

- 1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- 2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- 3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- 4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- 5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- 6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES AROUND THE PERIMETER OF THE SITE. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- AGGREGATE MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES WITHIN THE PARKING LOT ISLANDS. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- 9. ALL TREES SHALL BE STAKED PER DETAIL.
- 10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT
- 11. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- 12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- 13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SEEDED WITH BUFFALO / BLUE GRAMA SEED MIX.
- 14. USE OF NATIVE SEED COVER CROP AND STRAW MAT SHALL BE USED TO HELP WITH THE ESTABLISHMENT OF NATIVE GRASSES. CONTRACTOR SHALL SUBMIT COVER CROP SEED MIXES PRIOR TO INSTALLATION.
- 15. ALL LANDSCAPE AREAS SHALL BE IRRIGATED AS REQUIRED PER CITY CODE. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. TREES WILL BE IRRIGATED BY TREE WATER BAGS UNTIL ESTABLISHED. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

LANDSCAPE CALCULATIONS

Special Landscape Treatment Areas - Detention Retention Areas Required: 1 tree & 10 shrubs / 50' pond perimeter Provided: 567' pond perimeter = 24 trees* *In lieu of shrubs, 1 additional tree for every 10 shrubs is proposed due to maintenance concerns of shrubs around the storage areas.

Interior Parking Lot Required: 1 landscape island / 15 parking spaces; 1 tree and 6 shrubs / landscape island

Provided: 48 parking spaces = 3 landscape islands + 9 trees + 75

	Development Type	Landscape Area	Trees	Shrubs	Material	Turf	Mulch	Tree-Lawn	Additonal Requirements
	Commercial or Industrial greater than 5 acres		1 for every 1200 sf of landscape area	of landscape area	lmust contain 75%	Max 50% of landscape area (sf)	l	feet apart along all property street	20-foot depth of landscaping from ROW required for industrial uses
Required:		108,400	90	361	81,300	54,200	2 Types	663 lf = 17 trees	20
Provided:		108,400*							
	Industrial = 28.2 acres	detention basin excluded	buffer trees to	25,968 sf native		50%	2 Types	18 trees	88

Proposed 8' Vinyl Screening Fence

Not to Scale



FENCE LEGEND

— II — II —	Existing Wood Fence to Remain
xx	Existing Steel Fence to Remain
	Existing Steel Fence to be Removed

— FENCE — Proposed Vinyl Screening Fence

OTIVIDOL	CODE	BOTANIOAL / COMMON NAME	<u>OIZL</u>	<u> </u>
TREES	со	Celtis occidentalis / Common Hackberry - Xeric - Low water usage	B&B, 2" Cal.	2
	GD	Gymnocladus dioicus `Espresso` / Kentucky Coffeetree - Xeric - Low water usage	B&B, 2" Cal.	7
EVERGRE	EN TREE	<u>S</u>		
37 + + + + + + + + + + + + + + + + + + +	JK	Juniperus chinensis `Keteleeri` / Keteleeri Chinese Juniper - Low water usage	B&B, 6` Ht. Min.	25
	JW	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper - Low water usage	B&B, 6` Ht. Min.	15
	PE	Pinus cembroides edulis / Pinyon Pine - Xeric - Low water usage	B&B, 6` Ht. Min.	41
SHRUBS				
	ВК	Berberis thunbergii `Koren` / Sunjoy® Citrus Japanese Barberry - Low water usage	5 Gal.	8
•	PL	Physocarpus opulifolius `Lemon Candy` / Lemon Candy Dwarf Ninebark - Medium water usage	5 Gal.	6
**************************************	SNS	Spiraea nipponica `Snowmound` / Snowmound Spirea - Medium water usage	5 Gal.	28
EVERGRE	EN SHRU	JBS .		
\bigcirc	TMD	Taxus x media `Densiformis` / Dense Yew - Medium water usage	5 Gal.	24
GROUND	COVERS			
		Native Seed Mix / Seed	0555	044.040

SIZE

QTY

SYMBOL CODE BOTANICAL / COMMON NAME

ROUND COVERS			
TF	Native Seed Mix / Seed - Bouteloua gracilis / Blue Grama - 50% - Bouteloua dactyloides / Buffalo Grass - 50%	SEED	241,012 s
PV	Panicum virgatum / Switch Grass - Low water usage	SEED	27,443 sf

Sheet L01

Development

Final

Dallas Conc

Per City Commer

Per City Commer

Per City Comment

Per City Comment

Orig. Sub.

REVISION

CHECKED BY

DRAWN BY

0051

NEW/GROWTH EXISTING CONST.



1 BUILDING ELEVATION - PLANNING, NORTH - EAST

A01 1/8" = 1'-0"





2 BUILDING ELEVATION - PLANNING, NORTH - WEST

A01 1/8" = 1'-0"

D²C ARCHITECTS www.D2CARCHITECTS.com 1212 SOUTH BROADWAY, SUITE 250, DENVER, COLORADO 80210 p: 303.952.4802

CROWN/TSL BUILDING ADDITION

202221 FEBRUARY 24, 2023

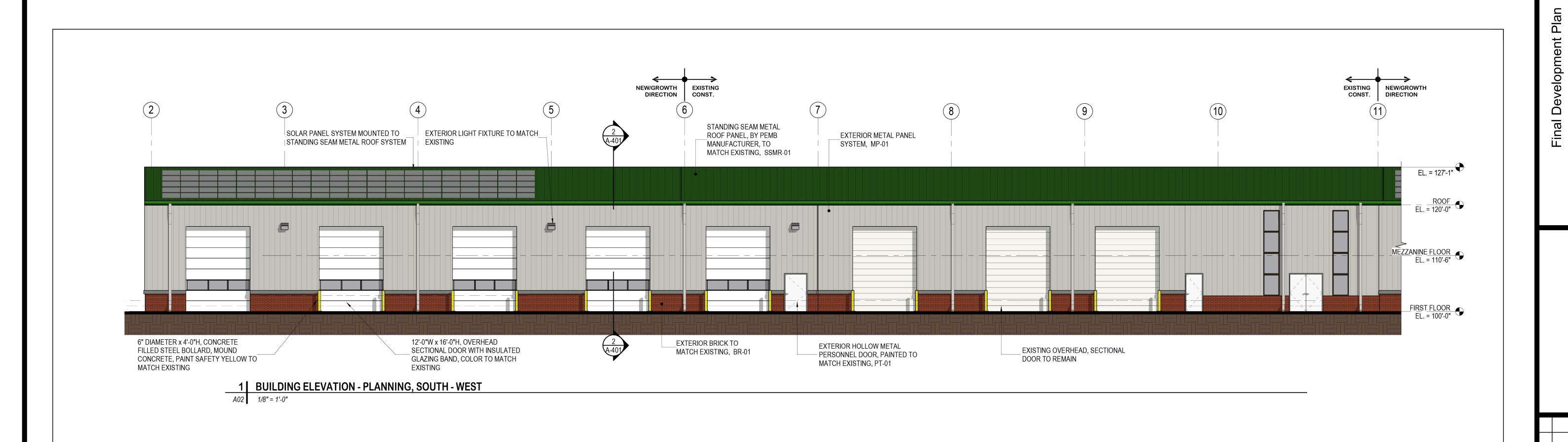
> Sheet A01

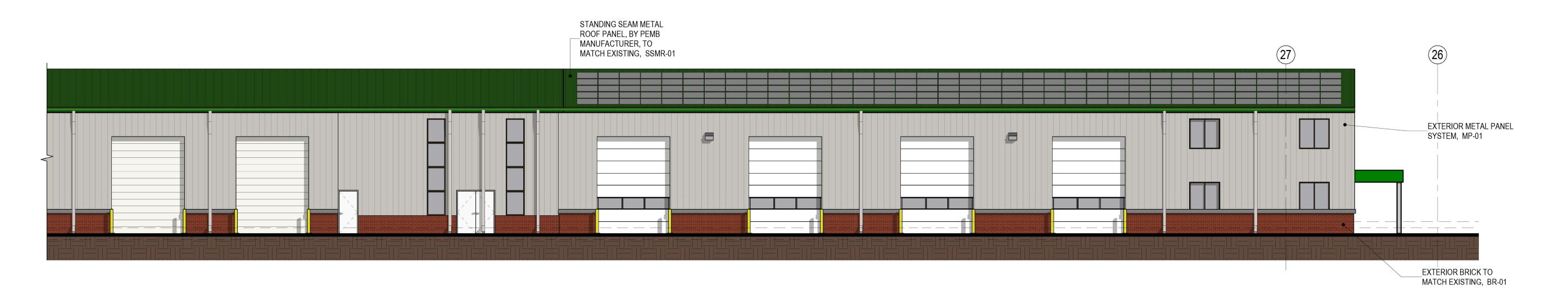
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10051

Building Elevations

Final Development Plan





2 BUILDING ELEVATION - PLANNING, SOUTH - EAST

A02 1/8" = 1'-0"

CROWN/ TSL BUILDING ADDITION



A02

20221 FEBRUARY 24, 2023

Sheet

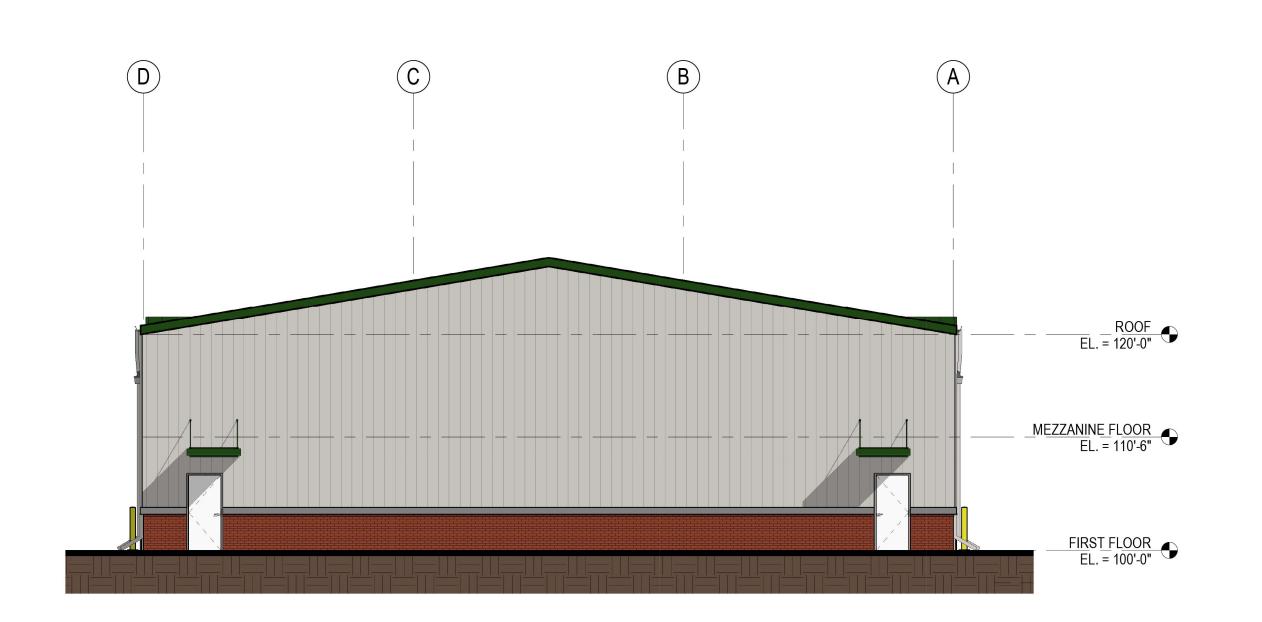
A02

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10051



1 BUILDING ELEVATION - PLANNING, EAST1



2 BUILDING ELEVATION - PLANNING, WEST

A03 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND SSMR-01 - STANDING SEAM METAL ROOF PANEL, TO MATCH EXISTING - CHIEF BUILDINGS, MVF ROOF PANEL, PROFILE TO MATCH EXISTING, COLOR: Emerald Green (EG) PVDF EMERALD GREEN (MATCH EXISTING) MP-01 - EXTERIOR METAL WALL 3'-0" COVERAGE PANEL, TO MATCH EXISTING -CHIEF BUILDINGS, CS WALL PANEL, PROFILE TO MATCH Parchment (PA) EXISTING, COLOR: PARCHMENT PVDF - (24Ga SSR ONLY) (MATCH EXISTING) BR-01 - EXTERIOR BRICK VENEER, TO MATCH EXISTING -YANKEE HILL BRICK AND TILE, COLOR: LT RED SMOOTH (MATCH EXISTING) GL-01 - INSULATED EXTERIOR GLAZING, TO MATCH EXISTING -SUNGUARD, COLOR: GRAY (MATCH EXISTING) SF-01 - THERMALLY BROKEN STOREFRONT FRAMING SYSTEM, TO MATCH EXISTING -KAWNEER, COLOR: BLACK (MATCH EXISTING)

PRE-FINISHED METAL TRIM

TO MATCH STANDING SEAM METAL ROOF PANEL, MT-01 EXTERIOR SPLIT-FACE CMU TO RESEMBLE EXISTING METAL PANEL, CMU-02 EXTERIOR SPLIT-FACE CMU TO RESEMBLE EXISTING BRICK, CMU-01

3 BUILDING ELEVATION - TRASH ENCLOSURE, NORTH

A03 1/8" = 1'-0"

PRE-FINISHED METAL TRIM TO MATCH STANDING SEAM METAL ROOF PANEL, MT-01 EXTERIOR SPLIT-FACE CMU TO RESEMBLE EXISTING METAL PANEL, CMU-02 EXTERIOR SPLIT-FACE CMU TO RESEMBLE EXISTING BRICK, CMU-01

4 BUILDING ELEVATION - TRASH ENCLOSURE, EAST

PRE-FINISHED METAL TRIM TO MATCH STANDING SEAM METAL ROOF PANEL, MT-01 EXTERIOR SPLIT-FACE CMU TO RESEMBLE EXISTING
METAL PANEL, CMU-02 EXTERIOR SPLIT-FACE CMU TO RESEMBLE EXISTING BRICK, CMU-01

BUILDING ELEVATION - TRASH ENCLOSURE, WEST

PRE-FINISHED METAL TRIM TO MATCH STANDING SEAM

METAL ROOF PANEL, MT-01

MEZZANINE FLOOR

EXTERIOR SPLIT-FACE CMU EL. = 110'-6"

TO RESEMBLE EXISTING METAL PANEL, CMU-02 EXTERIOR SPLIT-FACE CMU
TO RESEMBLE EXISTING BRICK, CMU-01

6 BUILDING ELEVATION - TRASH ENCLOSURE, SOUTH

A03 1/8" = 1'-0"

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CROWN/ TSL BUILDING ADDITION

202221 FEBRUARY 24, 2023

> Sheet A03

Plan

Development

Dallas Street □ Conditional I erce City, Adan

0051