

LANDSCAPE ARCHITECT CONTACT INFORMATION:  
WENK ASSOCIATES  
ATTN: TYREL R. STURGEON

**VICINITY MAP**  
SCALE: N.T.S.

VICINITY MAP  
SCALE: N.T.S.

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EASEMENT	
	SETBACK LINE	
	PARKING STALL COUNT PER ROW OVERHEAD POWER	
	GRASS LANDSCAPING	
	CONCRETE SIDEWALK/VALLEY PAN	
	ASPHALT PAVEMENT	
	BUILDING	
	FENCE	

NOTES:

1. **PAVEMENT SHALL EITHER BE CONCRETE OR ASPHALT. MATERIAL TO BE DETERMINED AT TIME OF CONSTRUCTION.**
2. **LIGHTING NOTE:** IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
3. **TRASH ENCLOSURE NOTE:** TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.
4. **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.
5. **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, HOWEVER, 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 OF COMMERCE CITY'S SIGN CODE.
6. **FENCING NOTE:** APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY OF COMMERCE CITY'S FENCING REQUIREMENTS.
7. **DOWNSPOUT NOTE:** NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, DRIVE PAVES, OR PEDESTRIAN ROUTES.
8. **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.
9. **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.
10. **UNDERGROUND UTILITY NOTE:** ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER LAND DEVELOPMENT CODE.
11. **SPILL CURB IS ALL SPILL CURB UNLESS OTHERWISE NOTED. SEE SHEET C3.0 FOR CURB DETAIL.**
12. **SURROUNDING SIDEWALKS SHALL BE REPAIRED AND REPLACED AS NECESSARY.**
13. **FENCING WILL BE INSTALLED ALONG THE FULL LENGTH OF THE PROPERTY LINE DIVIDING THE SITE FROM THE I-2 LOT TO THE EAST.**

ASSUMED 100.0' ON THE CONCRETE FINISHED FLOOR  
AT THE EASTERLY END OF THE BRICK BUILDING AS  
SHOWN AND DESCRIBED HEREON. WITH ALL OTHER  
ELEVATION INFORMATION SHOWN HEREON RELATED  
THERE TO.

ASSUMED BEARING OF NORTH 00°15'10" WEST LINE OF  
THE SOUTHEAST QUATER OF SECTION 7.

PARCEL IDENTIFICATION NUMBER:  
182307400059

## CITY STAFF CERTIFICATE

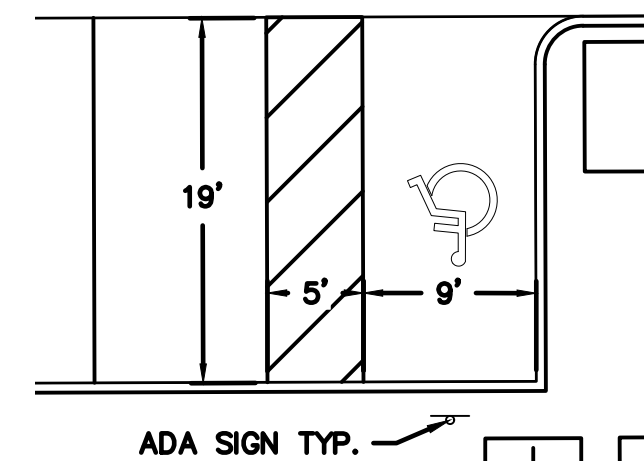
APPROVED BY THE DEPARTMENT OF COMMUNITY  
DEVELOPMENT OF THE CITY OF COMMERCE CITY,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_.

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE \_\_\_\_\_

Sheet List Table	
Sheet Number	Sheet Title
C1.0	SITE PLAN
C2.0	UTILITY PLAN
C3.0	GRADING AND DRAINAGE PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & TABLES
A1.0	EXTERIOR ELEVATIONS
A2.0	SITE ELEMENTS ELEVATIONS
E1.0	SITE PHOTOMETRIC PLAN
E1.1	PHOTOMETRIC DETAILS

EASEMENT TABLE	
①	10' UTILITY EASEMENT
②	24' CROSS ACCESS EMERGENCY ACCESS EASEMENT
③	DRAINAGE EASEMENT

PROJECT SUMMARY TABLE		
ADDRESS	5846 DAHLIA STREET	5850 DAHLIA STREET
LOT NAME	LOT B	LOT A
PARCEL IDENTIFICATION NUMBER	182307400059	
SITE AREA	0.29 ACRES (12,571 SF)	0.94 ACRES (40,855 SF)
BUILDING AREA TOTAL	4,080 SF	9,540 SF
1ST FLOOR	3,480 SF	9,540 SF
2ND FLOOR	600 SF	—
LANDSCAPED AREA	0.06 ACRES (2,813 SF)	0.21 ACRES (9,342 SF)
FLOOR AREA RATIO	0.32	0.23
PARKING SPACES REQUIRED	13	22
PARKING SPACES PROVIDED	13	22
ALLOWABLE OCCUPANCY	BUSINESS (B) & MERCANTILE (M)	—
TYPE OF BUILDING CONSTRUCTION	TYPE V—B	—
ZONING	CURRENT I—2, PROPOSED C—3	CURRENT I—2, PROPOSED I—1
ESTIMATED NUMBER OF EMPLOYEES	8	8
NUMBER OF FIXED SEATS	8	8



TYPICAL ADA STALL LAYOUT  
SCALE: 1'=10'

DWG: F:\2016\1001-1500\016-1205\40-Design\AutoCAD\Preliminary Plans\Sheets\LDVP\C\_SIT\_161205.dwg  
 DATE: Dec 22, 2016 1:26pm XREFS: C\_XBASE\_161205 C\_PBASE\_161205 C\_TBULK\_161205 C\_PPAT\_161205  
 USER: chill C\_LGND\_161205

KEYNOTES:

- 11 - 12'x60' LOADING ZONE
- 12 - 5'x6' BIKE RACKS 2 BIKES PER RACK
- 13 - ADA RAMP
- 14 - TRASH ENCLOSURE
- 15 - HEADER CURB
- 16 - VERTICAL SPILL CURB
- 17 - MAIN PUBLIC ENTRANCE, SEE SHEET A1.0
- 18 - TRANSFORMER PAD
- 19 - CROSS WALK STRIPING
- 20 - CURB CUT
- 21 - CONCRETE VALLEY PAN
- 22 - CHASE DRAIN
- 23 - HAND RAIL
- 24 - POND EMERGENCY SPILLWAY
- 25 - PROPOSED FENCE
- 26 - WQCV & DETENTION POND

**WOLSSON®**  
**ASSOCIATES**

**NOTE**  
THIS DOCUMENT HAS BEEN  
RELEASED BY OLSSON  
ASSOCIATES ONLY FOR REVIEW  
BY REGULATORY AGENCIES AND  
OTHER PROFESSIONALS, AND IS  
SUBJECT TO CHANGE. THIS  
DOCUMENT IS NOT TO BE USED  
FOR CONSTRUCTION.

OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



Know what's below.  
Call before you dig

**CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES**

[illegible]

## REVISIONS

2016

DAHLIA  
 DEVELOPMENT PLANS  
 SITE PLAN

CITY OF COMMERCE CITY, CO

drawn by:	CH
checked by:	CH
approved by:	MM
QA/QC by:	CH
project no.:	016-1205
drawing no.:	C_SIT_161205.dwg
date:	12/22/2016

SHEET  
C1.0



LANDSCAPE ARCHITECT CONTACT INFORMATION:  
WENK ASSOCIATES  
ATTN: TYREL R. STURGEON

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EASEMENT	
	SETBACK LINE	
	WATER LINE	
	WATER METER	
	WATER VALVE	
	SANITARY SEWER	
	SANITARY CLEANOUT	
	GAS LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	STORM SEWER	
	STORM MANHOLE	
	GRATE INLET	

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CALL 811 SEVENTY-TWO HOURS  
PRIOR TO DIGGING, GRADING OR  
EXCAVATING FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

1. ALL CONSTRUCTION WORK TO BE ACCEPTED BY THE CITY SHALL CONFORM TO THE CITY OF COMMERCE CITY CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
2. ALL OVER LOT GRADING IN THE RIGHT-OF-WAY OR EASEMENT SHALL BE COMPLETED PRIOR TO INSTALLING POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION LINES.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. MAINTAIN A MINIMUM OF TEN (10) FEET HORIZONTAL CLEAR DISTANCE SEPARATION BETWEEN POTABLE WATER MAINS/SERVICES AND SANITARY SEWER. OR NON-POTABLE IRRIGATION MAINS/SERVICES. POTABLE WATER MAINS/SERVICES ARE TO BE LOCATED 18-INCHES MINIMUM ABOVE THE SANITARY SEWER OR NON-POTABLE IRRIGATION MAINS/SERVICES. IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS AND THE SANITARY SEWER OR NON-POTABLE MAINS/SERVICES CANNOT BE LOCATED BELOW THE WATER MAIN OR SERVICE, A CLEAR VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BELOW CANNOT BE MAINTAINED, OR A MINIMUM THE (10) FOOT HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE CITY SHALL BE CONTACTED IMMEDIATELY TO REVIEW THE SITUATION.
5. IN ALL INSTANCES WHERE A WATER LINE LOWERING, POTABLE OR NON-POTABLE, IS REQUIRED DUE TO UNFORESEEN FIELD CONDITIONS, A DETAILED DRAWING SHALL BE PROVIDED TO THE CITY FOR ACCEPTANCE PRIOR TO PERFORMING THE WORK.
6. WHERE POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS, THERE SHALL BE NO OTHER UTILITIES LOCATED HORIZONTALLY WITHIN TEN (10) FEET OF EITHER LINE EXCEPT AT APPROVED CROSSINGS.
7. CONTRACTOR SHALL NOTIFY THE CITY ONE (1) WEEK PRIOR TO COMMENCING WORK AFTER CITY ACCEPTED CONSTRUCTION DRAWINGS HAVE BEEN DISTRIBUTED AND A PRECONSTRUCTION MEETING HAS BEEN HELD WITH THE CITY.
8. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO BE CROSSED BY POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION LINES AT LEAST 24 HOURS PRIOR TO CROSSING TO ENSURE 18" MINIMUM CLEARANCE FOR OPEN CUT CROSSINGS AND 36" MINIMUM CLEARANCE FOR BORED CROSSINGS. HORIZONTAL AND VERTICAL LOCATION OF CROSSED EXISTING UTILITIES SHALL BE RECORDED ON THE AS-CONSTRUCTED RECORD DRAWINGS.
9. SHOULD ANY VARIATIONS BEFORE OR DURING CONSTRUCTION TO THE POTABLE WATER DISTRIBUTION, SANITARY SEWER COLLECTION, OR NON-POTABLE IRRIGATION SYSTEM DESIGNS BE CONSIDERED, NOTICE MUST FIRST BE GIVEN TO THE CITY TO DETERMINE IF IT NEEDS ACCEPTANCE BY THE CITY. IF SO, A NEW PLAN SHALL BE DRAWN AND SUBMITTED TO THE CITY FOR ACCEPTANCE BY THE DESIGN ENGINEER PRIOR TO ANY CONSTRUCTION.
10. THE FINAL CONSTRUCTION PLANS ARE VALID FOR CONSTRUCTION ONE (1) YEAR FROM THE DATE OF CITY SIGNATURE ACCEPTANCE.
11. VERIFICATION SURVEY -- TOP OF PIPE ELEVATIONS AT ALL POTABLE AND NON-POTABLE WATER LINE VALVES, AND SANITARY SEWER MANHOLE INVERTS SHALL BE SURVEYED AND PROVIDED TO THE CITY BY THE DESIGN ENGINEER FOR ACCEPTANCE PRIOR TO PAVING CONSTRUCTION. THE VERIFICATION SURVEY SHALL ALSO PROVIDE SEWER PIPE SLOPES AND LENGTH AND PROPOSED FINISHED GROUND ELEVATIONS AT ALL VALVE BOXES AND MANHOLE RIM ELEVATIONS.
12. ALL UTILITY CONDUIT CROSSINGS OF POTABLE WATER, SANITARY SEWER AND NON-POTABLE IRRIGATION LINES SHALL BE ENCASED IN HIGH DENSITY POLYETHYLENE (HDPE) PIPE, WITH A MINIMUM STANDARD DIMENSION RATIO (SDR) 11 ACROSS THE ENTIRE EASEMENT OR RIGHT-OF-WAY WIDTH. THE ENCASEMENT JOINT SHALL BE BUTT FUSED. FLEXIBLE JOINTS ARE NOT ALLOWED.
13. PRIOR TO EXCAVATION AND CONSTRUCTION OVER AND NEAR THE EXISTING WATER AND SEWER MAINS, PLEASE CONTACT THE WATER AND SEWER DEPARTMENT RIGHT-OF-WAY STAFF, TO COMPLETE THE APPLICABLE DOCUMENTATION TO WORK WITHIN THE RIGHT-OF-WAY OR EASEMENTS.
14. COORDINATE UTILITIES AT BUILDING WITH PLUMBING PLANS.
15. UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER LAND DEVELOPMENT CODE.

ASSUMED 100.0' ON THE CONCRETE FINISHED FLOOR  
AT THE EASTERLY END OF THE BRICK BUILDING AS  
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ASSUMED BEARING OF NORTH 00°15'10" WEST LINE OF  
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drawn by:	CH
checked by:	CH
approved by:	MM
QA/QC by:	CH
project no.:	016-1205
drawing no.:	C_UTL 161205.dwg
date:	12/22/2016

SHEET  
C2.0

REVISIONS

2016

CITY OF COMMERCE CITY, CO



LANDSCAPE ARCHITECT CONTACT INFORMATION:  
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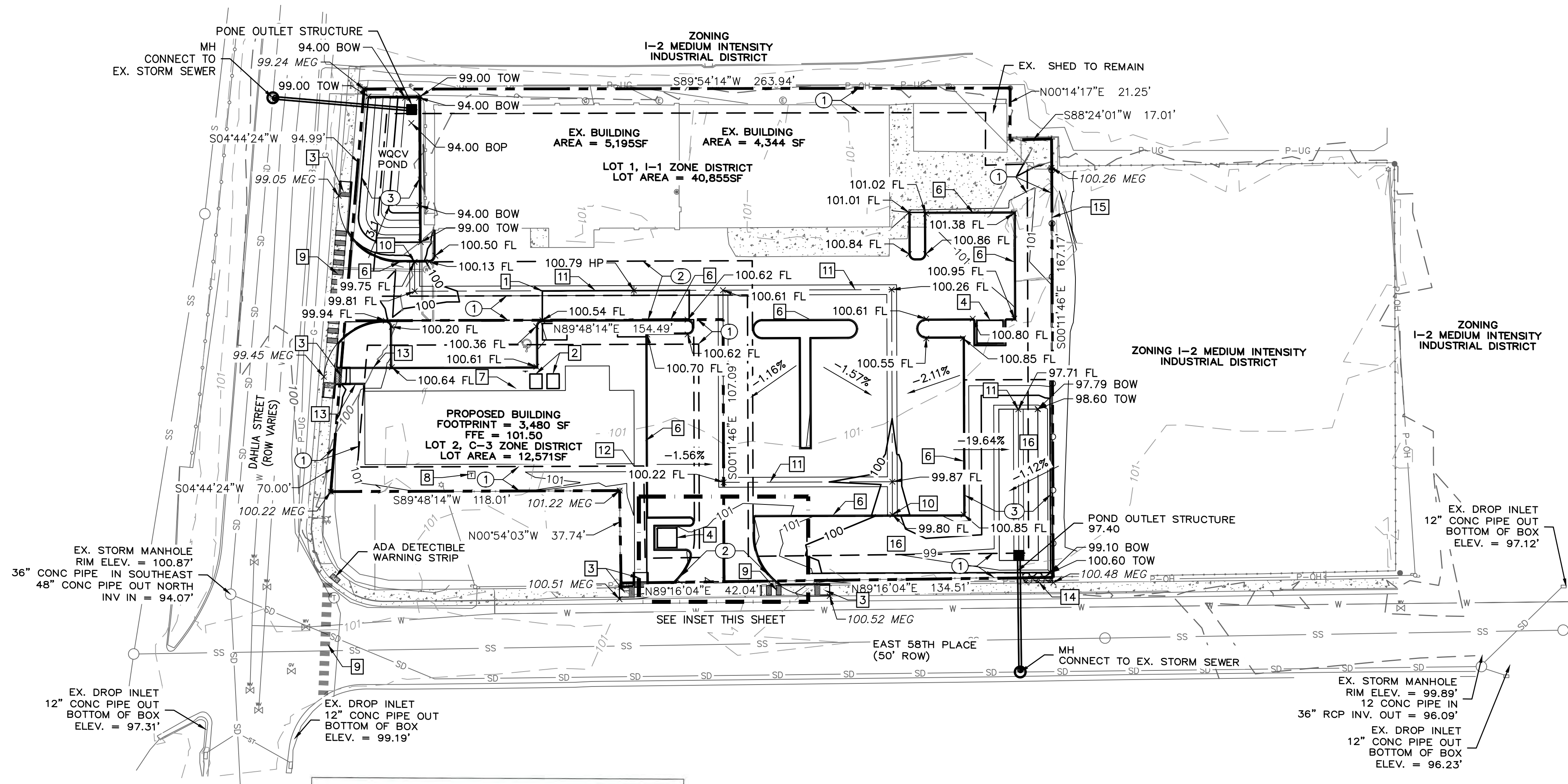
<u>EXISTING</u>		<u>PROPOSED</u>
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	FLOWLINE	
	BACK OF CURB	
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	GRADE BREAK	
	MAJOR CONTOURS	
	MINOR CONTOURS	
	INVERTED CROWN	
	WATER LINE	
	SANITARY SEWER	
	STORM MANHOLE	
	GRATE INLET	
	STORM SEWER	
 x=ELEV	SPOT ELEVATION	 x=ELEV
	FLOW ARROW	
	FINISH FLOOR ELEVATION	
	HIGH POINT	
	LOW POINT	
	SIDEWALK	
	FLOWLINE	
	MATCH EXISTING GRADE	
	BOTTOM OF WALL	
	TOP OF WALL	
	BOTTOM OF POND	

1. EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITY COMMENCING.
2. GRADES SHOWN ARE FINISHED GRADES.
3. THE CONTOUR LINES AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. ALL SPOT ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE INDICATED. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR FINISHING LINE ELEVATIONS.
4. TOP OF CURB AND SIDEWALK ELEVATIONS AT LOCATIONS OTHER THAN THE SIDEWALK AROUND THE BUILDING SHALL BE 0.5' ABOVE CURB ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
5. 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.
6. NO PAVING SHALL BE INSTALLED UNTIL APPROVAL IS GIVEN AS TO THE TYPE OF PAVING MATERIALS TO BE USED.
7. BASE MATERIAL AND ASPHALT SHALL BE INSTALLED PER GEOTECHNICAL RECOMMENDATIONS AND SPECIFICATIONS.
8. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
9. OUTFLOW CURB AND GUTTER SHALL BE INSTALLED AS INDICATED. TRANSITION FROM INFLOW CURB AND GUTTER TO OUTFLOW CURB AND GUTTER SHALL BE A 3' MINIMUM.
10. CONTRACTOR SHALL CONDUCT SAMPLING AND TESTING QUALITY CONTROL FOR THE PLANS AND GEOTECHNICAL RECOMMENDATIONS. PRIOR TO BEGINNING ANY CUT OR FILL, CONTRACTOR SHALL STRIP EXISTING GROUND TO REMOVE ALL VEGETATION.
11. TOPSOIL SHALL BE REMOVED WHERE STRUCTURES ARE TO BE BUILT. TOPSOIL SHALL BE STORED CLEAR OF THE CONSTRUCTION AREA. CONTRACTOR SHALL TAKE CARE TO PREVENT THE TOPSOIL FROM BECOMING MIXED WITH SUBSOIL.
12. UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER, COMPLETION OF STRIPPING AND/OR EXCAVATION IN AREAS TO PROVIDE SUPPORT FOR INTERIOR/EXTERIOR SLABS, TO RECEIVE PAVEMENT, AND TO RECEIVE FILL SHALL BE SCARIFIED TO MINIMUM DEPTH OF 8-INCHES AND COMPACTED IN ACCORDANCE WITH QUALITY CONTROL NOTES.
13. 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.
14. BACKFILL AROUND STRUCTURES: CONTRACTOR SHALL PLACE BACKFILL AROUND CONCRETE STRUCTURES ONLY AFTER THE CONCRETE HAS ATTAINED THE SPECIFIED COMPRESSIVE STRENGTH. CONTRACTOR SHALL REMOVE ALL FORM MATERIALS AND TRASH FROM THE EXCAVATION BEFORE PLACING BACKFILL. CONTRACTOR SHALL NOT OPERATE EARTH-MOVING EQUIPMENT WITHIN 5 FEET OF WALLS OF CONCRETE STRUCTURES FOR THE PURPOSE OF DEPOSITING OR COMPACTING BACKFILL MATERIAL. CONTRACTOR SHALL COMPACT BACKFILL ADJACENT TO CONCRETE WALLS WITH HAND-OPERATED TAMPERS OR SIMILAR EQUIPMENT THAT WILL NOT DAMAGE THE STRUCTURE. CONTRACTOR SHALL PLACE FILL IN LIFTS NOT MORE THAN 8 INCHES THICK PRIOR TO COMPACTION AND COMPACT IN ACCORDANCE WITH QUALITY CONTROL NOTES.
15. DRAINAGE: DRAINAGE ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
17. CONTRACTOR TO OBTAIN THE NPDES PERMIT NOTE.

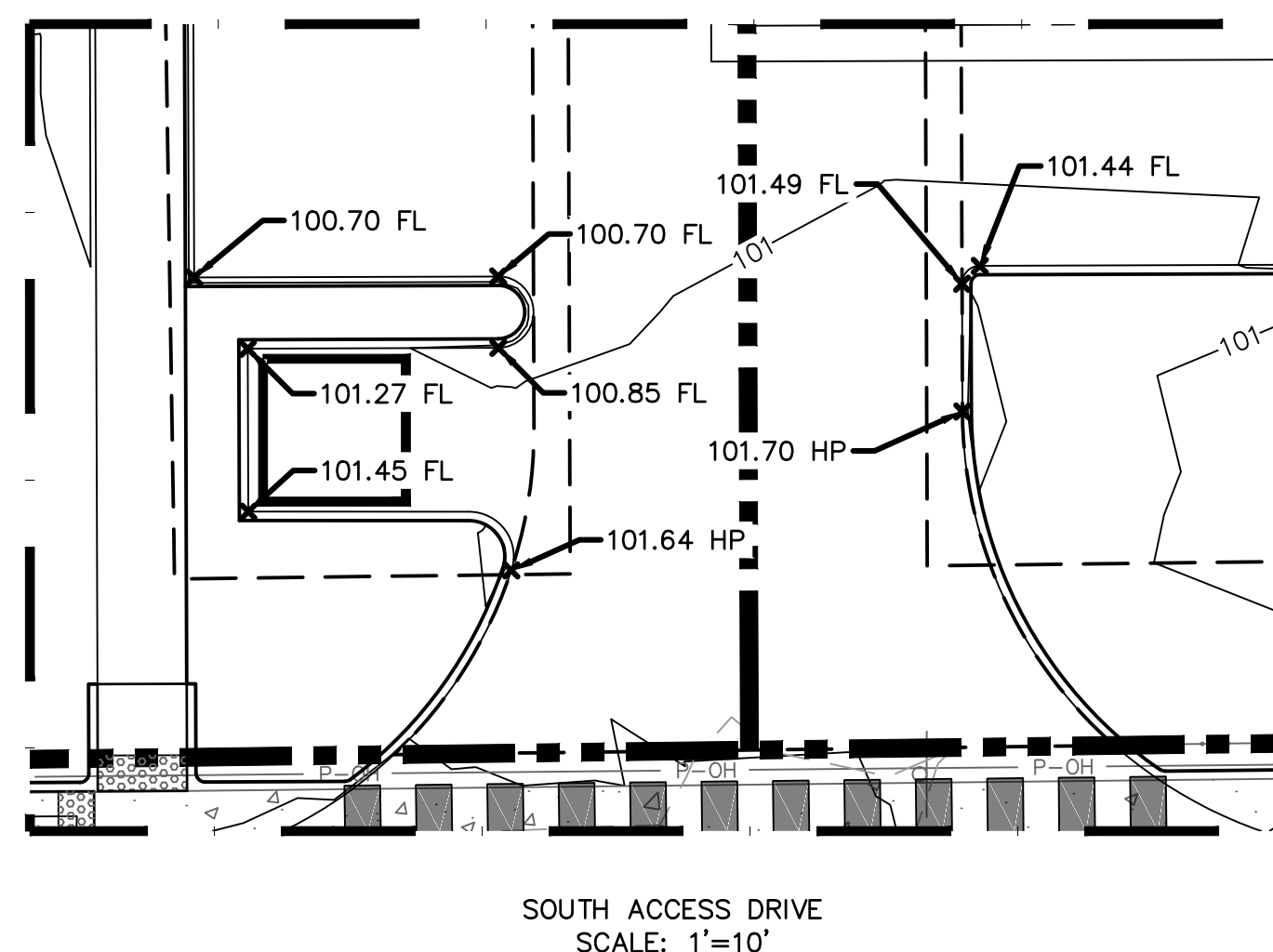
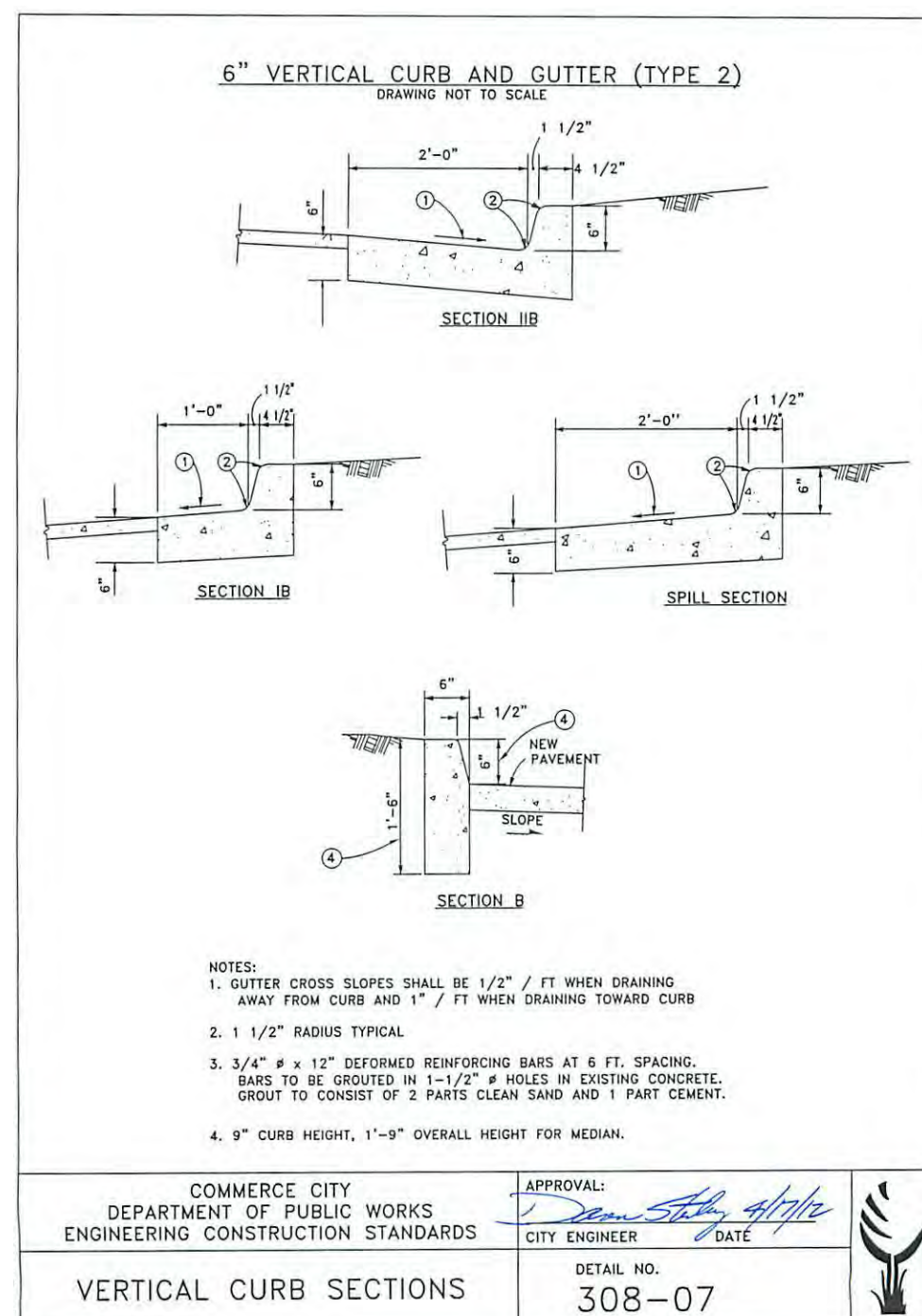
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THIS      DAY OF      , A.D.      ,

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- 12 - 5'x6' BIKE RACKS 2 BIKES PER RACK
- 13 - ADA RAMP
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- 15 - HEADER CURB
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EASEMENT TABLE	
①	10' UTILITY EASEMENT
②	24' CROSS ACCESS EMERGENCY ACCESS EASEMENT
③	DRAINAGE EASEMENT

ASSUMED 100.0' ON THE CONCRETE FINISHED FLOOR  
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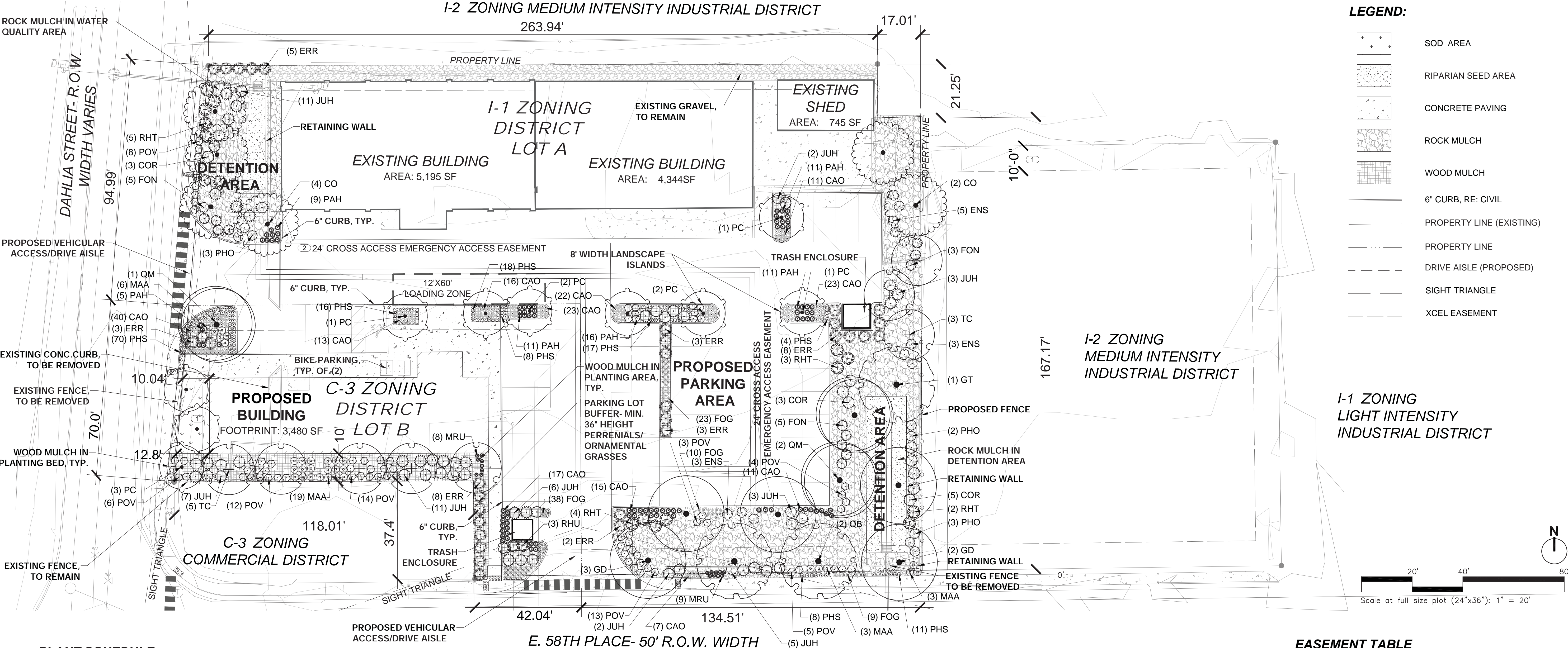
5846 DAHLIA ST., COMMERCE CITY, COLORADO

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 7, TOWNSHIP 3, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



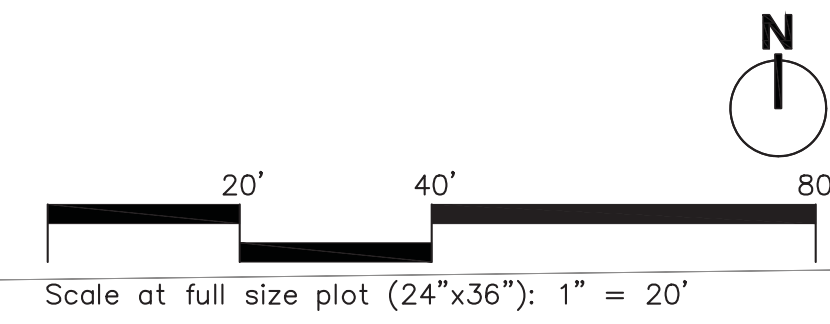
ASSOCIATES  
PLANNERS &  
LANDSCAPE  
ARCHITECTS  
303.628.0003

MASTER LANDSCAPE PLAN



LEGEND:

- SOD AREA
- RIPARIAN SEED AREA
- CONCRETE PAVING
- ROCK MULCH
- WOOD MULCH
- 6" CURB, RE: CIVIL
- PROPERTY LINE (EXISTING)
- PROPERTY LINE
- DRIVE AISLE (PROPOSED)
- SIGHT TRIANGLE
- XCEL EASEMENT



EASEMENT TABLE

1	10' UTILITY EASMENT
2	24' CROSS ACCESS EMERGENCY VEHICLE EASEMENT
3	DRAINAGE EASEMENT

PLANT SCHEDULE

SYMB.	QTY	ABBREV.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	MIN. SPACING	NOTES
ORNAMENTAL TREES							
10	PC		PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL.	AS SHOWN	B&B
DECIDUOUS SHADE TREES							
2	KP		CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	2" CAL.	AS SHOWN	B&B
5	GD		GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	2" CAL.	AS SHOWN	B&B
5	GT		GLEDISTIA TRIACANTHOS ENERMIS	SHADEMASTER HONEY LOCUST	2" CAL.	AS SHOWN	B&B
3	QM		QUERCUS MACROCARPA	BUR OAK	2" CAL.	AS SHOWN	B&B
8	TC		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.	AS SHOWN	B&B
SHRUBS							
11	COR		CORNUS SERICEA	REDOSIER DOGWOOD	5 GAL.	6" O.C.	CONT.
11	ENS		ERICAMERIA NAUSEOSA SPECIOSA	DWARF BLUE RABBITBRUSH	5 GAL.	4" O.C.	CONT.
13	FON		FORESTIERA NEOMEXICANA	NEW MEXICAN PRIVET	5 GAL.	4" O.C.	CONT.
31	MAA		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	5 GAL.	3' O.C.	CONT.
8	PHO		PHYSOCARPUS OPULIFOLIUS	MOUNTAIN NINEBARK	5 GAL.	4" O.C.	CONT.
17	RHT		RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL.	6" O.C.	CONT.
BLUEGRASS SOD MIX							
COLORADO GROWN KENTUCKY BLUEGRASS SOD BLEND. BLEND SHALL CONTAIN A MINIMUM OF 3 IMPROVED VARIETIES, OF WHICH AT LEAST ONE VARIETY IS AN AGGRESSIVE TYPE.							

SYMB.	QTY	ABBREV.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	MIN. SPACING	NOTES
ORNAMENTAL GRASSES							
155	CAO		CALAMGROSIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	1 GAL.	18" O.C.	CONT.
32	ERR		ERIANTHUS RAVENNA	RAVENNA GRASS	1 GAL.	6" O.C.	CONT.
81	FOG		FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL.	18" O.C.	CONT.
17	MRU		MUHLENBERGIA REVERCHONI 'UNDANUTED'	UNDAUNTED MUHLY GRASS	1 GAL.	2' O.C.	CONT.
91	PAH		PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL.	2' O.C.	CONT.
GROUNDCOVERS							
55	JUH		JUNIPEROUS HORIZONTALIS	CREeping JUNIPER	5 GAL.	6" O.C.	CONT.
148	PHS		PHLOX SUBULATA	CREeping PHLOX	4" POT	18" O.C.	CONT.
17	POV		POTENTILLA VERNA	CREeping POTENTILLA	5 GAL.	3' O.C.	CONT.
RIPARIAN SEED MIX							
COMMON NAME		SCIENTIFIC NAME		LB/AC (PLS)			
WOOLY SEDGE		CAREX PELLITA		.23			
NEBRASKA SEDGE		CAREX NEBRASCENSIS		.14			
INLAND SALTGRASS		DISTICHLIS SPICATA		.28			
CREeping SPIKERUSH		ELEOCHARIS PALUSTRIS		.12			
WESTERN WHEATGRASS		PASCOPYRUM SMITHII		11.65			
SWITCHGRASS		PANICUM VREGATUM		2.35			
GREEN NEEDLEGRASS		NASELLA VIRIDULA		7.08			
PRAIRIE CORDGRASS		SPARTINA PECTINATA		1.5			
YARROW		ACHILLEA MILLEFOLIUM		.01			
NUTTALL'S SUNFLOWER		HELIANTHUS NUTTALLII		.17			
MOUNTAIN RUSH		JUNCUS ARTICUSS SSP. LITTORALIS		.01			
ALKALI SACATON		SPOROBOLUS AIROIDES		.16			
WILD BERGAMOT		MONARDA FISTULOSA		.05			
SWAMP VERBENA		VERBENA HASTATA		.8			
				24.55			

PARCEL IDENTIFICATION NUMBER: 182307400059

CITY STAFF CERTIFICATE

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF  
THE CITY OF COMMERCE CITY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DEPARTMENT OF COMMUNITY DEVELOPMENT

5846 DAHLIA ST  
DEVELOPMENT PLANS  
LANDSCAPE PLAN

Date: 22 DECEMBER 2016  
Revisions:  
1. 28 JULY 2016  
2. 12 OCTOBER 2016  
3. 17 NOVEMBER 2016  
4. 16 DECEMBER 2016

PROJECT TEAM:

Master Planner/Architect  
ShelterBelt Design  
4470 Zuni Street  
Denver, CO 80211  
(303) 704-2812  
contact: Nicole Delmage

Landscape Architect  
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Civil Engineer  
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(970) 461-7733  
contact: Mike Maurer

Landscape Plan

Drawing Number:

L1.0



5846 DAHLIA ST., COMMERCE CITY, COLORADO

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 7, TOWNSHIP 3, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



ASSOCIATES  
PLANNERS &  
LANDSCAPE  
ARCHITECTS  
303.628.0003

5846 DAHLIA ST  
DEVELOPMENT PLANS  
LANDSCAPE NOTES & TABLES

LANDSCAPE NOTES

1. FINAL CONSTRUCTION DOCUMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED WITHIN THIS SUBMITTAL.
2. LANDSCAPE PLANS ARE SCHEMATIC IN NATURE AND SUBJECT TO MODIFICATION TO MEET THE CITY'S REQUIREMENTS, THE DEVELOPER'S PROGRAM, OR OTHER NECESSARY REQUIREMENTS.
3. LOCATION, BUT NOT QUANTITY, OF LANDSCAPE PLANTINGS MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF UNDERGROUND UTILITIES.
4. PLANTINGS SHALL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM. TURF AREAS WILL BE SPRAY IRRIGATED. TREES, SHRUBS, LANDSCAPE BEDS AND TREE LAWNS LESS THAN 10' WIDE SHALL BE SUBSURFACE IRRIGATED. THE TAP AND BACKFLOW PREVENTION DEVICE SIZE AND LOCATION SHALL BE SHOWN ON IRRIGATION PLANS. LANDSCAPE AND IRRIGATION SHALL MEET THE REQUIREMENTS OF THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
5. LANDSCAPE IMPROVEMENTS IN TRACTS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
7. AREAS INTENDED FOR IRRIGATED AND MOWED TURF SHALL NOT EXCEED 4:1 SLOPE. NATIVE GRASSES AND SHRUB BEDS SHALL NOT EXCEED 3:1 SLOPE.
8. 30' SIGHT TRIANGLES ARE SHOWN ON THE PLANS, PER MUNICIPAL CODE. A VISION CLEARANCE AREA SHALL CONTAIN NO PLANTINGS, WALLS, STRUCTURES, OR TEMPORARY OR PERMANENT OBSTRUCTIONS EXCEEDING 2.5' IN HEIGHT, MEASURED FROM THE TOP OF THE CURB OR EXISTING GRADE, UNLESS SUCH STRUCTURE OR OBSTRUCTIONS ARE MORE THAN 80 PERCENT OPEN.
- 9.TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING RE-VEGATION AND LANDSCAPING.
10. SOIL IN AREAS THAT HAVE BEEN COMPACTED OR DISTURBED DURING CONSTRUCTION SHALL BE THOROUGHLY LOOSENED. ORGANIC SOIL AMENDMENTS HALL BE INCORPORATED INTO THE SOIL AT A RATE OF A MINIMUM OF 5 CUBIC YARDS PER 1,000 SQUARE FEE OF LANDSCAPE AREA, AND TILLED TO A MINIMUM DEPTH OF 6 INCHES.
11. PLANT MATERIALS SHALL BE SELECTED FROM THE CITY'S APPROVED PLAN LIST AND LANDSCAPING SPECIFICATIONS.
12. ALL PLANTS SHALL BE A-GRADE OR NO. 1 GRADE, FREE OF ANY DEFECTS, AND SHALL BE OF NORMAL HEALTH, HEIGHT, LEAF DENSITY, AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
13. THE CALIPER OF DECIDUOUS TREES SHALL BE MEASURED 6" ABOVE THE BASE.
14. EXISTING CONDITIONS: THERE ARE NO EXISTING LANDSCAPE IMPROVEMENTS. THEREFORE, NO LANDSCAPE IS PLANNED TO REMAIN.

15. 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 1/2 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.
16. 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.
17. WEED BARRIER: POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.
18. 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.
19. 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.
20. 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.
21. 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.
22. VEHICLE PARKING NOTE: NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.

LANDSCAPE STATISTICS TABLES:

LOT B:

LANDSCAPE TREATMENT AREA:  
TOTAL SQUARE FEET OF LANDSCAPE AREA: 2,836  
SQUARE FEET OF SOD AREA : 395  
PERCENTAGE OF TOTAL LANDSCAPE AREA IN SOD: 14%  
SQUARE FEET OF PLANTED AREA: 2,300 SF  
PERCENTAGE OF TOTAL LANDSCAPE AREA IN PLANTINGS: 81%  
TOTAL TREES REQUIRED BY LANDSCAPE ORDINANCE: 5  
TOTAL TREES PROVIDED IN PLAN: 16  
TOTAL SHRUBS REQUIRED BY LANDSCAPE ORDINANCE: 9  
TOTAL SHRUBS PROVIDED IN PLAN: 78  
MULCH TYPES REQUIRED BY LANDSCAPE ORDINANCE: 2  
MULCH TYPES PROVIDED IN PLAN: 2

RIGHT-OF-WAY LANDSCAPE AREA:

SQUARE FEET OF LANDSCAPE IN RIGHT OF WAY: 0  
STREET TREES REQUIRED BY LANDSCAPE ORDINANCE: 7  
STREET TREES PROVIDED IN PLAN: 7

PARKING LOT PERIMETER LANDSCAPE:

PARKING PERIMETER TREES REQUIRED BY LANDSCAPE ORDINANCE: 4  
PARKING PERIMETER TREES PROVIDED IN PLAN: 4  
PARKING PERIMETER SHRUBS REQUIRED BY LANDSCAPE ORDINANCE: 20  
PARKING PERIMETER SHRUBS PROVIDED IN PLAN: 23

PARKING LOT INTERIOR LANDSCAPE:

ISLANDS REQUIRED BY LANDSCAPE ORDINANCE: 0  
ISLANDS PROVIDED IN PLAN: 0  
MEDIANS REQUIRED BY LANDSCAPE ORDINANCE: 0  
MEDIANS PROVIDED IN PLAN: 0  
INTERIOR PARKING LOT TREES REQUIRED BY LANDSCAPE ORDINANCE: 1  
INTERIOR PARKING LOT TREES PROVIDED IN PLAN: 2  
INTERIOR PARKING LOT SHRUBS REQUIRED BY LANDSCAPE ORDINANCE: 6  
INTERIOR PARKING LOT SHRUBS PROVIDED IN PLAN\*: 6

LOT A:

LANDSCAPE TREATMENT AREA:  
TOTAL SQUARE FEET OF LANDSCAPE AREA: 9,045  
SQUARE FEET OF SOD AREA : 0  
PERCENTAGE OF TOTAL LANDSCAPE AREA IN SOD: 0  
SQUARE FEET OF PLANTED AREA: 6,785  
PERCENTAGE OF TOTAL LANDSCAPE AREA IN PLANTINGS: 75%  
TOTAL TREES REQUIRED BY LANDSCAPE ORDINANCE: 15  
TOTAL TREES PROVIDED IN PLAN: 18  
TOTAL SHRUBS REQUIRED BY LANDSCAPE ORDINANCE: 30  
TOTAL SHRUBS PROVIDED IN PLAN: 142  
MULCH TYPES REQUIRED BY LANDSCAPE ORDINANCE: 2  
MULCH TYPES PROVIDED IN PLAN: 2

DETENTION/RETENTION LANDSCAPE:

DETENTION/RETENTION TREES REQUIRED BY LANDSCAPE ORDINANCE: 12  
DETENTION/RETENTION TREES PROVIDED IN PLAN: 12  
DETENTION/RETENTION SHRUBS REQUIRED BY LANDSCAPE ORDINANCE: 117  
DETENTION/RETENTION SHRUBS PROVIDED IN PLAN: 129

RIGHT-OF-WAY LANDSCAPE AREA:

SQUARE FEET OF LANDSCAPE IN RIGHT OF WAY: 0  
STREET TREES REQUIRED BY LANDSCAPE ORDINANCE: 5  
STREET TREES PROVIDED IN PLAN: 7

PARKING LOT PERIMETER LANDSCAPE:

PARKING PERIMETER TREES REQUIRED BY LANDSCAPE ORDINANCE: 14  
PARKING PERIMETER TREES PROVIDED IN PLAN: 14  
PARKING PERIMETER SHRUBS REQUIRED BY LANDSCAPE ORDINANCE: 70  
PARKING PERIMETER SHRUBS PROVIDED IN PLAN: 102

PARKING LOT INTERIOR LANDSCAPE:

ISLANDS REQUIRED BY LANDSCAPE ORDINANCE: 3  
ISLANDS PROVIDED IN PLAN: 3  
MEDIANS REQUIRED BY LANDSCAPE ORDINANCE: 0  
MEDIANS PROVIDED IN PLAN: 0  
INTERIOR PARKING LOT TREES REQUIRED BY LANDSCAPE ORDINANCE: 4  
INTERIOR PARKING LOT TREES PROVIDED IN PLAN: 4  
INTERIOR PARKING LOT SHRUBS REQUIRED BY LANDSCAPE ORDINANCE: 18  
INTERIOR PARKING LOT SHRUBS PROVIDED IN PLAN\*: 23

\*DOES NOT INCLUDE PERENNIALS & ORNAMENTAL GRASSES

PARCEL IDENTIFICATION NUMBER: 182307400059

CITY STAFF CERTIFICATE

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THE CITY OF COMMERCE CITY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DEPARTMENT OF COMMUNITY DEVELOPMENT

Date: 22 DECEMBER 2016  
Revisions:  
1. 28 JULY 2016  
2. 12 OCTOBER 2016  
3. 17 NOVEMBER 2016  
4. 16 DECEMBER 2016

PROJECT TEAM:

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contact: Nicole Delmage

Landscape Architect  
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Civil Engineer  
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5285 McWhinney Blvd, Ste160  
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(970) 461-7733  
contact: Mike Maurer

Landscape Notes & Tables

Drawing Number:

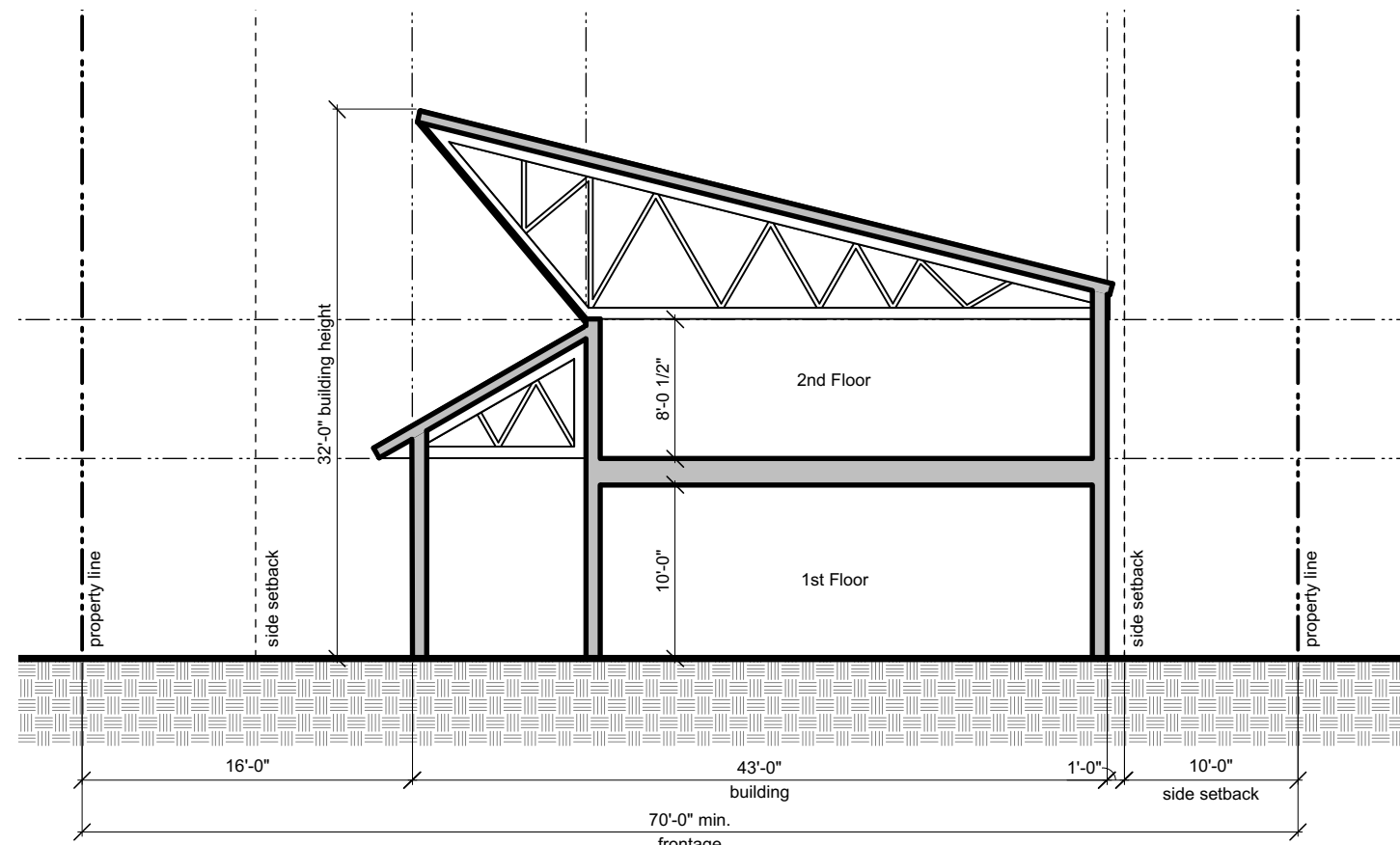
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# 5846 DAHLIA ST., COMMERCE CITY, COLORADO

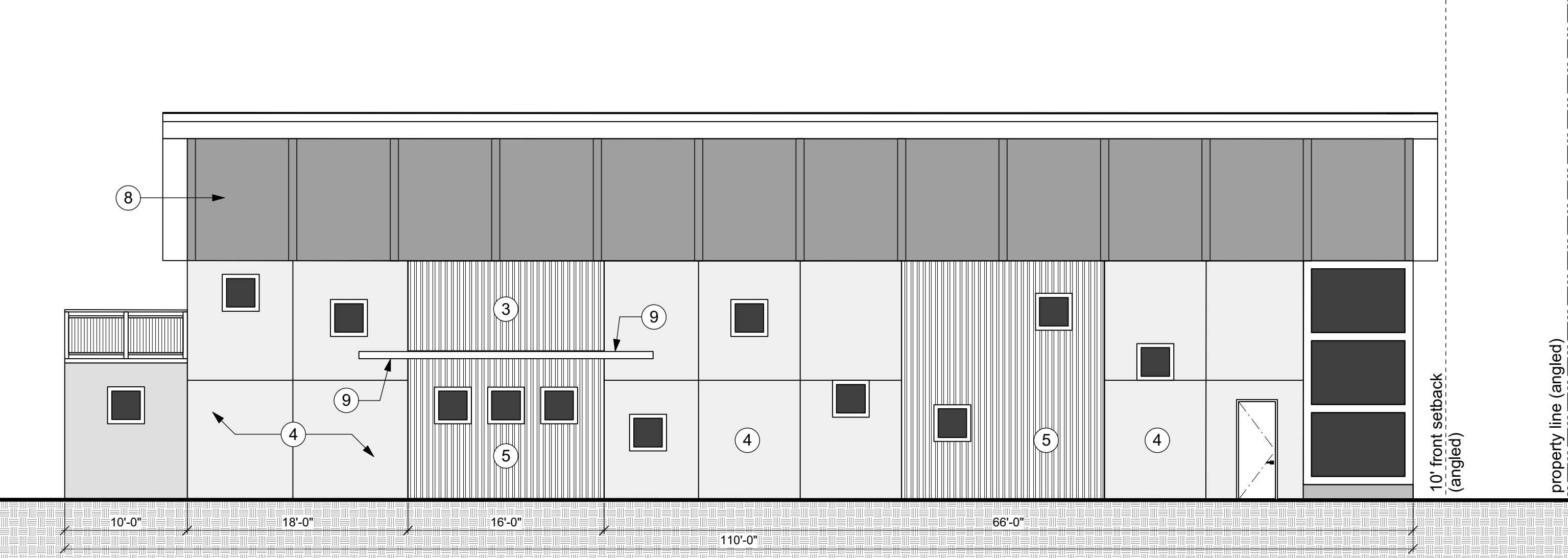
A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3, RANGE 67 WEST OF  
THE 6TH P.M., CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO

File:  
**NOTICE: DUTY OF COOPERATION**  
Release of these plans contemplates further cooperation among the owner, his or her contractor, and the architect. Design and construction are complex. Although the architect and his/her consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for all consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect from all consequences arising out of such changes.

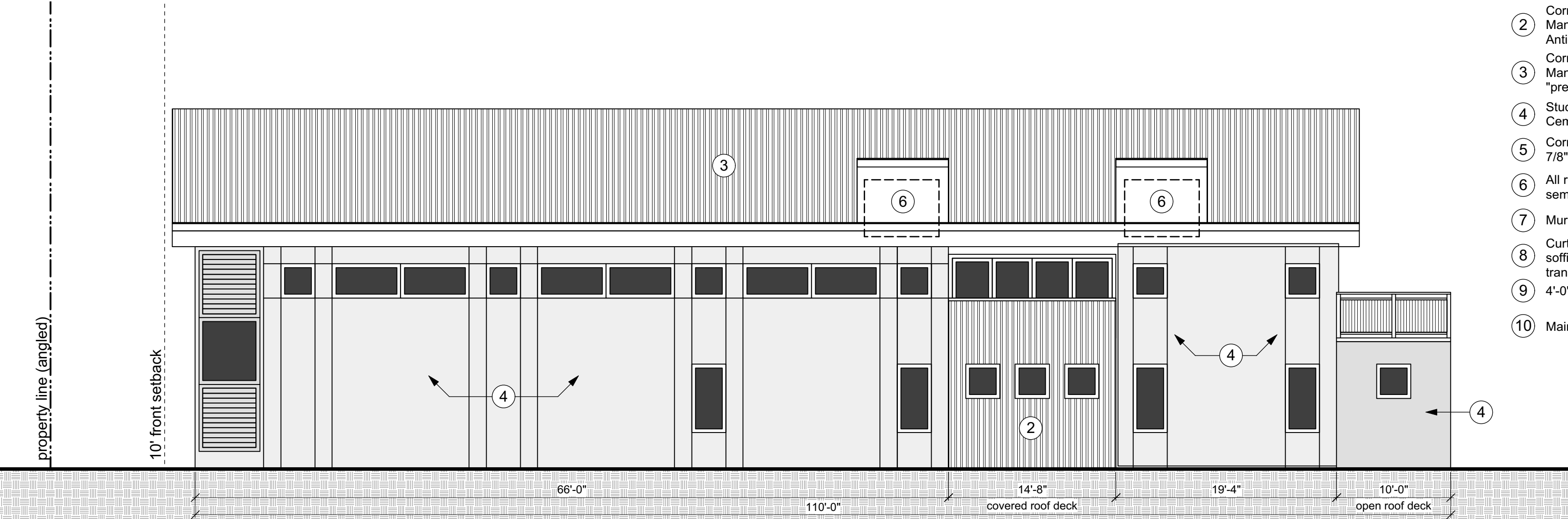
**Development Plan**  
Date: 16 December 2016  
Revisions:



5 Building Section (West Exterior Elevation)  
3/32" = 1'-0"

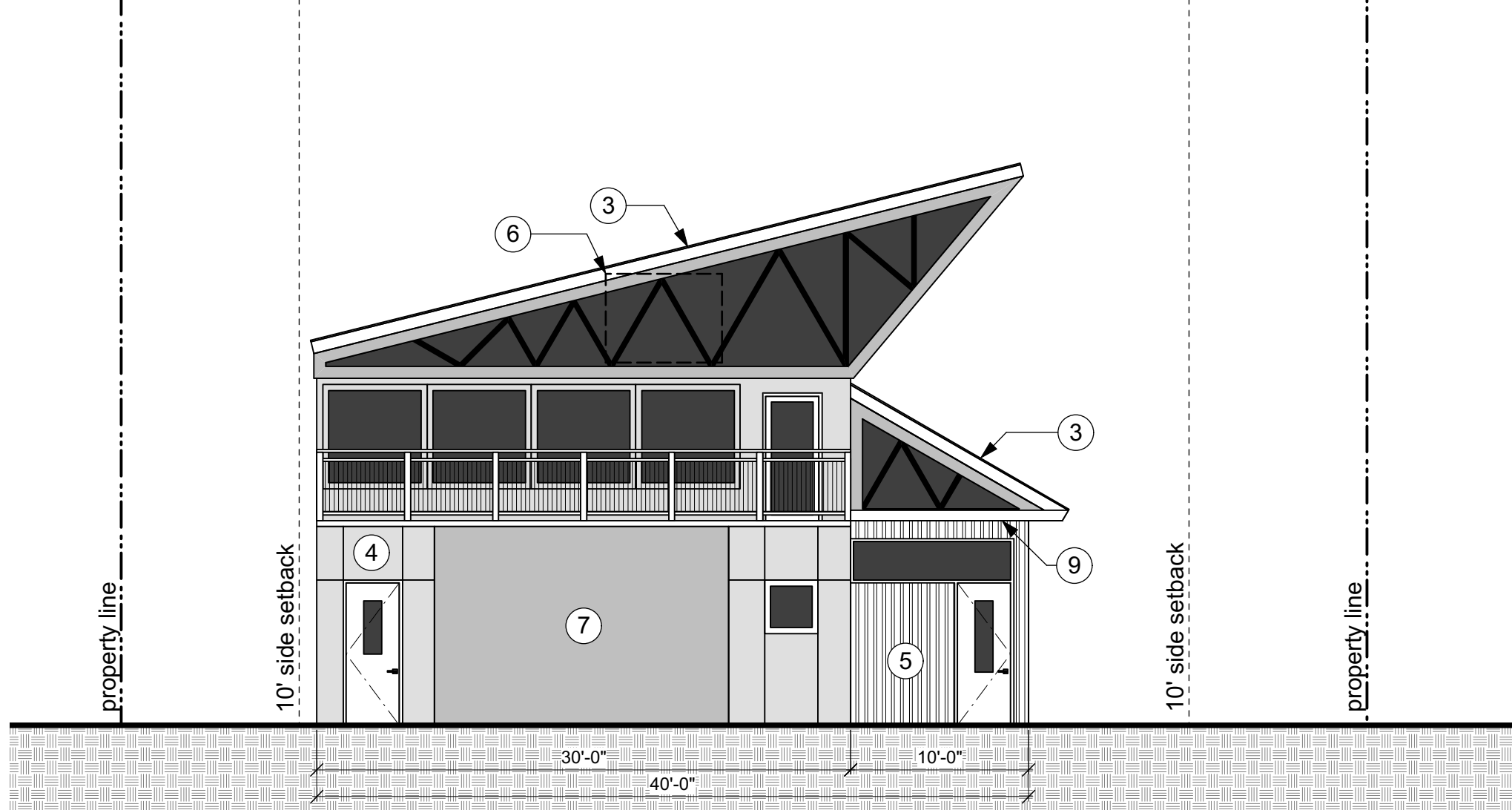


4 North Exterior Elevation  
1/8" = 1'-0"

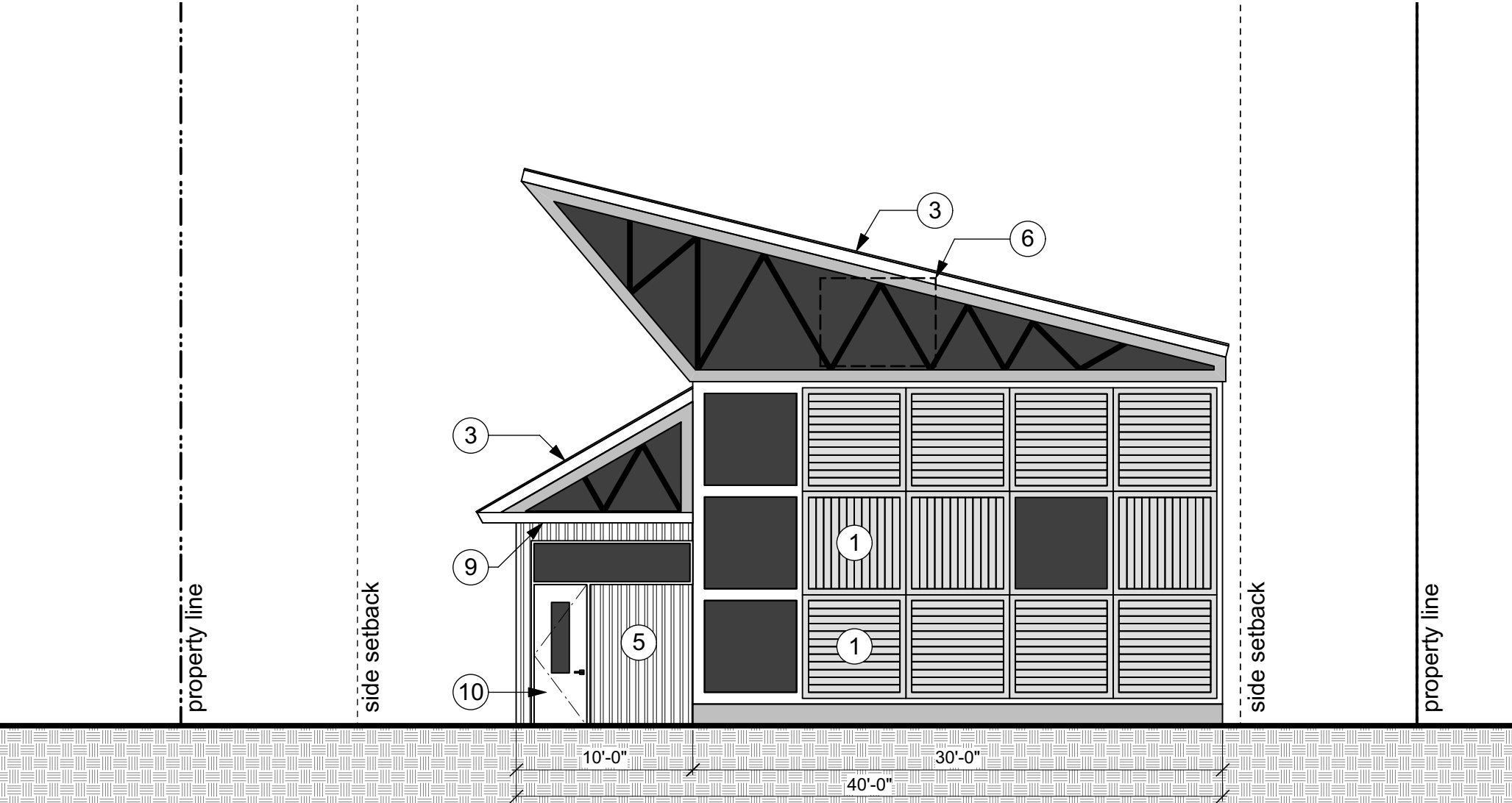


2 South Exterior Elevation  
1/8" = 1'-0"

- Exterior Materials Key:
- 1 Sun Shading - Thermory Wood
  - 2 Corrugated Metal Siding - Berridge Manufacturing Company "Kyner 500 - Antique Copper-Cote"
  - 3 Corrugated Metal Roofing - Berridge Manufacturing Company - "preweathered galvalume"
  - 4 Stucco Siding - La Habra Cementitious Stucco - Custom Color
  - 5 Corrugated Metal Siding - Recla Metal 7/8" corrugated metal siding "Vintage"
  - 6 All rooftop equipment shall be semi-recessed between roof trusses
  - 7 Mural wall
  - 8 Curtainwall system at north facing soffit with mix of opaque metal and translucent polycarbonate panels
  - 9 4'-0" Deep Metal Entry Canopy
  - 10 Main Entry Door



3 East Exterior Elevation  
1/8" = 1'-0"



1 West Exterior Elevation  
1/8" = 1'-0"

5846 Dahlia Street  
Commerce City, CO

ShelterBelt Design • 4420 Zuni Street, Denver CO 80211 • (303) 704-2812

**PROJECT TEAM:**  
**Master Planner/Architect**  
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**Landscape Architect**  
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Denver, CO 80205  
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contact: Tyrel Sturgeon  
tsturgeon@wenkla.com  
**Civil Engineer**  
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(970) 461-7733  
contact: Mike Maurer

Exterior Elevations

Drawing Number:

A1.0

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5846 DAHLIA ST., COMMERCE CITY, COLORADO

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3, RANGE 67 WEST OF  
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File:

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Development Plan

Date: 16 December 2016

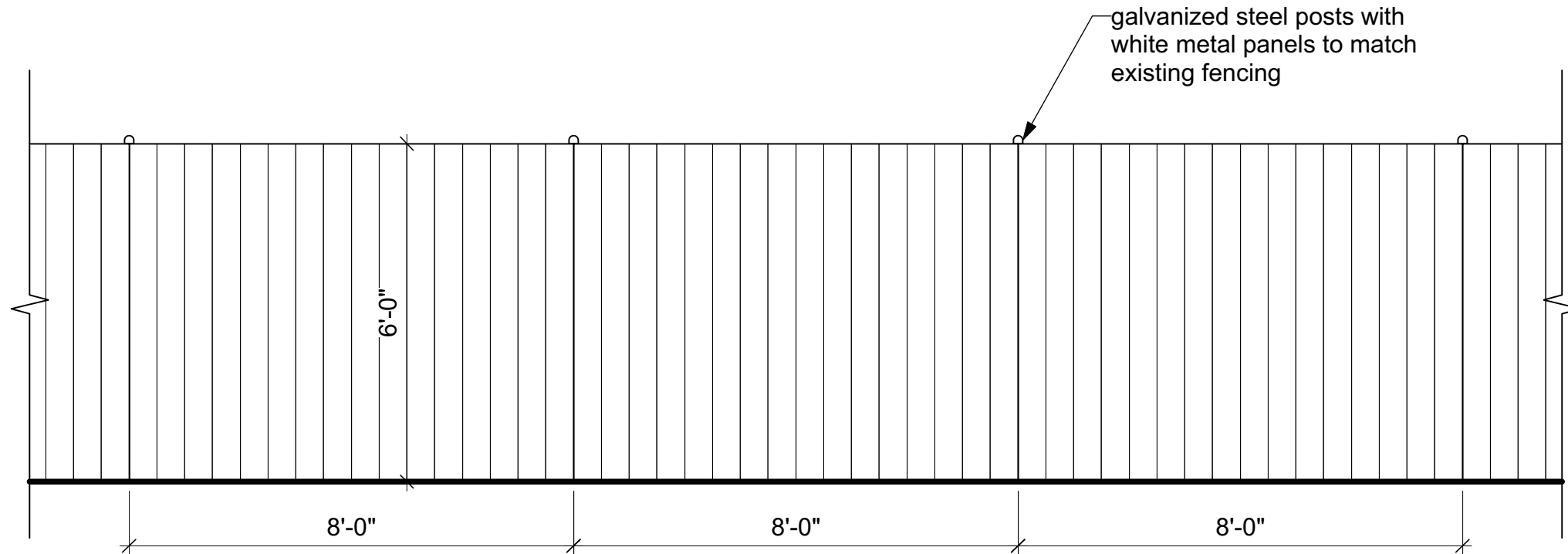
Revisions:

PARCEL IDENTIFICATION NUMBER: 182307400059

CITY STAFF CERTIFICATE

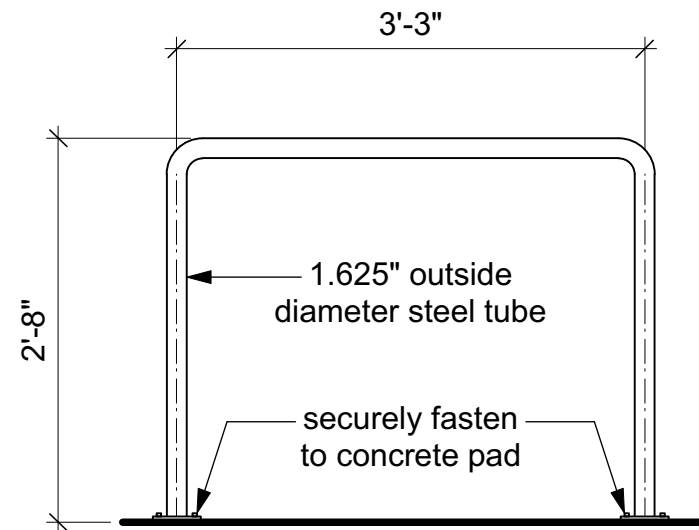
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF  
THE CITY OF COMMERCE CITY, THIS \_\_\_\_DAY OF \_\_\_\_\_, 2016.

DEPARTMENT OF COMMUNITY DEVELOPMENT



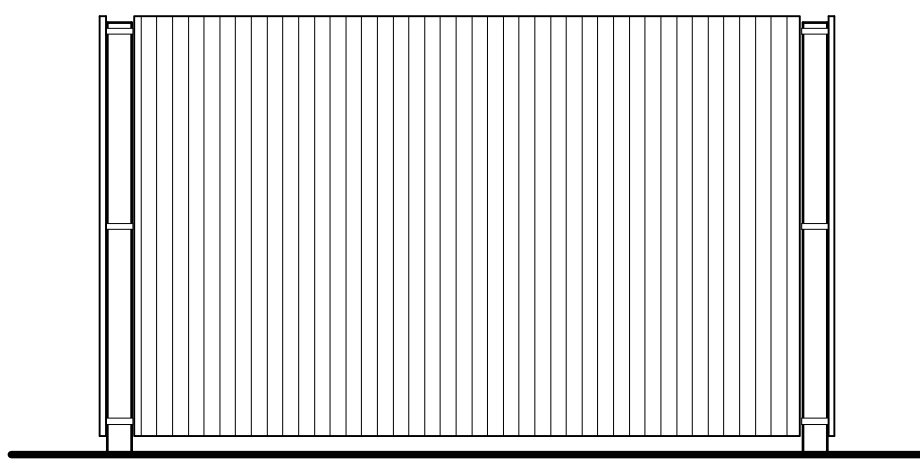
3 Fencing Elevation, Typical

3/8" = 1'-0"

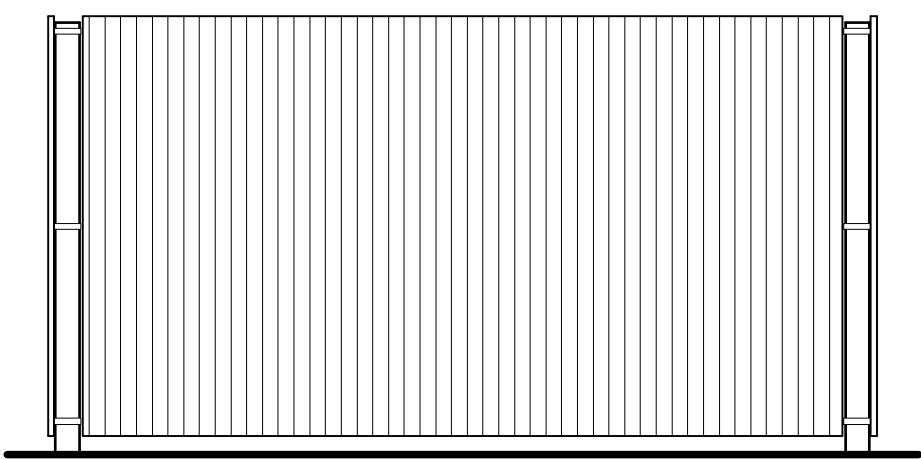


2 Bike Rack Elevation, Typical

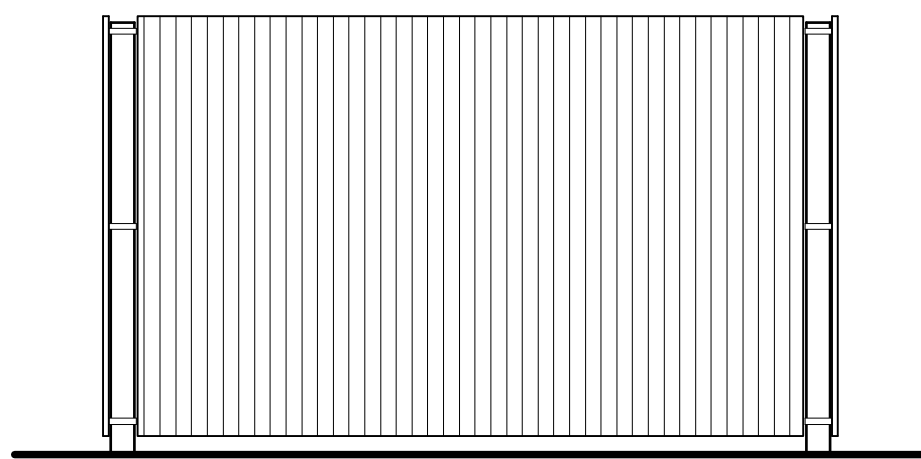
3/4" = 1'-0"



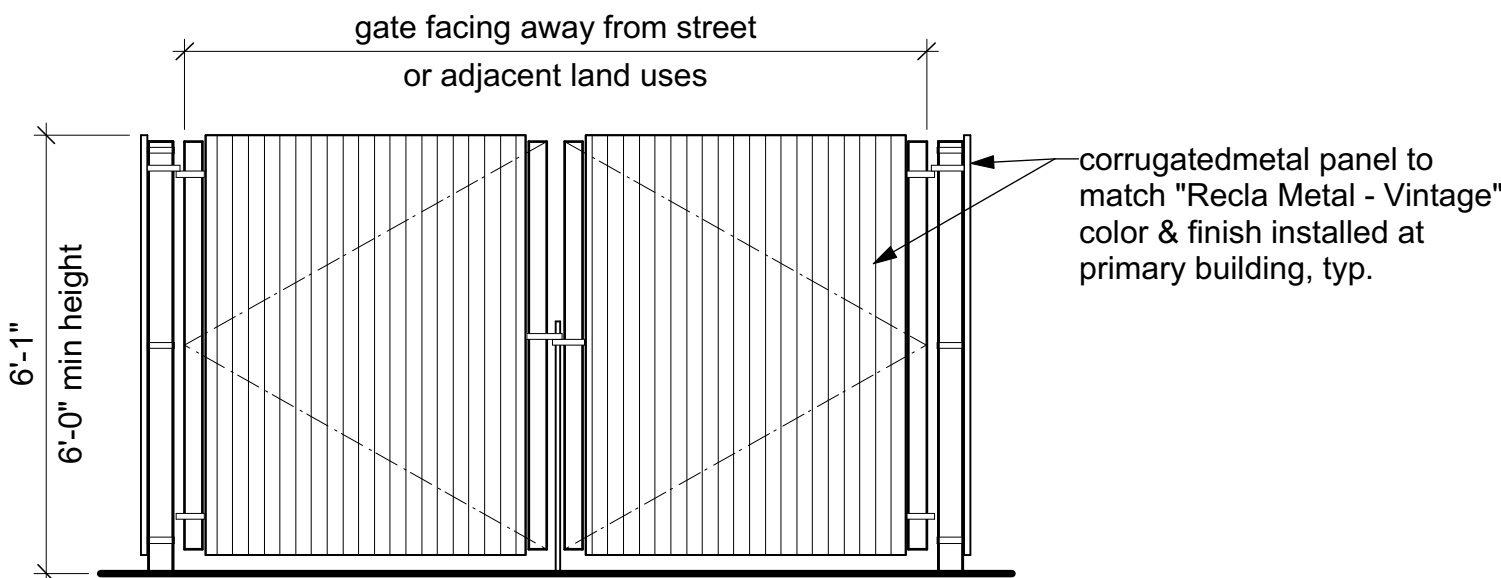
SIDE / LEFT ELEVATION



REAR ELEVATION



SIDE / RIGHT ELEVATION



FRONT / GATE ELEVATION

1 Trash Enclosure Elevations, Typical

3/8" = 1'-0"

5846 Dahlia Street  
Commerce City, CO

PROJECT TEAM:

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Loveland, CO 80538  
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contact: Mike Maurer

Site Elements Elevations

Drawing Number:

A2.0

5850 DAHLIA ST., COMMERCE CITY, COLORADO

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 7, TOWNSHIP 3, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QTY	LAMP WATT	MAX WATTS	MOUNTING LOCATION	INFO. BOF/RFD/OFH	NOTES	
EA1	LED AREA LIGHT, TYPE 4 DIST.	PHILIPS-GARDCO	P21-DIM-AI-1-4-TOLA-NH-UNV-XX	UNIV	1	70	70	POLE	30'-0" OFH		
EA2	LED AREA LIGHT, TYPE 4 DIST.	PHILIPS-GARDCO	P21-DIM-AI-2-4-TOLA-NH-UNV-XX	UNIV	1	70	70	POLE	30'-0" OFH		
EA3	LED AREA LIGHT, TYPE 3 DIST.	PHILIPS-GARDCO	P21-DIM-AI-1-3-TOLA-NH-UNV-XX	UNIV	1	70	70	POLE	30'-0" OFH		
EW1	LED GOOSENECK BARNLIGHT, 850 LUMENS	BARN LIGHT ELECTRIC	6-NHB15-PC-LED-XXX-6XX-XXX 850LED-2700K-FLAT-120V	120	1	9	9	SURFACE WALL	12'-0" BOF	1	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT

GENERAL NOTES:

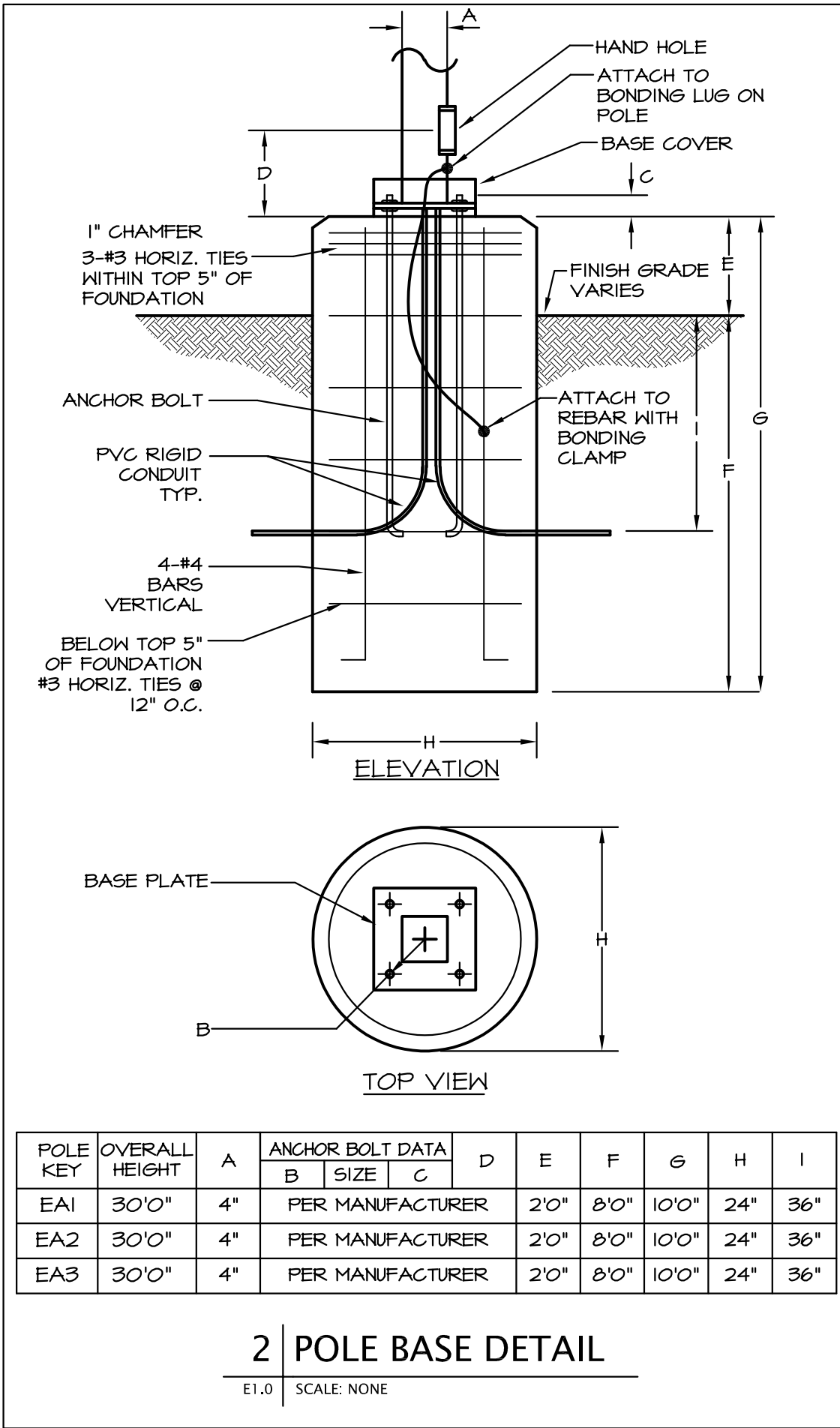
A. EC TO CONFIRM FINISHES OF FIXTURES PRIOR TO PURCHASE.

B. PROVIDE LUMINAIRES SHOWN AS SHADED WITH EMERGENCY BATTERY BALLASTS. EMERGENCY LUMINAIRES SHALL SENSE UN-SWITCHED POWER TO THE SPACE AND OPERATED AUTOMATICALLY UPON LOSS OF NORMAL POWER. ALL SHADED LUMINAIRES WITH 2FT AND 4FT LAMPS SHALL HAVE ONE (1) 90 MINUTE RATED, TWO LAMP, 1400 LUMEN EMERGENCY BALLAST. ALL SHADED LUMINAIRES WITH COMPACT FLUORESCENT LAMPS SHALL HAVE A FACTORY INSTALLED 90 MINUTE EMERGENCY BALLAST. ALL EMERGENCY LUMINAIRES SHALL HAVE REMOTE TEST SWITCHES AND VISIBLE INDICATING LIGHTS. CONNECT THE EMERGENCY BATTERY BALLAST TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT INDICATED.

SPECIFIC NOTES:

1. CONFIRM GOOSENECK MOUNTING ARM WITH OWNER PRIOR TO PURCHASE.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	⌵	1.4 fc	11.9 fc	0.1 fc	119.0:1	14.0:1
Property Line	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
Sidewalk	⌵	1.8 fc	3.2 fc	0.0 fc	N/A	N/A
Site	+	0.7 fc	11.9 fc	0.0 fc	N/A	N/A



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DEPARTMENT OF COMMUNITY DEVELOPMENT

5850 DAHLIA ST.  
COMMERCE CITY, CO

PROJECT #	DATE	DESCRIPTION	REV. #
3518.00			
SCALE			
DRAWN BY	M/S		
CHECKED BY	EDR		
DATE	12.14.2016		
ISSUE			
DEVELOPMENT SUBMITTAL			

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the written consent of Architectural  
Engineering Design Group, Inc.

SITE PHOTOMETRIC  
PLAN

E1.0

SHEET NO.:



# 5850 DAHLIA ST., COMMERCE CITY, COLORADO

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 7, TOWNSHIP 3, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide									
Prefix	Canister	Arm	Mounting	Optical System <sup>1</sup>	Wattage	Color Temp	Voltage	Finish	Options
<b>P21</b>	Standard luminaire	<b>A1</b>	Standard	Standard Optic Position	350mA	<b>CW</b>	120	<b>BRP</b>	TL
P21- PureForm 21' fixture		A1- Standard 9' Arm	1	Standard	350mA	CW Cool White 5,000K	120V	BRP Bronze Paint	TL Tool-Less entry and driver terminal hardware
		A2- Short 3' Arm	2	Type 2	55LA	90LA	208V	BLP Black Paint	TB Terminal Block
		A3- Decorative Arm	3	Type 3	55LA	90LA	208V	WP White Paint	F1 Fusing
		APD- Automatic Profile Dimming	2690	4	55LA	90LA	208V	NP Natural Paint	LF In-Line/In Pole Fitting
		APD-MRO- Motion Response Override pole mounted sensor	3090	5M	55LA	90LA	208V	OC	PC <sup>11,12</sup> Photocell
		APD-MRI- Motion Response Override luminaire mounted sensor	3090	5M	55LA	90LA	208V	OC	PC <sup>11,12</sup> Photocell
		MR50- Motion Response at 50% low luminaire mount sensor	3090	5M	55LA	90LA	208V	OC	PC <sup>11,12</sup> Photocell
		Wireless Controls (Remote wireless controller available. See p.2 for details)	3090	5M	55LA	90LA	208V	OC	PC <sup>11,12</sup> Photocell
		LLC2 <sup>13</sup> - 82 lens for 8' mounting heights	3090	5M	55LA	90LA	208V	OC	PC <sup>11,12</sup> Photocell
		LLC3 <sup>14</sup> - 43 lens for 9-20' mounting heights	3090	5M	55LA	90LA	208V	OC	PC <sup>11,12</sup> Photocell
		LLC4 <sup>15</sup> - 44 lens for 21-47' mounting heights	3090	5M	55LA	90LA	208V	OC	PC <sup>11,12</sup> Photocell

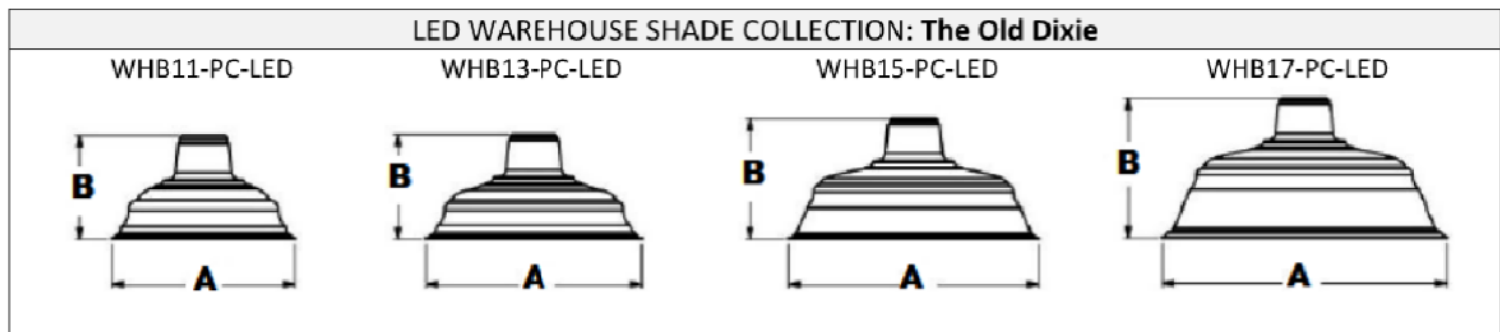
- Available 120-277V only (UNV 120, 208, 240 & 277).
- Available 120V or 277V only MR50 and APD-MRO require one motion sensor per pole, ordered separately. See page 2 for Accessories.
- Available 120V or 277V only Wattages 1800A and 2000A require outboard sensor enclosure mounted to the arm of the luminaire (A1 arm only).
- Not available with A3 Arm Style.
- LLC2/LLC3/LLC4 wireless controls not configurable with PC/PCB/PCB5/PCB7 Options. See pages 6-7 for more info.
- Arm Styles mount to a round pole with no adapter. If mounting to a square pole, specify Square Pole Adapter option. SPA-2 for A1/A2 arms, or SPA-3 for A3 arms.
- Available with A1 or A2 Arms only. Not available in P21-MR50, or P21-APD-MRO.
- Luminaire door frame and optic assembly provided standard without glass lens.
- Specify CLR option for clear glass lens.
- Available with 100LA or 200LA only.
- See page 8-9 for information on optical rotation prior to ordering.
- 2000A and 1800A not available in 347V or 480V.
- Available with A1 arm or with MA mounting only. Provide specific input voltage.
- Not configurable with 480V. Voltage must be specified.
- Works with 3-pin or 5-pin NEMA photo-cell/dimming device.
- If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to B-M connection.
- Works with 3-pin or 5-pin NEMA photo-cell/dimming device and auxiliary connections are not connected (for future use only).
- Option reduces performance.

PureForm\_P21\_LED 6/5/16 page 1 of 9

1 | EA1, EA2, EA3  
E1.1 | SCALE: NTS

2 | EW1  
E1.1 | SCALE: NTS

Item #	Diameter (A)	Height (B)
WHB11-PC-LED	11"	6"
WHB13-PC-LED	13"	6"
WHB15-PC-LED	15"	7"
WHB17-PC-LED	17"	8 1/4"



Model #	Item #	Standard Finishes	Mounting Options	Mounting Color	Optional Accessories	Accessory Colors	LED Options	LED Lens	Voltage
C- Cord Hung	WHB11-PC-LED WHB13-PC-LED WHB15-PC-LED WHB17-PC-LED	Powder Coat: 100-Black 200-White 300-Dark Green 400-Bronze 605-Rust Other: 975-Galvanized	Cord: Standard 1: SBK Black SWH White Cotton 1: CRZ Red Chevron COM Grey CBK Black Stem: ST *Specify stem model Gooseneck: G *Specify gooseneck model For additional mounting options and details, see mounting option chart	Standard Finish for ALL Mounting is Same as fixture // Leave Code Blank OR Cord: Canopy color: 100-Black 200-White Stem and Gooseneck: 100-Black 200-White 975-Galvanized 990-Brushed Aluminum For additional colors, see color chart	WC-Wire Cage LED Hang Straight Canopy For additional colors, see color chart	Standard Finish for Accessories is Same as fixture // Leave Code Blank OR Powder Coat: 100-Black 400-Barn Red 975-Galvanized For additional glass options, see guard and glass chart	850-LED 1250-LED 2000-LED 3000-LED 4000-LED Color Temp: 2700K Warm White 4000K Cool White	Domed Flat	120V
BLE-C	WHB17-PC-LED	100	SBK			100			
ORDER SPECIFICS									
BLE-C	-PC								

Notes:  
1 Suitable for damp locations. Standard length 8 feet. 2 Suitable for Dry locations Only (Not CSA listed). Standard length 6 feet. \*Additional lengths available on Cord & Stem  
Suitable for Wet Location (except when cord mounted)

PARCEL IDENTIFICATION NUMBER: 182307400059

## CITY STAFF CERTIFICATE

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF  
THE CITY OF COMMERCE CITY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DEPARTMENT OF COMMUNITY DEVELOPMENT

5850 DAHLIA ST.  
COMMERCE CITY, CO

PROJECT #	REV. #	DATE	DESCRIPTION
3518.00			
SCALE			
DRAWN BY:			
CHECKED BY:			
DATE DATE			
12.14.2016			
1088			
DEVELOPMENT SUBMITTAL			

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PHOTOMETRIC  
DETAILS

E1.1

SHEET NO.:

SHEET TITLE: