

HCI ENGINEERING
A DIVISION OF HABERER CARPENTRY INC.
621 SOUTHPARK DR., SUITE 1600
LITTLETON, CO 80120
ATTN: COLE HABERER, PE
PH: 720-252-3484

USA ENTERPRISES
5255 EAST 48TH AVE.,
COMMERCE CITY, CO 80216
ATTN: STEPHEN MASINI
PH: 303-304-1401

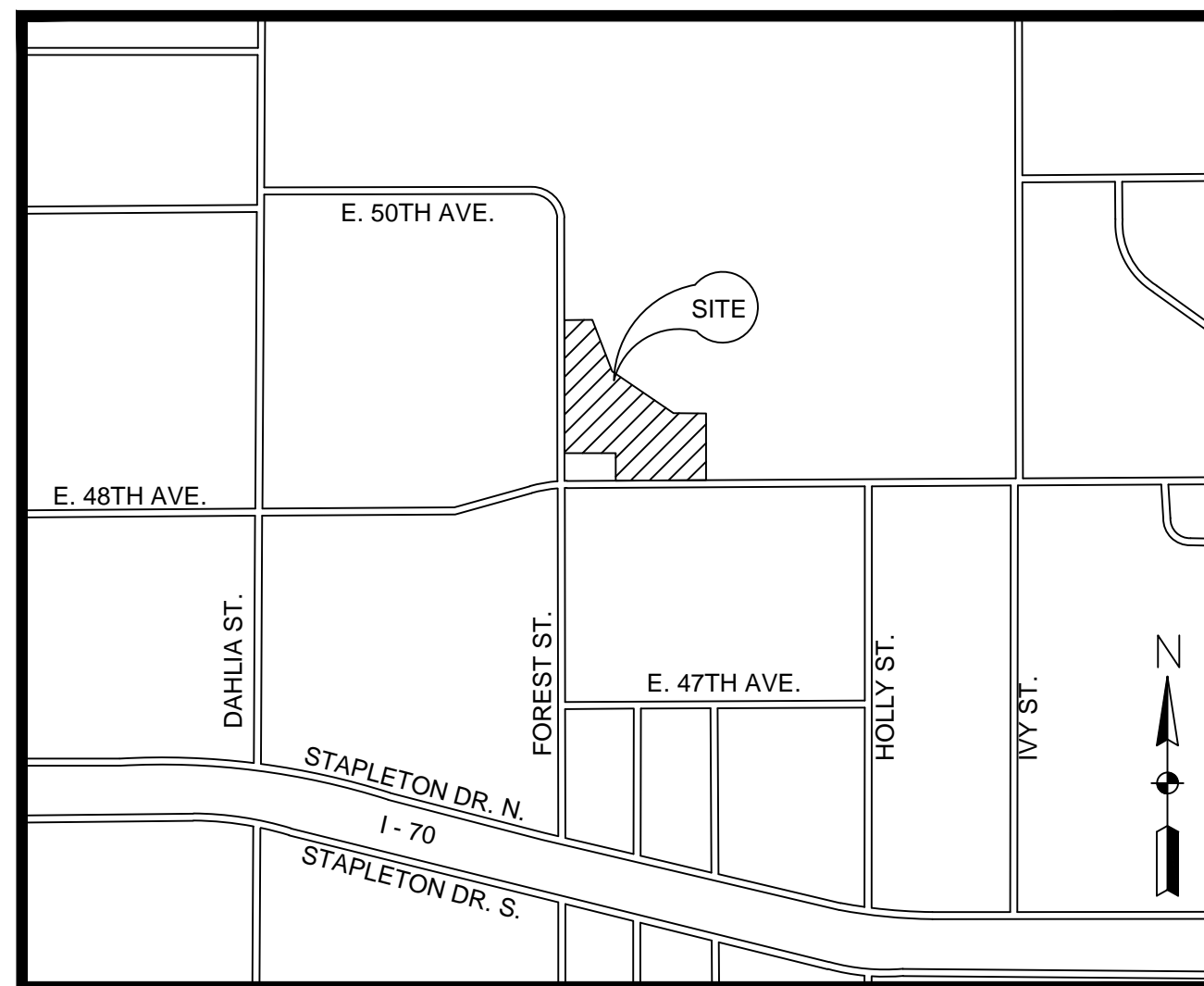
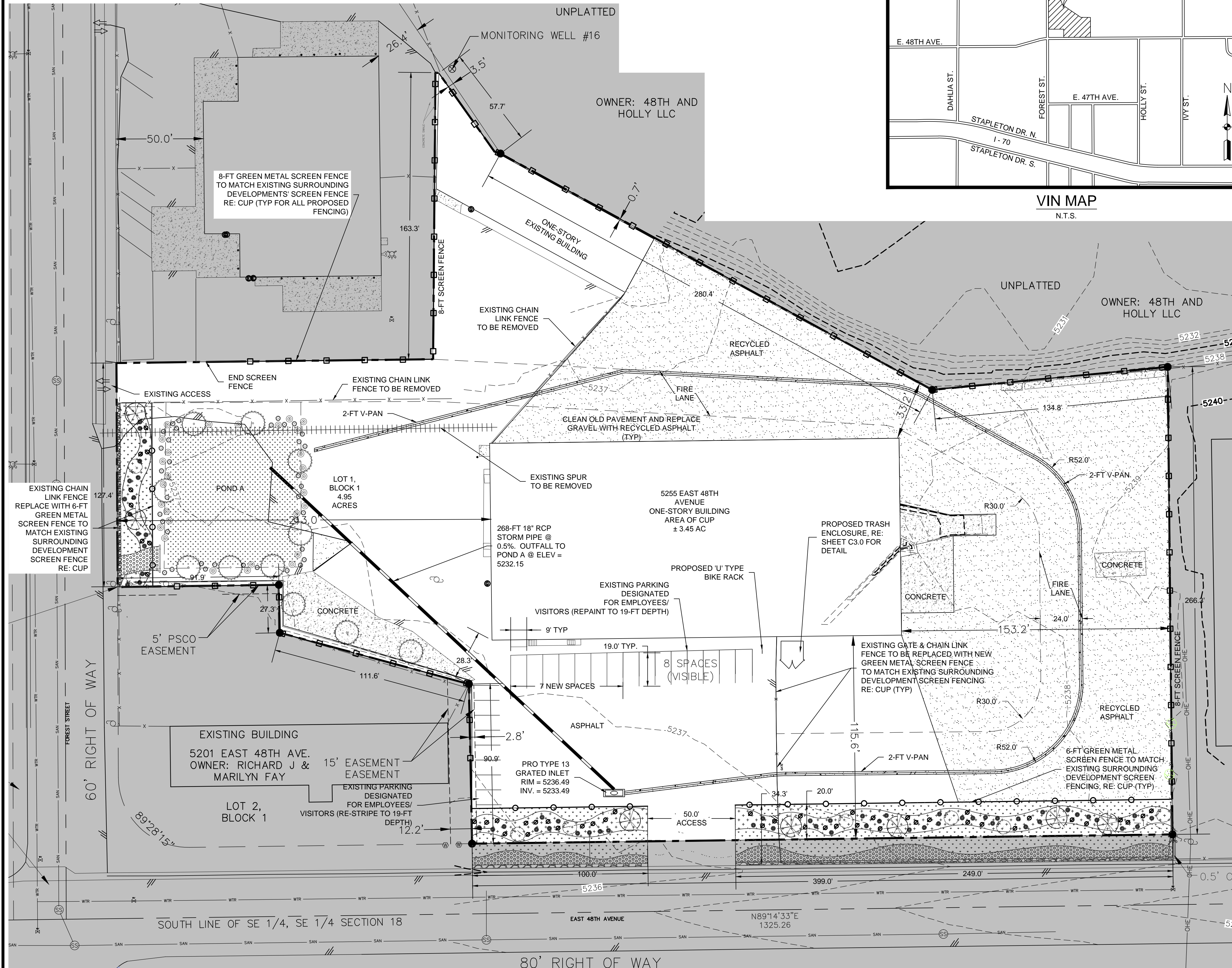
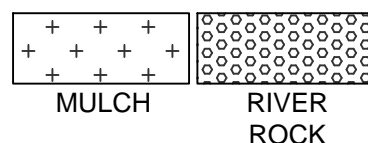
• NEW PLANTING AREAS RE: LANDSCAPE

MULCH RIVER ROCK

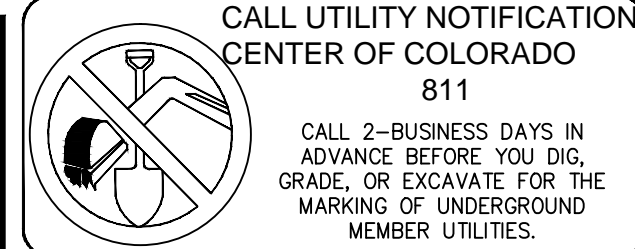
LEGAL DESCRIPTION:

≈ 8,500 SF - RE: LANDSCAPE PLANS

LOT 1, BLOCK 1, CHEVRON
U.S.A. SUBDIVISION 2ND FILING,
STATE OF COLORADO



VIN MAP
N.T.S.



1. SALVAGE YARD
2. INOPERABLE VEHICLE STORAGE

- SET PIN & CAP P.L.S. 34183
- ☼ CONIFEROUS TREE (CT 8IN)
- ☼ DECIDUOUS TREE (DT 12IN)

	BARBED WIRE FENCE
	CHAIN LINK FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
	SANITARY SEWER MANHOLE & L
	WATER LINE
	EDGE OF ASPHALT
	OVERHEAD UTILITY
	UTILITY POLE
	SANITARY SEWER MANHOLE
	GAS METER
	ELECTRIC METER
	MANHOLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	FDIC (FIRE DEPT. CONNECTION)
	LIGHT POLE
	CLEANOUT
	BOLLARD
	INGRESS/EGRESS

○ ○ ○ *PROPOSED 6-FT GREEN METAL SCREEN FENCE

□ □ □ *PROPOSED 8-FT GREEN METAL SCREEN FENCE

*8-FT FENCE TO SCREEN ADJACENT PRIVATE PROPERTIES, 6-FT FENCE TO SCREEN ADJACENT ROW'S. SCREEN FENCING PROPOSED AROUND ENTIRE PERIMETER OF SITE.

1. CONDITIONAL USE PERMIT LIMITED TO UN-SHADED AREA.
2. CONTRACTOR TO INSTALL LANDSCAPING PER CITY OF COMMERCE CITY STANDARDS.
3. SITE BOUNDARY SET PER ALTA SURVEY BY R.W. BAYER & ASSOCIATES, INC. DATED 12/02/1998.
4. IRRIGATION SYSTEM TO BE DESIGN BUILD.

A. GROSS AND NET ACREAGE OF SITE: 3.45 AC
B. S.F. OF ALL BUILDINGS: 26,100 S.F.
C. GROSS DENSITY (FOR RESIDENTIAL DEVELOPMENTS): N/A
D. NET S.F. OF ALL LANDSCAPED AREAS, INCLUDING WITHIN PUBLIC R.O.W.: 8886 S.F.
E. LOT COVERAGE AND FLOOR AREA RATIO OF ALL BUILDINGS AND STRUCTURES AS A PERCENTAGE OF THE TOTAL NET AREA OF THE SITE: 17.4%
F. NUMBER OF PARKING SPACES REQUIRED (PER CITY REQUIREMENT) AND THE AMOUNT PROVIDED ON-SITE (SPECIFY GUEST, COVERED/GARAGE, OR OTHER): 10.4 REQUIRED, 23 PROVIDED
G. TYPE OF BUILDING CONSTRUCTION AND OCCUPANCY (PER CITY'S BUILDING CODE): B-1B, GROUP F
H. CURRENT AND REQUESTED (IF APPLICABLE) ZONING OF PROPERTY: I-3
I. NUMBER OF UNIT TYPES, S.F. BY UNIT TYPE, NUMBER OF BEDROOMS, NUMBER OF STORIES, AND NUMBER OF UNITS PER BUILDING (RESIDENTIAL DEVELOPMENTS ONLY): N/A
J. ESTIMATED NUMBER OF EMPLOYEES (IF AVAILABLE): 11 - 24
K. NUMBER OF FIXED SEATS (IF APPLICABLE): 0

- 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 TREATED 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 THE ACT.
- H. **CONSTRUCTION NOTE:** THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THIS PLAN MUST BE LIFTED AND APPROVED BY THE APPLICABLE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- I. **UNDERGROUND UTILITY NOTE:** ALL OVERHEAD UTILITIES SERVICING THIS SITE MUST BE PLACED UNDERGROUND PER LAND DEVELOPMENT CODE.

PIN #: 182318401005

CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS

_____ DAY OF _____, A.D. _____

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NEO@LARGEDROPS.COM

USA ENTERPRISES - CUP
5255 E. 48TH AVE.

FOR
U.S. ENTERPRISES

5255 E. 48TH AVE., COMMERCE CITY CO 80022
PIN: 182318401005

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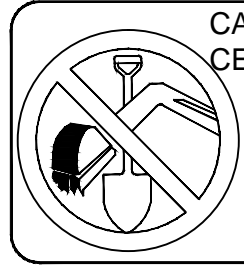
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JIM	CCH
PLOT DATE: 12/14/15	

SITE PLAN

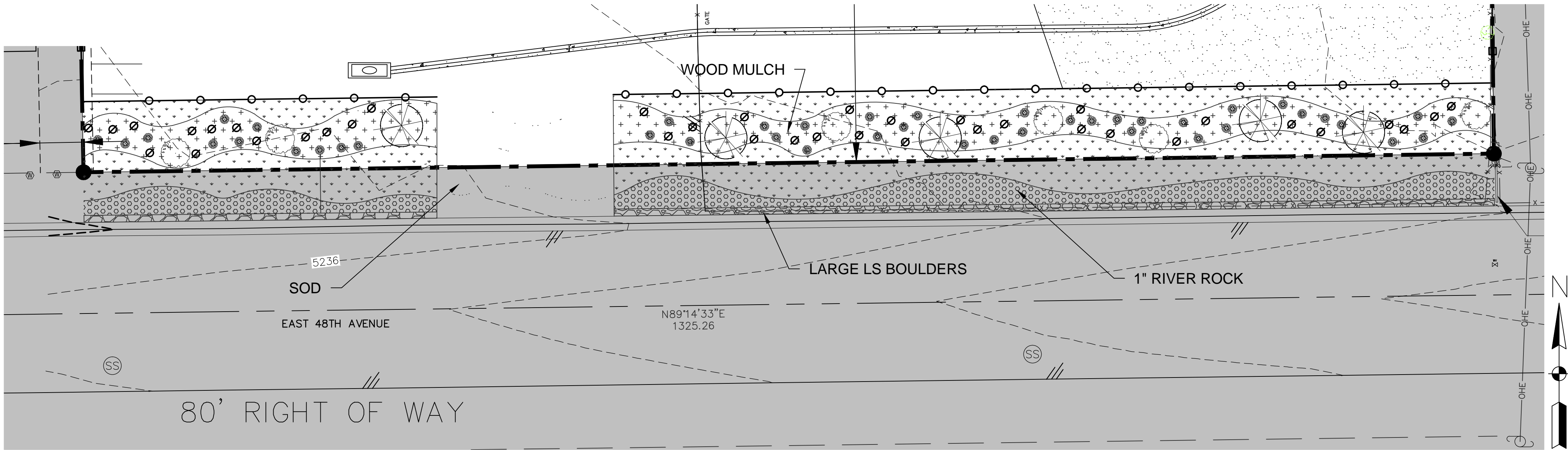
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PR# 14_21



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811

CALL 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND
MEMBER UTILITIES.



- EXISTING LEGEND
- SET PIN & CAP P.L.S. 34183

CONIFEROUS TREE (CT 8IN)

DECIDUOUS TREE (DT 12IN)

BARBED WIRE FENCE

CHAIN LINK FENCE

MAJOR CONTOUR

MINOR CONTOUR

SAN

WTR

EDGE OF ASPHALT

OVERHEAD UTILITY

UTILITY POLE

SANITARY SEWER MANHOLE

GAS METER

ELECTRIC METER

MANHOLE

FIRE HYDRANT

WATER VALVE

WATER METER

FDC (FIRE DEPT. CONNECTION)


LIGHT POLE

CLEANOUT

BOLLARD

INGRESS/EGRESS

- LARGE LANDSCAPE BOULDERS
- WOOD MULCH
- SOD
- ROCK MULCH (1" RIVER ROCK)

PLANT LIST					
	QYT.	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL
DECIDUOUS TREES					
	9	CELTIS OCCIDENTALIS	PRAIRIE PRIDE HACKBERRY	2" BB	
	7	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL.	
DECIDUOUS SHRUBS					
	28	S. JAPONICA 'ANTHONEY WATERER'	ANTHONEY WATERER SPIREA	5 GAL	
EVERGREEN TREES					
	11	PINUS EDULUS	PINION PINE	8' HT. B&B	
EVERGREEN SHRUBS					
	62	JUNIPERUS SABINA	BUFFALO JUNIPER	5 GAL	
	35	JUNIPERUS SCOPULORUM 'MEDORA'	UPRIGHT JUNIPER, MEDORA	7 GAL	
ORNAMENTAL GRASS					
	51	PANICUM VIRGATUM	SWITCH GRASS	2' DIA	

PROJECT STATISTICS:

LANDSCAPE TREATMENT AREA: N/A

PARKING LOT LANDSCAPE AREA: N/A

ADJOINING PROPERTY BUFFER LANDSCAPE AREA: N/A

RIGHT-OF-WAY LANDSCAPE AREA (WITHIN SITE):

- A. S.F. OF LANDSCAPE AREA: 8733 S.F.
- B. S.F. OF SOD AND PERCENT OF TOTAL LANDSCAPE AREA: 4130 S.F. / 48%
- C. S.F. OF LIVING PLANT MATERIAL AND PERCENT OF TOTAL LANDSCAPE AREA: 6000 S.F. / 71%
- D. NUMBER OF TREES REQUIRED (PER CITY ORDINANCE): 15
- E. NUMBER OF TREES PROVIDED: 20
- F. NUMBER OF SHRUBS REQUIRED (PER CITY ORDINANCE): 30
- G. NUMBER OF SHRUBS PROVIDED: 109
- H. NUMBER OF MULCH TYPES: 2

POND STATISTICS:

POND AREA: 5751 S.F.
SLOPED AREA: 4021 S.F.
SLOPE BANK HEIGHT/SLOPE: 8-FT / ~3:1
LENGTH OF POND PERIMETER: 314-FT
OF TREES REQ'D / PROVIDED: 7 / 8
OF SHRUBS REQ'D / PROVIDED: 63 / 63

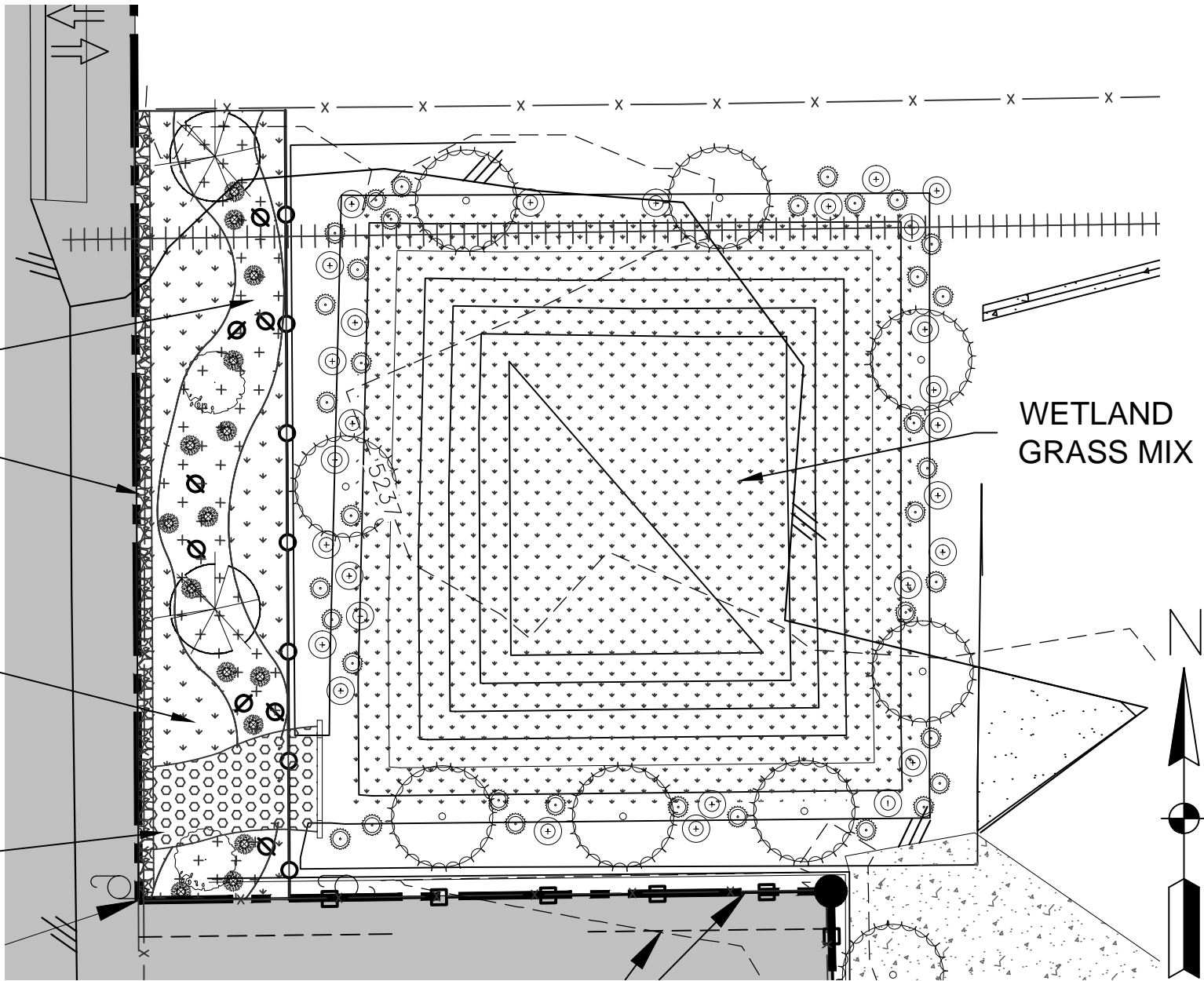
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____ DAY OF _____, A.D. _____

CITY SIGNATURE



LANDSCAPING ALONG FOREST ST. ROW
& LANDSCAPED DETENTION POND A

SCALE: 1" = 20'

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5255 E. 48TH AVE.

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PIN: 182318401005

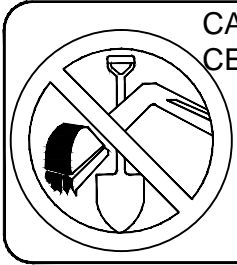
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JIM	CCH
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LANDSCAPE PLAN

C2.0

PR# 14_21

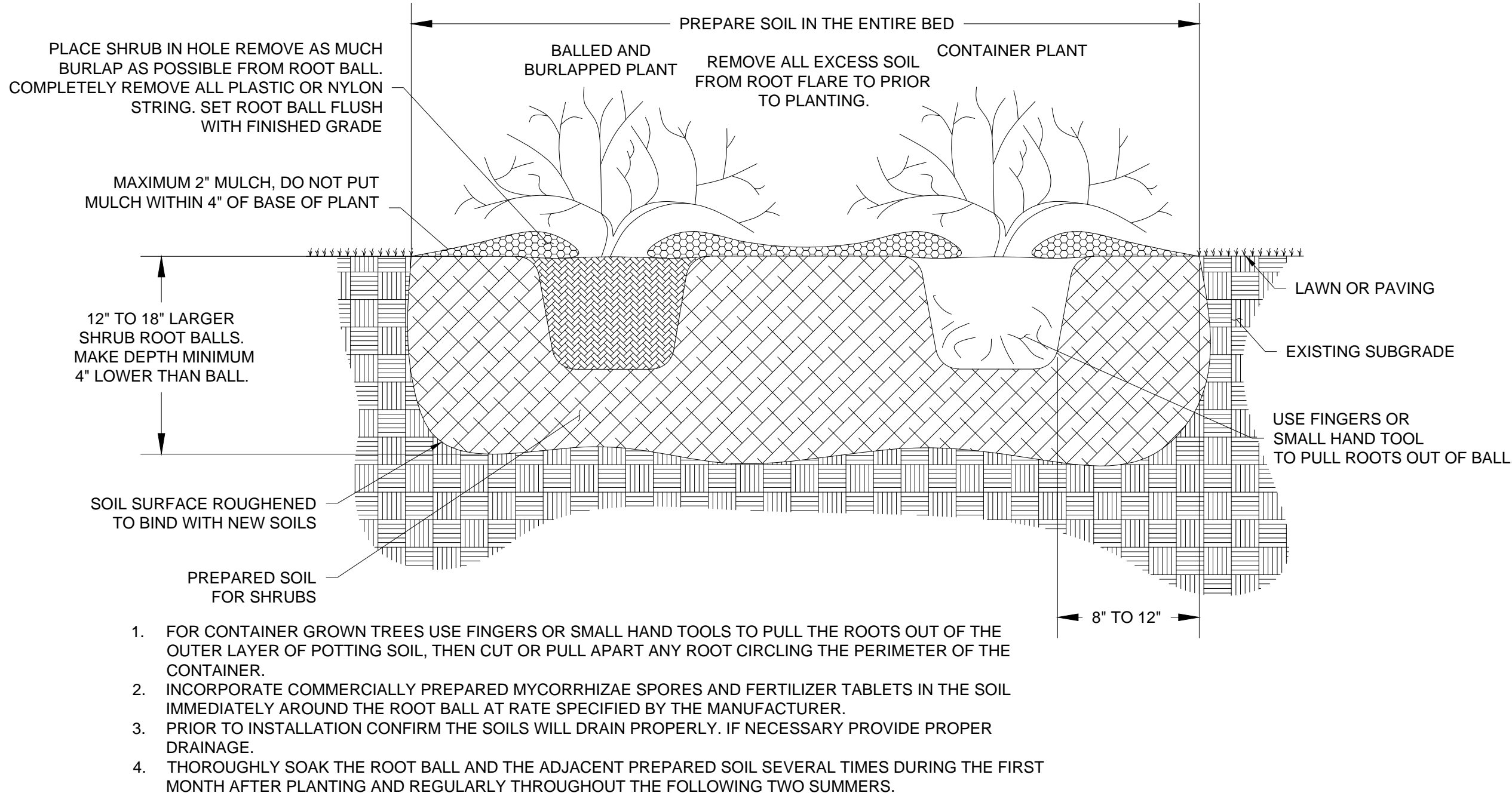


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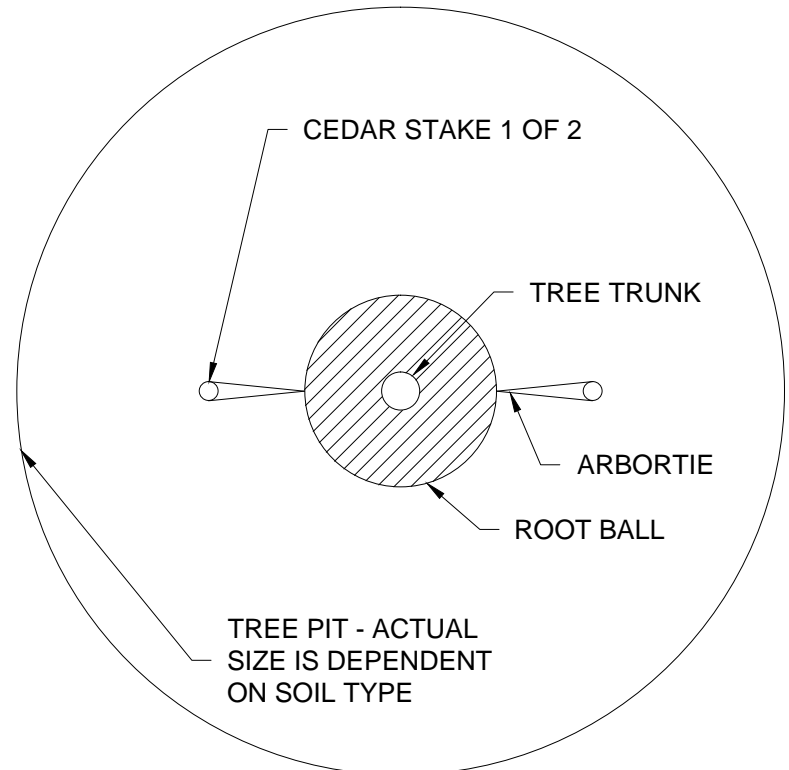
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LANDSCAPE NOTES:

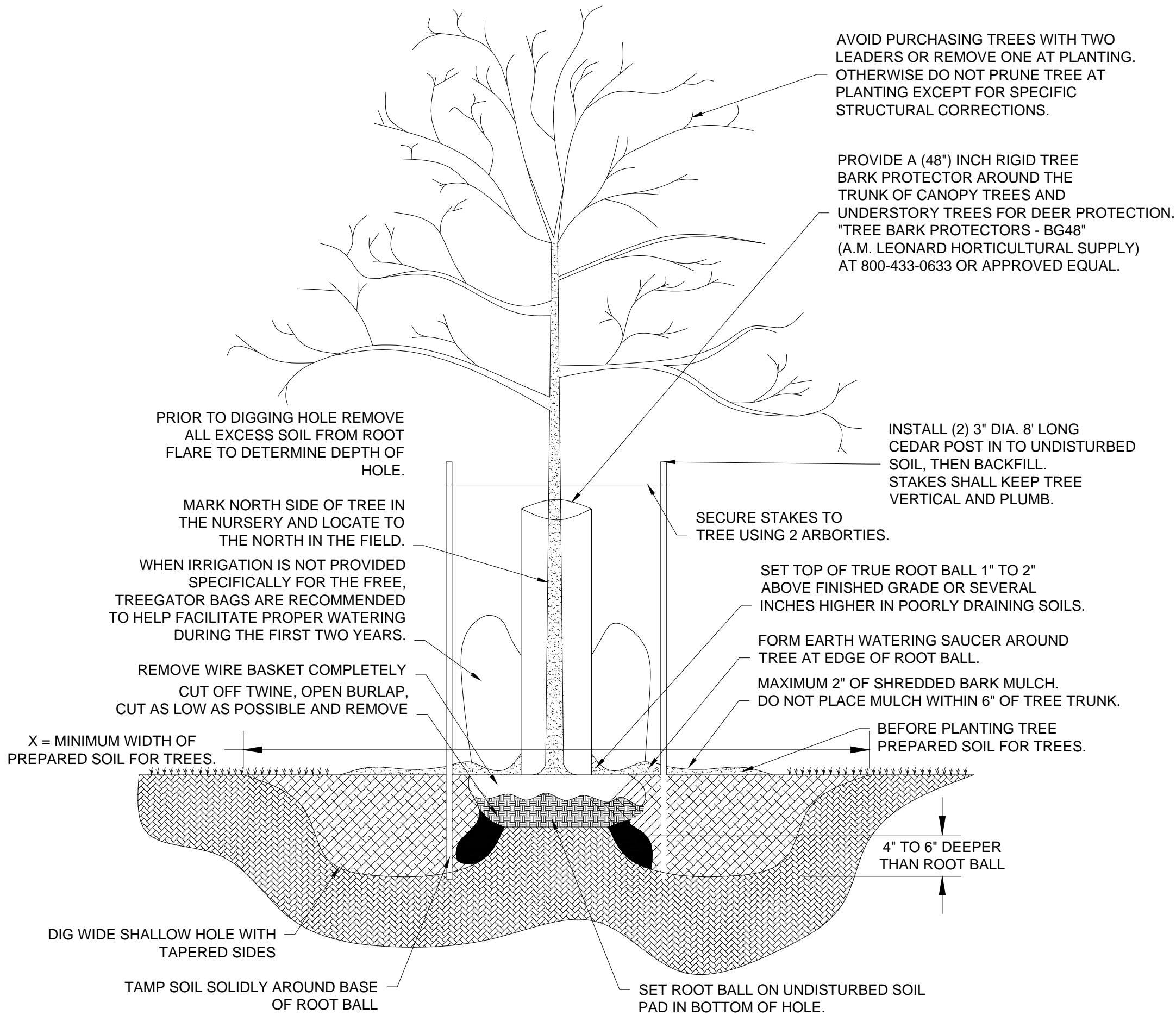
- a. MINIMUM PLANT SIZE REQUIREMENTS AND SOIL PREPARATION: MINIMUM PLANT SIZE REQUIREMENT ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES, 1.5-INCH DIAMETER FOR ORNAMENTAL TREES AND 6-FOOT HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENT FOR SHRUBS IS #5 GALLON CONTAINER; ORNAMENTAL GRASSES ONE GALLON CONTAINER; PERENNIALS AND GROUND COVERS 2 ¼ POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% CONIFEROUS (EVERGREEN) AND 50% DECIDUOUS (TREE LAWN AREAS BETWEEN CUBS AND DETACHED WALKS SHALL BE ALL DECIDUOUS SHADE TREES). MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6 INCHES FOR EVERY 1,000 S.F. OF LANDSCAPE AREA.
- b. STREET TREES: THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN TREE LAWN AREA. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED CITY LIST.
- c. WEED BARRIER: POROUS WEED FABRIC 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 AREA WILL NOT BE APPROVED.
- d. EDGING: PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL. HOWEVER, METAL EDGING MAY BE USED PROVIDED IT HAS A ROLLOVER TOP OR A PROTECTIVE CAP IS INSTALLED.
- e. MAINTENANCE:
1. 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.
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 A NY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR.
3. THE 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.
- f. 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 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 TEN FEET FROM INTERSECTIONS AND FIFTEEN 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 3.03.2 TABLE 3-1.
- g. IMPLEMENTATION AND COORDINATION OF LANDSCAPE PLAN: 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.
- h. IRRIGATION: 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/COMPONENT LIST.
- i. NATIVE GRASS NOTE: ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE, AT A MINIMUM, SEEDED WITH NATIVE GRASSES.
- j. VEHICLE PARKING NOTE: NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.



SHRUB PLANTING DETAIL



PLAN VIEW - NOT TO SCALE



- FOR CONTAINER GROWN TREES USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOT CIRCLING THE PERIMETER OF THE CONTAINER.
- INCORPORATE COMMERCIALLY PREPARED MYCORRHIZAE SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER.
- PRIOR TO THE INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
- THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO GROWING SEASONS. WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, IT IS RECOMMENDED THAT GATOR BAGS ARE USED TO HELP FACILITATE THE PROPER AMOUNT AND RATE OF WATER ARE ACHIEVED. GATOR BAGS SHALL BE INSTALLED AT THE BEGINNING OF EACH GROWING SEASON AND REMOVED EACH FALL. THIS WILL ALLOW FOR THE AREA BENEATH THE GATOR BAG TO DRY OUT REDUCING THE GROWTH OF FUNGUS AND REMOVE POSSIBLE HIDING SPOTS FOR RODENTS. THE GATOR BAGS WILL BE REMOVED AT THE END OF THE SECOND GROWING SEASON UNLESS OTHERWISE ADVISED.

DECIDUOUS TREE PLANTING DETAIL

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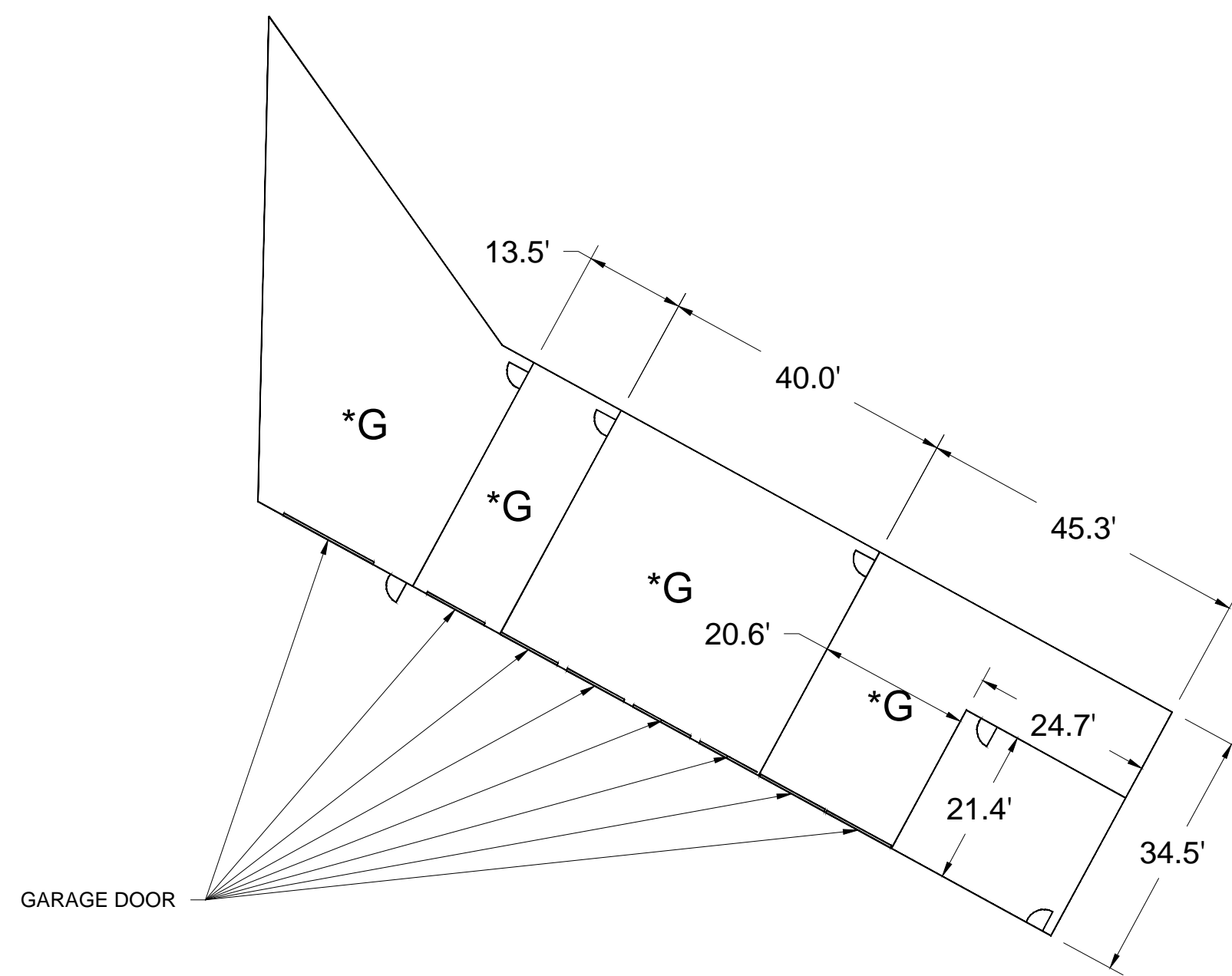
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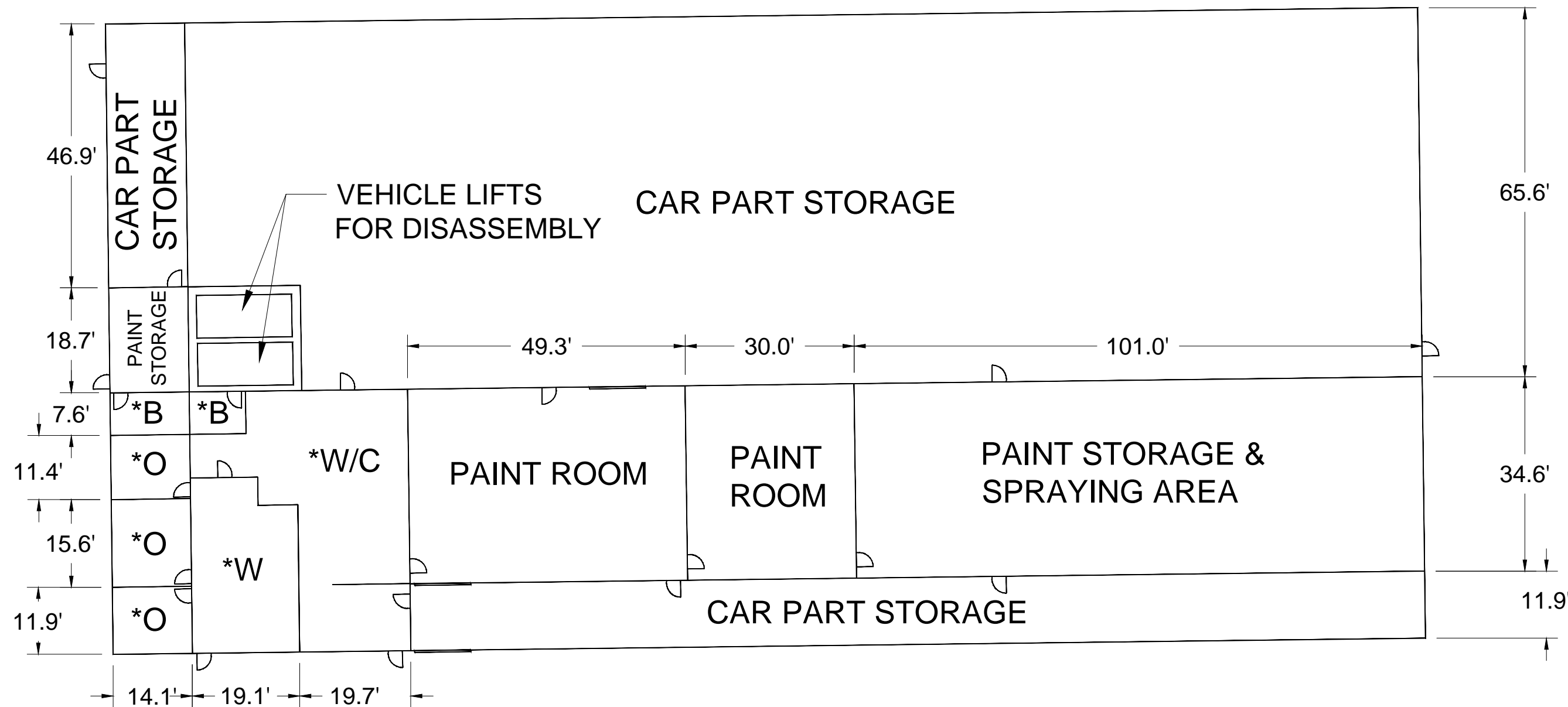
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LANDSCAPE
DETAILS

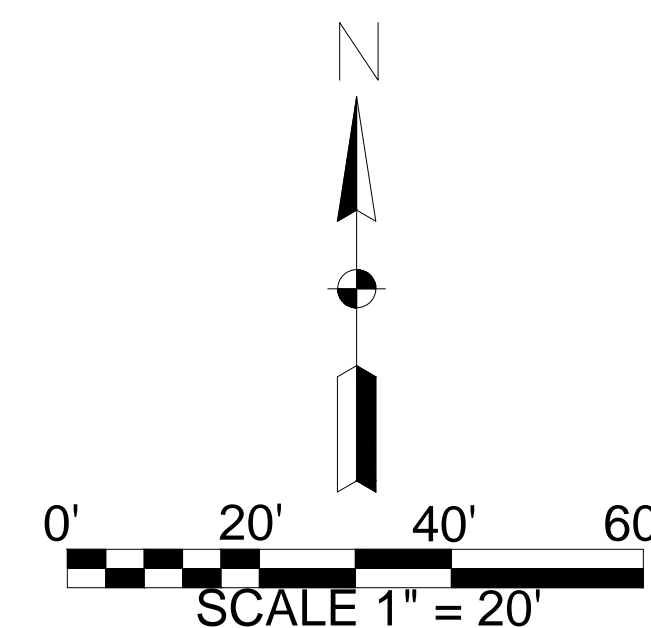
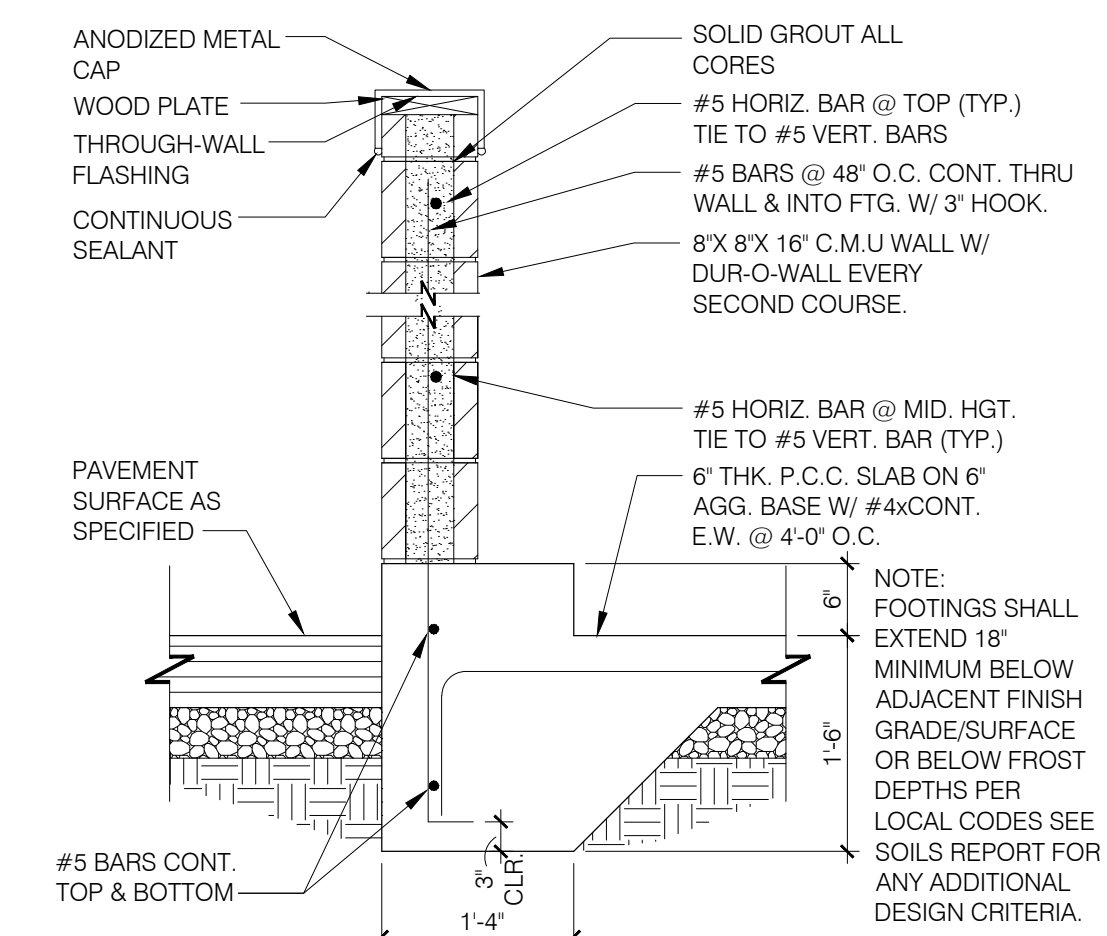
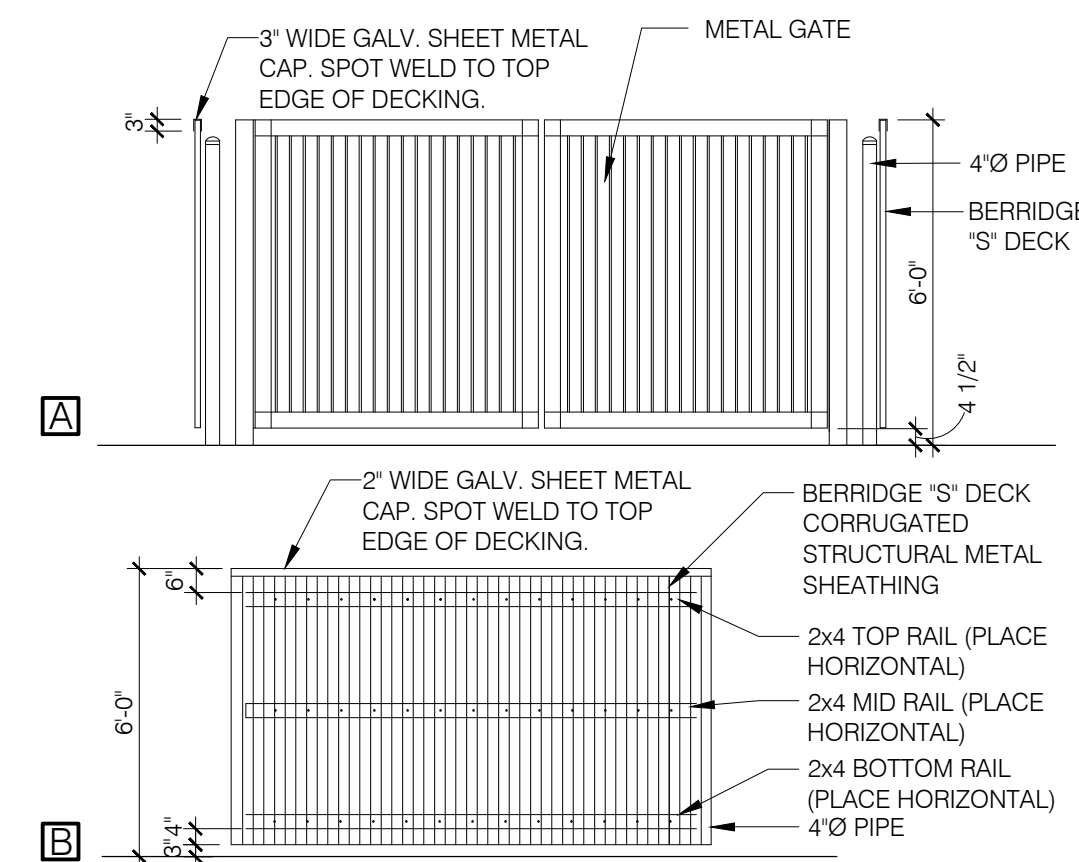
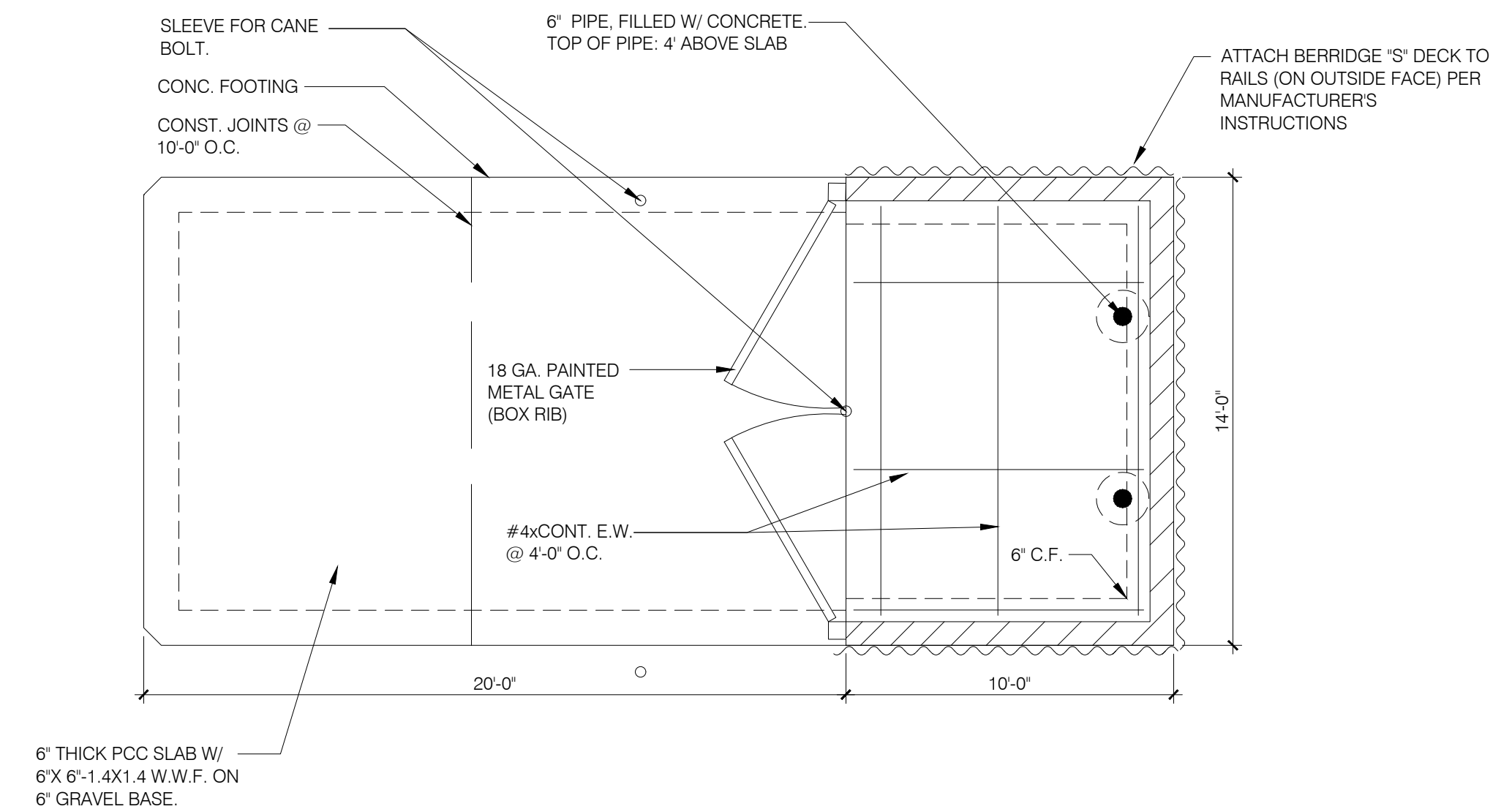
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BODY SHOP



*
O = OFFICE
B = BATHROOM
W = WAITING / LOUNGE ROOM
W/C = WATING ROOM & COUNTER
G = GARAGE FOR PERFORMING CAR
MAINTENANCE, REPAIR, AND
DETAILING



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FLOOR PLANS & TRASH ENCLOSURE DETAIL	

C3.0

PR# 14_21