

# VEOLIA ENVIRONMENTAL SERVICES

## CONDITIONAL USE PERMIT HENDERSON FACILITY COVER SHEET

LOT 1, BLOCK 1, PECKHAM INDUSTRIAL TRACT,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
PAGE 1 OF 7

### LEGAL DESCRIPTION:

LOT 1, BLOCK 1, PECKHAM INDUSTRIAL TRACT, A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 26 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: PROPERTY IDENTIFIED AS ADAMS COUNTY ASSESSOR'S PARCEL NUMBER 0172115302003.

PARCEL BOUNDARY NOTE:  
THE PROPERTY BOUNDARY AS SHOWN HAS NOT BEEN VERIFIED OR FIELD LOCATED BY JOHN ENGINEERING AND HAS BEEN DEPICTED USING AVAILABLE INFORMATION.

### SITE DATA:

PROJECT AREA: 20.47 ACRES  
391,673 SQ. FT. GROSS

BUILDING AREA:  
OFFICE 10,066 SQ. FT.  
LABORATORY 1,143 SQ. FT.  
WAREHOUSE 12,675 SQ. FT.  
MAINT./EQUI./OTHER 12,835 SQ. FT.  
TOTAL 36,719 SQ. FT.

EMPLOYEES: 50±

### PROJECT DESCRIPTION:

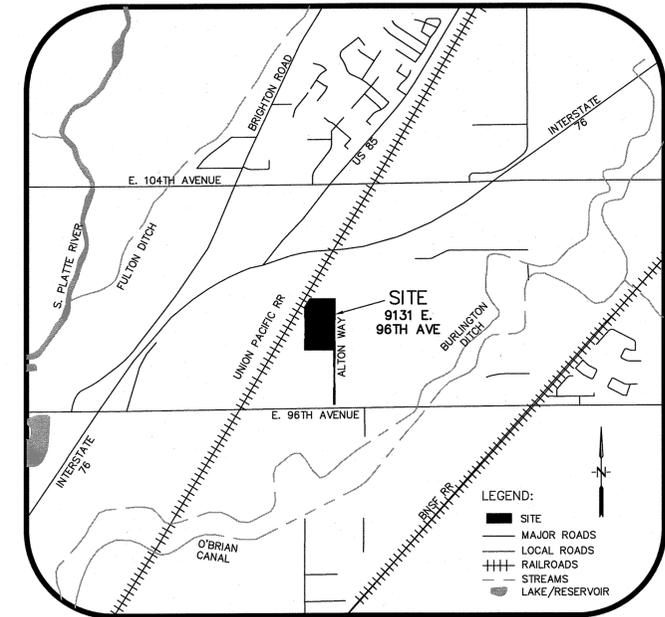
THE INTENT OF THIS DEVELOPMENT PLAN IS TO SHOW THE CURRENT AND FUTURE USE FOR THE PROPERTY. THE SITE IS CURRENTLY USED TO STORE, TREAT, HANDLE AND RECYCLE VARIOUS LIQUID AND SOLID HAZARDOUS AND NON-HAZARDOUS WASTE. THE FACILITY IS NOT INTENDED OR PERMITTED FOR DISPOSAL, BUT RATHER PROCESSING OF HAZARDOUS WASTE MATERIALS FOR SAFER SALEABLE MATERIALS AND OTHER RECYCLABLE MATERIALS. LAND USE WILL INCLUDE INDOOR AND OUTDOOR STORAGE OF BOTH LIQUIDS AND SOLIDS.

EXISTING COMPREHENSIVE PLAN DESIGNATION: GENERAL INDUSTRIAL  
PRESENT LAND USE: INDUSTRIAL  
PRESENT ZONING: I-3

### LAND USE SCHEDULE:

#### DEVELOPMENT STANDARDS:

MINIMUM BUILDING SETBACKS  
FRONT 50 FT.  
SIDE 25 FT.  
REAR 25 FT.  
MAXIMUM BUILDING HEIGHT  
(INCLUDING PRIMARY AND  
ACCESSORY STRUCTURES) 50 FT.



VICINITY MAP  
NTS

### SHEET INDEX:

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	EXISTING CONDITIONS LANDSCAPE PLAN
4	FUTURE CONDITIONS
5	FUTURE CONDITIONS LANDSCAPE PLAN
6	FENCE VARIANCE SITE PLAN
7	DETAILS

### LIST OF CONTACTS:

OWNER	OWNER'S CONTACT	ENGINEER
VEOLIA ES TECHNICAL SOLUTIONS, LLC 720 E. BUTTERFIELD ROAD LOMBARD, IL 60148 PHONE: 630-218-1763	TOM ANCKNER, GENERAL MANAGER 9131 E. 96TH AVENUE HENDERSON, CO 80640 PHONE: 303-289-4827 FAX: 303-289-3520 EMAIL: TOMANCKNER@VEOLIAES.COM	JOHN ENGINEERING 5690 WEBSTER STREET ARVADA, CO 80002 PHONE: 303-423-6036 CONTACT: KEN TOLAND

### CITY STAFF CERTIFICATE:

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

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE

NO.	DESCRIPTION	DATE	BY
1	REVISED PER CITY COMMENTS	6/19/13	DTB
2	REVISED PER CITY COMMENTS	10/2/13	DTB
3	REVISED PER CITY COMMENTS	10/19/13	DTB
4	REVISED PER CITY COMMENTS	12/12/13	DTB



HENDERSON FACILITY  
CONDITIONAL USE PERMIT  
COVER SHEET  
VEOLIA ES TECHNICAL SOLUTIONS, LLC

DRAWN BY: TAW	DESIGNED BY: AJM	APPROVED BY:
DRAWING NAME: CUP-302-CYCLING		
JOB NUMBER: 2152-213-025		
DATE: OCTOBER 3, 2013		
SCALE: NA		
SHEET NO: 1	OF	7

SCALE VERIFICATION  
SCALE BAR IS ONE INCH  
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Call utility notification center of Colorado  
2-business days in advance before you dig.  
Dig Safely 1-800-922-1987  
for marking of underground member utilities.

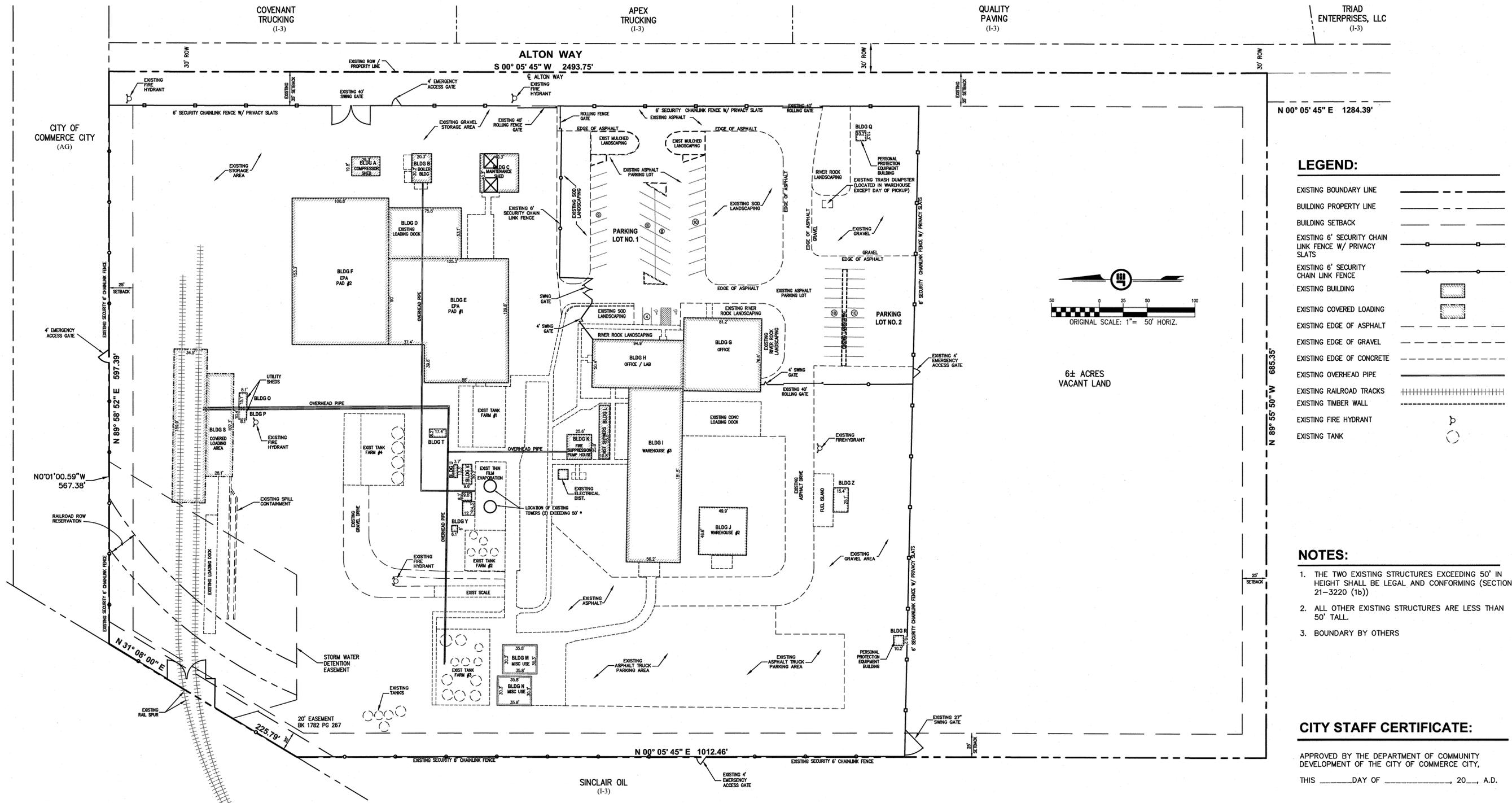
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# VEOLIA ENVIRONMENTAL SERVICES

## CONDITIONAL USE PERMIT HENDERSON FACILITY EXISTING CONDITIONS

LOT 1, BLOCK 1, PECKHAM INDUSTRIAL TRACT,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

PAGE 2 OF 7



### LEGEND:

- EXISTING BOUNDARY LINE
- BUILDING PROPERTY LINE
- BUILDING SETBACK
- EXISTING 6" SECURITY CHAIN LINK FENCE W/ PRIVACY SLATS
- EXISTING 6" SECURITY CHAIN LINK FENCE
- EXISTING BUILDING
- EXISTING COVERED LOADING
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF CONCRETE
- EXISTING OVERHEAD PIPE
- EXISTING RAILROAD TRACKS
- EXISTING TIMBER WALL
- EXISTING FIRE HYDRANT
- EXISTING TANK

### NOTES:

1. THE TWO EXISTING STRUCTURES EXCEEDING 50' IN HEIGHT SHALL BE LEGAL AND CONFORMING (SECTION 21-3220 (1b))
2. ALL OTHER EXISTING STRUCTURES ARE LESS THAN 50' TALL.
3. BOUNDARY BY OTHERS

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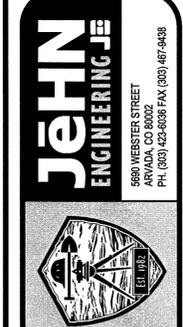
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4	REVISED PER CITY COMMENTS	12/12/13	DTB



HENDERSON FACILITY  
CONDITIONAL USE PERMIT  
EXISTING CONDITIONS

VEOLIA ES TECHNICAL SOLUTIONS, LLC

DRAWN BY:	TAW
DESIGNED BY:	AJM
DRAWING NAME:	CDP-305-EDIG-SF-10
APPROVED BY:	
JOB NUMBER:	2152-213-025
DATE:	OCTOBER 3, 2013
SCALE:	1" = 50'
SHEET NO.:	2 OF 7

# VEOLIA ENVIRONMENTAL SERVICES

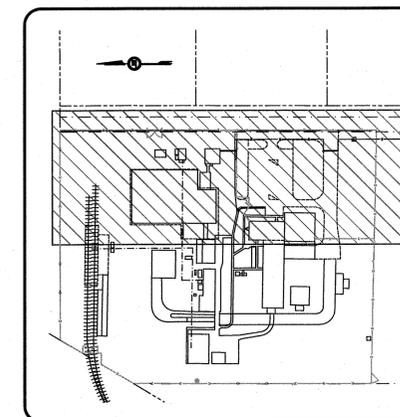
## CONDITIONAL USE PERMIT HENDERSON FACILITY EXISTING LANDSCAPING

LOT 1, BLOCK 1, PECKHAM INDUSTRIAL TRACT,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
PAGE 3 OF 7

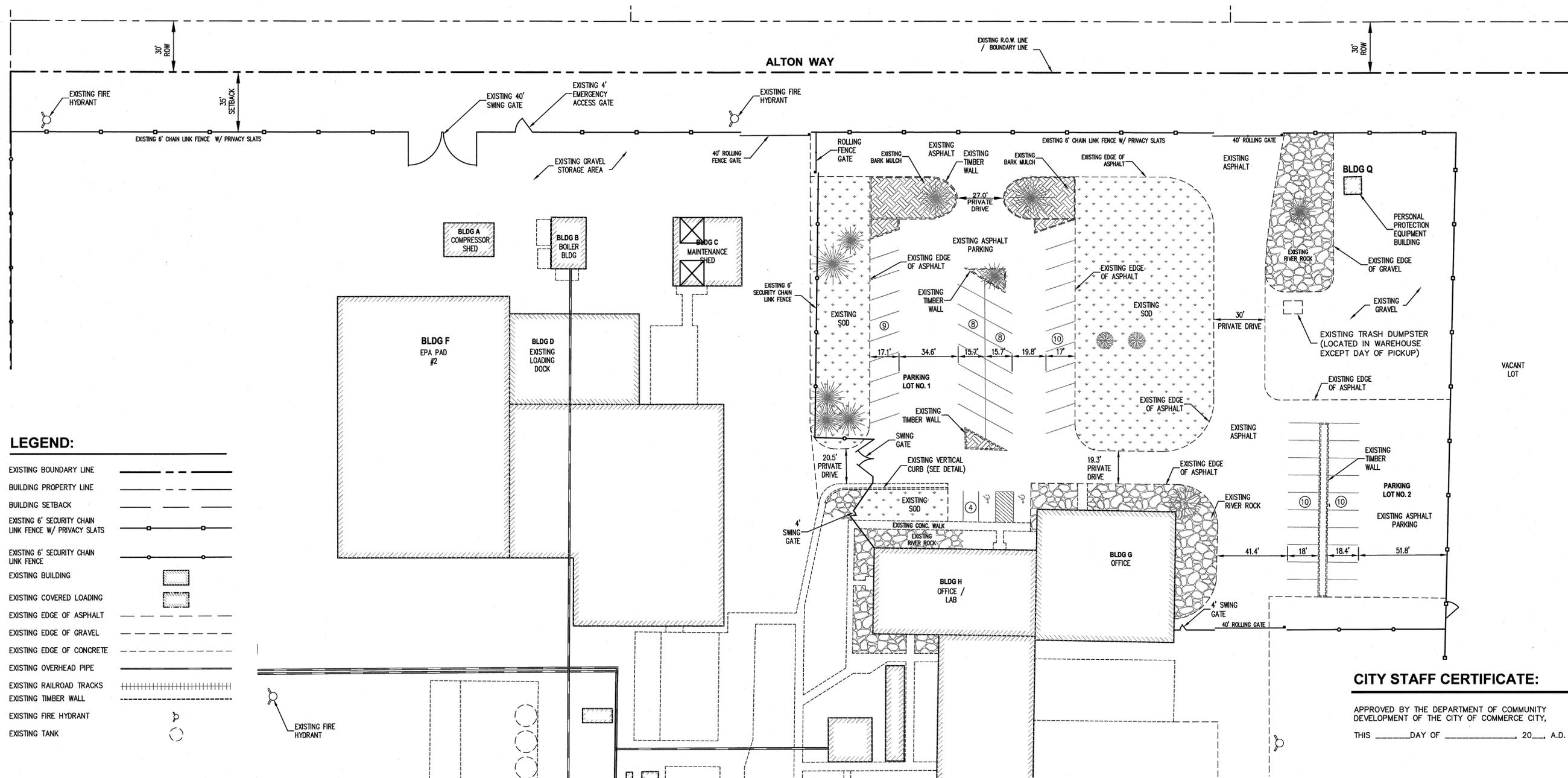
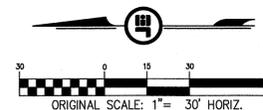
EXISTING LANDSCAPING	
Landscape Square footage:	30,263 SF
Number of Trees:	12
Number of Shrubs:	45
Square Feet of Sod:	19,133 SF
Percent of Landscape Area Covered in Living Plant Material	72.2%

### LANDSCAPE LEGEND:

- EXISTING CONIFEROUS TREE
- EXISTING CONIFEROUS SHRUB
- EXISTING DECIDUOUS TREE
- EXISTING DECIDUOUS SHRUB
- EXISTING SODDED AREA
- EXISTING RIVER ROCK MULCH AREA
- EXISTING WOOD BARK MULCHED AREA



KEY MAP



### LEGEND:

- EXISTING BOUNDARY LINE
- BUILDING PROPERTY LINE
- BUILDING SETBACK
- EXISTING 6' SECURITY CHAIN LINK FENCE W/ PRIVACY SLATS
- EXISTING 6' SECURITY CHAIN LINK FENCE
- EXISTING BUILDING
- EXISTING COVERED LOADING
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF CONCRETE
- EXISTING OVERHEAD PIPE
- EXISTING RAILROAD TRACKS
- EXISTING TIMBER WALL
- EXISTING FIRE HYDRANT
- EXISTING TANK

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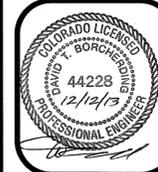
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3	REVISED PER CITY COMMENTS	10/16/13	DTB



**JEHN ENGINEERING JE**

5660 WEBSTER STREET  
ARVADA, CO 80002  
PH: (303) 423-9038 FAX: (303) 467-9438



HENDERSON FACILITY  
CONDITIONAL USE PERMIT  
EXISTING CONDITIONS  
LANDSCAPE PLAN

NEOLIAS ES TECHNICAL SOLUTIONS, LLC

DRAWN BY:	TAW
DESIGNED BY:	AJM
DRAWING NAME:	CIP-2012-213-02-1
DATE:	OCTOBER 3, 2013
SCALE:	1" = 30'
SHEET NO.:	3 OF 7

# VEOLIA ENVIRONMENTAL SERVICES

## CONDITIONAL USE PERMIT HENDERSON FACILITY FUTURE CONDITIONS

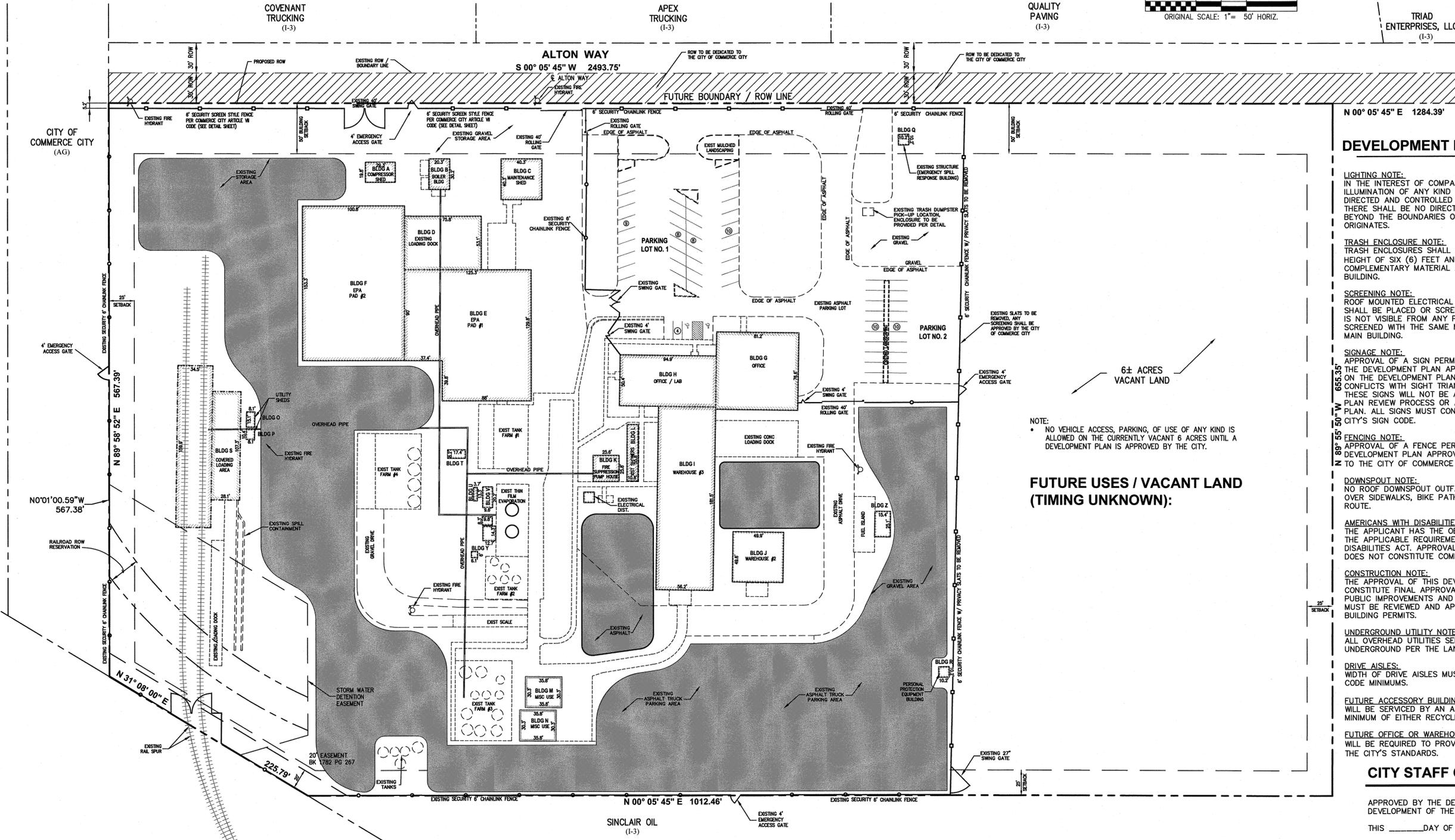
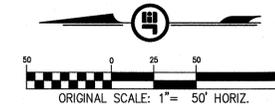
LOT 1, BLOCK 1, PECKHAM INDUSTRIAL TRACT,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
PAGE 4 OF 7

### TIMING OF ROW IMPROVEMENTS:

- DEDICATE 30' ALTON WAY ROW (ENTIRE FRONTAGE) AS REQUIRED BY THE PIA
- REMOVE PRIVACY SLATS IMMEDIATELY UPON ROW DEDICATION. IF SCREENING IS DESIRED IN THE FUTURE IT WILL BE INSTALLED IN ACCORDANCE W/ CITY STANDARDS.
- INSTALL FUTURE LANDSCAPING BETWEEN FUTURE ROW AND EXISTING FENCE IN CONJUNCTION W/ THE ROW IMPROVEMENTS.
- FUTURE DEVELOPMENT TO COMPLY WITH NOTES HEREIN AND ALL CITY OF COMMERCE CITY CODES.

### LEGEND:

EXISTING BOUNDARY LINE	---	EXISTING EDGE OF ASPHALT	---
BUILDING PROPERTY LINE	---	EXISTING EDGE OF GRAVEL	---
BUILDING SETBACK	---	EXISTING EDGE OF CONCRETE	---
EXISTING 6' SECURITY CHAIN LINK FENCE W/ PRIVACY SLATS	---	EXISTING OVERHEAD PIPE	---
EXISTING 6' SECURITY CHAIN LINK FENCE	---	EXISTING RAILROAD TRACKS	---
EXISTING BUILDING	---	EXISTING TIMBER WALL	---
EXISTING COVERED LOADING	---	EXISTING FIRE HYDRANT	---
		EXISTING TANK	---
		FUTURE CONSTRUCTION AREAS	---
		USES TO INCLUDE (BUT NOT LIMITED TO):	
		• CONTAINER STORAGE	
		• TANK FARMS	
		• WASTE WATER TREATMENT DISTILLATION	
		• PARKING	
		• EQUIPMENT STORAGE	
		• FUTURE CUTTING EDGE TECHNOLOGY	



### DEVELOPMENT PLAN NOTES:

**LIGHTING NOTE:**  
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 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 THE 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 THE 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 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 ISSUANCE OF BUILDING PERMITS.

**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 ISSUANCE OF BUILDING PERMITS.

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

**DRIVE AISLES:**  
WIDTH OF DRIVE AISLES MUST MEET THE LAND DEVELOPMENT CODE MINIMUMS.

**FUTURE ACCESSORY BUILDINGS / EXPANSION:**  
WILL BE SERVICED BY AN ALL WEATHER ROAD THAT IS A MINIMUM OF EITHER RECYCLED ASPHALT OR CONCRETE.

**FUTURE OFFICE OR WAREHOUSE BUILDING EXPANSION:**  
WILL BE REQUIRED TO PROVIDE PARKING IN ACCORDANCE W/ THE CITY'S STANDARDS.

### FUTURE USES / VACANT LAND (TIMING UNKNOWN):

- NO VEHICLE ACCESS, PARKING, OR USE OF ANY KIND IS ALLOWED ON THE CURRENTLY VACANT 6 ACRES UNTIL A DEVELOPMENT PLAN IS APPROVED BY THE CITY.

### CITY STAFF CERTIFICATE:

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THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

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**JAHN ENGINEERING, JE**  
5600 WEBSTER STREET  
PH: (303) 422-8808 FAX: (303) 467-9438



HENDERSON FACILITY  
CONDITIONAL USE PERMIT  
FUTURE CONDITIONS

DRAWN BY:	TAW
DESIGNED BY:	AJM
DRAWING NAME:	CEP-2012-01-02-04g
APPROVED BY:	
JOB NUMBER:	2152-213-025
DATE:	OCTOBER 3, 2013
SCALE:	1" = 50'
SHEET NO.:	4 OF 7

**LEGEND:**

- EXISTING BOUNDARY LINE
- BUILDING PROPERTY LINE
- BUILDING SETBACK
- EXISTING 6' SECURITY CHAIN LINK FENCE W/ PRIVACY SLATS
- EXISTING 6' SECURITY CHAIN LINK FENCE
- EXISTING BUILDING
- EXISTING COVERED LOADING
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- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF CONCRETE
- EXISTING OVERHEAD PIPE
- EXISTING RAILROAD TRACKS
- EXISTING TIMBER WALL
- EXISTING FIRE HYDRANT
- EXISTING TANK
- FUTURE CONSTRUCTION AREAS

# VEOLIA ENVIRONMENTAL SERVICES

## CONDITIONAL USE PERMIT

### HENDERSON FACILITY

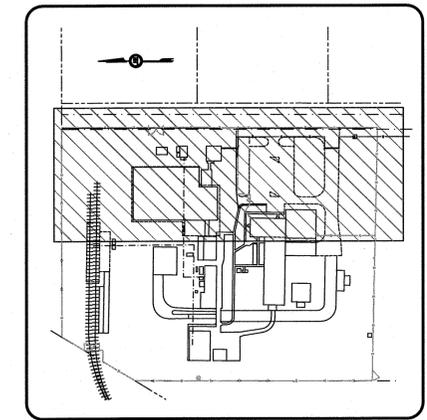
### FUTURE LANDSCAPING

LOT 1, BLOCK 1, PECKHAM INDUSTRIAL TRACT,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
PAGE 5 OF 7

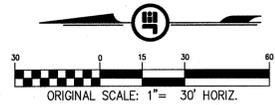
**LANDSCAPE LEGEND:**

- PROPOSED MULCHING
- PROPOSED PLANTINGS
- EXISTING CONIFEROUS TREE
- EXISTING CONIFEROUS SHRUB
- EXISTING DECIDUOUS TREE
- EXISTING DECIDUOUS SHRUB
- EXISTING SODDED AREA
- EXISTING RIVER ROCK MULCH AREA
- EXISTING WOOD BARK MULCHED AREA

NOTE: AREA BETWEEN FENCE AND FUTURE ROW TO BE LANDSCAPED WITH WATER WISE/ZERIC MATERIAL (COBBLE GROUND COVER WITH LILACS, YUCA PLANTS, OF APPROVED EQUAL AT 75' ON CENTER, TO BE INSTALLED AT TIME OF ROW DEDICATION & CONSTRUCTION.



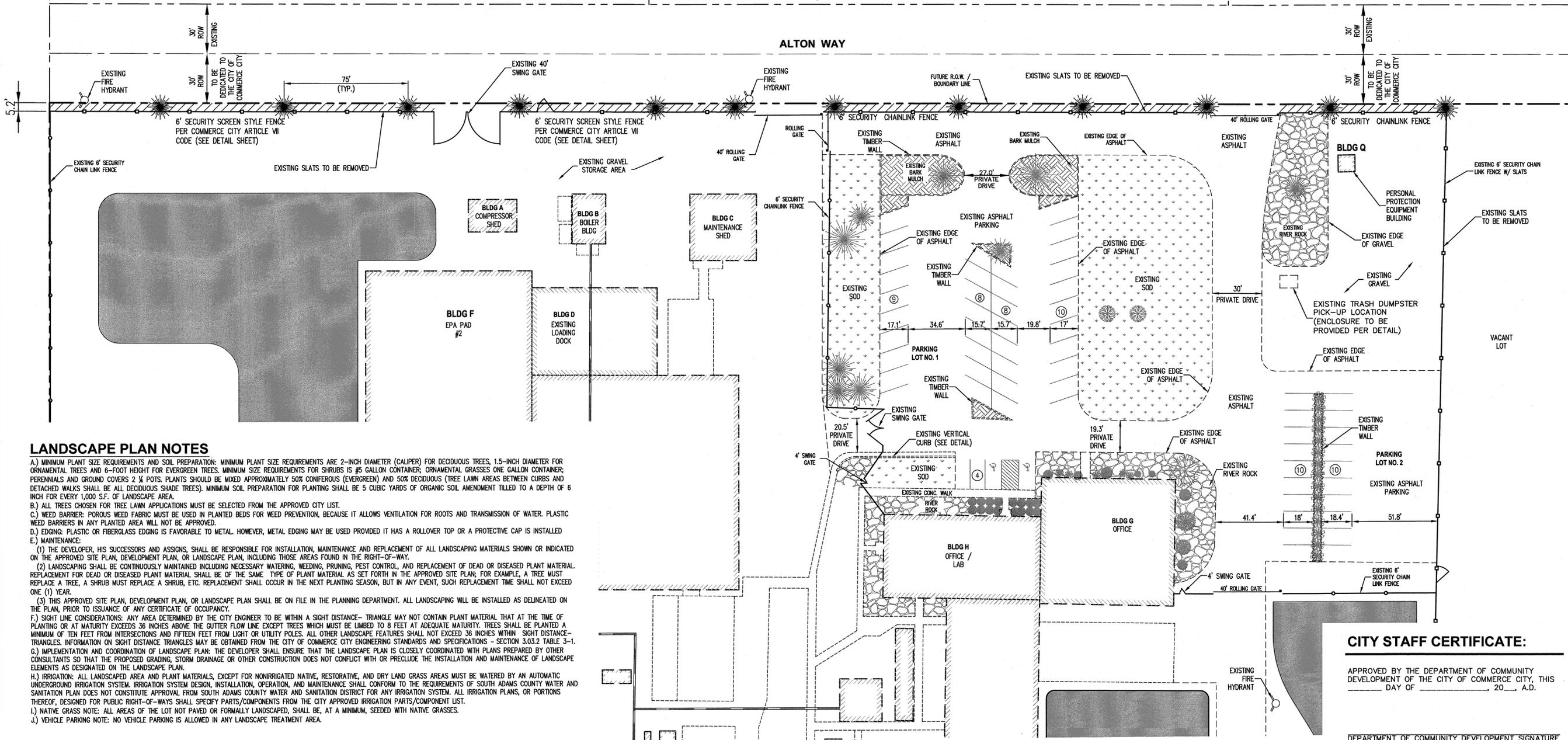
**KEY MAP**



FUTURE LANDSCAPING	
Landscape Square footage:	<b>34036 SF</b>
Number of Trees: 1/600sf Required	<b>12</b>
Number of Shrubs: 1/300sf Required	<b>57</b>
Square Feet of Sod: (max of 50%)	<b>19,133 SF</b>
Percent of Landscape Area Covered in Living Plant Material	<b>68.5%</b>

NOTE: UPON FUTURE APPLICATION FOR EXPANSION, ONSITE LANDSCAPING SHALL COMPLY WITH CITY REGULATIONS.

NOTE: CURRENT CONDITIONS DO NOT ALLOW FOR A MAXIMUM SOD AREA OF 50%.



**LANDSCAPE PLAN 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.) ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED CITY LIST.
- C.) WEED BARRIER: POROUS WEED FABRIC MUST BE USED IN PLANTED BEDS FOR WEED PREVENTION, BECAUSE IT ALLOWS VENTILATION FOR ROOTS AND TRANSMISSION OF WATER. PLASTIC WEED BARRIERS IN ANY PLANTED AREA WILL NOT BE APPROVED.
- D.) EDGING: PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL. HOWEVER, METAL EDGING MAY BE USED PROVIDED IT HAS A ROLLER TOP OR A PROTECTIVE CAP IS INSTALLED.
- E.) MAINTENANCE:
  - (1) THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN, DEVELOPMENT PLAN, OR LANDSCAPE PLAN, INCLUDING THOSE AREAS FOUND IN THE RIGHT-OF-WAY.
  - (2) LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN 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.
  - (4) SIGHT LINE CONSIDERATIONS: ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT DISTANCE- TRIANGLE MAY NOT CONTAIN PLANT MATERIAL THAT AT THE TIME OF PLANTING OR AT MATURITY EXCEEDS 36 INCHES ABOVE THE GUTTER FLOW LINE EXCEPT TREES WHICH MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF TEN FEET FROM INTERSECTIONS AND FIFTEEN FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES WITHIN SIGHT DISTANCE-TRIANGLES. INFORMATION ON SIGHT DISTANCE TRIANGLES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS AND SPECIFICATIONS - SECTION 3.03.2 TABLE 3-1.
  - (5) IMPLEMENTATION AND COORDINATION OF LANDSCAPE PLAN: THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH OR PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THE LANDSCAPE PLAN.
  - (6) IRRIGATION: ALL LANDSCAPED AREA AND PLANT MATERIALS, EXCEPT FOR NONIRRIGATED NATIVE, RESTORATIVE, AND DRY LAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF SOUTH ADAMS COUNTY WATER AND SANITATION 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.
  - (7) NATIVE GRASS NOTE: ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED, SHALL BE, AT A MINIMUM, SEEDED WITH NATIVE GRASSES.
  - (8) VEHICLE PARKING NOTE: NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.

**CITY STAFF CERTIFICATE:**

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

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

SCALE VERIFICATION  
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ON ORIGINAL DRAWING  
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NO.	DESCRIPTION	DATE	BY
1	REVISED PER CITY COMMENTS	6/19/13	DTB
2	REVISED PER CITY COMMENTS	10/2/13	DTB
3	REVISED PER CITY COMMENTS	10/16/13	DTB
4	REVISED PER CITY COMMENTS	12/12/13	DTB



**JEHN ENGINEERING JE**

6554 W. VERDELLA STREET  
ARAPAHO, CO 80020  
PH: (303) 423-5009 FAX: (303) 467-4438



HENDERSON FACILITY  
CONDITIONAL USE PERMIT  
FUTURE CONDITIONS  
LANDSCAPE PLAN

prepared for  
VEOLIA ES TECHNICAL SOLUTIONS, LLC

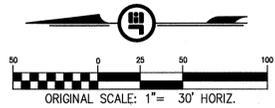
DRAWN BY: TAW  
DESIGNED BY: AJM  
DRAWING NAME: CUP-3025-FUT-LAND  
JOB NUMBER: 2152-213-025  
DATE: OCTOBER 3, 2013  
SCALE: 1" = 30'  
SHEET NO: 5 OF 7

# VEOLIA ENVIRONMENTAL SERVICES

## CONDITIONAL USE PERMIT HENDERSON FACILITY FENCE VARIANCE SITE PLAN

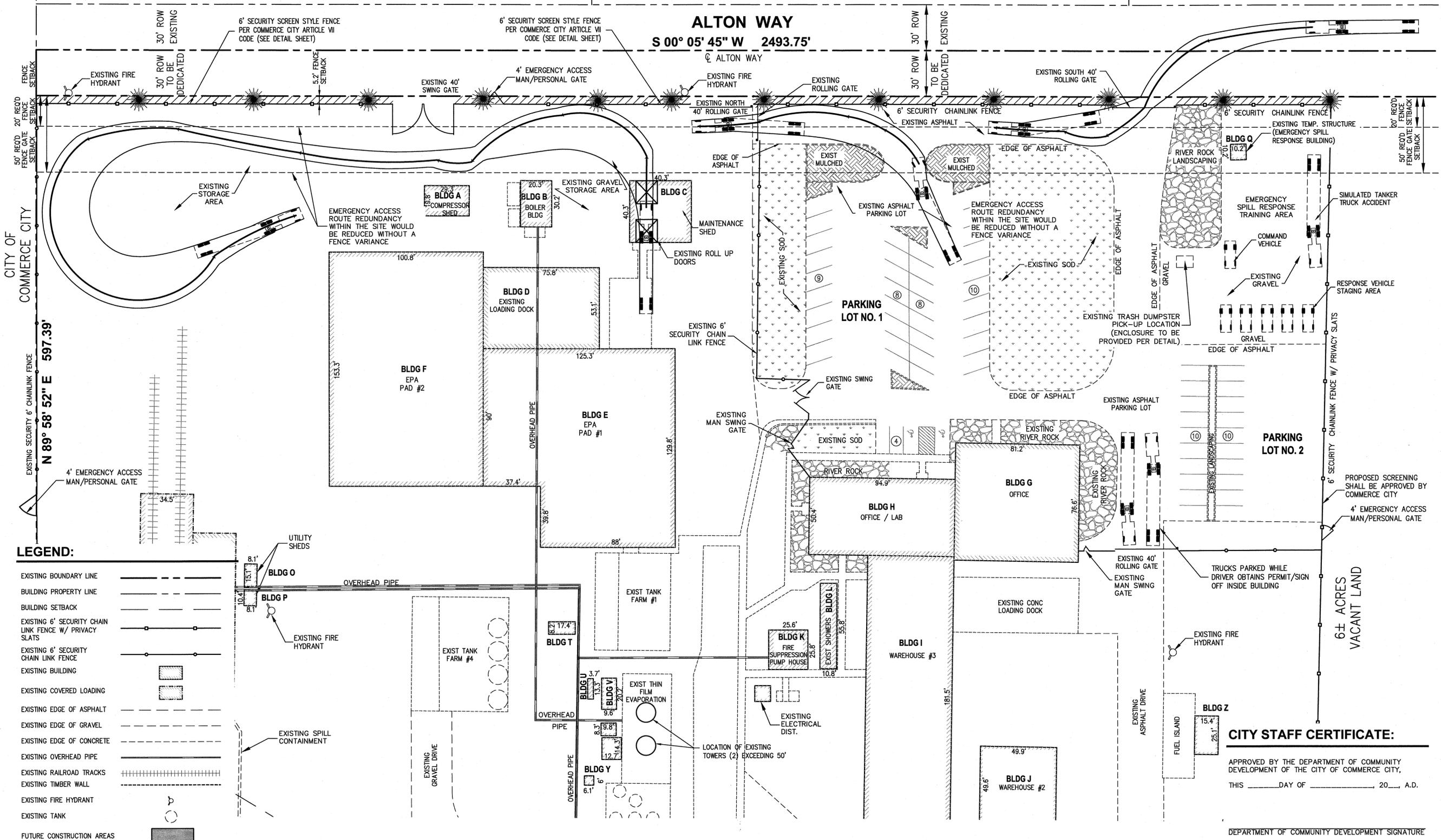
LOT 1, BLOCK 1, PECKHAM INDUSTRIAL TRACT,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

PAGE 6 OF 7



### LANDSCAPE LEGEND:

- PROPOSED MULCHING
- PROPOSED PLANTINGS
- EXISTING CONIFEROUS TREE
- EXISTING CONIFEROUS SHRUB
- EXISTING DECIDUOUS TREE
- EXISTING DECIDUOUS SHRUB
- EXISTING SODDED AREA
- EXISTING RIVER ROCK MULCH AREA
- EXISTING WOOD BARK MULCHED AREA



### LEGEND:

- EXISTING BOUNDARY LINE
- BUILDING PROPERTY LINE
- BUILDING SETBACK
- EXISTING 6' SECURITY CHAIN LINK FENCE W/ PRIVACY SLATS
- EXISTING 6' SECURITY CHAIN LINK FENCE
- EXISTING BUILDING
- EXISTING COVERED LOADING
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF CONCRETE
- EXISTING OVERHEAD PIPE
- EXISTING RAILROAD TRACKS
- EXISTING TIMBER WALL
- EXISTING FIRE HYDRANT
- EXISTING TANK
- FUTURE CONSTRUCTION AREAS

SCALE VERIFICATION  
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BY: [Signature]  
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NO.	DESCRIPTION	DATE	BY
1	REVISED PER CITY COMMENTS	6/19/13	DTB
2	REVISED PER CITY COMMENTS	10/2/13	DTB
3	REVISED PER CITY COMMENTS	10/15/13	DTB
4	REVISED PER CITY COMMENTS	12/12/13	DTB



HENDERSON FACILITY  
CONDITIONAL USE PERMIT  
FENCE VARIANCE SITE PLAN

DRAWN BY:	TAW
DESIGNED BY:	AJM
DRAWING NAME:	DP-0025-FUR-FENCE-VAR
APPROVED BY:	[Signature]
JOB NUMBER:	2152-213-025
DATE:	OCTOBER 3 2013
SCALE:	1" = 30'
SHEET NO.:	6 OF 7

### CITY STAFF CERTIFICATE:

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

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE

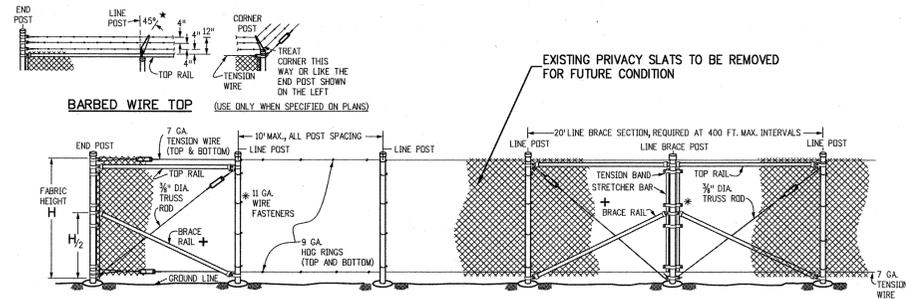
VEOLIA ENVIRONMENTAL SERVICES, LLC

# VEOLIA ENVIRONMENTAL SERVICES

## CONDITIONAL USE PERMIT HENDERSON FACILITY DETAILS

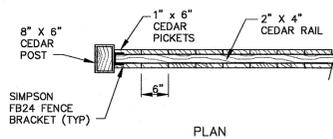
LOT 1, BLOCK 1, PECKHAM INDUSTRIAL TRACT,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

PAGE 7 OF 7

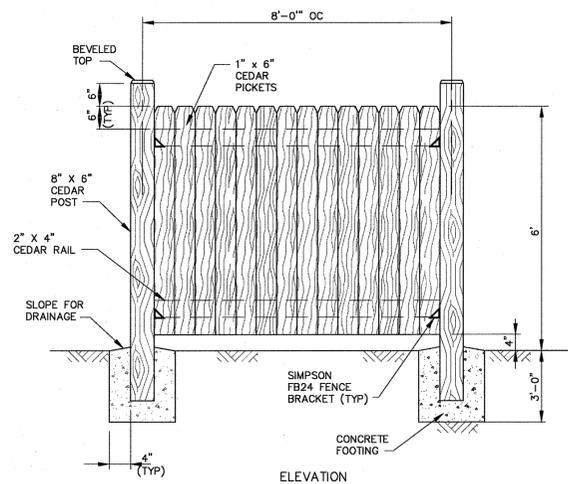


**EXISTING 6' SECURITY CHAINLINK FENCE WITH BARBED WIRE TOP**

NTS



PLAN



ELEVATION

**WOOD FENCE**

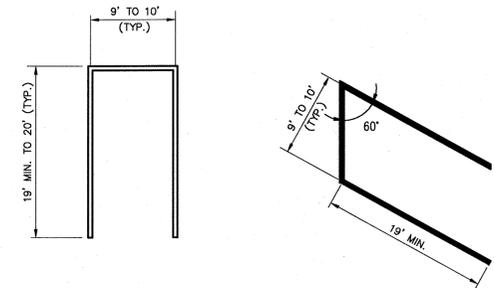
NOTE:

- FENCING CONTRACTOR MAY HANG PROPOSED PRIVACY SCREENING FENCE ON EXISTING CHAINLINK FENCE FOR EASE OF INSTALLATION.
- PICKETS ONLY REQUIRED ON OUTSIDE OF FENCE.
- FENCE TO BE #2 CEDAR AND ALL HARDWARE SHALL BE GALVANIZED

**PRIVACY SCREENING DETAIL**

### PARKING TAB

OFFICE	10,066 SQ. FT.	(1/300 SQ. FT.)	=	33 PARKING STALLS REQUIRED
LABORATORY	1,143 SQ. FT.	(1/500 SQ. FT.)	=	2 PARKING STALLS REQUIRED
WAREHOUSE	12,675 SQ. FT.	(1/1000 SQ. FT.)	=	12 PARKING STALLS REQUIRED
<b>TOTAL</b>	<b>23,884 SQ. FT.</b>			<b>47 PARKING STALLS REQUIRED</b>
EXISTING PARKING STALLS				59 PARKING STALLS PROVIDED

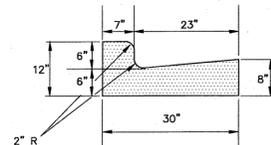


TYPICAL 90° PARKING STALL

TYPICAL ANGLED PARKING STALL

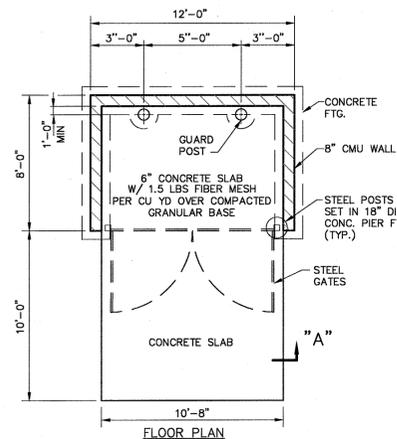
### TYPICAL PARKING STALLS

NTS

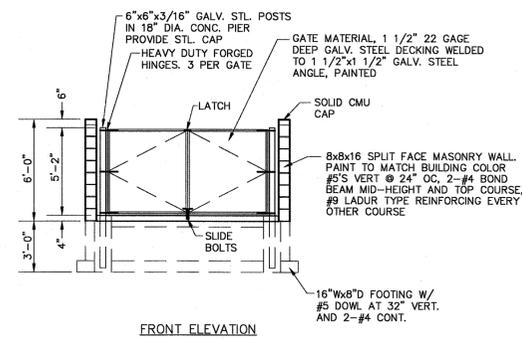


**EXISTING VERTICAL CURB DETAIL**

NTS



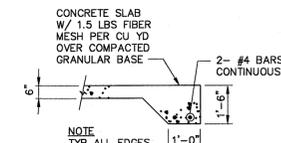
FLOOR PLAN



FRONT ELEVATION

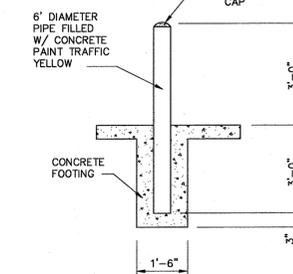
**TRASH ENCLOSURE DETAIL**

NTS



NOTE  
TYP ALL EDGES

SECTION "A"



GUARD POST

SCREENING - SEC. 21-7664  
CITY OF COMMERCE CITY - ARTICLE VII - DEVELOPMENT AND DESIGN STANDARDS

(1) OUTDOOR STORAGE. OUTDOOR STORAGE AND PARKING AREAS FOR VEHICLES IN EXCESS OF 15,000-GROSS VEHICLE WEIGHT (GVW) MUST BE LOCATED BEHIND THE FRONT YARD AS DEFINED BY THE OUTER WALL OF THE BUILDING ALONG A PUBLIC STREET.

(2) TANKS AND EQUIPMENT. ALL EXTERIOR TANKS, PIPING, AND EQUIPMENT, THAT CANNOT BE HOUSED IN A STRUCTURE OR ADEQUATELY SCREENED BY LANDSCAPING OR FENCING, MUST BE PAINTED IN A CAMOUFLAGING EARTH TONE COLOR, OR OTHER COMPLIMENTARY DEVELOPMENT COLOR, AND SCREENED TO THE FULLEST EXTENT POSSIBLE.

ALLOWABLE MATERIALS - FENCE MATERIALS SHALL CONSIST OF WOOD, BRICK, STONE, MASONRY, STUCCO OVER CONCRETE BLOCK, VINYL, WROUGHT IRON, ALUMINUM, FIBERGLASS, COMPOSITE OR CHAIN LINK MATERIALS TO BE APPROVED BY THE CITY. DECORATIVE MATERIALS, INCLUDING BUT NOT LIMITED TO TILE OR GLASS BLOCK, MAY BE INCORPORATED INTO THE DESIGN OF PERMITTED FENCES OR WALLS. SHEET PLASTIC, SHEET METAL, AND PLYWOOD FENCING SHALL NOT BE ALLOWED. CORRUGATED METAL SHALL ONLY BE ALLOWED IN INDUSTRIAL ZONE DISTRICTS. CHAIN LINK FENCING WITH INSERTS, SLATS AND/OR ATTACHED FABRIC SCREENING MATERIAL ARE PROHIBITED. ALL FENCES SHALL BE CONSTRUCTED OF MATERIALS OF COMMERCIAL FENCING QUALITY.

ALL ON-SITE TRASH RECEPTACLES SHALL BE ENCLOSED PER SECTION 21-7602 OF THE COMMERCE CITY LAND DEVELOPMENT CODE

### CITY STAFF CERTIFICATE:

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DEVELOPMENT OF THE CITY OF COMMERCE CITY,  
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DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE

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4	REVISED PER CITY COMMENTS	12/12/13	DTB



**JēHN**  
ENGINEERING, LLC  
666 WEBSTER STREET  
ARVADA, CO 80007  
PH: (303) 428-8088 FAX: (303) 967-5438



HENDERSON FACILITY  
CONDITIONAL USE PERMIT  
DETAIL SHEET

DRAWN BY: TAW  
DESIGNED BY: AJM  
DRAWING NAME: CUP-3025-DET.dwg  
APPROVED BY: [Signature]

JOB NUMBER: 2152-213-025  
DATE: OCTOBER 3, 2013  
SCALE: NA

SHEET NO. 7 OF 7