

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
COVER SHEET
SHEET 1 OF 19

DEVELOPMENT PLAN NOTES:

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.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 6-FEET AND OF THE SAME OR COMPLIMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.

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.

SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS 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.

FENCING NOTE: APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.

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.

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.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

PROJECT CONTACTS:

PROPERTYOWNER
WCSC YOSEMITE, LLC
C/O M-L HOLDINGS COMPANY
A MARYLAND CORPORATION
500 E. 62ND AVE
DENVER, CO 80216
CONTACT: WILLIE PLESSMAN
OFFICE: 303-227-4362
EMAIL: wplessman@power-equip.com

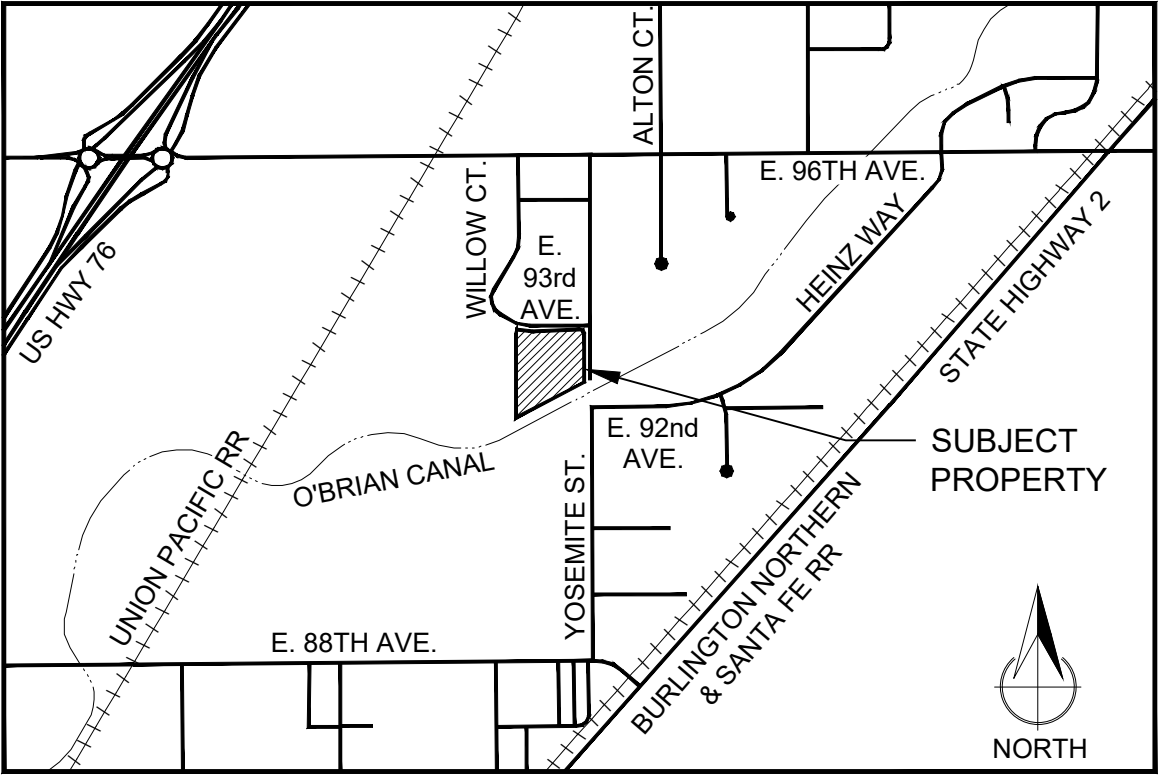
CIVIL ENGINEER
WBC ENGINEERING & CM, LLC
P.O. BOX 460625
AURORA, CO. 80046-0625
CONTACT: ALAN BRONSON
STEVEN WELLS, P.E.
OFFICE: 303-365-9825
EMAIL: abronson@wbceng.com

GENERAL CONTRACTOR
DSP BUILDERS, INC.
12000 E. 47TH AVENUE, SUITE 201
DENVER, CO 80239
CONTACT: Scott Niebuhr
OFFICE: 303-289-0666
EMAIL: scotttn@dspbuilders.com

ARCHITECT
INTERGROUP ARCHITECTS
2000 W. LITTLETON BLVD.
LITTLETON, CO. 80120
CONTACT: BILL SMITH, AIA
OFFICE: 303-738-8877
EMAIL: bsmith@igarch.com

MECHANICAL ENGINEER
BELFAY ENGINEERING P.C.
2811 WEST 9TH AVENUE
DENVER, CO 80204
CONTACT: STEVEN INLOW
OFFICE: 303-892-5980
EMAIL: sinlow@belfay.com

LANDSCAPE ARCHITECT
CHRIS GREENWALD AIA ARCHITECT
12000 E. 47TH AVENUE, SUITE 201
DENVER, CO 80239
CONTACT: CHRIS GREENWALD
OFFICE: 303-289-0666
EMAIL: cgreenwald@hotmail.com



VICINITY MAP
SCALE: 1" = 2,000'

DEVELOPMENT PLAN SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	SITE PLAN - NORTH
3	SITE PLAN - SOUTH
4	GRADING PLAN - NORTH
5	GRADING PLAN - SOUTH
6	OVERALL UTILITY PLAN - NORTH
7	OVERALL UTILITY PLAN - SOUTH
8	SITE PLAN - TYPICAL CROSS SECTIONS
9	SITE PLAN DETAILS
10	SITE PLAN DETAILS
11	BUILDING ELEVATIONS
12	PHOTOMETRIC PLAN - NORTH
13	PHOTOMETRIC PLAN - SOUTH
14	PHOTOMETRIC PLAN - DETAILS
15	LANDSCAPE PLAN - NORTH
16	LANDSCAPE PLAN - SOUTH
17	LANDSCAPE PLAN - DETAIL & NOTES
18	LANDSCAPE PLAN - DETAIL & NOTES
19	CIRCULATION PLAN

SITE DATA:

LOT ACREAGE	SQ. FT.	ACRES
GROSS LOT AREA	517,266	11.875
RIGHT-OF-WAY DEDICATION	0	0.000
NET LOT AREA	517,266	11.875

BUILDING FLOOR AREA	SQ. FT.	ACRES
1ST FLOOR AREA	21,489	0.493
2ND FLOOR AREA	7,680	0.176
MEZZANINE AREA	1,254	0.029
TOTAL FLOOR AREA	30,423	0.698

LOT COVERAGE	SQ. FT.	ACRES	PERCENTAGE
PROPOSED BUILDING	21,489	0.4933	4.15%
ASPHALT PAVEMENT	19,504	0.4477	3.77%
RECYCLED MATERIAL	302,315	6.9402	58.45%
CONCRETE CURB/PAVEMENT	34,372	0.7891	6.64%
LANDSCAPE AREA	139,586	3.2044	26.99%
TOTAL SITE AREA	517,266	11.8748	100.00%

PARKING DATA	
MINIMUM PARKING	REQUIRED
1 SPACE / 500 SF	61 SPACES
TRUCK TRAILER SALES, REPAIR, AND MAINTENANCE	

MAXIMUM PARKING	
150% OF MIN. PARKING	92 SPACES

PROVIDED PARKING	
STANDARD (9' X 19')	50 SPACES
STANDARD (9' X 19') YARD	10 SPACES
ACCESSIBLE (9' X 19' W/ AISLE)	2 SPACES
TOTAL	62 SPACES

BICYCLE PARKING	
1 SPACE / 20 MOTOR SPACES	4 SPACES

BUILDING INFORMATION	
BUILDING OCCUPANCY	INDUSTRIAL OFFICE / MAINTENANCE SHOP
BUILDING CONSTRUCTION	BRICK & STEEL FRAME - OFFICE METAL BUILDING - MAINTENANCE SHOP
ESTIMATED NUMBER OF EMPLOYEES	50 EMPLOYEES

BUILDING SETBACKS	
MINIMUM FRONT	20 FEET
MAXIMUM FRONT	80 FEET
MINIMUM SIDE YARD	25 FEET
MINIMUM REAR YARD	20 FEET
LANDSCAPE SETBACK AT STREETS	20 FEET

PARCEL INFORMATION	
PARCEL IDENTIFICATION NUMBER (PIN)	0172121102014

ZONING	MARTY FARMS INDUSTRIAL CENTER AMENDMENT NO. 1 - PUD (I-3)
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FLOOR AREA RATIO	
BUILDING FLOOR AREA	30,423 SF
SITE AREA (LESS RETENTION POND)	472,177 SF
PROPOSED F.A.R.	0.06

CONDITIONAL APPROVAL REQUESTED CASE # CU-118-18

MARTY FARMS INDUSTRIAL CENTER - AMENDMENT NO. 1, P.U.D.

REQUEST TO REDUCING MINIMUM F.A.R. FROM 0.15 TO 0.06.

CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE _____

WBC Engineering & CM, LLC

P.O. BOX 460625

Aurora, Colorado 80046-0625

Office: 303-365-9825

www.wbceng.com

Civil Engineering • Structural Engineering
Land Planning • Construction Management

No.	Revision Description	By	Date
1	PER 1ST STAFF COMMENTS	ADB	06/12/18
2	PER 2ND STAFF COMMENTS	ADB	07/26/18
3			
4			
5			

SHEET DATA

H. SCALE:	N/A
V. SCALE:	N/A
DRN. BY:	ADB
DSN. BY:	ADB
CHK. BY:	SFW
DATE:	3/9/18

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1

COVER SHEET

DSP BUILDERS, INC.

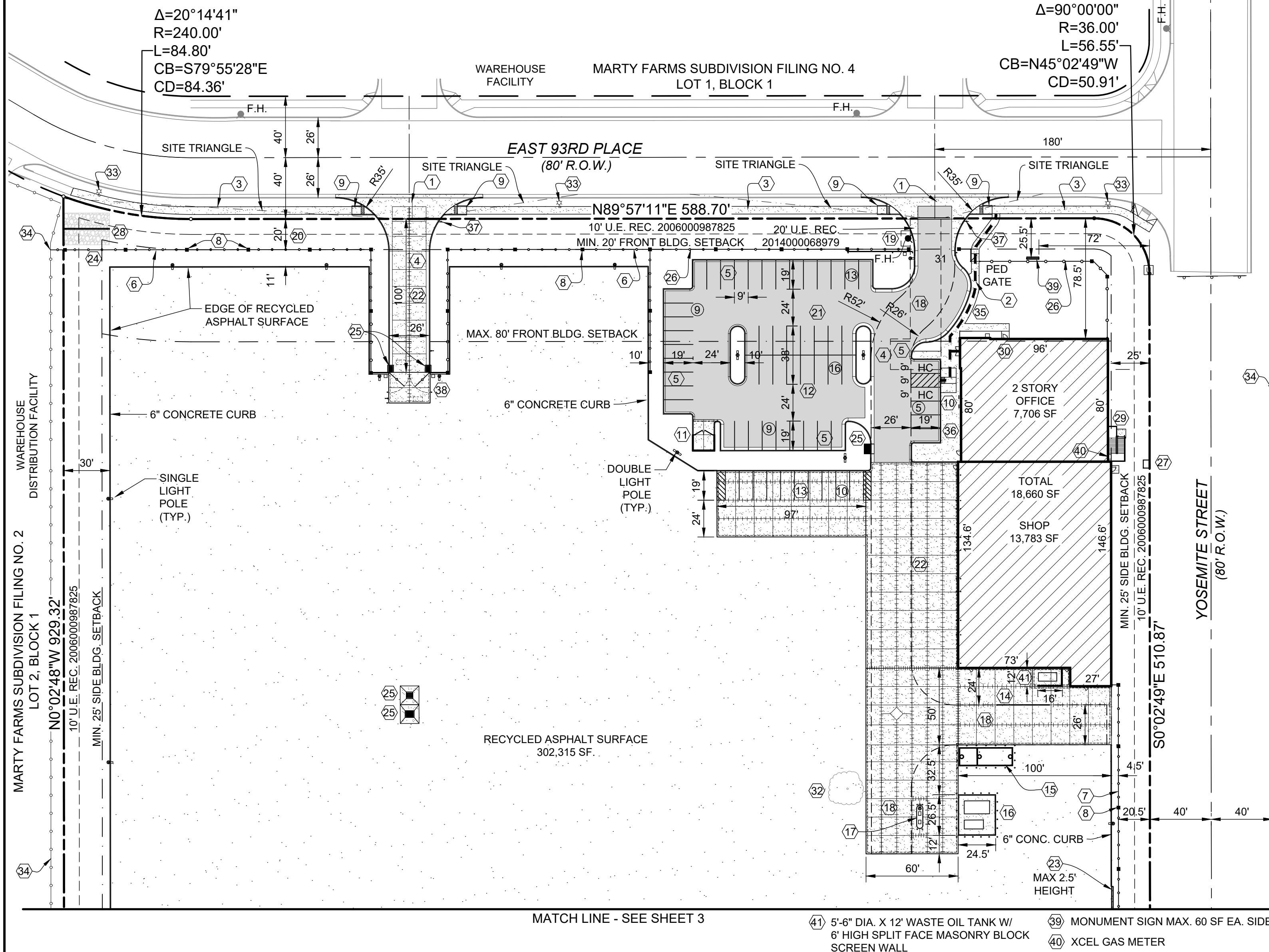
PREPARED FOR:

Project No. WB1036

Sheet: 1 OF 19

- LINE TYPE LEGEND
- PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - CENTER LINE
 - FENCE LINE
 - ACCESSIBLE ROUTE

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LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
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PARCEL # 0172121102014
SITE PLAN - NORTH
SHEET 2 OF 19

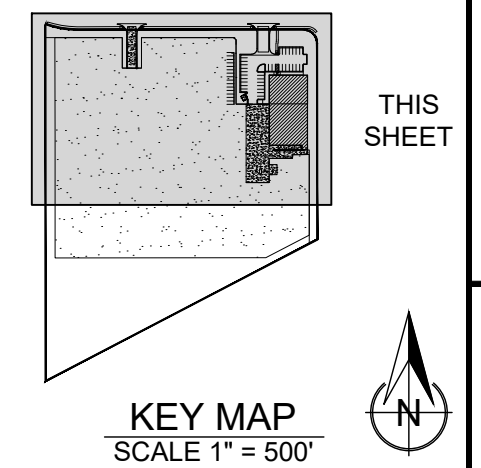


KEY NOTES:

- 8' WIDE CROSS PAN
- ADA ACCESSIBLE ROUTE
- 6' TREE LAWN & 5' SIDEWALK
- 6" VERTICAL CURB - SECTION IIB
- 6" VERTICAL CURB - SECTION IB
- 6' HIGH SOLID WOOD FENCE
- 8' HIGH SOLID WOOD FENCE
- 2' X 2' BLOCK COLUMN @ 40' MAX. CENTERS
- HANDICAP RAMP PER CITY STANDARD
- BICYCLE PARKING, 4 SP., INVERT U
- TRASH ENCLOSURE, SEE DETAILS
- OFF STREET PARKING (9' X 19')
- SECURED OFF STREET PARKING (9' X 19')
- WASH BAY W/ TRENCH DRAIN
- WASH BAY SAND/OIL SEPARATOR 11,000 GAL., WASTE REMOVED BY TRUCK TO APPROVED DISPOSAL LOCATION.
- FUEL TANKS, 6,000 GAL. DIESEL, 2,000 GAL. UNLEADED, CONCRETE SLAB W/ CONTAINMENT CURB & 6" BOLLARDS
- FUEL PUMP ISLAND
- 26' EMERGENCY ACCESS EASEMENT
- 10' X 6' UTILITY EASEMENT
- 20' WIDE LANDSCAPE AREA
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MASONRY BLOCK RETAINING WALL
- RIP-RAP PROTECTION
- STORM SEWER INLET
- 6' HIGH SECURITY CHAIN LINK FENCE
- XCEL ELECTRICAL TRANSFORMER LANDSCAPE SCREENED
- DRAINAGE CUTOFF WALL
- EMERGENCY STAIRWAY
- FIRE ROOM ACCESS & FIRE DEPARTMENT CONNECTION
- AUTOMATIC 6' HIGH SLIDING GATE W/ FIRE DEPARTMENT KNOX BOX & OPTICOM HARDWARE
- EXISTING DECIDUOUS TREE TO BE REMOVED.
- EXISTING LIGHT POLE TO REMAIN
- EXISTING 6' CHAIN LINK FENCE TO REMAIN
- 5' WIDE CONCRETE SIDEWALK
- 13.5' WIDE CONCRETE SIDEWALK
- STOP SIGN - R1-1 (30")
- AUTOMATIC 6' HIGH SWING GATE W/ FIRE DEPARTMENT KNOX BOX & OPTICOM HARDWARE

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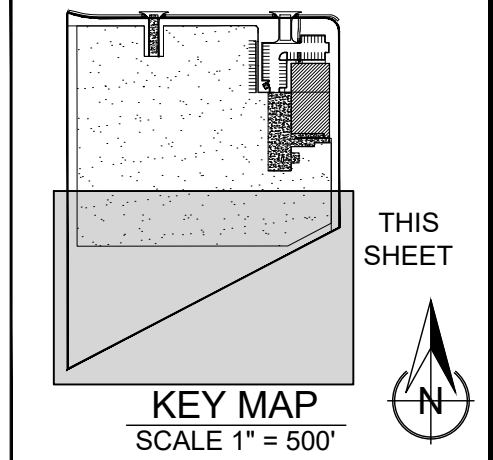
SHEET DATA	
H. SCALE:	1" = 50'
V. SCALE:	N/A
DRN. BY:	ADB
DSN. BY:	ADB
CHK. BY:	SFW
DATE:	3/9/18

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1
SITE PLAN - NORTH
DSP BUILDERS, INC.
PREPARED FOR:

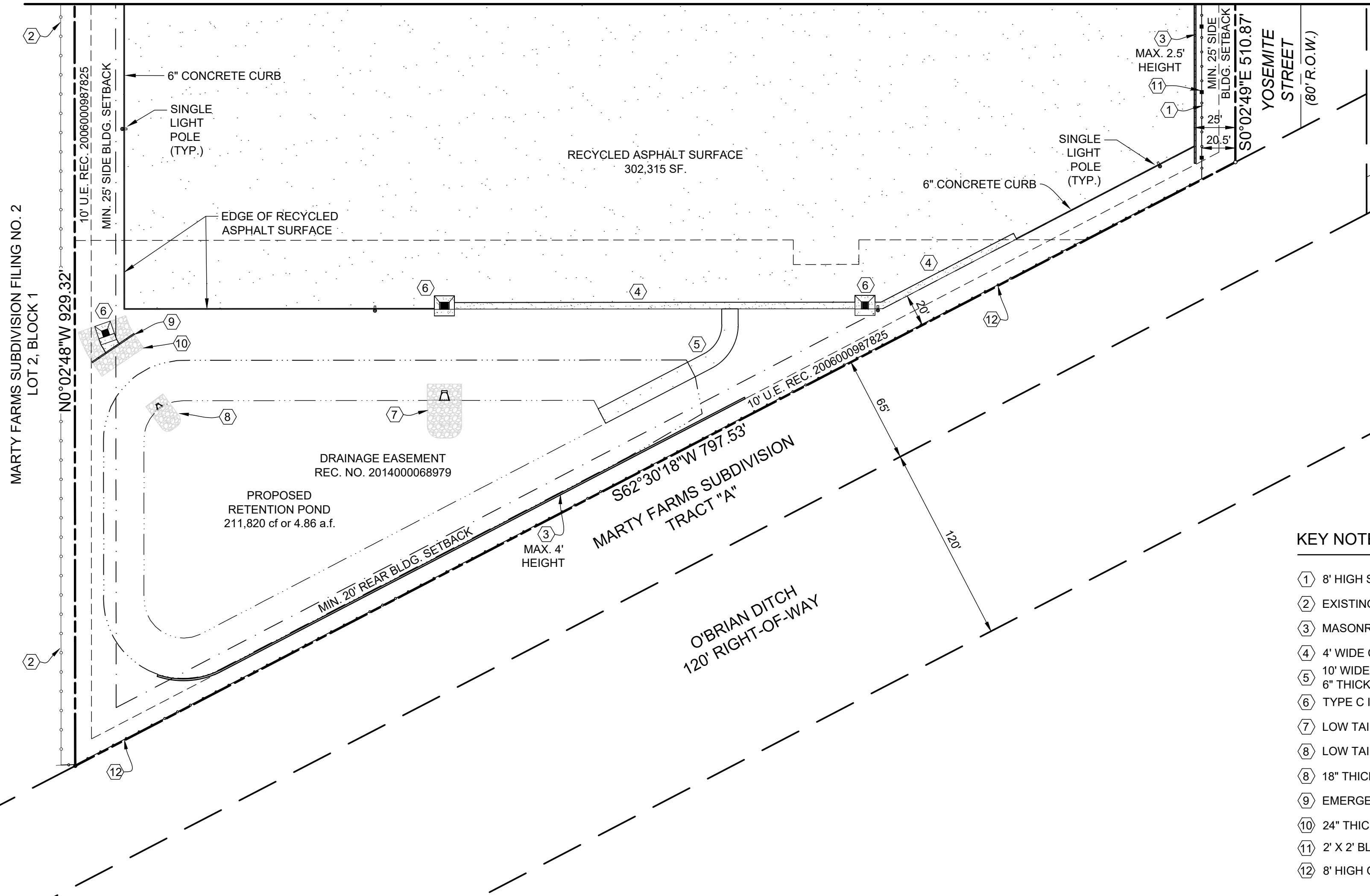
Project No. WB1036
Sheet: 2 OF 19

- LINE TYPE LEGEND
- PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - CENTER LINE
 - FENCE LINE
 - ACCESSIBLE ROUTE

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
SITE PLAN - SOUTH
SHEET 3 OF 19



MATCH LINE - SEE SHEET 2

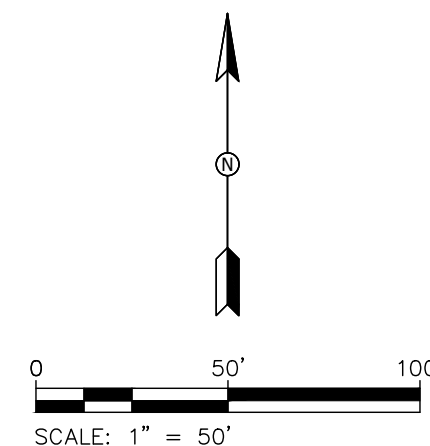


KEY NOTES:

- 1 8' HIGH SOLID WOOD FENCE
- 2 EXISTING 6' HIGH CHAIN LINK SECURITY FENCE
- 3 MASONRY BLOCK RETAINING WALL
- 4 4' WIDE CONCRETE DRAINAGE PAN
- 5 10' WIDE MAINTENANCE RAMP
- 6 6" THICK ROAD BASE
- 6 TYPE C INLET W/ CLOSE MESH GRATE
- 7 LOW TAILWATER BASIN - TYPE H SOIL RIPRAP
- 8 LOW TAILWATER BASIN - TYPE L SOIL RIPRAP
- 8 18" THICK TYPE L SOIL RIPRAP
- 9 EMERGENCY OVERFLOW CONCRETE CUTOFF WALL
- 10 24" THICK TYPE M SOIL RIP-RAP
- 11 2' X 2' BLOCK COLUMN @ 40' MAX. CENTERS
- 12 8' HIGH OPEN WOOD FENCE W/ PLANTED VINES

CITY COUNCIL CERTIFICATE:

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MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1

SITE PLAN - SOUTH

DSP BUILDERS, INC.

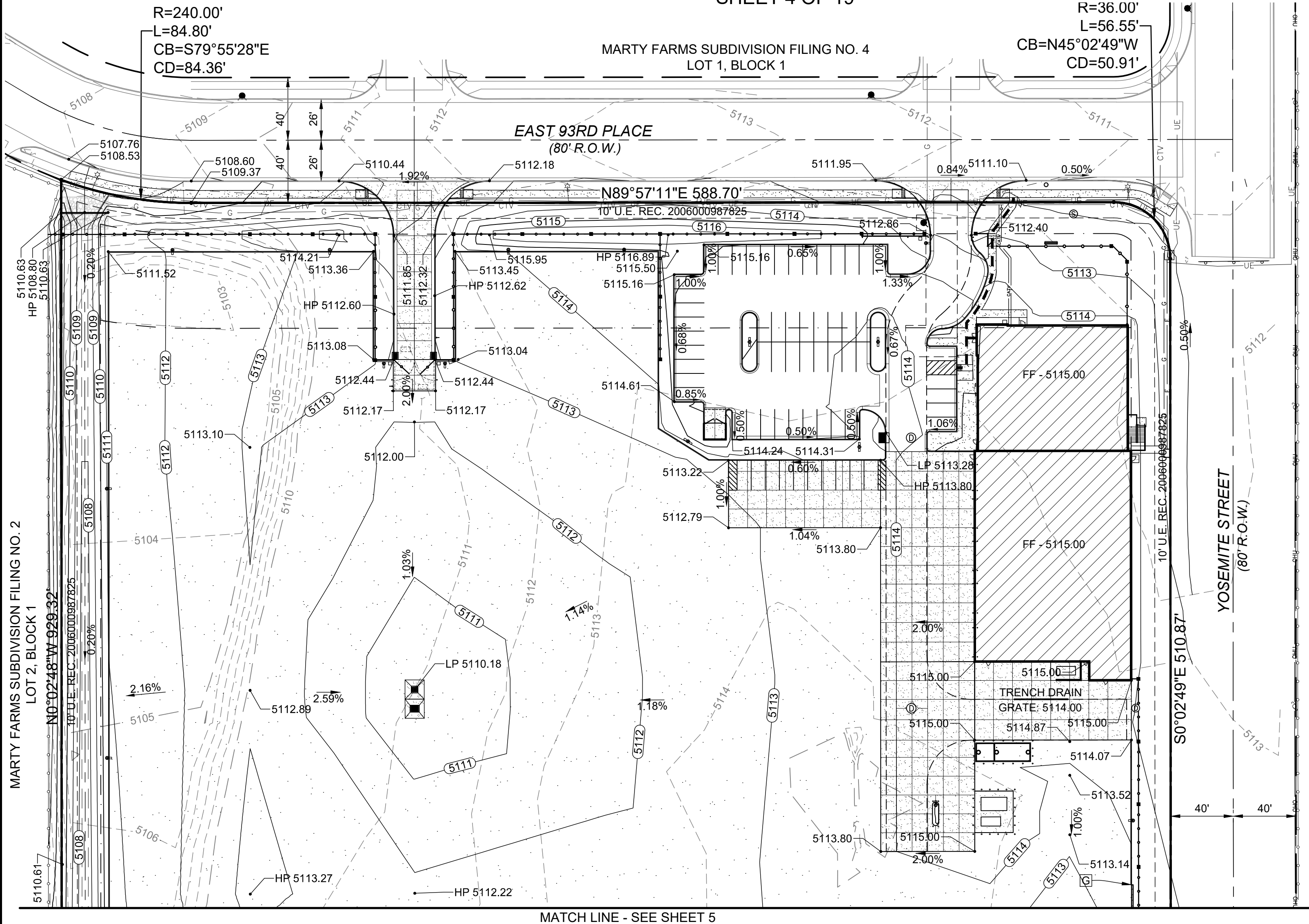
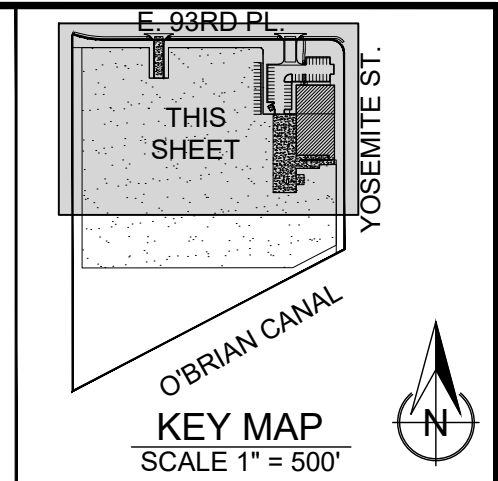
PREPARED FOR:

Project No. WB1036

Sheet: 3 OF 19

LINE TYPE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	CENTER LINE
	FENCE LINE
	ACCESSIBLE ROUTE

PUD DEVELOPMENT PERMIT AMENDMENT- ADMINISTRATIVE
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
GRADING PLAN - NORTH
SHEET 4 OF 19



GRADING PLAN LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SLOPE DIRECTION
F.F. EL. 5115.00	FINISH FLOOR ELEVATION
H.P. / L.P.	HIGH POINT / LOW POINT
XXXX.XX	SPOT ELEVATION

- GENERAL NOTES:**
- BENCHMARK: FOUND NATIONAL GEODETIC SURVEY BRASS CAP STAMPED "KK0395" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEST 95TH AVENUE AND RAILROAD BEING 1000 FEET WEST OF WILLOW COURT. NAVD 88 ELEVATION= 5094.85
 - BASIS OF BEARINGS: THE EAST LINE OF NE 1/4 OF SECTION 21 COMMENCING AT A FOUND 3.25" ALLOY CAP PLS 38046 AT THE EAST 1/4 CORNER OF SAID SECTION 21 FROM WHENCE A FOUND 3.25" ALLOY CAP PLS 38046 AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 21 BEARS N00°03'26"W A DISTANCE OF 2639.81 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

CITY STAFF CERTIFICATE:

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

WBC Engineering & CM, LLC
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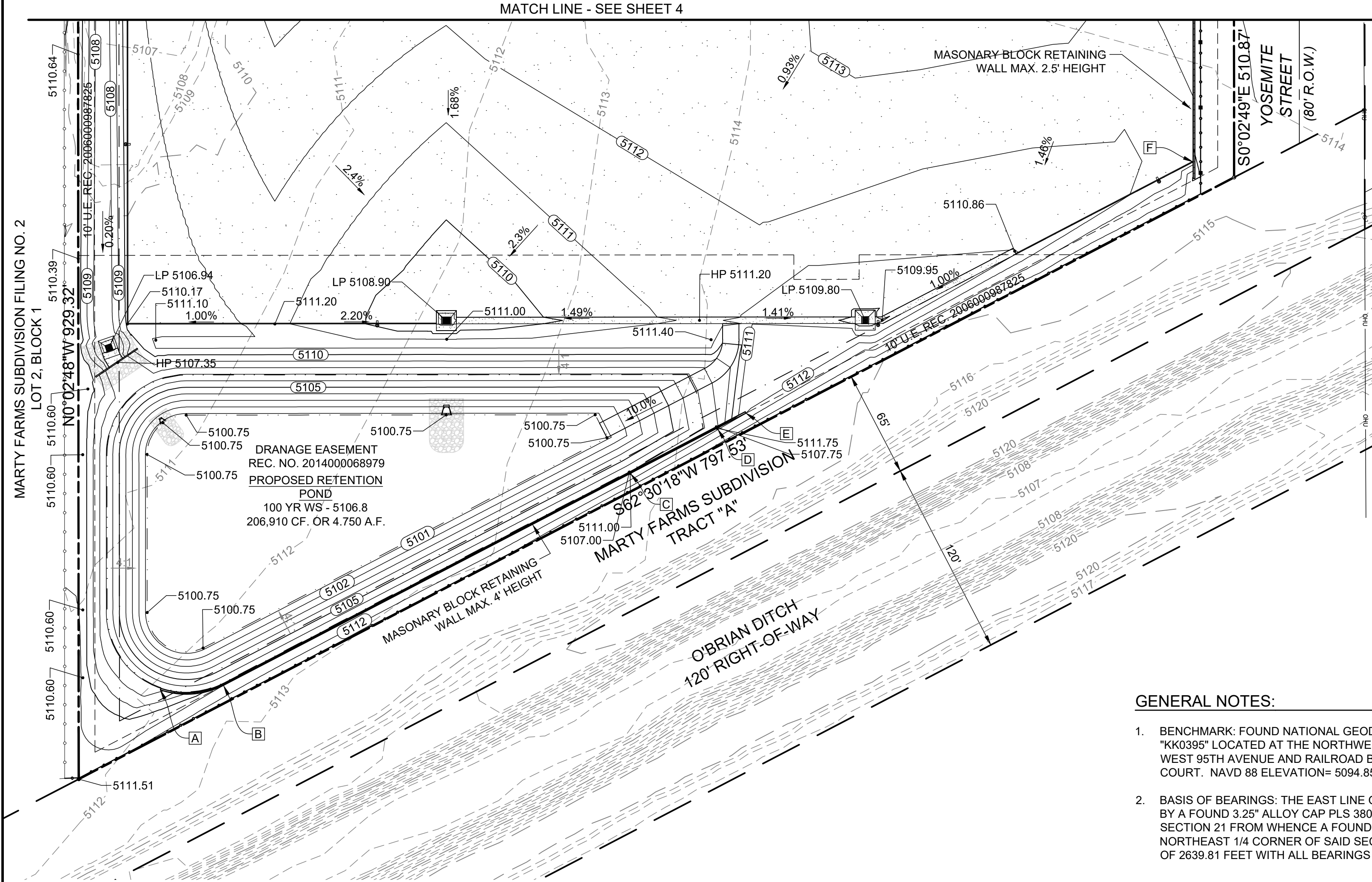
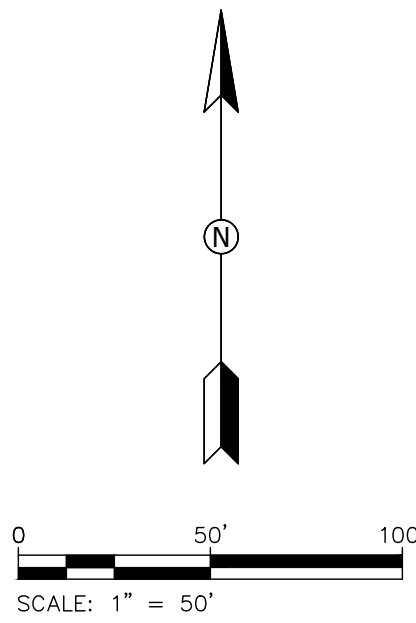
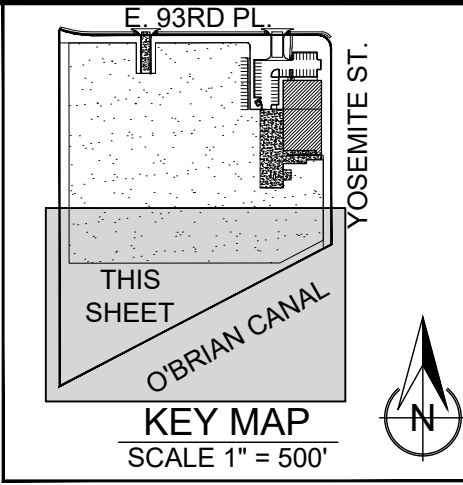
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MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1
GRADING PLAN - NORTH
DSP BUILDERS, INC.

Project No. WB1036
Sheet: 4 OF 19

PUD DEVELOPMENT PERMIT
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LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
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PARCEL # 0172121102014
GRADING PLAN - SOUTH
SHEET 5 OF 19



RETAINING WALL ELEVATION TABLE			
SYMBOL ID	TOE OF WALL (FT)	TOP OF WALL (FT)	HEIGHT (FT)
A	5107.00	5107.83	0.83
B	5107.00	5111.00	4.00
C	5107.00	5111.00	4.00
D	5107.75	5111.75	4.00
E	5112.00	5112.00	0.00
F	5112.54	5115.04	2.50
G	5113.79	5114.53	0.74

GRADING PLAN LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SLOPE DIRECTION
	FINISH FLOOR ELEVATION
	HIGH POINT / LOW POINT
	SPOT ELEVATION
	MASONRY BLOCK RETAINING WALL
	RETAINING WALL HEIGHT SYMBOL

- GENERAL NOTES:
- BENCHMARK: FOUND NATIONAL GEODETIC SURVEY BRASS CAP STAMPED "KK0395" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEST 95TH AVENUE AND RAILROAD BEING 1000 FEET WEST OF WILLOW COURT. NAVD 88 ELEVATION= 5094.85
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CITY COUNCIL CERTIFICATE:

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CITY SIGNATURE _____

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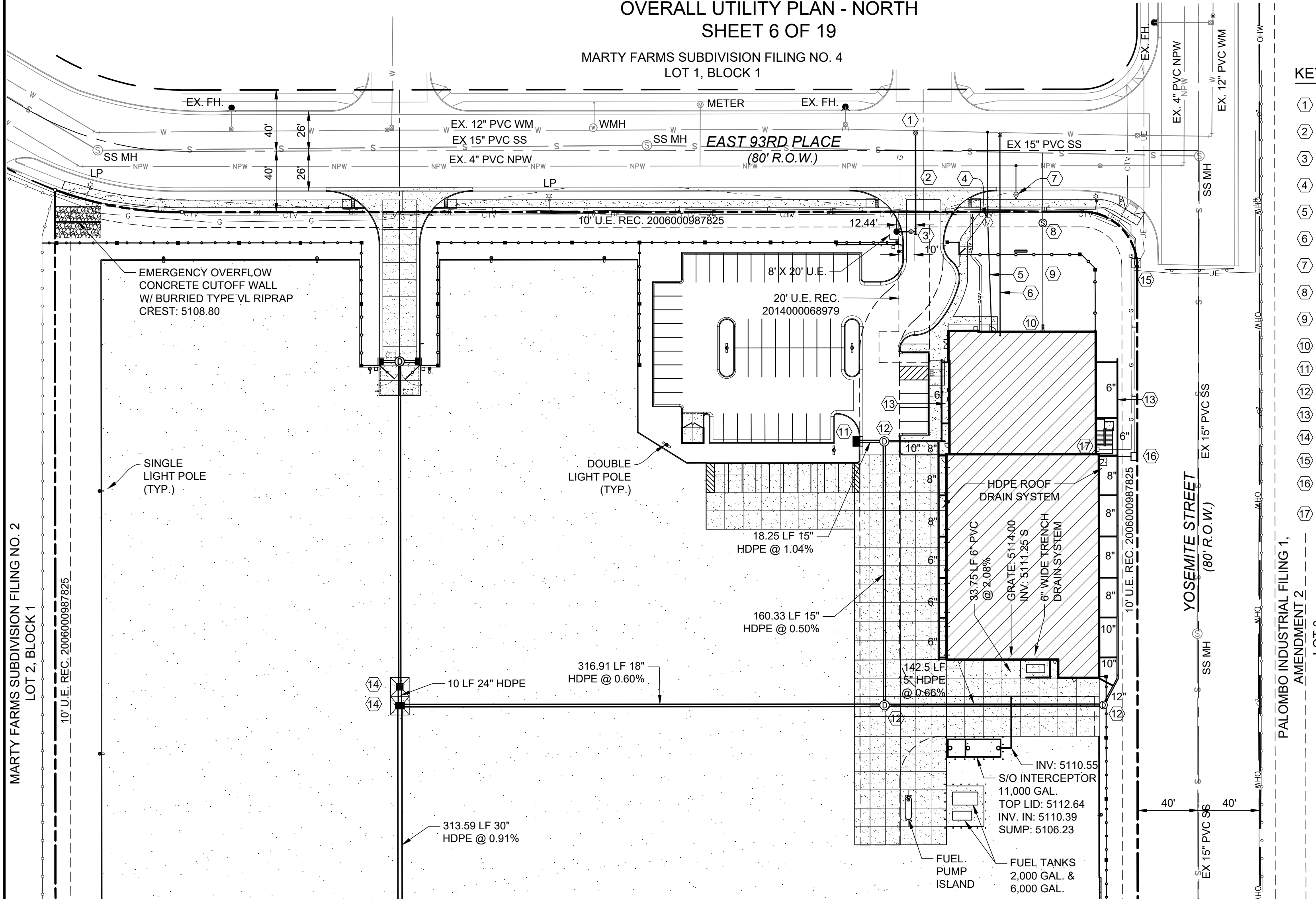
MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1

GRADING PLAN - SOUTH

DSP BUILDERS, INC.

PREPARED FOR:

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COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
OVERALL UTILITY PLAN - NORTH
SHEET 6 OF 19



LINE TYPE LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	CENTER LINE
---	FENCE LINE
---	ACCESSIBLE ROUTE
W	EX. 12" WATER MAIN
NPW	EX. 4" PVC IRRIGATION MAIN
S	EX. 15" PVC SANITARY SEWER
CATV	U.G. CABLE LINE
G	U.G. GAS LINE
T	U.G. TELEPHONE LINE
E	U.G. ELECTRIC LINE
OHW	OVER HEAD WIRE

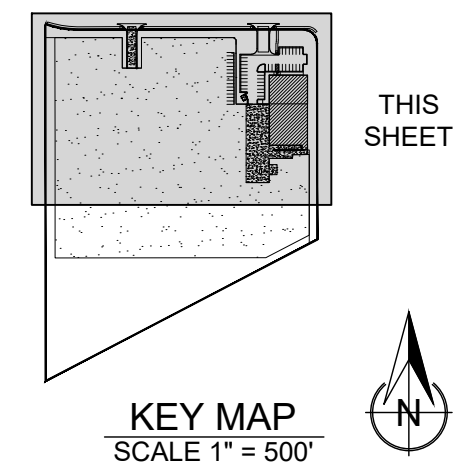
SYMBOL LEGEND

⊗	GATE VALVE
⊕	TEE
●	FIRE HYDRANT
⊙	1.5" DOMESTIC WATER METER
⊙	1" NON-POTABLE WATER METER
⊙	WATER MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	OIL/SAND SEPARATOR
⊕	4" DIA. TEMPORARY PLUG & 2-WAY CLEANOUT

SYMBOL LEGEND

⊙	STORM SEWER MANHOLE
⊙	MODIFIED INLET TYPE C WITH CLOSE MESH GRATE
⊙	5' TYPE R INLET
⊙	SOIL RIPRAP PROTECTION
⊙	CONCRETE CUTOFF WALL
⊙	FLARED END SECTION
⊙	LIGHT POLE (DOUBLE, SINGLE)
⊙	CONCRETE PAVEMENT
⊙	RECYCLED ASPHALT SURFACE
⊙	4" DIA. BOLLARDS - PAINTED YELLOW

- KEY NOTES:
- 1 12"x8" TAPPING SLEEVE w/ 8" GV & BOX
 - 2 66 LF 8" PVC WATER MAIN
 - 3 8"x6" TEE W/ KB, 8" PLUG W/ KB, 6" GV & BOX, 10 LF 6" DIP, FIRE HYD. ASM.
 - 4 1-1/2" WATER METER - POTABLE
 - 5 1-1/2" WATER SERVICE
 - 6 8" DIP FIRE LINE
 - 7 1" IRRIGATION METER & SERVICE
 - 8 SANITARY SEWER SAMPLING MANHOLE
 - 9 4" PVC SANITARY SEWER SERVICE
 - 10 4" DIA. TWO WAY CLEANOUT
 - 11 5' TYPE R INLET
 - 12 STORM MANHOLE
 - 13 HDPE ROOF DRAIN SYSTEM
 - 14 MODIFIED TYPE C INLET WITH CLOSE MESH GRATE
 - 15 ELECTRIC PEDISTAL - EXISTING
 - 16 ELECTRIC TRANSFORMER - NEW SCREENED WITH LANDSCAPE
 - 17 GAS METER - NEW, SCREENED BY STAIRS AND LANDSCAPE



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1	PER 1ST STAFF COMMENTS	ADB	06/12/18
2	PER 2ND STAFF COMMENTS	ADB	07/26/18
3			
4			
5			

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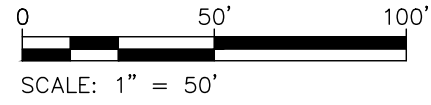
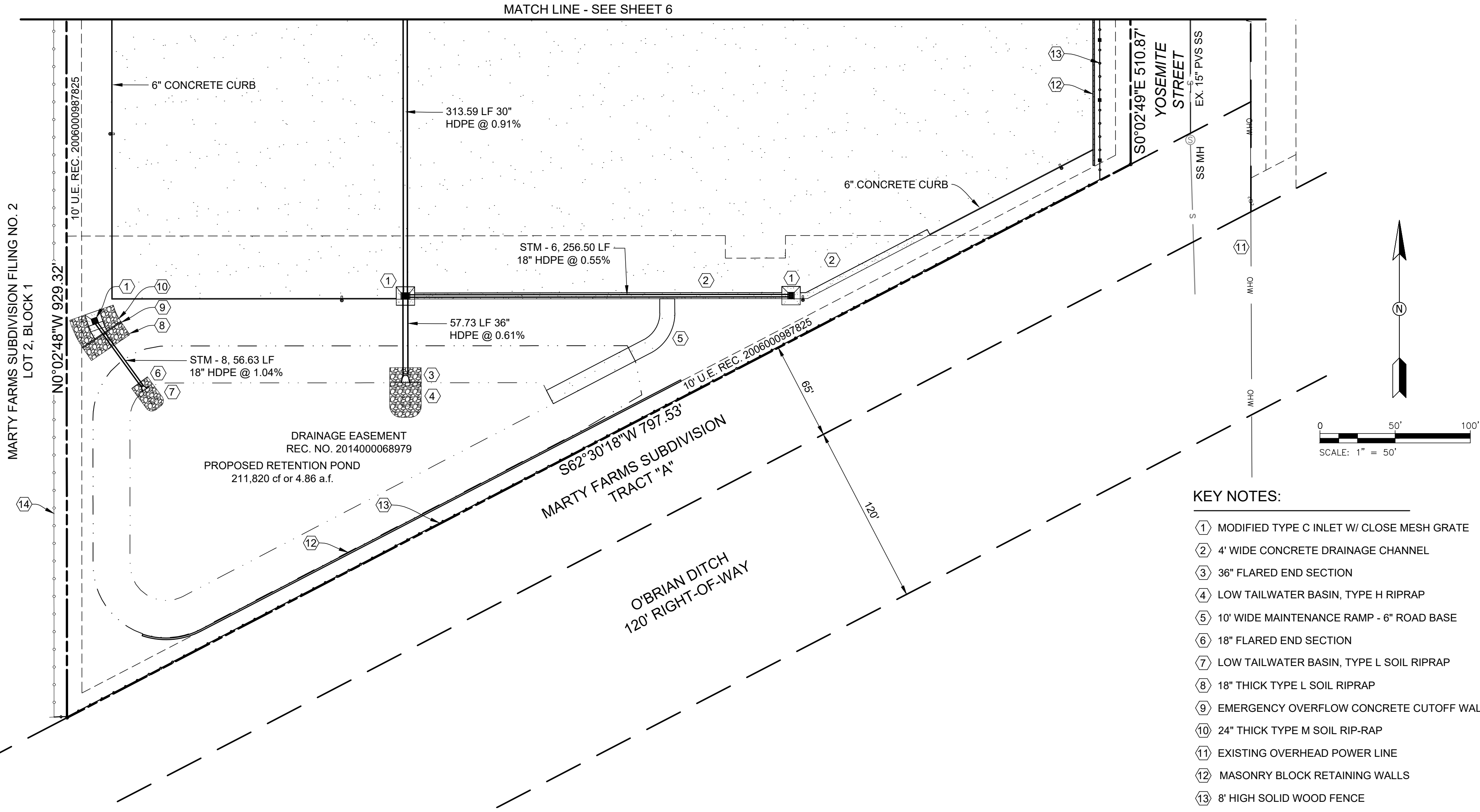
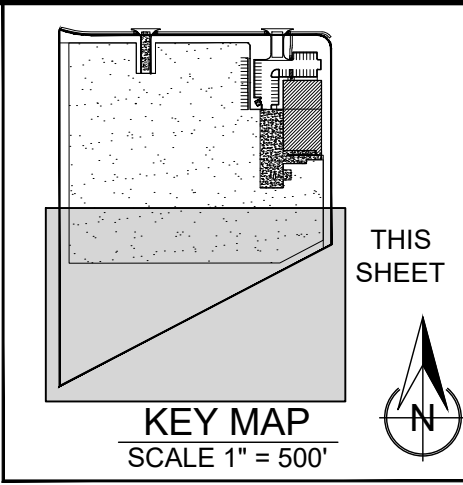
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V. SCALE:	N/A
DRN. BY:	ADB
DSN. BY:	ADB
CHK. BY:	SFW
DATE:	3/9/18

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1
OVERALL UTILITY PLAN - NORTH
DSP BUILDERS, INC.
Project No. WB1036
Sheet: 6 OF 19

CITY COUNCIL CERTIFICATE:

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

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
OVERALL UTILITY PLAN - SOUTH
SHEET 7 OF 19



- KEY NOTES:**
- ① MODIFIED TYPE C INLET W/ CLOSE MESH GRATE
 - ② 4' WIDE CONCRETE DRAINAGE CHANNEL
 - ③ 36" FLARED END SECTION
 - ④ LOW TAILWATER BASIN, TYPE H RIPRAP
 - ⑤ 10' WIDE MAINTENANCE RAMP - 6" ROAD BASE
 - ⑥ 18" FLARED END SECTION
 - ⑦ LOW TAILWATER BASIN, TYPE L SOIL RIPRAP
 - ⑧ 18" THICK TYPE L SOIL RIPRAP
 - ⑨ EMERGENCY OVERFLOW CONCRETE CUTOFF WALL
 - ⑩ 24" THICK TYPE M SOIL RIP-RAP
 - ⑪ EXISTING OVERHEAD POWER LINE
 - ⑫ MASONRY BLOCK RETAINING WALLS
 - ⑬ 8' HIGH SOLID WOOD FENCE

LINE TYPE LEGEND		SYMBOL LEGEND		SYMBOL LEGEND	
	PROPERTY LINE		GATE VALVE		STORM SEWER MANHOLE
	SETBACK LINE		TEE		MODIFIED INLET TYPE C WITH CLOSE MESH GRATE
	EASEMENT LINE		FIRE HYDRANT		5' TYPE R INLET
	CENTER LINE		1.5" DOMESTIC WATER METER		SOIL RIPRAP PROTECTION
	FENCE LINE		1" NON-POTABLE WATER METER		CONCRETE CUTOFF WALL
	ACCESSIBLE ROUTE		WATER MANHOLE		FLARED END SECTION
	EX. 12" WATER MAIN		SANITARY SEWER MANHOLE		LIGHT POLE (DOUBLE, SINGLE)
	EX. 4" PVC IRRIGATION MAIN		OIL/SAND SEPARATOR		CONCRETE PAVEMENT
	EX. 15" PVC SANITARY SEWER		4" DIA. TEMPORARY PLUG & 2-WAY CLEANOUT		RECYCLED ASPHALT SURFACE
	U.G. CABLE LINE				4" DIA. BOLLARDS - PAINTED YELLOW
	U.G. GAS LINE				
	U.G. TELEPHONE LINE				
	U.G. ELECTRIC LINE				
	OVER HEAD WIRE				

CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE

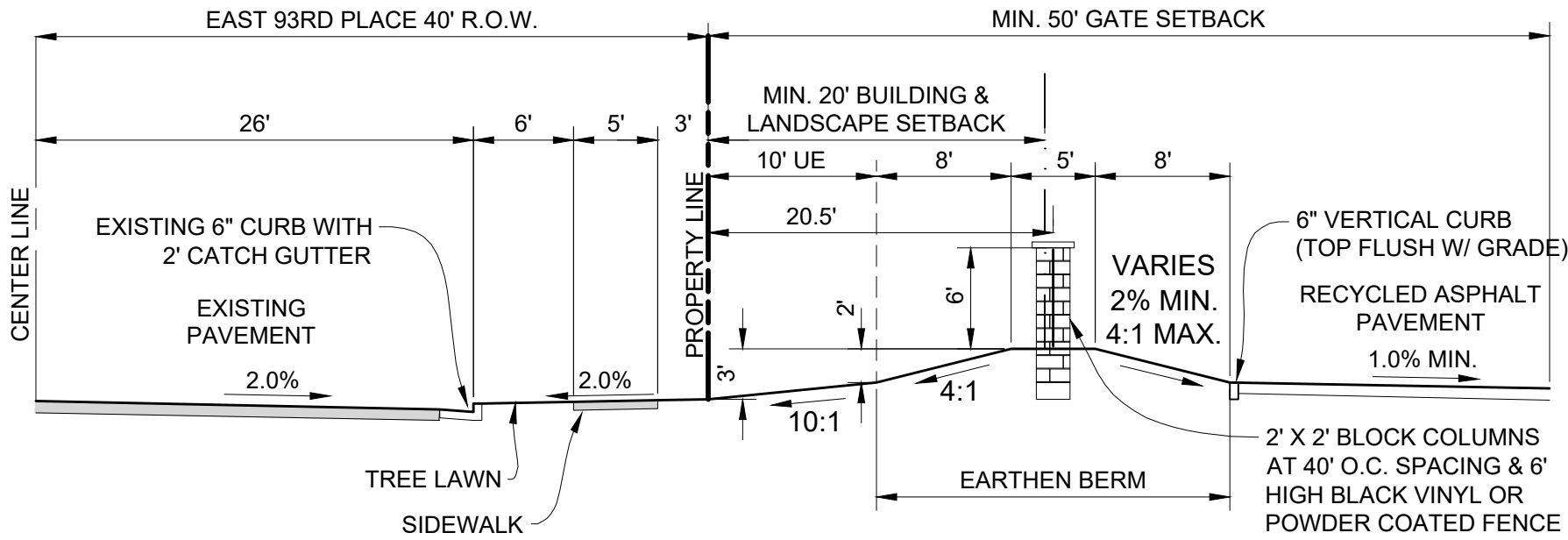
WBC Engineering & CM, LLC
P.O. BOX 460625
Aurora, Colorado 80046-0625
Office: 303-365-9825
www.wbceng.com
Civil Engineering • Structural Engineering
Land Planning • Construction Management

No.	Revision Description	By	Date
1	PER 1ST STAFF COMMENTS	ADB	06/12/18
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3			
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5			

SHEET DATA	
H. SCALE:	1" = 50'
V. SCALE:	N/A
DRN. BY:	ADB
DSN. BY:	ADB
CHK. BY:	SFW
DATE:	3/9/18

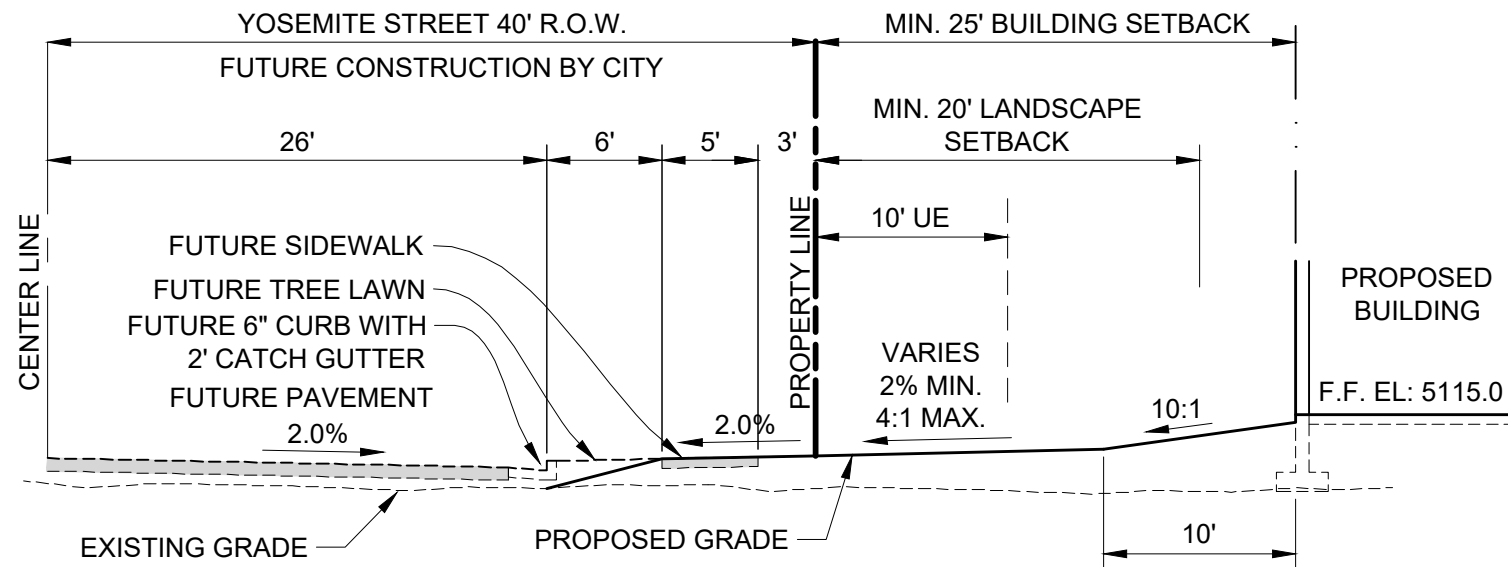
MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1	OVERALL UTILITY PLAN - SOUTH	DSP BUILDERS, INC.
Project No. WB1036		
Sheet: 7 OF 19		

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
SITE PLAN - TYPICAL CROSS SECTIONS
SHEET 8 OF 19



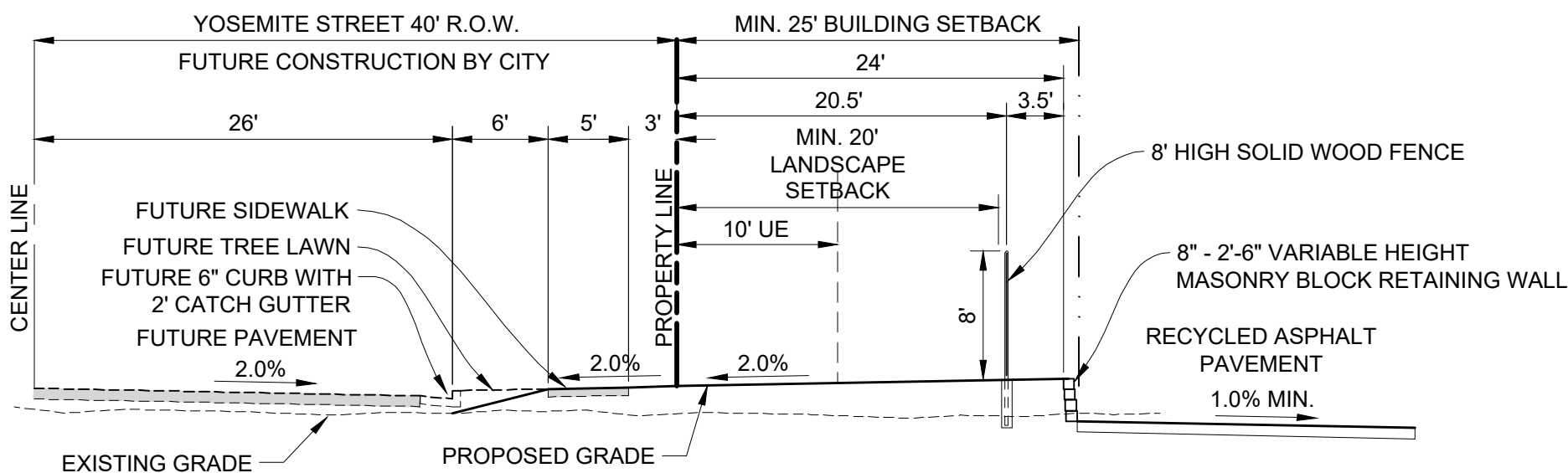
EAST 93rd AVENUE CROSS SECTION

SCALE: 1" = 10' H. & V.



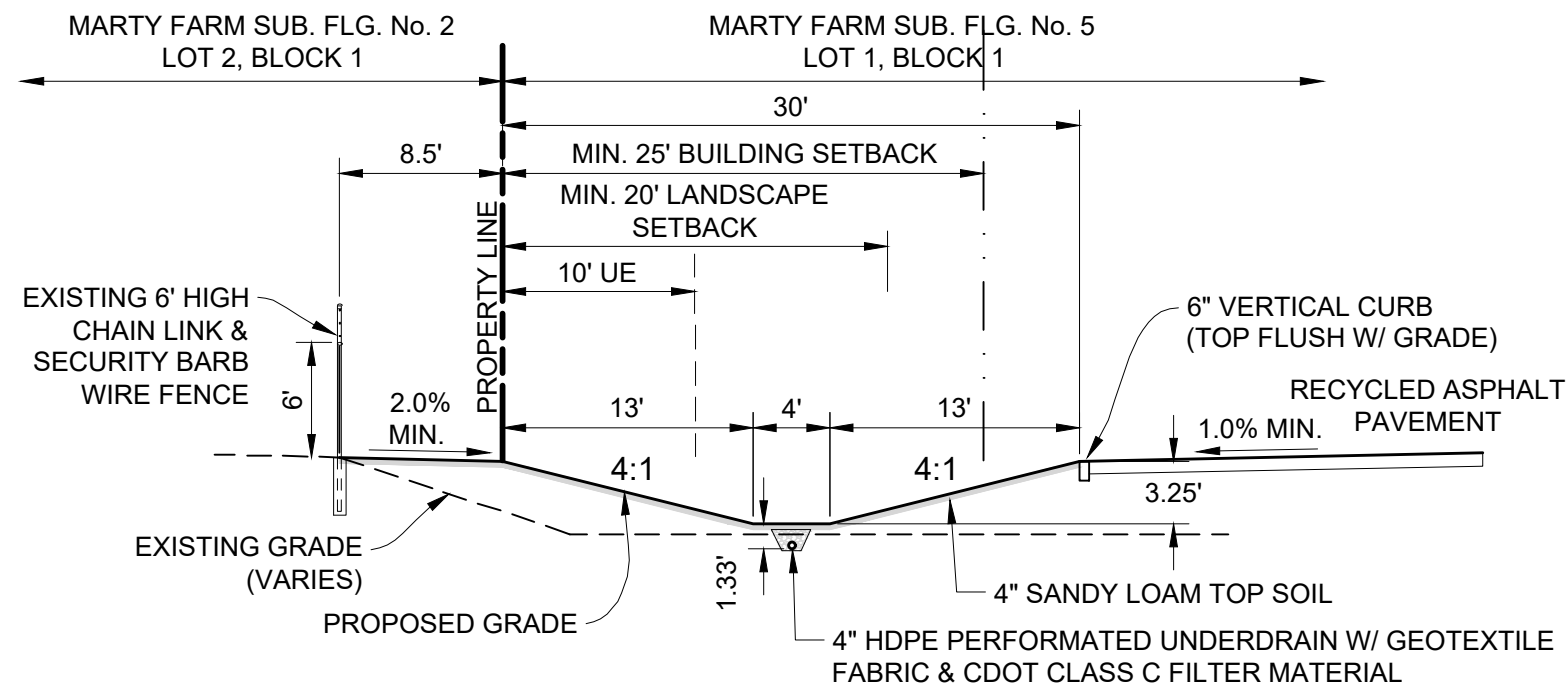
YOSEMITE STREET CROSS SECTION ALONG BUILDING

SCALE: 1" = 10' H. & V.



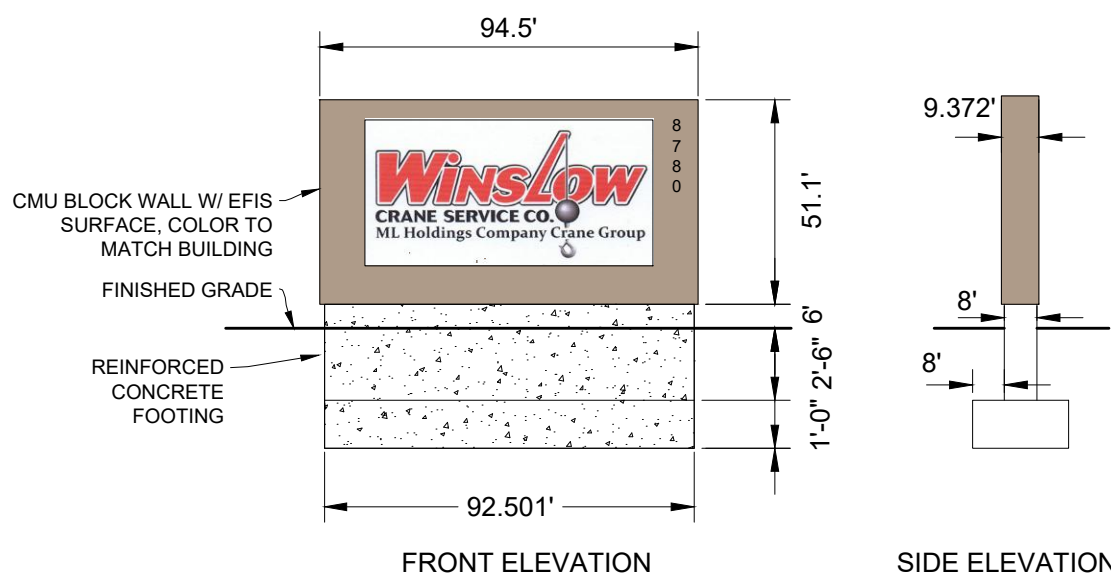
YOSEMITE STREET CROSS SECTION ALONG STORAGE YARD

SCALE: 1" = 10' H. & V.



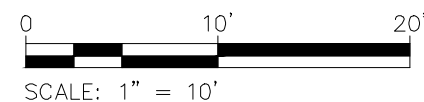
WEST PROPERTY LINE
GRASS SWALE CROSS SECTION

SCALE: 1" = 10' H. & V.



MONUMENT SIGN DETAIL DETAIL

SCALE: 1/4" = 1' - 0"



SCALE: 1" = 10'

CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE

WBC Engineering & CM, LLC

P.O. BOX 460625
Aurora, Colorado 80046-0625
Office: 303-365-9825
www.wbceng.com
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5			

SHEET DATA

H. SCALE: 1" = 10'

V. SCALE: 1" = 10'

DRN. BY: ADB

DSN. BY: ADB

CHK. BY: SFW

DATE: 3/9/18

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1

SITE PLAN - TYPICAL CROSS SECTIONS

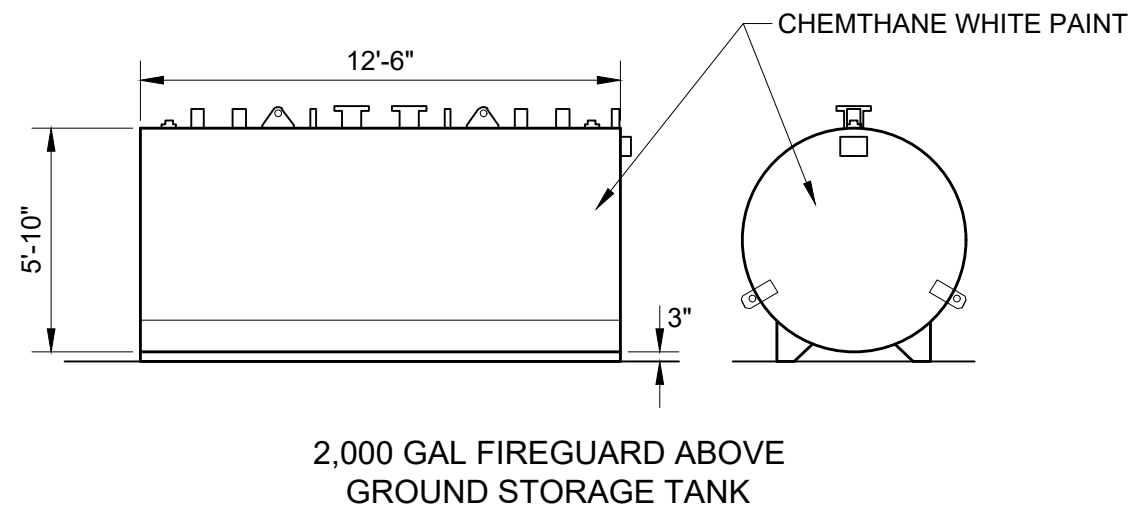
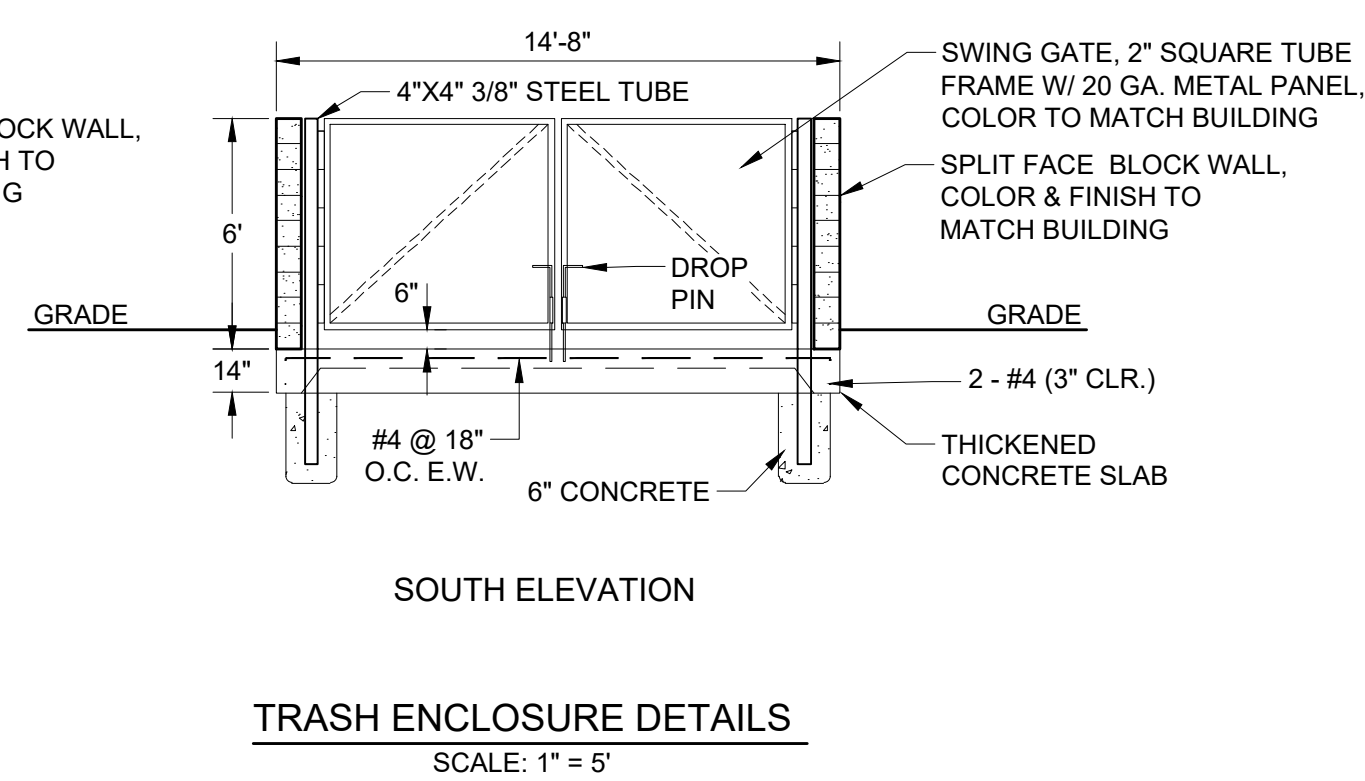
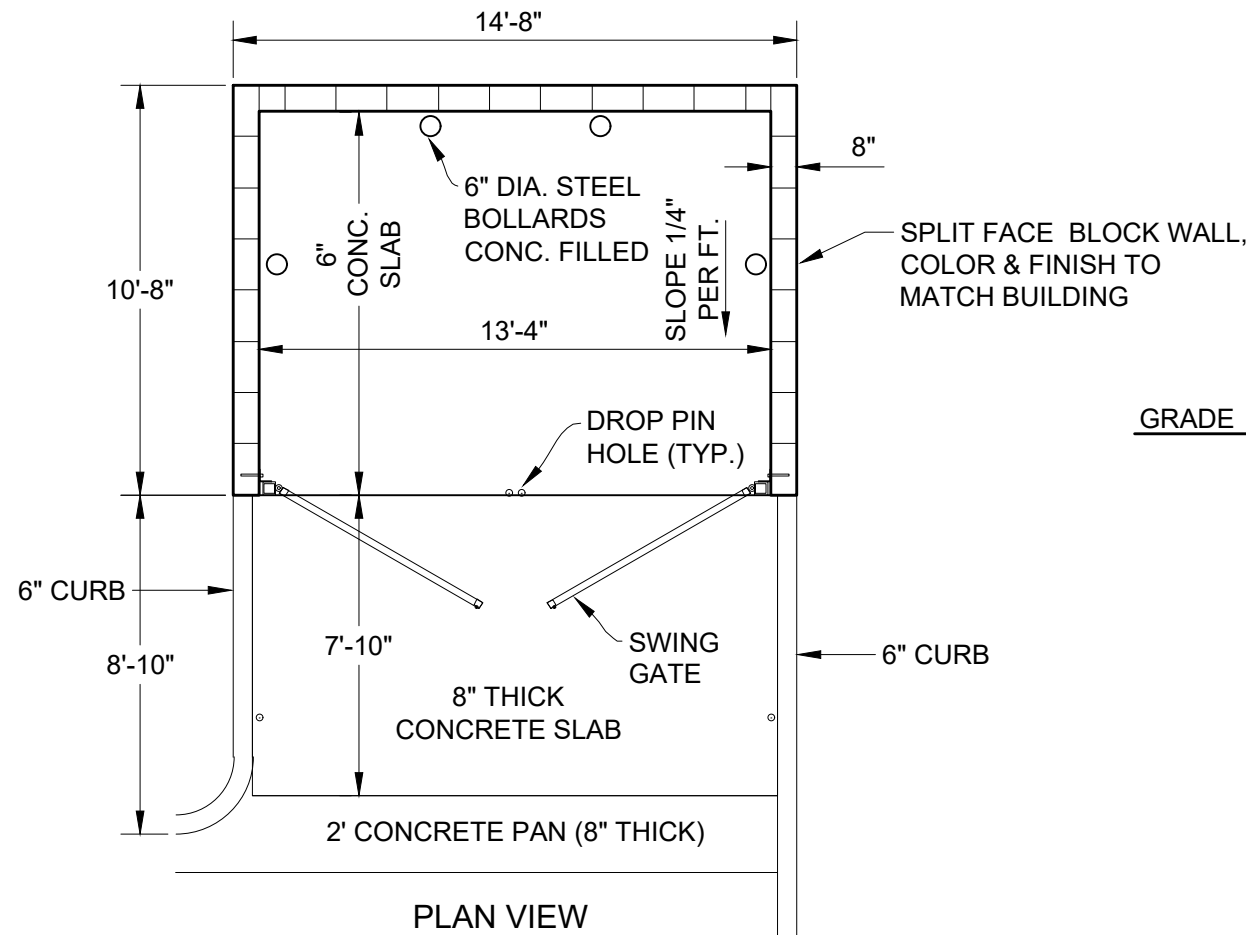
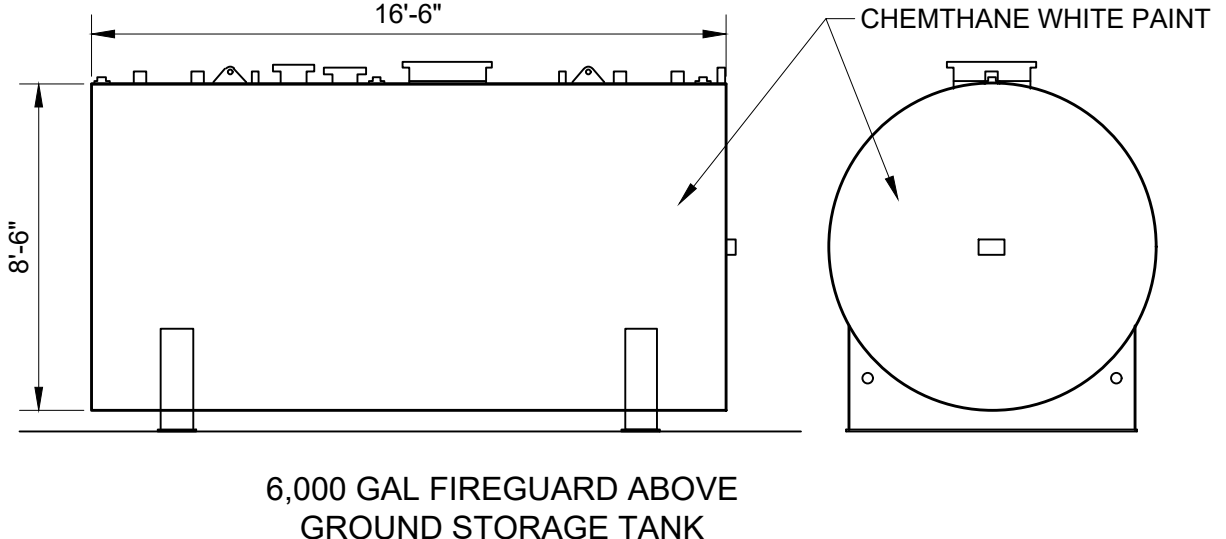
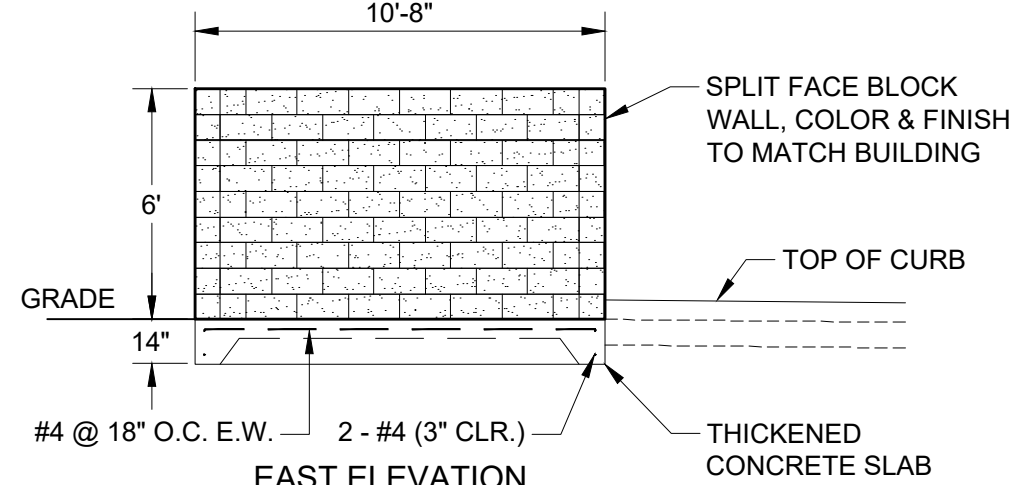
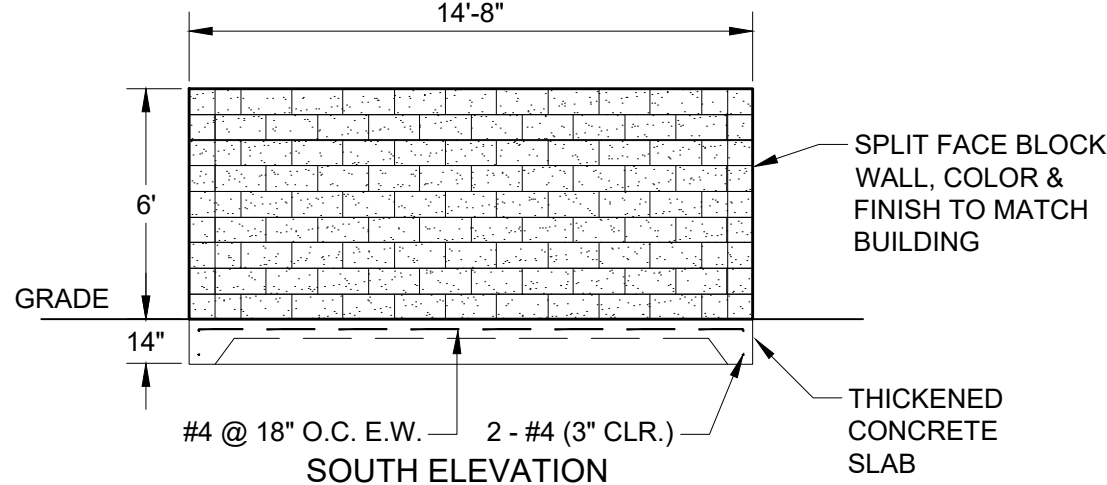
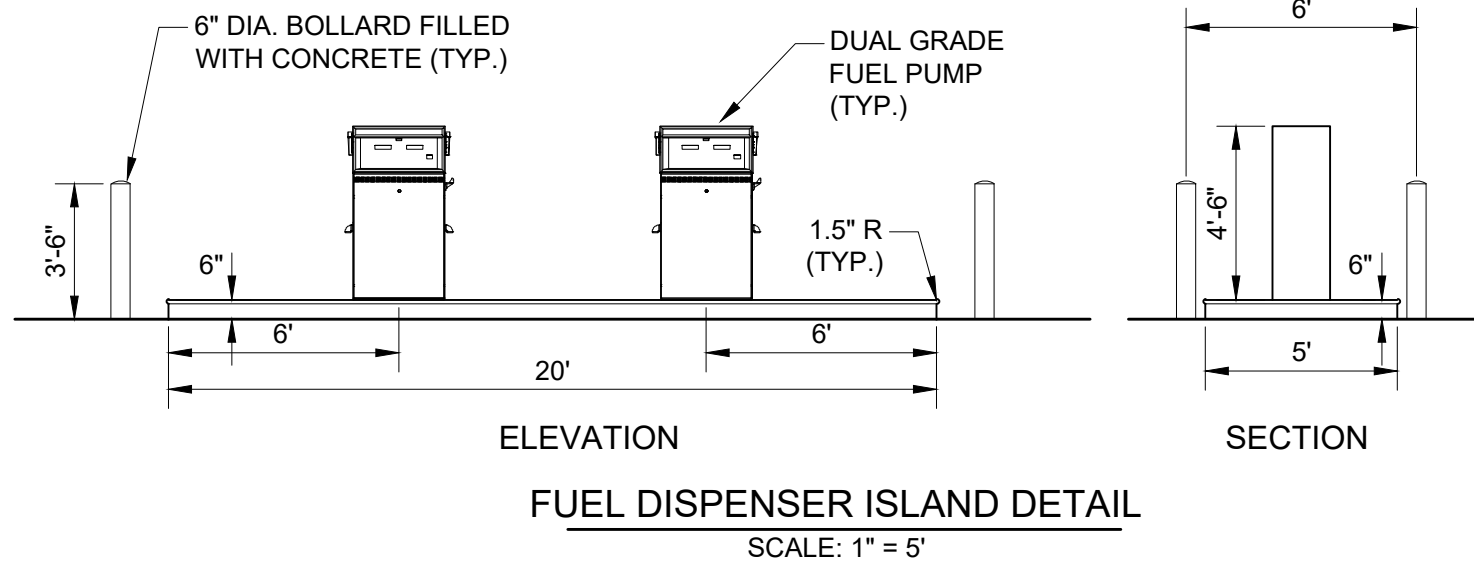
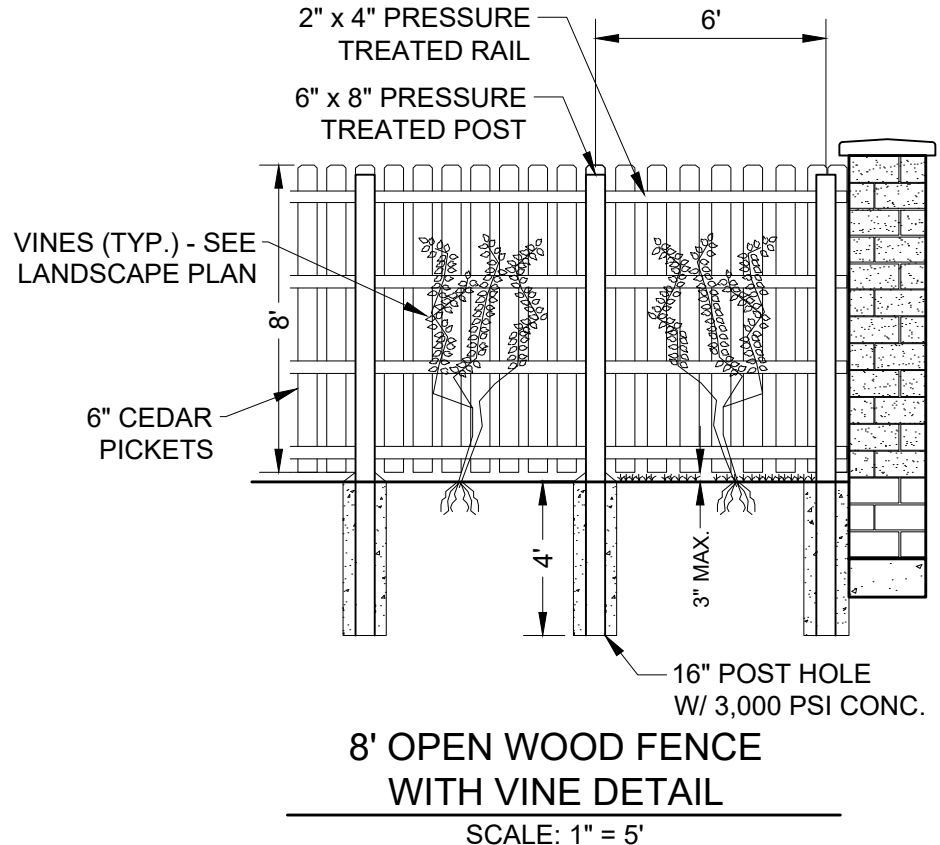
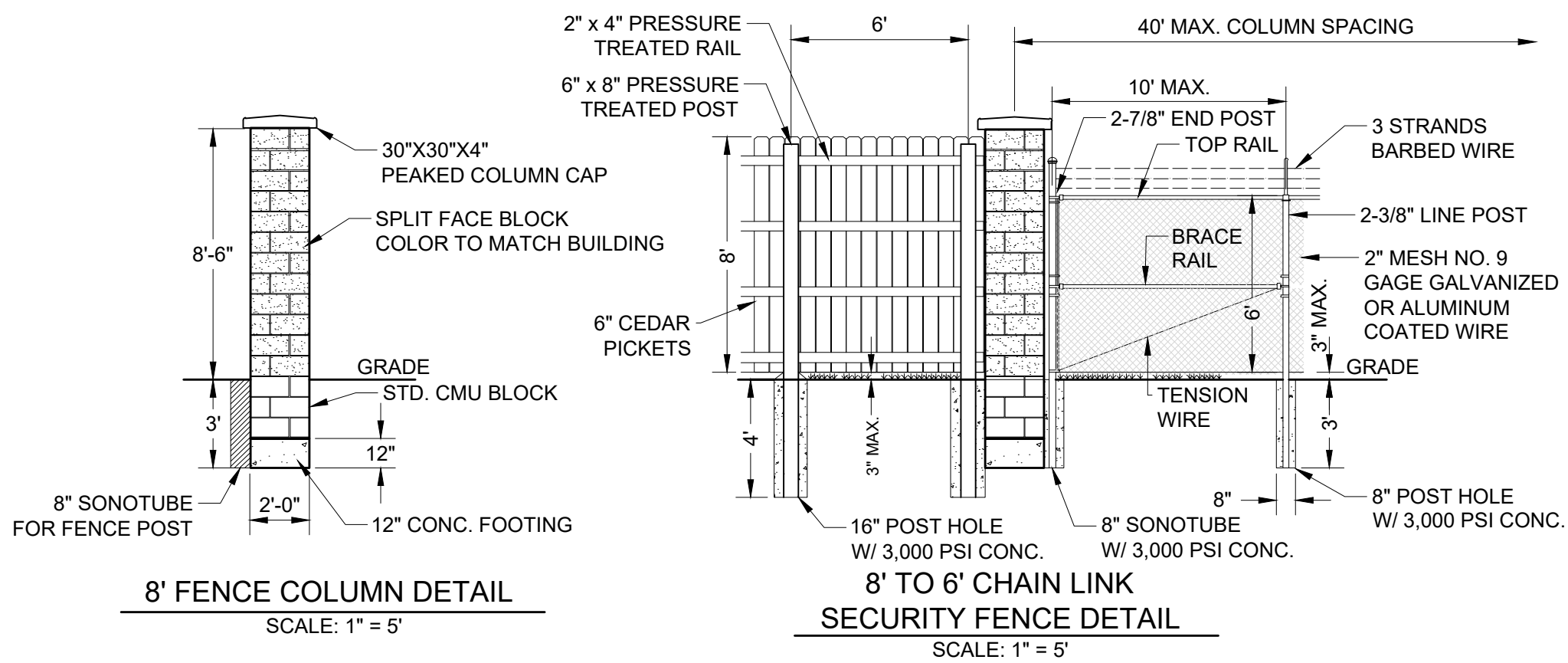
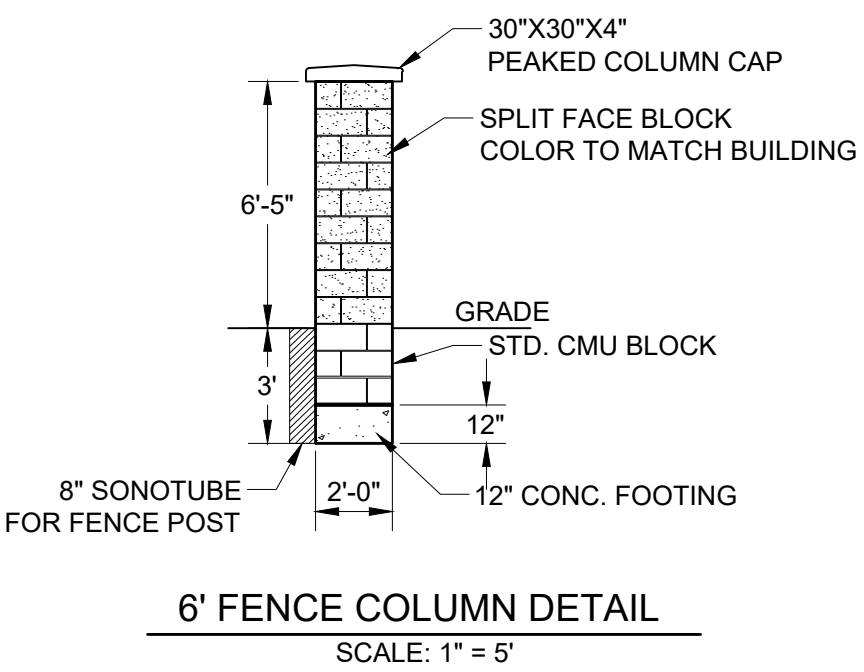
DSP BUILDERS, INC.

FOR:

Project No.	WB1036
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Sheet: 8 OF 19

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
SITE PLAN DETAILS
SHEET 9 OF 19



CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE _____

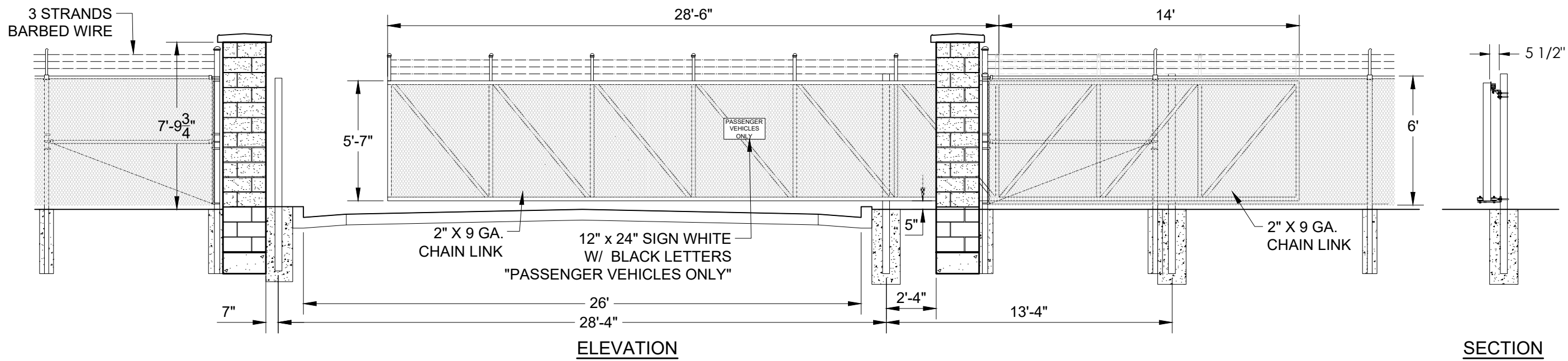
WBC Engineering & CM, LLC
P.O. BOX 460625
Aurora, Colorado 80046-0625
Office: 303-365-9825
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Civil Engineering • Structural Engineering
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3			
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5			

SHEET DATA	
H. SCALE:	N/A
V. SCALE:	N/A
DRN. BY:	ADB
DSN. BY:	ADB
CHK. BY:	SFW
DATE:	3/9/18

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1	SITE PLAN DETAILS	DSP BUILDERS, INC.
PREPARED FOR:		
Project No.	WB1036	
Sheet:	9 OF 19	

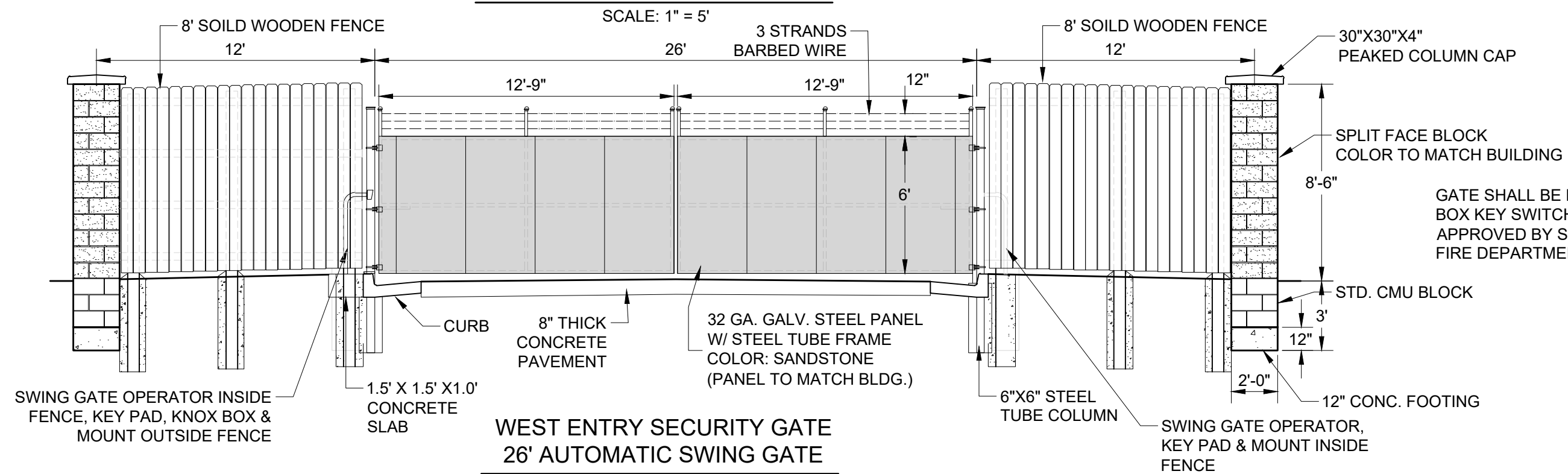
PUD DEVELOPMENT PERMIT WINSLOW CRANE FACILITY



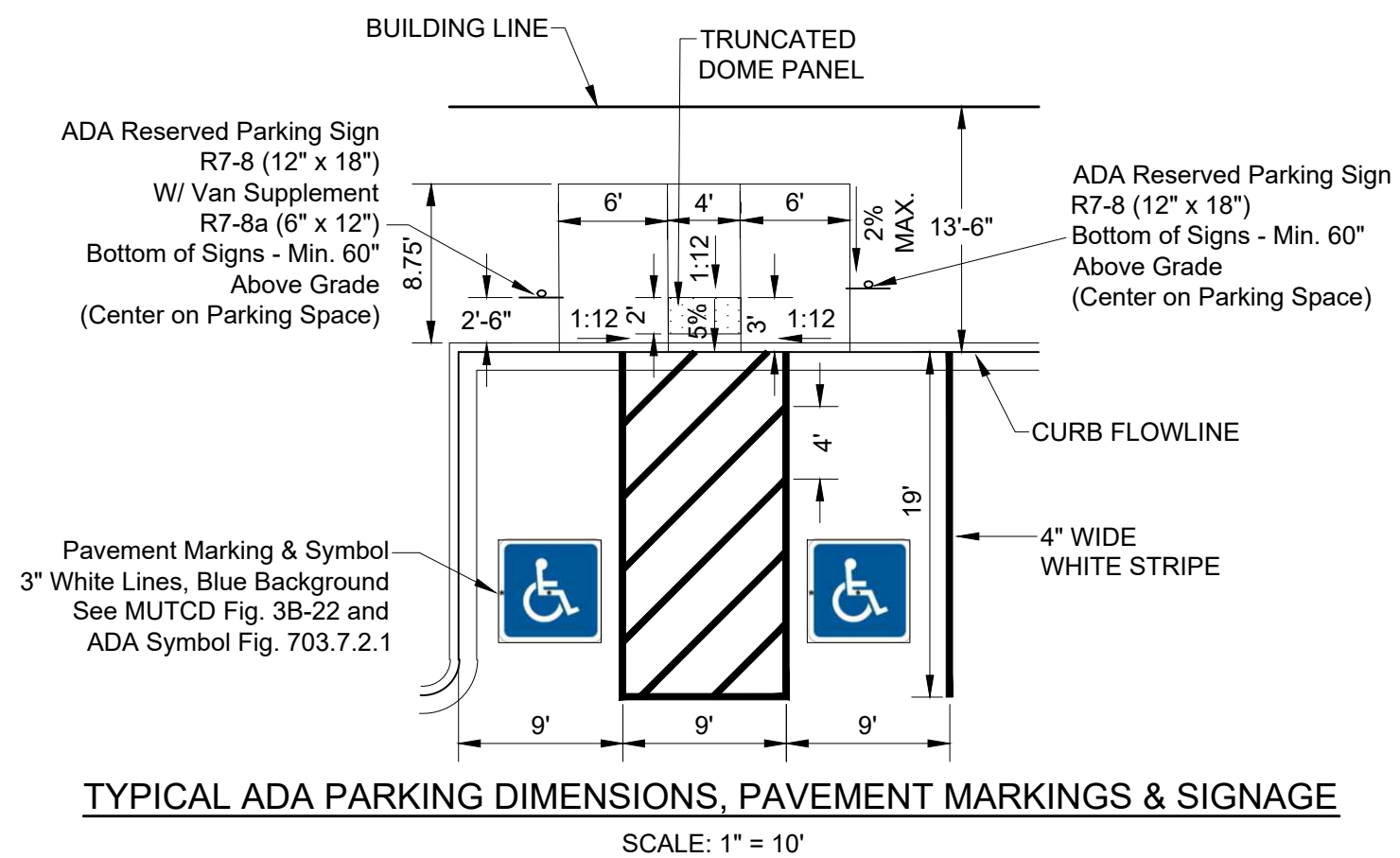
GATE COMPONENT SIZES	
FRAME WORK	2" X 4"
UPRIGHTS	2" X 3"
DIAGONALS	2" SQ
CHAIN LINK	2" X 9 GA.
POSTS	4" ROUND

GATE SHALL BE EQUIPPED WITH A KNOX
BOX KEY SWITCH AND OPTICOM SYSTEM
APPROVED BY SOUTH ADAMS COUNTY
FIRE DEPARTMENT

MAIN ENTRY SECURITY GATE
26' CANTILEVER SLIDE GATE



WEST ENTRY SECURITY GATE
26' AUTOMATIC SWING GATE



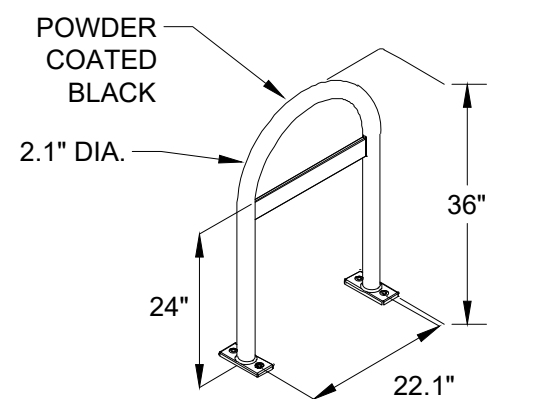
SIGN PANEL: SIGN SHAPE AND SIZES, LEGEND AND REFLECTORIZATION SHALL BE IN CONFORMANCE WITH THE MUTCD, LATEST EDITION. ATTACH THE SIGN PANELS TIGHTLY TO THE POST AND USE OVERSIZED WASHERS TO KEEP THE SIGN FROM BREAKING LOOSE FROM THE POST.

* ALL SHEETING MUST CPMFORM TO THE CURRENT MUTCD EDITION REQUIREMENTS FOR RETRO-REFLECTIVITY LEVELS.

— SIGN POST
TO 4" (2" PREFERRED)
8" - 24" TOP POST SLEEVE OVERLAP

WHEN A SIGN BASE FALLS WITHIN A HARDSCAPE AREA, A 3" PVC SLEEVE SHALL BE INSTALLED AT THE SIGN LOCATION PRIOR TO PLACEMENT OF CONCRETE.

SIGN POSTS SHALL BE 1.75" X 1.75". SIGN BASES SHALL BE 2" X 2"
WHEN SIGNS ARE SMALLER THAN 36" X 36".
SIGN POSTS SHALL BE 2" X 2". SIGN BASES SHALL BE 2.25" X 2.25"
WHEN SIGNS ARE 36" X 36" OR BIGGER.
SIGN POSTS AND BASES SHALL BE STEEL PERFORATED SQUARE
TUBING AS SUPPLIED BY UNISTRUT, OR APPROVED EQUAL.



BICYCLE BRACED "U" RACK
SURFACE MOUNTED

SCALE: NTS

TRAFFIC SIGN POST DETAIL

SCALE: 1" = 5'

CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE

WBC Engineering & CM, LLC
P.O. BOX 160625

P.O. BOX 460625
Aurora, Colorado 80046-0625

Office: 303-365-9825
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No.	Revision	Description	By	Date
1		PER 1ST STAFF COMMENTS	ADB	06/12/18
2		PER 2ND STAFF COMMENTS	ADB	07/26/18
3				
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5				

SHEET DATA

H. SCALE:	N/A
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V. SCALE:	N/A
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DRN. BY: ADB

DSN. BY:	ADB
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CHK. BY:	SFW
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DATE:	3/9/18
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MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1

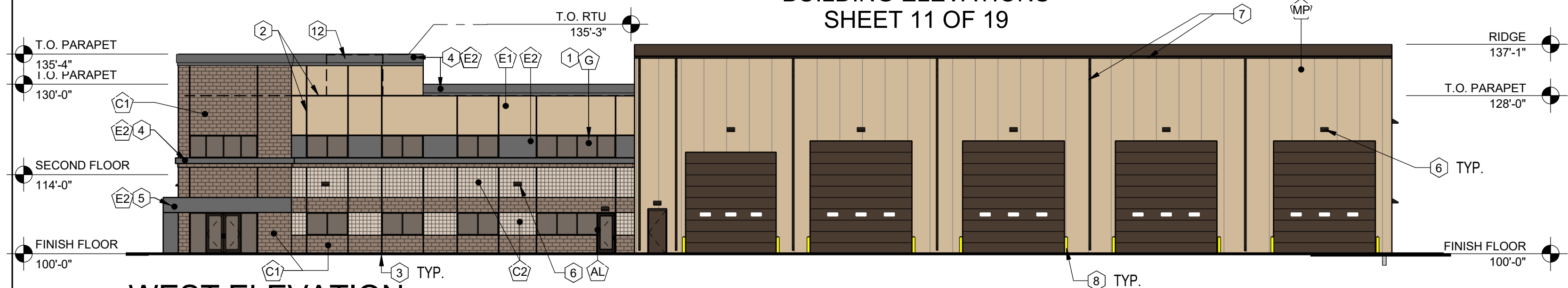
SITE PLAN DETAILS

DSP BUILDERS, INC.

Project No.	WB1036
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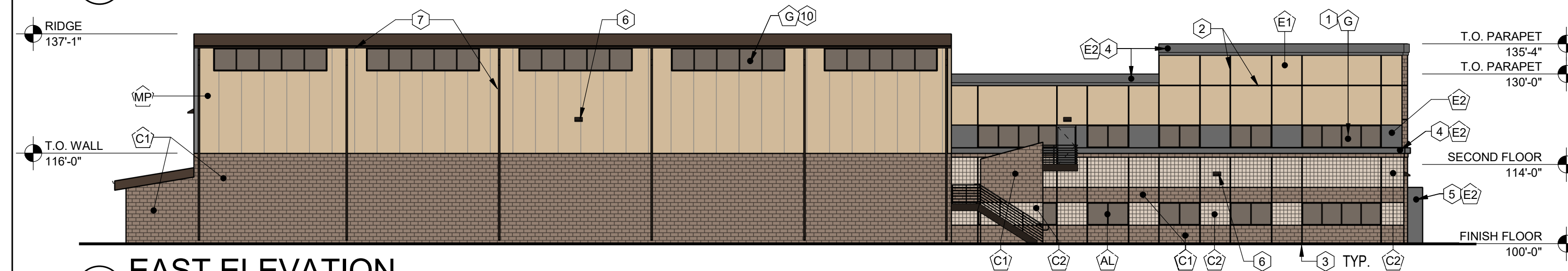
Sheet: 10 OF 19

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL #0172121102014
BUILDING ELEVATIONS
SHEET 11 OF 19



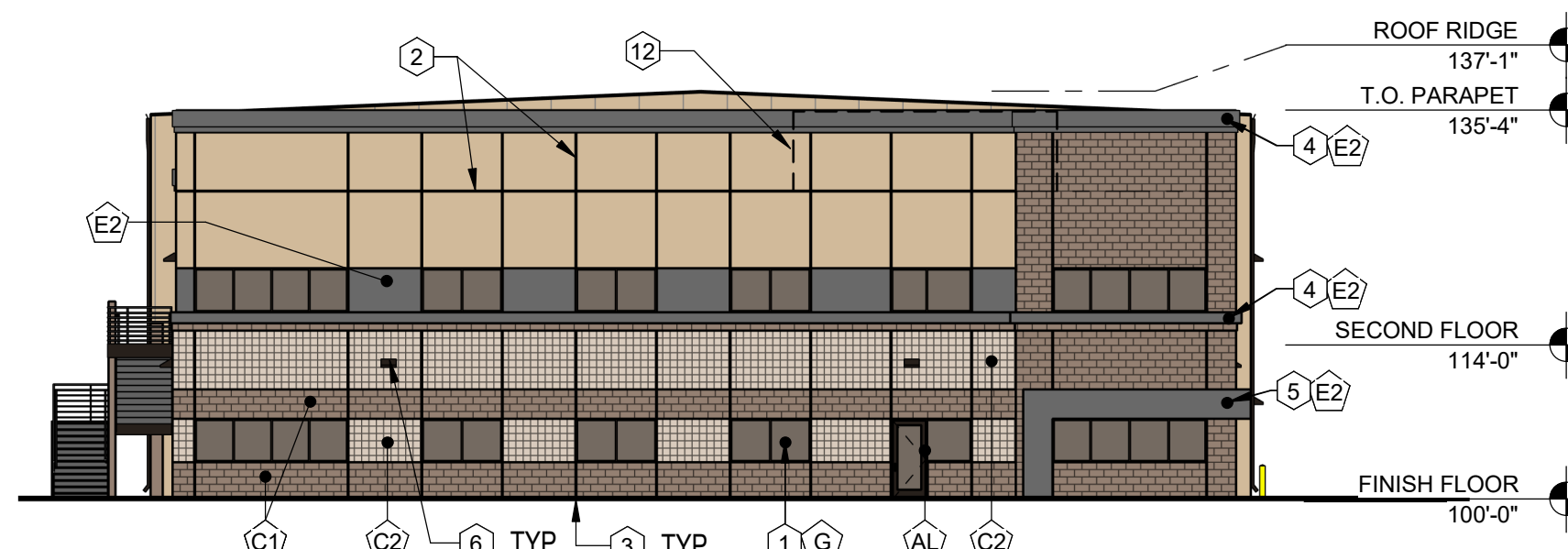
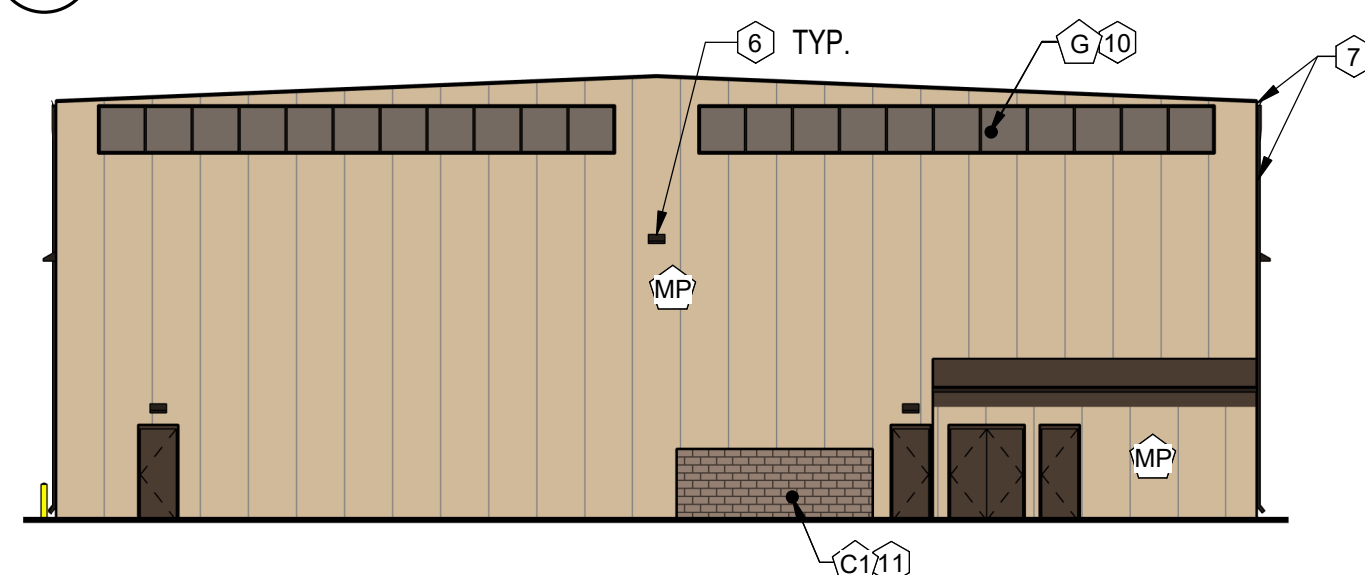
1 WEST ELEVATION

SCALE: 1/16" = 1'-0"



2 EAST ELEVATION

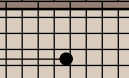
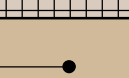
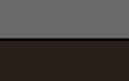
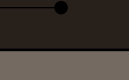
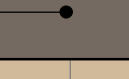
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR FINISH LEGEND			
SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
C1		CMU - FIELD SPLIT FACE	ROBINSON BLOCK CO. - CHESTNUT
C2		CMU - ACCENT GROUND FACE	ROBINSON BLOCK CO. - ANTIQUE WHITE
E1		EIFS - FIELD	STO CORP. - TAN #31422
E2		EIFS - ACCENT	STO CORP. - GREY #37300
AL		ALUMINUM STOREFRONT FRAMES	DARK BRONZE ALUMINUM
G		STOREFRONT GLAZING	- PPG SOLARBRONZE
MP		INSULATED METAL PANEL	- SANDSTONE w/ DARK BROWN TRIM, GUTTER & DOWNSPOUTS

GENERAL NOTE: DOCK AND MAN DOOR COLORS TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE.

KEY NOTES:

- | | | | |
|---|---|--|--|
| 1 | 1" INSULATED TINTED GLAZING IN ALUMINIUM STOREFRONT SYSTEM. SEE EXTERIOR FINISH LEGEND FOR GLAZING AND FRAME COLOR. | 9 | STANDING SEAM GALVANIZED ROOF PANEL |
| 2 | EIFS EXPANSION JOINTS. | 10 | 1" INSULATED TINTED CLEAR STORY GLAZING IN ALUMINUM STOREFRONT SYSTEM. SEE EXTERIOR FINISH LEGEND FOR GLAZING AND FRAME COLOR. |
| 3 | MASONRY CONTROL JOINTS. | 11 | 16' x 6'H. SCREEN WALL |
| 4 | EIFS WRAPPED CORNIC. | 12 | DASHED LINE INDICATES RTU BEYOND |
| 5 | LIGHT GAUGE FRAMED OVERHANG WRAPPED IN EIFS. | <div> CITY COUNCIL CERTIFICATE: </div> <div> APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS _____ DAY OF _____, 20_____. </div> <div> CITY SIGNATURE _____ </div> | |
| 6 | WALL MOUNTED LIGHT FIXTURE. | | |
| 7 | PREFINISHED METAL GUTTER AND DOWNSPOUT. | | |
| 8 | CONCRETE FILLED PIPE BOLLARD. PAINTED SAFETY YELLOW. | | |

CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE



■ architecture
■ planning
■ interiors

2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877 F. 303.738.2294
www.igarch.com

No.	revision description	by	date
1	PER 1ST STAFF COMMENTS	CBW	06/12/18
2			
3			
4			
5			

SHEET DATA

SCALE:	N/A
SCALE:	N/A
RN BY:	CBW
SN BY:	BS
HK BY:	BS
DATE:	3/9/18

MARTY FARMS SUB. FLG. NO. 3, LOT 1, BLOCK 1

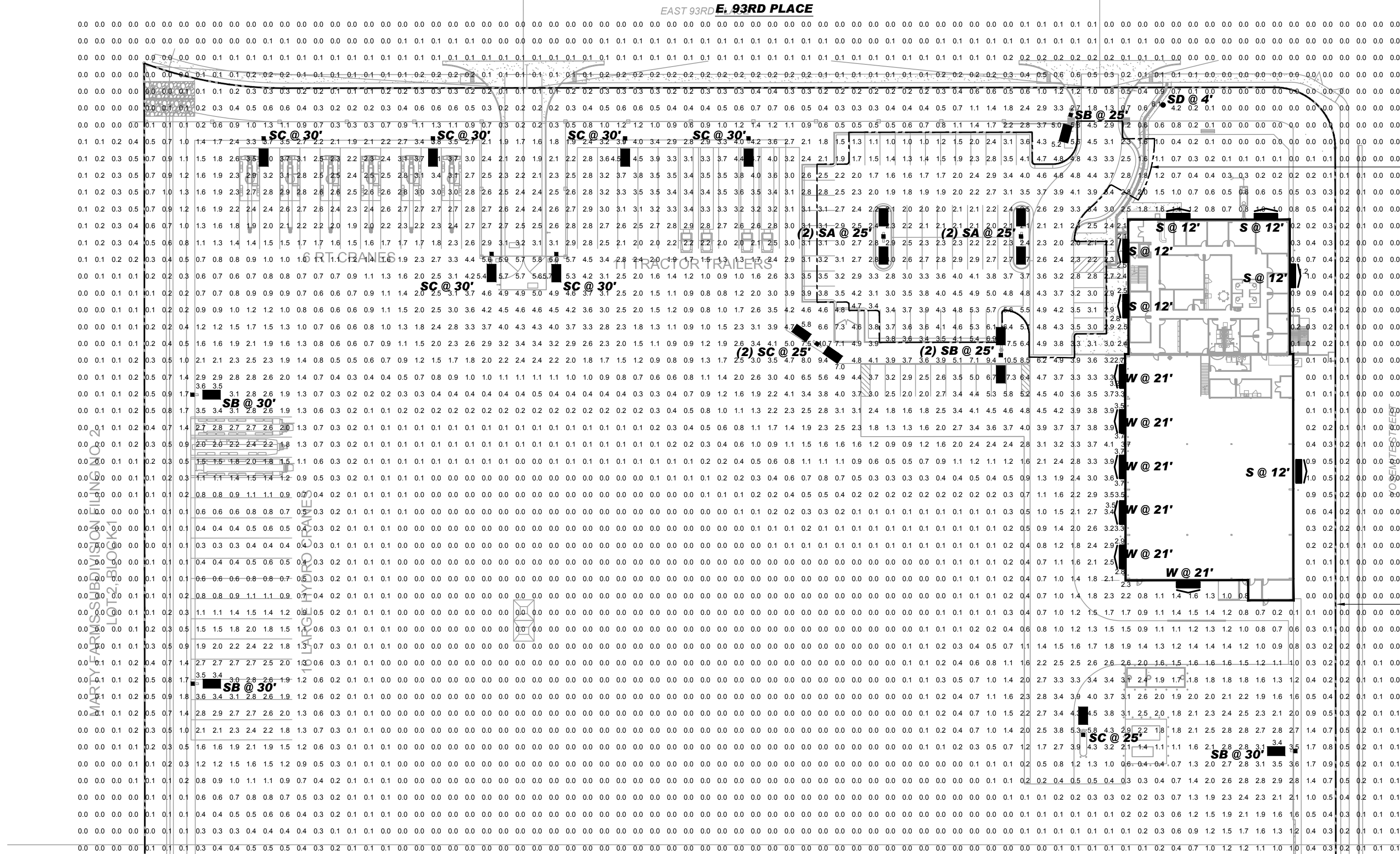
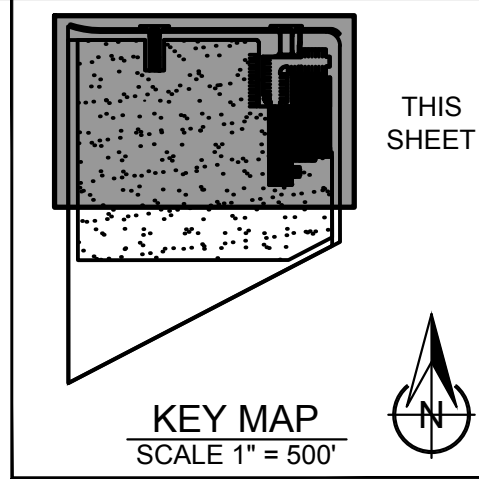
BUILDING ELEVATIONS

DSP BUILDERS, INC.

Project No.	WB1036
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Sheet: 11 OF 19

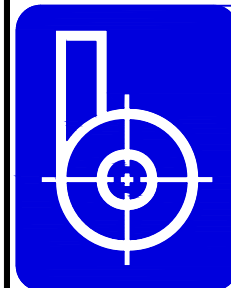
PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
SHEET 12 OF 19



MATCH LINE - SEE SHEET 13

SITE PHOTOMETRIC PLAN - NORTH

SCALE: 1" = 50'



BELFAY ENGINEERING P.C.
Mechanical/Electrical Consulting Engineers

2811 West 9th Ave. TEL: (303) 892-5980
Denver, CO 80204 FAX: (303) 892-5979
email: belfay@belfay.com JOB# 17166

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SHEET DATA
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V. SCALE: N/A
DRN. BY: JDR
DSN. BY: JDR
CHK. BY: DB
DATE: 06/15/18

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1

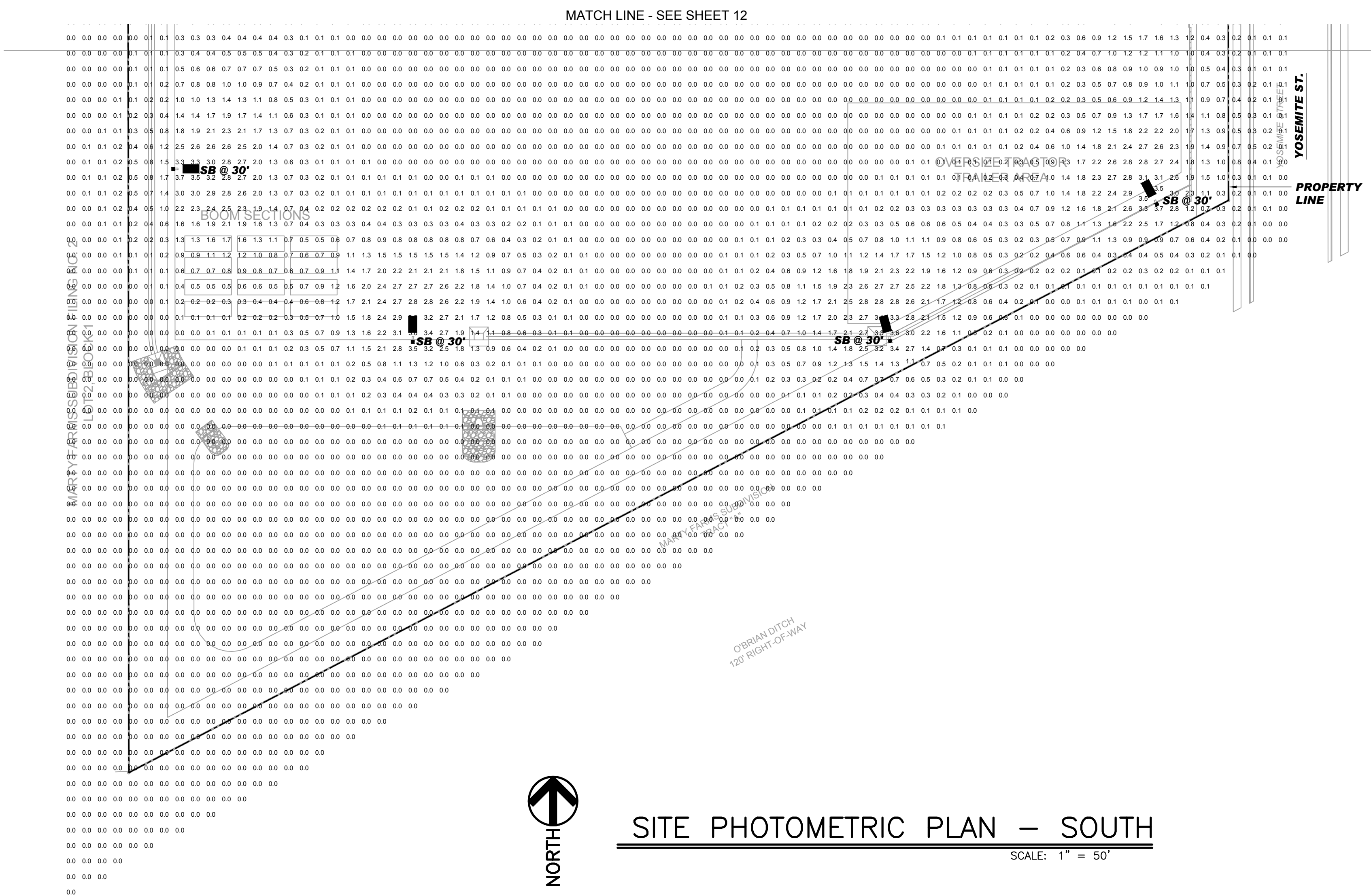
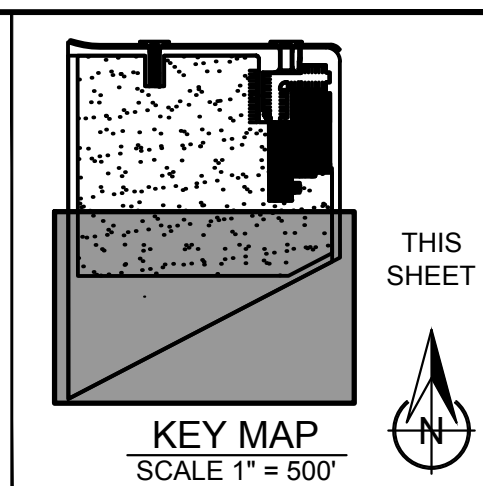
SITE PHOTOMETRIC PLAN - NORTH

DSP BUILDERS, INC.

Project No. WB1036

Sheet: 12 OF 19

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
SHEET 13 OF 19



SITE PHOTOMETRIC PLAN – SOUTH
SCALE: 1" = 50'



BELFAY ENGINEERING P.C.
Mechanical/Electrical Consulting Engineers

2811 West 9th Ave.
Denver, CO 80204
email: belfay@belfay.com

TEL: (303) 892-5980
FAX: (303) 892-5979
JOB# 17166

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CITY COUNCIL CERTIFICATE:

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

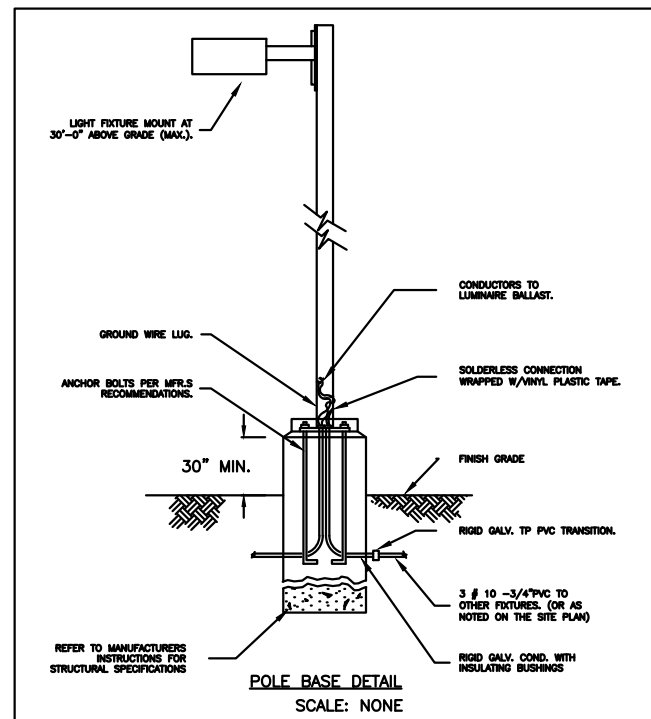
CITY SIGNATURE

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1 SITE PHOTOMETRIC PLAN - SOUTH PREPARED FOR: DSP BUILDERS, INC.		SHEET DATA		WBC Engineering & CM, LLC P.O. BOX 460625 Aurora, Colorado 80046-0625 Office: 303-365-9825 www.wbceng.com Civil Engineering • Structural Engineering Land Planning • Construction Management	
		No.	Revision Description		
		1	PER 1ST STAFF COMMENTS		
		2			
		3			
		4			
DATE: 06/15/18		By	Date		
Project No. WB1036			06/15/18		
Sheet: 13 OF 19					

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
SHEET 14 OF 19

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	0.7 fc	10.7 fc	0.0 fc	N/A	N/A
Parking Lot	3.0 fc	6.9 fc	1.0 fc	6.9:1	3.0:1
Pedestrian Walk	1.8 fc	6.1 fc	0.6 fc	10.2:1	3.0:1

Schedule (NOTE: All fixtures are full cutoff)									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	S	6	DSXW1 LED 10C 350 40K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 350mA.	LED	1	1488	1	13.3
	W	6	DSXW1 LED 20C 700 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA.	LED	1	5454	1	45.7
	SA	4	DSX1 LED 30C 700 40K T5W MVOLT	DSX1 LED with 30 LEDs @ 700 mA , 4000K , TYPE 5 WIDE OPTICS	LED	1	8638	1	68
	SB	10	DSX2 LED 100C 700 40K TFTM MVOLT HS	DSX2 LED WITH 100 LEDs @700mA, 4000K, TYPE FORWARD THROW MEDIUM OPTICS, WITH HOUSE SIDE SHIELD	LED	1	21523	1	232
	SC	9	DSX2 LED100C 700 40K T4M MVOLT HS	DSX2 LED WITH 100 LEDs @700mA, 4000K, TYPE 4 MEDIUM OPTICS, WITH HOUSE SIDE SHIELD	LED	1	20895	1	232
	SD	1	DSXB LED 12C 350 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 350mA AND ASYMMETRIC DISTRIBUTION	LED	1	1194	1	16



WBC Engineering & CM, LLC
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Aurora, Colorado 80046-0625
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www.wbceng.com
Civil Engineering • Structural Engineering
Land Planning • Construction Management

No.	Revision Description	By	Date
1	PER 1ST STAFF COMMENTS		06/15/18
2			
3			
4			
5			

SHEET DATA
H. SCALE: 1" = 50'
V. SCALE: N/A
DRN. BY: JDR
DSN. BY: JDR
CHK. BY: DB
DATE: 06/15/18

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1
LIGHTING DETAILS
DSP BUILDERS, INC.
PREPARED FOR:

Project No. WB1036
Sheet: 14 OF 19

D-Series Size 1 LED Wall Luminaire

dseries

Specifications Luminaire

Width: 13-3/4" (347 mm)
Depth: 10" (254 mm)
Height: 6-3/8" (162 mm)

Weight: 12 lbs (5.4 kg)

Back Box (BBW, ELCW)
Width: 13-3/4" (347 mm)
Depth: 4" (102 mm)
Height: 6-3/8" (162 mm)

Weight: 5 lbs (2.3 kg)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LED	LEDs	Beam Spread	Color Temperature	Application	Wattage	Mounting	Control Options
DSXW1 LED	10C	10 LEDs	350	3500K	T25 Spot/Short	100W	Shipped included	Shipped installed
	20C	20 LEDs	700	7000K	T25 Spot/Short	200W		
	30C	30 LEDs	1000	10000K	T25 Spot/Short	300W		

Accessories

One Lithonia Way • Corvallis, Georgia 30622 • Phone: 800.279.8041 • www.lithonia.com
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D-Series Size 1 LED Area Luminaire

dseries

Specifications

EPA: 1.2 ft² (0.11 m²)
Length: 33" (838 mm)
Width: 13" (330 mm)
Height: 7-1/2" (190 mm)
Weight (max): 27 lbs (12.2 kg)

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBTXD

Series	LED	LEDs	Beam Spread	Color Temperature	Application	Wattage	Mounting	Control Options
DSX1 LED	10C	10 LEDs	350	3500K	T25 Spot/Short	100W	Shipped included	Shipped installed
	20C	20 LEDs	700	7000K	T25 Spot/Short	200W		
	30C	30 LEDs	1000	10000K	T25 Spot/Short	300W		

Accessories

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D-Series Size 2 LED Area Luminaire

dseries

Specifications

EPA: 1.1 ft² (0.10 m²)
Length: 12" (305 mm)
Width: 12" (305 mm)
Height: 7-1/2" (190 mm)
Weight (max): 36 lbs (16.3 kg)

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBTXD

Series	LED	LEDs	Beam Spread	Color Temperature	Application	Wattage	Mounting
DSX2 LED	10C	10 LEDs	350	3500K	T25 Spot/Short	100W	Shipped included
	20C	20 LEDs	700	7000K	T25 Spot/Short	200W	
	30C	30 LEDs	1000	10000K	T25 Spot/Short	300W	

Accessories

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D-Series LED Bollard

dseries

Specifications

Height: 42" (1067 mm)
Weight (max): 27 lbs (12.2 kg)

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBTXD

Series	LED	LEDs	Beam Spread	Color Temperature	Application	Wattage	Mounting
DSXB LED	10C	10 LEDs	350	3500K	T25 Spot/Short	100W	Shipped included
	20C	20 LEDs	700	7000K	T25 Spot/Short	200W	
	30C	30 LEDs	1000	10000K	T25 Spot/Short	300W	

Accessories

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BELFAY ENGINEERING P.C.

Mechanical/Electrical Consulting Engineers

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Denver, CO 80204 FAX: (303) 892-5979
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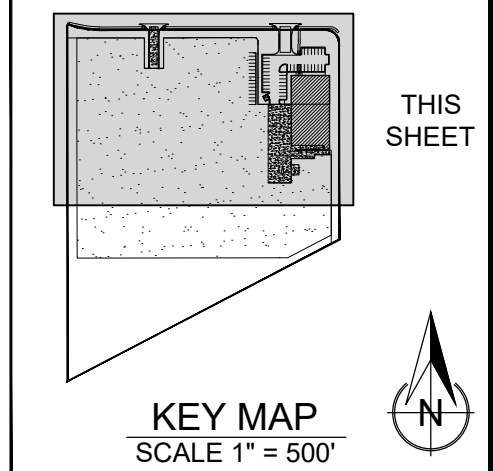
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CITY COUNCIL CERTIFICATE:

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

- LINE TYPE LEGEND
- PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - CENTER LINE
 - FENCE LINE
 - ACCESSIBLE ROUTE

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
LANDSCAPE PLAN - NORTH
SHEET 15 OF 19



PLANTING SCHEDULE:
SEE FULL SCHEDULE SHEET 17 OF 18

SYMBOL KEY COMMON NAME

- | | |
|-----|------------------------|
| KC | Kentucky Coffeetree |
| WH | Western Highberry |
| NC | Northern Catalpa |
| GL | Greenspire Linden |
| SH | Shiny Honeylocust |
| AP | Austrian Pine |
| PP | Pinyon Pine |
| GC | Golden Current |
| RS | Russian Sage |
| BMS | Blue Mist Spirea |
| RNW | Nearly Wild Shrub Rose |
| RA | Alpine Current |
| SS | Blaugerry Silver |
| L | Lilac |
| AJ | Arctostaphylos |
| BJ | Blaugerry |
| B | Broadleaf Juniper |

- LEGEND
- SOD
 - 4-6" RIVER ROCK W/1-2" INFILL W/ LANDSCAPE FABRIC
 - WETLAND MIX
 - DRYLAND SEED MIX
 - NEW CONCRETE PAVING
 - BARK MULCH W/ LANDSCAPE FABRIC
 - 18" RIP RAP, 2" THICK W/ LANDSCAPE FABRIC

YOSEMITE STREET CONSTRUCTION PLAN - REPLACE DRYLAND SEED MIX WITH MULCH AND IRRIGATED TURF PER TABLE VII-14/ COMMERCIAL OR INDUSTRIAL GREATER THAN 5 ACRES WHEN CONSTRUCTION OF YOSEMITE STREET IS COMPLETE. A SEPARATE LANDSCAPE PLAN SHALL BE SUBMITTED AT THAT TIME FOR CITY REVIEW AND APPROVAL

CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE

0 50' 100'
SCALE: 1" = 50'

LOT 3

PALOMBO INDUSTRIAL FILING 1, AMENDMENT 2

YOSEMITE STREET (80' R.O.W.)

FF 5115

RECYCLED ASPHALT

MATCH LINE - SEE SHEET 16

NOTE: SHRUBS TO SCREEN EXCEL UTILITY BOX

NOTE: MAINTAIN 3' CLEAR ULTIMATE GROWTH AROUND FIRE HYDRANTS

EAST 93RD PLACE (80' R.O.W.)

MARTY FARMS SUBDIVISION FILING NO. 4 LOT 1, BLOCK 1

LOT 2, BLOCK 1

MARTY FARMS SUBDIVISION FILING NO. 2

WBC Engineering & CM, LLC

P.O. BOX 460625
Aurora, Colorado 80046-0625
Office: 303-365-9825
www.wbceng.com

Civil Engineering • Structural Engineering
Land Planning • Construction Management

Date

By

No. Revision Description

SHEET DATA

H. SCALE: 1" = 50'
V. SCALE: N/A
DRN. BY: ADB
DSN. BY: CKG
CHK. BY: SFW
DATE: 2/28/18

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1

LANDSCAPE PLAN - NORTH

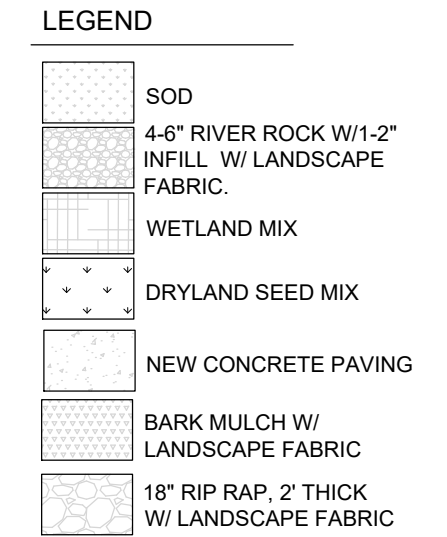
DSP BUILDERS, INC.

PREPARED FOR:

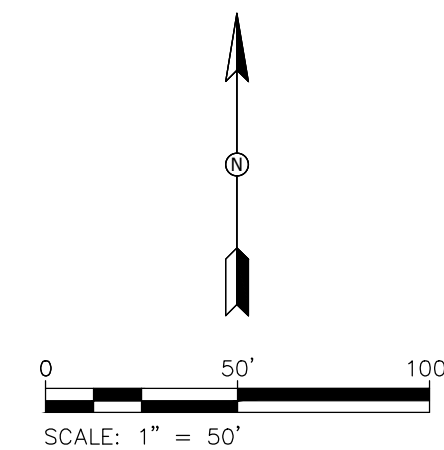
Project No. WB1036

Sheet: 15 OF 19

MATCH LINE - SEE SHEET 15



SYMBOL	KEY	COMMON NAME
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APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS _____
DAY OF _____, 20_____.

CITY SIGNATURE

Sheet: 16 OF 19

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
LANDSCAPE DETAILS AND NOTES
SHEET 17 OF 19

PLANTING NOTES

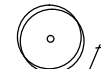
1. ALL TREES PLANTED IN LAWN AREAS SHALL HAVE A 6-FOOT DIAMETER MULCH RING. MULCH SHALL CONSIST OF A 4-INCH DEPTH OF ASPEN MULCH OR EQUIVALENT.
2. ALL PLANTING PITS SHALL BE 2 TIMES THE WIDTH OF THE PLANT ROOT BALL WITH SCARIFIED WALLS. THE BACKFILL SOIL SHALL CONSIST OF A MINIMUM OF 1/3 PEAT MOSS OR OTHER ORGANIC MATTER HOMOGENEOUSLY MIXED INTO BACKFILL. ALONG WITH OSMOCOTE 14-14-14 FERTILIZER AT A RATE PER MANUFACTURER'S RECOMMENDATION.
3. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
4. ALL TREES SHALL BE STAKED WITH NEW 6-FT GREEN STEEL "T" POSTS AND GUYED WITH #12 GALVANIZED WIRE THROUGH CANVAS TREE STRAPS FOR A MINIMUM OF 1 YEAR. THE CONTRACTOR MAY SUBSTITUTE "T" POSTS WITH "DUCK BILL" GUYING SYSTEM. ALL GUY WIRES SHALL BE FLAGGED WITH FLORESCENT TAPE 12-18 INCHES LONG FOR SAFETY.
5. ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12 MONTH PERIOD AFTER FINAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12 MONTHS. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR. ALL CONTROLLERS FOR IRRIGATION SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.
6. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK FOR NUMBER ONE GRADE".
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF DIRT AND DEBRIS SPILLED ON TO ANY PAVED SURFACES OR PUBLIC ROW.
9. PRIOR TO SODDING THE CONTRACTOR SHALL RAKE SMOOTH OR OTHERWISE LOOSEN THE SURFACE TO OBTAIN A SMOOTH FRIABLE SURFACE FREE OF EARTH CLODS, LUMPS, AND DEPRESSIONS. LOOSE STONES HAVING A DIMENSION GREATER THAN 1/2-INCH AND DEBRIS BROUGHT TO THE SURFACE DURING CULTIVATION SHALL BE REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR OFF-SITE.
10. PRIOR TO PLANTING ANY PLANT MATERIALS, THE CONTRACTOR SHALL FIELD LOCATE THE PLACEMENT OF ALL PLANT MATERIALS USING WOODEN STAKES. FIELD LOCATED PLANT LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS. APPROVAL OF PLANT LOCATIONS DOES NOT RELEASE THE CONTRACTOR FROM LIABILITY OF DAMAGE OR INJURY TO UTILITIES, STRUCTURES, OR PERSONS ON SITE.
11. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
12. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE PROTECTING TREES ALONG THE PUBLIC RIGHT-OF-WAYS WITH WINTER FENCING AROUND THE ENTIRE RIGHT-OF-WAY IF CONSTRUCTION WILL OCCUR IN THESE AREAS.
14. THE ENTIRE LANDSCAPED AREA IS IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM. CARE SHOULD BE TAKEN TO NOT CUT EXISTING WATER LINES. REPAIR AS NECESSARY. CAP OFF RUNS THAT NO LONGER FEED LANDSCAPING.
15. ALL AREAS TO BE LANDSCAPED SHALL AMEND THE SOIL AT A MINIMUM OF 5 CUBIC YARDS OF AN ORGANIC AMENDMENT PER 1,000 SQ. FT. OF LANDSCAPED AREA, TILLED 6" IN DEPTH INTO THE SOIL.
16. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL, AS DETERMINED BY THE CITY, SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE CITY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS OFFICIAL DEVELOPMENT PLAN."
17. ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY 1/8" X 4" STEEL EDGING, WITH A ROUNDED TOP, AND SET LEVEL WITH THE TOP OF SOD. MULCH SHALL BE PLACED OVER A SUITABLE WEED BARRIER FABRIC." ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES. ALL EDGING SHALL BE FASTENED WITH A MINIMUM OF 4 PINS/10FT SECTION. ALL SHRUB BED AREAS SHALL BE MULCHED WITH EITHER WOOD CHIPS OR 4-6" RIVER ROCK TO A MINIMUM DEPTH OF 4-INCHES. 1-2" RIVER ROCK WILL BE USED TO INFILL THE GAPS BETWEEN THE LARGER ROCK.

CITY REQUIRED NOTES:

IN CASE OF CONFLICT WITH THE PLAN NOTES ON SHEET 17, THESE CITY NOTES SHALL GOVERN

- A. MINIMUM PLANT SIZE REQUIREMENTS AND SOIL PREPARATION
MINIMUM PLANT SIZE REQUIREMENTS ARE 2 INCH DIAMETER CALIPER FOR DECIDUOUS TREES AND 6 FOOT HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENTS FOR SHRUBS IS #5 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 1,000 SF OF LANDSCAPED AREA.
- B. STREET TREES
THE PLANNING DIVISION HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN THE TREE LAWN AREAS. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED PLANT LIST.
- C. WEED BARRIER
POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.
- D. 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
- E. IMPLEMENTATION AND COORDINATION OF THE LANDSCAPE PLAN.
THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH OR PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNED ON THE LANDSCAPE PLAN.
- F. 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.
- G. 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.
- H. VEHICLE PARKING NOTE
NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.
- I. 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 8 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.
- J. NATIVE GRASS NOTE
ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE SEEDED WITH NATIVE GRASSES.

PLANTING SCHEDULE:

SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	WATER	QUANTITY	MINIMUM SPACING
	KC	Gynodioctis dioctis	Kentucky Cordetree	2"-CAL BDB	L	20	AS DRAWN
	WH	Cetis occidentalis	Western Hackberry	2"-CAL BDB	L	17	AS DRAWN
	NC	Catapa speciosa	Northern Catapa	2"-CAL BDB	L	15	AS DRAWN
	GL	Tilia cordata 'Greenspire'	Greenspire Linden	2"-CAL BDB	L	6	AS DRAWN
	SH	Geditsia triacanthos inermis 'Sylvie'	Sylvie Honeylocust	2"-CAL BDB	L	14	AS DRAWN
	AP	Pinus Nitida	Austrian Pine	6 FEET	M	28	AS DRAWN
	PP	Pinus Edulis	Pinyon Pine	6 FEET	L	19	AS DRAWN
						TOTAL	119
	RS	Perovskia atriplicifolia	Russian Sage	5-GAL	L	43	3' O.C.
	GC	Ribes aureum	Golden Current	5-GAL	L	7	3' O.C.
	BMS	Caryopteris canadensis	Bleed Mist Spirea	5-GAL	L	161	3' O.C.
	RNW	Rosa Nearby Wild	Nearby Wild Shrub Rose	5-GAL	M	58	3' O.C.
	AC	Ribes alpinum	Alpine Current	5-GAL	L	13	4' O.C.
	SS	Shepherdia arbutifolia	Blaugerry Silver	5-GAL	H	5	7' O.C.
	L	Syringa Meyer	Lilac	5-GAL	L	100	8' O.C.
	AJ	Juniperus chinensis 'Arctostrophus'	Arctostrophus Juniper	5-GAL	L	172	5' O.C.
	BJ	Juniperus squarrosa 'Blaugerry'	Blaugerry Juniper	5-GAL	M	52	7' O.C.
	B	Thuja occidentalis 'Blaugerry'	Blaugerry Broadleaf Juniper	5-GAL	L	59	7' O.C.
						TOTAL	670
	TV	caespitosa radicans	Trumpet vine	1-GAL	L	78	10' O.C.

LANDSCAPE MAINTENANCE PLAN:

1. TURF CARE WILL INCLUDE REGULAR MOWING AND WATERING OF IRRIGATED SOD AREAS. SOD AREAS WILL BE FERTILIZED YEARLY. TURF AREAS WILL BE AERATED EVERY 3-4 YEARS
2. DRYLAND SEE AREAS WILL BE MOWED TO LESS THAN 5" MONTHLY OR AS NEEDED DURING GROWING SEASON. SELECTIVE HERBICIDE WILL BE USED TO CONTROL WEED GROWTH. THESE SEED AREAS WILL BE FERTILIZED ANNUALLY IN THE FALL.
3. PLANTS THAT DIE WILL BE REPLACED DURING THE FIRST YEAR. THERE AFTER THEY WILL BE REPLACED WITH SMALLER SPECIES IF THEY DIE.
4. PRUNING OF TREES WILL FOLLOW ARBORIST STANDARDS TO REMOVE OVER-BRANCHING AND DEAD BRANCHES.
5. BLUE RYE, FESCUE SOD WILL BE USED TO REDUCE WATER CONSUMPTION. RETENTION POND IRRIGATION AROUND THE PERIMETER WILL BE USED TO ESTABLISH TURF AND ONCE ESTABLISHED, IRRIGATION OF DRYLAND GRASSES WILL BE REDUCED TO HALF IRRIGATED TURF RATES. PLANTS USED ARE GENERALLY MEDIUM TO LOW WATER DEMAND SPECIES.
6. THE BOTTOM OF RETENTION PONDS INCLUDES A WET AREA SEED MIX WHICH WILL ADAPT TO THE SATURATED RETENTION POND SOILS.
7. SNOW REMOVAL WILL BE PROVIDED AS NEEDED TO KEEP THE FACILITY OPEN.

WETLAND SEED MIX NOTES:

USE WETLAND GRASS SEED MIX AT BOTTOM OF SWALE, 5' ON EACH SIDE OF CENTER OF SWALE.
PROVIDE "DETENTION BASIN MIX FOR COLORADO" BY APPLEWOOD SEED CO. 5380 VIVIAN STREET, ARVADA, CO. 80002 303-431-7333 OR EQUIVALENT SEED MIXTURE BELOW:
AMERICAN SLOUGHGRASS
VIRGINIA WILDRYE
AMERICAN MANNA GRASS 10 LBS./ACRE
PLANTING RATE
SWITCHGRASS
NUTALL'S ALKALI GRASS
HARDSTEM BULRUSH
PALE BULRUSH
SOFTSTEM BULRUSH

DRYLAND SEED MIX NOTES:

SHALL INCLUDE LOW GROW MIXTURE, RABBIT EARS BRAND AVAILABLE FROM ARKANSAS VALLEY SEED. SEED SHALL BE DRILLED AT 30 LBS. PURE LIVE SEED PER ACRE. IN ADDITION, ADD 20% BY VOLUME OF REGREEN TRITICUM AESTIVUM X ELYTRIGIA ELONGATA IN THIS MIX WHICH IS ALSO AVAILABLE FROM ARKANSAS VALLEY SEED OR EQUIVALENT SEED MIXTURE.

LANDSCAPE CALCULATIONS

LANDSCAPE AREA 139,586 SQ. FT.
26.99% OF SITE
PER TABLE VII-13 FOR COMMERCIAL/INDUSTRIAL PROPERTIES GREATER THAN 5 ACRES, 1 TREE PER 1,200 SQ. FT. AND 1 SHRUB PER 300 SQ. FT.
139,586/1,200 = 117 TREES REQUIRED
119 TREES SHOWN
139,586/300 = 466 SHRUBS REQUIRED
670 SHRUBS
78 VINES SHOWN
466

PER 21-7540 PERIMETER LANDSCAPING 1 TREE AND 5 SHRUBS FOR EVERY 30 LIN. FT. ALONG STREET
1,241 LIN. FT. STREET FRONTAGE
42 TREES AND 207 SHRUBS REQUIRED
42 TREES AND 248 SHRUBS PROVIDED ALONG STREET

PER SEC. 21-7541 INTERIOR PARKING ROWS 1 TREE AND 6 SHRUBS REQUIRED AND PROVIDED. DOUBLE ROWS HAVE DOUBLED THE TREES AND SHRUBS

PER 21-7530 DETENTION/RETENTION AREAS 1 TREE AND 10 SHRUBS PER 50 LIN. FT. POND PERIMETER.
947 LIN. FT./50 = 19 TREES AND 190 SHRUBS REQUIRED
25 TREES AND 184 SHRUBS
56 VINES ON FENCE PROVIDED IN FRONT OF POND

PER SEC. 21-2018, 7,222 SQ. FT. OF LANDSCAPING IS OUTSIDE OF THE PROPERTY ALONG 93RD PLACE

CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE

WBC Engineering & CM, LLC

P.O. BOX 460625

Aurora, Colorado 80046-0625

Office: 303-365-9825

www.wbceng.com

Civil Engineering • Structural Engineering
Land Planning • Construction Management

No.	Revision Description	By	Date
1			
2			
3			
4			
5			

SHEET DATA

H. SCALE: 1" = 50'

V. SCALE: N/A

DRN. BY: ADB

DSN. BY: CKG

CHK. BY: SFW

DATE: 2/28/18

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1

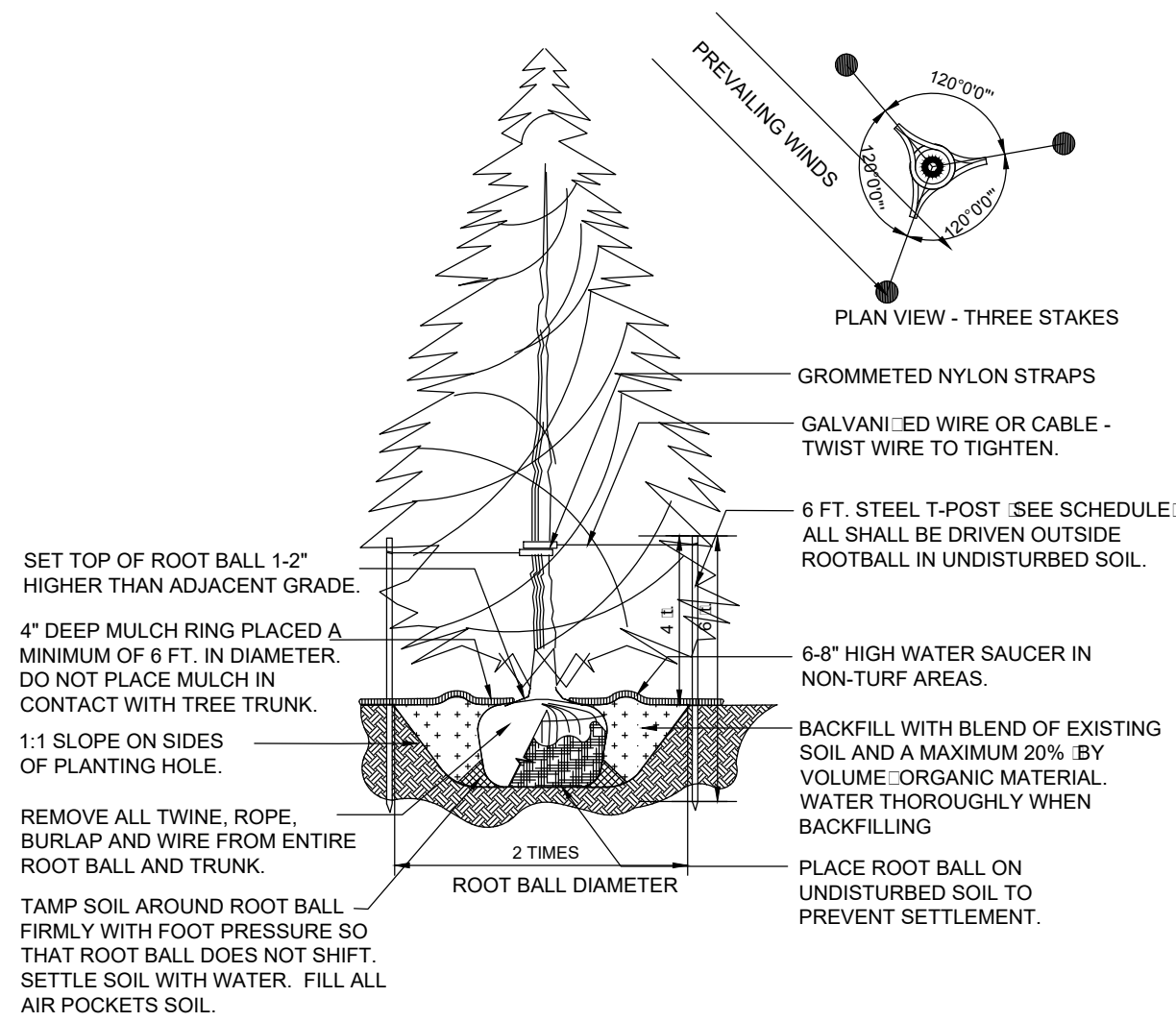
LANDSCAPE DETAILS AND NOTES

DSP BUILDERS, INC.

Project No. WB1036

Sheet: 17 OF 19

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
LANDSCAPE DETAILS AND NOTES
SHEET 18 OF 19

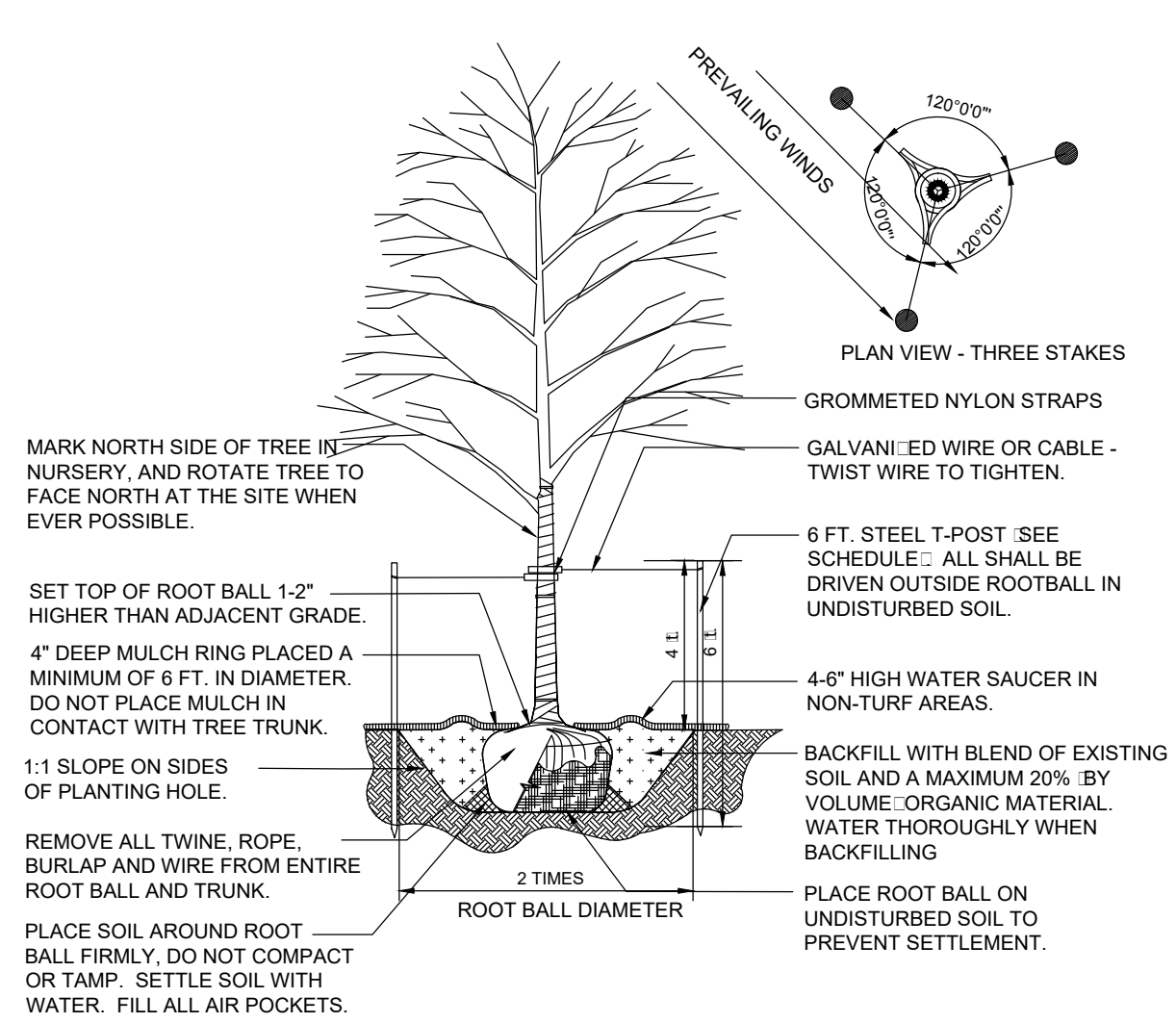


PRUNING NOTES:
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

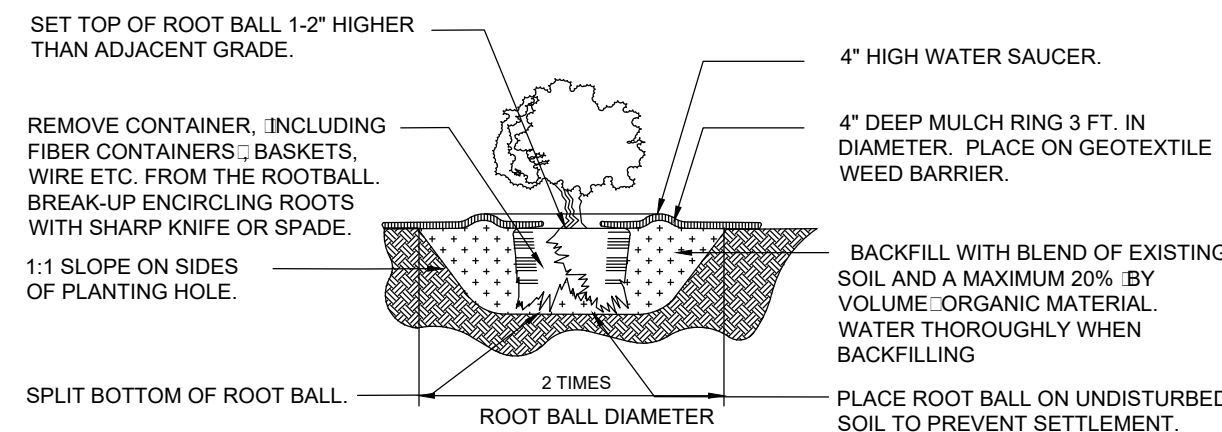
STAKING NOTES:
STAKE TREES PER FOLLOWING SCHEDULE. THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
1-3" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
1-3" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE.
3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM

WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-3" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

A EVERGREEN TREE - PLANTING DETAIL
SCALE: NOT TO SCALE



B DECIDUOUS TREE - PLANTING DETAIL
SCALE: NOT TO SCALE



PLACEMENT NOTES:
SET SHRUB PLUMB. SPACE PLANTS, AND PLACE FOR BEST EFFECT.

PRUNING NOTES:
DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY DEAD OR BROKEN BRANCHES. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB.

C SHRUBS - PLANTING DETAIL
SCALE: NOT TO SCALE

CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE

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www.wbceng.com
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No.	Revision Description	By	Date
1			
2			
3			
4			
5			

SHEET DATA	
H. SCALE:	1" = 50'
V. SCALE:	N/A
DRN. BY:	ADB
DSN. BY:	CKG
CHK. BY:	SFW
DATE:	2/28/18

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1

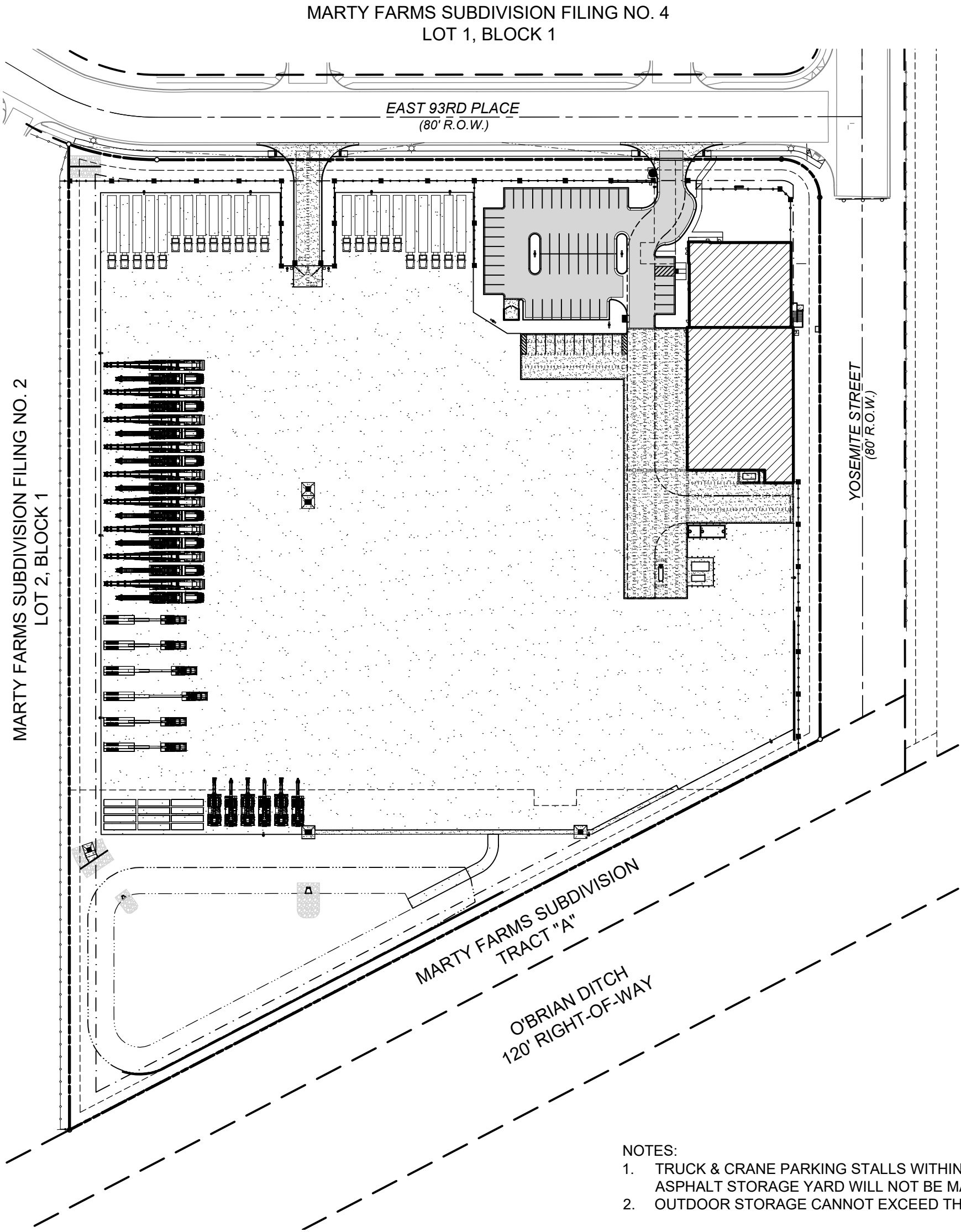
LANDSCAPE DETAILS AND NOTES

DSP BUILDERS, INC.

PREPARED FOR:

Project No. WB1036

PUD DEVELOPMENT PERMIT
WINSLOW CRANE FACILITY
LOT 1, BLOCK 1, MARTY FARMS SUBDIVISION FILING NO. 5,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172121102014
CIRCULATION PLAN
SHEET 19 OF 19

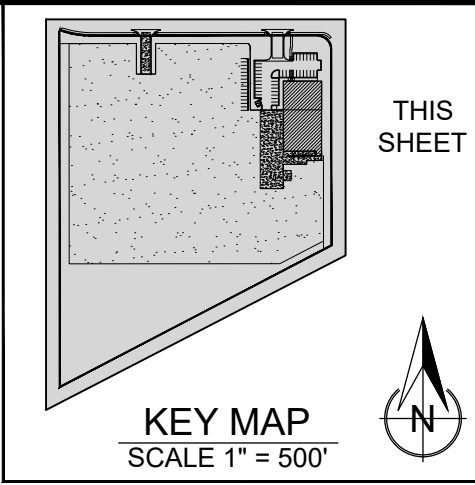


- NOTES:
- 1. TRUCK & CRANE PARKING STALLS WITHIN THE RECYCLE ASPHALT STORAGE YARD WILL NOT BE MARKED WITH STRIPING.
 - 2. OUTDOOR STORAGE CANNOT EXCEED THE HEIGHT OF FENCE.

CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE



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No.	Revision Description	By	Date
1	PER 1ST STAFF COMMENTS	ADB	06/12/18
2	PER 2ND STAFF COMMENTS	ADB	07/26/18
3			
4			
5			

SHEET DATA	
H. SCALE:	1" = 100'
V. SCALE:	N/A
DRN. BY:	ADB
DSN. BY:	ADB
CHK. BY:	SFW
DATE:	3/9/18

MARTY FARMS SUB. FLG. NO. 5, LOT 1, BLOCK 1	CIRCULATION PLAN	DSP BUILDERS, INC.
PREPARED FOR:		

Project No.	WB1036
Sheet:	19 OF 19