

TTRES AT COMMERCE CITY CHAMBERS ROAD DEVELOPMENT PLAN

A PART OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION EIGHTEEN (18) TOWNSHIP TWO (2) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE 6TH P.M. CASE # (D24-0006).
PARCEL #017230000150

CITY STAFF CERTIFICATE:
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE
CITY OF COMMERCE CITY, THIS _____ DAY OF _____, 20____.

DEPARTMENT OF COMMUNITY DEVELOPMENT

TTRES AT COMMERCE
CITY CHAMBERS RD

DEVELOPMENT PLAN
(D24-0006)

COMMERCE CITY, CO
PREPARED BY:



LAND PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

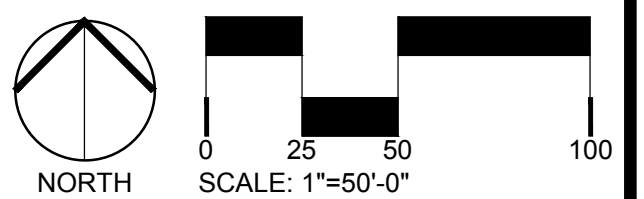
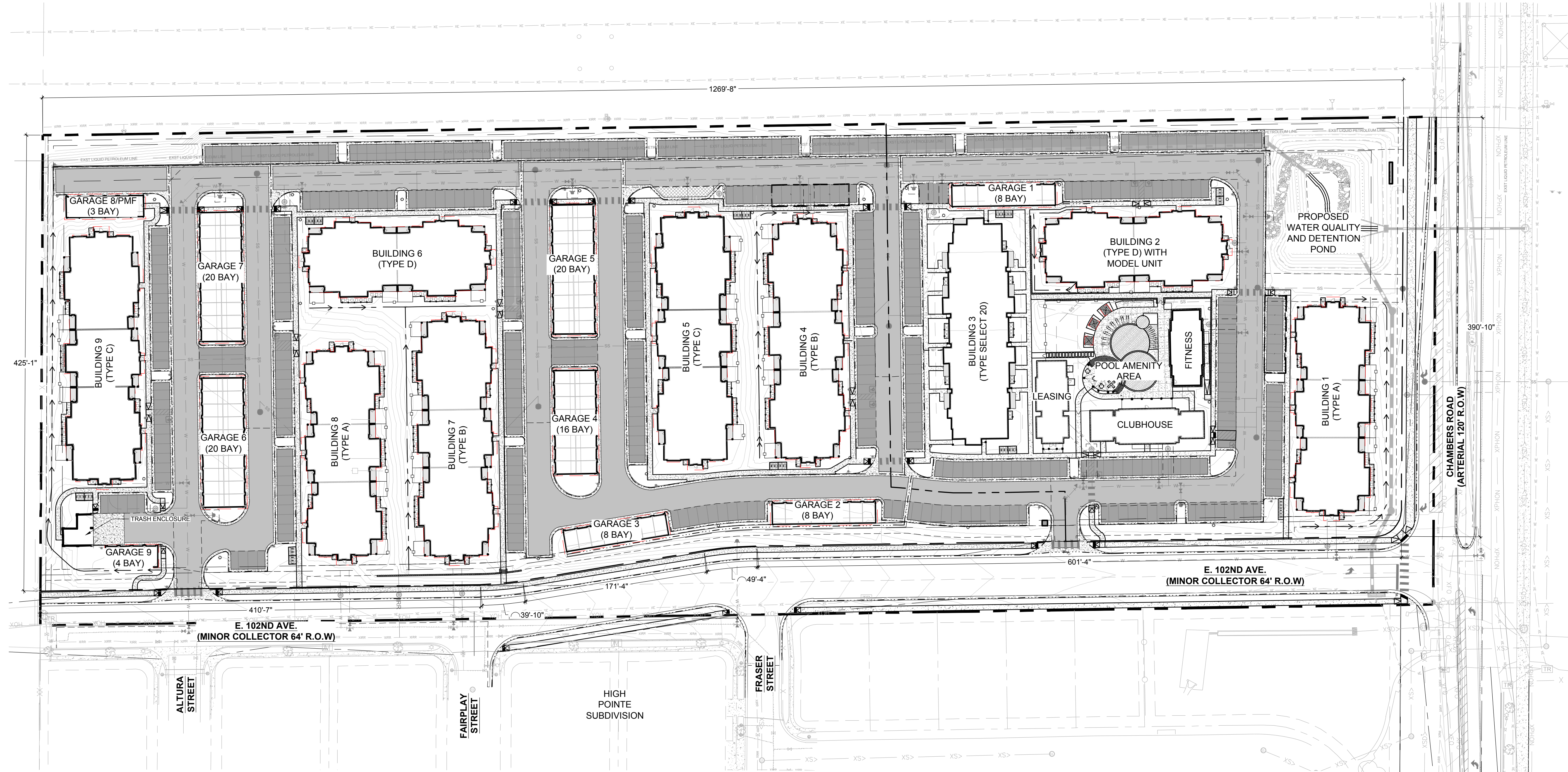
THOMPSON THRIFT
Steve Herron
111 Monument Circle, Ste 1600
Indianapolis, IN 46204
p. 317.853.5425

ENGINEER

PROOF CIVIL
Todd Lyon
1531 Market St.
Denver, CO 80202
p. 303.325.5709

ARCHITECT

STUDIO M ARCHITECTURE AND PLANNING
Nick Alexander
275 Veterans Way, Carmel, IN 46032
p. 317.810.1502



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	DEVELOPMENT PLAN	04/10/24
02	DEVELOPMENT PLAN	08/29/2024

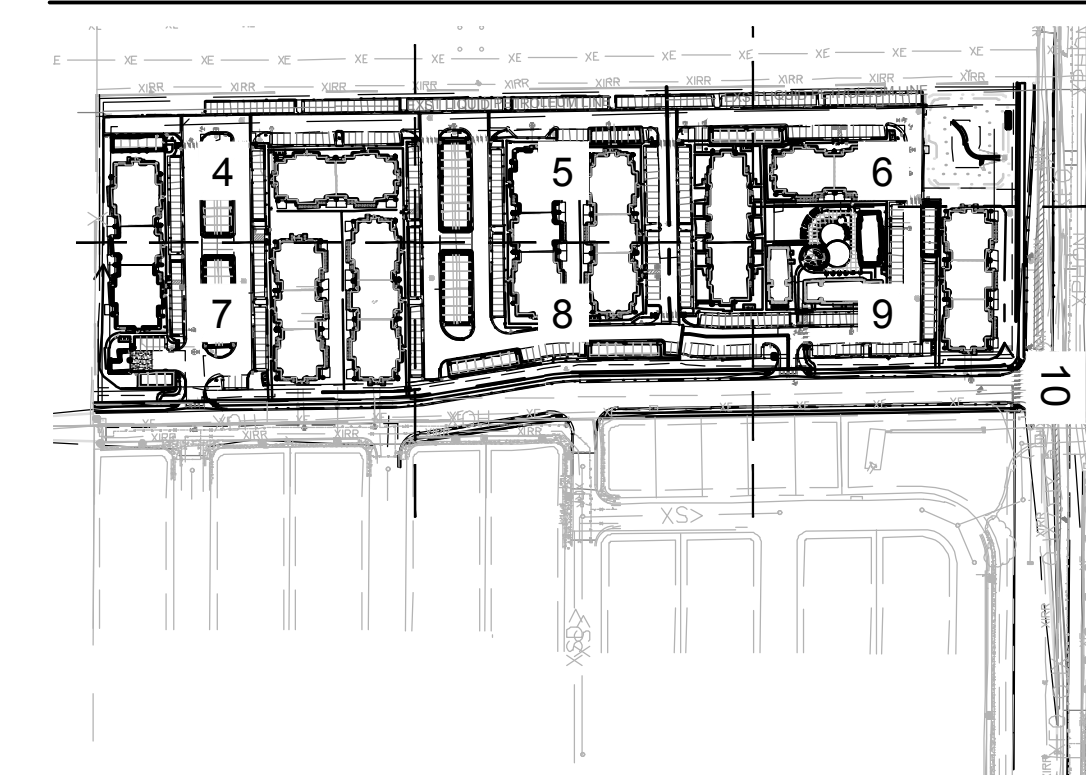
REVISIONS

No.	DESCRIPTION	DATE

LEGEND

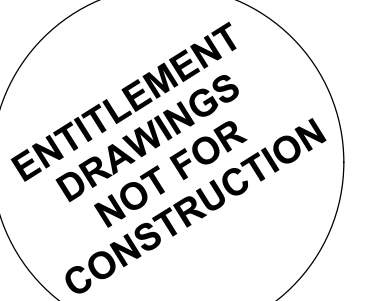
	= PROJECT BOUNDARY		= EXISTING FENCE		= BIKE PARKING PAD (5 SPACES)		= LOADING ZONE
	= MATCH LINE		= EXISTING IRRIGATION		= PRIVATE PATIO		= HARDSCAPE
	= LOT LINE		= EXISTING OVERHEAD ELECTRIC		= SITE LIGHT, RE: ELECTRICAL		= GRAVEL MAINTENANCE PATH
	= EASEMENT		= EXISTING SANITARY SEWER		= SIGN, RE: CIVIL		= LIGHT DUTY ASPHALT PAVEMENT
	= SETBACK		= EXISTING STORM DRAIN		= AC CONDENSER, RE: ARCH		= HEAVY DUTY ASPHALT PAVEMENT
	= RIGHT OF WAY		= EXISTING FIBER OPTICS		= PET WASTE STATION		= POOL AMENITY
	= BUILDING OVERHANG		= EXISTING PHONE LINE	* NOTE: UTILITIES SHOWN FOR REFERENCE ONLY, RE: CIVIL FOR MORE INFORMATION			
	= SITE DISTANCE TRIANGLE		= ORNAMENTAL FENCE, SEE SHEET 12, DETAIL 3				
	= FLOW LINE		= AC SCREENING FENCE, SEE SHEET 12, DETAIL 2				
	= UNDER DRAIN		= PROPOSED DRAINAGE SWALE				
	= STORMWATER UTILITY		= RETAINING WALL				
	= STORM DRAIN		= STORM INLET				
	= WATER UTILITY		= WATER METER				
	= GAS UTILITY		= HYDRANT				
	= SANITARY SEWER UTILITY		= PARKING STALL COUNT				
	= ELECTRIC UTILITY		= ADA PARKING				
	= PROPOSED GRADING		= END OF CONCRETE WALK				
	= EXISTING LIQUID PETROLEUM LINE						
	= EXISTING UNDERGROUND ELECTRIC						
	= EXISTING WATER LINE						

KEY MAP



OVERALL SITE PLAN

SEAL:



PROJECT No.: R23.023.2
DRAWN BY: KB
REVIEWED BY: AB/KR
DRAWING NUMBER: