

# SOUTH ADAMS COUNTY FIRE STATION #1 DEVELOPMENT PLAN

## NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 2 SOUTH, RANGE 67 WEST

### COMMERCE CITY, ADAMS COUNTY, STATE OF COLORADO

**LEGAL DESCRIPTION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT SOUTH ADAMS COUNTY FIRE DISTRICT, BEING THE OWNER OF LOTS 21 THROUGH 24 AS SHOWN ABOVE, OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 21, 22, 23, AND 24 IN BLOCK 1 OF THE PLAT OF THE CITY OF ADAMS RECORDED ON SEPTEMBER 1, 1903 AS RECEPTION #8997, SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION SIX (6), TOWNSHIP THREE SOUTH (T3S), RANGE SIXTY-SEVEN WEST (R67W) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND THE STATE OF COLORADO.

**BASIS OF BEARING:**

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION SIX (SEC 6), TOWNSHIP THREE SOUTH (T3S), RANGE SIXTY-SEVEN WEST (R67W) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) BEARS NORTH 00°05'15" WEST FOR A DISTANCE OF 2628.88 FEET, BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A 3-1/4" ALUMINUM CAP, ILLEGIBLE, THE BEARING BEING A GRID BEARING USING THE COLORADO STATE PLANE SYSTEM, CENTRAL ZONE, OF THE NORTH AMERICAN DATUM OF 1983(2011).  
(COULD NOT VERIFY TYPE OF MONUMENT)

**PIN:**

0182306213010

**PROJECT CONTROL**

CONTROL POINT #1: 5/8" X 24" REBAR WITH A 1 1/4" ORANGE PLASTIC CAP, STAMPED: "CONTROL POINT"  
N: 1724591.418      LAT: 39°49'17.200852"N  
E: 3159474.760      LONG: 104°55'56.133516"W  
EL: 5140.559

CENTER QUARTER CORNER SECTION 6  
N: 1724076.562      LAT: 39°49'12.101429"N  
E: 3159677.252      LONG: 107°55'53.580218"W  
EL: 5140.363

**HORIZONTAL DATUM**

NORTH AMERICAN DATUM OF 1983 (2011);  
COLORADO STATE PLANE, NORTH

\*PROJECT IS IN MODIFIED STATE PLANE COORDINATES. TO ACHIEVE GRID COORDINATES AND GRID DISTANCES SCALE ENTIRE PROJECT BY 0.99979199 FROM THE CENTER QUARTER CORNER OF SECTION 6 AT PROJECT LOCATION COORDINATES.

**VERTICAL DATUM**

NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID MODEL: 12AUS

**LOCAL BENCHMARKS:**

NGS MONUMENT A 314, PUBLISHED ELEVATION = 5146.58

**GENERAL NOTES:**

**LIGHTING NOTE:**  
IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND OF 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.

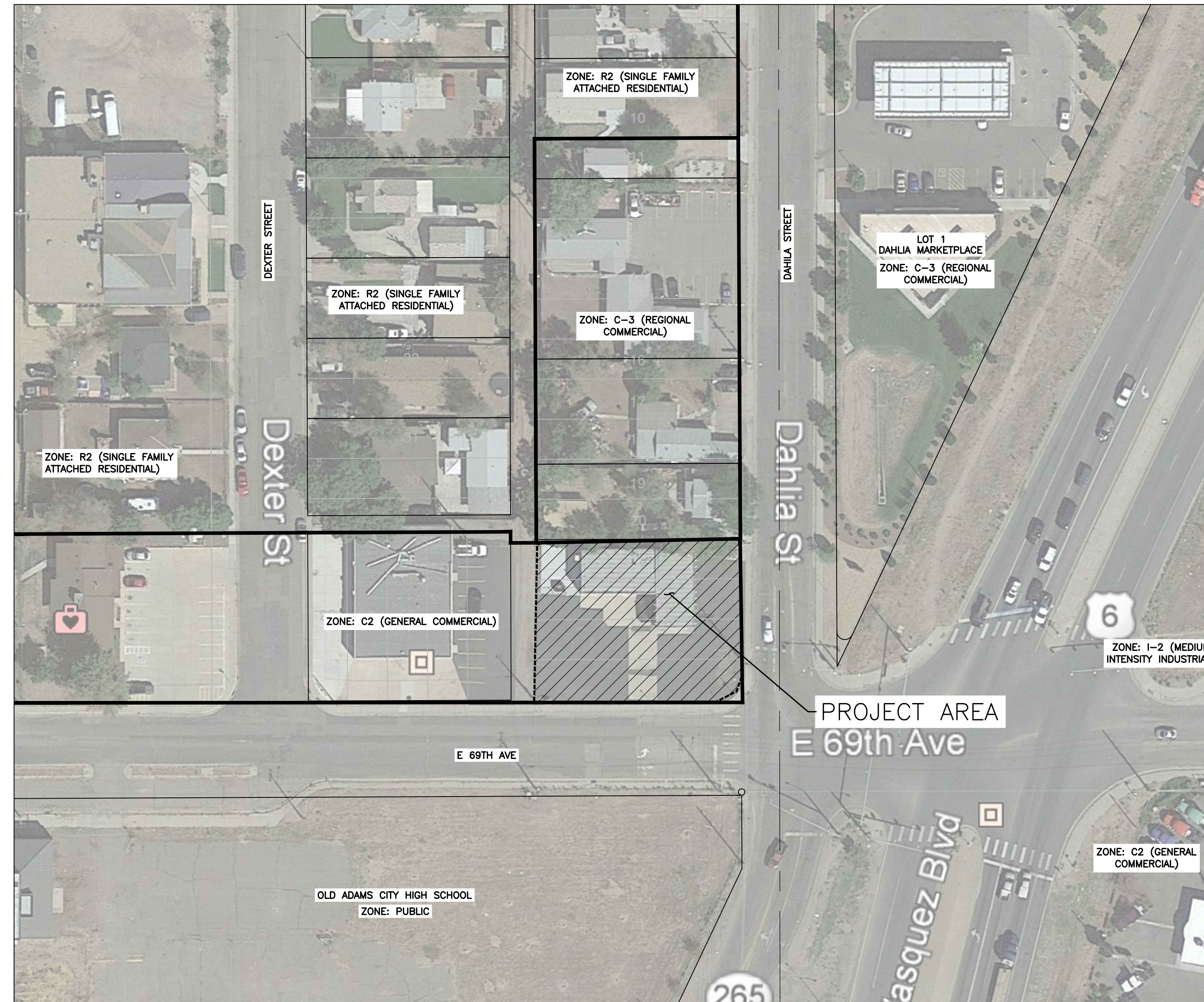
**SIGNAGE NOTE:**  
APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL 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.



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**CONTACT LIST**

OWNER	SOUTH ADAMS COUNTY FIRE DEPARTMENT 6050 SYRACUSE STREET COMMERCE CITY, CO 80022 PHONE: 303-288-0835 EMAIL: KKROGER@SACFD.ORG
ARCHITECT	BRAD BONNET ALLRED & ASSOCIATES 580 BURBANK STREET, SUITE 125 BROOMFIELD, CO 80020 PHONE: 303.465.4306 EXT. 1005
CIVIL ENGINEER/SURVEYOR	GARY FLOYD, PE LAMP RYNEARSON 4715 INNOVATION DRIVE OFFICE: 970.226.0342 FAX: 970.226.0879
SOILS ENGINEER	JOSHUA BARKER P.E. KUMAR & ASSOCIATES, INC. 800 STOCKTON AVENUE, #4 FT. COLLINS, CO 80524
LANDSCAPE ARCHITECT	KERRY SWEESTER ASLA MEURAN DESIGN GROUP 700 COLORADO BLVD, SUITE 131 DENVER, CO 80206

SITE DATA			
DESCRIPTION	EXISTING (SF)	PROPOSED	% OF NET AREA
GROSS ACREAGE	12,739	12,739	--
NET ACREAGE	12739	12739	--
BUILDING AREA	2,510	2,994	23.50
LANDSCAPE AREA	4,275	4,275	33.56
<b>TYPE OF CONSTRUCTION</b>	<b>VL</b>	<b>VL</b>	--
ZONING	C-2	P	--
# OF EMPLOYEES	2	6	--

**CITY STAFF CERTIFICATE**  
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
DEPARTMENT OF COMMUNITY DEVELOPMENT



4715 INNOVATION DR., STE. 100  
FORT COLLINS, CO 80525  
970.226.0342  
LampRynearson.com



SACOWSD GENERAL NOTES

- 1. NO WORK SHALL BEGIN ON ANY WATER OR WASTEWATER CONSTRUCTION PROJECT UNTIL THE CONSTRUCTION PLANS, SPECIFICATIONS, AND ELECTRONIC DRAWING FILES HAVE BEEN APPROVED BY THE DISTRICT, AND ALL REQUIRED EASEMENTS HAVE BEEN CONVEYED TO THE DISTRICT. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DISTRICT PRIOR TO THE START OF ANY CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION RELATED TO WATER AND WASTEWATER FACILITIES SHALL BE IN ACCORDANCE WITH THE DISTRICT'S RULES AND REGULATIONS AND DESIGN AND CONSTRUCTION STANDARDS. THE DISTRICT'S STANDARD DETAILS ARE INCLUDED IN SECTION 6 OF THE DESIGN AND CONSTRUCTION STANDARDS AS A MEANS OF PROVIDING SPECIFIC, SUPPLEMENTAL INFORMATION PERTAINING TO THE CONSTRUCTION OF FACILITIES TO BE OWNED BY THE DISTRICT, AND SHALL BE COMPLIED WITH BY THE CONTRACTOR REGARDLESS OF WHETHER OR NOT SUCH APPLICABLE DETAILS HAVE BEEN INCLUDED ON THE PLANS.
3. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS, ONE SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS, AND ALL APPROVED EASEMENT AGREEMENTS. APPROVED WATER PLANS SHALL BEAR THE SIGNATURE OF THE APPROPRIATE FIRE MARSHAL.
4. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ANY AFFECTED UTILITY COMPANY AND SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR 811 TWO DAYS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT REGARDING ALL REQUIRED TESTS AND INSPECTIONS, AND SHALL BE RESPONSIBLE FOR THE COORDINATION AND SCHEDULING THEREOF.
6. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND FOR ANY EMERGENCIES AT (303) 288-2646. THE APPROPRIATE FIRE DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY STREET CLOSURES AND AT TIMES WHEN FIRE HYDRANTS ARE TO BE TEMPORARILY OUT FROM SERVICE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING AT LEAST 48 HOURS ADVANCED NOTICE OF ANY NEED TO SHUT DOWN ANY PORTION OF THE EXISTING WATER SYSTEM AND FOR OBSERVATIONS AND/OR INSPECTIONS REQUIRED BY THE DISTRICT.
7. THE CONTRACTOR SHALL NOTIFY THE DISTRICT OF ANY PROBLEM IMPACTING WATER AND WASTEWATER FACILITIES THAT WOULD POTENTIALLY REQUIRE A VARIANCE FROM THE APPROVED PLANS AND SPECIFICATIONS, ANY VARIANCE FROM THE APPROVED DOCUMENTS SHALL BE AT THE SOLE DISCRETION OF THE DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL FIELD CHANGES TO THE APPROVED DOCUMENTS AND THE CONVEYING OF THIS INFORMATION TO THE DESIGN ENGINEER FOR THE PURPOSES OF PREPARING RECORD DOCUMENTS AS REQUIRED BY THE DISTRICT. PROBATIONARY ACCEPTANCE OF THE WORK SHALL BE CONTINGENT UPON THE DISTRICT'S RECEIPT OF THE RECORD DOCUMENTS, WHICH SHALL INCLUDE BOTH AS-BUILT DRAWINGS AND ELECTRONIC DRAWING FILES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF (POTHOLING), AND PROTECTING ALL EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN, OR INCORRECTLY SHOWN ON THE PLANS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE DISTRICT AND THE OWNER OF THE IMPACTED UTILITY. VERTICAL CLEARANCES AND UTILITY PROTECTION BETWEEN CROSSING DISTRICT FACILITIES SHALL BE MAINTAINED IN STRICT CONFORMANCE WITH THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS AND THE DISTRICT'S STANDARD DETAILS.
9. EXISTING POTABLE AND IRRIGATION WATER VALVES WITHIN THE DISTRICT SHALL BE OPERATED BY DISTRICT PERSONNEL UNLESS OTHERWISE ALLOWED BY THE DISTRICT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THE WORK. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED, AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION ON ADJACENT PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THE PLANS. A DEWATERING PERMIT FROM CDPHE MAY BE REQUIRED PRIOR TO PUMPING ACTIVITIES. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS DUE TO GROUNDWATER SHALL BE STABILIZED AS DIRECTED BY THE DISTRICT.
11. THE DISTRICT AND ITS ENGINEER(S) ARE NOT GUARANTORS OF THE CONTRACTOR'S OBLIGATIONS AND PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE DISTRICT AND ITS ENGINEER(S) FROM ANY AND ALL LIABILITY, REAL OR LEGAL, ARISING FROM THE WORK PERFORMED ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DISTRICT OR ITS ENGINEER(S).
12. CONSTRUCTION WATER IS AVAILABLE TO THE CONTRACTOR IN THE MANNER ESTABLISHED IN THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT REGARDING CURRENT REGULATIONS AND REQUIRED AGREEMENTS RELATED TO THE PROVISION OF CONSTRUCTION WATER.
13. LIMITS OF CONSTRUCTION EASEMENTS AND RIGHTS-OF-WAY SHALL BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR. SAFETY FENCING SHALL BE UTILIZED WHERE WORK IS IN CLOSE PROXIMITY TO RESIDENCES, TRAILS, OR OTHER PUBLIC AREAS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AS REQUIRED FOR CONSTRUCTION ACTIVITIES. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED TO AND APPROVED BY CDOT, ADAMS COUNTY, AND/OR COMMERCE CITY.
15. WHERE EXCAVATION IS REQUIRED UNDER EXISTING ASPHALT OR CONCRETE PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO AFFECT A SMOOTH, STRAIGHT-CUT EDGE.
16. RECORD DRAWINGS SHOWING ALL CHANGES FROM THE APPROVED CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO THE DISTRICT PRIOR TO THE INITIATION OF THE REQUIRED WARRANTY PERIOD OF TWO YEARS AS DEFINED IN SACOWSD'S "GRANT OF ACCEPTANCE OF UTILITIES AGREEMENT". THE RECORD DRAWINGS WILL CONSIST OF A MARKED-UP SET OF "ISSUED FOR CONSTRUCTION" DRAWINGS VERIFYING THE FOLLOWING:
- ALL LENGTHS, SIZES, AND MATERIALS OF INSTALLED PIPE, FITTINGS, MANHOLES, AND ANY OTHER IMPROVEMENT.
- HORIZONTAL LOCATIONS EITHER BY STATION AND OFFSET, OR BY NORTING AND EASTING COORDINATES OF ALL MANHOLES, BENDS, CLEANOUTS, VALVES, TAPS, NYES, STUBS, PLUGS, TEES, ETC.
- INVERT ELEVATIONS OF ALL SANITARY MANHOLES, INLETS, OUTLETS, STUB ENDS, TOP OF PIPE, FINISHED RIM ELEVATION, AND BOTTOM OF PIPE ELEVATIONS OF EACH UTILITY CROSSING, ETC.
- THE CONSTRUCTED SLOPE OF SANITARY SEWER PIPES BETWEEN MANHOLES AND STRUCTURES.
- TOP OF PIPE ELEVATIONS AT REGULAR INTERVALS AND/OR FITTINGS FOR WATER LINES.
- ANY OTHER VARIATIONS FROM THE CONSTRUCTION DOCUMENTS MUST BE CLEARLY NOTED AND DETAILED ON THE PLANS.
- THE AS-BUILT DRAWINGS ARE TO BE PROVIDED AND STAMPED/SIGNED AND DATED BY A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR.
- ELECTRONIC AUTOCAD DRAWING FILES AS OUTLINED IN THE DISTRICTS STANDARDS AND SPECIFICATIONS ARE TO BE SUBMITTED, ALONG WITH A PDF, AND A HARD COPY SET.

COMMERCE CITY GRADING PLANS NOTES

- 1. GRADING PLAN IS FOR ROUGH GRADING ONLY. CHANGES MAY BE NECESSARY TO BRING PLANS INTO CONFORMANCE WITH APPROVED DRAINAGE AND SITE PLAN.
2. A WATER TRUCK SHALL BE KEPT ON-SITE TO CONTROL WIND EROSION AND DUST.
3. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR
4. NO GRADING SHALL TAKE PLACE IN ANY DELINEATED FLOOD HAZARD AREA UNTIL THE FINAL DRAINAGE PLAN HAS BEEN APPROVED AND ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED.
5. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS DEVELOPMENT WILL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. UPON WRITTEN NOTICE BY THE CITY, FAILURE TO REMOVE THE MUD OR DEBRIS BY THE CONTRACTOR WITHIN 24 HOURS SHALL CAUSE THE CITY TO STOP ALL WORK UNTIL THE SITUATION IS RESOLVED.
6. WHEN REQUIRED, A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE), WATER QUALITY DIVISION, STORMWATER DISCHARGE PERMIT SHALL BE OBTAINED AND A COPY SHALL BE SUBMITTED TO THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS.
7. AREAS DISTURBED BY GRADING SHALL BE MULCHED AND RESEEDED WITH NATIVE VEGETATION OR AS APPROVED ON THE PLAN.
8. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR SAFETY CONDITIONS ON AND ADJACENT TO THE SITE 24 HOURS A DAY, SEVEN DAYS A WEEK.
9. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER FOR THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. (811 or 1-800-922-1987)
10. THE CITY ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE CITY OF COMMERCE CITY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE CITY'S STORMWATER QUALITY CONTROL CRITERIA. THE CITY ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN AS STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
11. THE ADEQUACY OF THIS ESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. COMMERCE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE APPROVED PLAN.
13. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE CITY APPROVED PLANS.
14. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMPs FROM THE CITY APPROVED PLANS WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE CITY OF COMMERCE CITY ENGINEERING DIVISION.
15. AFTER THE ESC PLAN HAS BEEN APPROVED, THE CONTRACTOR MAY INSTALL THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs INDICATED ON THE ACCEPTED ESC PLAN.
16. THE FIRST BMP TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FENCE, MARKERS, OR OTHER APPROVED MEANS OF DEFINING THE LIMITS OF CONSTRUCTION, INCLUDING CONSTRUCTION LIMITS ADJACENT TO STREAM CORRIDORS AND OTHER AREAS TO BE PRESERVED.
17. AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs, THE PERMITTEE SHALL CALL CDOT AT (303) 288-8150 TO SCHEDULE A PRECONSTRUCTION MEETING AT THE PROJECT SITE. THE REQUEST SHALL BE MADE A MINIMUM OF THREE BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE PRECONSTRUCTION MEETING.
18. THE ESC MANAGER SHALL BE CERTIFIED IN STORMWATER MANAGEMENT AND EROSION CONTROL AND DOCUMENTATION SHALL BE PROVIDED TO THE CITY.
19. THE OWNER OR OWNER'S REPRESENTATIVE, THE ESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND THE PRECONSTRUCTION MEETING. IF ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE PRECONSTRUCTION MEETING, THE ESC MANAGER SHALL BE NOTIFIED. IF THE MEETING WAS NOT APPROVED BY THE CITY ESC INSPECTOR, THE APPLICANT WILL HAVE TO PAY A REINSPECTION FEE, ADDRESS ANY PROBLEMS WITH BMP INSTALLATION, AND CALL TO RESCHEDULE THE MEETING, WITH A CORRESPONDING DELAY IN THE START OF CONSTRUCTION. THE CITY STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING.
20. CONSTRUCTION SHALL NOT BEGIN UNTIL THE CITY ESC INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL BMPs AND THE GRADING PERMIT IS OBTAINED FROM PUBLIC WORKS.
21. THE ESC MANAGER SHALL STRICTLY ADHERE TO THE APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE CITY OF COMMERCE CITY ENGINEERING DIVISION MUST APPROVE ANY CHANGE TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
22. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
23. A COPY OF THE GRADING PERMIT AND APPROVED PLANS SHALL BE ON SITE AT ALL TIMES.
24. THE ESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE CITY FOR ALL MATTERS PERTAINING TO THE GRADING PERMIT. THE ESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGH A 24-HOUR CONTACT NUMBER.
25. THE ESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS, INCLUDING STREETS, ARE TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED WITH A STREET SWEEPER OR SIMILAR DEVICE AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE CITY'S ESC INSPECTOR. STREET WASHING IS NOT ALLOWED. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
26. THE APPROVED PLANS MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES IN DESIGN OR INSTALLATION. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE CITY APPROVED ACCESS POINTS. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE COMMERCE CITY ENGINEERING DIVISION.
27. THE ESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND COMMERCE CITY ENGINEERING DIVISION FOR ANY PROPOSED CHANGES.
28. NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
29. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE ESC MANAGER. THE ESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
30. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE COMMERCE CITY ENGINEERING DIVISION.
31. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER AND DRY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE CDPHE PER CRS 25-8-601, AND COMMERCE CITY. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER, SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT AS WELL AS THE CDPHE. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER.
32. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
33. COMMERCE CITY DOES NOT ALLOW HAY BALES AS A FORM OF EROSION AND SEDIMENT CONTROL.
34. ONCE THE SITE HAS REACHED FINAL STABILIZATION, A FINAL INSPECTION SHALL BE SCHEDULED WITH THE CITY'S ESC INSPECTOR. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED AND/OR THE GRADING BOND WILL NOT BE RELEASED UNTIL THE CITY'S ESC INSPECTOR APPROVES FINAL STABILIZATION

COMMERCE CITY STREET CONSTRUCTION PLANS NOTES

- 1. A CONSTRUCTION (STREET CUT) PERMIT FROM THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS IS REQUIRED PRIOR TO COMMENCING WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ANY WORK WITHIN STATE HIGHWAY RIGHT-OF-WAY WILL REQUIRE A CDOT CONSTRUCTION PERMIT IN ADDITION TO A CITY PERMIT.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION WITHIN THE RIGHT-OF-WAY AT TELEPHONE NUMBER (303) 289-8150.
4. THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAG MEN, LIGHTS OR OTHER DEVICES NECESSARY FOR SAFE TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE COLORADO SUPPLEMENT TO THE MUTCD. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR WORK WITHIN CITY RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CALL 1-(800) 922-1987 OR 811.
6. CONSTRUCTION SPECIFICATIONS: CURRENT EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS. SPECIAL PROVISIONS AND REVISIONS THERETO AND THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS ENGINEERING CONSTRUCTION STANDARDS AND SPECIFICATIONS.
7. THE SUBGRADE MATERIAL SHALL BE SCARIFIED OR REMOVED TO A DEPTH REQUIRED BY THE CITY OF COMMERCE CITY ACCORDING TO INFORMATION OBTAINED FROM LABORATORY TESTS AND/OR AS REQUIRED IN THE PAVEMENT DESIGN REPORT. ADDITIVES OR APPROVED MATERIAL MAY BE REQUIRED IF THE NATIVE MATERIAL IS UNSATISFACTORY. THE SUBGRADE SHALL BE COMPACTED TO A DENSITY DETERMINED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS SECTION 203.07 (1991 EDITION OR NEWER).
8. SERVICE TRENCHES AND UTILITY MAIN TRENCHES SHALL BE COMPACTED THROUGHOUT THE DEPTH OF TRENCH AS SPECIFIED IN ABOVE NOTE. EXACT EXTENT OF NEW PAVEMENT TO BE INSTALLED FOR A STREET CUT PATCH SHALL BE DETERMINED BY THE CITY CONSTRUCTION INSPECTOR UPON COMPLETION OF ROADWAY EXCAVATION. NEW PAVEMENT SHALL CONFORM TO EXISTING SOUND STRUCTURAL SECTION.
9. CLASS 6 AGGREGATE BASE COURSE FOR SHOULDERS SHALL BE PLACED AND COMPACTED TO 100% STANDARD PROCTOR AFTER PLACEMENT OF ASPHALT.
10. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT. CSS-1H TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES, INCLUDING SAW CUTS, POTHOLES, TRENCHES AND ASPHALT OVERLAYS.
11. STRUCTURAL SECTIONS SHALL BE AS APPROVED BY THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS WITH PAVEMENT DESIGN IN ACCORDANCE WITH THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS ENGINEERING CONSTRUCTION STANDARDS AND SPECIFICATIONS.
12. CONCRETE MAY BE PLACED BY MACHINE METHODS PROVIDED THAT ALL FINISH LINES ARE WITHIN 1/8" TOLERANCE OF THE LINES SHOWN ON THE PLANS. THE FLOWLINE MUST BE FREE DRAINING.
13. ONE HALF (1/2) INCH EXPANSION JOINT MATERIAL SHALL BE INSTALLED WHEN ABUTTING ANY EXISTING CONCRETE OR A FIXED STRUCTURE.
14. SIDEWALKS AND DRIVEWAYS SHALL HAVE THE NAME OF THE CONTRACTOR AND THE YEAR OF CONSTRUCTION IMPRESSED THEREIN USING BLOCK LETTERS NOT LESS THAN (1) INCH HIGH AND THREE-EIGHTHS (3/8) INCH DEEP IN EACH DRIVEWAY AND EACH END OF CONSTRUCTION, OR A MINIMUM OF EVERY 150 LINEAL FEET OF SIDEWALK.
15. A REFLECTIVE CITY OF COMMERCE CITY LOGO SHALL BE ADDED TO EACH STREET SIGN. STREET NAME SIGN PLATES SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. COORDINATE WITH CITY OF COMMERCE CITY TRAFFIC ENGINEERING AT (303) 289-8150.
16. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF ACCEPTANCE BY THE CITY AND SHALL BE RESPONSIBLE FOR REPAIR OR REPLACE ANY OR ALL SUCH WORK, TOGETHER WITH ANY OTHER WORK WHICH MAY BE DISPLACED IN SO DOING, THAT MAY PROVE DEFECTIVE IN WORKMANSHIP AND/OR MATERIALS WITHIN THE ONE YEAR PERIOD FROM DATE OF ACCEPTANCE WITHOUT EXPENSE WHATSOEVER TO THE CITY. ORDINARY WEAR AND TEAR, UNUSUAL ABUSE OR NEGLIGENCE EXPECTED. PRIOR TO INITIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, THE CITY MAY REQUIRE THE APPLICANT OR HIS CONTRACTOR TO FILE A MAINTENANCE BOND WITH THE CITY IN THE AMOUNT OF FIFTEEN (15) PERCENT OF THE ESTIMATED COST OF CONSTRUCTION OR AN AMOUNT ADEQUATE TO ENSURE THE SATISFACTORY MAINTENANCE AND CONDITION OF THE REQUIRED PUBLIC IMPROVEMENTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF THEIR FINAL ACCEPTANCE AND DEDICATION TO THE CITY.
17. NO PORTION OF ANY STREET SHALL BE PAVED WITH THE FINAL LIFT OF ASPHALT UNTIL ALL UTILITIES HAVE BEEN RELOCATED, INSTALLED OR STUBBED TO THE BACK OF SIDEWALK AND ALL STREET LIGHTS RELOCATED AS NECESSARY.
18. ANGLE POINTS IN THE CURB AND GUTTER AND ALL POINTS OF GRADE CHANGE NOT WITHIN A VERTICAL CURVE SHALL BE ROUNDED IN THE FIELD TO PRODUCE A SMOOTH GRADUAL CURVE FOR PROPER APPEARANCE.
19. SURVEY MONUMENTS. THE STANDARD SURVEY MONUMENT AS SHOWN IN DESIGN STANDARD DETAIL NO. 300-24 OR 300-25 WILL BE INSTALLED AT ALL SECTION AND QUARTER SECTION CORNERS. SURVEY MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AND AS REQUIRED BY THE BYLAWS AND RULES OF PROCEDURE OF THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. ALL MONUMENTS SHALL BE SET WITHIN 60 DAYS OF COMPLETION OF STREETS. IF THE MONUMENTS ARE NOT INSTALLED, THE CITY SHALL HAVE THE WORK PERFORMED BY A REGISTERED LAND SURVEYOR AND MAKE A CLAIM AGAINST THE COLLATERAL FOR ALL COSTS INCLUDING ADMINISTRATION AND LEGAL FEES.
20. MYLAR COPIES OF AS-BUILT PLANS SHALL BE SUBMITTED TO THE ENGINEERING DIVISION PRIOR TO INITIAL ACCEPTANCE OF IMPROVEMENTS.
21. NO REVISIONS TO THESE PLANS SHALL BE MADE WITHOUT THE APPROVAL OF BOTH THE CITY ENGINEER AND THE DESIGN ENGINEER. ANY REVISIONS OR CHANGES THERETO SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY REQUESTS FOR INSPECTION.
22. BENCHMARK. ALL ELEVATIONS SHOWN ON THESE PLANS FOR IMPROVEMENTS OR NOTED ELSEWHERE ARE REFERENCED TO THE BENCHMARK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BENCHMARK WHICH IS TO BE SET BY THE CITY OF COMMERCE CITY. DAMAGED MONUMENT SHALL BE RE-ESTABLISHED AND REPLACED BY A LICENSED LAND SURVEYOR AND A MONUMENT RECORD FILED AS REQUIRED.
23. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER, AND THE CITY OF COMMERCE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER, OR THE CITY OF COMMERCE CITY.
24. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY.
25. ADJUST RIM OF ALL CLEAN-OUTS, MANHOLES, VALVE COVERS AND SURVEY MONUMENT COVERS TO FINISH GRADE.
26. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT PERIOD OF CONSTRUCTION.
27. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED LINE AND GRADE FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
28. IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE OPINION OF THE CONSTRUCTION INSPECTOR, PROPOSED ALTERATIONS TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE CITY OF COMMERCE CITY FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
29. LOCATION OF UNDERGROUND UTILITIES WAS TAKEN FROM THE RECORDS OF THE CONTROLLING AGENCIES. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
30. THE CONTRACTOR IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING IMPROVEMENTS, SIDEWALK, ALLEY OR UTILITY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, OR OTHER DAMAGE THAT MIGHT RESULT FROM THE WORK PRESCRIBED ON THIS PLAN. THE LOCAL AGENCY WILL HOLD THE CONTRACTOR RESPONSIBLE FOR CORRECTION OF DAMAGE TO ADJACENT PROPERTY, PUBLIC OR PRIVATE.

SACOWSD SANITARY SEWER SYSTEM NOTES

- 1. THERE SHALL BE A MINIMUM COVER OF 4.0 FEET OVER ALL SANITARY SEWER MAINS AND SERVICE LINES.
2. NO SERVICE LINES SHALL BE LAID UNDER DRIVEWAYS OR WITHIN GARAGES.
3. ALL SANITARY SEWER MAINS SHALL BE LAMPED AND LOW-PRESSURE AIR TESTED PER THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS. ALL LAMPING AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE DISTRICT. AT THE DISTRICT'S DISCRETION, SEWER MAINS SHALL ALSO BE CHECKED FOR DEFLECTION BY PULLING A STANDARD 9 FIN MANDREL THROUGH THE PIPE.
4. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED PER THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS. ALL TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE DISTRICT.
5. ALL SANITARY SEWER MANHOLE COVERS SHALL BE FURNISHED WITH THE WORD "SEWER" CLEARLY CAST ON THE SURFACE OF THE COVER.
6. THE LOCATION OF ALL SANITARY SEWER MANHOLES NOT LOCATED IN PAVED ROAD SURFACES SHALL BE IDENTIFIED WITH A CARSONITE OR STEEL MARKER POST, AS DIRECTED BY THE DISTRICT. THE EXACT LOCATION OF THE MARKER POST SHALL BE ADJACENT TO THE MANHOLE OVER THE SEWER MAIN ALIGNMENT UNLESS OTHERWISE DETERMINED IN THE FIELD BY THE DISTRICT.
7. A MINIMUM CENTERLINE-TO-CENTERLINE HORIZONTAL SEPARATION DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND SANITARY SEWER MAINS. A MINIMUM CENTERLINE-TO-CENTERLINE HORIZONTAL SEPARATION DISTANCE OF 5 FEET SHALL BE MAINTAINED BETWEEN IRRIGATION WATER MAINS AND SANITARY SEWER MAINS.
8. LOCATION AND ELEVATION OF EXISTING SANITARY SEWER MAINS AT PROPOSED POINTS OF CONNECTION SHALL BE FIELD VERIFIED PRIOR TO THE INSTALLATION OF ANY NEW SANITARY SEWER MAINS.
9. MANHOLE RIMS SHALL BE SET TO AN ELEVATION 1/4-INCH BELOW THE FINAL PAVEMENT ELEVATION. CONCRETE ADJUSTMENT COLLARS SHALL BE USED TO ADJUST RIM ELEVATIONS TO ROUGH FINAL GRADE. NO MORE THAN ONE CAST IRON TRAFFIC ADJUSTMENT RING (RISER) MAY BE USED TO ADJUST THE MANHOLE RIM TO ITS FINAL ELEVATION.
10. THE MINIMUM PIPE DIAMETER OF SANITARY SEWER SERVICE LINES SHALL BE 4-INCH.
11. THE MINIMUM PIPE DIAMETER OF SANITARY SEWER MAINS SHALL BE 8-INCH.
12. ALL SANITARY SEWER MAINS SHALL BE INSTALLED IN A STRAIGHT ALIGNMENT BETWEEN MANHOLES. CHANGES IN PIPELINE DIRECTION SHALL OCCUR ONLY AT MANHOLES.
13. THE CONTRACTOR SHALL MEASURE AND RECORD ON THE AS-BUILT DRAWINGS, ALL SANITARY SEWER SERVICE LINE CONNECTION LOCATIONS BY REFERENCING THE DISTANCES TO UPSTREAM AND DOWNSTREAM SANITARY SEWER MANHOLES ON THE MAIN.
14. THE CONTRACTOR SHALL VIDEOTAPE THE SEWER FACILITIES WITH CLOSE CIRCUIT TELEVISION (CCTV) AS PART OF FINAL INSPECTION AND SHALL SUBMIT A DVD COPY OF THE INSPECTION TO THE DISTRICT.

SACOWSD POTABLE WATER DISTRIBUTION SYSTEM NOTES

- 1. TRACER WIRE AND/OR APPROVED LOCATING DEVICES SHALL BE INSTALLED ON ALL POTABLE WATER MAINS AND SERVICE LINES, REGARDLESS OF PIPE MATERIAL, AS SPECIFIED IN THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS. ALL SPLICES SHALL BE MADE USING WATERPROOF GEL CAP TYPE CONNECTORS. UNDER THE SUPERVISION OF THE DISTRICT, TESTS SHALL BE MADE BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION TO INSURE THAT THE WIRES CARRY A CONTINUOUS CURRENT BETWEEN TEST BOXES.
2. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL POTABLE WATER MAINS AND SERVICE LINES.
3. ALL POTABLE WATER MAINS SHALL BE CHLORINATED PER THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS IN ACCORDANCE WITH AWWA C651, "DISINFECTING WATER MAINS." WHEN TABLETS ARE USED, A SUFFICIENT NUMBER OF TABLETS SHALL BE ADHERED TO THE TOP OF EACH PIPE TO PRODUCE A MINIMUM CONCENTRATION OF 100 MILLIGRAMS PER LITER. THE CHLORINATION OF ANY FINISHED PIPELINE WHERE THE TABLET METHOD WAS USED SHALL BE TESTED AND ACCEPTED BY THE DISTRICT PRIOR TO HYDROSTATIC TESTING OF THE LINE.
4. ALL POTABLE WATER MAINS SHALL BE HYDROSTATICALLY TESTED PER THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS AT A TEST PRESSURE OF 150 PSI UNLESS OTHERWISE DIRECTED BY THE DISTRICT. TESTS SHALL BE MADE UNDER THE SUPERVISION OF THE DISTRICT.
5. ALL POTABLE WATER DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN CLEAR POLYETHYLENE WRAP PER THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS.
6. ALL POTABLE SYSTEM VALVE BOX LIDS, METER PIT COVERS, MANHOLE COVERS AND VAULT COVERS SHALL BE FURNISHED WITH THE WORD "WATER" CLEARLY CAST ON THE SURFACE. POTABLE WATER MAIN VALVE BOX LIDS SHALL BE CIRCULAR, AND POTABLE METER PIT COVERS SHALL BE RECESSED COVERS TO DISTINGUISH THEM FROM THE CAP-TYPE COVERS USED ON IRRIGATION WATER METER FITS.
7. A MINIMUM CENTERLINE-TO-CENTERLINE HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND ALL OTHER SANITARY SEWERS, STORM SEWERS, AND IRRIGATION WATER MAINS. A 10-FOOT HORIZONTAL SEPARATION SHALL ALSO BE PROVIDED BETWEEN POTABLE WATER SERVICE LINES AND ALL OTHER SERVICE LINES.
8. A MINIMUM DISTANCE OF 7 FEET TO PIPE CENTERLINE SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GUTTER FLOWLINES.
9. ALL POTABLE WATER VALVES INSTALLED IN THE DISTRICT SHALL OPEN LEFT (COUNTER-CLOCKWISE). VALVES 10-INCH AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. LARGER VALVES MAY BE INCH-RESILIENT SEAT GATE VALVES OR BUTTERFLY VALVES.
10. ONLY ONE CONNECTION TO THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM SHALL BE MADE UNTIL ALL HYDROSTATIC TESTING, FLUSHING, AND CHLORINATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS.

LAMP RYNEARSON

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PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

GARY FLOYD

GENERAL NOTES - COMMERCE CITY

SACFS 1 - PIN# 182306213010
NW/4, SEC 6 T3S R67W



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION PROVIDED TO THE ENGINEER. THERE IS NO GUARANTEE AS TO THE ACCURACY OF THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY AS SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

REVISIONS

DESIGNER / DRAFTER

DAS

DATE

02/19/2021

PROJECT NUMBER

0220004.02

BOOK AND PAGE

MISSOURI AUTHORIZATION NUMBER

SHEET

CITY STAFF CERTIFICATE

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT, THE CITY OF COMMERCE CITY, THIS \_\_\_ DAY OF \_\_\_, 20\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT





ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION PROVIDED BY THE UTILITY FACILITIES AND SHOWN OR THAT THERE IS NO GUARANTEE AS TO THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

REVISIONS

Table with 2 columns: No., Description

DESIGNER / DRAFTER

DAS  
DATE 02/19/2021  
PROJECT NUMBER 0220004.02  
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CITY STAFF CERTIFICATE

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DEPARTMENT OF COMMUNITY DEVELOPMENT

PAVEMENT MARKING NOTES

- 1. PAVEMENT MARKINGS SHALL BE INSTALLED PER CITY OF FORT LUPTON PAVEMENT MARKING STANDARDS.
2. ALL STOP BARS AND CROSS WALK STRIPING WITHIN STREET RIGHT-OF-WAYS SHALL BE THERMOPLASTIC PAVEMENT MARKINGS.
3. ALL REMAINING ROADWAY AND ON-SITE STRIPING SHALL BE PAINTED.

SIGN NOTES

- 1. ALL SIGNS SHALL CONFORM TO CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTS, AND THE CITY OF FORT LUPTON STANDARDS DRAWINGS AND SPECIFICATIONS.
2. ALL SIGNS SHALL BE INSTALLED ON TELES PAR TYPE PERFORATED POSTS WITH ANCHORS AT PROPER HEIGHTS AS PER CURRENT MUTCD STANDARDS.
3. SIGN MATERIAL SHALL BE AS FOLLOWS:
3.1. 36" X 36" OR LESS SHALL BE .080 GAUGE ALUMINUM - PRE-PUNCHED HOLES.
3.2. 36" X 36" OR LARGER SHALL BE .100 GAUGE ALUMINUM - PRE-PUNCHED HOLES.
3.3. 36" X 8" OR GREATER SHALL BE .080 GAUGE ALUMINUM - PRE-PUNCHED HOLES.
4. ALL SIGNS SHALL BE 3M HIGH INTENSITY PRISMATIC OR DIAMOND GRADE REFLECTIVE SHEETING TEN (10) YEAR GUARANTEE, OR APPROVED EQUAL. LEGENDS AND SYMBOLS SHALL BE MADE WITH ELECTRO CUT (EC) FILM. THE CITY RESERVES THE RIGHT TO REQUEST MATERIAL CHANGES TO SIGNS.
5. SIGN SHEETING STANDARD, USE REFLECTIVE WHITE BACKGROUND WITH GREEN EC FILM ON TOP LAYER WITH REVERSE WEED WHICH SHOWS REFLECTIVE WHITE BLOCKED UPPERCASE LETTERS, NUMBERS, AND ARROWS.
6. STREET AND AVENUE SIGNS FOR POST MOUNTING SHALL BE ALUMINUM, 8" X 30" (MINIMUM) IN LENGTH.
7. REFER TO CITY OF FORT LUPTON STANDARD DETAILS FOR FONT AND HEIGHT.
8. ALL SIGNS SHALL BE MOUNTED WITH CITY APPROVED VANDAL TYPE RIVETS AND WITH WASHERS.
8.1. 3/8" DRIVE RIVET
8.2. 3/8" CORNER BOLT WITH 5/16" NUT
8.3. STREET NAME BLADE USE 5/16" BOLT 1/2" THREAD LENGTH 1/2" HEAD
8.4. 1 1/2" METAL FENDER WASHER WITH 3/8" HOLE FOR SIGNS 24" X 30" OR BIGGER
8.5. 1 1/4" METAL FENDER WASHER WITH 3/8" HOLE FOR SIGNS 12" X 24" UP TO 24" X24"
8.6. 7/8" NYLON WASHER WITH 3/8" HOLE FOR SIGNS 12" X 18" OR SMALLER AND SEDIMENT CONTROL.
10. TELES PAR TYPE POSTS SHALL MEET OR EXCEED THE FOLLOWING:
10.1. POSTS - 2" X 2", 12 GAUGE, ASTM SPECIFICATION NO. A446, GRADE A, DRILLED ON 1" CENTERS.
10.2. ANCHORS - 2 1/4" X 2 1/4" X 3", 12 GAUGE, ASTM SPECIFICATION NO. A446, DRILLED ON 1" CENTERS.
10.3. ALL POSTS AND ANCHORS SHALL BE GALVANIZED TO ASTM SPECIFICATION A525 COATING DESIGNATION G90.
11. WOOD/METAL/FIBERGLASS/POST MOUNTING: BAND-IT TYPE #201 3/4" STAINLESS STEEL BAND, BAND-IT TYPE 3/4" EAR-LOK T BUCKLE, BAND-IT TYPE #D022 3/4" BRACKET, 5/16" X 3/4" BOLT W/ SIX-SIDED HEAD, 5/16" PLASTIC WASHER.
12. SIGN SHALL HAVE A SEVEN FOOT (7') CLEARANCE (MINIMUM) FROM THE BOTTOM OF SIGN TO THE GROUND AT INSTALLATION, OR AS APPROVED BY THE MUTCD STANDARDS AND THE PUBLIC WORKS/TRAFFIC DIVISION.
13. ALL MULTIPLE MOUNTED SIGNS ON SINGLE POST, THE LOWEST SIGN SHALL BE NO LOWER THAN SIX (6') FEET ON URBAN ROADWAYS, WITH A ONE (1") GAP BETWEEN SIGNS. THE LOWEST SIGN SHALL BE SEVEN (7') FEET IF NEAR PEDESTRIAN OR PARKING TRAFFIC.
14. ALL SIGNS PLACED, WITH THE EXCEPTION OF STOP AND YIELD SIGNS, SHALL BE NEAR PROPERTY LINES; THEY ARE NOT TO INTRUDE ON DRIVEWAYS, DOORWAYS, OR ANY TYPE OF ENTRANCE.
15. SIGNS SHALL BE PLACED BEHIND CURB TO MINIMUM SPECIFICATIONS ACCORDING TO MUTCD, (PART II SIGNS) STANDARDS AND COLORADO SUPPLEMENTS. CITY OF FORT LUPTON TRAFFIC DIVISION PREFERENCES TO BE PLACED TWO (2) FEET BEHIND THE CURB OR SIDEWALK WHENEVER POSSIBLE.
16. SIGNS SHALL BE PLACED A MINIMUM OF FIVE (5') FEET FROM FIRE HYDRANTS.
17. PLACEMENT OF "STOP" SIGNS SHALL BE IN ACCORDANCE WITH CITY STANDARDS. BEHIND CURB, RAMP, OR CROSSWALK WITH A MINIMUM OF 36 INCHES BEHIND SIDEWALK AT RADIUS POINT OR AS APPROVED BY CITY OF FORT LUPTON TRAFFIC DIVISION.
18. STREET NAMES EAST OF 1ST AVENUE SHALL HAVE AN "E" BEFORE THE STREET NUMBER.
19. AVENUE SIGNS NORTH OF 1ST STREET SHALL HAVE AN "N" BEFORE THE AVENUE NUMBER.
20. ARROWS ON STREET BLADES POINTING IN THE DIRECTION OF THE 100 BLOCK SHALL NOT BE PLACED WHERE THEY WOULD FACE OR POINT ACROSS AN AVENUE OR STREET (THEY POINT TOWARDS THE DESIGNATED BLOCK).
21. SIGNS SHALL NOT HAVE ANY COMPANY LOGOS OR DECALS ON THEM.

CONCRETE NOTES (CURB, GUTTER, AND SIDEWALK)

- 1. CONCRETE: CEMENT: ASTM C-150, NORMAL - TYPE 1, FINE AND COARSE AGGREGATE: ASTM C-33, USE MAXIMUM COARSE AGGREGATE SIZE PER ACI 318, BUT NOT LARGER THAN 1-1/2". WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE. CURING COMPOUND: ASTM C309, TYPE 2, SUITABLE FOR SPRAY APPLICATION. ADMIXTURES: ASTM C-494, TYPE A-WATER REDUCING; TYPE B-RETARDING; TYPE C-ACCELERATING; TYPE D-WATER REDUCING AND RETARDING.
2. MIX DESIGN AND TESTING: CONCRETE MIX DESIGN PER ASTM C-94. DESIGN MIX TO PRODUCE NORMAL WEIGHT CONCRETE CONSISTING OF PORTLAND CEMENT, AGGREGATE, WATER REDUCING ADMIXTURE, AIR ENTRAINING ADMIXTURE, AND WATER TO PRODUCE THE FOLLOWING PROPERTIES: COMPRESSIVE STRENGTH: 4,500 PSI, MINIMUM AT 28 DAYS, SLUMP RANGE OF 3"-5" FOR NORMAL CONCRETE, AND AIR ENTRAINMENT OF .5% TO .8%.
3. ISOLATION JOINT FILLERS: RESILIENT PREMOLDED BITUMINOUS IMPREGNATED FIBERBOARD UNITS COMPLYING WITH ASTM D 1751. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT, AND NOT LESS THAN 1/2" OR MORE THAN 1" BELOW FINISHED SURFACE. FURNISH JOINT FILLERS IN ONE PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER POSSIBLE. WHERE MORE THAN ONE LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTIONS TOGETHER.
4. JOINT SEALANT: ALL JOINTS SHALL BE CLEANED OF LOOSE AND FOREIGN MATTER PRIOR TO APPLYING THE JOINT SEALER. ALL JOINTS SHALL BE SEALED WITH A COLD APPLIED SELF-LEVELING SILICONE SEALANT MEETING ASTM D6986. SEALANTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. PROVIDE COARSE, NONSLIP FINISH BY SCORING SURFACE WITH STIFF BRISTLED BROOM PERPENDICULAR TO LINE OF TRAFFIC.

SEDIMENT AND EROSION CONTROL NOTES

- 1. CONTRACTOR SHALL INSTALL ALL PERIMETER SEDIMENT AND EROSION CONTROL DEVICES, BEFORE COMMENCING ANY LAND CLEARING ACTIVITY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE SEDIMENT AND EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL PERMANENT GROUND VEGETATION HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.
2. FOLLOWING THE PLACEMENT OF SILT FENCES, THE CONTRACTOR MAY BEGIN CLEARING AND GRUBBING OPERATIONS. THIS OPERATION DOES NOT INCLUDE TOPSOIL STRIPPING.
3. THE CONTRACTOR SHALL LIMIT TOPSOIL STRIPPING OPERATIONS WITHIN THE AREAS IN WHICH THEY ARE IMMEDIATELY WORKING.
4. THE CONTRACTOR SHALL ROUGHEN THE SURFACE OR PROVIDE EITHER TEMPORARY OR PERMANENT GROUND COVER WITHIN FOURTEEN (14) DAYS OF EXPOSING ANY AREA. THIS REQUIREMENT SHALL BE IMPOSED IF THE CONTRACTOR HAS AN AREA EXPOSED FOR FOURTEEN (14) DAYS OR MORE WITHOUT PERFORMING GRADING OPERATIONS WITHIN THE AREA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL DEVICES AND PRACTICES. IT IS THE INTENT OF THESE PLANS AND THE DESIRE OF THE OWNER TO PROVIDE HIGH QUALITY EROSION AND SEDIMENT CONTROL.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL FINES ASSOCIATED WITH DISCHARGE OF SEDIMENTS, EROSION, OR POLLUTANTS CAUSED BY THIS WORK.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS, AND PROJECT DRAWINGS. THE SITE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES ON SITE DURING CONSTRUCTION IN ACCORDANCE WITH THE ABOVE, AS A MINIMUM STANDARD, AND SHALL REMOVE ANY SILT BEYOND THE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITY.
8. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE, IF NOT REUSABLE ON SITE.
9. THE SITE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
10. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
11. ADDITIONAL ON-SITE PROTECTION, IN ADDITION TO ABOVE, MUST BE PROVIDED TO PREVENT SILT FROM LEAVING THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
12. SITE CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, ETC. PRIOR TO COMPLETION OF PROJECT.
13. ABOVE GROUND FUEL STORAGE NEEDED DURING CONSTRUCTION SHALL NOT EXCEED 1,100 GALLONS AND WILL REQUIRE REVIEW AND PERMIT FROM THE FIRE AUTHORITY. GRAVITY FED TANKS ARE PROHIBITED.
14. ANY AREAS DISTURBED BY CONSTRUCTION WHERE ACTIVITIES HAVE CEASED FOR 30 DAYS OR MORE SHALL BE SEEDED TO CONTROL EROSION. SEE SEEDING NOTES.
15. IF THE AREA TO BE DISTURBED IS GREATER THAN ONE ACRE, A STORMWATER CONSTRUCTION PERMIT FROM THE COLORADO DEPARTMENT PUBLIC HEALTH AND ENVIRONMENT SHALL BE OBTAINED PRIOR TO THE START OF GRADING.
16. ALL DISTURBED AREAS SHALL BE ADEQUATELY STABILIZED AS DEFINED IN THE USDCM, VOLUME 3, "BEST MANAGEMENT PRACTICES". PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE REQUIRED WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED. IF DISTURBED AREAS OR STOCKPILES ARE NOT BROUGHT TO FINAL GRADE WITHIN 30 DAYS FOLLOWING THE INITIAL DISTURBANCE, OR RE-DISTURBANCE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED.
17. ALL STORM DRAIN INLETS SHALL BE PROTECTED FROM THE ENTRY OF SEDIMENT-LADEN WATER.
18. THE LANDOWNER SHALL BE HELD RESPONSIBLE FOR THE LONG-TERM STABILITY OF CUT AND FILL SLOPES AND THE SUCCESSFUL ESTABLISHMENT OF PERMANENT VEGETATIVE COVER ON EXPOSED SOIL AS DEFINED IN THE USDCM, VOLUME 3.
19. INSPECTION OF ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE REQUIRED AT THE END OF EACH DAY'S WORK, WITH NECESSARY MAINTENANCE AND REPAIRS PROVIDED IMMEDIATELY. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AS SOON AS THEIR FUNCTION HAS BEEN FULFILLED. SEDIMENT TRAPS/BASINS SHALL BE CLEANED AND REMOVED, OR STABILIZED, WHEN ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.
20. THE CONSTRUCTION OF UNDERGROUND UTILITIES SHALL BE INCLUDED AS A LAND DISTURBING ACTIVITY. ALL EXCAVATED MATERIAL SHALL BE PLACED WHERE SEDIMENT WILL ERODE BACK INTO THE TRENCH. ALL TRENCHES SHALL BE BACKFILLED BY THE END OF THE DAYS WORK; BACKFILL SHALL BE PERMANENTLY STABILIZED BEFORE CONSTRUCTION IS CONSIDERED COMPLETE.

FUGITIVE DUST CONTROL NOTES

- 1. CONTROL OF UNPAVED ROADS:
1.1. WATERING SHALL BE COMPLETED AS NEEDED TO CONTROL DUST.
1.2. SPEEDS LIMITED TO PREVENT DUST.
2. CONTROL OF DISTURBED AREAS:
2.1. WATERING SHALL BE COMPLETED AS NEEDED TO CONTROL DUST.
2.2. VEHICLE SPEEDS SHALL BE LIMITED TO TEN (10) MILES PER HOUR.
2.3. RE-VEGETATION SHALL BE COMPLETED WITHIN ONE (1) YEAR OF SOIL DISTURBANCE. SEE SEEDING NOTES THIS SHEET.
2.4. FURROWING OF DISTURBED SOIL SHALL BE PROVIDED AT RIGHT ANGLES TO PREVAILING WINDS, AND SHALL BE A MINIMUM OF SIX (6) INCHES IN DEPTH.
2.5. COMPACTION OF DISTURBED SOILS SHALL BE COMPLETED BASED ON GEOTECHNICAL REPORT PROVIDED BY KUMAR & ASSOCIATES PROJECT NUMBER P3-19-157 DATED APRIL 23, 2019.
2.6. SILT FENCE SHALL BE INSTALLED AND MAINTAINED FOR WIND BREAKS AS NEEDED. MAINTENANCE SHALL OCCUR AS SOON AS PRACTICAL UPON DISCOVERY, BUT IN NO CASE, MAINTENANCE SHALL OCCUR WITHIN 5 CALENDAR DAYS.
2.7. EROSION CONTROL FABRIC SHALL BE INSTALLED. SEE THIS SHEET.
3. PREVENTION OF MUD AND DIRT CARRIED OUT ONTO PAVED SURFACES:
3.1. VEHICLE TRACKING CONTROL PADS AT ENTRY/EXIT WAYS SHALL BE PROVIDED.
3.2. CLEANUP OF PAVED AREAS SHALL BE COMPLETED AS NEEDED BY A STREET SWEEPER.
4. ADDITIONAL FUGITIVE DUST CONTROL MAY BE NEEDED IF UNFORESEEN CONDITIONS OCCUR OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE LANDOWNER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED, OR VOIDED.

DEMOLITION NOTES

- 1. DEMOLITION SHALL INCLUDE REMOVAL OF EXISTING OBJECTS OR IMPROVEMENTS, WHETHER INDICATED ON THE PLAN OR IN ANY WAY PREVENT OR INTERFERE WITH PROGRESS OR COMPLETION OF PROPOSED WORK.
2. PERMITS, FEES, AND LICENSES SHALL BE SECURED AND PAID FOR BY CONTRACTOR; DISPOSAL CHARGES AS REQUIRED TO ENSURE PROGRESS OF WORK WILL PROCEED.
3. WORK SHALL COMPLY WITH THE LATEST EDITION OF CITY ORDINANCE OR REGULATIONS AND/OR REGULATIONS OF ANY GOVERNING OR UTILITY OWNERS IF DEMOLITION OF EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE STRUCTURES, AND UTILITIES AS MAY BE REQUIRED.
4. ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, AND INJURY TO PERSONS.
5. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
6. MAINTAIN EXISTING UTILITIES AND PROTECT AGAINST DAMAGE DURING DEMOLITION.
7. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.
8. BEFORE STARTING WORK ON SITE, MAKE ARRANGEMENTS FOR DISCONNECTION, REROUTING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES AND OTHER UNDERGROUND PIPING, TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF AUTHORITIES OF UTILITIES CONCERNED, INCLUDING BUT NOT RESTRICTING ANY OTHER SERVICES NOT MENTIONED, SUCH AS OVERHEAD AND UNDERGROUND POWER AND TELEPHONE LINES, EQUIPMENT, GAS PIPING, STORM PIPE, SANITARY SEWERS, OR WATER PIPING.
9. USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DO NOT USE WATER WHEN IT MAY CAUSE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE FLOODING, AND POLLUTION.
10. DISPOSAL OF DEMOLISHED MATERIALS
10.1. REMOVE FROM SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
10.2. NO BURNING OF ANY MATERIAL, DEBRIS, OR TRASH ON SITE OR OFF SITE WILL BE ALLOWED, EXCEPT AFTER WRITTEN PERMISSION FROM OWNER AND GOVERNING AUTHORITY IS RECEIVED. IF PERMITTED, FIRES SHALL BE PERFORMED IN MANNER PRESCRIBED BY PERMITTING AUTHORITY.
10.3. REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLISHED IMPROVEMENTS AND DISPOSE OF OFF SITE IN A LEGAL MANNER.
11. TRAFFIC: CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
12. PROTECTION OF EXISTING IMPROVEMENTS:
12.1. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED TO REMAIN IN PLACE.
12.2. PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.
12.3. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
13. STRIP TOPSOIL TO WHATEVER DEPTHS ENCOUNTERED TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER OBJECTIONABLE MATERIAL. REMOVE HEAVY GROWTHS OF GRASS FROM AREAS BEFORE STRIPPING.
14. STOCKPILE TOPSOIL IN STORAGE PILES IN AREAS AS DIRECTED ON SITE. CONSTRUCT STORAGE PILES TO FREELY DRAIN SURFACE WATER. COVER STORAGE PILES IF REQUIRED TO PREVENT WINDBLOWN DUST. INSTALL EROSION CONTROL DEVICES TO PREVENT TOPSOIL LEAVING THE STOCKPILE AREA.
15. UPON COMPLETION OF GRADING OPERATIONS, CONTRACTOR SHALL RESPREAD TOPSOIL FOR SEEDING. EXCESS TOPSOIL SHALL BE STOCKPILED.
16. DISPOSE OF UNSUITABLE SOIL SAME AS SPECIFIED FOR WASTE MATERIAL.
17. CLEARING AND GRUBBING:
17.1. CLEAR SITE OF TREES, SHRUBS, AND OTHER VEGETATION.
17.2. COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE.
17.3. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
17.4. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING 8" LOOSE DEPTH, AND THOROUGHLY COMPACT TO DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
17.5. REMOVAL OF IMPROVEMENTS:
17.5.1. REMOVE EXISTING ABOVE GRADE AND BELOW GRADE IMPROVEMENTS NECESSARY TO PERMIT CONSTRUCTION AND OTHER WORK.
17.5.2. REMOVE ABANDONED UNDERGROUND PIPING OR CONDUIT INTERFERING WITH CONSTRUCTION.

GENERAL NOTES

- 1. SITE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITY COMMENCING.
3. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS.
4. DISTURBED AREAS WITHIN CITY PROPERTY SHALL BE SEEDED TO MATCH OR EXCEED CURRENT CONDITIONS. REFER TO THE LANDSCAPE PLAN FOR SEEDING NOTES.
5. GRADES SHOWN ARE FINISHED GRADES.
6. SUBGRADE SHALL BE COMPACTED AND SHAPED PER GRADING NOTES PRIOR TO APPLICATION OF BASE MATERIAL.
7. NO ASPHALT OR CONCRETE PAVING SHALL BE INSTALLED UNTIL ALL UTILITIES IN OR CROSSING PAVED AREAS HAVE BEEN INSTALLED AND THE BASE COURSE IS APPROVED.
8. NO PAVING SHALL BE INSTALLED UNTIL APPROVAL IS GIVEN AS TO TYPE OF PAVING MATERIAL USED.
9. BASE MATERIAL AND ASPHALT SHALL BE INSTALLED PER GEOTECHNICAL RECOMMENDATIONS AND SPECIFICATIONS.
10. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO PROVIDE SITE GRADING IN A MANNER CONSISTENT WITH DEVELOPMENT PLANS REGARDING SITE DRAINAGE. DRAINAGE EASEMENTS SHALL NOT BE RESTRICTED. ON-SITE AND PASS-THROUGH RUNOFF SHALL BE ROUTED TO STREETS, ALONG PROPERTY LINES, AND THROUGH EASEMENTS IN A MANNER WHICH CONTROLS SURFACE RUNOFF.
11. SITE CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR ON PLACING FINAL ASPHALT WEARING SURFACE ON ALL PAVED AREAS. TIMING SHALL BE COORDINATED TO MINIMIZE CONSTRUCTION-TYPE TRAFFIC ON FINAL WEARING SURFACE.
12. EXISTING TOPOGRAPHIC SURVEY WAS PERFORMED BY LAMP RYNEARSON & ASSOCIATES, INC.
13. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
14. ELEVATIONS SHOWN ARE FLOWLINE OF GUTTER UNLESS NOTED OTHERWISE.
15. OUTFLOW CURB AND GUTTER SHALL BE AS INDICATED. TRANSITION FROM INFLOW CURB AND GUTTER TO OUTFLOW CURB AND GUTTER SHALL BE A 3' MINIMUM.
16. RETAINING TOP-OF-WALL (TOW) AND BOTTOM OF WALL (BOW) SPOT ELEVATIONS ARE AT FINISH GRADE.

FIELD QUALITY CONTROL

- 1. MOISTURE DENSITY TESTS: THE FOLLOWING TESTS SHALL BE CONDUCTED ON REPRESENTATIVE SAMPLES OF EACH TYPE OF MATERIAL ENCOUNTERED OR UTILIZED AND WILL BE USED AS A BASIS FOR COMPACTION CONTROL.
1.1. ASTM D698 OR ASHTO T99 - STANDARD METHOD OF TEST FOR MOISTURE DENSITY RELATION OF SOILS - 4.5 LB RAMMER AND A 12-INCH DROP.
1.2. USE METHOD A, B, C OR D AS APPROPRIATE, BASED ON SOIL CONDITION AND JUDGMENT OF THE TESTING LABORATORY.
1.3. DETERMINE AND PROVIDE OPTIMUM DENSITY CURVE FOR EACH TYPE OF MATERIAL ENCOUNTERED OR UTILIZED. INCLUDE ATTERBERG LIMITS, GRAIN SIZE DETERMINATION AND SPECIFIC GRAVITY.
2. ASTM D2049 - TEST FOR RELATIVE DENSITY OF COHESIONLESS SOILS.

- COMPACTION CONTROL:
FIELD TESTS WILL BE CONDUCTED TO DETERMINE COMPLIANCE OF COMPACTION METHODS WITH SPECIFIED DENSITY IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS:
2.1.1. ASTM D2922 - TESTS FOR DENSITY OF SOIL AND SOIL - AGGREGATE IN PLACE BY NUCLEAR METHODS.
2.1.2. ASTM D1556 - TESTS FOR DENSITY OF SOIL IN-PLACE BY THE SAND CONE METHOD.
2.1.3. ASTM D2167 - TESTS FOR DENSITY OF SOIL IN-PLACE BY RUBBER-BALLOON METHOD.
3. FIELD DENSITY TESTS SHALL BE MADE BY THE GEOTECHNICAL ENGINEER. QUANTITY AND LOCATIONS SHALL BE AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER. DENSITY TESTS SHALL BE TAKEN IN COMPACTED MATERIAL BELOW THE DISTURBED SURFACE. WHEN DENSITY TESTS INDICATE THAT THE DRY DENSITY OR MOISTURE CONTENT OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THAT REQUIRED, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DRY DENSITY OR MOISTURE CONTENT HAS BEEN ACHIEVED.
4. COMPACTION SHALL BE MINIMUM OF 95% OF OPTIMUM DENSITY, IN ACCORDANCE WITH ASTM D 698, AT A MOISTURE CONTENT OF NOT LESS THAN 2% BELOW AND NOT MORE THAN 2% ABOVE THE OPTIMUM MOISTURE CONTENT.
5. PARKING SUBGRADE SHALL BE PROOF ROLLED TO DETECT ANY AREAS OF INSUFFICIENT COMPACTION. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING A MINIMUM OF TWO (2) COMPLETE PASSES WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK, OR APPROVED EQUIVALENT, IN EACH OF THE TWO PERPENDICULAR DIRECTIONS UNDER THE SUPERVISION AND DIRECTION OF THE GEOTECHNICAL ENGINEER. AREAS OF FAILURE SHALL BE SCARIFIED AND RECOMPACTED.

GENERAL GRADING NOTES

- 1. THE FOLLOWING NOTES ARE INCLUDED AS A SUPPLEMENT TO THE GEOTECHNICAL RECOMMENDATIONS. CONTRACTOR TO FOLLOW GEOTECHNICAL RECOMMENDATIONS AS NECESSARY AND REQUIRED.
2. CONTRACTOR SHALL CONDUCT SAMPLING AND TESTING QUANTITY CONTROL PER THE PLANS AND GEOTECHNICAL RECOMMENDATIONS.
3. PRIOR TO BEGINNING ANY EXCAVATION OR FILL, STRIP EXISTING GROUND TO REMOVE ALL VEGETATION. IN GENERAL, TOPSOIL SHALL BE REMOVED WHERE STRUCTURES ARE TO BE BUILT. TOPSOIL SHALL BE STORED CLEAR OF THE CONSTRUCTION AREA. TAKE REASONABLE CARE TO PREVENT THE TOPSOIL FROM BECOMING MIXED WITH SUBSOIL.
4. AFTER COMPLETION OF STRIPPING AND/OR EXCAVATION IN AREAS TO PROVIDE SUPPORT FOR INTERIOR/EXTERIOR SLABS AND PAVEMENT AS WELL AS AREAS WHICH WILL RECEIVE FILL, THE AREAS SHALL BE SCARIFIED TO MINIMUM DEPTH OF 8" AND COMPACTED TO MINIMUM OF 95% OF OPTIMUM DENSITY, IN ACCORDANCE WITH ASTM D 698, AT A MOISTURE CONTENT OF NOT LESS THAN 2% BELOW AND NOT MORE THAN 2% ABOVE THE OPTIMUM MOISTURE CONTENT.
5. DEPOSIT FILL MATERIAL IN HORIZONTAL LIFTS TO MAXIMUM 8-INCHES UNCOMPACTED DEPTH AND COMPACT EACH LIFT TO NOT LESS THAN 95 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM D698. MAINTAIN MATERIAL AT OPTIMUM MOISTURE CONTENT, PLUS OR MINUS 2 PERCENTAGE POINTS. FILL MATERIAL SHALL MEET GEOTECHNICAL RECOMMENDATIONS. STOP BACKFILL AT SPECIFIED SUBGRADE. MAKE ALLOWANCE FOR TOPSOIL WHERE REQUIRED.
6. DO NOT PLACE FILL OR BACKFILL IF FILL OR BACKFILL MATERIAL IS FROZEN OR IF THE SURFACE UPON WHICH FILL OR BACKFILL IS TO BE PLACED IS FROZEN.
7. BACKFILL AROUND STRUCTURES:
7.1. BACKFILL AROUND CONCRETE STRUCTURES ONLY AFTER THE CONCRETE HAS ATTAINED THE SPECIFIED COMPRESSIVE STRENGTH. REMOVE ALL FORM MATERIALS AND TRASH FROM THE EXCAVATION BEFORE PLACING ANY BACKFILL.
7.2. DO NOT OPERATE EARTH-MOVING EQUIPMENT WITHIN 5 FEET OF WALLS OF CONCRETE STRUCTURES FOR THE PURPOSE OF DEPOSITING OR COMPACTING BACKFILL MATERIAL. COMPACT BACKFILL ADJACENT TO CONCRETE WALLS WITH HAND-OPERATED TAMPERS OR SIMILAR EQUIPMENT THAT WILL NOT DAMAGE THE STRUCTURE.
7.3. PLACE FILL IN LIFTS NOT MORE THAN 8 INCHES THICK PRIOR TO COMPACTION AND COMPACT EACH LIFT TO NOT LESS THAN 95 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM D698.



LINETYPES

Table with columns for EXISTING and CUSTOM linetypes. Includes symbols for AIR, CABLE, CONDUIT, DRAIN TILES, ELECTRIC, FENCE, FIBER OPTICS, FLOOD PLAIN, FLOW ARROW, FORCE MAIN, GAS, GRAVEL AND DIRT EDGE, IRRIGATION, NON POTABLE WATER, OIL, OIL AND GAS, OVERHEAD POWER, OVERHEAD TELEPHONE, OVERHEAD UTILITY, POWER, RAW WATER, ROOF DRAIN, SANITARY SEWER, STORM SEWER, TELEPHONE, UNDER DRAIN, UNIDENTIFIED UTILITY, UTILITY, WATER, RAILROAD TRACKS, FLOW LINE, BUILDING OVERHANG, RECORD, and CREEK FLOW LINE.

Table with columns for PROPOSED linetypes. Includes symbols for AIR, CABLE, CONDUIT, DRAIN TILES, FENCE, FENCE BARBED WIRE, FENCE STEEL, FENCE WIRE, FENCE WOOD, FIBER OPTICS, FLOOD PLAIN, FLOW ARROW, FORCE MAIN, GAS, GRAVEL AND DIRT EDGE, IRRIGATION, NON POTABLE WATER, OIL, OIL AND GAS, OVERHEAD POWER, OVERHEAD TELEPHONE, OVERHEAD UTILITY, POWER, RAW WATER, ROOF DRAIN, SANITARY SEWER, STORM SEWER, TELEPHONE, UNDER DRAIN, UNIDENTIFIED UTILITY, WATER, LIMITS OF CONSTRUCTION, LIMITS OF DISTURBED AREA, EROSION CONTROL, EARTH BERM, EARTH DIVERSION, EROSION CONTROL LOG, FENCE, FILL DIVERSION, FLOW ARROW, INTERCEPTOR DIKE, INTERCEPTOR SWALE, LEVEL SPREADER, LEVEL TERRACE, SEDIMENT CONTROL LOG, SILT FENCE, STRAW WATTLE, TEMPORARY DITCH, and PAVEMENT.

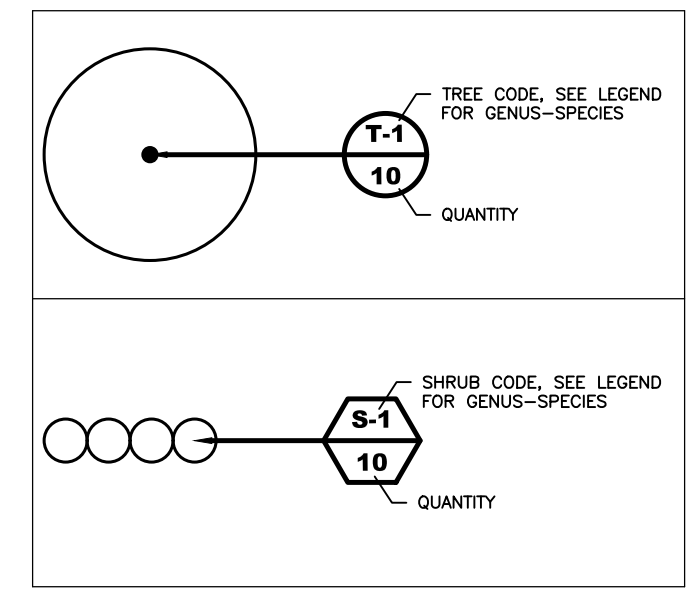
Table with columns for DRAINAGE and PARCEL linetypes. Includes symbols for 100 YEAR, 500 YEAR, 10 YEAR EGL, 2 YEAR EGL, 5 YEAR EGL, 100 YEAR HGL, 10 YEAR HGL, 2 YEAR HGL, 5 YEAR HGL, FLOOD WAY, PROPERTY LINE, PROPOSED LOT LINE, EXISTING LOT LINE, SECTION LINE, EASEMENT, and GENERAL ABBREVIATIONS (ADA, BC, BOSW, BP, BW, C, CATV, CL, CMP, CP, CY, DIA, DIP, E, ELEV., EOG, FES, FFE, FG, FH, FL, G, GB, HP/LP, HORIZ, IE, LF, M, MH, ME, N, N.T.S., OT, P, PC, PI, PL, PT, PVC, P.V.C., PVI, PVT, X 1020.12, R, RB, RCP, ROW, S, SF, SS, ST, STA, STD, SW, T, TC, TOF, TOG, TOI, TP, TS, TW, TYP, VERT, W, WQCV, YPC).

BLOCKS

Table with columns for EXISTING and PROPOSED blocks. Includes symbols for SANITARY CLEAN OUT, SANITARY MANHOLE, SEWER WARNING SIGN, SEPTIC TANK, AREA INLET ROUND, AREA INLET SQUARE, GRATE INLET, GRATE INLET W/ HOOD, STORM MANHOLE, STORM PIPE END, 4' CURB INLET, CURB INLET LEFT, CURB INLET RIGHT, DOWN SPOUT/ROOF DRAIN, FLARED END SECTION, CONTINUE SYMBOL, CABLE MANHOLE, CABLE WARNING SIGN, CABLE PEDESTAL, CABLE PULLBOX, LIGHT POLE, YARD LIGHT, GROUND LIGHT, BLDG MOUNTED LIGHT, STREET LIGHT, POWER POLE, H STRUCTURE, H STRUCTURE W/ TRANSFORMER, ELECTRIC MANHOLE, ELECTRIC METER, ELECTRIC PEDESTAL, ELECTRIC PULLBOX, ELECTRIC TRANSFORMER, ELECTRIC VAULT, ELECTRIC WARNING SIGN, GUY, FIBER OPTIC MANHOLE, FIBER OPTIC PULL BOX, FIBER OPTIC VAULT, FIBER OPTIC PEDESTAL, FIBER OPTIC WARNING SIGN, FUEL TANK, FUEL CAP, FUEL PUMP, GAS CURB STOP, GAS MANHOLE, GAS METER, GAS VALVE, GAS WARNING SIGN, TELEPHONE MANHOLE, TELEPHONE PEDESTAL, TELEPHONE PULLBOX, TELEPHONE WARNING SIGN, UNIDENTIFIED MANHOLE, UNIDENTIFIED UTILITY PEDESTAL, UNIDENTIFIED VALVE, UNIDENTIFIED PULLBOX, WATER CURB STOP, WATER MANHOLE, WATER METER, WATER VALVE, WATER WARNING SIGN, AUTO SPRINKLER BUILDING, FIRE HYDRANT, POST INDICATOR VALVE, YARD HYDRANT, IRRIGATION CONTROL VALVE, IRRIGATION SPRINKLER HEAD, WELL, MONITORING WELL, TABLE, SATELLITE DISH, MAILBOX, MISCELLANEOUS POINT, VENT, TOWER, PROPANE TANK, FLAGPOLE, AIR CONDITIONING UNIT, DRINKING FOUNTAIN, BBQ PIT, BENCH, BOLLARD, BORE HOLE, COLUMN ROUND, COLUMN SQUARE, VACUUM, TREE DECIDUOUS, TREE CONIFEROUS, BUSH, BOULDER, ARROW LEFT, ARROW RIGHT, ARROW STRAIGHT, STRIPING "ONLY", BICYCLE STRIPING, HANDICAP SYMBOL, TRAFFIC SIGNAL, TRAFFIC SIGNAL PEDESTAL, TRAFFIC SIGNAL PULL BOX, PARKING METER, SIGN, STOP SIGN, YIELD SIGN, RR CROSSING ARM, BENCHMARK, TEMPORARY BENCHMARK, ROW MARKER, CONTROL POINT, MONUMENT FOUND, MONUMENT SET, WITNESS CORNER, COMPUTED CORNER, SECTION CORNER TIE, SECTION CORNER.

PROPOSED

Table with columns for PROPOSED blocks. Includes symbols for CONTOUR, FUTURE CONTOUR, EXISTING CONTOUR, WETLANDS AREA NOT TO BE DISTURBED, FILL AREA, STABILIZED ACCESS ROAD, VEGETATED BUFFER STRIP, RIDGE, FLOW PATH, SPOT ELEVATION, DRAINAGE AREA NAME, DRAINAGE AREA RUNOFF COEFFICIENT, DRAINAGE BASIN DELINEATION, DRAINAGE SUB BASIN DELINEATION, TIME OF CONCENTRATION DRAINAGE PATH, WATTLE, VEHICLE TRACKING PAD, TEMPORARY SEEDING, STRAW HAY BALE, SLOPE PROTECTION, PERMANENT SEEDING, INLET PROTECTION, STORM SEWER, SANITARY SEWER, SANITARY SEWER SERVICE, SANITARY SERVICE RISER, DROP MANHOLE, SLOTTED UNDER DRAIN, WATER, AIR TAP, FIRE HYDRANT, TEE, BEND, REDUCER, VALVE GATE, MANHOLE, FLARED END SECTION, CURB INLET, AREA INLET, GRATE INLET, BIORETENTION GARDEN, PAVEMENT, PC CURB AND GUTTER, RETAINING WALL, X" PC CONCRETE SIDEWALK, ASPHALT PAVEMENT, SIDEWALK PAVEMENT, PAVING BARRICADE, BUILDING, PARKING STALL COUNT.



LAMP RYNEARSON logo and address: 4715 INNOVATION DR., STE. 100 FORT COLLINS, CO 80525 970.226.0342 LampRynearson.com

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION GARY FLOYD

LEGEND

811 logo and text: Know what's below. Call before you dig.

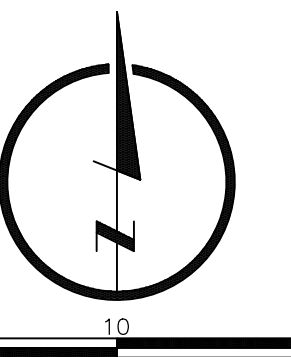
Table with columns for REVISIONS, DESIGNER / DRAFTER, DATE, PROJECT NUMBER, BOOK AND PAGE, MISSOURI AUTHORIZATION NUMBER, SHEET, and a footer with '4 OF 12'.

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_ DAY OF \_\_\_, 20\_\_ DEPARTMENT OF COMMUNITY DEVELOPMENT

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SACFS 1 - PIN# 182306213010 NW/4, SEC 6 T3S R67W





PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

GARY FLOYD

EXISTING CONDITIONS & REMOVALS PLAN

SACFS 1 - PIN# 182306213010  
NW/4, SEC 6 T3S R67W



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE. THE ENGINEER THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION.

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER / DRAFTER  
DAS  
DATE  
02/19/2021  
PROJECT NUMBER  
0220004.02  
BOOK AND PAGE

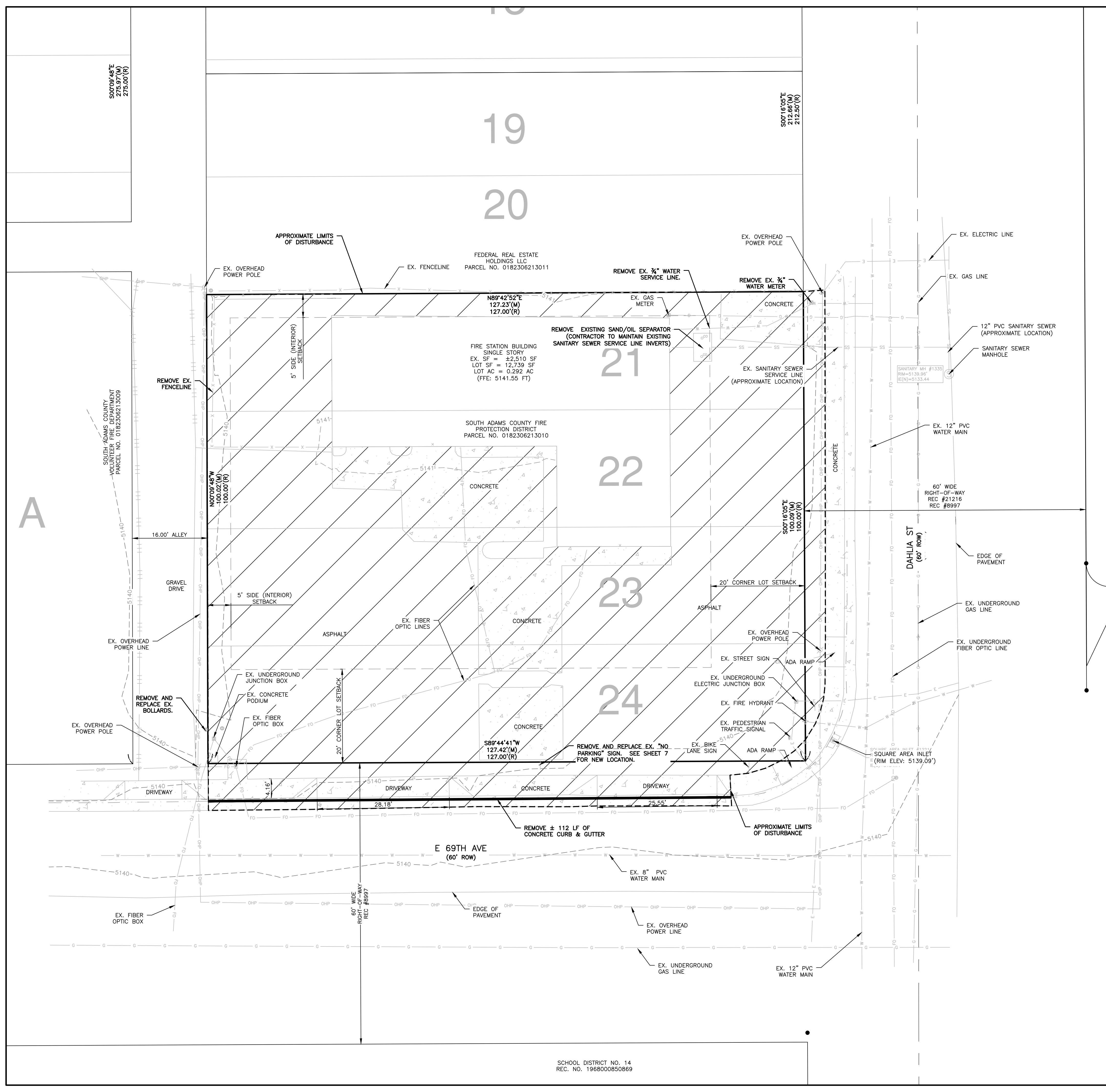
SHEET

**LEGEND:**

- EX. CONTOUR
- PROPERTY LINE
- SETBACK LINE
- FLOWLINE
- FIBER OPTIC LINE
- GAS LINE
- ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- APPROXIMATE LIMITS OF DISTURBANCE
- EXISTING CURB AND GUTTER TO BE REMOVED
- EX. CONCRETE PAVEMENT
- REMOVE PAVEMENT / MISC. SITE FEATURES

**DEMOLITION NOTES**

- DEMOLITION SHALL INCLUDE REMOVAL OF EX. OBJECTS OR IMPROVEMENTS, WHETHER INDICATED ON DRAWINGS OR NOT, THAT WOULD IN ANY WAY PREVENT OR INTERFERE WITH PROGRESS OR COMPLETION OF PROPOSED WORK.
- UTILITIES NOT EXPLICITLY SLATED FOR REMOVAL SHALL REMAIN AND BE PROTECTED IN PLACE.
- PERMITS, FEES, AND LICENSES SHALL BE SECURED AND PAID FOR BY CONTRACTOR, DISPOSAL CHARGES AS REQUIRED TO ENSURE PROGRESS OF WORK WILL PROCEED.
- WORK SHALL COMPLY WITH THE LATEST EDITION OF CITY ORDINANCE OR REGULATIONS AND/OR REQUIREMENTS OF ANY GOVERNING AUTHORITIES OR UTILITY OWNERS IF DEMOLITION OF EX. PAVEMENT, CURBS AND GUTTERS, DRAINAGE STRUCTURES, AND UTILITIES AS MAY BE REQUIRED.
- ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION, CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, AND INJURY TO PERSONS.
- PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
- MAINTAIN EX. UTILITIES UNLESS OTHERWISE NOTED, AND PROTECT AGAINST DAMAGE DURING DEMOLITION.
- DO NOT INTERRUPT EX. UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EX. UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.
- BEFORE STARTING WORK ON SITE, MAKE ARRANGEMENTS FOR DISCONNECTION, REROUTING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES AND OTHER UNDERGROUND PIPING, TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF AUTHORITIES OF UTILITIES CONCERNED, INCLUDING BUT NOT RESTRICTING ANY OTHER SERVICES NOT MENTIONED, SUCH AS OVERHEAD AND UNDERGROUND POWER AND TELEPHONE LINES, EQUIPMENT, GAS PIPING, STORM PIPE, SANITARY SEWERS, OR WATER PIPING.
- USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DO NOT USE WATER WHEN IT MAY CAUSE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE FLOODING, AND POLLUTION.
- DISPOSAL OF DEMOLISHED MATERIALS
  - REMOVE FROM SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
  - NO BURNING OF ANY MATERIAL, DEBRIS, OR TRASH ON SITE OR OFF SITE WILL BE ALLOWED, EXCEPT AFTER WRITTEN PERMISSION FROM OWNER AND GOVERNING AUTHORITY IS RECEIVED. IF PERMITTED, FIRES SHALL BE PERFORMED IN MANNER PRESCRIBED BY PERMITTING AUTHORITY.
  - REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLISHED IMPROVEMENTS AND DISPOSE OF OFF SITE IN A LEGAL MANNER.
- TRAFFIC: CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
- PROTECTION OF EX. IMPROVEMENTS:
  - PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EX. IMPROVEMENTS INDICATED TO REMAIN IN PLACE.
  - PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.
  - RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
- STRIP TOPSOIL TO WHATEVER DEPTHS ENCOUNTERED TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER OBJECTIONABLE MATERIAL. REMOVE HEAVY GROWTHS OF GRASS FROM AREAS BEFORE STRIPPING.
- DISPOSE OF UNSUITABLE SOIL SAME AS SPECIFIED FOR WASTE MATERIAL.
- CLEARING AND GRUBBING:
  - CLEAR SITE OF TREES, SHRUBS, AND OTHER VEGETATION.
  - COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE.
  - FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
  - PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING 8" LOOSE DEPTH, AND THOROUGHLY COMPACT TO DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
  - REMOVAL OF IMPROVEMENTS:
    - REMOVE EX. ABOVE GRADE AND BELOW GRADE IMPROVEMENTS NECESSARY TO PERMIT CONSTRUCTION AND OTHER WORK.
    - REMOVE ABANDONED UNDERGROUND PIPING OR CONDUIT INTERFERING WITH CONSTRUCTION.



SCHOOL DISTRICT NO. 14  
REC. NO. 196800850869

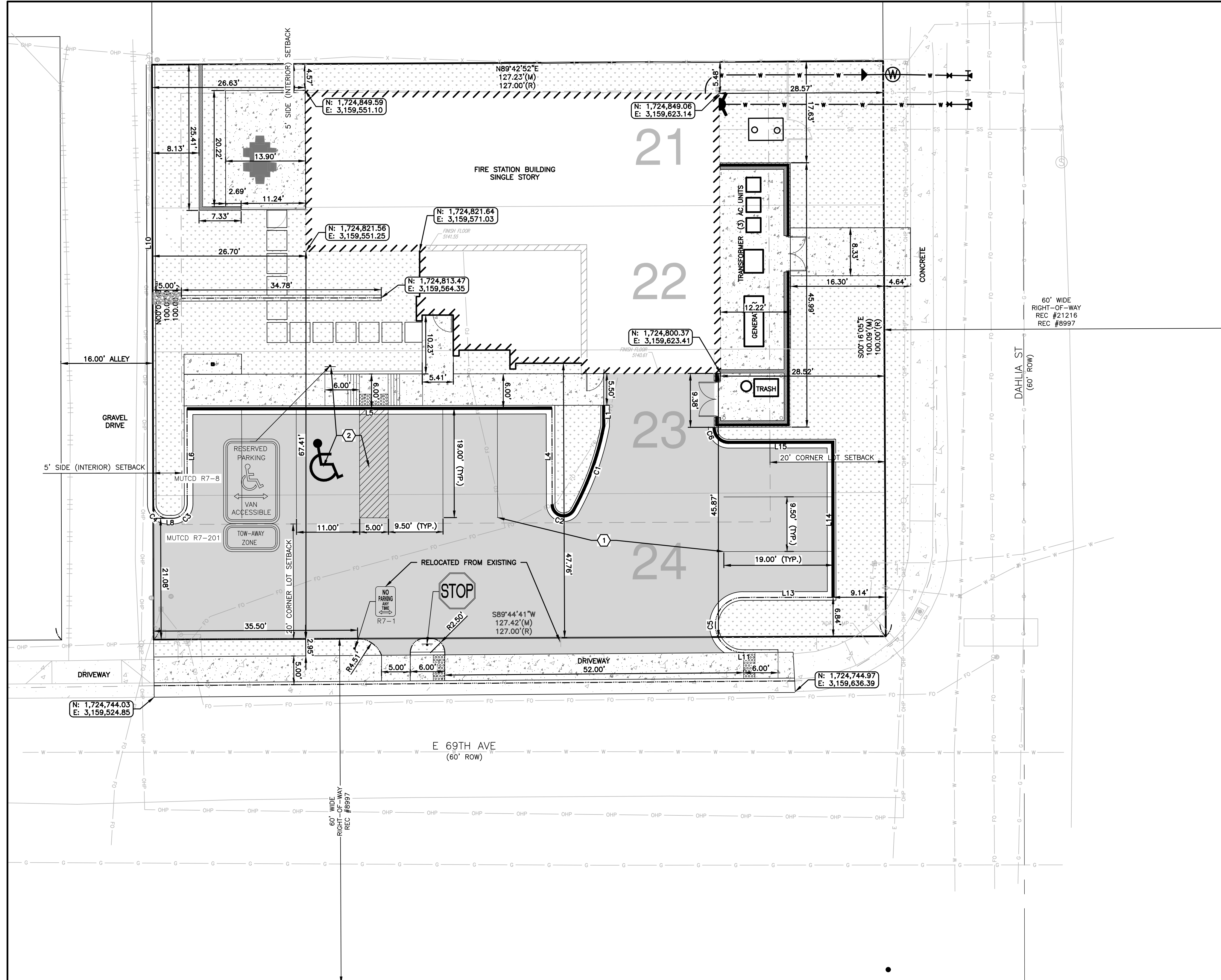
**CITY STAFF CERTIFICATE**  
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
DEPARTMENT OF COMMUNITY DEVELOPMENT

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**SITE LEGEND:**

- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED X" CONCRETE SIDEWALK/PATIO
- PROPOSED CONCRETE PAVEMENT (8" THICK W/ #4 @ 16" O.C. E.W.)
- PROPOSED LANDSCAPING, SEE LANDSCAPE PLAN
- PROPOSED HANDICAP PARKING
- PROPOSED PARKING STALL COUNT
- PROPOSED PAVEMENT MARKINGS
- EXISTING FIBER OPTIC LINE
- EXISTING WATER LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINES
- EXISTING FENCE
- EXISTING EDGE OF GRAVEL ROAD

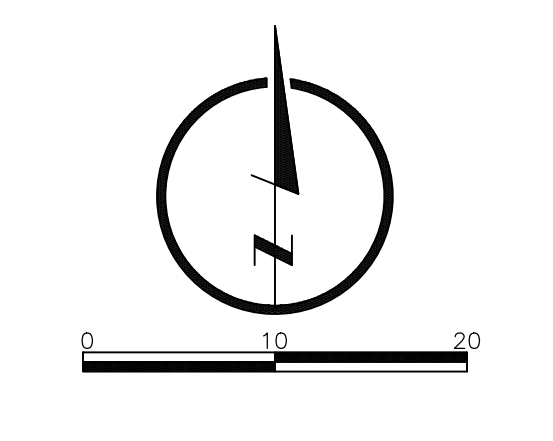
- KEYNOTES**
- INSTALL PAVEMENT MARKING TO MAKE STOP BARS, TURN ARROWS, PARKING STRIPING, AND LANE STRIPING, SEE SHEET 2 FOR NOTES.
  - INSTALL HANDICAP VAN ACCESSIBLE PARKING STALL 11'X19', LOADING ZONE 5'X19', HANDICAP MARKING & ASSOCIATED PARKING SIGN, SEE DETAIL.
- GENERAL NOTES**
- LINE & CURVE TAGS REPRESENT FLOWLINE OF GUTTER OR EDGE OF PAVEMENT WHERE CURB/GUTTER DOES NOT EXIST UNLESS OTHERWISE NOTED.
  - DIMENSIONS WHERE CURB AND GUTTER ARE INVOLVED ARE TO FLOWLINE OF GUTTER.
  - CONCRETE CONTROL JOINTS ARE NOT TO EXCEED 60'.
  - BUILDING OUTLINE SHOWN FOR REFERENCE ONLY, CONTRACTOR TO CONSTRUCT FOUNDATION FROM ARCHITECTURAL AND STRUCTURAL PLANS.
  - ALL PARKING STALL STRIPING TO BE 90°, 9.5'X19'X4" THERMOPLASTIC WHITE UNLESS OTHERWISE NOTED. ALL STRIPING DIMENSIONS, MATERIALS & LAYOUTS SHALL COMPLY WITH THE LATEST EDITION OF MUTCD & FORT LUPTON STANDARDS.
  - ALL PARKING LOT STENCILING TO BE THERMOPLASTIC WHITE.
  - EXISTING SIGNS TO BE REMOVED & REPLACED OR PROTECTED AS NECESSARY.
  - SITE CONTRACTOR SHALL MATCH EXISTING PAVING, SIDEWALK AND CURB & GUTTER THAT WILL NOT BE REMOVED, IN GRADE, DEPTH AND ALIGNMENT. DAMAGED EXISTING IMPROVEMENTS SHALL BE REPLACED BY CONTRACTOR AT CONTRACTORS EXPENSE.
  - THE SUBGRADE AND PAVEMENT SURFACE SHOULD BE ADEQUATELY SLOPED TO PROMOTE PROPER SURFACE DRAINAGE.
  - INSTALL JOINT SEALANT AND SEAL CRACKS IMMEDIATELY, ESPECIALLY BETWEEN HMA AND CONCRETE CURBS, SIDEWALKS, ETC.
  - SEAL ALL LANDSCAPED AREAS IN, OR ADJACENT TO PAVEMENTS TO MINIMIZE OR PREVENT MOISTURE MIGRATION TO SUBGRADE SOILS.
  - PLACE COMPACTED, LOW PERMEABILITY BACKFILL AGAINST THE EXTERIOR SIDE OF CURB AND GUTTER.
  - PLACE CURB, GUTTER, AND/OR SIDEWALK DIRECTLY ON APPROVED MOISTURE CONDITIONED AND COMPACTED, PROOF ROLLED SOILS WITHOUT THE USE OF BASE COURSE MATERIAL.
  - SIDEWALK SHALL BE 4" THICK ON-SITE AND 6" THICK IN ROW UNLESS OTHERWISE NOTED BY THE CITY.
  - CONCRETE SHALL BE CDOT CLASS B OR P.
  - ALL HANDRAILS, SIDEWALKS, AND STRIPING SHALL BE ADA COMPLIANT.
- STRIPING NOTES:**
- ALL STRIPING TO CONFORM TO COMMERCE CITY STANDARDS
- CONCRETE NOTES (CURB AND SIDEWALK)**
- CONCRETE: CEMENT: ASTM C-150, NORMAL - TYPE I, FINE AND COARSE AGGREGATE: ASTM C-33, USE MAXIMUM COARSE AGGREGATE SIZE PER ACI 318, BUT NOT LARGER THAN 1-1/2". WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE. CURING COMPOUND: ASTM C309, TYPE 2, SUITABLE FOR SPRAY APPLICATION. ADMIXTURES: ASTM C-494; TYPE A-WATER REDUCING; TYPE B-RETARDING; TYPE C-ACCELERATING; TYPE D-WATER REDUCING AND RETARDING.
  - MIX DESIGN AND TESTING: CONCRETE MIX DESIGN PER ASTM C-94. DESIGN MIX TO PRODUCE NORMAL WEIGHT CONCRETE CONSISTING OF PORTLAND CEMENT, AGGREGATE, WATER REDUCING ADMIXTURE, AIR ENTRAINING ADMIXTURE, AND WATER TO PRODUCE THE FOLLOWING PROPERTIES: COMPRESSIVE STRENGTH: 3,000 PSI, MINIMUM AT 28 DAYS; SLUMP RANGE OF 3"-5" FOR NORMAL CONCRETE, AND AIR ENTRAINMENT OF 5% TO 8%.
  - ISOLATION JOINT FILLERS: RESILIENT PREMOULDED BITUMINOUS IMPREGNATED FIBERBOARD UNITS COMPLYING WITH ASTM D 1751. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT, AND NOT LESS THAN 1/2" OR MORE THAN 1" BELOW FINISHED SURFACE. FURNISH JOINT FILLERS IN ONE PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER POSSIBLE. WHERE MORE THAN ONE LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTIONS TOGETHER.
  - JOINT SEALANT: ALL JOINTS SHALL BE CLEANED OF LOOSE AND FOREIGN MATTER PRIOR TO APPLYING THE JOINT SEALER. ALL JOINTS SHALL BE SEALED WITH A COLD APPLIED SELF-LEVELING SILICONE SEALANT MEETING ASTM D596. SEALANTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - PROVIDE COARSE, NONSLIP FINISH BY SCORING SURFACE WITH STIFF BRISTLED BROOM PERPENDICULAR TO LINE OF TRAFFIC.
  - TRANSITIONS BETWEEN INFLOW AND OUTFLOW CURB AND GUTTER ARE TO BE MADE OVER 3 FEET MIN.

- PAVEMENT SECTION SCHEMATIC ON-SITE ONLY**
- 
- CONCRETE PAVING W/ #4 REBAR @ 16" O.C. E/W
- SUBGRADE MOISTURE CONDITIONED & COMPACTED TO 95% OF STANDARD PROCTOR
- NOTE:**
- RECOMMENDED PAVEMENT SECTIONS ARE ASSUMED TO MATCH EXISTING SITE CONDITIONS. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

LINE TABLE			CURVE TABLE				
LINE #	LENGTH	DIRECTION	CURVE #	RADIUS	DIRECTION	CHORD	LENGTH
L1	3.66'	S00°05'54.96"E	C1	48.84'	S19°42'48"W	15.46'	15.52'
L4	16.74'	N00°08'03.00"W	C2	2.00'	N75°39'28"W	3.87'	5.27'
L5	63.50'	S89°54'05.04"W	C3	2.50'	S44°52'09"W	3.53'	3.92'
L6	16.55'	S00°05'54.96"E	C4	2.50'	N45°09'48"W	3.54'	3.93'
L8	0.91'	S89°50'12.17"W	C5	4.80'	N00°05'28"W	9.59'	15.29'
L10	76.43'	N00°09'47.83"W	C6	2.51'	N43°26'49"W	3.64'	4.07'
L11	0.00'	S89°26'41.50"W					
L13	15.60'	N89°54'05.05"E					
L14	27.00'	N00°05'54.96"W					
L15	18.14'	S89°54'05.04"W					

**LAMP RYNEARSON**

4715 INNOVATION DR., STE. 100  
FORT COLLINS, CO 80525  
970.226.0342  
LampRynearson.com



PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

GARY FLOYD

HORIZONTAL CONTROL, PAVING, STRIPING, & SIGNAGE PLAN

SACFS 1 - PIN# 182306213010 NW/4, SEC 6 T3S R67W

**811**

Know what's below. Call before you dig.

**REVISIONS**

NO.	DATE	DESCRIPTION

DESIGNER / DRAFTER  
DATE  
02/19/2021  
PROJECT NUMBER  
0220004.02  
BOOK AND PAGE

**CITY STAFF CERTIFICATE**

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

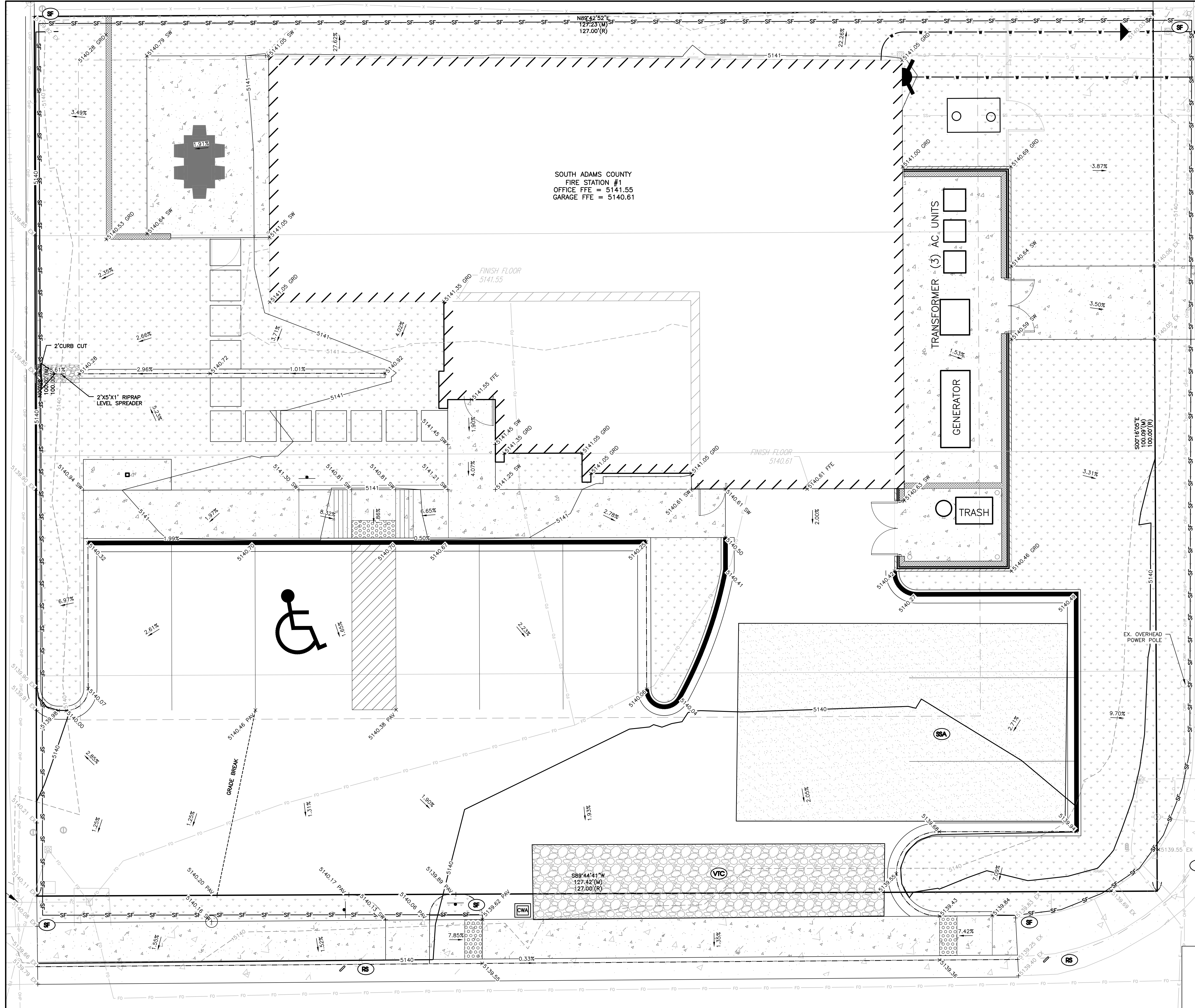
DEPARTMENT OF COMMUNITY DEVELOPMENT

SHEET

7 OF 12

U:\p\p\p\0220004.02 Area SACFS 1\0220004.02 Horizontal Control, Paving, Striping, & Signage Plan.dwg - 182306213010 NW/4, SEC 6 T3S R67W - GARY FLOYD, LAMP RYNEARSON





SOUTH ADAMS COUNTY  
 FIRE STATION #1  
 OFFICE FFE = 5141.55  
 GARAGE FFE = 5140.61

**LEGEND:**

	PROPOSED CONTOUR
	EXISTING CONTOUR
	GRADE BRAKE
	LIMITS OF DISTURBANCE
	DRAINAGE SWALE
	OUTFLOW CURB AND GUTTER
	SPOT ELEVATION
	SPOT ELEVATION WITH DESCRIPTION SEE ABBREVIATIONS THIS SHEET
	PROPOSED STORM SEWER
	GROUND
	SIDEWALK
	EXISTING
	PAVEMENT
	FINISHED FLOOR ELEVATION
	TOP OF POND
	LOW POINT

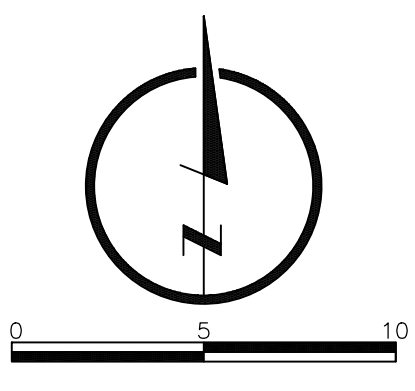
**EROSION CONTROL LEGEND:**

	SILT FENCE
	WATTLE
	VEHICLE TRACKING CONTROL
	INLET PROTECTION
	CONCRETE WASHOUT AREA
	CURB ROCK SOCK PROTECTION
	SEDIMENT CONTROL LOG
	STABILIZED STAGING AREA

**GRADING NOTES:**

- ALL SPOTS DENOTE FLOWLINE ELEVATIONS UNLESS NOTED OTHERWISE.
- MAX CROSS SLOPES FOR SIDEWALKS TO BE 2.00%.
- CONTRACTOR TO ASSURE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION.
- DESIGN IS BASED OFF OF BEST AVAILABLE INFORMATION. CONTRACTOR TO CONFIRM DESIGN PRIOR TO CONSTRUCTION AND BRING DISCREPANCIES TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.

**LAMP RYNEARSON**  
 4715 INNOVATION DR. STE. 100  
 FORT COLLINS, CO 80525  
 970.226.0342  
 LampRyNearson.com



PRELIMINARY

NOT RELEASED FOR CONSTRUCTION  
 GARY FLOYD

GRADING & EROSION CONTROL PLAN

SACFS 1 - PIN# 182306213010  
 NW/4, SEC 6 T3S R67W

**811**  
 Know what's below.  
 Call before you dig.

REVISIONS


DESIGNER / DRAFTER  
 DAS  
 DATE  
 02/19/2021  
 PROJECT NUMBER  
 0220004.02  
 BOOK AND PAGE

**CITY STAFF CERTIFICATE**  
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 DEPARTMENT OF COMMUNITY DEVELOPMENT

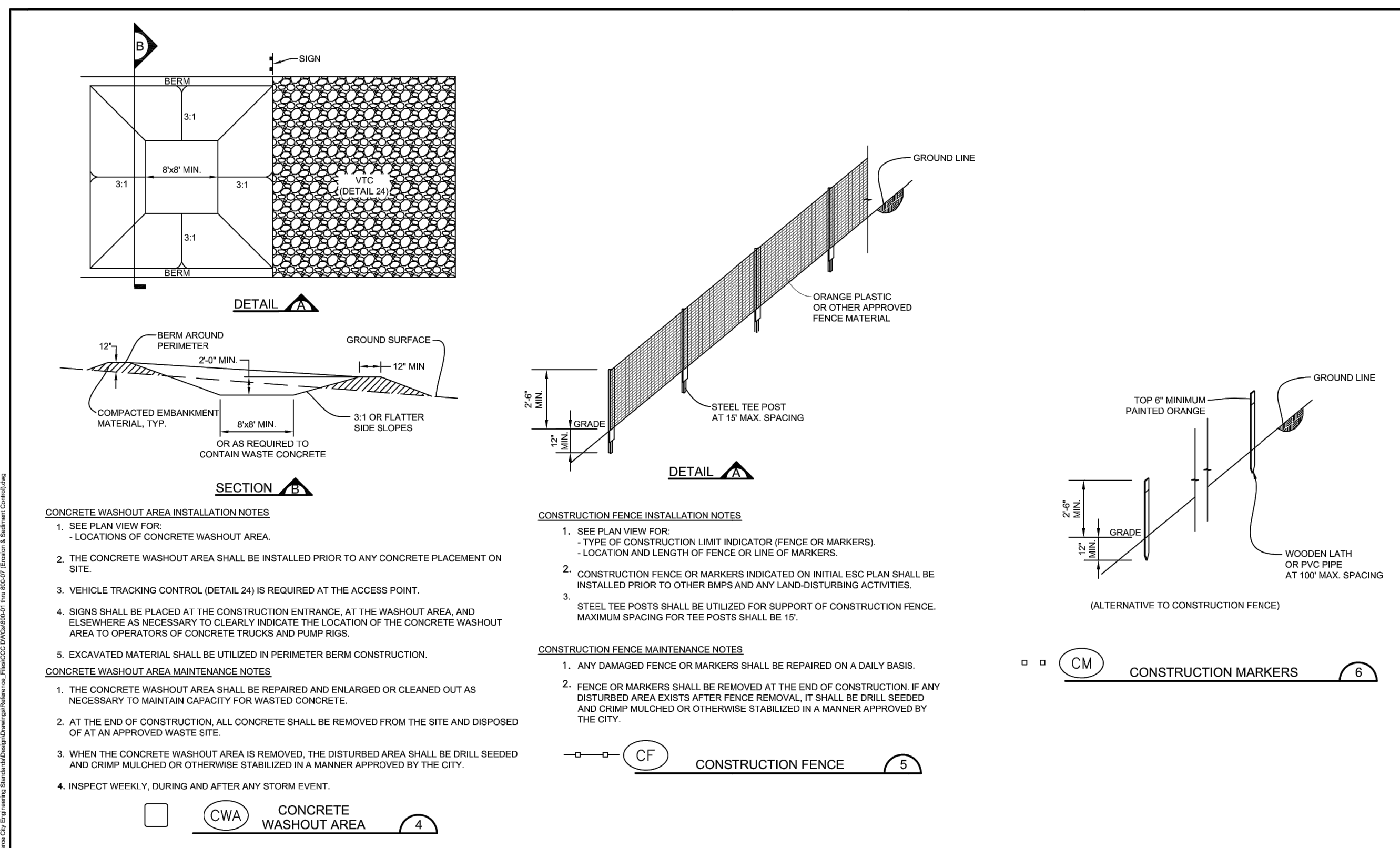
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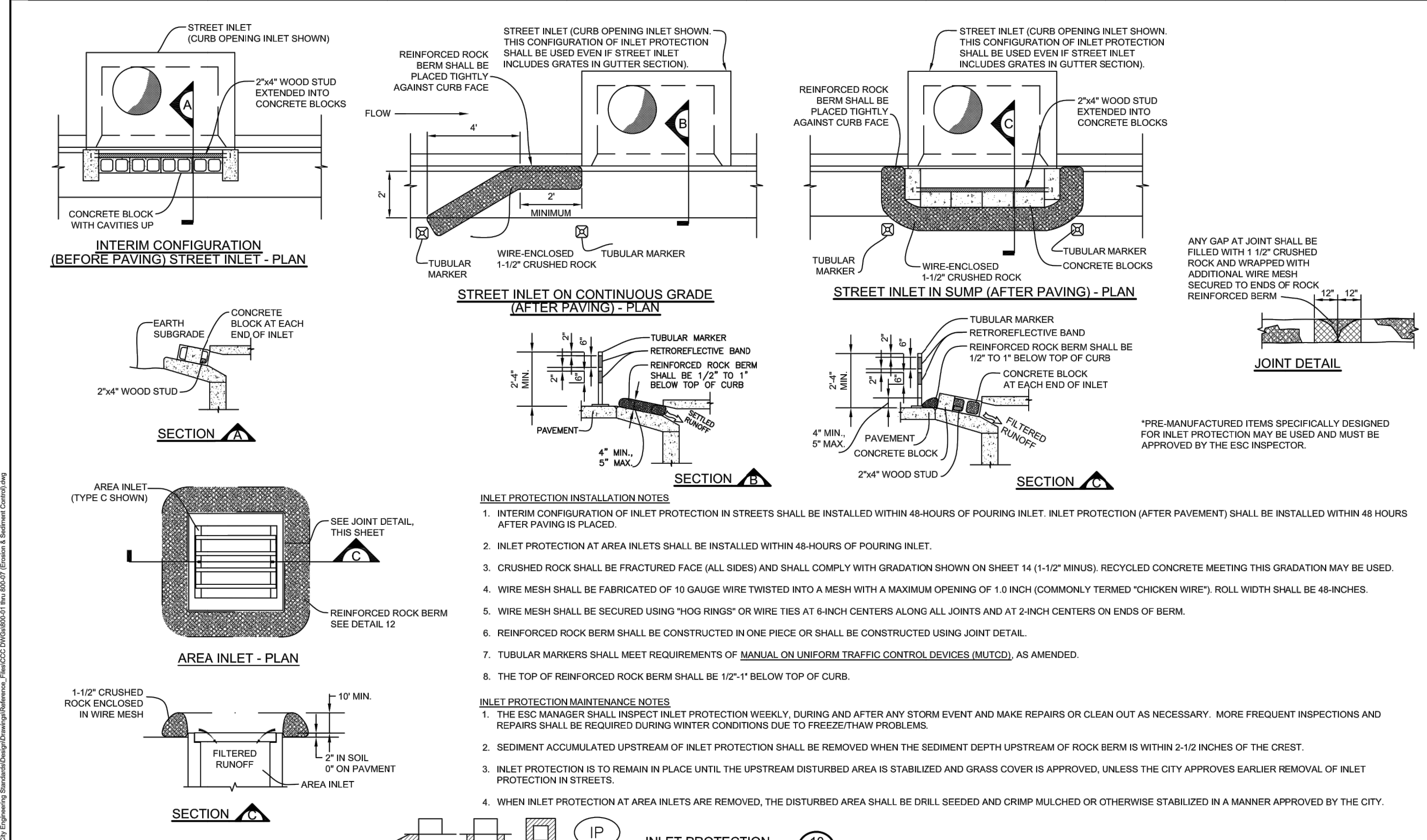
EROSION AND SEDIMENT CONTROL (ESC) GENERAL NOTES	
1. GRADING PLAN IS FOR ROUGH GRADING ONLY. CHANGES MAY BE NECESSARY TO BRING PLANS INTO CONFORMANCE WITH APPROVED DRAINAGE AND SITE PLAN.	20. CONSTRUCTION SHALL NOT BEGIN UNTIL THE CITY ESC INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL BMPs AND THE GRADING PERMIT IS OBTAINED FROM PUBLIC WORKS.
2. A WATER TRUCK SHALL BE KEPT ON SITE TO CONTROL WIND EROSION AND DUST.	21. THE ESC MANAGER SHALL STRICTLY ADHERE TO THE APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE CITY OF COMMERCE CITY ENGINEERING DIVISION MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
3. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.	22. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
4. NO GRADING SHALL TAKE PLACE IN ANY DELINEATED FLOOD HAZARD AREA UNTIL THE FINAL DRAINAGE PLAN HAS BEEN APPROVED AND ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED.	23. A COPY OF THE GRADING PERMIT AND APPROVED PLANS SHALL BE ON SITE AT ALL TIMES.
5. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS DEVELOPMENT WILL BE REMOVED IMMEDIATELY BY THE CONTRACTOR, UPON WRITTEN NOTICE BY THE CITY. FAILURE TO REMOVE THE MUD OR DEBRIS BY THE CONTRACTOR WITHIN 24 HOURS SHALL CAUSE THE CITY TO STOP ALL WORK UNTIL THE SITUATION IS RESOLVED.	24. THE ESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE CITY FOR ALL MATTERS PERTAINING TO THE GRADING PERMIT. THE ESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGH A 24-HOUR CONTACT NUMBER.
6. WHEN REQUIRED, A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CPH&E) WATER QUALITY DIVISION STORMWATER DISCHARGE PERMIT SHALL BE OBTAINED AND A COPY SHALL BE SUBMITTED TO THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS.	25. THE ESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS, INCLUDING STREETS. AREAS TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED WITH A STREET SWEEPER OR SIMILAR DEVICE AT FIRST NOTICE OF ACCUMULATION OR AT THE DISCRETION OF THE CITY'S ESC INSPECTOR. STREET WASHING IS NOT ALLOWED. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
7. AREAS DISTURBED BY GRADING SHALL BE MULCHED AND RESEEDED WITH NATIVE VEGETATION OR AS APPROVED ON THE PLAN.	26. THE APPROVED PLANS MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES IN DESIGN OR INSTALLATION. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE CITY APPROVED ACCESS POINTS. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE COMMERCE CITY ENGINEERING DIVISION.
8. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR SAFETY CONDITIONS ON AND ADJACENT TO THE SITE 24 HOURS A DAY, SEVEN DAYS A WEEK.	27. THE ESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND COMMERCE CITY ENGINEERING DIVISION FOR ANY PROPOSED CHANGES.
9. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER FOR THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. (811 or 1-800-922-1987)	28. NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
10. THE CITY ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE CITY OF COMMERCE CITY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE CITY'S STORMWATER QUALITY CONTROL CRITERIA. THE CITY ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY OTHER THAN AS STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.	29. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE ESC MANAGER. THE ESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
11. THE ADEQUACY OF THIS ESC PLAN WITH THE ORIGINAL DESIGN ENGINEER.	30. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE COMMERCE CITY ENGINEERING DIVISION.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. COMMERCE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE APPROVED PLANS.	31. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER AND DRY GULCHES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT 40 CFR PART 119 MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER, SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT AS WELL AS THE CPH&E. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER.
13. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE CITY APPROVED PLANS.	32. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
14. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMPs FROM THE CITY APPROVED PLANS WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE CITY OF COMMERCE CITY ENGINEERING DIVISION.	33. COMMERCE CITY DOES NOT ALLOW HAY BALES AS A FORM OF EROSION AND SEDIMENT CONTROL.
15. AFTER THE ESC PLAN HAS BEEN APPROVED, THE CONTRACTOR MAY INSTALL THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs INDICATED ON THE ACCEPTED ESC PLAN.	34. ONCE THE SITE HAS REACHED FINAL STABILIZATION, A FINAL INSPECTION SHALL BE SCHEDULED WITH THE CITY'S ESC INSPECTOR. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED AND/OR THE GRADING BOND WILL NOT BE RELEASED UNTIL THE CITY'S ESC INSPECTOR APPROVES FINAL STABILIZATION.
16. THE FIRST BMP TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FENCE, MARKERS, OR OTHER APPROVED MEANS OF DEFINING THE LIMITS OF CONSTRUCTION, INCLUDING CONSTRUCTION LIMITS ADJACENT TO STREAM CORRIDORS AND OTHER AREAS TO BE PRESERVED.	
17. AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs, THE PERMITTEE SHALL CALL THE PUBLIC WORKS AT 303-289-8150 TO SCHEDULE A PRECONSTRUCTION MEETING AT THE PROJECT SITE. THE REQUEST SHALL BE MADE A MINIMUM OF THREE BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE PRECONSTRUCTION MEETING.	
18. THE ESC MANAGER SHALL BE CERTIFIED IN STORMWATER MANAGEMENT AND EROSION CONTROL AND DOCUMENTATION SHALL BE PROVIDED TO THE CITY.	
19. THE OWNER OR OWNER'S REPRESENTATIVE, THE ESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND THE PRECONSTRUCTION MEETING. IF ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE PRECONSTRUCTION MEETING OF THE INITIAL STAGE OF THE MEETING, WITH A CITY ESC INSPECTOR. THE APPLICANT WILL HAVE TO PAY A REINSPECTION FEE. ADDRESS ANY PROBLEMS WITH INSTALLATION OF THE BMPs BEFORE THE MEETING. THE CITY STRONGLY ENCOURAGES THE CORRESPONDING DELAY IN THE START OF CONSTRUCTION. THE CITY STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING.	

DETAIL NO.	SHEET NO.	BMP LEGEND
1	2	CD CHECK DAM
2	2	CB COMPOST BLANKET
3	2	CFA COMPOST FILTER BERM
4	3	CWB CONCRETE WASHOUT AREA
5	3	CF CONSTRUCTION FENCE
6	3	CM CONSTRUCTION MARKERS
7	4	DE DRAINAGE
8	4	DD DIVERSION DITCH
9	4	EDD EROSION CONTROL BLANKET
10	6	IP INLET PROTECTION
11	7	RCD REINFORCED CHECK DAM
12	7	RRB REINFORCED ROCK BERM
13	7	RRC RRB FOR CULVERT PROTECTION
14	8	SB SEDIMENT BASIN
15	9	SCL SEDIMENT CONTROL LOG
16	9	ST SEDIMENT TRAP
17	10	SM SEEDING AND MULCHING
18	11	SF SILT FENCE
19	11	SSA STABILIZED STAGING AREA
20	11	SR SURFACE ROUGHENING
21	12	TSD TEMPORARY SLOPE DRAIN
22	12	TSR TEMPORARY STREAM CROSSING
23	13	TER TERRACING
24	13	VTC VEHICLE TRACKING CONTROL
25	13	WW W/ WITH WHEEL WASH
		LOC LIMITS OF CONSTRUCTION

<b>COMPUTER FILE INFORMATION</b> Creation Date: 03/10/2016 Last Modification Date: 04/20/16 File Path: WWW.CSDGOV.COM Drawing Name: SFLEES Scale: SCSALESHORTS Units: ENGLISH	<b>APPROVAL</b>  CITY ENGINEER DATE: 05-27-16	<b>CITY OF COMMERCE CITY</b> Department of Public Works 8602 Rosemary St. Commerce City, CO 80022 Ph: 303-289-8150	<b>EROSION &amp; SEDIMENT CONTROL</b> ENGINEERING CONSTRUCTION STANDARDS DETAIL NO. 800-01 Sheet No. 1 of 14
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<b>COMPUTER FILE INFORMATION</b> Creation Date: 03/10/2016 Last Modification Date: 04/20/16 File Path: WWW.CSDGOV.COM Drawing Name: SFLEES Scale: SCSALESHORTS Units: ENGLISH	<b>APPROVAL</b>  CITY ENGINEER DATE: 05-27-16	<b>CITY OF COMMERCE CITY</b> Department of Public Works 8602 Rosemary St. Commerce City, CO 80022 Ph: 303-289-8150	<b>EROSION &amp; SEDIMENT CONTROL</b> ENGINEERING CONSTRUCTION STANDARDS DETAIL NO. 800-03 Sheet No. 3 of 14
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### 6" VERTICAL CURB AND GUTTER (TYPE 2)

DRAWING NOT TO SCALE

**NOTES:**

- GUTTER CROSS SLOPES SHALL BE 1/2" FT WHEN DRAINING AWAY FROM CURB AND 1" FT WHEN DRAINING TOWARD CURB
- 1 1/2" RADIUS TYPICAL
- 3/4" DIA. X 1" DEFORMED REINFORCING BARS AT 6" FT. SPACING BARS TO BE GROUTED IN 1-1/2" Ø HOLES IN EXISTING CONCRETE. SPOUT TO CONSIST OF 2 PARTS CLEAN SAND AND 1 PART CEMENT.
- 6" CURB HEIGHT, 1" Ø OVERALL HEIGHT FOR MEDIAN

COMMERCE CITY  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING CONSTRUCTION STANDARDS

APPROVAL: *[Signature]* 05-27-16  
CITY ENGINEER DATE

DETAIL NO. 308-07

### EXPANSION JOINT

N.T.S.

**NOTES:**

- (T) THICKNESS OF PAVEMENT, SEE TYPICAL PAVEMENT SECTION.
- POURED JOINT MATERIAL.
- 1 1/2" PREFORMED JOINT MATERIAL. INSTALL EXPANSION JOINT MATERIAL BETWEEN NEW SIDEWALK AND EXISTING CONCRETE SLABS. POLES, FIRE HYDRANTS, BUILDINGS, ETC. SET EXPANSION JOINT MATERIAL VERTICAL AND WITH THE TOP EDGE BELOW FINISHED SURFACE OF CONCRETE. PROVIDE EXPANSION JOINTS EVERY 100' TO 120'.

18" RAD. (TYP.)  
3/4" DIA. X 1-8" SMOOTH DOWELS @ 1-6" CTRS. TREATED WITH BOND BREAKER ON CAPPED SIDE OF JOINT  
EXPANSION CAP  
1" MIN. L.  
EXPANSION JOINT BASKET ASSEMBLY  
3/4" PREFORMED EXPANSION JOINT FILLER  
FILL W/ JOINT SEALER

**NOTE:** THIS DETAIL DOES NOT APPLY TO EXPANSION JOINT WHERE PAVEMENT ABUTS A STRUCTURE. USE ONLY JOINT FILLER AGAINST STRUCTURE.

COMMERCE CITY  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING CONSTRUCTION STANDARDS

APPROVAL: *[Signature]* 05-27-16  
CITY ENGINEER DATE

DETAIL NO. 308-08

### CONTRACTION JOINT

N.T.S.

1 1/2" TOP WIDTH  
2" DEEP SAWCUT, FILLED WITH JOINT SEALER  
CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET OR AS DIRECTED BY THE ENGINEER.

### ALTERNATE TRANSVERSE CONTRACTION JOINT

N.T.S.

1 1/2" TOP WIDTH  
1/2" THICK POLYURETHANE PLASTIC PARTING STRIP. SPLICE WITH ENDS BUTTED.

**NOTES:**

- (T) THICKNESS OF PAVEMENT, SEE TYPICAL PAVEMENT SECTION.
- 2" MIN. POLYURETHANE PLASTIC PARTING STRIP. SPLICE WITH ENDS BUTTED.

### CONTRACTION JOINT

N.T.S.

**NOTES:**

- BACKER ROD OF OPEN OR CLOSED CELL POLYURETHANE STRAND AS APPROVED.
- 1/4" X 1/2" LONGITUDINAL, 1/4" TRANSVERSE. MAY BE 1/4" SAWCUT FOR ITS FULL DEPTH WITH JOINT MATERIAL AND BACKER ROD AT SAME DEPTH.
- POURED JOINT MATERIAL.
- AIR.
- (T) THICKNESS OF PAVEMENT, SEE TYPICAL PAVEMENT SECTION.

COMMERCE CITY  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING CONSTRUCTION STANDARDS

APPROVAL: *[Signature]* 05-27-16  
CITY ENGINEER DATE

DETAIL NO. 308-09

### CURB CUT DETAIL

N.T.S.

EXPANSION JOINT (TYPICAL)  
WIDTH  
EXPANSION JOINT (TYPICAL)  
4 #4 REBAR REINFORCING AT 18" SPACING  
4" MINIMUM OR MATCH ADJACENT SIDEWALK WIDTH  
1" RADIUS  
2% SLOPE MAXIMUM  
6" X 10" GAUGE WIRE MESH CENTERED IN CONCRETE FOR WIDTH OF CURB CUT  
N.T.S.

**NOTES:**

- REINFORCEMENT IS REQUIRED FOR INDUSTRIAL AND HEAVY COMMERCIAL DRIVE CUTS.
- EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FINISHED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK AND SHALL EXTEND THE FULL DEPTH OF THE CONTACT SURFACE.
- CONCRETE THICKNESS SHALL BE 4" FOR RESIDENTIAL AREAS AND 6" FOR ALL OTHERS.
- 1/2" LONG AL EPOXY COATED REBAR REINFORCING SHALL BE USED TO PIN NEW CONCRETE TO EXISTING CONCRETE. SPACING SHALL BE 18" ON CENTER.
- IF 2% MAXIMUM SLOPE CANNOT BE MET, A MOUNTABLE CURB WILL BE REQUIRED AND A 2% MAXIMUM SLOPE SHALL BE MAINTAINED. SEE DETAIL 308-06.

COMMERCE CITY  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING CONSTRUCTION STANDARDS

APPROVAL: *[Signature]* 11-14-16  
CITY ENGINEER DATE

DETAIL NO. 308-01

**LAMP RYNEARSON**  
4715 INNOVATION DR., STE. 100  
FORT COLLINS, CO 80525  
970.226.0342  
LampRynearson.com

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION  
GARY FLOYD

### VALLEY PAN

ASPHALT  
4" WIDE  
1 1/2" DEEP  
BACKFILL COMPACT AND RESTORE ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION

ASPHALT  
1 1/2" EXPANSION JOINT MATERIAL AS REQUIRED  
EXISTING SURFACE

COMMERCE CITY  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING CONSTRUCTION STANDARDS

APPROVAL: *[Signature]* 05-27-16  
CITY ENGINEER DATE

DETAIL NO. 308-02

### 6" VERTICAL CURB AND INFLOW GUTTER

1/8" RAD  
4 1/2" TOP WIDTH  
1 1/2" DEPTH  
SLOPE 1" FLOW PER FT  
1/8" RAD  
COMPACTED SUBGRADE

### 6" VERTICAL CURB AND OUTFLOW GUTTER

1/8" RAD  
4 1/2" TOP WIDTH  
1 1/2" DEPTH  
SLOPE 1" FLOW PER FT  
1/8" RAD  
COMPACTED SUBGRADE

**NOTES:**

- CONTRACTION JOINTS FOR CURB AND GUTTER SHALL MATCH SIDEWALKS MAXIMUM SPACING TEN (10) FEET.
- EXPANSION JOINTS REQUIRED AT 400 FOOT MAXIMUM SPACING AND ADDITIONAL MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.

LAMP RYNEARSON & ASSOCIATES  
4715 Innovation Drive 970.226.0342 | P  
Fort Collins, CO 80525 970.226.0879 | F  
www.LRA-inc.com

INFLOW AND OUTFLOW  
VERTICAL CURB AND GUTTER

drawn by VJG date 02/12/16 scale N.T.S. detail number CURB003 revisions  
path\lramemo\1\Engineering\0220004-02 Allied\_SACFS\_1\DRAWINGS\CONSTRUCTION\_DRAWINGS\0220004-02 - DETAILS.dwg

### RAMP DETAIL #1

FLOWLINE  
12:1 MAX.  
PER PLAN  
12:1 MAX.  
BACK OF CURB  
DETECTABLE WARNING  
EDGE OF PAVEMENT  
6" WIDTH

### RAMP DETAIL #2

FLOWLINE  
PER PLAN  
FLOWLINE  
1" RADIUS  
BACK OF CURB  
DETECTABLE WARNING  
EDGE OF PAVEMENT  
6" WIDTH

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Fort Collins, CO 80525 970.226.0879 | F  
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HANDICAP RAMP DETAILS

drawn by SSZ date 10/28/13 scale N.T.S. detail number PVM006 revisions  
path\lramemo\1\Engineering\0220004-02 Allied\_SACFS\_1\DRAWINGS\CONSTRUCTION\_DRAWINGS\0220004-02 - DETAILS.dwg

### ACCESSIBLE PARKING SIGN

MUTCD R7-8  
MUTCD R7-201  
MUTCD R7-8a (VAN ACCESSIBLE STALL ONLY)  
12" DIA.  
7' MIN. HEIGHT  
SET WITH TWO TL-3806CP DRIVE RIVETS AND APPROPRIATE WASHERS  
TELESPAR POST 12 GAUGE 1-3/4" X 1-3/4" X 10'  
3/8" CORNER BOLT WITH 3/8" NUT (RIVET ATTACHMENT NOT ALLOWED)  
2" TELESPAR ANCHOR (WHEN SET IN CONCRETE USE A 4" PVC PIPE)  
GROUND  
3" STUB

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Fort Collins, CO 80525 970.226.0879 | F  
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ACCESSIBLE PARKING SIGN

drawn by SSZ date 10/28/13 scale N.T.S. detail number SIGN001 revisions  
path\lramemo\1\Engineering\0220004-02 Allied\_SACFS\_1\DRAWINGS\CONSTRUCTION\_DRAWINGS\0220004-02 - DETAILS.dwg

DETAILS 3  
SITE CONSTRUCTION

SACFS 1 - PIN# 182306213010  
NW/4, SEC 6 T3S R67W

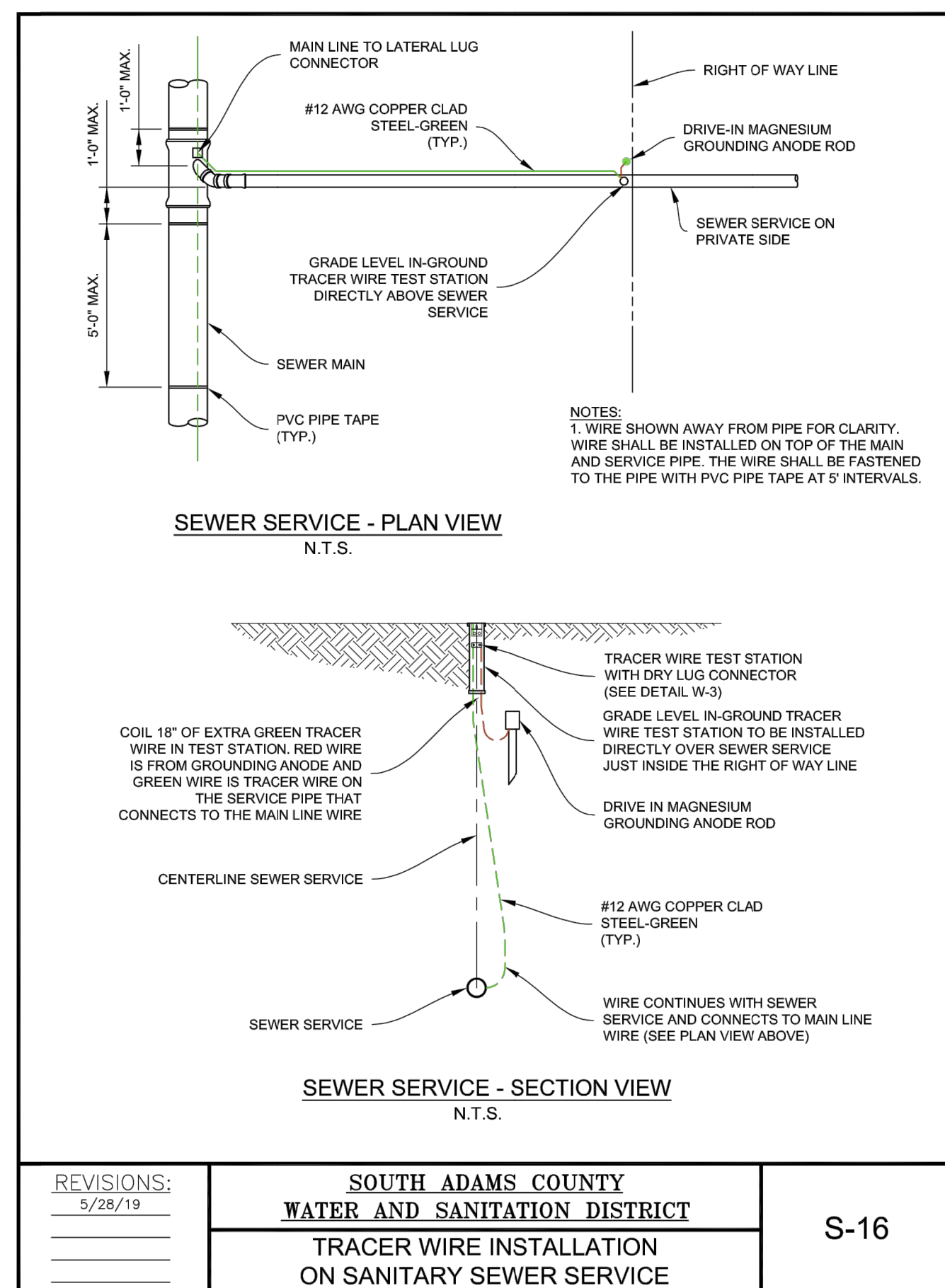
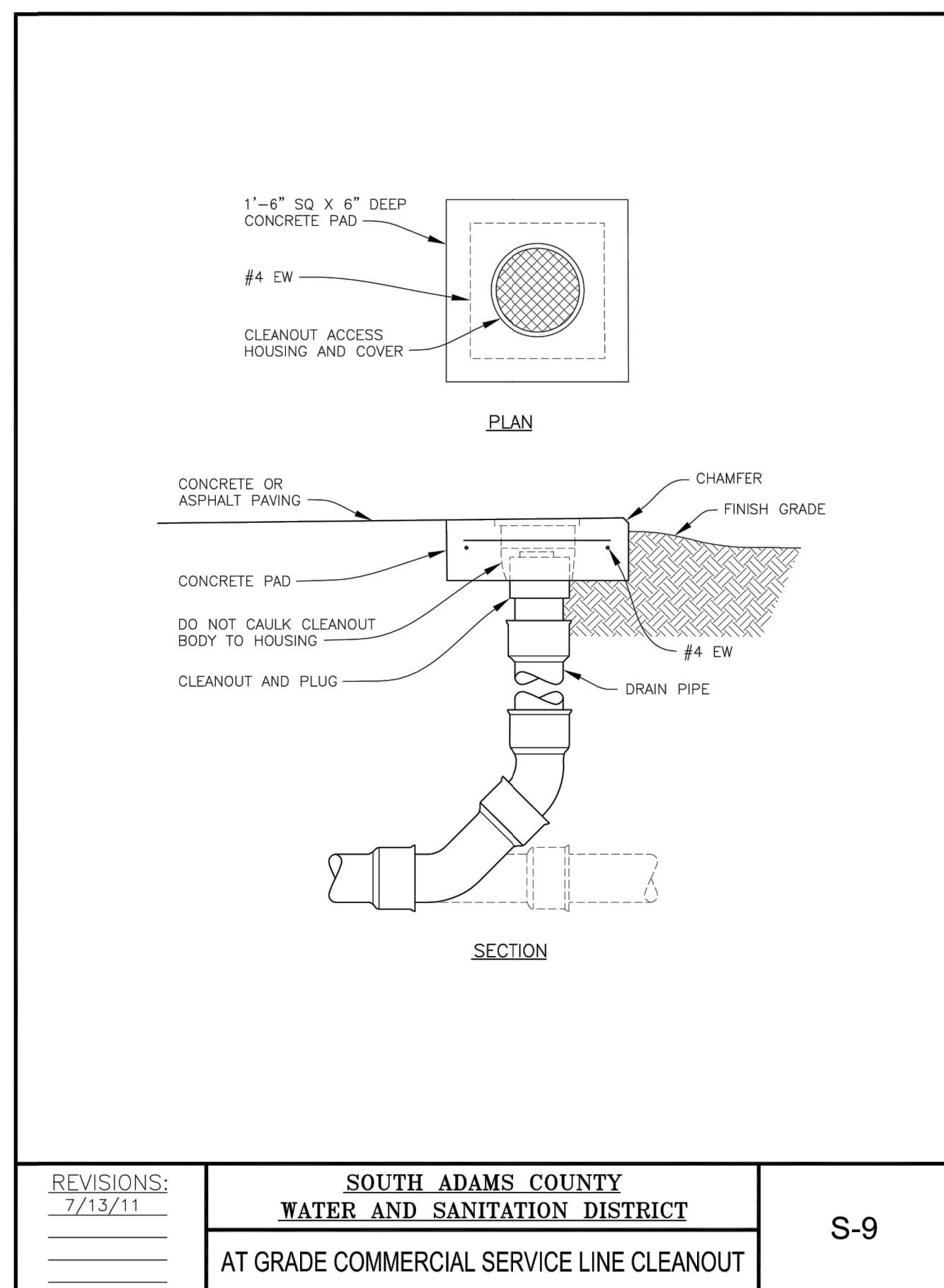
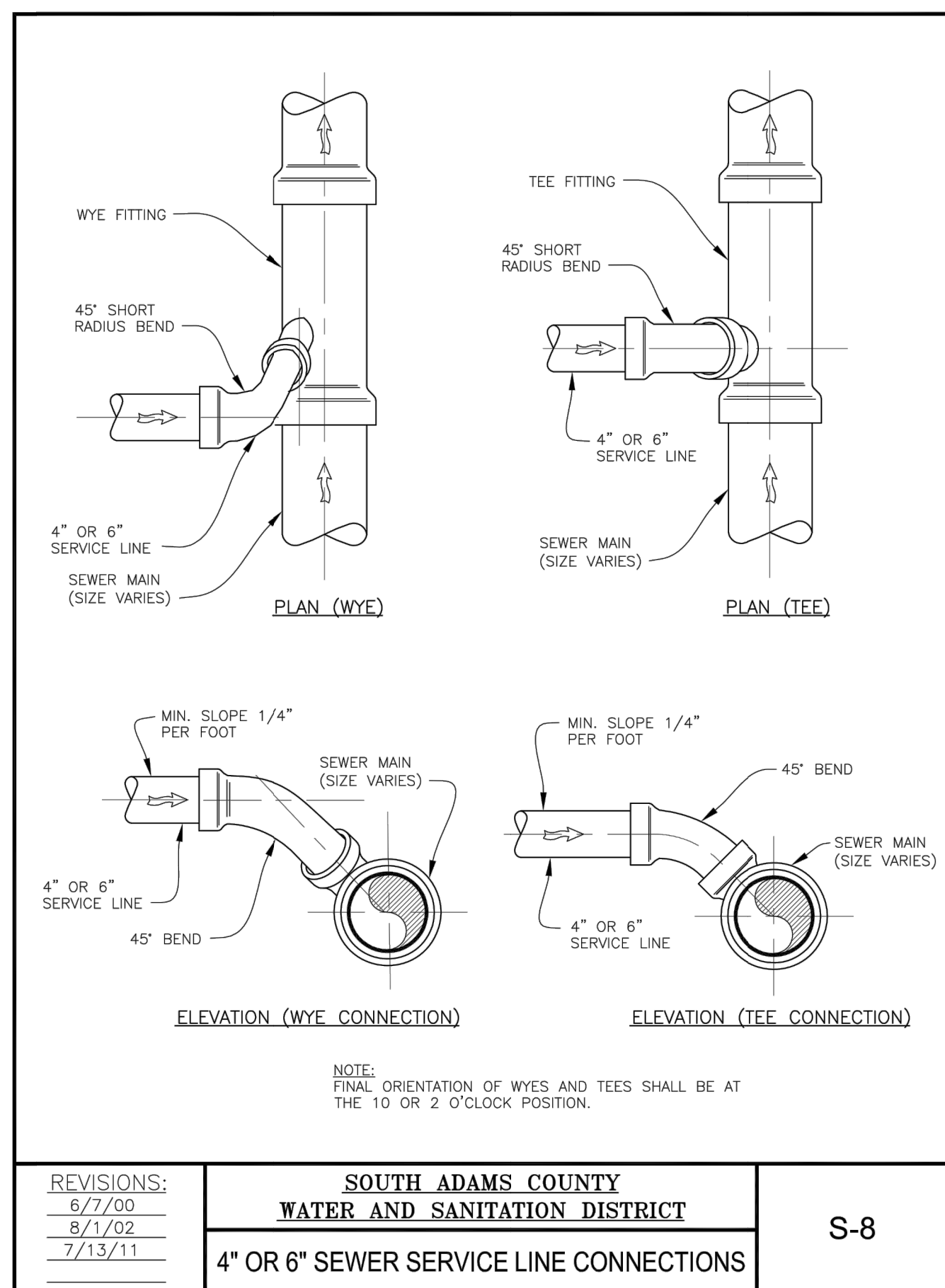
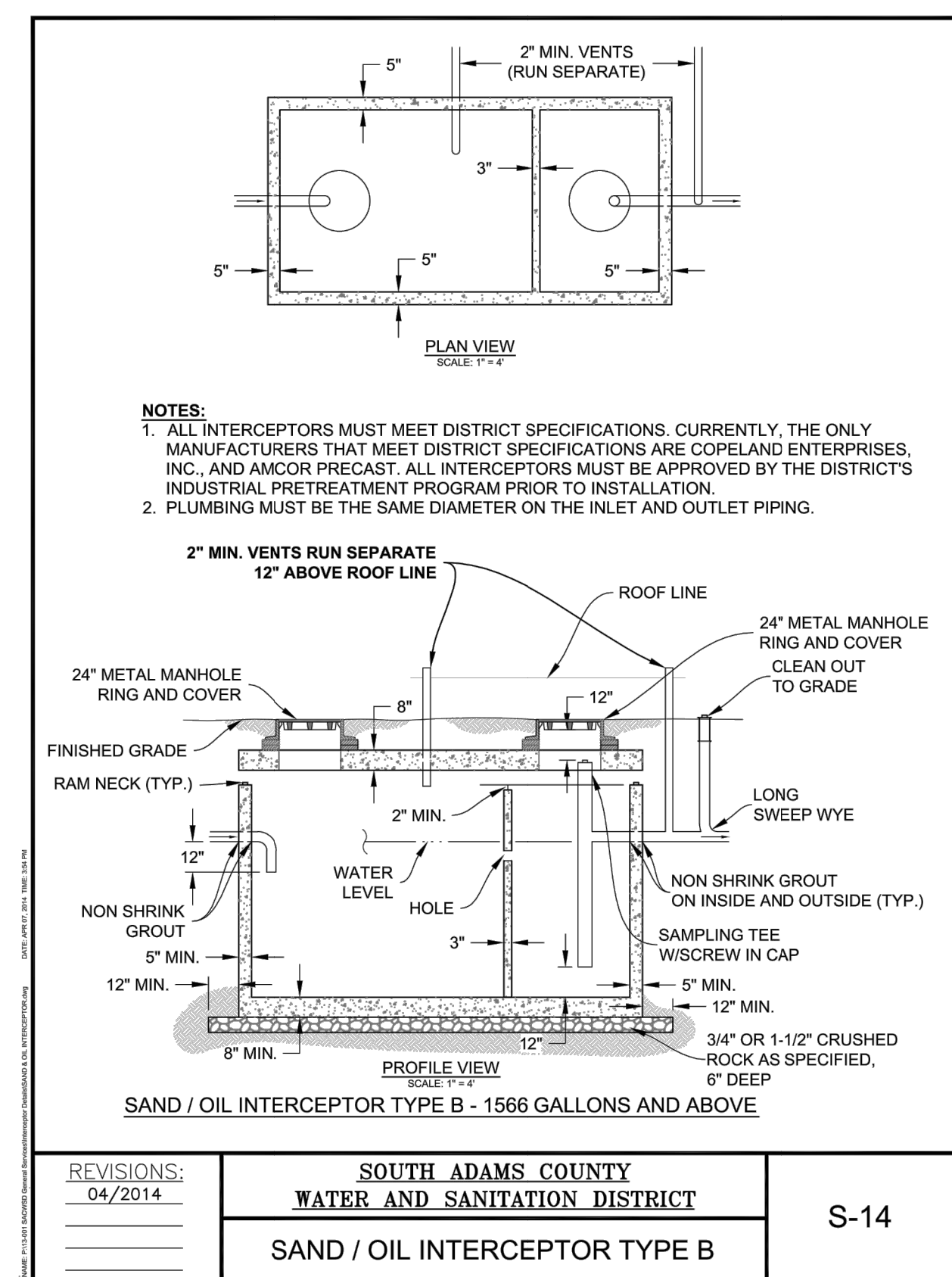
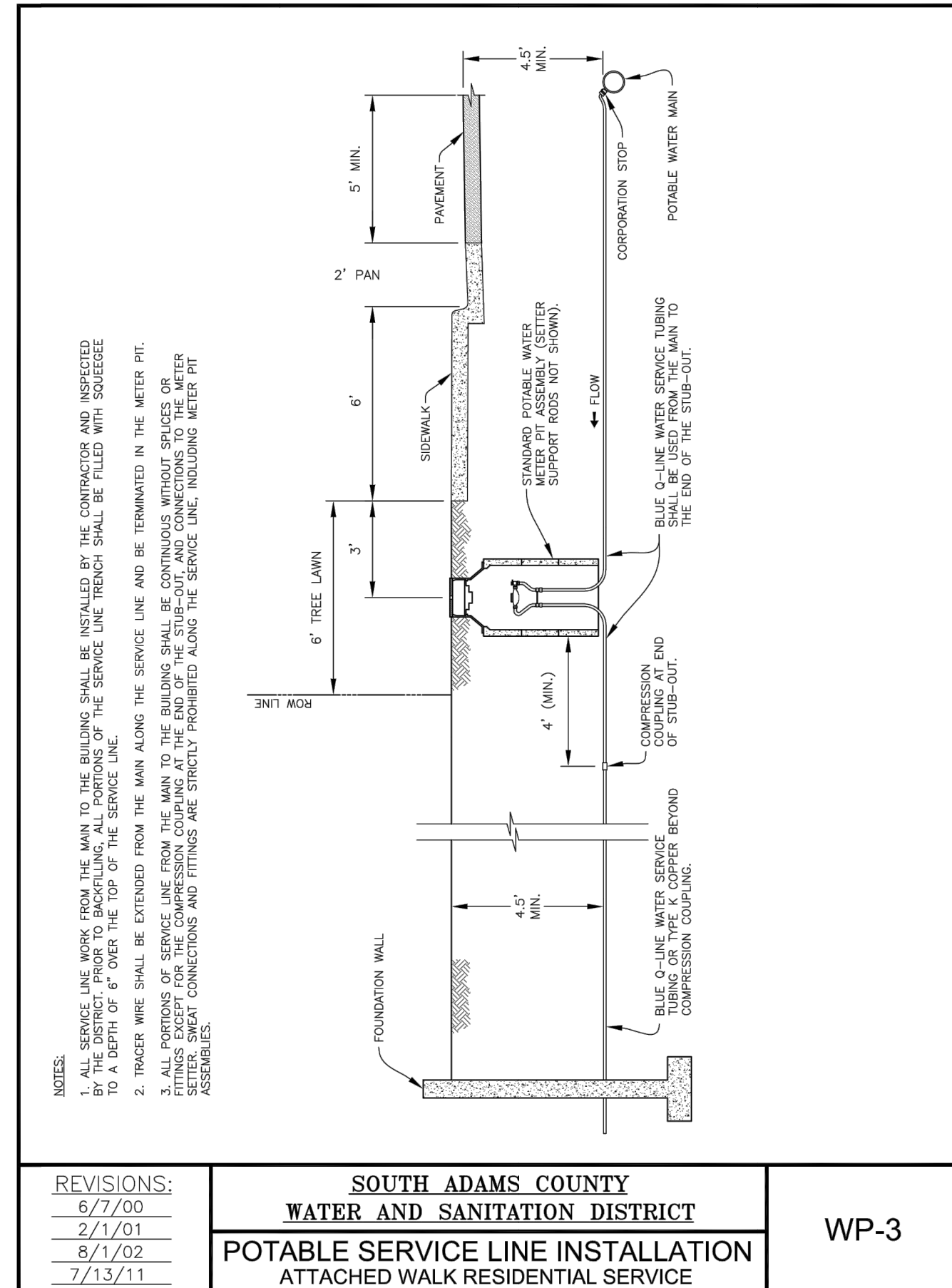
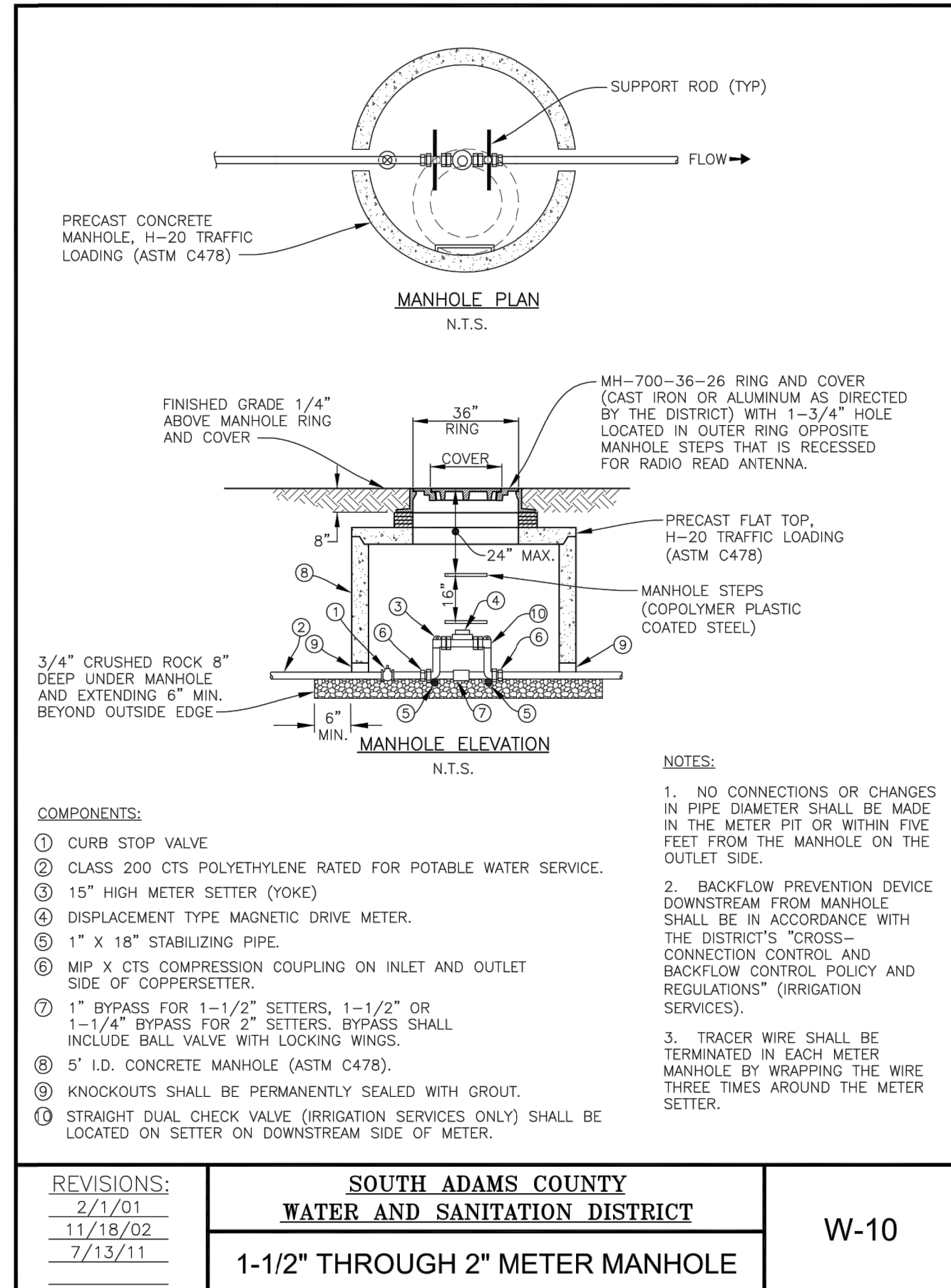
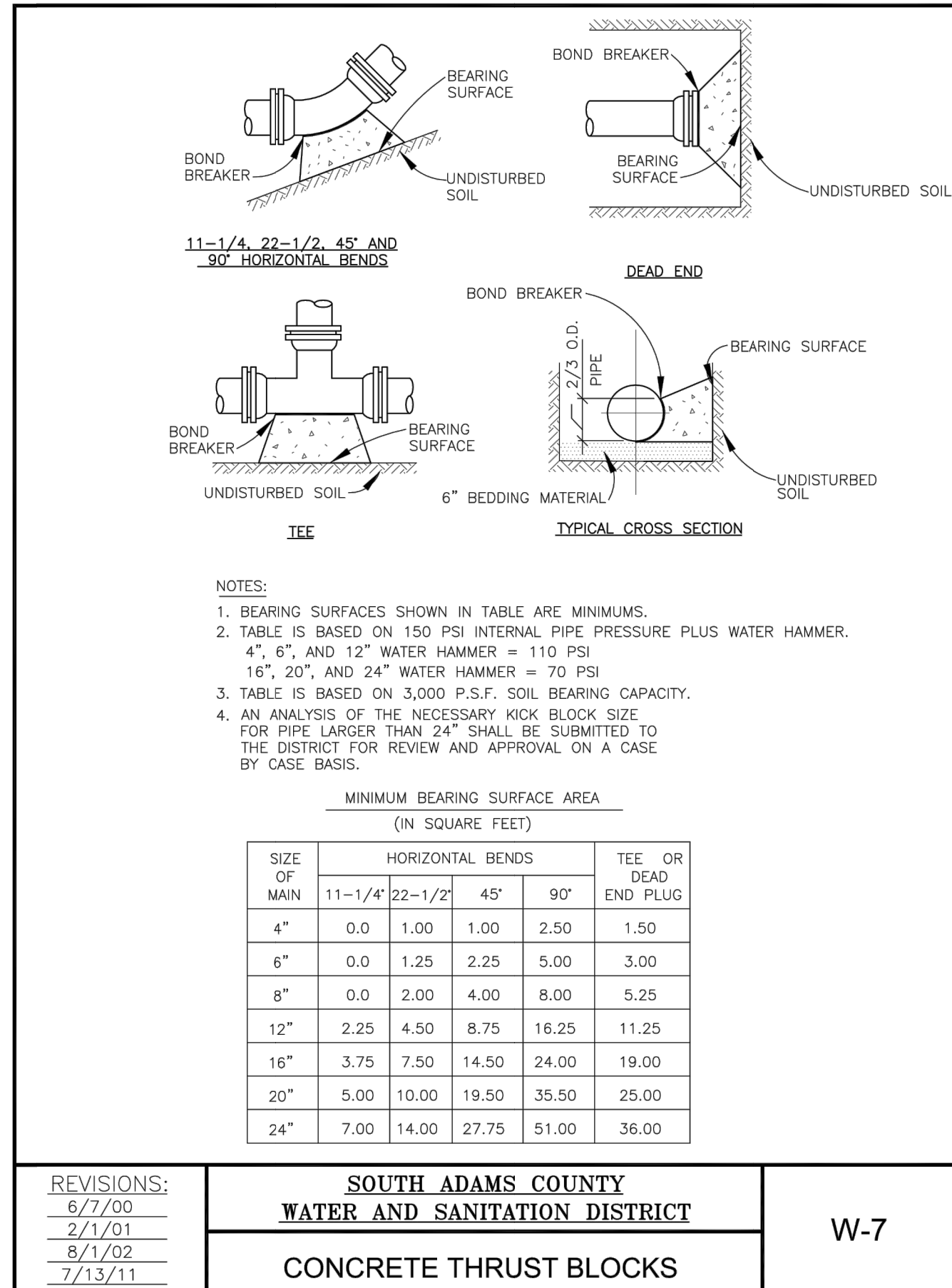
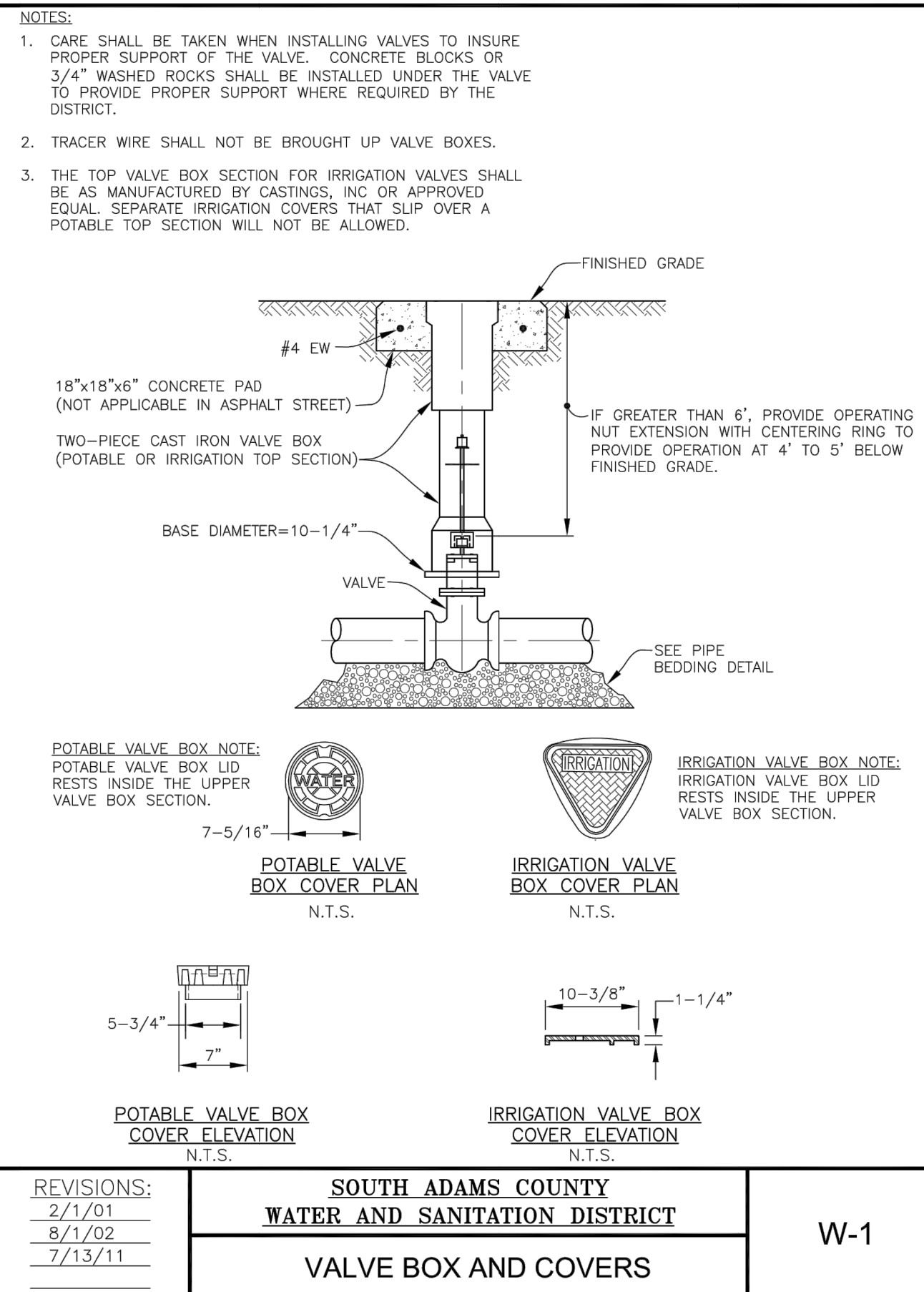
**811**  
Know what's below.  
Call before you dig.

DESIGNER / DRAFTER  
DATE 02/19/2021  
PROJECT NUMBER 0220004-02  
BOOK AND PAGE SHEET 11 OF 12

**CITY STAFF CERTIFICATE**  
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
DEPARTMENT OF COMMUNITY DEVELOPMENT

L:\lramemo\0220004-02 Allied\_SACFS\_1\DRAWINGS\CONSTRUCTION\_DRAWINGS\0220004-02 - DETAILS.dwg - 2/19/2021 11:54:51 PM GARY FLOYD, LAMP RYNEARSON





**LAMP  
RYNEARSON**

4715 INNOVATION DR., STE. 100  
FORT COLLINS, CO 80525  
970.226.0342  
LampRynearson.com

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION  
GARY FLOYD

DETAILS 4  
UTILITIES

SACFS 1 - PIN# 182306213010  
NW/4, SEC 6 T3S R67W

**811**

Know what's below.  
Call before you dig.

**REVISIONS**

DESIGNER / DRAFTER  
DATE  
02/19/2021  
PROJECT NUMBER  
0220004.02  
BOOK AND PAGE

**SHEET**

12 OF 12

**CITY STAFF CERTIFICATE**

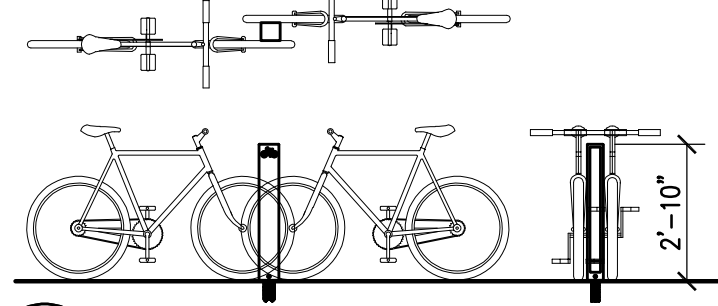
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DEPARTMENT OF COMMUNITY DEVELOPMENT

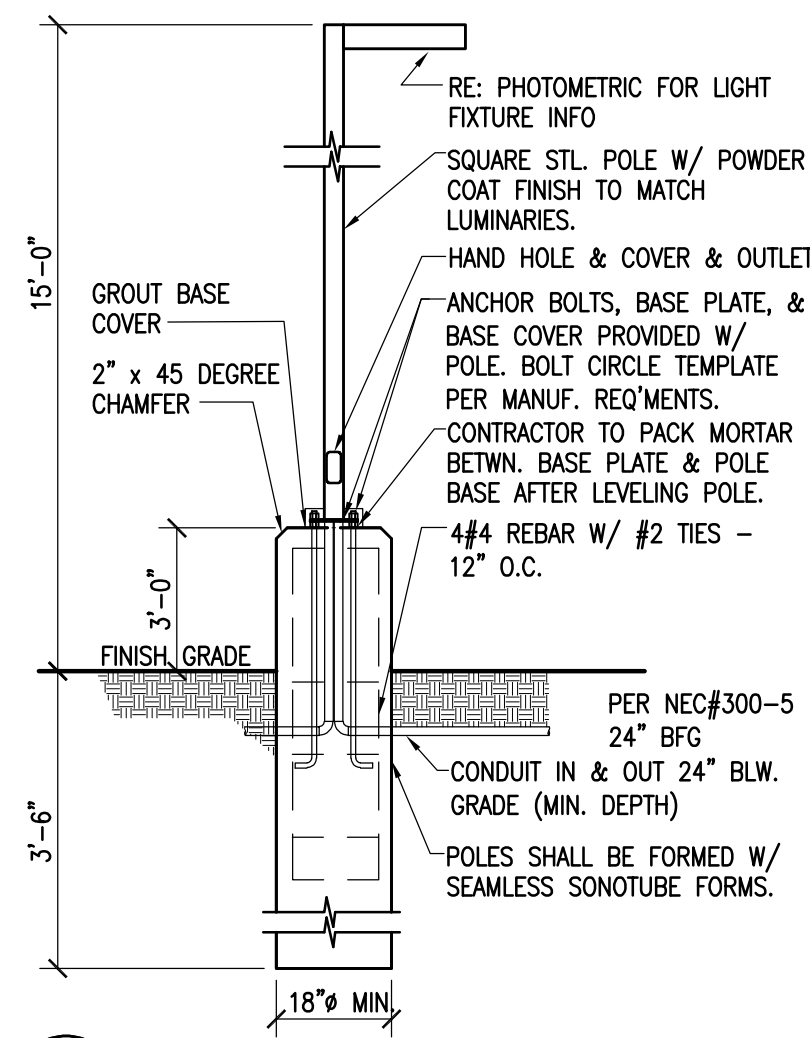
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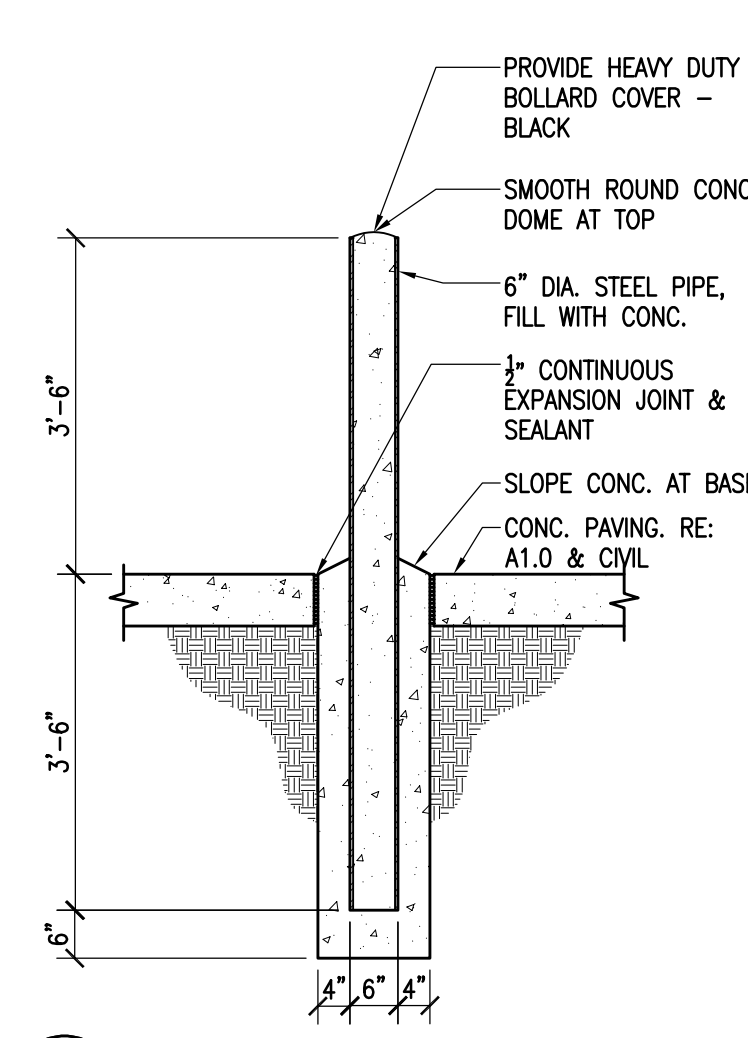
CAPITAL BIKE RACK BY FORMS & SURFACES  
MANF: FORMS & SURFACES FINISH: POWDER COATED BLACK



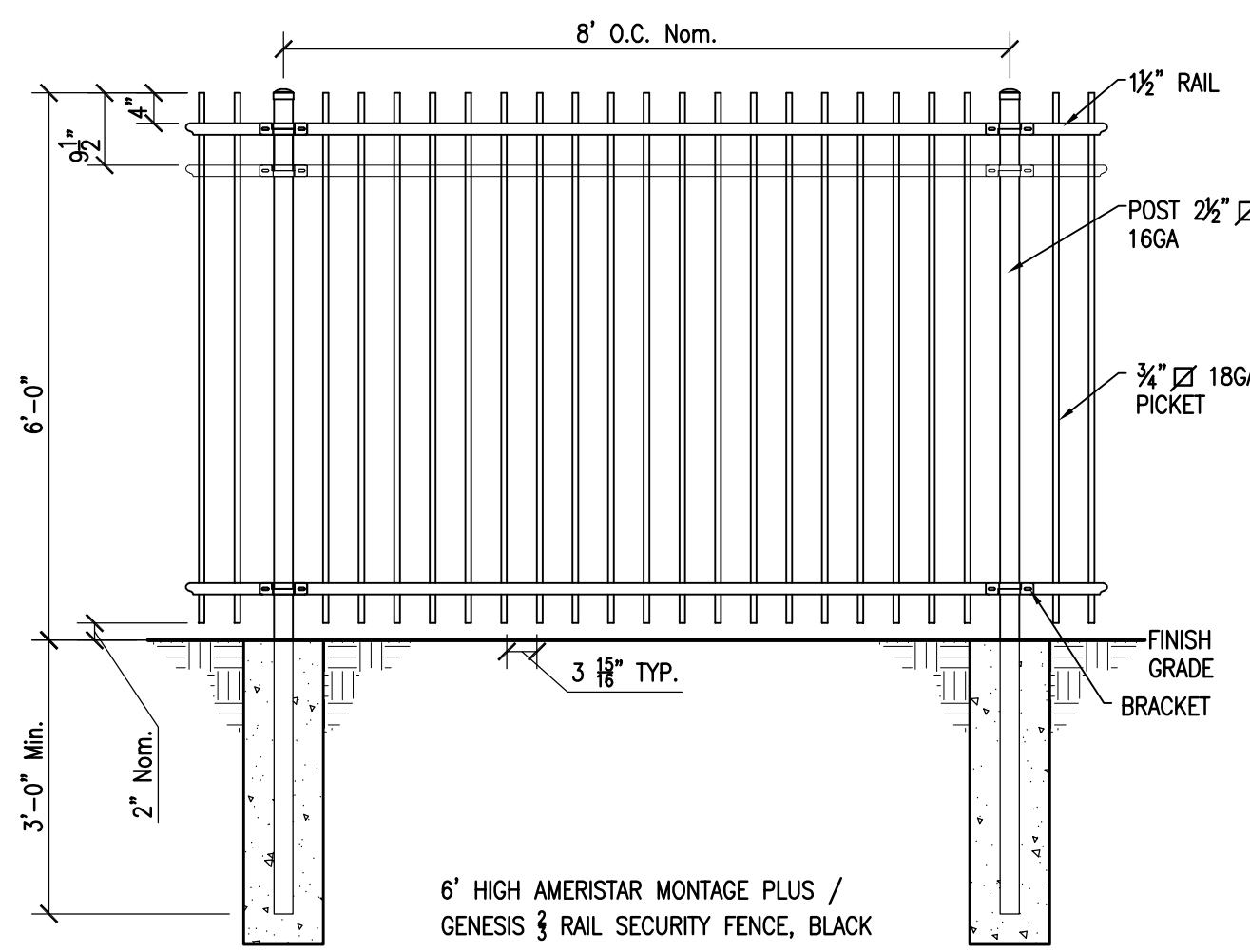
14 BICYCLE RACK  
1/4" = 1'-0"



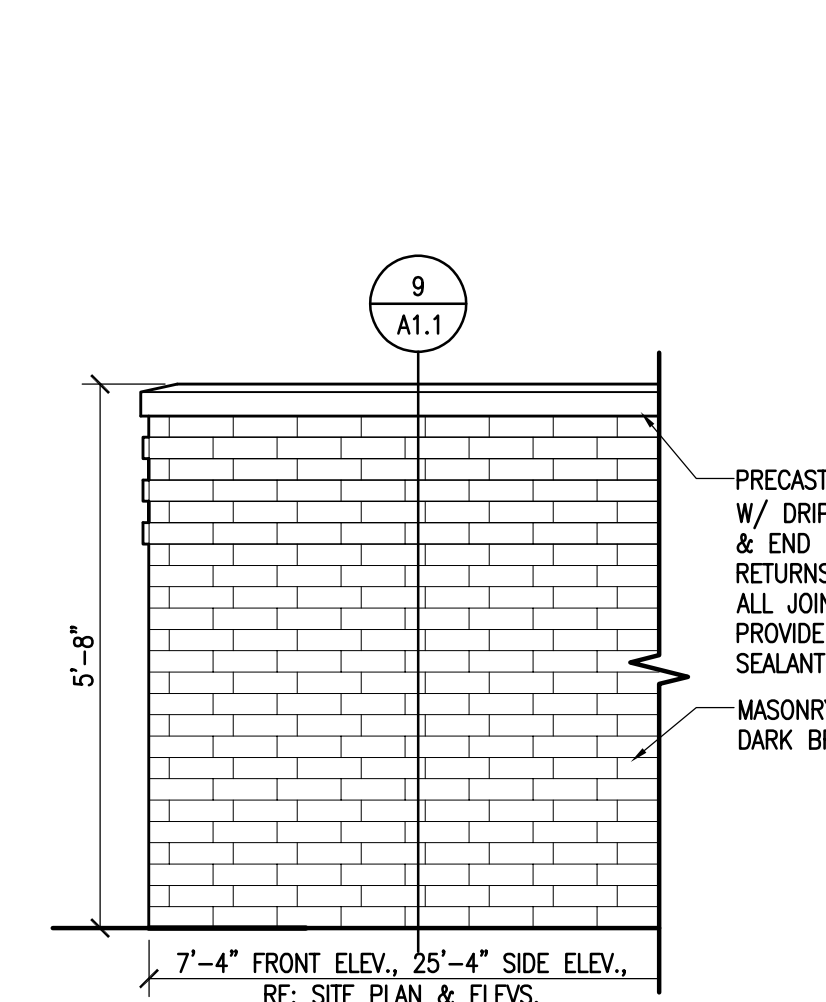
13 LIGHT STANDARD  
1/4" = 1'-0"



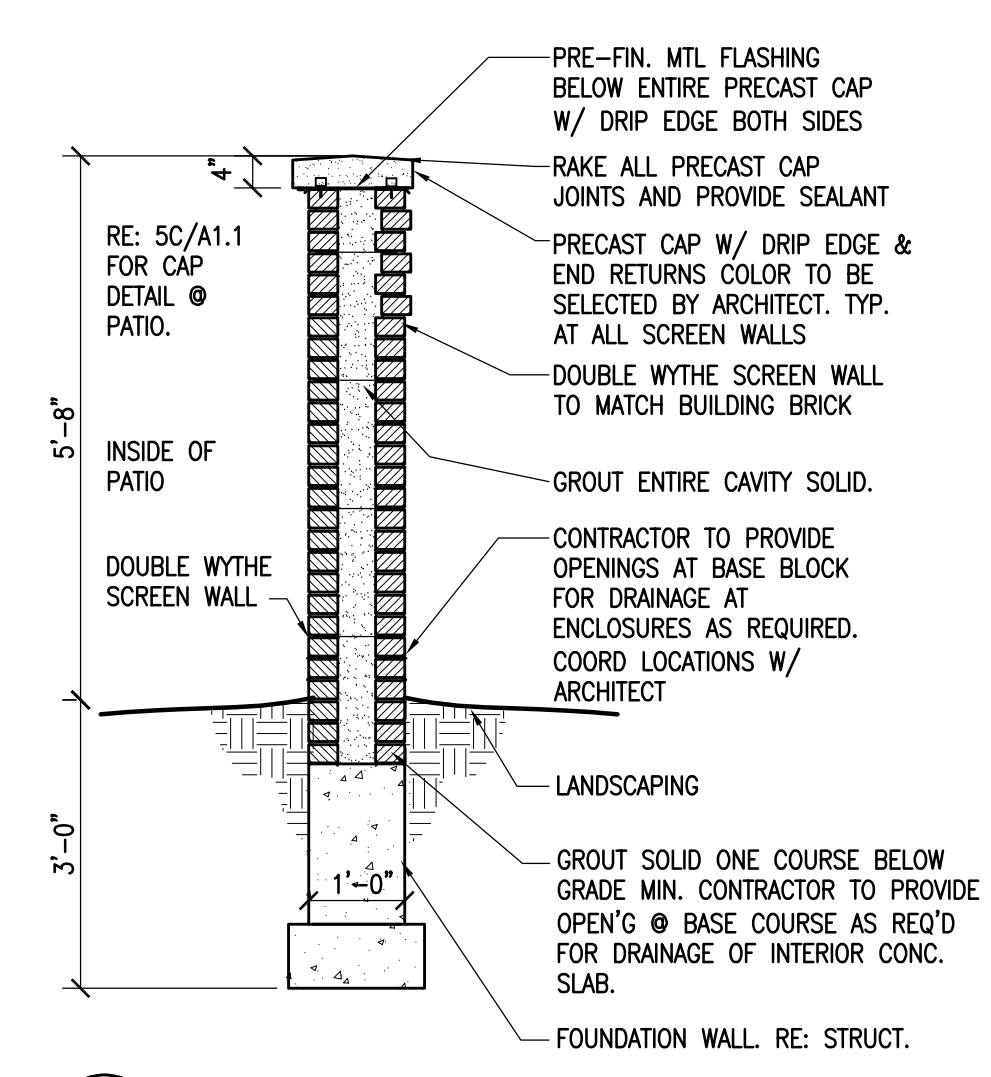
12 BOLLARD DETAIL  
SCALE: 1/2" = 1'-0"



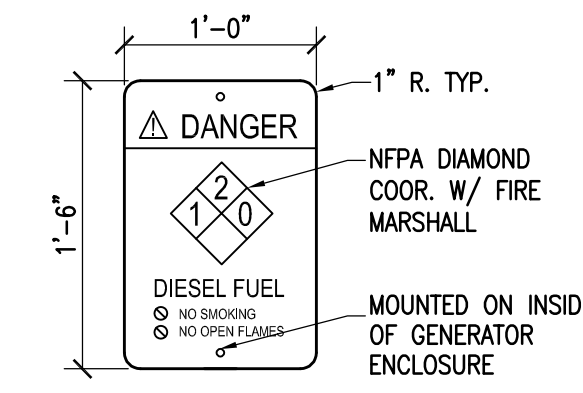
11 FENCING AT PATIO & NORTHEAST AREA OF PROPERTY  
1/2" = 1'-0"



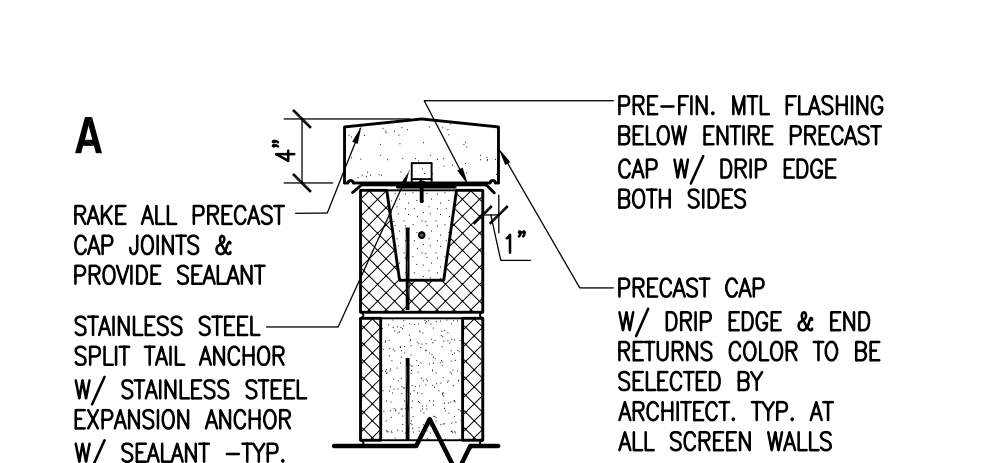
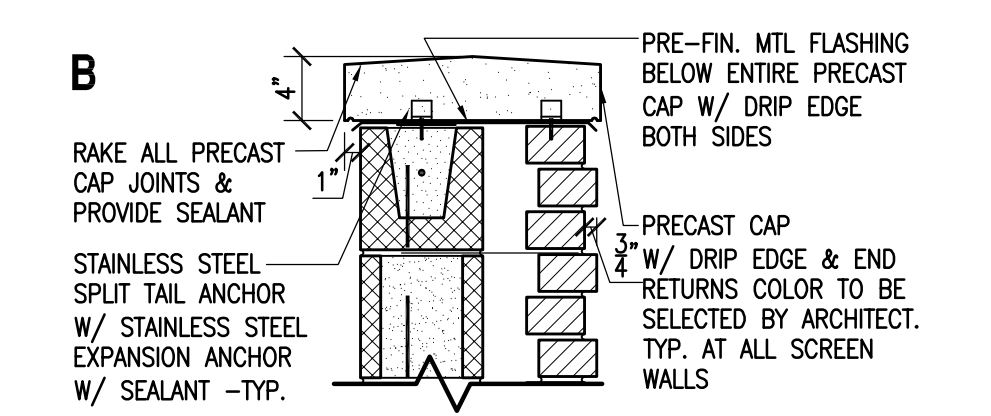
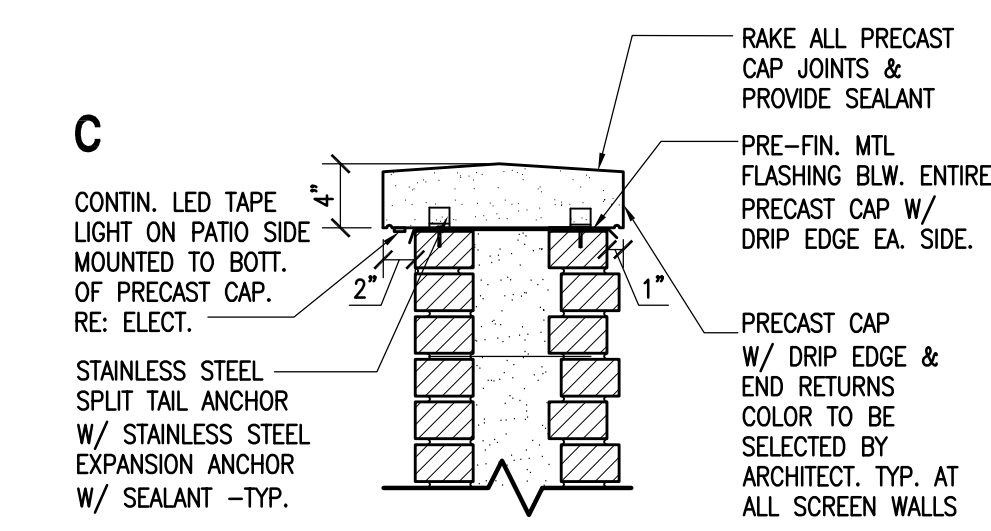
10 PATIO SCREEN WALL ELEVATION  
1/2" = 1'-0"



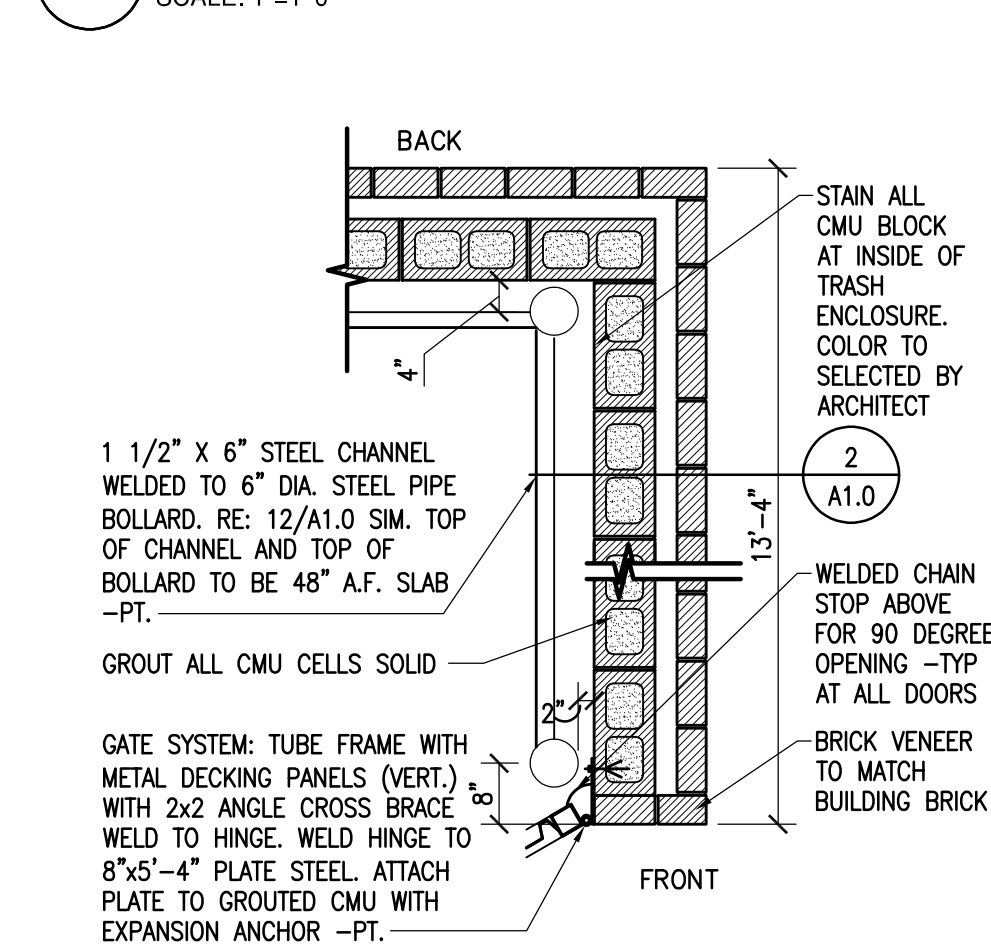
9 PATIO SCREEN WALL DETAIL  
SCALE: 1/2" = 1'-0"



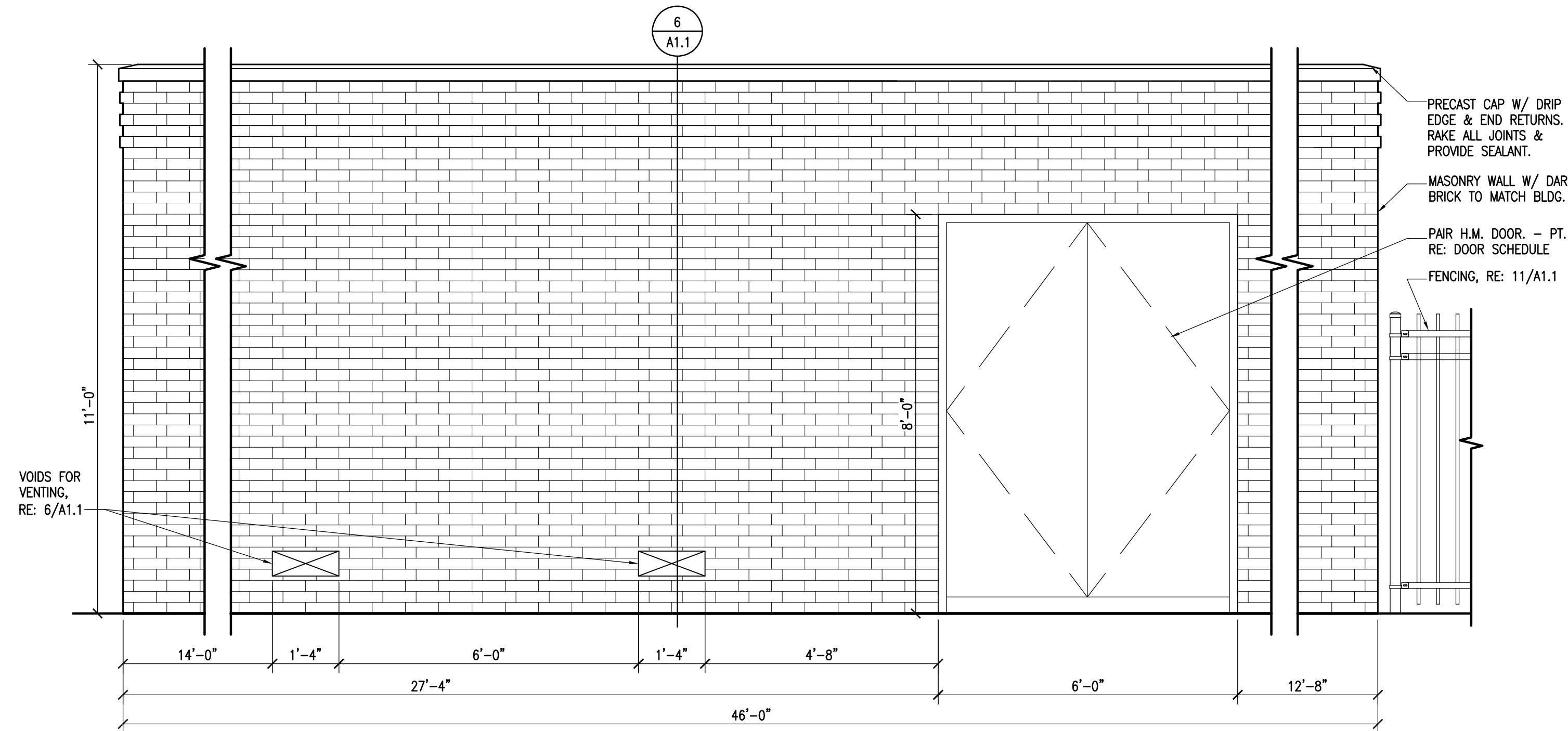
8 SIGN  
1" = 1'-0"



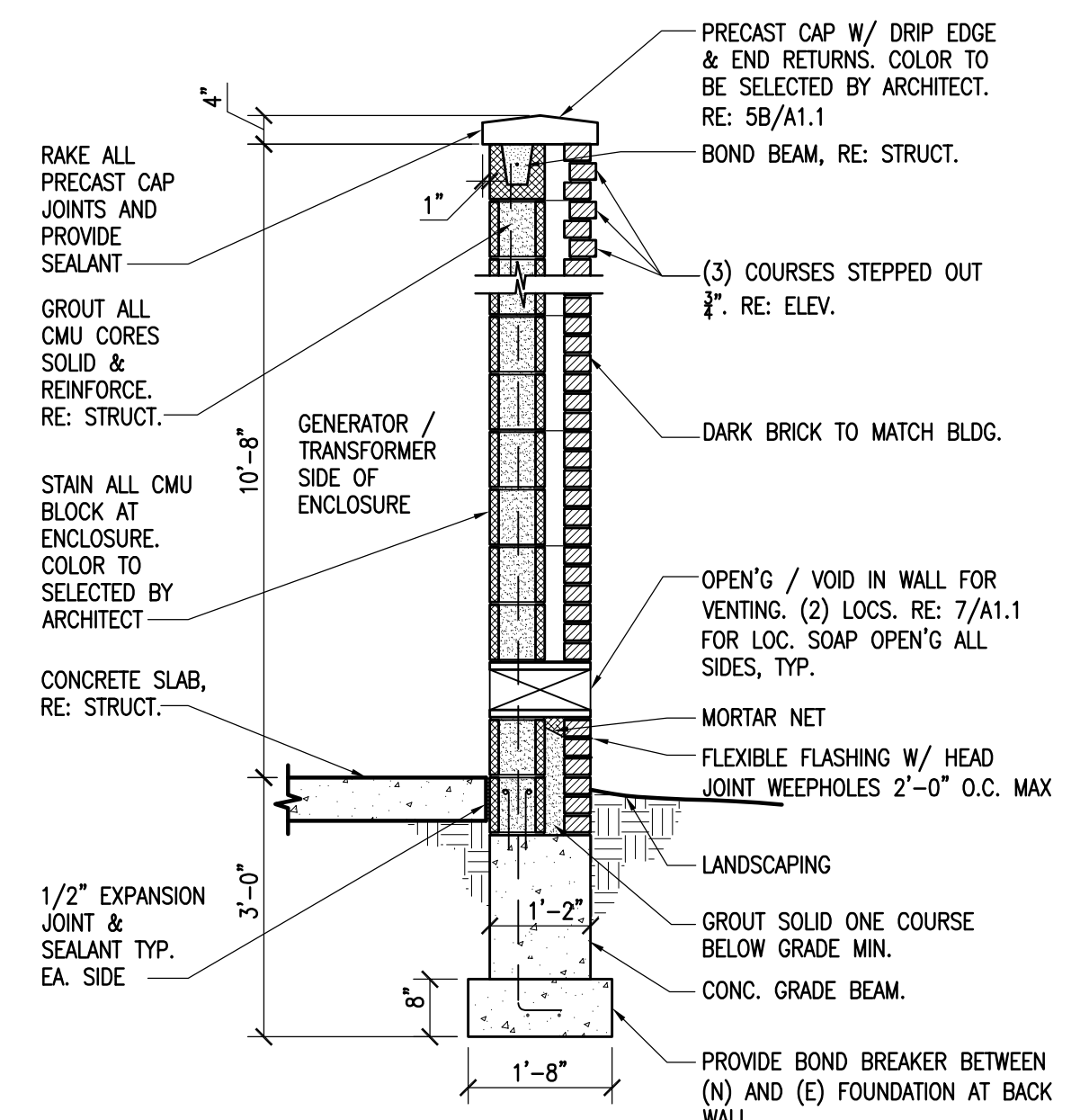
5 WALL CAP DETAILS  
SCALE: 1" = 1'-0"



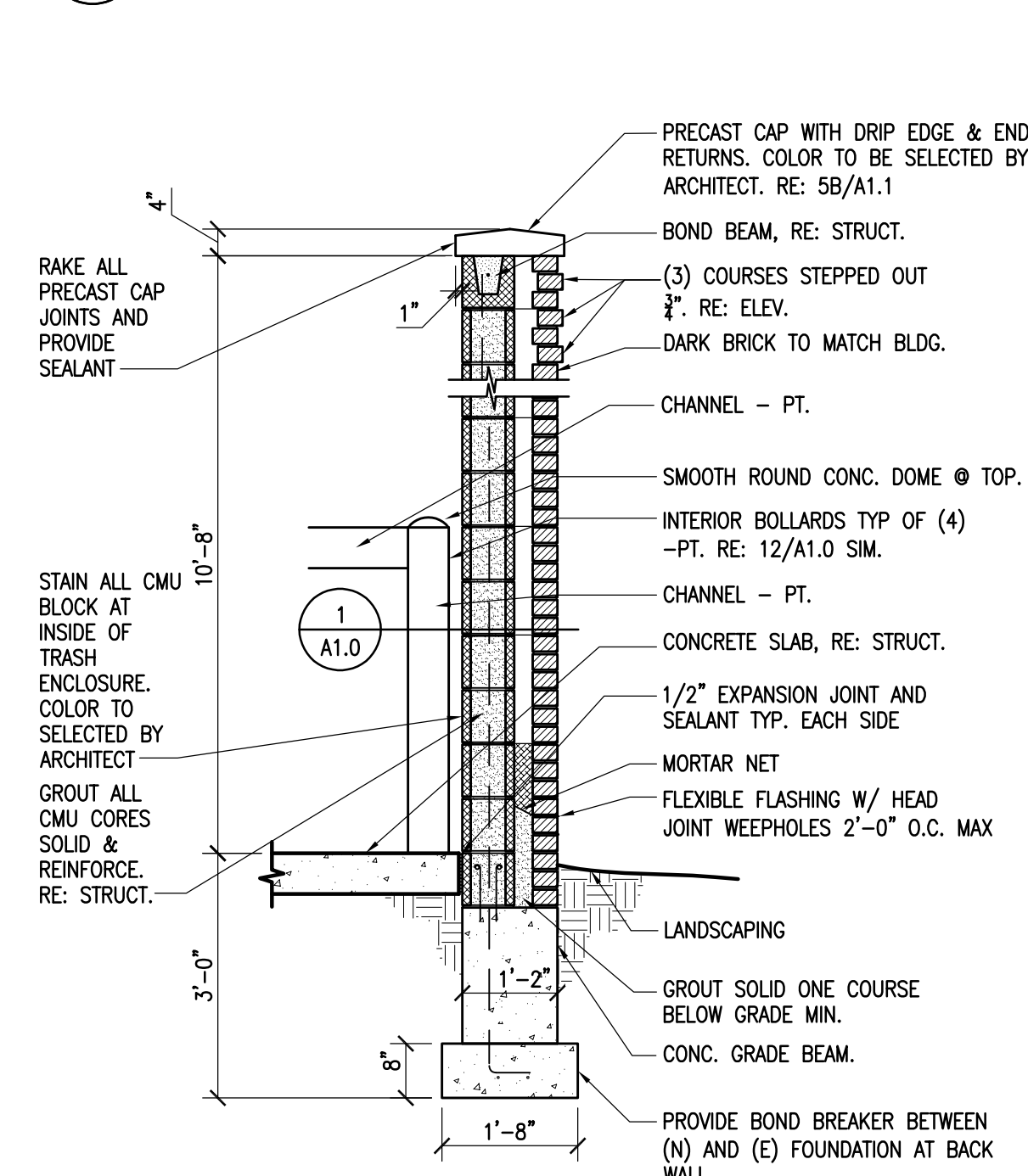
1 ENCLOSURE SECTION  
1/2" = 1'-0"



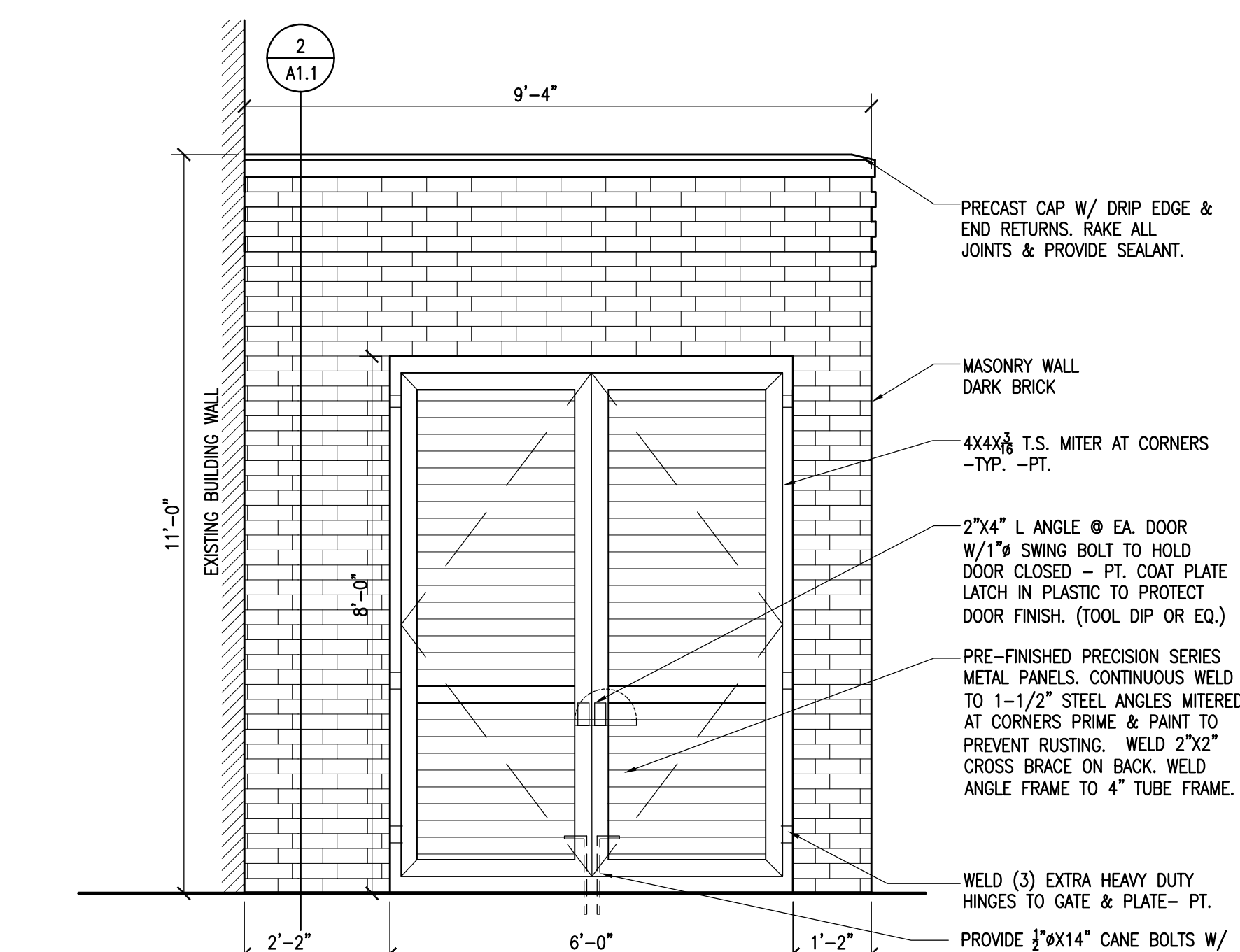
7 GENERATOR & TRANSFORMER ENCLOSURE SIDE ELEVATION  
1/2" = 1'-0"



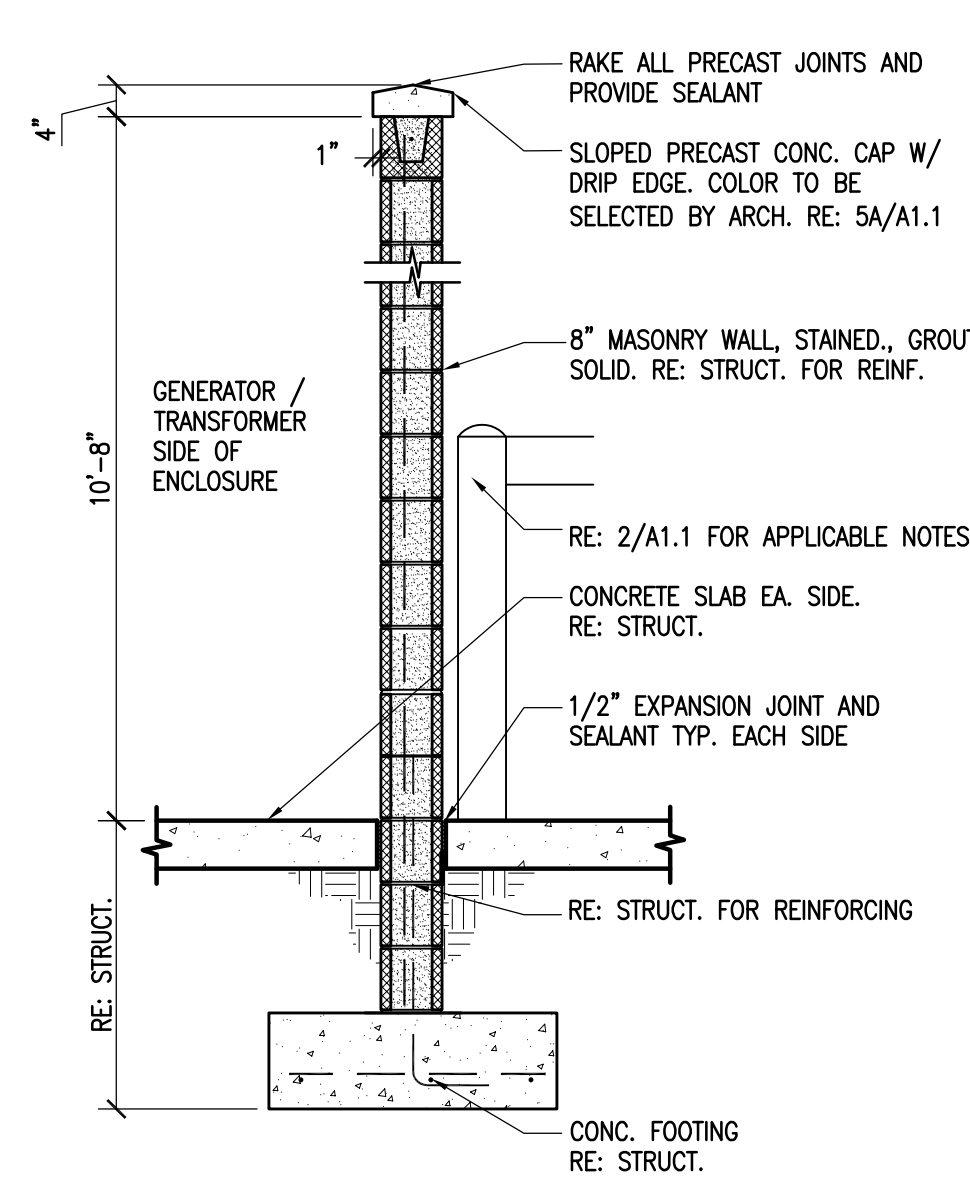
6 ENCLOSURE DETAIL  
1/2" = 1'-0"



2 ENCLOSURE DETAIL  
SCALE: 1/2" = 1'-0"



4 TRASH ENCLOSURE FRONT ELEVATION  
1/2" = 1'-0"



3 TRASH ENCLOSURE DIVIDER WALL  
1/2" = 1'-0"

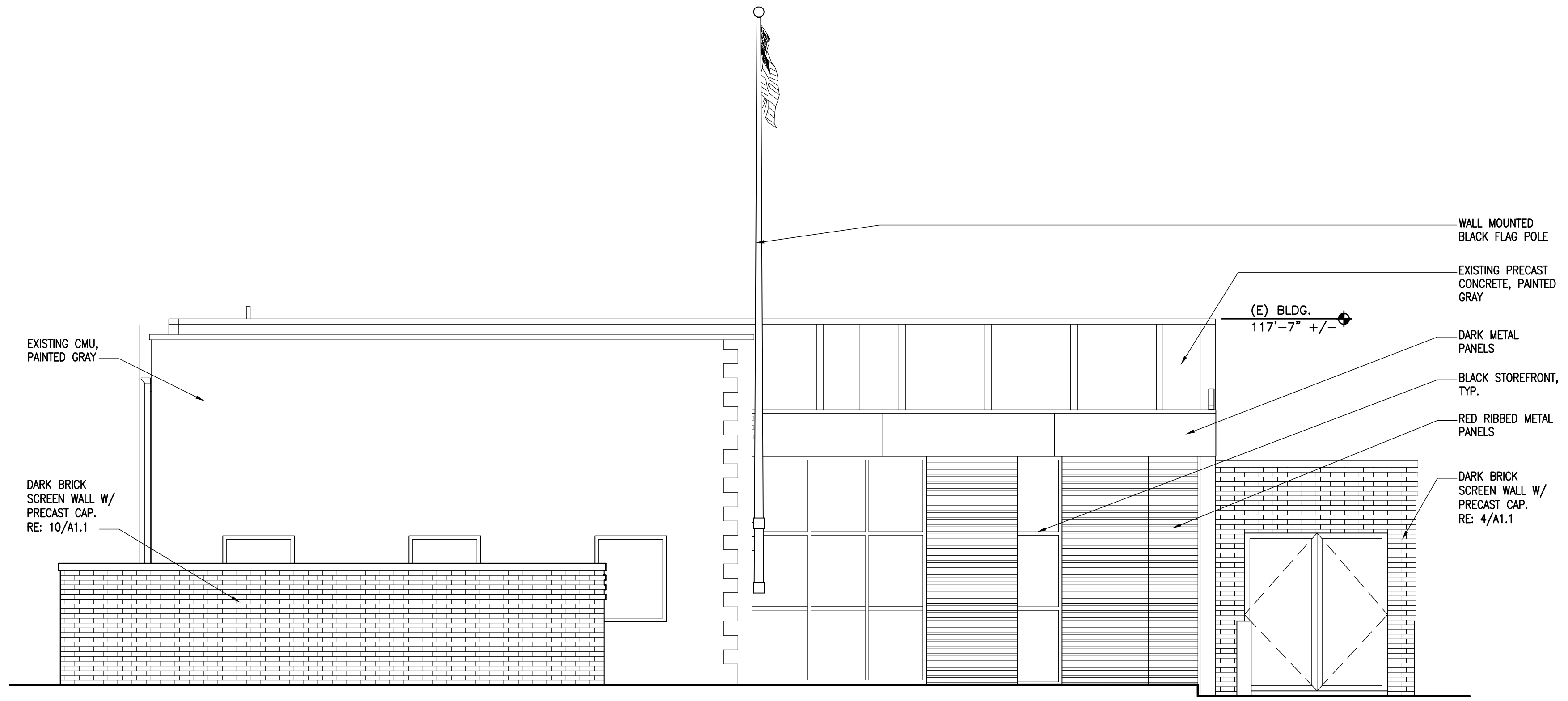
REVISION NAME	DATE
1 RE-SUBMITTAL	2021 02 19

ISSUE DATE: 2020 12 11

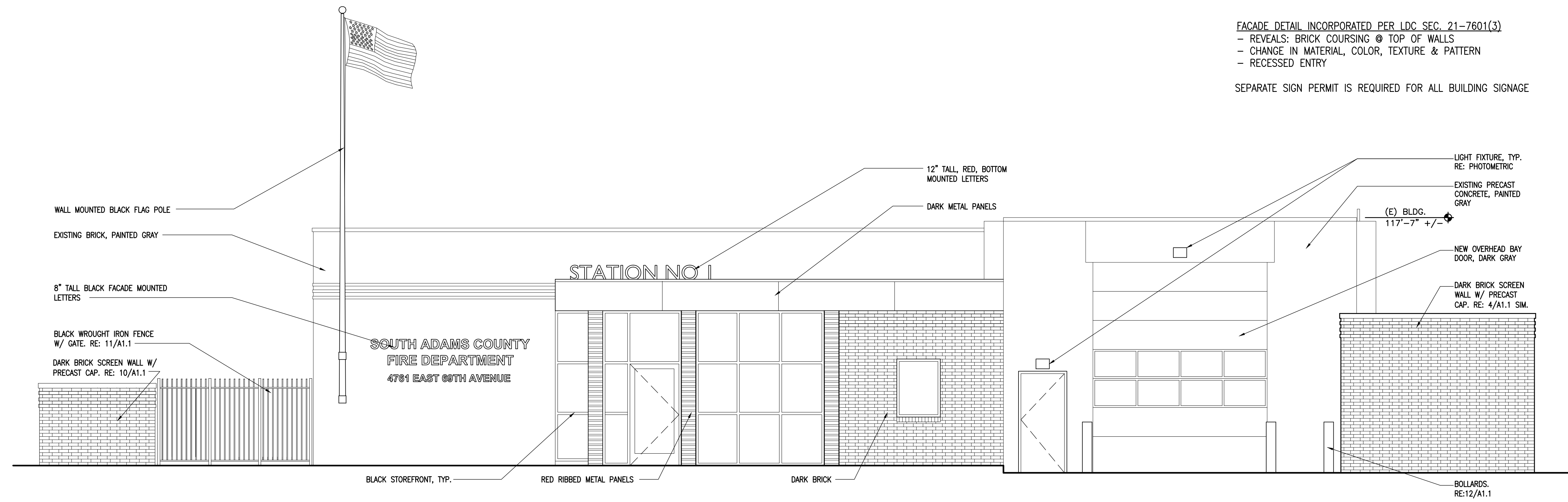


FACADE MATERIAL PERCENTAGES						
MATERIAL	COLOR	% OF FACADE				TOTAL
		SOUTH - FRONT (1/A4.0)	WEST - SIDE (2/A4.0)	NORTH - BACK (1/A4.1)	EAST - SIDE (2/A1.1)	
EXISTING BRICK	PAINT - GRAY	28%	NA	NA	NA	8%
EXISTING CMU	PAINT - GRAY	NA	NA	57%	33%	24%
EXISTING PRECAST	PAINT - GRAY	31%	49%	33%	10%	30%
BRICK	DARK	19%	51%	9%	26%	25%
STOREFRONT / GLAZING	BLACK	14%	NA	1%	14%	7%
METAL PANEL	FASCIA - DARK GRAY WALL - RED RIBBED	8%	NA	NA	17%	6%

NOTE: THERE ARE NO MECHANICAL UNITS ON ROOF



2 WEST / SIDE ELEVATION  
SCALE: 1/4"=1'-0"



1 SOUTH / FRONT ELEVATION  
SCALE: 1/4"=1'-0"

FACADE DETAIL INCORPORATED PER LDC SEC. 21-7601(3)  
 - REVEALS: BRICK COURSING @ TOP OF WALLS  
 - CHANGE IN MATERIAL, COLOR, TEXTURE & PATTERN  
 - RECESSED ENTRY

SEPARATE SIGN PERMIT IS REQUIRED FOR ALL BUILDING SIGNAGE

**ALLRED & ASSOCIATES**  
 ARCHITECTURE | PLANNING | INTERIOR DESIGN  
 569 BURGANK STREET, SUITE 125, BROOMFIELD, COLORADO 80020  
 PHONE: 303.465.4306  
 WWW.ALLREDCH.COM

**SACFD STATION I**  
**476 I EAST 69TH ST**

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

REVISION NAME	DATE
1 RE-SUBMITTAL	2021 0219

ISSUE DATE: 2020 12 11

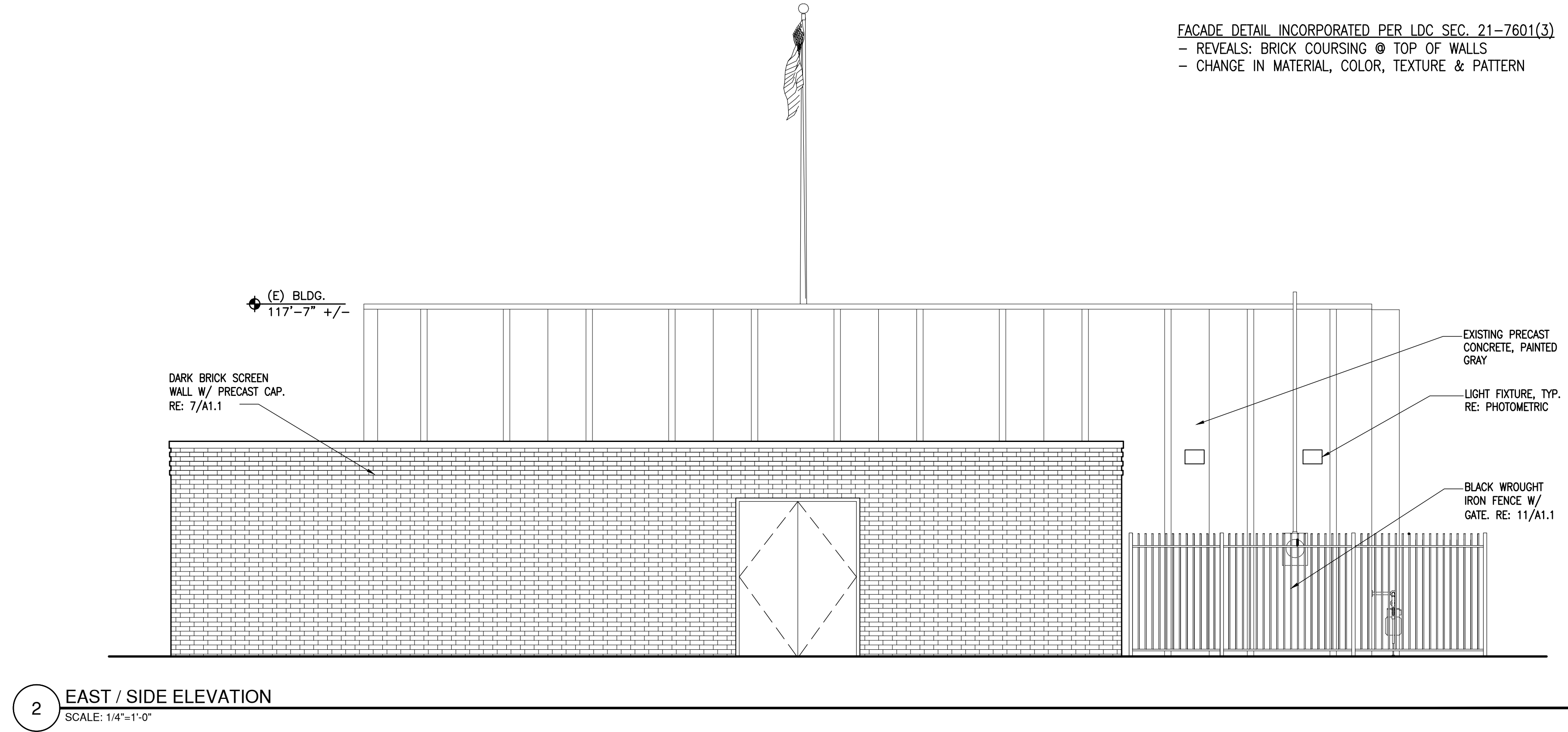
SOUTH & WEST  
 ELEVATIONS

**A4.0**



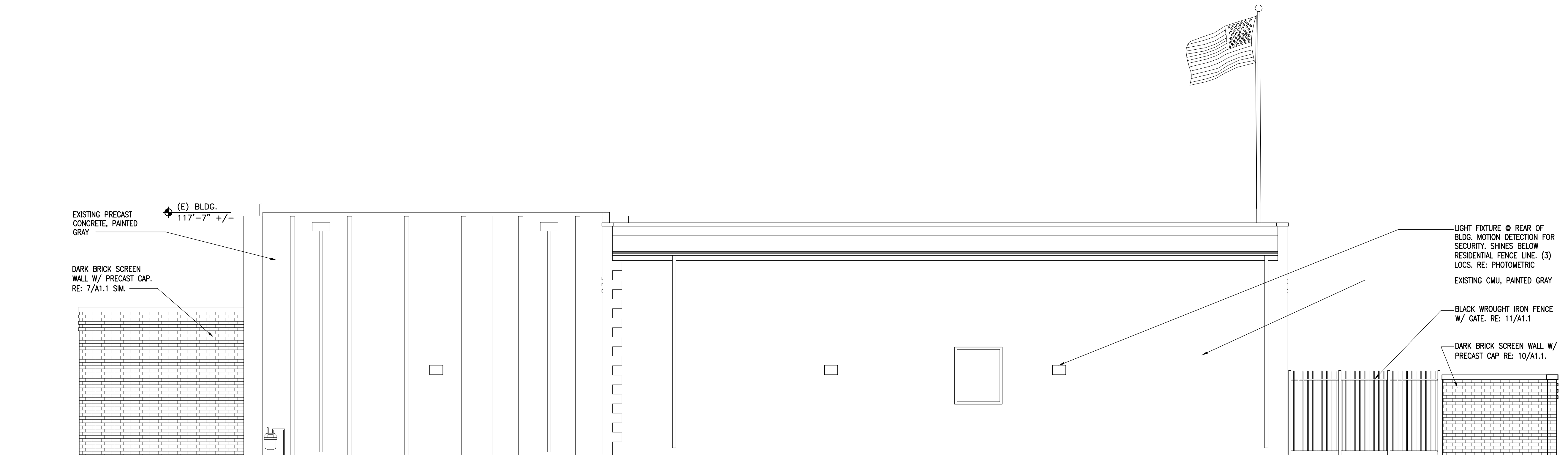
FACADE MATERIAL PERCENTAGES						
MATERIAL	COLOR	% OF FACADE				TOTAL
		SOUTH - FRONT (1/A4.0)	WEST - SIDE (2/A4.0)	NORTH - BACK (1/A4.1)	EAST - SIDE (2/A1.1)	
EXISTING BRICK	PAINT - GRAY	28%	NA	NA	NA	8%
EXISTING CMU	PAINT - GRAY	NA	NA	57%	33%	24%
EXISTING PRECAST	PAINT - GRAY	31%	49%	33%	10%	30%
BRICK	DARK	19%	51%	9%	26%	25%
STOREFRONT / GLAZING	BLACK	14%	NA	1%	14%	7%
METAL PANEL	FASCIA - DARK GRAY WALL - RED RIBBED	8%	NA	NA	17%	6%

NOTE: THERE ARE NO MECHANICAL UNITS ON ROOF



FACADE DETAIL INCORPORATED PER LDC SEC. 21-7601(3)  
 - REVEALS: BRICK COURSING @ TOP OF WALLS  
 - CHANGE IN MATERIAL, COLOR, TEXTURE & PATTERN

2 EAST / SIDE ELEVATION  
 SCALE: 1/4"=1'-0"



1 NORTH / BACK ELEVATION  
 SCALE: 1/4"=1'-0"

ALLRED & ASSOCIATES

ARCHITECTURE | PLANNING | INTERIOR DESIGN

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DEVELOPMENT PLAN • JOB NO. 1931

SACFD STATION I  
 476 I EAST 69TH ST

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

REVISION NAME	DATE
1 RE-SUBMITTAL	2021 0219

ISSUE DATE: 2020 12.11

NORTH & EAST  
 ELEVATIONS

A4.1









1 SOUTHEAST VIEW  
NTS



1 SOUTHWEST VIEW  
NTS

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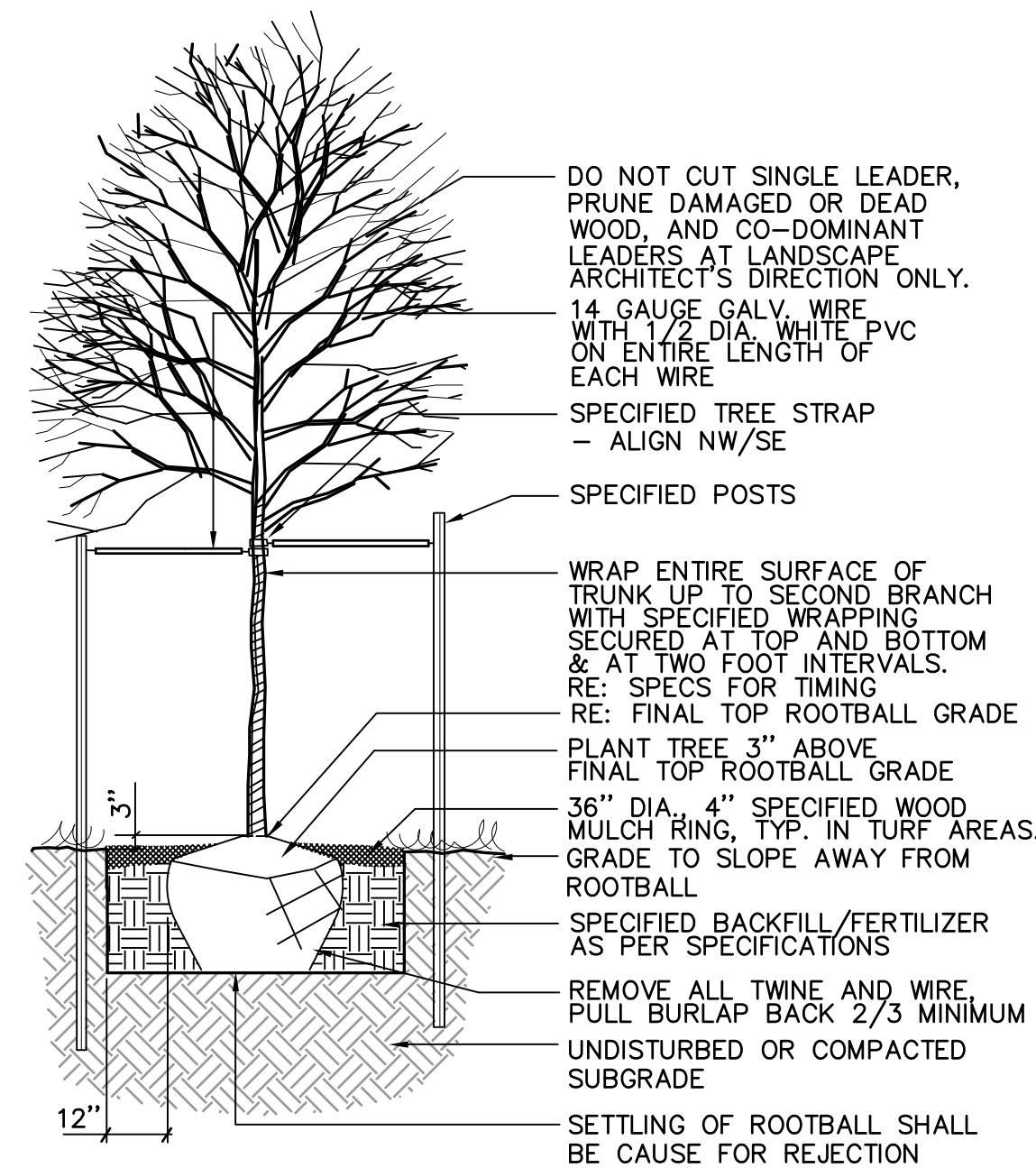
PERSPECTIVES

**A4.3**

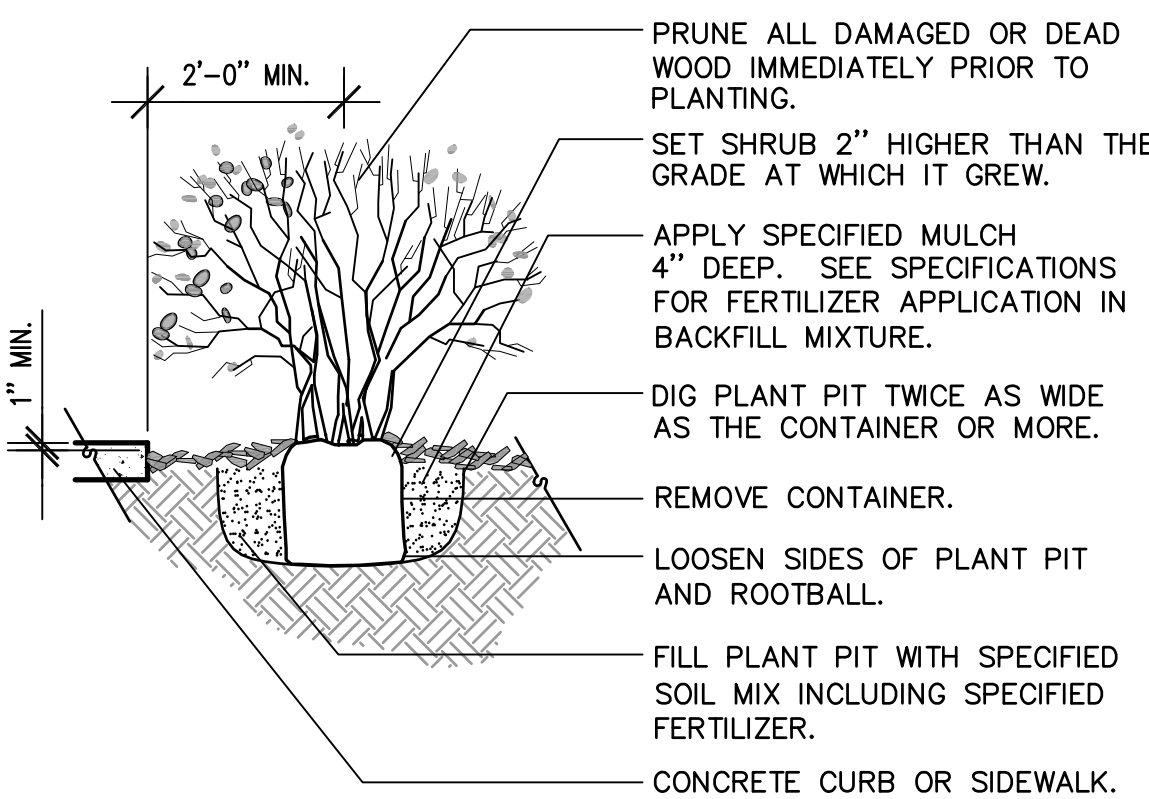








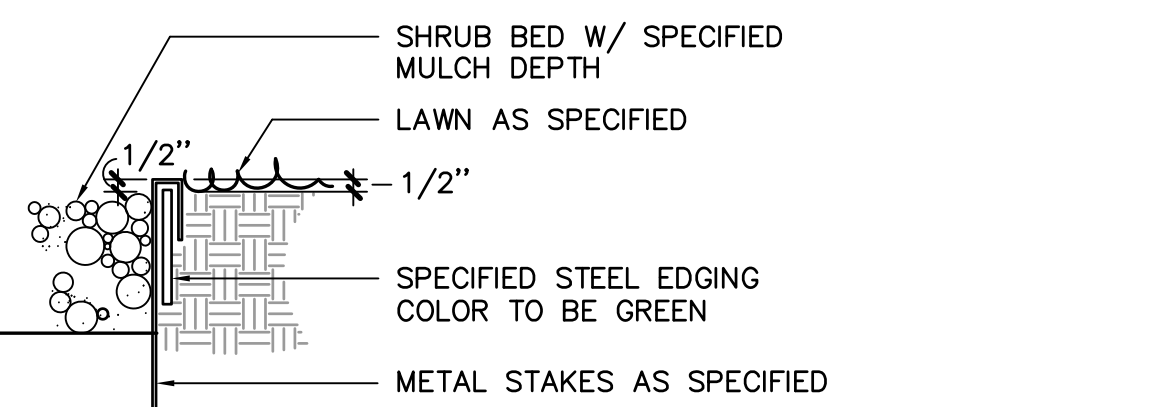
**1 DECIDUOUS TREE PLANTING** N.T.S.



**2 EVERGREEN TREE PLANTING** N.T.S.

- NOTES:
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
  - HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
  - ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

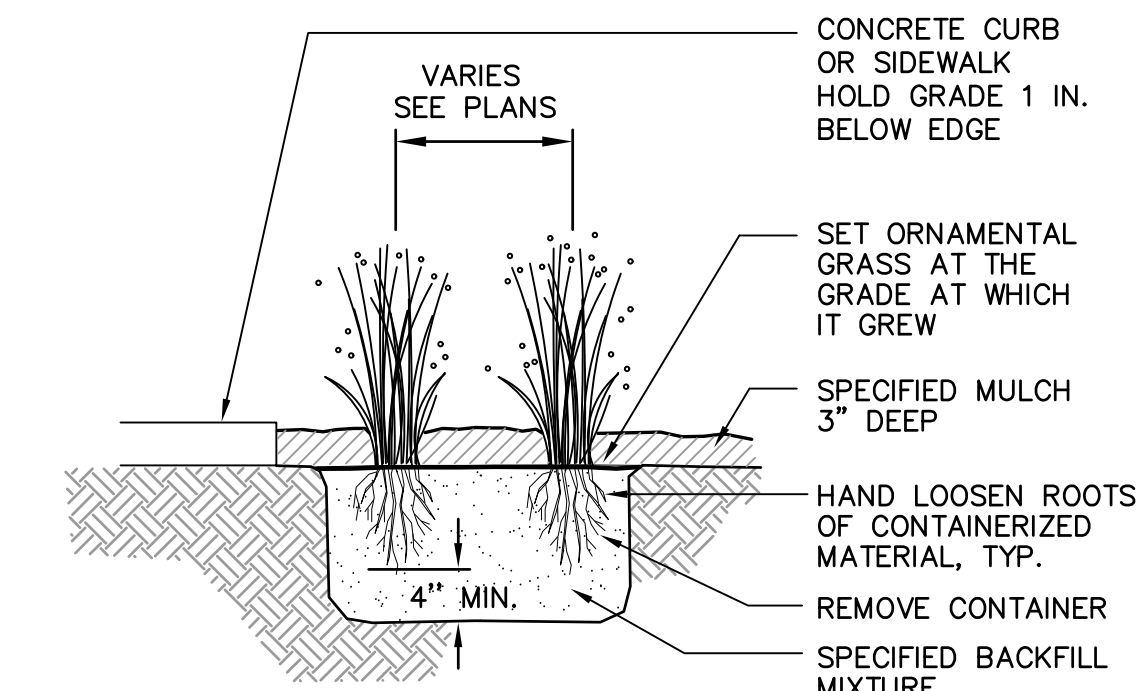
**3 SHRUB PLANTING DETAIL** N.T.S.



- NOTE:
- SET ALL EDGING 1/2" ABOVE FINISH GRADE AND MULCH AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH W/ GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

**5 STEEL EDGER DETAIL** N.T.S.

**4 ORNAMENTAL GRASS DETAIL** N.T.S.



**CITY NOTES**

- Minimum Plant Size Requirements and soil preparation.**  
Minimum plant size requirements are 2-inch diameter (caliper) for deciduous trees, 1.5-inch diameter for ornamental trees and 6-foot height for evergreen trees. Minimum size requirements for shrubs is #5 gallon container, ornamental grasses #1 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 1,000sf of landscape area.
- Street Trees.**  
The Planning Division has identified specific deciduous tree species to be planted within tree lawn areas. All trees chosen for tree lawn applications must be selected from the Approved Plant List.
- Weed Barrier.**  
Porous fabric must be used in planted beds. Plastic weed barriers are prohibited.
- 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.
- 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 designated on the landscape plan.
- 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.
- 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.

- Vehicle Parking Note.**  
No vehicle parking is allowed in any landscape treatment area.
- Site 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 limbed 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.
- Native Grass Note.**  
All areas of the lot not paved or formally landscaped shall be seeded with native grasses.

**LANDSCAPE NOTES**

- PROVIDE 3/4" CRUSHED GRANITE ALONG BUILDING AT A 3" MIN. DEPTH OVER POROUS FILTER FABRIC. PROVIDE 4" DEPTH 3/4" CRUSHED GRANITE MULCH AT ALL SHRUB BEDS IN THE PARKING ISLANDS.
- PROVIDE 4" DEPTH WESTERN RED CEDAR WOOD MULCH AT ALL SHRUB BEDS LOCATED IN THE NORTHWEST PLAZA AREA. DO NOT PLACE POROUS FILTER FABRIC UNDER WOOD MULCH.
- ALL SHRUB BEDS ARE TO BE CONTAINED WITH STEEL EDGER WITH PROTECTIVE CAP. NOT REQUIRED AT CURB, WALK OR BUILDING. STEEL EDGER REQUIRED BETWEEN AREAS OF ROCK AND WOOD MULCH.
- 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 DESIGNATED ON THE LANDSCAPE PLAN.
- PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPE CONSTRUCTION THE DEVELOPER OR AGENTS THEREOF ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH A REPRESENTATIVE OF THE CITY OF COMMERCE CITY DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES.
- ALL LANDSCAPED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE MAINTAINED IN ACCORDANCE WITH CURRENT AND FUTURE MAINTENANCE STANDARDS DEVELOPED BY THE CITY OF COMMERCE CITY DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES.
- TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM INTERSECTIONS AND FIFTEEN FEET FROM LIGHT OR UTILITY POLES.
- IRRIGATION NOTES:**
  - A RAIN SENSOR(S) MUST BE INSTALLED IN ALL IRRIGATION SYSTEMS.
  - STRIP TYPE NOZZLES MUST BE USED TO IRRIGATE TURF/ SOD WITHIN TREE LAWN AREAS.
  - A MAXIMUM OF 60 LBS. P.S.I. (AT HEAD) DESIGN PRESSURE IS RECOMMENDED.
  - ALL PLANTING BEDS FOR TREES, SHRUBS, PERENNIALS, GROUND COVERS, ETC., MUST BE DRIP-BUBBLERS/EMITTER IRRIGATION.
  - ROTARY SPRAY HEADS SHOULD BE USED WHEN PRACTICAL FOR ALL TURF AREAS.

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**SACFD STATION 1**  
**4761 EAST 69TH ST.**

REVISION NAME	DATE
1 RE-SUBMITTAL	2021 0919

ISSUE DATE: 2020 12 11

**meuran**  
designgroup  
site design  
landscape architecture  
site planning  
700 colorado boulevard, suite 131  
denver, colorado, 80206  
303.512.0549 fax 303.320.5322

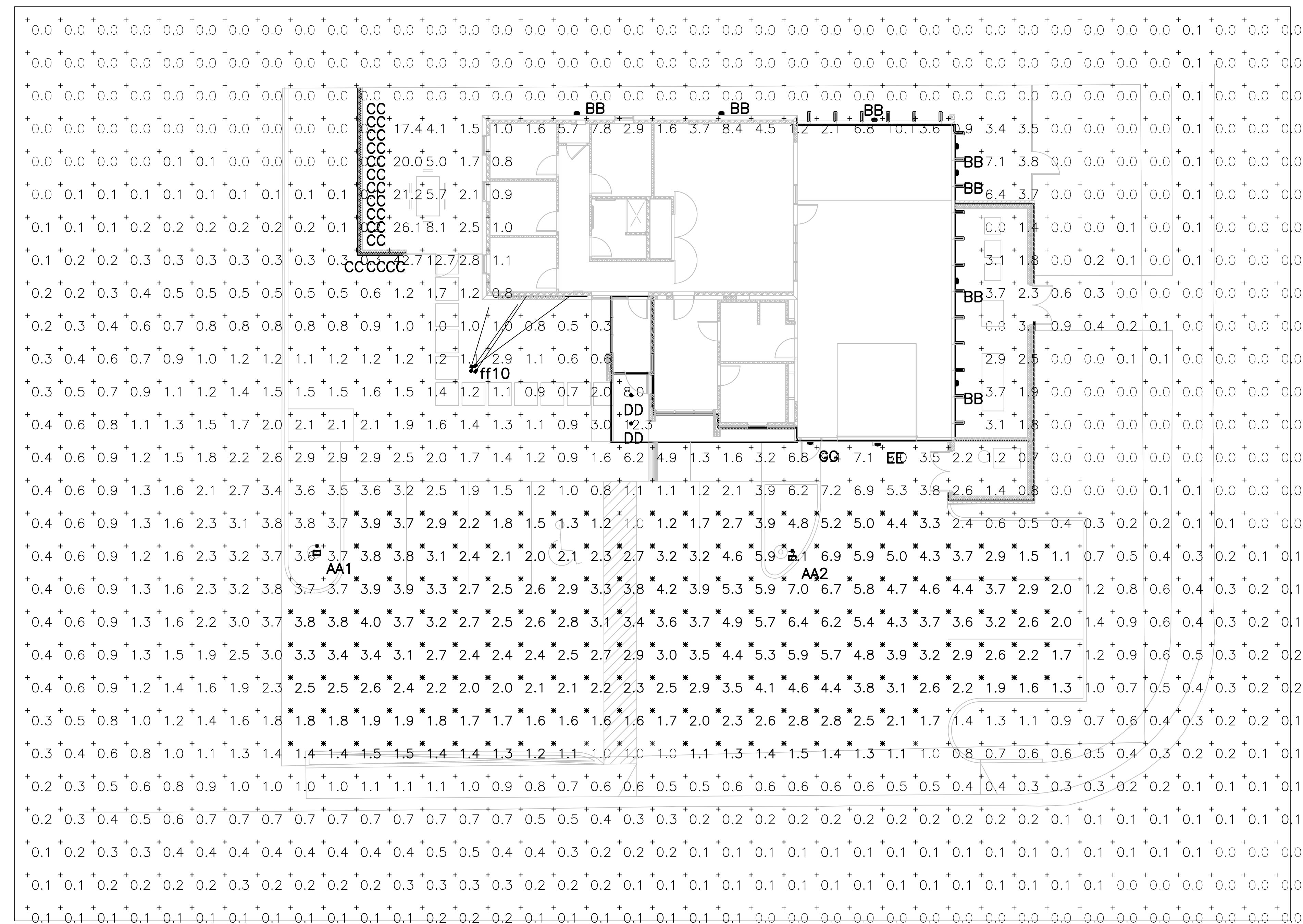
LANDSCAPE  
NOTES & DETAILS

**L1.1**



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
☐	AA2	1	Lithonia Lighting	DSX0 LED P5 30K T2M MVOLT	DSX0 LED P5 30K T2M MVOLT	LED	1	10819	1	1	89	100%	TYPE III, MEDIUM, BUG RATING: B2 - U0 - G2
☐	AA1	1	Lithonia Lighting	DSX0 LED P5 30K T5M MVOLT	DSX0 LED P5 30K T5M MVOLT	LED	1	11256	1	1	89	100%	TYPE VS, BUG RATING: B4 - U0 - G2
☐	BB	7	Lithonia Lighting	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts		1	1537	1	1	11.49	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G1
	CC	32	Kelvic	DV3K-24V+CH-006+WHITE(ROUND)	DV3K-24V+CH-006+WHITE(ROUND) - 1ft	2016 Diode, DV3K-24V	81	8	1	1	4.86	77%	
⊙	DD	2	Lithonia Lighting	LDN4 30/07 L04AR LD	4IN LDN, 3000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, 80CRI		1	663	1	1	8.6	100%	DIRECT, SC-0=1.04, SC-90=1.06
☐	EE	1	Lithonia Lighting	WPX1 LED P2 30K Mvolt	WPX1 LED wallpack 3000lm 3000K color temperature 120-277 Volts		1	2749	1	1	23.26	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G1
☐	ff10	2	EcoSense Lighting		Rectangular formed gray aluminum housing with internal optic	ONE (1) white LED with optics below	1	775	1	1	11.5	90%	
☐	ff15	2	EcoSense Lighting		Rectangular formed gray aluminum housing with internal optic	ONE (1) white LED with optics below	1	683	1	1	11.5	87%	
☐	GG	1	Lithonia Lighting	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts		1	1537	1	1	11.49	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	42.7 fc	0.0 fc	N/A	N/A
Stat Zone #1	X	3.0 fc	7.1 fc	1.0 fc	7.1:1	3.0:1



1 SITE PLAN PHOTOMETRIC STUDY  
SCALE: 1" = 10'-0"

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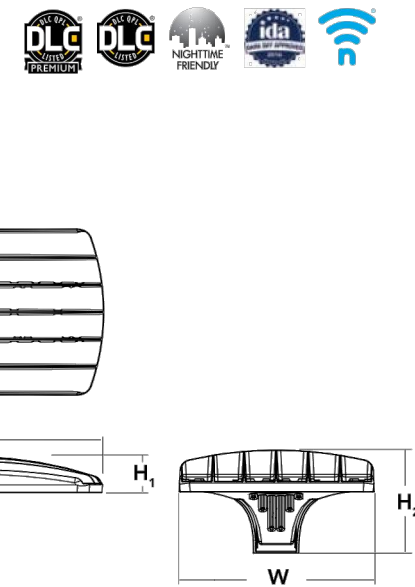
PHOTOMETRIC

PHI.0





### D-Series Size 0 LED Area Luminaire



**Specifications**  
EPA: 0.95 ft<sup>2</sup> (0.09 m<sup>2</sup>)  
Length: 26" (660 mm)  
Width: 13" (330 mm)  
Height: 3" (76 mm)  
Height: 7" (178 mm)  
Weight (max): 16 lbs (7.3 kg)

DSX0 LED P2 30K TSM MVOLT SPA

Color Temperature	3000K
Beam Spread	120°
Mounting	Surface mount

**Introduction**  
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

#### Ordering Information

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting	Shipped included
DSX0 LED P1	P5	3000K	T15	MVOLT	XXVOLT	SPR
DSX0 LED P2	P6	3000K	T15	MVOLT	XXVOLT	SPR
DSX0 LED P3	P7	3000K	T15	MVOLT	XXVOLT	SPR
DSX0 LED P4	P8	3000K	T15	MVOLT	XXVOLT	SPR
DSX0 LED P10	P12	3000K	T15	MVOLT	XXVOLT	SPR
DSX0 LED P11	P13	3000K	T15	MVOLT	XXVOLT	SPR

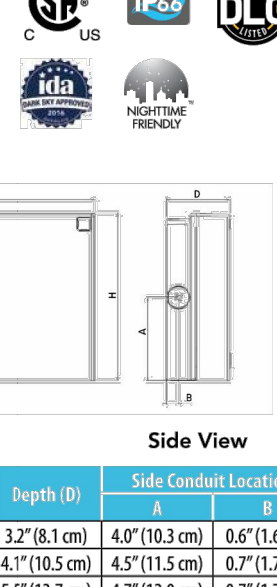
FAO	DBLXD
DSX0 LED P1	DBLXD
DSX0 LED P2	DBLXD
DSX0 LED P3	DBLXD
DSX0 LED P4	DBLXD
DSX0 LED P10	DBLXD
DSX0 LED P11	DBLXD

Shipped installed	Other options	Shipped separately
DSX0 LED P1	DSX0 LED P2	DSX0 LED P3
DSX0 LED P2	DSX0 LED P3	DSX0 LED P4
DSX0 LED P3	DSX0 LED P4	DSX0 LED P10
DSX0 LED P4	DSX0 LED P10	DSX0 LED P11
DSX0 LED P10	DSX0 LED P11	DSX0 LED P13

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### WPX LED Wall Packs



**Specifications**  
Luminaire: WPX1, WPX2, WPX3  
Height: 8.1", 8.1", 8.1"  
Width: 11.1", 11.1", 11.1"  
Depth: 3.2", 3.2", 3.2"  
Side Conduit Location: 4.0", 4.0", 4.0"  
Weight: 6.1 lbs (2.8 kg), 6.1 lbs (2.8 kg), 11.0 lbs (5.0 kg)

WPX1 LED P1 30K MVOLT DBLXD

Color Temperature	3000K
Beam Spread	120°
Mounting	Surface mount

**Introduction**  
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution. The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

#### Ordering Information

Series	LEDs	Color Temperature	Voltage	Options	Finish	Shipped included
WPX1 LED P1	P1	3000K	MVOLT	None	DBR0D	SPR
WPX1 LED P2	P2	3000K	MVOLT	None	DBR0D	SPR
WPX2 LED	P2	3000K	MVOLT	None	DBR0D	SPR
WPX3 LED	P3	3000K	MVOLT	None	DBR0D	SPR

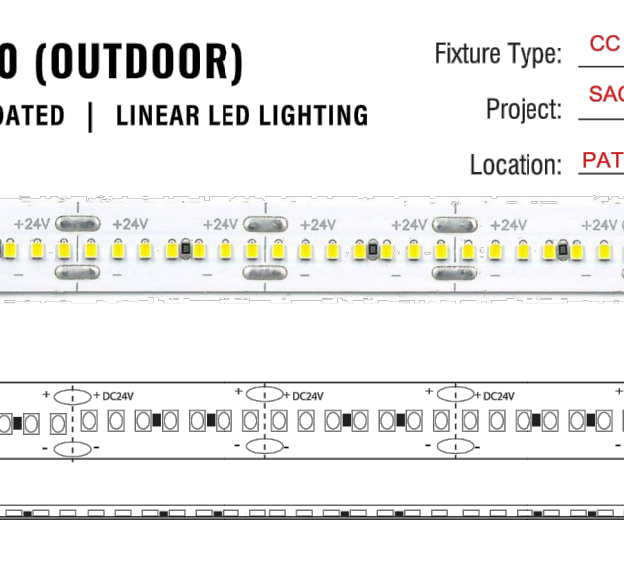
WPX1 LED P1	DBLXD
WPX1 LED P1	DBLXD
WPX1 LED P2	DBLXD
WPX2 LED	DBLXD
WPX3 LED	DBLXD

Shipped installed	Other options	Shipped separately
WPX1 LED P1	WPX1 LED P2	WPX2 LED
WPX1 LED P2	WPX2 LED	WPX3 LED

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### DIRECT VIEW 400 (OUTDOOR)

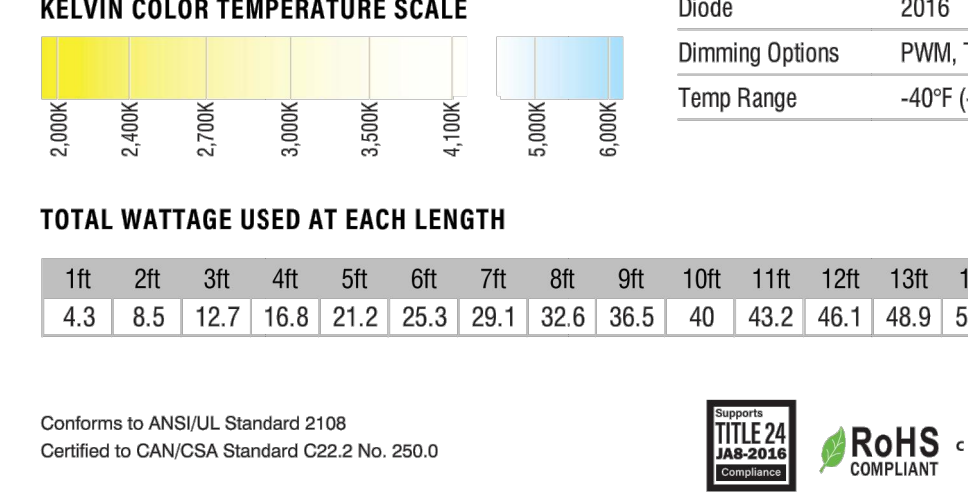


**Specifications**  
Model: DK30K-WR-24V, DK40K-WR-24V, DK50K-WR-24V, DK60K-WR-24V, DK500K  
Lumens: 357 lm/ft, 590 lm/ft, 410 lm/ft, 440 lm/ft, 473 lm/ft  
Rating: IP67

#### Product Features

- Suitable for most direct view applications
- 90+ CRI
- Dimmable
- 50,000 hour life
- 5-year warranty
- UL-listed for indoor and outdoor use
- 3M™ Industrial adhesive backing
- For use with 24V power supplies

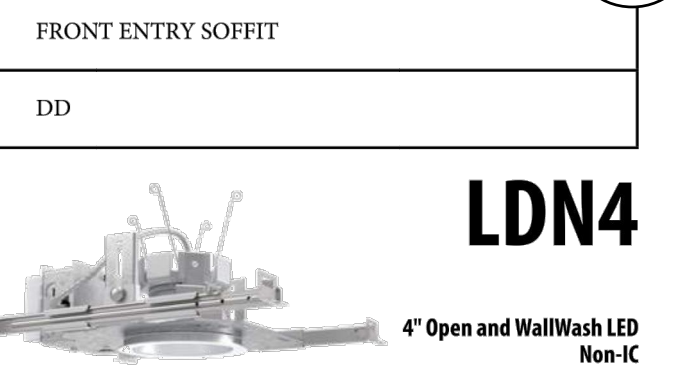
Model	DK30K-WR-24V	DK40K-WR-24V	DK50K-WR-24V	DK60K-WR-24V	DK500K
Lumens	357	590	410	440	473
Rating	IP67	IP67	IP67	IP67	IP67



Conforms to ANSI/UL Standard 2108  
Certified to CAN/CSA Standard C22.2 No. 250.0



### LDN4 30/07 L04BR MVOLT GZ10



**FEATURES & SPECIFICATIONS**  
**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.  
**CONSTRUCTION** — Galvanized steel mounting/plate frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2" x 3/4" and four 1/2" knockouts for straight-through conduit run. Capacity 8/4/4, 4/4/4. No. 12 AWG conductors, rated for 90°C.  
**Accommodates** 12" x 24" just spacing.  
**Passive cooling** thermal management for 25°C standard; high ambient 140°F option available. Light engine and drivers are accessible from above or below cooling.  
**Max cooling thickness** 1-1/2".  
**OPTICS** — LEDs are binned to a 3-step SDCM 80 CRI minimum, 90 CRI optional. LED light source concealed with diffusing optical lens.  
**General illumination** lighting with 1.05 S/MH and 55° cutoff to source and source image.  
**Self-flanged** anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.  
**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.  
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.  
30% lumen maintenance at 60,000 hours.  
**LISTINGS** — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR™ certified product.  
**WARRANTY** — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/lighting/warranty-terms-and-conditions  
All values are design or typical values, measured under laboratory conditions at 25°C.  
Specifications subject to change without notice.

Series	LEDs	Color Temperature	Lumens	Beam Spread	Mounting	Shipped included
LDN4	P1	3000K	5000	120°	Surface mount	SPR
LDN4	P2	3000K	750	120°	Surface mount	SPR
LDN4	P3	3000K	1000	120°	Surface mount	SPR
LDN4	P4	3000K	1500	120°	Surface mount	SPR

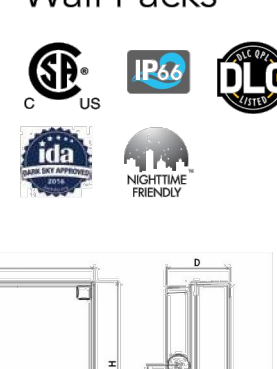
#### Ordering Information

Series	LEDs	Color Temperature	Lumens	Beam Spread	Mounting	Shipped included
LDN4	P1	3000K	5000	120°	Surface mount	SPR
LDN4	P2	3000K	750	120°	Surface mount	SPR
LDN4	P3	3000K	1000	120°	Surface mount	SPR
LDN4	P4	3000K	1500	120°	Surface mount	SPR

Notes:  
1. Overall height varies based on lumen package; refer to dimensional chart on page 2.  
2. Not available with emergency options.  
3. Not available with emergency options.  
4. Must specify voltage 120V or 277V.  
5. 1/2" of phenolic depth or top access required for battery pack maintenance.  
6. Available with clear (AK) reflector only.



### WPX LED Wall Packs



**Specifications**  
Luminaire: WPX1, WPX2, WPX3  
Height: 8.1", 8.1", 8.1"  
Width: 11.1", 11.1", 11.1"  
Depth: 3.2", 3.2", 3.2"  
Side Conduit Location: 4.0", 4.0", 4.0"  
Weight: 6.1 lbs (2.8 kg), 6.1 lbs (2.8 kg), 11.0 lbs (5.0 kg)

WPX1 LED P2 30K DBLXD

Color Temperature	3000K
Beam Spread	120°
Mounting	Surface mount

**Introduction**  
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution. The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

#### Ordering Information

Series	LEDs	Color Temperature	Voltage	Options	Finish	Shipped included
WPX1 LED P1	P1	3000K	MVOLT	None	DBR0D	SPR
WPX1 LED P2	P2	3000K	MVOLT	None	DBR0D	SPR
WPX2 LED	P2	3000K	MVOLT	None	DBR0D	SPR
WPX3 LED	P3	3000K	MVOLT	None	DBR0D	SPR

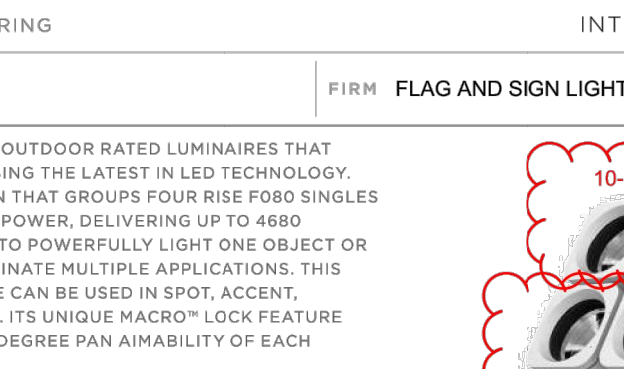
WPX1 LED P1	DBLXD
WPX1 LED P1	DBLXD
WPX1 LED P2	DBLXD
WPX2 LED	DBLXD
WPX3 LED	DBLXD

Shipped installed	Other options	Shipped separately
WPX1 LED P1	WPX1 LED P2	WPX2 LED
WPX1 LED P2	WPX2 LED	WPX3 LED

**FEATURES & SPECIFICATIONS**  
**INTENDED USE** — The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 200W, and 300W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.  
**CONSTRUCTION** — WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED life and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.  
**ELECTRICAL** — Light engine configurations consist of high-efficiency LEDs and LED lumen maintenance of 100/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 90. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6A surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 25A; it can be ordered with an optional 6A surge protection). All photocell (PC) operate on MVOLT (120V - 277V) input.  
**Notes:**  
1. All WPX wall packs come with 6A surge protection standard, except WPX1 LED P1 package which comes with 25A surge protection standard. Add SPOWAV option to get WPX1 LED P1 with 6A surge protection.  
2. Battery pack options only available on WPX1 and WPX2.  
3. Battery pack options not available with 34V and PE options.



### ECOSENSE



**Specifications**  
Model: F080  
Lumens: 4800  
Beam Angle: 15°  
Mounting: Surface mount

#### Overview

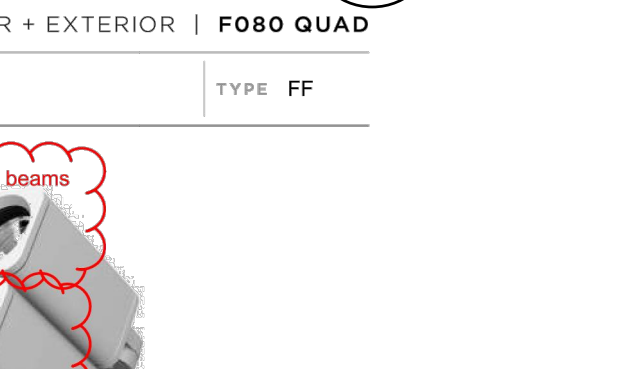
ECOSENSE is a system of beautifully designed outdoor rated luminaires that provide efficient and powerful light using the latest in LED technology. RISE FORD QUAD is a unique configuration that groups four RISE FORD SINGLES ALLOWING YOU TO QUADRUPLE YOUR LUMEN POWER, DELIVERING UP TO 4800 LUMENS. THIS UNIQUE FIXTURE CAN BE USED TO POWERFULLY LIGHT ONE OBJECT OR AIMED SEPARATELY, ALLOWING YOU TO ILLUMINATE MULTIPLE APPLICATIONS. THE POWERFUL AND COMPACT LED LIGHT FIXTURE CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN ANGLE OF EACH FIXTURE HEAD USING ONLY ONE TOOL.

Fixture Model	Fixture Config.	Power/Lumen Output*	CCT/Color	CRI	Beam Angle	Finishes	Accessories	Wiring and Mounting
F080	4 Heads, Movable Quad	HO - Low Output MO - Medium Output HO - High Output	40	8	2 @ 10, 2 @ 15	K, B, W, C, AM	X	C

Performance	Watts	Power	Lumen Output	Efficacy	5' CBPC	40'		
Low	16	Low Output	1,235	1,716	77	107	87,964	2,821
Medium	30	Medium Output	2,124	3,044	71	101	151,295	5,003
High	48	High Output	2,980	4,560	65	99	212,192	7,495



### PHI. LIGHT FIXTURE CUT SHEETS



#### Revision Name

Revision Name	Date
1 RE-SUBMITTAL	2021 0219

#### Issue Date

2020 12 11

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SACFD STATION I  
476 I EAST 69TH ST  
DEVELOPMENT PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PHI.  
LIGHT FIXTURE  
CUT SHEETS