



United Parcel Service, Inc.

FREIGHT DISTRIBUTION FACILITY EXPANSION

5300 E. 56TH AVE.

COMMERCE CITY, CO

DEVELOPMENT PLAN - REVISION 1

MAY 21, 2015

Stantec Project Number: 191001221

DRAWING LIST

NUMBER	DRAWING NAME	REV	DATE
TS-000	TITLE SHEET	1	05/21/2015
C-100	SITE PLAN	1	05/21/2015
LP-100	OVERALL LANDSCAPE PLAN	1	05/21/2015
LP-101	LANDSCAPE PLAN	1	05/21/2015
LP-102	LANDSCAPE PLAN	1	05/21/2015
LP-501	LANDSCAPE DETAILS	1	05/21/2015
A-100	ARCHITECTURAL ROOF PLAN	1	05/21/2015
A-101	ARCHITECTURAL RAMP	1	05/21/2015
A-200	ARCHITECTURAL BUILDING ELEVATIONS	1	05/21/2015
A-300	BUILDING AND WALL SECTIONS	1	05/21/2015
U-100	LIGHTING AND UTILITY PLAN	1	05/21/2015
ES-101	SITE PHOTOMETRIC PLAN	1	05/21/2015



111 GRANT AVE, SUITE 201
ENDICOTT, NY 13760

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Fax. 1.607.321.6160
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Approved by the Department of Community Development of the City of Commerce City, this ____ Day of ____, A.D. ____.

Department of Community Development Signature

CITY COUNCIL CERTIFICATE:

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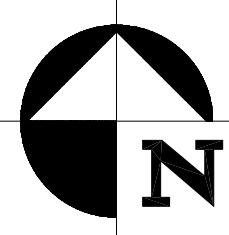
City Signature

Assessor's PIN: 182318100037



SITE

SITE MAP



SITE

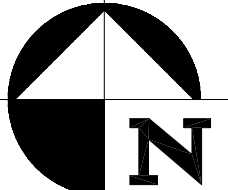
EXISTING BUILDING

NEW ADDITION



AREA OF WORK

LOCATION MAP



OPERATIONS NARRATIVE LETTER

1. THE USE AND SCOPE OF THE PROJECT INCLUDES ADDING APPROXIMATELY 8,750 SQUARE FEET OF FREIGHT DISTRIBUTION TO THE APPROXIMATELY EXISTING 38,000 SQUARE FEET OF EXISTING BUILDING. THE USE AND LOOK OF THE BUILDING WILL REMAIN THE SAME. THE SURROUNDING SITE WILL BE MODIFIED TO ACCOMMODATE THE EXPANSION. THE WORK INCLUDES LANDSCAPING.
2. THE GENERAL SITE LAYOUT IS INCLUDED IN THE SITE PLAN. THE GENERAL CIRCULATION WILL REMAIN THE SAME.
3. THE ANTICIPATED NUMBER OF EMPLOYEES INCREASES SLIGHTLY FROM 25 TO 30.
4. THE HOURS OF OPERATION WILL REMAIN 24 HOURS A DAY.
5. THE ANTICIPATED NUMBER OF TRUCKS INCREASES FROM 72 TO 96.
6. THE BUFFERING FOR NEIGHBORING LAND USES WILL REMAIN THE SAME.

DEVELOPMENT PLAN NOTES

- LIGHTING NOTES:**
1. EXISTING LIGHT POLES AND LAMPS ARE TO BE REUSED AND IN SOME CASES RELOCATED.
 2. THERE SHALL BE NO DIRECT RAYS OF LIGHT EXTENDING BEYOND THE PROPERTY BOUNDARIES.
- TRASH ENCLOSURE NOTES:**
1. NO ADDITIONAL TRASH ENCLOSURES ARE INCLUDED IN THE PROPOSED WORK.
- SCREENING NOTES:**
1. THERE ARE NO ROOF MOUNTED ELECTRICAL OR MECHANICAL EQUIPMENT PROPOSED FOR THE ADDITION.
 2. NO SCREENING IS REQUIRED AT THE ROOF LEVEL FOR THE PROPOSED ADDITION.
- SIGNAGE NOTES:**
1. NO ROAD SIGNAGE IS INCLUDED FOR THE PROPOSED WORK.
 2. BUILDING SIGNAGE CONSISTS OF DOOR NUMBERS AND RENUMBERING TO MATCH EXISTING SIZE AND COLORS.
- FENCING NOTES:**
1. NO ADDITIONAL FENCING IS INCLUDED IN THE PROPOSED WORK.
- DOWNSPOUT NOTES:**
1. NO DOWNSPOUT OUTFALLS TO SIDEWALKS, BIKE PATHS, OR OTHER PEDESTRIAN ROUTES ARE INCLUDED IN THE PROPOSED WORK.
- AMERICANS WITH DISABILITIES NOTES:**
1. A HANDICAP RAMP IS INCLUDED IN THE PROPOSED WORK TO ALLOW FOR ACCESSIBILITY TO THE NEW ADDITION.
- CONSTRUCTION NOTES:**
1. THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- UNDERGROUND UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.

Revision	By	Appd.	YY.MM.DD
1	RJK	DLH	15.05.21
0	RJK	DLH	15.04.10
Issued	By	Appd.	YY.MM.DD

File Name: TS-000 - Development Plan.dwg	SDJ	JRJ	EKW	15.04.10
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

UNITED PARCEL SERVICE, INC.
5300 E. 56TH AVE.
COMMERCE CITY, CO

FREIGHT DISTRIBUTION FACILITY EXPANSION

Title

TITLE SHEET

Project No. 191001221	Scale AS NOTED	Revision
Drawing No. TS-000	Sheet of	1

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Revision	By	Appd.	YY.MM.DD
1	RESPONSE TO CITY REVIEW COMMENTS	CB	DH 15.05.21
0	DEVELOPMENT PLAN	CB	DH 15.04.10
Issued	By	Appd.	YY.MM.DD

File Name: C:\100 SITE PLAN.dwg	CB	CB	15.04.10
	Dwn.	Chkd.	Dsgn.

Permit-Seal

Client/Project
UNITED PARCEL SERVICE, INC.
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COMMERCE CITY, CO
FREIGHT DISTRIBUTION FACILITY EXPANSION

Title
SITE PLAN

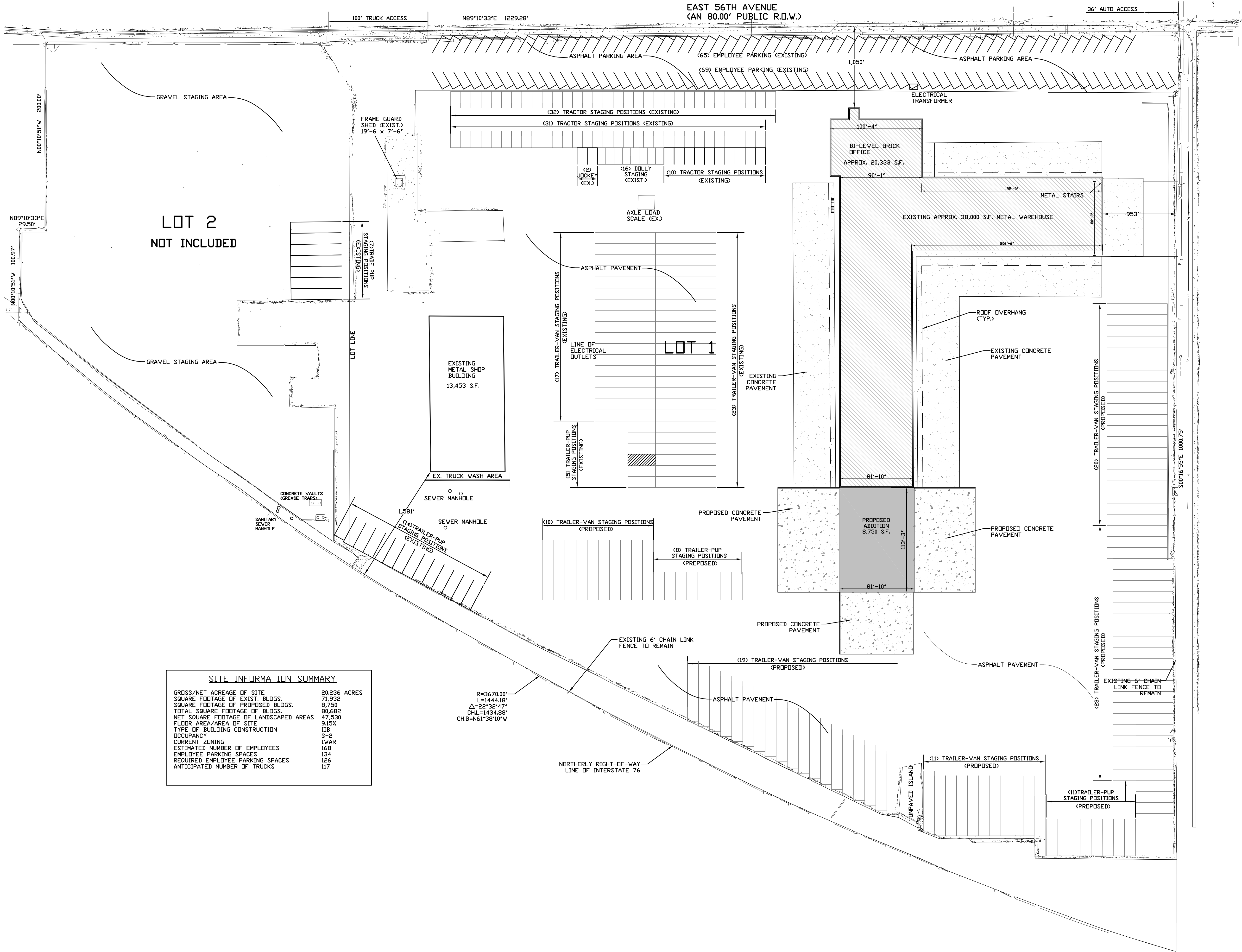
Project No. 191001221	Scale 1"=50'	0 50' 75' 100'
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Drawing No.	Sheet	Revision
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C-100

of

1



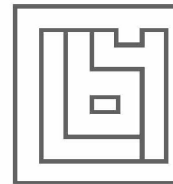
SITE INFORMATION SUMMARY	
GROSS/NET ACREAGE OF SITE	20.236 ACRES
SQUARE FOOTAGE OF EXIST. BLDGS.	71,932
SQUARE FOOTAGE OF PROPOSED BLDGS.	8,750
TOTAL SQUARE FOOTAGE OF BLDGS.	80,682
NET SQUARE FOOTAGE OF LANDSCAPED AREAS	47,530
FLOOR AREA/AREA OF SITE	9.15%
TOTAL TYPE OF BUILDING CONSTRUCTION	IIB
OCCUPANCY	S-2
CURRENT ZONING	1WAR
ESTIMATED NUMBER OF EMPLOYEES	168
EMPLOYEE PARKING SPACES	134
REQUIRED EMPLOYEE PARKING SPACES	126
ANTICIPATED NUMBER OF TRUCKS	117

R=3670.00'
L=1444.18'
Δ=22°32'47"
CHL=1434.88'
CH.B=N61°38'10"W

LOFT SIX FOUR

LANDSCAPE ARCHITECTURE
ARCHITECTURAL SITE DESIGN

9500 S. 500 W., SUITE 215
SANDY, UTAH 84070
PHONE: 801.580.3325
LOFTSIXFOUR.COM



Owner/Project

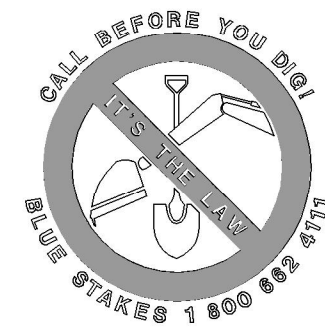
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File Name: BAR NKJ 15.05.18

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Client/Project
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COMMERCE CITY, CO
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Title
**OVERALL
LANDSCAPE
PLAN**

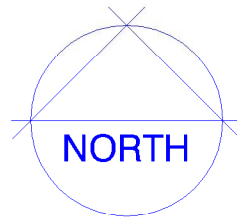
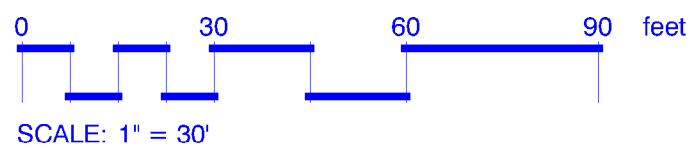
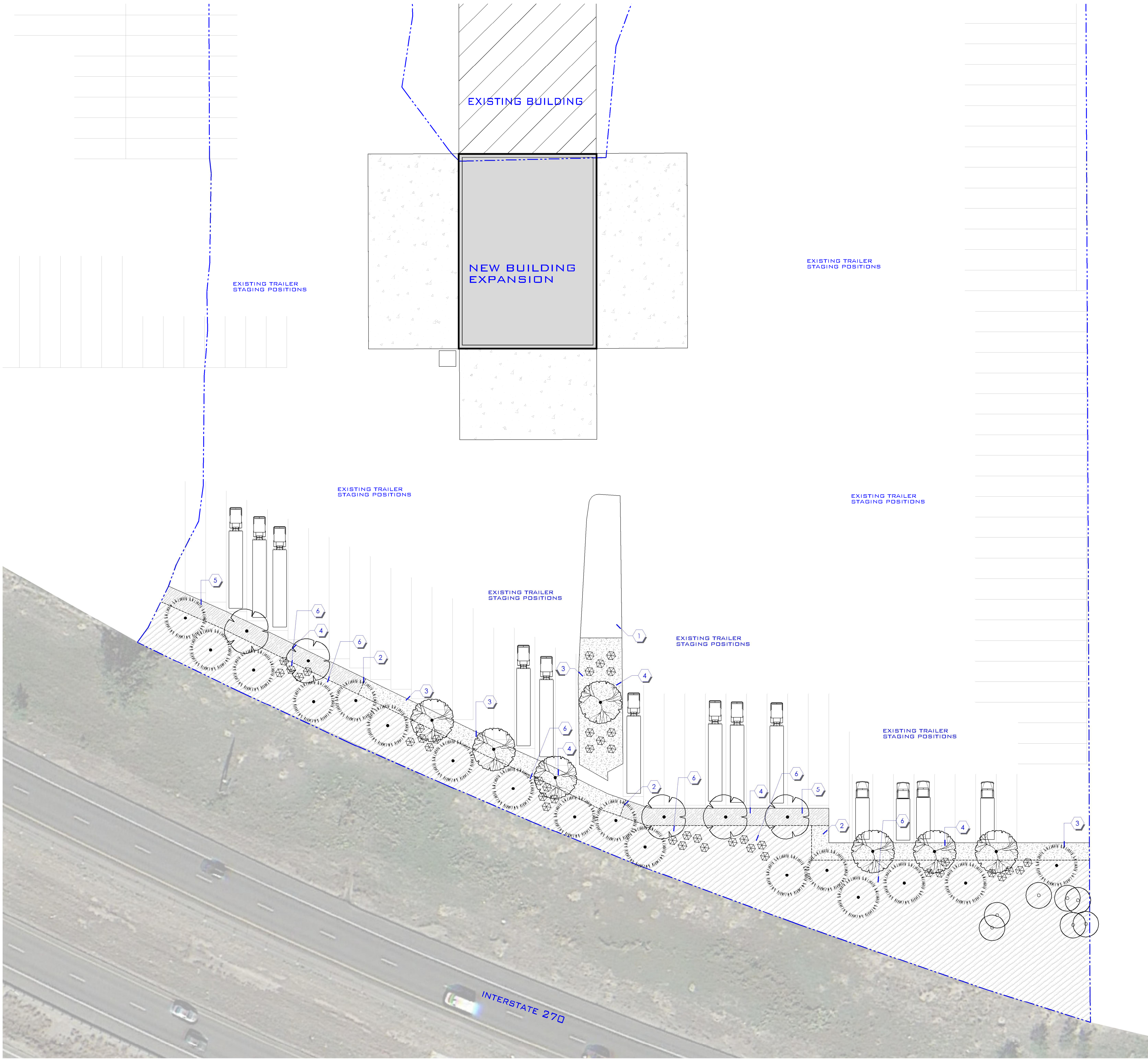
Project No. Scale

191001221

Drawing No. Sheet Revision

LP-100 of 1








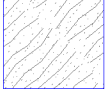
NOTE - SHEET LP-100 IS FOR
OVERALL REFERENCE ONLY






GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO. 3133, SERIES OF 2004, AND THE AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
2. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
3. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
4. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE DRIP IRRIGATED. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
5. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
6. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
7. ALL SHRUB BEDS TO BE BLACK OR BROWN ORGANIC WOOD MULCH TO DEPTH OF 3" PER COMMERCE CITY - SEE PLANS
8. ALL PERENNIAL BEDS AND TREE RINGS TO BE MULCHED WITH BLACK OR BROWN ORGANIC MULCH TO A DEPTH OF 3" MIN. WITH NO LANDSCAPE FABRIC.
9. STEEL EDGER WILL OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO SOD AND WILL BE SET LEVEL WITH THE TOP OF SOD. STEEL EDGER TO OCCUR BETWEEN BLACK ORGANIC MULCH AND BROWN ORGANIC MULCH AREAS IF APPLICABLE. 1/4" X 4" DEEP WITH CAP, WITH ROLLOVER TOP OR A PROTECTIVE CAP, RYERSON, OR APPROVED EQUAL.
10. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
11. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
12. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
13. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES)
14. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
15. ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT BE NOT LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED, OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
16. SEE SHEET LP501 FOR LANDSCAPE AND PLANTING DETAILS.

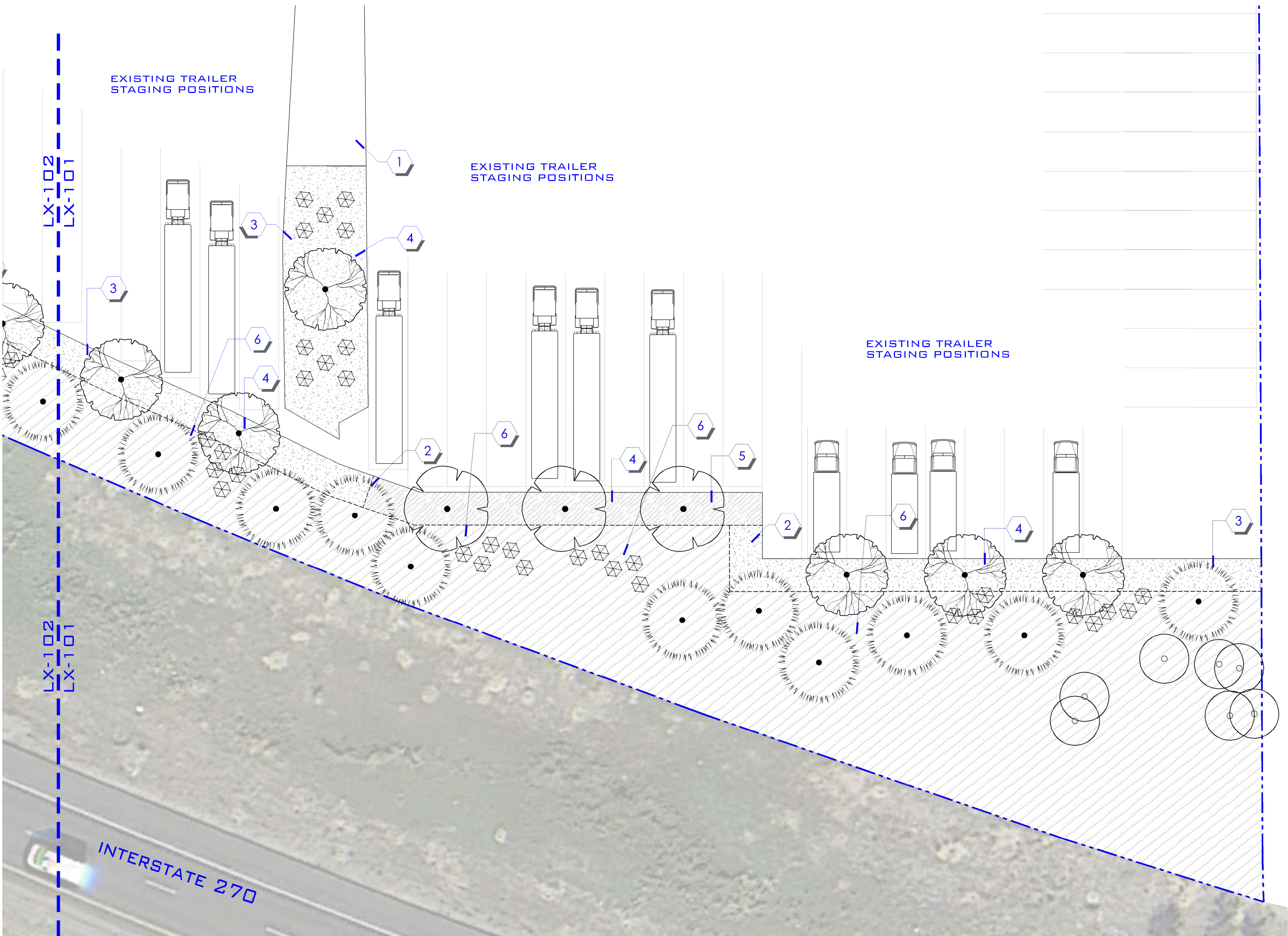
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	ABIES CONCOLOR / WHITE FIR	B & B	6' MIN.	17
	EXISTING TREE PROTECT-IN-PLACE	--		7
	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	B & B	2" CAL	7
	MALUS FLORIBUNDA "PRAIRIFIRE" / PRAIRIE FIRE CRABAPPLE	B & B	2" CAL	5
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
	JUNIPERUS CHINENSIS "DAUBS FROSTED" / DAUBS FROSTED JUNIPER	5 GAL		43
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	QTY
	NATIVE SEED MIX - PER LOCAL SUPPLIER	HYDROSEED		23,448 SF
	ORGANIC WOOD MULCH - BLACK	N/A		5,345 SF
	ORGANIC WOOD MULCH - BROWN	N/A		2,477 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	AREA TO BE HARDSCAPE - PER CIVIL		
	STEEL EDGING WITH ROLLOVER TOP OR A PROTECTIVE CAP BETWEEN ALL PLANTING AND TURF AREAS (TYP.)	6/LP501	
	BLACK ORGANIC WOOD COMPOST MULCH PLANTING AREA BY LOCAL SUPPLIER (TYP.)	5/LP501	
	PLANTING AREA (TYP.)	5/LP501	
	BROWN ORGANIC WOOD COMPOST MULCH PLANTING AREA BY LOCAL SUPPLIER (TYP.)	5/LP501	
	ALL PLANTER AREAS TO BE DRIP IRRIGATED - SEE GENERAL NOTE NUMBER 4		

NOTE - SEE SHEET LP-100 FOR BUILDING AND OVERALL CONTEXT



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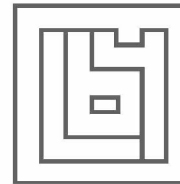
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LOFT SIX FOUR

LANDSCAPE ARCHITECTURE
ARCHITECTURAL SITE DESIGN

9500 S. 500 W. SUITE 215
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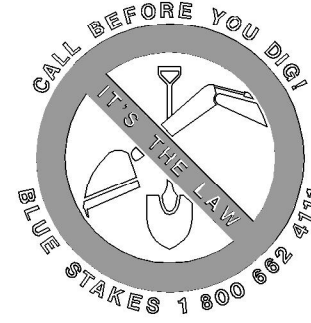
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Revision

Issued

File Name:

Permit-Seal



Client/Project

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FREIGHT DISTRIBUTION FACILITY EXPANSION

Title

LANDSCAPE
PLAN

Project No.

191001221

Drawing No.

LP-101

Scale

Sheet

of

Revision

1

GENERAL LANDSCAPE NOTES:



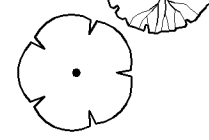



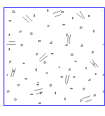
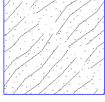
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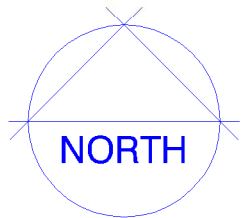
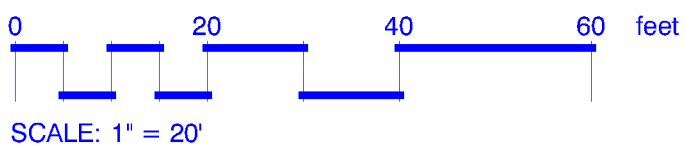
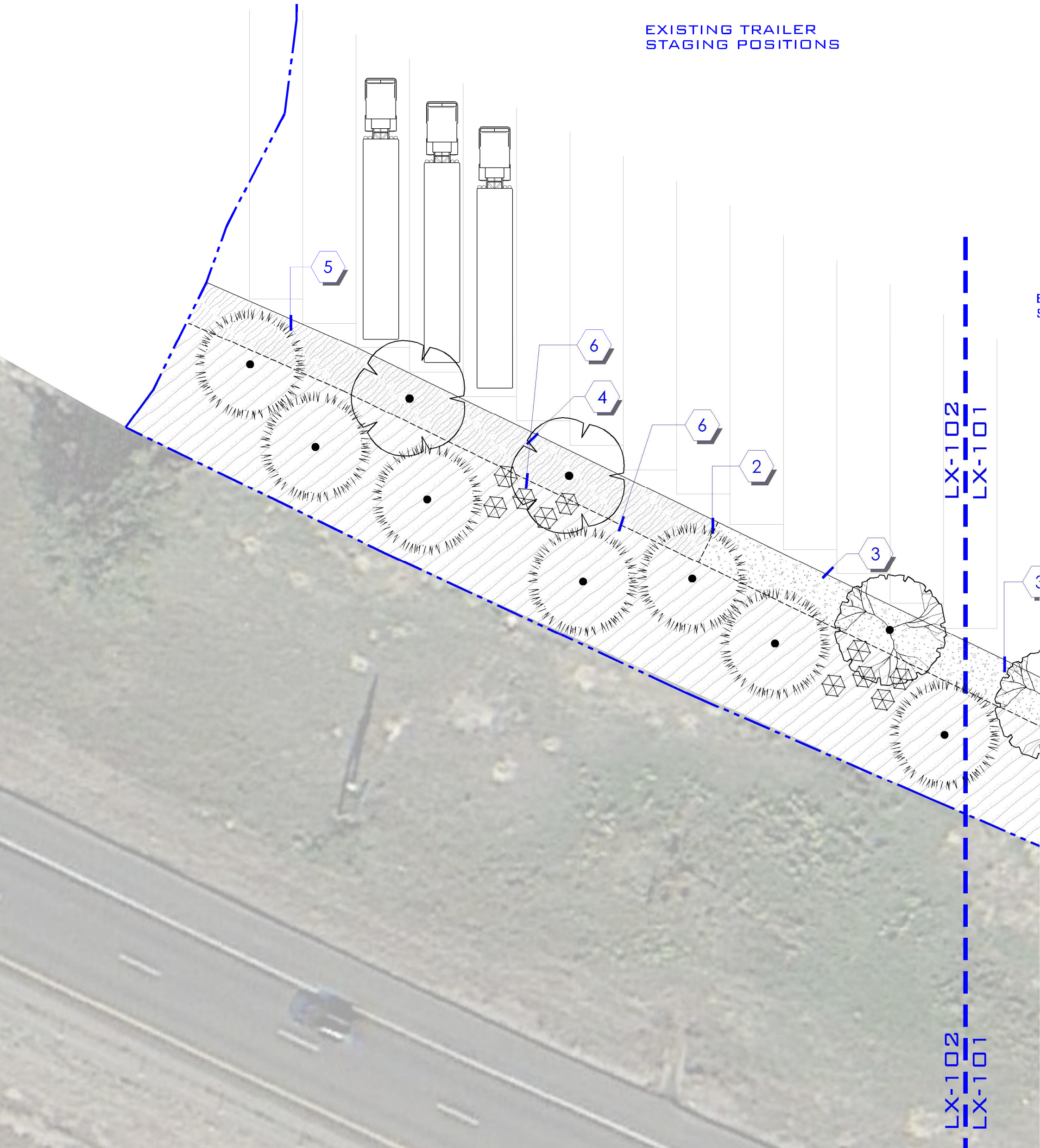
REFERENCE NOTES SCHEDULE

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2	STEEL EDGING WITH ROLLOVER TOP OR A PROTECTIVE CAP BETWEEN ALL PLANTING AND TURF AREAS (TYP.)	6/LP501	
3	BLACK ORGANIC WOOD COMPOST MULCH PLANTING AREA BY LOCAL SUPPLIER (TYP.)	5/LP501	
4	PLANTING AREA (TYP.)	5/LP501	
5	BROWN ORGANIC WOOD COMPOST MULCH PLANTING AREA BY LOCAL SUPPLIER (TYP.)	5/LP501	
6	ALL PLANTER AREAS TO BE DRIP IRRIGATED - SEE GENERAL NOTE NUMBER 4		

NOTE - SEE SHEET LP-100 FOR BUILDING AND OVERALL CONTEXT

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
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	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	B & B	2" CAL	7
	MALUS FLORIBUNDA 'PRAIRIFIRE' / PRAIRIE FIRE CRABAPPLE	B & B	2" CAL	5
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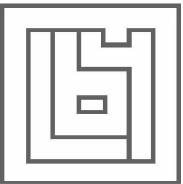
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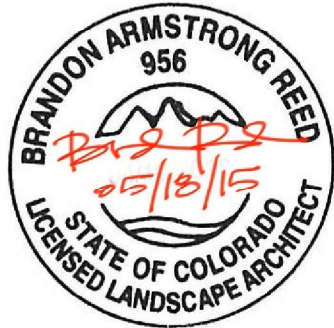
Owner/Project

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Revision	By	Appd.	YY.MM.DD
Issued	By	Appd.	YY.MM.DD

File Name:		BAR	NKJ	15.05.18
		Chkd.	Dsgn.	YY.MM.DD

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Title

LANDSCAPE
PLAN

Project No.	Scale	
191001221		
Drawing No.	Sheet	Revision
LP-102	of	1

of

1



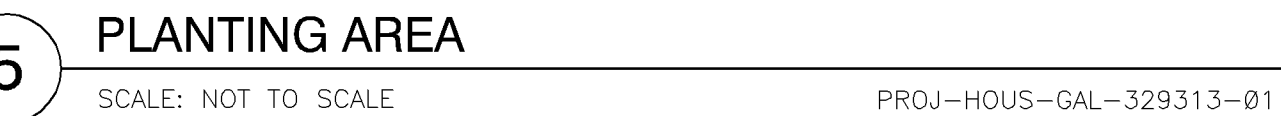
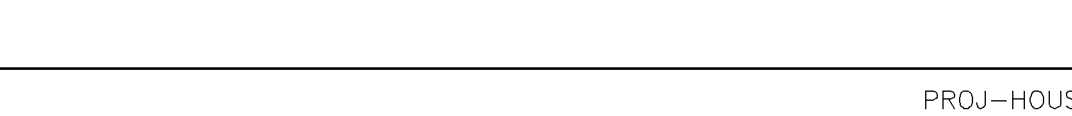
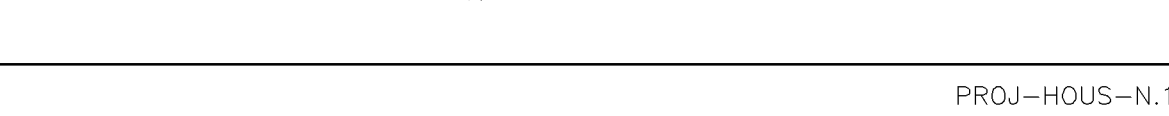
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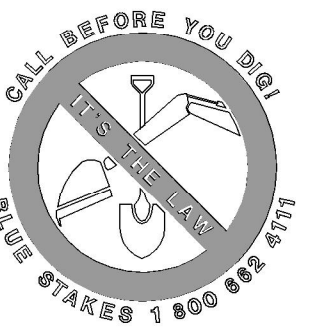
LANDSCAPE ARCHITECTURE
ARCHITECTURAL SITE DESIGN

Owner/Project



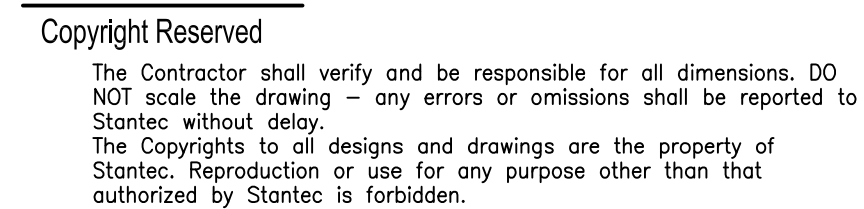
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ARMSTRONG



FREIGHT DISTRIBUTION FACILITY EXPANSION

Drawing No.	Sheet	Revision
LP-501		1

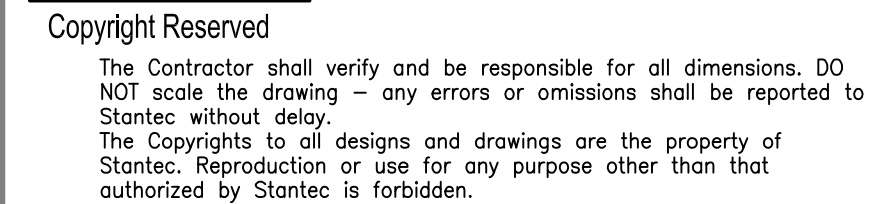


Assessor's PIN: 182318100037

File Name: A-100 - Development Plan.DWG	SDJ	JRJ	EKW	15.04.1
	Dwn.	Chkd.	Dsgn.	YY.MM.D

Revision

1

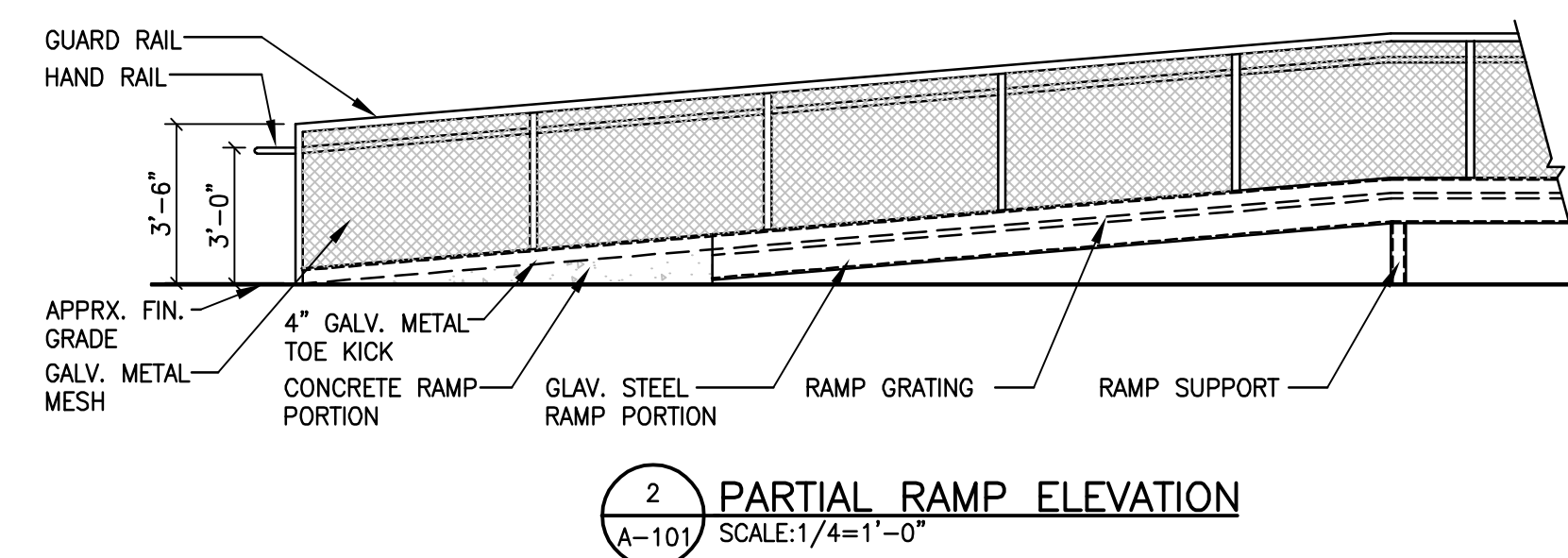
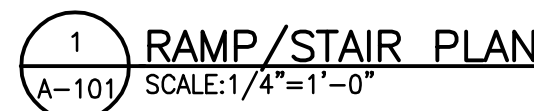


Assessor's PIN: 182318100037

File Name: A-101 - Development Plan.DWG	SDJ	JRJ	EKW	15.04.1
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Project No.	Scale	
191001221	AS NOTED	
Drawing No.	Sheet	Revision

of



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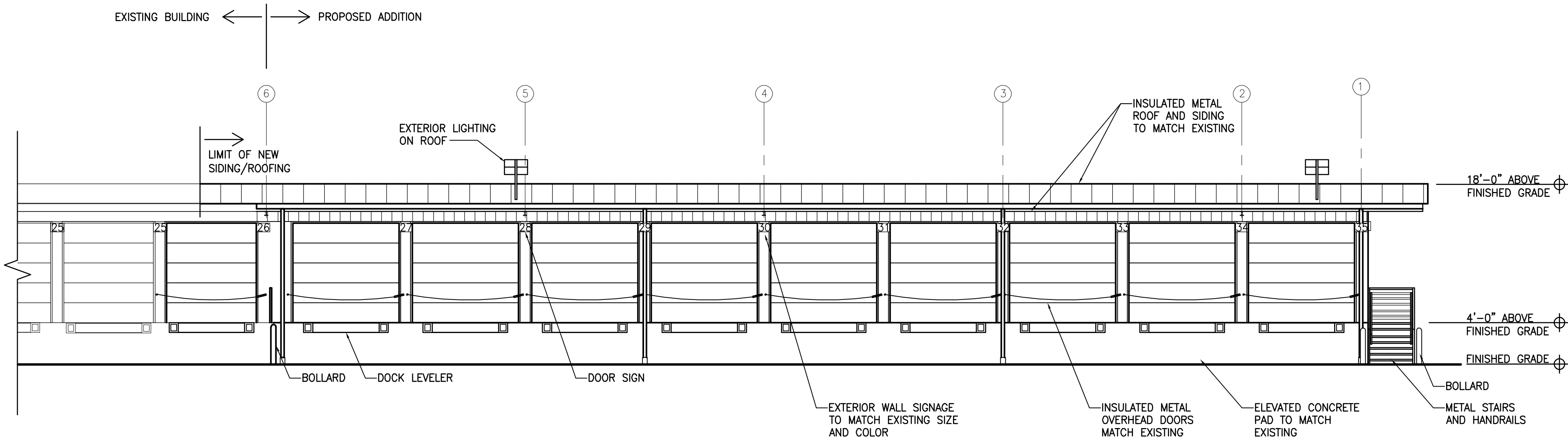
Department of Community Development Signature

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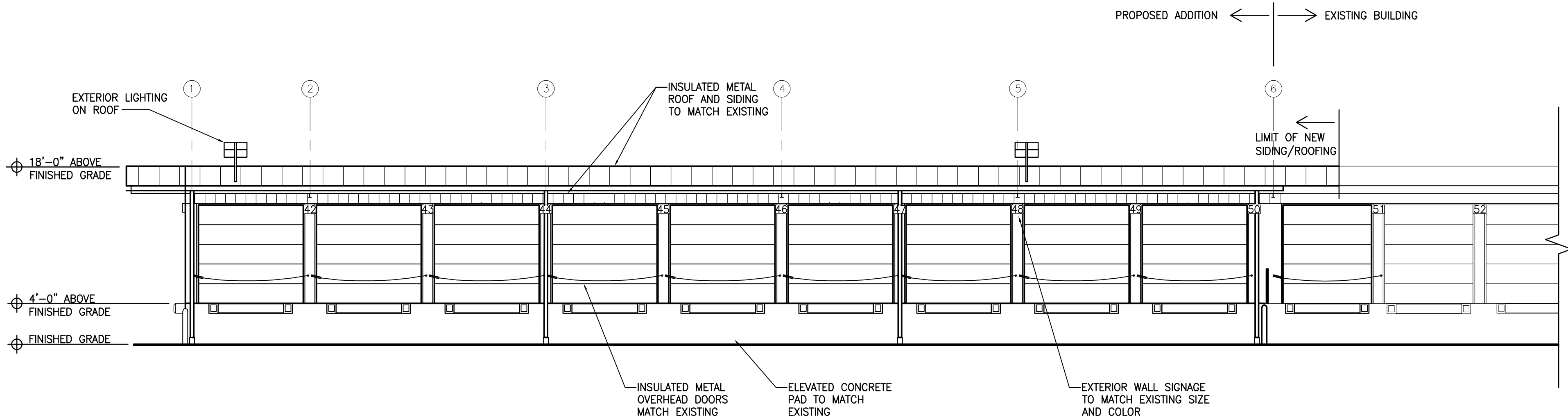
Approved by the City Council of Commerce City, this ____ Day of ____, A.D. ____.

City Signature

Assessor's PIN: 182318100037



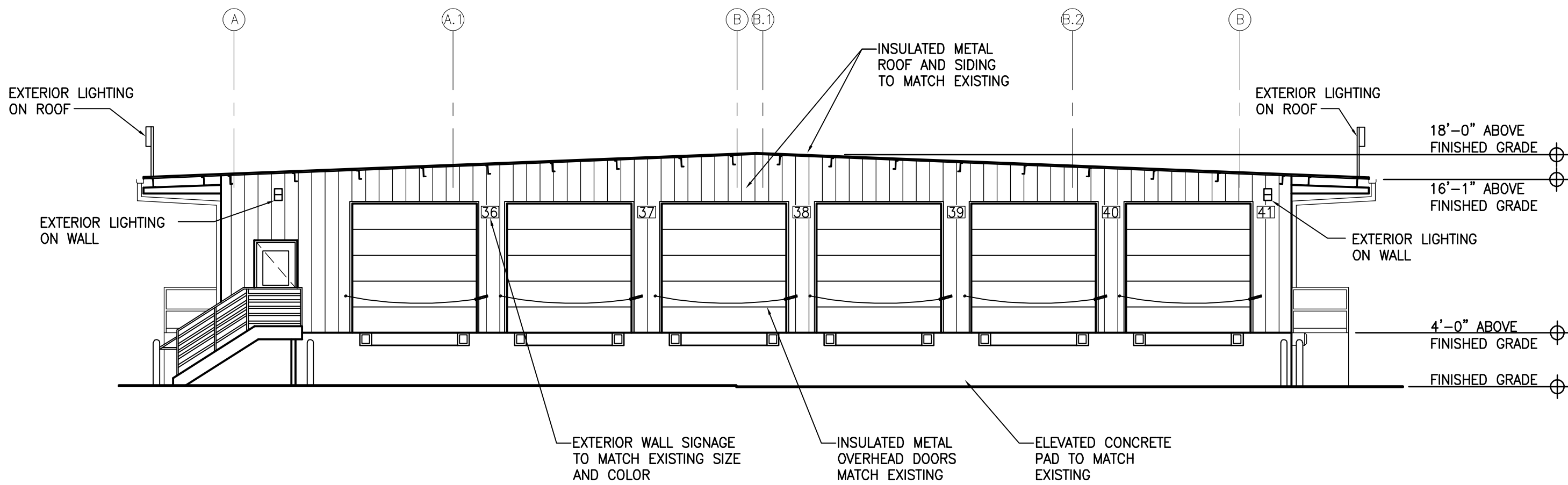
1 FREIGHT BUILDING EXPANSION - WEST ELEVATION
A-200 SCALE: 1/8"=1'-0"



2 FREIGHT BUILDING EXPANSION - EAST ELEVATION
A-200 SCALE: 1/8"=1'-0"



COLORS TO MATCH EXISTING BUILDING AS SHOWN ABOVE



3 FREIGHT BUILDING EXPANSION - SOUTH ELEVATION
A-200 SCALE: 1/8"=1'-0"

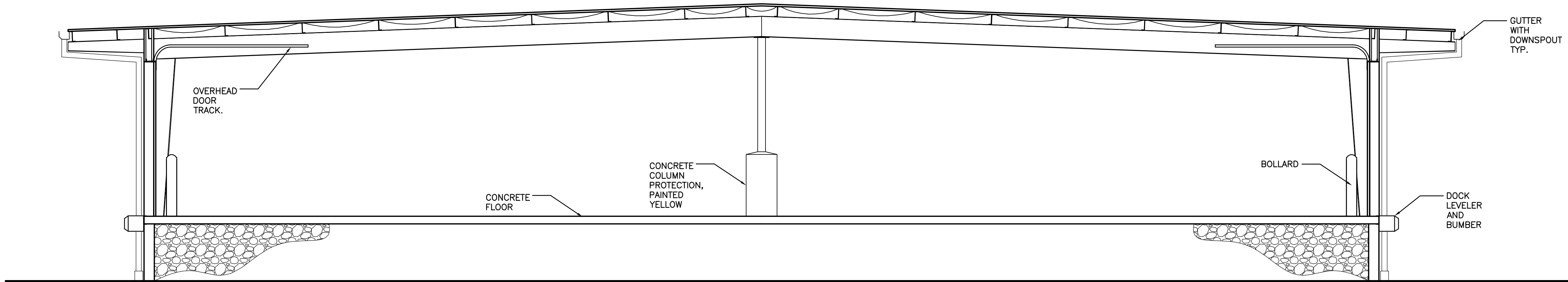
Client/Project
UNITED PARCEL SERVICE, INC.
5300 E. 56TH AVE.
COMMERCE CITY, CO
FREIGHT DISTRIBUTION FACILITY EXPANSION

Title
ARCHITECTURAL
BUILDING ELEVATIONS

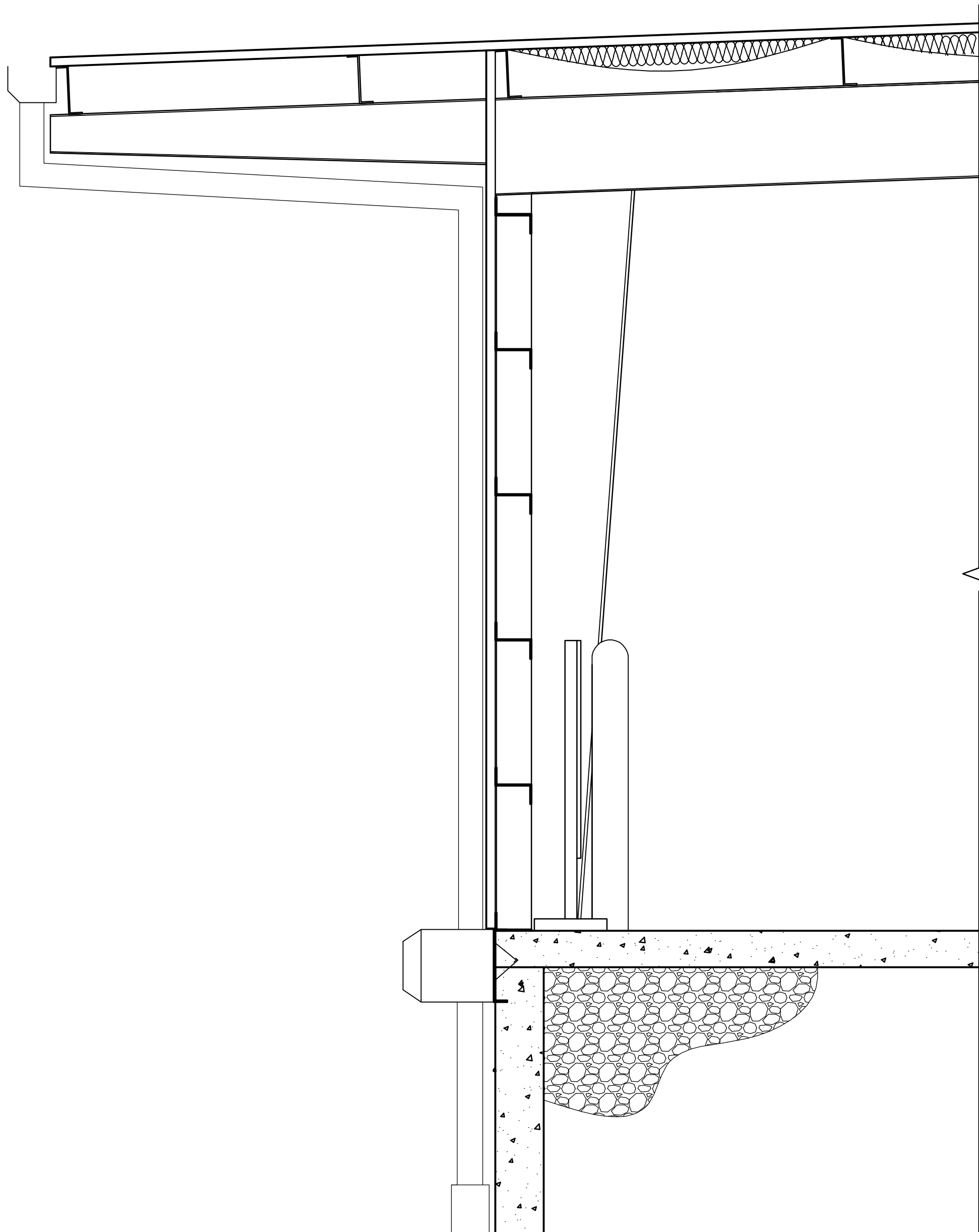
Project No. 191001221
Drawing No. AS NOTED
Scale Sheet
Revision

\\US1277-F01\shared_projects\191001221\architecture\design\drawing\A-300 - Development Plan.DWG
2019/05/21 12:28 PM By: Hansen, David (Binghamton)

ORIGINAL SHEET - ARCH D



1 BUILDING SECTION
A-300 SCALE: 1/4" = 1'-0"



2 WALL SECTION
A-300 SCALE: 3/4" = 1'-0"

GENERAL NOTES

1. RENUMBER ALL THE DOCK DOORS STARTING IN THE NORTH WEST CORNER WITH NO. 1 AND WORK COUNTER CLOCKWISE AROUND THE BUILDING.
2. NEW CONSTRUCTION SHALL MATCH EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.



111 GRANT AVE, SUITE 201
ENDICOTT, NY 13760

Tel. 1.607.321.6100
Fax. 1.607.321.6160
www.stantec.com

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Department of Community Development Signature

CITY COUNCIL CERTIFICATE:

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City Signature

Assessor's PIN: 182318100037

Revision	By	Appd.	YY.MM.DD
1	RJK	DLH	15.05.21
0	RJK	DLH	15.04.10
Issued	By	Appd.	YY.MM.DD

File Name: A-300 - Development Plan.DWG	SDJ	JRJ	EKW	15.04.10
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

UNITED PARCEL SERVICE, INC.
5300 E. 56TH AVE.
COMMERCE CITY, CO

FREIGHT DISTRIBUTION FACILITY EXPANSION

Title

ARCHITECTURAL
BUILDING AND WALL SECTIONS

Project No. 191001221	Scale AS NOTED
Drawing No.	Sheet Revision

A-300

of

1

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City Signature

Assessor's PIN: 182318100037

Legend	
	EXISTING TELEPHONE RISER
	EXISTING UTILITY POLE
	SITE LIGHTING
	EXISTING CATCH BASIN
	NEW CATCH BASIN
	ELECTRICAL MANHOLE
	NEW CONCRETE PAVEMENT
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	LIMITS OF DISTURBANCE

Revision	By	Appd.	YY.MM.DD
1	RESPONSE TO CITY REVIEW COMMENTS	CB	DH 15.05.21
0	DEVELOPMENT PLAN	CB	DH 15.04.10
Issued	By	Appd.	YY.MM.DD

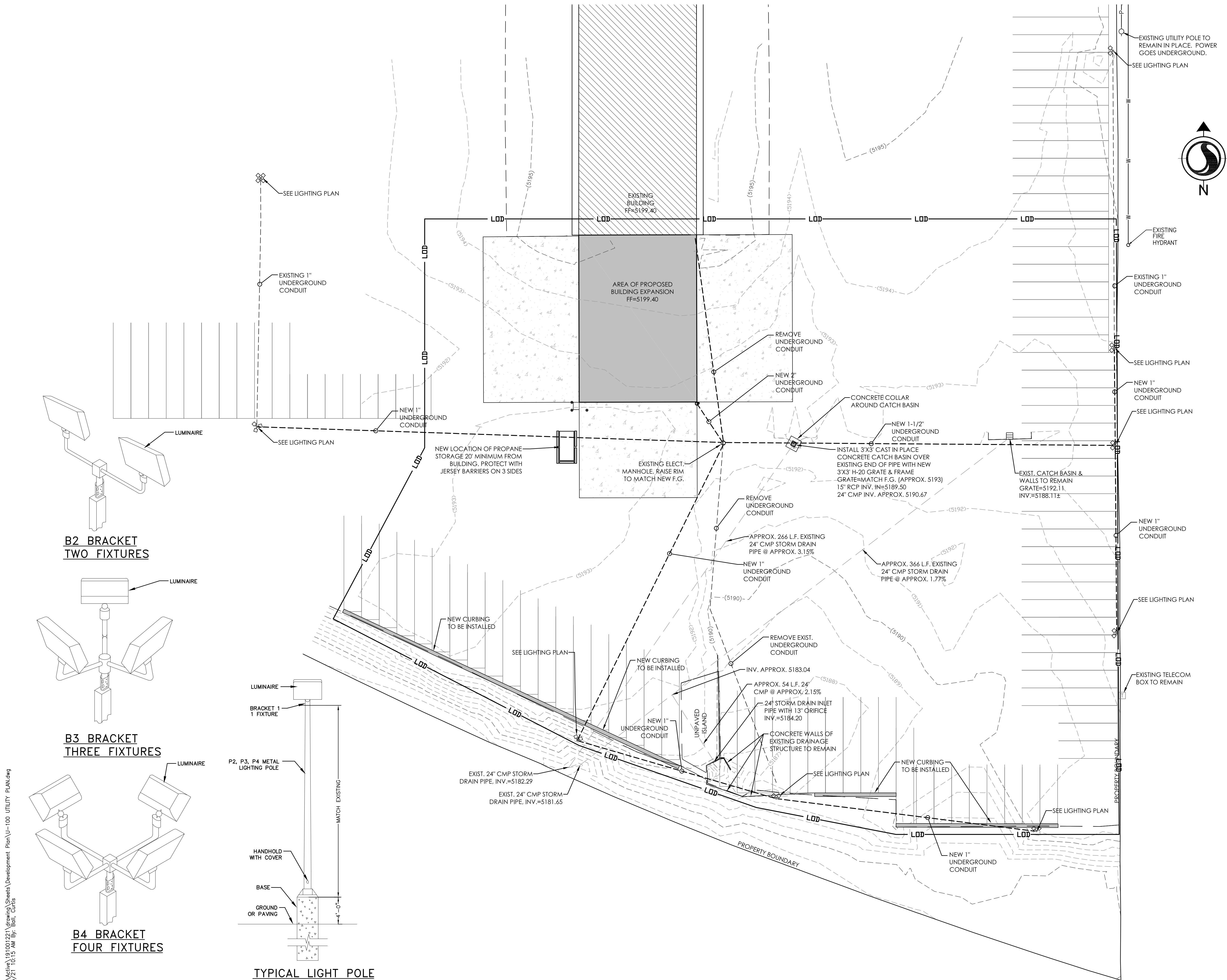
File Name: U-100 UTILITY PLAN.dwg	CB	CB	15.04.10
	Dwn.	Chkd.	Dsgn.

Permit-Seal

Client/Project
UNITED PARCEL SERVICE, INC.
5300 E. 56TH AVE.
COMMERCE CITY, CO
FREIGHT DISTRIBUTION FACILITY EXPANSION

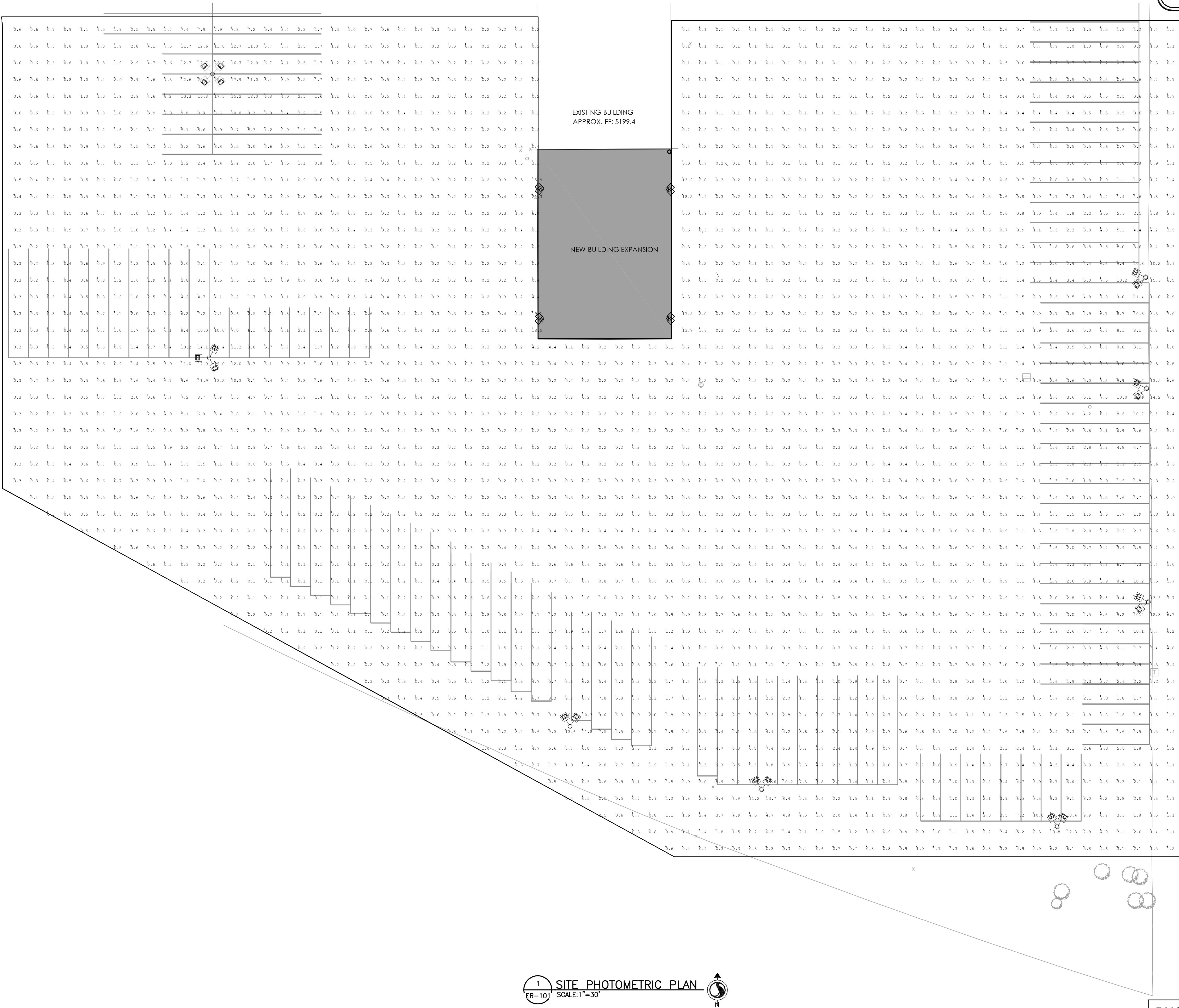
Title
UTILITY PLAN

Project No. 191001221	Scale 0 30' 45' 60' 1"=30'
Drawing No. U-100	Sheet of Revision 1



\\US1277-F01\shared_projects\191001221\Electrical\design\drawing\PHOTOMETRICS\ER-101 - Development Plan.dwg
2019/05/21 12:23 PM By: Hansen, David (Binghamton)

ORIGINAL SHEET - ARCH D



1 SITE PHOTOMETRIC PLAN
ER-101 SCALE: 1"=30'



ILLUMINATION LEVEL DATA

AVERAGE: 1.64 FOOTCANDLES

MAXIMUM: 25.7 FOOTCANDLES

MINIMUM: 0.1 FOOTCANDLES

AVERAGE/MINIMUM: 16.4 FOOTCANDLES

MAXIMUM/MINIMUM: 257.0 FOOTCANDLES



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City Signature

Assessor's PIN: 182318100037

Revision	By	Appd.	YY.MM.DD
1	RJK	DLH	15.05.21
0	RJK	DLH	15.04.10
Issued	By	Appd.	YY.MM.DD

File Name:	ER-101 - Development Plan.dwg	SDJ	JRJ	EKW	15.04.10
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

UNITED PARCEL SERVICE, INC.
5300 E. 56TH AVE.
COMMERCE CITY, CO

FREIGHT DISTRIBUTION FACILITY EXPANSION

Title

SITE PHOTOMETRIC PLAN

Project No.

191001221

Scale

AS NOTED

Drawing No.

Sheet

Revision

ES-101

of

1

PHOTOMETRICS FOR REFERENCE ONLY