

**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
SETTLER'S CROSSING FILING NO. 4, LOT 2  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
1.74 AC  
PARCEL IDENTIFICATION #:17231530001  
SETTLER'S CROSSING PUD**

**LEGAL DESCRIPTION**

LOT 2, SETTLER'S CROSSING FILING NO. 4, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREIN, TAKEN TO BEAR NORTH 00°19'01" EAST.

**BENCHMARKS**

NGS CONTROL MONUMENT "DR W" - STAINLESS STEEL ROD IN SLEEVE. TO REACH THE STATION FROM THE INTERSECTION OF E470 AND 96TH AVENUE (QUENY WAY), EAST 1.2 MI TO A LEFT CURVE, HEAD NORTH ALONG THE CURVE 0.2 MI TO THE STATION ON THE LEFT.

ELEVATION: 5275.98 FEET (NAVD 1988 DATUM).

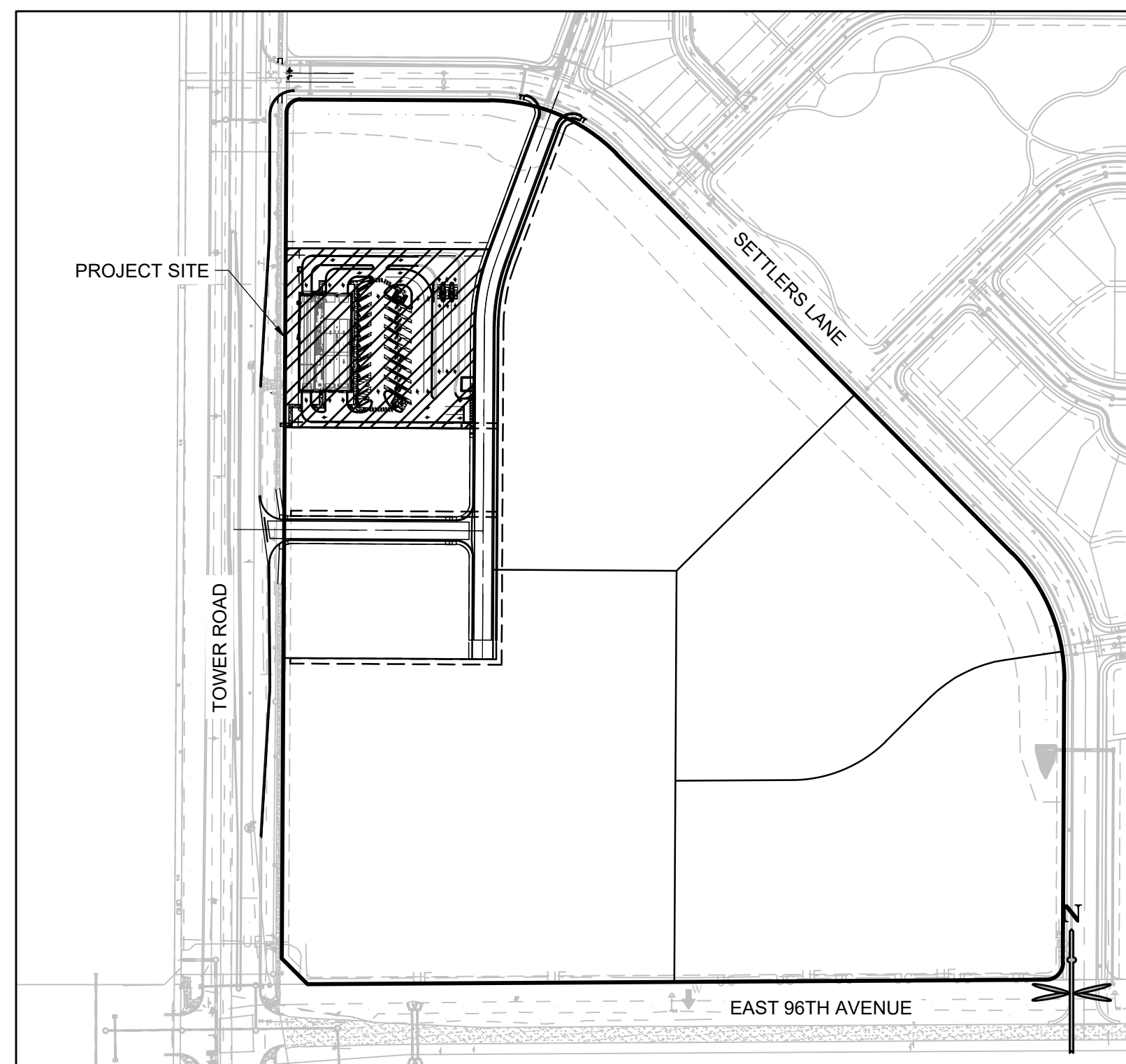
THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

**ZONING DISTRICT:**

THIS PARCEL IS CURRENTLY ZONED PUD.

**GENERAL NOTES:**

1. LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LANDUSES, 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 MATERIALS AND COLORS 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'S 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



**VICINITY MAP**  
1" = 200'

**LAND USE TABLE**

GROSS SITE ACREAGE	1.74 ACRES
NET SITE ACREAGE	1.48 ACRES
LANDSCAPE AREA NET SQUARE FOOTAGE	19393 S.F.
LOT COVERAGE/FAR	14.9% OF SITE
PARKING REQUIRED	2 SPACES PER BAY OR STALL (3 TUNNELS) = 3 SPACES 1 SPACE PER EMPLOYEE (25 EMPLOYEES) = 25 SPACES 28 TOTAL SPACES
PARKING PROVIDED	29 SPACES TOTAL 5 REGULAR SPACES 22 VACUUM SPACES 1 HANDICAP SPACE 1 VAN ACCESSIBLE HANDICAP SPACE
BUILDING CONSTRUCTION:	TYPE IIB (NON SPRINKLERED)
OCCUPANCY:	B
ZONING	PUD
PUD	SETTLER'S CROSSING
NUMBER OF EMPLOYEES	25

**DEVELOPMENT TEAM**

**OWNER/DEVELOPER**

SPOTLESS BRANDS  
2 MID AMERICA PLAZA  
SUITE 450  
OAKBROOK TERRACE, IL 60181  
CONTACT: TERRY HALBUR  
PH: (717) 712-2636  
E: THALBUR@SPOTLESSBRANDS.COM

**LANDSCAPE ARCHITECT**

VALERIAN LLC  
165 S. UNION BLVD, SUITE 366  
LAKEWOOD, CO 80228  
CONTACT: NATHANIEL RONEY, PLA  
PH: (303) 347-1200  
E: NATHANIEL@VALERIANLLC.COM

**SACWSD**

DCD FACILITY  
10200 E. 102ND AVE  
HENDERSON, CO 80640  
CONTACT: ALEXANDER GAN  
PH: (720) 232-1900  
E: AGAN@SOUTHADAMSWATERCO.GOV

**SURVEYOR**

ENGINEERING SERVICE COMPANY  
14190 EAST EVANS AVENUE  
AURORA, CO 80014  
PH: (303) 337-1393

**ENGINEERING CONSULTANT**

K2 CIVIL CONSULTANTS, INC.  
3801 E. FLORIDA AVE, SUITE 425  
DENVER, CO 80210  
CONTACT: KRISTA HOUTCHENS, PE  
PH: (970) 380-7054  
E: KHOUTCHENS@K2CIVILCONSULTANTS.COM

**ARCHITECT**

PB2 ARCHITECTURE + ENGINEERING  
4886 WEST PAULINE WHITAKER PARKWAY  
SUITE 200  
ROGERS, ARKANSAS 72758  
CONTACT: HAYDEN BRAMEL  
PH: (479) 636-3545

**SHEET INDEX**

SHEET	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
L1	LANDSCAPE PLAN
L2	PLANT SCHEDULE
L3	LANDSCAPE DETAILS
IR1	IRRIGATION PLAN
IR2	IRRIGATION NOTES
IR3	IRRIGATION DETAILS
IR4	IRRIGATION DETAILS
E1.2	PHOTOMETRIC PLAN
E1.3	LIGHTING FIXTURE CUTSHEET
X1.0	SCHEMATIC FLOOR PLAN
X1.1	SCHEMATIC ROOF PLAN & DIAGRAM SECTION
X2.0	EXTERIOR ELEVATIONS



**PRELIMINARY NOT  
FOR  
CONSTRUCTION**



**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
E 96TH AVE & TOWER RD - COMMERCE CITY, CO  
COVER SHEET**

DATE	BY	REVISION

PROJECT NO: SBR005.01  
DESIGNED BY: MKD  
REVIEWED BY: KMH  
DATE: 10/10/2025



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO

**1-800-922-1987 or 811**

**Know what's below.  
Call before you dig.**

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL  
DATE OF CONTACT) IN ADVANCE BEFORE YOU DIG,  
GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
SETTLER'S CROSSING FILING NO. 4, LOT 2**  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
1.74 AC  
PARCEL IDENTIFICATION #:17231530001  
SETTLER'S CROSSING PUD



**PRELIMINARY NOT  
FOR  
CONSTRUCTION**



**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
E 96TH AVE & TOWER RD - COMMERCE CITY, CO  
SITE PLAN**

**SITE SCHEDULE**

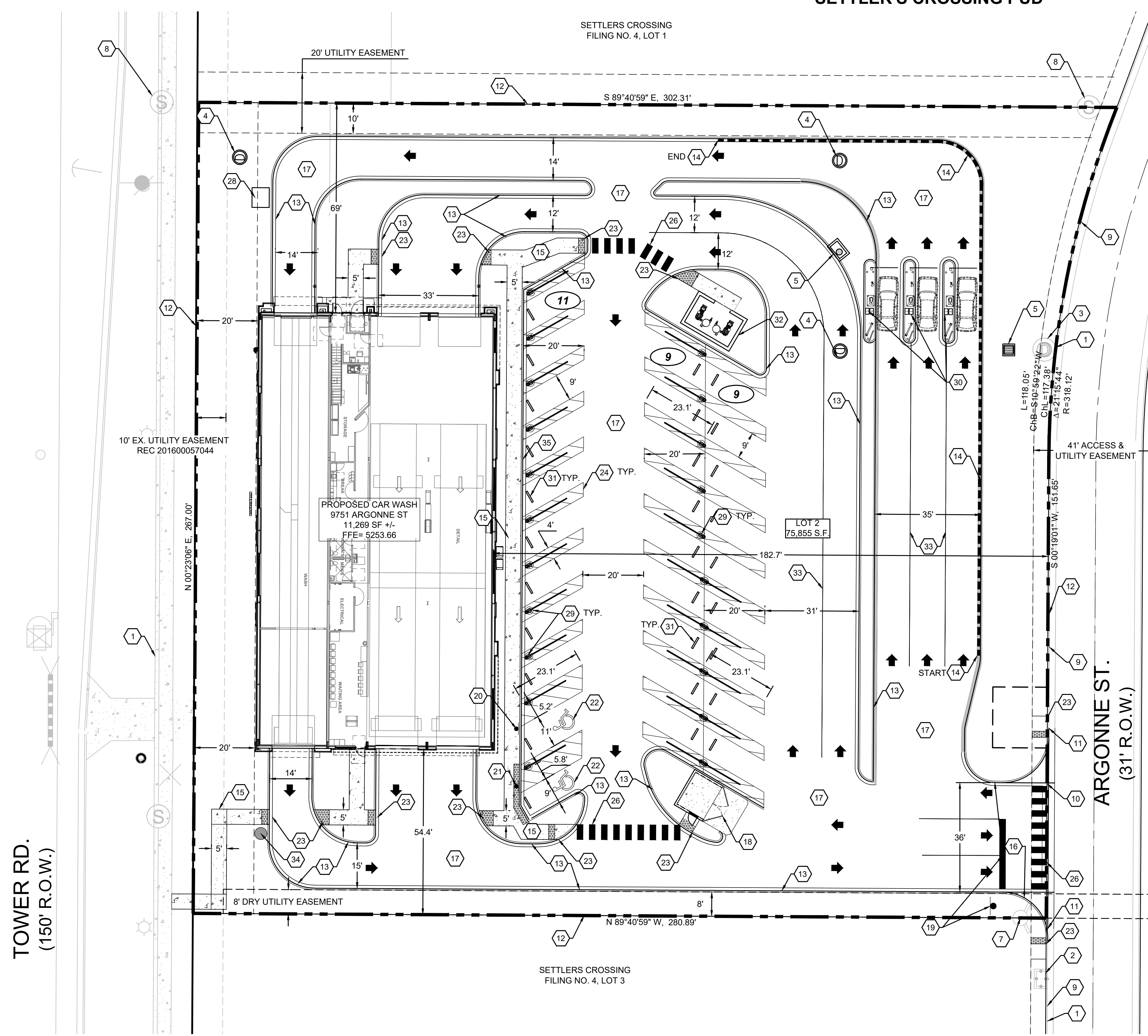
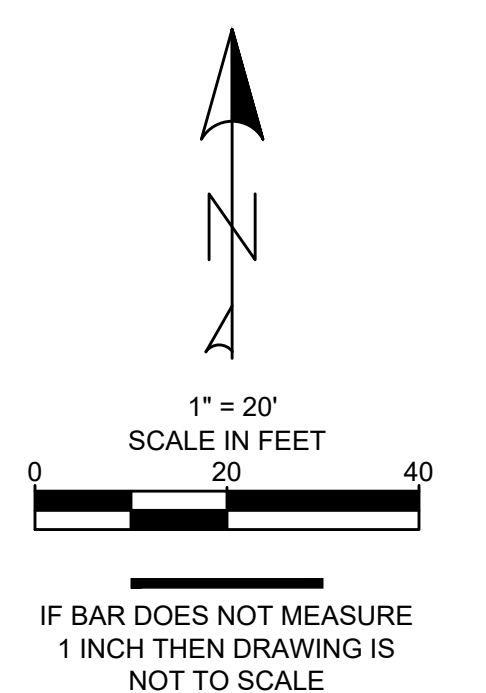
- 1 EXISTING SIDEWALK TO REMAIN.
- 2 EXISTING STORM INLET TO REMAIN.
- 3 EXISTING STORM MANHOLE TO REMAIN.
- 4 PROPOSED STORM MANHOLE.
- 5 PROPOSED STORM INLET.
- 6 PROPOSED DRAINAGE SWALE.
- 7 EXISTING FIRE HYDRANT TO REMAIN.
- 8 EXISTING SANITARY MANHOLE TO REMAIN.
- 9 EXISTING CURB AND GUTTER TO REMAIN.
- 10 EXISTING CURB AND GUTTER TO BE REMOVED.
- 11 BEGIN CURB CUT. MATCH EXISTING CURB AND PROVIDE AN EXPANSION JOINT AT THE INTERFACE WITH EXISTING (BY OTHERS).
- 12 PROPERTY LINE.
- 13 PROPOSED 6" CURB AND GUTTER (TYP).
- 14 PROPOSED SLOTTED CURB.
- 15 PROPOSED CONCRETE SIDEWALK.
- 16 PROPOSED SITE ACCESS WITH CROSS PAN.
- 17 PROPOSED PAVEMENT.
- 18 PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL ELEVATIONS FOR DETAILS.
- 19 PROPOSED STOP SIGN AND STOP BAR.
- 20 PROPOSED ACCESSIBLE PARKING SIGNAGE.
- 21 PROPOSED ACCESSIBLE HANDICAP VAN ACCESSIBLE SIGN.
- 22 PROPOSED PAINT HC PARKING SYMBOL.
- 23 PROPOSED ACCESSIBLE RAMP.
- 24 PROPOSED PAINT 4" SOLID WHITE PARKING STRIPES AT 16" O.C. AT 45° TO THE DIRECTION OF TRAFFIC. BORDER TO BE 4" SOLID WHITE LINE.
- 25 PROPOSED PAINT 4" 60" SOLID WHITE PARKING STRIPE (TYP.).
- 26 PROPOSED CROSSWALK STRIPING. 5'L X 2'W STRIPES, WITH 4' SEPARATIONS.
- 27 PROPOSED ADA ROUTE.
- 28 PROPOSED TRANSFORMER.
- 29 PROPOSED SELF SERVICE VACUUM UNIT.
- 30 PROPOSED PAY STATION.
- 31 PROPOSED WHEEL STOP.
- 32 PROPOSED VACUUM EQUIPMENT ENCLOSURE.
- 33 PROPOSED 8" WIDE WHITE PAVEMENT STRIPING.
- 34 PROPOSED 'WAIT' AND 'GO' SIGN.
- 35 FLUSH CURB @ BLDG FRONTAGE

**LEGEND**

- PROPERTY LINE
- OFF-SITE PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED BUILDING
- PARKING COUNT
- EXISTING CURB AND GUTTER
- PROPOSED 6" ROLLED CURB AND GUTTER
- PROPOSED 6" STANDARD CURB AND GUTTER
- PROPOSED 6" CURB AND GUTTER WITH CURB CUTS
- EXISTING SITE LIGHTING
- EXISTING STORM MANHOLE
- EXISTING SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- DENOTES TRAFFIC FLOW PATTERNS
- PROPOSED SITE LIGHTING
- EXISTING SANITARY MANHOLE
- EXISTING STORM PIPE
- EXISTING SWALE
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED SETBACK
- PROPOSED SWALE

**GENERAL NOTES**

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
2. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
3. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF THORNTON DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
4. ADA PARKING STALLS AND AISLES SHALL NOT EXCEED 2% SLOPE.
5. PLANS ARE NOT TO BE USED FOR CONSTRUCTION, WITH EXCEPTION TO THE LANDSCAPE PLAN.



© 2025, ALL RIGHTS RESERVED.

P:\SPOTLESS BRANDISCO, COMMERCE CITY - E 96TH AVE & TOWER RD - C13906 CADDP/SITE PLAN.DWG - Molly Duddan  
2/21/2025 4:03:24 PM

**811** CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987 or 811  
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
**Know what's below. Call before you dig.**

No.	REVISION	BY	DATE

PROJECT NO: SBR005.01  
DESIGNED BY: MKD  
REVIEWED BY: KMH  
DATE: 10/10/2025

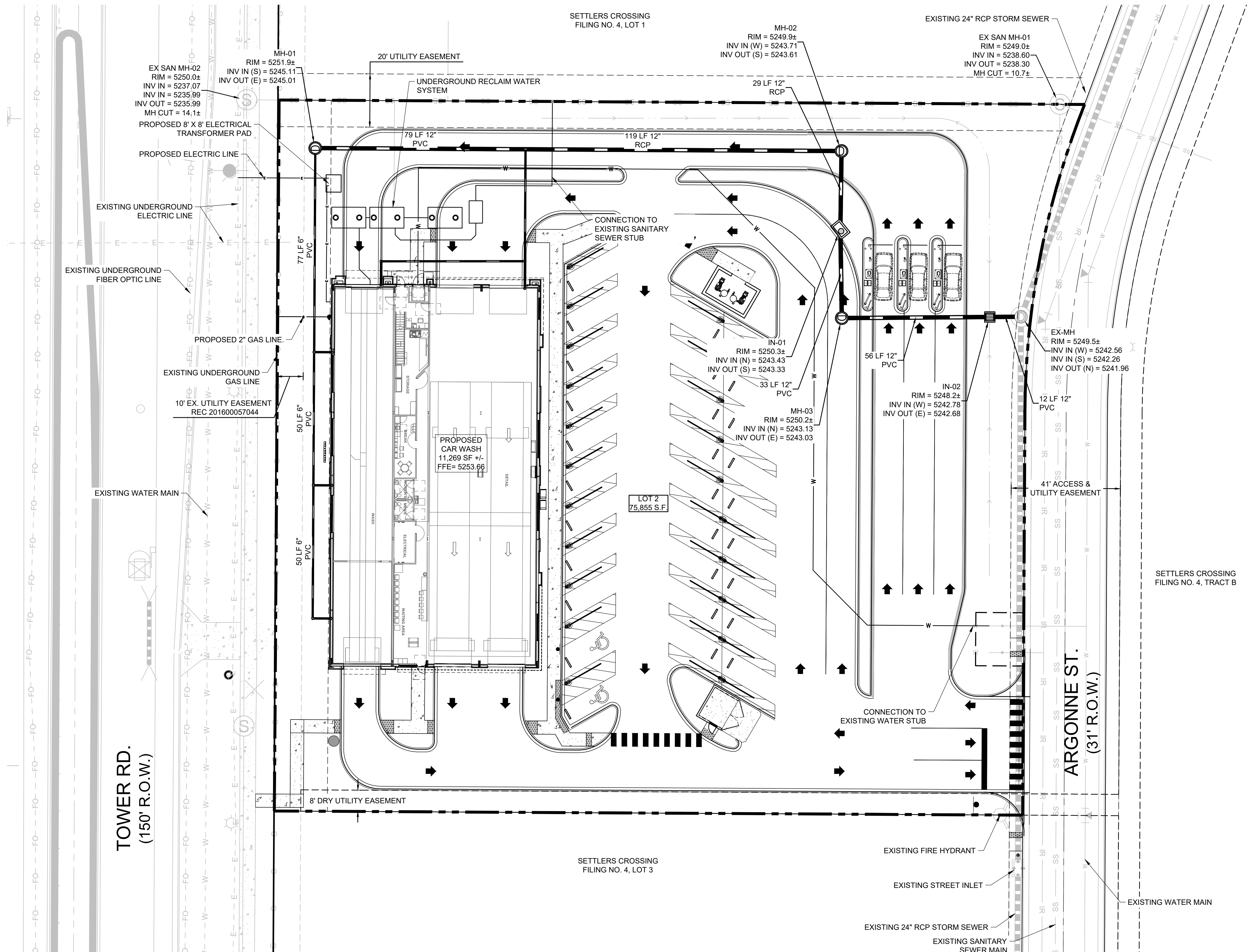
**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
SETTLER'S CROSSING FILING NO. 4, LOT 2**  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
1.74 AC  
PARCEL IDENTIFICATION #:17231530001  
SETTLER'S CROSSING PUD



**PRELIMINARY NOT  
FOR  
CONSTRUCTION**



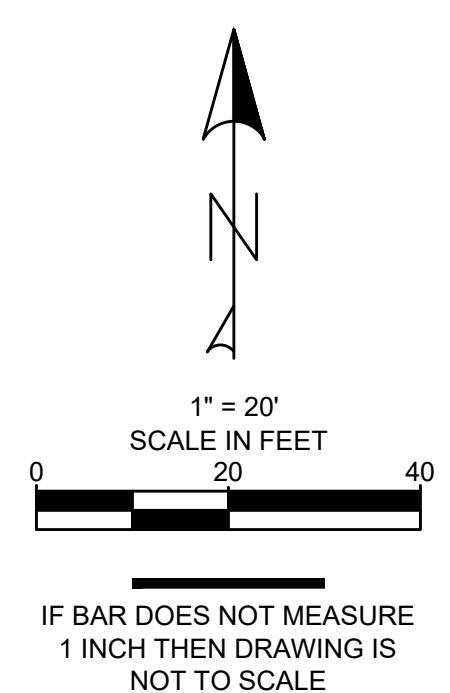
**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
E 96TH AVE & TOWER RD - COMMERCE CITY, CO  
UTILITY PLAN**



**LEGEND**

	PROPERTY LINE
	OFF-SITE PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING CURB AND GUTTER
	EXISTING SITE LIGHTING
	EXISTING STORM MANHOLE
	PROPOSED/EXISTING STORM INLET
	EXISTING SIDEWALK
	PROPOSED/EXISTING SANITARY MANHOLE
	EXISTING SANITARY SEWER
	EXISTING STORM PIPE
	EXISTING GAS LINE
	EXISTING BURIED ELECTRIC
	EXISTING COMMUNICATIONS
	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	PROPOSED WATER
	PROPOSED SANITARY
	PROPOSED STORM PIPE
	PROPOSED GAS
	PROPOSED ELECTRIC
	PROPOSED CLEANOUT
	EXISTING SIGN

- GENERAL NOTES**
- ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
  - ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
  - THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF THORNTON DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
  - ADA PARKING STALLS AND AISLES SHALL NOT EXCEED 2% SLOPE.
  - REFER TO UNDERLYING DEVELOPMENT PLANS FOR EXISTING UTILITIES.
  - PLANS ARE NOT TO BE USED FOR CONSTRUCTION, WITH EXCEPTION TO THE LANDSCAPE PLAN.



**811**  
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987 or 811  
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE

PROJECT NO: SBR005.01  
DESIGNED BY: MKD  
REVIEWED BY: KMH  
DATE: 10/10/2025

**3**  
SHEET 3 OF 16

© 2025, ALL RIGHTS RESERVED.

P:\SPOTLESS BRANDISCO, COMMERCE CITY - E 96TH AVE & TOWER RD - C139A06 CAD\UTILITY PLAN.DWG - Mky  
Dwg#: 2/2025 8:15:10 AM





PUD DEVELOPMENT PERMIT
C139 COBBLESTONE AUTO SPA
SETTLER'S CROSSING FILING NO. 4, LOT 2
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
1.74 AC
PARCEL IDENTIFICATION #:17231530001
SETTLER'S CROSSING PUD



PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE

Table with columns: CODE, QTY, COMMON NAME, BOTANICAL NAME, CONT, CAL. Includes sections for DECIDUOUS SHADE TREES, EVERGREEN TREES, DECIDUOUS SHRUBS, ORNAMENTAL GRASSES, and GROUND COVERS.

GENERAL LANDSCAPE NOTES

- 1. MINIMUM PLANT SIZE REQUIREMENTS AND SOIL PREPARATION. MINIMUM PLANT SIZE REQUIREMENTS ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES...
2. STREET TREES. THE PLANNING DIVISION HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN TREE LAWN AREAS...
3. WEED BARRIER. POROUS FABRIC MUST BE USED IN PLANTED BEDS...
4. EDGING. PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL...
5. IMPLEMENTATION AND COORDINATION OF THE LANDSCAPE PLAN. THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS...
6. IRRIGATION. ALL LANDSCAPE AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM...
7. MAINTENANCE. THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS...
8. VEHICLE PARKING NOTE. NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.
9. SIGHT-LINE CONSIDERATIONS. ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT-DISTANCE-TRIANGLE MAY CONTAIN PLANT MATERIAL THAT...

CONSTRUCTION & IMPLEMENTATION NOTES:

- 1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS...
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET...
3. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK...
4. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES...

CLEARING & GRADING:

- 1. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS, UNIFORM BUILDING CODES, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES...
2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS...
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION...
4. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE...

SOIL SPECIFICATIONS:

- 1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER'S REPRESENTATIVE'S DISCRETION...
2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK...
3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY...
4. STOCKPILING OF STRIPPED NATIVE TOPSOIL ON-SITE IS REQUIRED...
5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS 1 TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES...
6. SOIL PREPARATION FOR TURF SHOULD (COOL SEASON TURF) SHALL INCLUDE A MINIMUM 4 CUBIC YARDS OF COMPOST PER 1,000 SQ. FT...
7. ALL OTHER LANDSCAPE AREAS SHALL RECEIVE A MINIMUM 3 CUBIC YARDS OF COMPOST PER 1,000 SQ. FT...
8. SOIL AMENDMENT VERIFICATION DOCUMENTATION AND RECEIPTS SHALL BE SUBMITTED TO THE WATER AND SEWER DEPARTMENT...

MULCH

- 1. PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 2"-4" RIVER ROCK OR 1-1/2" GRAY GRANITE, AS INDICATED IN PLAN. AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL... WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL... DEPRESS MULCH 2" BELOW SURROUNDING CURBS AND WALKS...

NATIVE SEED

- 1. NATIVE SEED MIX AS SPECIFIED SHALL BE SUPPLIED BY PAWNEE BUTTES SEED INC. OR APPROVED EQUAL. SEEDING RATE: 25 LBS/ACRE
1.1. SEED MIX TO BE AS FOLLOWS:
25% WESTERN WHEATGRASS,
25% CRESTED WHEATGRASS,
20% BUFFALOGRASS,
15% SLENDER WHEATGRASS,
10% BLUE GRAMA, AND
5% ALKALI SACATON.

PLANTING NOTES:

- 1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS...
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY...
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
A) ALL PLANT MATERIAL SHALL BE PROTECTED FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE...
B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE...
C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK"...
D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION...
E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS...
CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE...
LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS...
ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM...
ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES...
ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY BOTH INSIDE AND OUTSIDE OF THE CONSTRUCTION LIMITS WILL BE VEGETATED.

PUD DEVELOPMENT PERMIT
C139 COBBLESTONE AUTO SPA
E 98TH AVE & TOWER RD - COMMERCE CITY, CO
PLANT SCHEDULE

Table with columns: No., REVISION, BY, CD, DATE. Row 1: 1, 2ND SUBMITTAL, CD, 01/28/2026

PROJECT NO: SBR005.01
DESIGNED BY: MKD
REVIEWED BY: KMH
DATE: 10/10/2025

L2

811 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

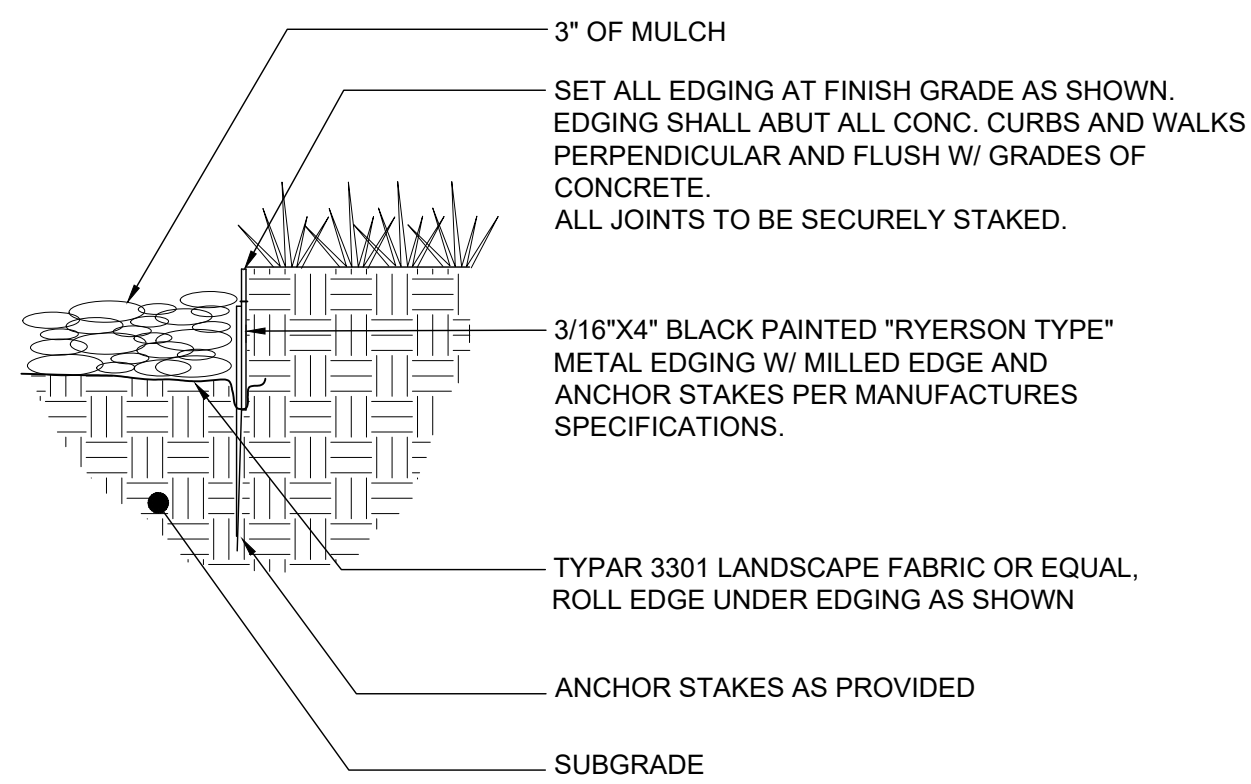
**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
SETTLER'S CROSSING FILING NO. 4, LOT 2  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
1.74 AC  
PARCEL IDENTIFICATION #:17231530001  
SETTLER'S CROSSING PUD**



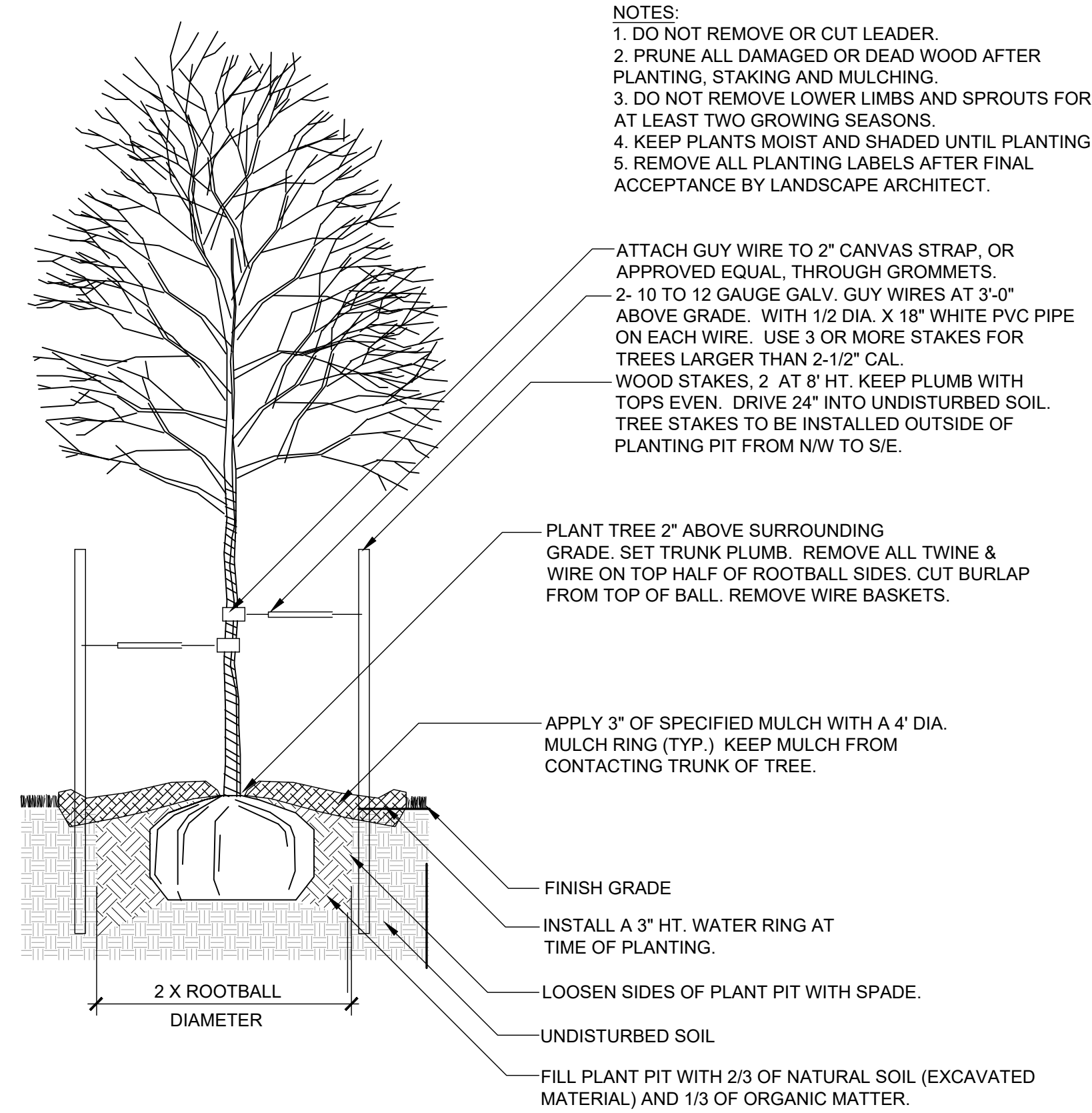
**PRELIMINARY NOT  
FOR  
CONSTRUCTION**



**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
E 96TH AVE & TOWER RD - COMMERCE CITY, CO  
LANDSCAPE DETAILS**

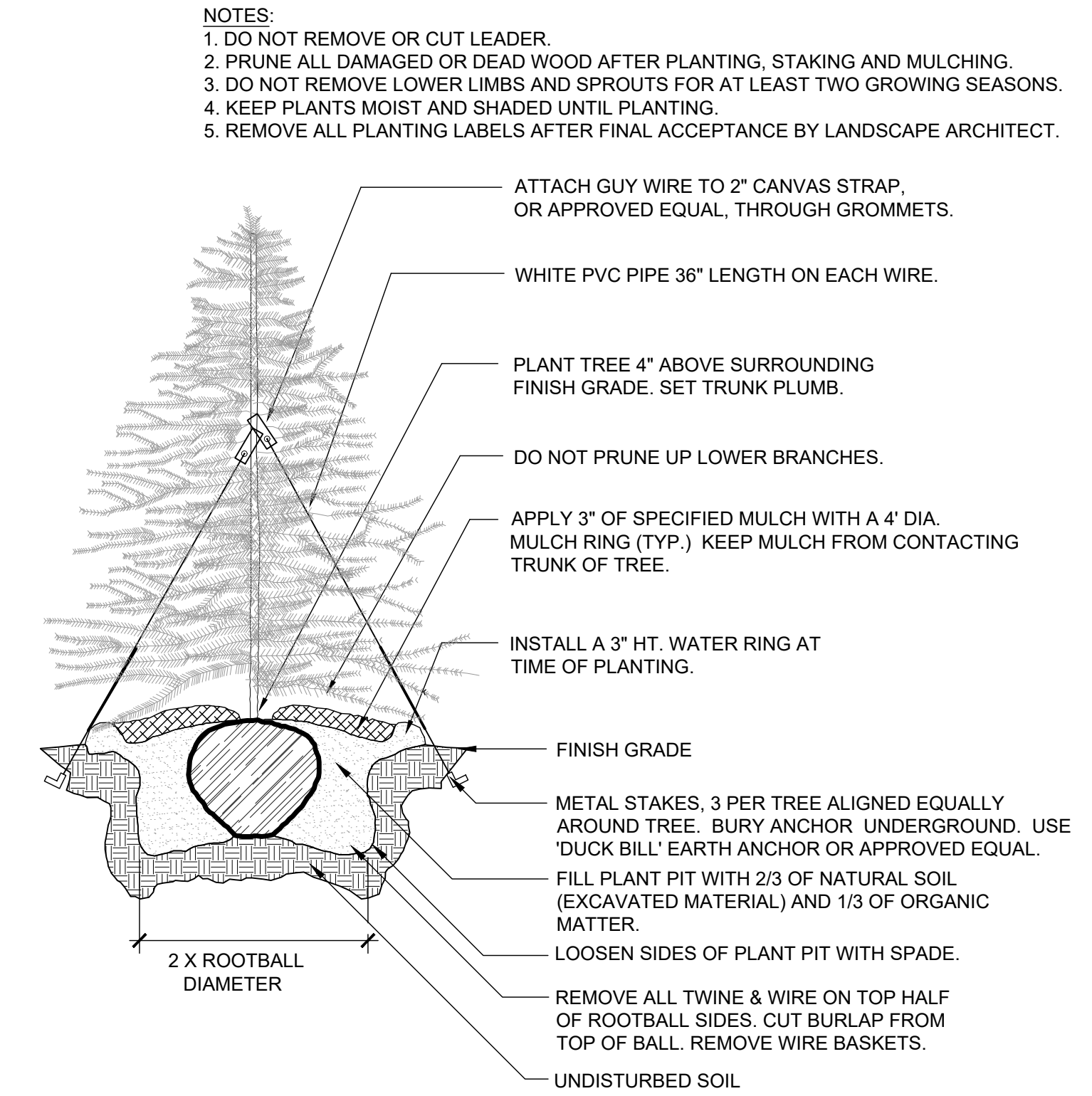


**1 STEEL EDGING**  
1" = 1'-0" BLCC-02

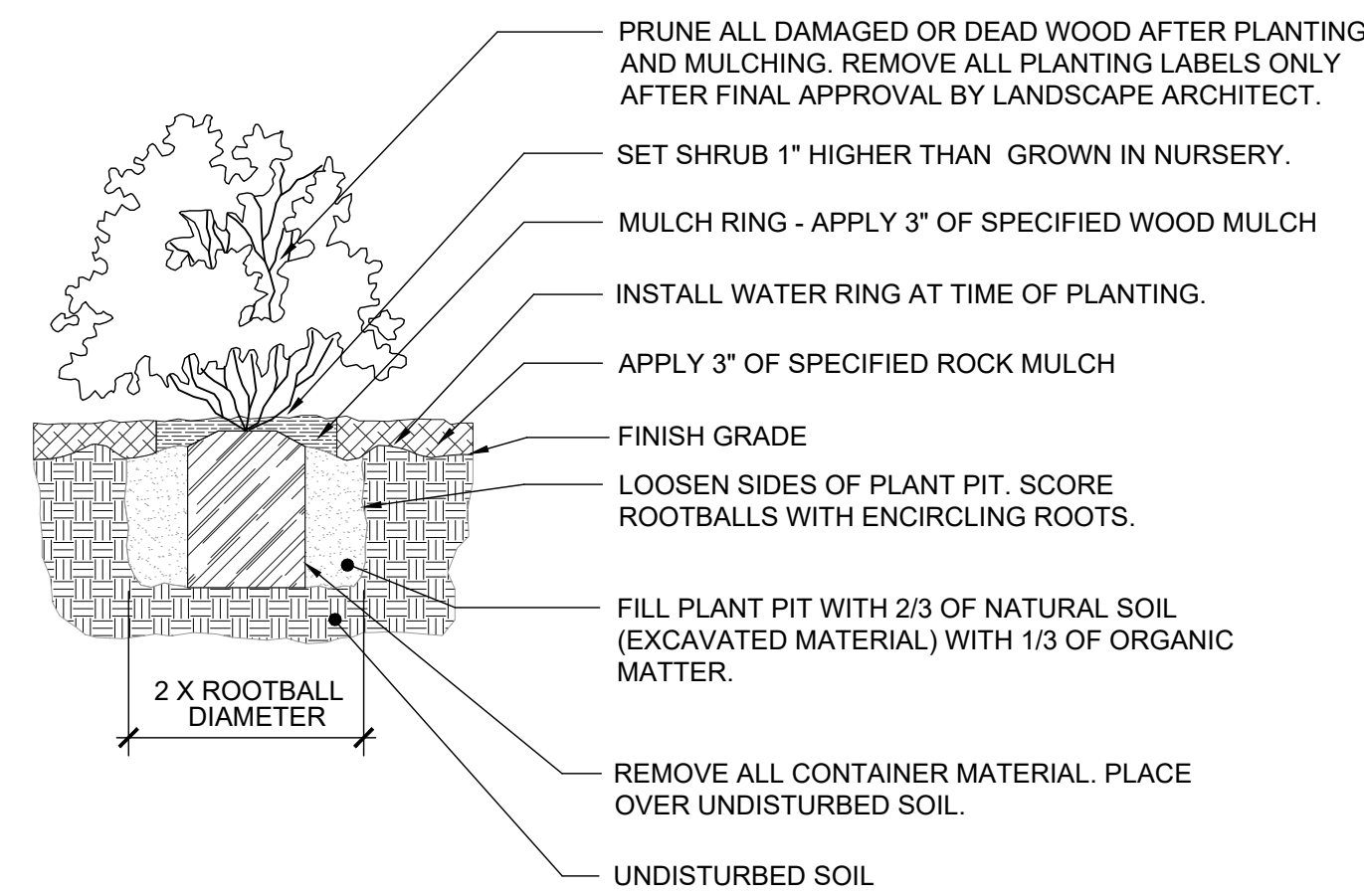


**NOTE:** ALL TREES LOCATED WITHIN SIGHT TRIANGLES OR WITHIN 100' APPROACHING A STOP SIGN ARE TO BE LIMBED TO 8'. AT ONSET OF WINTER FOR THE FIRST YEAR OF INSTALLATION, WRAP ENTIRE SURFACE OF TRUNK UP TO BRANCHES. SECURE AT TOP AND BOTTOM WITH DUCT TAPE. AT ONSET OF SPRING REMOVE ALL WRAPPING.

**2 DECIDUOUS TREE PLANTING**  
1" = 1'-0" BLCC-03



**3 EVERGREEN TREE PLANTING**  
1" = 1'-0" BLCC-04



**NOTE:** ANY PLANT NOT IN ACCORDANCE WITH COLORADO NURSERY ACT REQUIREMENTS WILL BE REJECTED. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING AND CURB. JUNIPER PLANTS SHALL BE PLANTED WITH TOP OF ROOTBALL AT FINISH GRADE OF MULCH LAYER.

**4 SHRUB / ORNAMENTAL GRASS PLANTING WITH MULCH RING**  
1" = 1'-0" 329333.13-11



CALL UTILITY NOTIFICATION CENTER OF COLORADO

**1-800-922-1987 or 811**

**Know what's below. Call before you dig.**

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	2ND SUBMITTAL	01/28/2026	CD

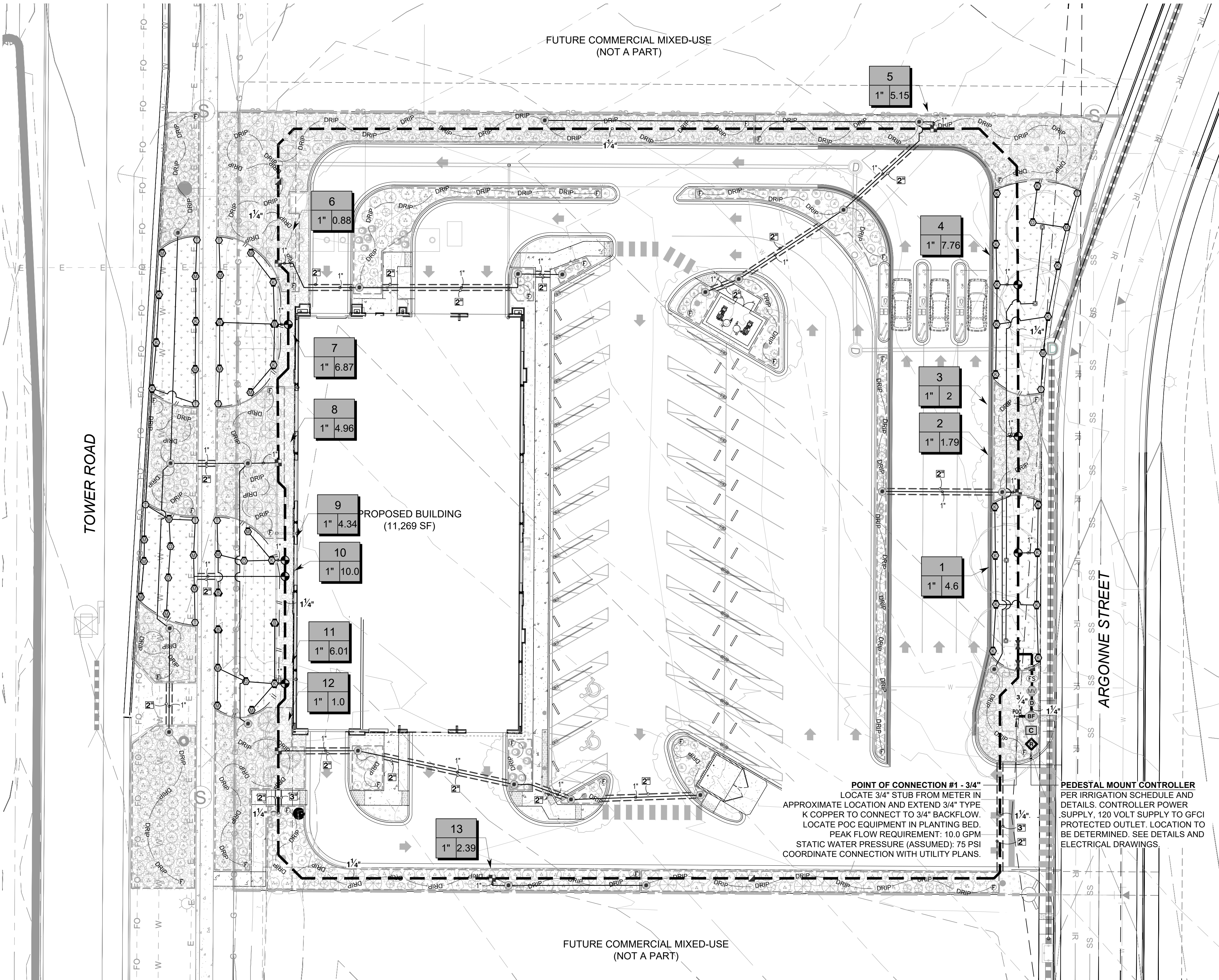
PROJECT NO: SBR005.01  
DESIGNED BY: MKD  
REVIEWED BY: KMH  
DATE: 10/10/2025

**L3**

**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
SETTLER'S CROSSING FILING NO. 4, LOT 2**  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
1.74 AC  
PARCEL IDENTIFICATION #:17231530001  
SETTLER'S CROSSING PUD

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
(M) (C)	TURF ROTARY - 1000 HUNTER MP1000 PROS-06-PRS40-CV 6" POP-UP WITH CHECK VALVE. PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	26	40
(K) (G) (R)	TURF ROTARY - 2000 HUNTER MP2000 PROS-06-PRS40-CV 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	24	40
(B) (Y) (A)	TURF ROTARY - 3000 HUNTER MP3000 PROS-06-PRS40-CV 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	5	40
(T)	TURF ROTARY - CORNER HUNTER MP CORNER PROS-06-PRS40-CV 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	10	40
(A) (I) (O) (S)	TREE DRIFLINE LOOP 1401 XFS-06-12 SUBSURFACE DRIP TUBING WITH 0.60 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY. INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE INSTALLED 2" BELOW FINISHED SOIL GRADE (NOT COUNTING GROUND COVER MATERIAL) AND IN A DUAL "RING" AROUND THE TRUNK TO BE 50 FEET IN LENGTH AND CONTAIN APPROXIMATELY 50 DRIP EMITTERS FOR A TOTAL FLOW RATE OF 0.5 GPM (50 X 0.6 GPH = 30 GPH = 0.5 GPM). SEE DETAIL DRAWING FOR ALL THE COMPONENTS REQUIRED FOR INSTALLATION OF EACH TREE DRIP ASSEMBLY.	4	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
(S)	DRIP CONTROL ZONE KIT HUNTER ICZ-101-40-LF, 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40 PSI. FLOW RANGE: 5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	6	
(P)	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	23	
(F)	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	30	
(D)	AREA TO RECEIVE DRIP EMITTERS AREA FOR DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. USE 3/4" POLY DRIP TUBING AS INDICATED ON PLAN. Emitter Notes: 0.5 GPH emitters (1 assigned to each #1 plant) 1.0 GPH emitters (1 assigned to each #5 plant) 2.0 GPH emitters (4 assigned to each B & B, 2" Cal plant) 2.0 GPH emitters (6 assigned to each B & B, 6" HT plant)	15,273 SF	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
(R)	REMOTE CONTROL VALVE HUNTER ICV-G PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	7	
(Q)	QUICK COUPLER VALVE RAIN BIRD 44-RC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	3	
(G)	GATE VALVE - 2-1/2" AND SMALLER MATCO-NORCA 514T BRASS GATE VALVE, FULL PORT, WITH SQUARE NUT OPERATOR. IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.	2	
(MV)	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EFB-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND FD-101TURF DECODER. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.	1	
(D)	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1	
(BF)	REDUCED PRESSURE BACKFLOW PREVENTER 3/4" FEBCO 825YA. STRONGBOX ENCLOSURE.	1	
(C)	CONTROLLER HUNTER PHC-1200 WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 12-STATION FIXED CONTROLLER, 120 VAC, OUTDOOR MODEL.	1	
(S)	RAIN SENSOR HUNTER WR-CLIK INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC. 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED.	1	
(FS)	FLOW SENSOR HUNTER HC-100-FLOW, 1IN. FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1	
(POC)	POINT OF CONNECTION 3/4"	1	
(L)	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	2,031 LF	
(M)	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,031 LF	
(K)	IRRIGATION MAINLINE: TYPE K COPPER PIPE	4.9 LF	
(S)	PIPE SLEEVE: PVC CLASS 160 SDR 26	322.8 LF	



**POINT OF CONNECTION #1 - 3/4"**  
LOCATE 3/4" STUB FROM METER IN APPROXIMATE LOCATION AND EXTEND 3/4" TYPE K COPPER TO CONNECT TO 3/4" BACKFLOW. LOCATE POC EQUIPMENT IN PLANTING BED. PEAK FLOW REQUIREMENT: 10.0 GPM. STATIC WATER PRESSURE (ASSUMED): 75 PSI. COORDINATE CONNECTION WITH UTILITY PLANS.

**PEDESTAL MOUNT CONTROLLER**  
PER IRRIGATION SCHEDULE AND DETAILS. CONTROLLER POWER SUPPLY, 120 VOLT SUPPLY TO GFCI PROTECTED OUTLET. LOCATION TO BE DETERMINED. SEE DETAILS AND ELECTRICAL DRAWINGS.

**1 LANDSCAPE PLAN**

**811**  
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987 or 811  
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



**PRELIMINARY NOT FOR CONSTRUCTION**



**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
E 98TH AVE & TOWER RD - COMMERCE CITY, CO  
LANDSCAPE PLAN**

NO.	REVISION	DATE
1	2ND SUBMITTAL	01/28/2026

PROJECT NO: SBR005.01  
DESIGNED BY: MKD  
REVIEWED BY: KMH  
DATE: 10/10/2025

**IR1**

© 2025, ALL RIGHTS RESERVED.

C:\USERS\CODYR\RYVALERIAN\PROJ\PROX\VALERIAN\TEAM FOLDER\PROJECTS\25-042\_K2\_COMMERCE CITY REVISED\42\_IR1\_IRRIGATION PLAN\DWG - 429.dwg - 1/28/2026 3:41:47 PM

**GENERAL NOTES:**

- PRIOR TO BEGINNING WORK VERIFY THE CONTRACT DRAWINGS AGAINST ALL APPLICABLE EXISTING CONDITIONS. NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
- VERIFY LOCATION OF ALL ABOVE AND BELOW GRADE MECHANICAL, PLUMBING, ELECTRICAL/UTILITY LINES AND EQUIPMENT AND ADHERE TO ALL FEDERAL, MUNICIPAL, UTILITY PURVEYOR REQUIRED EASEMENTS, MINIMUM OFFSETS AND SETBACKS.
- ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.

**IRRIGATION NOTES:**

- THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE COVERAGE FOR ALL LANDSCAPED AREAS AS SHOWN ON CONTRACT DRAWINGS.
- REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
- POINT OF CONNECTION SHOWN ON THE IRRIGATION PLANS ARE PER THE CIVIL DOCUMENTS. REPORT ANY DISCREPANCIES IN THE LOCATION TO THE DESIGNER FOR CLARIFICATION OR REVISION.
- CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
- WORK SHALL BE DONE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND ALL OTHER STATE OR LOCAL MUNICIPAL REGULATIONS CURRENT UPON THE SIGNING OF THIS CONTRACT.
- CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS WHEREVER POSSIBLE AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY.
- LATERAL AND MAINLINE PIPE, CONTROL WIRES AND SLEEVES ARE SHOWN ON CONTRACT DRAWINGS SPACED HORIZONTALLY ON PLAN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL CONSOLIDATE IRRIGATION LATERALS, MAINLINES AND COMPONENTS WHEREVER POSSIBLE. IRRIGATION PIPING SHALL BE INSTALLED WITH A MINIMUM OF 4 INCHES CLEAR ON ALL SIDES.
- CONTRACTOR SHALL MAINTAIN THE MINIMUM DEPTHS DETAILED AND SPECIFIED FOR ALL IRRIGATION EQUIPMENT.
- CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT.
- CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH OVERALL SITE CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON CONTRACT DRAWINGS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL, NOTES, SCHEDULES AND SPECIFICATIONS.
- ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
- EACH MAINLINE SLEEVE REPRESENTED IN THE DRAWINGS SHALL CONSIST OF TWO SLEEVES: ONE FOR MAINLINE PIPING AND ONE FOR FIELD WIRING.
- CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER, SEE ELECTRICAL DRAWINGS.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
- BACKFILLING SHALL BE DONE IN LIFTS AND COMPACTED.
- MAINTENANCE AND OPERATION REQUIREMENTS: A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON APRIL 1 THROUGH OCTOBER 1 SHALL ESTABLISH PROCEDURES FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES. THE MAINTENANCE SCHEDULE SHOULD INCLUDE THE FOLLOWING ITEMS:
  - VERIFY COVERAGE OF HEADS (BI-MONTHLY)\*
  - CHECK FOR BROKEN HEADS OR LEAKAGE (BI-MONTHLY)\*
  - REPROGRAM CONTROLLERS ACCORDING TO THE SEASONAL NEEDS (MONTHLY)\*
  - VERIFY WATER SUPPLY AND PRESSURE (UPON SYSTEM STARTUP, THEN TWO ADDITIONAL TIMES)
  - INSPECT THE BACKFLOW PREVENTER DEVICE (UPON SYSTEM STARTUP)
  - VERIFY SENSOR FUNCTIONALITY (BI-MONTHLY)\*

\*ALL ITEMS SHALL BE PERFORMED UPON SYSTEM START UP AND THEN AT A MINIMUM OF THE PERIOD STATED, INSPECTIONS SHALL BE PERFORMED MORE FREQUENTLY AS REQUIRED.

**POINT OF CONNECTION (P.O.C.) NOTES:**

**P.O.C.** - LOCATE 3/4" STUB FROM METER IN APPROXIMATE LOCATION AND EXTEND 3/4" TYPE K COPPER TO CONNECT TO 3/4" BACKFLOW. LOCATE POC EQUIPMENT IN PLANTING BED.

**AVAILABLE WATER PRESSURE:** THE ASSUMED AVAILABLE PSI AT THE POINT OF CONNECTION IS - **75 PSI**. CONTRACTOR SHALL TEST PRIOR TO INSTALLATION.

**DESIGN PRESSURE (ASSUMED): 75 PSI**

**DESIGN FLOW : 10.0 GPM MAX,** (SINGLE VALVE OPERATION)

- THE IRRIGATION SYSTEMS ARE DESIGNED WITHIN A WATER WINDOW AND SIZED TO ACCOMMODATE SINGLE VALVE STARTS NOT TO EXCEED DESIGN FLOW LISTED. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY.
- CONTRACTOR TO INSTALL ALL REQUIRED EQUIPMENT IN ACCORDANCE WITH ALL LOCAL WATER PURVEYORS REQUIREMENTS.
- CONTRACTOR TO FIELD LOCATE REQUIRED IRRIGATION EQUIPMENT DOWNSTREAM FROM METER FOR APPROVAL PRIOR TO INSTALLATION. ALL ATTEMPTS SHALL BE MADE TO INSTALL EQUIPMENT IN LANDSCAPE BEDS.
- ALL ENCLOSURES SHALL BE SECURELY MOUNTED AND LOCKABLE TO PREVENT VANDALISM, DAMAGE AND/OR THEFT. TURN KEYS OVER TO OWNERS REPRESENTATIVE AT COMPLETION OF WORK AS PER SPECIFICATIONS.
- CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- RAIN SENSOR, MOUNT WIRELESS RAIN SENSOR WITHIN OPTIMAL RANGE FROM CONTROLLER, PER MANUFACTURERS RECOMMENDATIONS. INSTALL SENSOR ON LIGHT/UTILITY POLE A MINIMUM OF 10' ABOVE GRADE TO MINIMIZE DAMAGE/VANDALISM. CLEARLY NOTE LOCATION AND PROVIDE INFORMATION TO OWNERS REPRESENTATIVE.
- IRRIGATION ZONES HAVE BEEN CREATED TO PROPERLY HYDROZONE THE SITE BASED ON SITE CONDITIONS AND MICROCLIMATES. IF FIELD ADJUSTMENTS ARE TO BE MADE IRRIGATION EQUIPMENT IRRIGATING A NORTH AND EAST EXPOSURE SHOULD NOT BE INSTALLED ON THE SAME ZONE AS IRRIGATION EQUIPMENT ON THE SOUTH AND WEST EXPOSURES TO ALLOW FOR MICROCLIMATE ADJUSTMENTS IN THE CONTROLLER PROGRAMMING.

**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
SETTLER'S CROSSING FILING NO. 4, LOT 2  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
1.74 AC  
PARCEL IDENTIFICATION #:17231530001  
SETTLER'S CROSSING PUD**

WATER BUDGET									
PROJECT NAME: POC #1 - Commerce City Cobblestone Carwash				SUBMITTED BY: Valerian LLC		DATE: 1/8/2025			
DESCRIPTION	IRRIGATED ACRES	MONTH	HISTORICAL ET	PLANT COEFFICIENT	PLANT WATER REQUIREMENT	SYSTEM EFFICIENCY (%)	TOTAL WATER REQUIREMENTS (IN.)	WEEKLY WATER REQUIREMENTS (IN.)	MONTHLY WATER REQUIREMENTS (GAL.)
PLANT TYPE:	0.09	APRIL	2.26	0.25	0.57	70%	0.81	0.19	2,044
NATIVE SEED		MAY	5.73	0.25	1.43	70%	2.05	0.48	5,182
(Low Usage)		JUNE	6.64	0.25	1.66	70%	2.37	0.55	6,005
		JULY	7.27	0.25	1.82	70%	2.60	0.61	6,574
		AUGUST	5.87	0.25	1.47	70%	2.10	0.49	5,308
Square Foot Area:	4,084	SEPTEMBER	4.45	0.25	1.11	70%	1.59	0.37	4,024
		OCTOBER	1.60	0.25	0.40	70%	0.57	0.13	1,447
OPERATING PERIOD-HRS./DAY	12	TOTAL			8.46		TOTAL	12.08	30,584
DAYS/WEEK	3	TOTAL						ACRE FEET/YR	0.09
DAYS/MONTH	13	TOTAL						PEAK SEASON GPM	0.71
DESCRIPTION <th>IRRIGATED ACRES</th> <th>MONTH</th> <th>HISTORICAL ET</th> <th>PLANT COEFFICIENT</th> <th>PLANT WATER REQUIREMENT</th> <th>SYSTEM EFFICIENCY (%)</th> <th>TOTAL WATER REQUIREMENTS (IN.)</th> <th>WEEKLY WATER REQUIREMENTS (IN.)</th> <th>MONTHLY WATER REQUIREMENTS (GAL.)</th>	IRRIGATED ACRES	MONTH	HISTORICAL ET	PLANT COEFFICIENT	PLANT WATER REQUIREMENT	SYSTEM EFFICIENCY (%)	TOTAL WATER REQUIREMENTS (IN.)	WEEKLY WATER REQUIREMENTS (IN.)	MONTHLY WATER REQUIREMENTS (GAL.)
PLANT TYPE:	0.50	APRIL	2.26	0.50	1.13	90%	1.26	0.29	17,085
SHRUBS		MAY	5.73	0.50	2.87	90%	3.18	0.74	43,318
(Moderate Usage)		JUNE	6.64	0.50	3.32	90%	3.69	0.86	50,198
		JULY	7.27	0.50	3.64	90%	4.04	0.94	54,960
		AUGUST	5.87	0.50	2.94	90%	3.26	0.76	44,376
Square Foot Area:	21,948	SEPTEMBER	4.45	0.50	2.23	90%	2.47	0.58	33,641
		OCTOBER	1.60	0.50	0.80	90%	0.89	0.21	12,096
OPERATING PERIOD-HRS./DAY	12	TOTAL			16.91		TOTAL	18.79	255,675
DAYS/WEEK	3	TOTAL						ACRE FEET/YR	0.78
DAYS/MONTH	13	TOTAL						PEAK SEASON GPM	5.97
								<b>PROJECT TOTALS</b>	
								IRRIGATED ACRES	0.60
								GALLONS/YEAR	286,259
								ACRE FEET/YEAR	0.88
								PEAK SEASON GPM	6.88

**NOTES:**

Plant water requirements are determined utilizing 100% system efficiencies. Actual system efficiencies are specific to each systems design, operating pressure and will increase application rates.

Approximate values:

Drip irrigation - 90%

Rotor irrigation - 70%

Spray head irrigation: 65%

April & October ET represent 2 week watering windows.

Maximum Safe Flow Through Water Meters (7.5 feet per second in service line):

PEAK SEASON GPM	MINIMUM TAP SIZE REQUIRED
0 - 10 GPM	0.75"
11 - 18 GPM	1.00"
19 - 40 GPM	1.50"
41 - 70 GPM	2.00"
71 - 150 GPM	3.00"
151 - 275 GPM	4.00"

© 2025, ALL RIGHTS RESERVED.

C:\USERS\CODYRURY\VALERIAN\PROJBOX\VALERIAN\TEAM FOLDER\PROJECTS\25-042\_K2\_COMMERCE CITY LANDSCAPE PLAN\SUBMITTAL\_2\_MINOR\_REV\25-042\_IRRIGATION NOTES.DWG - C:\9 - 01-11-2025 9:40:51 AM



CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987 or 811

Know what's below. Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



PRELIMINARY NOT FOR CONSTRUCTION



PUD DEVELOPMENT PERMIT  
**C139 COBBLESTONE AUTO SPA**

E 98TH AVE & TOWER RD - COMMERCE CITY, CO

LANDSCAPE PLAN

NO.	REVISION	DATE
1	2ND SUBMITTAL	01/28/2026

PROJECT NO: SBR005.01

DESIGNED BY: MKD

REVIEWED BY: KMH

DATE: 10/10/2025

IR2

**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
SETTLER'S CROSSING FILING NO. 4, LOT 2**  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
1.74 AC  
PARCEL IDENTIFICATION #:17231530001  
SETTLER'S CROSSING PUD



PRELIMINARY NOT FOR CONSTRUCTION

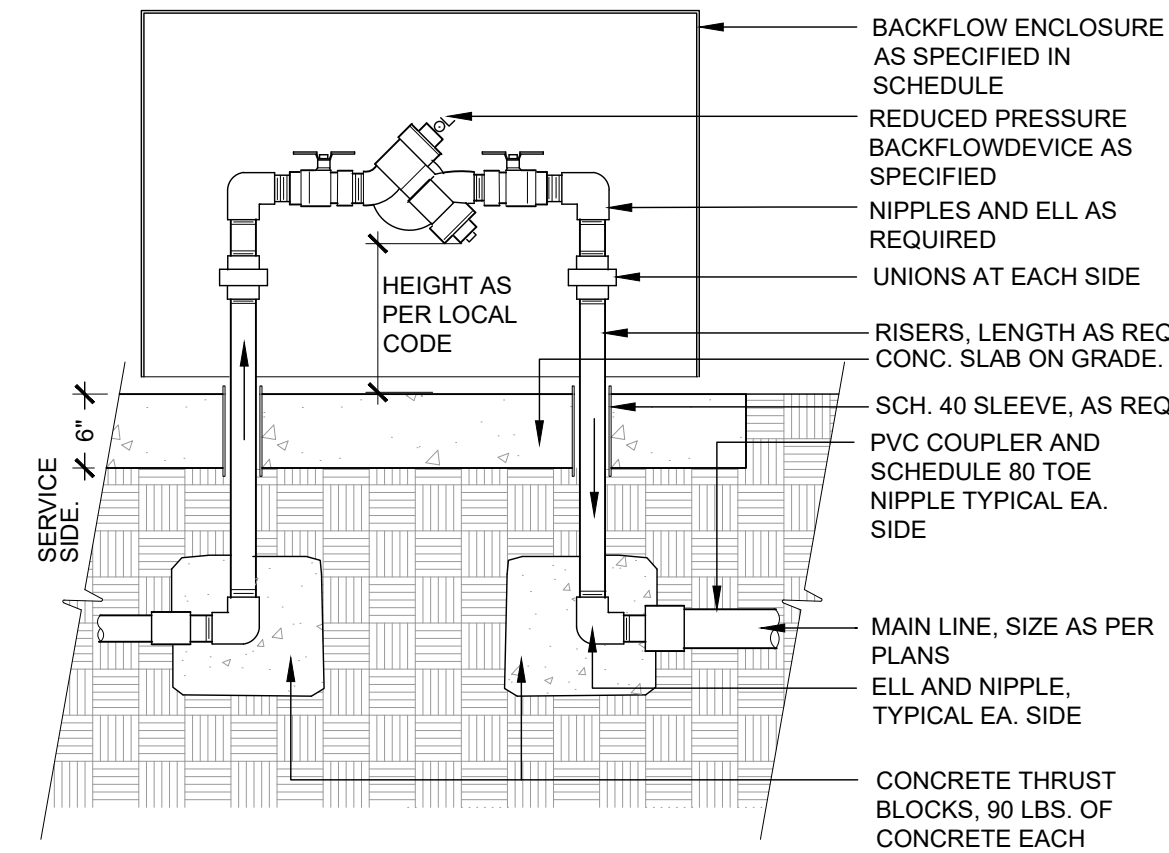


PUD DEVELOPMENT PERMIT  
**C139 COBBLESTONE AUTO SPA**  
E 98TH AVE & TOWER RD - COMMERCE CITY, CO  
LANDSCAPE PLAN

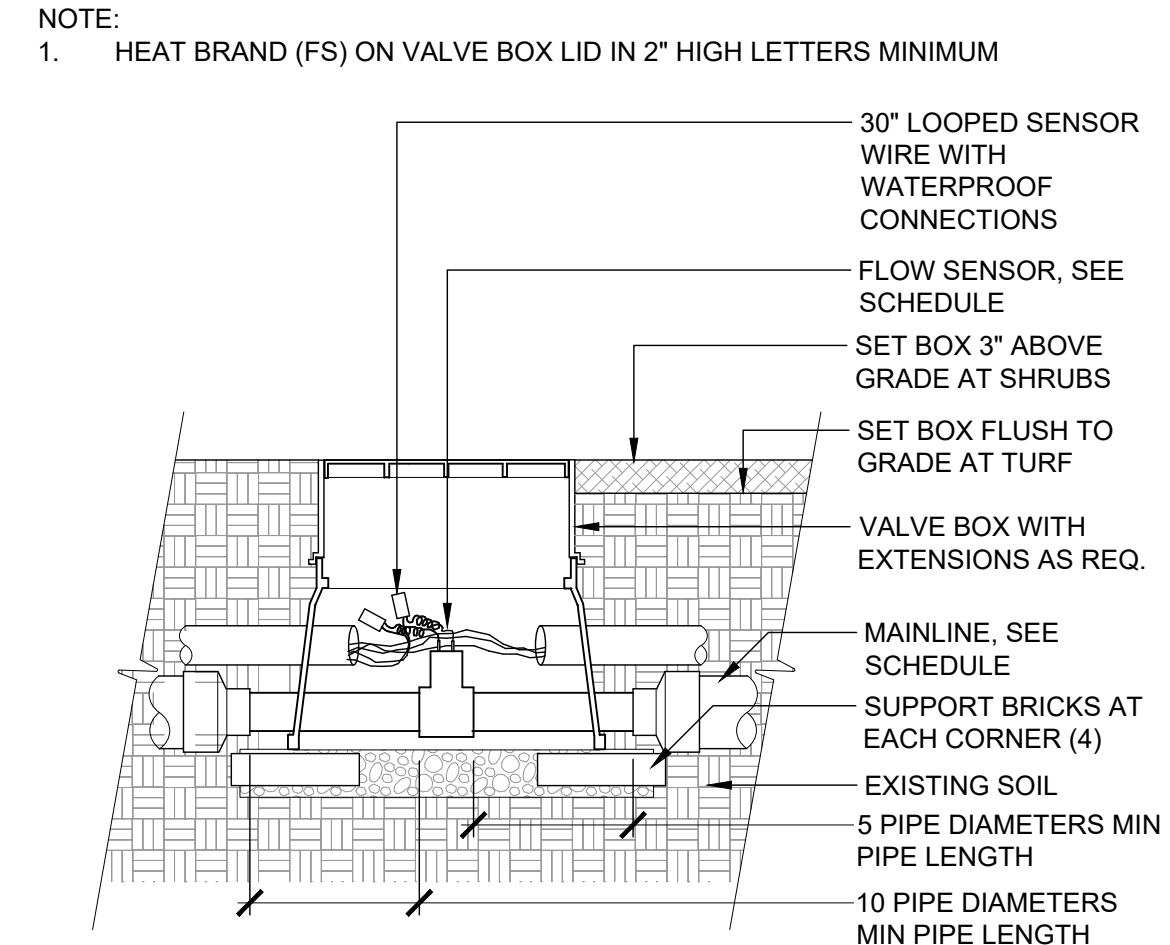
NO.	REVISION	DATE
1	2ND SUBMITTAL	01/28/2026

PROJECT NO: SBR005.01  
DESIGNED BY: MKD  
REVIEWED BY: KMH  
DATE: 10/10/2025

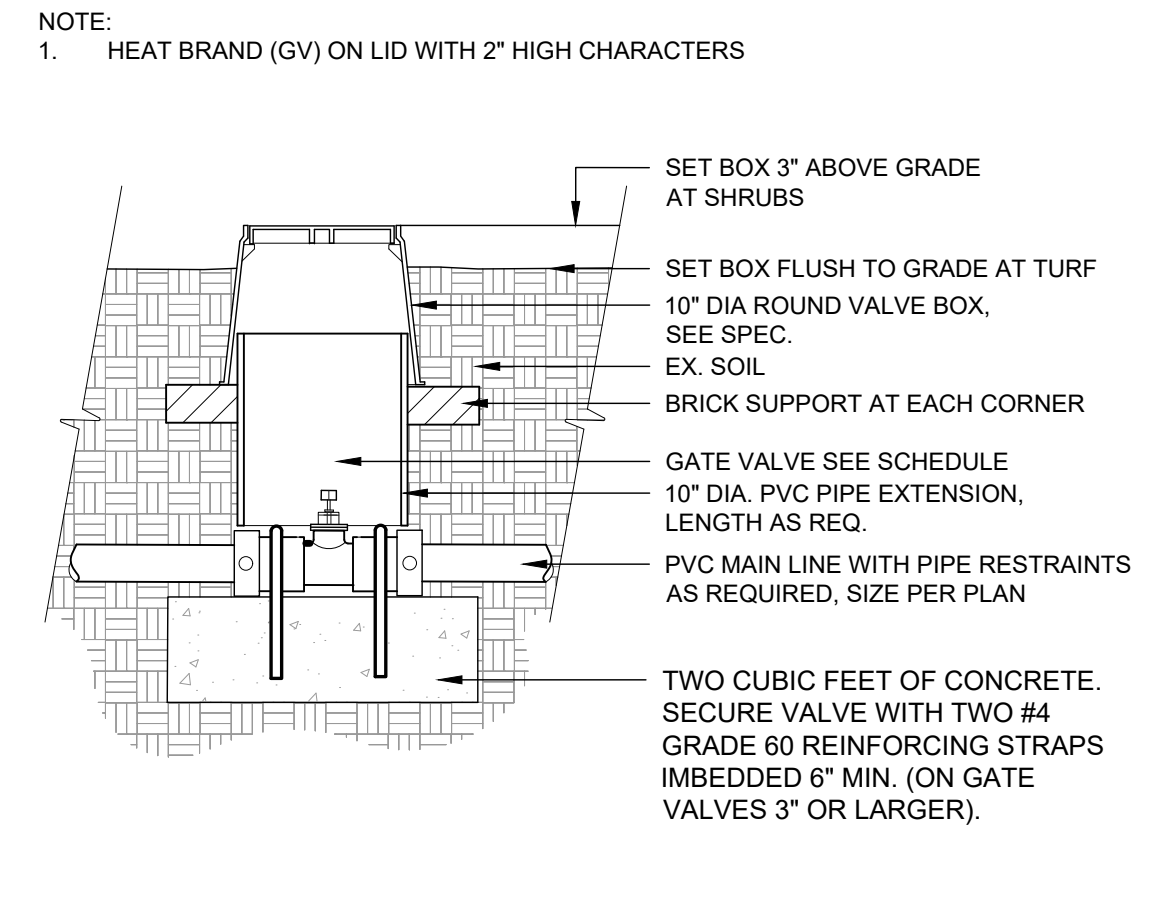
**IR3**



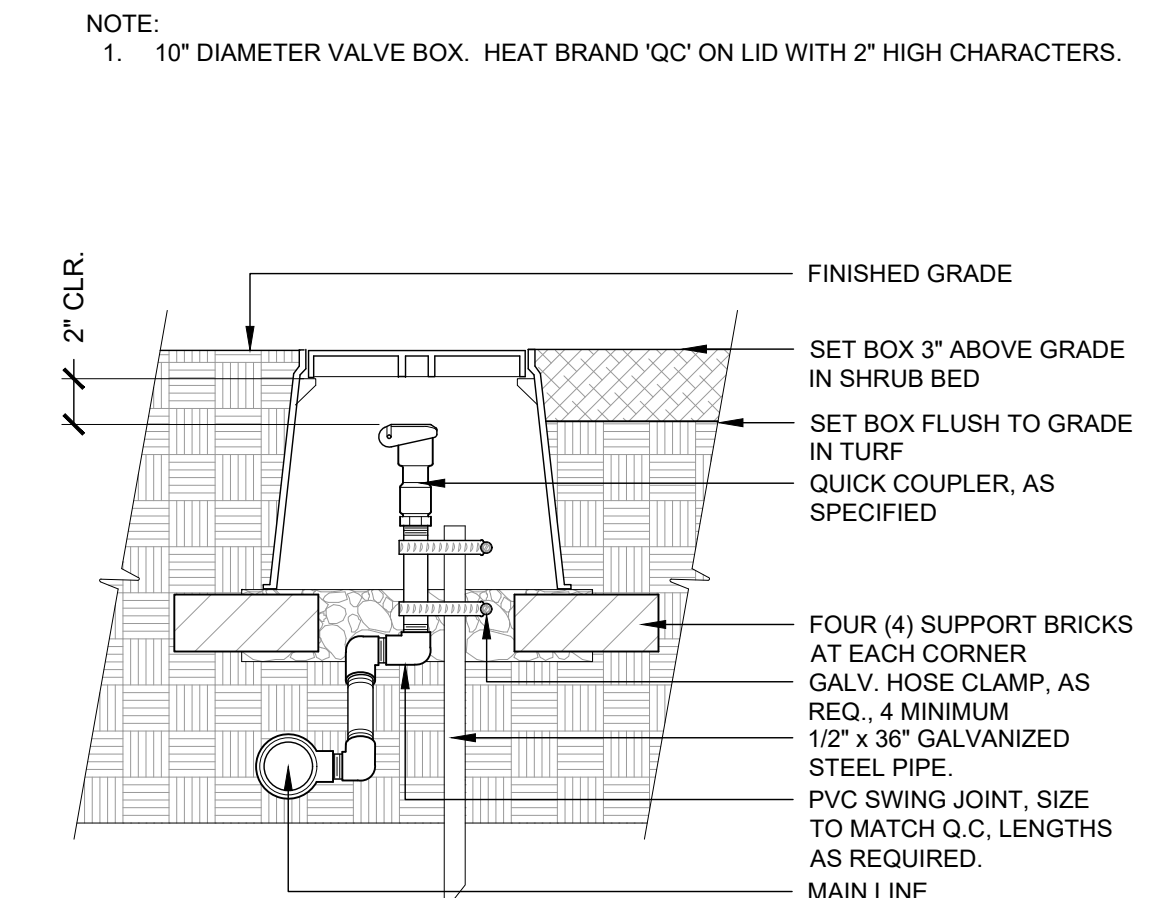
**1 REDUCED PRESSURE BACKFLOW DEVICE**  
1" = 1'-0" 328409.46-05



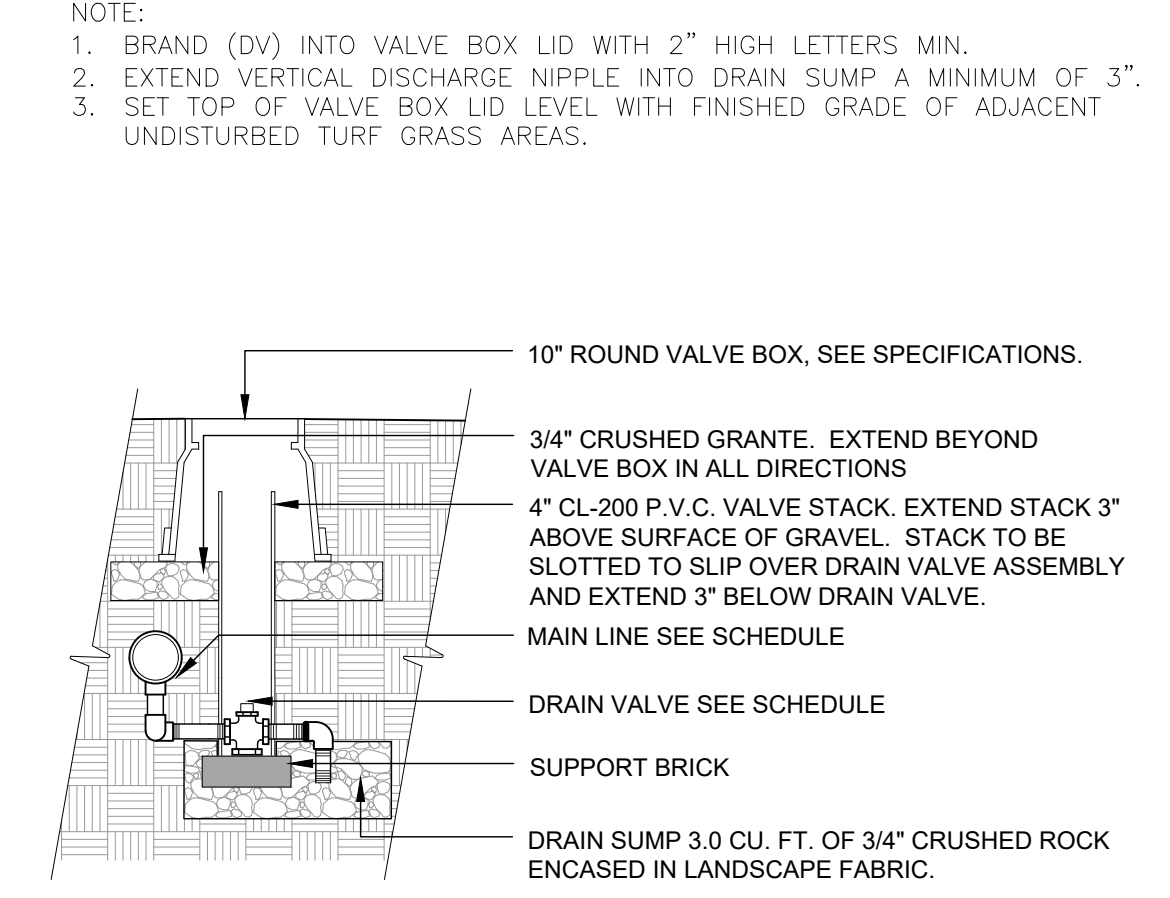
**2 FLOW SENSOR**  
1" = 1'-0" 328409.63-11



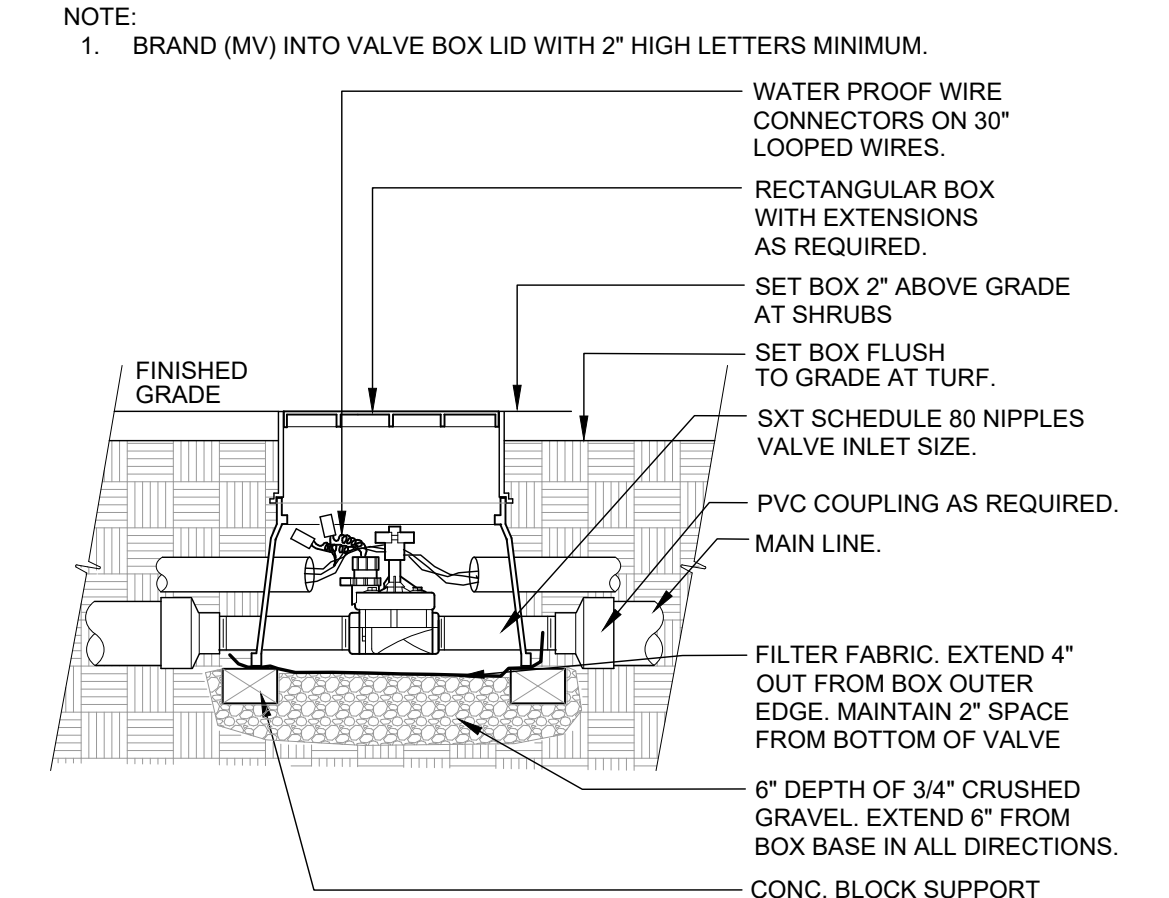
**3 GATE VALVE UNDER 3"**  
1" = 1'-0" 328406.33-90



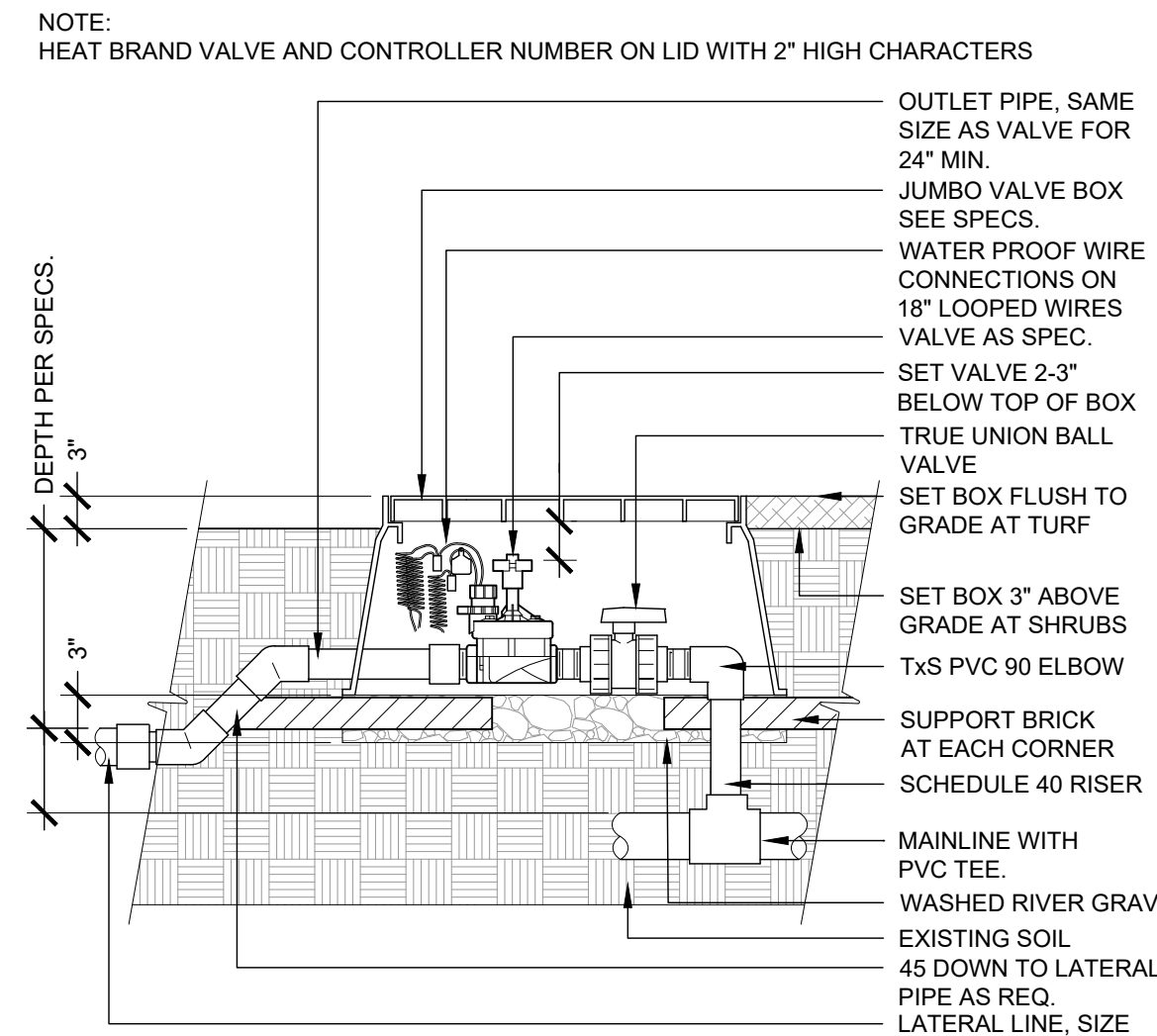
**4 QUICK COUPLING VALVE**  
1 1/2" = 1'-0" 328406.43-11



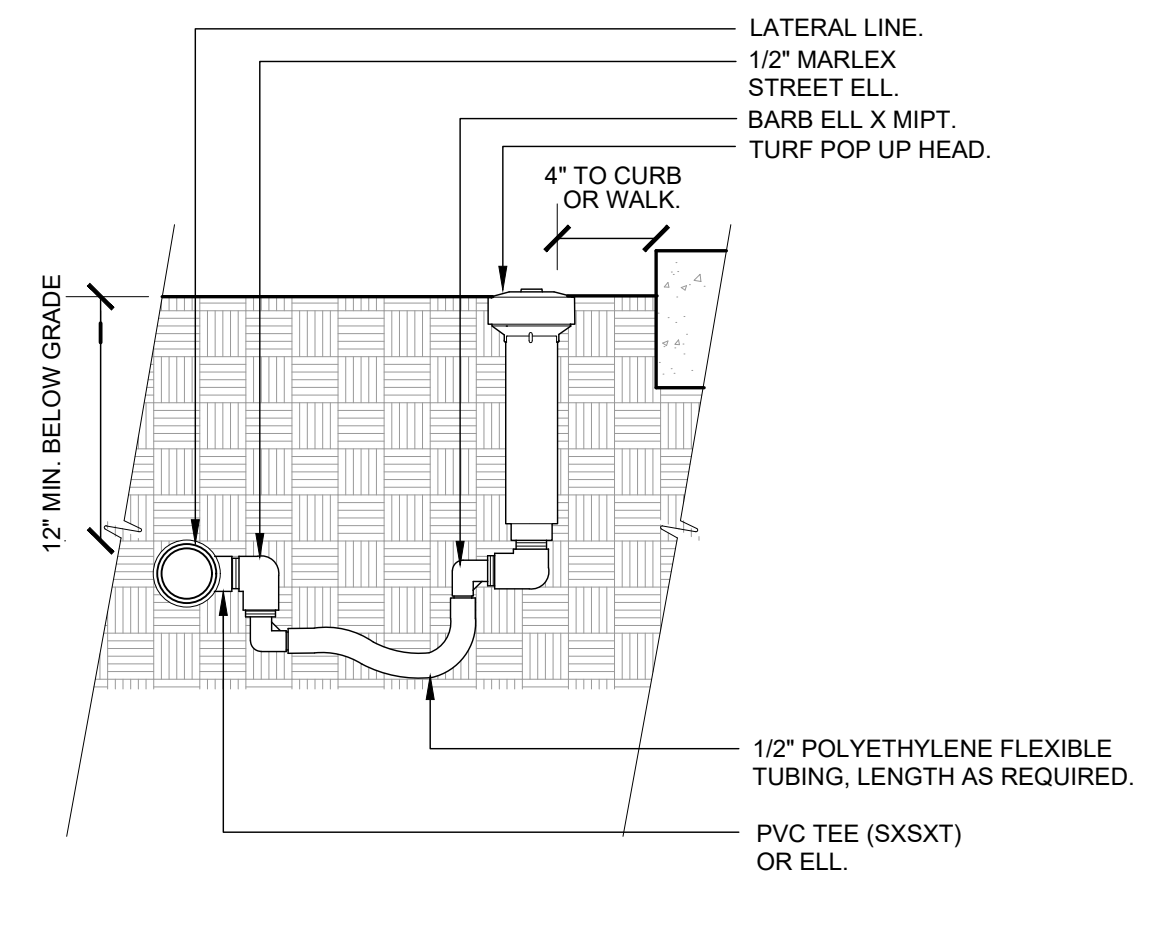
**5 MANUAL DRAIN VALVE**  
1/2" = 1'-0" 328409.86-13



**6 MASTER CONTROL VALVE**  
1 1/2" = 1'-0" 328406.23-11



**7 REMOTE CONTROL VALVE**  
1" = 1'-0" 328406.13-05



**8 TURF SPRAY-FLEX ASSEMBLY**  
3" = 1'-0" 328403.13-03



CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987 or 811**

Know what's below. Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
SETTLER'S CROSSING FILING NO. 4, LOT 2**  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
1.74 AC  
PARCEL IDENTIFICATION #:17231530001  
SETTLER'S CROSSING PUD



**PRELIMINARY NOT  
FOR  
CONSTRUCTION**



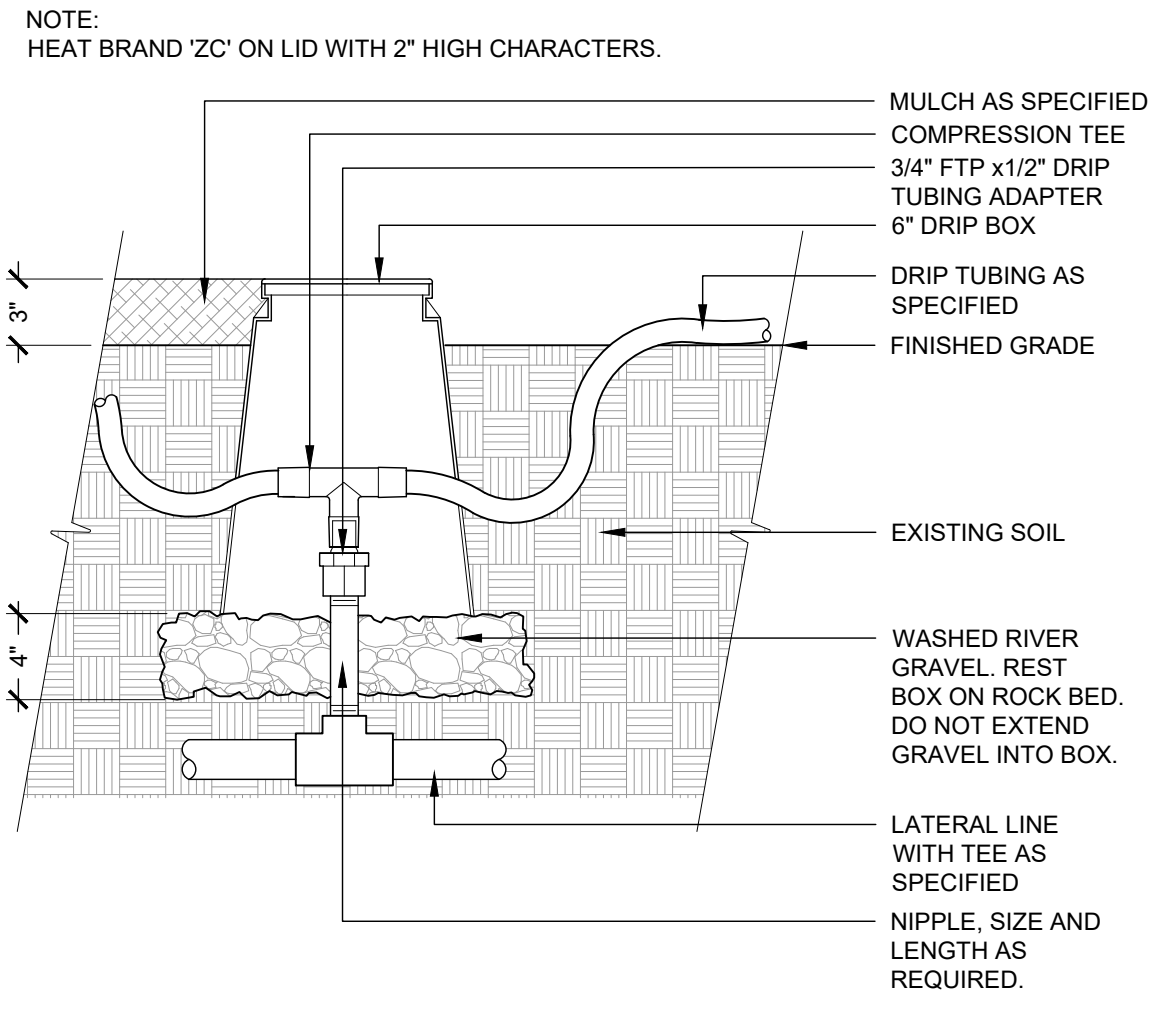
**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
E 98TH AVE & TOWER RD - COMMERCE CITY, CO  
LANDSCAPE PLAN**

DATE	01/28/2026
BY	CD

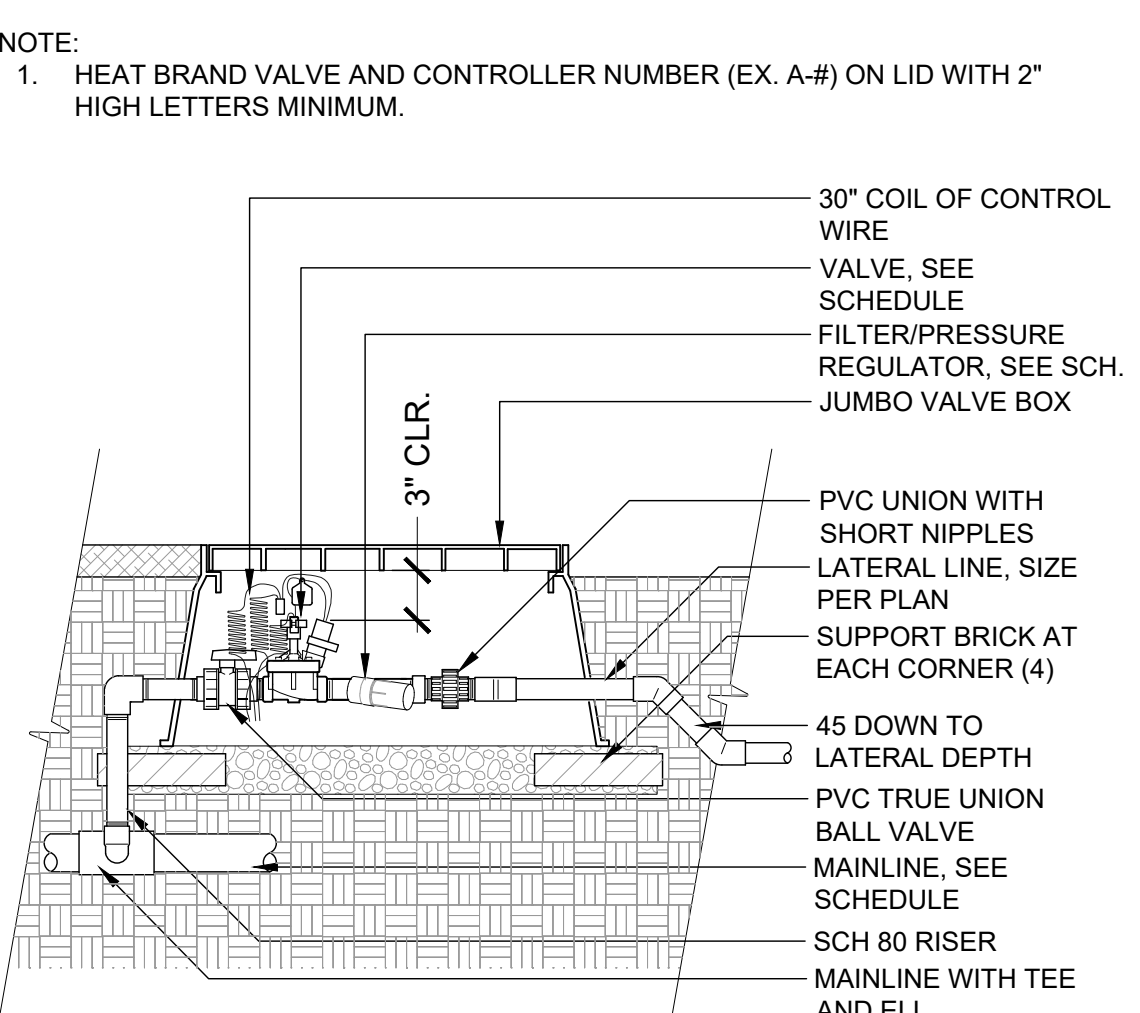
NO.	REVISION	DATE
1	2ND SUBMITTAL	

PROJECT NO.	SBR005.01
DESIGNED BY:	MKD
REVIEWED BY:	KMH
DATE:	10/10/2025

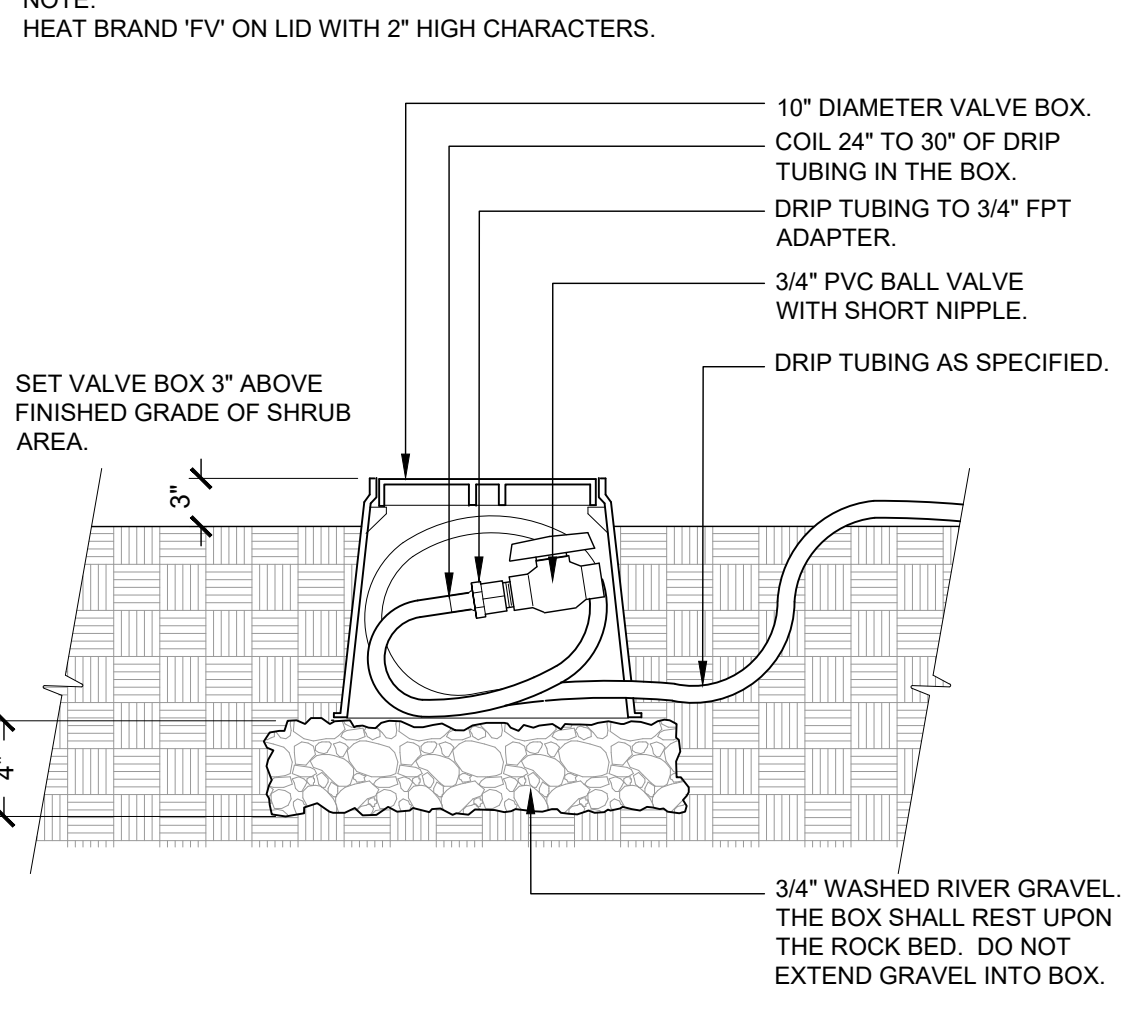
**IR4**



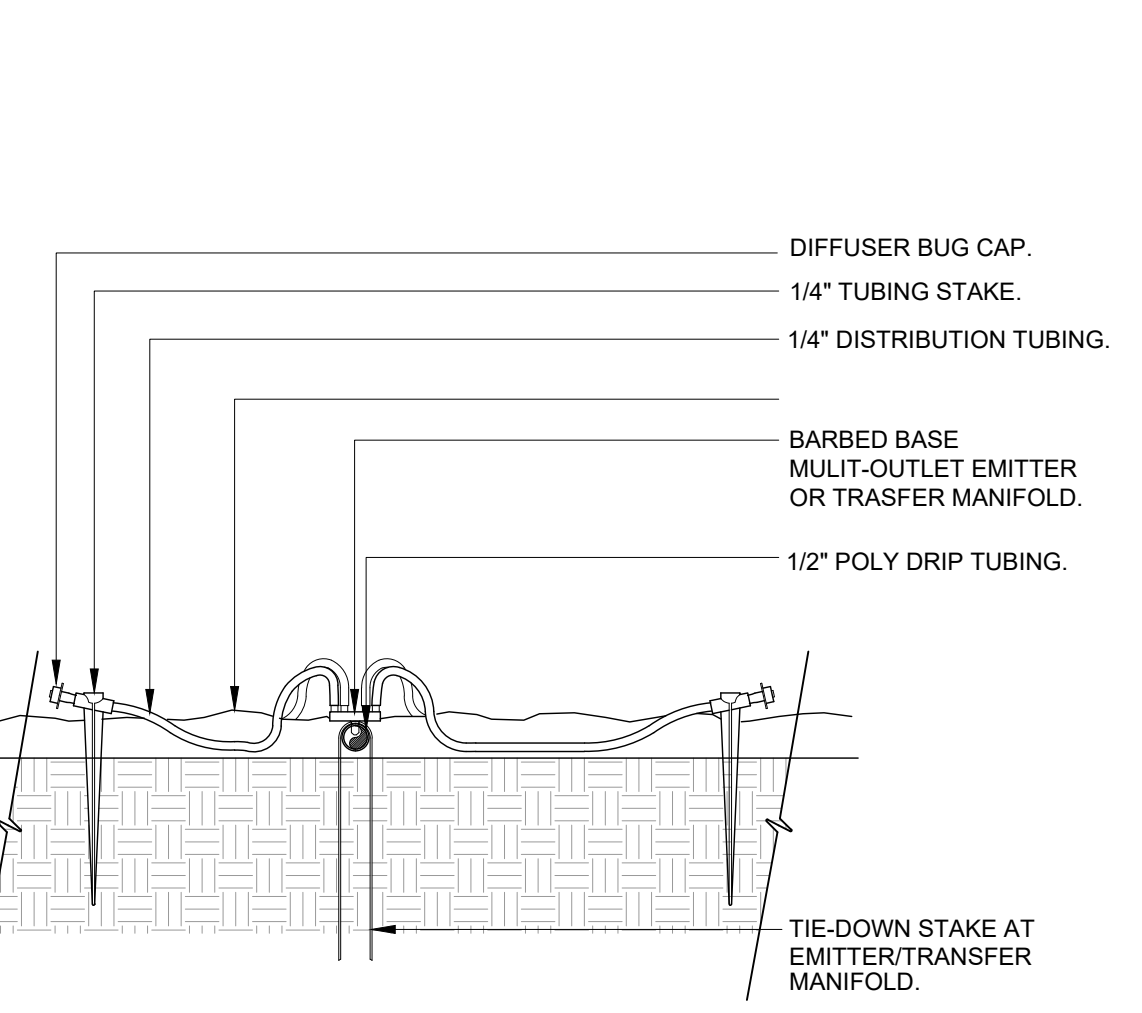
**1 DRIPLINE ZONE CONTROL**  
1 1/2" = 1'-0" 328413.46-03



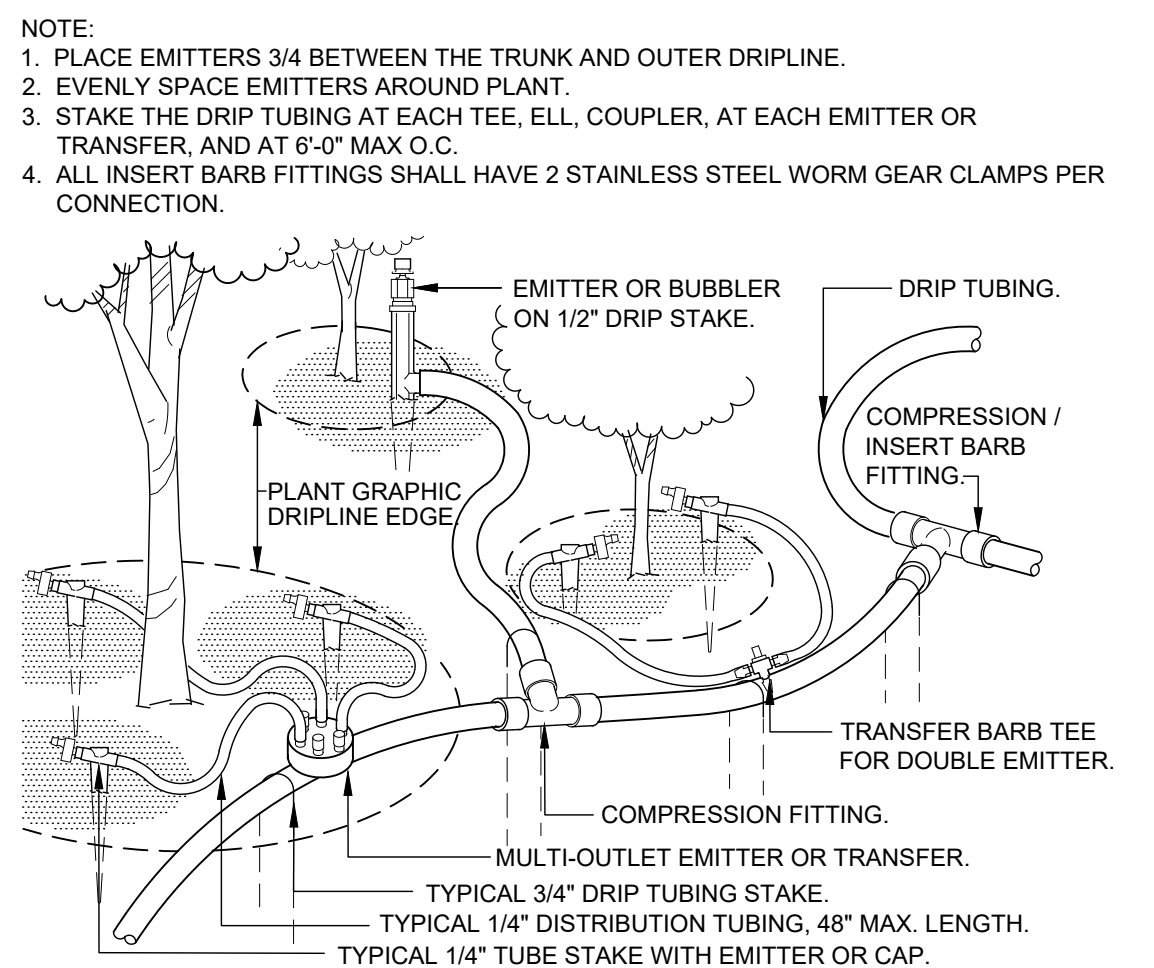
**2 1" DRIP VALVE W/ REG. & FILTER**  
1" = 1'-0" 32 8413.76-37



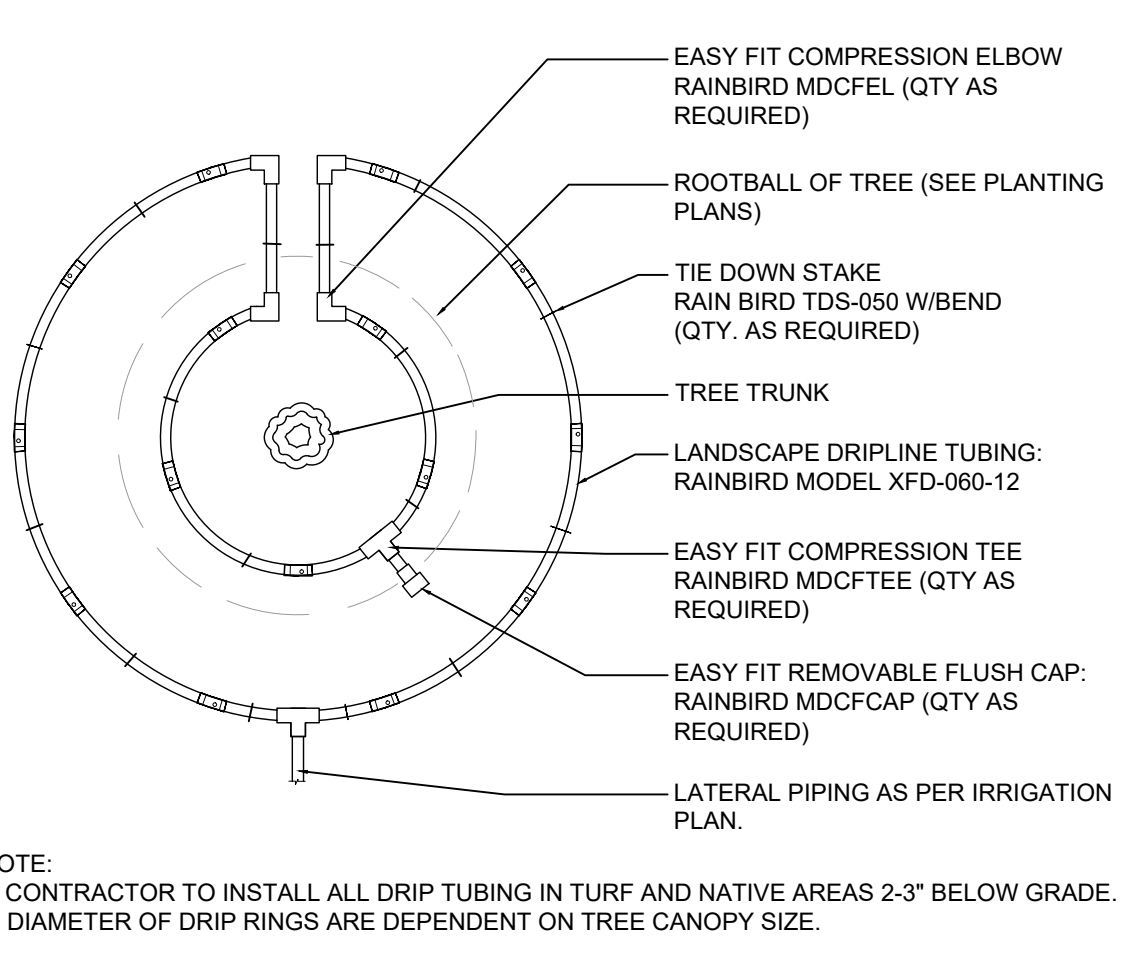
**3 DRIP FLUSH VALVE**  
1 1/2" = 1'-0" 328413.49-03



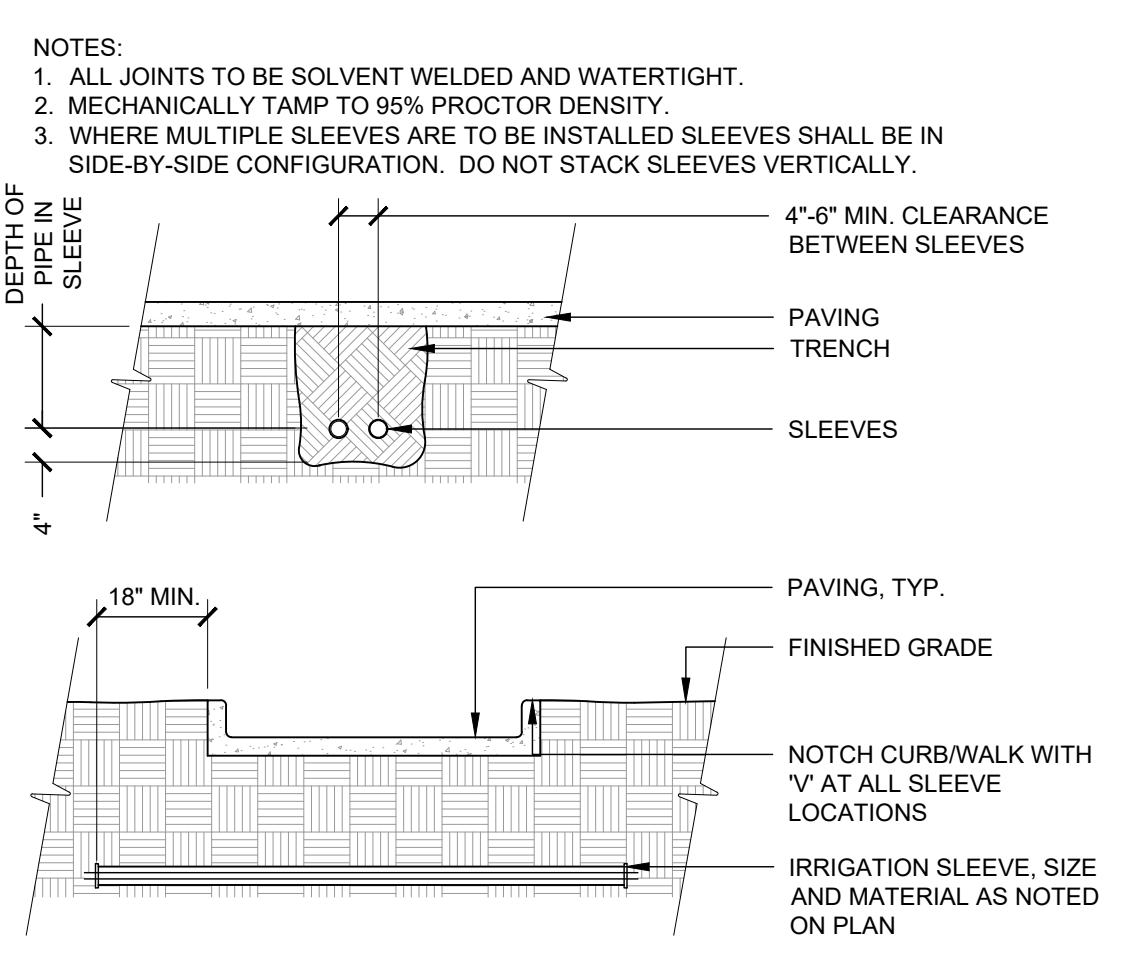
**4 1/4" TUBING SINGLE OUTLET EMITTER**  
3" = 1'-0" 328413.13-26



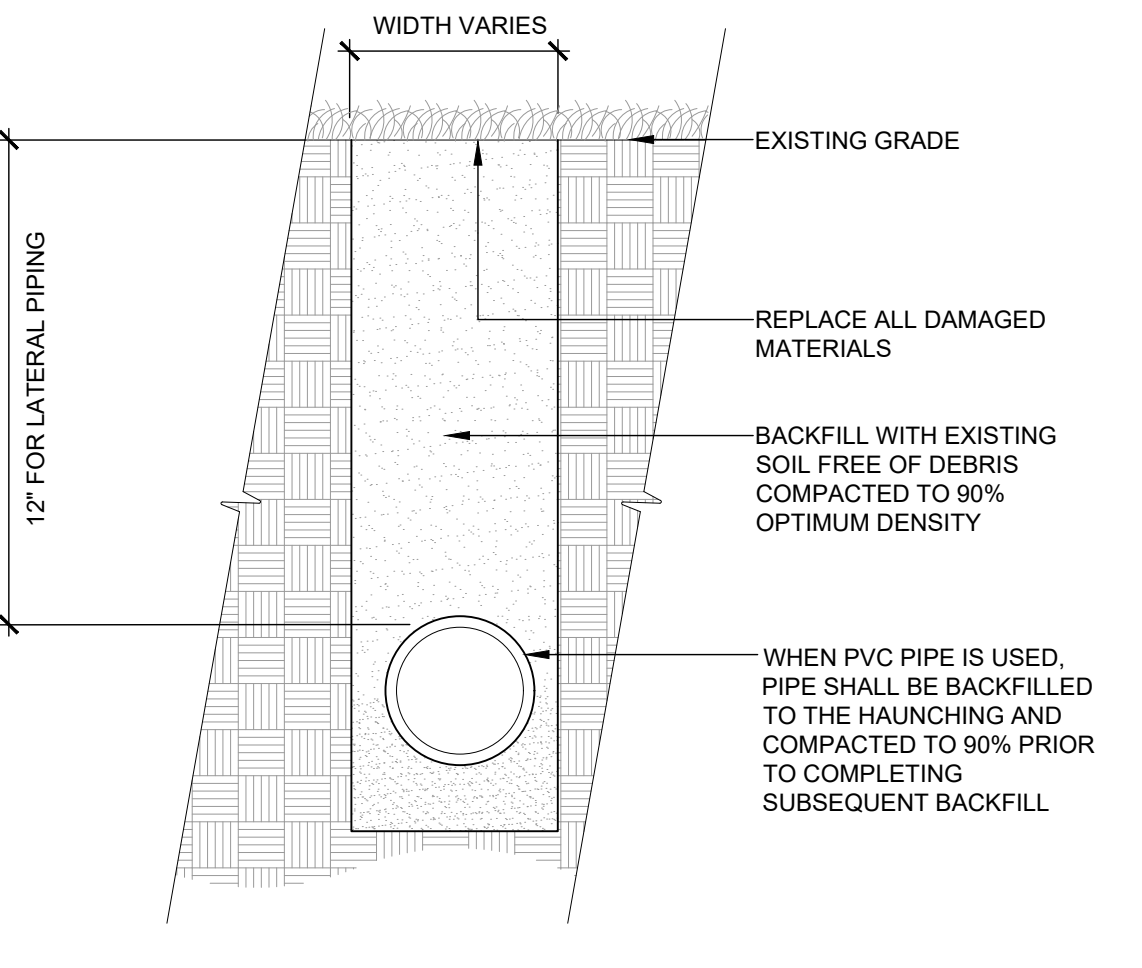
**5 TYPICAL DRIP TUBING**  
1 1/2" = 1'-0" 328413.43-02



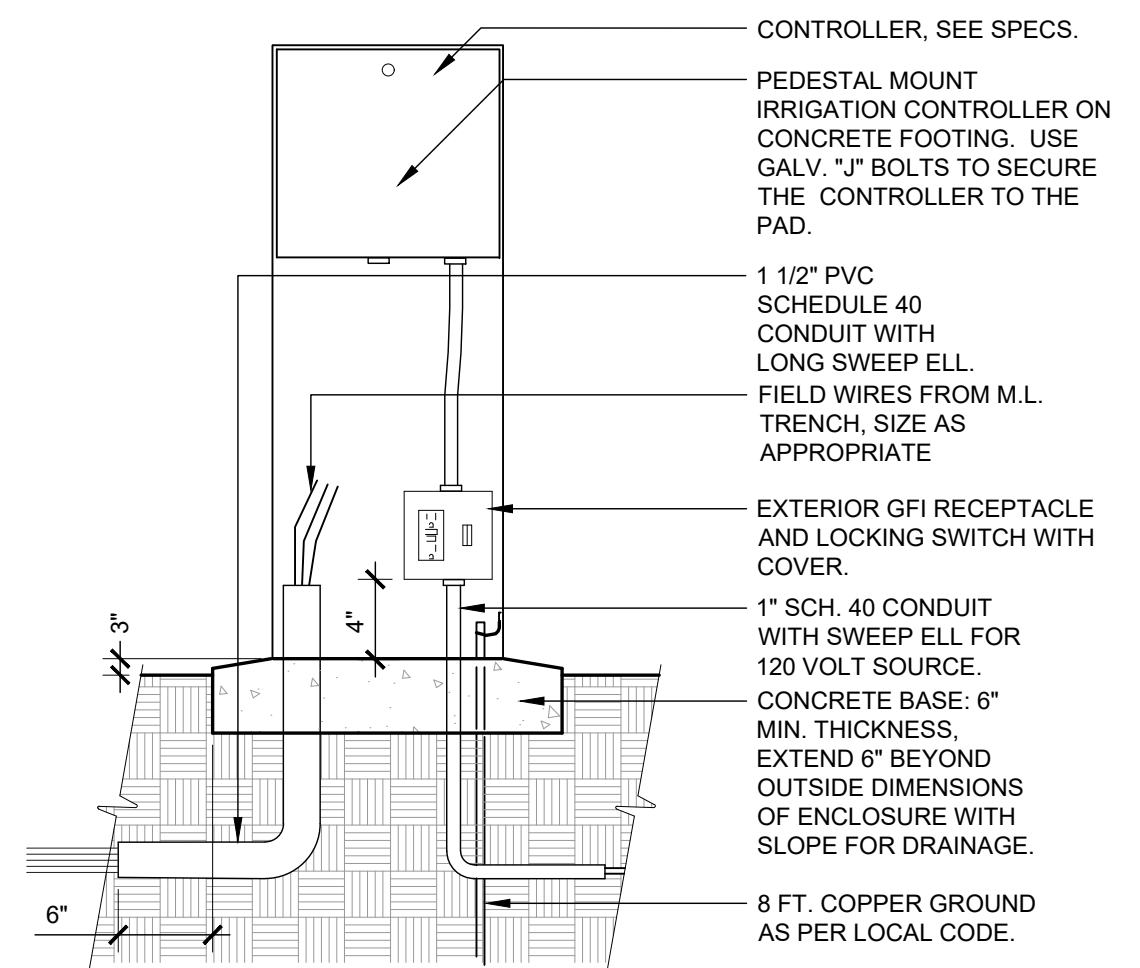
**6 TREE DRIP TUBING LAYOUT**  
N.T.S. 328413.56-101



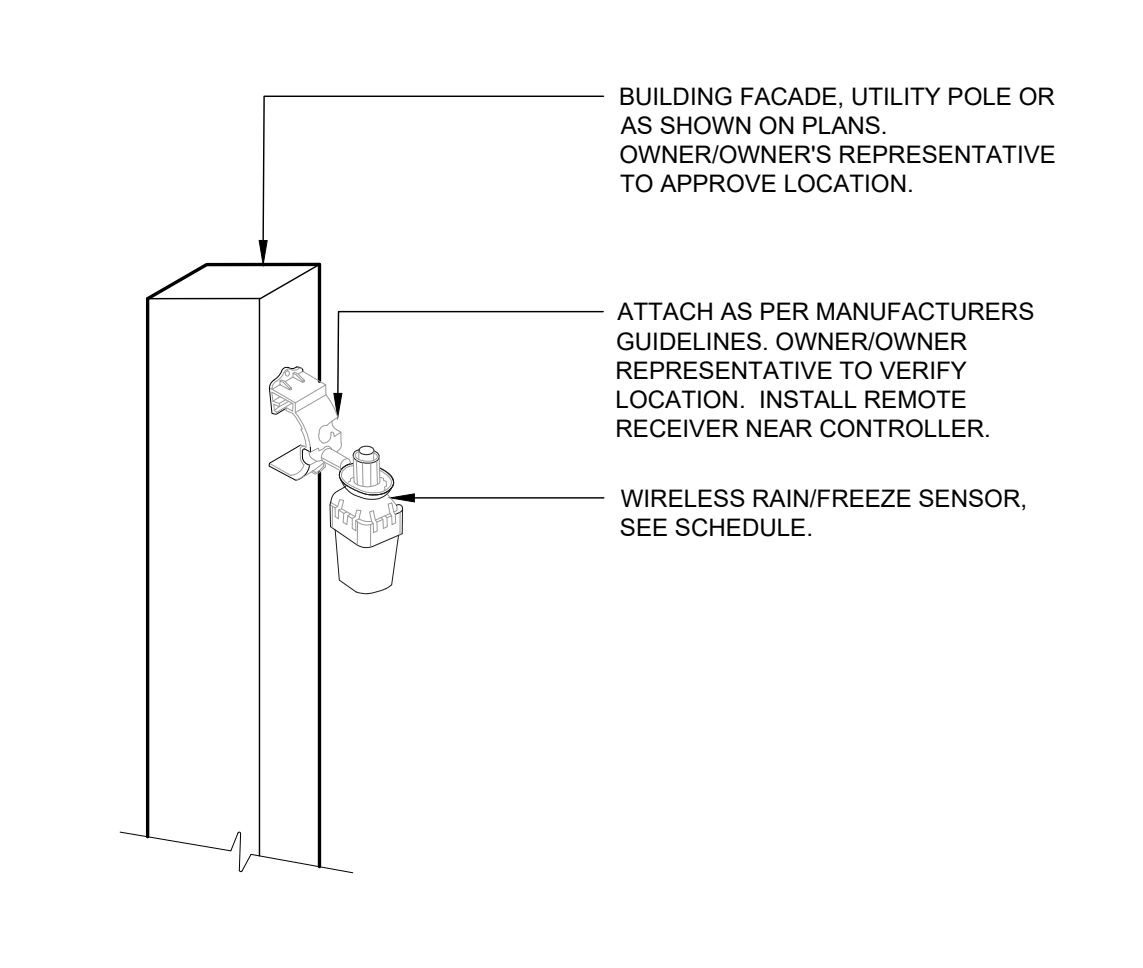
**7 SLEEVING**  
3/8" = 1'-0" 328409.76-17



**8 TRENCH DETAIL**  
1 1/2" = 1'-0" 328409.76-95



**9 PEDESTAL MOUNT CONTROLLER**  
1" = 1'-0" 328409.16-03



**10 WIRELESS RAIN/FREEZE SENSOR**  
3/4" = 1'-0" 328409.66-13

© 2025, ALL RIGHTS RESERVED.

C:\USERS\CD\RYR\VALERIAN\PROJ\BOX\VALERIAN\TEAM FOLDER\PROJECTS\25-042\_K2\_COMMERCE CITY REVISED\42\_IR4\_IRRIGATION DETAILS (DWG - 04) (3) (3) - 102625 3:16:57 PM



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987 or 811**

**Know what's below.  
Call before you dig.**

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
SETTLER'S CROSSING FILING NO. 4, LOT 2  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
1.74 AC  
PARCEL IDENTIFICATION #:172315300001  
SETTLER'S CROSSING PUD**

**STIPULATION FOR REUSE**  
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF pb2 architecture + engineering. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF pb2 architecture + engineering SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO pb2 architecture + engineering.



**PUD DEVELOPMENT PERMIT**  
C139 - COBBLESTONE CARWASH  
SETTLER'S CROSSING PUD  
E 96TH AVE & TOWER RD  
COMMERCE CITY CO

JOB NUMBER: 2025.0377

ISSUE BLOCK

CHECKED BY: TJ

DRAWN BY: DR

DOCUMENT DATE: 01.05.2026

**NOT FOR CONSTRUCTION**

ANY DOCUMENT THAT DOES NOT CONTAIN THE SEAL AND SIGNATURE OF THE ARCHITECT OR ENGINEER OF RECORD SHALL BE CONSIDERED PRELIMINARY. THESE DOCUMENTS SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION AND SHALL BE USED FOR REVIEW ONLY.

**LIGHTING FIXTURE CUTSHEETS**

SHEET: E1.3

Date: \_\_\_\_\_ Project: \_\_\_\_\_ Part: \_\_\_\_\_

**GPX** DRIVERLESS LINEAR

**G&G** INDUSTRIAL LIGHTING

**GPX** DIRECT AC DRIVERLESS EMI SILENT IP67 NEMA 4X NSF BAA BABAA COMPLIANT Proudly made in America

**Low-Profile, Driverless, Linkable IP67 LED Linear Luminaire**

**Zero-Maintenance Driveway Design**  
Converts push-and-click connectors and cabling into an LED driver or electrolytic capacitors, for extreme reliability and lifetime.

**Superior Chemical & UV Resistance**  
Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV blocker for outdoor applications.

**Easy to Install, Quick-Connect Cabling**  
Convenient push-and-click connectors and cabling make GPX series fixtures easy to install and daisy chain end-to-end with jumper cables.

**Compact, High Output LEDs**  
Remarkably slim, low-profile, one-inch design, flat packs a punch at up to 1,000 lumens per foot.

**Coextruded Copolyester/ Aluminum Housing**  
Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heat-sinking characteristics for long lifetime.

**PERFORMANCE SUMMARY**

Delivered Light Output: Up to 8,000 Lumens  
Maximum Run Length: Refer to table on page 2  
Efficacy: Up to 130 LPW  
CRI: Typical 85 CRI  
CCT: 3000K & 4000K (Contact factory for custom CCT)  
Lifetime: 100,000 Hours at 25°C  
Warranty: 5 Years  
Mounting: Ceiling or wall  
Lens: Clear (standard); Diffused (optional)  
Protection Class: IP67  
Temperature Rating: Operable in temperatures -40°C to 55°C  
Voltage: 120 or 277 VAC Input  
Power Factor: 0.9 nominal  
Surge Protection: Built-in 4KV  
Total Harmonic Distortion: < 20%

**FIXTURE SPECIFICATIONS**

**Construction & Materials**

- Proudly engineered and manufactured in America;
- Buy American Act (BAA) compliant
- Build America, Buy America Act (BABAA) compliant
- Patented coextruded copolyester and aluminum housing
- Waterproof push-and-click connectors
- Seamless polymeric outer shell
- Integrated aluminum heat spreader
- Double insulated (cabling and fixture)

**Regulatory Qualifications**

- cULus Listed
- UL Listed for Wet Locations
- IP67 Certified
- NSF Certified
- NEMA 4X Rated

ggl@ed.net 800.285.6780 sales@ggl.net Unique Lighting Solutions for Harsh Environments | 1

**GPX** DRIVERLESS LINEAR

**G&G** INDUSTRIAL LIGHTING

**ORDERING INFORMATION**

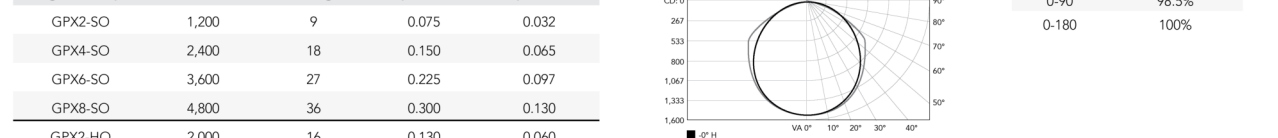
Product	Length	Lumen Output	Color Temp.	Lens Diffusion	UV Protection	Through Wind	Voltage
GPX	2' Flat	50K	4000K	Blank	Blank	Blank	120V
	4' Flat	100K	4000K	Blank	Blank	Blank	277V
	6' Flat	150K	4000K	Blank	Blank	Blank	277V

**FIXTURE DIMENSIONS**

Model	Fixture Diameter	Fixture Length	Mounted
GPX2	1.00"	23.15" 24.00" 1.20"	1.20"
GPX4	1.00"	45.15" 46.00" 1.20"	1.20"
GPX6	1.00"	67.15" 68.00" 1.20"	1.20"
GPX8	1.00"	89.15" 90.00" 1.20"	1.20"

**LUMEN & POWER DATA**

Length & Output	Lumens	Voltage	Amps @ 120V	Amps @ 277V
GPX2-S2	1,200	9"	0.075	0.032
GPX4-S2	2,400	18"	0.150	0.065
GPX6-S2	3,600	27"	0.225	0.097
GPX8-S2	4,800	36"	0.300	0.130
GPX2-HD	2,000	18"	0.130	0.060
GPX4-HD	4,000	36"	0.260	0.120
GPX6-HD	6,000	54"	0.390	0.180
GPX8-HD	8,000	72"	0.520	0.240



**MAXIMUM FIXTURE RUN LENGTH**

Cable	Maximum Fixture Run (Per 1 Leader Cable) 120VAC						Maximum Fixture Run (Per 1 Leader Cable) 277VAC					
	GPX2-S2 (500)	GPX4-S2 (1000)	GPX6-S2 (1500)	GPX8-S2 (2000)	GPX2-HD (500)	GPX4-HD (1000)	GPX6-HD (1500)	GPX8-HD (2000)	GPX2-S2 (500)	GPX4-S2 (1000)	GPX6-S2 (1500)	GPX8-S2 (2000)
JMP1 (7)	66 (198)	47 (141)	37 (115)	23 (71)	20 (60)	15 (45)	12 (36)	10 (30)	157 (471)	102 (307)	76 (228)	58 (174)
JMP2 (7)	59 (236)	41 (170)	34 (154)	21 (126)	18 (102)	14 (78)	11 (60)	9 (50)	141 (564)	94 (376)	70 (282)	53 (212)
JMP3 (4)	50 (200)	34 (136)	28 (112)	17 (68)	15 (60)	11 (44)	8 (32)	6 (24)	119 (476)	79 (316)	59 (236)	44 (176)
JMP4 (3)	40 (160)	27 (108)	22 (88)	14 (56)	12 (48)	9 (36)	6 (24)	4 (16)	95 (380)	63 (252)	47 (188)	35 (140)

ggl@ed.net 800.285.6780 sales@ggl.net Unique Lighting Solutions for Harsh Environments | 2

**GARDCO** EcoForm

ECF-S small area light

Site and Area

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat No: \_\_\_\_\_  
Voltage: \_\_\_\_\_  
Type: \_\_\_\_\_

**Ordering guide**

Example: ECF-S-64L-90W-G2-AR-S-120-HS-MGY

Prefix	Length	Wattage	LED Color/Gen	Distribution	Emergency	Voltage
ECF-S	64"	90W	Neutral White 4000K 7 CR	3 Type 3	None	120V

Dimming controls	Motion sensing lens	Photo-sensing	Options	Luminaire	Finish
DDP**	MSB	PCB	BAZ	Textured	Black
DDC***	MSB	PCB	BAZ	White	White
DDM***	MSB	PCB	BAZ	Brn	Brn
DDN***	MSB	PCB	BAZ	Dark Gray	Dark Gray
DDO***	MSB	PCB	BAZ	Medium Gray	Medium Gray
DDP**	MSB	PCB	BAZ	Customer specified	Customer specified
DDC***	MSB	PCB	BAZ	Customer specified	Customer specified
DDM***	MSB	PCB	BAZ	Customer specified	Customer specified
DDN***	MSB	PCB	BAZ	Customer specified	Customer specified
DDO***	MSB	PCB	BAZ	Customer specified	Customer specified

ECF-S\_Ecoform\_area\_small 04/24 page 1 of 9

**GARDCO** EcoForm

ECF-S small area light

Site and Area

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat No: \_\_\_\_\_  
Voltage: \_\_\_\_\_  
Type: \_\_\_\_\_

**Ordering guide**

Example: ECF-S-64L-90W-G2-AR-S-120-HS-MGY

Prefix	Length	Wattage	LED Color/Gen	Distribution	Emergency	Voltage
ECF-S	64"	90W	Neutral White 4000K 7 CR	3 Type 3	None	120V

Dimming controls	Motion sensing lens	Photo-sensing	Options	Luminaire	Finish
DDP**	MSB	PCB	BAZ	Textured	Black
DDC***	MSB	PCB	BAZ	White	White
DDM***	MSB	PCB	BAZ	Brn	Brn
DDN***	MSB	PCB	BAZ	Dark Gray	Dark Gray
DDO***	MSB	PCB	BAZ	Medium Gray	Medium Gray
DDP**	MSB	PCB	BAZ	Customer specified	Customer specified
DDC***	MSB	PCB	BAZ	Customer specified	Customer specified
DDM***	MSB	PCB	BAZ	Customer specified	Customer specified
DDN***	MSB	PCB	BAZ	Customer specified	Customer specified
DDO***	MSB	PCB	BAZ	Customer specified	Customer specified

ECF-S\_Ecoform\_area\_small 04/24 page 1 of 9

**Stonco** by @ignify

Wall mount LytePro LPW32 large wall sconce

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat No: \_\_\_\_\_  
Type: \_\_\_\_\_  
Voltage: \_\_\_\_\_  
Note: \_\_\_\_\_

Stonco LytePro LED large wall sconce LPW32 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW32 is ideal for building perimeters and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

**Ordering guide**

Example: LPW32-70-NW-G3-3-120-PCB-BZ

Prefix	Wattage	LED Color/Gen	Distribution	Emergency	Voltage
LPW32	70W	Neutral White 4000K 7 CR	3 Type 3	None	120V

Dimming controls	Motion sensing	Photocontrol	Location	Finish
FAWS	MSB	PCB	BAZ	Textured
FWH	MSB	PCB	BAZ	White
FWB	MSB	PCB	BAZ	Brn
FWG	MSB	PCB	BAZ	Dark Gray
FWM	MSB	PCB	BAZ	Medium Gray
FWC	MSB	PCB	BAZ	Customer specified
FWO	MSB	PCB	BAZ	Customer specified

**Stocked luminaires - Ordering guide**

Catalog Number	Description	Master Pack Qty	UPC Code
LPW32-03-8-D0Y	LPW32, 70W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	3	622252813889
LPW32-03-8-BZ	LPW32, 70W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	3	622252813886

1. Emergency battery backup (EBP) available with 50W configuration only  
2. Not available in 24" or 48"V  
3. Not available with BL, FAWS or PCB  
4. Not available with other control options  
5. Available only with BL, dimming option  
6. Must specify voltage  
7. Other colors available upon request as made-to-order

LPW32\_Lytpro\_sconce 10/21 page 1 of 3

**Stonco** by @ignify

Wall mount LytePro LPW32 large wall sconce

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat No: \_\_\_\_\_  
Type: \_\_\_\_\_  
Voltage: \_\_\_\_\_  
Note: \_\_\_\_\_

Stonco LytePro LED large wall sconce LPW32 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW32 is ideal for building perimeters and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

**Ordering guide**

Example: LPW32-70-NW-G3-3-120-PCB-BZ

Prefix	Wattage	LED Color/Gen	Distribution	Emergency	Voltage
LPW32	70W	Neutral White 4000K 7 CR	3 Type 3	None	120V

Dimming controls	Motion sensing	Photocontrol	Location	Finish
FAWS	MSB	PCB	BAZ	Textured
FWH	MSB	PCB	BAZ	White
FWB	MSB	PCB	BAZ	Brn
FWG	MSB	PCB	BAZ	Dark Gray
FWM	MSB	PCB	BAZ	Medium Gray
FWC	MSB	PCB	BAZ	Customer specified
FWO	MSB	PCB	BAZ	Customer specified

**Stocked luminaires - Ordering guide**

Catalog Number	Description	Master Pack Qty	UPC Code
LPW32-03-8-D0Y	LPW32, 70W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	3	622252813889
LPW32-03-8-BZ	LPW32, 70W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	3	622252813886

1. Emergency battery backup (EBP) available with 50W configuration only  
2. Not available in 24" or 48"V  
3. Not available with BL, FAWS or PCB  
4. Not available with other control options  
5. Available only with BL, dimming option  
6. Must specify voltage  
7. Other colors available upon request as made-to-order

LPW32\_Lytpro\_sconce 10/21 page 1 of 3

**811** CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987 or 811  
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELV WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING THE WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
SETTLER'S CROSSING FILING NO. 4, LOT 2  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.**

**1.74 AC  
PARCEL IDENTIFICATION #:172315300001  
SETTLER'S CROSSING PUD**

**pb2**  
architecture  
+engineering  
4886 W Pauline Whitaker Pkwy  
Suite 200  
Rogers Arkansas 72758  
Phone: 479.636.3545  
Architect of Record  
Scott Joseph Broadbent  
scott.broadbent@pb2eng.com  
Colorado License No. 004040993

**STIPULATION FOR REUSE**  
THIS DRAWING WAS PREPARED FOR THE PROJECT IDENTIFIED ABOVE. IT IS THE PROPERTY OF COMMERCIE CITY, CO. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COMMERCIE CITY, CO. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF COMMERCIE CITY, CO. IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. COMMERCIE CITY, CO. AND pb2 architecture +engineering SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING.



**C139 - COBBLESTONE CARWASH  
SETTLER'S CROSSING PUD  
E 96TH AVE & TOWER RD  
COMMERCIE CITY CO**

ISSUE BLOCK

NO.	DATE	DESCRIPTION

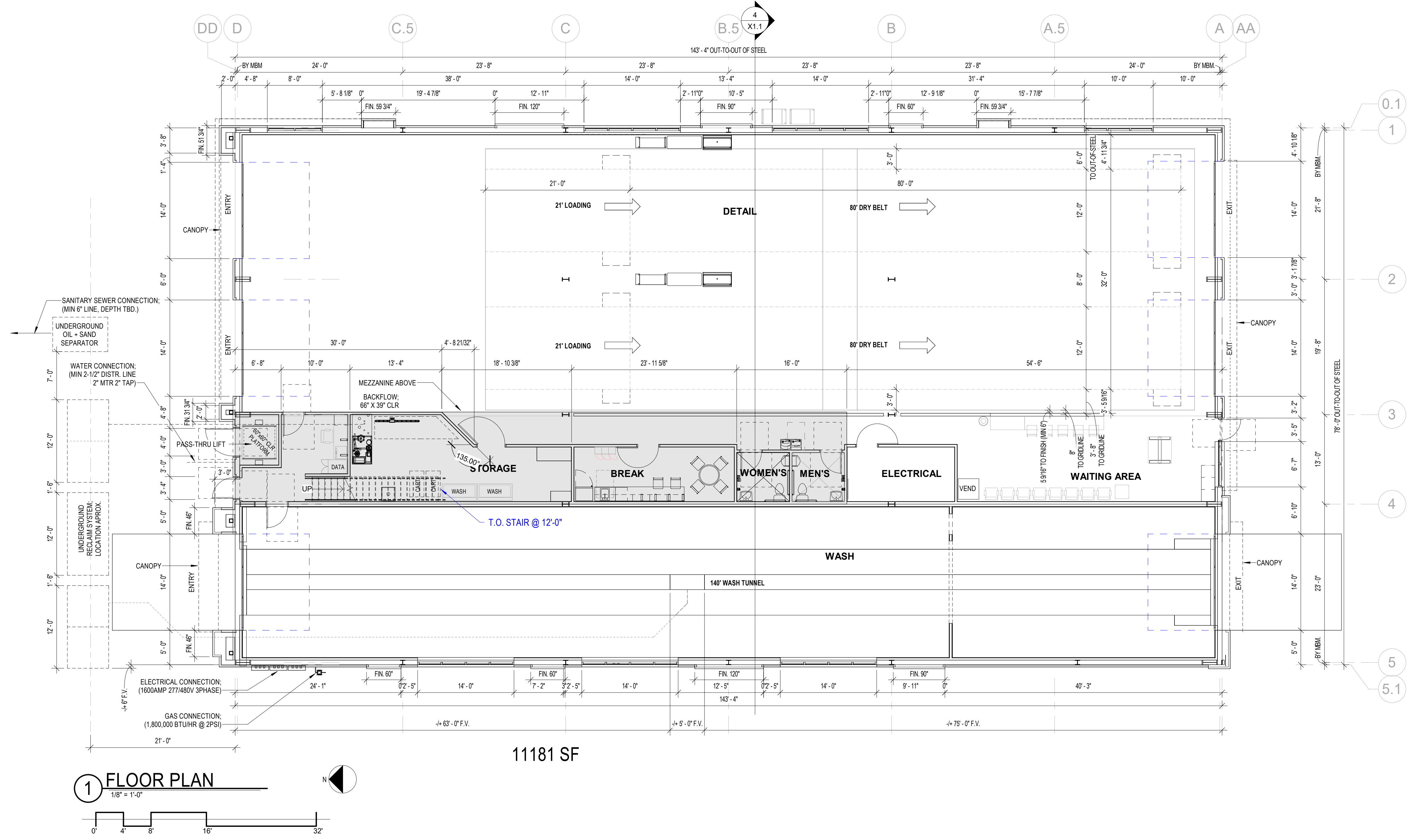
CHECKED BY: SJB  
DRAWN BY: HLB  
DOCUMENT DATE: 01.30.2026

**NOT FOR CONSTRUCTION**

ANY DOCUMENT THAT DOES NOT CONTAIN THE SEAL AND SIGNATURE OF THE ARCHITECT OR ENGINEER OF RECORD SHALL BE CONSIDERED PRELIMINARY. THESE DOCUMENTS SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION AND SHALL BE USED FOR REVIEW ONLY.

**SCHEMATIC FLOOR PLAN**

SHEET: **X1.0**



11181 SF

**1 FLOOR PLAN**  
1/8" = 1'-0"

**811**  
Know what's below.  
Call before you dig.

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987 or 811**  
CALL 3 BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

JOB NUMBER: 2025.0377

**PUD DEVELOPMENT PERMIT  
C139 COBBLESTONE AUTO SPA  
SETTLER'S CROSSING FILING NO. 4, LOT 2  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.**

**1.74 AC  
PARCEL IDENTIFICATION #:172315300001  
SETTLER'S CROSSING PUD**

**pb2**  
architecture  
+engineering  
4886 W Pauline Whitaker Pkwy  
Suite 200  
Rogers Arkansas 72758  
Phone: 479.636.3545  
Architect of Record  
Scott Joseph Broadbent  
scott.broadbent@pb2eng.com  
Colorado License No. 00404093

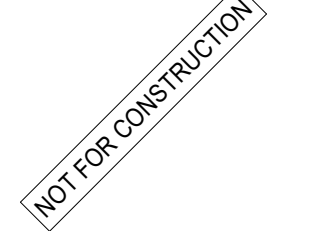
**STIPULATION FOR REUSE**  
THIS DRAWING WAS PREPARED FOR THE CITY OF COMMERCE CITY, CO. ON 01/30/2025 AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OF RECORD. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OF RECORD IS PROHIBITED AND MAY BE CONSIDERED A VIOLATION OF THE PROFESSIONAL SEAL AND LICENSE OF THE ARCHITECT OF RECORD.



**PUD DEVELOPMENT PERMIT**  
C139 - COBBLESTONE CARWASH  
SETTLER'S CROSSING PUD  
E 96TH AVE & TOWER RD  
COMMERCE CITY CO  
JOB NUMBER: 2025.0377

ISSUE BLOCK	

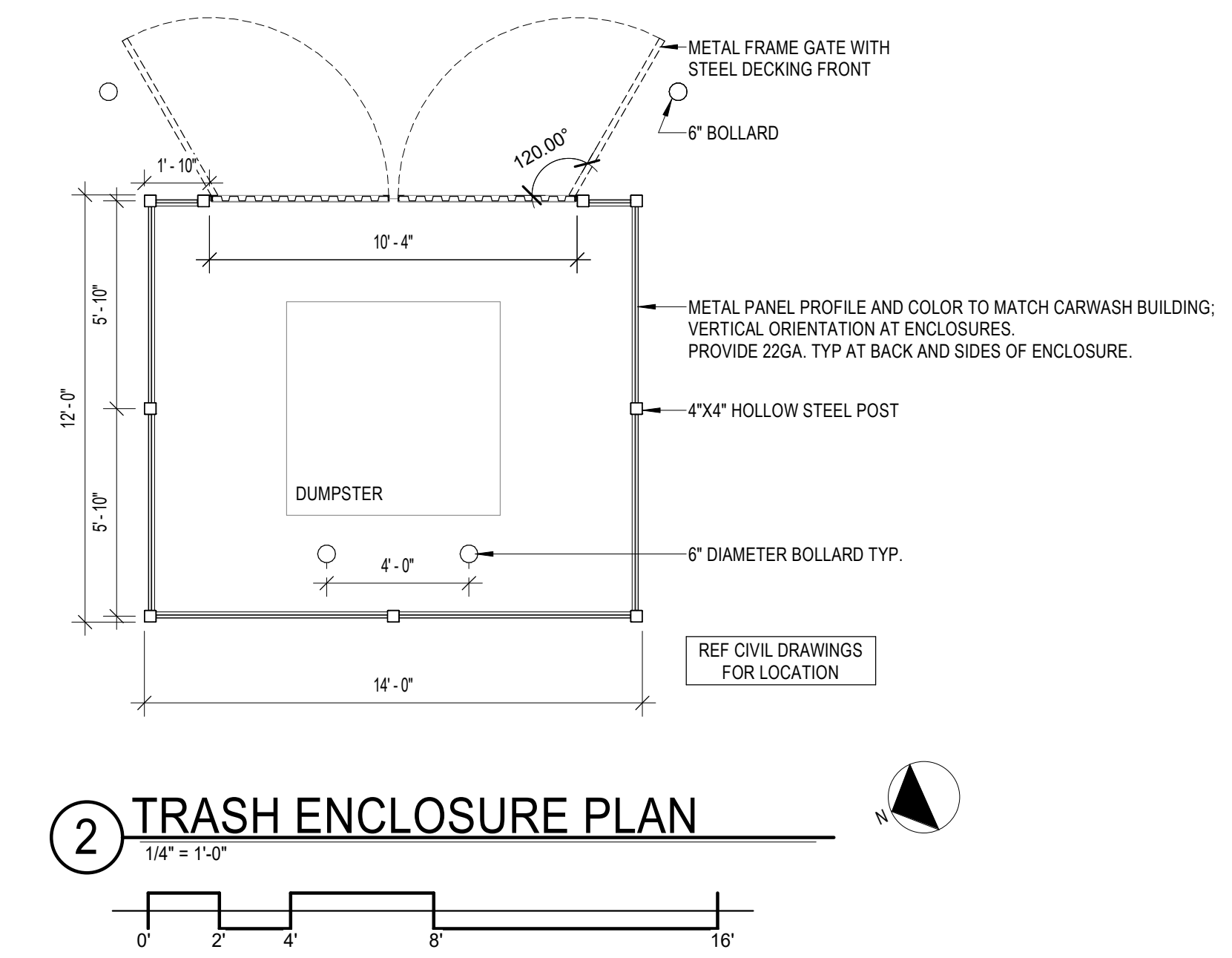
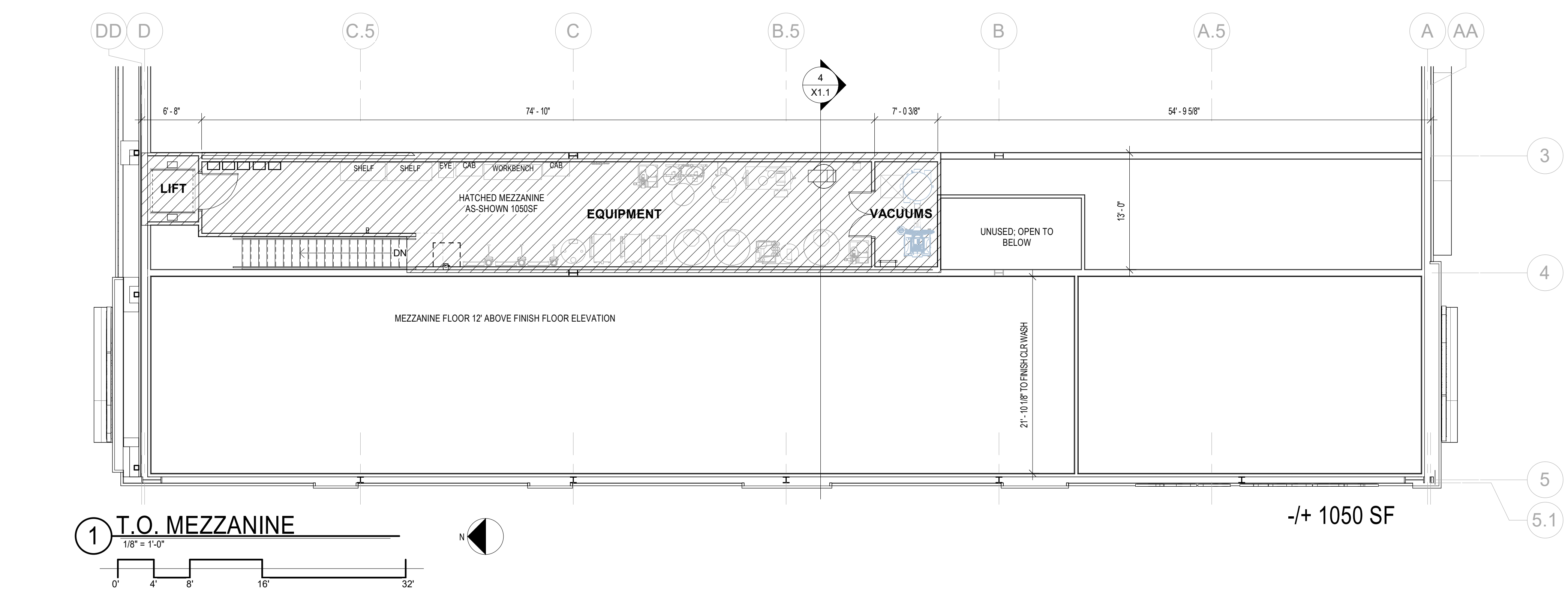
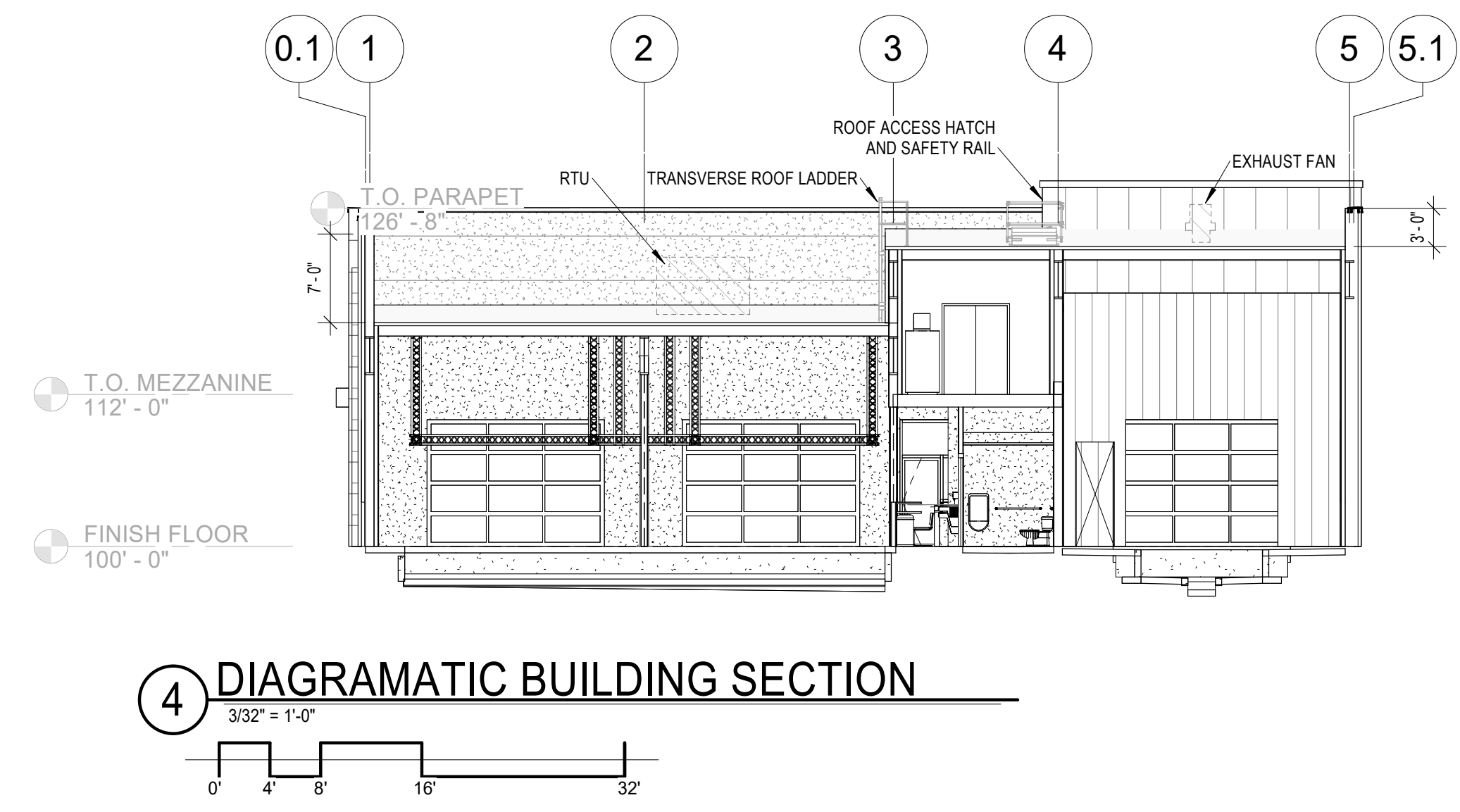
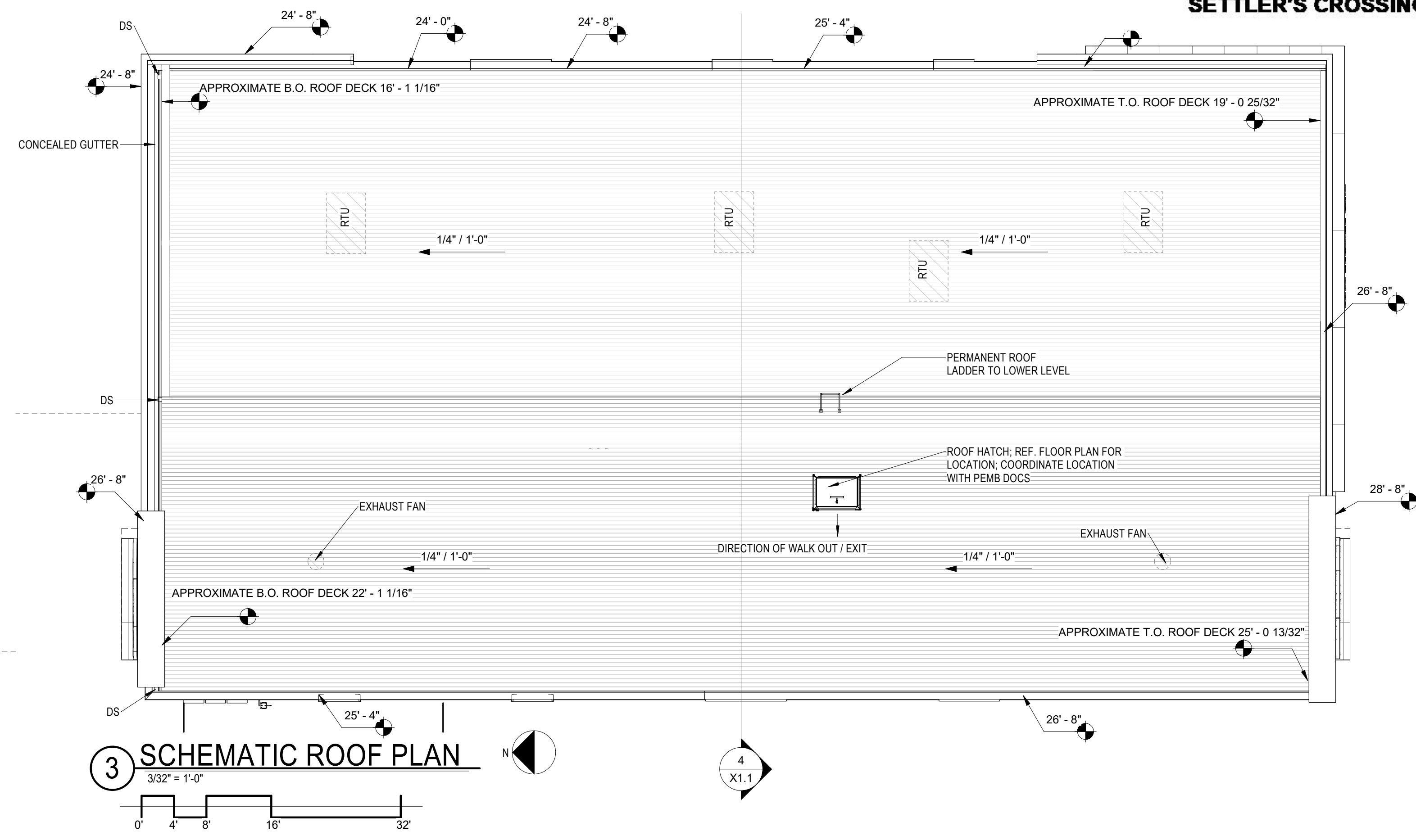
CHECKED BY: SJB  
DRAWN BY: HLB  
DOCUMENT DATE: 01.30.2026



ANY DOCUMENT THAT DOES NOT CONTAIN THE SEAL AND SIGNATURE OF THE ARCHITECT OR ENGINEER OF RECORD SHALL BE CONSIDERED PRELIMINARY. THESE DOCUMENTS SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION AND SHALL BE USED FOR REVIEW ONLY.

**SCHEMATIC FLOOR PLAN, ROOF PLAN, AND DIAGRAMATIC SECTION**

SHEET: **X1.1**



**811**  
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987 or 811**  
CALL 3 BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
Know what's below.  
Call before you dig.

