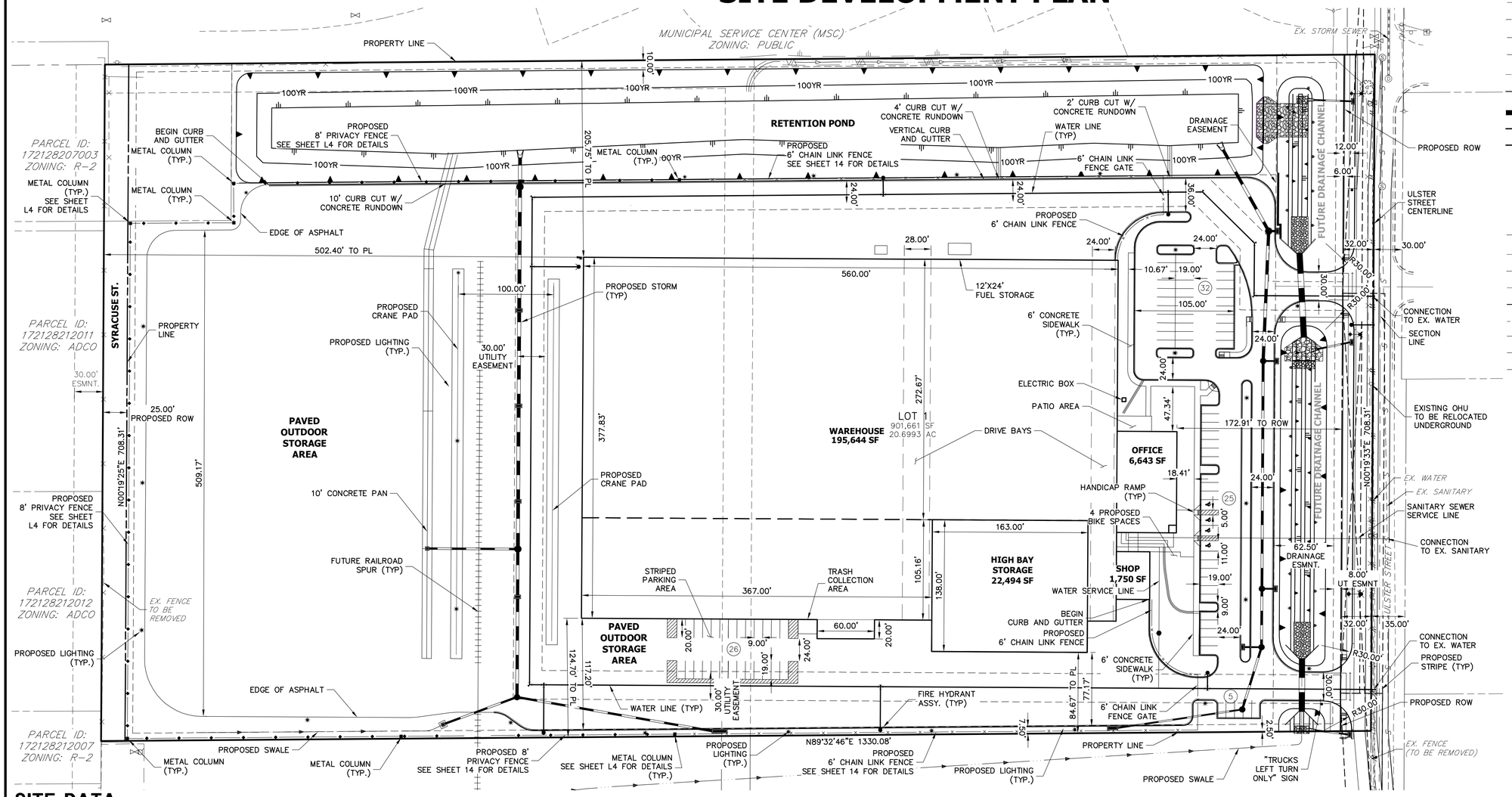
INTSEL STEEL WEST

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 28
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, STATE OF COLORADO

SITE DEVELOPMENT PLAN



LEGEND

- 6" VERTICAL CURB & GUTTER WITH 1' PAN
- EXISTING EDGE OF ASPHALT
- EXISTING GAS PIPE
- EXISTING WATER PIPE
- EXISTING SANITARY SEWER
- EXISTING IRRIGATION PIPE
- PROPOSED IRRIGATION PIPE
- PROPOSED STORM SEWER W/ MANHOLE
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER
- PARKING COUNT
- EXISTING SIGN
- EXISTING OHU POLES
- FIRE HYDRANT
- EXISTING ROW
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- 6' CHAIN LINK FENCE
- 8' PRIVACY FENCE
- 6' WROUGHT IRON FENCE

SITE PLAN NOTES:

1. NOTE: VEHICLE ACCESS, PARKING, OR USE OF ANY KIND IS NOT ALLOWED ON THIS LOT UNTIL A DEVELOPMENT PLAN OR PUD DEVELOPMENT PERMIT IS APPROVED BY THE CITY.
2. OUTDOOR STORAGE CANNOT EXCEED THE HEIGHT OF PRIVACY FENCE.
3. ALL ASPHALT SHALL BE CONCRETE PAVEMENT. THICKNESS INCLUDES:
   - 3.1. 12"–TRUCK DRIVE LANES
   - 3.2. 10"–STORAGE BEHIND FRONT FENCE LINE
   - 3.3. 7"–CAR DRIVE LANES
   - 3.4. 5"–VEHICLE PARKING
4. WEST PROPERTY FENCE ALONG SYRACUSE STREET TO BE RELOCATED TO MEET CITY STANDARDS UPON CONSTRUCTION OF SYRACUSE STREET.

APPLICANT:
MID RAIL REAL ESTATE LLC
6000 JENSEN DRIVE
HOUSTON, TX 77026
(713) 697–7105
CONTACT: MANAGER, GARY STEIN

PROPERTY ADDRESS:
8573 ULSTER STREET
COMMERCE CITY, CO 80022

DATE OF PREPARATION:
4/7/16

SUBSEQUENT RESUBMITTAL:

ASSESSOR'S PARCEL IDENTIFICATION NUMBER:
1721282000014
1721282000015

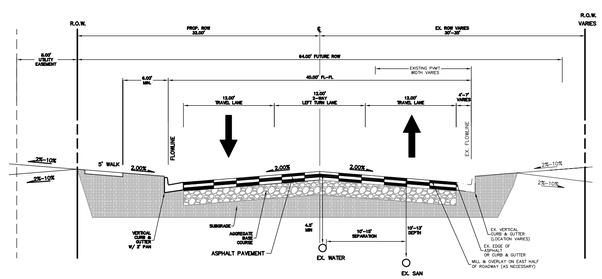
CITY STAFF CERTIFICATE:

APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF COMMERCE CITY
THIS_____ DAY OF_____, AD._____.

COMMUNITY DEVELOPMENT DEPARTMENT
SIGNATURE

SITE DATA

GROSS SITE AREA	901,661 SF (20.70 AC)
NET ACREAGE	714,901 SF (16.41 AC)
BUILDING FOOTPRINT	226,531 SF (TOTAL)
WAREHOUSE	195,644 SF
HIGH BAY STORAGE	22,494 SF
SHOP OFFICES	1,750 SF
OFFICE	6,643 SF
LANDSCAPE AREA	247,509 SF
OUTDOOR STORAGE AREA	177,696 SF
BUILDING/SITE AREA RATIO	31.7%
NUMBER OF PARKING SPACES REQUIRED	88
NUMBER OF PARKING PROVIDED	88 TOTAL–(3 HC–1 VAN)
TYPE OF BUILDING CONSTRUCTION	TYPE IIB
CURRENT AND PROPOSED ZONING	I–2
ESTIMATED # OF EMPLOYEES	100



ULSTER STREET (MINOR COLLECTOR)

POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 40MPH
STREET GRADES 0.5% TO 6%

60 30 0 60 120

ORIGINAL SCALE: 1" = 60'

SITE PLAN
INTSEL STEEL WEST
JOB NO. 15855.00
4/7/2016
SHEET 2 OF 14

J·R ENGINEERING
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