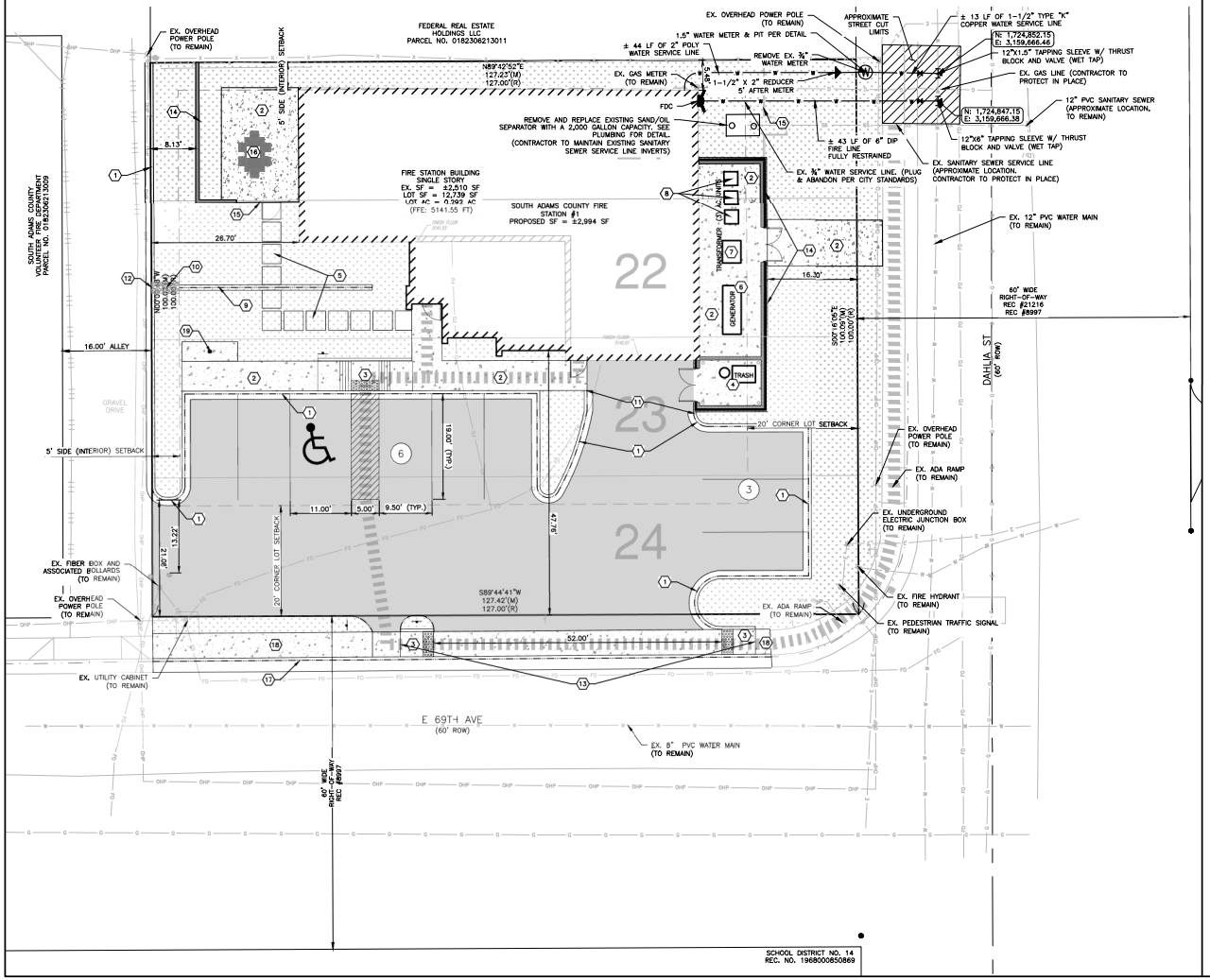
SITE DATA			
DESCRIPTION	EXISTING (SF)	PROPOSED	% OF NET AREA
GROSS ACREAGE	12,739	12,739	–
NET ACREAGE	12739	12739	–
BUILDING AREA	2,510	2,994	23.50
LANDSCAPE AREA	4,275	4,275	33.56
TYPE OF CONSTRUCTION	**VL**	**VL**	–
ZONING	C-2	P	–
# OF EMPLOYEES	2	6	–

SITE PARKING REQUIRED			
	REQUIREMENT	EMPLOYEES	# OF SPACES
EMPLOYEE	1	6	6
TOTAL SPACES			7
HANDICAP SPACES (1–25) = 1 (INCLUDED IN TOTAL)			1
BICYCLE PARKING (5% OF TOTAL REQUIRED – 2 MIN)			2

SITE PARKING PROVIDED	
9.5'X19' (TYPICAL)	8
HANDICAP VAN ACCESSIBLE (11'X19' STALL, 5'X19' LANDING)	1
TOTAL PROVIDED PARKING SPACES	9
BICYCLE PARKING	2

UTILITY NOTES:

1. SEE SHEET 2 FOR COMPREHENSIVE WATER AND SEWER NOTES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH CITY FOR STREET CUTS AND UTILITY CONNECTIONS.
3. EXISTING UTILITY INFORMATION SHOWN HEREIN IS BASED OFF THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AS WELL AS ABOVE GROUND EVIDENCE DURING THE TIME OF SURVEY. CONTRACTOR TO VERIFY BOTH VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. WATER LINES TO BE BURIED AT A MINIMUM OF 4.5'.
5. SANITARY SEWER SERVICE LINES TO BE A MAXIMUM OF 0.0600 FT/FT AND A MINIMUM OF 0.0104FT/FT.
6. POTABLE WATER AND SANITARY SEWER SERVICES AND POTABLE WATER SERVICES SHALL HAVE A MINIMUM TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION FROM ALL UTILITIES MEASURED FROM OUTSIDE DIAMETER.
7. WHERE SANITARY SEWER LINES CROSS BENEATH POTABLE WATER LINES WITH LESS THAN EIGHTEEN (18) INCHES CLEARANCE, SANITARY SEWER LINES CROSS ABOVE POTABLE WATER LINES, OR THE TEN (10) FEET HORIZONTAL CLEARANCE BETWEEN POTABLE WATER LINES AND SANITARY SEWER LINES CANNOT BE MAINTAINED, PIPE ENCASEMENT SHALL BE DESIGNED AND CONSTRUCTED SO AS TO PROTECT THE POTABLE WATER MAIN.
8. THE MINIMUM CLEARANCE BETWEEN STORM DRAIN AND WATER, IN OPEN CUTS, EITHER ABOVE OR BELOW, SHALL BE EIGHTEEN (18) INCHES. IN ADDITION, WHEN A WATER LINE LIES BELOW A STORM LINE, OR WITHIN TWENTY-FOUR (24) INCHES ABOVE, WATER TIGHT GASKETS SHALL BE USED ON THE STORM LINE JOINTS FOR A MINIMUM OF TEN (10) FEET ON EACH SIDE OF THE CROSSING. STORM LINE SHALL BE INSTALLED SO THAT A JOINT IS NOT DIRECTLY ABOVE OR BELOW THE WATER MAIN.



SITE LEGEND:

- EXISTING FIBER OPTIC LINE
- EXISTING WATER LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINES
- EXISTING FENCE
- EXISTING EDGE OF GRAVEL ROAD
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PEDESTRIAN ADA ACCESS
- PROPOSED CURB AND GUTTER
- PROPOSED X" CONCRETE SIDEWALK/PATIO
- PROPOSED CONCRETE PAVEMENT (MATCH EX. THICKNESS AND REINFORCEMENT – 8" CONCRETE W/ #4 REBAR @ 16" O.C. EACH WAY)
- PROPOSED LANDSCAPING (SEE LANDSCAPE)
- PROPOSED FENCE (SEE ARCHITECTURAL)
- PROPOSED HANDICAP PARKING
- PROPOSED PARKING STALL COUNT

KEYNOTES

1. CONSTRUCT CURB AND GUTTER. SEE SHEET 7 FOR LOCATIONS OF SPILL VS. CATCH CURB. SEE SHEET 11 FOR DETAIL.
2. CONSTRUCT 8" CONCRETE WALK, WIDTH VARIES PER SHEET 7.
3. CONSTRUCT HANDICAP CURB RAMP, SEE DETAIL, SHEET 11. CONTRACTOR OPTION TO CONSTRUCT RAMPS PER COMMERCE CITY DETAILS.
4. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS. (DIMENSIONS: 9'4" X 13'4")
5. CONCRETE STONE WALKWAY, SEE LANDSCAPE PLANS.
6. EMERGENCY GENERATOR, SEE MEP PLANS.
7. ELECTRIC TRANSFORMER, SEE MEP PLANS.
8. AC UNITS (3), SEE MEP PLANS.
9. 1' VALLEY PAN, SEE SHEET 11 FOR DETAILS.
10. CONSTRUCT RIP RAP PER GRADING SHEETS.
11. TAPER CURB (1' LENGTH).
12. 2' CURB CUT.
13. CONSTRUCT CONCRETE DRIVEWAY CURB CUT PER COMMERCE CITY DETAIL, SEE SHEET 11. SEE SHEET 8 FOR GRADES.
14. LANDSCAPE WALL, SEE ARCHITECTURAL PLANS FOR DETAILS.
15. LANDSCAPE FENCE AND GATE, SEE ARCHITECTURAL PLANS FOR DETAILS.
16. OUTDOOR MIXED USE SPACE, SEE ARCHITECTURAL PLANS FOR DETAILS.
17. 24" INFLOW COMMERCE CITY VERTICAL CURB & GUTTER, SEE SHEET 11.
18. 6" COMMERCE CITY CONCRETE SIDEWALK.
19. BIKE RACK AND CONCRETE PAD. SEE ARCHITECTURAL PLANS FOR DETAILS.

GENERAL NOTES

1. SEE SHEET 7 FOR HORIZONTAL CONTROL.
2. ALL CURB & GUTTER ARE INFLOW UNLESS NOTED OTHERWISE.
3. FOR LANDSCAPE DESIGN SEE LANDSCAPE PLANS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND CITY OF COMMERCE CITY SPECIFICATIONS.
5. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
6. SITE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACEMENT OF ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
7. SITE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS AND RELOCATING BENCHMARKS IF NECESSARY. BENCHMARKS SHALL BE RELOCATED TO ORIGINAL ELEVATIONS.
8. PROPERTY SURVEY WAS PREPARED BY LAMP RYNEARSON, INC.
9. SITE CONTRACTOR SHALL MATCH EXISTING PAVING, SIDEWALK AND CURB & GUTTER THAT WILL NOT BE REMOVED, IN GRADE AND ALIGNMENT.
10. ANY CURB & GUTTER OR SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY SITE CONTRACTOR.
11. SAW CUT LINES ARE SHOWN AS APPROXIMATE. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR DURING CUTTING AND FOLLOW RECOMMENDATIONS AS THE CITY INSPECTOR SEES FIT.

CITY STAFF CERTIFICATE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION
GARY FLOYD

SITE & UTILITY PLAN

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

811 Know what's below. Call before you dig.
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL VERIFY THE FACILITIES ARE SHOWN AS TO THE LOCATION, DEPTH, AND NUMBER OF LINES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL FACILITIES AND SERVICES ONLY PRIOR TO CONSTRUCTION.

REVISIONS

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

SHEET
6 OF 12

1 SOUTHEAST VIEW
NTS

1 SOUTHWEST VIEW
NTS

ALLRED&ASSOCIATES
ARCHITECTURE | PLANNING | INTERIOR DESIGN
580 BURBANK STREET, SUITE 125, BROOMFIELD, COLORADO 80020 PHONE: 303.465.2366 www.allredassoc.com

DEVELOPMENT PLAN • JOB NO. 1931

SACFD STATION 1
4761 EAST 69TH ST

PRELIMINARY
NOT FOR
CONSTRUCTION

	REVISION NAME	DATE
1	RE-SUBMITTAL	2021.02.19

ISSUE DATE: 2020.12.11

PERSPECTIVES

A4.3

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