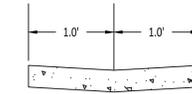
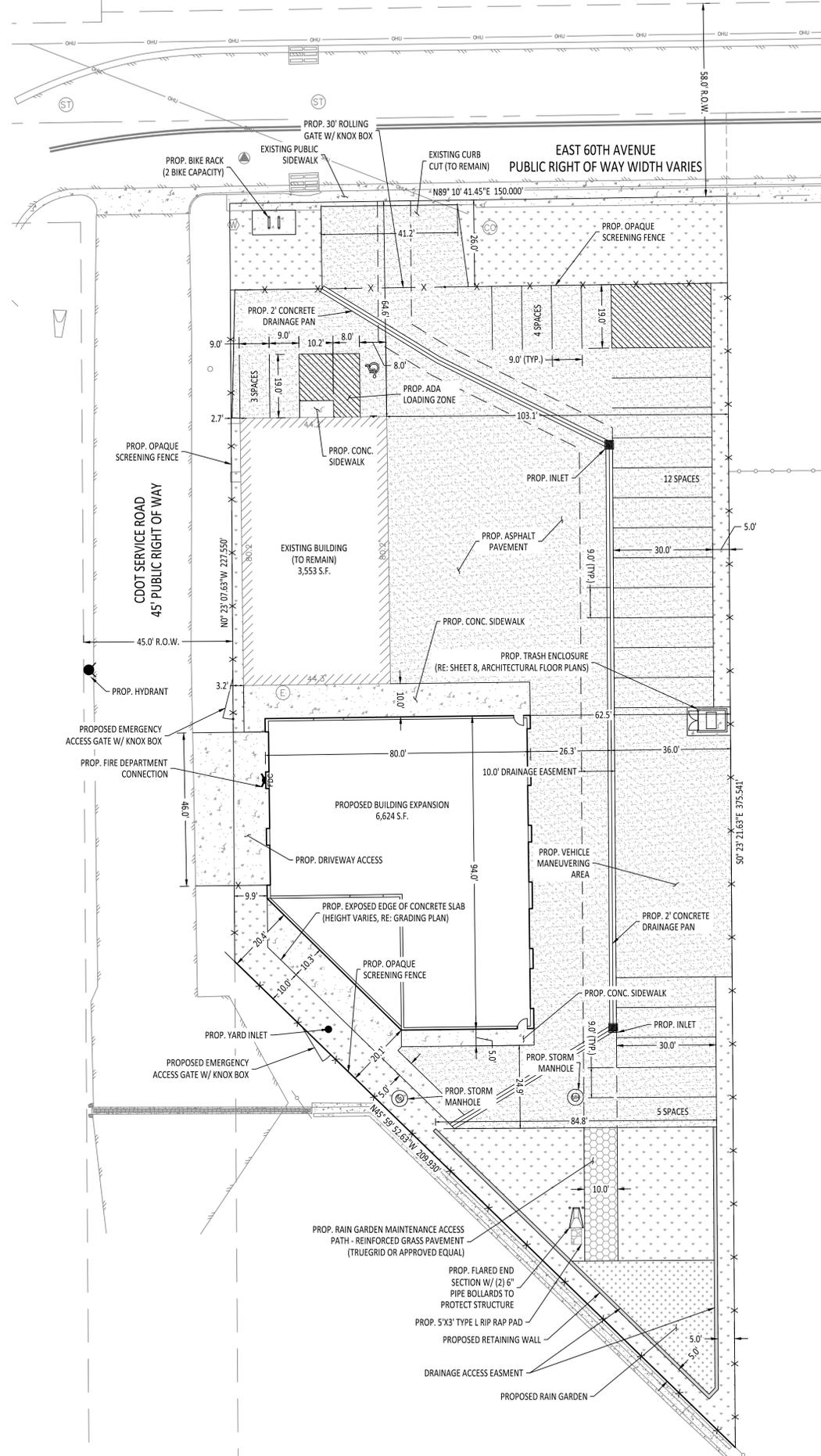


4400 EAST 60TH AVENUE - DEVELOPMENT PLANS - SITE ADDITION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.; CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO; ADDRESS: 4400 EAST 60TH AVENUE, COMMERCE CITY, CO, 80022

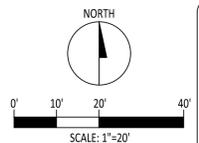


PROJECT STATISTICS TABLE	
SITE AREA	ACRES/SQUARE FEET
GROSS SITE AREA	1.04/45,233
NET SITE AREA	1.04/45,233
NET LANDSCAPE AREA	0.22/9,409
BUILDING SQUARE FOOTAGE	SQUARE FEET
EXISTING OFFICE/SERVICE BAYS	3,553
PROPOSED BUILDING EXPANSION	6,224
LOT COVERAGE	PROVIDED
STRUCTURE LOT COVERAGE	22%
BAYS	
TOTAL VEHICLE BAYS	8
PARKING	
REQUIRED PARKING SPACES (3 SPACES/BAY)	3 SPACES * 8 BAYS = 24 SPACES
PROVIDED PARKING SPACES	24 (INCLUDING 1 ADA VAN SPACE)
BUILDING USE	
TYPE OF BUILDING	MAJOR VEHICLE/EQUIPMENT REPAIR
TYPE OF OCCUPANCY	B, S1
ESTIMATED NUMBER OF EMPLOYEES	9
ZONING	
CURRENT ZONING	I-3
REQUESTED ZONING	I-3



2' WIDE CONCRETE PAN
N.T.S.

- 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 FROM WHICH IT ORIGINATES.
- TRASH ENCLOSURE NOTE:**
TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 6-FEET AND OF THE SAME OR COMPLIMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.
- SCREENING NOTE:**
ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.
- SIGNAGE NOTE:**
APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BE 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.
- FENCING NOTE:**
APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO CITY STANDARDS.
- DOWNSPOUT NOTE:**
NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
- AMERICANS WITH DISABILITIES NOTE:**
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.
- CONSTRUCTION NOTE:**
THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- UNDERGROUND UTILITY NOTE:**
ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.
- FIRE LANES:**
CURBS OUTSIDE OF PARKING SPACES ARE TO BE PAINTED RED TO INDICATE FIRE LANE.
- SITE NOTES:**
1. A SIDE SETBACK OF LESS THAN 25 FEET HAS BEEN APPROVED AS PART OF CASE A-1383-98.
2. THE MAXIMUM FRONT YARD SETBACK IS SATISFIED BY THE EXISTING BUILDING.



LEGEND:

(Solid line)	PROPERTY LINE
(Dashed line)	ROW DEDICATION
(Dotted line)	ADA ROUTE
(Stippled pattern)	CONCRETE
(Cross-hatched pattern)	ASPHALT
(Dotted pattern)	LANDSCAPE AREA
(Stippled pattern)	RAIN GARDEN FILTRATION AREA
(Dotted pattern)	RAIN GARDEN MAINTENANCE ACCESS PATH
(Solid line with dashes)	RETAINING WALL
(Line with 'x' marks)	FENCE
(Circle with dot)	DOWNSPOUT

4400 EAST 60TH AVENUE
 DEVELOPMENT PLANS - SITE ADDITION
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

23-18

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2	10/17/2024	ISL
3	04/04/2025	ISL
4	07/08/2025	ISL

DEVELOPMENT PLAN
 2
 SHEET 2 OF 14

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

CASE #D23-0007;PIN: 182307301011

4400 EAST 60TH AVENUE - DEVELOPMENT PLANS - SITE ADDITION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.; CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO; ADDRESS: 4400 EAST 60TH AVENUE, COMMERCE CITY, CO, 80022



4400 EAST 60TH AVENUE
DEVELOPMENT PLANS - SITE ADDITION
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

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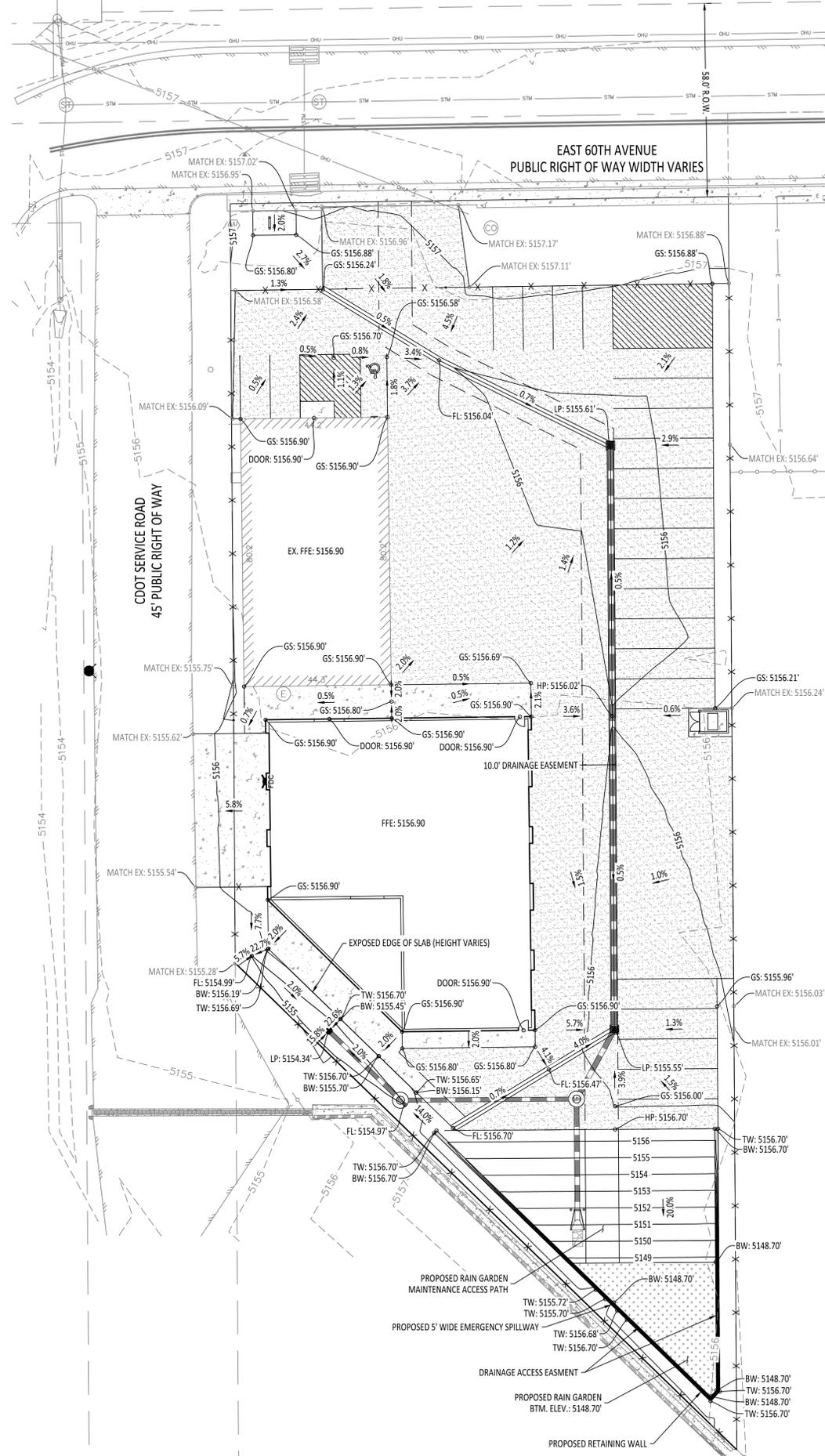
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4	07/08/2025	ISL

GRADING PLAN

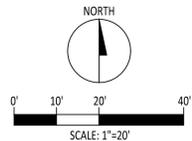
3

SHEET 3 OF 14



GRADING NOTES:

- 1) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION. IF IT IS DETERMINED IN THE FIELD THAT POSITIVE DRAINAGE IS NOT POSSIBLE, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
- 2) CONTRACTOR SHALL ENSURE FAMILIARITY WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS FOR SURFACE DRAINAGE ON THE PROJECT. CONTRACTOR SHALL ENSURE 4" CLEARANCE FROM BOTTOM OF BUILDING FACADE TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL ENSURE 6" CLEARANCE FROM TOP OF SLAB TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. IF THESE CONDITIONS ARE NOT POSSIBLE IN FIELD, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
- 3) DOWNSPOUT DISCHARGE SHALL NOT BE ROUTED TOWARD ADJACENT PROPERTIES. ADDITIONALLY, DOWNSPOUTS SHALL BE ROUTED AWAY FROM SIDEWALKS WHENEVER POSSIBLE TO AVOID ICING AND PEDESTRIAN RISK.
- 4) ALL CONCENTRATED FLOWS SHALL BE RELEASED NO CLOSER THAN 10' TO FRONT PROPERTY LINE AND 3' TO SIDE PROPERTY LINES. ALL FLOWS SHALL BE ROUTED AWAY FROM ADJACENT PROPERTIES.
- 5) ALL CURBS SHOWN HEREON ARE ASSUMED TO BE 6" VERTICAL CURB UNLESS OTHERWISE NOTED. ALL ADA RAMPS SHOWN HEREON ARE ASSUMED TO BE 12:1 SLOPE UNLESS OTHERWISE NOTED.
- 6) CONTRACTOR SHALL REFER TO ALL STRUCTURAL DRAWINGS AND CIVIL ENGINEER DRAWINGS PRIOR TO CONSTRUCTION OF FOUNDATION. ANY DISCREPANCIES SHALL BE BROUGHT TO CIVIL ENGINEER'S ATTENTION IMMEDIATELY.
- 7) MAXIMUM ADA CROSS-SLOPE IS 2% AND MAXIMUM LONGITUDINAL SLOPE IS 5% WITHOUT HANDRAILS. CONTRACTOR SHALL CONTACT ENGINEER IF ADA PATHES/ACCESS POINTS DO NOT MEET THESE CONDITIONS IN THE FIELD.



ABBREVIATION LIST:

- FG: FINISHED GRADE
- EG: EXISTING GRADE
- FL: FLOWLINE
- TC: TOP OF CURB
- TW: TOP OF WALL
- BW: BOTTOM OF WALL
- GS: GROUND SHOT
- TS: TOP OF STEP
- BS: BOTTOM OF STEP
- GB: GRADE BREAK
- FFE: FINISHED FLOOR ELEVATION
- HP: HIGH POINT
- LP: LOW POINT

LEGEND:

- PROPERTY LINE
- ROW DEDICATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 2.0% SLOPE ARROW
- FL: 78.00' SPOT ELEVATION
- RETAINING WALL

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

CASE #D23-0007;PIN: 182307301011

4400 EAST 60TH AVENUE - DEVELOPMENT PLANS - SITE ADDITION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.; CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO; ADDRESS: 4400 EAST 60TH AVENUE, COMMERCE CITY, CO, 80022



4400 EAST 60TH AVENUE
DEVELOPMENT PLANS - SITE ADDITION
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

23-18

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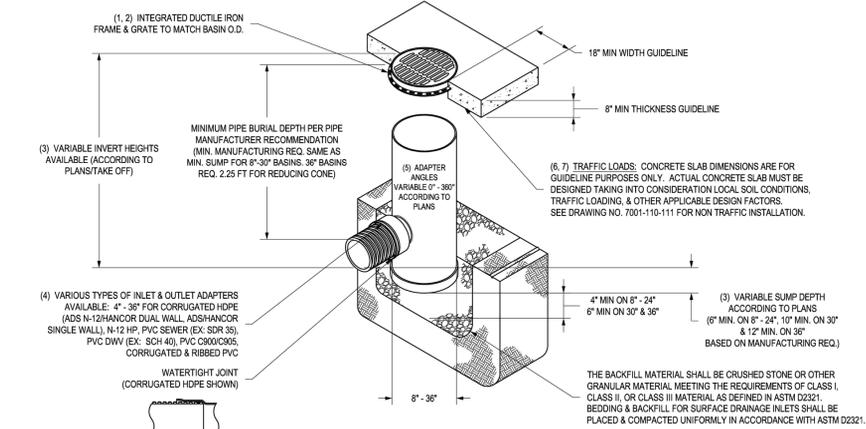
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SITE DETAILS

6

SHEET 6 OF 14

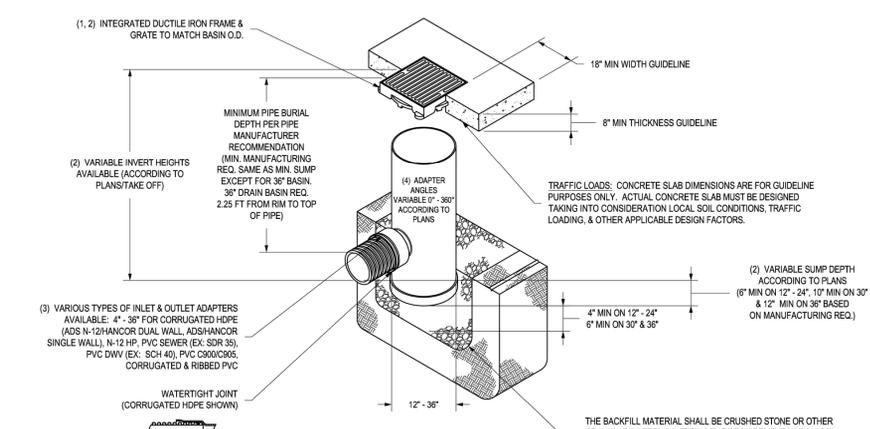
NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



- 1" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-8.
- 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-8.
- 18" & 24" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 4' DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-068.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 HANCOCK DUAL WALL, N-12 HP, & PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C900/C365, CORRUGATED & RIBBED PVC).
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
- 18" & 24" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY. NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

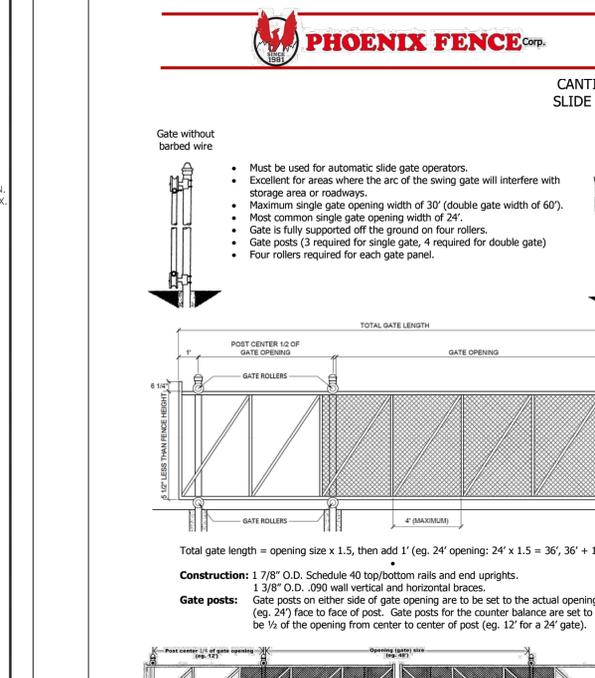
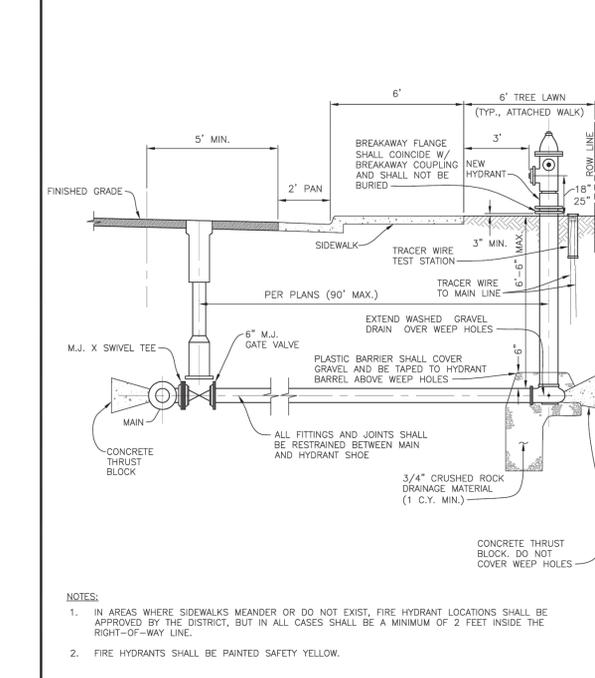
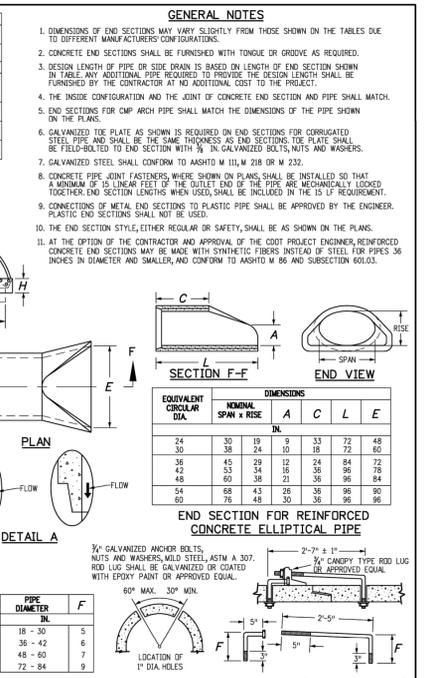
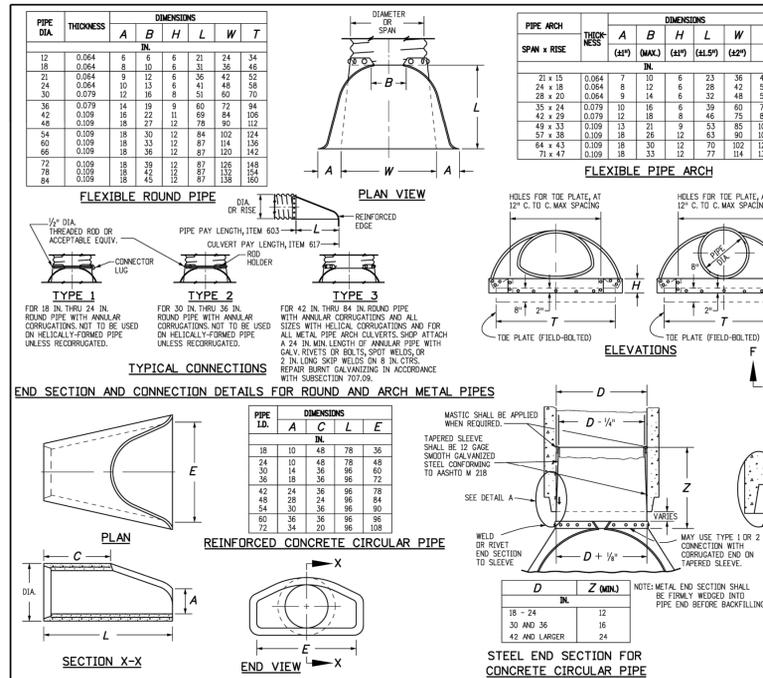
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NYLOPLAST 2 FT X 2 FT ROAD & HIGHWAY STRUCTURE: 32 __ AGS __ X



- 12" - 30" FRAMES & GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-8.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 HANCOCK DUAL WALL, N-12 HP, & PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C900/C365, CORRUGATED & RIBBED PVC).
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- ROAD & HIGHWAY GRATE SHALL MEET H-20 LOAD RATING.

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<p>Computer File Information</p> <p>Creation Date: 07/31/19</p> <p>Designer Initials: JBK</p> <p>Last Modification Date: 07/31/19</p> <p>Checker Initials: LTA</p> <p>CAD User: MicroStation V8 - Scale: Not to Scale - Units: English</p>	<p>Sheet Revisions</p> <p>Date: _____</p> <p>Comments: _____</p>
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<p>Colorado Department of Transportation</p> <p>2829 West Howard Place</p> <p>CDOT HQ, 3rd Floor</p> <p>Denver, CO 80204</p> <p>Phone: 303-757-9021 FAX: 303-757-9868</p> <p>Project Development Branch JBK</p>	<p>STANDARD PLAN NO. M-603-10</p> <p>Standard Sheet No. 1 of 1</p> <p>Project Sheet Number: _____</p>
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<p>REVISIONS:</p> <p>6/7/00</p> <p>2/1/01</p> <p>8/1/02</p> <p>7/13/11</p>	<p>SOUTH ADAMS COUNTY</p> <p>WATER AND SANITATION DISTRICT</p> <p>FIRE HYDRANT ASSEMBLY ATTACHED WALK</p>	<p>WP-5</p>
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CITY STAFF CERTIFICATE:
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,
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DEPARTMENT OF COMMUNITY DEVELOPMENT

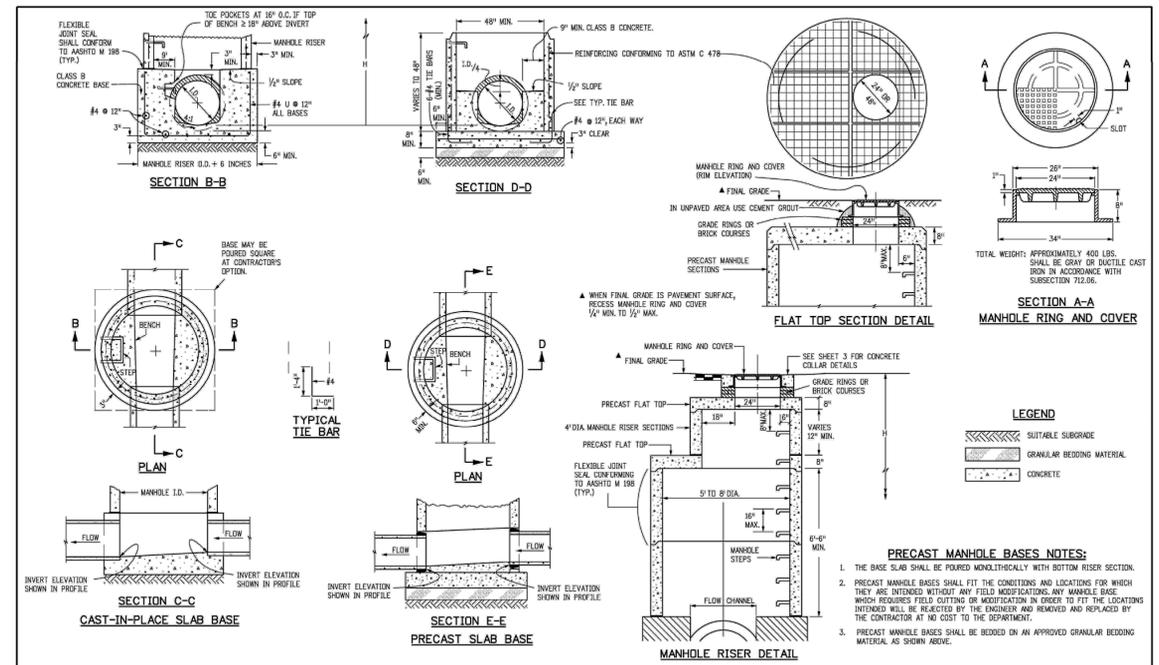
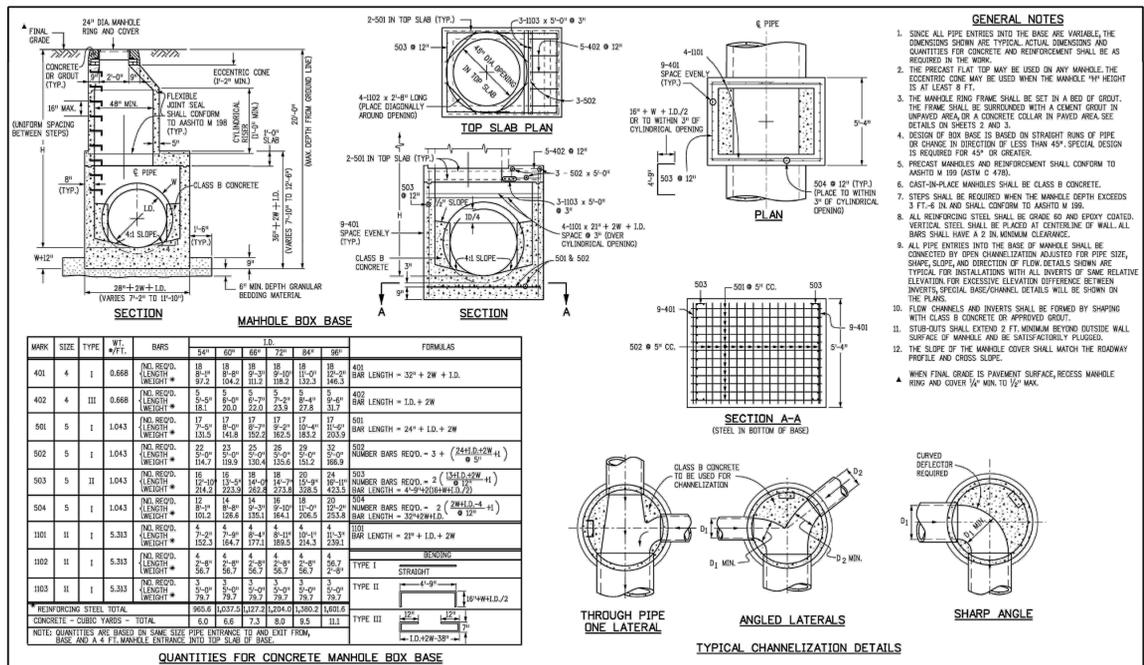
CASE #D23-0007;PIN: 182307301011

4400 EAST 60TH AVENUE - DEVELOPMENT PLANS - SITE ADDITION

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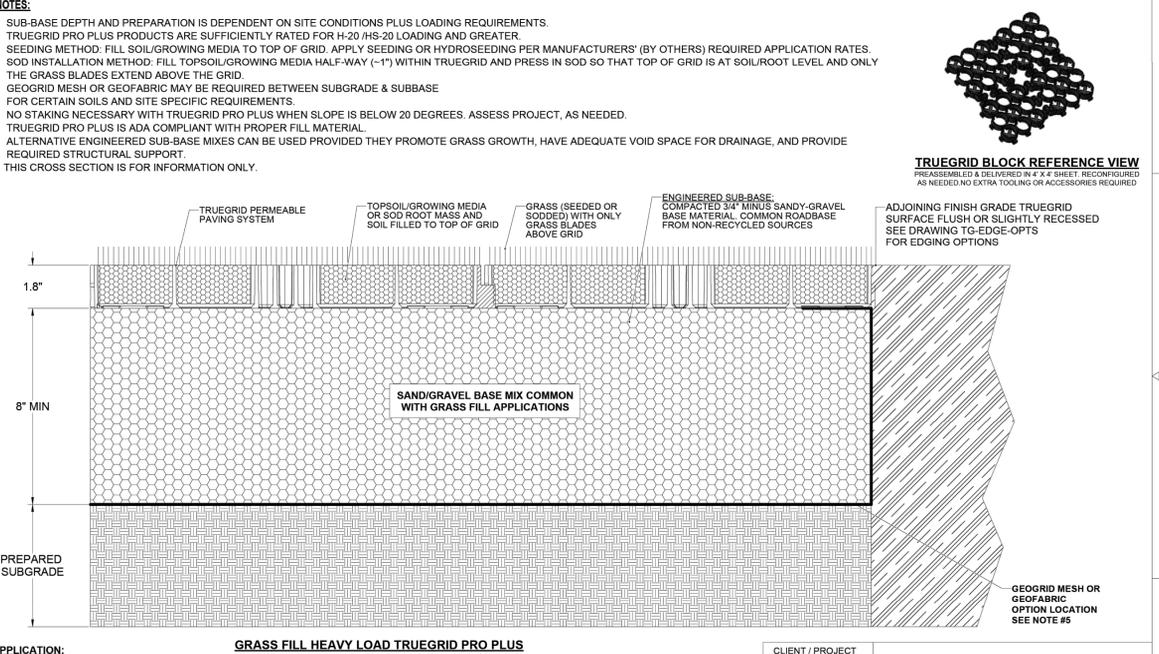
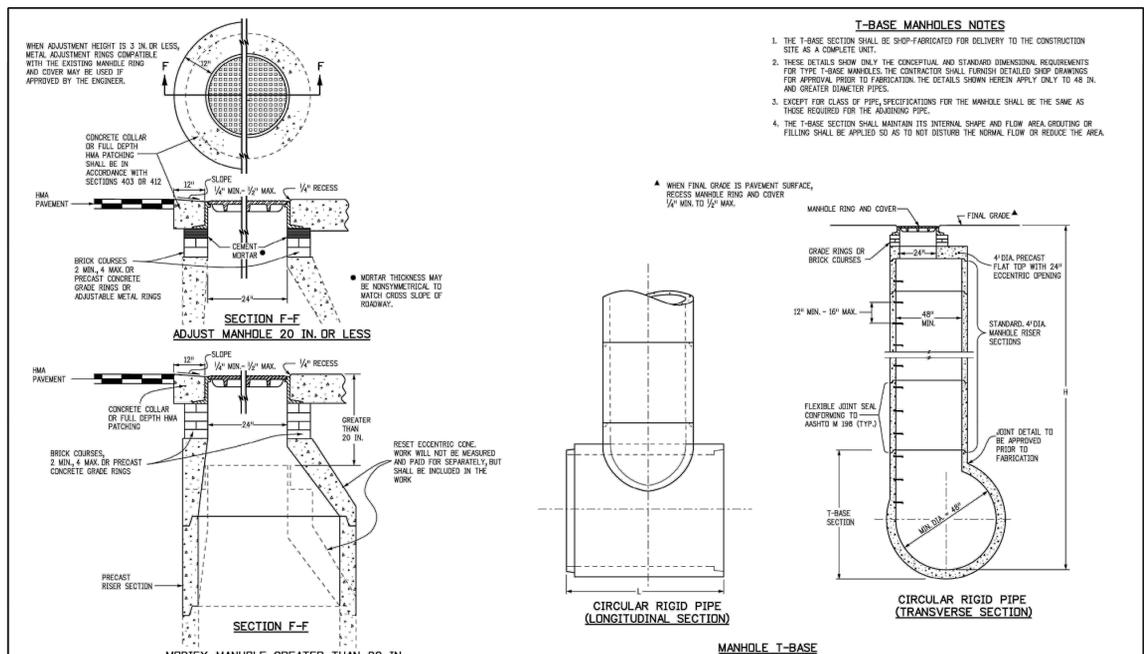


4400 EAST 60TH AVENUE
DEVELOPMENT PLANS - SITE ADDITION
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/31/19	Date: _____	2829 West Howard Place	M-604-20
Designer Initials: JBK	Comments: _____	CDOT HQ, 3rd Floor	M-604-20
Last Modification Date: 07/31/19		Denver, CO 80204	Standard Sheet No. 1 of 3
Detailer Initials: LTA		Phone: 303-757-9021 FAX: 303-757-9868	Project Sheet Number: _____
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Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/31/19	Date: _____	2829 West Howard Place	M-604-20
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Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
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Designer Initials: JBK	Comments: _____	CDOT HQ, 3rd Floor	M-604-20
Last Modification Date: 07/31/19		Denver, CO 80204	Standard Sheet No. 3 of 3
Detailer Initials: LTA		Phone: 303-757-9021 FAX: 303-757-9868	Project Sheet Number: _____
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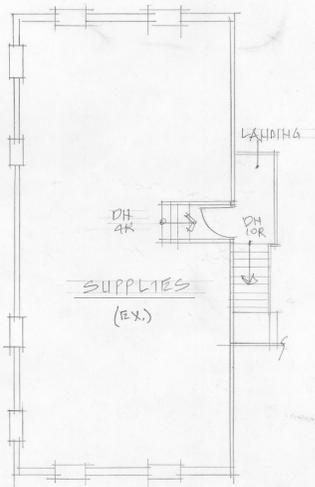
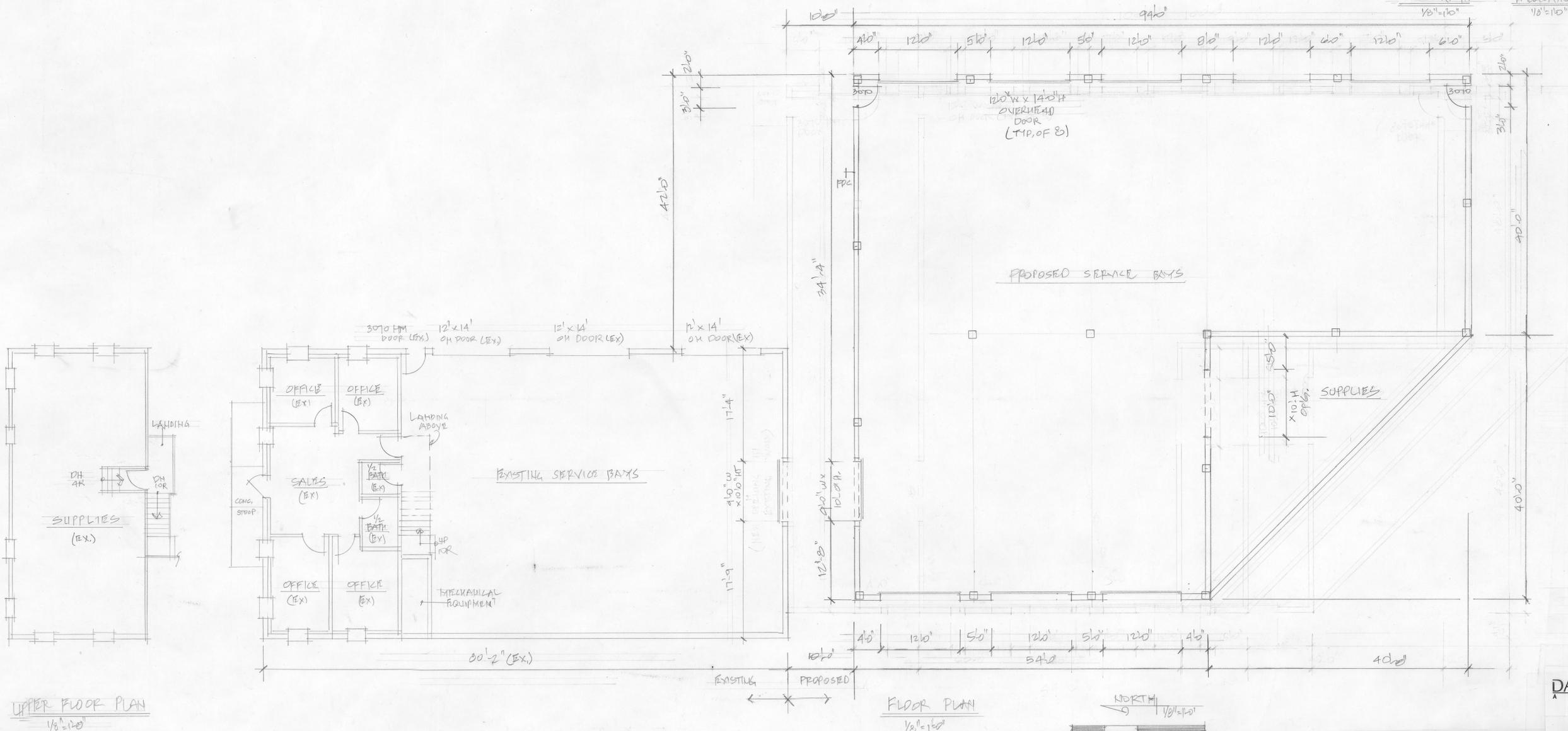
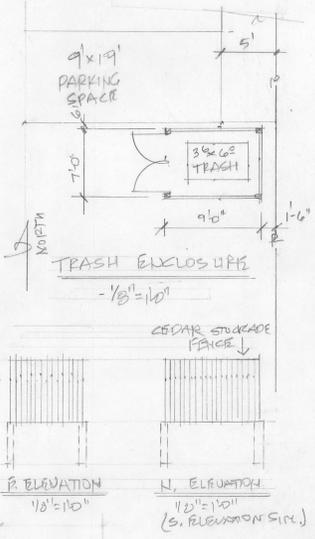
SITE DETAILS
7
SHEET 7 OF 14

ELLIOTT ENGINEERING

ARCHITECTURAL FLOOR PLAN

LOCATED IN THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 4400 E. 60TH AVE., COMMERCE CITY, CO.

CITY STAFF CERTIFICATE:
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,
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- REVISIONS
- 7/31/23
 - 12/11/23
 - 12/11/23
 - 3/18/24
 - 10/15/24
 - 2/28/25

SHEET 8

DAVID A. BLOOM
ARCHITECT
303-514-0139
dabloomarch@comcast.net

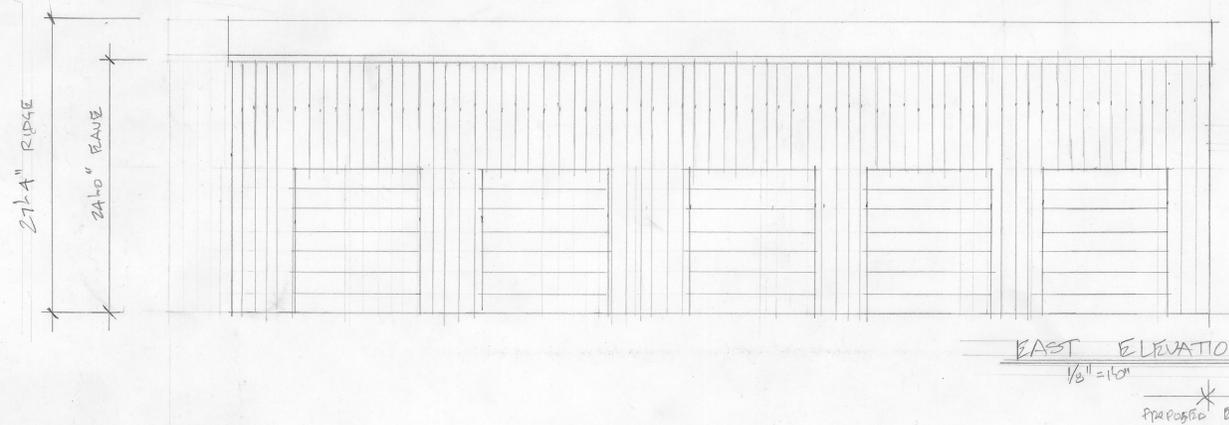
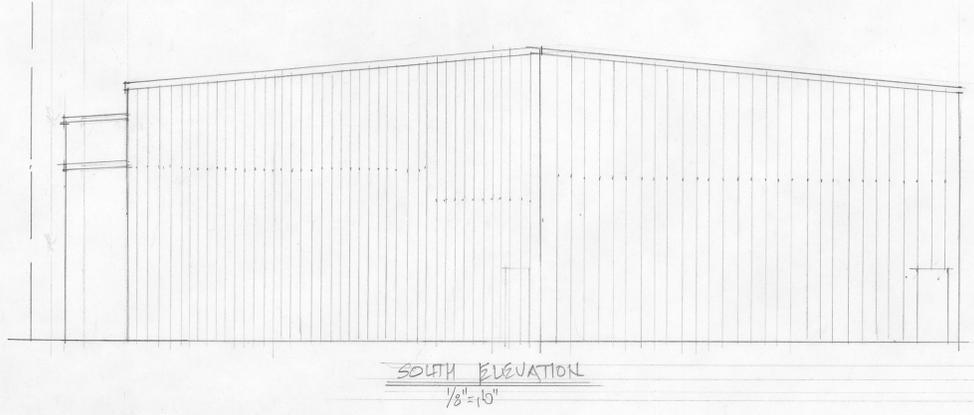
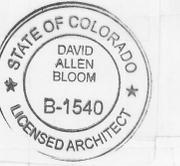
PIN 18230701011

ELLIOTT ENGINEERING

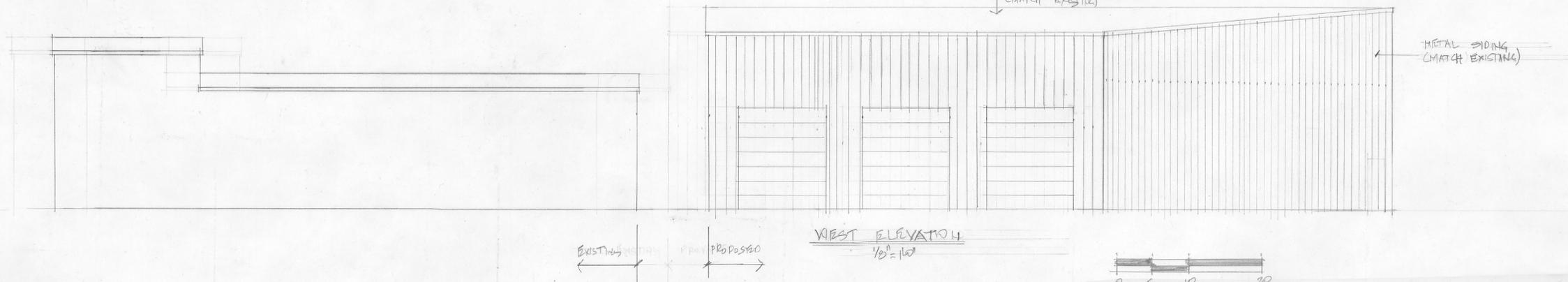
EXTERIOR ELEVATIONS

LOCATED IN THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 4400 E. 60TH AVE., COMMERCE CITY, CO.

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



EAST ELEVATION
1/8" = 10'



WEST ELEVATION
1/8" = 10'

GENERAL NOTES
ELLIOTT ENGINEERING
4400 E 60TH AVENUE
COMMERCE CITY, CO.

- REVISIONS
- 7/21/23
 - 12/1/23
 - 12/11/23
 - 3/18/24
 - 10/15/24
 - 2/20/25

SHEET
9

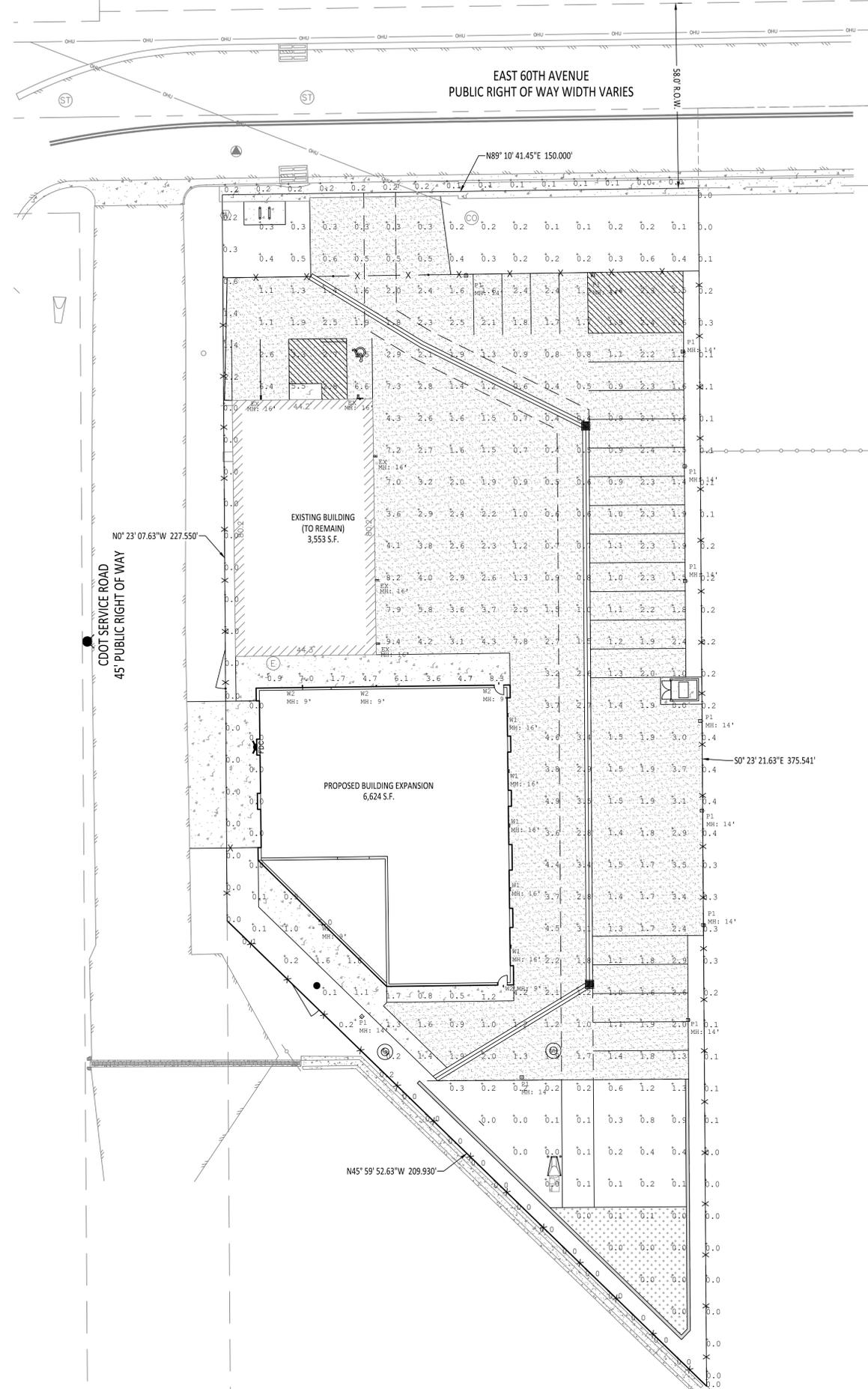
DAVID A. BLOOM
ARCHITECT

303-514-0139
dabloomarch@comcast.net

PIN: 102307301011

4400 EAST 60TH AVENUE - DEVELOPMENT PLANS - SITE ADDITION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.; CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO; ADDRESS: 4400 EAST 60TH AVENUE, COMMERCE CITY, CO, 80022



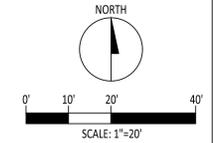
Symbol	Qty	Tag	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
[Symbol]	5	EX	Single	MPWP-GL-250-XX	0.600*	11569	230
[Symbol]	11	F1	Single	LDRV-SL2-E01-S-HSS	1.000	1779	24.7
[Symbol]	5	W1	Single	LDWP-GL-4B-ED-7040	1.000	4160	31.9
[Symbol]	5	W2	Single	XTOR1B-W	1.000	1397	12.2

* EXISTING FIXTURE'S EXACT PART NUMBER AND LUMENS ARE NOT AVAILABLE, SO PHOTOMETRICS WERE RUN WITH A TYPICAL OPEN GLASS METAL HALIDE WALL PACK BASED ON IMAGES OF WHAT IS INSTALLED. LLF REFLECTS FIXTURE @ 60% OF INITIAL OUTPUT DUE TO LIGHT LUMEN DEPRECIATION AND DIRT/ENVIRONMENTAL IMPACT.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.41	9.4*	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.17	3.6	0.0	N.A.	N.A.
BEYOND PROPERTY LINE	Illuminance	Fc	0.04	2.2**	0.0	N.A.	N.A.

* EXCEEDS 8.0 FC MAXIMUM WITHIN THE SITE FROM EXISTING FIXTURES. NEW FIXTURES DO NOT CONTRIBUTE AND ARE WITHIN THE ALLOWANCE.
 ** EXCEEDS 2.0 FC MAXIMUM BEYOND PROPERTY LINE FROM EXISTING FIXTURES. NEW FIXTURES DO NOT CONTRIBUTE AND ARE WITHIN THE ALLOWANCE.

- LIGHTING NOTE:**
- 1) ANY PROPOSED LIGHTING FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES L LIGHTING STANDARD FOR DISABILITY GLARE. DISABILITY GLARE IS WHEN VARIANCES IN THE BRIGHTNESS OF THE BACKGROUND AGAINST WHICH AN OBJECT IS VIEWED IMPAIRS THE EYE'S ABILITY TO SEE THAT OBJECT. I.E. STRAY LIGHT FROM A SECURITY LIGHT ON PRIVATE PROPERTY COULD REACH A DRIVER'S EYE AND CHANGE THE VISUAL BACKDROP OF THE ROADWAY AHEAD AND ALTER THE DRIVER'S ABILITY TO SEE AN ONCOMING OBJECT.
 - 2) ALL PROPOSED LED LUMINAIRES ARE DARK SKY COMPLIANT PER SECTION WITH THE EXCEPTION OF EXISTING LUMINAIRES.
 - 3) MAXIMUM FOOTCANDLE IN PHOTOMETRICS IS BELOW ALLOWED MAXIMUM 8.0 FOOTCANDLES WITH THE EXCEPTION OF EXISTING LUMINAIRES.
 - 4) PHOTOMETRIC GRID IS 10' X 10' FOR SITE.
 - 5) LIGHTING CALCULATION SOFTWARE IS FOR ESTIMATING PURPOSES ONLY. NOT GENERATED EXACT VALUES. REFLECTANCE OF PAVEMENT, LANDSCAPING AND ARCHITECTURAL CHARACTERISTICS MAY ALTER ACTUAL LIGHT LEVELS OBTAINED, AS WELL AS BORROWED LIGHT FROM SURROUNDING BUILT ENVIRONMENTS AND MOONLIGHT.



LEGEND:

- [Solid line] PROPERTY LINE
- [Hatched area] ROW DEDICATION
- [Dashed line] ADA ROUTE
- [Stippled area] CONCRETE
- [Dotted area] ASPHALT
- [Thick solid line] RETAINING WALL
- [Line with 'x'] FENCE
- [Circle with dot] DOWNSPOUT

4400 EAST 60TH AVENUE
 DEVELOPMENT PLANS - SITE ADDITION
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

23-18

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NOT FOR CONSTRUCTION

REVISION BLOCK		
#	DATE	BY
1	04/10/2024	ISL
2	10/17/2024	ISL
3	04/04/2025	ISL
4	07/08/2025	ISL

SITE PHOTOMETRICS PLAN 10

SHEET 10 OF 14

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

4400 EAST 60TH AVENUE - DEVELOPMENT PLANS - SITE ADDITION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.; CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO; ADDRESS: 4400 EAST 60TH AVENUE, COMMERCE CITY, CO, 80022



WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

4400 EAST 60TH AVENUE
DEVELOPMENT PLANS - SITE ADDITION
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

23-18

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NOT FOR CONSTRUCTION

REVISION BLOCK		
#	DATE	BY
1	04/10/2024	ISL
2	10/17/2024	ISL
3	04/04/2025	ISL
4	07/08/2025	ISL

SITE LUMINARIES

11

SHEET 11 OF 14

DESCRIPTION	TYPE EX Lumark								
The Lumark Wd-Pak wall luminaire provides traditional architectural style with high performance efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wd-Pak virtually impervious to contaminants. IP66 rated. The available lamp sources include patented energy efficient LED, pulse start metal halide and high pressure sodium. UL, ULX, wet location listed and IP66 ingress protection rated.	<table border="1"> <tr> <th>Catalog #</th> <th>Type</th> </tr> <tr> <td>Project</td> <td>Date</td> </tr> <tr> <td>Comments</td> <td></td> </tr> <tr> <td>Prepared by</td> <td></td> </tr> </table>	Catalog #	Type	Project	Date	Comments		Prepared by	
Catalog #	Type								
Project	Date								
Comments									
Prepared by									

INSTALLATION AND MAINTENANCE: Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

FINISH: Finished in five-stage super TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors. Options to meet Bay American and other domestic preference requirements.

EFFICIENCY STANDARDS NOTICE: Select luminaires are manufactured to USA and carry an efficiency regulations.

DEER ASSEMBLY: Deer Assembly: Stainless steel hardware secures the removable hinged door allowing for easy of



WP WAL-PAK

27, 32 and 40W

Pulse Start Metal Halide

High Pressure Sodium

WALL MOUNT LUMINAIRE

DIMENSIONS

BOROSILICATE GLASS DOOR (GL)

FULL CUTOFF DOOR (FC)

Small 16-1/2" (418mm)

Large 16-1/2" (418mm)

Small 16-1/2" (418mm)

ORDERING INFORMATION	WP WAL-PAK
Sample Number: LDWVPC-120V	
Lamp Type	Product Family
LED	WP-Wal-Pak, Bay American Act Compliant
High Pressure Sodium	TAA-Wal-Pak, Trade Agreements Act Compliant
Door Type	GL-Borosilicate Glass Door FC-Full Cutoff Door
Lamp Wattage	LED 20W-32W 32W-40W 40W-50W 50W-60W 60W-70W 70W-80W 80W-90W 90W-100W 100W-110W 110W-120W 120W-130W 130W-140W 140W-150W 150W-160W 160W-170W 170W-180W 180W-190W 190W-200W 200W-210W 210W-220W 220W-230W 230W-240W 240W-250W 250W-260W 260W-270W 270W-280W 280W-290W 290W-300W 300W-310W 310W-320W 320W-330W 330W-340W 340W-350W 350W-360W 360W-370W 370W-380W 380W-390W 390W-400W 400W-410W 410W-420W 420W-430W 430W-440W 440W-450W 450W-460W 460W-470W 470W-480W 480W-490W 490W-500W 500W-510W 510W-520W 520W-530W 530W-540W 540W-550W 550W-560W 560W-570W 570W-580W 580W-590W 590W-600W 600W-610W 610W-620W 620W-630W 630W-640W 640W-650W 650W-660W 660W-670W 670W-680W 680W-690W 690W-700W 700W-710W 710W-720W 720W-730W 730W-740W 740W-750W 750W-760W 760W-770W 770W-780W 780W-790W 790W-800W 800W-810W 810W-820W 820W-830W 830W-840W 840W-850W 850W-860W 860W-870W 870W-880W 880W-890W 890W-900W 900W-910W 910W-920W 920W-930W 930W-940W 940W-950W 950W-960W 960W-970W 970W-980W 980W-990W 990W-1000W 1000W-1010W 1010W-1020W 1020W-1030W 1030W-1040W 1040W-1050W 1050W-1060W 1060W-1070W 1070W-1080W 1080W-1090W 1090W-1100W 1100W-1110W 1110W-1120W 1120W-1130W 1130W-1140W 1140W-1150W 1150W-1160W 1160W-1170W 1170W-1180W 1180W-1190W 1190W-1200W 1200W-1210W 1210W-1220W 1220W-1230W 1230W-1240W 1240W-1250W 1250W-1260W 1260W-1270W 1270W-1280W 1280W-1290W 1290W-1300W 1300W-1310W 1310W-1320W 1320W-1330W 1330W-1340W 1340W-1350W 1350W-1360W 1360W-1370W 1370W-1380W 1380W-1390W 1390W-1400W 1400W-1410W 1410W-1420W 1420W-1430W 1430W-1440W 1440W-1450W 1450W-1460W 1460W-1470W 1470W-1480W 1480W-1490W 1490W-1500W 1500W-1510W 1510W-1520W 1520W-1530W 1530W-1540W 1540W-1550W 1550W-1560W 1560W-1570W 1570W-1580W 1580W-1590W 1590W-1600W 1600W-1610W 1610W-1620W 1620W-1630W 1630W-1640W 1640W-1650W 1650W-1660W 1660W-1670W 1670W-1680W 1680W-1690W 1690W-1700W 1700W-1710W 1710W-1720W 1720W-1730W 1730W-1740W 1740W-1750W 1750W-1760W 1760W-1770W 1770W-1780W 1780W-1790W 1790W-1800W 1800W-1810W 1810W-1820W 1820W-1830W 1830W-1840W 1840W-1850W 1850W-1860W 1860W-1870W 1870W-1880W 1880W-1890W 1890W-1900W 1900W-1910W 1910W-1920W 1920W-1930W 1930W-1940W 1940W-1950W 1950W-1960W 1960W-1970W 1970W-1980W 1980W-1990W 1990W-2000W 2000W-2010W 2010W-2020W 2020W-2030W 2030W-2040W 2040W-2050W 2050W-2060W 2060W-2070W 2070W-2080W 2080W-2090W 2090W-2100W 2100W-2110W 2110W-2120W 2120W-2130W 2130W-2140W 2140W-2150W 2150W-2160W 2160W-2170W 2170W-2180W 2180W-2190W 2190W-2200W 2200W-2210W 2210W-2220W 2220W-2230W 2230W-2240W 2240W-2250W 2250W-2260W 2260W-2270W 2270W-2280W 2280W-2290W 2290W-2300W 2300W-2310W 2310W-2320W 2320W-2330W 2330W-2340W 2340W-2350W 2350W-2360W 2360W-2370W 2370W-2380W 2380W-2390W 2390W-2400W 2400W-2410W 2410W-2420W 2420W-2430W 2430W-2440W 2440W-2450W 2450W-2460W 2460W-2470W 2470W-2480W 2480W-2490W 2490W-2500W 2500W-2510W 2510W-2520W 2520W-2530W 2530W-2540W 2540W-2550W 2550W-2560W 2560W-2570W 2570W-2580W 2580W-2590W 2590W-2600W 2600W-2610W 2610W-2620W 2620W-2630W 2630W-2640W 2640W-2650W 2650W-2660W 2660W-2670W 2670W-2680W 2680W-2690W 2690W-2700W 2700W-2710W 2710W-2720W 2720W-2730W 2730W-2740W 2740W-2750W 2750W-2760W 2760W-2770W 2770W-2780W 2780W-2790W 2790W-2800W 2800W-2810W 2810W-2820W 2820W-2830W 2830W-2840W 2840W-2850W 2850W-2860W 2860W-2870W 2870W-2880W 2880W-2890W 2890W-2900W 2900W-2910W 2910W-2920W 2920W-2930W 2930W-2940W 2940W-2950W 2950W-2960W 2960W-2970W 2970W-2980W 2980W-2990W 2990W-3000W 3000W-3010W 3010W-3020W 3020W-3030W 3030W-3040W 3040W-3050W 3050W-3060W 3060W-3070W 3070W-3080W 3080W-3090W 3090W-3100W 3100W-3110W 3110W-3120W 3120W-3130W 3130W-3140W 3140W-3150W 3150W-3160W 3160W-3170W 3170W-3180W 3180W-3190W 3190W-3200W 3200W-3210W 3210W-3220W 3220W-3230W 3230W-3240W 3240W-3250W 3250W-3260W 3260W-3270W 3270W-3280W 3280W-3290W 3290W-3300W 3300W-3310W 3310W-3320W 3320W-3330W 3330W-3340W 3340W-3350W 3350W-3360W 3360W-3370W 3370W-3380W 3380W-3390W 3390W-3400W 3400W-3410W 3410W-3420W 3420W-3430W 3430W-3440W 3440W-3450W 3450W-3460W 3460W-3470W 3470W-3480W 3480W-3490W 3490W-3500W 3500W-3510W 3510W-3520W 3520W-3530W 3530W-3540W 3540W-3550W 3550W-3560W 3560W-3570W 3570W-3580W 3580W-3590W 3590W-3600W 3600W-3610W 3610W-3620W 3620W-3630W 3630W-3640W 3640W-3650W 3650W-3660W 3660W-3670W 3670W-3680W 3680W-3690W 3690W-3700W 3700W-3710W 3710W-3720W 3720W-3730W 3730W-3740W 3740W-3750W 3750W-3760W 3760W-3770W 3770W-3780W 3780W-3790W 3790W-3800W 3800W-3810W 3810W-3820W 3820W-3830W 3830W-3840W 3840W-3850W 3850W-3860W 3860W-3870W 3870W-3880W 3880W-3890W 3890W-3900W 3900W-3910W 3910W-3920W 3920W-3930W 3930W-3940W 3940W-3950W 3950W-3960W 3960W-3970W 3970W-3980W 3980W-3990W 3990W-4000W 4000W-4010W 4010W-4020W 4020W-4030W 4030W-4040W 4040W-4050W 4050W-4060W 4060W-4070W 4070W-4080W 4080W-4090W 4090W-4100W 4100W-4110W 4110W-4120W 4120W-4130W 4130W-4140W 4140W-4150W 4150W-4160W 4160W-4170W 4170W-4180W 4180W-4190W 4190W-4200W 4200W-4210W 4210W-4220W 4220W-4230W 4230W-4240W 4240W-4250W 4250W-4260W 4260W-4270W 4270W-4280W 4280W-4290W 4290W-4300W 4300W-4310W 4310W-4320W 4320W-4330W 4330W-4340W 4340W-4350W 4350W-4360W 4360W-4370W 4370W-4380W 4380W-4390W 4390W-4400W 4400W-4410W 4410W-4420W 4420W-4430W 4430W-4440W 4440W-4450W 4450W-4460W 4460W-4470W 4470W-4480W 4480W-4490W 4490W-4500W 4500W-4510W 4510W-4520W 4520W-4530W 4530W-4540W 4540W-4550W 4550W-4560W 4560W-4570W 4570W-4580W 4580W-4590W 4590W-4600W 4600W-4610W 4610W-4620W 4620W-4630W 4630W-4640W 4640W-4650W 4650W-4660W 4660W-4670W 4670W-4680W 4680W-4690W 4690W-4700W 4700W-4710W 4710W-4720W 4720W-4730W 4730W-4740W 4740W-4750W 4750W-4760W 4760W-4770W 4770W-4780W 4780W-4790W 4790W-4800W 4800W-4810W 4810W-4820W 4820W-4830W 4830W-4840W 4840W-4850W 4850W-4860W 4860W-4870W 4870W-4880W 4880W-4890W 4890W-4900W 4900W-4910W 4910W-4920W 4920W-4930W 4930W-4940W 4940W-4950W 4950W-4960W 4960W-4970W 4970W-4980W 4980W-4990W 4990W-5000W 5000W-5010W 5010W-5020W 5020W-5030W 5030W-5040W 5040W-5050W 5050W-5060W 5060W-5070W 5070W-5080W 5080W-5090W 5090W-5100W 5100W-5110W 5110W-5120W 5120W-5130W 5130W-5140W 5140W-5150W 5150W-5160W 5160W-5170W 5170W-5180W 5180W-5190W 5190W-5200W 5200W-5210W 5210W-5220W 5220W-5230W 5230W-5240W 5240W-5250W 5250W-5260W 5260W-5270W 5270W-5280W 5280W-5290W 5290W-5300W 5300W-5310W 5310W-5320W 5320W-5330W 5330W-5340W 5340W-5350W 5350W-5360W 5360W-5370W 5370W-5380W 5380W-5390W 5390W-5400W 5400W-5410W 5410W-5420W 5420W-5430W 5430W-5440W 5440W-5450W 5450W-5460W 5460W-5470W 5470W-5480W 5480W-5490W 5490W-5500W 5500W-5510W 5510W-5520W 5520W-5530W 5530W-5540W 5540W-5550W 5550W-5560W 5560W-5570W 5570W-5580W 5580W-5590W 5590W-5600W 5600W-5610W 5610W-5620W 5620W-5630W 5630W-5640W 5640W-5650W 5650W-5660W 5660W-5670W 5670W-5680W 5680W-5690W 5690W-5700W 5700W-5710W 5710W-5720W 5720W-5730W 5730W-5740W 5740W-5750W 5750W-5760W 5760W-5770W 5770W-5780W 5780W-5790W 5790W-5800W 5800W-5810W 5810W-5820W 5820W-5830W 5830W-5840W 5840W-5850W 5850W-5860W 5860W-5870W 5870W-5880W 5880W-5890W 5890W-5900W 5900W-5910W 5910W-5920W 5920W-5930W 5930W-5940W 5940W-5950W 5950W-5960W 5960W-5970W 5970W-5980W 5980W-5990W 5990W-6000W 6000W-6010W 6

ELLIOTT ENGINEERING LANDSCAPE PLAN

LOCATED IN THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF
THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 4400 E. 60TH AVE., COMMERCE CITY, CO.

CITY STAFF CERTIFICATE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT



PLANT MATERIAL SCHEDULE			
STREET TREES			
BOTANICAL NAME/ COMMON NAME	QUANTITY	SIZE	WATER USAGE
Tilia cordata "Greenspire"/ Linden "Greenspire"	3	2" B & B	Medium
Gleditsia tricanthos "Skyline"/ Skyline Honeylocust	1	2" B & B	Low
ORNAMENTAL TREES			
BOTANICAL NAME/ COMMON NAME	QUANTITY	SIZE	WATER USAGE
Crataegus crus-galli inermis/ Cockspur Hawthorn	9	2" B & B	Medium
Prunus cerasifera "Newport"/ Newport Flowering Plum	9	2" B & B	Medium
Quercus gambelli/ Gambel Oak	6	6' - 8' clump B & B	Low
EVERGREEN TREES			
BOTANICAL NAME/ COMMON NAME	QUANTITY	SIZE	WATER USAGE
Pinus Edulis/ Pinyon Pine	4	6' B & B	Low
SHRUBS			
BOTANICAL NAME/ COMMON NAME	QUANTITY	SIZE	WATER USAGE
Spiraea japonica 'Goldmound'/ Goldmound Spiraea	33	5 gallon container	Medium
Spiraea x 'Anthony Waterer'/ Anthony Waterer Spiraea	23	5 gallon container	Low
Potentilla fruticosa "Gold Drop"/ Gold Drop Bush Cinquefoil	30	5 gallon container	Medium
Cotoneaster acutifolius/ Peking Cotoneaster	24	5 gallon container	Medium

3" depth of 1 - 1 1/2" mountain granite over weed barrier fabric. Hold rock away from root B all and cover with a 3" depth of shredded redwood mulch.

3" depth of shredded redwood mulch over weed barrier fabric.

Irrigated turf/ Kentucky Bluegrass.

Rain Garden

Reinforced Grass Pavement

GENERAL LANDSCAPE NOTES

- Minimum Plant Size Requirements and soil preparation.**
Minimum plant size requirements are 2-inch diameter (caliper) for deciduous trees, 1.5-inch diameter for ornamental trees and 6-foot height for evergreen trees. Minimum size requirements for shrubs is #5 gallon container, ornamental grasses #1 gallon container; perennials and ground cover 2 3/4 pots. Plants should be mixed approximately 50% evergreen and 50% deciduous (tree lawn areas shall be deciduous shade trees). Minimum soil preparation for planting shall be 5 cubic yards of organic soil amendment tilled to a depth of 6-inches for every 1,000sf of landscape area.
- Street Trees.**
The Planning Division has identified specific deciduous tree species to be planted within tree lawn areas. All trees chosen for tree lawn applications must be selected from the Approved Plant List.
- Weed Barrier.**
Porous fabric must be used in planted beds. Plastic weed barriers are prohibited.
- Edging.**
Plastic or fiberglass edging is favorable to metal. However, metal edging may be used provided it has a rollover top or a protective cap.
- Implementation and Coordination of the Landscape Plan.**
The developer shall ensure that the landscape plan is closely coordinated with plans prepared by other consultants so that the proposed grading, storm drainage, or other construction does not conflict with or preclude the installation and maintenance of landscape elements as designated on the landscape plan.
- Irrigation.**
All landscape areas and plant materials must be watered by an automatic underground irrigation system. Irrigation system design, installation, operation, and maintenance shall conform to the requirements of the South Adams County Water and Sanitation District (SACWSD). Approval of this landscape plan does not constitute approval from the SACWSD.
- Maintenance.**
The developer, his successors, and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved landscape plan, including the landscaping within the right-of-way. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, pest control, and replacement of dead or diseased plant material shall be of the same type of plant material as set forth in the approved site plan (a tree must replace a tree or a shrub must replace a shrub). Any replacement shall occur in the next planting season, but in no case shall replacement exceed 1 year. This approved landscape plan shall be on file in the Planning Division. All landscaping will be installed as delineated on the plan prior to the issuance of any Certificate of Occupancy.
- Vehicle Parking Note.**
No vehicle parking is allowed in any landscape treatment area.
- 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.
- Native Grass Note.**
All areas of the lot not paved or formally landscaped shall be seeded with native grasses.

LANDSCAPE ANALYSIS

Landscape Area:	9,436 sq. ft.	Total
Trees: 9,436 sq. ft./ 600 sq. ft./ tree =	16 trees	
100% Increase	16 trees	
Detention Pond Increase	5 trees	
Total Required:	37 trees	
Total Provided:	32 trees	
Shrubs: 9,436 sq. ft./ 300 sq. ft./ shrub =	32 shrubs	
100% Increase	32 shrubs	
Detention Pond Increase	45 shrubs	
Total Required:	109 shrubs	
Total Provided:	110 shrubs	
Sod: (Live)	3,429 sq. ft.	36.34%
Rain Garden: (Live)	861 sq. ft.	9.12%
Rain Garden Access: (60% Live)	2,508 sq. ft.	26.58%
	1,505 sq. ft.	(15.95%)
Live Total:	61.41%	
Mulch:	1,945 sq. ft.	20.61%
Granite Rock:	493 sq. ft.	5.22%
Retaining Wall	200 sq. ft.	2.12%

BIORETENTION GROWING MEDIA

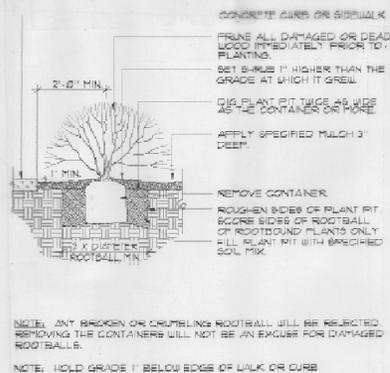
(SOIL + ORGANICS)

Bioretention Soil
Particle size distribution 80 - 90% sand (0.05 - 2.0 mm diameter) 3 - 17% silt (0.002 - 0.5 mm diameter) 3 - 17% clay (<0.002 diameter)
Chemical attribute nutrient analysis
PH 6.8 - 7.5
organic matter < 1.5%
nitrogen < 15 ppm
phosphorus < 15 ppm
salinity < 6 mmhos/cm
Particle size distribution and nutrient analysis required
Percentage are by weight.

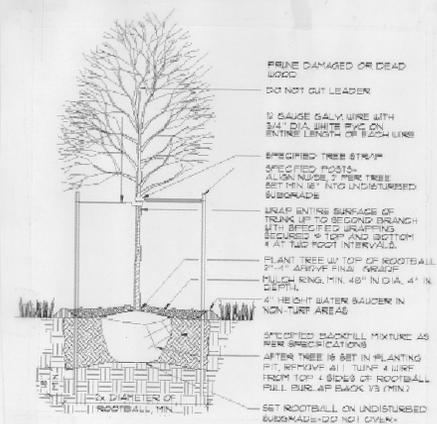
Bioretention organics 3 to 5% shredded mulch (by weight of growing media.) Bioretention soil required. Aged 6 months (minimum.)

WATER QUALITY FACILITY SEEDING NOTES

- Drill seed application recommended per specified application rate to no more than 1/2" depth. For broadcast seeding, double specified application rate.
- Treat native seed mix area prior to installation of seed with appropriate herbicide to proactively mitigate herbaceous weed species growth during establishment period.
- Contractor shall monitor seeded area for proper irrigation, erosion control, germination and reseeding as needed to establish cover.
- The approved seed mix area is intended to be maintained in a natural landscape aesthetic. If and when mowed maintain at least 6 to 8 inches of height to avoid inhibiting native plant growth.
- Native seed area will be considered established when 70% coverage is reached with less than 10% consisting of noxious weeds and no larger than 1 sq. ft. bare spots and/or deemed established by city planning services.
- Provide supplemental watering of seeded area as needed to maintain proper germination. Monitor irrigation application and frequency to prevent soil erosion. Supplemental irrigation to be applied by portable sprinkler or temporary irrigation system.



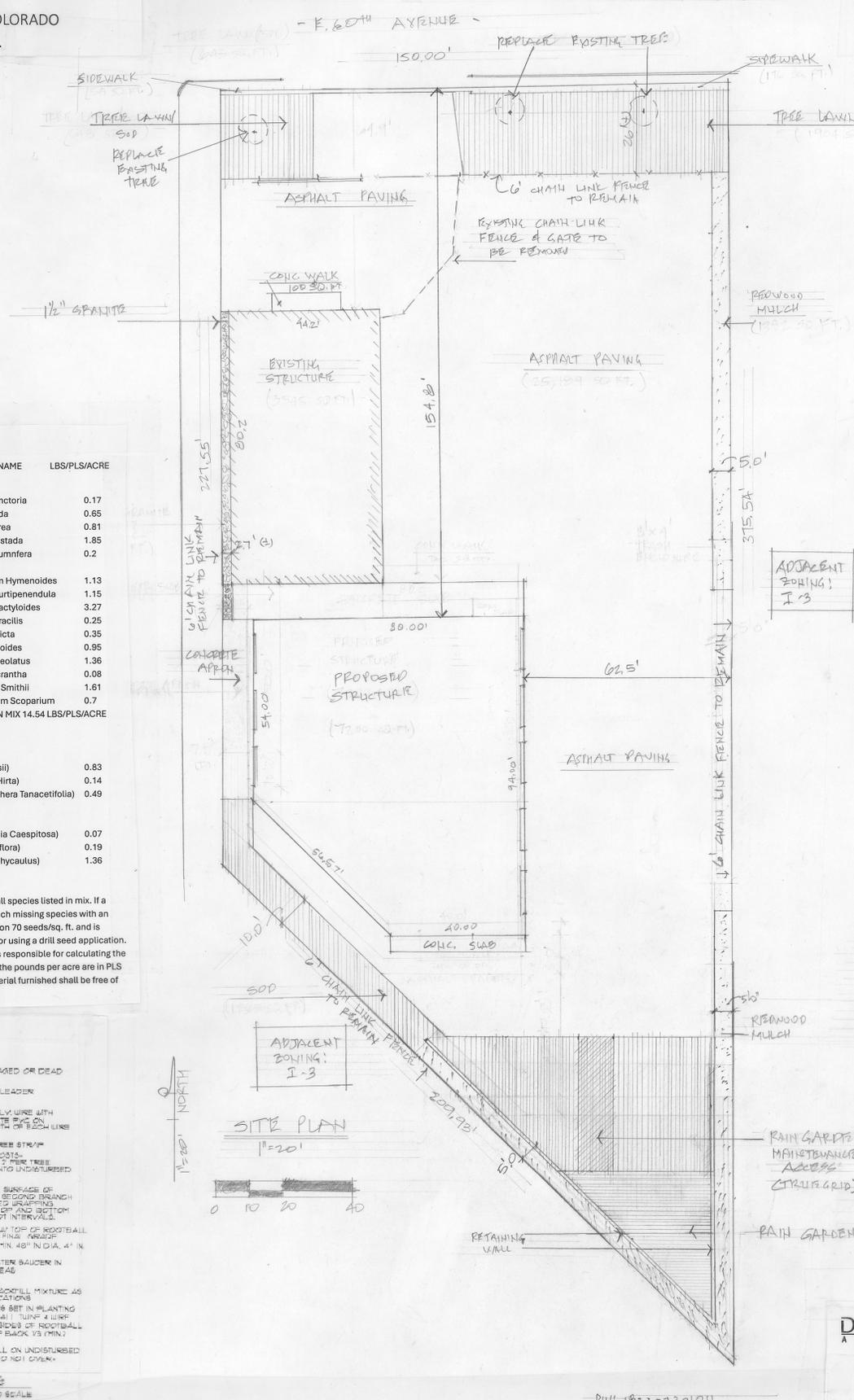
SHRUB PLANTING
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE

COMMON NAME	SCIENTIFIC NAME	LBS/PLS/ACRE
DETENTION BASIN MIX		
WILDFLOWERS		
Plains Coreopsis	Coreopsis Tinctoria	0.17
White Prairie Clover	Dalea Candida	0.65
Purple Prairie Clover	Dalea Purpurea	0.81
Indian Blanketflower	Gaillardia Aristata	1.85
Mexican Hat	Ratibida Columnifera	0.2
GRASSES		
Indian Ricegrass	Achnatherum Hymenoides	1.13
Sideoats Grama	Bouteloua Curtipendula	1.15
Buffalograss	Bouteloua Dactyloides	3.27
Blue Grama	Bouteloua Gracilis	0.25
Inland Saltgrass	Distichlis Stricta	0.35
Bottlebrush Squirreltail	Elymus Elymoides	0.95
Streambank Wheatgrass	Elymus Lanceolatus	1.36
Prairie Junegrass	Koeleria Macrantha	0.08
Western Wheatgrass	Pascopyrum Smithii	1.61
Little Bluestem	Schizachyrium Scoparium	0.7
TOTAL FOR DETENTION BASIN MIX 14.54 LBS/PLS/ACRE		
SUBSTITUTES		
ACCEPTABLE SUBSTITUTES FOR WILDFLOWERS		
Blue Flax	(Linum Lewisii)	0.83
Black-Eyed Susan	(Rudbeckia Hirta)	0.14
Prairie Aster	(Machaeranthera Tanacetifolia)	0.49
ACCEPTABLE SUBSTITUTES FOR GRASSES		
Salt and Pepper Grass	(Deschampsia Caespitosa)	0.07
Six Week Fescue	(Vulpia Octoflora)	0.19
Slender Wheatgrass	(Elymus Trachycaulis)	1.36

REQUIREMENTS
Contractor is responsible for locating and purchasing all species listed in mix. If a species cannot be located, contractor must replace each missing species with an acceptable substitute (listed above.) This mix is based on 70 seeds/sq. ft. and is calculated for one acre. This mix is based on contractor using a drill seed application. Mix should be doubled if hand broadcast. Contractor is responsible for calculating the appropriate seed amounts to be purchased. Note that the pounds per acre are in PLS (Pure Live Seed) and must be ordered that way. All material furnished shall be free of Colorado State noxious weeds.



REVISIONS
7/31/23
3/18/24
4/18/24
10/15/24
2/28/25

ADJACENT ZONING: I-3

RAIN GARDEN MAINTENANCE ACCESS (CIRCUIT GRID)

RAIN GARDEN

SHEET 12

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