STADIUM AUTO PARTS DEVELOPMENT PLAN

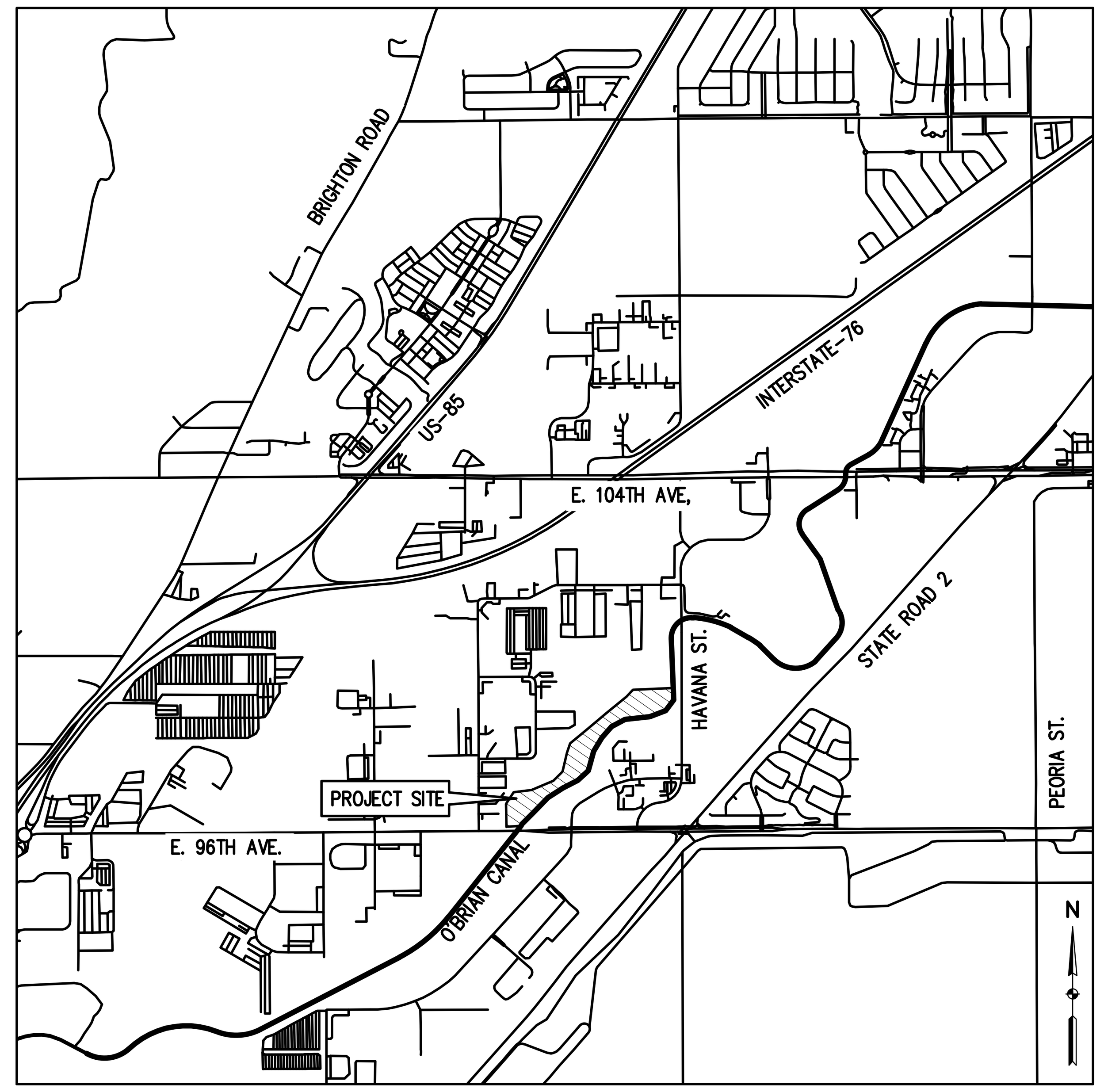
A PARCEL OF LAND LOCATED IN LOT 2, RUPPERT MINOR SUBDIVISION - NO.1, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO

PIN: 172115404002

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		EDGE OF ASPHALT
		EDGE OF GRAVEL
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF BUILDING
		WIRE FENCE
		CHAINLINK FENCE
W W	W	WATER LINE
SAN SAN	SAN	SANITARY SEWER MAIN
OHU OHU	OHU	OVERHEAD UTILITY
FO FO	FO	FIBER OPTIC

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		FOUND PROPERTY PIN AS DESCRIBED
25.4±	25.36	SPOT ELEVATION
3:1	3:1	NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		FLOW DIRECTION, TYPICALLY IN FLOWLINE
HYD		FIRE HYDRANT
W		WATER VALVE
FDC	FDC	FIRE DEPARTMENT CONNECTION
	BP	BACKFLOW PREVENTOR
W	W	WATER METER
S	S	SANITARY MANHOLE
	CO	CLEANOUT
		ADA PARKING STALL
		LIGHT POLE



VICINITY MAP

SCALE: 1" = 2000'

AGENCY CONTACT LIST:

OWNER
NORMAN WRIGHT
STADIUM AUTO PARTS
2323 W. MULBERRY PL.
DENVER CO, 80204

ENGINEER
MICHAEL SWANTON
BASELINE ENGINEERING CORPORATION
112 N RUBEY DRIVE, SUITE 210
GOLDEN, COLORADO 80403
(303) 940-9966

ARCHITECT
MICHAEL BRAY
DCB CONSTRUCTION CO., INC.
909 EAST 62ND AVE
DENVER, COLORADO 802016
(303) 907-5242

LOT 1 SITE DATA:

A. GROSS/NET AREA — 25.18 / 25.18 ACRES
B. EXISTING/PROPOSED BUILDING AREA — NA / 31,050 SF
C. GROSS DENSITY — NA
D. HARDSCAPE/LANDSCAPED AREA — NA / 320,349 SF
E. FLOOR AREA RATIO — 0.029
F. PARKING REQUIRED / PROVIDED — 19 / 35 SPACES (INCLUDING 2 ADA SPACES)
SALVAGE YARD: 1 SPACE/2,500 SF = 28,950/2,500 = 12 SPACES
INDUSTRIAL OFFICE: 1 SPACE/300 SF = 2,100/300 = 7 SPACES
TOTAL REQ: 17 REGULAR & 2 ADA SPACES
G. BUILDING CONSTRUCTION & OCCUPANCY — 2B
H. CURRENT ZONING — I-3
I. NUMBER OF UNITS — 1
UNIT 1 (DISMANTLE): 7,300 SF
UNIT 2 (WAREHOUSE/OFFICE): 19,800 SF
UNIT 3 (OFFICE-2 STORY): 2,100 SF PER FLOOR
UNIT 4 (DISTRIBUTION): 1,850 SF
TOTAL: 31,050 SF
J. ESTIMATED NO. OF EMPLOYEES — 20-25
K. NO. OF FIXED SEATS — NA

GENERAL NOTES:

1. 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.
2. 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.
3. 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 MATERIAL AND COLOR AS THE MAIN BUILDING.
4. 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 STANDARDS.
5. FENCING NOTE: APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.
6. DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
7. 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.
8. 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.
9. UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

FARMERS RESERVOIR AND IRRIGATION COMPANY NOTES:

1. DEFINITIONS
   1.1. FACILITY OWNER – FRICO
   1.2. PROPERTY OWNER – STADIUM AUTO PARTS
   1.3. CONTRACTOR – DCB CONSTRUCTION COMPANY, INC
   1.4. ENGINEER – BASELINE ENGINEERING
2. ALL IRRIGATION AND CANAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FARMERS RESERVOIR AND IRRIGATION COMPANY DESIGN REVIEW MANUAL, LATEST EDITION, EXCEPT AS SPECIFICALLY MODIFIED BY THESE PROJECT DRAWINGS.
3. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD FRICO HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE GROSS NEGLIGENCE OF FRICO.
4. FRICO AND ITS AGENTS OR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ADEQUACY OF DESIGNS REVIEWED AND APPROVED BY FRICO. FRICO'S REVIEW OF PROJECT REPORTS, PLANS, AND SPECIFICATIONS IS FOR THE SOLE BENEFIT OF FRICO TO DETERMINE IF PROJECT DETAILS CONFORM TO FRICO DESIGN GUIDELINES, WHICH ARE NECESSARY TO REASONABLY ASSURE THAT PROJECTS DO NOT ADVERSELY AFFECT THE FACILITIES OR OPERATIONS OF FRICO.
5. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH FRICO REPRESENTATIVE AND COMMERCE CITY AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE OWNER'S REPRESENTATIVE, ENGINEER, CONTRACTOR, AND OTHER AFFECTED AGENCIES. CONSTRUCTION PLANS WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING.
6. TECHNICAL APPROVAL BY FRICO OF THE DESIGN OF THE IMPROVEMENTS SPECIFIED HEREIN SHALL NOT CONSTITUTE AUTHORIZATION TO BEGIN WORK. AN EASEMENT OR LICENSE AGREEMENT APPROVED TEMPORARY ACCESS AND CONSTRUCTION PERMIT (INCLUDING SCHEDULE THAT INCLUDES THE DAY, MONTH, AND YEAR WHEN WORK IS ALLOWED), AND WRITTEN NOTICE TO PROCEED FROM FRICO'S GENERAL MANAGER ARE ALSO REQUIRED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. FOLLOWING THE APPROVAL OF THE DESIGN PLANS AND EASEMENT OR LICENSE AGREEMENT, AND PRIOR TO THE PRE-CONSTRUCTION MEETING, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT A CONSTRUCTION SCHEDULE TO FRICO FOR REVIEW AND APPROVAL. FRICO'S APPROVAL OF THE CONSTRUCTION SCHEDULE IS IN FRICO'S SOLE DISCRETION, AND FRICO MAY REFUSE TO APPROVE A SCHEDULE IF IT MAY IMPACT THE CANAL'S OPERATIONS OR FRICO'S ABILITY TO MAINTAIN OR ACCESS ITS FACILITES.
7. CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY FRICO AND PROPERTY OWNER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS ACCESS FOR FRICO PERSONNEL AND EQUIPMENT ALONG THE LENGTH OF THE EXISTING CANAL THROUGHOUT THE COURSE OF THE PROJECT.
9. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY FRICO. FRICO RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO FRICO FOR ENGINEERING REVIEW AND APPROVAL PRIOR TO INSTALLATION OF MATERIALS OR FACILITIES FOR WHICH SHOP DRAWINGS ARE CREATED.
10. CONTRACTOR SHALL VERIFY ACCURACY BETWEEN WORK SET FORTH ON THESE PLANS AND WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FRICO REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.
11. IT IS THE ENGINEER'S RESPONSIBILITY TO RESOLVE CONSTRUCTION PROBLEMS WITH FRICO DUE TO CHANGED CONDITIONS ENCOUNTERED BY CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE SOLE OPINION OF FRICO, PROPOSED ALTERATIONS TO THE APPROVED CONSTRUCTION PLANS INVOLVES SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO FRICO FOR REVIEW AND APPROVAL, PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
12. GROUNDWATER ENCOUNTED DURING CONSTRUCTION SHALL NOT BE RELEASED TO FRICO'S CANAL OR OTHER FACILITIES WITHOUT WRITTEN APPROVAL FROM THE FRICO GENERAL MANAGER.
13. ALL CONCRETE USED FOR THE PROJECT SHALL CONFORM TO ACI 350. THE CONTRACTOR SHALL SUPPLY FRICO WITH SHOP DRAWINGS AND SPECIFICATIONS FOR ALL PRE-FABRICATED CONCRETE STRUCTURES TO INSURE CONFORMANCE TO ACI 350.
14. WHERE THE EXISTING SIDES OR BOTTOM OF THE CANAL ARE DISTURBED AND ARE TO BE REPLACED, THE TOP TWO FEET OF BACKFILL MATERIAL SHALL BE CLAY CONTAINING AT LEAST 40 PERCENT BY DRY WEIGHT PASSING THE #200 SIEVE (FINES) AND A PLASTICITY INDEX OF 15 OR GREATER. AS AN ALTERNATIVE, THE EXISTING MATERIAL CAN BE MIXED WITH TWO PERCENT POWDERED DRY BENTONITE (BY DRY WEIGHT) PROVIDED THE EXISTING SOILS CONTAIN AT LEAST 25 PERCENT FINES. THE MATERIALS UPON COMPACTION SHALL HAVE A PERMEABILITY LESS THAN OR EQUAL TO 1X10-6 CM/SEC AS DETERMINED BY ASTM D 5084.
15. THE CHANNEL CLAY LINING SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR (ASTM D1557) AND WITHIN -2% TO +2% OF THE OPTIMUM MOISTURE CONTENT. FILL SHALL BE PLACED IN THIN LIFTS WITH MAXIMUM LOOSE LIFT THICKNESS OF 12 INCHES. PLACEMENT ON DITCH SLOPES MAY REQUIRE OVERBUILDING AND CUTTING BACK TO OBTAIN THE REQUIRED COMPACTION.
16. ALL PROPOSED MATERIAL TYPES TO BE USED AS BEDDING, CLAY LINING AND BACKFILL SHALL BE SUBMITTED TO FRICO FOR APPROVAL PRIOR TO PLACEMENT.
17. MATERIALS GRAIN SIZE ANALYSIS (ASTM D422), ATTERBERG LIMITS (ASTM D4318), AND MOISTURE-DENSITY RELATIONSHIP TESTS (ASTM D1557) SHALL BE COMPLETED, AS A MINIMUM, ON EACH SOIL TYPE OR AT A RATE OF 300 CY OF MATERIAL PLACED, WHICHEVER IS GREATER.
18. COMPACTION OF BEDDING, CLAY LINING AND ALL TYPES OF BACKFILL SHALL BE TESTED AT A RATE OF AT LEAST FOUR TESTS PER 1,000 SQUARE FEET OF FILL MATERIAL PER THIS FREQUENCY MAY BE ALTERED BY THE ENGINEER OR FRICO REPRESENTATIVE DEPENDING ON THE PROJECT, THE METHODS BY WHICH THE CONTRACTOR IS USING TO OBTAIN COMPACTION, OR IF CIRCUMSTANCES WARRANT ADDITIONAL TESTING. THE TESTING SHALL BE AT VARIOUS DEPTHS AND LOCATIONS. THE ENGINEER OR AN OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REQUEST ADDITIONAL TESTS AND DETERMINE THE LOCATION OF TESTING. THE TESTING MAY BE COMPLETED EITHER BY SAND CONE DENSITY TEST (ASTM D1556) OR BY THE NUCLEAR GAUGE (ASTM D6938) METHODS. TEST RESULTS SHALL BE SUBMITTED TO FRICO'S REPRESENTATIVE WITHIN 24 HOURS OF THE TEST OR ON THE NEXT WORKING DAY.
19. ON STEEP SIDE SLOPES, FILL MATERIALS, WHETHER CLAY LINING OR SUBGRADE SOILS, MAY BE REQUIRED TO BE PLACED IN HORIZONTAL LIFTS ALONG THE SLOPE TO ACHIEVE THE REQUIRED COMPACTION. THIS METHOD WILL CREATE AN OVERBUILT SECTION THAT WILL BE CUT BACK TO FORM THE DESIGN SLOPE.
20. CONTRACTOR SHALL MAINTAIN SILT FENCE AND OTHER EROSION AND SEDIMENT CONTROL BMPS ON A DAILY BASIS AND SHALL PREVENT DEBRIS FROM ENTERING INTO THE CANAL. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY CLEANING OF DEBRIS THAT ENTERS THE CANAL, IF BMPS FAIL.
21. UNLESS ANOTHER SPECIFIC MAINTENANCE AGREEMENT IS IN PLACE, CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FUNCTIONING OF FACILITY IMPROVEMENTS FOR A MINIMUM OF TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION / CONSTRUCTION ACCEPTANCE OF THE IMPROVEMENTS BY FRICO. ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY CONTRACTOR TO THE SATISFACTION OF FRICO AT CONTRACTOR'S EXPENSE.
22. AS-BUILT DOCUMENTS ARE TO BE SUPPLIED TO FRICO PRIOR TO SUBSTANTIAL COMPLETION / CONSTRUCTION ACCEPTANCE OF THE IMPROVEMENTS. RECORD DOCUMENTS SHALL BE SUBMITTED ELECTRONICALLY IN BOTH PDF AND AUTOCAD FORMAT PRIOR TO FRICO ACCEPTANCE. AS-BUILT DRAWINGS SHALL BE SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
23. INSTALL MARKER POSTS AT FRICO'S ROW LIMITS ON BOTH SIDE OF THE CANAL TO DESIGNATE THE LOCATION OF ANY UNDERGROUND UTILITIES.

SHEET INDEX

SHEET NO.	SHEET TITLE
DP1	COVER
DP2	SITE PLAN I
DP3	SITE PLAN II
DP4	UTILITY PLAN I
DP5	UTILITY PLAN II
DP6	GRADING PLAN I
DP7	GRADING PLAN II
DP8	BUILDING ELEVATIONS
DP9	BUILDING ELEVATIONS
DP10	SITE PHOTOMETRIC
DP11	LIGHTING DETAILS
DP12	PLANTING & MATERIALS PLAN
DP13	PLANTING & MATERIALS PLAN
DP14	PLANTING & MATERIALS PLAN
DP15	LANDSCAPE NOTES
DP16	LANDSCAPE DETAILS
DP17	LANDSCAPE DETAILS
DP18	ADDRESS PLAT

CITY COUNCIL CERTIFICATE:
APPROVED BY THE CITY COUNCIL OF COMMERCE CITY,
THIS ______ DAY OF ____________, 20_______.

____
CITY SIGNATURE

DATE	REVISION/SUBMISSION
07/22/2019	DEVELOPMENT PLAN
11/18/2019	DEVELOPMENT PLAN, REV.
03/12/2020	DEVELOPMENT PLAN, REV. 2
04/27/2020	DEVELOPMENT PLAN, REV. 3

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Nurture Design
KELLY MOORE, PLA

A NEW BUILDING FOR:
STADIUM AUTO PARTS
9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No. 19-911
Construction Project No.

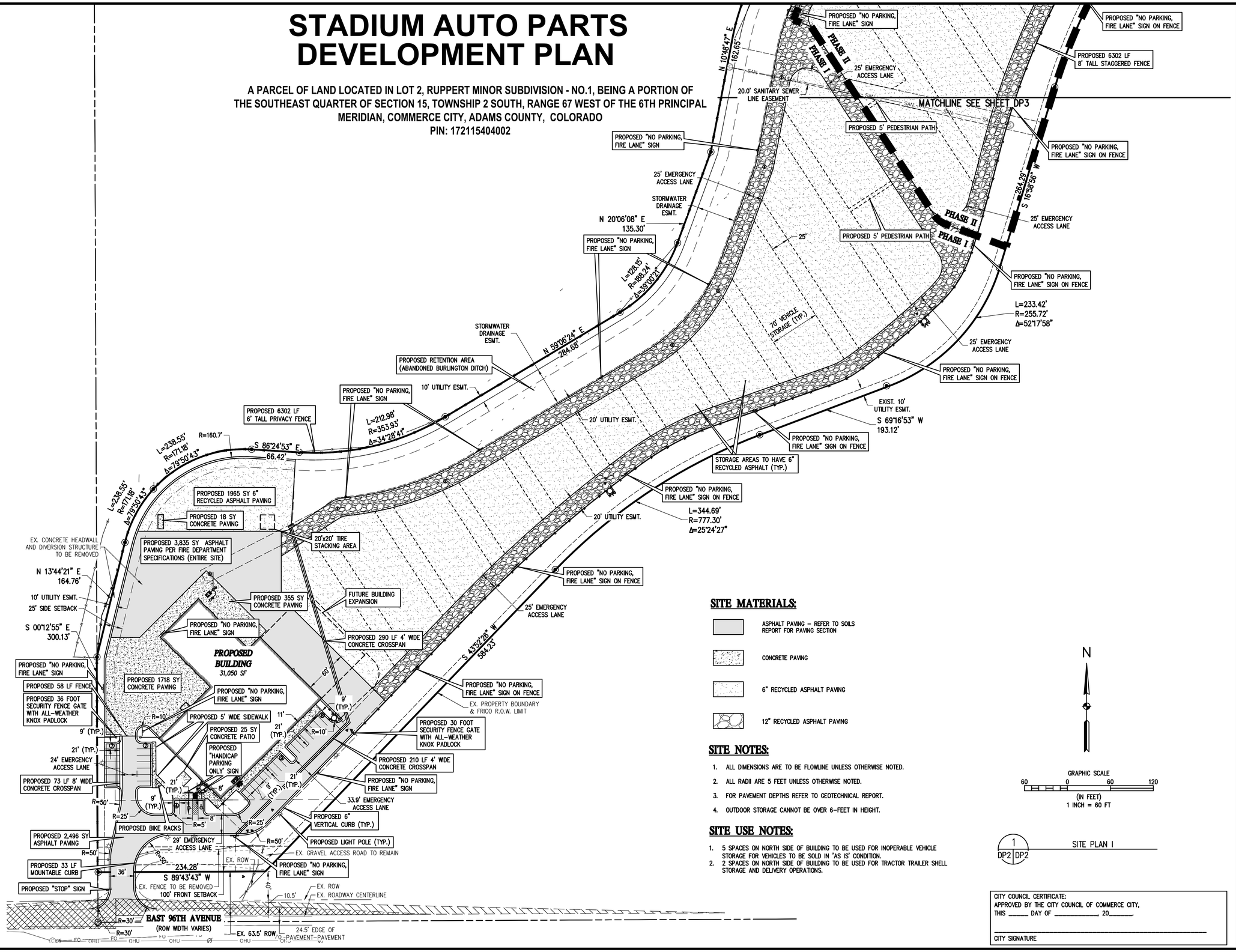
Drawing Title: COVER

Drawing No. DP1
1 of 18

STADIUM AUTO PARTS
DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN LOT 2, RUPPERT MINOR SUBDIVISION - NO.1, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO

PIN: 172115404002



SITE MATERIALS:

- ASPHALT PAVING – REFER TO SOILS REPORT FOR PAVING SECTION
- CONCRETE PAVING
- 6" RECYCLED ASPHALT PAVING
- 12" RECYCLED ASPHALT PAVING

SITE NOTES:

1. ALL DIMENSIONS ARE TO BE FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
3. FOR PAVEMENT DEPTHS REFER TO GEOTECHNICAL REPORT.
4. OUTDOOR STORAGE CANNOT BE OVER 6-FEET IN HEIGHT.

SITE USE NOTES:

1. 5 SPACES ON NORTH SIDE OF BUILDING TO BE USED FOR INOPERABLE VEHICLE STORAGE FOR VEHICLES TO BE SOLD IN 'AS IS' CONDITION.
2. 2 SPACES ON NORTH SIDE OF BUILDING TO BE USED FOR TRACTOR TRAILER SHELL STORAGE AND DELIVERY OPERATIONS.

N

GRAPHIC SCALE
60 0 60 120
(IN FEET)
1 INCH = 60 FT

1 DP2 | DP2 SITE PLAN I

CITY COUNCIL CERTIFICATE:
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THIS _____ DAY OF _____, 20_____.

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CITY SIGNATURE

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04/27/2020	DEVELOPMENT PLAN, REV. 3

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Engineering : Planning : Surveying

Nurture Design
KELLY MOORE, PLA
8596 Lodgepole Ln
Lone Tree, CO 80124
Tel 970.779.0799

A NEW BUILDING FOR:
STADIUM AUTO PARTS
9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No. 19-911
Construction Project No.
Drawing Title: SITE PLAN I

Drawing No.
DP2
2 of 18

STADIUM AUTO PARTS
DEVELOPMENT PLAN

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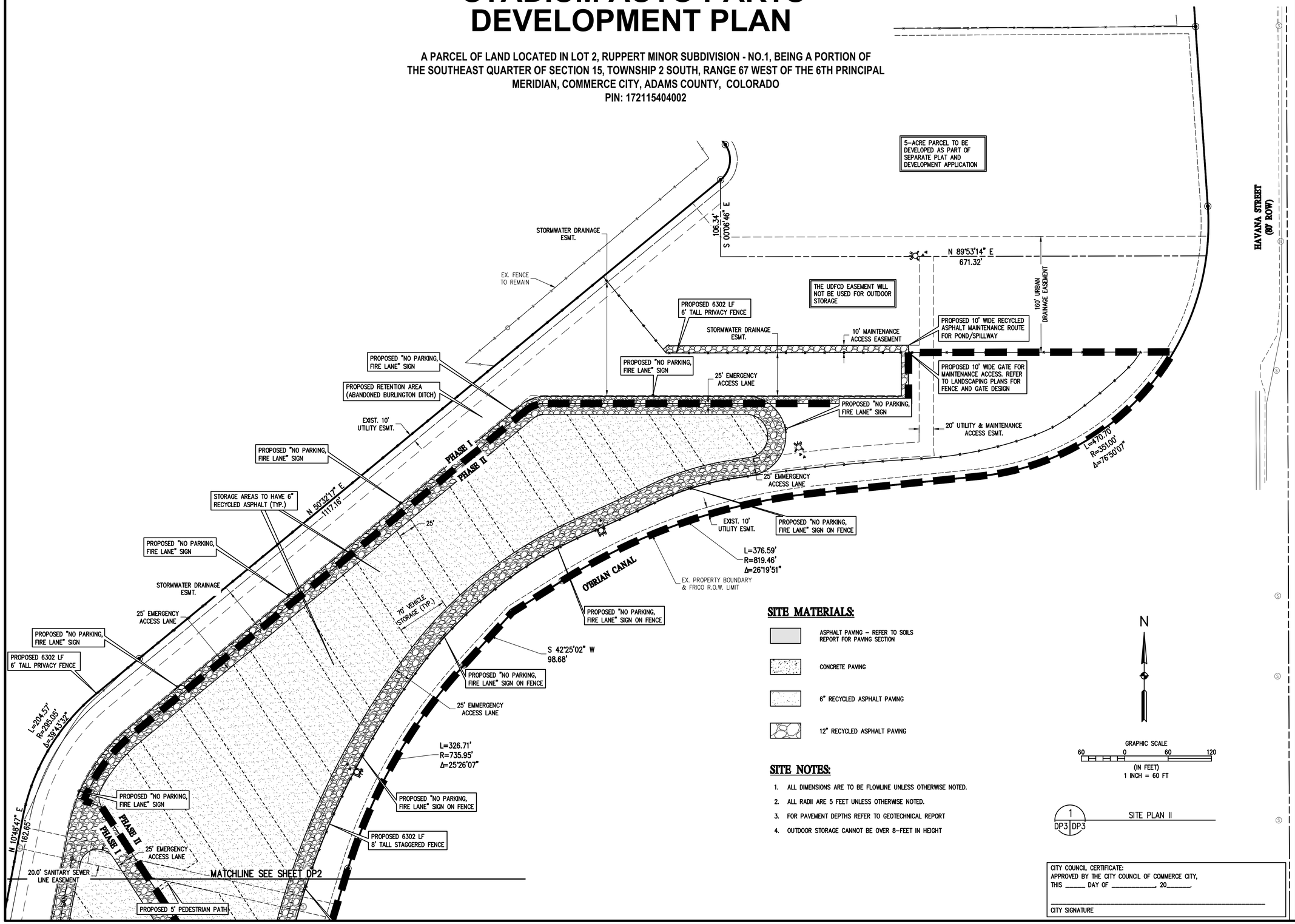

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- 6" RECYCLED ASPHALT PAVING
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SITE NOTES:

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3. FOR PAVEMENT DEPTHS REFER TO GEOTECHNICAL REPORT
4. OUTDOOR STORAGE CANNOT BE OVER 8-FEET IN HEIGHT

1 DP3 | DP3 SITE PLAN II

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A NEW BUILDING FOR:
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9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No. 19-911
Construction Project No.
Drawing Title: SITE PLAN II
Drawing No. DP3
3 of 18

STADIUM AUTO PARTS DEVELOPMENT PLAN

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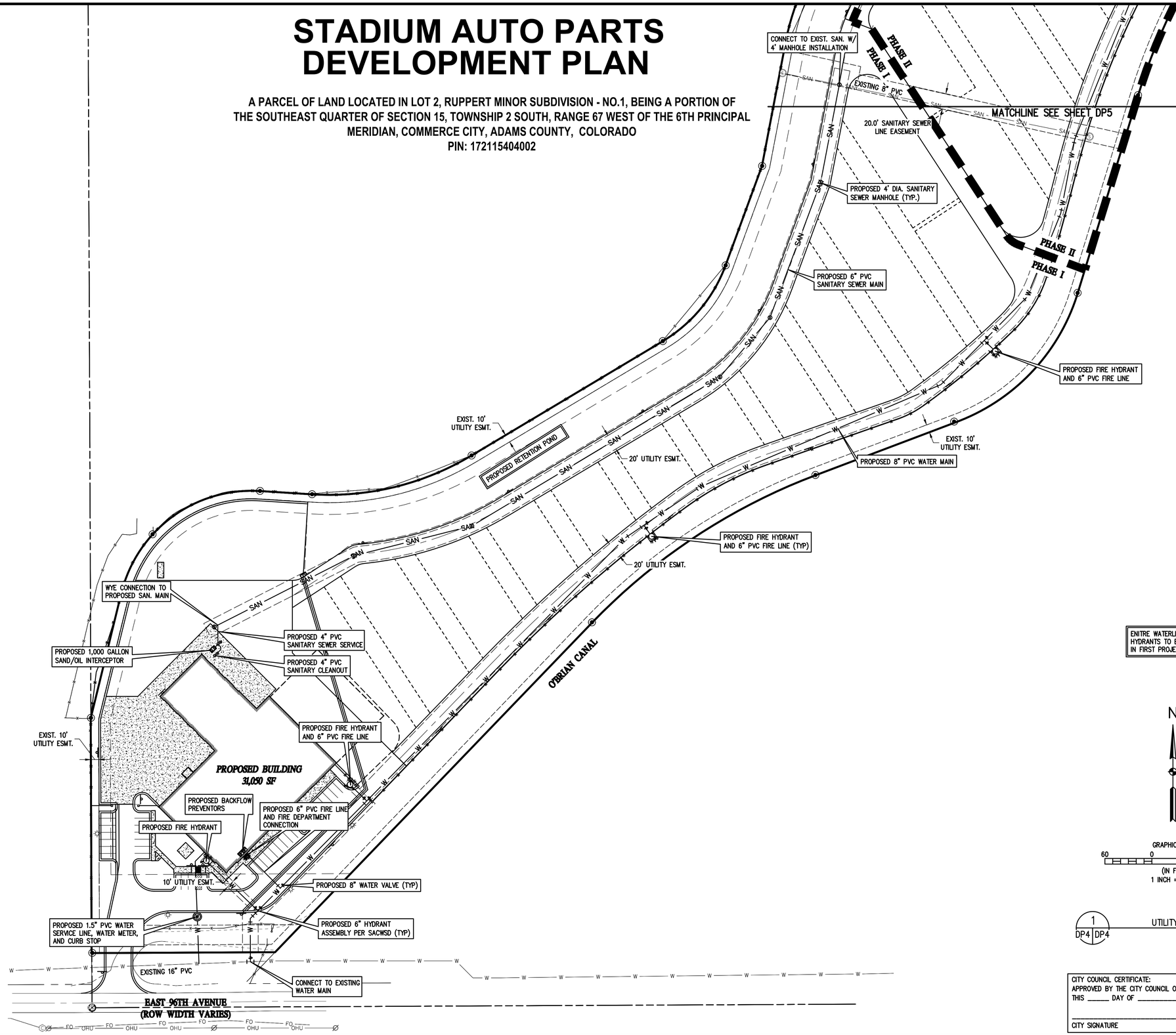

ENITRE WATERLINE AND HYDRANTS TO BE INSTALLED IN FIRST PROJECT PHASE

N

GRAPHIC SCALE
60 0 60 120
(IN FEET)
1 INCH = 60 FT

1 DP4 DP4 UTILITY PLAN I

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COMMERCE CITY, COLORADO

Design Project No. 19-911
Construction Project No.
Drawing Title
UTILITY PLAN I

Drawing No.
DP4
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STADIUM AUTO PARTS
DEVELOPMENT PLAN

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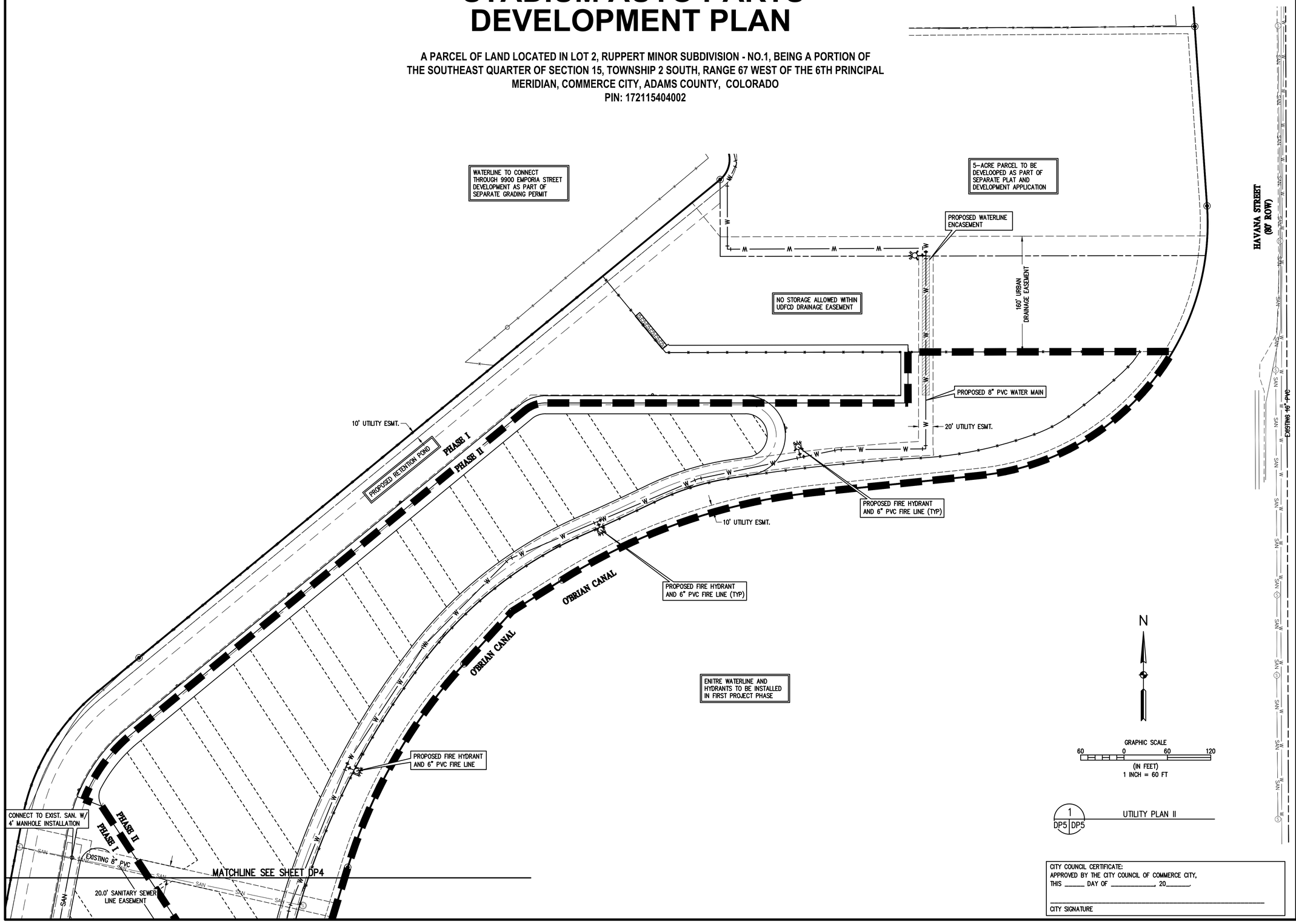

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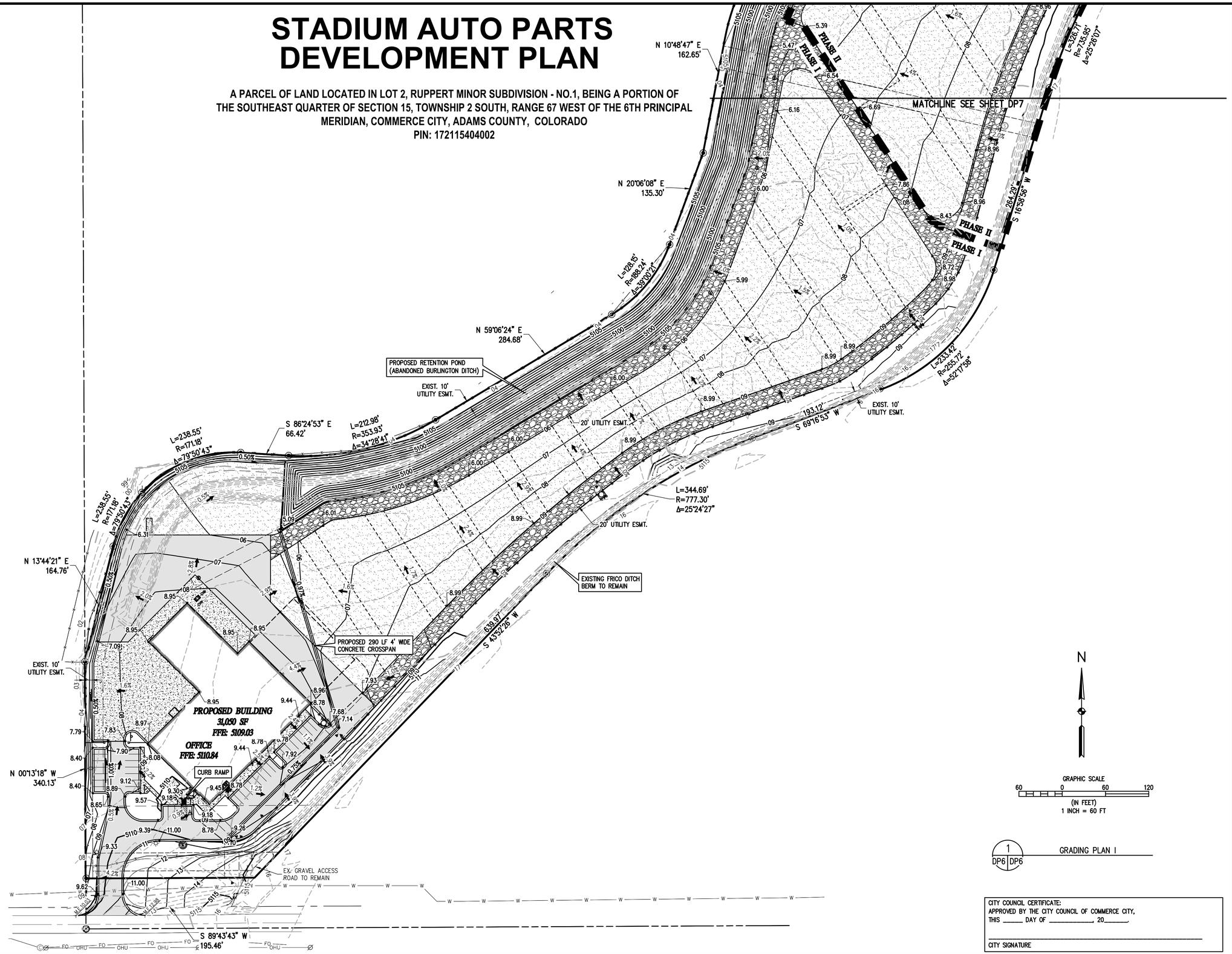
9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No.
19-911
Construction Project No.
Drawing Title
UTILITY PLAN II
Drawing No.
DP5
5 of 18

STADIUM AUTO PARTS
DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN LOT 2, RUPPERT MINOR SUBDIVISION - NO.1, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO
PIN: 172115404002



1 DP6 | DP6 GRADING PLAN I

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THIS _____ DAY OF _____, 20_____.

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CITY SIGNATURE

DATE	REVISION/SUBMISSION
07/22/2019	DEVELOPMENT PLAN
11/18/2019	DEVELOPMENT PLAN, REV.
03/12/2020	DEVELOPMENT PLAN, REV. 2
04/27/2020	DEVELOPMENT PLAN, REV. 3

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Tel 970.779.0799

A NEW BUILDING FOR:
STADIUM AUTO PARTS
9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No.
19-911

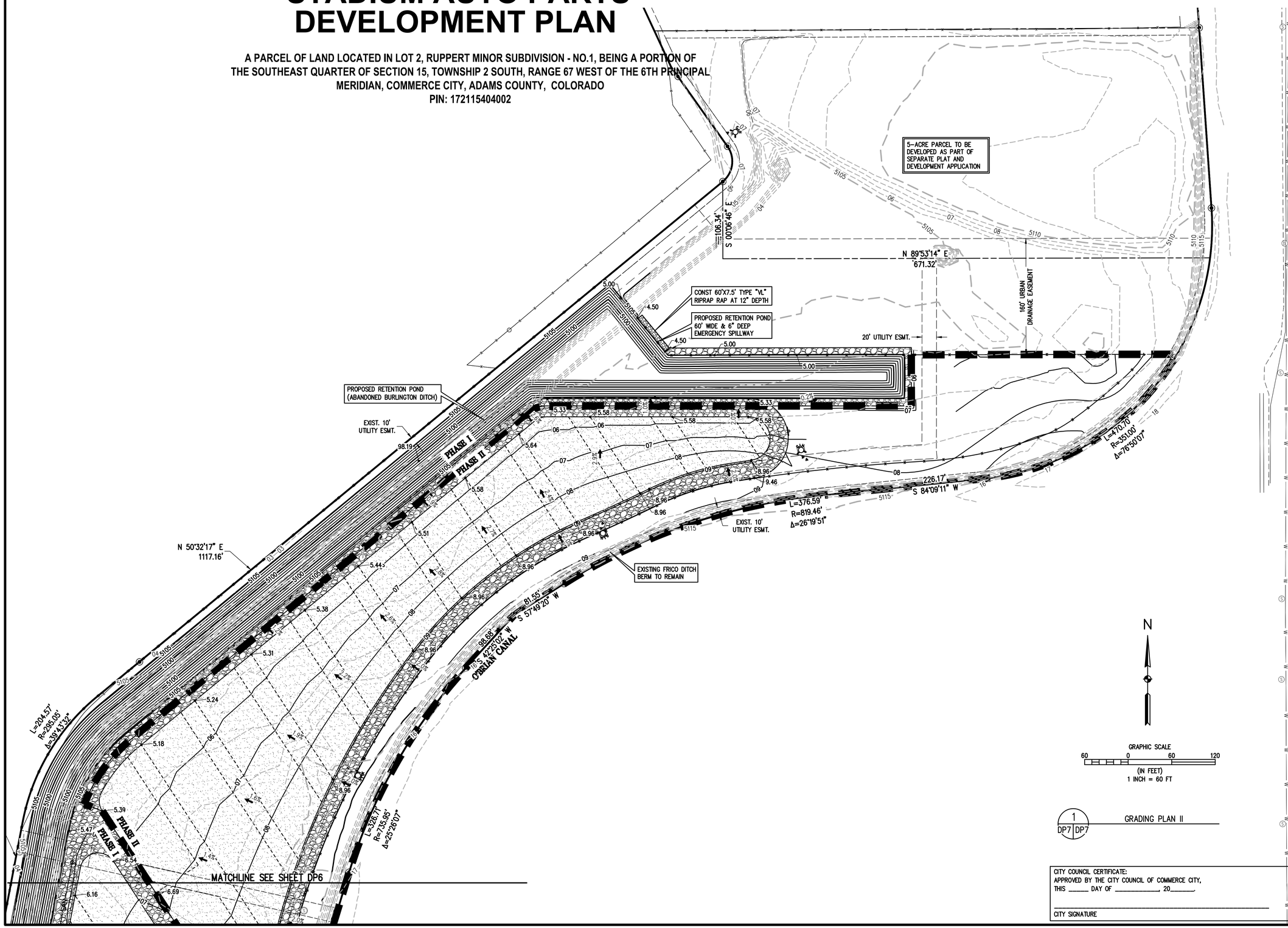
Construction Project No.

Drawing Title
GRADING PLAN I

Drawing No.
DP6
6 of 18

STADIUM AUTO PARTS
DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN LOT 2, RUPPERT MINOR SUBDIVISION - NO.1, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO
PIN: 172115404002



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DATE	REVISION/SUBMISSION
07/22/2019	DEVELOPMENT PLAN
11/18/2019	DEVELOPMENT PLAN, REV.
03/12/2020	DEVELOPMENT PLAN, REV. 2
04/27/2020	DEVELOPMENT PLAN, REV. 3

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A NEW BUILDING FOR:
STADIUM AUTO PARTS
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COMMERCE CITY, COLORADO

Design Project No.
19-911
Construction Project No.

Drawing Title
GRADING PLAN II

Drawing No.
DP7
7 of 18

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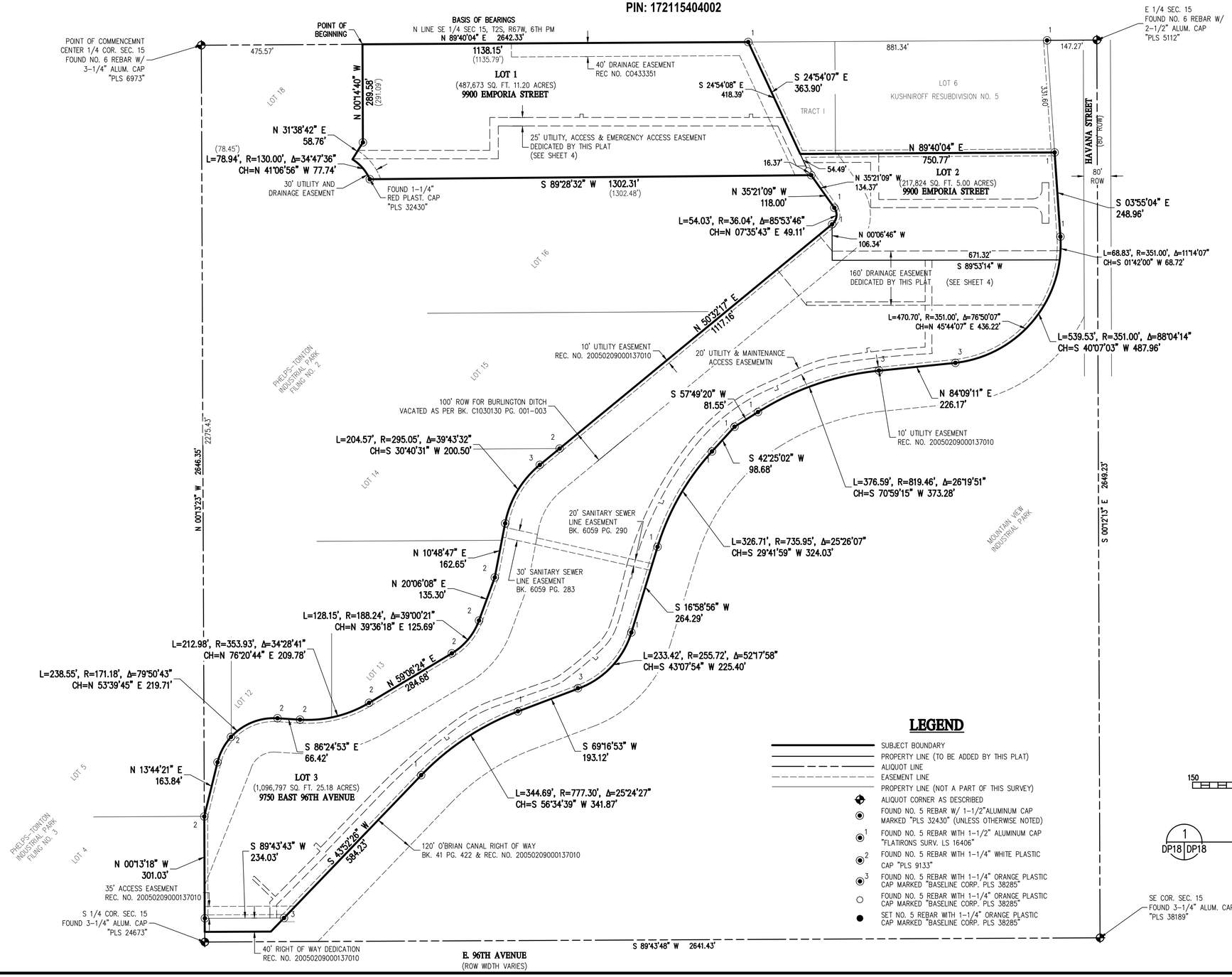
STADIUM AUTO PARTS DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN LOT 2, RUPPERT MINOR SUBDIVISION - NO.1, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO

PIN: 172115404002



LEGEND

- SUBJECT BOUNDARY
- PROPERTY LINE (TO BE ADDED BY THIS PLAT)
- ALIQUOT LINE
- EASEMENT LINE
- PROPERTY LINE (NOT A PART OF THIS SURVEY)
- ALIQUOT CORNER AS DESCRIBED
- FOUND NO. 5 REBAR W/ 1-1/2"ALUMINUM CAP MARKED "PLS 32430" (UNLESS OTHERWISE NOTED)
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP "FLATIRONS SURV. LS 16406"
- FOUND NO. 5 REBAR WITH 1-1/4" WHITE PLASTIC CAP "PLS 9133"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"

DATE	REVISION/SUBMISSION
07/22/2019	DEVELOPMENT PLAN
11/18/2019	DEVELOPMENT PLAN, REV.
03/12/2020	DEVELOPMENT PLAN, REV. 2
04/27/2020	DEVELOPMENT PLAN, REV. 3

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A NEW BUILDING FOR:
STADIUM AUTO PARTS
9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No.
19-911

Construction Project No.

Drawing Title
ADDRESS PLAT

Drawing No.
DP18
18of 18

STADIUM AUTO PARTS DEVELOPMENT PLAN

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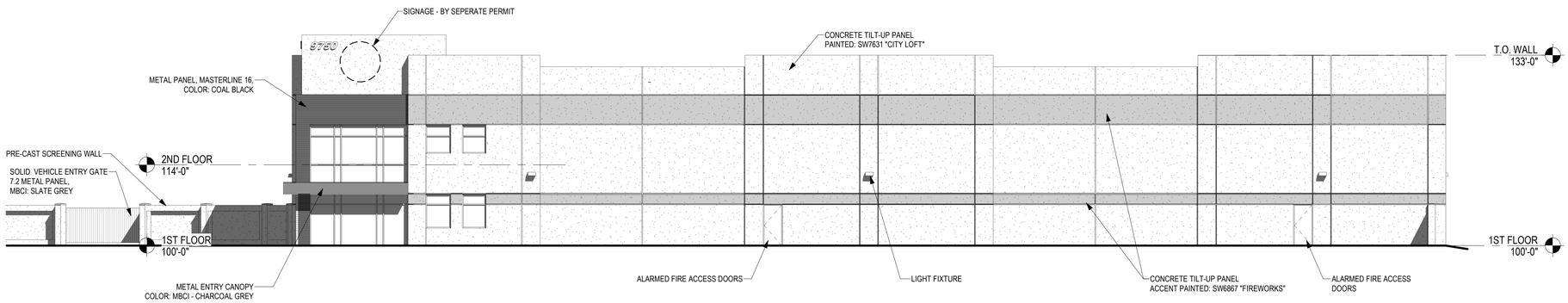
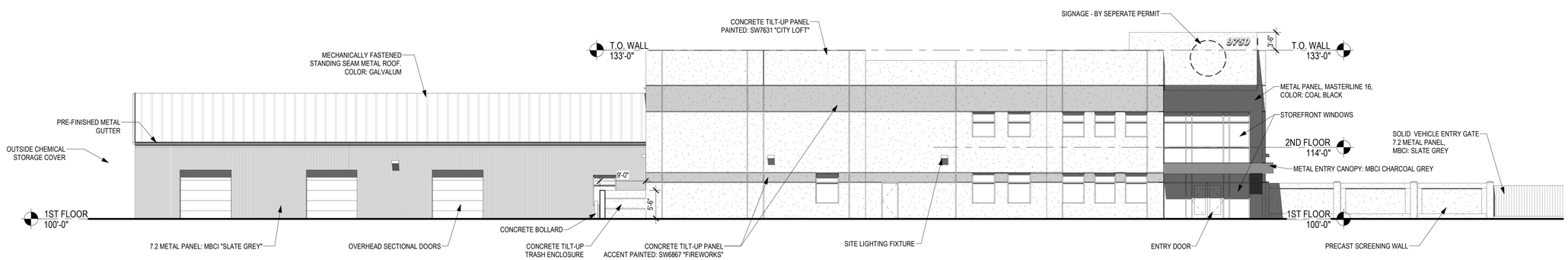
A PARCEL OF LAND LOCATED IN LOT 2, RUPPERT MINOR SUBDIVISION – NO. 1, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO

PIN: 172115404002



SOUTH ELEVATION



WEST ELEVATION

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07/22/2019	DEVELOPMENT PLAN
11/18/2019	DEVELOPMENT PLAN, REV.
03/12/2020	DEVELOPMENT PLAN, REV. 2
04/27/2020	DEVELOPMENT PLAN, REV. 3

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A NEW BUILDING FOR:
STADIUM AUTO PARTS
9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No.
19-911
Construction Project No.

Drawing Title
BUILDING ELEVATIONS

Drawing No.
DP8
8 of 18

STADIUM AUTO PARTS DEVELOPMENT PLAN

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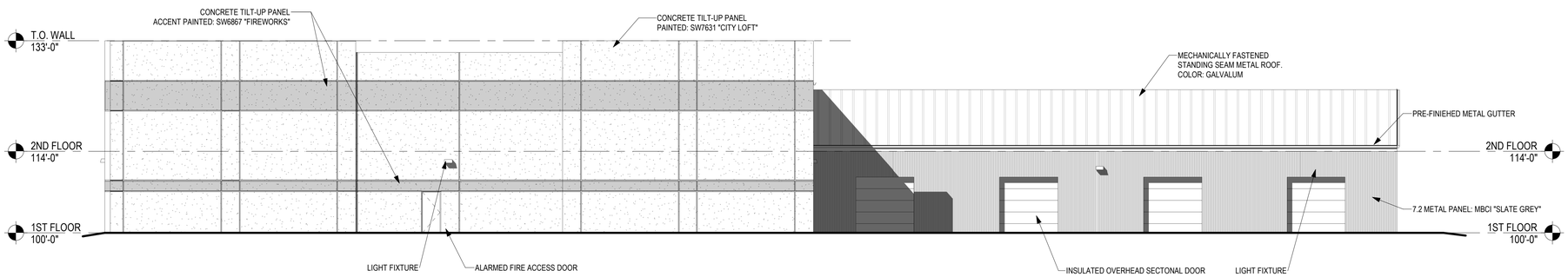
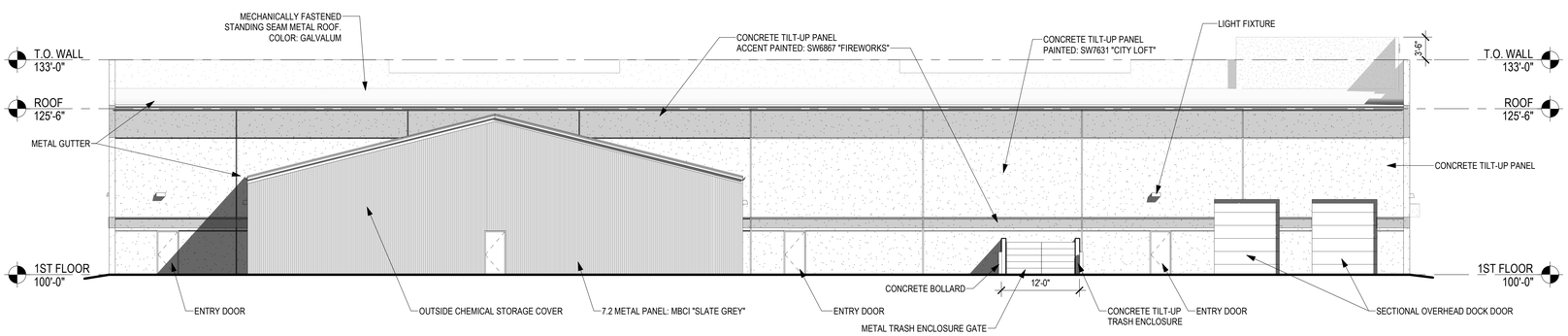
CITY SIGNATURE

A PARCEL OF LAND LOCATED IN LOT 2, RUPPERT MINOR SUBDIVISION – NO. 1, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO

PIN: 172115404002



EAST ELEVATION



NORTH ELEVATION

REVISION/SUBMISSION	DATE
DEVELOPMENT PLAN	07/22/2019
DEVELOPMENT PLAN, REV.	11/18/2019
DEVELOPMENT PLAN, REV. 2	03/12/2020
DEVELOPMENT PLAN, REV. 3	04/27/2020

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A NEW BUILDING FOR:
STADIUM AUTO PARTS
9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No.
19-911

Construction Project No.

Drawing Title
BUILDING ELEVATIONS

Drawing No.
DP9
9 of 18

STADIUM AUTO PARTS
DEVELOPMENT PLAN

CITY STAFF CERTIFICATE:
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DEPARTMENT OF COMMUNITY DEVELOPMENT

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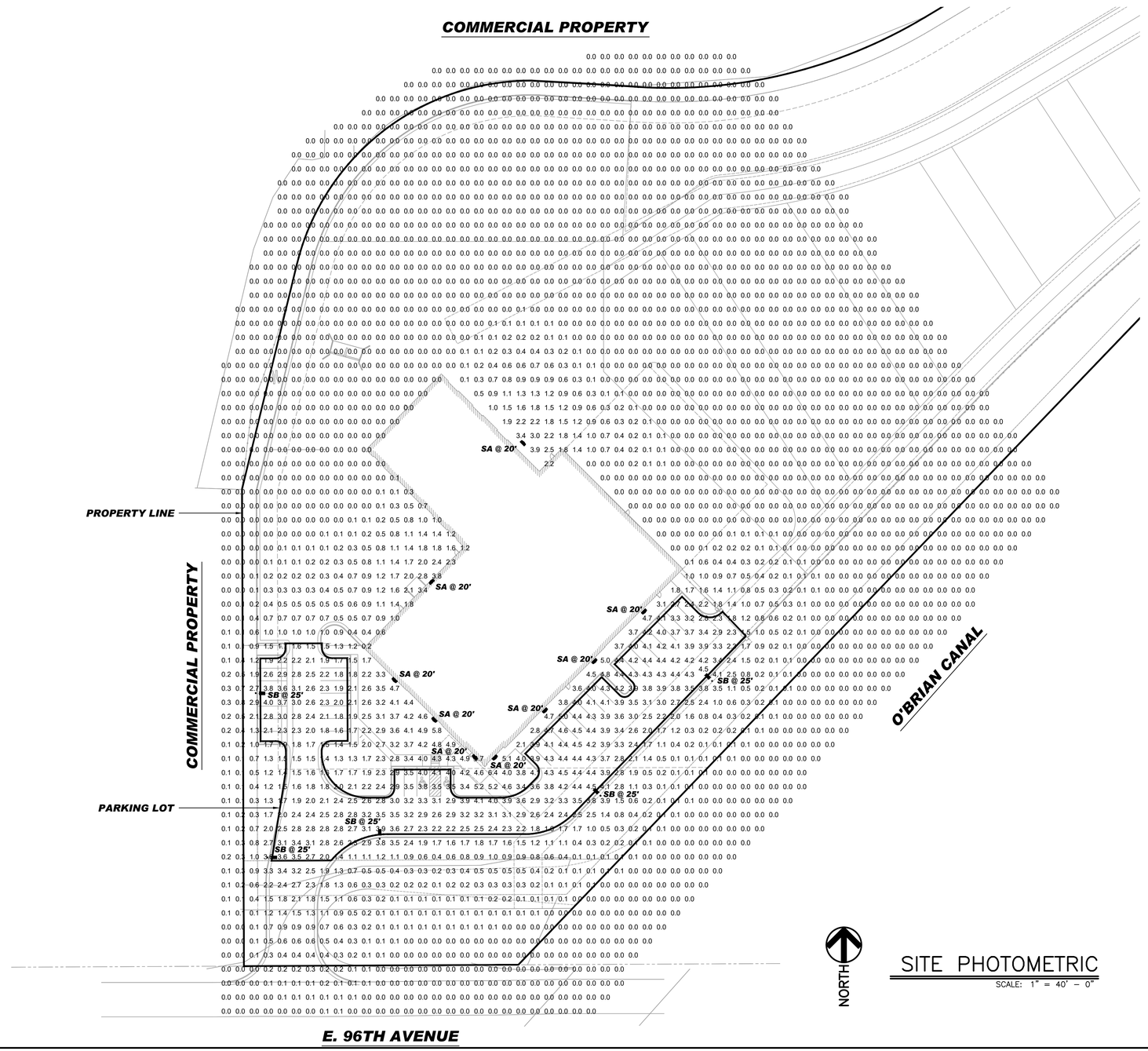

NORTH

SITE PHOTOMETRIC
SCALE: 1" = 40' – 0"

DATE	REVISION/SUBMISSION
07/22/2019	DEVELOPMENT PLAN
03/12/2020	DEVELOPMENT PLAN, REV. 2
04/27/2020	DEVELOPMENT PLAN, REV. 3

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A NEW BUILDING FOR:
STADIUM AUTO PARTS
9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No.
19-911
Construction Project No.

Drawing Title
SITE PHOTOMETRIC

Drawing No.
DP10
10 of 18

STADIUM AUTO PARTS DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN LOT 2, RUPPERT MINOR SUBDIVISION – NO. 1, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO

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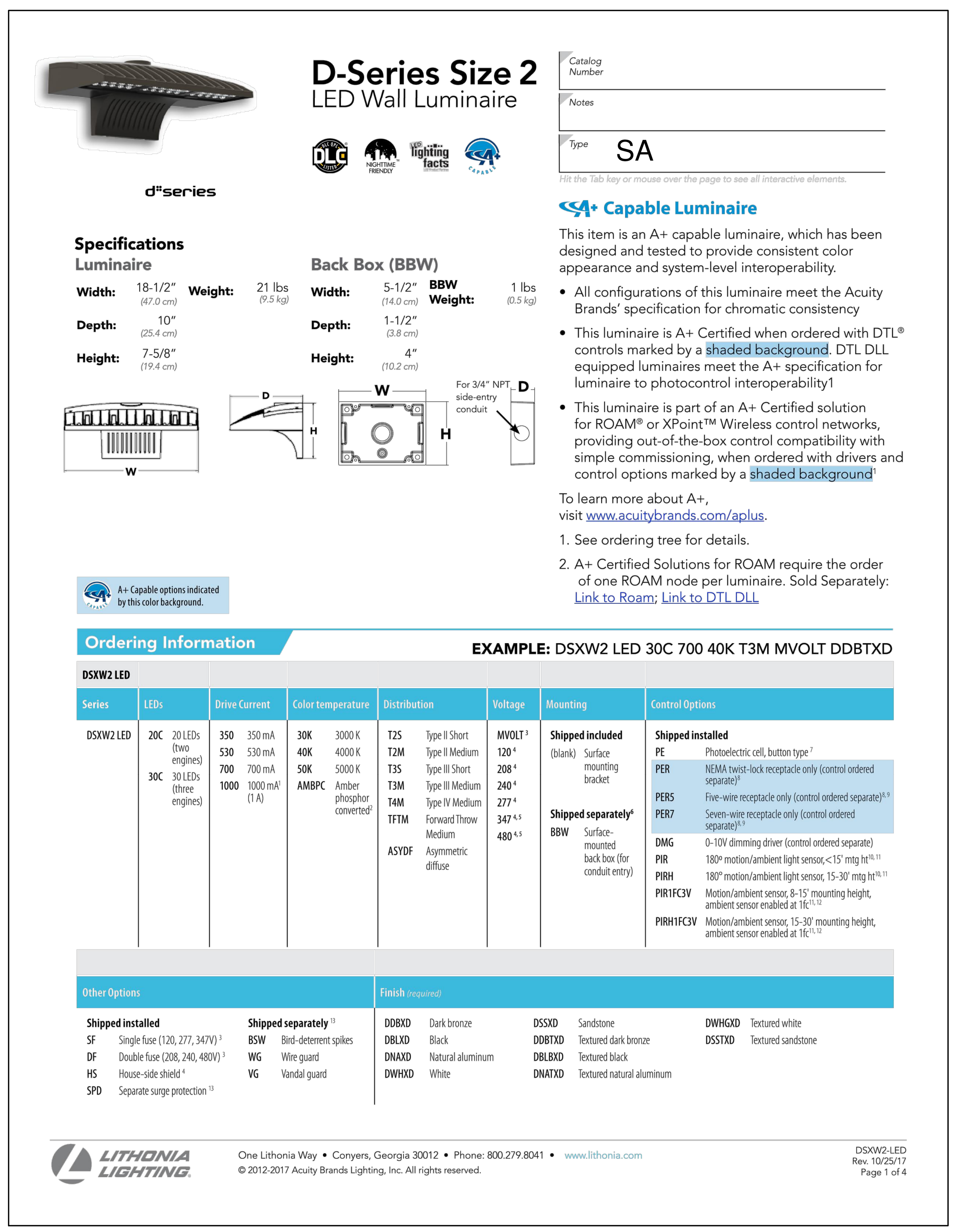
____
DEPARTMENT OF COMMUNITY DEVELOPMENT

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	3.0 fc	4.6 fc	1.4 fc	3.3:1	2.1:1
South Property	0.5 fc	6.4 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	9	Lithonia Lighting	DSXW2 LED 30C 1000 40K T4M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	11129	1	109
	SB	5	Lithonia Lighting	DSX2 LED P1 40K T4M MVOLT HS	DSX2 LED P1 40K T4M MVOLT with houseside shield	LED	14397	1	140



D-Series Size 2
LED Wall Luminaire

d"series

Catalog Number:
Notes:
Type: SA

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Specifications
Luminaire
Width: 18-1/2" (47.0 cm) Weight: 21 lbs (9.5 kg)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)

Back Box (BBW)
Width: 5-1/2" (14.0 cm) BBW Weight: 1 lbs (0.5 kg)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)

A+ Capable options indicated by this color background.

Ordering Information
EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA[1] (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5]	Shipped included (blank) Surface mounting bracket Shipped separately[6] BBW Surface-mounted back box (for conduit entry)	Shipped installed PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separate)[8] PER5 Five-wire receptacle only (control ordered separate)[8,9] PER7 Seven-wire receptacle only (control ordered separate)[8,9] DMG 0-10V dimming driver (control ordered separate) PIR 180° motion/ambient light sensor, <15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277, 347V)[3] DF Double fuse (208, 240, 480V)[3] HS House-side shield[4] SPD Separate surge protection[13] Shipped separately[13] BSW Bird-deterrent spikes WG Wire guard VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

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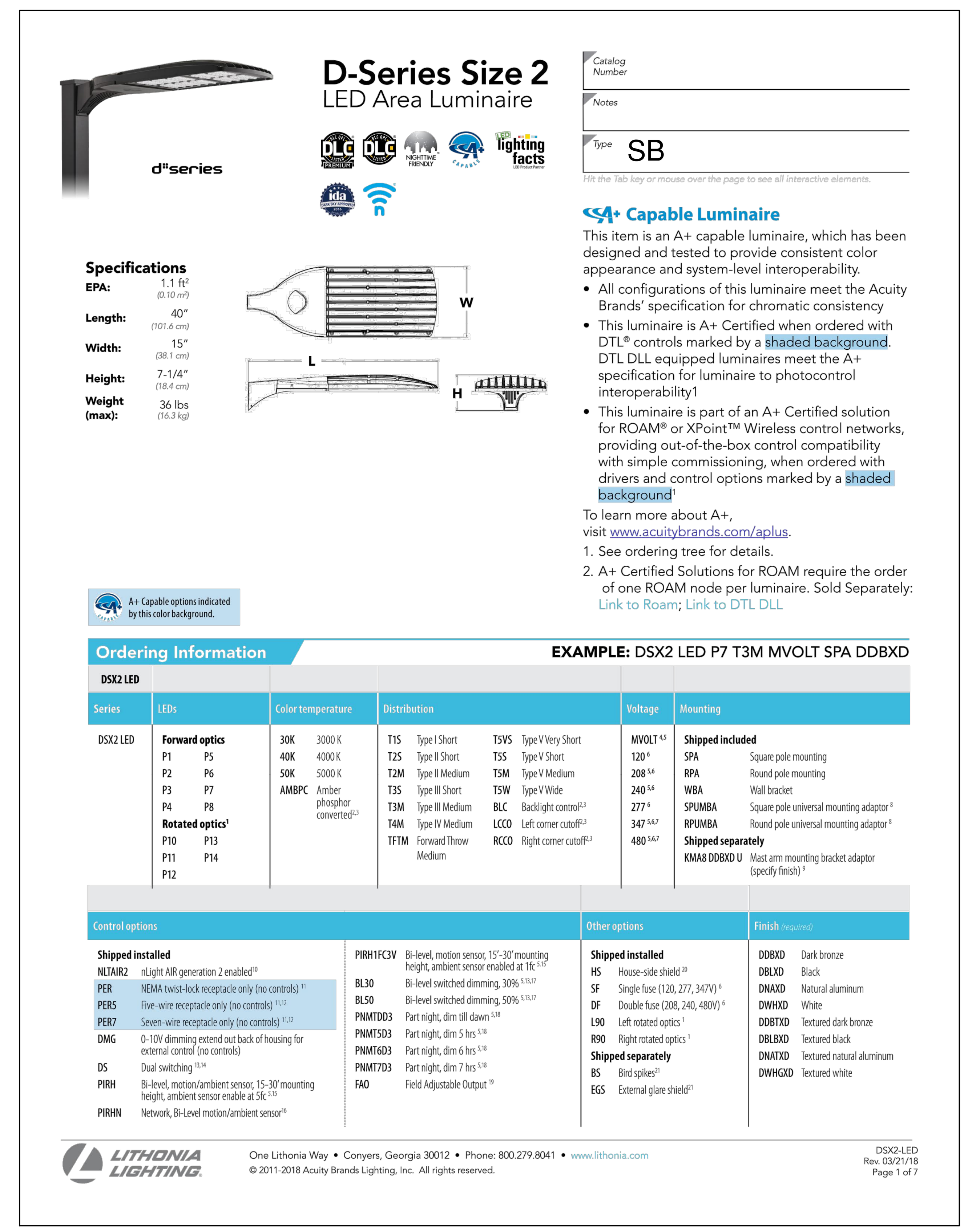
DSXW2-LED Rev. 10/25/17 Page 1 of 4



D-Series Size 2
LED Area Luminaire

d"series

Catalog Number:
Notes:
Type: SB

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Specifications
EPA: 1.1 ft² (0.10 m²)
Length: 40" (101.6 cm)
Width: 15" (38.1 cm)
Height: 7-1/4" (18.4 cm)
Weight (max): 36 lbs (16.3 kg)

A+ Capable options indicated by this color background.

Ordering Information
EXAMPLE: DSX2 LED P7 T3M MVOLT SPA DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 P8 Rotated optics[1] P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2,3]	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4,5] 120[6] 208[5,6] 240[5,6] 277[6] 347[5,6,7] 480[5,6,7]	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[10] PER NEMA twist-lock receptacle only (no controls)[11] PER5 Five-wire receptacle only (no controls)[11,12] PER7 Seven-wire receptacle only (no controls)[11,12] DMG 0-10V dimming extend out back of housing for external control (no controls) DS Dual switching[13,14] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc[5,15] PIRHN Network, Bi-Level motion/ambient sensor[16]	PIRH1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc[5,15] BL30 Bi-level switched dimming, 30%[5,13,17] BL50 Bi-level switched dimming, 50%[5,13,17] PNMTDD3 Part night, dim till dawn[5,18] PNMT5D3 Part night, dim 5 hrs[5,18] PNMT6D3 Part night, dim 6 hrs[5,18] PNMT7D3 Part night, dim 7 hrs[5,18] FAO Field Adjustable Output[19]	Shipped installed HS House-side shield[20] SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] L90 Left rotated optics[1] R90 Right rotated optics[1] Shipped separately BS Bird spikes[21] EGS External glare shield[21]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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DSX2-LED Rev. 03/21/18 Page 1 of 7

DATE	REVISION/SUBMISSION
07/22/2019	DEVELOPMENT PLAN
03/12/2020	DEVELOPMENT PLAN, REV. 2
04/27/2020	DEVELOPMENT PLAN, REV. 3

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A NEW BUILDING FOR:
STADIUM AUTO PARTS
9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No. 19-911
Construction Project No.

Drawing Title
LIGHTING DETAILS

Drawing No.
DP11
11 of 18

STADIUM AUTO PARTS DEVELOPMENT PLAN

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

_____
CITY SIGNATURE

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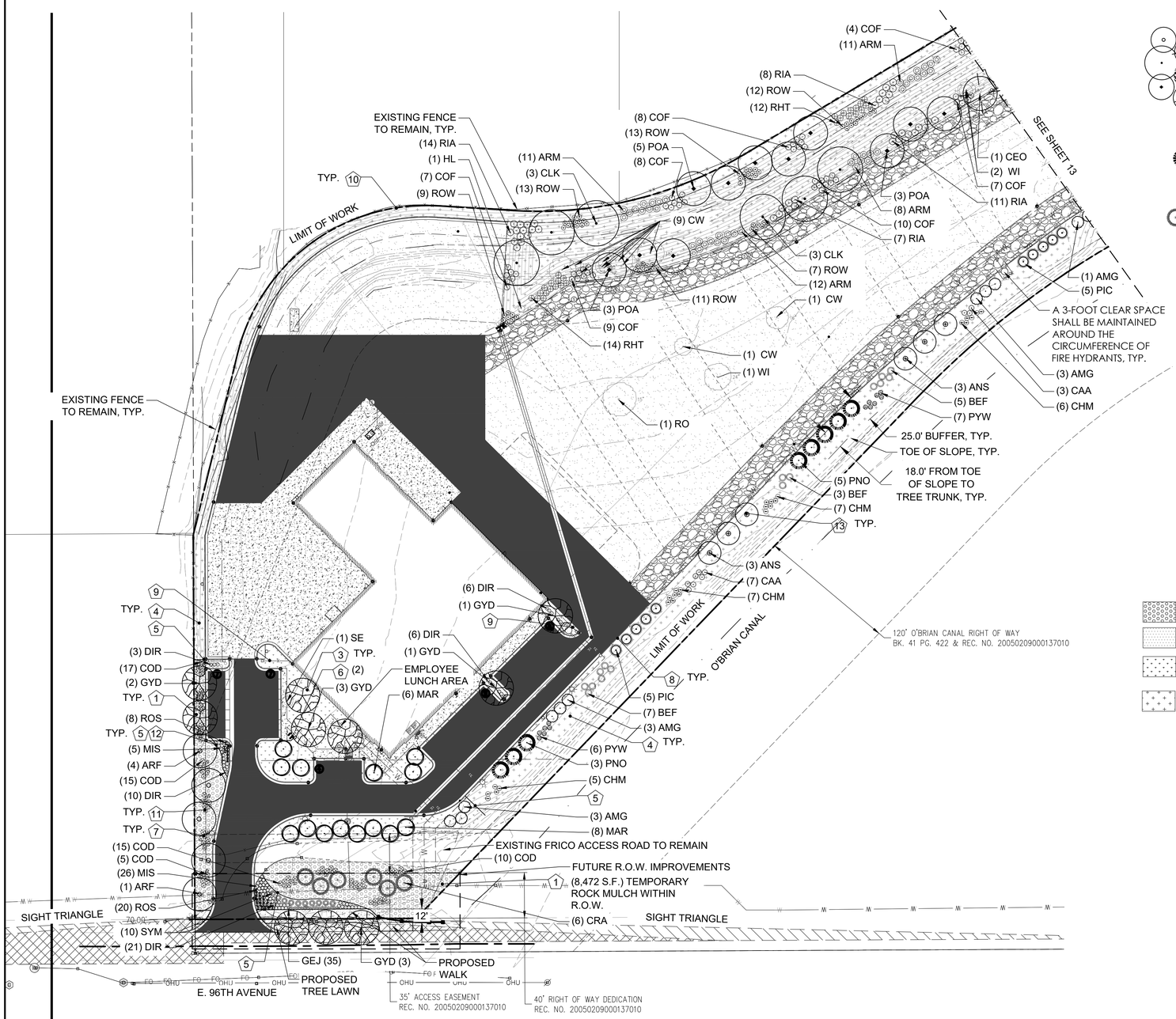
PIN: 172115404002



1 PLANTING AND MATERIALS PLAN
SCALE: 1"=50'-0"

N 0' 25' 50' 100'

PLANT LEGEND:

DECIDUOUS TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY	% OF EA. SPECIES
ANS	*Acer negundo* 'Sensation'	Sensation Boxelder	as shown	2" Cal	26	11%
ARF	*Acer rubrum* 'Frank Jr.'	Red Pointe Maple	as shown	2" Cal	5	2%
CEO	*Celtis occidentalis*	Western Hackberry	as shown	2" Cal	27	11%
CLK	*Cladrastis kentukea*	American Yellowwood	as shown	2" Cal	27	11%
GYD	*Gymnocladus dioicus* 'Espresso'	Espresso 'Kentucky Coffeetree	as shown	2" Cal	10	4%
POA	*Populus x acuminata*	Lanceleaf Cottonwood	as shown	2" Cal	28	11%
TCG	*Tilia cordata* 'Glenleven'	Glenleven Linden	as shown	2" Cal	20	8%

EVERGREEN TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY	
PIC	*Picea pungens* 'Bakeri'	Bakeri Spruce	as shown	6'	30	12%
PNO	*Pinus nigra* 'Oregon Green'	Oregon Green Austrian Pine	as shown	6'	31	13%

ORNAMENTAL TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY	
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CRA	*Crataegus ambigua*	Russian Hawthorn	as shown	1.5" Cal	6	2%
MAR	*Malus* 'Royal Raindrops'	Royal Raindrops Crabapple	as shown	1.5" Cal	14	6%
				TOTAL TREES		246

SHRUBS

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
ARM	*Aronia melanocarpa*	Black Chokeberrry	as shown	5 Gal.	169
BEF	*Berberis fendleri*	Fendler's Barberry	as shown	5 Gal.	41
CAA	*Caragana arborescens*	Siberian Peashrub	as shown	5 Gal.	37
CHM	*Chamaebatiara millefolium*	Fernbush	as shown	5 Gal.	64
COD	*Cotoneaster divaricatus*	Shrub Cotoneaster	as shown	5 Gal.	62
COF	*Cornus sericea flaviramea*	Yellow Twig Dogwood	as shown	5 Gal.	228
DIR	*Dierveilla rivularis*	Kodiak Orange Honeysuckle	as shown	5 Gal.	46
PYW	*Pyracantha* 'Wyatti'	Wyatti Pyracantha	as shown	5 Gal.	37
RHT	*Rhus trilobata*	Three Leaf Sumac	as shown	5 Gal.	194
RIA	*Ribes aureum*	Yellow Flowering Current	as shown	5 Gal.	172
ROS	*Rosa* Flower Carpet	Scarlet Flower Carpet	as shown	5 Gal.	28
ROW	*Rosa woodsii*	Wood's Rose	as shown	5 Gal.	255
SYM	*Syringa pubescens subsp. patula* 'Miss Kim'	Miss Kim Lilac	as shown	5 Gal.	10

ORNAMENTAL GRASSES & PERENNIALS

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
MIS	*Miscanthus sinensis* 'Morning Light'	Morning Light Miscanthus	as shown	1 Gal.	31
GEJ	*Geranium x* 'Johnson's Blue'	Johnson's Blue Geranium	as shown	1 Gal.	35

EXISTING TREES TO BE REMOVED (CALIPER NOTED NEXT TO EACH TREE):
SE - SIBERIAN ELM
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LANDSCAPE MATERIALS LEGEND:

1. 2-4" GLACIER WHITE ROCK MULCH - 4,895 S.F. (EXCLUDES R.O.W.)
2. 3" DEPTH WOOD MULCH - 816 S.F. (EXCLUDES R.O.W.)
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6. BIKE RACKS, RE: 1, SHEET 16
7. BOULDER, RE: 1, SHEET 17
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DATE	REVISION/SUBMISSION
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03/12/2020	DEVELOPMENT PLAN, REV. 2
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A NEW BUILDING FOR:
STADIUM AUTO PARTS
9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No. 19-911
Construction Project No.
Drawing Title
SHEET TITLE
PLANTING & MATERIALS PLAN
Drawing No.
DP12
12 of 18

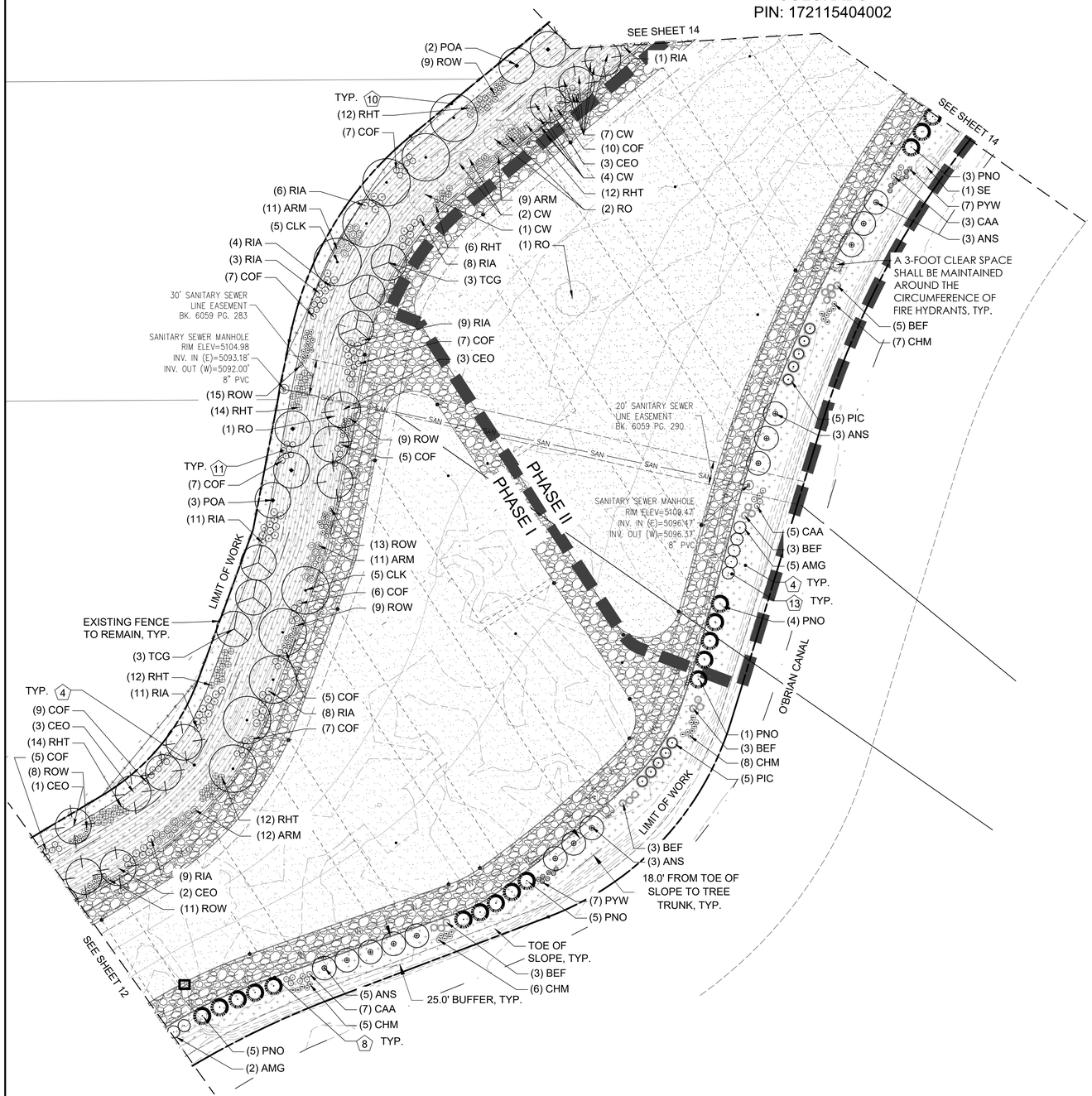
STADIUM AUTO PARTS DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN LOT 2, RUPPERT MINOR SUBDIVISION – NO. 1, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO

PIN: 172115404002

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

_____
CITY SIGNATURE



1 PLANTING AND MATERIALS PLAN
SCALE: 1"=50'-0"

PLANT LEGEND:

DECIDUOUS TREES

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CEO	*Celtis occidentalis*	Western Hackberry	as shown	2" Cal	27	11%
CLK	*Cladrastis kentukea*	American Yellowwood	as shown	2" Cal	27	11%
GYD	*Gymnocladus dioicus* 'Espresso'	Espresso 'Kentucky Coffeetree	as shown	2" Cal	10	4%
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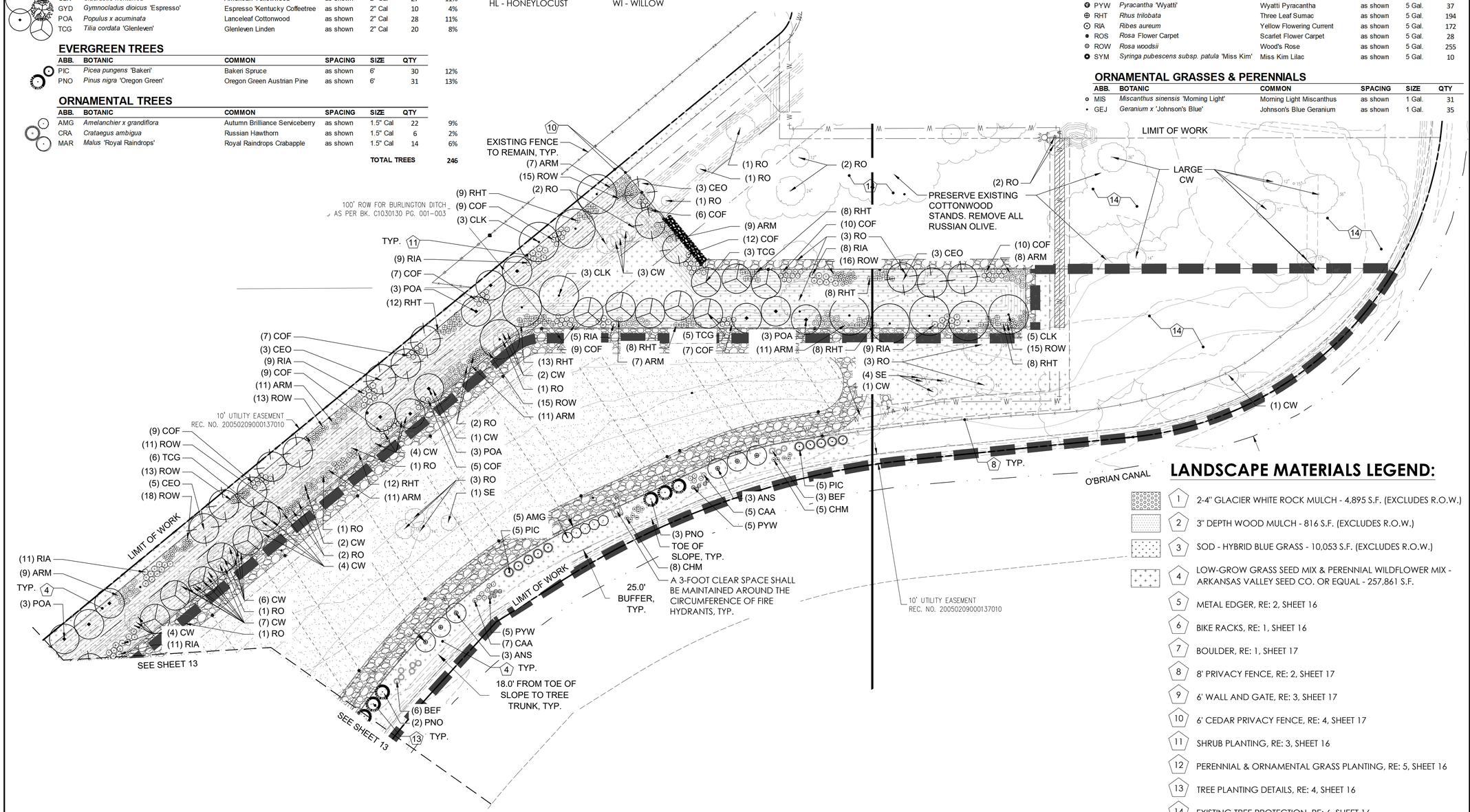

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A NEW BUILDING FOR:
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Design Project No.
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Drawing Title
SHEET TITLE
PLANTING & MATERIALS PLAN

Drawing No.
DP14

STADIUM AUTO PARTS DEVELOPMENT PLAN

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PIN: 172115404002

COMMERCE CITY LANDSCAPE PLAN NOTES:

A. 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 ¼ 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.

B. 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.

C. WEED BARRIER
POROUS FABRIC TO BE USED UNDER ROCK MULCH ONLY AND NOT UNDER WOOD MULCH. PLASTIC WEED BARRIERS ARE PROHIBITED.

D. EDGING
PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL. HOWEVER, METAL EDGING MAY BE USED PROVIDED IT HAS A ROLLOVER TOP OR PROTECTIVE CAP.

E. IMPLEMENTATION AND COORDINATION OF THE LANDSCAPE PLAN
THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH OR PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THE LANDSCAPE PLAN.

F. IRRIGATION
ALL LANDSCAPE AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT (SACWSD). APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FROM THE SACWSD.

G. MAINTENANCE
THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN, INCLUDING THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN (A TREE MUST REPLACE A TREE OR A SHRUB MUST REPLACE A SHRUB). ANY REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN NO CASE SHALL REPLACEMENT EXCEED 1 YEAR.
THIS APPROVED LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DIVISION. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

H. VEHICLE PARKING NOTE
NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.

I. SIGHT-LINE CONSIDERATIONS
ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT-DISTANCE-TRIANGLE MAY CONTAIN PLANT MATERIAL THAT, AT THE TIME OF PLANTING OR AT MATURITY, EXCEEDS 36 INCHES ABOVE THE GUTTER FLOW LINE EXCEPT TREES, WHICH MUST BE 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.

J. NATIVE GRASS NOTE
ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE SEEDED WITH NATIVE GRASSES.

GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER'S REP. IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

TREE PROTECTION ZONE (TPZ) NOTES:

1. CONTRACTOR SHALL VERIFY FINAL BOUNDARIES OF TPZ WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION/DEMOLITION ACTIVITIES. EXCESSIVE BRANCH PRUNING ON EXISTING TREES FOR CONSTRUCTION CLEARANCE WILL NOT BE PERMITTED. PRUNING FOR BUILDING CLEARANCE SHALL BE MINIMIZED. DUE TO SCOPE OF CONSTRUCTION AND SIZE OF EX. ROW TREES, USE CHAIN LINK FENCING TO ESTABLISH TPZ.
2. THE TREE LAWN WITHIN THE BOUNDARY OF THE TREE DRIPLINE SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINE WHERE CONCRETE & HARDSCAPE ARE REMOVED.

LANDSCAPE REQUIREMENTS:

Landscape Upgrade Non-Residential	Requirement (excludes R.O.W. and Buffer)	Total Quantity (SF)	100% of standard (Required Min. or Max. Qty.)	Existing Qty.	Proposed Qty.	Total Proposed & Existing	% of Landscape Area
	Landscape area	215,096					
	Landscape area covered in sod (50% max.)	107,548	107,548	0	10,053	**10,053**	5%
	Landsacpe area covered in live plant material (75% min.)	161,322	161,322	0	172,077	**172,077**	80%
		Total Quantity					
	Trees: 1/1,200 sf of landscape area	179	179	54	125	**179**	
	Shrubs: 1/300 sf of landscape area	717	717	0	1,159	**1,159**	

R.O.W. Landscape	Requirement per linear foot	Total Quantity (LF)	Required Qty.	Existing Qty.	Proposed Qty.	Total Proposed & Existing
	1 tree every 30 L.F	234	**8**	0	10	**10**
	5 shrubs every 30 L.F	234	**39**	0	71	**71**

Buffer Landscape	Requirement per linear foot	Total Quantity (LF)	Required Qty.	Existing Qty.	Proposed Qty.	Total Proposed & Existing
	3 trees every 100 L.F	2387	**72**	0	72	**72**
	5 shrubs every 100 L.F	2387	**119**	0	119	**119**
	50% upgrade for reduced FAR					
	1.5 trees every 100 L.F.	2387	**36**	0	36	**37**
	2.5 shrubs every 100 L.F.	2387	**60**	0	60	**60**

Detention Landscape	Requirement per linear foot	Total Quantity (LF)	Required Qty.	Existing Qty.	Proposed Qty.	Total Proposed & Existing
	1 tree every 50 L.F	5088	**102**	0	102	**102**
	10 shrubs every 50 L.F	5088	**1018**	0	1018	**1018**

Interior Parking Landscape	Requirement per stall	Total Islands	Required Qty.	Existing Qty.	Proposed Qty.	Total Proposed & Existing
	1 tree per island	2	**2**	0	2	**2**
	6 shrubs per island	2	**12**	0	12	**12**

Parking Lot Perimeter Landscape	Requirement per linear foot	Total Quantity (LF)	Required Qty.	Existing Qty.	Proposed Qty.	Total Proposed & Existing
	1 tree every 30 L.F	109	**4**	0	5	**5**
	5 shrubs every 30 L.F	109	**18**	0	20	**20**

Mulch Types	Requirement - 2 types min. (excludes R.O.W)	Total Quantity (SF)
	2-4" Glacier White Cobble Mulch	4,895
	3" Depth Wood Mulch	816

SOIL CONDITIONER:

COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:

1.1. ORGANIC MATTER: 25% MINIMUM.
1.2. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
1.3. PH: 8.5 MAXIMUM.
1.4. CBERON TO NITROGEN RATIO OF 10:1 TO 20:1.
1.5. PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN ½" DIAMETER

1. APPLICATION RATE SHALL BE 4 CUBIC YARDS PER 1000 SQUARE FEET. ACCEPTABLE PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.
2. FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
   2.1. SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
   2.2. PLANTED AREAS: ALLOW 3 INCHES FOR MULCH.
3. SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES; INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS, BRICK.
   3.1. DEEP SOIL ANALYSIS TO 24" DEPTH REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS.
   3.2. ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, SOIL SALINITY, ORGANIC MATTER (OM) PERCENTAGE, AND PLANT AVAILABLE NUTRIENTS.
   3.3. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.

TREE PIT BACKFILL MATERIAL:

1. THE PLANT PIT BACKFILL MATERIAL SHALL CONSIST OF THE FOLLOWING, THOROUGHLY MIXED:
   1.1. SOIL ORIGINALLY EXCAVATED FROM THE PIT (TWO THIRDS PROPORTION OF TOTAL MIX)

COMPOST MATERIAL AS SPECIFIED (ONE THIRD PROPORTION OF TOTAL MIX)

SOIL PREPARATION IN TURF GRASS AREAS AND PLANTING BEDS:

APPLY AMENDMENTS AT THE FOLLOWING RATES:

1.1. SOIL CONDITIONER: 4 CUBIC YARDS PER 1000 SQUARE FEET
1.2. DIAMMONIUM PHOSPHATE: 2 LBS. OF NITROGEN PER 1000 SQUARE FEET UNLESS OTHERWISE INDICATED BY THE SOILS TEST.

2. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM BY PLOWING, HARROWING, OR DISKING UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

DATE	REVISION/SUBMISSION
07/22/2019	DEVELOPMENT PLAN
11/18/2019	DEVELOPMENT PLAN, REV.
03/12/2020	DEVELOPMENT PLAN, REV. 2
04/27/2020	DEVELOPMENT PLAN, REV. 3

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A NEW BUILDING FOR:
STADIUM AUTO PARTS
9750 E. 96TH AVE.
COMMERCE CITY, COLORADO

Design Project No.
19-911
Construction Project No.
Drawing Title
SHEET TITLE
LANDSCAPE NOTES
Drawing No.
DP15
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