

Applegreen - Project Bronco

9021 E-470 Commerce City Southbound

DEVELOPMENT PERMIT PLAN

A PORTION OF THAT PARCEL OF LAND AS SHOWN ON THE RIGHT-OF-WAY PLANS OF E-470 SEGMENT 2, PREPARED FOR THE E-470 PUBLIC HIGHWAY AUTHORITY OF THE STATE OF COLORADO, FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2007-067 (BK. 1 PG. 3276). SAID PARCEL OF LAND IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PM CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

City Staff Certificate: Approved by the Department of Community Development of the City of Commerce City, this ____ day of ____, 20__	Date	Submission / Revision
	12/30/2021	1st DEV. Permit Sub.
	04/28/2022	2nd DEV. Permit Sub.
	11/17/2022	3rd DEV. Permit Sub.
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EXISTING LEGEND

	EXISTING PROPERTY LINE
	EXISTING R.O.W.
	EXISTING LOT LINE
	EXISTING EASEMENT
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE
	RETAINING WALL

PROPOSED LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED R.O.W.
	PROPOSED LOT LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED CURB AND GUTTER
	PROPOSED LANDSCAPE
	LIMITS OF CONSTRUCTION

PAVING LEGEND

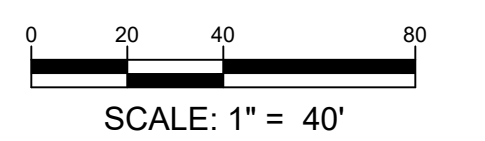
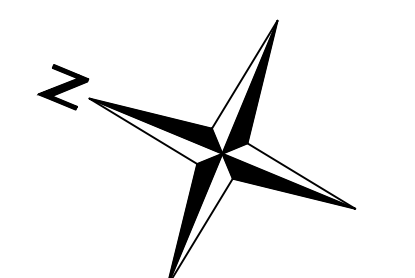
	PROPOSED ASPHALT PAVEMENT - DRIVE LANE 4-INCHES ASPHALT OVER 8-INCHES AGGREGATE BASE COURSE ON PREPARED SUBGRADE
	PROPOSED CONCRETE SIDEWALK 4-INCHES CONCRETE
	PROPOSED CONCRETE PAVEMENT 6-INCHES CONCRETE

NOTE: PAVEMENT SECTION IS BASED ON THE GEOTECHNICAL ENGINEERING STUDY FOR PROPOSED APPLGREEN PROJECT SOUTH BOUND COMMERCE CITY SITE, PREPARED BY GROUND ENGINEERING, INC. DATED DECEMBER 8, 2021.

NOTE:

- IMPROVEMENTS FOR THE APPROACH FROM E-470 MAIN LINE AND DEPARTURE BACK TO E-470 MAINLINE ARE BEING PREPARED BY E-470 PUBLIC HIGHWAY AUTHORITY.
- ALL CURB & GUTTER ON THE SITE IS VERTICAL TYPE 2.
- A TRAIL CONNECTION FROM THE SITE TO THE "PLANNED COMPREHENSIVE PLAN BICYCLE & PEDESTRIAN TRAIL PLAN MULTI-USE PATH" WILL BE CONSTRUCTED AT SUCH TIME AS THE PLANNED BICYCLE & PEDESTRIAN TRAIL IS CONSTRUCTED.
- FUTURE MONUMENT SIGN PLANS TO BE WITH DEFERRED SUBMITTAL. SEE ARCH PLANS.

PROJECT STATISTICS	
GROSS ACREAGE OF SITE	4.48 AC
NET ACREAGE OF SITE	4.48 AC
SQUARE FOOTAGE OF EXISTING BUILDING	0 SF
SQUARE FOOTAGE OF PROPOSED BUILDING AND FUEL CANOPY	14,000 SF
NET SQUARE FOOTAGE OF ALL LANDSCAPE AREAS (INCLUDING WITHIN THE RIGHT OF WAY)	1.8 AC
LOT COVERAGE AND FAR OF ALL BUILDINGS AND STRUCTURES AS A PERCENTAGE OF THE TOTAL NET AREA OF THE SITE	7.18%
NUMBER OF PARKING SPACES REQUIRED	64
NUMBER OF PARKING SPACES PROVIDED	79
TYPE OF BUILDING CONSTRUCTION AND OCCUPANCY	A-2 (NON-SEPARATED MIXED USE)
THE CURRENT AND THE REQUESTED ZONING DESIGNATION	CURRENT AG PROPOSED UNCLASSIFIED RIGHT OF WAY
ESTIMATED NUMBER OF EMPLOYEES	30
NUMBER OF FIXED SEATS	44



PARKING SUMMARY

REQUIRED SPACES	REQUIRED ACCESSIBLE SPACES	REQUIRE VAN ACCESSIBLE	TOTAL SPACES	STANDARD SPACES	ACCESSIBLE SPACES	VAN ACCESSIBLE SPACES
64	4	1	79	75	3	1
REQUIRED TRAILER SPACES			TOTAL TRAILER SPACES			
4			4			
REQUIRED EV SPACES			TOTAL EV SPACES	STANDARD EV SPACES	ACCESSIBLE EV SPACES	
0			8	7	1	



SITE PLAN SHEET: 03 OF 16

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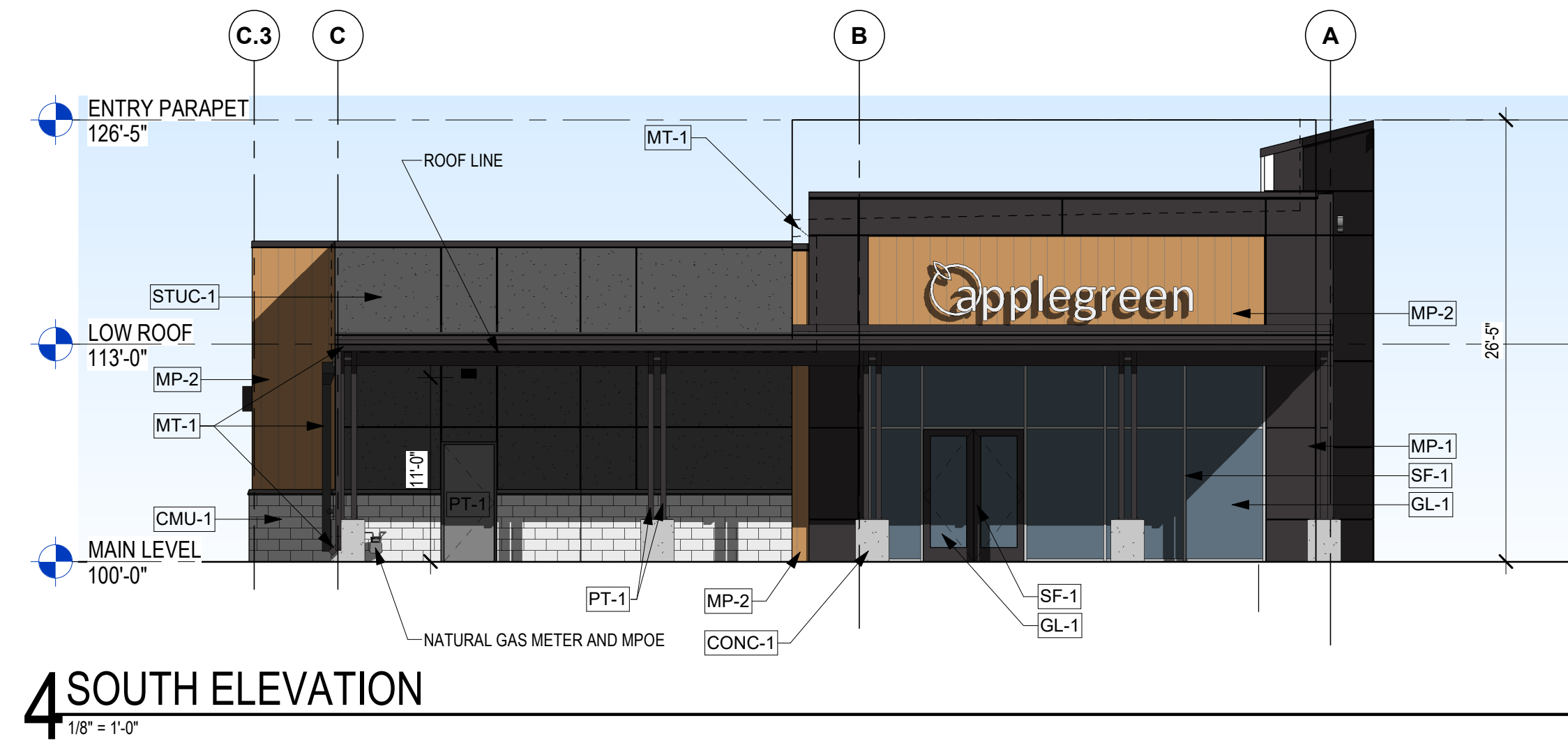
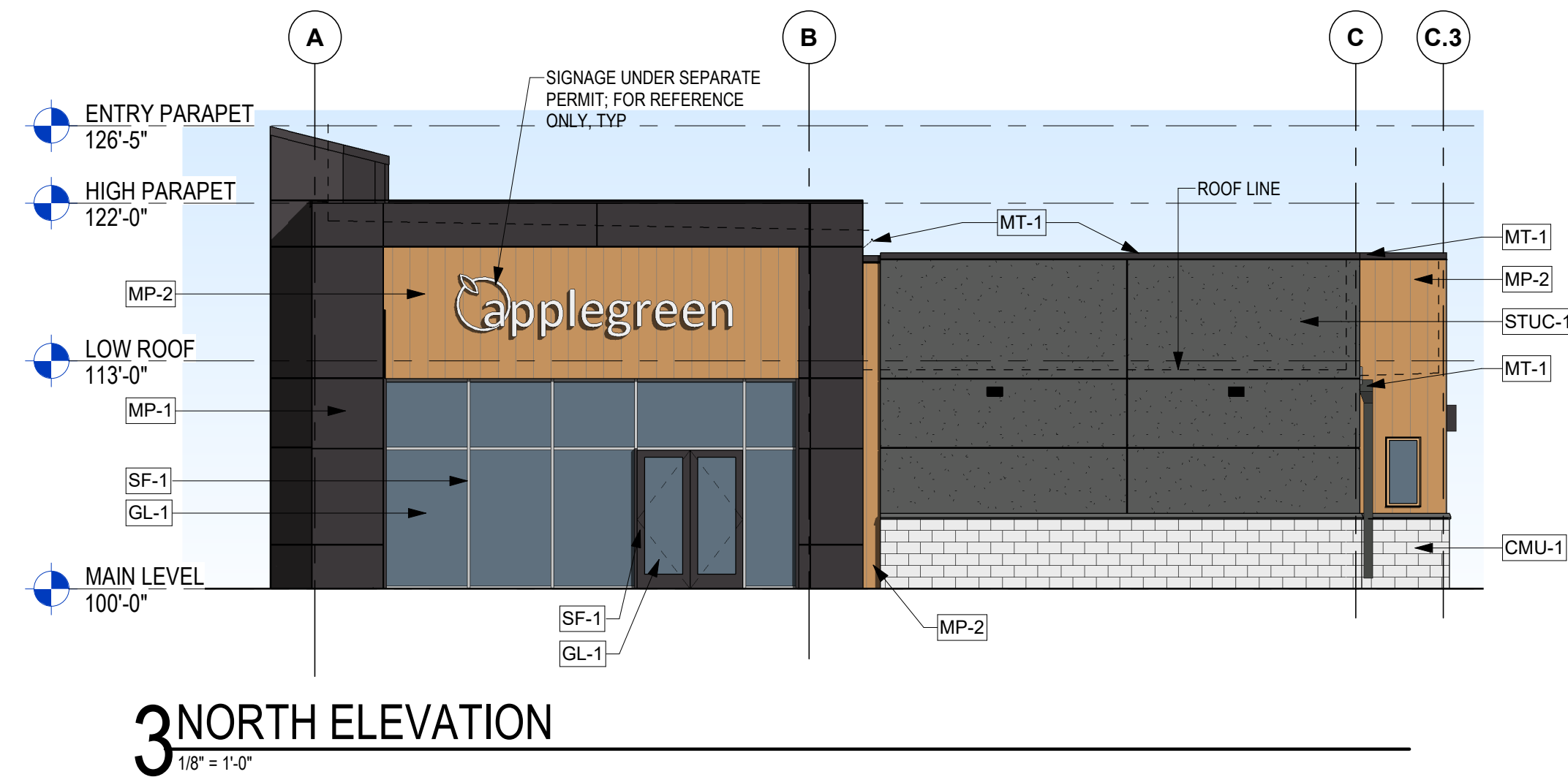
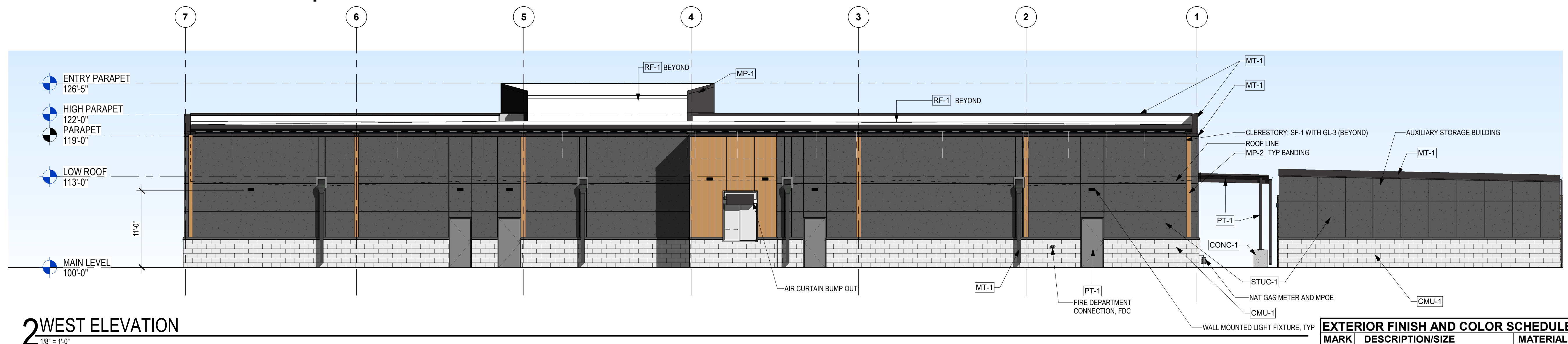
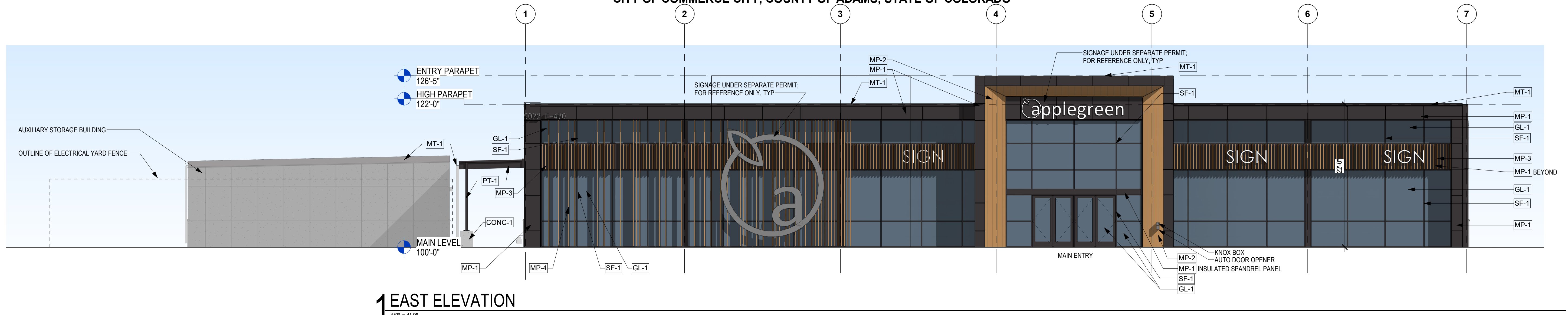
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MARK	DESCRIPTION/SIZE	MATERIAL	COLOR
CONC-1	NATURAL GRAY BOARD FORMED CONCRETE	CONCRETE	NATURAL GRAY
CMU-1	APPLIED MASONRY VENEER	APPLIED MASONRY VENEER	DARK GRAY
STUC-1	EIFS WITH STUCCO FINISH	EIFS SMOOTH	DARK GRAY
CS-1	CAST-STONE LEDGER	CAST-STONE	DARK GRAY
MP-1	ALUMINUM COMPOSITE METAL PANEL	ARCHITECTURAL METAL PANEL	BLACK
MP-2	FAUX WOOD METAL PANEL	ARCHITECTURAL METAL PANEL	WOOD LOOK
MP-3	FAUX WOOD METAL - LONGBOARD LINK & LOCK FINIS	ARCH. METAL PANEL-1 58"x8"	WOOD LOOK
MP-4	FAUX WOOD METAL - LONGBOARD LINK & LOCK FINIS	ARCH. METAL PANEL-1 58"x8"	WOOD LOOK
SF-1	ALUMINUM STOREFRONT SYSTEM	ALUMINUM	ANODIZED BLACK
GL-1	STOREFRONT GLAZING	1" INSULATED GLASS	INS.
GL-3	CLERESTORY GLAZING	GLASS	INS. 25 VT
RF-1	TPO MEMBRANE ROOFING SYSTEM	SINGLE-PLY MEMBRANE	WHITE
MT-1	METAL FASCIAS; GUTTERS; TRIM; CAP FLASHING; MISC	PRE-FINISHED METAL	BLACK
PT-1	EXTERIOR PAINT - DOORS, RAILINGS, EXP. STRUCTURE	PAINTED METAL	BLACK
PT-2	SAFETY RAILINGS, CONCRETE FILLED BOLLARDS	PAINTED METAL	SAFETY YELLOW

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BUILDING ELEVATIONS SHEET:11 OF 17

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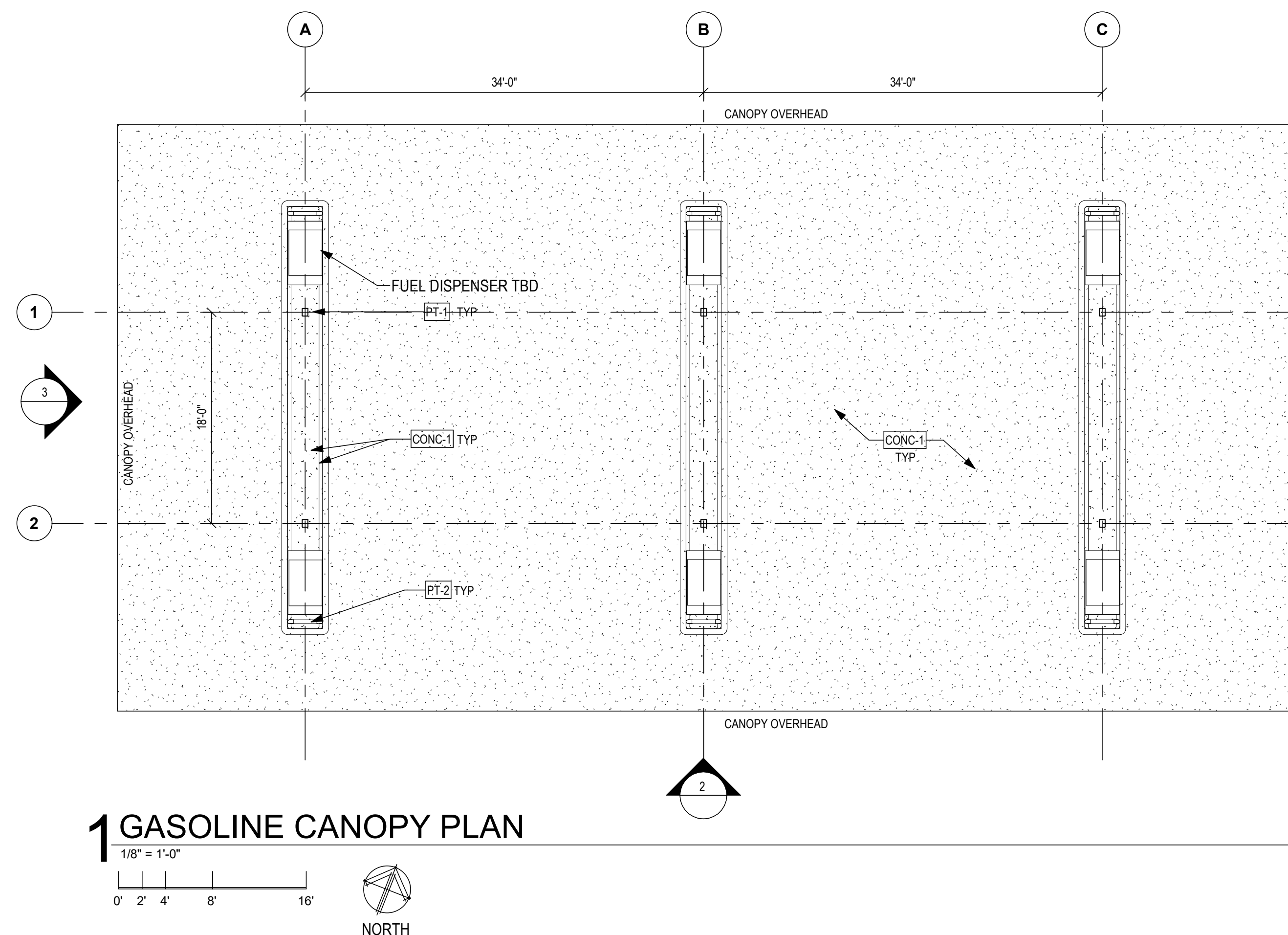
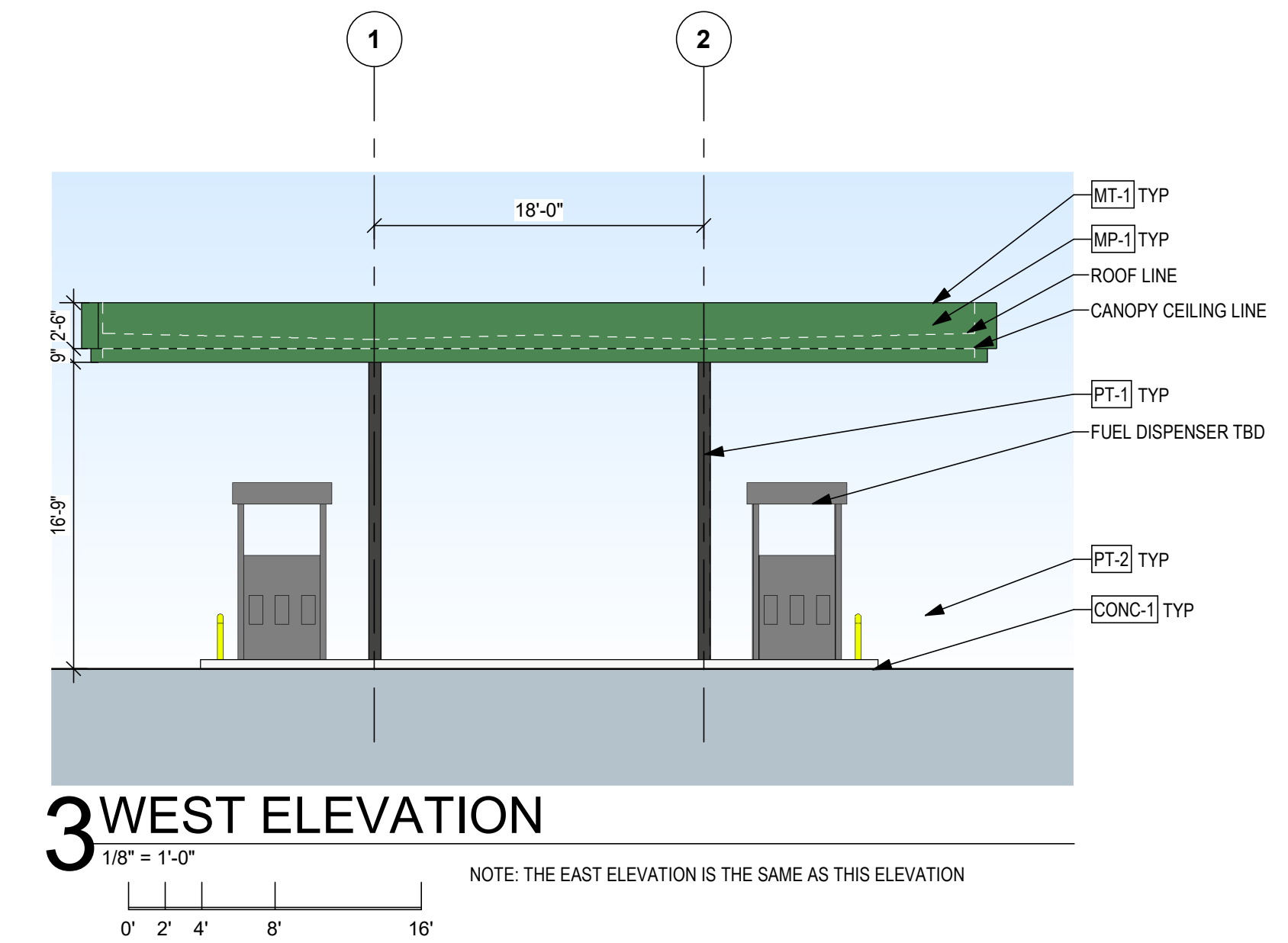
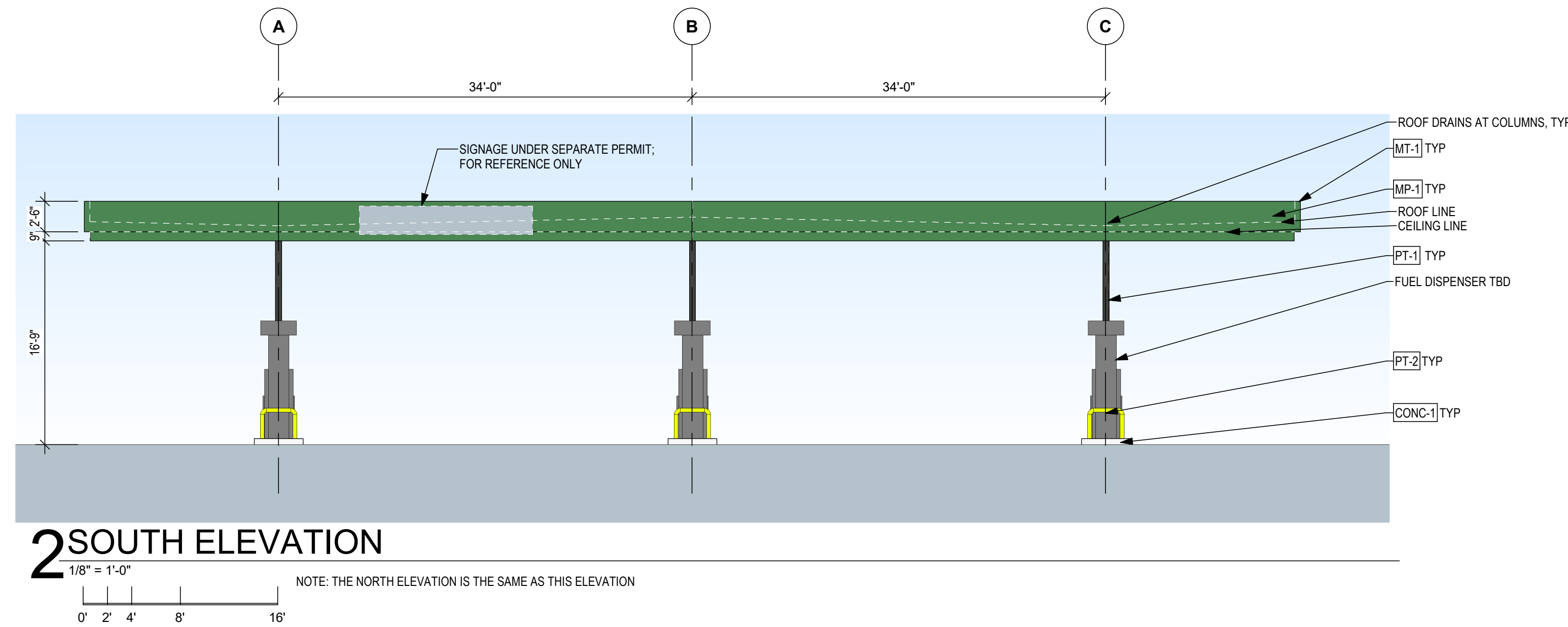
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EXTERIOR FINISH AND COLOR SCHEDULE			
MARK	DESCRIPTION/SIZE	MATERIAL/MODEL NUMBER	COLOR
CONC-1	FUELING SLAB	CONCRETE	NATURAL GRAY
TPO-1	TPO ROOFING	TPO	WHITE
MT-1	METAL FASCIA; GUTTERS; TRIM; CAP FLASHING; MISC	PRE-FINISHED METAL	APPLEGREEN
PT-1	STEEL COLUMNS; DOWNSPOUTS	PAINTED METAL	SW IRON ORE, 7069
PT-2	CONCRETE FILLED BOLLARDS	PAINTED METAL	'SAFETY YELLOW'
MP-1	ALUMINUM COMPOSITE METAL PANEL	ARCH METAL PANEL	APPLEGREEN
MP-2	FAUX WOOD METAL PANEL	ARCH METAL PANEL	WHITE

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**GASOLINE
REFUELING
CANOPY
SHEET: 13 OF 17**

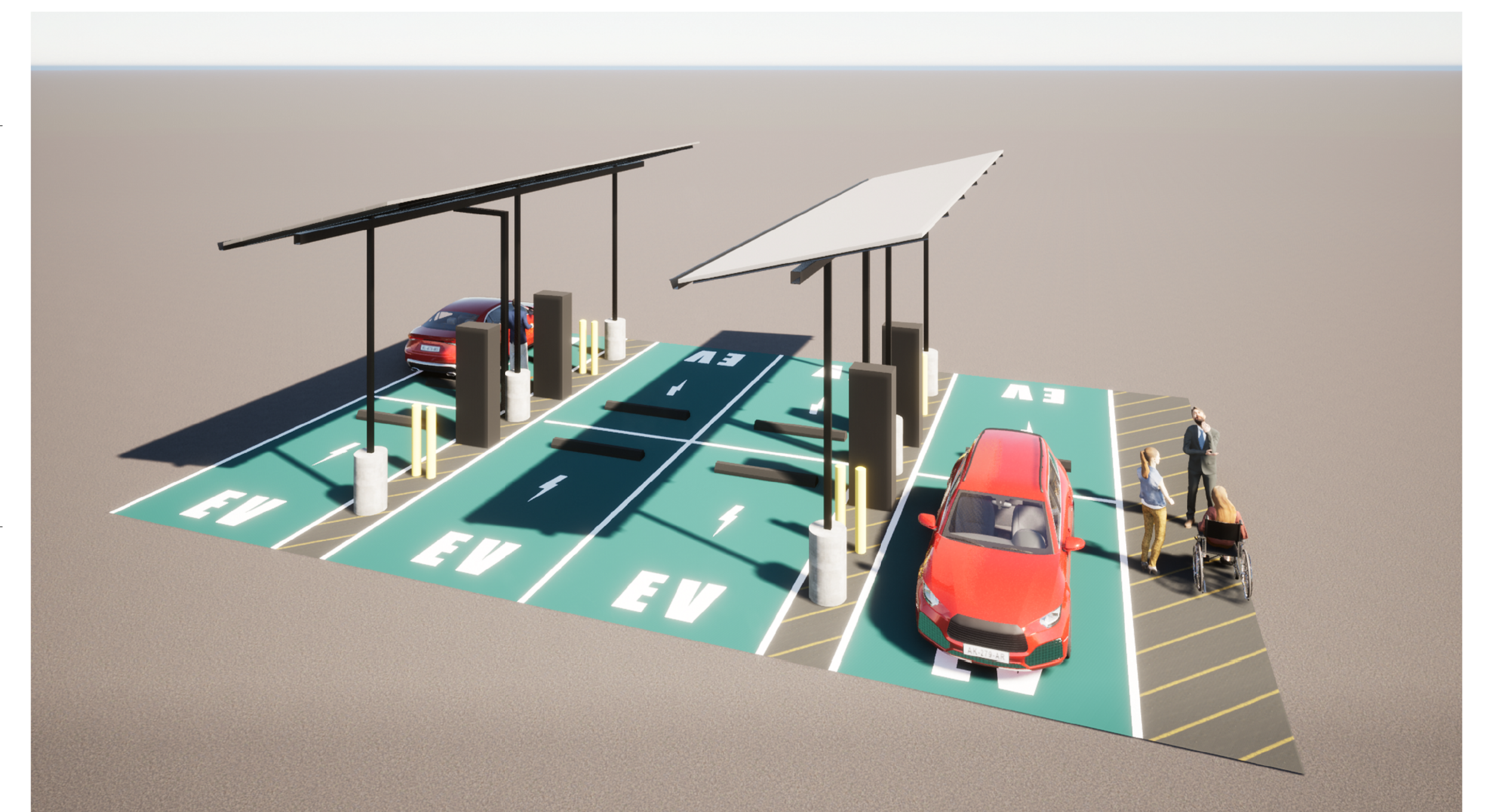
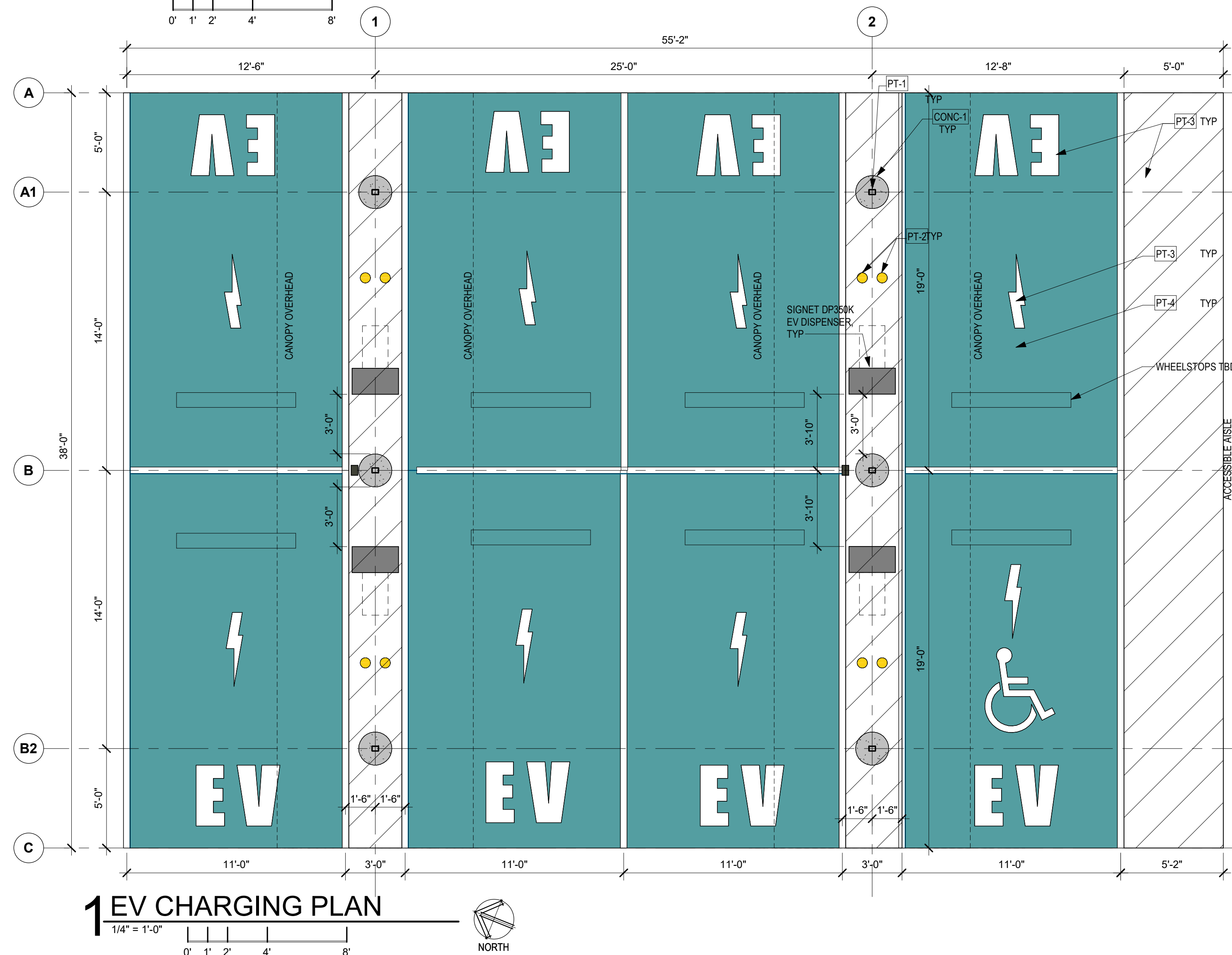
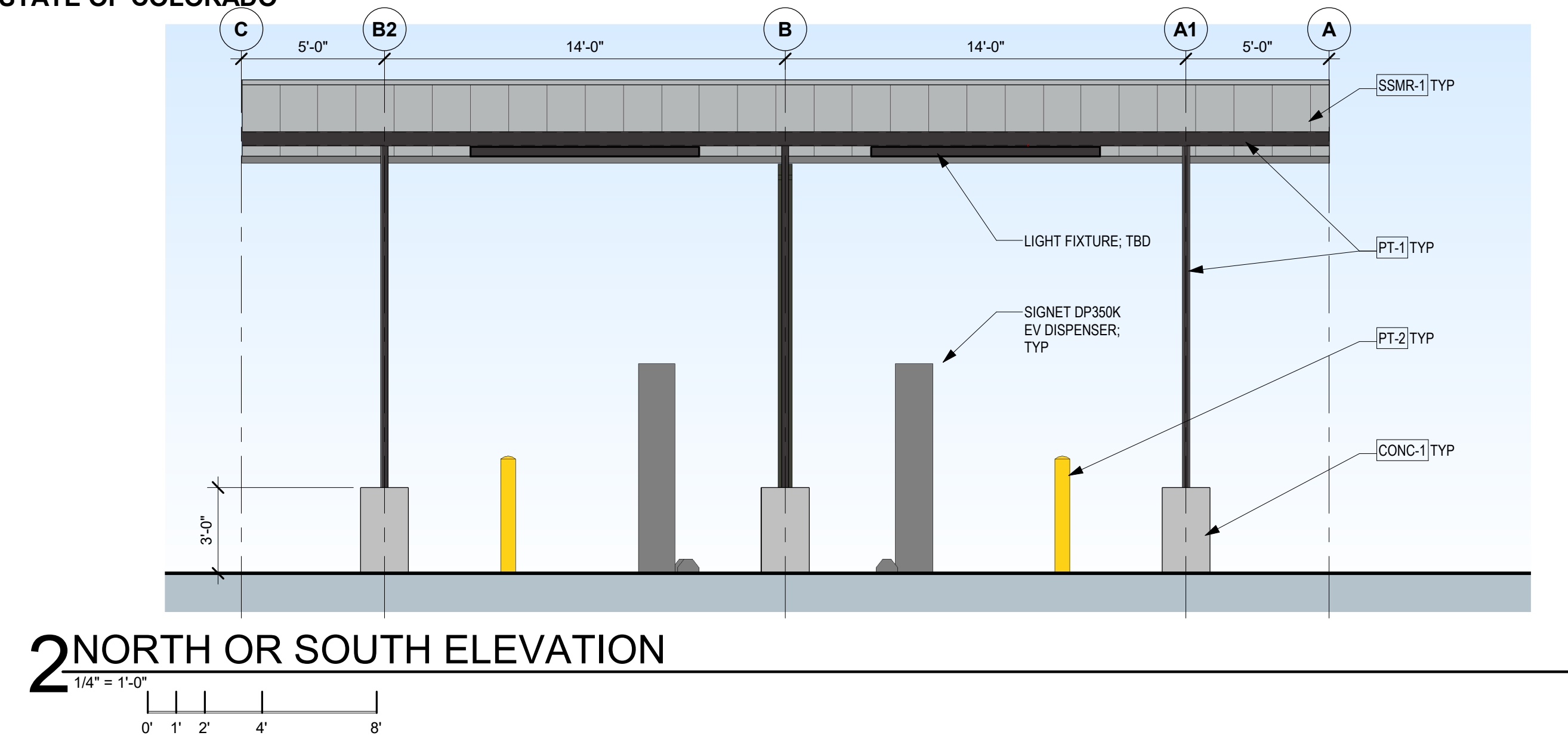
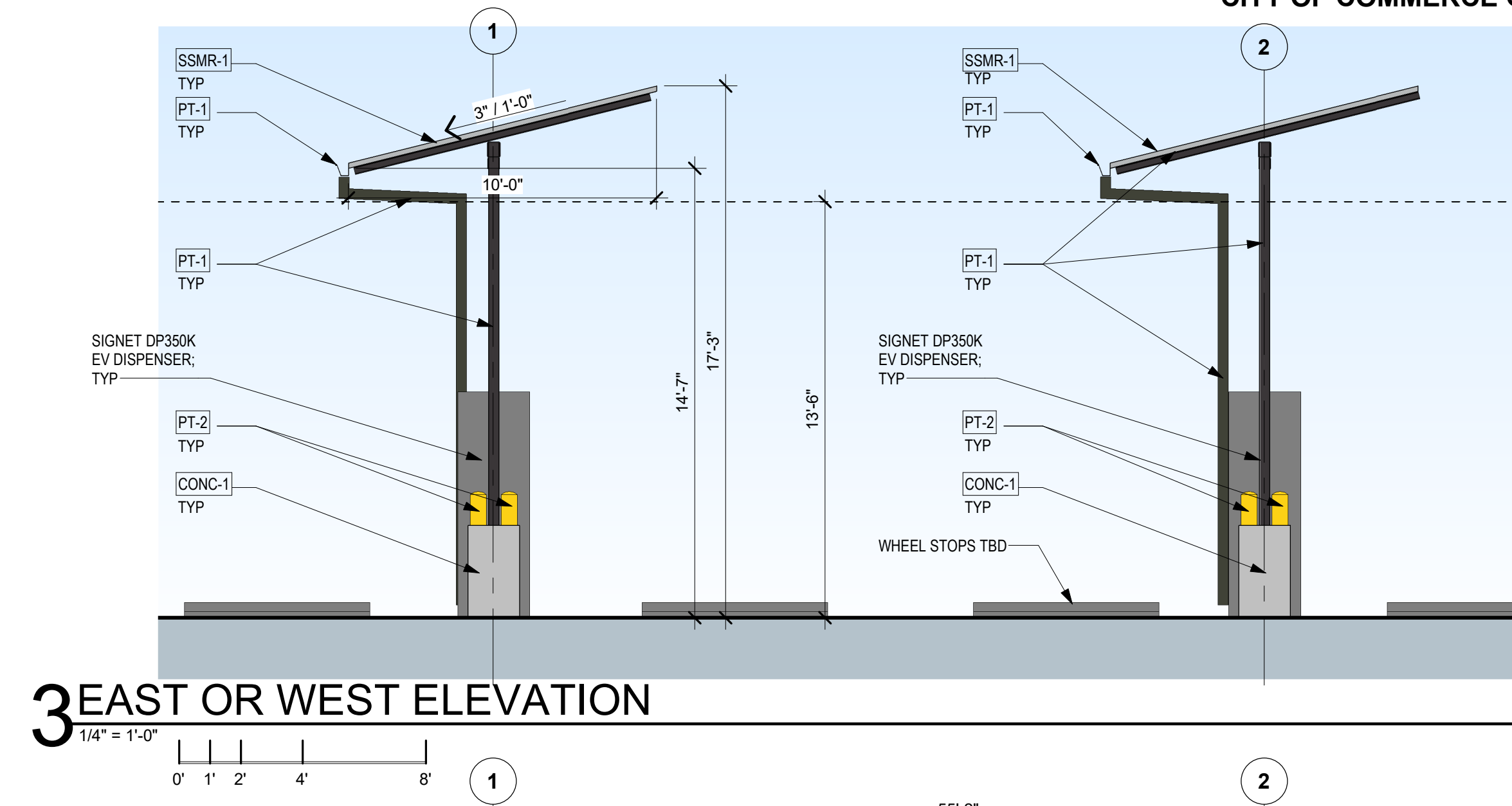
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CONC-1	CAST-IN-PLACE CONCRETE COLUMN BASES	CONCRETE	NATURAL W/ PARGE COAT FINISH
SSMR-1	STANDING SEAM METAL ROOF	PRE-FINISHED METAL	CHARCOAL GRAY
MT-1	METAL FASCIAS; GUTTERS; TRIM; CAP FLASHING; MISC	PRE-FINISHED METAL	BLACK
PT-1	EXP. STRUCTURE	PAINTED METAL	BLACK
PT-2	CONCRETE FILLED BOLLARDS	PAINTED METAL	SAFETY YELLOW
PT-3	PARKING LOT LINES AND SYMBOLS	ACRYLIC-BASED PAINT	HIGH REFLECTIVE WHITE
PT-4	EV PARKING SPOT INFILL COLOR	ACRYLIC-BASED PAINT	SW GREEN BAY

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