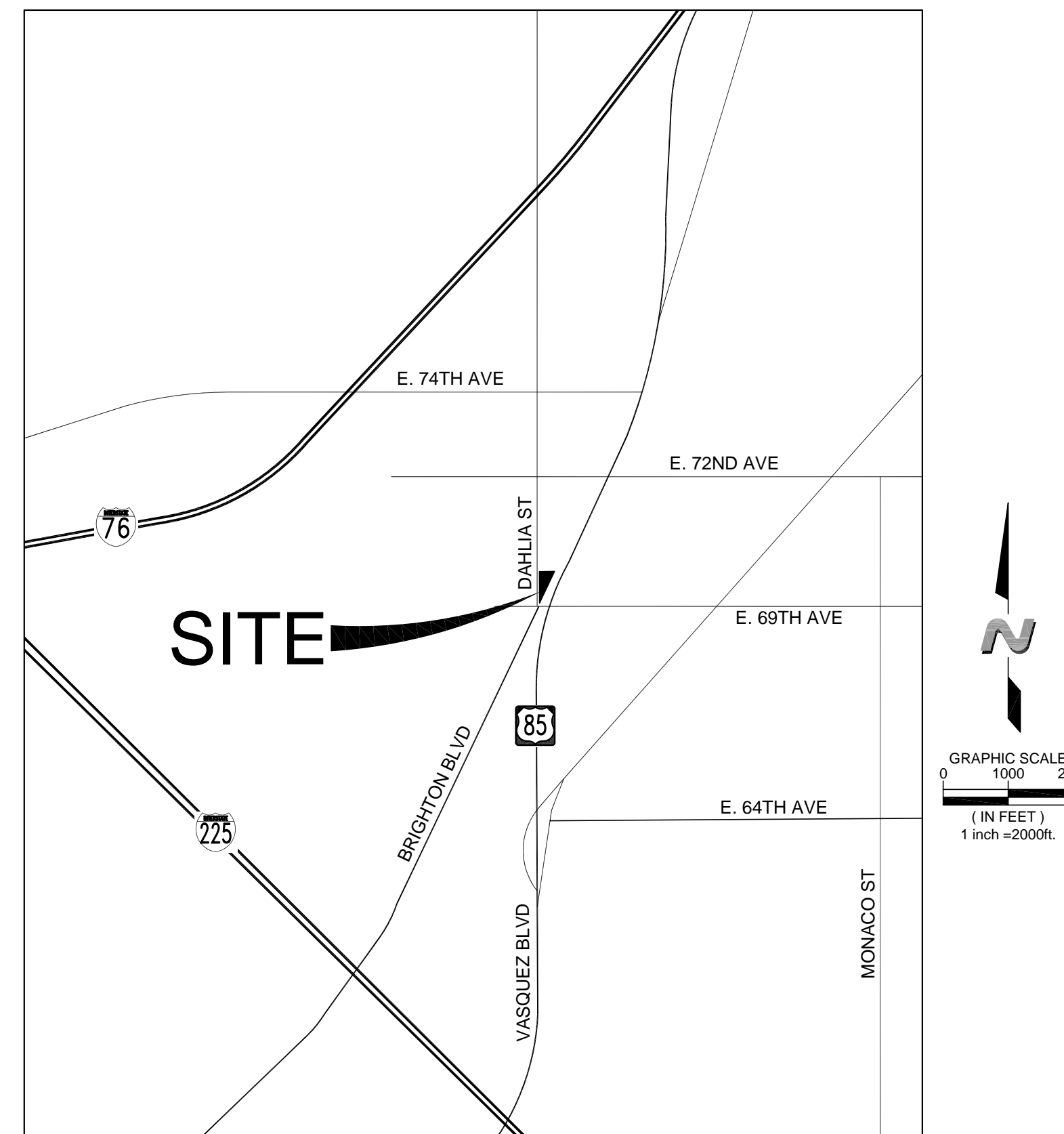


DEVELOPMENT PLAN  
**DAHLIA STREET RETAIL**  
 6966 DAHLIA STREET, COMMERCE CITY, COLORADO  
 LOT 1, DAHLIA MARKETPLACE, FILING NO. 1  
 SITUATED IN THE NORTHEAST QUARTER OF  
 SECTION 6, T. 3 SOUTH, R. 67 WEST OF THE 6th P.M.  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



**VICINITY MAP**  
 1" = 2,000'

**SHEET INDEX**

- 1 COVER SHEET
- 2 SITE PLAN
- 3 UTILITY PLAN
- 4 GRADING PLAN
- 5 LANDSCAPE PLAN
- 6 PHOTOMETRIC PLAN
- 7 ELEVATIONS
- 8 COLOR ELEVATIONS
- 9 CANOPY ELEVATIONS

**LEGAL DESCRIPTION**

LOT 1, DAHLIA MARKETPLACE, FILING NO. 1

**NOTES:**

1. 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.
2. 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.
3. 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.
4. 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 DISTANCE TRIANGLES AND EASEMENTS. HOWEVER, NO SIGNS WILL BE APPROVED BY THIS DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS MUST CONFORM TO THE CITY OF COMMERCE CITY'S SIGN CODE, WHICH WILL REQUIRE CHANGES TO THE SIGNAGE FOUND IN THIS DEVELOPMENT PLAN.
5. 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.
6. DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
7. 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.
8. 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.
9. UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER LAND DEVELOPMENT CODE.

**SITE DATA**

LOT SIZE:	48,700 SF
BUILDING AREA:	3,384.9
PAVED PARKING LOT AREA:	18,353.5 SF
SIDEWALK AREA:	1,640.7
LANDSCAPE AREA:	25,320.9 SF
LOT COVERAGE:	48.0 %
FLOOR AREA RATIO:	7.0 %
PARKING STALLS REQUIRED (1 PER 300 SF):	12 SPACES
PARKING STALLS PROVIDED:	12 SPACES
BUILDING CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	PUD
REQUESTED ZONING:	C-3 PER Z-900-12
EST. NUMBER OF EMPLOYEES:	12

**PROPERTY OWNER:**

6950 DAHLIA LLC  
 6950 DAHLIA STREET  
 COMMERCE CITY, COLORADO 80022  
 MR. DUANE KARST

**APPLICANT:**

MVG DEVELOPMENT  
 1509 YORK STREET  
 DENVER, COLORADO 80206  
 (303) 573-6500  
 MR. GREG MORAN

**ARCHITECT:**

THE DIMENSION GROUP  
 5600 S. QUEBEC STREET  
 SUITE 210C  
 GREENWOOD VILLAGE, COLORADO 80111  
 (720) 536-3180  
 MR. WAYNE D. ANDERSON, NCARB

**CIVIL ENGINEER:**

THE DIMENSION GROUP  
 5600 S. QUEBEC STREET  
 SUITE 210C  
 GREENWOOD VILLAGE, COLORADO 80111  
 (720) 536-3181  
 MR. CHAD A. WHEELER, PE

**LANDSCAPE ARCHITECT:**

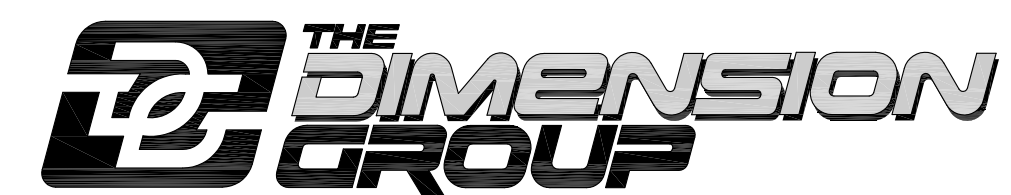
MEEKS DESIGN GROUP  
 1100 CENTENNIAL BOULEVARD  
 SUITE 270  
 RICHARDSON, TEXAS 75081  
 (972) 690-7474  
 MR. HERB MEEKS

**CITY STAFF CERTIFICATE:**

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

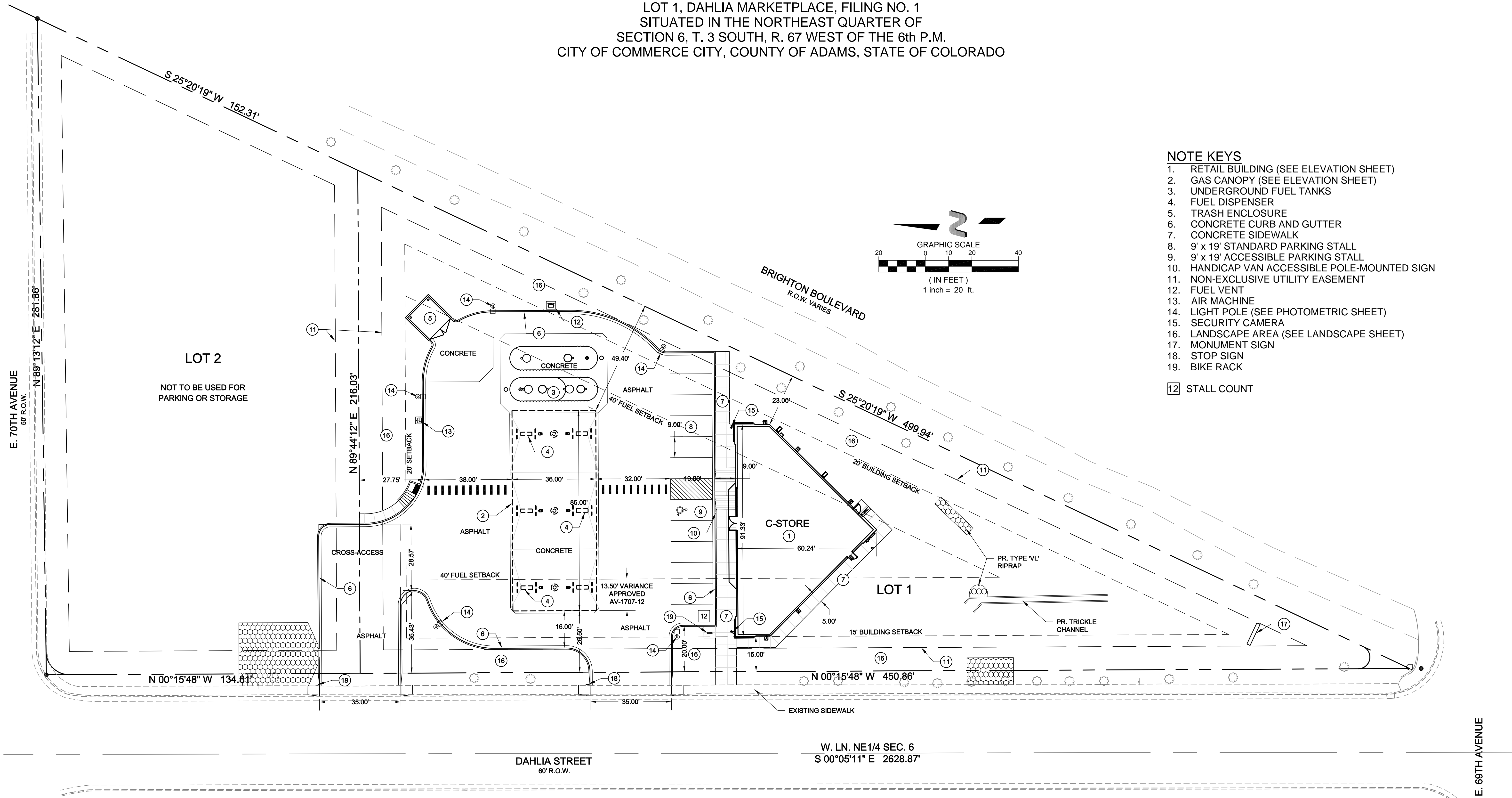
SHEET: COVER SHEET  
 DEVELOPMENT NAME: DAHLIA STREET RETAIL  
 PIN: 182306116004  
 SUBMITTED: MARCH 20, 2012  
 RESUBMITTED: MAY 1, 2012  
 RESUBMITTED: MAY 21, 2012



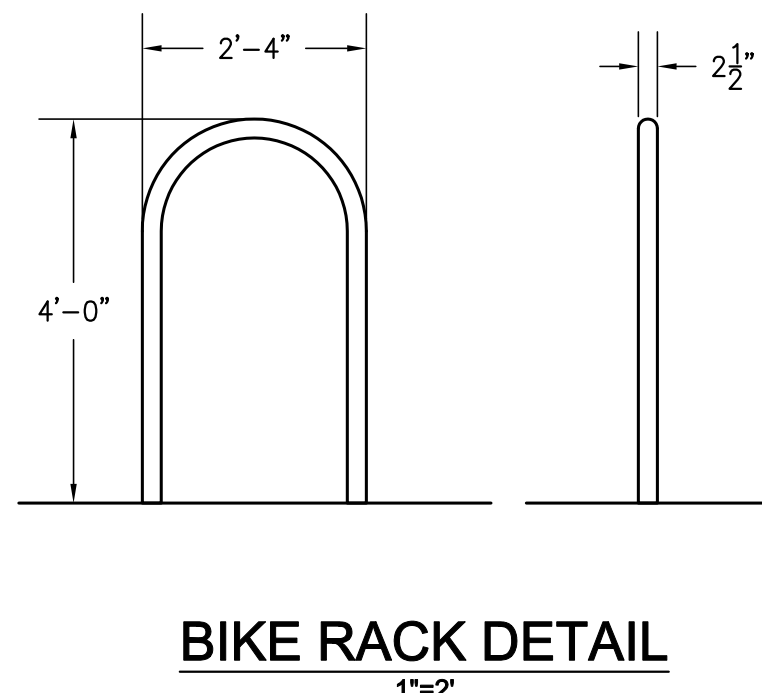
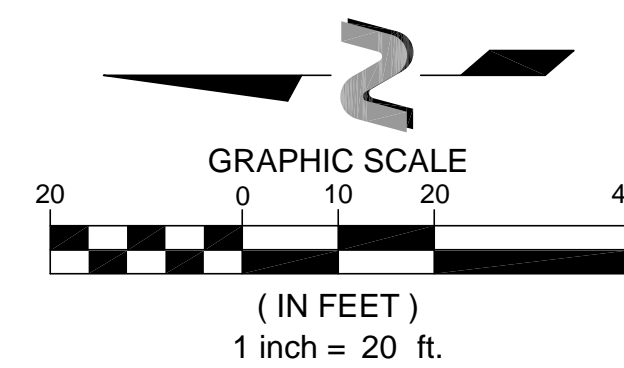
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING  
 5600 S. Quebec Street, Suite 210C, Greenwood Village, Colorado 80111  
 TEL: 720.536.3181 FAX: 720.536.3187 www.DimensionGrp.com

DEVELOPMENT PLAN  
**DAHLIA STREET RETAIL**

6966 DAHLIA STREET, COMMERCE CITY, COLORADO  
 LOT 1, DAHLIA MARKETPLACE, FILING NO. 1  
 SITUATED IN THE NORTHEAST QUARTER OF  
 SECTION 6, T. 3 SOUTH, R. 67 WEST OF THE 6th P.M.  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



- NOTE KEYS**
1. RETAIL BUILDING (SEE ELEVATION SHEET)
  2. GAS CANOPY (SEE ELEVATION SHEET)
  3. UNDERGROUND FUEL TANKS
  4. FUEL DISPENSER
  5. TRASH ENCLOSURE
  6. CONCRETE CURB AND GUTTER
  7. CONCRETE SIDEWALK
  8. 9' x 19' STANDARD PARKING STALL
  9. 9' x 19' ACCESSIBLE PARKING STALL
  10. HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN
  11. NON-EXCLUSIVE UTILITY EASEMENT
  12. FUEL VENT
  13. AIR MACHINE
  14. LIGHT POLE (SEE PHOTOMETRIC SHEET)
  15. SECURITY CAMERA
  16. LANDSCAPE AREA (SEE LANDSCAPE SHEET)
  17. MONUMENT SIGN
  18. STOP SIGN
  19. BIKE RACK
- 12 STALL COUNT

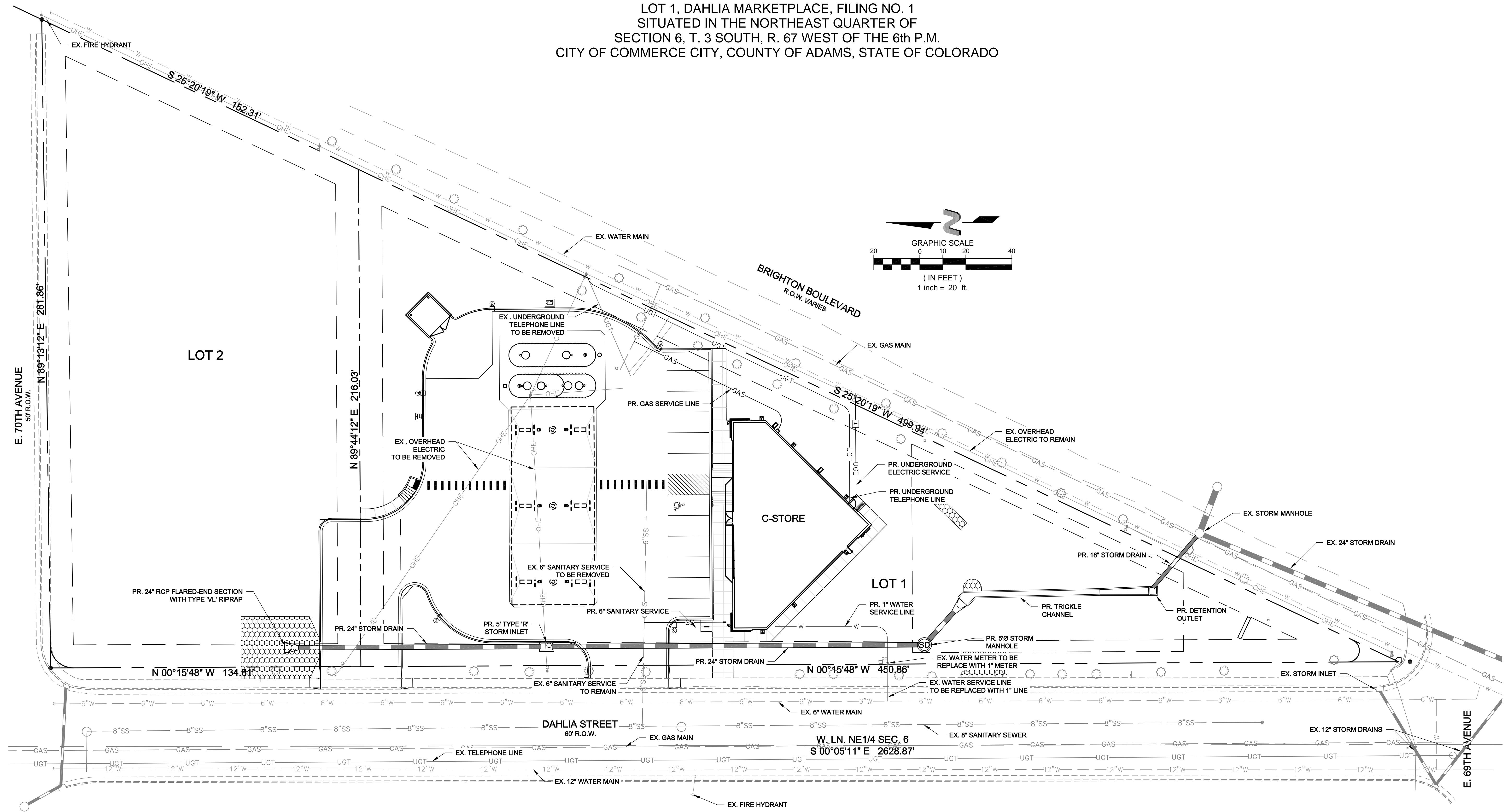


SHEET: SITE PLAN  
 DEVELOPMENT NAME: DAHLIA STREET RETAIL  
 PIN: 182306116004  
 SUBMITTED: MARCH 20, 2012  
 RESUBMITTED: MAY 1, 2012  
 RESUBMITTED: MAY 21, 2012

**CITY STAFF CERTIFICATE:**  
 APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_  
 DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**THE DIMENSION GROUP**  
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING  
 5600 S. Quebec Street, Suite 210C, Greenwood Village, Colorado 80111  
 TEL: 720.536.3181 FAX: 720.536.3187 www.DimensionGrp.com

DEVELOPMENT PLAN  
**DAHLIA STREET RETAIL**  
 6966 DAHLIA STREET, COMMERCE CITY, COLORADO  
 LOT 1, DAHLIA MARKETPLACE, FILING NO. 1  
 SITUATED IN THE NORTHEAST QUARTER OF  
 SECTION 6, T. 3 SOUTH, R. 67 WEST OF THE 6th P.M.  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

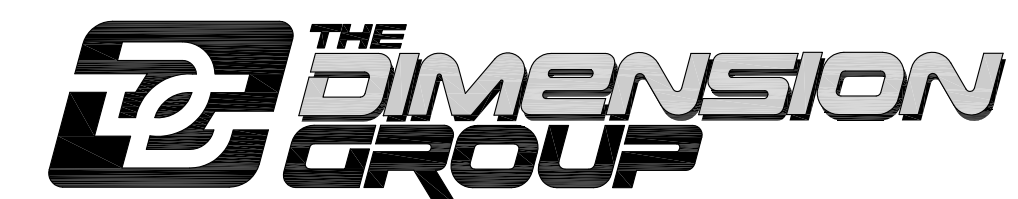


SHEET: UTILITY PLAN  
 DEVELOPMENT NAME: DAHLIA STREET RETAIL  
 PIN: 182306116004  
 SUBMITTED: MARCH 20, 2012  
 RESUBMITTED: MAY 1, 2012  
 RESUBMITTED: MAY 21, 2012

CITY STAFF CERTIFICATE:

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

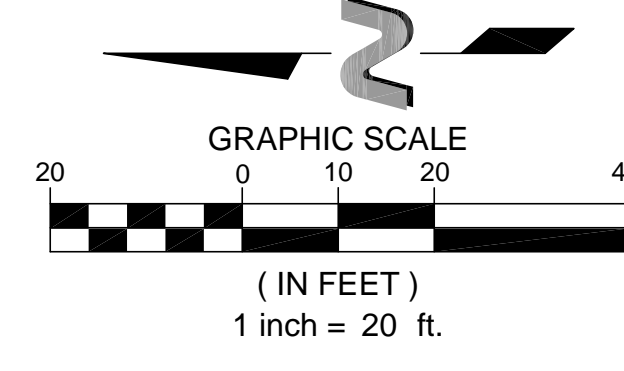
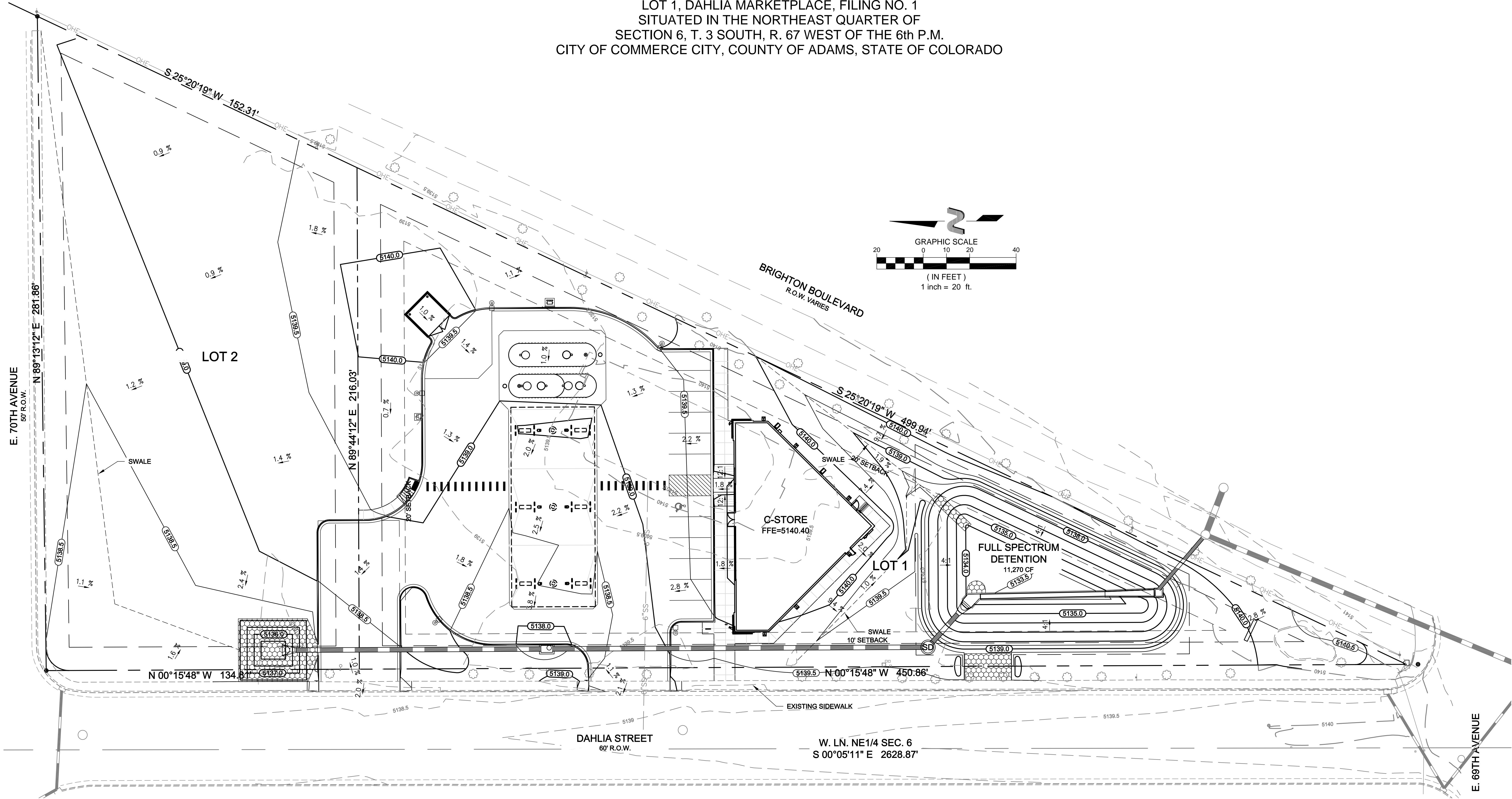
DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING  
 5600 S. Quebec Street, Suite 210C, Greenwood Village, Colorado 80111  
 TEL: 720.536.3181 FAX: 720.536.3187 www.DimensionGrp.com

DEVELOPMENT PLAN  
**DAHLIA STREET RETAIL**

6966 DAHLIA STREET, COMMERCE CITY, COLORADO  
 LOT 1, DAHLIA MARKETPLACE, FILING NO. 1  
 SITUATED IN THE NORTHEAST QUARTER OF  
 SECTION 6, T. 3 SOUTH, R. 67 WEST OF THE 6th P.M.  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

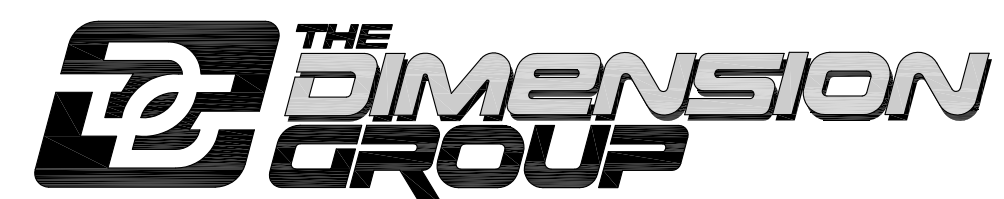


SHEET: GRADING PLAN  
 DEVELOPMENT NAME: DAHLIA STREET RETAIL  
 PIN: 182306116004  
 SUBMITTED: MARCH 20, 2012  
 RESUBMITTED: MAY 1, 2012  
 RESUBMITTED: MAY 21, 2012

CITY STAFF CERTIFICATE:

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING  
 5600 S. Quebec Street, Suite 210C, Greenwood Village, Colorado 80111  
 TEL: 720.536.3181 FAX: 720.536.3187 www.DimensionGrp.com

# DEVELOPMENT PLAN DAHLIA STREET RETAIL

6966 DAHLIA STREET, COMMERCE CITY, COLORADO  
LOT 1, DAHLIA MARKETPLACE, FILING NO. 1  
SITUATED IN THE NORTHEAST QUARTER OF  
SECTION 6, T. 3 SOUTH, R. 67 WEST OF THE 6th P.M.  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

## LANDSCAPE SITE DESIGN REQUIREMENTS

DEVELOPMENT TYPE:	REQUIRED	PROVIDED
COMMERCIAL SITE GREATER THAN 40,000 S.F. LOT AREA TO 5 ACRES.		48,700 S.F.
TOTAL GROSS AREA OF SITE		24,277 S.F.
LANDSCAPE AREA	ENTIRE YARD	24,277 S.F.
TREES	1/600 S.F. OF LANDSCAPE AREA 24,277 S.F. / 600 = 42 TREES	EXISTING TREES SAVED ON SITE = 34 PROPOSED TREES = 17 51 TOTAL TREES
SHRUBS	1/300 S.F. OF LANDSCAPE AREA 24,277 S.F. / 300 = 81 SHRUBS	128 TOTAL SHRUBS
MATERIAL	75% OF LANDSCAPE TO BE LIVE MATERIAL	19,002 S.F. OR 78.2%
TURF / SOD	MAX 50% OF LANDSCAPE	12,388 S.F. OR 49%
MULCH	(2) TYPES REQUIRED	WOOD/BARK CHIP MULCH RIVER ROCK
PERIMETER LANDSCAPING (PARKING AREAS)	(1) TREE & (5) SHRUBS EVERY 30 L.F.	450 L.F. (15) TREES & (75) SHRUBS
BUFFER ZONE (DAHLIA STREET) TYPE B *	(5) TREES / 100 FEET (8) SHRUBS / 100 FEET	451 LINEAR FEET (23) TREES & (36) SHRUBS
DETENTION / RETENTION AREA	(1) TREE & (10) SHRUBS EVERY 50 FEET	322 FEET TOTAL (6) TREES & (64) SHRUBS

\* PLANT MATERIALS DESIGNATED AS BUFFER ZONE CANNOT BE USED TO MEET ANY OTHER LANDSCAPING REQUIREMENT IN THE LAND DEVELOPMENT CODE.

PER SECTION 21-7552 OF THE CITY OF COMMERCE LAND DEVELOPMENT CODE: THE R.O.W. AREA TO THE EAST ALONG BRIGHTON BOULEVARD / HWY 85 SHALL BE SEEDED TO ENSURE A VIABLE GRASS STAND USING A SUITABLE GRASS SEED MIXTURE AND TEMPORARY IRRIGATION. THIS AREA IS TO BE ESTABLISHED AND MAINTAINED UNTIL FINAL ACCEPTANCE BY THE CITY.

### EXISTING TREE SURVEY

TREE NO.	SPECIES	CALIPER	TREE NO.	SPECIES	CALIPER
1	Juniper	3"	22	Juniper	3"
2	Juniper	3"	23	Juniper	3"
3	Juniper	3"	24	White Ash	5"
4	Juniper	3"	25	Juniper	4"
5	White Ash	4"	26	Juniper	2"
6	Fir	3"	27	Juniper	4"
7	Juniper	3"	28	Juniper	4"
8	Fir	3"	29	Juniper	4"
9*	Fir	3"	30*	Juniper	4"
10	Juniper	3"	31*	Juniper	4"
11	Fir	3"	32	Juniper	4"
12	Fir	3"	33	Juniper	3"
13	Juniper	2"	34	Juniper	3"
14	Fir	3"	35	Juniper	3"
15	Juniper	4"	36*	Juniper	3"
16	Fir	3"	37*	Juniper	3"
17	Juniper	3"	38	Juniper	3"
18	White Ash	4"	39	Juniper	3"
19	Juniper	3"	40*	Juniper	3"
20	Juniper	3"	41*	Juniper	3"
21	Juniper	3"	42*	Crab Apple	1.5"
			43*	Crab Apple	1.5"

\* Denotes existing tree to be removed. Total of (9) trees (26 caliper in.) to be removed.

NOTE: All existing trees on site appear to be in good condition and no trees on site are greater than 4" in caliper.

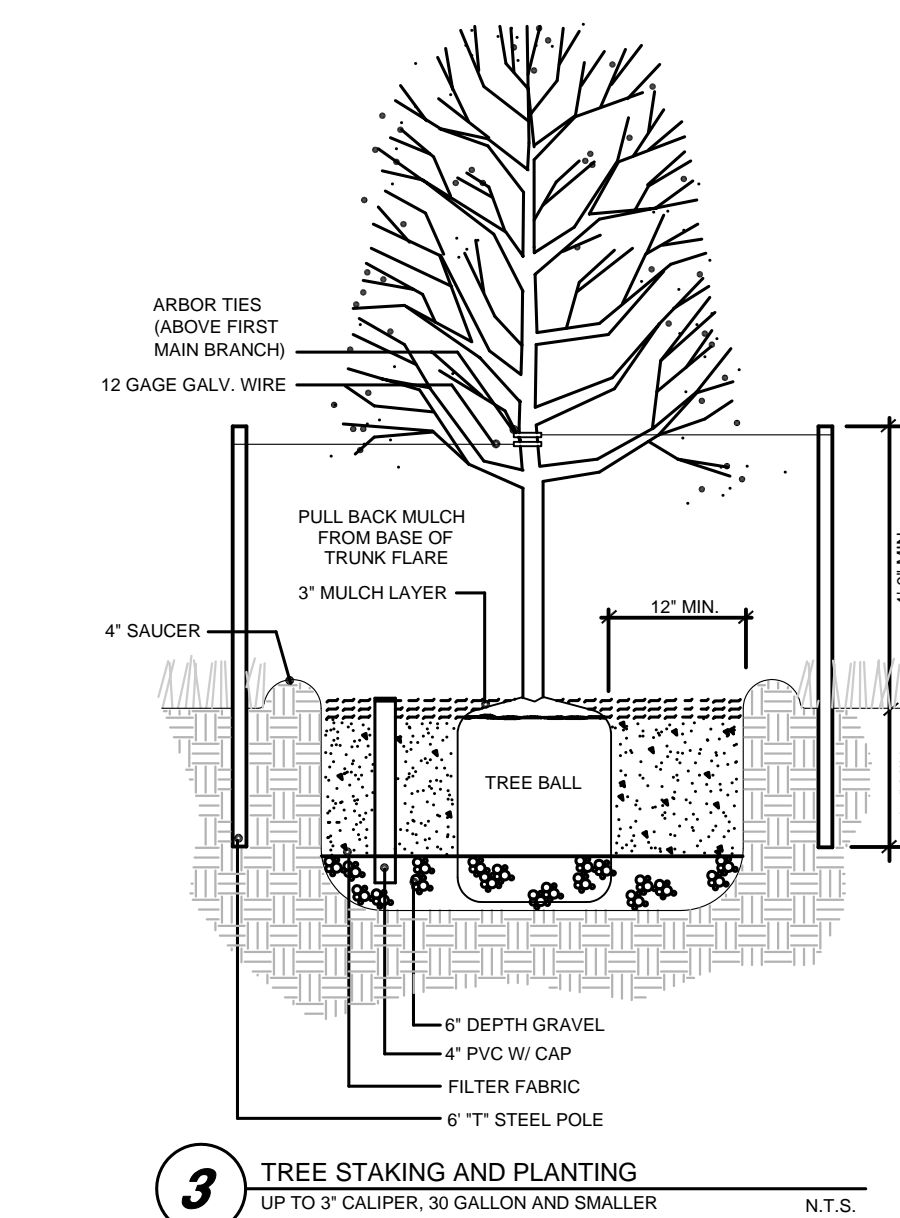
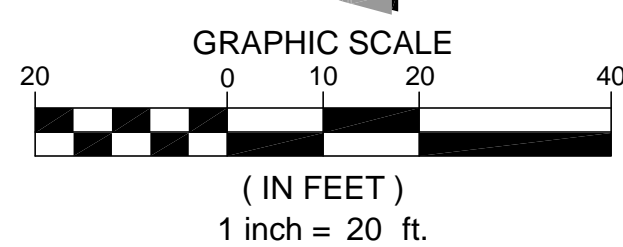
### PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
<b>DECIDUOUS SHADE TREES</b>					
CN	Acer platanoides 'Columnar'	Columnar Norway Maple	4	3" cal.	10'-12' Ht.
KC	Gymnocladus dioica	Kentucky Coffee Tree	2	3" cal.	10'-12' Ht.
EO	Quercus robur	English Oak	3	3" cal.	10'-12' Ht.
<b>DECIDUOUS ORNAMENTAL TREES</b>					
RS	Malus spp. 'Red Splendor'	Crabapple 'Red Splendor'	4	1.5" cal.	6'-8' Ht.
<b>EVERGREEN TREES</b>					
ER	Pseudotsuga menziesii glauca	Douglas Fir	5	30 Gal.	6' Ht. min.
MJ	Juniperus scopulorum 'Moonglow'	Juniper, 'Moonglow'	2	30 Gal.	6' Ht. min.
<b>SHRUBS</b>					
PC	Caragana pygmaea	Pygmy Caragana	30	5 Gal.	24" min. ht, 18" min. spread
CA	Cotoneaster acutifolia	Peking Contoneaster	46	5 Gal.	24" min. ht, 18" min. spread
DM	Pinus mugo 'dwarf'	Mugo Pine 'dwarf'	33	5 Gal.	24" min. ht, 18" min. spread
GT	Genista tinctoria	Royal Gold Woodwaxen	12	5 Gal.	18" min. ht, 12" min. spread
<b>ORNAMENTAL GRASSES</b>					
KF	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Grass	61	1 Gal.	24" min. ht, 12" min. spread
<b>GROUND COVER</b>					
JH	Juniper horizontalis	Creeping Juniper	330	1 Gal.	Plant 18" O.C.
SS	Fescue	Irrigated turf	12,388 S.F.		Solid Sod
<b>MULCH</b>					
RR	River Rock		5,575 S.F.	2'-3" color per owner	Spread 3" min. thickness
WM	Wood/bark chip mulch		5,966 S.F.		Spread 3" min. thickness
PE	Plastic Landscape Edge		1,020 L.F.		4" with roll top

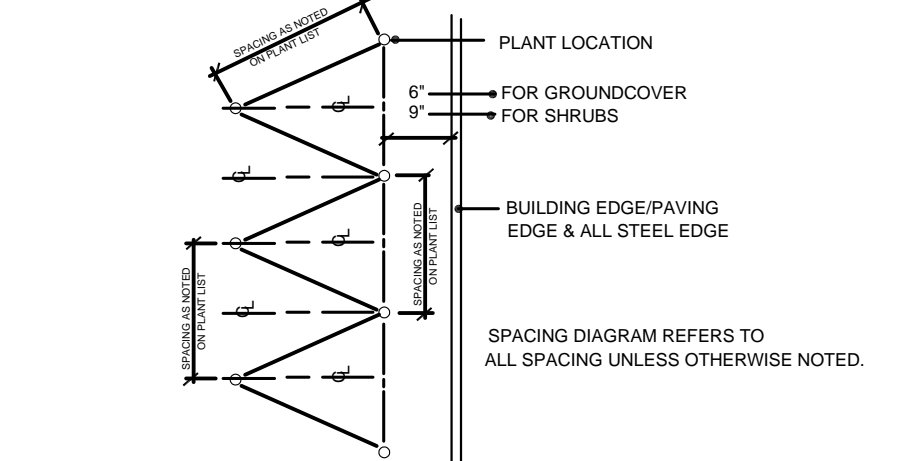
**IRRIGATION**  
ALL LANDSCAPED AREAS AND PLANT MATERIALS TO BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO ALL REQUIREMENTS OF THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.

### GRAPHIC SYMBOL KEY

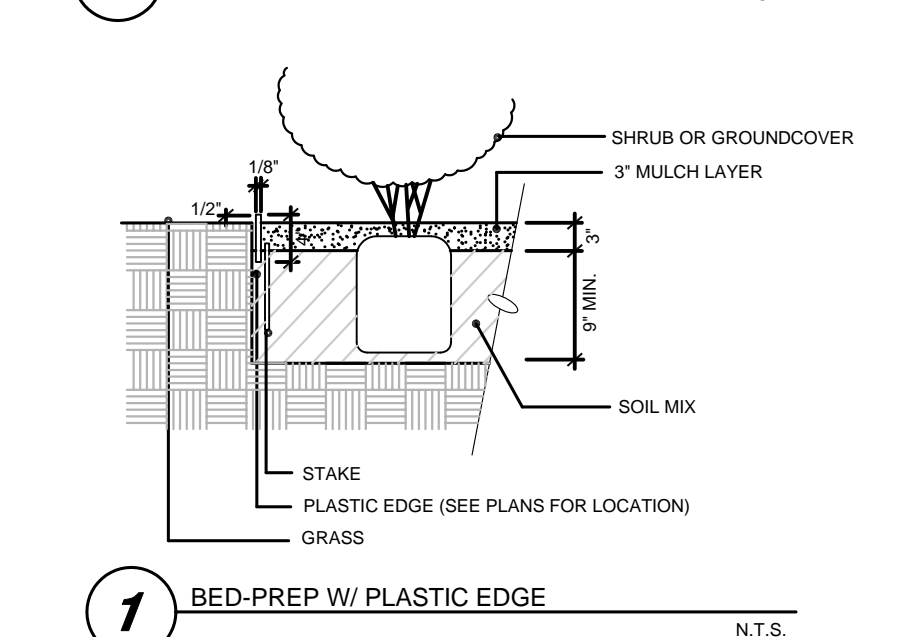
	PROPOSED PARKING TREE (4" CAL. CANOPY / SHADE TREE)		PROPOSED CANOPY BUFFER TREE
	PROPOSED PARKING TREE (1.5" CAL. ORNAMENTAL TREE)		PROPOSED EVERGREEN BUFFER TREE
	EXISTING PARKING TREE TO REMAIN		EXISTING BUFFER TREE TO REMAIN
	EXISTING TREE TO REMAIN		GROUND COVER (CREEPING JUNIPER)
	EXISTING TREE TO BE REMOVED		GROUND COVER (FESCUE SOD)
	PROPOSED SHRUBS (REF. PLANT LEGEND FOR TYPE)		RIVER ROCK
			WOOD/BARK CHIP MULCH



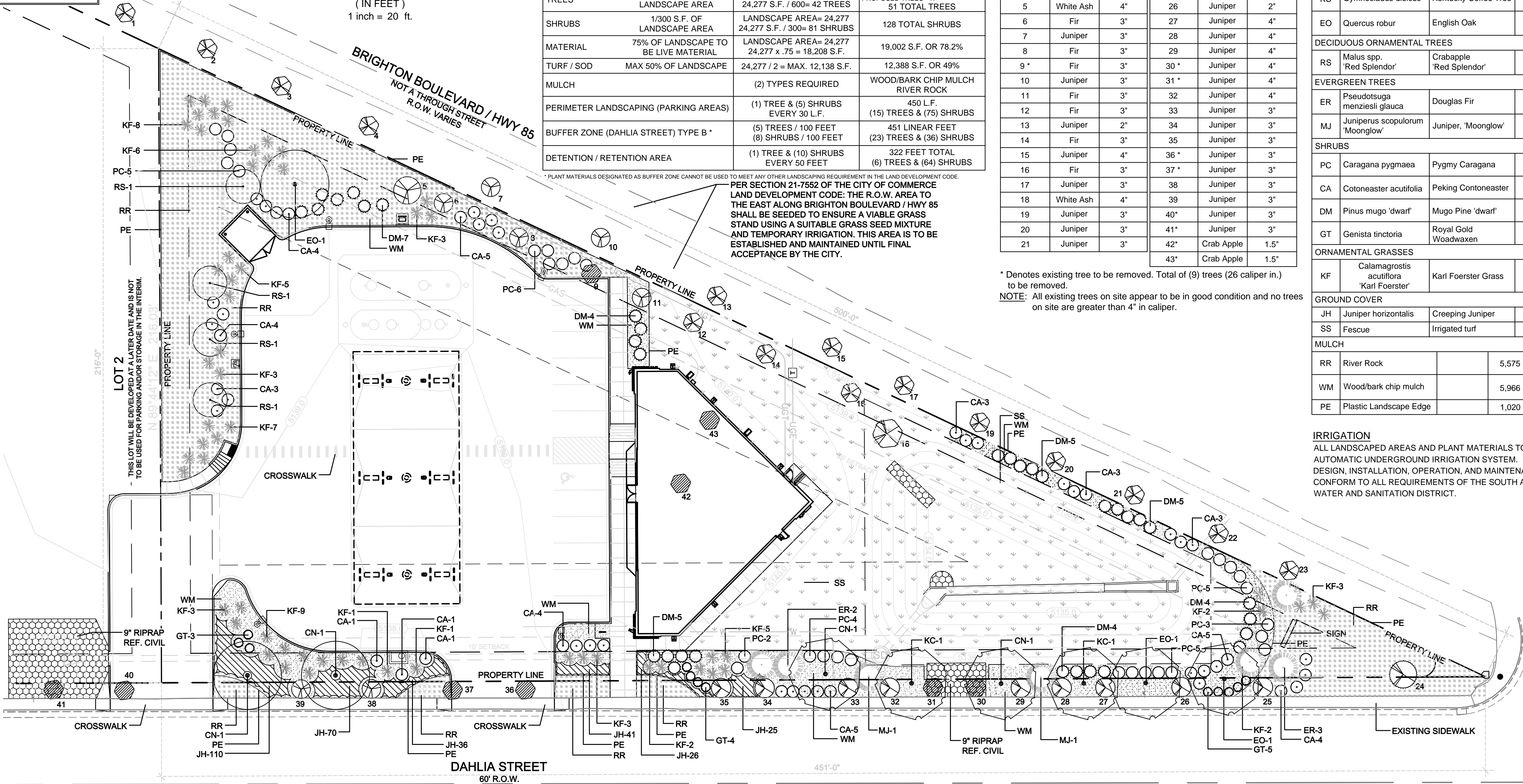
3 TREE STAKING AND PLANTING  
UP TO 3" CALIPER, 30 GALLON AND SMALLER  
N.T.S.



2 (TYP.) PLANT SPACING DIAGRAM  
\*REFERENCE PLAN FOR ACTUAL PLANT LOCATIONS  
N.T.S.



7 BED-PREP W/ PLASTIC EDGE  
N.T.S.



### GENERAL MAINTENANCE & STANDARDS PER CITY OF COMMERCE:

- TURF CARE:** GRASS SHALL BE MOWED FROM APRIL 15TH THROUGH OCTOBER 31ST AT A FREQUENCY LEVEL TO MAINTAIN A LENGTH OF NO GREATER THAN 3.5" IN HEIGHT. TURF SHALL NOT BE MOWED LOWER THAN 2 INCH IN HEIGHT. RE-SEEDING OR SOD REPLACEMENT SHALL OCCUR WHEN BARE SPOTS ARE PRESENT IN THE TURF AREA. ANNUAL AERATION OF THE TURF AREA IS RECOMMENDED. WEED CONTROL SHALL BE PRACTICED WHEN WEEDS ARE PRESENT A VISIBLE PROBLEM OR WHEN WEEDS REPRESENT 5% OR MORE OF THE TURF SURFACE. THE APPLICATION OF PRE-EMERGENT WEED CONTROL PRODUCTS IS RECOMMENDED. AREAS SUCH AS NATURAL OPEN SPACES AND RETENTION / DETENTION SITES SHALL HAVE LOW MOWING FREQUENCY. LOW GROWING GRASSES SHOULD NOT BE MOWED. HIGH GROWING GRASSES SHALL RECEIVE PERIODIC MOWING TO AID IN PUBLIC USE OR REDUCE FIRE DANGER. NOXIOUS WEED CONTROL MEASURES SHALL BE APPLIED.
- FERTILIZER:** ADEQUATE LEVELS AND PROPER DISTRIBUTION OF FERTILIZER SHALL BE APPLIED TO ENSURE THAT ALL PLANT MATERIALS ARE HEALTHY AND GROWING VIGOROUSLY. THE AMOUNT AND TYPE OF FERTILIZATION IS DEPENDANT UPON SPECIES, LENGTH OF GROWING SEASON, SOIL COMPOSITION AND RAINFALL. A LANDSCAPING PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE FERTILIZATION FREQUENCY, AMOUNT(S) AND TYPE(S).
- IRRIGATION:** IRRIGATION SYSTEMS SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES DURING THE GROWING SEASON. PERIODIC INSPECTION AND TESTING OF THE SYSTEM SHOULD BE PERFORMED TO ENSURE PROPER OPERATION. SYSTEMS SHALL ALSO BE ADJUSTED TO CLIMATIC CHANGES. DAMAGED OR MALFUNCTIONING COMPONENTS SHALL BE REPAIRED OR ADJUSTED WITHIN 48HRS OF DISCOVERY.
- LITTER CONTROL:** ALL PUBLIC AREAS SHALL BE KEPT FREE OF SYSTEMS AND DEBRIS. A MINIMUM SERVICE LEVEL OF 3 TIMES PER WEEK SHOULD BE ESTABLISHED, OR A FREQUENCY LEVEL AS IS NECESSARY TO MAINTAIN PUBLIC AREAS IN LITTER AND DEBRIS FREE CONDITION AT ALL TIMES.
- PRUNING:** ALL TREES AND WOODY PLANTS SHALL BE PRUNED AT A MINIMUM OF ONCE PER GROWING SEASON, UNLESS SPECIES PLANTED DICTATE MORE FREQUENT ATTENTION. SCULPTURED HEDGES OR HIGH GROWTH SPECIES MAY DICTATE MORE FREQUENT ATTENTION. A PRUNING FREQUENCY LEVEL SHALL BE ESTABLISHED THAT MAINTAINS PLANT MATERIAL SHAPELY, HEALTHY AND IN A DISEASED AND DEAD FREE BRANCH/CLIMB CONDITION. TREES SHALL BE TRIMMED TO A CLEARANCE HEIGHT OF 15 FEET ABOVE ROADWAYS AND 10 FEET ABOVE SIDEWALKS AND TRAILS.
- DISEASE AND INSECT CONTROL:** DISEASE AND INSECT CONTROL METHODS SHALL BE EMPLOYED UPON NOTICEABLE DAMAGE. THE REDUCED VIGOR OF PLANT MATERIAL OR CONDITIONS THAT COULD BE CONSIDERED TO BE A NUISANCE TO THE PUBLIC. PREVENTION MEASURES AS PRESCRIBED BY A LANDSCAPING PROFESSIONAL SHOULD BE A COMPONENT OF THE OVERALL MAINTENANCE PLAN.
- FLORAL PLANTINGS:** FLORAL PLANTINGS SHALL RECEIVE ATTENTION ONCE PER WEEK. WATERING MAY BE MORE FREQUENT. THE HEALTH AND VIGOR OF THE PLANT MATERIAL WILL DICTATE THE FERTILIZATION AND DISEASE CONTROL FREQUENCY. FLORAL PLANTINGS SHALL BE KEPT IN A WEED FREE CONDITION.
- SNOW AND ICE REMOVAL:** SNOW SHALL BE REMOVED FROM ALL PUBLIC WALKWAYS AND PARKING AREAS WITHIN 24HRS OF EACH SNOWFALL. GRAVEL OR SNOWMELT SHOULD BE UTILIZED TO REDUCE ICE ACCUMULATION.
- LIGHTING:** ALL LIGHTING ELEMENTS SHALL BE MAINTAINED IN WORKING CONDITION AT ALL TIMES. DAMAGED OR MALFUNCTIONING LIGHTING ELEMENTS SHALL BE REPLACED WITHIN 48HRS OF DISCOVERY OR REPORTING.
- SURFACES AND SPECIAL FEATURES:** ALL SURFACES SHOULD BE CLEANED, REPAIRED, REPAINTED OR REPLACED WHEN THEIR APPEARANCE HAS NOTICEABLY DETERIORATED. SPECIAL FEATURES SUCH AS ENTRYWAY MONUMENTS, FENCES, BENCHES, TRASH RECEPTACLES, PLAYGROUND EQUIPMENT, ETC., SHALL BE MAINTAINED FOR SAFETY, FUNCTION, AND A HIGH QUALITY OF APPEARANCE AS PER ESTABLISHED DESIGN.

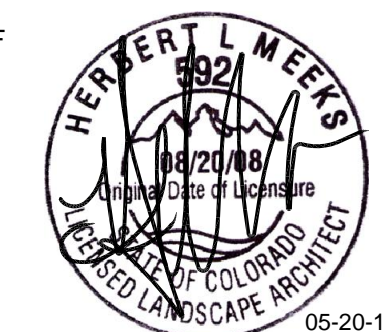
### LANDSCAPE PLAN NOTES

- 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 & GROUND COVERS 2 1/2 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 TITLED TO A DEPTH OF 6 INCH FOR EVERY 1,000-SQUARE FEET OF LANDSCAPE AREA.
- 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.
- 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.
- MAINTENANCE & INSTALLATION:** 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. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT FOR 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 (1) YEAR. 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.
- 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 SAME TIME OF PLANTING OR AT MATURITY EXCEEDS 36 INCHES ABOVE THE GUTTER FLOW LINE EXCEPT TREES WHICH MUST BE LIMBED TO 8 FT. AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MIN. OF 10 FT. 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.
- IMPLEMENTATION & 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.

### CITY STAFF CERTIFICATE:

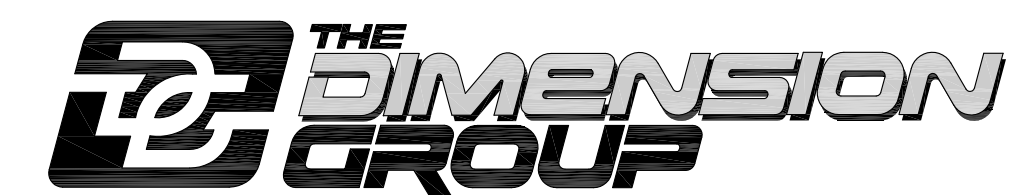
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**meets**  
landscape architects  
Meets Design Group  
1100 Centennial Blvd. #720  
richardson, CO 80501  
ph 972) 690-7474  
fx 972) 690-7878

SHEET: LANDSCAPE PLAN  
DEVELOPMENT NAME: DAHLIA STREET RETAIL  
PIN: 182306116004  
SUBMITTED: MARCH 20, 2012  
RESUBMITTED: MAY 1, 2012  
RESUBMITTED: MAY 21, 2012



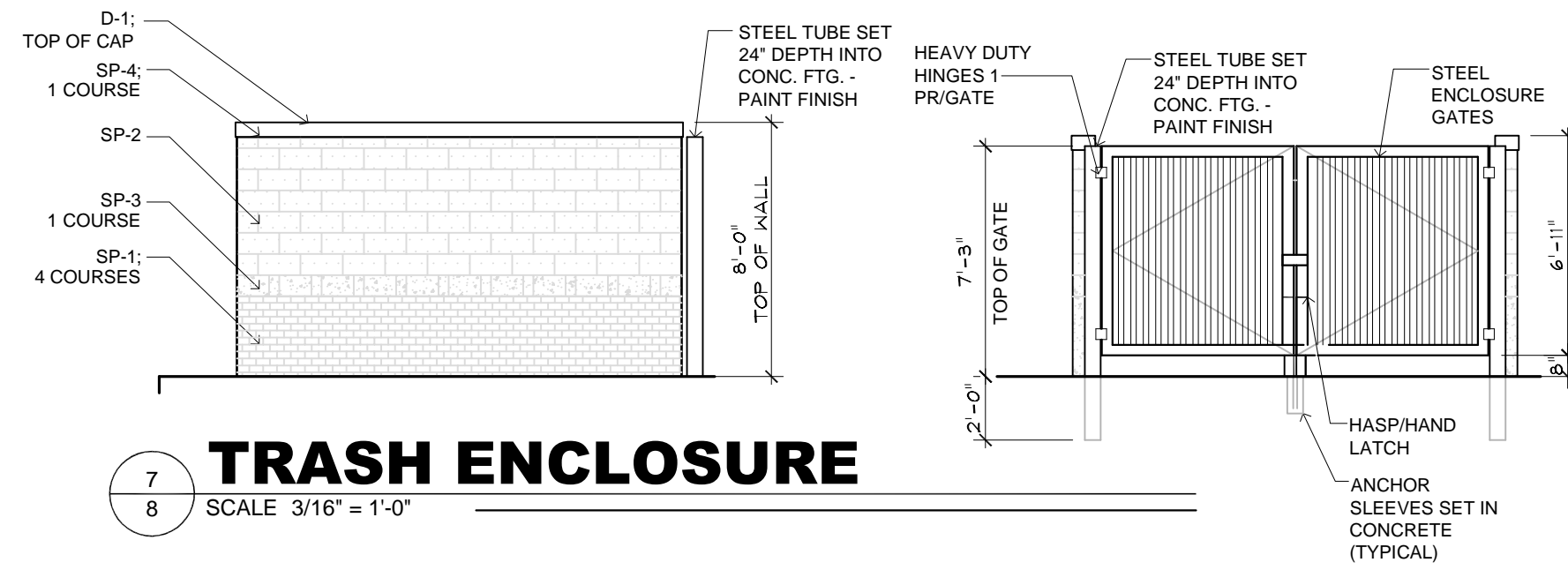
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING  
5600 S. Quebec Street, Suite 210C, Greenwood Village, Colorado 80111  
TEL: 720.536.3181 FAX: 720.536.3187 www.DimensionGrp.com



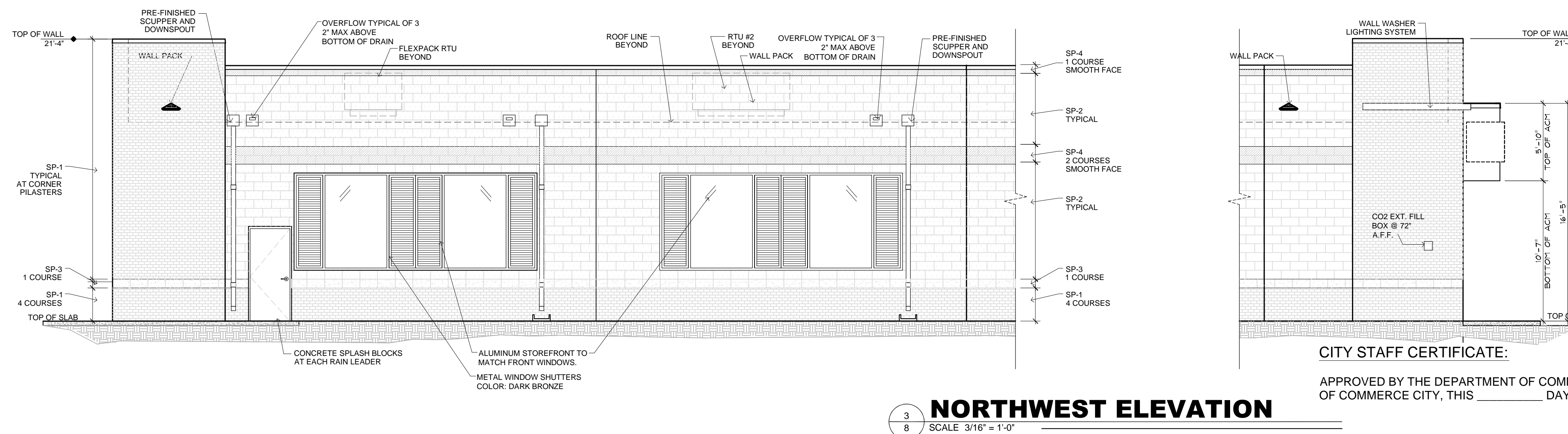
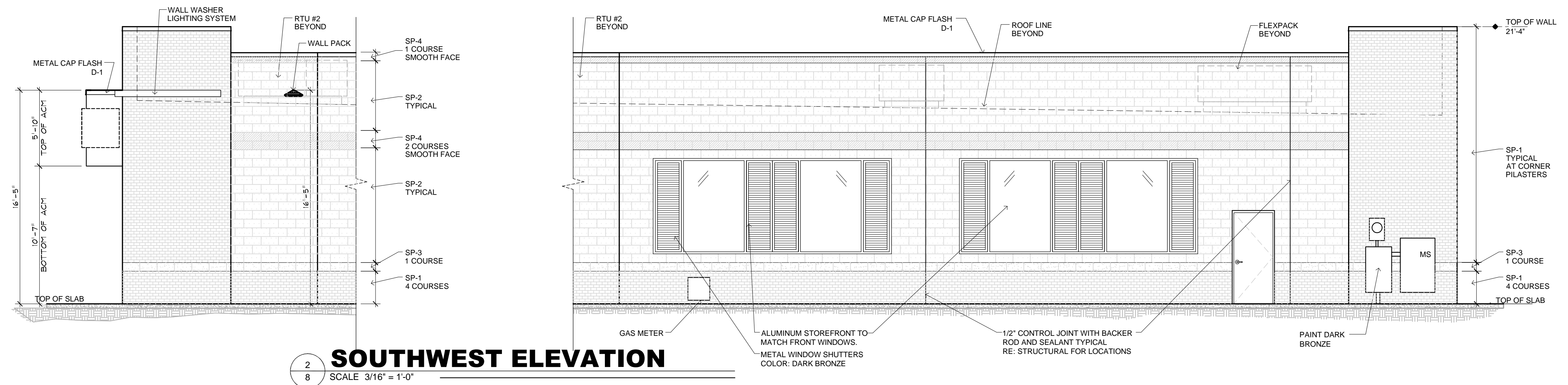
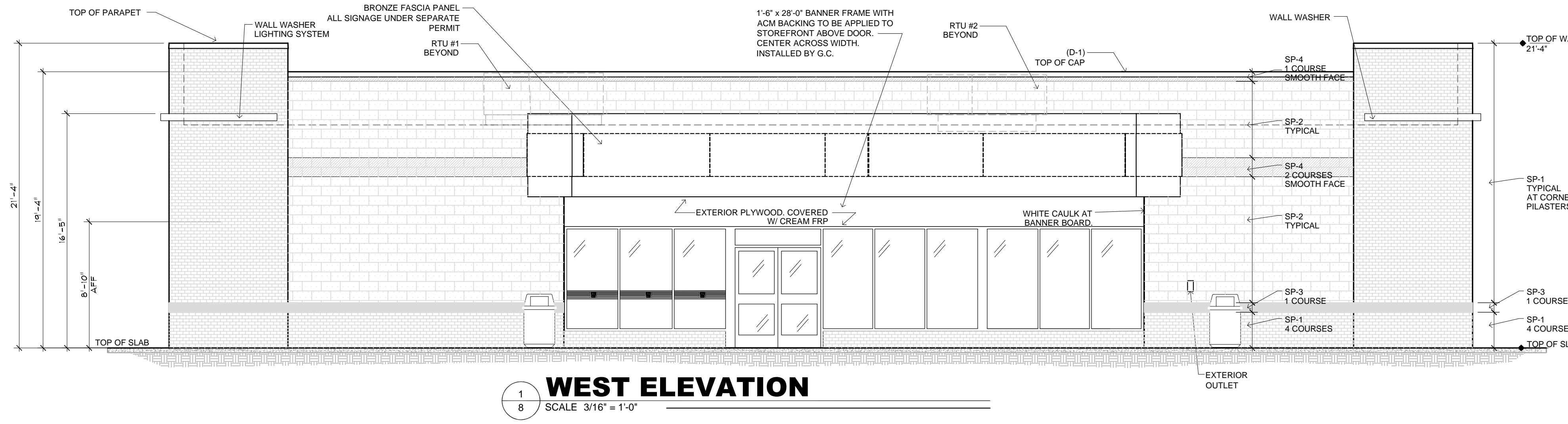
DEVELOPMENT PLAN  
**DAHLIA STREET RETAIL**

6966 DAHLIA STREET, COMMERCE CITY, COLORADO  
 LOT 1, DAHLIA MARKETPLACE, FILING NO. 1  
 SITUATED IN THE NORTHEAST QUARTER OF  
 SECTION 6, T. 3 SOUTH, R. 67 WEST OF THE 6th P.M.  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

EXTERIOR MATERIALS SCHEDULE			
NO.	SIZE	FINISH	MANUF./COLOR
SP-1	2" x 2" x 8"	WEATHERED	Z-BRICK, BURNT SIENNA ZC025205
SP-2	8" x 8" x 16"	SPLIT-FACE	FEATHERLITE/APACHE BROWN-TAN
SP-3	8" x 8" x 16"	BURNISHED	FEATHERLITE/LIMESTONE-WHITE
SP-4	8" x 8" x 16"	SMOOTH FACE	FEATHERLITE/APACHE BROWN-TAN
D-1	RE: DETAILS	PREFINISHED	20 GAUGE METAL (COLOR DRK. BRONZE)
D-2	RE: DETAILS	SMOOTH FACE	BUFF
MORTAR		MATCH ADJOINING MATERIAL COLOR	



C1091 MVG 7-11 Commerce City CO ELEVATION MATERIAL AREA CALCULATIONS			
<b>FRONT ELEVATION (WEST)</b>	1,799.48 SF	100.0% TOTAL	
	444.89 SF	24.7% BRICK	
	723.87 SF	40.2% CMU	
	255.25 SF	14.2% GLASS	
	375.46 SF	20.9% OTHERS	
<b>SOUTHWEST ELEVATION</b>	1,566.01 SF	100.0% TOTAL	
	478.85 SF	30.6% BRICK	
	656.88 SF	41.9% CMU	
	130.70 SF	8.3% GLASS	
	299.57 SF	19.1% OTHERS	
<b>NORTHWEST ELEVATION</b>	1,566.01 SF	100.0% TOTAL	
	493.19 SF	31.5% BRICK	
	643.16 SF	41.1% CMU	
	130.70 SF	8.3% GLASS	
	298.95 SF	19.1% OTHERS	



SHEET: ELEVATIONS  
 DEVELOPMENT NAME: DAHLIA STREET RETAIL  
 PIN: 182306116004  
 SUBMITTED: MARCH 20, 2012  
 RESUBMITTED: MAY 1, 2012  
 RESUBMITTED: MAY 21, 2012

CITY STAFF CERTIFICATE:

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

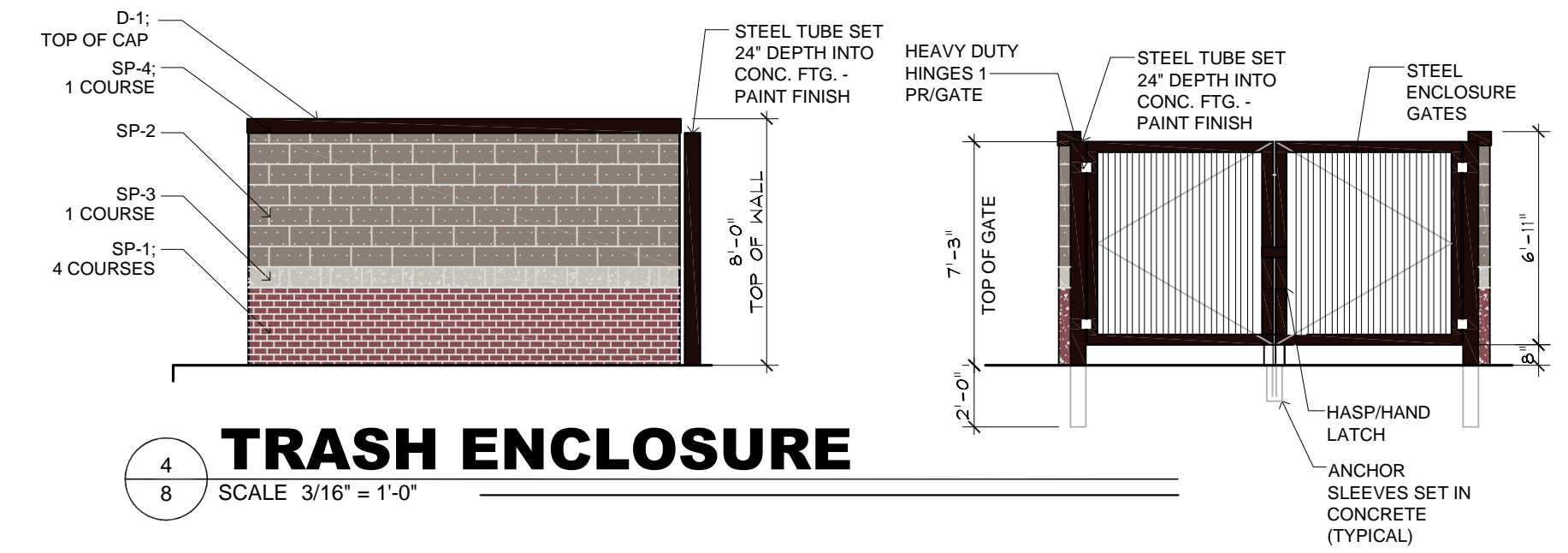


ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING  
 5600 S. Quebec Street, Suite 210C, Greenwood Village, Colorado 80111  
 TEL: 720.536.3181 FAX: 720.536.3187 www.DimensionGrp.com

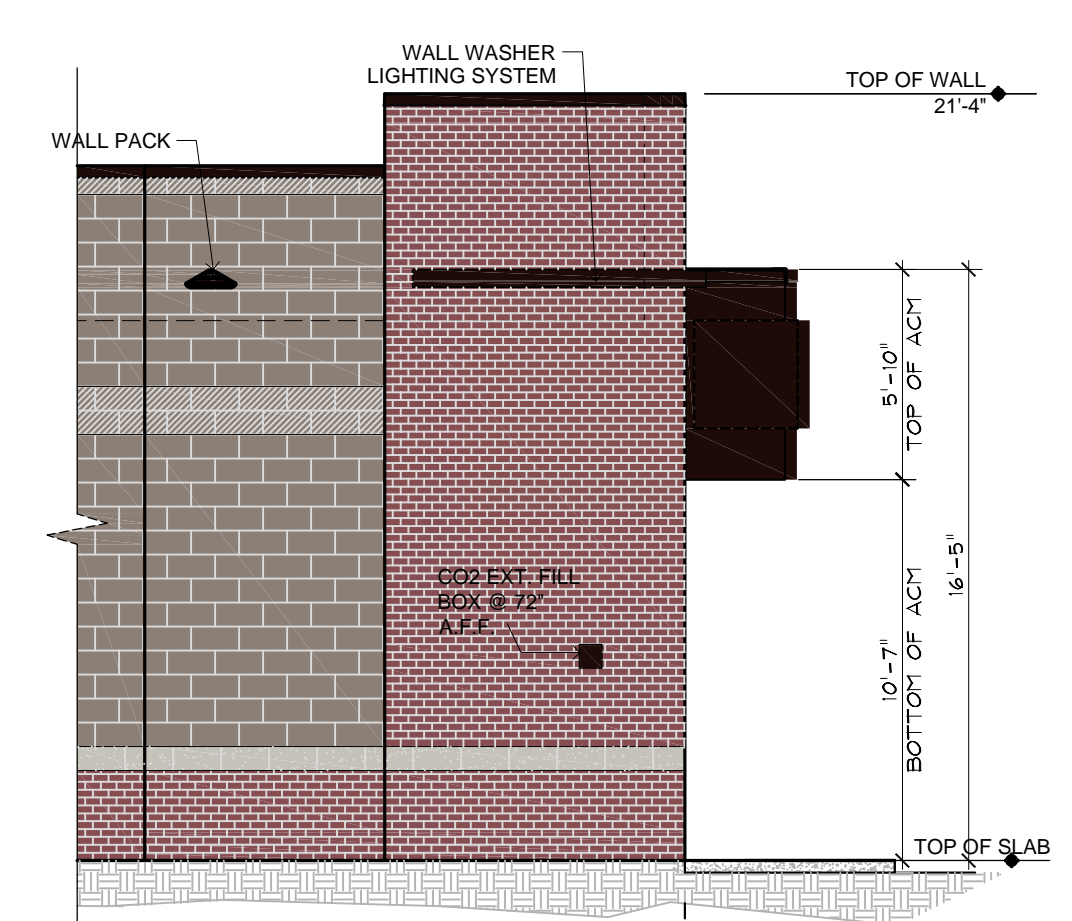
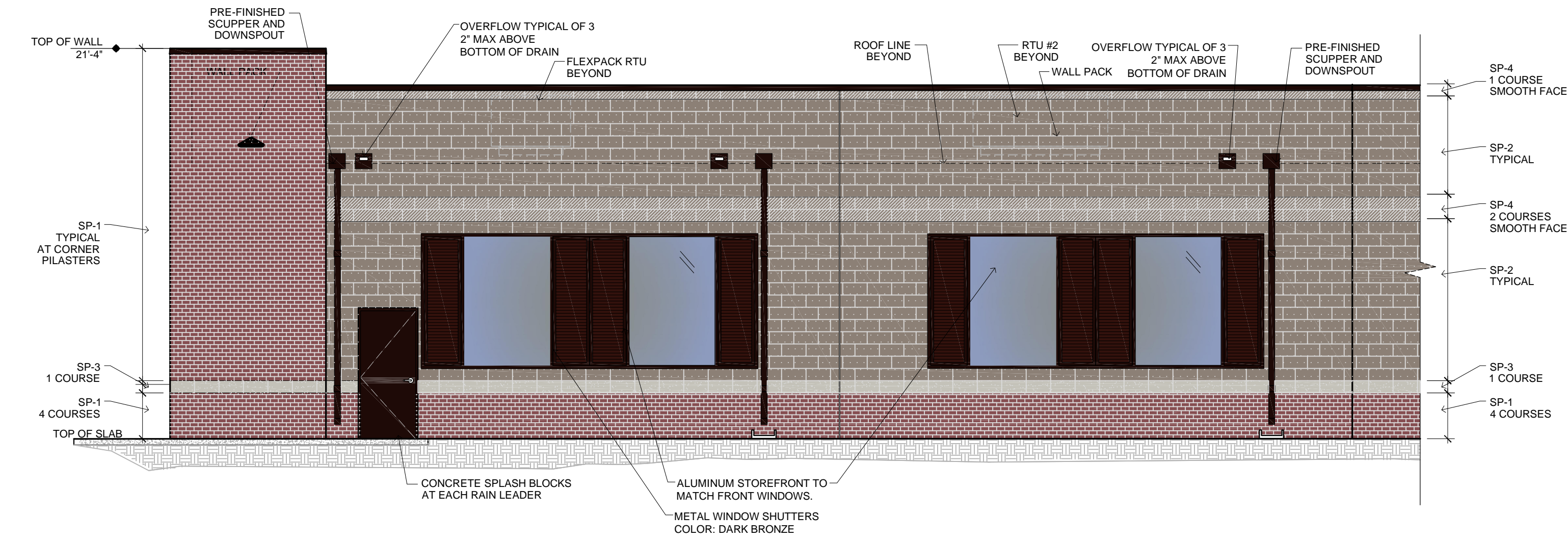
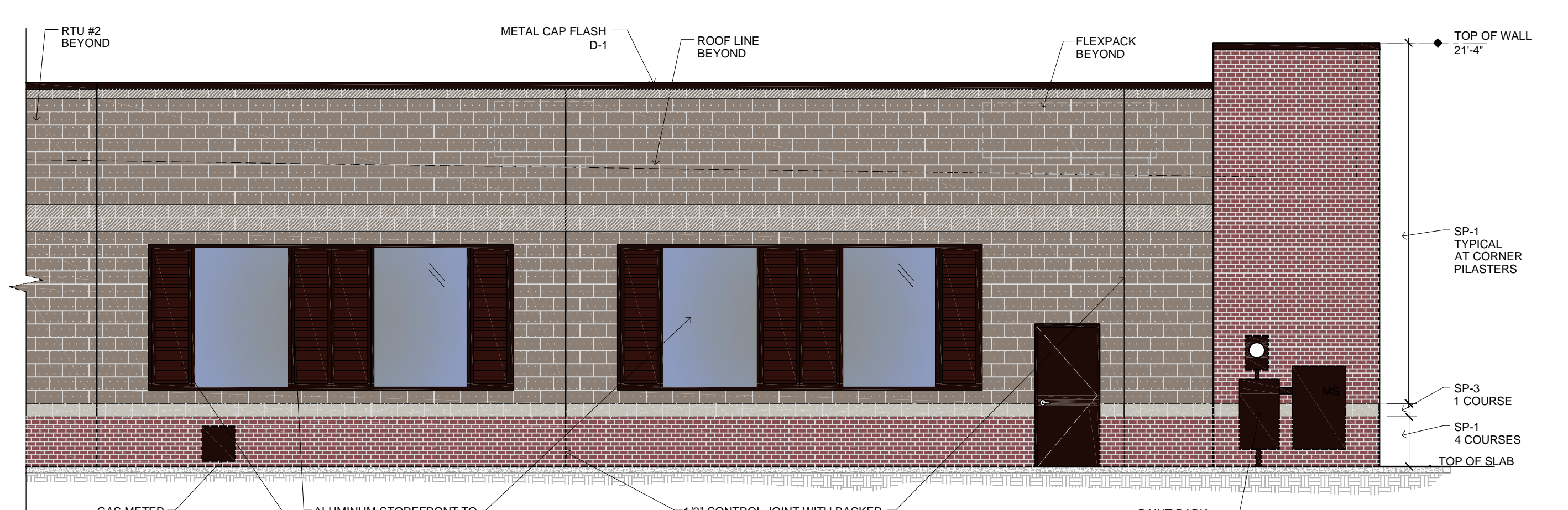
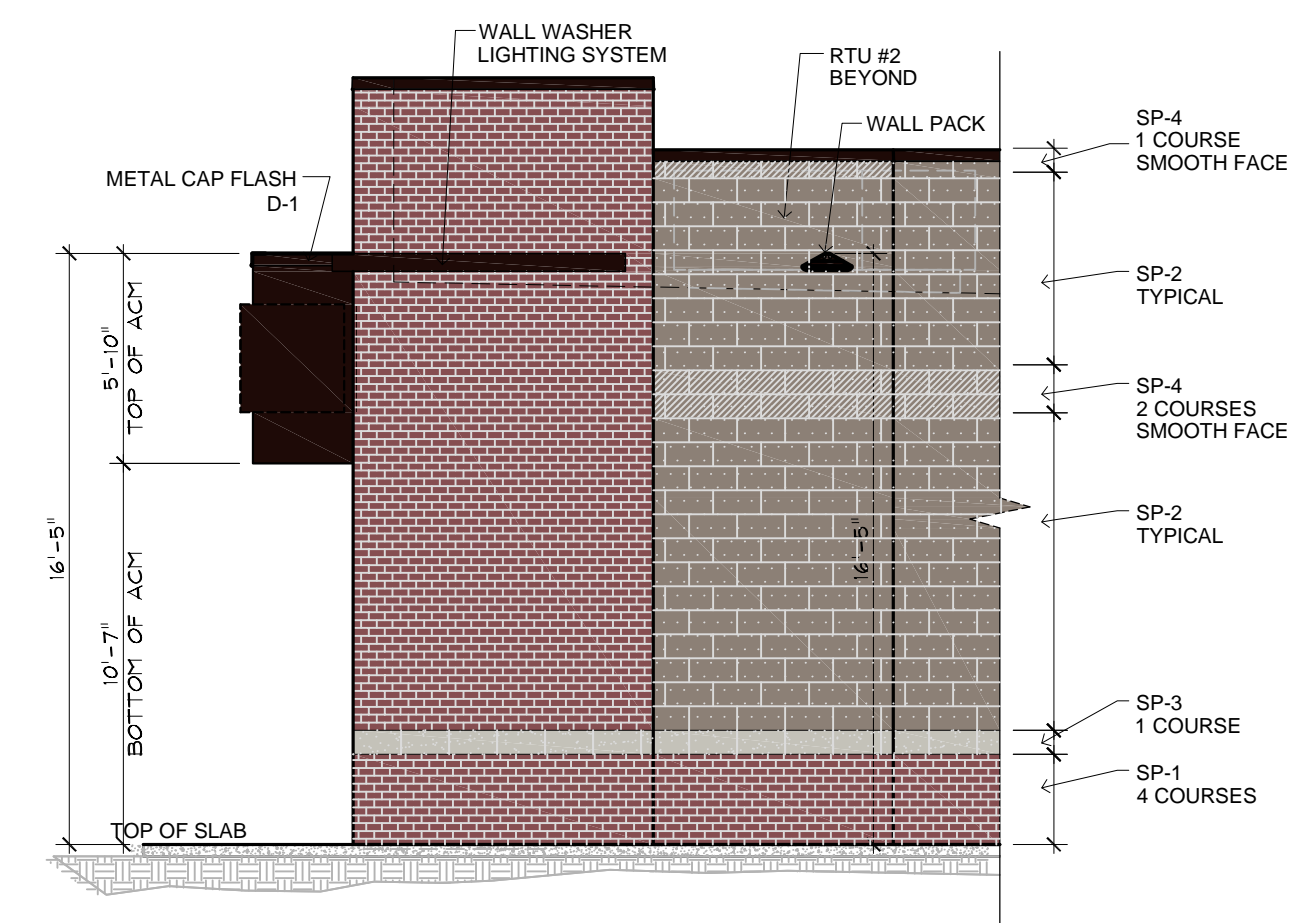
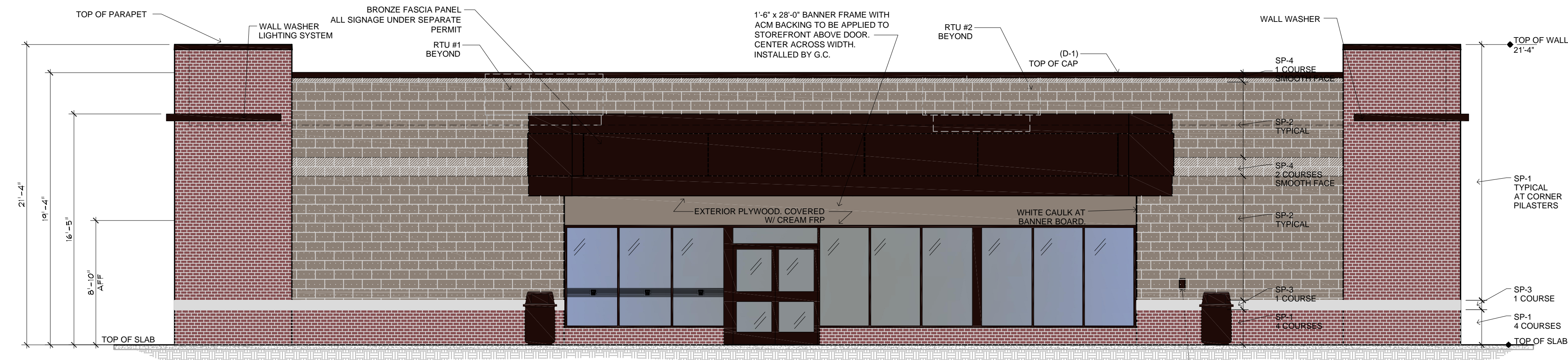
DEVELOPMENT PLAN  
**DAHLIA STREET RETAIL**

6966 DAHLIA STREET, COMMERCE CITY, COLORADO  
 LOT 1, DAHLIA MARKETPLACE, FILING NO. 1  
 SITUATED IN THE NORTHEAST QUARTER OF  
 SECTION 6, T. 3 SOUTH, R. 67 WEST OF THE 6th P.M.  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

EXTERIOR MATERIALS SCHEDULE			
NO.	SIZE	FINISH	MANUF./COLOR
SP-1	2" x 2" x 8"	WEATHERED	Z-BRICK, BURNT SIENNA ZC025205
SP-2	8" x 8" x 16"	SPLIT-FACE	FEATHERLITE/APACHE BROWN-TAN
SP-3	8" x 8" x 16"	BURNISHED	FEATHERLITE/LIMESTONE-WHITE
SP-4	8" x 8" x 16"	SMOOTH FACE	FEATHERLITE/APACHE BROWN-TAN
D-1	RE: DETAILS	PREFINISHED	20 GAUGE METAL (COLOR DRK. BRONZE)
D-2	RE: DETAILS	SMOOTH FACE	BUFF
MORTAR		MATCH ADJOINING MATERIAL COLOR	



C1091 MVG 7-11 Commerce City CO ELEVATION MATERIAL AREA CALCULATIONS			
FRONT ELEVATION (WEST)	1,799.48 SF	100.0%	TOTAL
	444.89 SF	24.7%	BRICK
	723.87 SF	40.2%	CMU
	255.25 SF	14.2%	GLASS
	375.46 SF	20.9%	OTHERS
SOUTHWEST ELEVATION	1,566.01 SF	100.0%	TOTAL
	478.85 SF	30.6%	BRICK
	656.88 SF	41.9%	CMU
	130.70 SF	8.3%	GLASS
	299.57 SF	19.1%	OTHERS
NORTHWEST ELEVATION	1,566.01 SF	100.0%	TOTAL
	493.19 SF	31.5%	BRICK
	643.16 SF	41.1%	CMU
	130.70 SF	8.3%	GLASS
	298.95 SF	19.1%	OTHERS

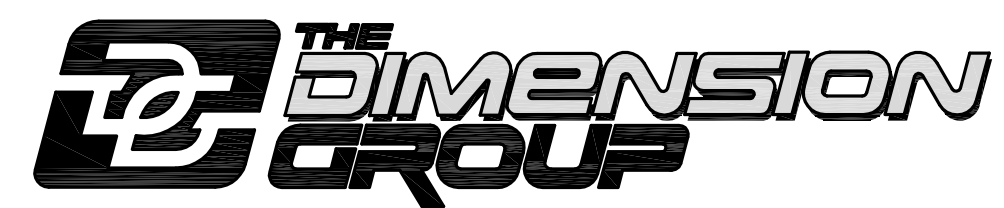


CITY STAFF CERTIFICATE:

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

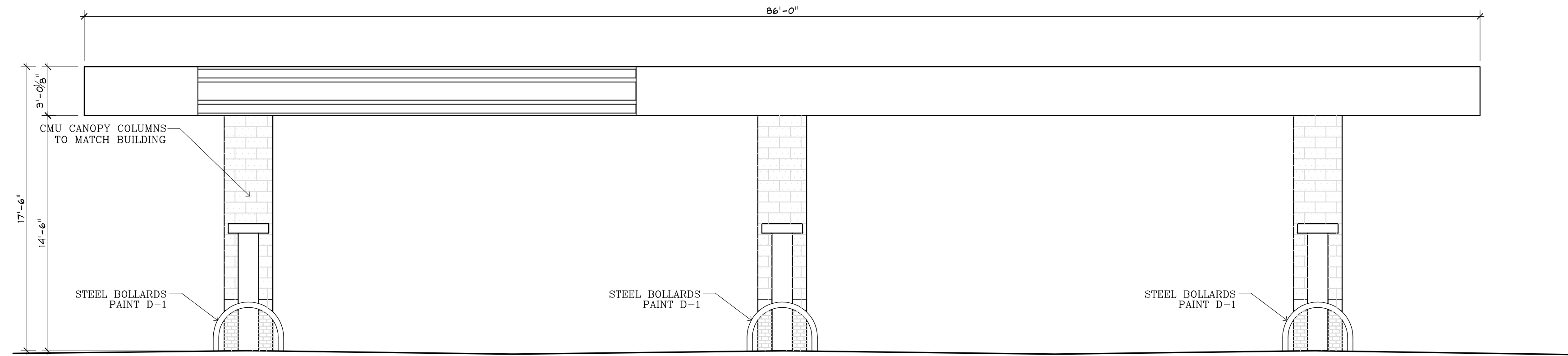
DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SHEET: COLOR ELEVATIONS  
 DEVELOPMENT NAME: DAHLIA STREET RETAIL  
 PIN: 182306116004  
 SUBMITTED: MARCH 20, 2012  
 RESUBMITTED: MAY 1, 2012  
 RESUBMITTED: MAY 21, 2012

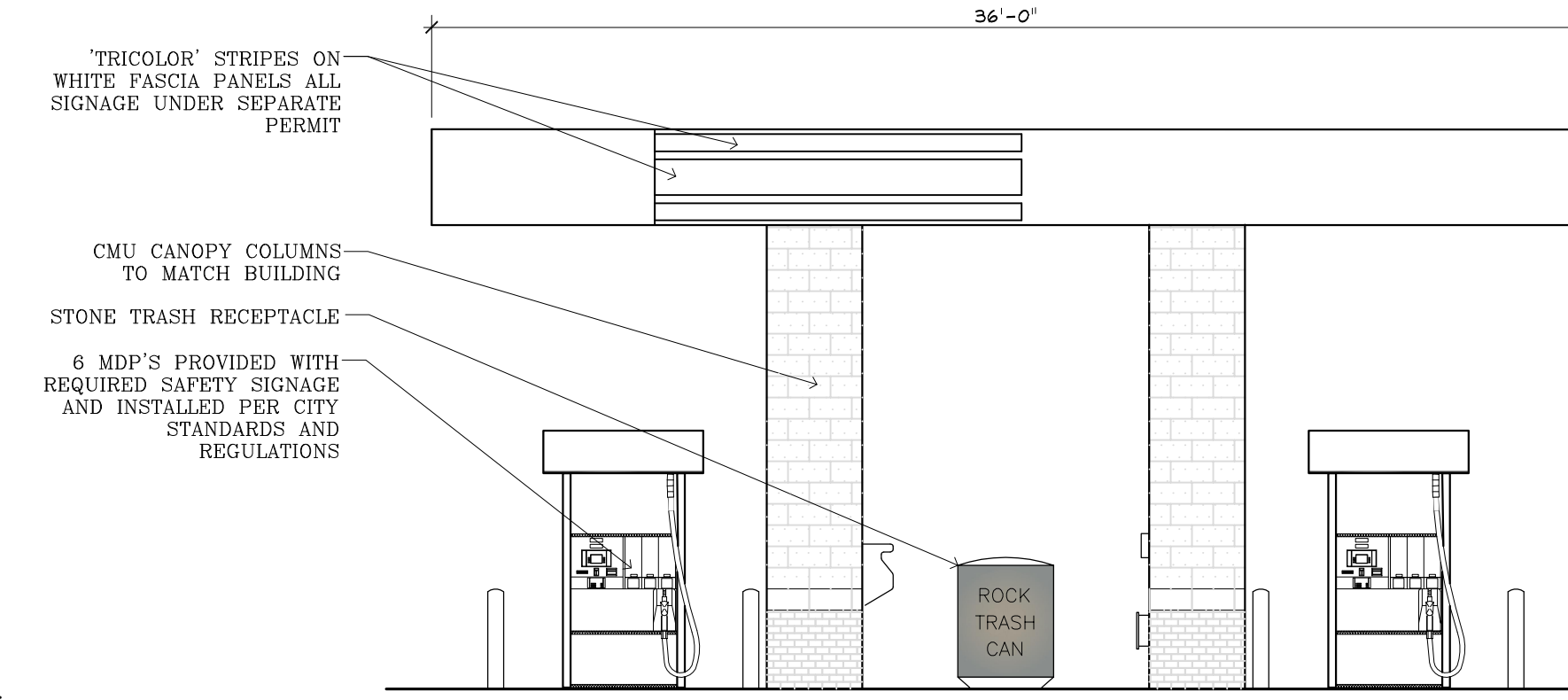


ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING  
 5600 S. Quebec Street, Suite 210C, Greenwood Village, Colorado 80111  
 TEL: 720.536.3181 FAX: 720.536.3187 www.DimensionGrp.com

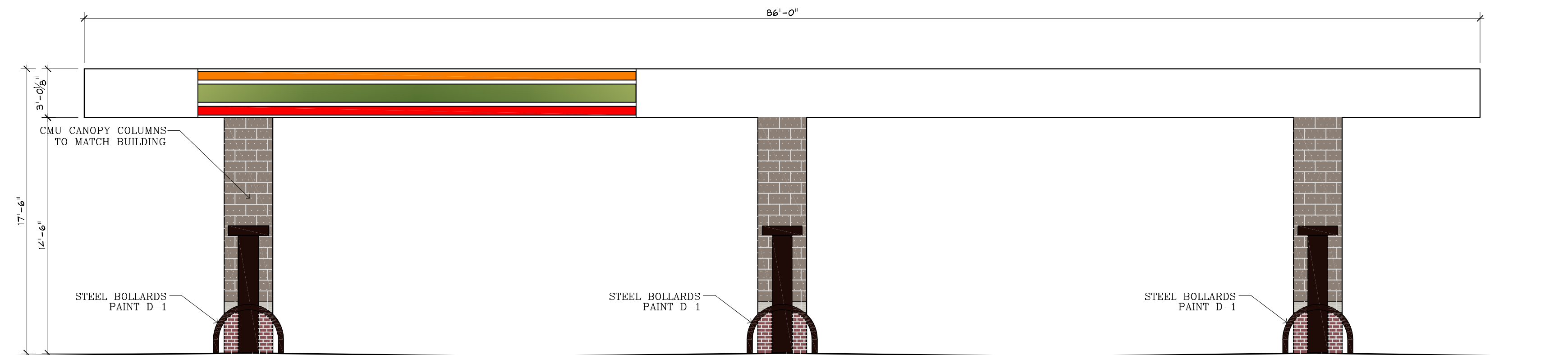
DEVELOPMENT PLAN  
**DAHLIA STREET RETAIL**  
 6966 DAHLIA STREET, COMMERCE CITY, COLORADO  
 LOT 1, DAHLIA MARKETPLACE, FILING NO. 1  
 SITUATED IN THE NORTHEAST QUARTER OF  
 SECTION 6, T. 3 SOUTH, R. 67 WEST OF THE 6th P.M.  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



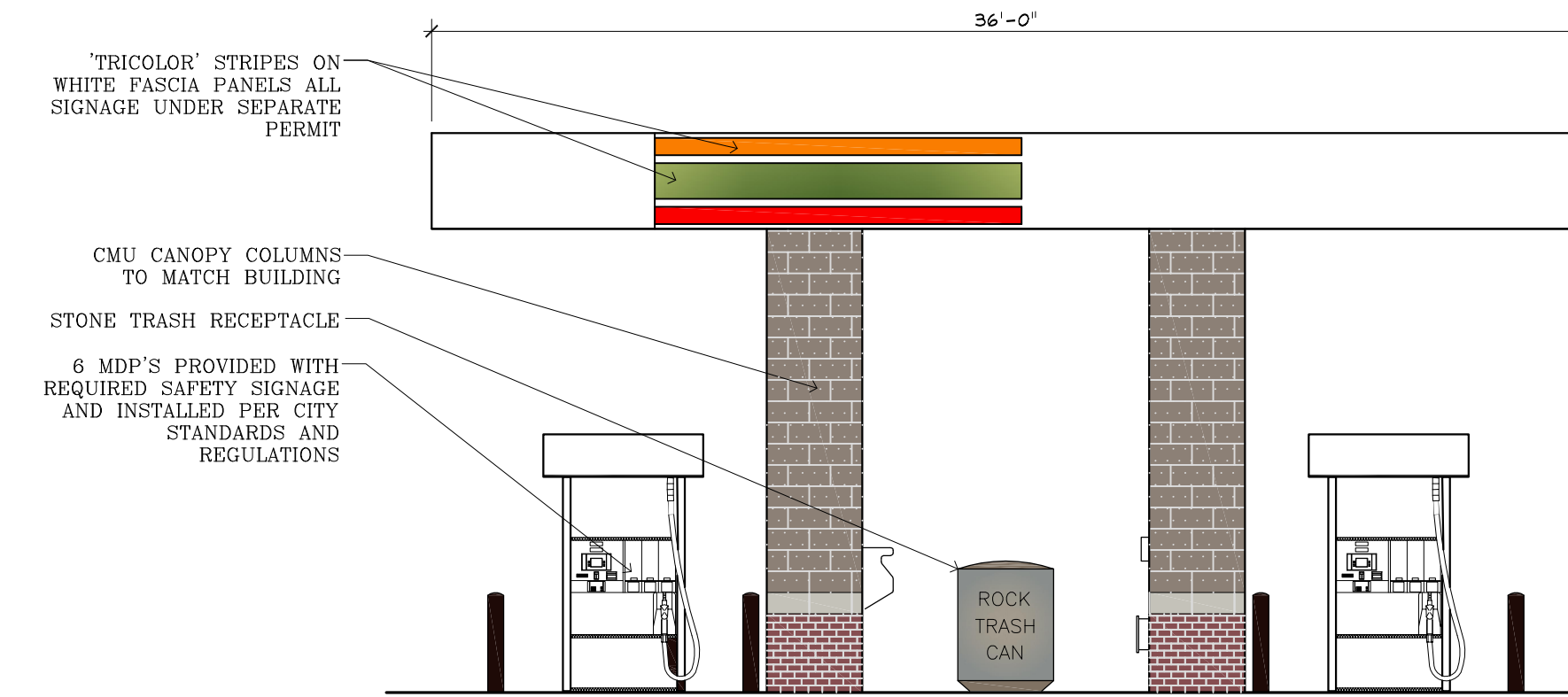
**CANOPY SIDE ELEVATION**  
 SCALE 3/16" = 1'-0"



**CANOPY END ELEVATION**  
 SCALE 3/16" = 1'-0"



**CANOPY SIDE ELEVATION**  
 SCALE 3/16" = 1'-0"



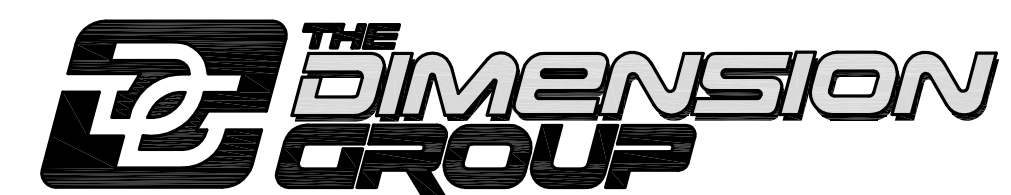
**CANOPY END ELEVATION**  
 SCALE 3/16" = 1'-0"

SHEET: CANOPY ELEVATIONS  
 DEVELOPMENT NAME: DAHLIA STREET RETAIL  
 PIN: 182306116004  
 SUBMITTED: MARCH 20, 2012  
 RESUBMITTED: MAY 1, 2012  
 RESUBMITTED: MAY 21, 2012

**CITY STAFF CERTIFICATE:**

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING  
 5600 S. Quebec Street, Suite 210C, Greenwood Village, Colorado 80111  
 TEL: 720.536.3181 FAX: 720.536.3187 www.DimensionGrp.com