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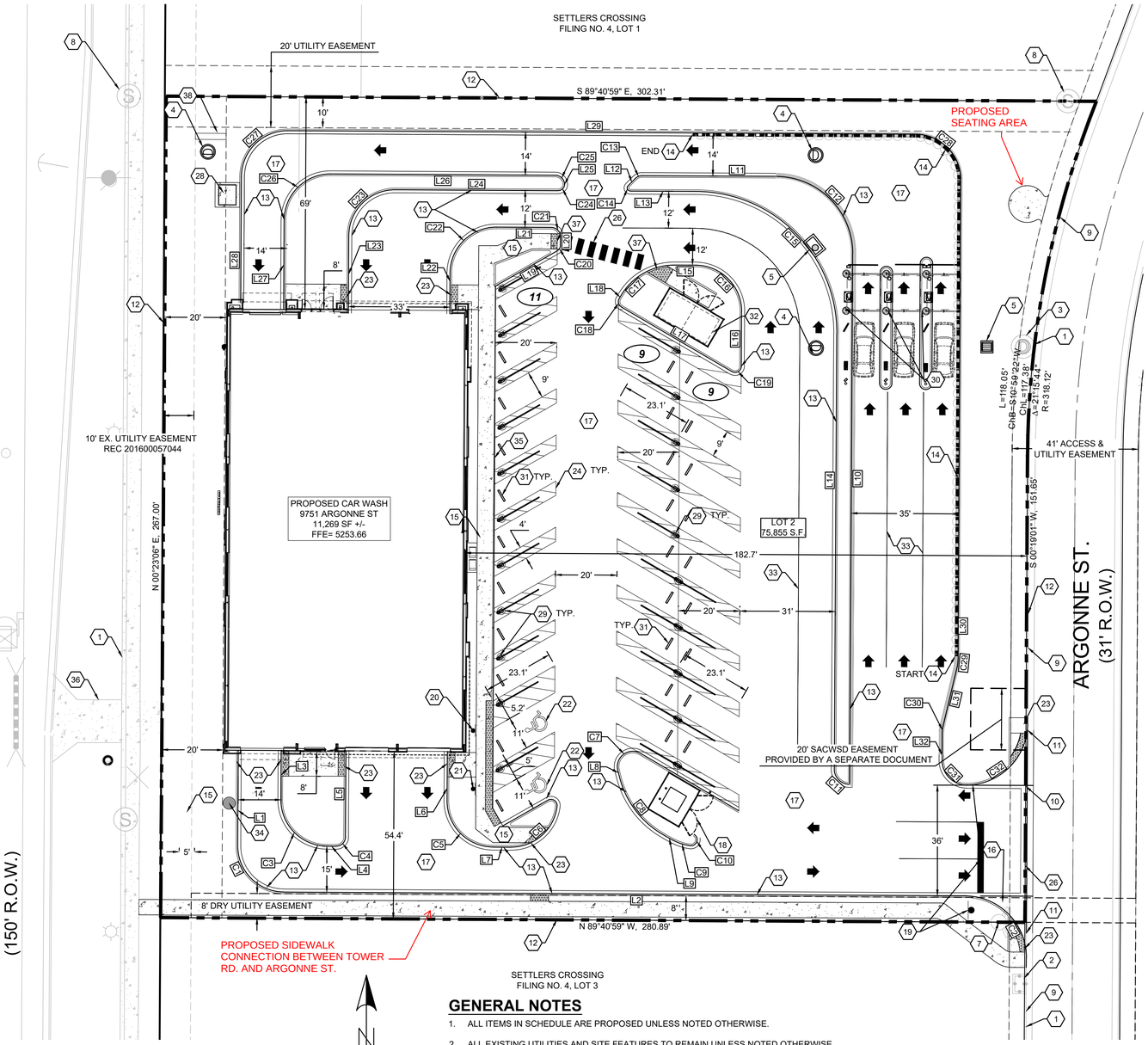
PUD DEVELOPMENT PERMIT
C139 COBBLESTONE AUTO SPA
SETTLER'S CROSSING FILING NO. 4, LOT 2

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



1" = 20'
SCALE IN FEET
0 20 40

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

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 PER COMMERCE CITY STD. 308-3
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
36. REMOVE EXISTING CONCRETE APRON
37. PROPOSED TRUNCATED DOMES
38. PROPOSED MONUMENT SIGN

LEGEND

- PROPERTY LINE
- OFF-SITE PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED BUILDING
- 9 — PARKING COUNT
- EXISTING CURB AND GUTTER
- PROPOSED 6" ROLLED CURB AND GUTTER (SEE CURB DETAILS ON SHEET 3)
- PROPOSED 6" STANDARD CURB AND GUTTER (SEE CURB DETAILS ON SHEET 3)
- PROPOSED 6" CURB AND GUTTER WITH CURB CUTS
- PROPOSED CATCH CURB
- EXISTING SITE LIGHTING
- S7 — EXISTING STORM MANHOLE
- EXISTING SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- DENOTES TRAFFIC FLOW PATTERNS
- PROPOSED SITE LIGHTING
- S — 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.
6. ALL CURB IS SPILL UNLESS OTHERWISE NOTED.

Line and Curve Table

Line #/Curve #	Length	Direction/Delta	Radius
C28	22.46'	090.00	14.30'
L30	154.88'	S00°19'01.15"W	
L28	41.00'	N00°19'01.15"E	
C27	23.56'	090.00	15.00'
L29	204.00'	S89°40'58.85"E	
C29	3.67'	010.51	20.00'
L31	19.57'	S13°20'42.79"W	
C30	2.27'	013.03	10.00'
L32	8.86'	S00°19'01.15"W	
C31	12.45'	089.19	8.00'
C32	31.24'	089.49	20.00'
L1	30.88'	N00°19'01.15"E	
C1	23.56'	090.00	15.00'
L2	221.50'	N89°40'58.85"W	
C2	31.42'	090.00	20.00'
L8	2.48'	S13°35'59.17"E	
C8	25.14'	048.02	30.00'
L9	3.09'	S61°37'14.10"E	
C9	5.96'	022.75	15.00'
C10	5.18'	148.31	2.00'
L15	7.01'	N89°40'58.85"W	
C16	23.56'	090.00	15.00'
L16	17.79'	N00°19'01.15"E	
C19	4.19'	120.00	2.00'
L17	41.61'	S59°40'58.85"E	

Line and Curve Table

Line #/Curve #	Length	Direction/Delta	Radius
C18	3.14'	090.00	2.00'
L18	1.14'	S30°19'01.15"W	
C17	20.94'	060.00	20.00'
C11	7.36'	084.29	5.00'
L10	172.50'	S00°19'01.15"W	
C12	39.27'	090.00	25.00'
L11	43.58'	S89°40'58.85"E	
C13	2.37'	045.32	3.00'
L12	3.38'	N45°00'00.00"E	
C14	2.35'	134.68	1.00'
L13	21.39'	N89°40'58.85"W	
C15	72.26'	090.00	46.00'
L14	142.03'	N00°19'01.15"E	
L21	17.79'	N89°40'58.85"W	
C22	23.56'	090.00	15.00'
L22	13.22'	S00°19'01.15"W	
L4	3.00'	S89°40'58.85"E	
C4	4.71'	090.00	3.00'
L5	28.02'	N00°19'01.15"E	
L7	5.79'	S89°40'58.85"E	
C7	11.29'	129.42	5.00'
L3	16.02'	S00°19'01.15"W	
C3	23.56'	090.00	15.00'
L6	16.02'	S00°19'01.15"W	
L23	25.22'	N00°19'01.15"E	

Line and Curve Table

Line #/Curve #	Length	Direction/Delta	Radius
C23	23.56'	090.00	15.00'
L24	53.00'	S89°40'58.85"E	
C24	3.14'	090.00	2.00'
L25	0.00'	???	
C25	4.71'	090.00	3.00'
L26	73.00'	N89°40'58.85"W	
C26	23.56'	090.00	15.00'
L27	29.15'	S00°19'01.15"W	
C5	23.56'	090.00	15.00'
C6	21.95'	083.85	15.00'
L19	23.09'	S60°19'01.15"W	
C20	2.09'	060.00	2.00'
L20	2.85'	S00°19'01.15"W	
C21	4.71'	090.00	3.00'

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.

P:\SPOTLESS BRANDS\CO, COMMERCE CITY - E 96TH AVE & TOWER RD - C139\08 CAD\DPS\SITE PLAN.DWG - Molly Dudden - 4/15/2026 2:17:02 PM

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

COBBLESTONE AUTO SPA

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

No.	REVISION	BY	DATE

PROJECT NO: SBR005.01
DESIGNED BY: MKD
REVIEWED BY: KMH
DATE: 06/04/2026