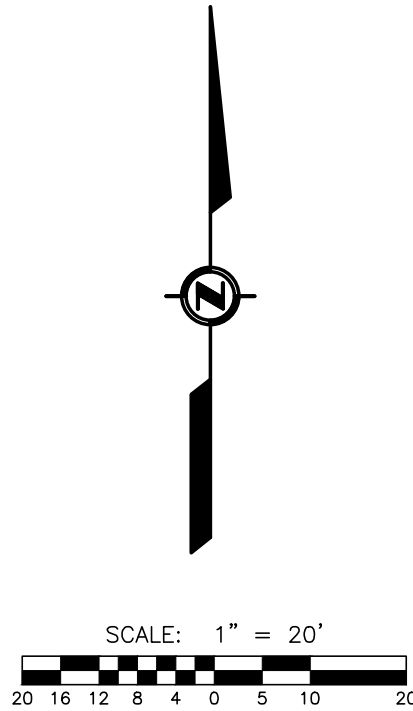
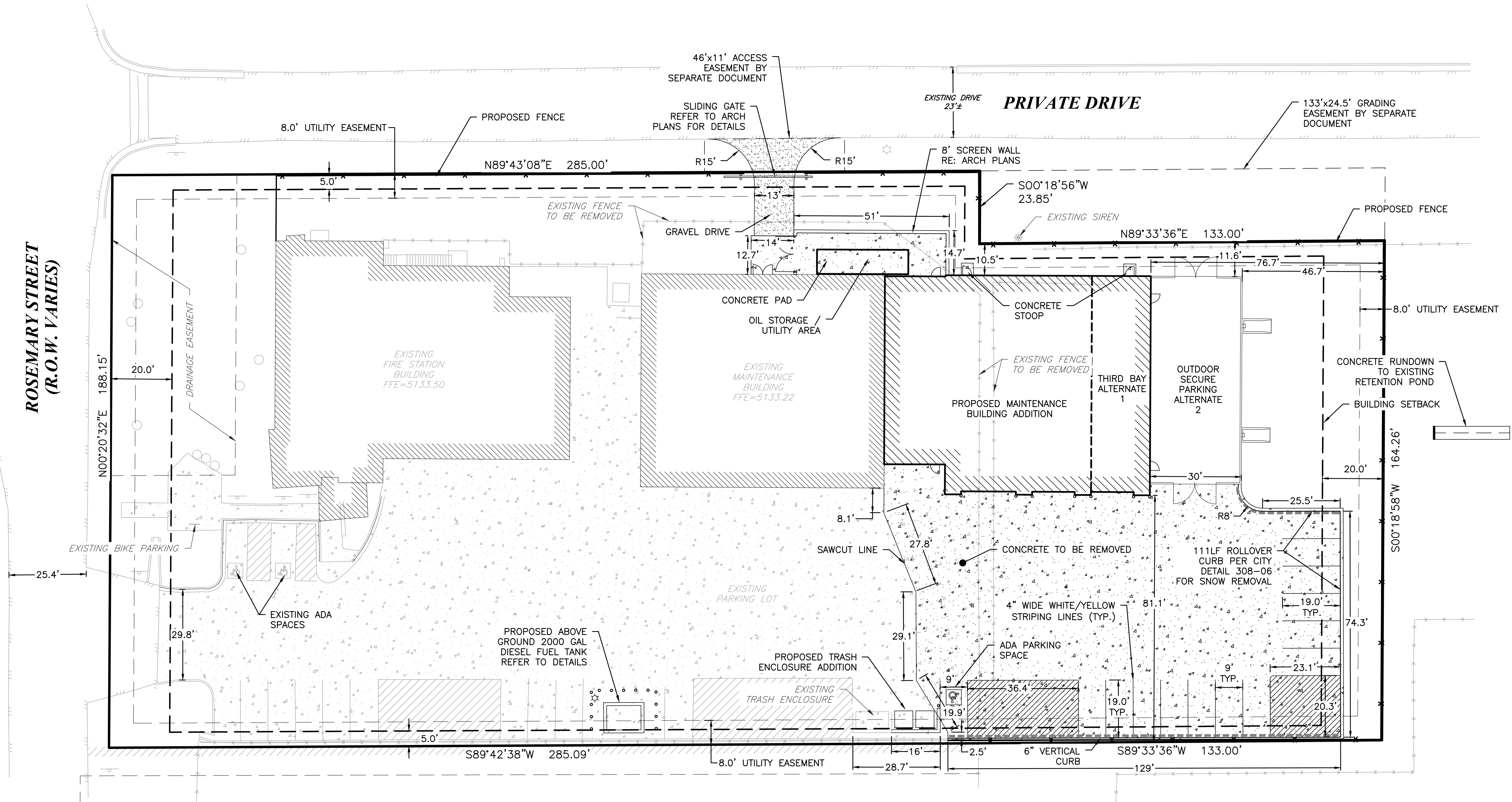


\\0.112.42\\csl\\Project\\11549-25- South Adams Fire - Fleet\\Project Files\\DWG\\Plans\\11549_SitePlan.dwg 4/30/2020 12:30:01 PM jlg@csaillman

ROSEMARY STREET
(R.O.W. VARIES)



EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	EASEMENT LINE	
	CATCH CURB & GUTTER	
	SPILL CURB & GUTTER	
	SETBACK LINE	
	ASPHALT LINE	
	CONCRETE PAVEMENT	
	BUILDINGS	
	FENCE	
	NO PARKING STRIPING	
	STREET LIGHT	

GENERAL NOTES:

- ALL DIMENSIONS ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE APPROVED LANDSCAPE DRAWINGS FOR ALL LANDSCAPE AND SITE FEATURES SUCH AS LANDSCAPE WALLS, SEEDING/SOD, LANDSCAPE ROCK AND MULCH, ETC.
- SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
- ALL HANDICAP RAMPS (PRIVATE AND PUBLIC) SHALL BE INSTALLED WITH TRUNCATED DOME WARNING DETECTION SYSTEMS PER COMMERCE CITY STREET STANDARD DETAILS.
- A TEMPORARY BLANKET CONSTRUCTION EASEMENT WILL BE PUT INTO EFFECT AND AGREED TO BY ALL PARTIES FOR ALL AREAS OF PLANNED CONSTRUCTION AND DISTURBANCE OUTSIDE THE LOT LINES. OWNER WILL BE RESPONSIBLE FOR REPAIR AND RESTORATION OF ALL AREAS OUTSIDE THE LOT LINES THAT ARE DISTURBED.
- NO VEHICLE ACCESS, PARKING, OR USE OF ANY KIND IS ALLOWED ON THIS LOT UNTIL A DEVELOPMENT PLAN OR PUD DEVELOPMENT PERMIT IS APPROVED BY THE CITY.

DEVELOPMENT NOTES

- IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
- TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 6-FEET AND OF THE SAME COMPLIMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.
- 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.
- 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.
- APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.
- NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
- 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.
- 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.
- ALL OVERHEAD UTILITIES SERVING THIS SITE. MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

CITY STAFF CERTIFICATE	
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS ____ DAY OF ____, A.D. 20__.	
DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE	

PIN # 0172128207008

465 Sherman Street, Suite 100
Denver, Colorado 80203
Voice: (303) 447-0090
Fax: (303) 447-9141
www.collinsengr.com

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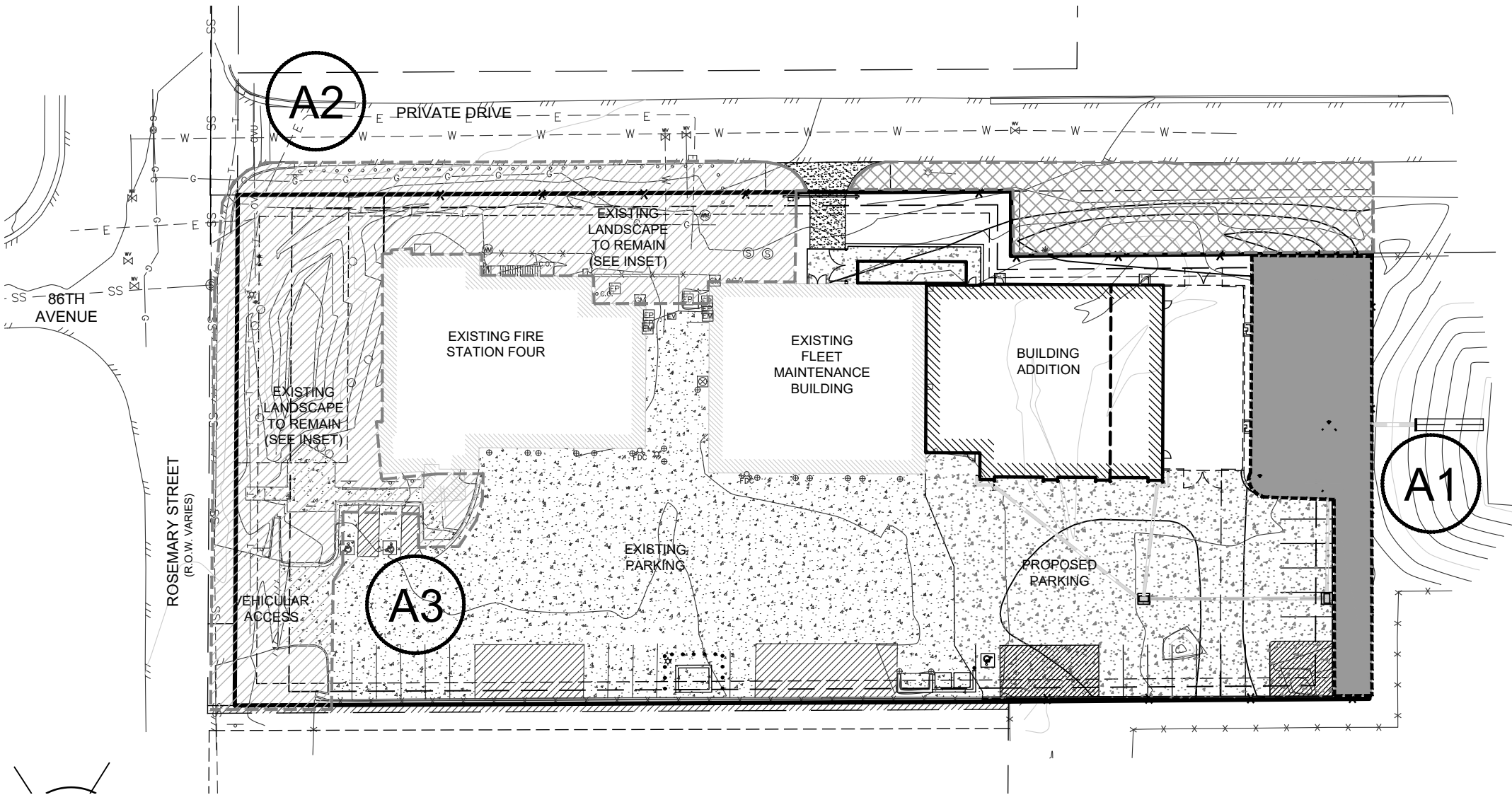
REV.	NO.	DATE	DESCRIPTION	REVISIONS
1	03/25/2020	CITY COMMENTS		
2				
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SOUTH ADAMS COUNTY FIRE DISTRICT FLEET MAINTENANCE FACILITY ADDITION 8600 ROSEMARY STREET COMMERCE CITY, CO 80022				2019
ADAMS COUNTY, CO				

drawn by: JLS
checked by: AS
approved by: BMF
QA/QC by: BEW
project no.: 11549-25
drawing no.: 11549_SitePlan
date: 11/11/2019

C3.0

LANDSCAPE AREAS

SCALE: 1" = 30'



LANDSCAPE AREA CALCULATIONS

SITE AREA OF PROJECT ADDITION = 0.62 AC. - 27,068 SF.
TOTAL LANDSCAPE = 4,580 SF. (17%)

LANDSCAPE AREA	SQUARE FOOTAGE	LANDSCAPE STANDARD	TREES		SHRUBS	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED
A1	4,580 SF.	1 TREE/600 SF. OF LANDSCAPE AREA	8	8	16	16
A2	--	1 SHRUB/300 SF. OF LANDSCAPE AREA				

AS SHOWN ON EXISTING LANDSCAPE PLAN, EXISTING SITE LANDSCAPE COMPLIES WITH COMMERCE CITY STANDARDS. SEE LANDSCAPE INSET OF EXISTING LANDSCAPE PLAN.

ALL AREAS SURROUNDING NEW FIRE DEPARTMENT BUILDING HAVE BEEN FULLY LANDSCAPED AND SHALL REMAIN UNDISTURBED. DIRT ROAD PARKING ON THE NORTHEAST CORNER TO BE PRESERVED AS EXISTING CONDITIONS.

PARKING

LOCATION	LINEAR FOOTAGE	LANDSCAPE STANDARD	TREES		SHRUBS	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED
A3	--	1 TREE/5 SHRUBS PER 30 LF.				

AS SHOWN ON EXISTING LANDSCAPE PLAN, EXISTING PARKING LANDSCAPE COMPLIES WITH COMMERCE CITY STANDARDS. SEE LANDSCAPE INSET OF EXISTING LANDSCAPE PLAN.

% SOD
NO SOD IS BEING PROPOSED FOR NEW INSTALLATION.

MULCH TYPES

THREE TYPES OF MULCHES ARE BEING PROPOSED:

- PLANTING BEDS/WOOD MULCH
ALL NEW PLANTING BEDS TO RECEIVE A 3" LAYER OF SHREDDED WESTERN RED CEDAR MULCH. NO FABRIC.
- ROCK MULCH
3" DEPTH OF 1"-2" CRUSHED ROCK TO MATCH EXISTING ON NORTH RIGHT-OF-WAY. PLACE OVER GEOTEXTILE FABRIC. (AT LOCATIONS SHOWN ON THE PLANS.)
- COBBLE MULCH
WHITE WASHED RIVER ROCK COBBLE, 6-8" IN SIZE, PLACE OVER GEOTEXTILE FABRIC. (AT LOCATIONS SHOWN ON THE PLANS.)

LEGEND

DECIDUOUS SHADE TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

GRASSES

PERENNIALS

GREEN STEEL EDGING

GRANITE BOULDERS

GRANITE BOULDERS, PINK COLORED, BURIED 1/3 THEIR ORIGINAL SIZE TO MATCH EXISTING.

PLANTING BEDS/WOOD MULCH
ALL NEW PLANTING BEDS TO RECEIVE A 3" LAYER OF SHREDDED WESTERN RED CEDAR MULCH. NO FABRIC.

ROCK MULCH
3" DEPTH OF 1"-2" CRUSHED ROCK TO MATCH EXISTING ON NORTH RIGHT-OF-WAY. PLACE OVER GEOTEXTILE FABRIC. (AT LOCATIONS SHOWN ON THE PLANS.)

COBBLE MULCH
WHITE WASHED RIVER ROCK COBBLE, 6-8" IN SIZE, PLACE OVER GEOTEXTILE FABRIC. (AT LOCATIONS SHOWN ON THE PLANS.)

NON-IRRIGATED SEED
RE-SEED AREAS AS SHOWN ON LANDSCAPE PLAN. OWNER'S AT HIS OWN DISCRETION MAY ELECT TO REPLACE SEEDING WITH ROCK MULCH.

AREAS TO REMAIN UNDISTURBED
PROTECT EXISTING LANDSCAPE AND IRRIGATION IN THESE AREAS DURING CONSTRUCTION AND OUTSIDE PERIMETER MODIFICATIONS.

RE-GRADING AND RE-SEEDING
AFTER RE-GRADING, RE-SEED DISTURBED AREAS WITH NATIVE GRASSES.



LANDSCAPE ARCHITECT:



JIMENEZ DESIGN GROUP
314 Rose Finch Circle Highlands Ranch, Co. 80129
Phone: 303.736.8259 Email: julio.j@jimenezdesign.com
Site Planning Landscape Architecture Urban Design

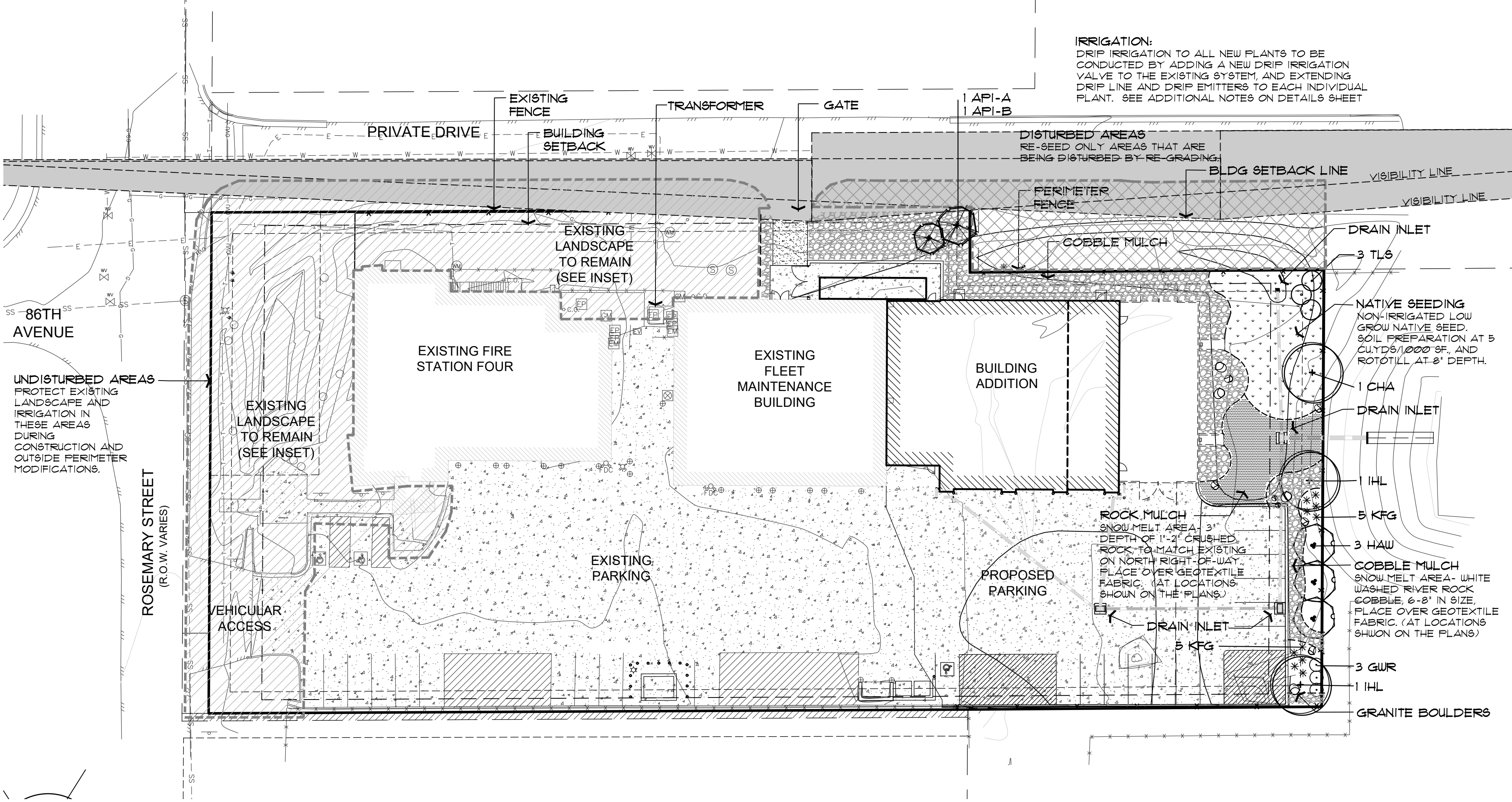
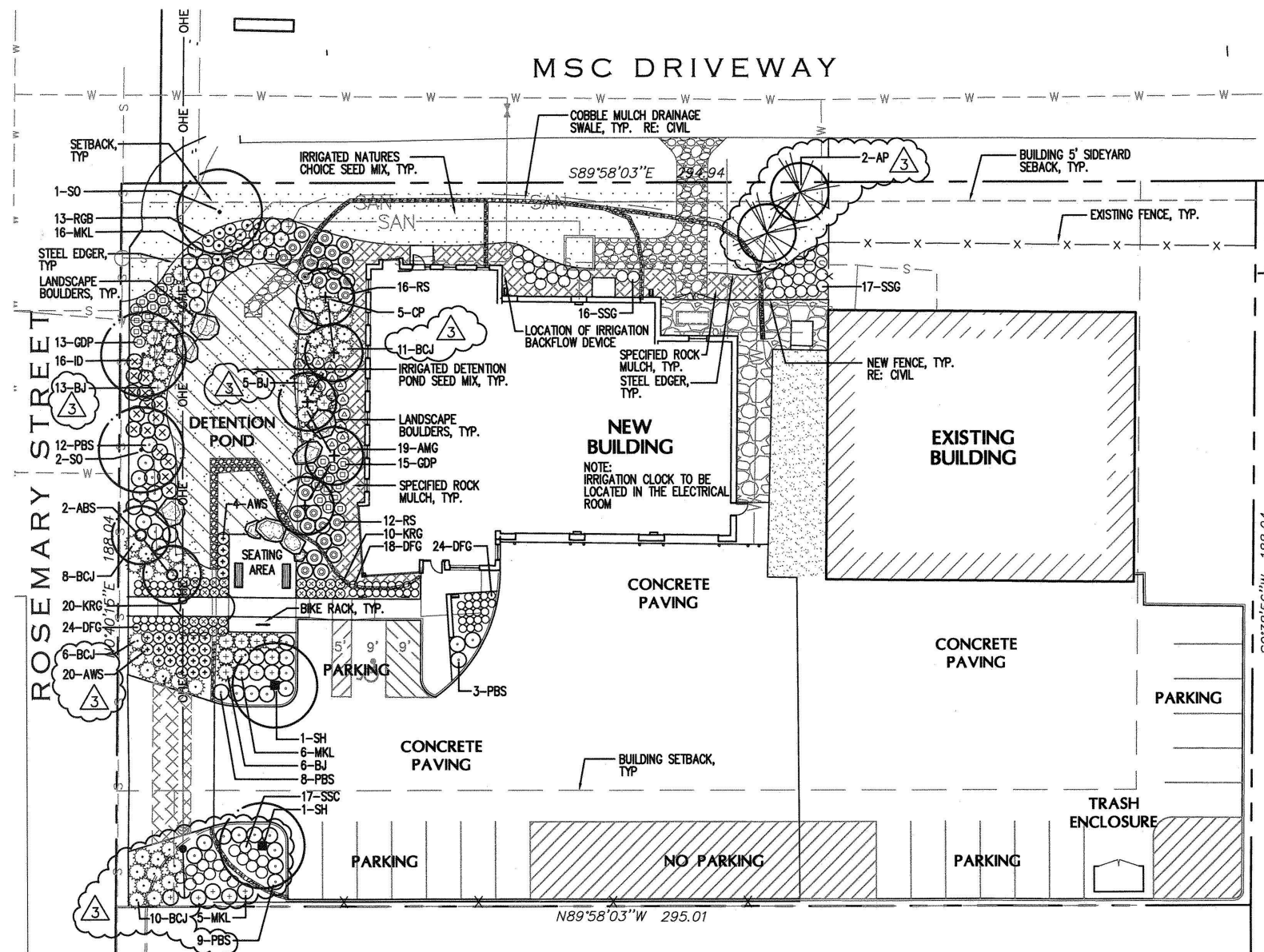
D2C ARCHITECTS

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EXISTING (APPROVED) LANDSCAPE

SCALE: 1" = 40'

SEE DETAILS SHEET FOR PLANT LIST

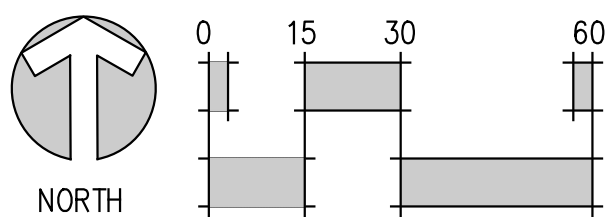


PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HYDROZONE
LARGE CANOPY, EVERGREEN AND ORNAMENTAL TREES					
CHA	1	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2 1/2' CAL. B4B	LOW
IHL	2	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2 1/2' CAL. B4B	LOW
API-A	1	PINUS NIGRA	AUSTRIAN PINE	6FT. HEIGHT	LOW
API-B	1	PINUS NIGRA	AUSTRIAN PINE	8FT. HEIGHT	LOW
HAW	3	CRATAEGUS MORDENENSIS 'TOBA'	WASHINGTON HAWTHORNE 'TOBA'	8FT., MULTISTEM	LOW
DECIDUOUS AND EVERGREEN SHRUBS					
TL5	3	RHUS TRILOBA	THREE-LEAF SUMAC	5 GAL. CONT.	LOW
GUR	3	ROSA 'GOLDEN WINGS'	GOLDEN WING ROSE	5 GAL. CONT.	LOW
GRASSES & PERENNIALS					
KFG	10	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	5 GAL. CONT.	LOW

LANDSCAPE PLAN

SCALE: 1" = 30'



CITY STAFF CERTIFICATE

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PIN # 0172128207008



REV. NO.	DATE	REVISIONS DESCRIPTION
1	10/08/19	Base Modifications
2	02/03/20	City Comments
3	03/17/20	City Comments
4		
5		
6		
7		

LANDSCAPE PLAN
SOUTH ADAMS COUNTY FIRE DISTRICT
FLEET MAINTENANCE FACILITY ADDITION
8600 ROSEMARY STREET
COMMERCE CITY, CO 80022

drawn by: JCI
checked by: RAL
approved by: JCI
QA/QC by: JCI
project no.: 00-544
drawing no.:
date: 09/13/2019

L1.0

TREE STAKING

PLAN VIEW

MORE THAN 3'

DO NOT CUT SINGLE LEADER PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.

3' OR LESS

12' NYLON TREE STRAP ON GUY WIRE AND AROUND TREE TRUNK.

1/2" DIAM. WHITE PVC PIPE SECTION ON ENTIRE LENGTH OF EACH WIRE.

14 GAUGE GALVANIZED WIRE, DOUBLE STRAND TWISTED.

6" STEEL T-POST (2 MIN.) (4' EXPOSED) INSTALL PROTECTION CAP TO TOP OF POST

WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH SPECIFIED TREE WRAP MATERIAL IF PLANTED IN THE FALL. DO NOT WRAP IF PLANTED IN THE SPRING.

SET TOP OF ROOTBALL 2" ABOVE ADJACENT GRADE

48" CIRCLE OF SHREDDED BARK MULCH (3 DEEP) AROUND BASE OF TREES IN GRASS AREAS.

FORM SAUCER AROUND EDGE OF TREE PIT

FINISH GRADE

REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL. REMOVE WIRE BASKET AND TUINE COMPLETELY.

SLOPE SIDES OF PIT AS SHOWN. ROUGHEN SIDES AND BOTTOM PRIOR TO BACKFILLING.

BACKFILL MIXTURE OF 2/3 EXISTING SOIL AND 1/3 APPROVED AMENDMENT.

UNDISTURBED SUBGRADE

2 x ROOTBALL D.I.A.

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

The diagram illustrates the correct method for staking a newly planted tree. It consists of two parts: a plan view at the top and a cross-section at the bottom.

Tree Staking Plan View: Shows a tree with a central leader and a root ball. A steel T-post is driven into the ground, and a 6-foot section of 1/2-inch diameter white PVC pipe is attached to it. The PVC pipe is secured to the tree trunk with a 12-foot nylon tree strap. The entire assembly is supported by a #14 galvanized wire, twisted double strand, which is attached to the T-post. A protection cap is placed over the top of the T-post. The root ball is surrounded by a 48-inch diameter circle of bark mulch, 3 inches deep. The mulch is applied in a saucer shape around the edge of the tree pit. The sides of the pit are sloped and backfilled with a mixture of 2/3 existing soil and 1/3 approved amendment. The burlap from the top 2/3 of the root ball is removed, and the wire basket and twine are completely removed. The undisturbed subgrade is shown below the mulch.

Tree Staking Cross-Section: Shows a tree with a root ball. A 6-foot section of 1/2-inch diameter white PVC pipe is attached to the tree trunk with a 12-foot nylon tree strap. The PVC pipe is secured to the tree trunk with a #14 galvanized wire, twisted double strand. The entire assembly is supported by a steel T-post. A protection cap is placed over the top of the T-post. The root ball is surrounded by a 48-inch diameter circle of bark mulch, 3 inches deep. The mulch is applied in a saucer shape around the edge of the tree pit. The sides of the pit are sloped and backfilled with a mixture of 2/3 existing soil and 1/3 approved amendment. The burlap from the top 2/3 of the root ball is removed, and the wire basket and twine are completely removed. The undisturbed subgrade is shown below the mulch.

Labels:

- DO NOT CUT OR DAMAGE LEADER
- 12' NYLON TREE STRAP ON GUY WIRE TO PROTECT TREE
- 1/2" DIA. WHITE PVC PIPE SECTION ON ENTIRE LENGTH OF EACH WIRE
- #14 GALVANIZED WIRE, TWISTED DOUBLE STRAND.
- PROTECTION CAP TO TOP OF STEEL TEE POST.
- 6' STEEL T-POST (3 SPACED EQUALLY AROUND TREE) - DRIVE MIN. 24" INTO UNDISTURBED SOIL.
- SET ROOT COLLAR 4" HIGHER THAN GRADE AT WHICH TREE GREW.
- APPLY SPECIFIED BARK MULCH 3" DEEP IN 48" DIA. CIRCLE AROUND TREE.
- FINISHED GRADE
- FORM SAUCER AROUND EDGE OF TREE PIT
- SLOPE SIDES OF PIT AS SHOWN. ROUGHEN SIDES AND BOTTOM PRIOR TO BACKFILLING.
- BACKFILL MIXTURE OF 2/3 EXISTING SOIL AND 1/3 APPROVED AMENDMENT.
- REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL. REMOVE WIRE BASKET AND TWINE COMPLETELY.
- UNDISTURBED SUBGRADE
- 2 x ROOTBALL DIA.

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING

PLANT SHRUBS MIN. 4'-0" BEHIND CURB IN FRONT END PARKING SITUATIONS.

CONCRETE CURB OR SIDEWALK HOLD GRADE 1 IN. BELOW EDGE

SET SHRUB 1 IN. HIGHER THAN THE GRADE AT WHICH IT GREW

DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER

SPECIFIED MULCH 3" DEEP

FINISHED GRADE (ALL JUNIFER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER)

LOOSEN SIDES OF PLANT PIT AND ROOTBALL REMOVE CONTAINER

BACKFILL MIXTURE OF 2/3 EXISTING SOIL AND 1/3 APPROVED AMENDMENT.

L1.1



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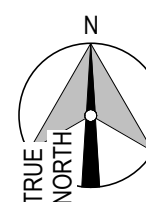
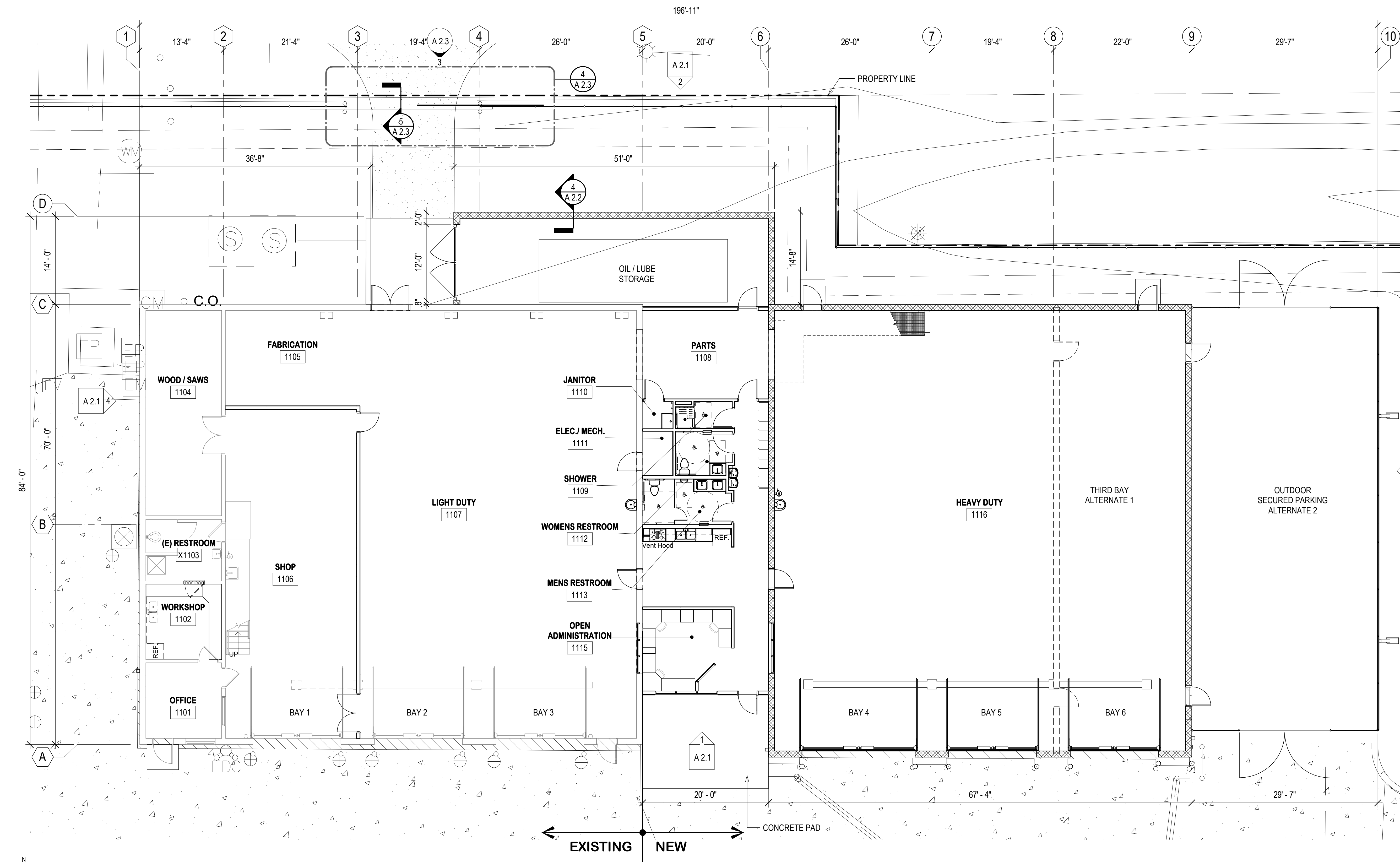
OVERALL FLOOR PLAN - FIRST FLOOR
SOUTH ADAMS COUNTY FIRE DISTRICT
FLEET MAINTENANCE FACILITY ADDITION
8600 ROSEMARY STREET
COMMERCE CITY, CO 80022

ADAMS COUNTY, CO

REVISIONS

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A 1.1



1 | OVERALL FLOOR PLAN - LEVEL 1, SDP
A 1.1 1/8" = 1'-0"



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checked by: PG
approved by: BD
QA/QC by: BD
project no.: 201907
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OVERALL FLOOR PLAN - SECOND

SOUTH ADAMS & FLOOR-FIRE DISTRICT

FLEET MAINTENANCE FACILITY ADDITION

8600 ROSEMARY STREET
COMMERCE CITY, CO 80022

ADAMS COUNTY, CO

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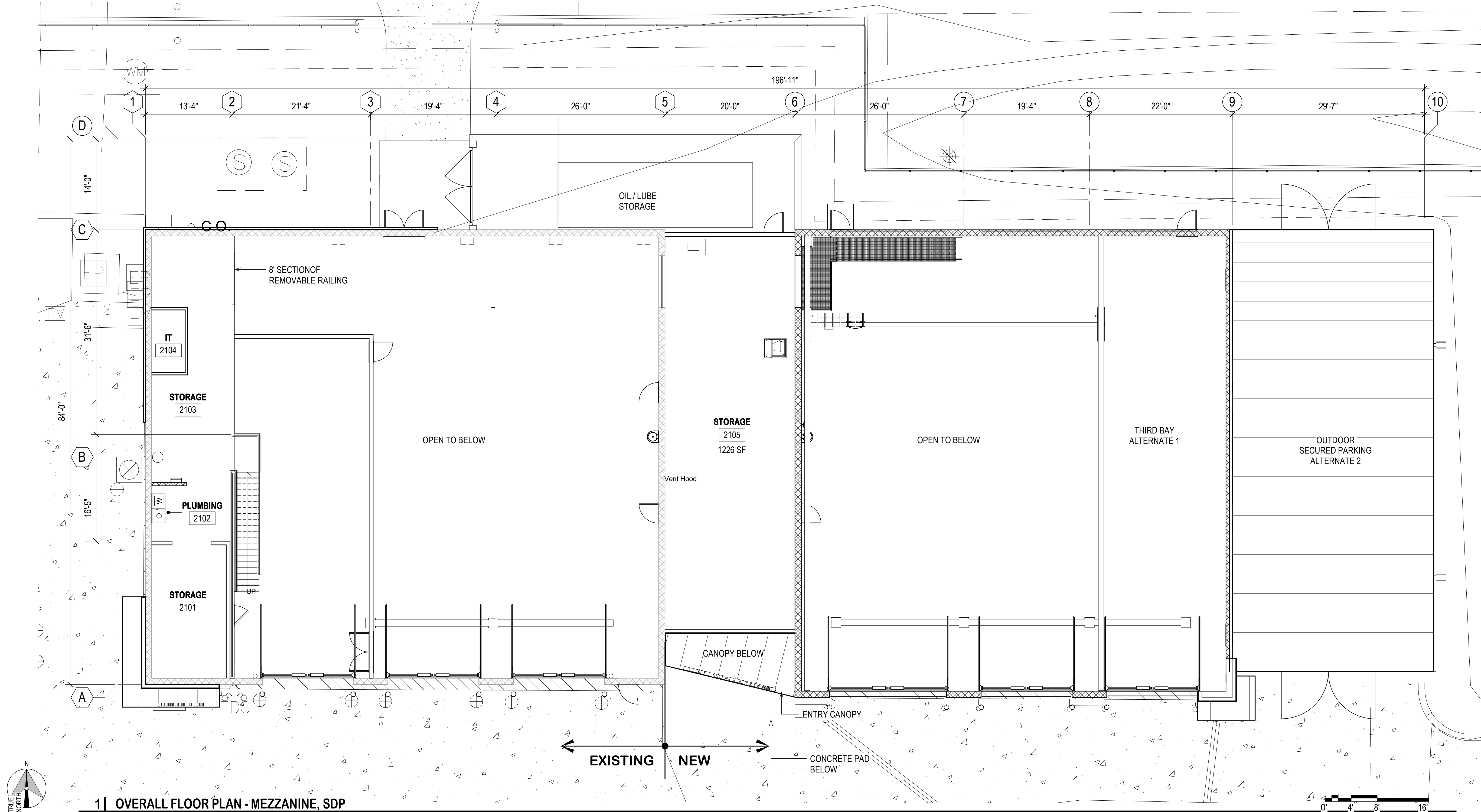
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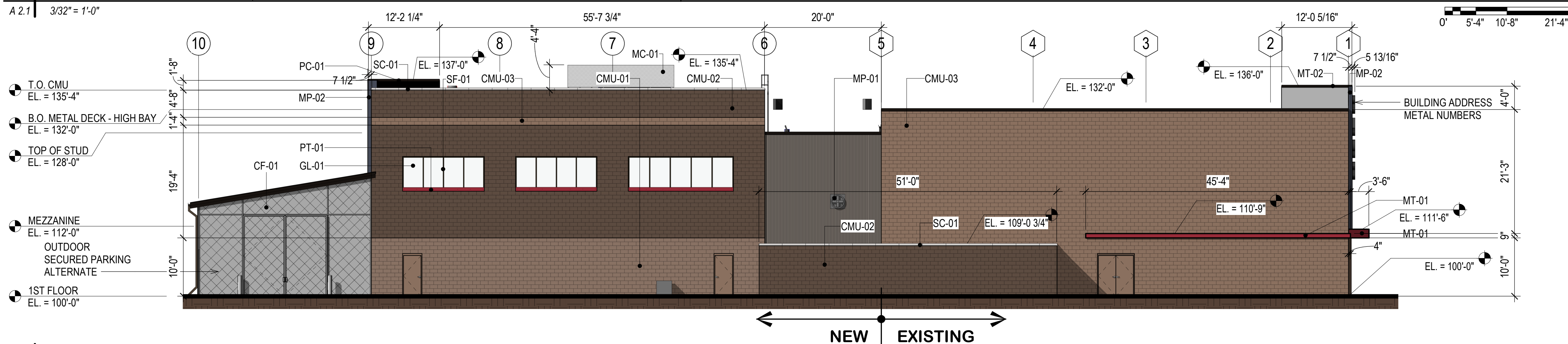
1 OVERALL FLOOR PLAN - MEZZANINE, SDP

A 1.2 1/8" = 1'-0"



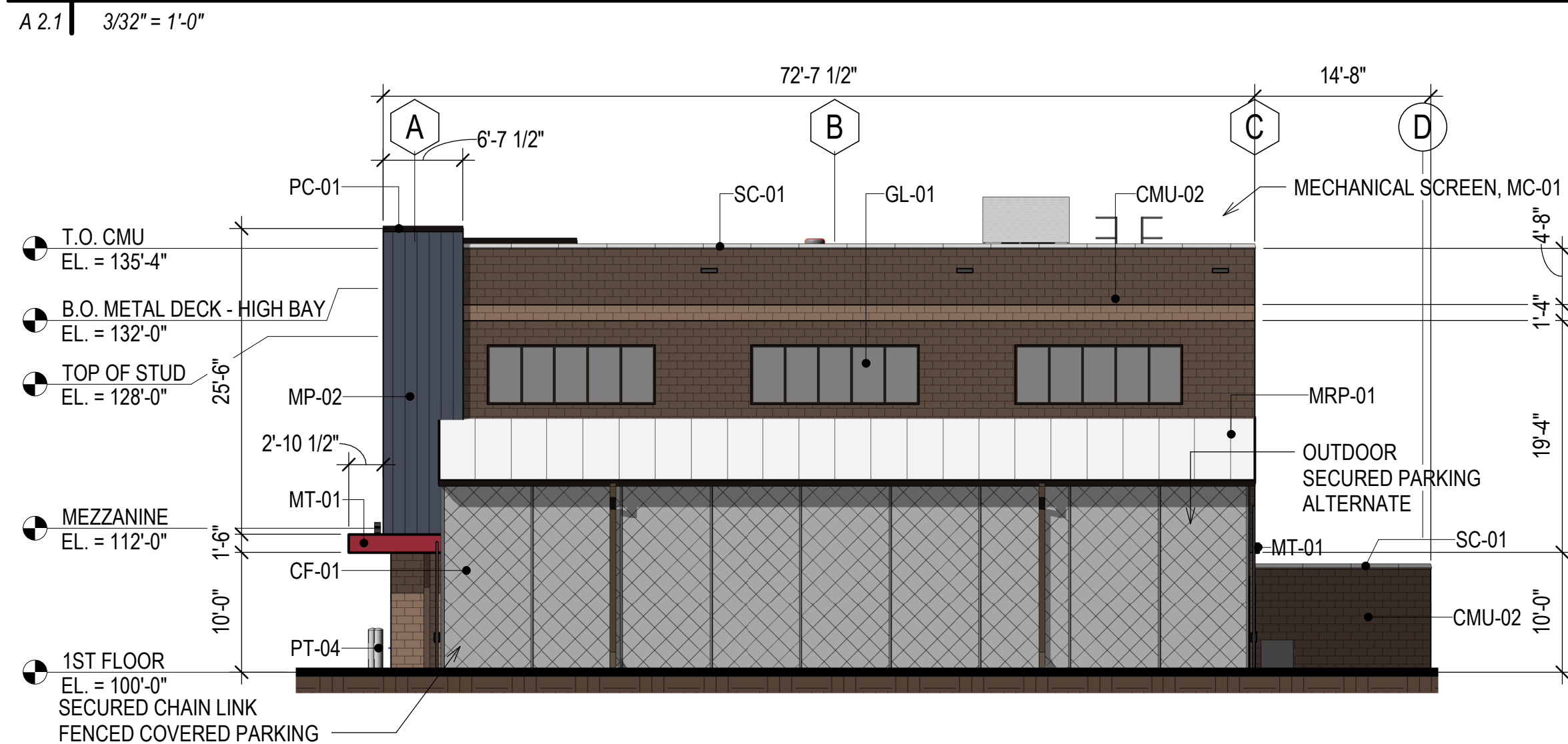
1 | BUILDING ELEVATION - SOUTH, SDP

A 2.1 3/32" = 1'-0"



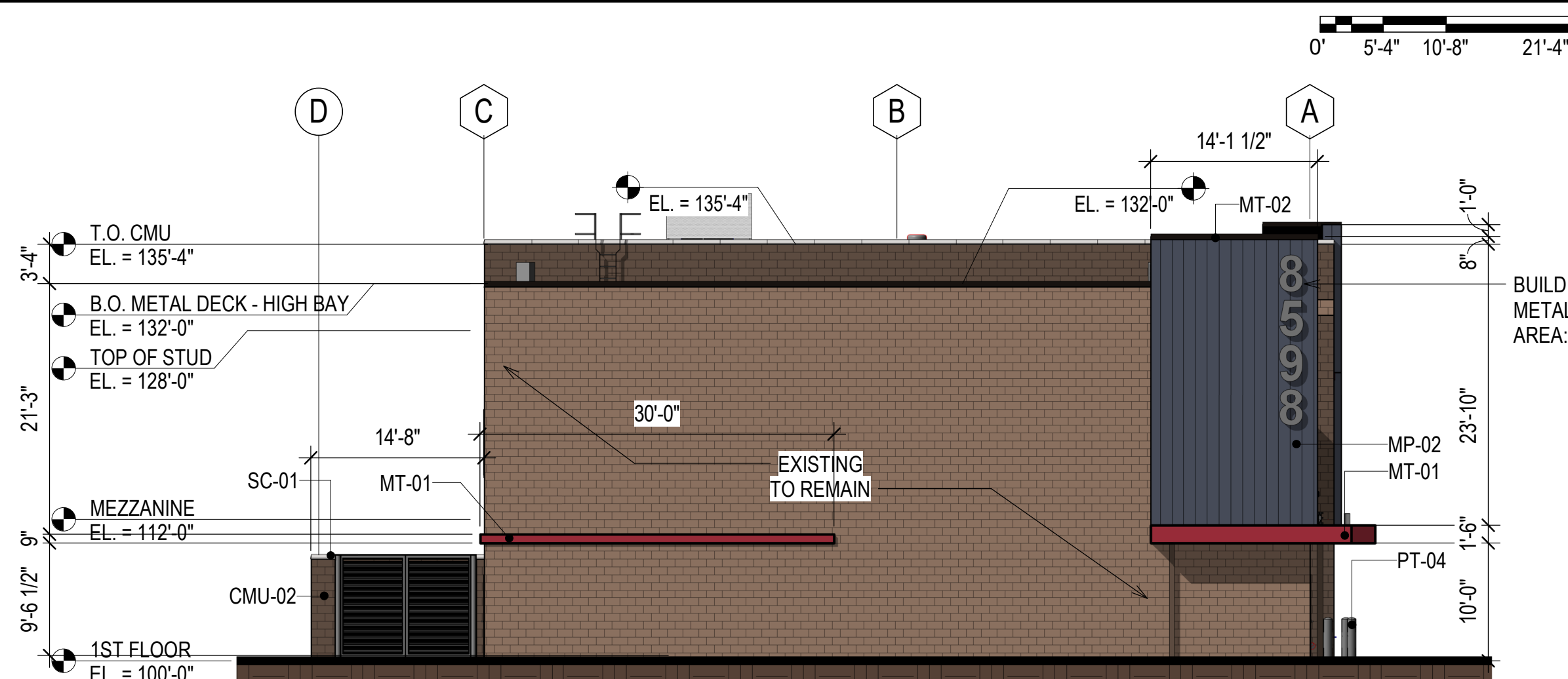
2 | BUILDING ELEVATION - NORTH, SDP

A 2.1 3/32" = 1'-0"



3 | BUILDING ELEVATION - EAST, SDP

A 2.1 3/32" = 1'-0"



4 | BUILDING ELEVATION - WEST, SDP

A 2.1 3/32" = 1'-0"

ELEVATION MATERIAL CALCULATION:
TOTAL AREA (WALLS) OF THE ADDITION IS 11,010 SF
TOTAL AREA OF METAL PANEL (WALLS) ON ADDITION IS 1,527.25 SF
THIS EQUATES TO A 86% OF ADDITION IS CMU AND 14% IS METAL PANEL

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COLORED BUILDING ELEVATIONS
SOUTH ADAMS COUNTY FIRE DISTRICT
FLEET MAINTENANCE FACILITY ADDITION
8600 ROSEMARY STREET
COMMERCE CITY, CO 80022

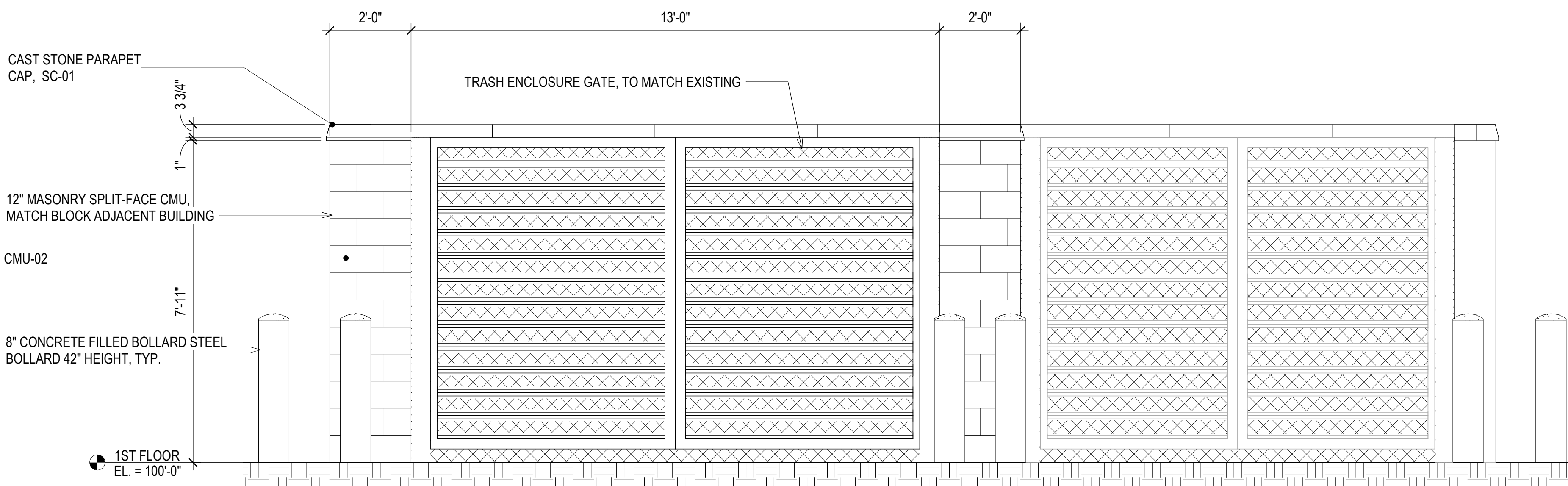
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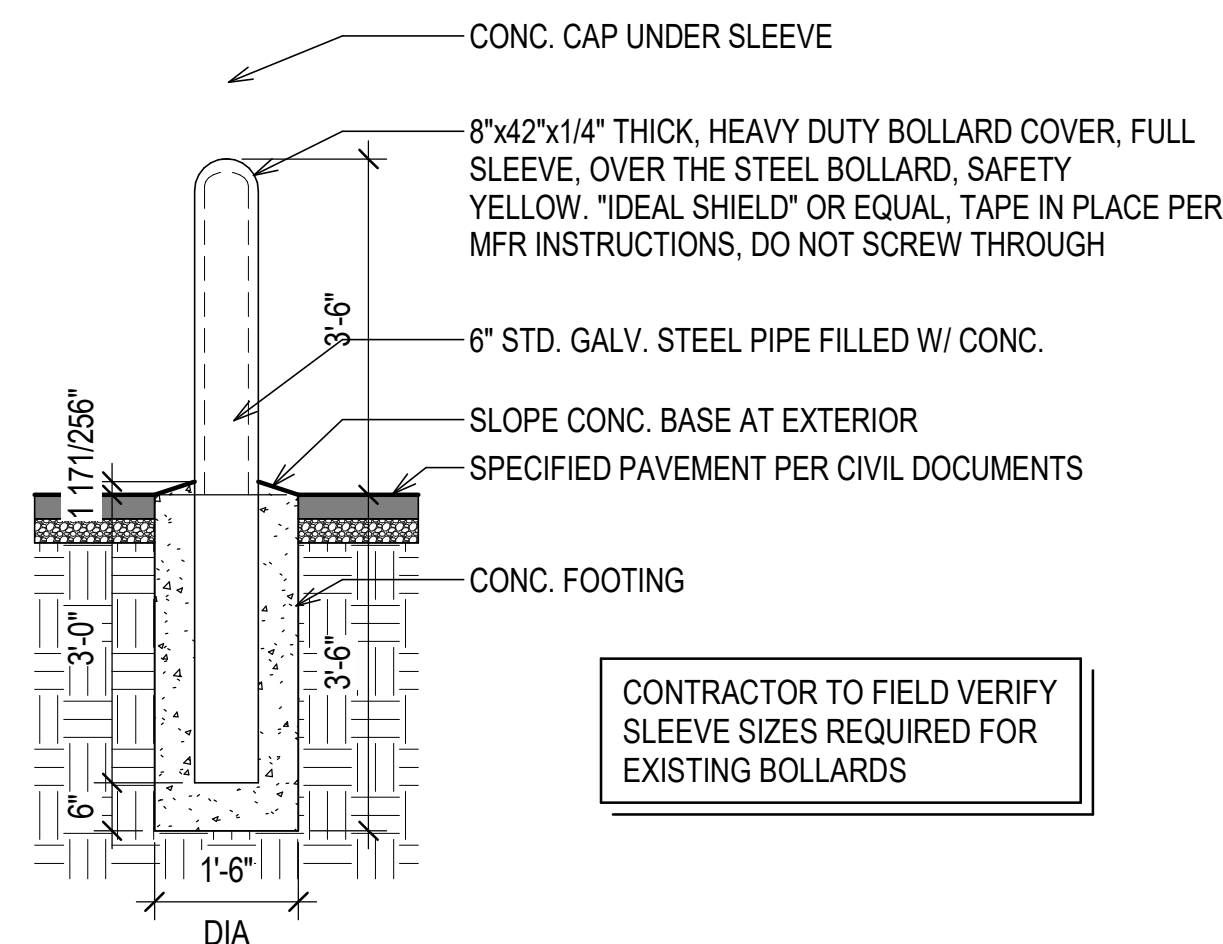
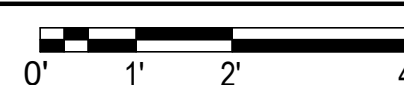
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approved by: _____
QA/QC by: _____
project no.: 201907
drawing no.: _____
date: _____

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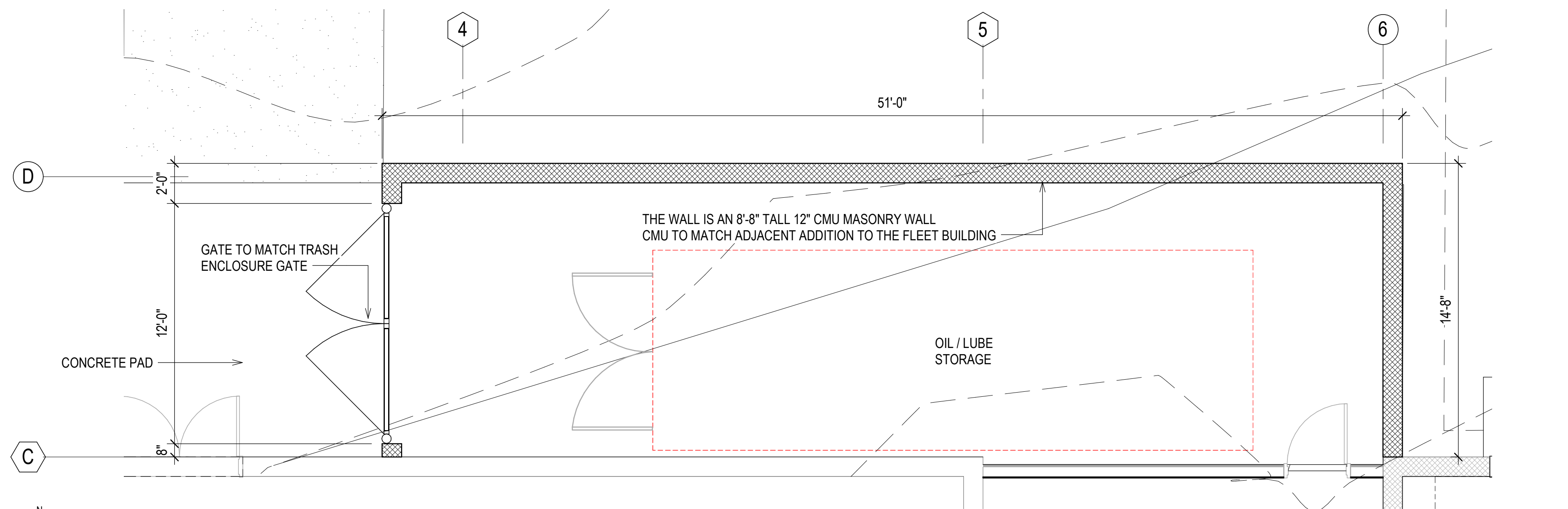
1 | TRASH ENCLOSURE ELEVATION

A 2.2 | 1/2" = 1'-0"



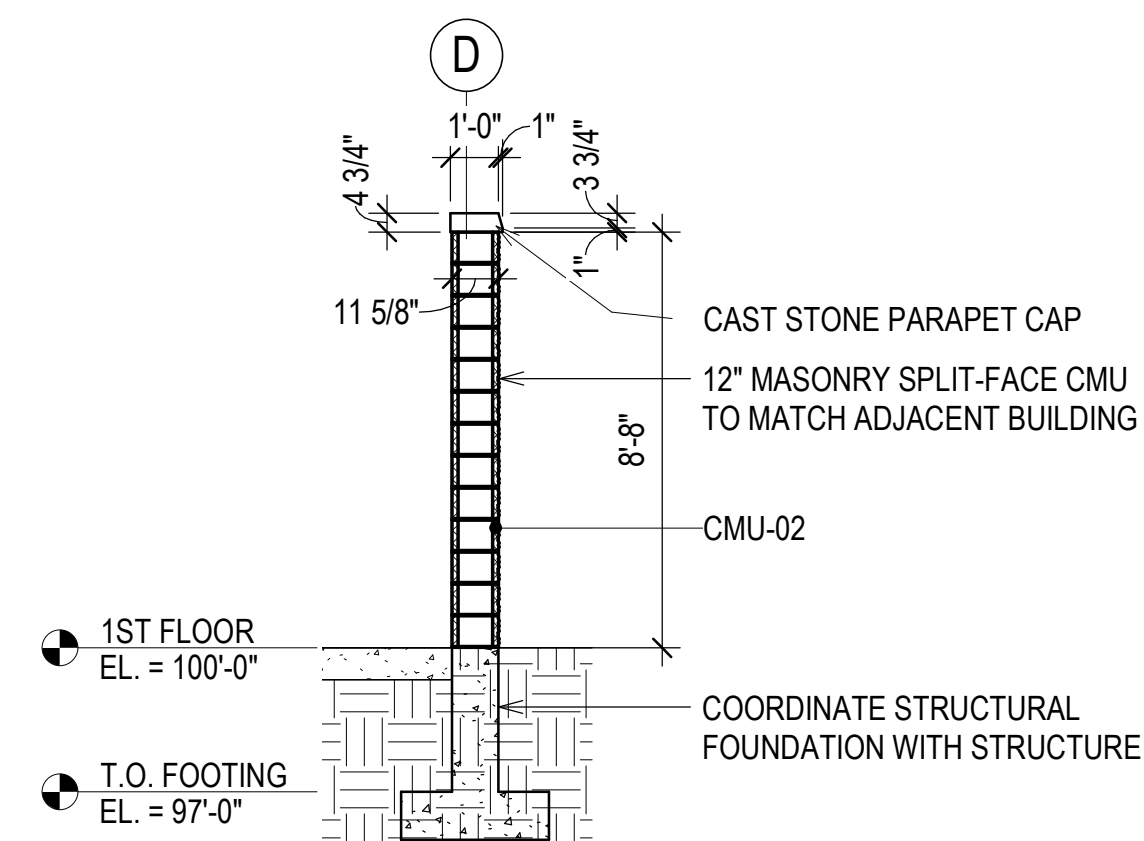
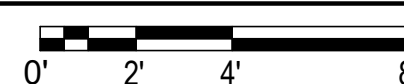
2 | BOLLARD DETAIL - TYPICAL

A 2.2 | 1/2" = 1'-0"



3 | FLOOR PLAN - 12" CMU MASONRY PERIMETER WALL, CONEX STORAGE

A 2.2 | 1/4" = 1'-0"



4 | 12" CMU WALL

A 2.2 | 1/4" = 1'-0"



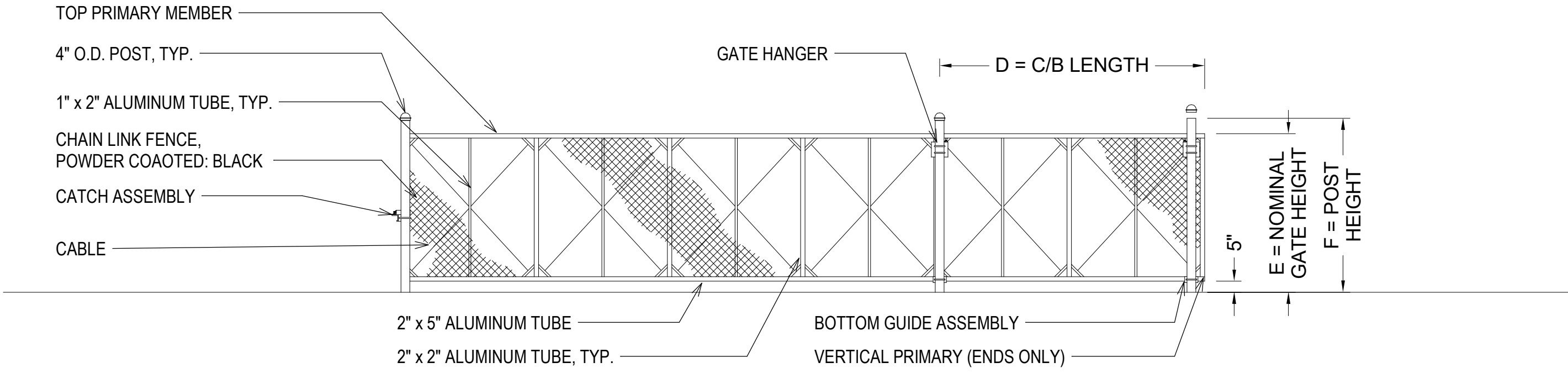
CITY STAFF CERTIFICATE

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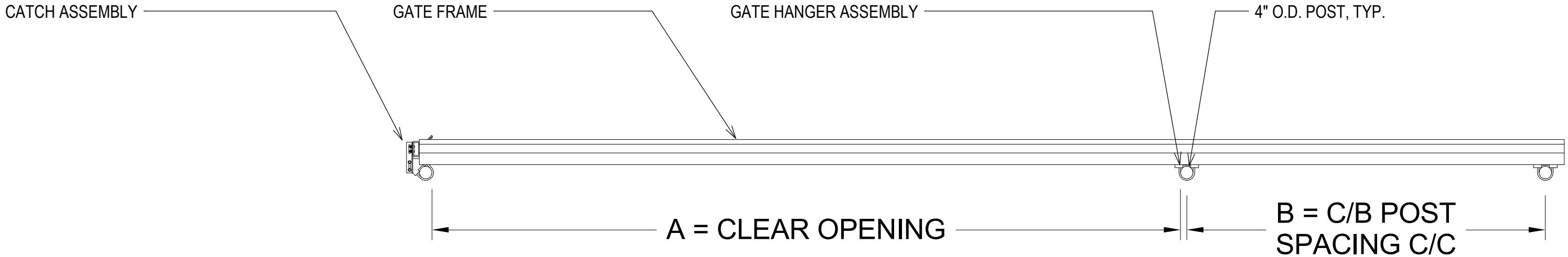
drawn by: _____ Author
checked by: _____ Checker
approved by: _____ Approver
QA/QC by: _____ Designer
project no.: 201907
drawing no.: _____
date: _____

A 2.2



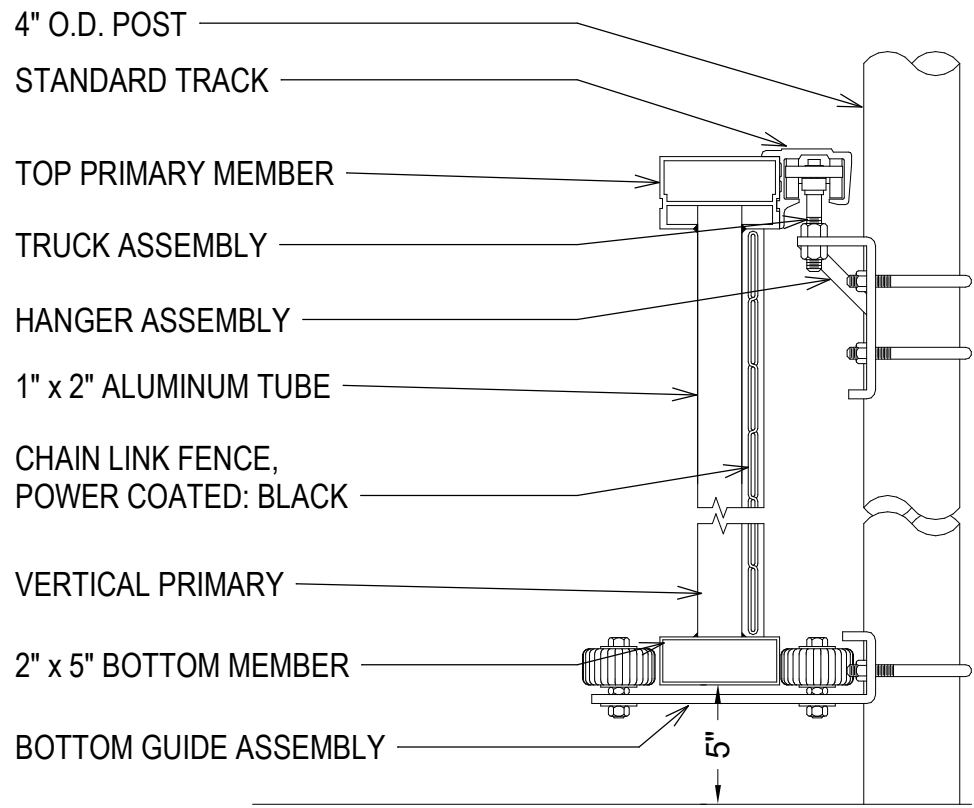
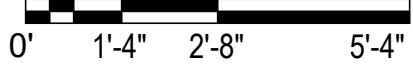
3 | GATE ELEVATION

A 2.3 | 1/4" = 1'-0"



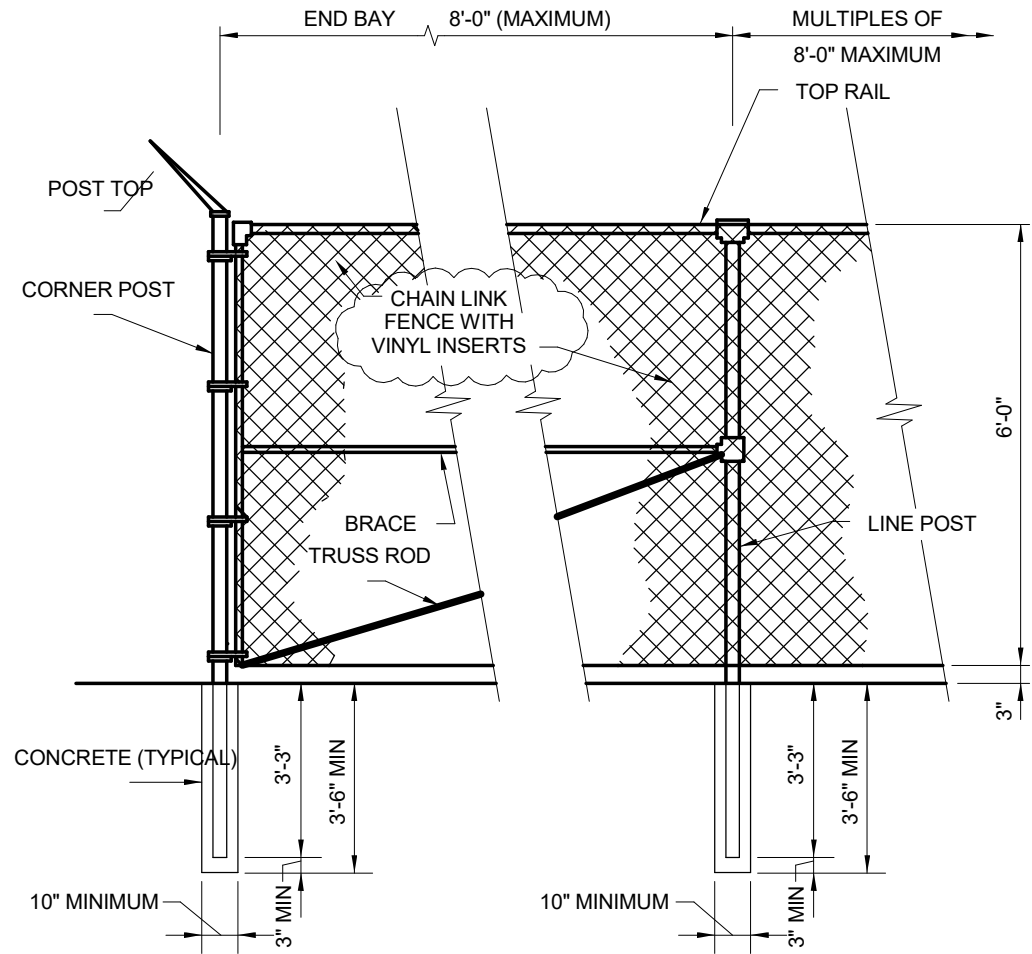
4 | GATE PLAN

A 2.3 | 3/8" = 1'-0"



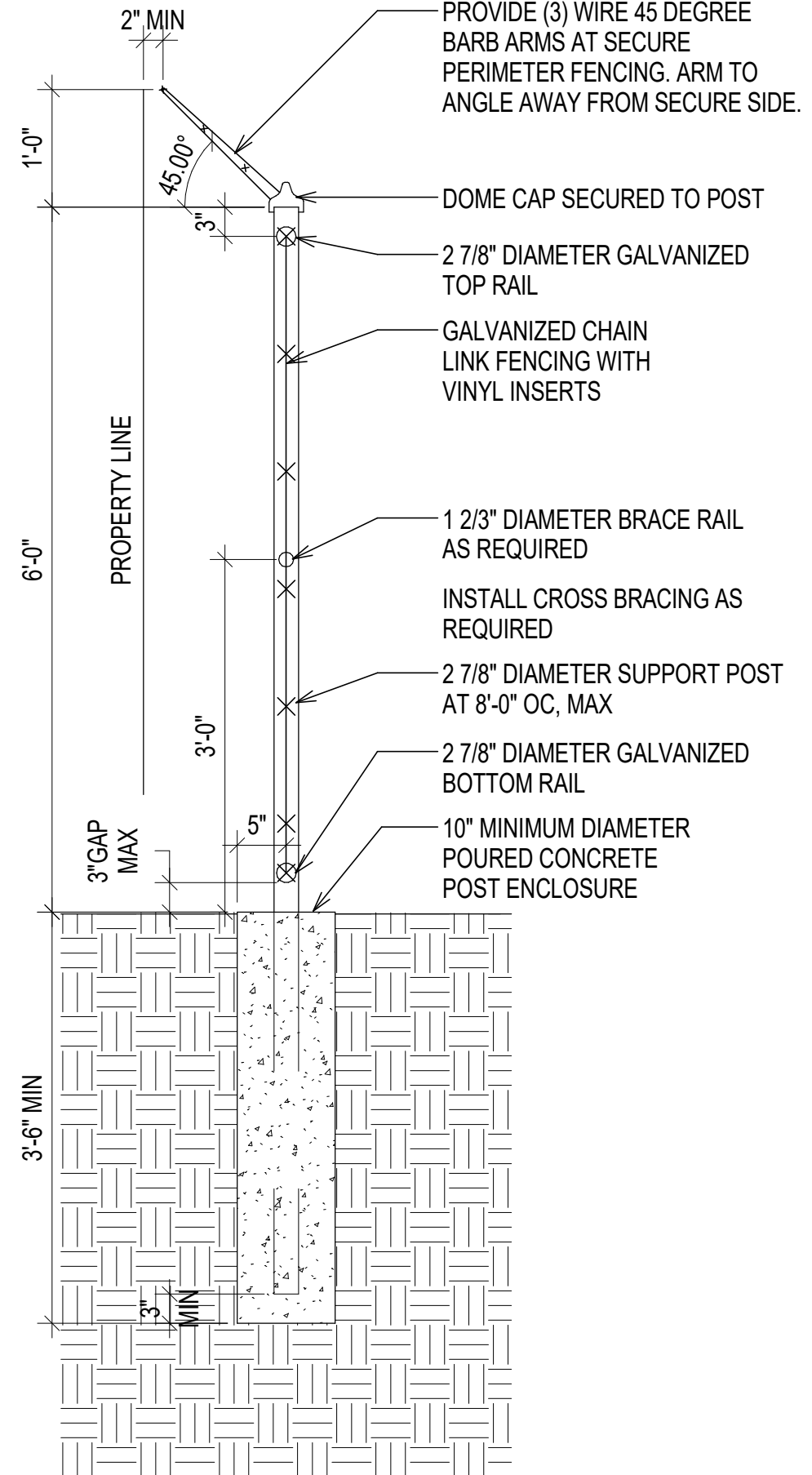
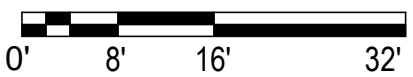
5 | GATE SECTION

A 2.3 | 1 1/2" = 1'-0"



1 | CHAIN LINK FENCE ELEVATION

A 2.3 | 1/16" = 1'-0"



2 | CHAIN LINK FENCE DETAIL

A 2.3 | 1/16" = 1'-0"



CITY STAFF CERTIFICATE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE

REVISIONS		CITY COMMENTS	
REV. NO.	DATE	DESCRIPTION	
1	03/17/2020		
2			
3			
4			
5			
6			
7			

SITE DETAILS
SOUTH ADAMS COUNTY FIRE DISTRICT
FLEET MAINTENANCE FACILITY ADDITION
8600 ROSEMARY STREET
COMMERCE CITY, CO 80022

ADAMS COUNTY, CO

2019

drawn by: _____ Author
checked by: _____ Checker
approved by: _____ Approver
QA/QC by: _____ Designer
project no.: 201907
drawing no.: _____
date: _____