

ABERDEEN TRUCK TERMINAL

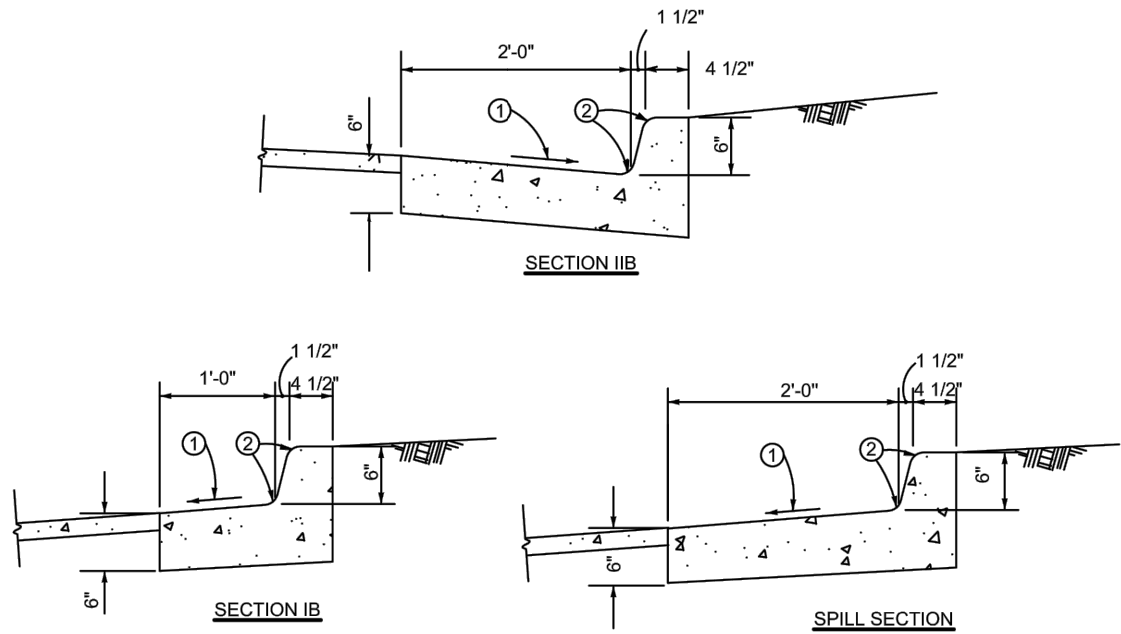
DEVELOPMENT PLAN

PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPMENT PLAN NOTES:

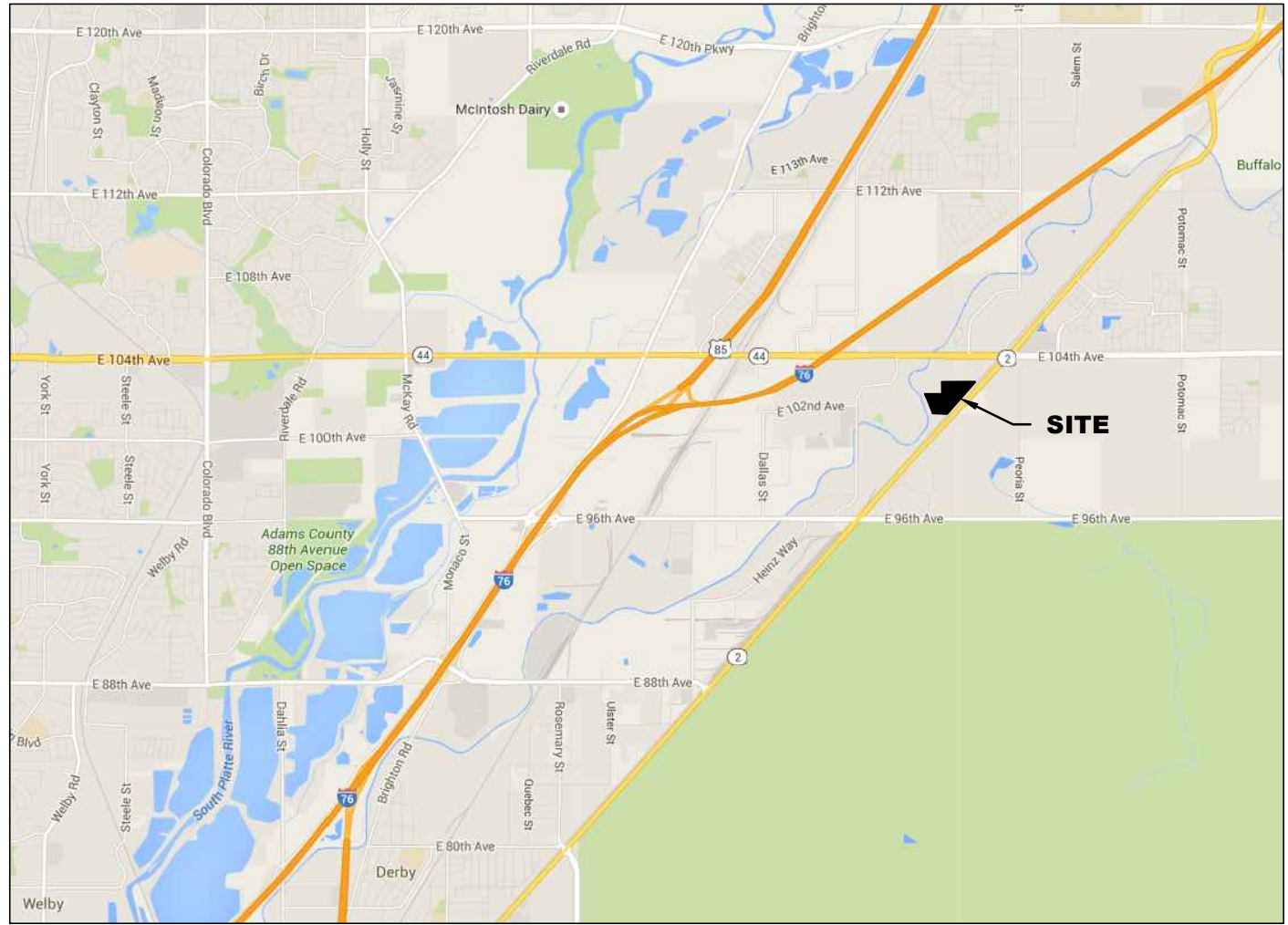
- A. LIGHTING NOTE
IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTENDS BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
- B. 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.
- C. 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 TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.
- D. FENCING NOTE
APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.
- E. DOWNSPOUT NOTE
NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS OR ANY OTHER PEDESTRIAN ROUTE.
- F. AMERICANS WITH DISABILITIES NOTE
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THE ACT.
- G. 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.
- H. UNDERGROUND UTILITY NOTE
ALL OVERHEAD UTILITIES SERVING THE SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

6" VERTICAL CURB AND GUTTER (TYPE 2)
DRAWING NOT TO SCALE



NOTES:

- GUTTER CROSS SLOPES SHALL BE 1/2" / FT WHEN DRAINING AWAY FROM CURB AND 1" / FT WHEN DRAINING TOWARD CURB
- 1 1/2" RADIUS TYPICAL
- 3/4" Ø x 12" DEFORMED REINFORCING BARS AT 6 FT. SPACING. BARS TO BE GROUTED IN 1-1/2" Ø HOLES IN EXISTING CONCRETE. GROUT TO CONSIST OF 2 PARTS CLEAN SAND AND 1 PART CEMENT.
- 9" CURB HEIGHT, 1'-9" OVERALL HEIGHT FOR MEDIAN.





Know what's below.
Call before you dig.

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CLIENT
TRUCK TERMINAL @ ABERDEEN SOUTH

10251 NEWARK ST
COMMERCE CITY, CO 80640

DEVELOPMENT PLAN
SITE PLAN

DATE
7/27/2016

REVISIONS

DR. CBS CH. BG
P.M. BG
JOB 15001033
SHEET NO. 2

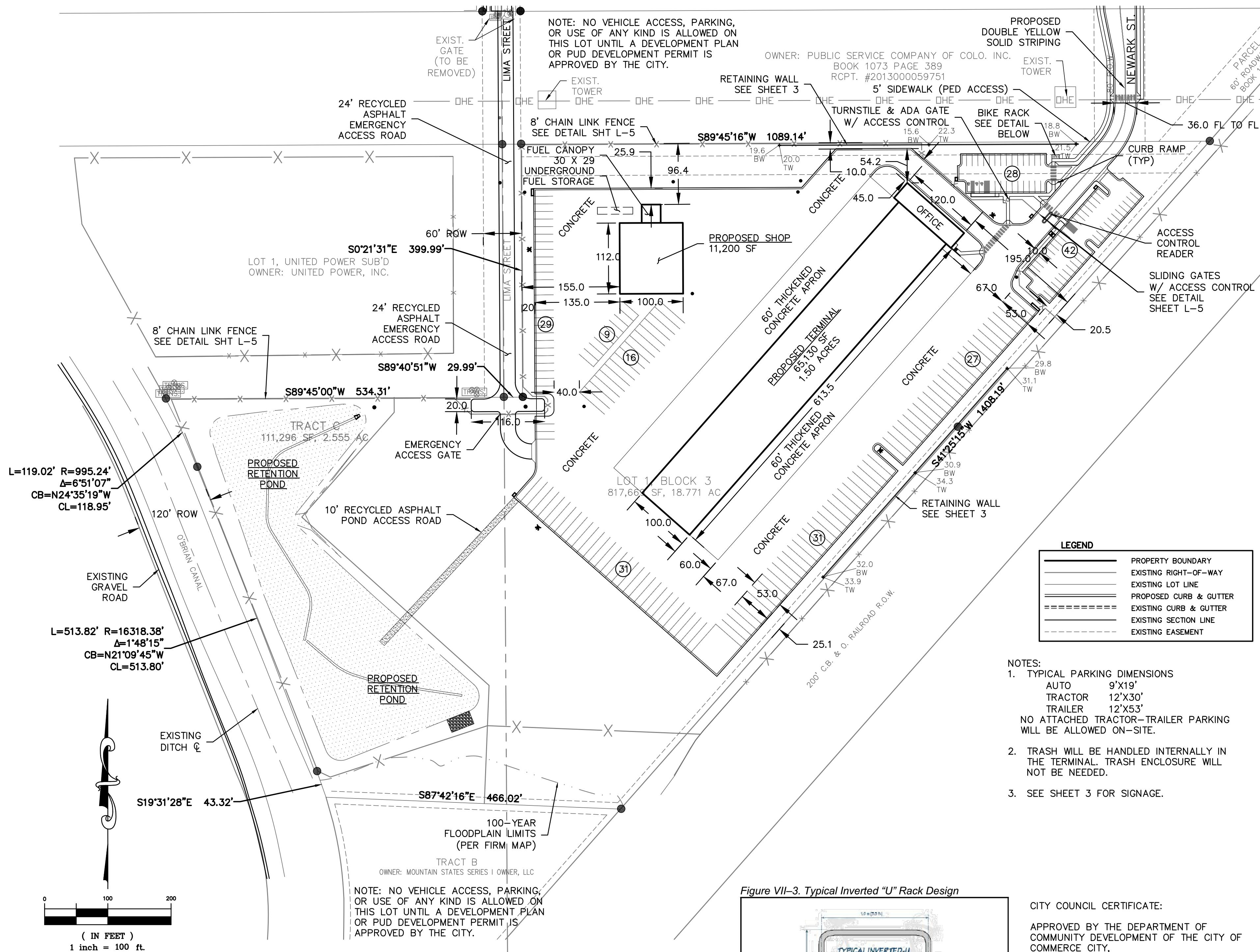
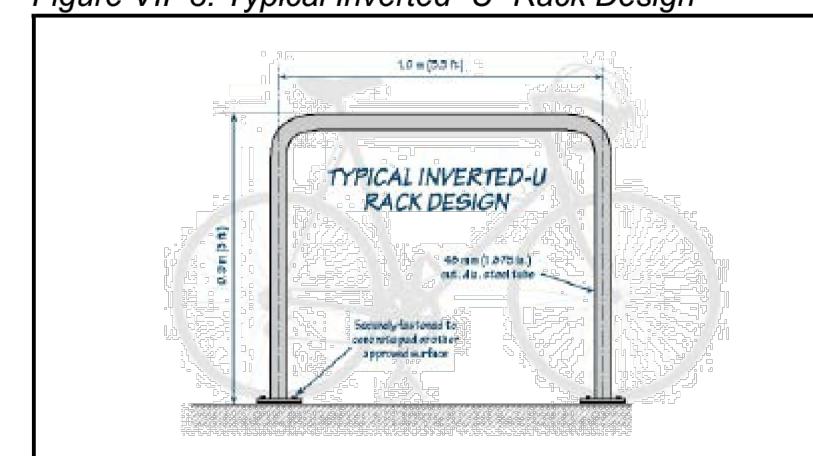


Figure VII-3. Typical Inverted "U" Rack Design

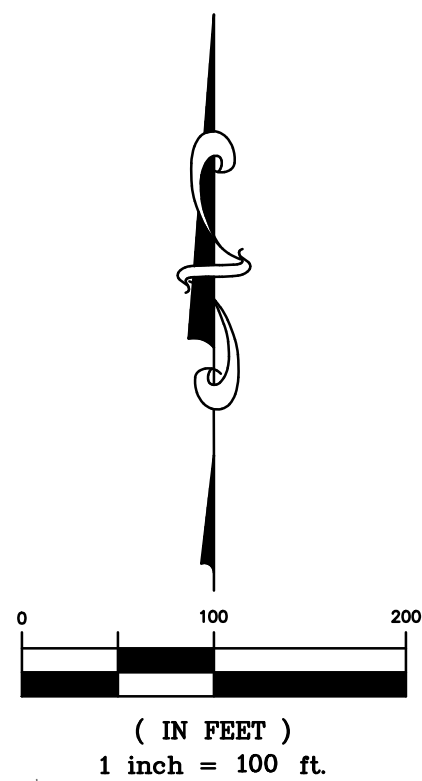


CITY COUNCIL CERTIFICATE:

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,

THIS ___ DAY OF _____, A.D. ____.

DEPARTMENT OF COMMUNITY DEVELOPMENT
SIGNATURE



PRECAST BLOCK RETAINING WALL. COORDINATE MATERIAL AND COLOR WITH OWNER. STRUCTURAL CALCULATION BY WALL CONTRACTOR

6-INCH MINIMUM COMPACTED GRANULAR-BASE OR UNREINFORCED CONCRETE LEVELING PAD (BY CONTRACTOR)

TOP OF WALL (SEE PLAN)

10.6'

3.0'

1.0'

RETAINING WALL SECTION
N.T.S.

12 INCHES OF FREE-DRAINING AGGREGATE

LEGEND

	PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING SECTION LINE
	EXISTING EASEMENT



R1-1
30"x30"
NTS
①

NOTE: ATTACH STOP SIGN TO EXISTING SIGN POST

NOTE: NO VEHICLE ACCESS, PARKING, OR USE OF ANY KIND IS ALLOWED ON THIS LOT UNTIL A DEVELOPMENT PLAN OR PUD DEVELOPMENT PERMIT IS APPROVED BY THE CITY.

NOTE: NO VEHICLE ACCESS, PARKING, OR USE OF ANY KIND IS ALLOWED ON THIS LOT UNTIL A DEVELOPMENT PLAN OR PUD DEVELOPMENT PERMIT IS APPROVED BY THE CITY.

LOT 1, BLOCK 2
ABERDEEN SOUTH

NOTE: NO VEHICLE ACCESS, PARKING, OR USE OF ANY KIND IS ALLOWED ON THIS LOT UNTIL A DEVELOPMENT PLAN OR PUD DEVELOPMENT PERMIT IS APPROVED BY THE CITY.

OWNER: PUBLIC SERVICE COMPANY OF COLO. INC.
BOOK 1073 PAGE 389
RCPT. #2013000059751

RETAINING WALL
SEE SHEET 3

5' SIDEWALK (PED ACCESS)

TURNSTILE & ADA GATE
W/ ACCESS CONTROL

BIKE RACK
SEE DETAIL
BELOW

CURB RAMP
(TYP)

36.0 FL TO FL

24' RECYCLED ASPHALT
EMERGENCY
ACCESS ROAD

8' CHAIN LINK FENCE
SEE DETAIL SHT L-5

FUEL CANOPY
30' X 29'

UNDERGROUND
FUEL STORAGE

PROPOSED SHOP
11,200 SF

OFFICE

ACCESS CONTROL
READER

SLIDING GATES
W/ ACCESS CONTR
SEE DETAIL
SHEET L-5

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CLIENT
TRUCK TERMINAL @ ABERDEEN SOUTH

10251 NEWARK ST
COMMERCE CITY, CO 80640
DEVELOPMENT PLAN
SITE PLAN

DATE
7/27/2016

REVISIONS

DR. CBS CH. BG

P.M. BG

JOB 15001033

SHEET NO.

3



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CLIENT
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10251 NEWARK ST
COMMERCE CITY, CO 80640
DEVELOPMENT PLAN
GRADING PLAN

DATE 7/27/2016

REVISIONS

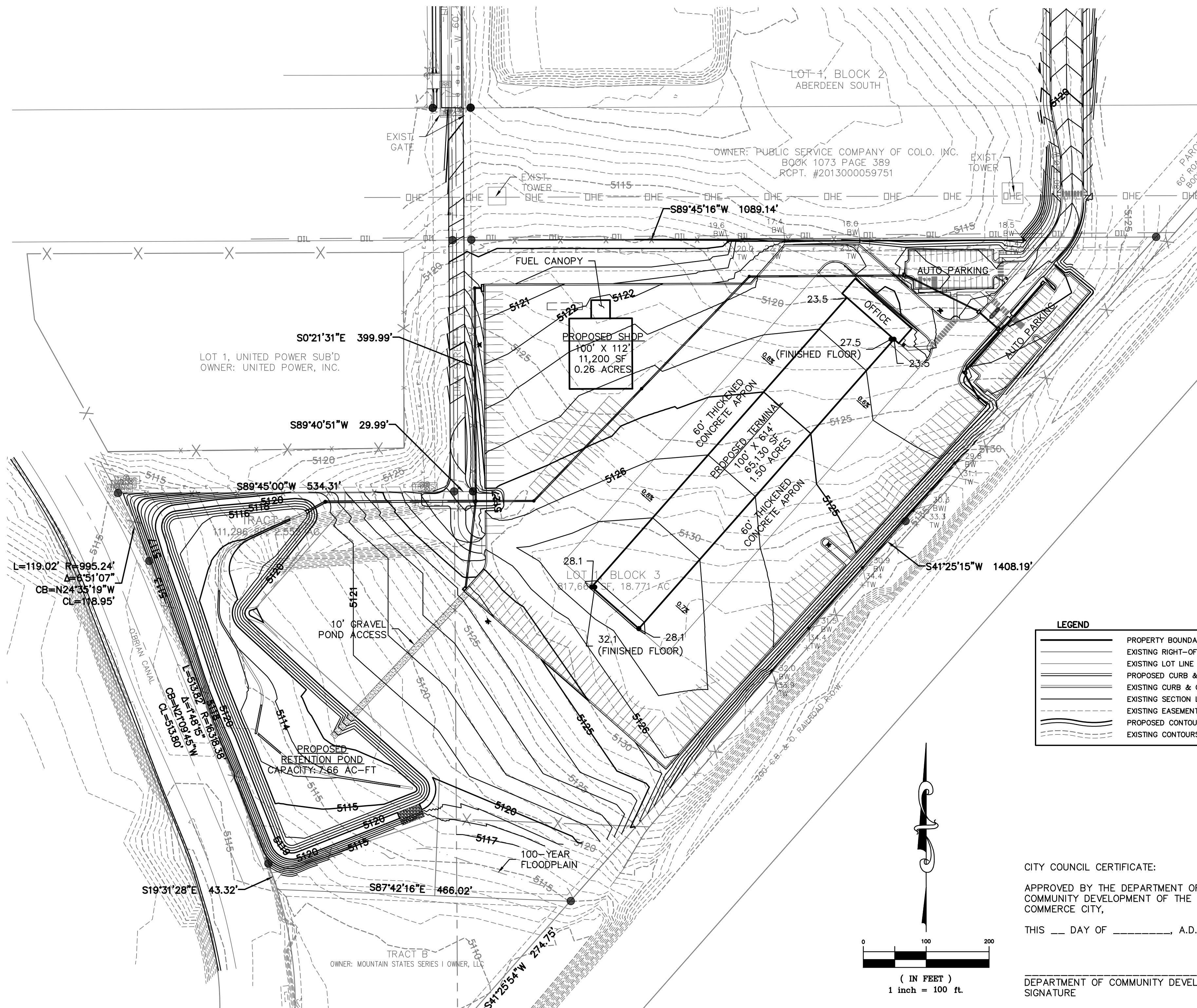
DR. CBS CH. BG

P.M. BG

JOB 15001033

SHEET NO.

4



CITY COUNCIL CERTIFICATE:

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SIGNATURE



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TRUCK TERMINAL @ ABERDEEN SOUTH
10251 NEWARK ST
COMMERCE CITY, CO 80640
DEVELOPMENT PLAN
UTILITY PLAN

DATE
7/27/2016

REVISIONS

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DEPARTMENT OF COMMUNITY DEVELOPMENT
SIGNATURE

DR. CBS CH. BG
P.M. BG
JOB 15001033
SHEET NO.

LOT 1, BLOCK 2
ABERDEEN SOUTH

OWNER: PUBLIC SERVICE COMPANY OF COLO. INC.
BOOK 1073 PAGE 389
RCPT. #2013000059751

EXIST.
TOWER

CONNECT TO EXISTING
8" WATER LINE

24' RECYCLED
ASPHALT
EMERGENCY
ACCESS ROAD

EXIST.
TOWER

5' STORM INLET

S89°45'16"W 1089.14'

24" STORM
SEWER

8" SANITARY
SEWER

FUEL CANOPY

FIRE HYDRANT
ASSEMBLY

PROPOSED
SHOP

8"X6" TEE

18" STORM
SEWER

S0°21'31"E 399.99'

S89°40'51"W 29.99'

36" FLARED
END SECTION

S89°45'00"W 534.31'

TRACT C
111,296 SF, 2.555 AC

L=119.02' R=995.24'
Δ=6°51'07"
CB=N24°35'19"W
CL=118.95'

O'BRIAN CANAL

L=513.82' R=6318.38'
Δ=1°18'15"
CB=N21°09'45"W
CL=513.80'

PROPOSED
DETENTION POND
100,328 SF
2.30 ACRES

8" WATER
LINE

18" STORM
SEWER

LOT 1, BLOCK 3
817,666 SF, 18.771 AC

5' STORM INLET

FIRE HYDRANT
ASSEMBLY

8"X6" TEE

60' THICKENED
CONCRETE APRON
100' X 614'
65,130 SF
1.50 ACRES

60' THICKENED
CONCRETE APRON

S41°25'15"W 1408.19'

8" WATER
LINE

FIRE HYDRANT
ASSEMBLY

8"X6" TEE

8" WATER
LINE

5' STORM INLET

18" STORM
SEWER

18" STORM
SEWER

5' STORM INLET

18" STORM
SEWER

8"X6" TEE

15' STORM INLET

FIRE HYDRANT
ASSEMBLY

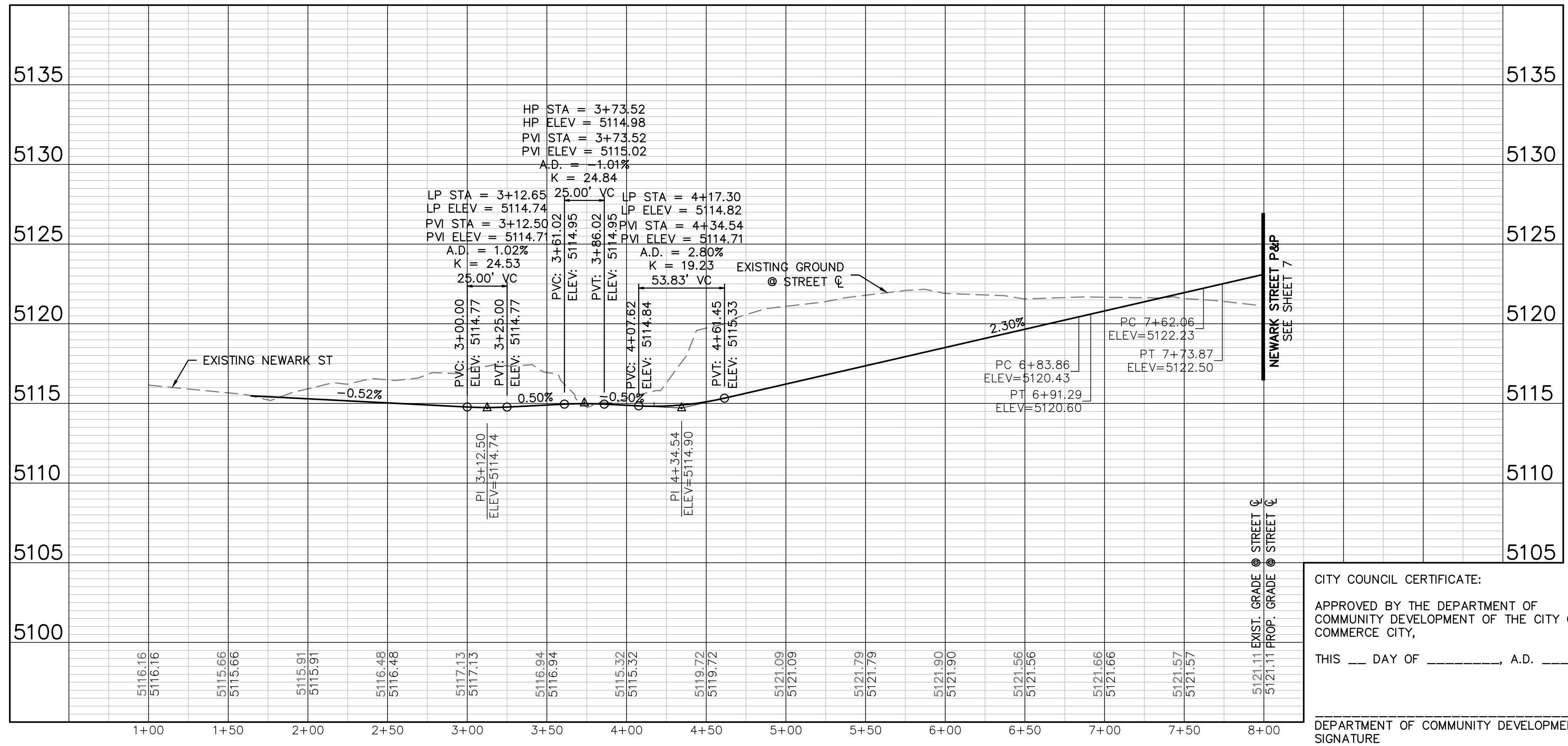
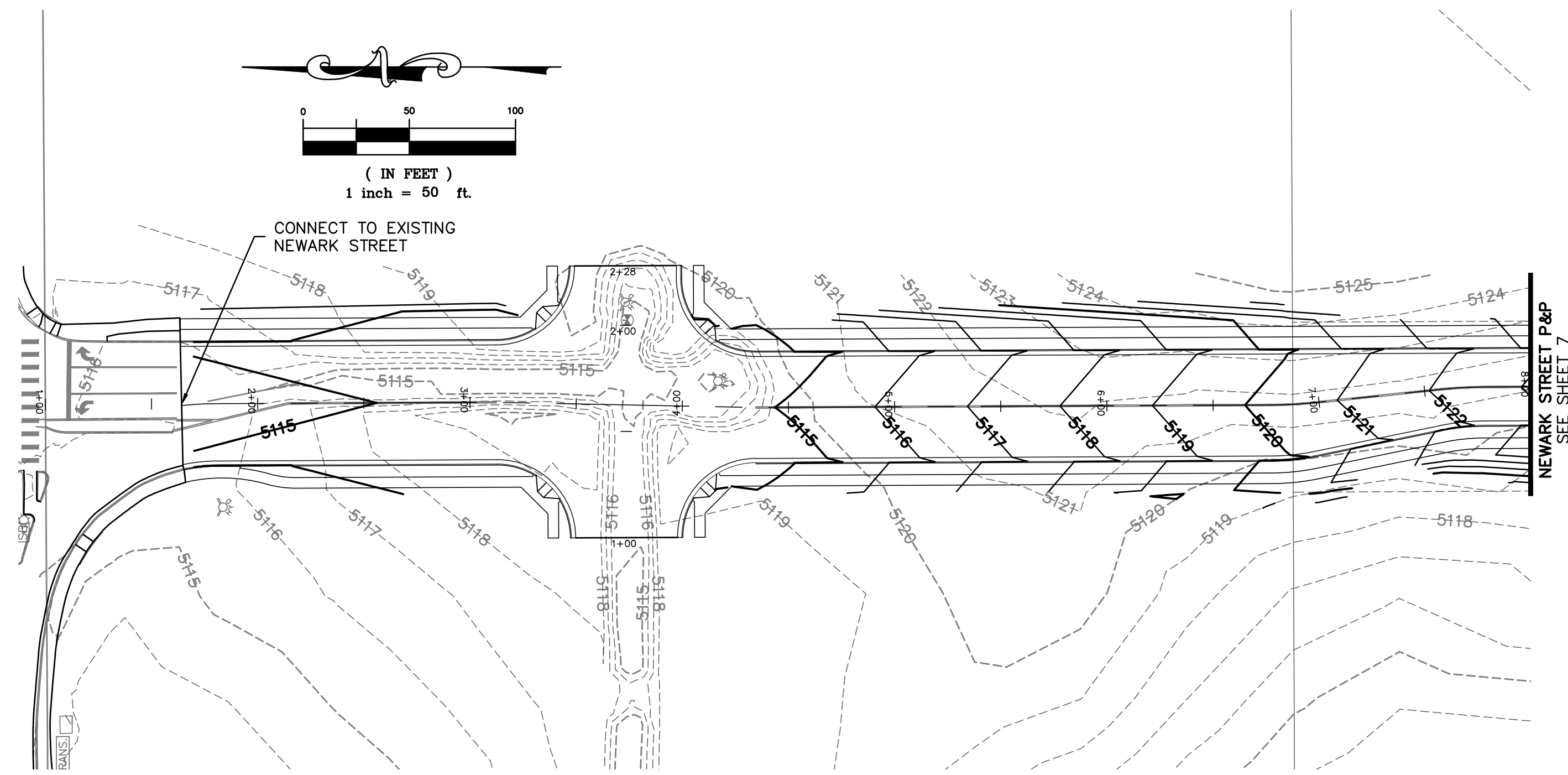
S19°31'26"E 43.32'

S87°42'16"E 466.02'

100-YEAR
FLOODPLAIN
LIMITS

TRACT B
OWNER: MOUNTAIN STATES SERIES I OWNER, LLC

(IN FEET)
1 inch = 100 ft.



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102ND AVE & NEWARK ST
COMMERCE CITY, CO 80640

DEVELOPMENT PLAN
NEWARK STREET P&P

DATE
7/27/2016

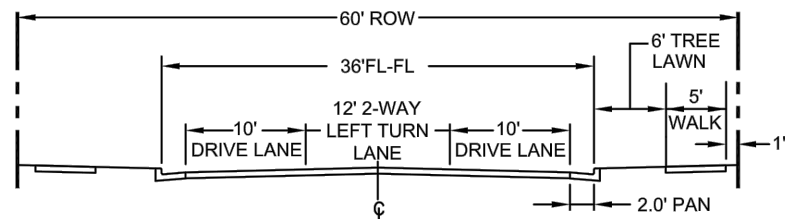
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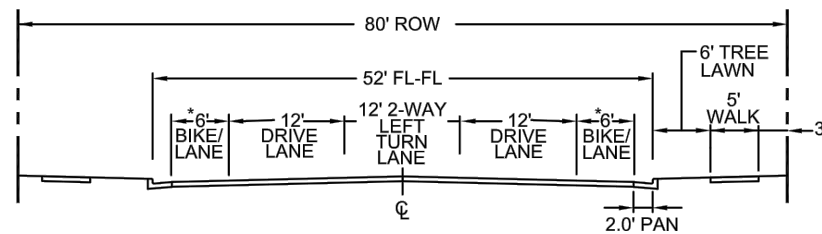
JOB 15001033

SHEET NO.



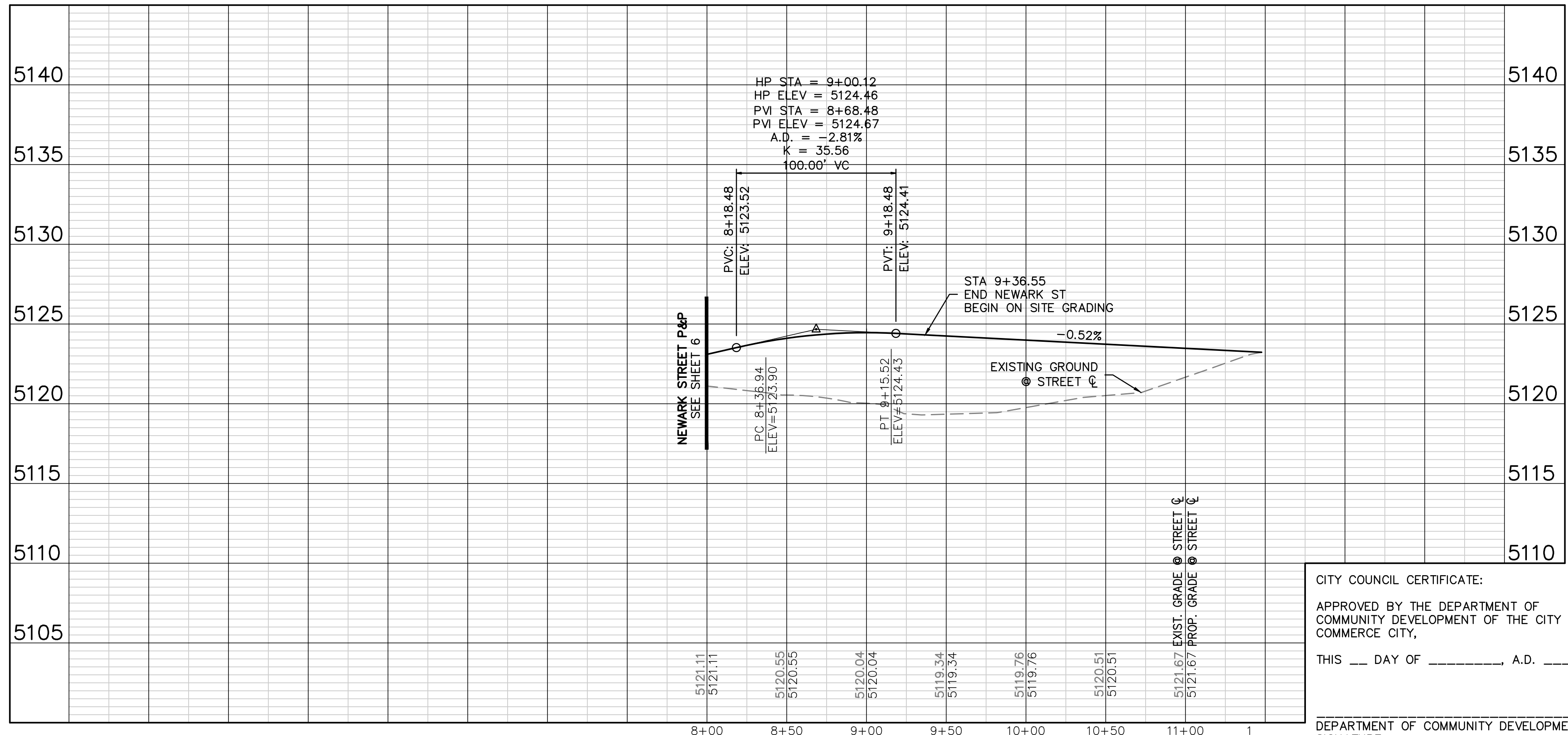
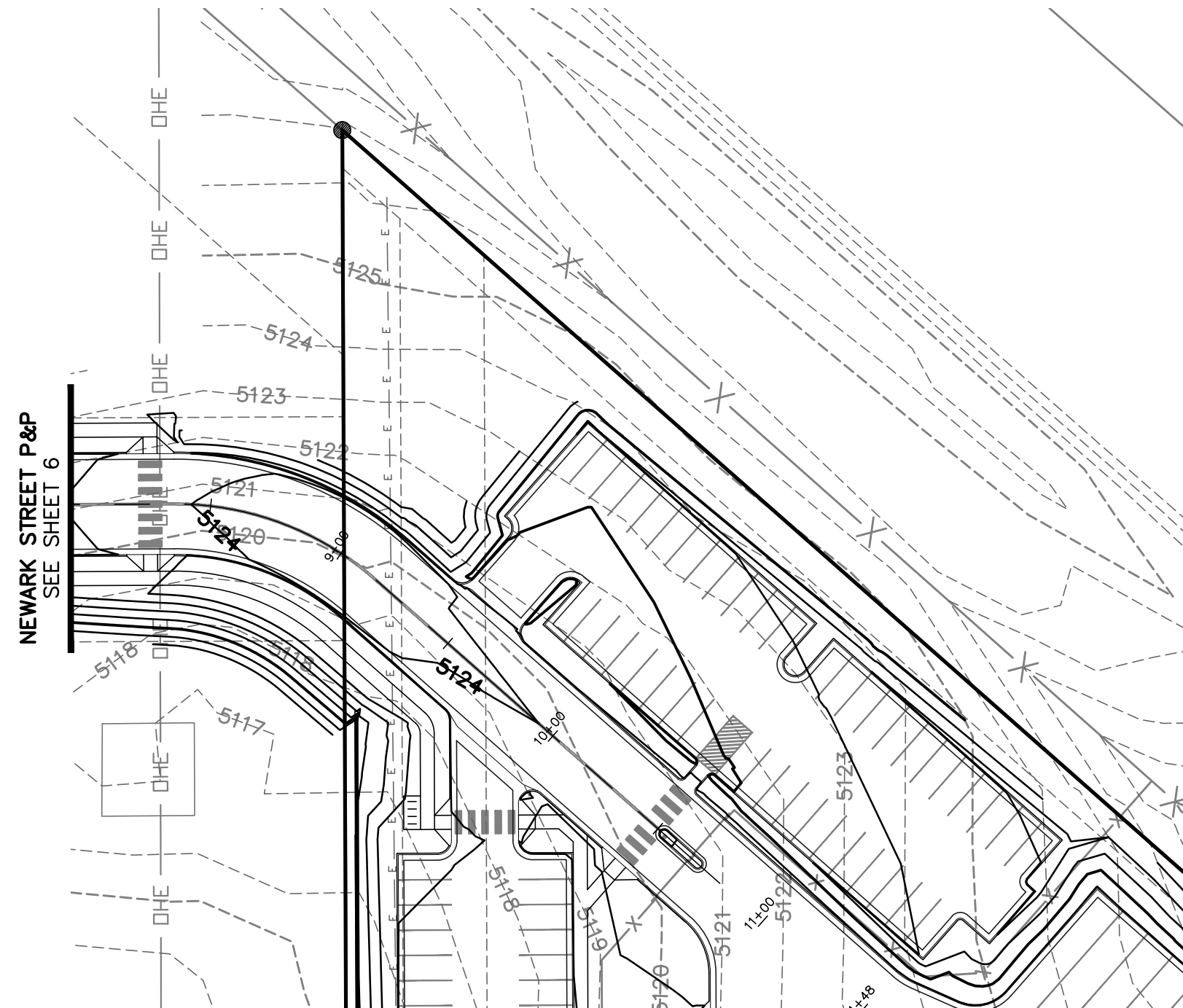
- NOTES:
1. NO ON STREET PARKING
 2. STRIPE 2-WAY LEFT TURN LANE
 3. FOR COMMERCIAL OR HIGH DENSITY RESIDENTIAL STREETS

1 LOCAL COMMERCIAL
NOT TO SCALE



- NOTES:
1. MAJOR COLLECTOR LANEAGE SHOWN
 2. CITY ENGINEER TO DETERMINE STRIPING REQUIREMENTS FOR LOCAL INDUSTRIAL STREETS ON A CASE BY CASE BASIS
 - *3. OMIT BIKE PATHS ON INDUSTRIAL STREETS (STILL 52' FL-FL)
 4. NO ON STREET PARKING

2 MINOR COLLECTOR / LOCAL INDUSTRIAL
NOT TO SCALE



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102ND AVE & NEWARK ST
COMMERCE CITY, CO 80640
DEVELOPMENT PLAN
NEWARK STREET P&P

DATE
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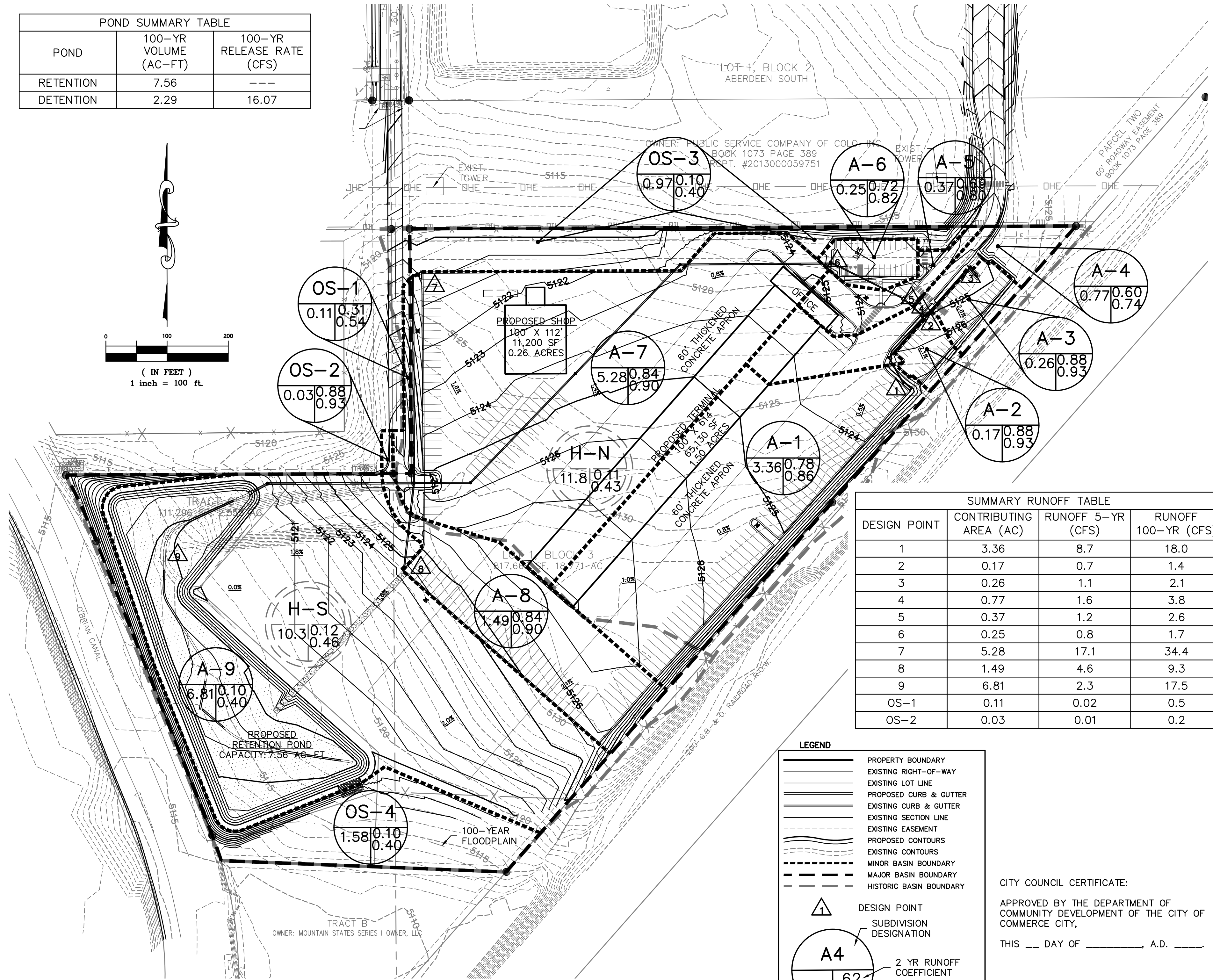
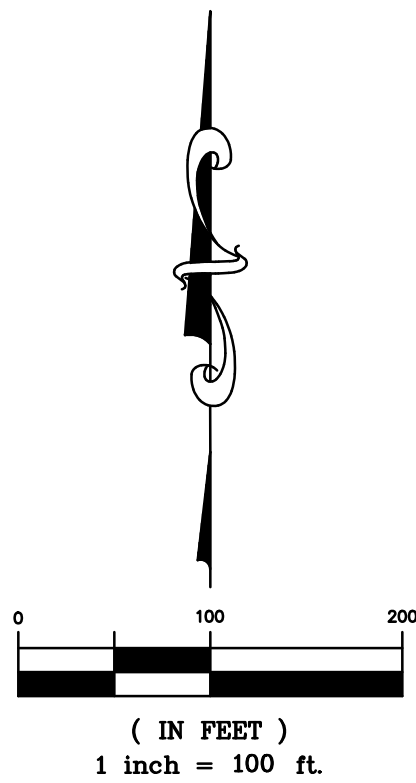
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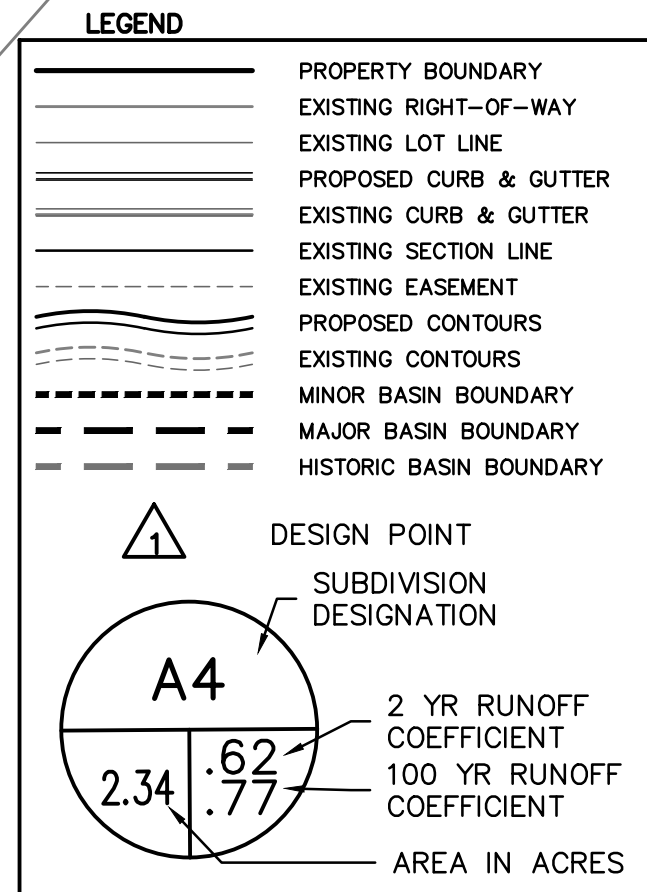
SHEET NO.

7

POND SUMMARY TABLE		
POND	100-YR VOLUME (AC-FT)	100-YR RELEASE RATE (CFS)
RETENTION	7.56	---
DETENTION	2.29	16.07



SUMMARY RUNOFF TABLE			
DESIGN POINT	CONTRIBUTING AREA (AC)	RUNOFF 5-YR (CFS)	RUNOFF 100-YR (CFS)
1	3.36	8.7	18.0
2	0.17	0.7	1.4
3	0.26	1.1	2.1
4	0.77	1.6	3.8
5	0.37	1.2	2.6
6	0.25	0.8	1.7
7	5.28	17.1	34.4
8	1.49	4.6	9.3
9	6.81	2.3	17.5
OS-1	0.11	0.02	0.5
OS-2	0.03	0.01	0.2



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CLIENT
TRUCK TERMINAL @ ABERDEEN SOUTH

10251 NEWARK ST
COMMERCE CITY, CO 80640
DEVELOPMENT PLAN
DRAINAGE PLAN

DATE
7/27/2016

REVISIONS

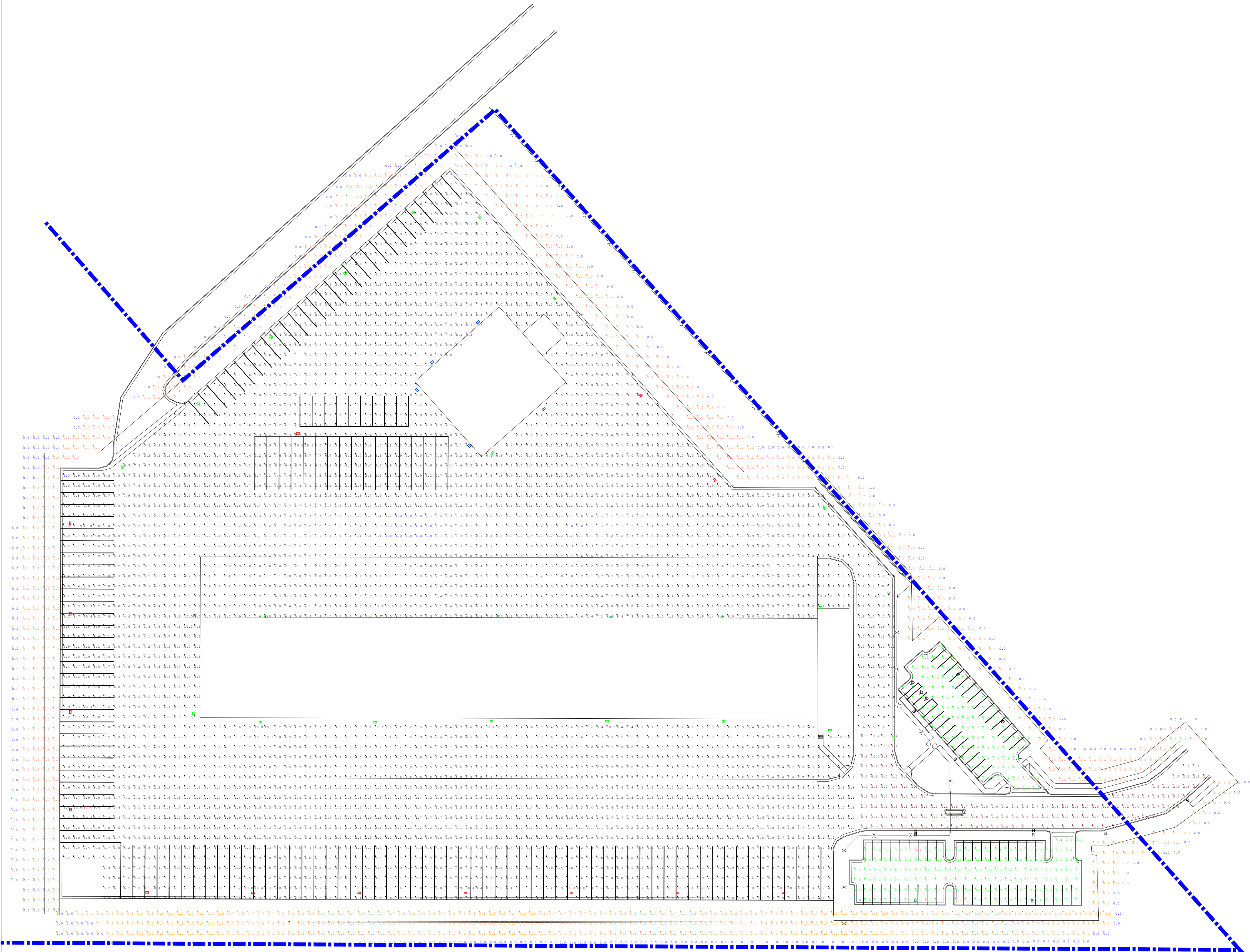
DR. CBS CH. BG

P.M. BG

JOB 15001033

SHEET NO.

8



Luminaire Location Summary						
Scene: Scene_1						
LumNo	Label	X	Y	Z	Orient	Tilt
13	EOED300-70?135? 4500-550	153.843	219.109	24	270	30
14	EOED300-70?135? 4500-550	267.942	219.109	24	270	30
15	EOED300-70?135? 4500-550	383.459	220.24	24	270	30
16	EOED300-70?135? 4500-550	498.191	220.239	24	270	30
17	EOED300-70?135? 4500-550	614	220	24	270	30
24	EOED300-70?135? 4500-550	87	228	24	180	35
25	EOED300-70?135? 4500-550	720.047	211.235	24	269.658	35
26	EOED300-70?135? 4500-550	710.448	333.48	24	89.98	35
27	EOED100-70?135? 4500-550	804.465	42.273	30	89.427	15
28	EOED100-70?135? 4500-550	920.832	41.911	30	89.06	15
29	EOED100-70?135? 4500-550	804.926	107.382	30	269.613	15
30	EOED100-70?135? 4500-550	921.752	107.382	30	271.17	15
31	EOED100-70?135? 4500-550	805.015	110.936	30	90.31	15
32	EOED100-70?135? 4500-550	922.183	111.644	30	88.584	15
34	EOED100-70?135? 4500-550	993.954	108.804	30	88.568	15
37	EOED100-70?135? 4500-550	1075.264	141.467	30	124.249	15
38	EOED100-70?135? 4500-550	846.877	266.756	30	219.261	15
39	EOED100-70?135? 4500-550	803.662	229.984	30	42.149	15
40	EOED100-70?135? 4500-550	844.595	182.426	30	42.664	15
41	EOED100-70?135? 4500-550	891.377	219.735	30	216.594	15
42	EOED300-70?135? 4500-550	783.294	203.382	30	180	15
43	EOED300-70?135? 4500-550	778.154	347.395	30	180.691	15
44	EOED300-70?135? 4500-550	714.526	431.572	30	224.557	30
50	EOED200-70?135? 4500-550	370	617	24	133.626	30
53	EOED200-70?135? 4500-550	309.274	549.27	30	224.284	30
64	EOED300-70?135? 4500-550	159.289	324.245	24	90.306	35
65	EOED300-70?135? 4500-550	274.188	324.806	24	89.773	30
66	EOED300-70?135? 4500-550	390.274	324.379	24	90.133	35
67	EOED300-70?135? 4500-550	501.812	324.149	24	89.828	35
68	EOED300-70?135? 4500-550	613	323.786	24	90.339	35
72	EOED300-70?135? 4500-550	88.146	325.149	24	180.467	35
73	EOED200-70?135? 4500-550	324.499	577.271	24	132.079	30
75	EOED450-70?135? 4500-550	41.225	50.28	30	90	40
76	EOED450-70?135? 4500-550	146.644	49.782	30	90	30
77	EOED450-70?135? 4500-550	252.063	49.847	30	90	30
78	EOED450-70?135? 4500-550	357.482	49.571	30	90	30
79	EOED450-70?135? 4500-550	462.901	49.636	30	90	30
80	EOED450-70?135? 4500-550	568.32	49.702	30	90	30
81	EOED450-70?135? 4500-550	673.739	49.767	30	90	30
83	EOED450-70?135? 4500-550	-35.04	417.082	30	359.217	35
84	EOED450-70?135? 4500-550	-34.983	327.045	30	359.915	30
85	EOED450-70?135? 4500-550	-34.984	229.439	30	358.83	30
86	EOED450-70?135? 4500-550	-34.836	132.254	30	359.89	30
87	EOED300-70?135? 4500-550	16.838	472.7	30	307.999	30
92	EOED300-70?135? 4500-550	371.408	721.218	30	224.505	30
93	EOED300-70?135? 4500-550	445.88	640.527	30	224.053	30
94	EOED450-70?135? 4500-550	531.259	544.096	30	224.339	35
95	EOED450-70?135? 4500-550	605.186	460.054	30	209.368	35
96	EOED300-70?135? 4500-550	384.529	486.912	30	323.686	35
97	EOED200-70?135? 4500-550	435.524	530.341	24	310.389	30
98	EOED450-70?135? 4500-550	191.325	506.106	30	270.428	35
99	EOED300-70?135? 4500-550	91.895	536.01	30	312.07	30
100	EOED300-70?135? 4500-550	164.642	601.638	30	313.425	30
101	EOED300-70?135? 4500-550	238.037	665.929	30	313.045	30
102	EOED300-70?135? 4500-550	305.783	725.927	30	314.305	30
103	EOED200-70?135? 4500-550	361.046	493.921	30	226.254	30

Sheet 9 Calculation Summary							
Scene: Scene_1							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Main Parking Lot	Illuminance	Fc	4.42	11.0	1.0	4.42	11.00
Main Road	Illuminance	Fc	3.72	11.0	1.2	3.10	9.17
Outside Property Line	Illuminance	Fc	0.41	2.4	0.0	N.A.	N.A.
Outside Property Line_1	Illuminance	Fc	0.48	4.7	0.0	N.A.	N.A.
Staff parking lot	Illuminance	Fc	2.54	4.4	0.8	3.18	5.50
Staff parking Lot 2	Illuminance	Fc	3.45	5.2	1.0	3.45	5.20

Luminaire Schedule							
Scene: Scene_1							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Lum. Watts	Total Watts
	5	EOED200-70?135? 4500-550	SINGLE	24052	1.000	200.2	1001
	25	EOED300-70?135? 4500-550	SINGLE	36078	1.000	300.2	7505
	14	EOED450-70?135? 4500-550	SINGLE	54116	1.000	450.2	6302.8
	12	EOED100-70?135? 4500-550	SINGLE	12026	1.000	100.2	1202.4



NOTES:

- 1. 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 #1 CONTAINER; PERENNIALS AND GROUND COVER 2 1/4 POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% EVERGREEN AND 50% DECIDUOUS (TREE LAWN AREAS SHALL BE DECIDUOUS SHADE TREES). MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000 SF OF LANDSCAPE AREA.
- 2. STREET TREES:**
THE PLANNING DIVISION HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN TREE LAWN AREAS. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED PLANT LIST.
- 3. WEED BARRIER:**
POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.

- 4. 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.
- 5. IMPLEMENTATION AND COORDINATION OF THE 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 LANDSCAPE AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT (SACWSD). APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FORM THE SACWSD.
- 7. MAINTENANCE:**
THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN, INCLUDING THE LANDSCAPING WITHIN THE RIGHT-OF-WAY. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN (A TREE MUST REPLACE A TREE OR A SHRUB MUST REPLACE A SHRUB), ANY REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN NO CASE SHALL REPLACEMENT EXCEED 1 YEAR. THIS APPROVED LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DIVISION. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- 8. VEHICLE PARKING NOTE:**
NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.
- 9. SIGHT-LINE CONSIDERATIONS:**
ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT-DISTANCE TRIANGLE MAY CONTAIN PLANT MATERIAL THAT, AT THE TIME OF PLANTING OR AT MATURITY, EXCEED 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 10 FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES IN HEIGHT WITHIN SIGHT-DISTANCE-TRIANGLES. INFORMATION ON THE SIGHT-DISTANCE-TRIANGLES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS.
- 10. NATIVE GRASS NOTE:**
ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE SEEDED WITH NATIVE GRASSES.



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10251 NEWARK ST
COMMERCE CITY, CO 80640

DEVELOPMENT PLAN
LANDSCAPE PLAN

DATE

05-04-16

REVISION LINE 1

REVISION LINE 2

REVISIONS

06-16-16 CITY COMMENTS

07-27-16 CITY COMMENTS

CITY COUNCIL CERTIFICATE:

APPROVED BY THE DEPARTMENT OF
COMMUNITY DEVELOPMENT OF THE CITY OF
COMMERCE CITY,

THIS ___ DAY OF _____, A.D. ____

DEPARTMENT OF COMMUNITY DEVELOPMENT
SIGNATURE

DR. MK CH. KZH

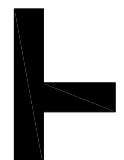
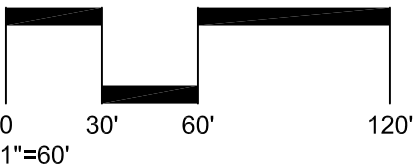
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L-2

NOTE:
SHRUB BEDS TO BE MULCHED WITH 1 1/2" ROCK MULCH,
EXCEPT FOR AREAS INDICATED ON PLAN OR IN NATIVE
SEED AREAS WHERE THERE IS NO EDGER PRESENT.

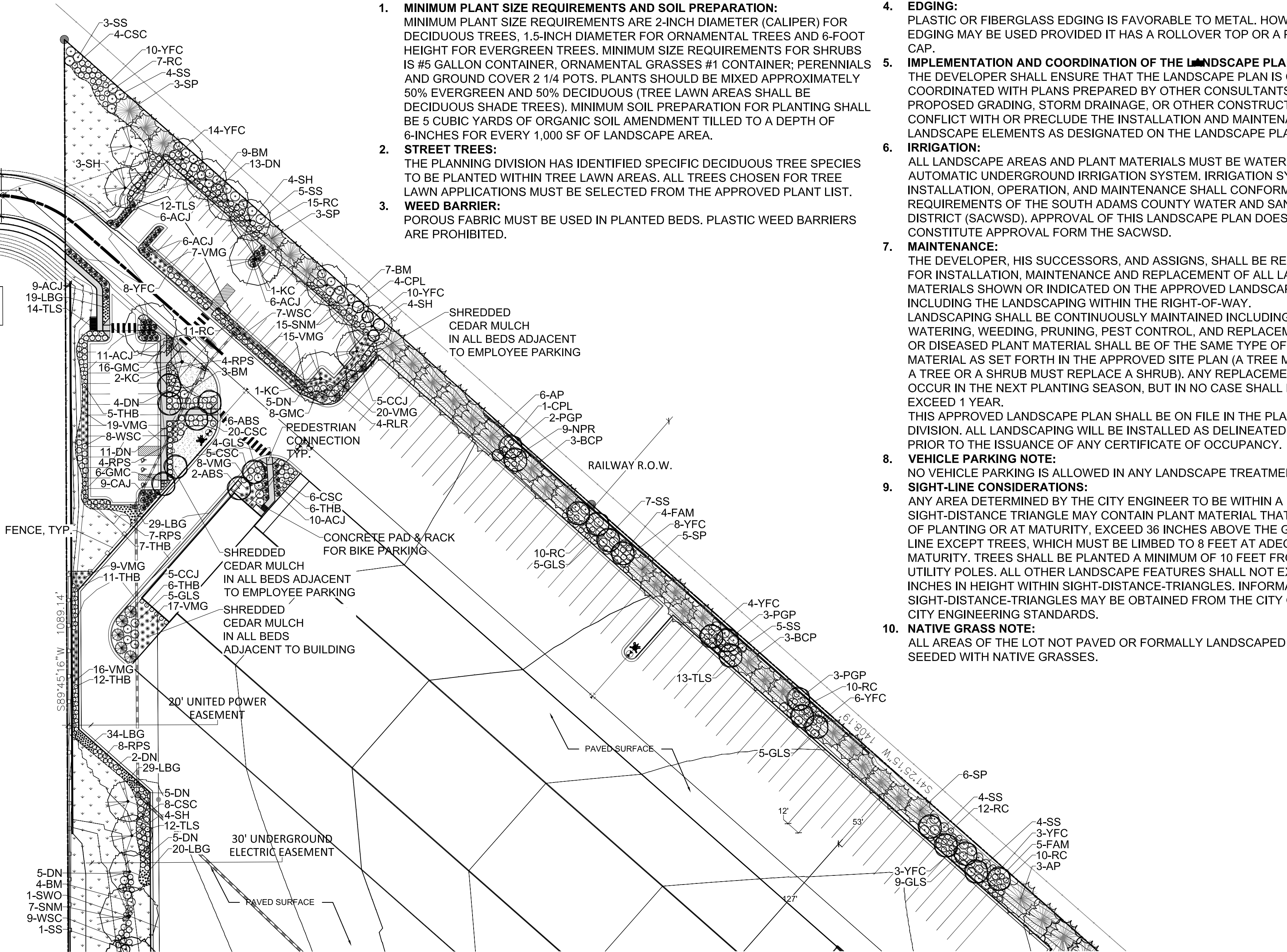


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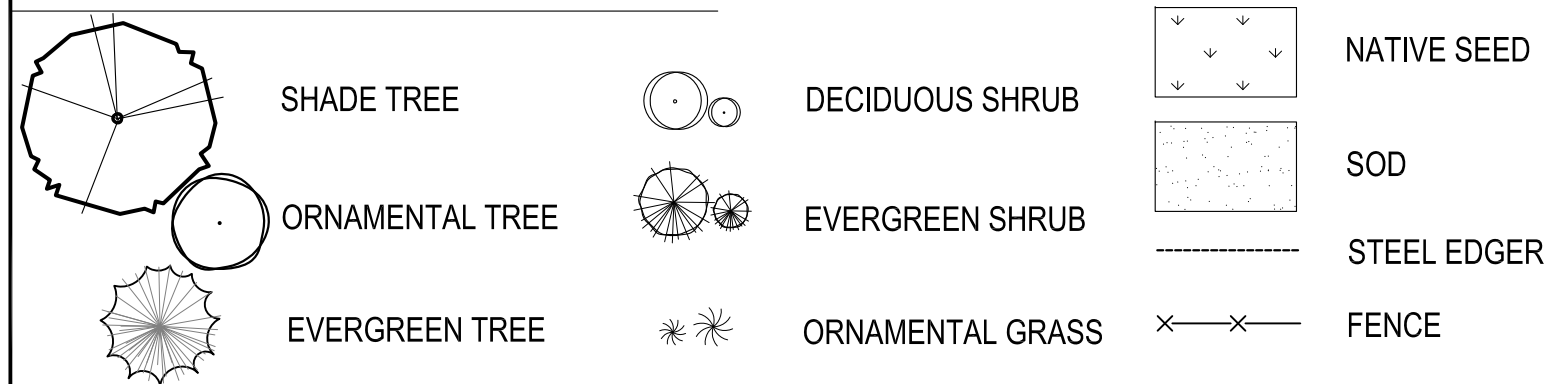
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LEGEND



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LANDSCAPE PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONT.	WATER USE
DECIDUOUS SHADE TREES							
5	BO	BURR OAK	QUERCUS MACROCARPA	2" CAL.	65' x 65'	B&B	LOW
18	CH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL.	50' X 45'	B&B	LOW
14	KC	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2" CAL.	55' X 45'	B&B	LOW
20	SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL.	45' X 35'	B&B	LOW
7	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL.	50' X 50'	B&B	LOW
ORNAMENTAL TREES							
8	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BLAZE'	1.5" CAL.	20'X18'	B&B	LOW
9	FAM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	1.5" CAL.	18'X18'	B&B	LOW
13	PGP	PRAIRIE GEM ORNAMENTAL PEAR	PYRUS USSURIENSIS 'PRAIRIE GEM'	1.5" CAL.	25'X18'	B&B	LOW
EVERGREEN TREES							
16	AP	AUSTRIAN PINE	PINUS NIGRA	6'	50' x 25'	B&B	MODERATE
24	BCP	BRISTLECONE PINE	PINUS ARISTATA	6'	20' x 15'	B&B	LOW
37	SP	SCOTCH PINE	PINUS SYLVESTRIS	6'	40' x 25'	B&B	MODERATE
DECIDUOUS SHRUBS							
40	BM	BLIZZARD MOCKORANGE	PHILADELPHUS LEWISII 'BLIZZARD'		7' x 7'	5 GALLON	LOW
9	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS		8' x 7'	5 GALLON	LOW
43	CSC	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'		1' X 5'	5 GALLON	LOW
96	DN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'		4.5' x 4.5'	5 GALLON	LOW
51	FB	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM		4' X 4'	5 GALLON	LOW
42	GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'		1.5' X 7'	5 GALLON	LOW
30	GMC	GREEN MOUND CURRANT	RIBES ALPINUM 'GREEN MOUND'		3.5' X 2.5'	5 GALLON	LOW
20	NN	NATIVE NINEBARK	PHYSOCARPUS MONOGYNUS		3.5' x 3.5'	5 GALLON	LOW
73	NPR	NATIVE PINK ROSE	ROSA WOODSII		4.5' x 4.5'	5 GALLON	MODERATE
127	RC	RED CORALBERRY	SYMPHORICARPOS ORBICULATUS		4.5' x 4.5'	5 GALLON	LOW
19	RLR	RED LEAF ROSE	ROSA GLAUCA		6.5' x 5'	5 GALLON	LOW
23	RPS	ROSE PEASHRUB	CARAGANA ROSEA		4' X 4'	5 GALLON	LOW
76	SNM	MOUNTAIN SNOWBERRY	SYMPHORICARPOS OREOPHILUS		3' x 3'	5 GALLON	LOW
77	SS	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA		8' x 8'	5 GALLON	LOW
48	THB	TALL HEDGE BUCKTHORN	FRANGULA ALNUS 'COLUMNARIS'		10' X 3.5'	5 GALLON	LOW
215	TLS	THREE LEAF SUMAC	RHUS TRILOBATA		4.5' x 4.5'	5 GALLON	LOW
4	TSQ	TEXAS SCARLET QUINCE	CHAENOMELES SPECIOSA 'TEXAS SCARLET'		3.5' X 5'	5 GALLON	LOW
43	WSB	WESTERN SNOWBERRY	SYMPHORICARPOS OCCIDENTALIS		3' x 5'	5 GALLON	LOW
76	WSC	WESTERN SANDCHERRY	PRUNUS BESSEYI		5' x 5'	5 GALLON	LOW
93	YFC	YELLOW FLOWERING CURRANT	RIBES AUREUM		5' x 5'	5 GALLON	LOW
EVERGREEN SHRUBS							
49	ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'ALPINE CARPET'		1.5' X 5'	5 GALLON	LOW
9	CAJ	COMPACT ANDORRA JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'		1.5' x 4.5'	5 GALLON	LOW
10	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'		1.5' x 7'	5 GALLON	LOW
GRASSES/PERENNIALS							
131	LBG	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM		3' x 2'	1 GALLON	LOW
113	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'		4.5' x 4'	1 GALLON	MODERATE

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LANDSCAPE PLAN

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LANDSCAPE REQUIREMENTS

AREA DESCRIPTION	AREA/LENGTH	SOD AREA	LANDSCAPE COVERAGE	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	MULCH REQUIRED	MULCH PROVIDED
LANDSCAPE AREA/TOTAL	321,016	4,650 SF	75%	266	198	1066	1066	2 TYPES	2 TYPES**
R.O.W. LANDSCAPE AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
EMPLOYEE PARKING E PERIMETER	583 LF	0	N/A	19	6*	97	97		
EMPLOYEE PARKING W PERIMETER	450 LF	0	N/A	15	8*	75	81		
TRUCK PARKING N PERIMETER	364 LF	0	N/A	12	12	61	61		
TRUCK PARKING W PERIMETER	355 LF	0	N/A	12	11*	59	72		
TRUCK PARKING SW PERIMETER	425 LF	0	N/A	14	0***	71	0***		
TRUCK PARKING E PERIMETER	817 LF	0	N/A	27	27	136	136		
EMPLOYEE PARKING E INTERIOR	N/A	N/A	N/A	2	2	18	18	ISLANDS REQUIRED: 2	ISLANDS PROVIDED: 2
EMPLOYEE PARKING W INTERIOR	N/A	N/A	N/A	0	0	0	0	ISLANDS REQUIRED: 0	ISLANDS PROVIDED: 0
15' LANDSCAPE BUFFER NORTH PL	1,090 LF	0	N/A	55	7*	88	114		
15' LANDSCAPE BUFFER SOUTH PL	467 LF	0	N/A	23	23	37	37		
15' LANDSCAPE BUFFER EAST PL	1,400 LF	0	N/A	70	67*	112	112		
POND WEST PERIMETER	1,692 LF	0	N/A	34	34	338	338		

* TREE NUMBERS AFFECTED BY UTILITY EASEMENTS
** MULCH TYPES ARE 1 1/2" ROCK MULCH AND DOUBLE SHREDDED CEDAR MULCH AS INDICATED ON PLAN
*** PARKING IS TEMPORARY AND WILL BE MOVED IN PHASE 2



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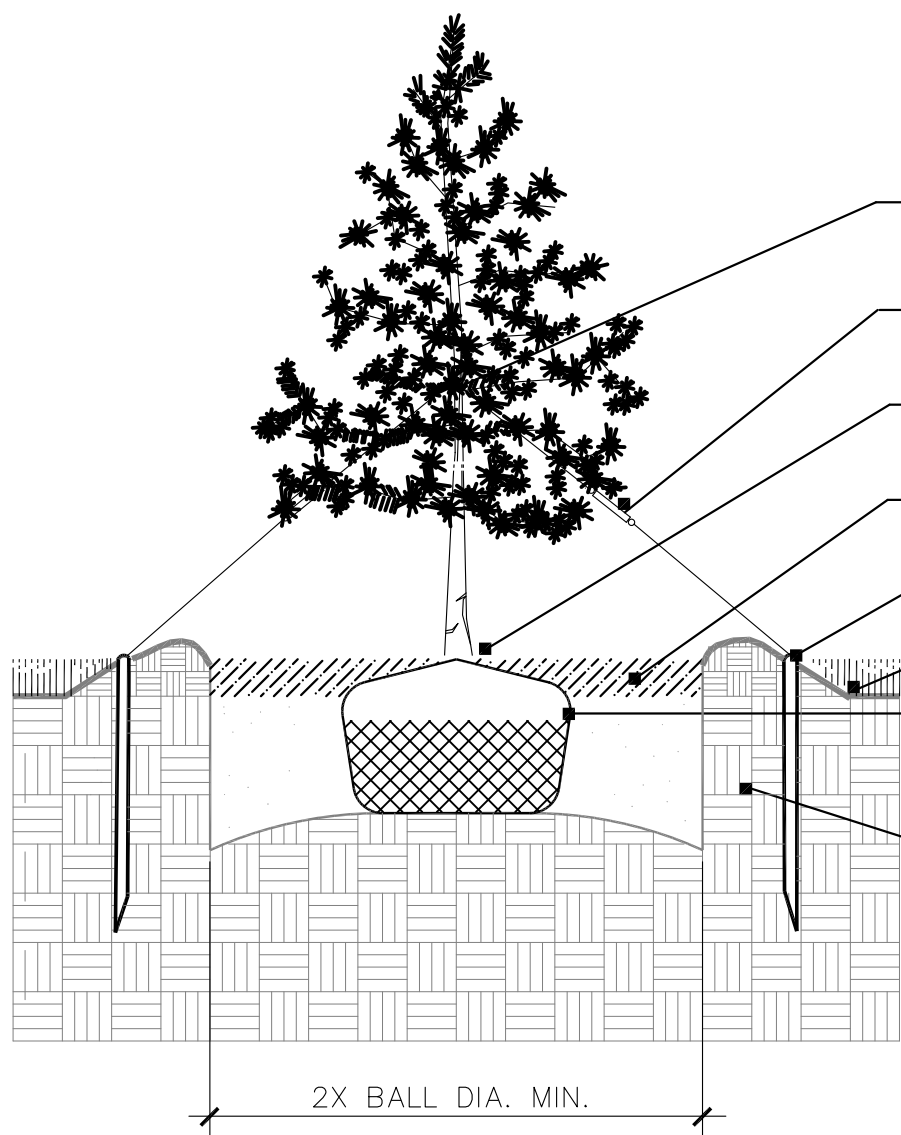
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DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING

12" NYLON TREE STRAP ON GUY WIRE TO PROTECT TREE

#12 GALVANIZED WIRE TWISTED DOUBLE STRAND. MIN. 2 GUY WIRES PER TREE

SET ROOTBALL 3" HIGHER THAN GRADE AT WHICH TREE GREW

APPLY SPECIFIED MULCH 3" DEEP OVER SPECIFIED WEED MAT

6' STEEL T-POST 2' MIN. INSERTION, 4' EXPOSED. INSERTED INTO UNDISTURBED SOIL

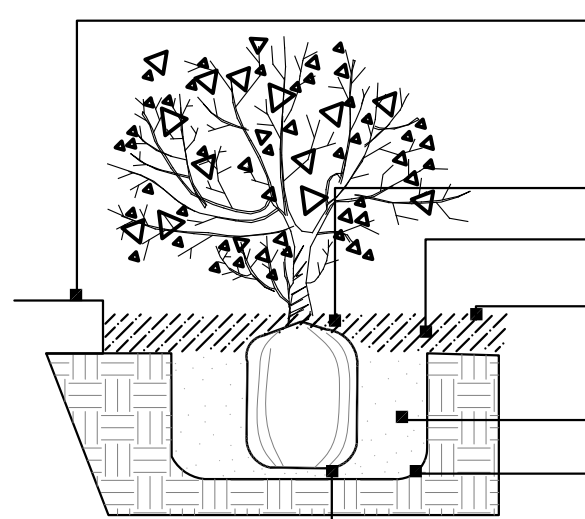
FINISHED GRADE

CUT AND REMOVE BURLAP FROM TOP AND SIDES OF ROOTBALL. REMOVE ALL WIRES AND NYLON TIES. IF TREE IS IN POT, REMOVE PRIOR TO PLANTING

UNDISTURBED SUBGRADE

2X BALL DIA. MIN.

EVERGREEN TREE PLANTING



AT CONCRETE CURB OR SIDEWALK HOLD GRADE 1" BELOW EDGE

PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING

DIG PLANT PIT AT LEAST TWICE AS WIDE AS PLANT CONTAINER

SET SHRUB 1" HIGHER THAN GRADE AT WHICH IT GREW

APPLY SPECIFIED MULCH 3" DEEP OVER SPECIFIED WEED MAT

FINISHED GRADE

REMOVE CONTAINER

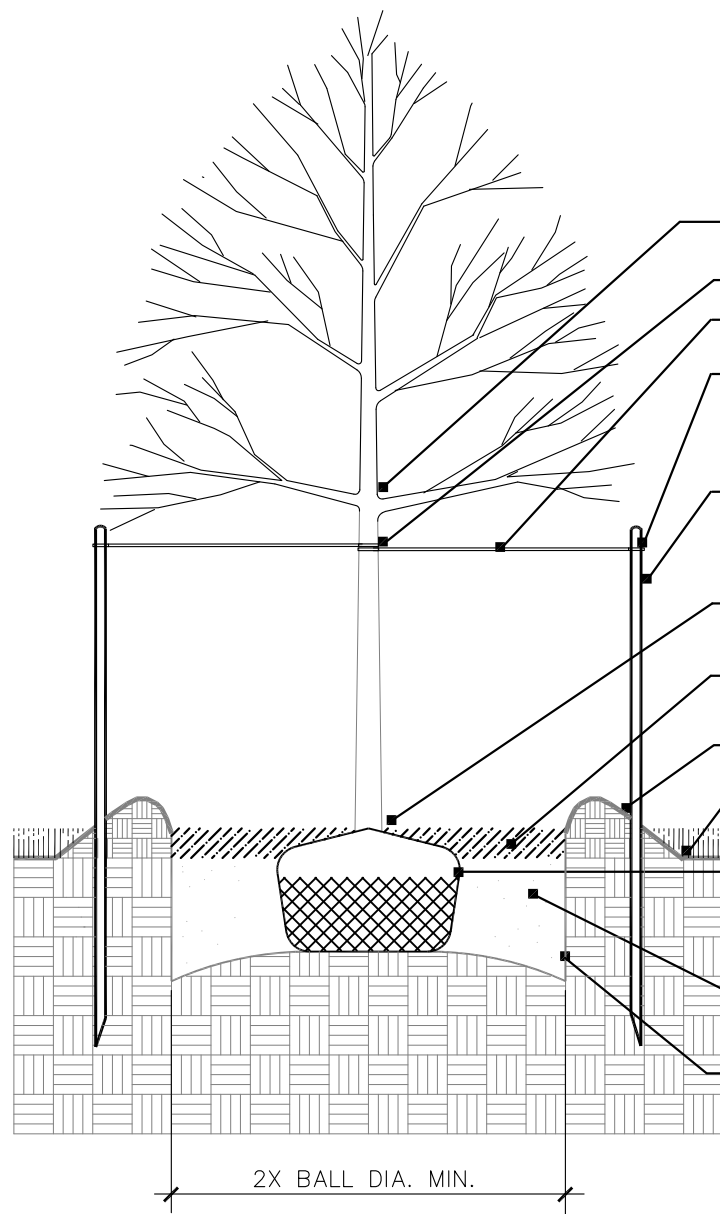
SPECIFIED BACKFILL MIXTURE AND FERTILIZER APPLICATION

LOOSEN SIDES OF PLANT PIT AND ROOTBALL

COMPACTED BACKFILL MIX

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS

EVERGREEN / DECIDUOUS SHRUB



STAKE ALL TREES 3" CALIPER AND UNDER

DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING

WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH SPECIFIED TREE WRAP MATERIAL AND SECURE

12" NYLON TREE STRAP ON GUY WIRE TO PROTECT TREE

1/2" DIA. X 36" LONG WHITE PVC PIPE ON EACH GUY WIRE

#12 GALVANIZED WIRE TWISTED DOUBLE STRAND. MIN. 2 GUY WIRES PER TREE

6' STEEL T-POST 2' MIN. INSERTION, 4' EXPOSED. INSERTED INTO UNDISTURBED SOIL

SET ROOTBALL 3" HIGHER THAN GRADE AT WHICH TREE GREW

APPLY SPECIFIED MULCH 3" DEEP OVER SPECIFIED WEED MAT

WATER RING, INSTALL AT END OF PLANTING

FINISHED GRADE

CUT AND REMOVE BURLAP FROM TOP AND SIDES OF ROOTBALL. REMOVE ALL WIRES AND NYLON TIES. IF TREE IS IN POT, REMOVE PRIOR TO PLANTING

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS

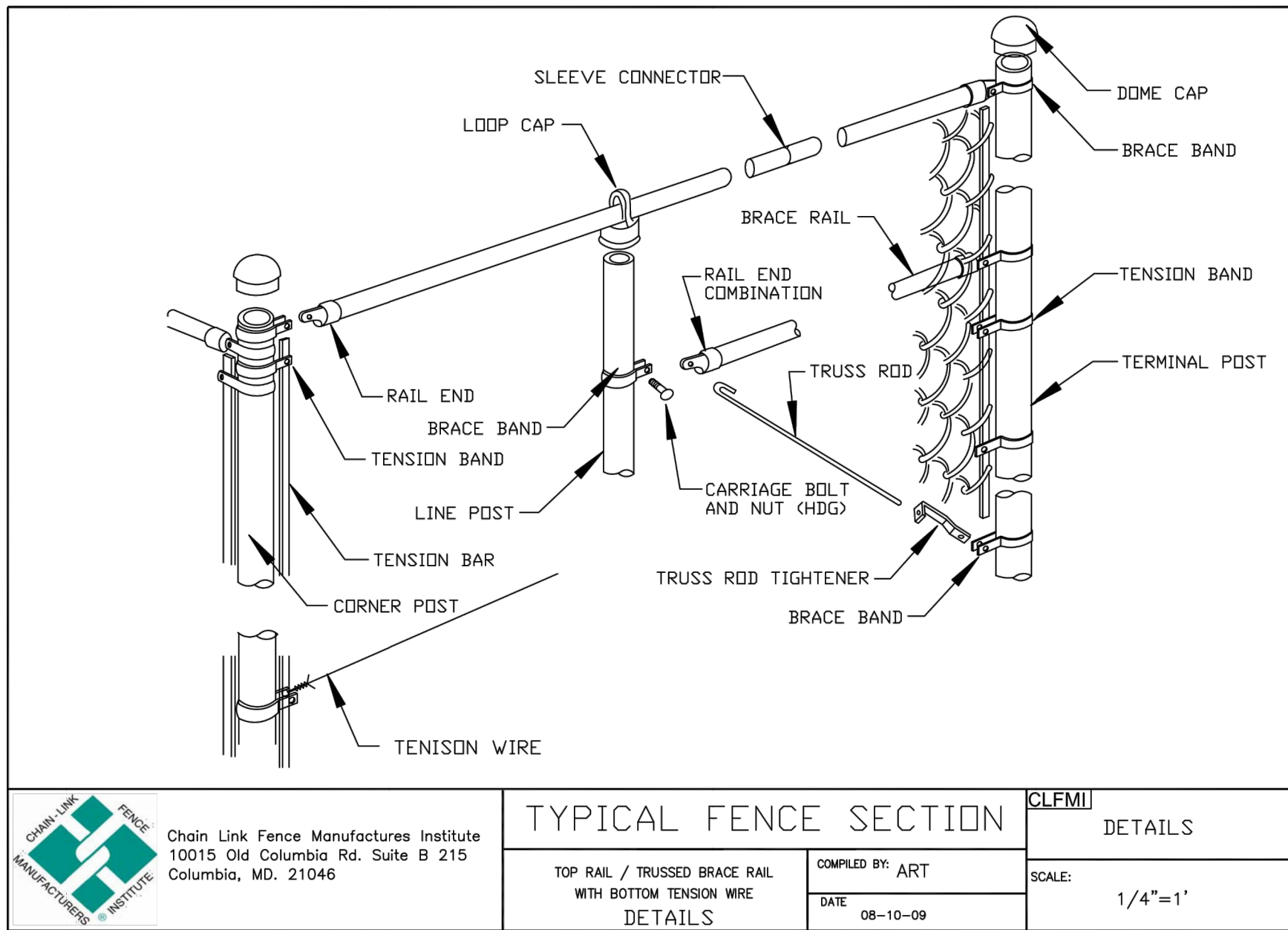
SPECIFIED BACKFILL MIXTURE AND FERTILIZER APPLICATION

HOLE SHOULD HAVE ROUGHENED SIDES

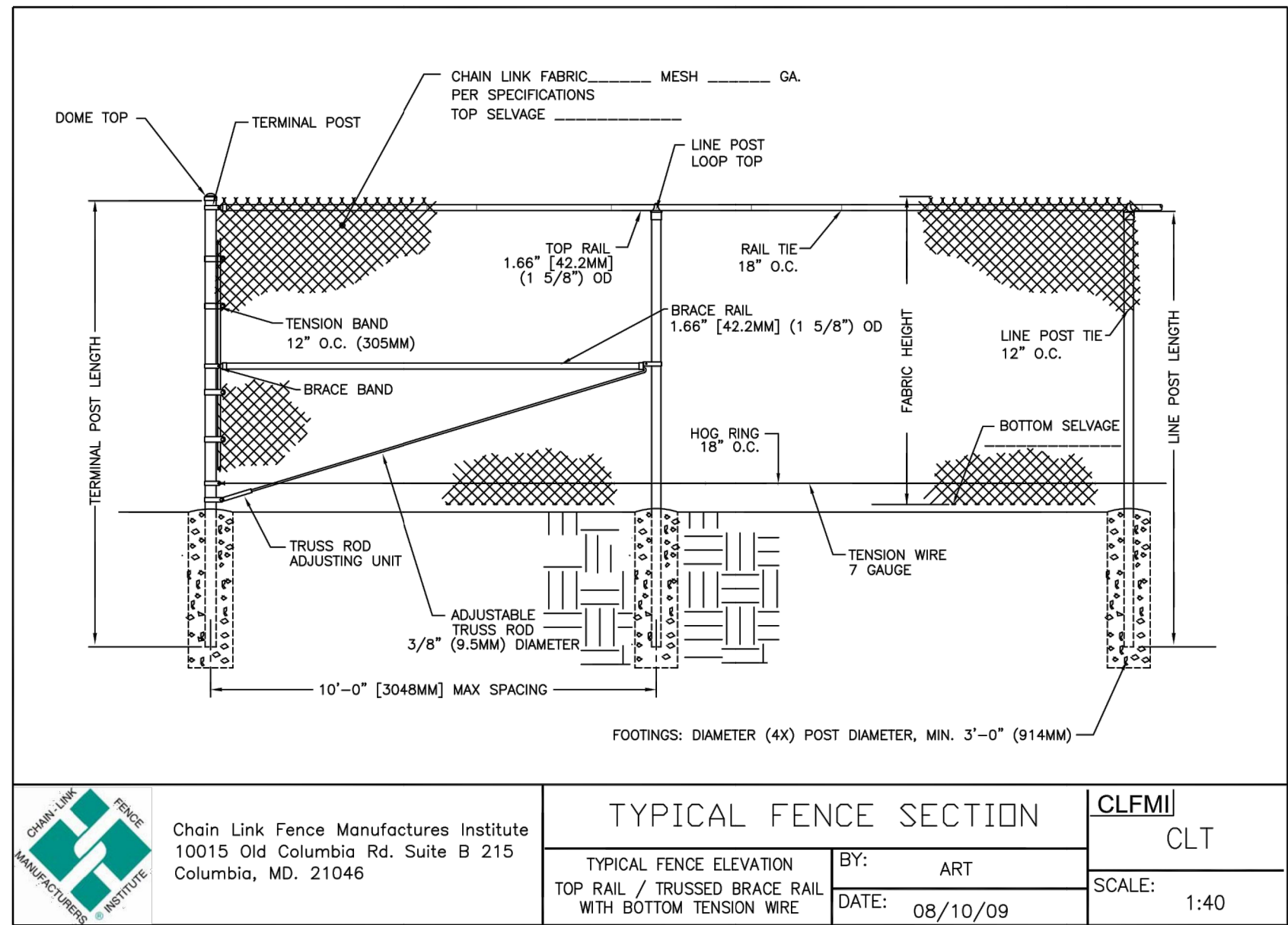
2X BALL DIA. MIN.

DECIDUOUS TREE PLANTING

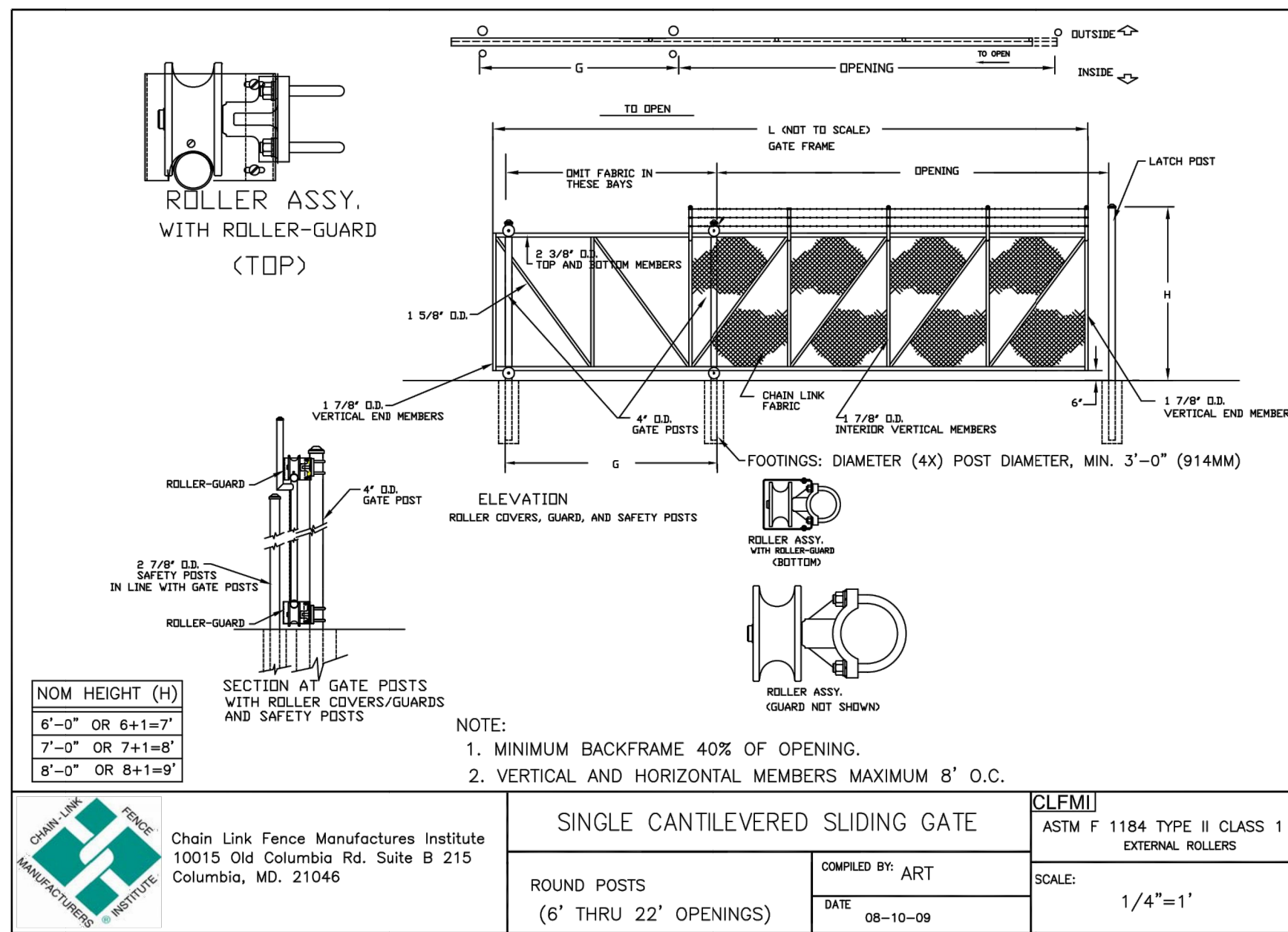
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16



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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COMMERCE CITY, CO 80640
DEVELOPMENT PLAN
FENCE DETAILS

DATE
7/27/2016

REVISIONS

DR. CBS CH. BG

P.M. BG

JOB 15001033

SHEET NO.

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