

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

TRUCK TERMINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 OF DTS TRUCK TERMINAL SUBDIVISION, SITUATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PARCEL IDENTIFICATION NUMBER (PIN): 0172115100002

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 01 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER ALONG DISTANCE OF 662.30 FEET TO A POINT ON THE NORTH LINE OF A PUBLIC SERVICE COMPANY OF COLORADO RIGHT OF WAY AS DESCRIBED IN BOOK 985 AT PAGE 450, ADAMS COUNTY RECORDS;

THENCE SOUTH 89 DEGREES 54 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 54 MINUTES 44 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 1571.57 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE AS DESCRIBED IN BOOK 616 AT PAGE 468, ADAMS COUNTY RECORDS, SAID POINT BEING A POINT OF NON-TANGENT CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 5855.00 FEET, THE DELTA OF SAID CURVE IS 00 DEGREES 12 MINUTES 00 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 54 DEGREES 52 MINUTES 53 SECONDS EAST, 20.44 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 20.44 FEET TO THE END OF SAID CURVE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AS FOLLOWS:

NORTH 54 DEGREES 47 MINUTES 00 SECONDS EAST A DISTANCE OF 919.60 FEET; THENCE NORTH 85 DEGREES 30 MINUTES 30 SECONDS EAST A DISTANCE OF 680.20 FEET; THENCE SOUTH 49 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 165.98 FEET, TO A POINT 30.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST ONE-QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EAST LINE A DISTANCE OF 484.51 FEET TO THE POINT OF BEGINNING.

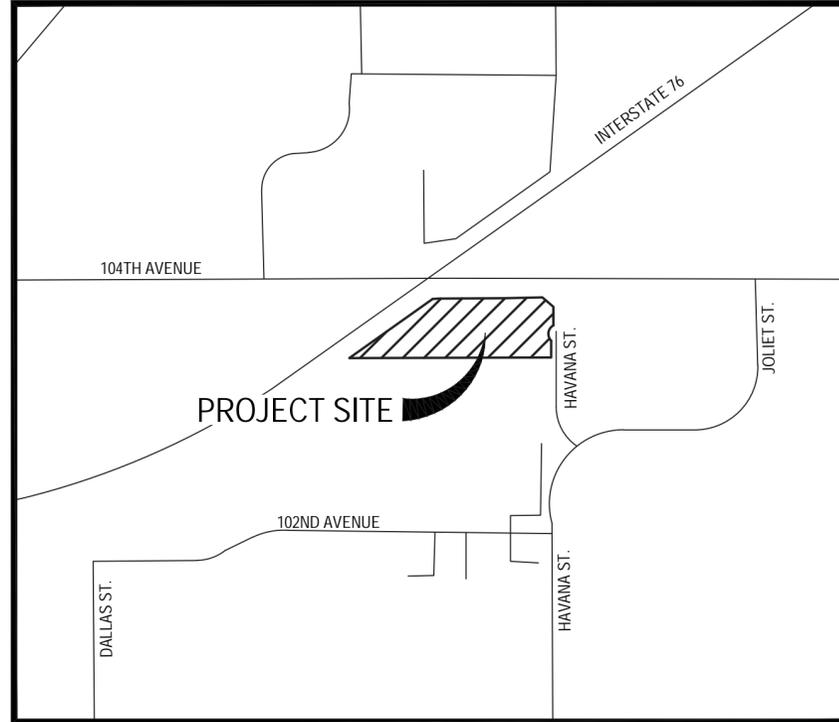
EXCEPTING THEREFROM THOSE PORTIONS IN DEEDS RECORDED MARCH 27, 2012 AT RECEPTION NO. 2012000022427 AND JUNE 5, 2012 AT RECEPTION NO. 2012000040433.

BENCHMARK:

BENCHMARK: NGS BENCHMARK "PRAIRIE 3" PID D13206 LOCATED IN PARKING AREA OF US POST OFFICE BUILDING AT THE APPROXIMATE INTERSECTION OF EAST 53RD AVENUE AND QUEBEC STREET. STAINLESS STEEL ROD IN LOGO BOX.
 ELEVATION = 5227.51 (NAVD 1988 DATUM)

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°40'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE SYSTEM, CENTRAL ZONE, NAD 83 (2007).



VICINITY MAP

SCALE: 1" = 80'

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- 1 COVER SHEET
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- 13 LANDSCAPE PLAN
- 14 LANDSCAPE PHASING PLAN
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- 16 LANDSCAPE DETAILS
- 17 PHOTOMETRIC PLAN
- 18 PHOTOMETRIC PLAN
- 19 CUT SHEETS

GENERAL NOTES:

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.

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.

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.

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.

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.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.

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.

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.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER LAND DEVELOPMENT CODE.

ABBREVIATIONS

B/W	BACK OF WALK
BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
CONC	CONCRETE
DIA	DIAMETER
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
EL	ELEVATION
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
INV	INVERT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTH, NORTHING
PR	PROPOSED
ROW	RIGHT OF WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM
TBC	TOP/BACK OF CURB
TS	TOP OF STEP
TYP	TYPICAL
WAT	WATER

LAND USE SUMMARY

LAND USE	PROPOSED
SITE	
SITE AREA (GROSS):	421,745 SF / 9.68 AC
RIGHT-OF-WAY DEDICATION:	0 AC
SITE AREA (NET):	421,745 SF / 9.68 AC
SQUARE FOOTAGE OF ALL BUILDINGS (PHASE 1):	42,338 SF
SQUARE FOOTAGE OF ALL BUILDINGS (PHASE 2):	73,357 SF
SQUARE FOOTAGE OF ALL BUILDINGS (PHASE 3):	115,630 SF
BUILDING FLOOR AREA RATIO (PHASE 1):	0.100
BUILDING FLOOR AREA RATIO (PHASE 2):	0.174
BUILDING FLOOR AREA RATIO (PHASE 3):	0.274
BUILDING CONSTRUCTION TYPE:	II-B
BUILDING OCCUPANCY:	LOW-HAZARD STORAGE, S-2
DEVELOPMENT PROPOSAL	
ALLOWED USES:	INDUSTRIAL
CURRENT ZONING:	LIGHT INTENSITY INDUSTRIAL (I-1)
LOT COVERAGE - BUILDING #1:	33,218 SF = 7.87%
LOT COVERAGE - BUILDING #1:	31,061 SF = 7.36%
FUTURE EXPANSION #1:	
LOT COVERAGE - BUILDING #1:	42,220 SF = 10.0%
FUTURE EXPANSION #2:	
LOT COVERAGE - BUILDING #2:	9,120 SF = 2.16%
LOT COVERAGE - LANDSCAPE:	151,136 SF = 35.83%
LOT COVERAGE - ASPHALT PAVING:	125,287 SF = 29.71%
LOT COVERAGE - CONCRETE PAVING:	29,701 SF = 7.04%
LOT COVERAGE - OPEN AREA:	0 SF = 0%
LOT COVERAGE - TOTAL:	421,745 SF = 100%
LANDSCAPE AREA (PUBLIC ROW):	0 SF = 0%
EST. NUMBER OF EMPLOYEES:	50
NUMBER OF FIXED SEATS:	0

PARKING SUMMARY

STANDARD SPACES (9'x18')	REQUIRED PARKING **				PROVIDED PARKING
	106,803 SF @ 1.0 SPACES/5,000 SF (WAREHOUSE)	6,969 @ 1.0 SPACES/300 SF (OFFICE)	9,120 @ 1.0 SPACES/500 SF (MAINTENANCE SHOP)	TOTAL	TOTAL
	22	24	19	65	85
REQUIRED PARKING **					PROVIDED PARKING
HANDICAPPED	4				4 (3 STD. 1 VAN)
TRUCK PARKING (12' x 60')	N/A				20
BICYCLE PARKING	5				6

** PER SECTION 21-7233, TABLE VII-3

LANDSCAPE ARCHITECT:



CIVIL ENGINEER:



OWNER:



DATE	REVISION COMMENTS
09-30-2016	REVISED PER CITY COMMENTS
11-01-2016	REVISED PER CITY COMMENTS
11-30-2016	REVISED PER CITY COMMENTS

CITY COUNCIL CERTIFICATE:

Approved by the City Council of Commerce City, this _____ day of _____, A.D. _____.

City Signature _____

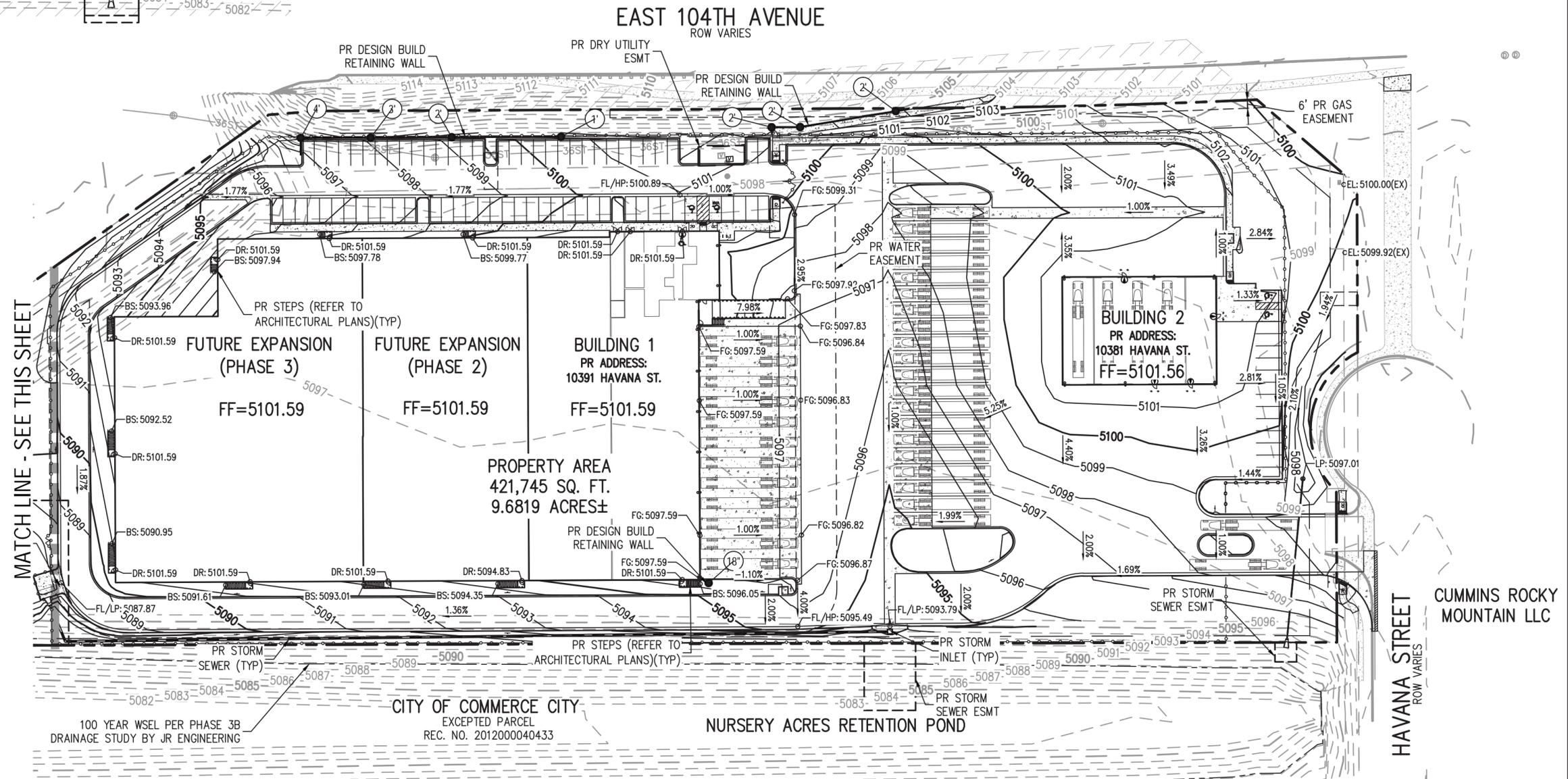
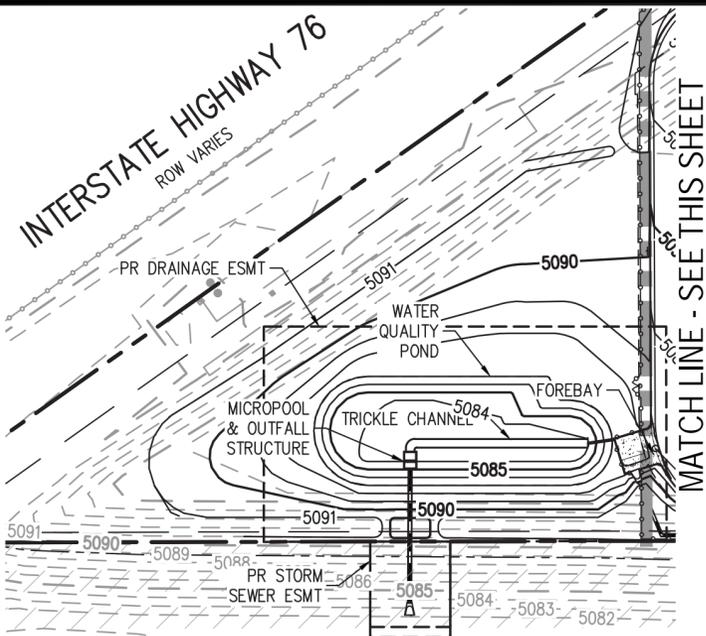
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TRUCK TERMINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 OF DTS TRUCK TERMINAL SUBDIVISION, SITUATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
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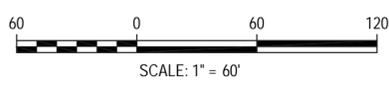
LEGEND

	EXISTING	PROPOSED
CONTOURS		
BUILDING ENTRANCE		
MANHOLE		
INLET		
STORM SEWER		
APPROXIMATE RETAINING WALL HEIGHT		



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 Plotted: TUE 11/22/16 10:44:53 AM By: hks\hsmith



HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

DATE	REVISION COMMENTS
09-30-2016	REVISED PER CITY COMMENTS
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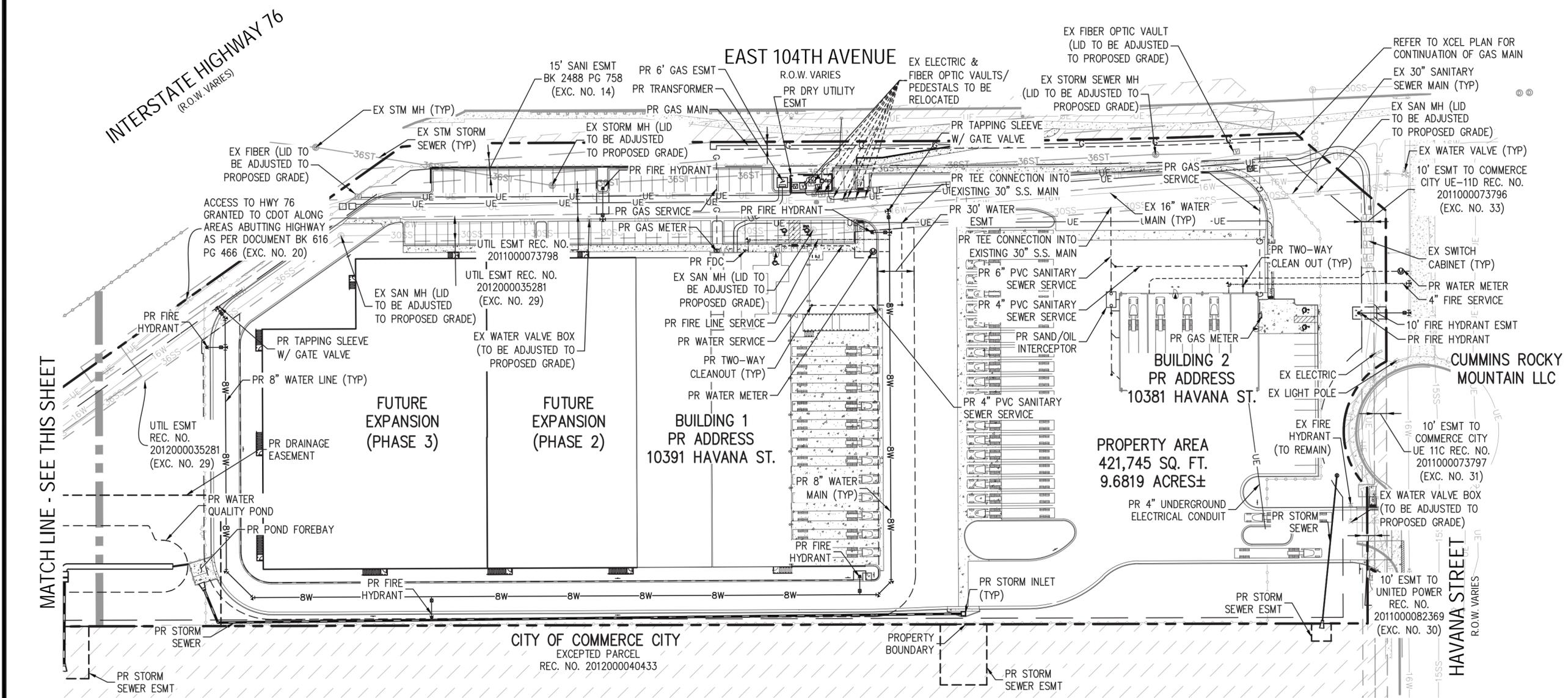
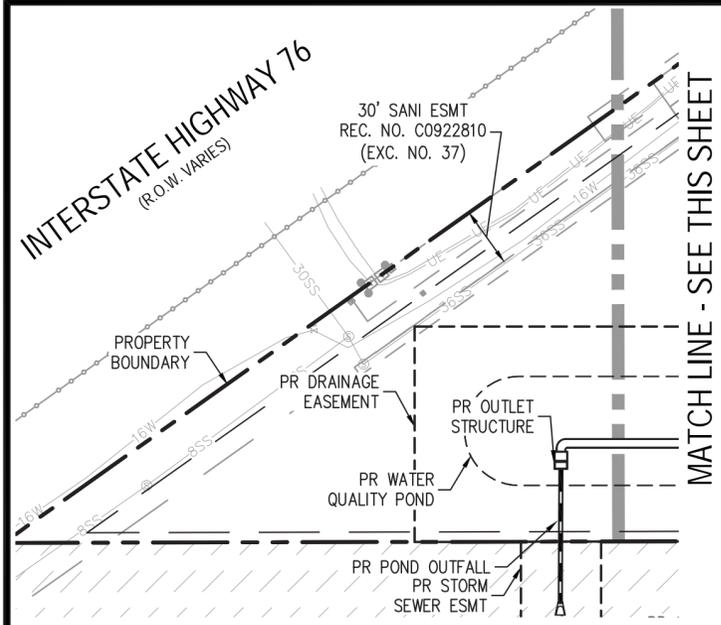
LEGEND

EX	PR
BUILDING ENTRANCE	MANHOLE
MANHOLE	GATE VALVE
GATE VALVE	HYDRANT
HYDRANT	INLET
INLET	UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC	WATER
WATER	GAS
GAS	GAS SERVICE
GAS SERVICE	STORM SEWER
STORM SEWER	SANITARY SEWER SERVICE
SANITARY SEWER SERVICE	SANITARY SEWER

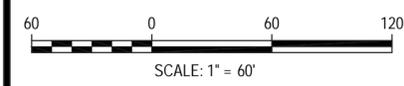


NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WITH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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 Plotted: TUE 11/22/16 9:48:00A By: Alice Madala



JOB NUMBER: 160612

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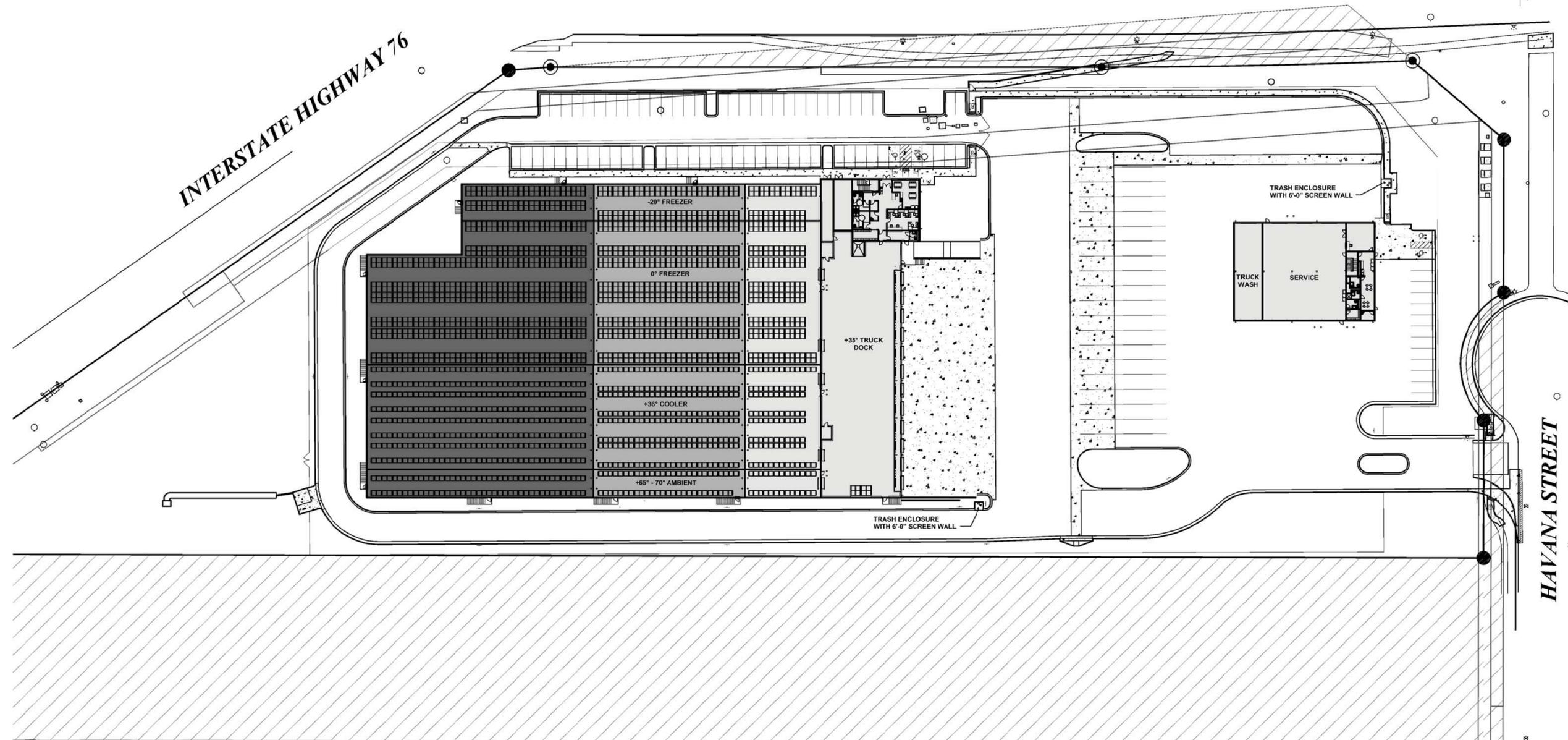
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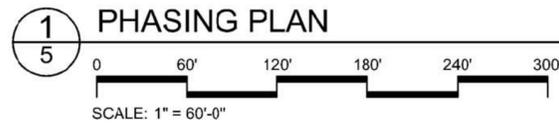
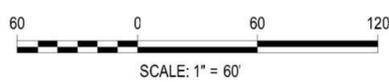
EAST 104TH AVENUE

INTERSTATE HIGHWAY 76

HAVANA STREET



- PHASE 1 CONSTRUCTION
NOTE: ALL SITE IMPROVEMENTS TO BE COMPLETED DURING PHASE 1
- PHASE 2 CONSTRUCTION
- PHASE 3 CONSTRUCTION



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11-30-2016	REVISED PER CITY COMMENTS
#	#
#	#
#	#
#	#

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City Signature _____

PHASING PLAN SHEET 5 OF 19

TRUCK TERMINAL

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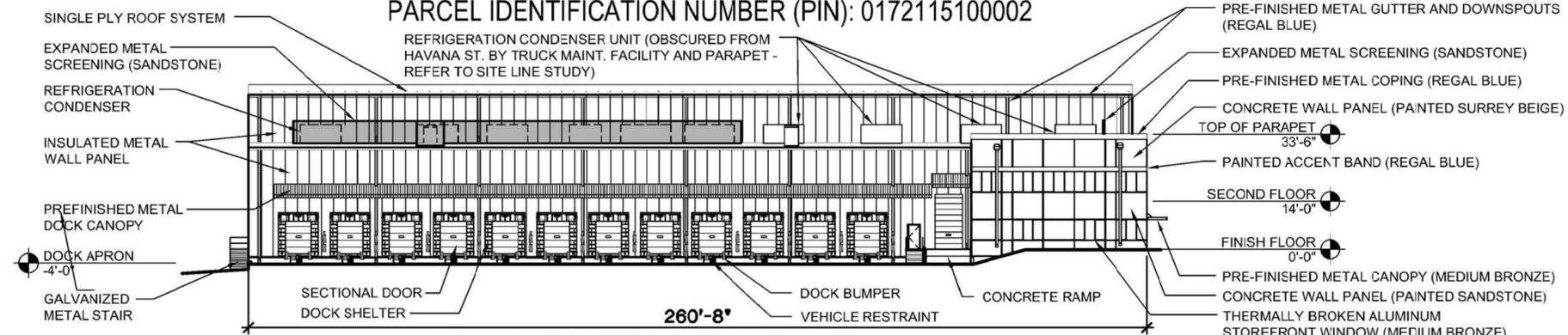
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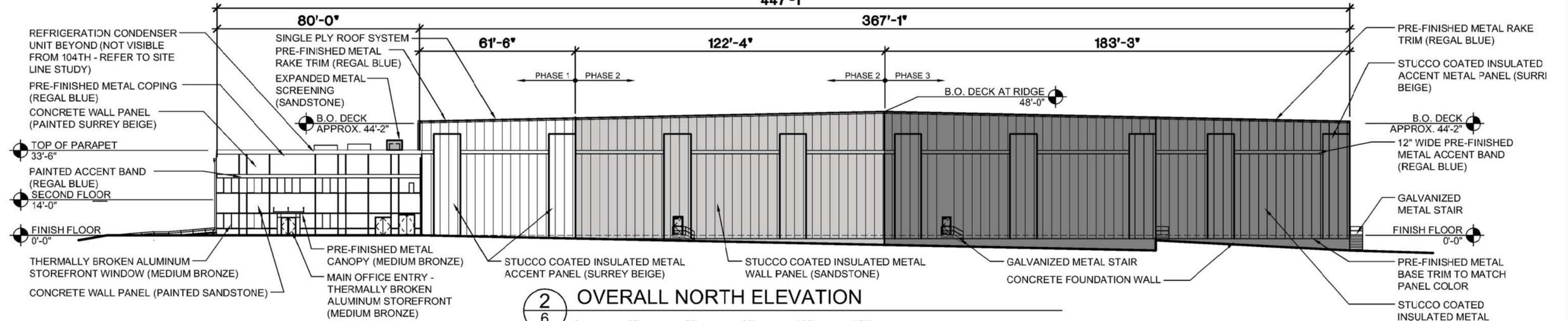
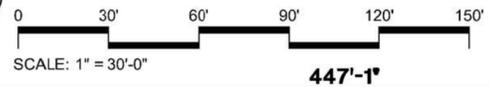
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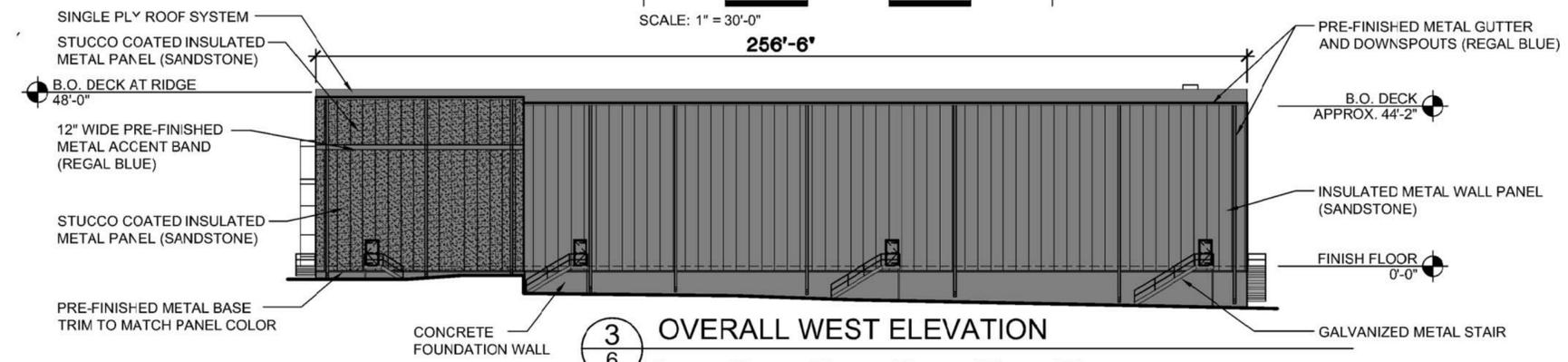
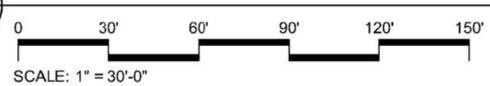
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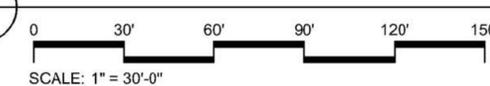
1 OVERALL EAST ELEVATION



2 OVERALL NORTH ELEVATION



3 OVERALL WEST ELEVATION



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ISSUE DATE:	08-22-2016	PROJECT #:	160612
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11-30-2016	REVISED PER CITY COMMENTS		
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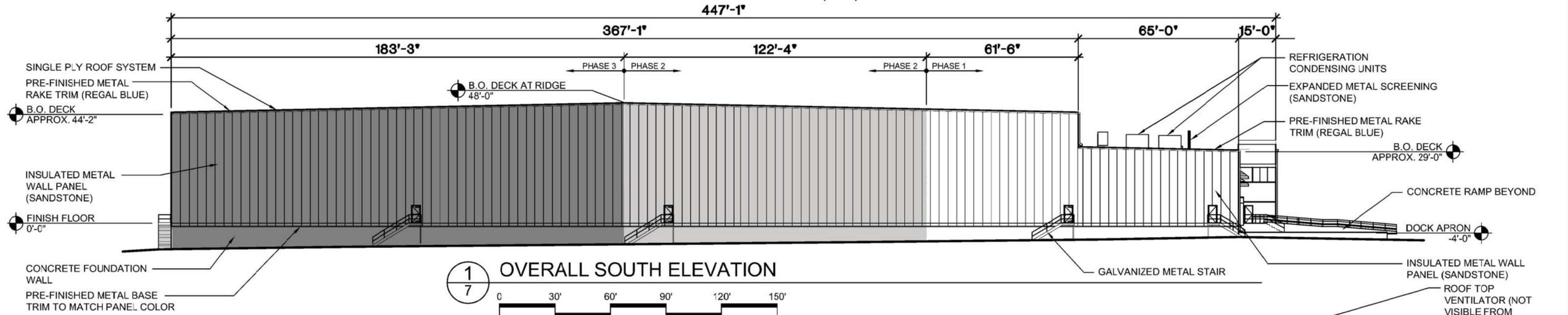
City Signature _____

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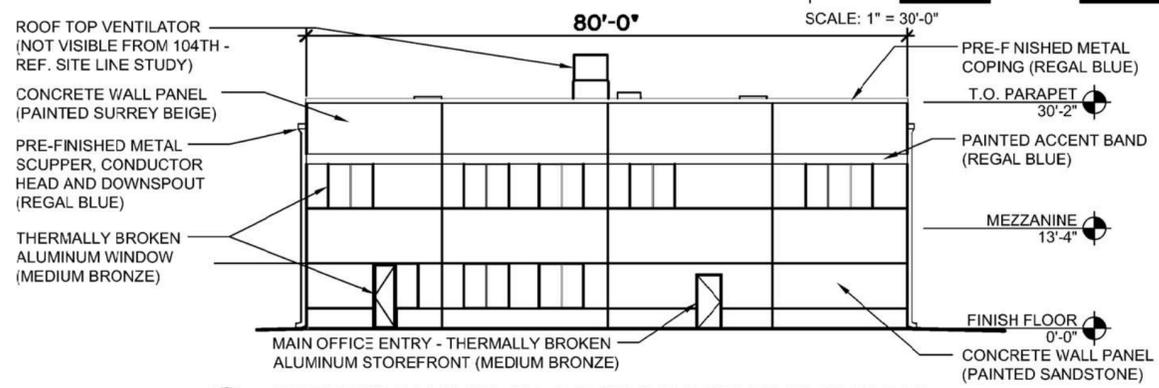
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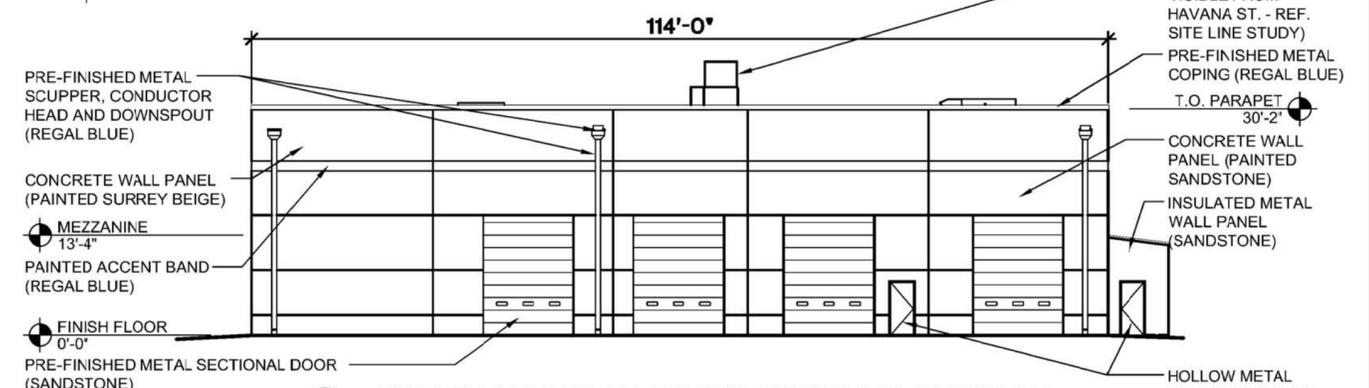
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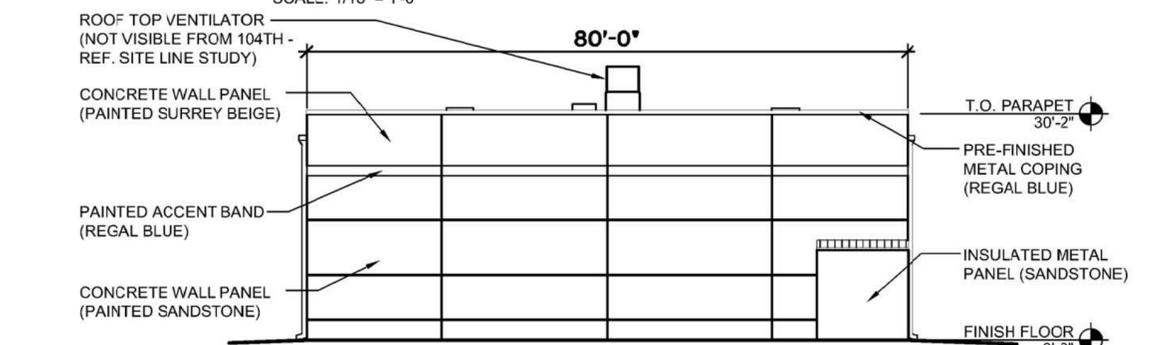
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SCALE: 1" = 30'-0"



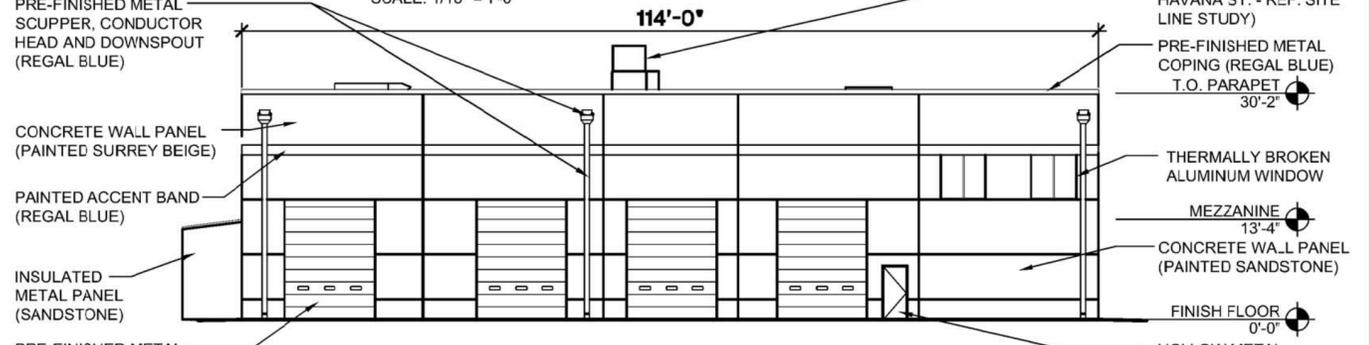
2 TRUCK MAINT. FACILITY EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 TRUCK MAINT. FACILITY NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 TRUCK MAINT. FACILITY WEST ELEVATION
SCALE: 1/16" = 1'-0"



5 TRUCK MAINT. FACILITY SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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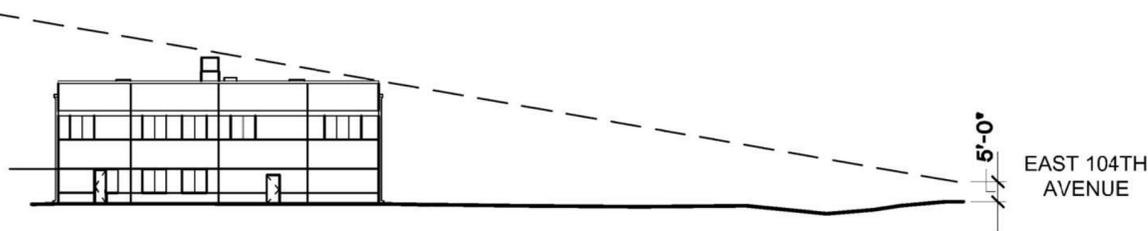
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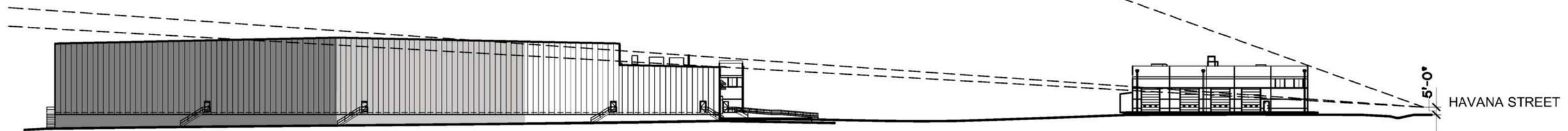
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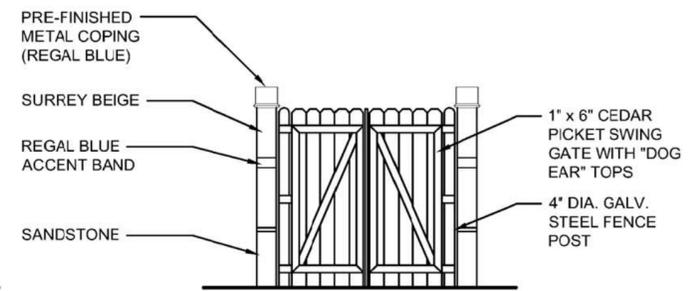
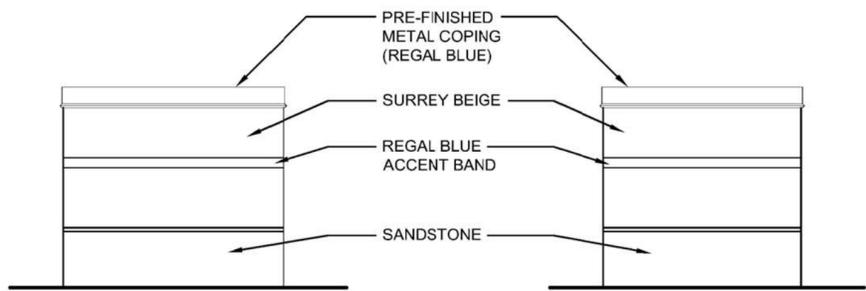
1
8 SITE LINE STUDY - TRUCK MAINT. FACILITY FROM 104TH
 0 30' 60' 90' 120' 150'
 SCALE: 1" = 30'-0"



2
8 SITE LINE STUDY - WAREHOUSE FROM 104TH
 0 50' 100' 150' 200' 250'
 SCALE: 1" = 50'-0"



3
8 SITE LINE STUDY - WAREHOUSE AND TRUCK MAINT. FACILITY FROM HAVANA STREET
 0 50' 100' 150' 200' 250'
 SCALE: 1" = 50'-0"



4
8 TRASH ENCLOSURE ELEVATIONS
 0 4' 8' 12' 16' 20'
 SCALE: 1/4" = 1'-0"

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
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 HarrisKocherSmith.com

ISSUE DATE: 08-22-2016		PROJECT #: 160612
DATE	REVISION COMMENTS	
09-30-2016	REVISED PER CITY COMMENTS	
11-01-2016	REVISED PER CITY COMMENTS	
11-30-2016	REVISED PER CITY COMMENTS	
#	#	
#	#	
#	#	
#	#	

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 _____ day of _____, A.D. _____

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 Plot Date: WED 11/30/16 10:28:54A By: Tammi Bailey

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TRUCK TERMINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 OF DTS TRUCK TERMINAL SUBDIVISION, SITUATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PARCEL IDENTIFICATION NUMBER (PIN): 0172115100002



1
9 MAIN OFFICE RENDERING
 SCALE: N.T.S.



2
9 PHASE 3 RENDERING
 SCALE: N.T.S.

NOTE: REFER TO SITE PLAN FOR TRUCK PARKING LOCATIONS AND PEDESTRIAN SITE ACCESS

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 Plot Date: WED 11/30/16 10:25:11A By: Tammi Bailey

TRUCK TERMINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 OF DTS TRUCK TERMINAL SUBDIVISION, SITUATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PARCEL IDENTIFICATION NUMBER (PIN): 0172115100002

CITY OF COMMERCE CITY NOTES

- A. **MINIMUM PLANT SIZE REQUIREMENTS AND SOIL PREPARATION:** MINIMUM PLANT SIZE REQUIREMENTS ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES, 1.5-INCH DIAMETER FOR ORNAMENTAL TREES AND 6-FOOT HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENTS FOR SHRUBS IS #5 GALLON CONTAINER; ORNAMENTAL GRASSES ONE GALLON CONTAINER; PERENNIALS AND GROUND COVERS 2 1/4 POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% CONIFEROUS (EVERGREEN) AND 50% DECIDUOUS (TREE LAWN AREAS BETWEEN CURBS 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 INCH 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 AREAS. 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 PREVENTIONS 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 PROTECTIVE CAPS 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 ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR.
 3) THIS 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 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 AND 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 BY 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.

LANDSCAPE TREATMENT

LANDSCAPE TREATMENT	REQUIRED BY CODE	PROVIDED
TOTAL LANDSCAPE S.F.		156,709 S.F.
SOD S.F.	<50%	40,981 S.F. (26%)
LIVING PLANT MATERIAL S.F.	> 75%	142,095 S.F. (91%)
TREES	124	126*
SHRUBS	496	476*
HORIZON COBBLE		4,493 S.F. (3%)
LANDSCAPE MULCH		40,883 S.F. (27%)

*EQUIVALENCY RATE OF 1 TREE PER 10 SHRUBS.

RIGHT-OF-WAY LANDSCAPE: 104TH

LANDSCAPE TREATMENT	REQUIRED BY CODE	PROVIDED
LANDSCAPE AREA S.F.		7709
TREES (1 PER 30 LF) *		13

*LANDSCAPE APPROVED PER NORTHERN RANGE STREETSCAPES PLAN

RIGHT-OF-WAY LANDSCAPE: HAVANA

LANDSCAPE TREATMENT	REQUIRED BY CODE	PROVIDED
LANDSCAPE AREA S.F.		557
TREES (1 PER 30 LF)	5	8*

*DUE TO A 4' R.O.W. TREE LAWN, 4 TREES ARE LOCATED 8' FROM BACK OF WALK ON OWNER'S PROPERTY TO SUBSTITUTE FOR THE R.O.W. TREE REQUIREMENT.

PARKING LOT PERIMETER

LANDSCAPE TREATMENT	REQUIRED BY CODE	PROVIDED
TREES	17	17
SHRUBS	85	89

PARKING LOT INTERIOR LANDSCAPE

LANDSCAPE TREATMENT	REQUIRED BY CODE	PROVIDED
LANDSCAPE ISLANDS (1 per 20 spaces)		
LANDSCAPE ISLANDS REQUIRED	8	8
TREES (1 per single island, 2 per double)	10	11
SHRUBS (6 per single island, 12 per double)	60	88

DETENTION LANDSCAPE AREA

LANDSCAPE TREATMENT	REQUIRED BY CODE	PROVIDED
TREES (1/50 FT)	24	46*
SHRUBS (10/50 FT)	234	19*

*DUE TO LOCATION OF DETENTION POND AT THE REAR OF BUILDING AND THE DESIRE TO INCREASE THE EFFECTIVENESS OF LANDSCAPE SCREENING ALONG I-76, REQUIRED SHRUBS WERE REPLACED WITH TREES AT AN EQUIVALENCY RATE OF 1 TREE PER 10 SHRUBS.

BUILDING FLOOR AREA

BUILDING AREA	SQUARE FOOTAGE
BUILDING 1 (TOTAL)	33,218 S.F.
BUILDING 2	9,120 S.F.
FUTURE BUILDING EXPANSION I	31,061 S.F.
FUTURE BUILDING EXPANSION II	42,220 S.F.
TOTAL BUILDING FLOOR AREA	115,619 S.F.

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TRUCK TERMINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 OF DTS TRUCK TERMINAL SUBDIVISION, SITUATED IN THE
NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE
6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL IDENTIFICATION NUMBER (PIN): 0172115100002

LANDSCAPE PLANT SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES				
7	EKC	SEEDLESS KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2" CALIPER - B&B
8	HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2" CALIPER - B&B
5	HOA	HERITAGE OAK	QUERCUS X MACDANIELII 'CLEMONS'	2" CALIPER - B&B
10	ROA	NOTHERN RED OAK	QUERCUS RUBRA	2" CALIPER - B&B
11	SHA	SHADEMASTER LOCUST	GLEDISTIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CALIPER - B&B
8	SSM	STATE STREET MAPLE	ACER MIYABE 'MORTON'	2" CALIPER - B&B
DECIDUOUS ORNAMENTAL TREES				
6	LTR	JAPANESE TREE LILAC 'IVORY SILK'	SYRINGA RETICULATA	1.5" CALIPER - B&B
3	SPR	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	1.5" CALIPER - B&B
EVERGREEN TREES				
38	AUS	AUSTRIAN PINE	PINUS NIGRA	6-8' HT. B&B
43	CBS	COLORADO SPRUCE	PICEA PUNGENS	6-8' HT. B&B
EVERGREEN SHRUBS				
24	ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'ALPINE CARPET'	#5 CONT.
12	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
22	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	#5 CONT.
9	LOD	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.
7	MMO	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.
56	SPA	SPARTAN JUNIPER	JUNIPERUS CHINENSIS	#5 CONT.
32	YBE	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.
DECIDUOUS SHRUBS				
9	CEC	COMPACT EUROPEAN CRANBERRY	VIBURNUM OPULUS 'COMPACTUM'	#5 CONT.
33	KNO	KNOCK OUT ROSE	ROSA 'RADRAZZ'	#5 CONT.
32	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
23	NCW	COPPERTINA NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MINDIA'	#5 CONT.
29	NSW	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#5 CONT.
19	PST	PURPLE SMOKE TREE	COTINUS COGGYRIA	#5 CONT.
19	RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	#5 CONT.
19	SAA	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.
12	SMC	MAGIC CARPET SPIREA	SPIREA JAPONICA 'MAGIC CARPET'	#5 CONT.
38	VKS	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	#5 CONT.
11	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	#5 CONT.
ORNAMENTAL GRASSES				
17	ADM	COMPACT MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	#1 CONT.
74	FRG	FEATHER REED GRASS	CALAMGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.
90	HFG	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
48	MLM	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	#1 CONT.
PERENNIALS				
14	SMN	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	#1 CONT.



NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	25%	
BLUE GRAMA	BOUTELOUA GRACILIS	25%	
BUFFALOGRASS	BUCHLOE DACTYLOIDES	10%	
GREEN NEEDLEGRASS	BOUTELOUA GRACILIS	20%	
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	
TOTAL		100%	22.0 LBS.



WETLANDS SEED MIX

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
CANADA RYE	(ELYMUS CANADENSIS)	21%	3.0 LBS
SLENDER WHEATGRASS	(ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS)	14%	2.0 LBS
SAND BLUESTEM	(ANDROPOGON HALLII)	21%	3.0 LBS
SIDEOATS GRAMA	(BOUTELOUA CURTIPENDULA)	14%	2.0 LBS
PRAIRIE SANDREED	(CALAMOVILFA LONGIFOLIA)	7%	1.0 LBS
SWITCHGRASS	(PANICUM VIRGATUM)	6%	0.75 LBS
SAND DROPSEED	(SPOROBOLUS CRYPTANDRUS)	1%	0.05 LBS
ANALOG SEDGE	(CAREX SIMULATA)	1%	0.10 LBS
AWLFRUIT SEDGE	(CAREX STIPATA)	1%	0.10 LBS
INLAND SALTGRASS	(DISTICHLIS SPICATA)	7%	1 LB
CALIFORNIA POPPY	(ESCHSCHOLZIA CALIFORNICA)	7%	1 LB
TOTAL		100%	14 LBS/ACRE



TALL GRASS MIX

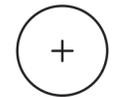
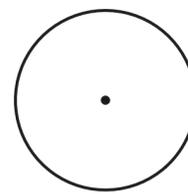
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	28%	6.2 LBS.
BIG BLUESTEM	ANDROPOGON GRARDII	28%	6.2 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	10%	2.2 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	6%	1.2 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	2.2 LBS.
INDIANGRASS	SORGHASTRUM NUTANS	10%	2.2 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	8%	1.8 LBS.
TOTAL		100%	22.0 LBS.



TURF GRASS BLEND: SOD

"4-WAY BLUEGRASS BLEND" BY BITTERSWEET TURF FARMS, INC. OR APPROVED EQUAL

COMMON NAME	% OF TOTAL
NUGLADE	25%
FREEDOM II	25%
AWARD	25%
SR 2100	25%
TOTAL	100%



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DP-PLANT-SCHEDULE SHEET 11 OF 19
TRUCK TERMINAL

TRUCK TERMINAL DEVELOPMENT PLAN

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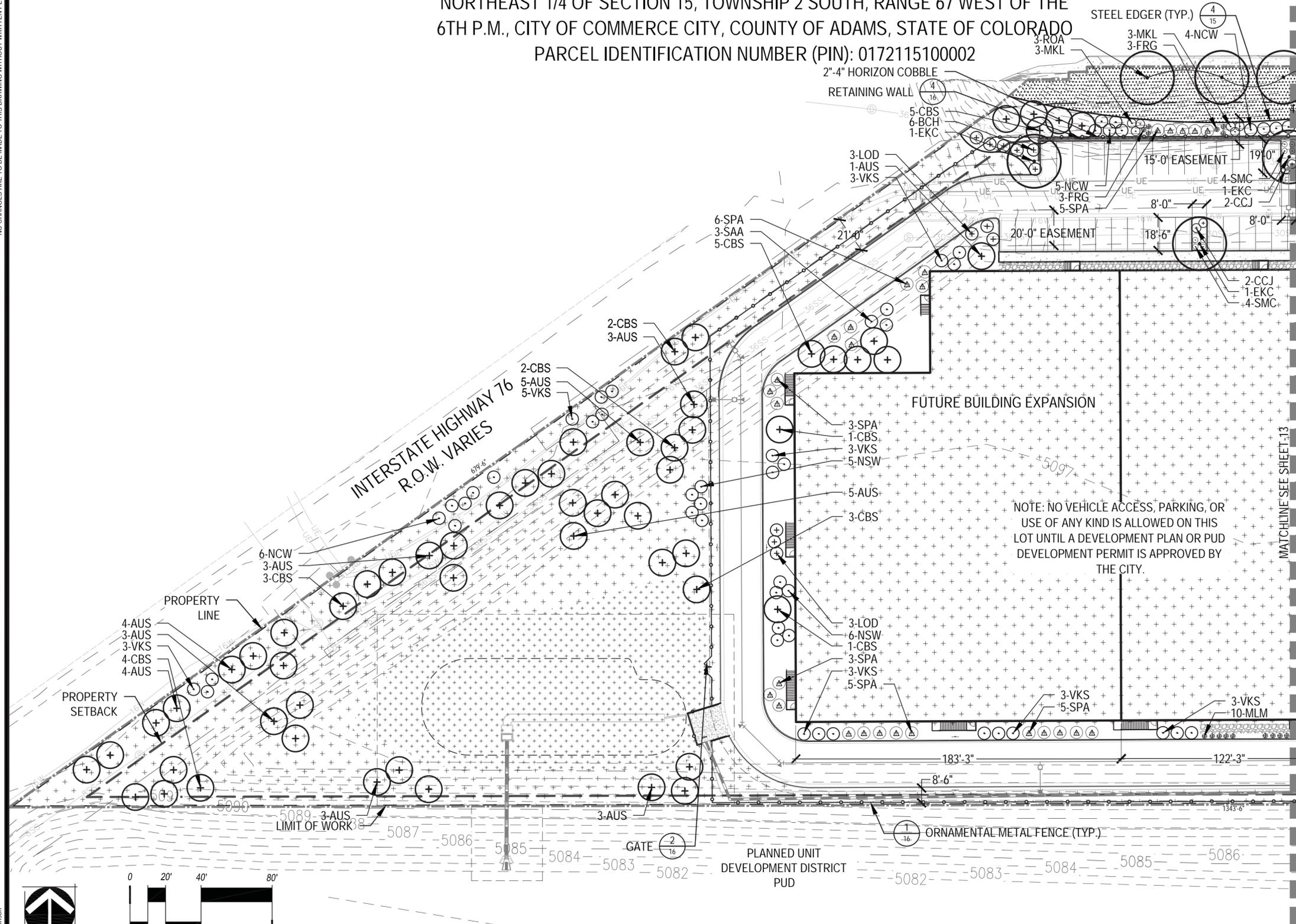
LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL SHRUBS
- PERENNIALS
- SOD
- TALL GRASS MIX
- WETLAND SEED MIX
- NATIVE SEED
- 2"-4" HORIZON COBBLE
- PROPERTY LINE
- LIMIT OF WORK
- MATCH LINE
- METAL FENCE
- STEEL EDGER

*ALL BEDS TO BE MULCHED 3" DEPTH
GORILLA HAIR LANDSCAPE MULCH, UNLESS
OTHER WISE SPECIFIED.

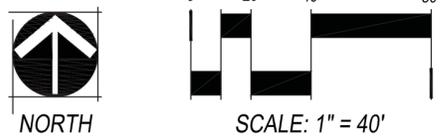
PLANT LIST

- DECIDUOUS CANOPY TREES**
 - EKC KENTUCKY COFFEE TREE
 - HAC WESTERN HACKBERRY
 - HOA HERITAGE OAK
 - ROA NORTHERN RED OAK
 - SHA SHADEMASTER LOCUST
 - SSM STATE STREET MAPLE
- DECIDUOUS ORNAMENTAL TREES**
 - LTR JAPANESE TREE LILAC 'IVORY SILK'
 - SPR SPRING SNOW CRABAPPLE
- EVERGREEN TREES**
 - AUS AUSTRIAN PINE
 - CBS COLORADO SPRUCE
- EVERGREEN SHRUBS**
 - ACJ ALPINE CARPET JUNIPER
 - BCH BLUE CHIP JUNIPER
 - CCJ CALGARY CARPET JUNIPER
 - LOD LODENSE PRIVET
 - MMO MOPS MUGO PINE
 - SPA SPARTAN JUNIPER
 - YBE BRIGHT EDGE YUCCA
- DECIDUOUS SHRUBS**
 - CEC COMPACT EUROPEAN CRANBERRY
 - KNO KNOCK OUT ROSE
 - MKL MISS KIM LILAC
 - NCW COPPERTINA NINEBARK
 - NSW SUMMERWINE NINEBARK
 - PST PURPLE SMOKE TREE
 - OTS TEXAS SCARLET QUINCE
 - RSA RUSSIAN SAGE
 - SAA AUTUMN AMBER SUMAC
 - SMC MAGIC CARPET SPIREA
 - VKS KOREANSPICE VIBURNUM
 - WSC WESTERN SAND CHERRY
- ORNAMENTAL GRASSES**
 - ADM COMPACT MAIDEN GRASS
 - FRG FEATHER REED GRASS
 - HFG HAMELN FOUNTAIN GRASS
 - MLM MORNING LIGHT MAIDEN GRASS
- PERENNIALS**
 - SMN MAY NIGHT SALVIA



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STREETSCAPE DESIGN PER 104TH NORTHERN RANGE STREETSCAPES PLAN

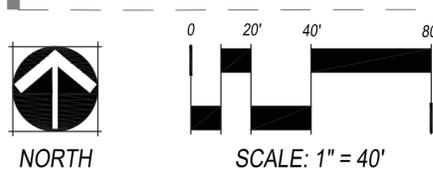
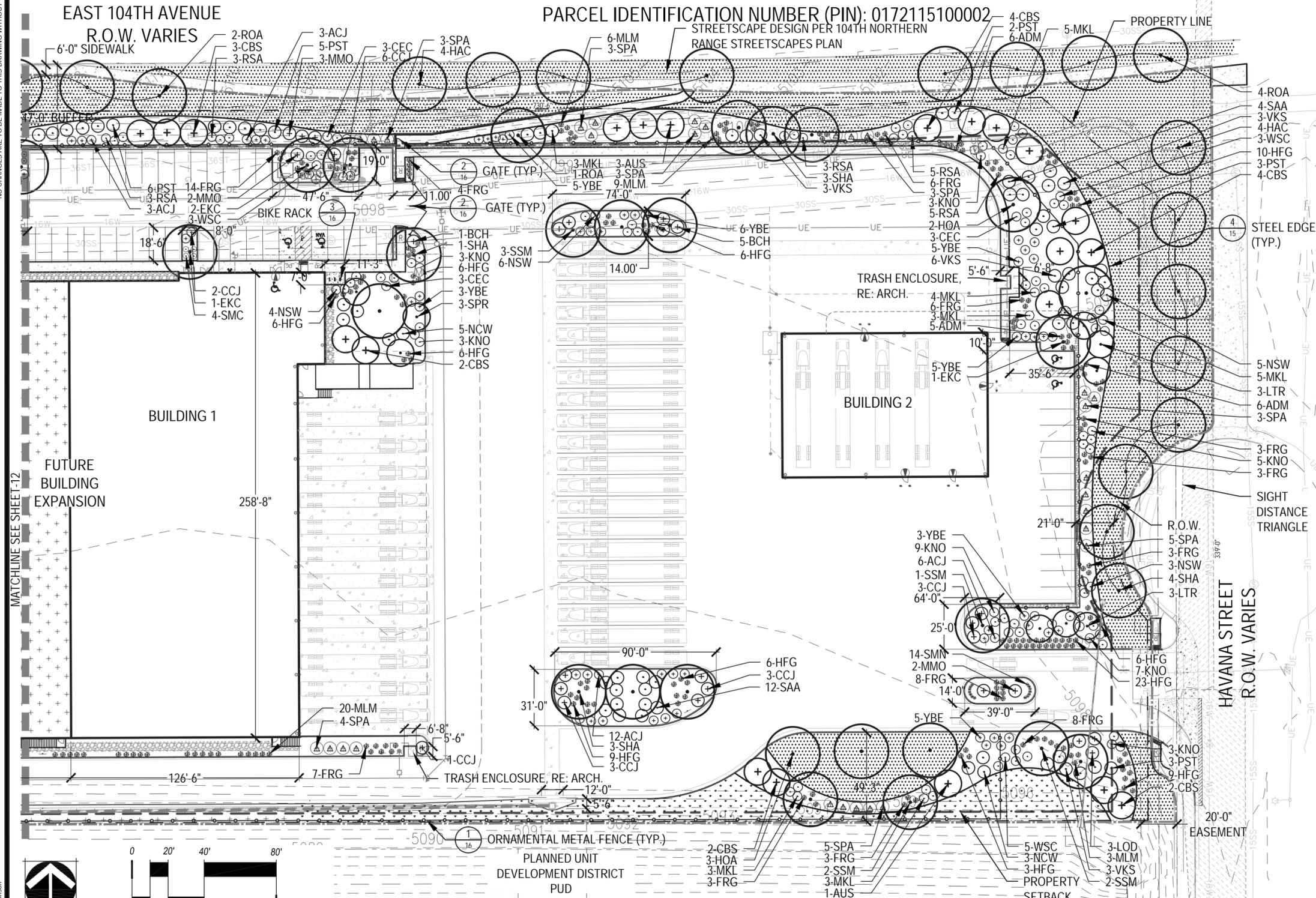
LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL SHRUBS
- PERENNIALS
- SOD
- TALL GRASS MIX
- WETLAND SEED MIX
- NATIVE SEED
- 2"-4" HORIZON COBBLE
- PROPERTY LINE
- LIMIT OF WORK
- MATCH LINE
- METAL FENCE
- STEEL EDGER

*ALL BEDS TO BE MULCHED 3" DEPTH GORILLA HAIR LANDSCAPE MULCH, UNLESS OTHERWISE SPECIFIED.

PLANT LIST

- DECIDUOUS CANOPY TREES**
 - EKC KENTUCKY COFFEE TREE
 - HAC WESTERN HACKBERRY
 - HOA HERITAGE OAK
 - ROA NORTHERN RED OAK
 - SHA SHADEMASTER LOCUST
 - SSM STATE STREET MAPLE
- DECIDUOUS ORNAMENTAL TREES**
 - LTR JAPANESE TREE LILAC 'IVORY SILK'
 - SPR SPRING SNOW CRABAPPLE
- EVERGREEN TREES**
 - AUS AUSTRIAN PINE
 - CBS COLORADO SPRUCE
- EVERGREEN SHRUBS**
 - ACJ ALPINE CARPET JUNIPER
 - BCH BLUE CHIP JUNIPER
 - CCJ CALGARY CARPET JUNIPER
 - LOD LODENSE PRIVET
 - MMO MOPS MUGO PINE
 - SPA SPARTAN JUNIPER
 - YBE BRIGHT EDGE YUCCA
- DECIDUOUS SHRUBS**
 - CEC COMPACT EUROPEAN CRANBERRY
 - KNO KNOCK OUT ROSE
 - MKL MISS KIM LILAC
 - NCW COPPERTINA NINEBARK
 - NSW SUMMERWINE NINEBARK
 - PST PURPLE SMOKE TREE
 - QTS TEXAS SCARLET QUINCE
 - RSA RUSSIAN SAGE
 - SAA AUTUMN AMBER SUMAC
 - SMC MAGIC CARPET SPIREA
 - VKS KOREANSPICE VIBURNUM
 - WSC WESTERN SAND CHERRY
- ORNAMENTAL GRASSES**
 - ADM COMPACT MAIDEN GRASS
 - FRG FEATHER REED GRASS
 - HFG HAMELN FOUNTAIN GRASS
 - MLM MORNING LIGHT MAIDEN GRASS
- PERENNIALS**
 - SMN MAY NIGHT SALVIA



NORRIS DESIGN
 Planning | Landscape Architecture | Project Presentation

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DATE	REVISION COMMENTS
09-30-2016	REVIDED PER CITY COMMENTS
11-01-2016	REVIDED PER CITY COMMENTS
11-30-2016	REVIDED PER CITY COMMENTS

CITY COUNCIL CERTIFICATE:

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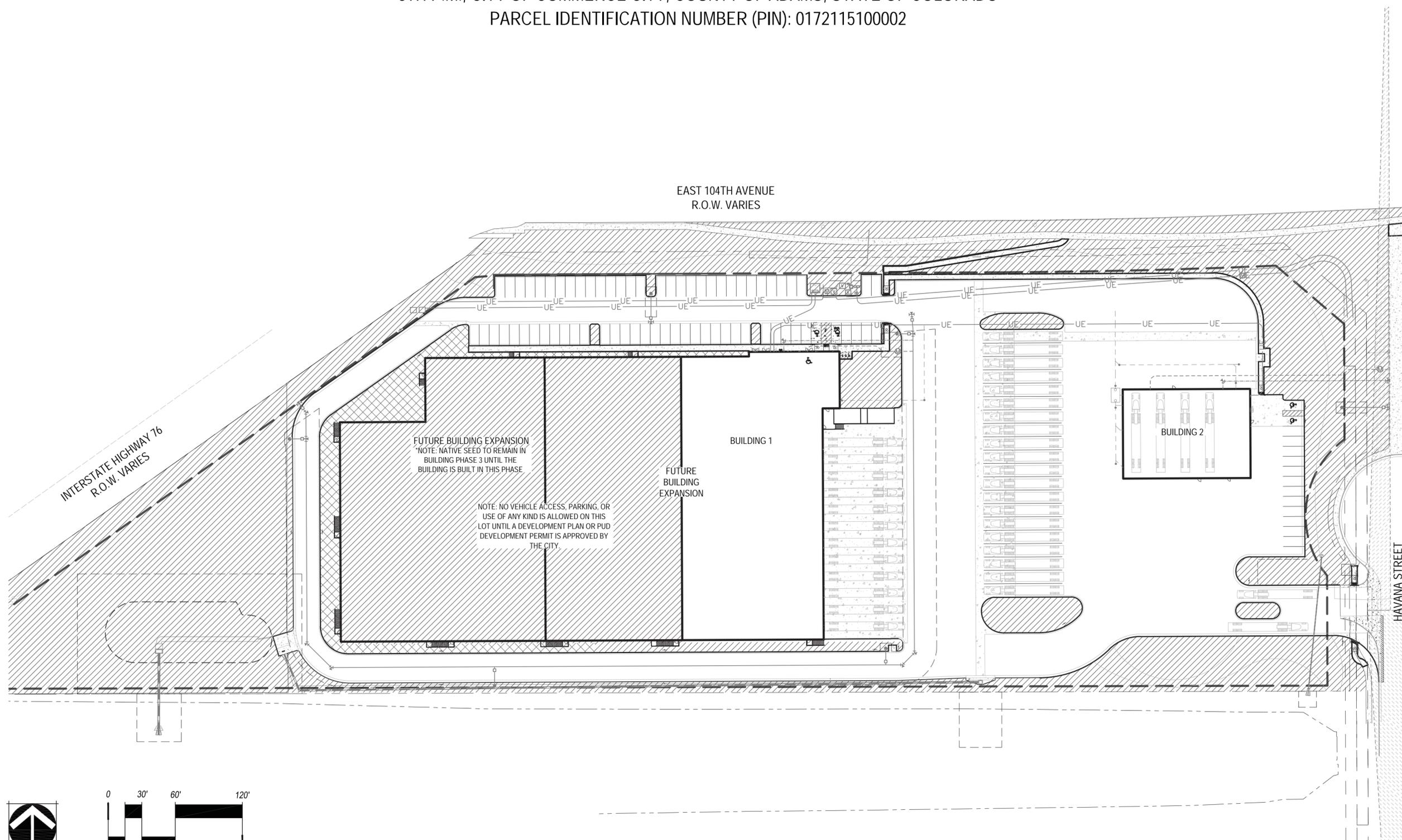
TRUCK TERMINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 OF DTS TRUCK TERMINAL SUBDIVISION, SITUATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PARCEL IDENTIFICATION NUMBER (PIN): 0172115100002

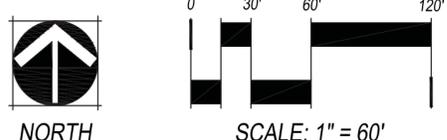
LEGEND

-  PHASE I LANDSCAPE
-  PHASE II LANDSCAPE

*NOTE: ALL RIGHT OF WAY LANDSCAPE ALONG 104TH IS TO BE IMPLEMENTED DURING THE PHASE I LANDSCAPE



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DATE	REVISION COMMENTS
ISSUE DATE: 08-22-2016	PROJECT #: 160612
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11-30-2016	REVIDED PER CITY COMMENTS

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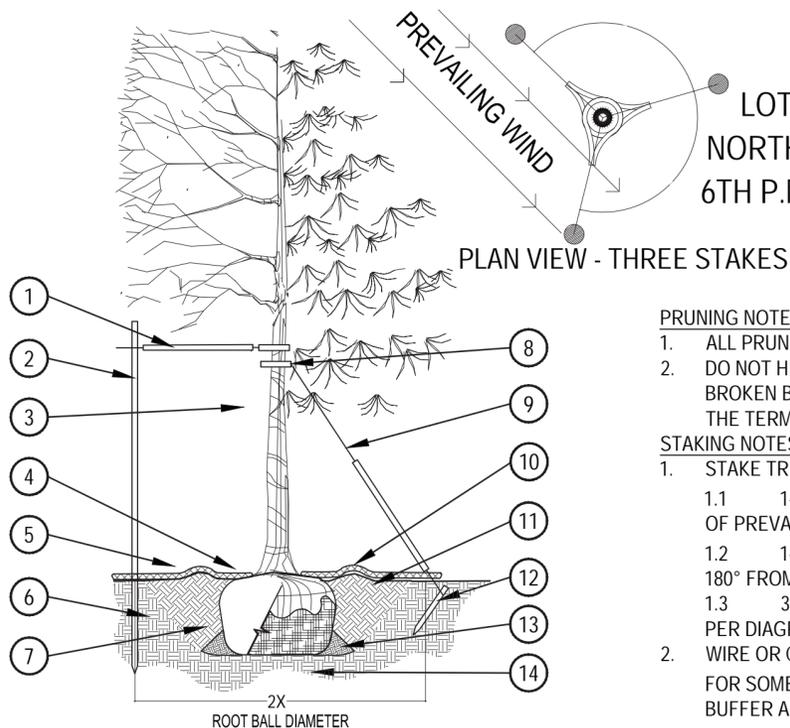
Know what's below.
Call before you dig.

DP-LANDSCAPE-PHASING-PLAN
 SHEET 14 OF 19
 TRUCK TERMINAL

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TRUCK TERMINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 OF DTS TRUCK TERMINAL SUBDIVISION, SITUATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PARCEL IDENTIFICATION NUMBER (PIN): 0172115100002



PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

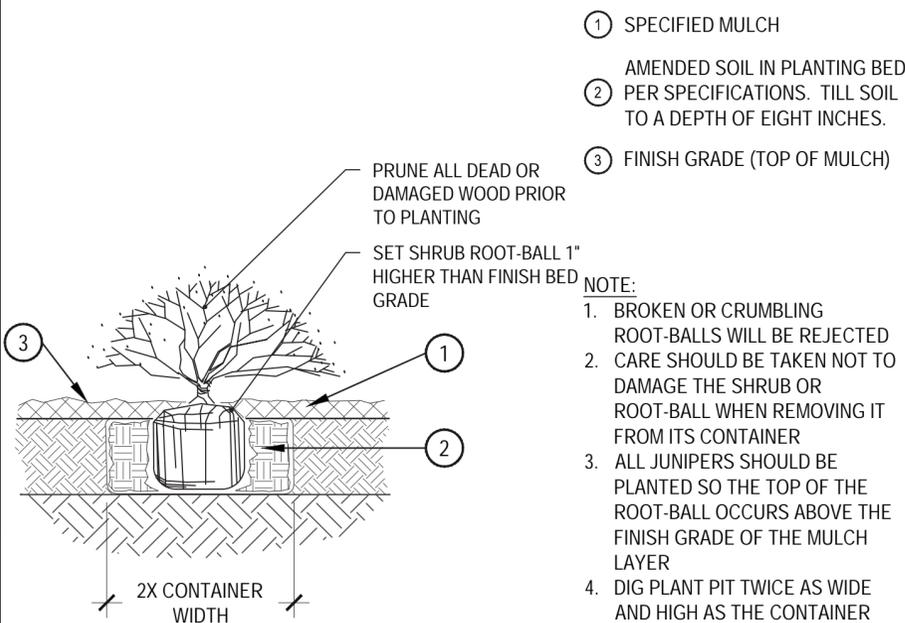
STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

TREE PLANTING DETAIL

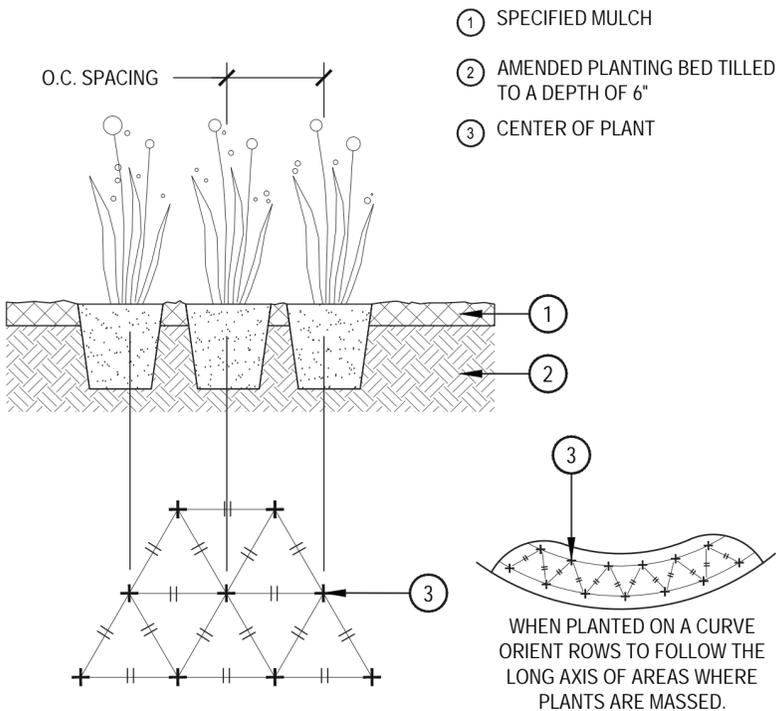
SCALE: 3/16" = 1'-0"



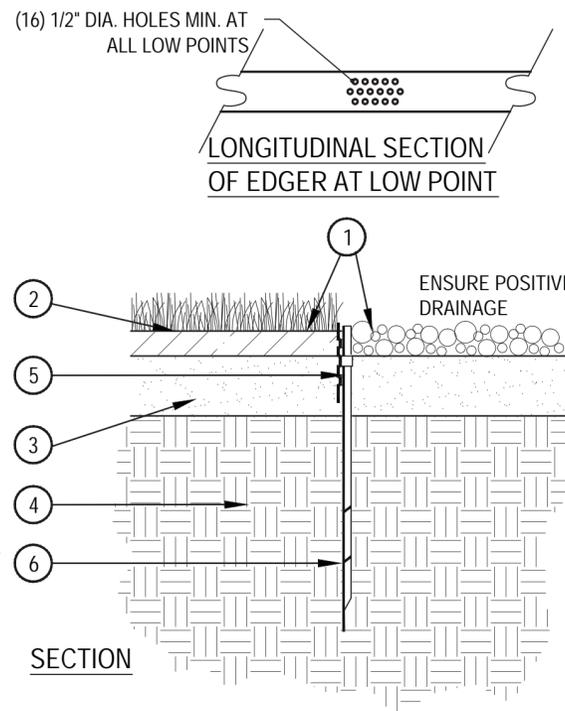
- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
- DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
- AMENDED SOIL PER SPECIFICATIONS
- SUBGRADE
- STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE

- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES, ROLL-TOP EDGER PER COMMERCE CITY STANDARDS.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"

PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

STEEL EDGER

SCALE: " = 1'-0"

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City Signature _____



DP-LANDSCAPE-DETAILS
 SHEET 15 OF 19

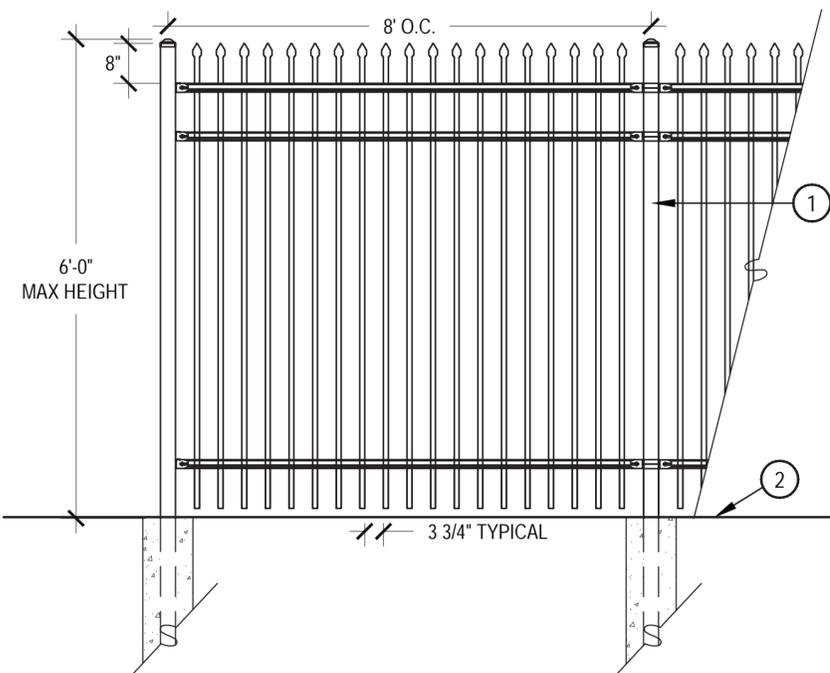
TRUCK TERMINAL

JOB NUMBER: 160612

TRUCK TERMINAL DEVELOPMENT PLAN

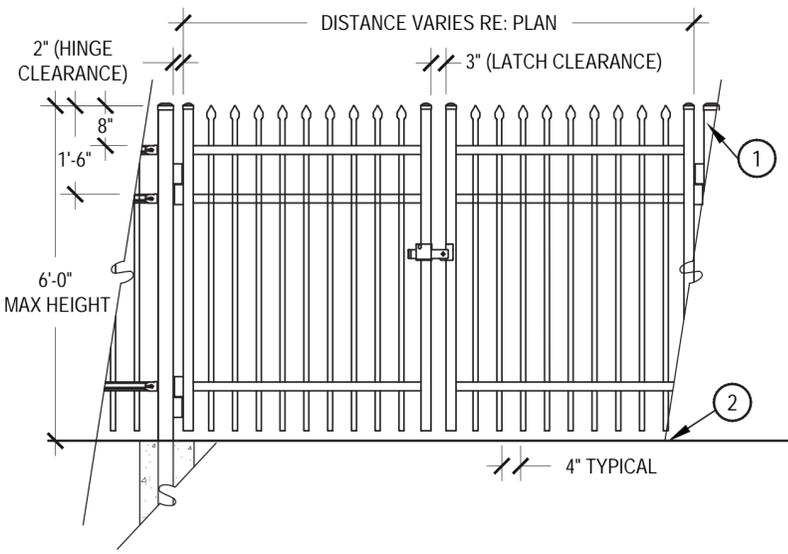
LOT 1, BLOCK 1 OF DTS TRUCK TERMINAL SUBDIVISION, SITUATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PARCEL IDENTIFICATION NUMBER (PIN): 0172115100002

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- ① FENCE POST - SET IN CONCRETE FOOTER, REFER TO FENCE SPECIFICATIONS FOR FOOTER INFORMATION
- ② FINISH GRADE

NOTES:
 1. FENCE SHALL BE BY MONTAGE INDUSTRIAL, AMERISTAR FENCE OR APPROVED EQUAL, CONTACT: AARON COPE 918-879-5884
 acope@ameristarfence.com
 www.ameristarfence.com
 2. COLOR: BLACK



- ① FENCE POST - SET IN CONCRETE FOOTER, REFER TO GATE SPECIFICATIONS FOR FOOTER INFORMATION
- ② FINISH GRADE

NOTES:
 1. GATE SHALL BE BY MONTAGE INDUSTRIAL, AMERISTAR FENCE OR APPROVED EQUAL, CONTACT: AARON COPE 918-879-5884
 acope@ameristarfence.com
 www.ameristarfence.com
 2. COLOR: BLACK

① ORNAMENTAL METAL FENCE

② ORNAMENTAL METAL GATE

SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"



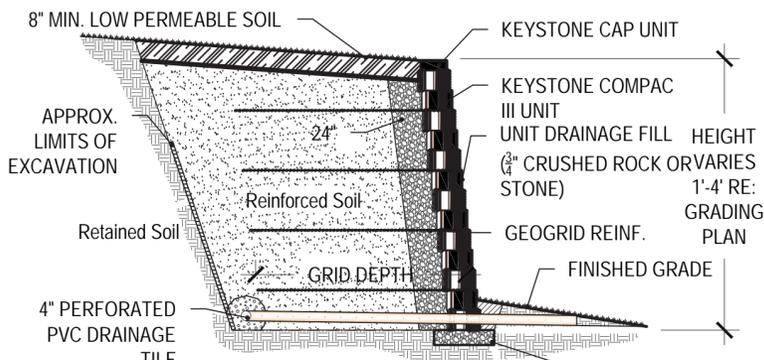
MANUFACTURER: DUMOR
 SITE FURNISHINGS
 MODEL: BIKE RACK 290
 COLOR: MATTE BLACK
 SURFACE MOUNT

REFER TO MANUFACTURER WEBSITE FOR INSTALLATION

OR APPROVED EQUAL
 DUMOR SITE FURNISHINGS,
 (800)598-4018
 WWW.DUMOR.COM

③ BIKE RACK

N.T.S.



Note:
 When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section
 Compac III Unit - 1" Setback

④ RETAINING WALL

SCALE: N.T.S.



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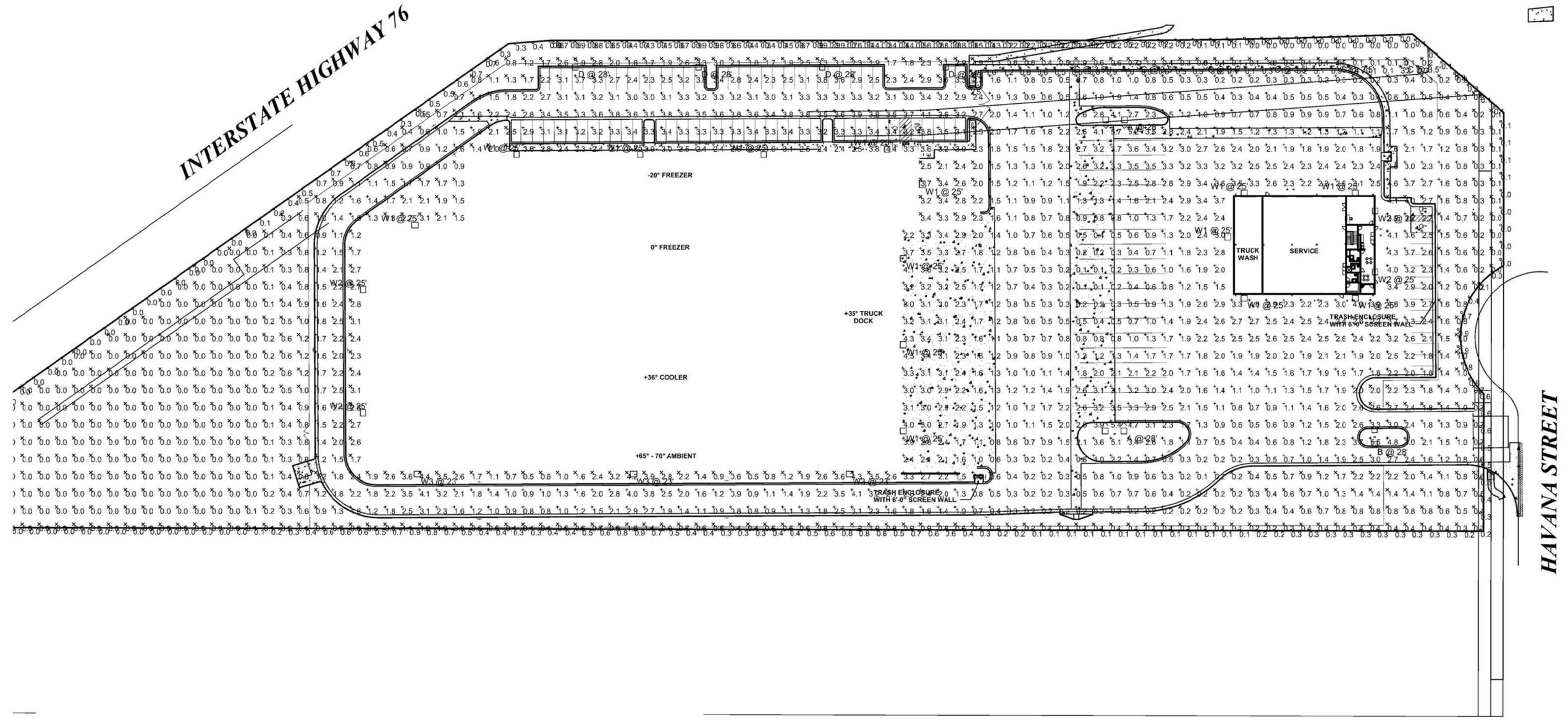
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TRUCK TERMINAL DEVELOPMENT PLAN

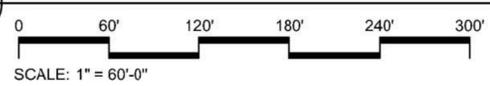
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1 CONCEPTUAL SITE PLAN



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#	#
#	#
#	#

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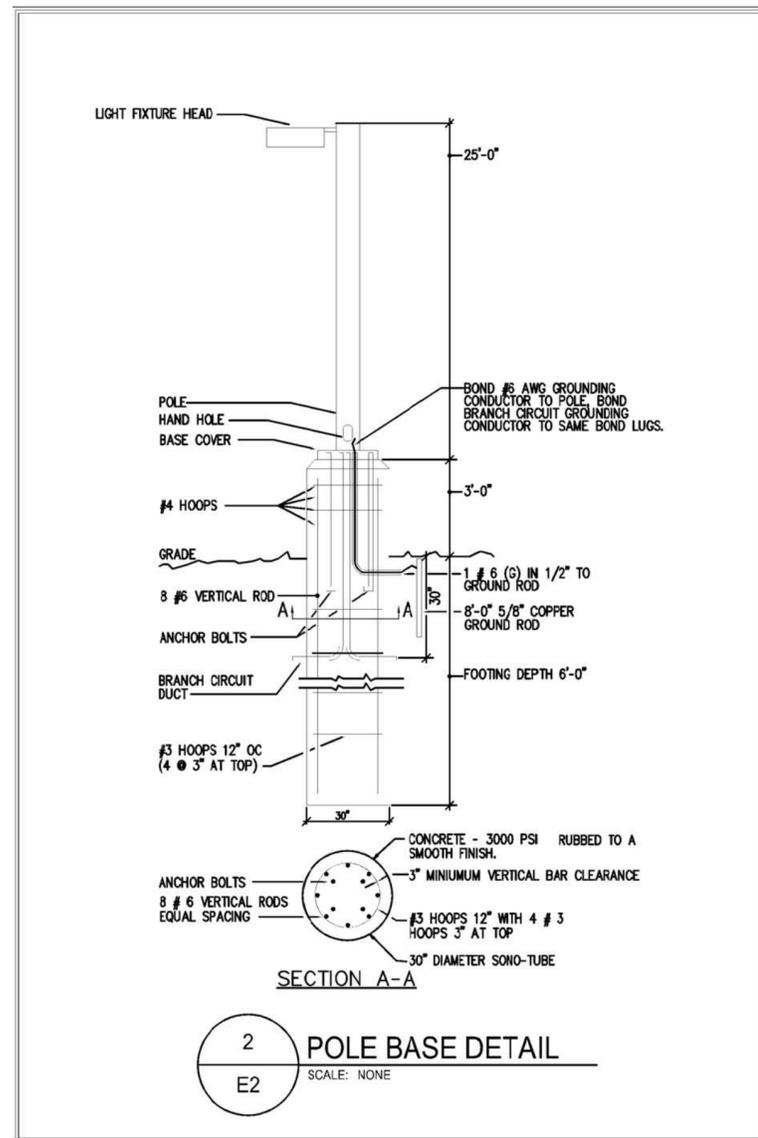
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JOB NUMBER: 160612

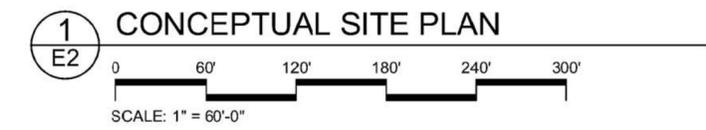
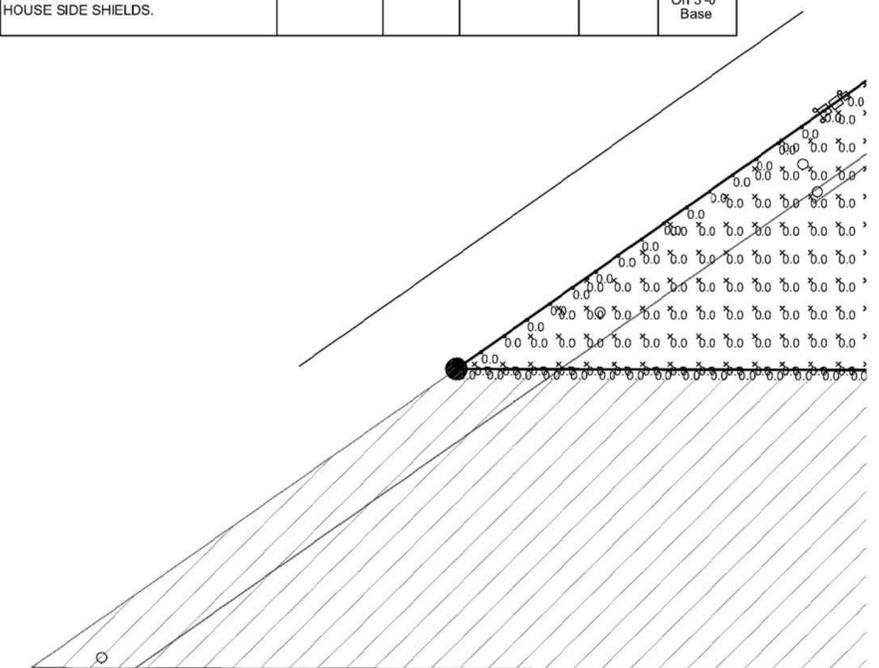
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 PARCEL IDENTIFICATION NUMBER (PIN): 0172115100002



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage	Mounting Height
□	W1	14	Lithonia Lighting	KAD LED 60C 1000 40K R4 MVOLT	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 4 OPTICS.	LED	1	20693	216	25'-0"
□	W2	4	Lithonia Lighting	KAD LED 60C 1000 40K R3 MVOLT	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 3 OPTICS.	LED	1	20669	216	25'-0"
□	W3	3	Lithonia Lighting	KAD LED 60C 1000 40K R2 MVOLT	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 2 OPTICS.	LED	1	20753	216	23'-0"
⊠	A	2	Lithonia Lighting	KAD LED 60C 1000 40K R4 MVOLT	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 4 OPTICS.	LED	1	20693	432	25'-0" Pole On 3'-0" Base
⊠	B	1	Lithonia Lighting	KAD LED 60C 1000 40K R3 MVOLT	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 3 OPTICS.	LED	1	20669	432	25'-0" Pole On 3'-0" Base
∧	C	6	ACCULITE, JUNO LIGHTING GROUP, INC.	PL2-A25-4K-UN-3-SL	ACCULITE PARKLUME, PL2 SERIES LED BOLLARC SHAFT HEAVY GAUGE EXTRUDED ALUMINUM, CAST ALUMINUM TOP & BOTTOM TYPE III DISTRIBUTION	LED LUMINAIRE OUTPUT = 1069 LMS	1	1068	25	4'-0"
□	D	4	Lithonia Lighting	KAD LED 60C 1000 40K R4 MVOLT HS	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	16195	216	25'-0" Pole On 3'-0" Base

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PAVED AREA	+	1.9 fc	5.7 fc	0.1 fc	57.0:1	19.0:1
PROPERTY LINE	□	0.3 fc	0.9 fc	0.0 fc	N/A	N/A
SIDEWALK	⊗	1.5 fc	8.5 fc	0.1 fc	85.0:1	15.0:1



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#	#
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#	#

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 Plotter: TUE 11/01/16 11:08:52A By: Tammi Bailey

JOB NUMBER: 160612

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PARCEL IDENTIFICATION NUMBER (PIN): 0172115100002

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Specifications

EPA: 1.2 ft² (0.11 m²)
Length: 17-1/2" (44.3 cm)
Width: 17-1/2" (44.3 cm)
Height: 7-1/8" (18.1 cm)
Weight (max): 36 lbs. (16.4 kg)

KAD LED LED Area Luminaire

Introduction

The Contour® Series luminaires offer traditional square daylights with softened edges for a versatile look that complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that suits its uses for replacing 100V-400V metal halide in area lighting applications with typical energy savings of 70% and expected life of over 100,000 hours.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting	Shipped separately
KAD LED	20 LEDs	530 mA	3000 K	R2 Type II	MVOLT	277V	Shipped separately
	30 LEDs	700 mA	4000 K	R3 Type III	120V	347V	PUMBAK... Square pole universal mounting adaptor*
	40 LEDs	1000 mA	5000 K	R4 Type IV	208V	480V	PUMBAK... Round pole universal mounting adaptor**
	60 LEDs			R5 Type V	240V		SPO... Square pole
							RPD... Round pole
							WBO... Wall bracket
							WWD... Wood pole or wall

Options

Option	Description	Part #	Notes
PERS	REMA back lock free wire enclosure only (no control)	PRHFCV	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 12-15'
PER7	Open wire enclosure only (no control)	PRHFCV7	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 12-15'
SF	Single face (20, 27, 34V)	PRHFCV1	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15-30'
DF	Double face (20, 27, 34, 42V)	PRHFCV2	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15-30'
PIR	Bi-level motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 8-15'	BL30	Bi-level switched dimming, 30%***
PIR7	Bi-level motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15-30'	BL50	Bi-level switched dimming, 50%***

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
KAD LED 30C 1000 40K R3 MVOLT PUMBAK03 DDBXD	KADL 30C 40K R3
KAD LED 30C 1000 40K R5 MVOLT PUMBAK03 DDBXD	KADL 30C 40K R5
KAD LED 40C 1000 40K R3 MVOLT PUMBAK04 DDBXD	KADL 40C 40K R3
KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD	KADL 40C 40K R5
KAD LED 30C 1000 40K R3 MVOLT PUMBAK03 PHH DDBXD	KADL 30C 40K R3 PHH
KAD LED 30C 1000 40K R5 MVOLT PUMBAK03 PHH DDBXD	KADL 30C 40K R5 PHH
KAD LED 40C 1000 40K R3 MVOLT PUMBAK04 PHH DDBXD	KADL 40C 40K R3 PHH
KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 PHH DDBXD	KADL 40C 40K R5 PHH

Accessories

Accessories	Part #	Description
Dark bronze	DBR3D	Dark bronze
Black	DBL3D	Black
Natural aluminum	DNAX3D	Natural aluminum
White	DWHD3D	White
Dark bronze	DBR3D	Dark bronze
Black	DBL3D	Black
Natural aluminum	DNAX3D	Natural aluminum
White	DWHD3D	White

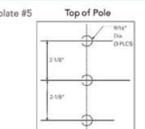
NOTES

- Not available with 347V voltage.
- MVOLT drive operates on any line voltage from 120-277V (50/60 Hz). Single face 30' requires 120-277V or 30' voltage option. Double face 30' requires 208, 240 or 480V voltage option.
- Maximum ambient temperature with 347V or 480V is 30°C.
- Not available with 5300mA.
- 9" or 12" arm is required when two or more luminaires are ordered on a 4" or 6" arm system.
- Available as a separate combination accessory PUMBAK (5000K).
- Mounting must be restricted to 40' from horizontal arm per ANSI C136.10-2012.
- PIR and PIR7 require the SensorSwitch (SS) or PIR control box. PIR and PIR7 require the SensorSwitch (SS) or PIR control box. Please refer to the SensorSwitch (SS) or PIR control box installation manual for details. Dimming driver standard.
- Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PERS, PER7 or PIR7.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PERS, PER7 or PIR7.
- Also available as a separate accessory, see Accessories Information.
- Requires luminaire to be qualified with IRE region. Ordered and shipped as a separate line item from Acuity Brands Controls.

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Drilling

Template #5



Tenon Mounting Slipfitter**

Series	Single Stud	2 at 180°	2 at 90°	4 at 120°	4 at 90°
2-1/8"	T20-190	T20-280	T20-290	T20-320	T20-390
2-1/8"	T20-190	T20-280	T20-290	T20-320	T20-390
4"	T35-190	T35-280	T35-290	T35-320	T35-390

** Forward pole mounting (PMSO) only. † Requires 9" or 12" arm.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Name	THL (lm)								
20K	530 mA	30W	R2	4340	111	118	4466	111	127		
			R3	4321	110	118	4427	110	126		
			R4	4328	110	118	4433	110	127		
		700 mA	40W	R5	4381	112	125	4506	112	130	
				R2	4344	110	122	4466	110	127	
				R3	4350	110	122	4473	110	127	
	1000 mA	70W	R4	4352	110	122	4466	110	127		
			R5	4371	110	122	4485	110	127		
			R2	4371	110	122	4485	110	127		
		530 mA	50W	R3	4341	110	122	4466	110	127	
				R4	4348	110	122	4473	110	127	
				R5	4355	110	122	4480	110	127	
30K	700 mA	60W	R2	4317	109	123	4447	109	123		
			R3	4325	109	123	4455	109	123		
			R4	4332	109	123	4462	109	123		
		1000 mA	100W	R5	4341	110	123	4466	110	123	
				R2	4341	110	123	4466	110	123	
				R3	4348	110	123	4473	110	123	
	530 mA	70W	70W	R4	4352	110	123	4466	110	123	
				R5	4371	110	123	4485	110	123	
				R2	4371	110	123	4485	110	123	
		40C	700 mA	90W	R3	4341	110	123	4466	110	123
					R4	4348	110	123	4473	110	123
					R5	4355	110	123	4480	110	123
1000 mA	1410W	1410W	R2	4325	110	123	4455	110	123		
			R3	4332	110	123	4462	110	123		
			R4	4339	110	123	4469	110	123		
	530 mA	1030W	1030W	R5	4348	110	123	4473	110	123	
				R2	4348	110	123	4473	110	123	
				R3	4355	110	123	4480	110	123	
40C	700 mA	1370W	R4	4352	110	123	4466	110	123		
			R5	4371	110	123	4485	110	123		
			R2	4371	110	123	4485	110	123		
	1000 mA	2100W	2100W	R3	4341	110	123	4466	110	123	
				R4	4348	110	123	4473	110	123	
				R5	4355	110	123	4480	110	123	

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 40°C (104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	0.99
30°C	0.98
40°C	0.97

Electrical Load

Area (sq. ft.)	Area (sq. m)	Current (A)
20	1.86	0.30
30	2.79	0.45
40	3.72	0.60
50	4.65	0.75
60	5.58	0.90
70	6.51	1.05
80	7.44	1.20
90	8.37	1.35
100	9.30	1.50

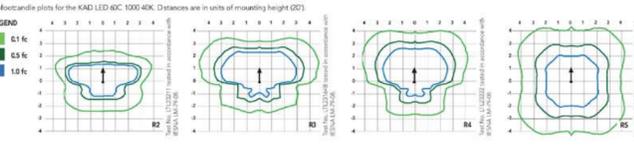
Projected LED Lumen Maintenance

Use these factors to determine relative lumen output for average ambient temperatures from 40°C (104°F).

Operating Hours	0	25,000	50,000	100,000
1.0	0.91	0.86	0.76	
1.0	0.91	0.86	0.76	
1.0	0.91	0.86	0.76	

Photometric Diagrams

To see complete photometric reports or download files for this product, visit Lithonia Lighting's CAD LED homepage.



FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION
Single piece die cast aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die cast aluminum frame has an impact resistant, tempered glass lens that is fully gasketed with one piece rubber gaskets.

FINISH
Exterior parts are protected by a zinc-coated Super Durable TiCC chromate powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTIONS
Precision-molded reflective acrylic lenses are available in four distributions. Light engines are available in standard 3000K, 4000K or 5000K (DCI) configurations.

ELECTRICAL
Light engine consists of high-efficiency LEDs mounted on a metal core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >0.9, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily accessible surge protection device meets a minimum Category C1 use per ANSI/IEEE C62.41.2.

INSTALLATION
Included universal mounting bracket and extruded aluminum arm facilitates quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED luminaire is tested up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED luminaire also utilizes the standard IK Series (Temple) IK5 for pole drilling.

LISTINGS
CSA certified to UL and Canadian standards. Luminaire is IP65 rated. Rated for 40°C minimum ambient.

DESIGN
DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Product List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Super limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Forms_and_Conditions.aspx.

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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1 CUT SHEETS
19 SCALE: N.T.S.

HKS HARRIS KOCHER SMITH
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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

DATE	REVISION	COMMENTS
09-30-2016	REVISED PER CITY COMMENTS	
11-01-2016	REVISED PER CITY COMMENTS	
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

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

PHASING PLAN SHEET 19 OF 19
TRUCK TERMINAL

Filepath: X:\PROJECTS\15-081 DTS DENVER COELECTRICAL\DEVELOPMENT APPROVAL\HKS\DWG Layout: 5
Project: TUE 11/01/16 11:07:31A By: Tammi Bailey

JOB NUMBER: 160612