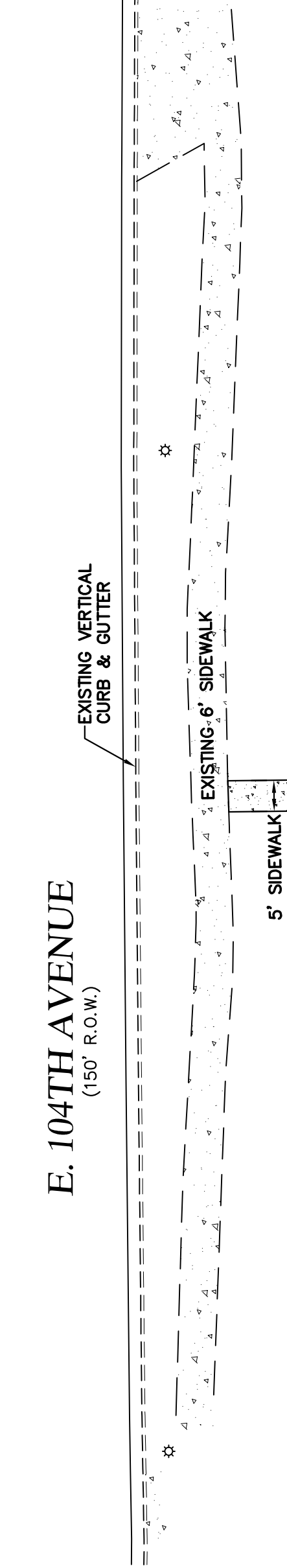


LOT 3, HOGAN COMMERCIAL SUBDIVISION FILING NO. 7

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LOT 3, HOGAN COMMERCIAL SUBDIVISION FILING NO. 7,
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO.

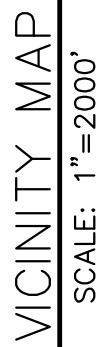
SAID PARCEL, AS DESCRIBED, CONTAINS 49,333 SF OR 1.01 ACRES.

GROSS FLOOR AREA	5,069 S.F.
GROSS PROJECT (SITE) AREA	1.01 ACRES (43,999 S.F.)
NET PROJECT (SITE) AREA	1.01 ACRES (43,999 S.F.)
HEIGHT OF STRUCTURES	24'-3" (1 STORY)
FLOOR AREA RATIO	0.15 (5,275 SF INCLUDING COMPRESSOR ROOM AND ELECTRICAL FLOUS 1,368 SF PARKING CANOPY)
ZONING:	PLANNED DEVELOPMENT (HOGAN PUD)

NOTES

g. 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.

- e. TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 6'-FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.
- g. 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.
- d. SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IN ADDITION TO THE DEVELOPMENT PLAN IS REQUIRED FOR ANY SIGNAGE. ANY SIGNAGE 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.
- e. FENCING NOTE: APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.
- f. DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
- g. 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.
- h. 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.
- i. OVERHEAD UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.



1	SITE PLAN
2	GRADING PLAN
3	UTILITY PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE DETAILS
6	EXTERIOR ELEVATIONS
7	LIGHTING PLAN
8-9	LIGHTING DETAILS

 PROPERTY LINE, R.O.W. LIMITS
 PROPOSED 1' SPILL CURB & GUTTER
 PROPOSED 2' CATCH CURB & GUTTER
 EXISTING CURB & GUTTER
 PROPOSED SIGN
 EXISTING EASEMENT
 PROPOSED LIGHT POLE

APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS
DAY OF _____ A.D. _____

OWNER/DEVELOPER

CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200
HOUSTON, TEXAS 77094
281-675-6105
CONTACT: JONATHAN WAKEFIELD

VERMILION PEAK ENGINEERING
1745 SHEA CENTER DRIVE, 4TH FLOOR
HIGHLANDS RANCH, CO 80129

ICON ARCHITECTS INCORPORATED
6104 FANNIN DRIVE
ARLINGTON, TEXAS 76001

EVERGREEN DESIGN GROUP
1400 16TH STREET, SUITE 400
DENVER, CO 80202



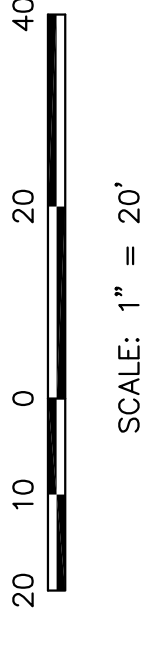
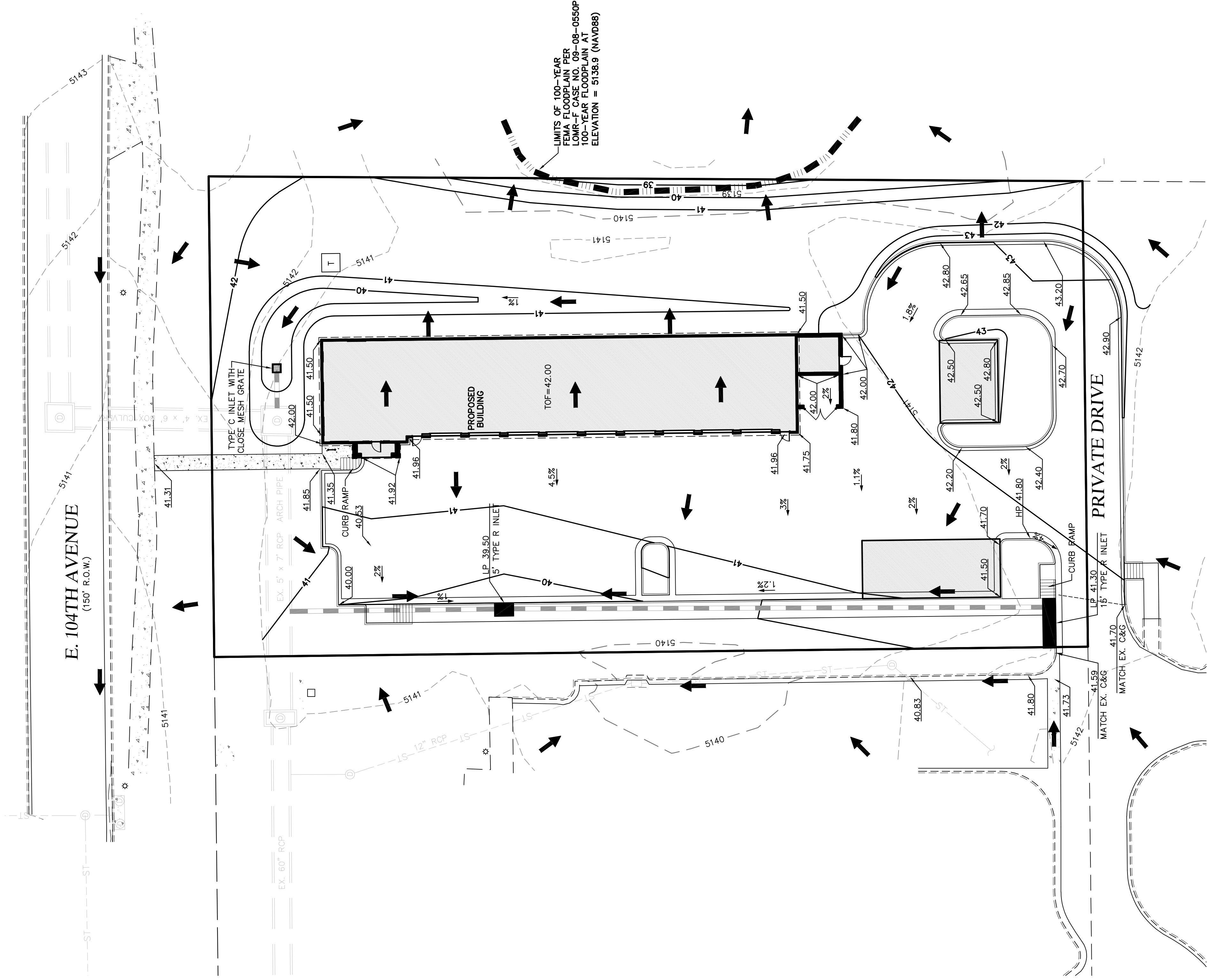
**Vermilion
Peak
Engineering**
Civil Engineering & Land Surveying

1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / www.vermilionpeak.com

PLANNED UNIT DEVELOPMENT PERMIT

LOT 3, HOGAN COMMERCIAL SUBDIVISION FILING NO. 7

LOCATED IN THE NW 1/4, SEC. 17, T. 2 S., R. 66 W., 6TH P.M.
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO
15690 E. 104TH AVENUE
PIN: 0172317215001



LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR (1' INTERVAL)
	EXISTING CONTOUR (5' INTERVAL)
	PROPOSED CONTOUR
	DRAINAGE FLOW DIRECTION
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB AND GUTTER
	PROPOSED 1' SPILL CURB AND GUTTER
	LIMITS OF RIGHT-OF-WAY
	EXISTING STORM SEWER
	PROPOSED STORM SEWER

BENCHMARK
NATIONAL GEODETIC SURVEY MONUMENT, DESIGNATION – FORD,
PID 466477, PER THE NGS DATA SHEET,
ELEVATION: 4950 (NAD88)

TEMPORARY BENCHMARK:
THE TOP OF THE FIRE HYDRANT LOCATED NEAR THE
EAST CORNER OF PRACT D, HOGAN COMMERCIAL
SUBDIVISION FILING NO. 1,
ELEVATION=5149.20.

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS
DAY OF _____ A.D. _____

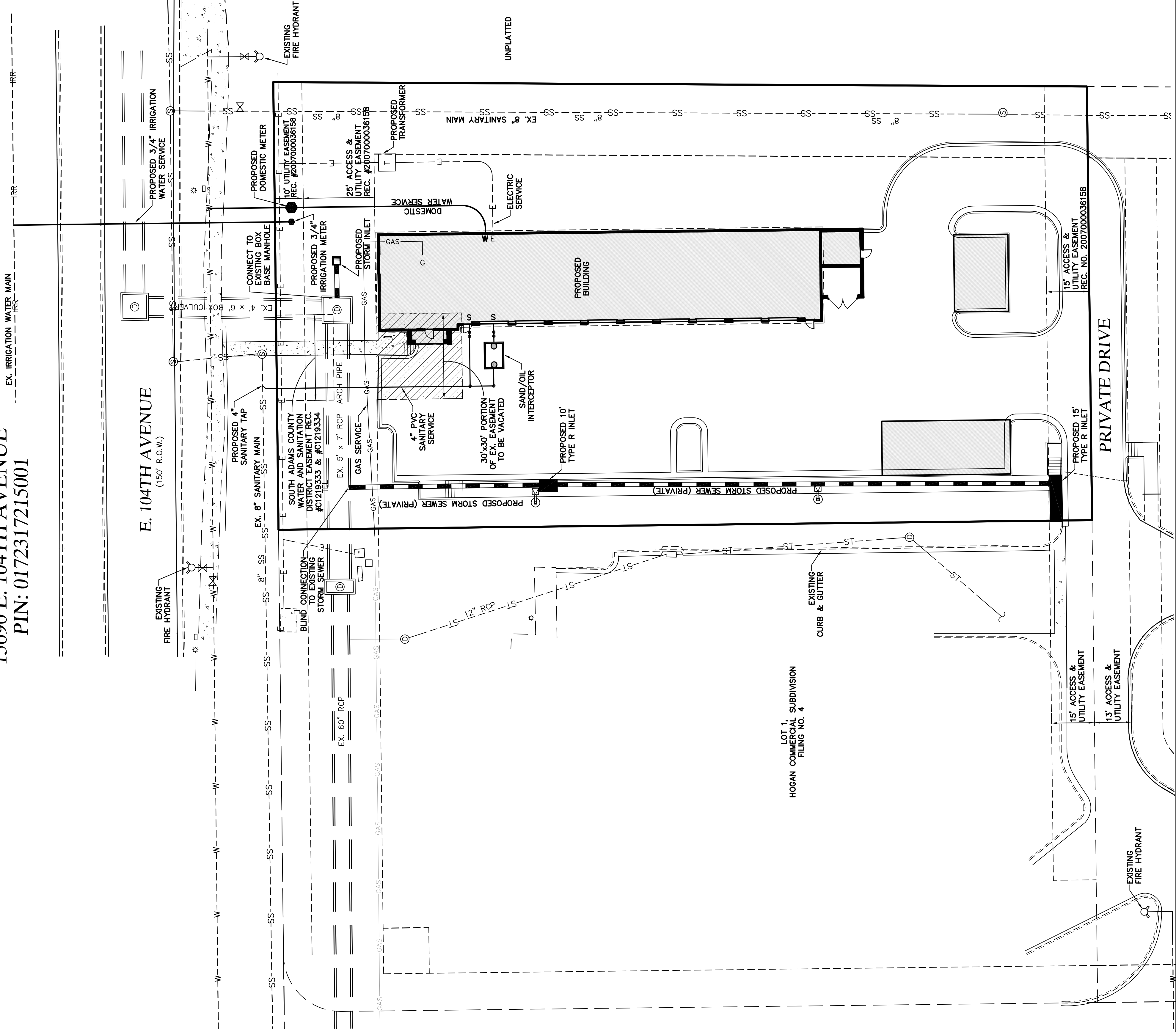
DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE

GRADING PLAN
LOT 1, HOGAN COMMERCIAL SUB. #7
JOB NO. 16044
DATE: JUNE 28, 2017
SHEET 2 OF 9

Vermilion
Peak
Engineering
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / www.vermilionpeak.com

PLANNED UNIT DEVELOPMENT PERMIT

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CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO
15690 E. 104TH AVENUE
PIN: 0172317215001



PROPERTY LINE	R.O.W. LIMITS	EXISTING CURB & GUTTER	EXISTING SANITARY SEWER	EXISTING WATERLINE	EXISTING IRRIGATION WATERLINE	EXISTING GAS PIPE	EXISTING UNDERGROUND ELECTRICAL	EXISTING STORM SEWER	PROPOSED GAS PIPE	PROPOSED UNDERGROUND ELECTRICAL	PROPOSED STORM SEWER	PROPOSED CURB & GUTTER	PROPOSED WATER SERVICE	PROPOSED SANITARY SERVICE	CONCRETE SIDEWALK	EXISTING EASEMENT	PROPOSED LIGHT POLE

CITY STAFF CERTIFICATE

APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS
DAY OF _____ A.D.

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE

UTILITY PLAN
LOT 1, HOGAN COMMERCIAL SUB. #7
JOB NO. 16044
DATE: JUNE 28, 2017
SHEET 3 OF 9



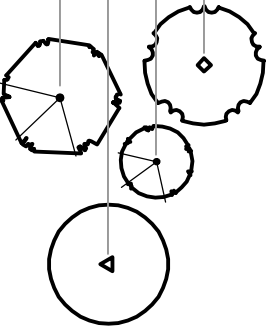
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / www.vermillionpeak.com

LOT 3, HOGAN COMMERCIAL SUBDIVISION FILING NO. 7

LOCATED IN THE NW 1/4, SEC. 17, T. 2 S., R. 66 W., 6TH P.M.
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO

15690 E. 104TH AVENUE

PIN: 0172317215001



SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
GLTR	Cedrela thacanthos 'Shademaster'	Shademaster Honeylocust	2" cal. 8'-10' high	Per plan	9	
GYDI	Gymnocladus dioica	Kentucky Coffeetree	2" cal. 8'-10' high	Per plan	7	
PRVI	Prunus virginiana 'Schubert'	Schubert Chokecherry	2" cal. 8'-10' high	Per plan	10	
TIAM	Tilia americana 'Redmond'	Redmond American Linden	2" cal. 8'-10' high	Per plan	7	

NOTE: ALL TREES SHALL BE 8-8 1/2" ROOTBALL SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS						
CAFR	Caragana frutex globosa	Globe Peashrub	#5 cont.	Per plan	30	
CAKL	Caryopteris x clandonensis 'Dark Knight'	Dark Knight False Spirea	#5 cont.	Per plan	3	
JUOG	Juniperus 'Old Gold'	Old Gold Juniper	#5 cont.	Per plan	17	
PHOP	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	#5 cont.	Per plan	28	
PIMU	Pinus mugo 'White Bud'	White Bud Mugo Pine	#5 cont.	Per plan	9	

PERENNIALS AND GROUNDCOVERS						
ARPC	Arenaria 'Powis Castle'	Powis Castle Wormwood	#1 cont.	Per plan	54	
JUBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#1 cont.	Per plan	156	
PEAT	Perovskia atropifolia	Russian Sage	#3 cont.	Per plan	11	

TURF						
	Poa pratensis	Kentucky Bluegrass	Sod	---	---	

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 43,989 SF
LANDSCAPE AREA PROVIDED: 19,745 SF (44.9% OF SITE AREA)
LANDSCAPE AREA WITHIN R.O.W.: 2,785 SF

SITE LANDSCAPE
TREES REQUIRED: 33 TREES (1 TREE PER 600 SF OF LANDSCAPE AREA)
TREES PROVIDED: 83 TREES (1 TREE PER 300 SF OF LANDSCAPE AREA)
SHRUBS REQUIRED: 82 SHRUBS (1 SHRUB PER 300 SF OF LANDSCAPE AREA)
SHRUBS PROVIDED: 82 SHRUBS
MAX TURF AREA ALLOWED: 9,873 SF (50% OF LANDSCAPE AREA)
TURF AREA PROVIDED: 7,260 SF (38.8%)

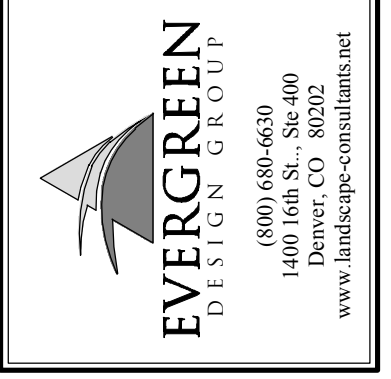
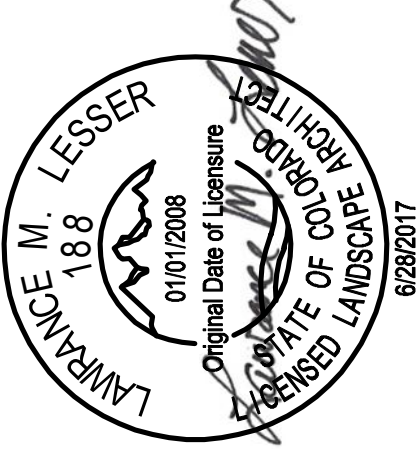
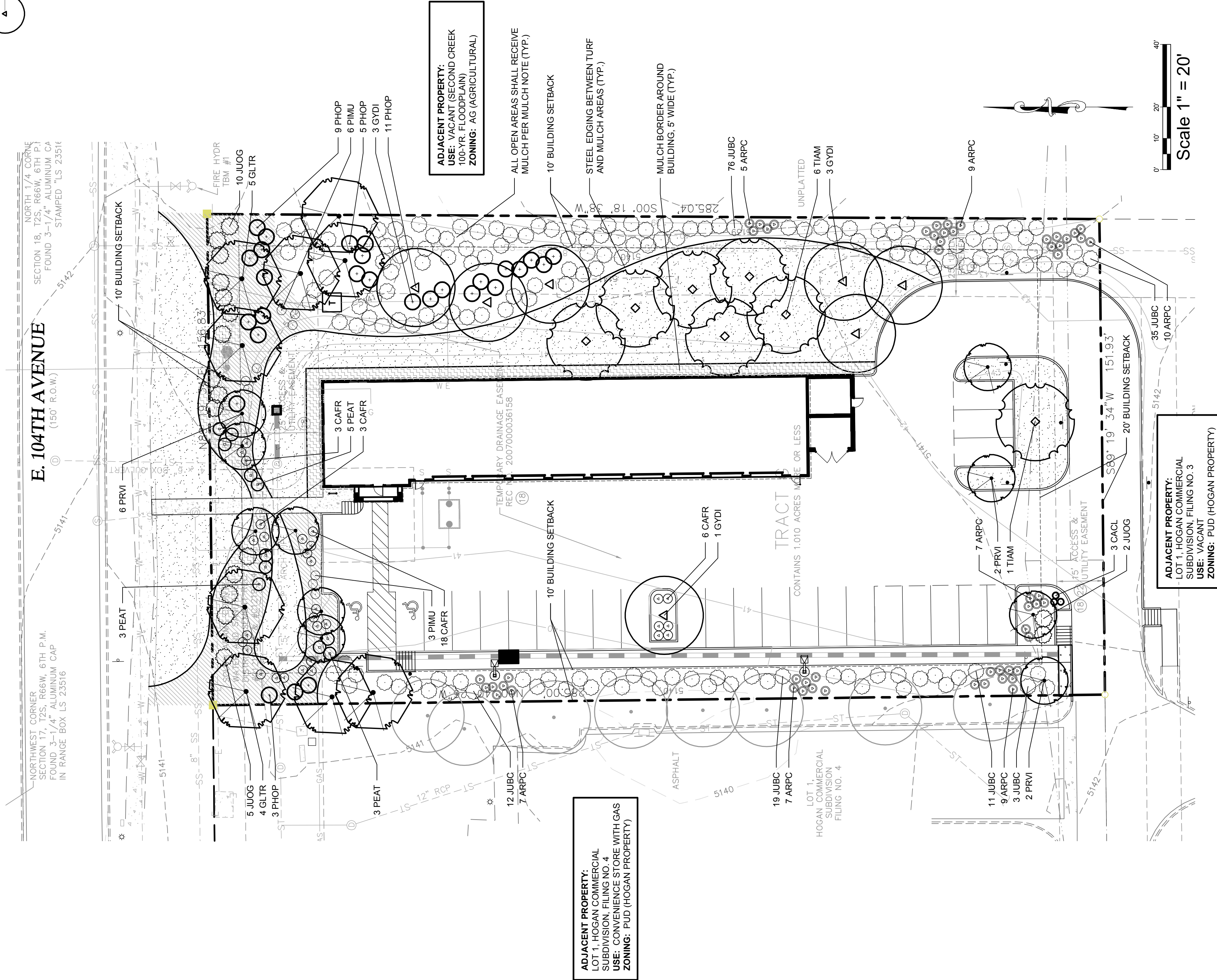
TREE LAWN
STREET TREES REQUIRED: 4 TREES (1 PER 40 LF OF FRONTAGE, 157 LF TOTAL)
STREET TREES PROVIDED: 8 TREES

PARKING LOT PERIMETER
TREES REQUIRED: 2 TREES (1 PER 30 LF OF PARKING LOT, 47 LF TOTAL)
TREES PROVIDED: 11 TREES
SHRUBS REQUIRED: 8 SHRUBS (6 PER 30 LF OF FRONTAGE, 47 LF TOTAL)
SHRUBS PROVIDED: 19 SHRUBS

MINIMUM LIVING COVERAGE: 14,809 SF (75%)
LIVING COVERAGE PROVIDED: 14,827 SF (75.1%)

CITY NOTES

- Minimum Plant Size, Requirements and Soil Preparation
Minimum plant size requirements are 2-inch caliper (caliper) for deciduous trees, 1.5-inch diameter for ornamental trees and 6-foot height for evergreen trees. Minimum size requirements for shrubs are #5 gallon container ornamental grasses #1 gallon 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 1,000sf of landscape area.
- 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.
- Weed Barrier
Porous fabric must be used in planted beds. Plastic weed barriers are prohibited.
- 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.
- Implementation and Coordination of the Landscape Plan
The developer shall ensure the landscape plan is closely coordinated with plans prepared by other consultants so that the proposed site drainage, stormwater management, irrigation, and other site features do not conflict with or preclude the installation and maintenance of landscape elements as designated on the landscape plan.
- 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 from the SACWSD.
- 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.
- Vehicle Parking Note
No vehicle parking is allowed in any landscape treatment area.
- 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, exceeds 36 inches above the gutter flow line except trees which must be limited to 6 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.
- Native Grasses Note
All areas of the lot not paved or formally landscaped shall be seeded with native grasses.



LANDSCAPE PLAN
LOT 1, HOGAN COMMERCIAL SUB. #7
JOB NO. 16044
DATE: JUNE 28, 2017
SHEET 4 OF 9

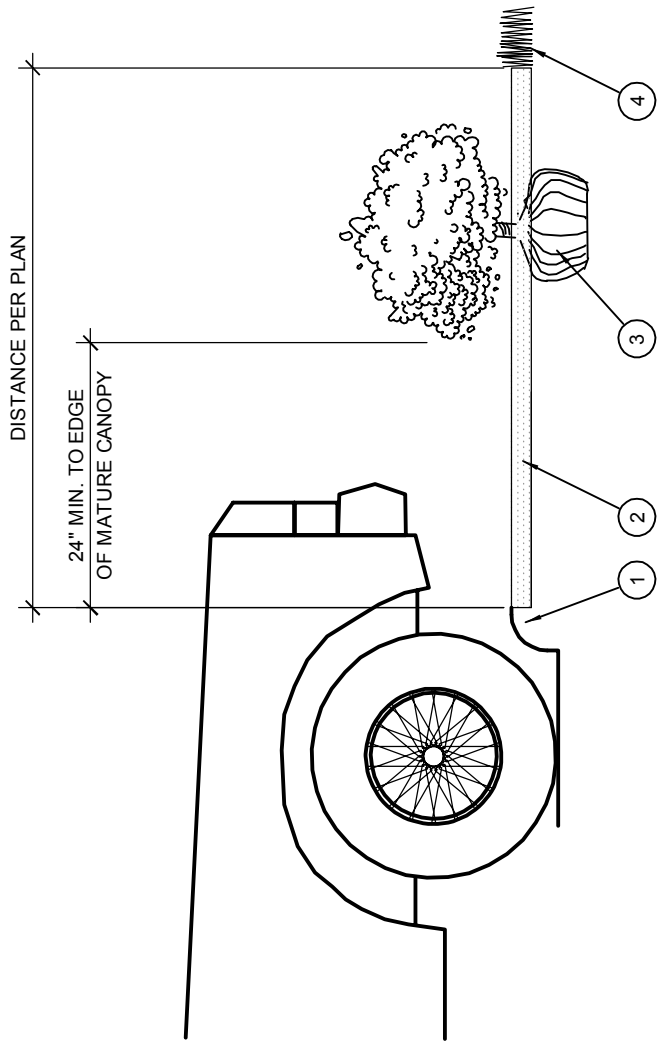
CITY STAFF CERTIFICATE

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS ____ DAY OF _____ A.D. _____

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE

LOT 3, HOGAN COMMERCIAL SUBDIVISION FILING NO. 7

PLANNED UNIT DEVELOPMENT PERMIT
LOCATED IN THE NW 1/4, SEC. 17, T. 2 S., R. 66 W., 6TH P.M.
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO
15690 E. 104TH AVENUE
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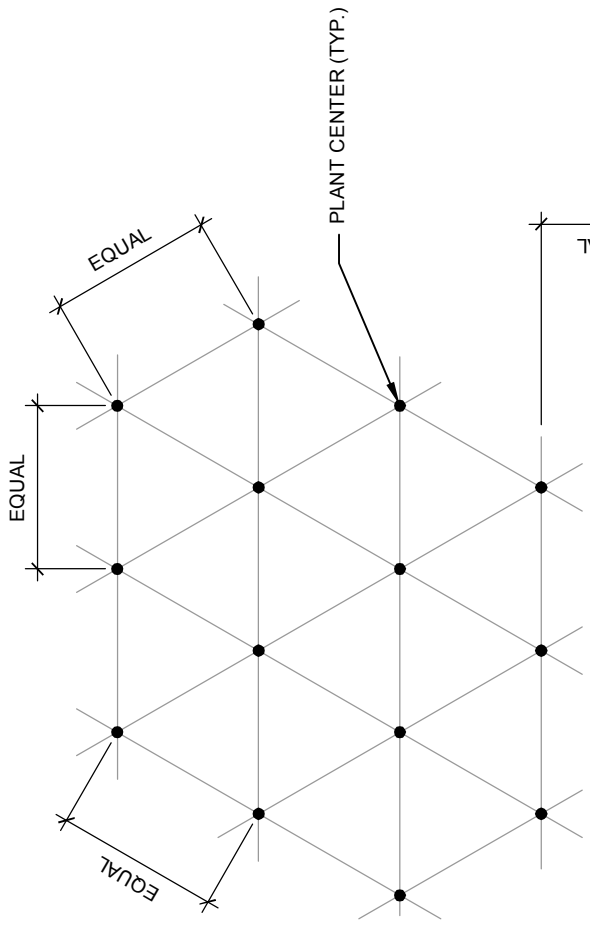


- 1 CURB
- 2 MULCH LAYER
- 3 PLANT
- 4 TURF (WHERE SHOWN ON PLAN)

E HEDGE PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

SEE SHEET 6 FOR DETAILS FOR ALL EXPOSED SIDES OF TRASH ENCLOSURE, ALL PROPOSED WALL SIGNAGE, AND BIKE RACKS, AND ELEVATIONS OF THE PARKING CANOPIES



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.36	24"	3.66
8"	0.36	30"	5.41
10"	0.60	36"	7.79
12"	0.36		

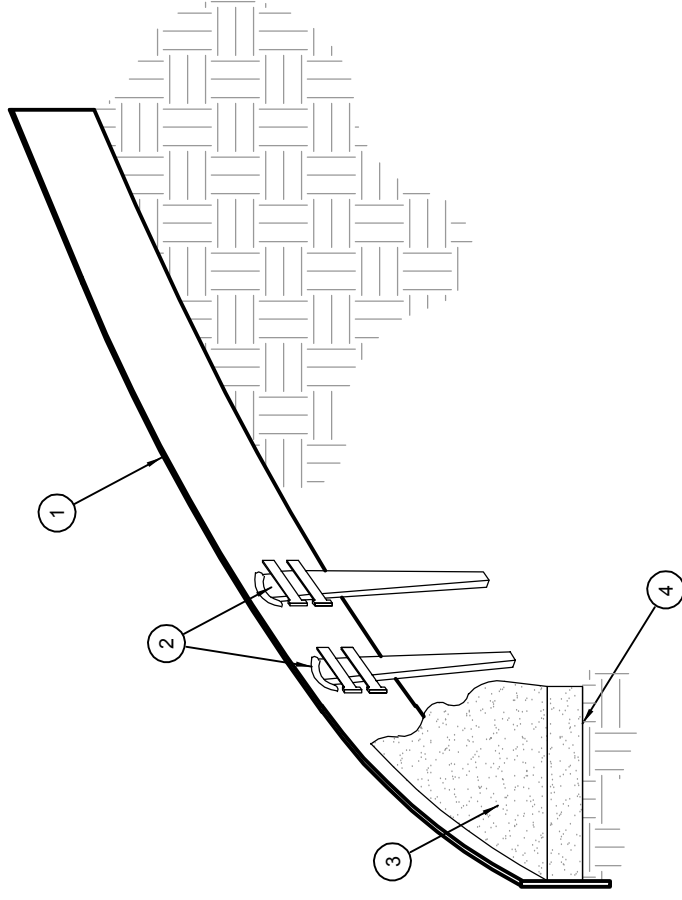
2) STEP 2: SUBTRACT THE ROW(S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS SET 18" O.C. IN 100-SF PLANTING AREA 40' IF PERIMETER

STEP 2: 51 PLANTS - (40 LF / 1.95' = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING

SCALE: NTS

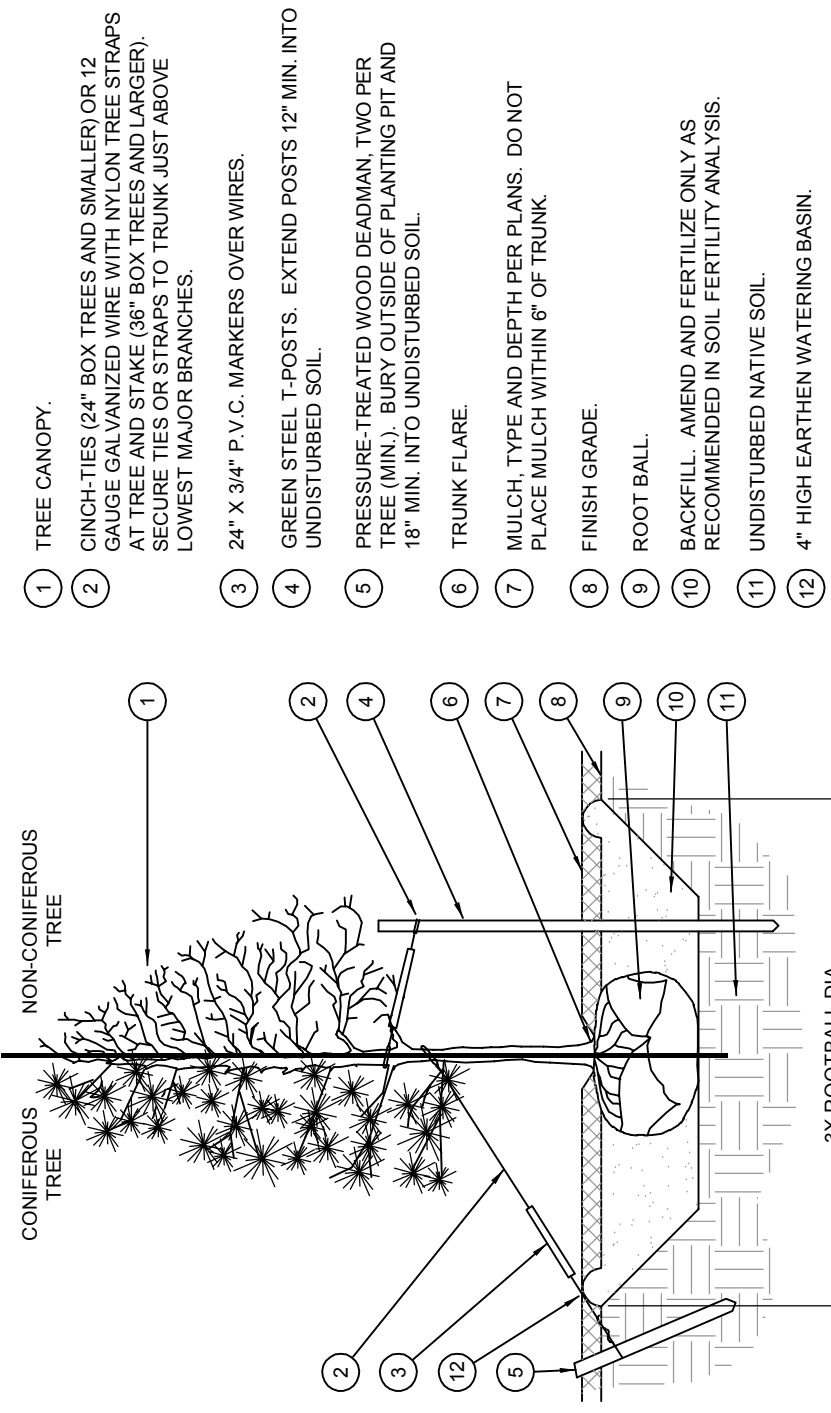


- 1 ROLLED-TOP STEEL EDGING PER PLANS
- 2 TAPERED STEEL STAKES
- 3 MULCH, TYPE AND DEPTH PER PLANS
- 4 FINISH GRADE

NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING

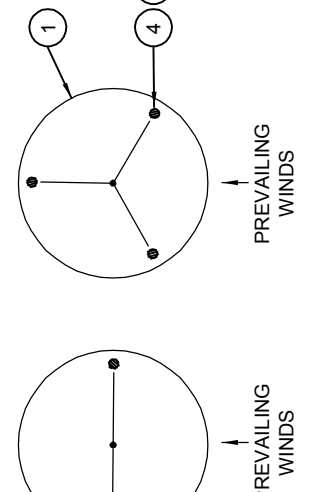
SCALE: NOT TO SCALE



NOTES:
1. REMOVE SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE PLANTING HOLE FINISH GRADE AND THE ROOT FLARE IS 3\"/>

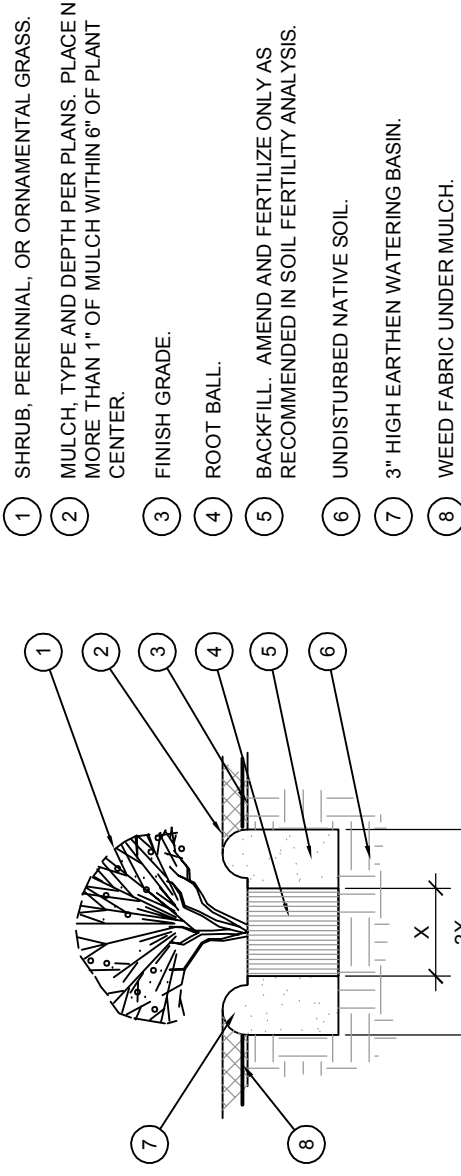
- 3. FOR 8-8B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLANTING. THE WIRE BASKET SHALL BE REMOVED AFTER PLANTING. BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH MULCH AS POSSIBLE FROM THE PLANTING PIT AND BACKFILL WITH UNDISTURBED NATIVE SOIL.
- 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
- 5. FOR TREES OVER 3\"/>
- 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK MOVEMENT BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

STAKING EXAMPLES (PLAN VIEW)



A TREE PLANTING

SCALE: NOT TO SCALE



- 1 SHRUB, PERENNIAL OR ORNAMENTAL GRASS
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1\"/>
- 3 FINISH GRADE
- 4 ROOT BALL
- 5 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL
- 7 3\"/>
- 8 WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING

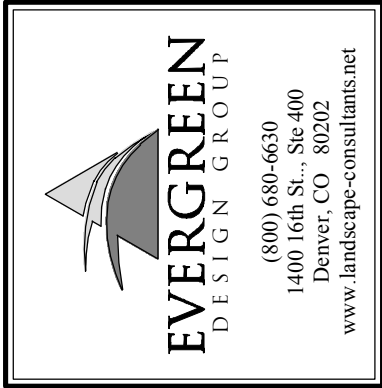
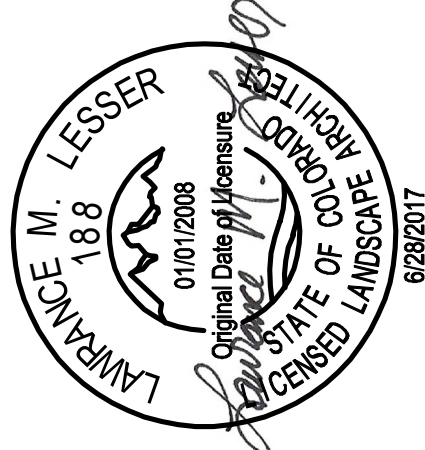
SCALE: NTS

CITY STAFF CERTIFICATE

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS DAY OF _____ A.D. _____

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE

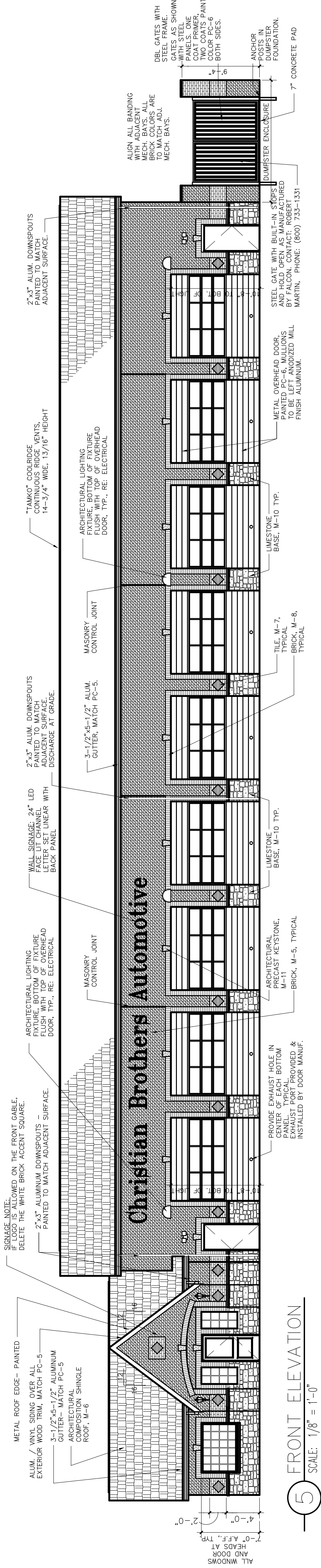
LANDSCAPE DETAILS
LOT 1, HOGAN COMMERCIAL SUB. #7
JOB NO. 16044
DATE: JUNE 28, 2017
SHEET 5 OF 9



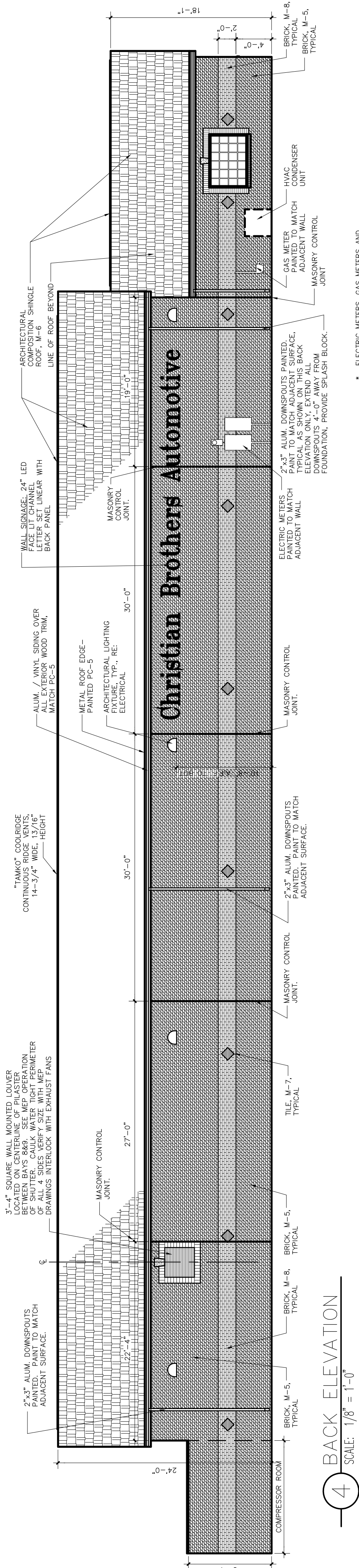
LOT 3, HOGAN COMMERCIAL SUBDIVISION FILING NO. 7

PLANNED UNIT DEVELOPMENT PERMIT

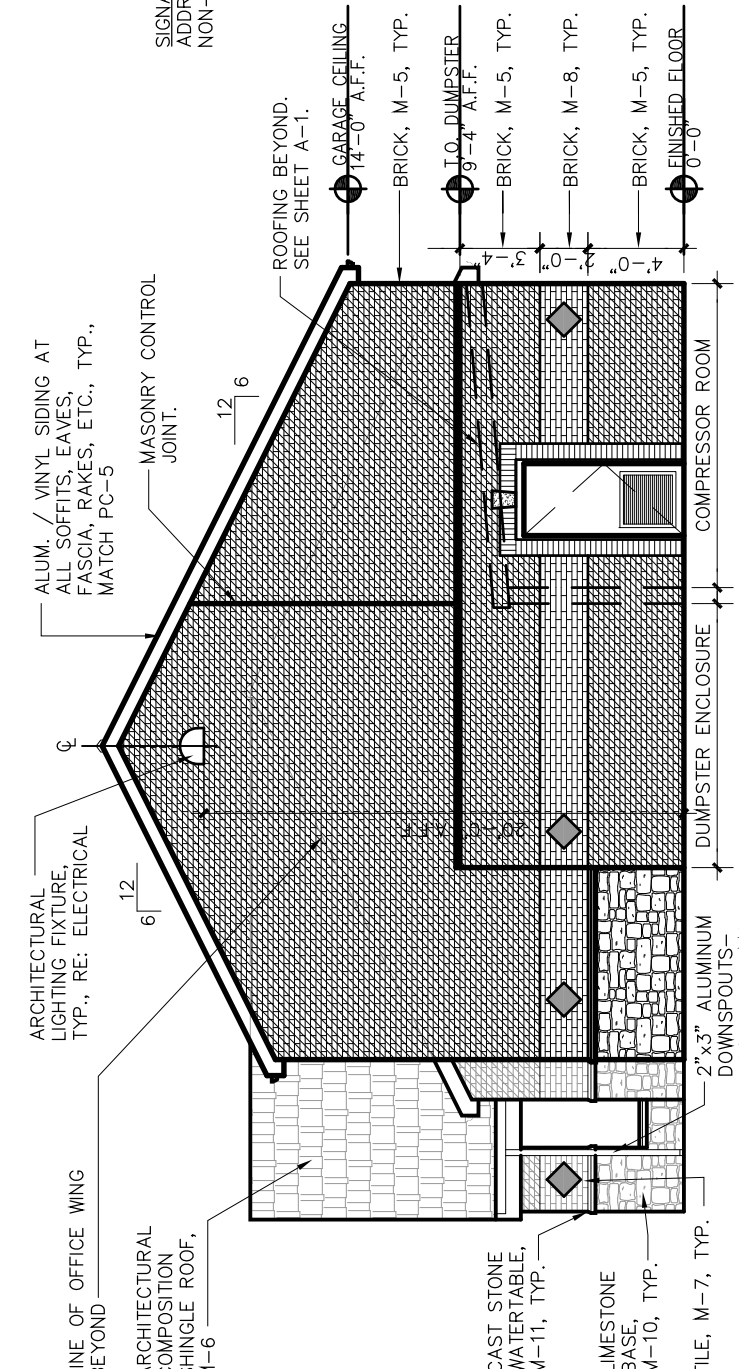
LOCATED IN THE NW 1/4, SEC. 17, T. 2 S., R. 66 W., 6TH P.M.
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO
15690 E. 104TH AVENUE
PIN: 0172317215001



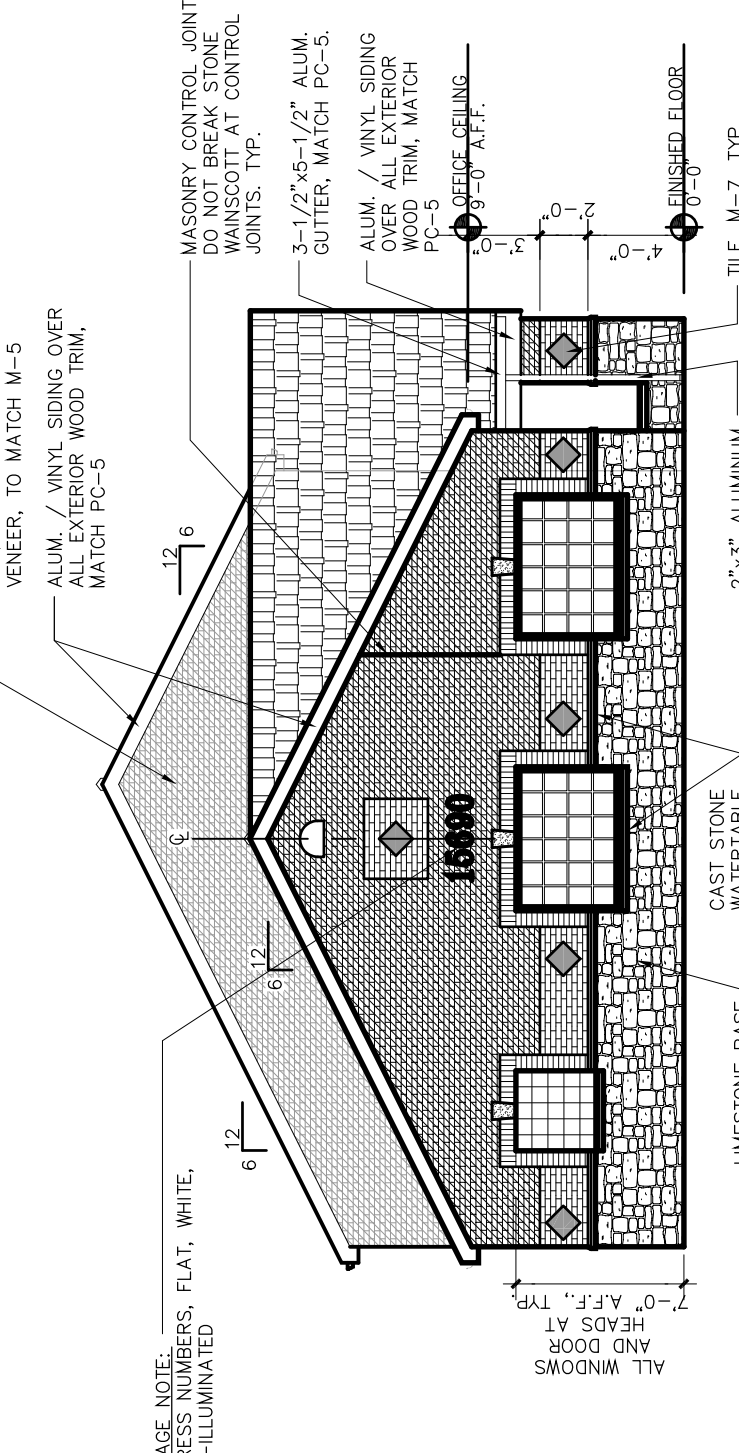
5 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 BACK ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
DUMPSTER ENCLOSURE IS
ATTACHED TO THE BUILDING
ROOM. ALL EXTERIOR SITES OF
ENCLOSURE SHALL BE SHOWN
SHOWN AS PART OF BUILDING
ELEVATIONS.

1 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/8" = 1'-0"

M-5	BRICK
M-6	COMPOSITION SHINGLE ROOF
M-7	MARBLE TILE MEDALLION
M-8	BRICK
M-10	LIMESTONE
M-11	CAST STONE

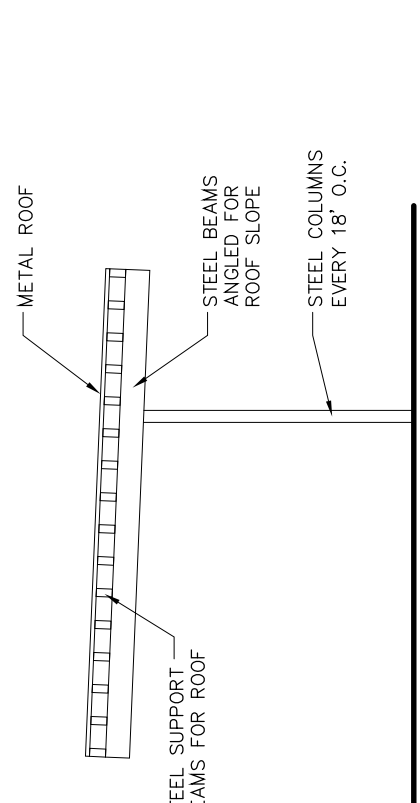
ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: BURGANDY, MORTAR COLOR 'WHITE'
CERTAINTED LANDMARK 30 AR, COLOR: "HUNTER GREEN"
DAL-TILE M741-12 EMPRESS GREEN (POLISHED)
ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: GLACIER WHITE, MORTAR COLOR 'WHITE'
4" NATURAL LIMESTONE BLOCK, SALADO QUARRY. MORTAR COLOR 'WHITE'
PRE-CAST STONE WATERTABLE AND SILL, COLOR: WHITE, SEE A-5 FOR PROFILES

TYPICAL NOTES
FOR ALL ELEVATIONS

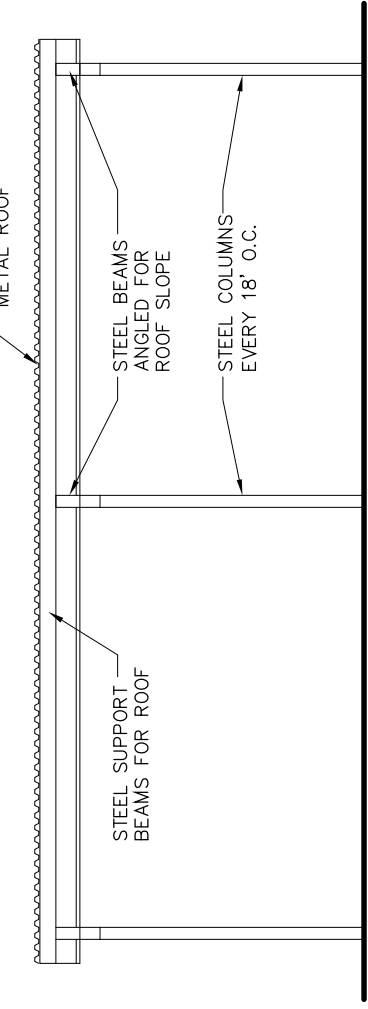
- 2'-0" BAND, JAMBS, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR M-8.
- ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCCO INC. BLOCK GUARD AND GRAFFITI CONTROL #40093 - PH: 800-255-4255
- ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
- ALL WOOD TRIM AT SOFFITS, EAVES, FASCIAS, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
- ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.

PC-5	PAINT	SEMI-GLOSS	SHERWIN WILLIAMS	MARSHMALLOW SW 7001
PC-6	PAINT	SEMI-GLOSS	SHERWIN WILLIAMS	BLACK

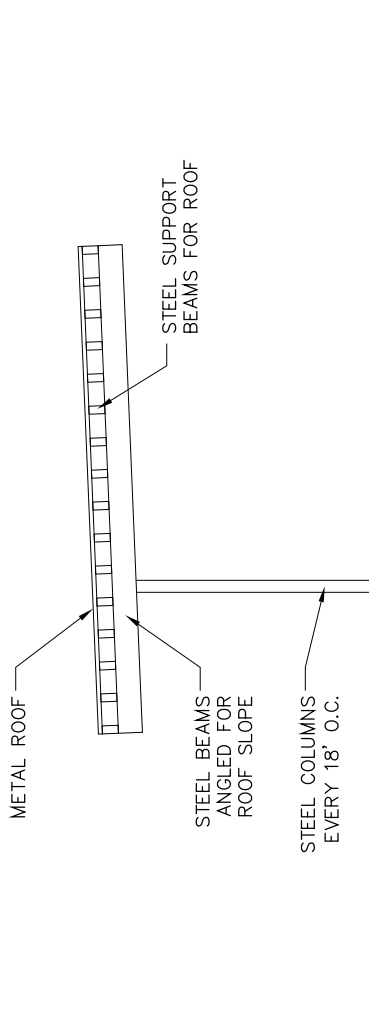
EXTERIOR ELEVATIONS
LOT 1, HOGAN COMMERCIAL SUB. #7
JOB NO. 16044
DATE: JUNE 28, 2017
SHEET 6 OF 9



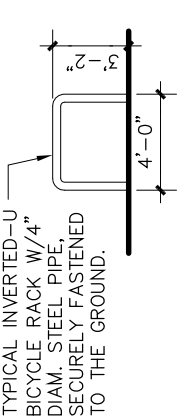
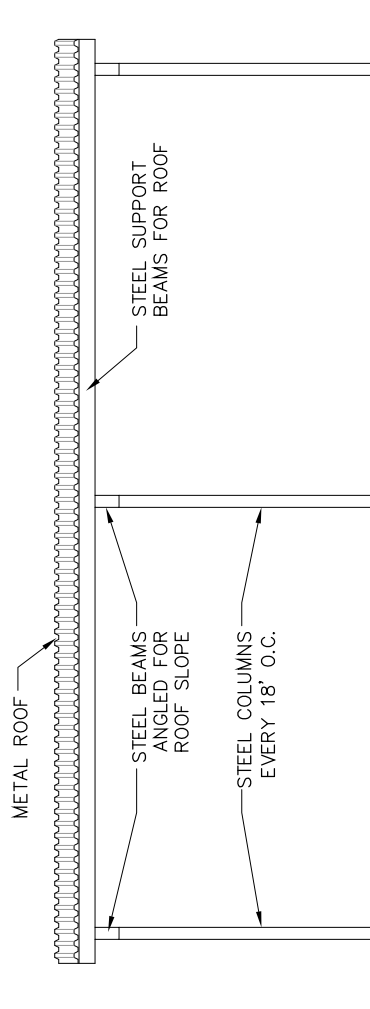
6 PARKING COVER ELEVATION
SCALE: 1/8" = 1'-0"



7 PARKING COVER ELEVATION
SCALE: 1/8" = 1'-0"



8 PARKING COVER ELEVATION
SCALE: 1/8" = 1'-0"



10 BICYCLE RACK ELEVATION
SCALE: 1/8" = 1'-0"

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS
DAY OF _____ A.D. _____

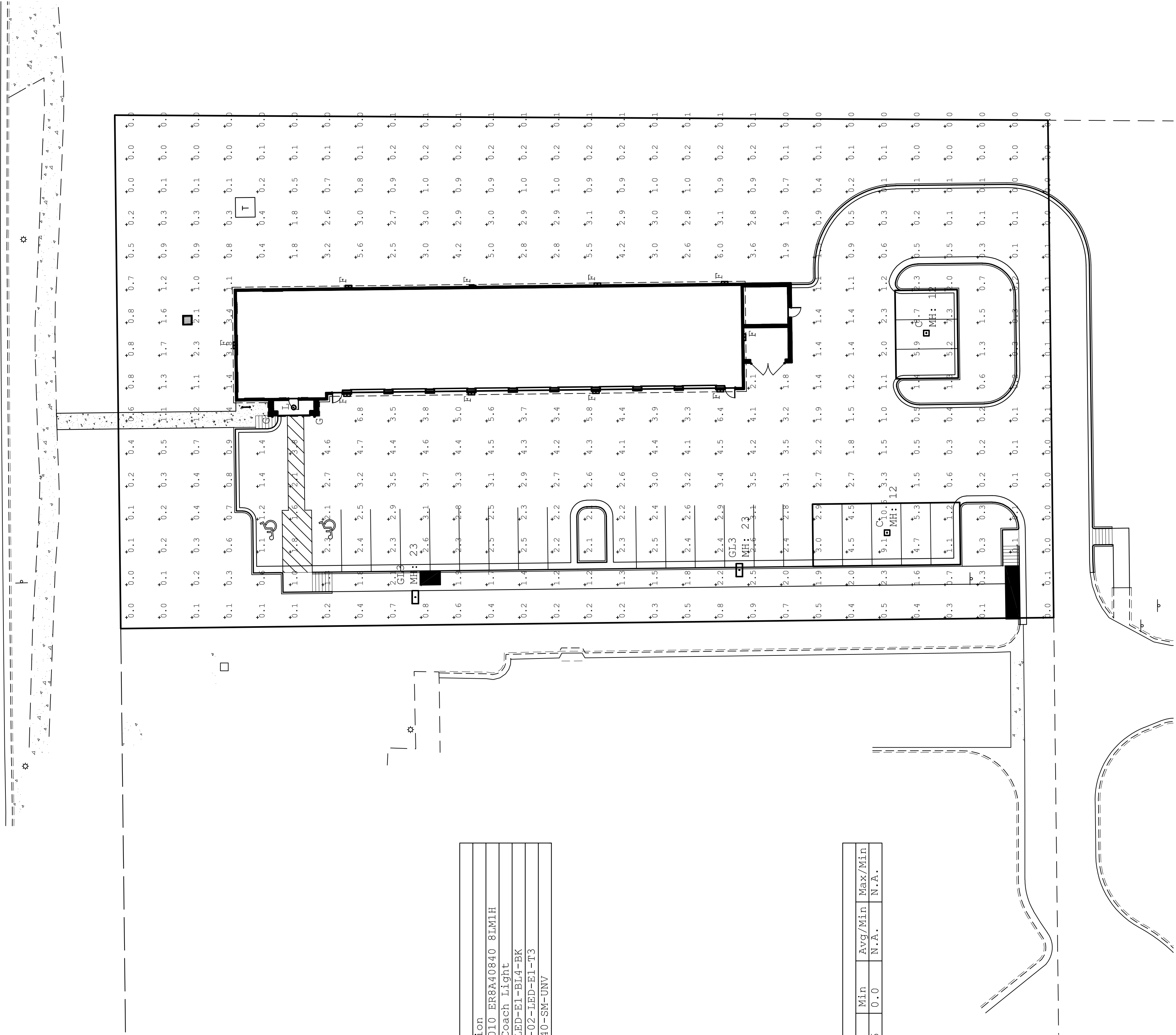
DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE

LOT 3, HOGAN COMMERCIAL SUBDIVISION FILING NO. 7

PLANNED UNIT DEVELOPMENT PERMIT

LOCATED IN THE NW 1/4, SEC. 17, T. 2 S., R. 66 W., 6TH P.M.
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO
15690 E. 104TH AVENUE
PIN: 0172317215001

E. 104TH AVENUE



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens LfF Description
⊙	1	L	SINGLE	1,000 LDBA401D010 ERA40840 8LM1H
⊙	2	G	SINGLE	1,600 1,000 23 watt Coach Light
⊙	10	F	SINGLE	1,000 ISW-F02-LED-E1-BL4-BK
⊙	2	GL3	SINGLE	1,000 GLEON-AF-02-LED-E1-T3
⊙	2	C	SINGLE	1,000 GLCSLED-40-SM-UNV

Expanded Luminaire Location Summary		Height (Feet)	
LumNo	Label		
14	F	10.8	
15	F	10.8	
16	F	10.8	
17	F	10.8	
18	F	10.8	
19	F	10.8	
20	F	10.8	
21	F	10.8	
22	L	9	
23	G	7	
24	G	7	
25	F	15	
26	F	17	
29	GL3	23	
30	GL3	23	
31	GL3	23	

Calculation Summary				
Label	CalcType	Avg	Min	Max
Site Lighting Planar	Illuminance	1.53	0.0	10.6
	Units			
	Fc			
		N.A.		N.A.

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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

LIGHTING PLAN
LOT 1, HOGAN COMMERCIAL SUB. #7
JOB NO. 16044
DATE: JUNE 28, 2017
SHEET 7 OF 9

