

# QUANTUM BUSINESS CENTER

FINAL P.U.D. PLAN  
County of Adams, State of Colorado  
LOT 1 & BUILDING ONE

# 1922

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### LOT ONE - GENERAL NOTES

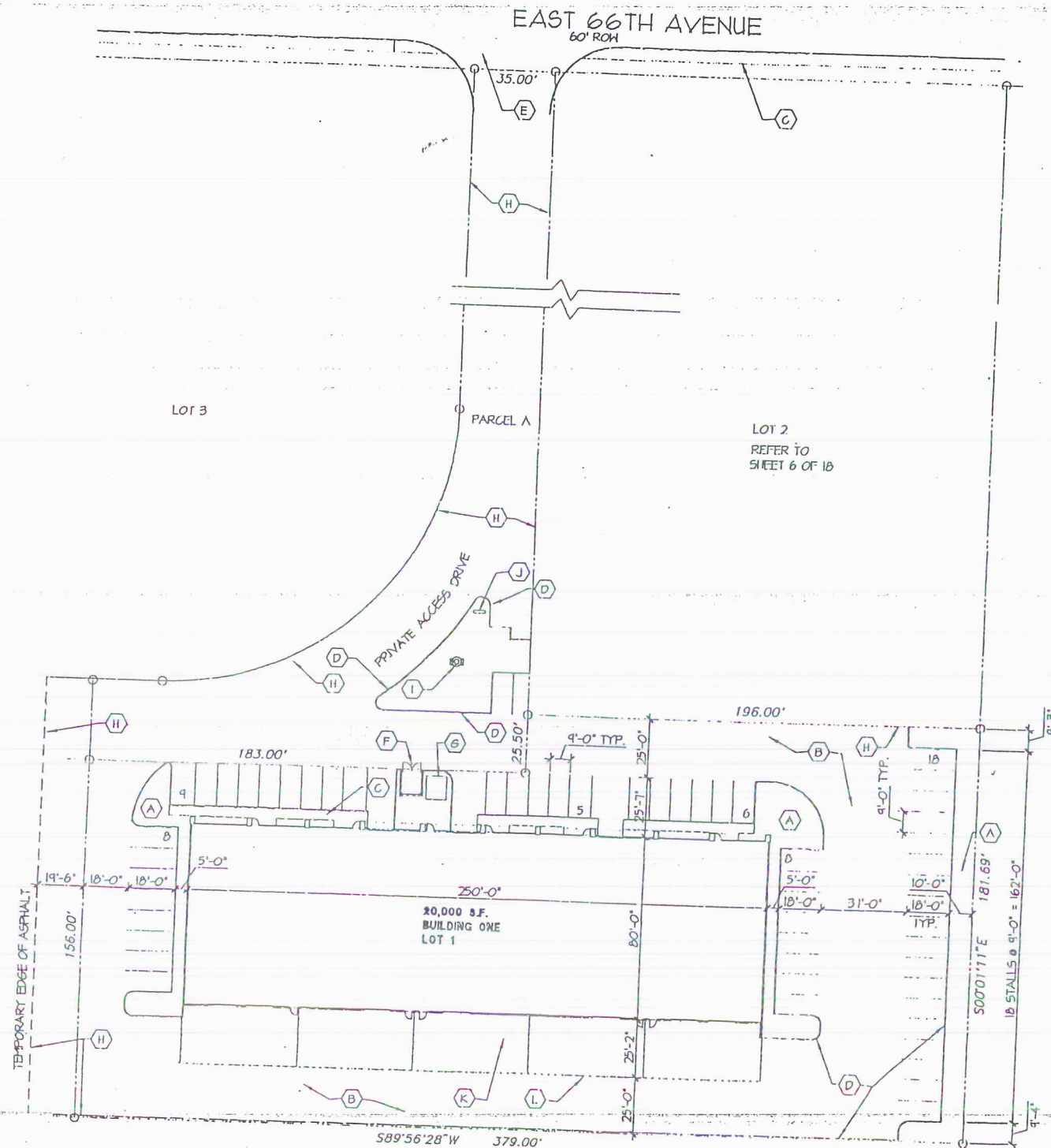
- IMPROVE 250 LINEAL FEET ON EAST 66TH WITH SIDEWALK, CURB AND CUTTER AND CURB CUT ACCESS TO ADAMS COUNTY STANDARDS.
- ENCLOSE THE EXISTING IRRIGATION DITCH ALONG THE EASTERLY 250 FEET EAST 66TH IN PIPE AS REQUIRED AT NEW STREET FRONTAGE DEVELOPMENT.
- PLACE MONUMENT SIGN AT THE INTERSECTION OF EAST 66TH AND FRANKLIN STREETS
- EXTEND WATER, SEWER AND GAS LINES TO THE PROPOSED BUILDING. EXTEND POWER LINES FOR NEW ELECTRICAL TRANSFORMER FOR PROPOSED BUILDING.
- PROPOSED BUILDING WILL BE EQUIPPED WITH FIRE SPRINKLER SYSTEM.
- INSTALL NEW FIRE HYDRANT ASSEMBLY.
- INSTALL ASPHALT PAVING AT THE ACCESS DRIVE, CURBS AND AROUND THE PROPOSED BUILDING.
- INSTALL ALL LANDSCAPE MATERIAL, INCLUDING UNDERGROUND SPRINKLER SYSTEM AS DESCRIBED AND INDICATED. AREAS OF THE SITE DISTURBED BUT NOT USED SHALL BE BREDED AND MAINTAINED AS DESCRIBED IN THE PRELIMINARY PUD TEXT.
- CONSTRUCT BUILDING AS DESCRIBED AND INDICATED.

### SITE DATA

SITE AREA:	89,047 SF (2.04 ACRES) LOT 1, AND PARCEL A
LANDSCAPE AREA REQUIRED:	8,906 SF / 10.0X
LANDSCAPE AREA PROVIDED:	10,784 SF / 12.1X
LANDSCAPE MATERIAL REQUIRED:	13 STREET TREES (DECIDUOUS OR CONIFEROUS) 28 SHRUBS.
LANDSCAPE MATERIAL PROVIDED:	19 STREET TREES 31 SHRUBS
WAREHOUSE/SERVICE USE:	15,000 SF — 75X
OFFICE USE:	5,000 SF — 25X
TOTAL:	20,000 SF
PARKING REQUIREMENTS	
OFFICE:	1 SPACE/250 SF = 20
WAREHOUSE/SERVICE:	1 SPACE/1000 SF = 15
TOTAL REQUIRED:	35
TOTAL PROVIDED:	54

### KEY NOTES - SITE PLAN

- (A) LANDSCAPE AREA, REFER TO LANDSCAPE PLAN SHEET 13, REFER TO CIVIL DRAWINGS FOR ADDITIONAL NOTES, CURBS AND GRADING AND DRAINAGE DETAILS.
- (B) ASPHALTIC PAVING WITH 4" WIDE WHITE TRAFFIC PAINT FOR STALL MARKINGS. PROVIDE ACCESSIBLE PARKING STALL SYMBOL AND SIGNAGE.
- (C) CONCRETE SIDEWALK WITH CONTROL JOINTS AT 5'-0" OC. PROVIDE ACCESS RAMP AT SIDEWALKS WITH 1 IN 12 SLOPE AND BROOM FINISH SURFACE.
- (D) 6" VERTICAL CONCRETE CURB OR EDGE OF ASPHALT PAVING.
- (E) ACCESS POINT WITH CONCRETE PAVING, CURB CUT AND CROSS PAN TO ADAMS COUNTY STANDARDS. PROVIDE ACCESS RAMP TRANSITION AT SIDEWALKS AS REQUIRED.
- (F) TRASH ENCLOSURE WITH GATES, AND MATERIAL TO MATCH BUILDING.
- (G) PAD MOUNTED ELECTRICAL TRANSFORMER.
- (H) LIMITS OF NEW ASPHALT PAVING.
- (I) FIRE HYDRANT ASSEMBLY.
- (J) NOT USED.
- (K) OUTSIDE STORAGE AREA.
- (L) 6' HIGH CHAIN LINK SECURITY FENCE.



### SITE PLAN - LOT 1

