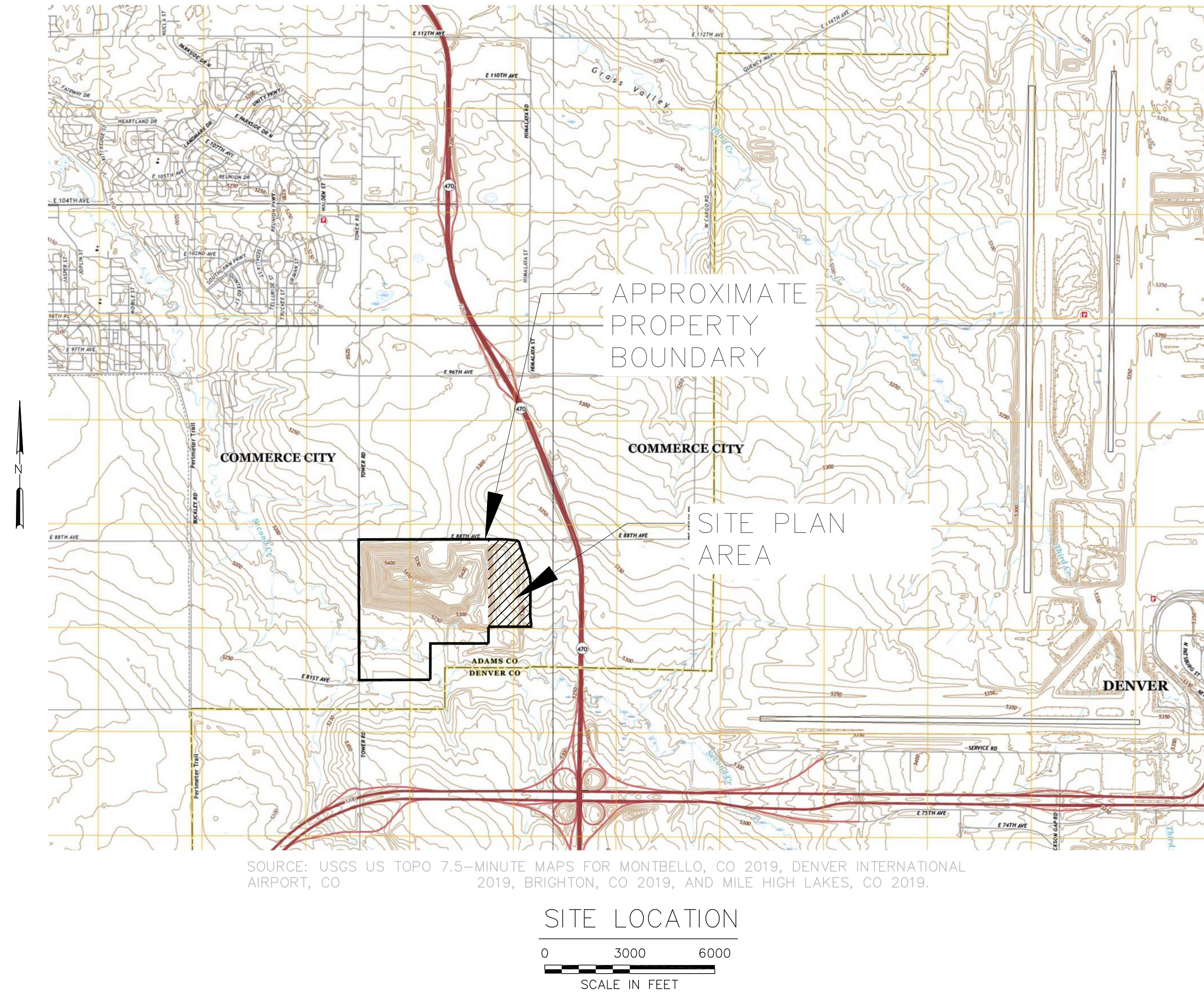


ALLIED WASTE SYSTEMS OF COLORADO, LLC

**A PORTION OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SITE PLAN - COVER SHEET**



INDEX OF DRAWINGS			
SHEET NO.	TITLE	REVISION NO.	DATE
1	SITE PLAN - COVER	0	12/2021
2	SITE PLAN	0	12/2021
3	SITE PLAN - NOTES	0	12/2021



PREPARED FOR

**REPUBLIC
SERVICES**

PROJECT INFORMATION

OWNER: ALLIED WASTE SYSTEMS OF COLORADO, LLC
8480 TOWER ROAD
COMMERCE CITY, CO 80022

DATE OF SUBMITTAL: TBD

PARCEL IDENTIFICATION NUMBER (PIN): 0172300000265

CITY STAFF CERTIFICATE:

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS ___ DAY OF _____, 20__.

DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS ___ DAY OF _____, 20__.

CITY SIGNATURE _____

PREPARED BY

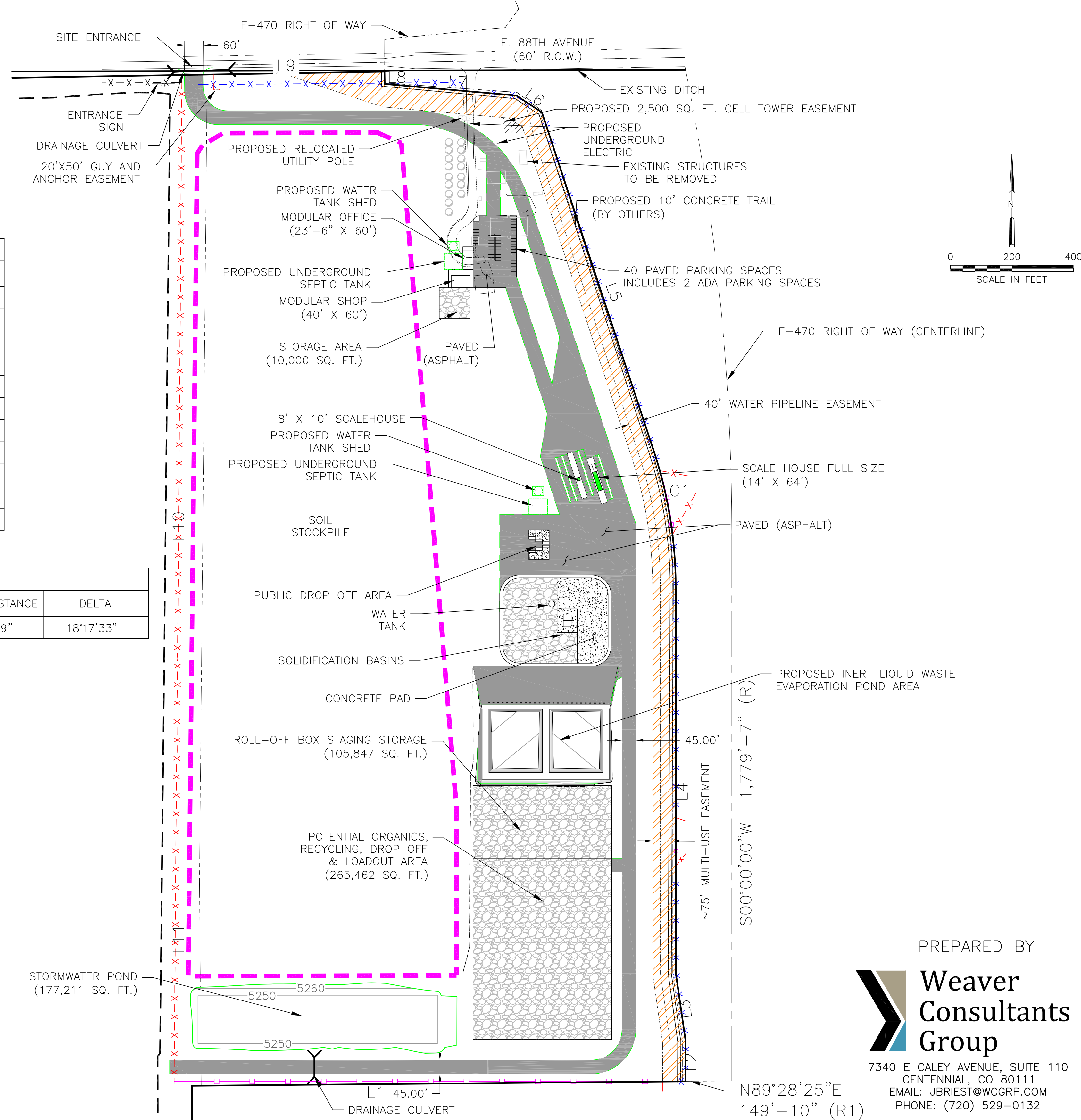


7340 E CALEY AVENUE, SUITE 110
CENTENNIAL, CO 80111
EMAIL: JBRIEST@WCGRP.COM
PHONE: (720) 529-0132

ALLIED WASTE SYSTEMS OF COLORADO, LLC

**A PORTION OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO**

SITE PLAN

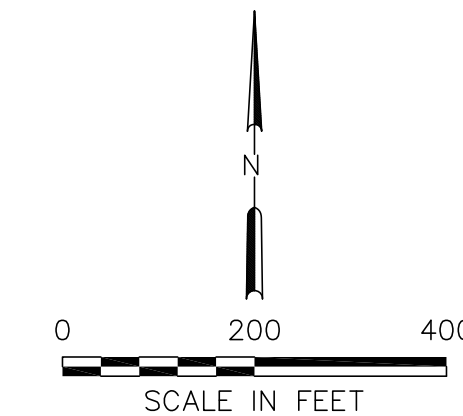


RECORDED MEASUREMENTS		
LINE	BEARING	DISTANCE
L1	S89°28'25"W	1754'-7"
L2	S00°00'00"E	131'-5"
L3	S08°12'35"E	224'-3"
L4	S00°00'00"E	1250'-0"
L5	S18°17'33"E	1157'-10"
L6	S56°43'47"E	99'-4"
L7	S84°57'38"E	429'-3"
L8	S00°56'48"E	40'-0"
L9	N89°03'12"E	606'-8"
L10	N00°32'48"E	2651'-8"
L11	N00°28'48"W	665'-2"

RECORDED MEASUREMENTS					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA
C1	7639'-5"	454'-8"	S05°43'38"E	1524'-9"	18°17'33"

LEGEND

- 5280--- EXISTING 10' CONTOUR
- 5280— PROPOSED 10' CONTOUR
- ===== EXISTING ROAD
- EXISTING EASEMENT
- EXISTING CENTERLINE R.O.W.
- EXISTING TREES TO BE REMOVED
- x-x-x-x- EXISTING CHAIN LINK FENCE TO REMAIN
- x-x-x-x- EXISTING CHAIN LINK FENCE TO BE REMOVED
- x-x-x-x- PROPOSED CHAIN LINK FENCE
- x-x-x-x- EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACED
- ===== EXISTING MULTI-USE EASEMENT
- ===== EXISTING STRUCTURE TO BE REMOVED
- ADJOINING PROPERTY LINE
- PROPERTY LINE
- ===== PROPOSED PAVED ROAD (ASPHALT)
- ===== PROPOSED DRAINAGE CULVERT
- PERMITTED LANDFILL FOOTPRINT
- PROPOSED SOIL STOCKPILE LIMIT
- ===== PROPOSED CRUSHED CONCRETE
- ===== PROPOSED CONCRETE PAD



NOTES:

1. REFERENCE AERIAL TOPOGRAPHY BASED ON OCTOBER 22, 2021 PHOTOGRAMMETRIC SURVEY PERFORMED BY COOPER AERIAL SURVEYS CO.
2. PROPERTY LINES AND EASEMENTS SHOWN ARE BASED ON THE ALTA/NSPS LAND TITLE SURVEY DATED JULY 8, 2020, PROVIDED BY FORTH LAND SURVEYING INC., PROJECT NO. 20067.
3. THE PROPERTY SHOWN NORTH OF EAST 88TH AVENUE WAS PREPARED BY LEGATO AND PROVIDED BY REPUBLIC SERVICES.



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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SITE PLAN - NOTES**

NOTES:

1. LIGHTING NOTES:
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.
2. TRASH ENCLOSURE NOTE:
TRASH ENCLOSURE SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 6- FEET AND OF THE SAME OR COMPLIMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING. NO TRASH ENCLOSURE AREAS NEEDED FOR THIS DEVELOPMENT.
3. 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 MATERIAL AND COLORS AS THE MAIN BUILDING.
4. SIGNAGE NOTE:
APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATION 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.
5. FENCING NOTE:
APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.
6. DOWNSPOUT NOTE:
NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
7. AMERICANS WITH DISABILITY 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.
8. 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.
9. UNDERGROUND UTILITY NOTE:
ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

10. THERE ARE NO PROPOSED BIKE PARKING, RAILROAD RIGHT-OF-WAY, FLOOD PLAINS, WATER COURSES, FLOODWAYS, WETLANDS, PARKS OR OPEN SPACE.
11. PROPERTY HAS NO EXISTING SIGNAGE.
12. THERE ARE NO PROPOSED PROPERTY LOADING OR QUEUING AREAS FOR DRIVE-THRU USERS.
13. PROPOSED PARKING SPACES INCLUDE 16 FEET MINIMUM UNOBSTRUCTED WIDTH. STALL WIDTH ARE DESIGNED AT 9 FEET IN WIDTH AND 21 FEET IN LENGTH.
14. 2 ADA PARKING SPACES WILL BE PROVIDED PER THE 2010 ADA STANDARDS. EACH ADA PARKING STALL WILL BE 8 FEET MINIMUM IN WIDTH AND 21 FEET MINIMUM IN LENGTH. EACH ADA STALL WILL FOLLOW THE 2010 ADA STANDARDS FOR SIGNAGE AND STRIPPING REQUIREMENTS.
15. SITE ROADS AND PARKING AREAS WILL NOT INCLUDE ANY CURB LOCATIONS. CURB LOCATIONS WILL ONLY BE INCLUDED AT THE ENTRANCE INTERSECTION WITH E. 88TH AVENUE.
16. THERE ARE NO PROPOSED PEDESTRIAN SIDEWALKS.
17. THERE ARE NO PROPOSED RETAINING WALLS.
18. THERE ARE NO PROPOSED TRASH ENCLOSURES.
19. THERE ARE NO PROPOSED COMMUNITY MAIL BOXES OR KIOSKS.
20. THERE ARE NO PROPOSED UNDEVELOPED AREAS.
21. BUILDING SETBACK: THERE ARE NO SETBACK RESTRICTIONS PER THE ALTA/NSPS LAND TITLE SURVEY DATED JULY 8, 2020, PROVIDED BY FORTH LAND SURVEYING INC., PROJECT NO. 20067.
22. EQUIPMENT PARKING IS LOCATED AT LANDFILL WORKING AREA. LANDFILL WORKING AREA IS LOCATED WEST OF THIS SITE PLAN AREA.
23. NO PROPOSED FENCE AROUND STORAGE AREA. DUE TO SITE BOUNDARY FENCE BEING INSTALLED. MATERIALS IN STORAGE AREA WILL BE CONSIDERED SHORT TERM STORAGE OF SMALL CONSTRUCTION MATERIALS ASSOCIATED WITH LANDFILL OPERATIONS AND WILL NOT EXCEED 8 FEET IN HEIGHT.
24. MODULAR BUILDINGS WILL BE PLACED ON A PERMANENT FOUNDATION. THE FOUNDATION DESIGN WILL BE DETERMINED AT TIME OF CONSTRUCTION DESIGN.

PROJECT STATISTICS

A. GROSS AND NET ACREAGE OF THE SITE.	109.732 ACRES GROSS/NET
B. SQUARE FOOTAGE OF ALL EXISTING BUILDINGS.	9,106 SQ. FT.
B. SQUARE FOOTAGE OF ALL PROPOSED BUILDINGS.	5,062 SQ. FT.
C. GROSS DENSITY (FOR RESIDENTIAL DEVELOPMENTS).	N/A
D. NET SQUARE FOOTAGE OF ALL LANDSCAPE AREAS (INCLUDING WITHIN THE RIGHT-OF-WAY).	228,750 SQ. FT.
E. LOT COVERAGE AND FAR OF ALL BUILDINGS AND STRUCTURES AS A PERCENTAGE OF THE TOTAL NET AREA OF THE SITE.	0.105%
F. NUMBER OF PARKING SPACES REQUIRED AND THE AMOUNT PROVIDED ON SITE	30 REQUIRED 40 PROVIDED
G. TYPE OF BUILDING CONSTRUCTION AND OCCUPANCY. MODULAR OFFICES (OCCUPANCY 20) MODULAR MAINTENANCE FACILITY (OCCUPANCY 0) MODULAR SCALE HOUSE (OCCUPANCY 2)	22
H. THE CURRENT AND (IF APPLICABLE) THE REQUESTED ZONING DESIGNATION.	PUD
I. THE NUMBER OF UNIT TYPES, SQUARE FOOTAGE BY UNIT TYPE, NUMBER OF STORIES, AND NUMBER OF UNITS PER BUILDING (FOR RESIDENTIAL DEVELOPMENTS).	N/A
J. ESTIMATED NUMBER OF EMPLOYEES.	20-30
K. NUMBER OF FIXED SEATS (IF APPLICABLE).	N/A



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**Weaver
Consultants
Group**

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