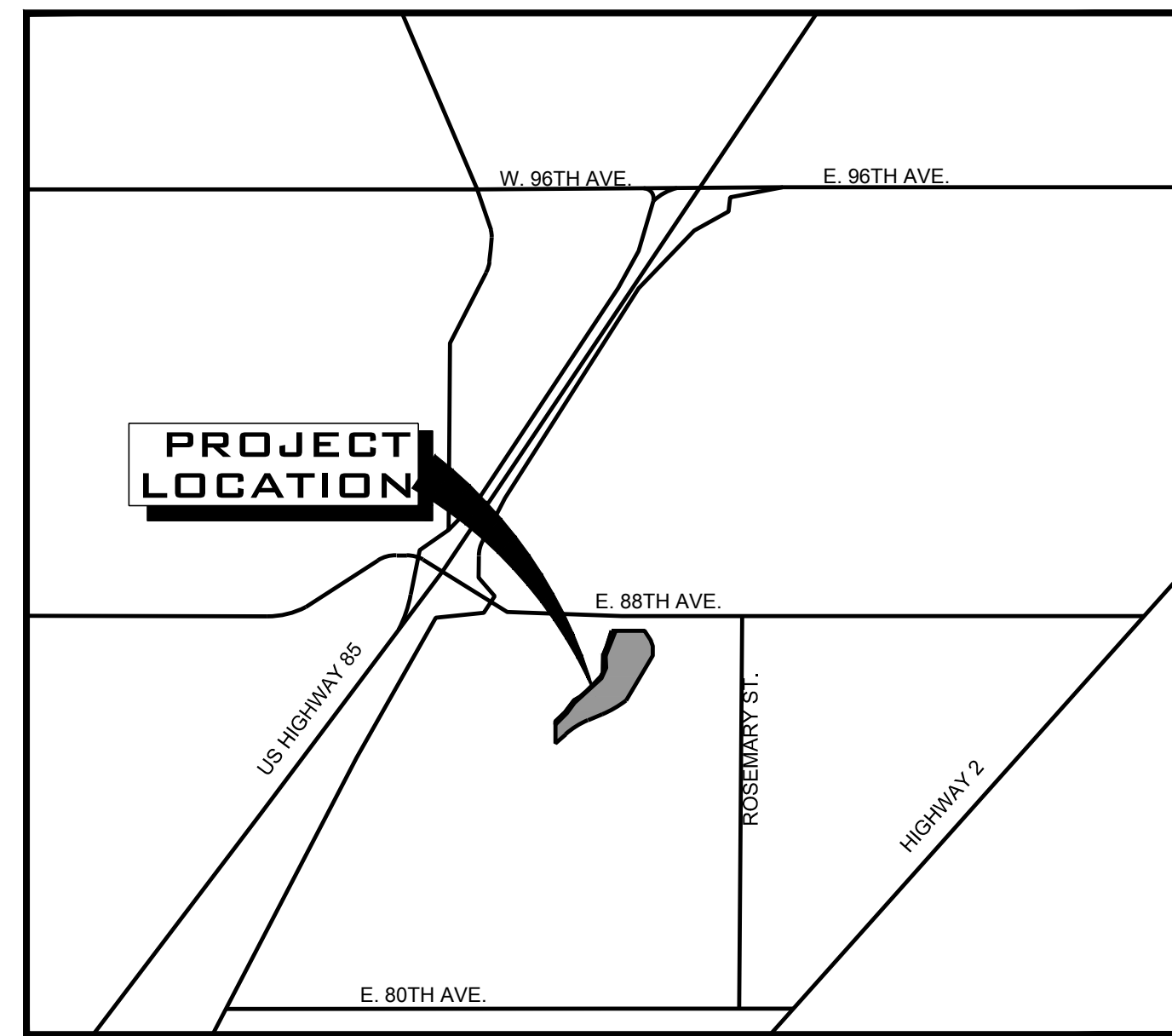


DEVELOPMENT PLAN FOR ALL DEMOLITION

TO BE REPLATTED AS:
SATURN FIVE DEMOLITION SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PLANNING AREA: 796,137 SF/18.277 ACRES MORE OR LESS
PIN NUMBER: (0172129104001, 002, 003, 004) & 0172129100004

MASTER LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	LOT LINE	
	RIGHT OF WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	LOD
	SWALE / STREAM FLOWLINE	
	OVERFLOW RELIEF PATH	
	FENCE LINE	X
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	MOUNTABLE CURB AND GUTTER	
	SPILL GUTTER	
	TRANSITION GUTTER	
	CONCRETE SIDEWALK	
	HANDICAP PARKING	
	SIGHT TRIANGLE	
	SIGN(S)	
	PARKING COUNT INDICATOR	
	MAJOR CONTOUR	5825
	MINOR CONTOUR	5822
	GRADE BREAK	
	SPOT ELEVATION	52 ²² _{FG} 5236 ²² _{FG}
	RIP RAP	
	WATER LINE	
	WATER METER	
	WATER VALVE	
	WATER REDUCER	
	WATER FITTINGS	
	FIRE HYDRANT	
	SANITARY LINE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	OHE
	UTILITY POLE	
	STREET LIGHT	
	CABLE TV SERVICE	CATV
	TELECOM SERVICE	T
	FIBER OPTIC SERVICE	FO
	NATURAL GAS SERVICE	G
	TREE	
	TREE LINE	
	CONCRETE	
	ASPHALT	
	RECYCLED ASPHALT	
	GRAVEL	



VICINITY MAP
SCALE 1" = 2,000'

SHEET INDEX

SHEET #	SHEET TITLE
C0.0	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
C4.0	DETAILS
C4.1	DETAILS
A-1	BUILDING ELEVATIONS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
E-1	PHOTOMETRIC PLAN
E-2	CUT SHEETS

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT SATURN FIVE DEMOLITION LLC BEING THE OWNER OF THAT PART OF THE SE 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL A:
PLOTS 1 THROUGH 4, FOURTH ADDITION TO HENEBRYDALE, TOGETHER WITH A 40 FOOT WIDE STREET (NOW VACATED BY VACATION OF RIGHT-OF-WAY RECORDED SEPTEMBER 28, 1965, IN BOOK 1250 AT PAGE 246), AS SHOWN ON THE RECORDED PLAT OF SAID FOURTH ADDITION TO HENEBRYDALE, AS RECORDED IN PLAT BOOK 1 AT PAGE 58, ADAMS COUNTY RECORDS, BEING A PART OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:
THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, AS DESCRIBED IN ORDER AND JUDGMENT, CIVIL ACTION NO. 00 CV 1526, DIV. C, RECORDED NOVEMBER 3, 2000, IN BOOK 6313 AT PAGE 215, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER; THENCE S 90°00'00" W, ALONG THE NORTH LINE OF SAID EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 553.76 FEET; THENCE S 18°42'48" W, A DISTANCE OF 31.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE EAST 88TH AVENUE, THE CENTERLINE OF THE ABANDONED BURLINGTON DITCH AS DESCRIBED IN COURT ORDER RECORDED IN BOOK 5941 AT PAGE 250, ADAMS COUNTY RECORDS, AND THE POINT OF BEGINNING. THENCE CONTINUING S 18°42'48" W ALONG SAID CENTERLINE, A DISTANCE OF 222.20 FEET; THENCE S 21°50'17" W ALONG SAID CENTERLINE, A DISTANCE OF 129.88 FEET; THENCE S 00°57'24" W ALONG SAID CENTERLINE, A DISTANCE OF 238.73 FEET TO THE CENTERLINE OF SAID ABANDONED BURLINGTON DITCH, PER ALBERT G. ELHART ON JUNE 10, 2003, AS SHOWN ON LAND SURVEY PLATS RECORDED IN ADAMS COUNTY LAND SURVEY PLATS, PREPARED BY R.W. BAYER & ASSOCIATES, INC., FILE NO. 29-27-104L AND FILE NO. 29-27-105L; THENCE S 31°04'58" W ALONG SAID CENTERLINE, A DISTANCE OF 63.39 FEET; THENCE S 41°44'38" W ALONG SAID CENTERLINE, A DISTANCE OF 102.91 FEET; THENCE S 45°28'33" W, A DISTANCE OF 181.18 FEET; THENCE S 48°56'56" W ALONG SAID CENTERLINE, A DISTANCE OF 113.98 FEET; THENCE S 60°24'26" W, A DISTANCE OF 96.90 FEET TO THE CENTERLINE OF THE ABANDONED BURLINGTON DITCH, AS SHOWN ON THE LAND SURVEY PLAT RECORDED IN ADAMS COUNTY LAND SURVEY PLATS, PREPARED BY R.W. BAYER & ASSOCIATES, INC., FILE NO. 29-27-106L, DATED JULY 11, 2003 AND AS SHOWN ON THE BOUNDARY SURVEY PREPARED BY LIND ENGINEERING, FILE NO. 29-27-31L, DATED SEPTEMBER 3, 1964; THENCE S 37°09'30" W ALONG SAID CENTERLINE, A DISTANCE OF 209.80 FEET; THENCE S 47°04'00" W, ALONG SAID CENTERLINE, A DISTANCE OF 172.95 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE S 00°21'05" W ALONG SAID WEST LINE, A DISTANCE OF 43.88 FEET TO THE WESTERLY LINE OF PLOTS 1 THROUGH 4, SAID FOURTH ADDITION TO HENEBRYDALE, AS SHOWN ON THE BOUNDARY SURVEY PREPARED BY LIND ENGINEERING, FILE NO. 29-27-33L, DATED JULY 19, 1965; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N 45°07'00" E, A DISTANCE OF 220.04 FEET; 2. THENCE N 36°55'00" E, A DISTANCE OF 176.36 FEET; 3. THENCE N 48°11'00" E, A DISTANCE OF 499.00 FEET; 4. THENCE N 24°41'30" E, A DISTANCE OF 156.96 FEET; 5. THENCE N 02°48'30" W, A DISTANCE OF 155.29 FEET; 6. THENCE N 12°28'00" E, A DISTANCE OF 31.00 FEET; 7. THENCE N 22°16'14" E, A DISTANCE OF 347.96 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 88TH AVENUE, BEING 30.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 29; THENCE S 90°00'00" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 52.82 FEET TO THE POINT OF BEGINNING.

PARCEL C:
THAT PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF DENVER AND SALT LAKE RAILROAD COMPANY, EXCEPT THOSE PORTIONS THEREOF DESCRIBED IN THE FOLLOWING BOOKS AND PAGES: BOOK 397 AT PAGES 393, BOOK 946 AT PAGE 287; BOOK 1748 AT PAGE 69; BOOK 1743 AT PAGE 339; BOOK 2170 AT PAGE 355; MARCH 11, 2002 AT RECEPTION NO. C0937518; AND APRIL 21, 2004, AT RECEPTION NO. 20040421000256630, JULY 7, 2012 AT RECEPTION NO. 2012000048518 AND FEBRUARY 25, 2014 AT RECEPTION NO. 2014000011458, AND EXCEPT THE NORTH 20 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING: 796,137 SQ. FT., OR 18.277 ACRES, MORE OR LESS.

BASIS OF BEARING:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING S00°19'46"W A DISTANCE OF 2648.74' AND MONUMENTED AS SHOWN HEREON, TITLE COMMITMENT LEGAL DESCRIPTION BASIS OF BEARING N90°00'00"E.

BENCHMARK:

ELEVATIONS ARE BASED ON NGS POINT "T 405," A 1/2" STAINLESS STEEL ROD IN LOGO BOX AT SOUTHEAST CORNER OF SOUTH KIPLING PARKWAY AND KENTUCKY DRIVE. ELEVATION 5606.1 NAVD88

CONTACT LIST

OWNER	CIVIL ENGINEER	SURVEYOR	ARCHITECT
ALL DEMOLITION AND EXCAVATING CO. 6300 W. 49TH DRIVE WHEAT RIDGE, CO 80033 (303) 944-9686 CONTACT: TANYA BAKUM	R&R ENGINEERS & SURVEYORS, LLC 1635 WEST 13TH AVENUE, STE 310 DENVER, CO 80204 (303) 753-6730 CONTACT: ROBERT DEVENNEY, P.E.	FALCON SURVEYING, INC 9940 WEST 25TH AVENUE LAKEWOOD, CO 80215 (303) 202-1560 CONTACT: JEFFREY MACKENNA	RUDD & ASSOCIATES, ARCHITECTS 1840 EAST THURSTON AVENUE SPOKANE, WA 99203 (509) 242-3122 CONTACT: MIKE RUDD
LANDSCAPE ARCHITECT	MEP	WATER AND SANITATION	FIRE
JUMP DESIGN COMPANY 1733 SOUTH CLARKSON STREET DENVER, CO 80210 (303) 282-0463 CONTACT TOM JUMP		SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT 6595 EAST 70TH AVENUE COMMERCE CITY, CO 80037 (303) 288-2646	SOUTH ADAMS COUNTY FIRE DEPARTMENT 6050 SYRACUSE STREET COMMERCE CITY, CO 80022 (303) 288 0835



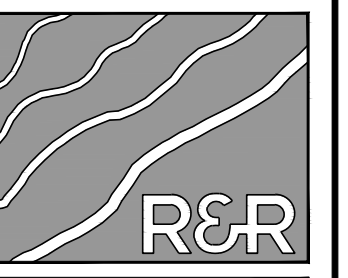
Know what's below.
Call before you dig.

CITY STAFF CERTIFICATE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

NO.	REVISION	BY	DATE



ENGINEERS & SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

ALL DEMOLITION

SITE ADDRESS: 7200 E. 88TH AVENUE
COMMERCE CITY, CO 80640
PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO.
6300 W. 49TH DRIVE
WHEAT RIDGE, CO 80033

DEVELOPMENT PLAN

JOB NO. AD21005
ORG. SUBM. DATE 5/7/2021
DWN: ESJ | CHKD: RSD
NAME

COVER SHEET

NO. C0.0

DEVELOPMENT PLAN FOR ALL DEMOLITION

TO BE REPLATTED AS:
SATURN FIVE DEMOLITION SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PLANNING AREA: 796,137 SF/18.277 ACRES MORE OR LESS
 PIN NUMBER: (0172129104001, 002, 003, 004) & 0172129100004

GENERAL NOTES:

- LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
- 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 BY THE DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS 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 THE CITY'S STANDARDS.
- DOWNSPROUT 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.

PROJECT STATISTICS	
GROSS SITE AREA	18,277 AC
BUILDING SQUARE FOOTAGE	6,876 SF
NET SQUARE FOOTAGE OF LANDSCAPE AREA WITHIN LIMITS OF CONSTRUCTION	271,379 SF
OVERALL SITE LANDSCAPE/OPEN SPACE AREA	577,170 SF
LOT COVERAGE %/FAR	0.009%/0.012
# PARKING SPACES REQUIRED	5
# PARKING SPACES PROVIDED	9, 1 ADA
BUILDING CONSTRUCTION AND OCCUPANCY	V-B, B-Office S-1 Service/Repair
ZONING	AG
# OF EMPLOYEES	5

BUILDING DEPARTMENT DATA:

CONSTRUCTION CODES: 2009 IBC, 2009 IMC, 2009 IPC, 2009 IF, 2009 IECC, 2011 NEC

TABLE 503: 9,000 SF BASIC ALLOWABLE AREA FOR S-1 OCCUPANCY
 SECTION 506: A₁ = 33,750 SF = 9,000 + (9,000 X 0.75) + (9,000 X 3)
 TOTAL ALLOWABLE AREA: 33,750 SF S-1 OCCUPANCY

TABLE 508.4: SEPARATION OF B AND S-1 SPACE IS RATED 1 HOUR
 TABLE 601: STRUCTURAL FRAME ELEMENTS FOR V-B IS NOT RATED

SECTION 903.2.11.1(2): PROVIDE 20 SF OF OPENING IN EACH 50 LF OF EXTERIOR WALL IN LIEU OF SPRINKLER SYSTEM.

TABLE 1004.1.2: TOTAL SF OF OPENING REQUIRED: 136.8 SF (TOTAL BUILDING LF = 342 LF/50 = 6.84 X 20 SF = 136.8 SF)
 TOTAL SF OF OPENING PROVIDED: 391 SF

TABLE 1004.1.2: OCCUPANT LOAD
 6,300 SF/500 = 13 SERVICE / REPAIR
 2,626 SF/100 = 27 OFFICE AREA
 TOTAL = 40 OCC.

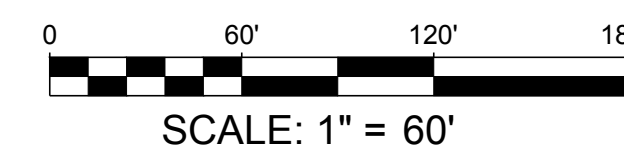
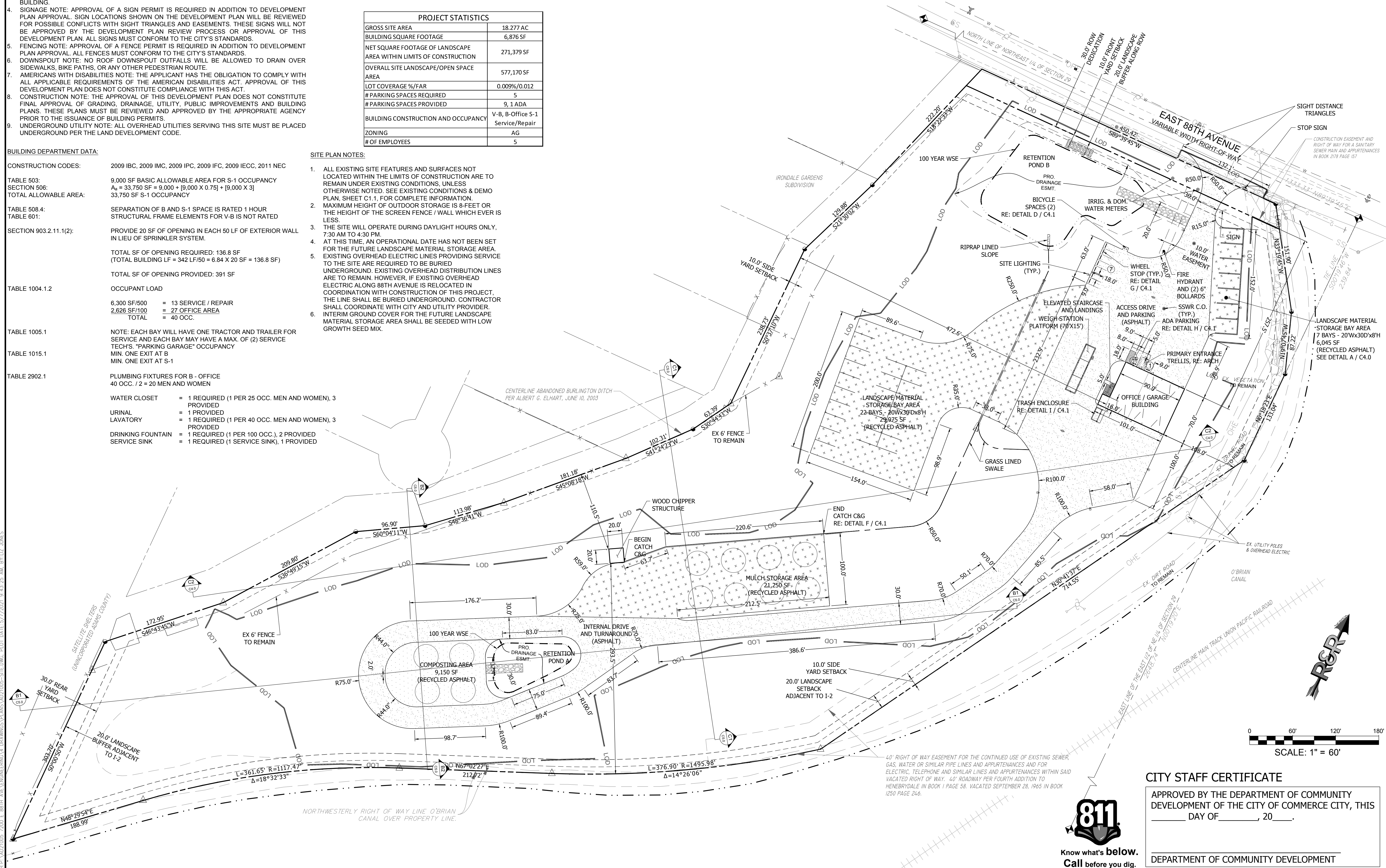
TABLE 1005.1: NOTE: EACH BAY WILL HAVE ONE TRACTOR AND TRAILER FOR SERVICE AND EACH BAY MAY HAVE A MAX. OF (2) SERVICE TECH'S. "PARKING GARAGE" OCCUPANCY
 TABLE 1015.1: MIN. ONE EXIT AT B
 MIN. ONE EXIT AT S-1

TABLE 2902.1: PLUMBING FIXTURES FOR B - OFFICE
 40 OCC. / 2 = 20 MEN AND WOMEN

- WATER CLOSET = 1 REQUIRED (1 PER 25 OCC. MEN AND WOMEN), 3 PROVIDED
- URINAL = 1 PROVIDED
- LAVATORY = 1 REQUIRED (1 PER 40 OCC. MEN AND WOMEN), 3 PROVIDED
- DRINKING FOUNTAIN = 1 REQUIRED (1 PER 100 OCC.), 2 PROVIDED
- SERVICE SINK = 1 REQUIRED (1 SERVICE SINK), 1 PROVIDED

SITE PLAN NOTES:

- ALL EXISTING SITE FEATURES AND SURFACES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION ARE TO REMAIN UNDER EXISTING CONDITIONS, UNLESS OTHERWISE NOTED. SEE EXISTING CONDITIONS & DEMO PLAN, SHEET C1.1, FOR COMPLETE INFORMATION.
- MAXIMUM HEIGHT OF OUTDOOR STORAGE IS 8-FEET OR THE HEIGHT OF THE SCREEN FENCE / WALL WHICH EVER IS LESS.
- THE SITE WILL OPERATE DURING DAYLIGHT HOURS ONLY, 7:30 AM TO 4:30 PM.
- AT THIS TIME, AN OPERATIONAL DATE HAS NOT BEEN SET FOR THE FUTURE LANDSCAPE MATERIAL STORAGE AREA.
- EXISTING OVERHEAD ELECTRIC LINES PROVIDING SERVICE TO THE SITE ARE REQUIRED TO BE BURIED UNDERGROUND. EXISTING OVERHEAD DISTRIBUTION LINES ARE TO REMAIN. HOWEVER, IF EXISTING OVERHEAD ELECTRIC ALONG 88TH AVENUE IS RELOCATED IN COORDINATION WITH CONSTRUCTION OF THIS PROJECT, THE LINE SHALL BE BURIED UNDERGROUND. CONTRACTOR SHALL COORDINATE WITH CITY AND UTILITY PROVIDER.
- INTERIM GROUND COVER FOR THE FUTURE LANDSCAPE MATERIAL STORAGE AREA SHALL BE SEEDED WITH LOW GROWTH MIX.



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

NO.	REVISION	BY	DATE

R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENINEERS.COM

ALL DEMOLITION
 7200 E. 88TH AVENUE
 COMMERCE CITY, CO 80640

PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO.
 6300 W. 49TH DRIVE
 WHEAT RIDGE, CO 80033

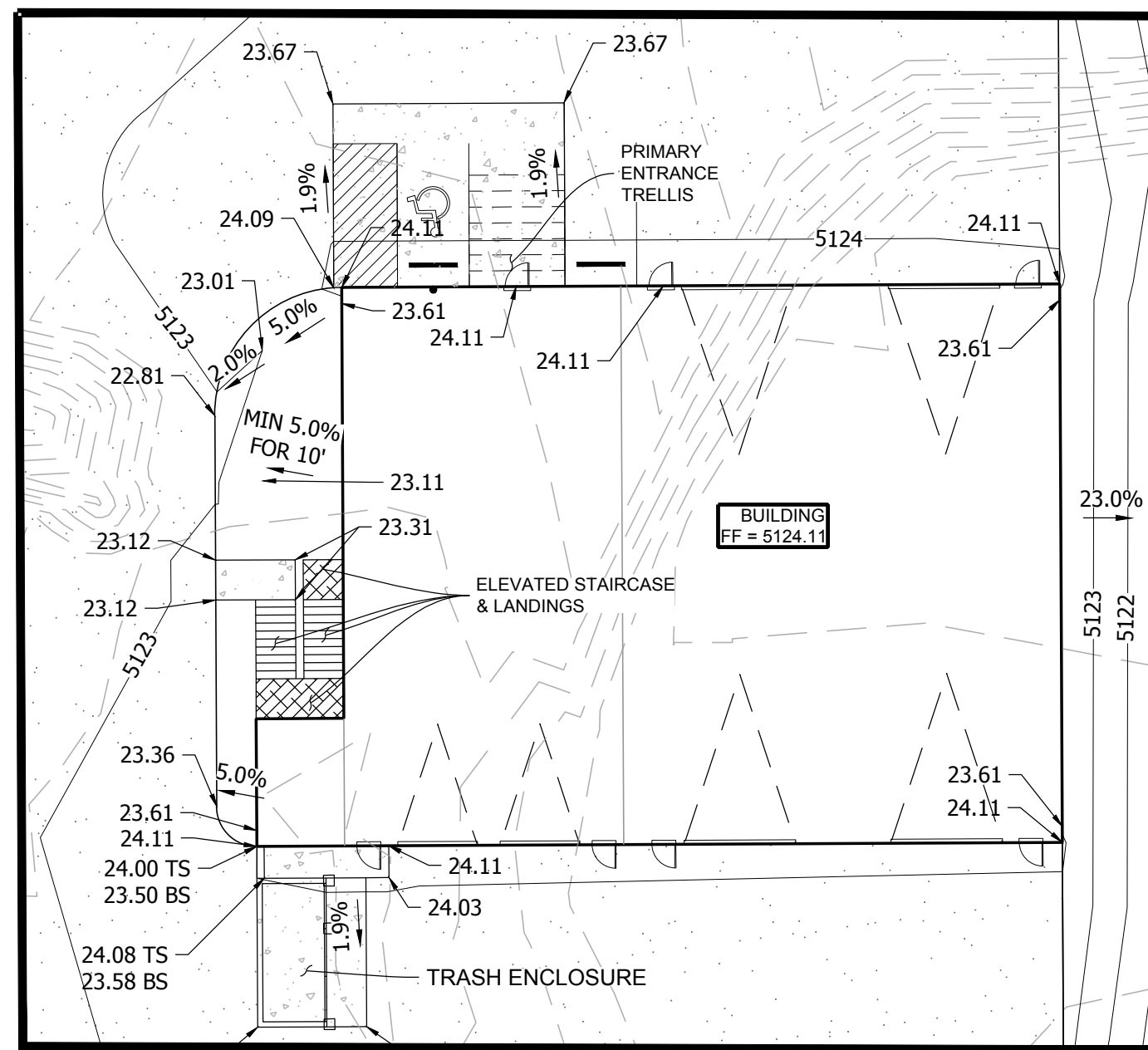
DEVELOPMENT PLAN	
JOB NO.	AD21005
ORG. SUBM. DATE	5/7/2021
DWN.	ESJ
CHKD.	RSJ
NAME	
SITE PLAN	
NO.	C1.0

PLAN NO. AD21005-7200 E. 88TH AVE. ENGINEERING & SURVEYING, INC. DRAWINGS FOR AD21005-SITE DEMO. PLOT DATE: 5/7/2021 9:45:25 AM. BY: LIZ JONES

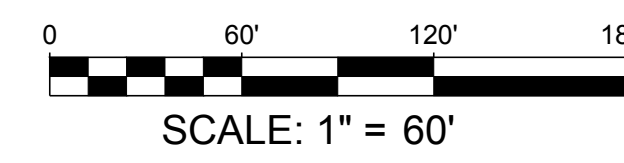
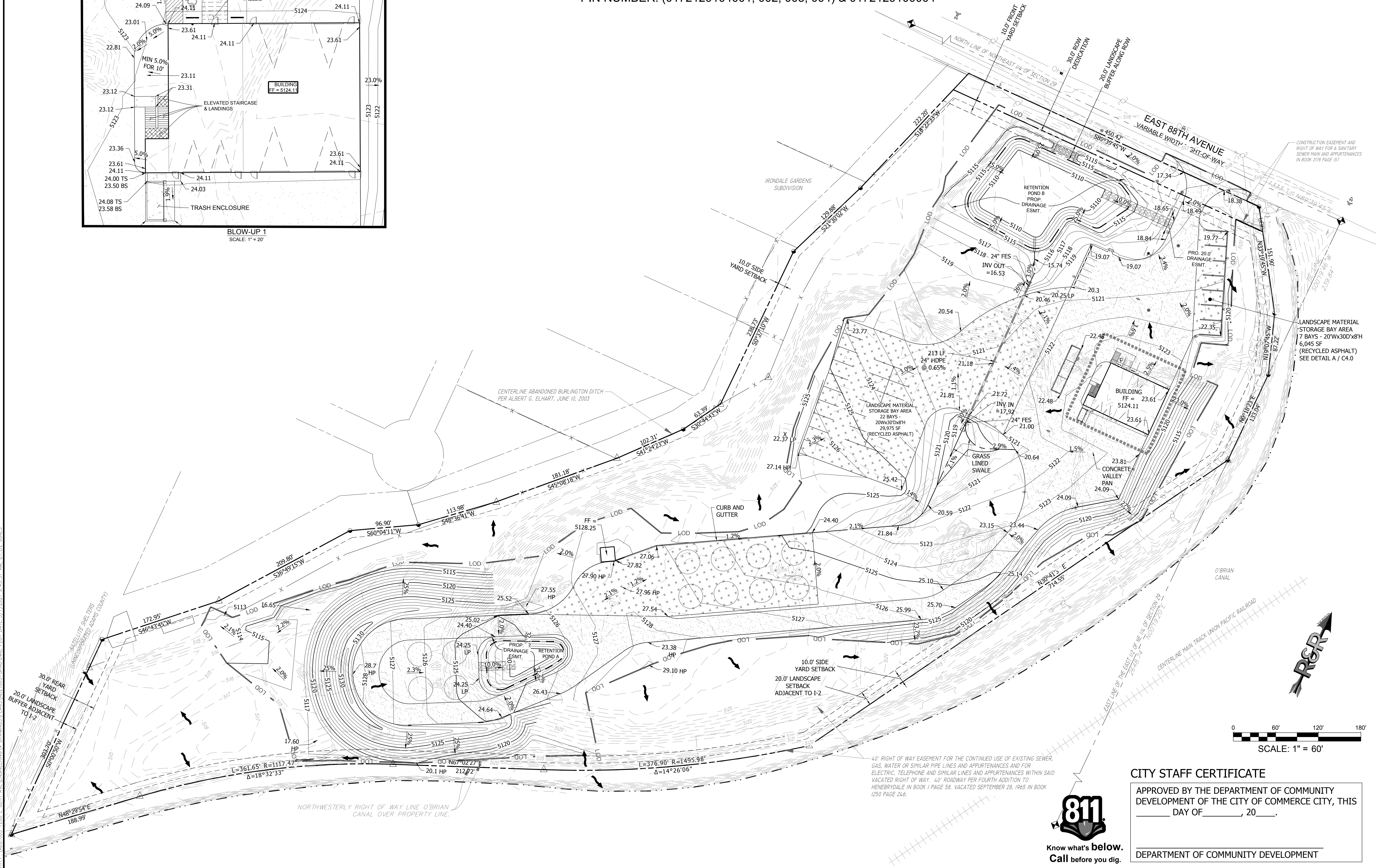
DEVELOPMENT PLAN FOR ALL DEMOLITION

TO BE REPLATTED AS:

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BLOW-UP 1
SCALE: 1" = 20'



SCALE: 1" = 60'

40' RIGHT OF WAY EASEMENT FOR THE CONTINUED USE OF EXISTING SEWER, GAS, WATER OR SIMILAR PIPE LINES AND APPURTENANCES WITHIN SAID VACATED RIGHT OF WAY. 40' ROADWAY PER FOURTH ADDITION TO HENEBRYDALE IN BOOK 1 PAGE 58. VACATED SEPTEMBER 28, 1965 IN BOOK 1250 PAGE 246.

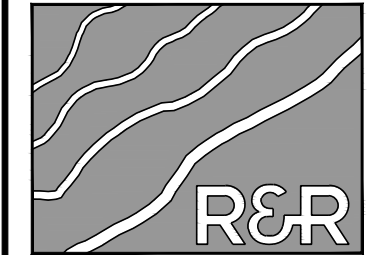


CITY STAFF CERTIFICATE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

NO.	REVISION	BY	DATE



ENGINEERS SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENINEERS.COM

ALL DEMOLITION
 7200 E. 88TH AVENUE
 COMMERCE CITY, CO 80640
 PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO.
 6300 W. 49TH DRIVE
 WHEAT RIDGE, CO 80033

DEVELOPMENT PLAN
JOB NO. AD21005
ORG. SUBM. DATE 5/7/2021
DWN: ESJ CHD: RSD
NAME

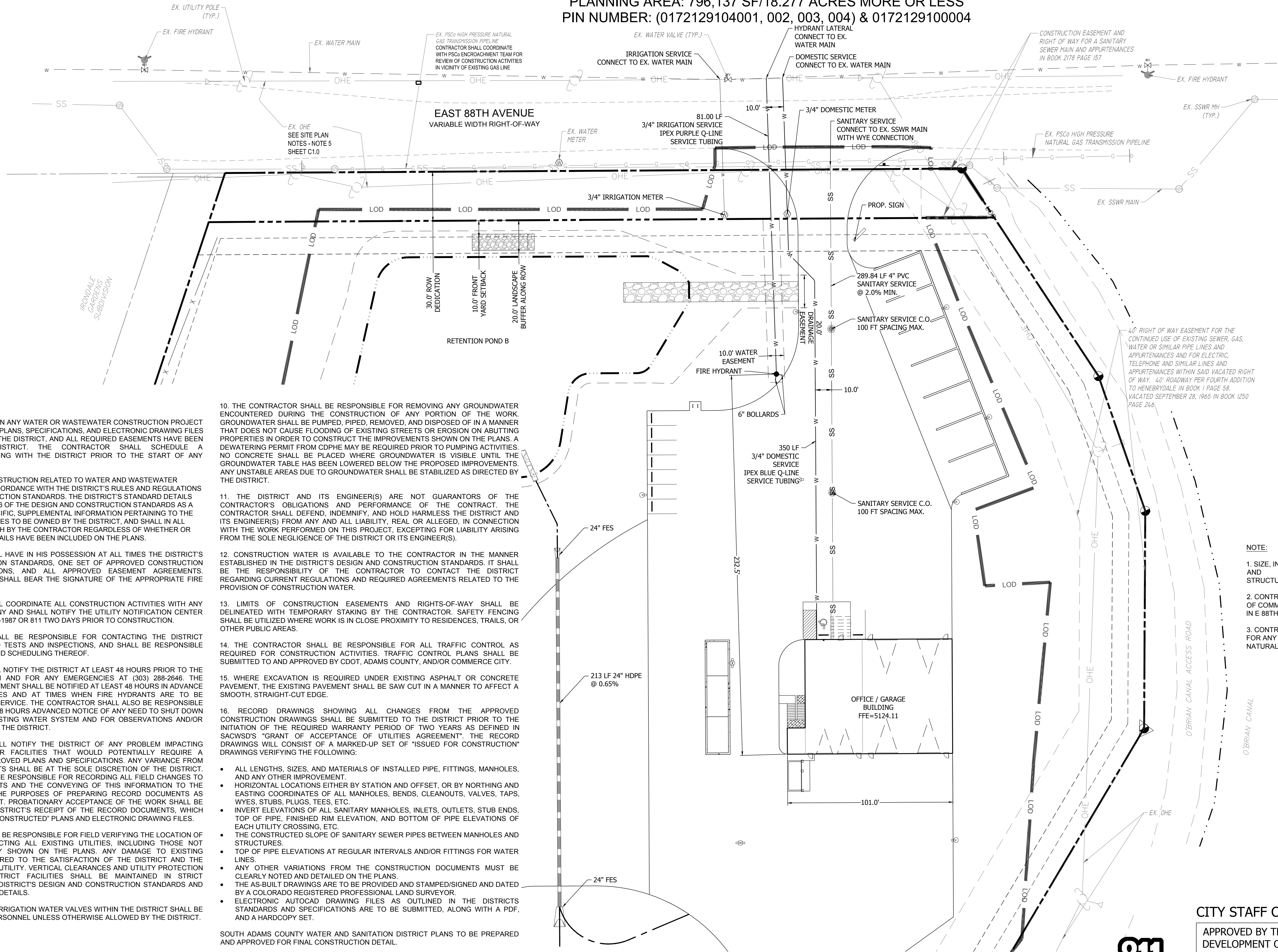
GRADING PLAN

NO. **C2.0**

PLAN D:\AD21005\2000 E 88TH AVE\ENGINEERING\AD21005-GRAD.DWG, PLOT DATE: 5/7/2021 9:43:37 AM, BY: LUZ JONES

DEVELOPMENT PLAN FOR ALL DEMOLITION

TO BE REPLATTED AS:
SATURN FIVE DEMOLITION SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PLANNING AREA: 796,137 SF/18.277 ACRES MORE OR LESS
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UTILITY NOTES:

- NO WORK SHALL BEGIN ON ANY WATER OR WASTEWATER CONSTRUCTION PROJECT UNTIL THE CONSTRUCTION PLANS, SPECIFICATIONS, AND ELECTRONIC DRAWING FILES HAVE BEEN APPROVED BY THE DISTRICT, AND ALL REQUIRED EASEMENTS HAVE BEEN CONVEYED TO THE DISTRICT. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DISTRICT PRIOR TO THE START OF ANY CONSTRUCTION.
- ALL MATERIALS AND CONSTRUCTION RELATED TO WATER AND WASTEWATER FACILITIES SHALL BE IN ACCORDANCE WITH THE DISTRICT'S RULES AND REGULATIONS AND DESIGN AND CONSTRUCTION STANDARDS. THE DISTRICT'S STANDARD DETAILS ARE INCLUDED IN SECTION 6 OF THE DESIGN AND CONSTRUCTION STANDARDS AS A MEANS OF PROVIDING SPECIFIC, SUPPLEMENTAL INFORMATION PERTAINING TO THE CONSTRUCTION OF FACILITIES TO BE OWNED BY THE DISTRICT, AND SHALL IN ALL ASPECTS BE COMPLIED WITH BY THE CONTRACTOR REGARDLESS OF WHETHER OR NOT SUCH APPLICABLE DETAILS HAVE BEEN INCLUDED ON THE PLANS.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS, ONE SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS, AND ALL APPROVED EASEMENT AGREEMENTS. APPROVED WATER PLANS SHALL BEAR THE SIGNATURE OF THE APPROPRIATE FIRE MARSHAL.
- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ANY AFFECTED UTILITY COMPANY AND SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR 811 TWO DAYS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT REGARDING ALL REQUIRED TESTS AND INSPECTIONS, AND SHALL BE RESPONSIBLE FOR THE COORDINATION AND SCHEDULING THEREOF.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND FOR ANY EMERGENCIES AT (303) 288-2646. THE APPROPRIATE FIRE DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY STREET CLOSURES AND AT TIMES WHEN FIRE HYDRANTS ARE TO BE TEMPORARILY OUT FROM SERVICE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING AT LEAST 48 HOURS ADVANCED NOTICE OF ANY NEED TO SHUT DOWN ANY PORTION OF THE EXISTING WATER SYSTEM AND FOR OBSERVATIONS AND/OR INSPECTIONS REQUIRED BY THE DISTRICT.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT OF ANY PROBLEM IMPACTING WATER AND WASTEWATER FACILITIES THAT WOULD POTENTIALLY REQUIRE A VARIANCE FROM THE APPROVED PLANS AND SPECIFICATIONS. ANY VARIANCE FROM THE APPROVED DOCUMENTS SHALL BE AT THE SOLE DISCRETION OF THE DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL FIELD CHANGES TO THE APPROVED DOCUMENTS AND THE CONVEYING OF THIS INFORMATION TO THE DESIGN ENGINEER FOR THE PURPOSES OF PREPARING RECORD DOCUMENTS AS REQUIRED BY THE DISTRICT. PROBATIONARY ACCEPTANCE OF THE WORK SHALL BE CONTINGENT UPON THE DISTRICT'S RECEIPT OF THE RECORD DOCUMENTS, WHICH SHALL INCLUDE BOTH 'AS-CONSTRUCTED' PLANS AND ELECTRONIC DRAWING FILES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF (POTHOLING), AND PROTECTING ALL EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN, OR INCORRECTLY SHOWN ON THE PLANS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE DISTRICT AND THE OWNER OF THE IMPACTED UTILITY. VERTICAL CLEARANCES AND UTILITY PROTECTION BETWEEN CROSSING DISTRICT FACILITIES SHALL BE MAINTAINED IN STRICT CONFORMANCE WITH THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS AND THE DISTRICT'S STANDARD DETAILS.
- EXISTING POTABLE AND IRRIGATION WATER VALVES WITHIN THE DISTRICT SHALL BE OPERATED BY DISTRICT PERSONNEL UNLESS OTHERWISE ALLOWED BY THE DISTRICT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THE WORK. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED, AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THE PLANS. A DEWATERING PERMIT FROM CDPHE MAY BE REQUIRED PRIOR TO PUMPING ACTIVITIES. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS DUE TO GROUNDWATER SHALL BE STABILIZED AS DIRECTED BY THE DISTRICT.

11. THE DISTRICT AND ITS ENGINEER(S) ARE NOT GUARANTORS OF THE CONTRACTOR'S OBLIGATIONS AND PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE DISTRICT AND ITS ENGINEER(S) FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE WORK PERFORMED ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DISTRICT OR ITS ENGINEER(S).

12. CONSTRUCTION WATER IS AVAILABLE TO THE CONTRACTOR IN THE MANNER ESTABLISHED IN THE DISTRICT'S DESIGN AND CONSTRUCTION STANDARDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT REGARDING CURRENT REGULATIONS AND REQUIRED AGREEMENTS RELATED TO THE PROVISION OF CONSTRUCTION WATER.

13. LIMITS OF CONSTRUCTION EASEMENTS AND RIGHTS-OF-WAY SHALL BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR. SAFETY FENCING SHALL BE UTILIZED WHERE WORK IS IN CLOSE PROXIMITY TO RESIDENCES, TRAILS, OR OTHER PUBLIC AREAS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AS REQUIRED FOR CONSTRUCTION ACTIVITIES. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED TO AND APPROVED BY CDOT, ADAMS COUNTY, AND/OR COMMERCE CITY.

15. WHERE EXCAVATION IS REQUIRED UNDER EXISTING ASPHALT OR CONCRETE PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO AFFECT A SMOOTH, STRAIGHT-CUT EDGE.

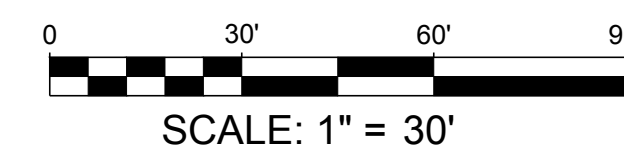
16. RECORD DRAWINGS SHOWING ALL CHANGES FROM THE APPROVED CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO THE DISTRICT PRIOR TO THE INITIATION OF THE REQUIRED WARRANTY PERIOD OF TWO YEARS AS DEFINED IN SACWSD'S "GRANT OF ACCEPTANCE OF UTILITIES AGREEMENT". THE RECORD DRAWINGS WILL CONSIST OF A MARKED-UP SET OF "ISSUED FOR CONSTRUCTION" DRAWINGS VERIFYING THE FOLLOWING:

- ALL LENGTHS, SIZES, AND MATERIALS OF INSTALLED PIPE, FITTINGS, MANHOLES, AND ANY OTHER IMPROVEMENT.
- HORIZONTAL LOCATIONS EITHER BY STATION AND OFFSET, OR BY NORTHING AND EASTING COORDINATES OF ALL MANHOLES, BENDS, CLEANOUTS, VALVES, TAPS, WYES, STUBS, PLUGS, TEES, ETC.
- INVERT ELEVATIONS OF ALL SANITARY MANHOLES, INLETS, OUTLETS, STUB ENDS, TOP OF PIPE, FINISHED RIM ELEVATION, AND BOTTOM OF PIPE ELEVATIONS OF EACH UTILITY CROSSING, ETC.
- THE CONSTRUCTED SLOPE OF SANITARY SEWER PIPES BETWEEN MANHOLES AND STRUCTURES.
- TOP OF PIPE ELEVATIONS AT REGULAR INTERVALS AND/OR FITTINGS FOR WATER LINES.
- ANY OTHER VARIATIONS FROM THE CONSTRUCTION DOCUMENTS MUST BE CLEARLY NOTED AND DETAILED ON THE PLANS.
- THE AS-BUILT DRAWINGS ARE TO BE PROVIDED AND STAMPED/SIGNED AND DATED BY A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR.
- ELECTRONIC AUTOCAD DRAWING FILES AS OUTLINED IN THE DISTRICT'S STANDARDS AND SPECIFICATIONS ARE TO BE SUBMITTED, ALONG WITH A PDF, AND A HARDCOPY SET.

SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT PLANS TO BE PREPARED AND APPROVED FOR FINAL CONSTRUCTION DETAIL.

NOTE:

- SIZE, INVERTS, AND LOCATIONS OF WATER AND SANITARY MAINS AND STRUCTURES SHALL BE FIELD VERIFIED PRIOR TO FINAL DESIGN.
- CONTRACTOR SHALL OBTAIN RIGHT OF WAY PERMIT FROM CITY OF COMMERCE CITY - PUBLIC WORKS FOR UTILITY CONSTRUCTION IN E 88TH AVENUE.
- CONTRACTOR SHALL OBTAIN PSCo ENCROACHMENT PERMIT FOR ANY OFFSITE ACTIVITIES NEAR THE EXISTING HIGH PRESSURE NATURAL GAS TRANSMISSION PIPELINE.

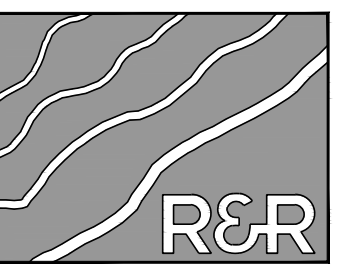


CITY STAFF CERTIFICATE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

NO.	REVISION	BY	DATE



R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM

ALL DEMOLITION
 SITE ADDRESS: 7200 E. 88TH AVENUE
 COMMERCE CITY, CO 80640
 PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO.
 6300 W. 49TH DRIVE
 WHEAT RIDGE, CO 80033

DEVELOPMENT PLAN
JOB NO. AD21005
ORG. SUBM. DATE 5/7/2021
DWN: ESJ CHD: RSD
NAME

UTILITY PLAN

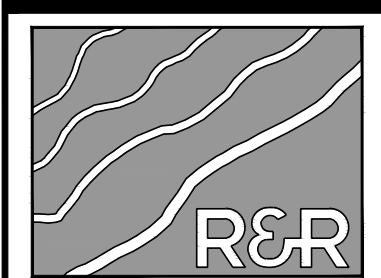
NO. **C3.0**

PLAN: P. 0021005 - 7200 E. 88TH AVE. ENGINEERING & SURVEYING, INC. 1635 WEST 13TH AVENUE, SUITE 310, DENVER, CO 80204. PLOT DATE: 5/7/2021 9:43 AM. BY: LIZ JONES

DEVELOPMENT PLAN FOR ALL DEMOLITION

TO BE REPLATTED AS:
 SATURN FIVE DEMOLITION SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH,
 RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PLANNING AREA: 796,137 SF/18.277 ACRES MORE OR LESS
 PIN NUMBER: (0172129104001, 002, 003, 004) & 0172129100004

NO.	REVISION	BY	DATE



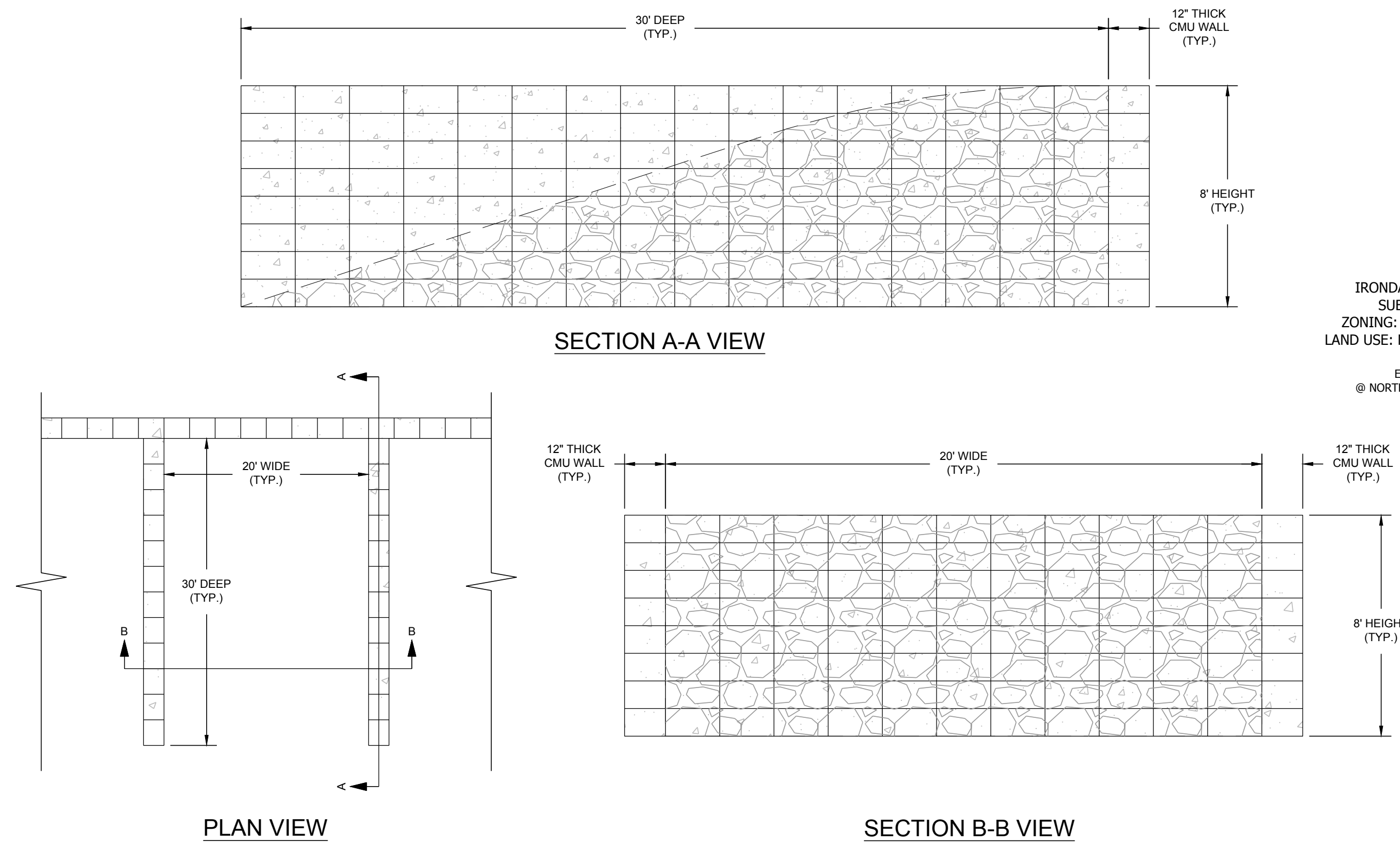
R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM

ALL DEMOLITION
 7200 E. 88TH AVENUE
 COMMERCE CITY, CO 80640
 PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO.
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 WHEAT RIDGE, CO 80033

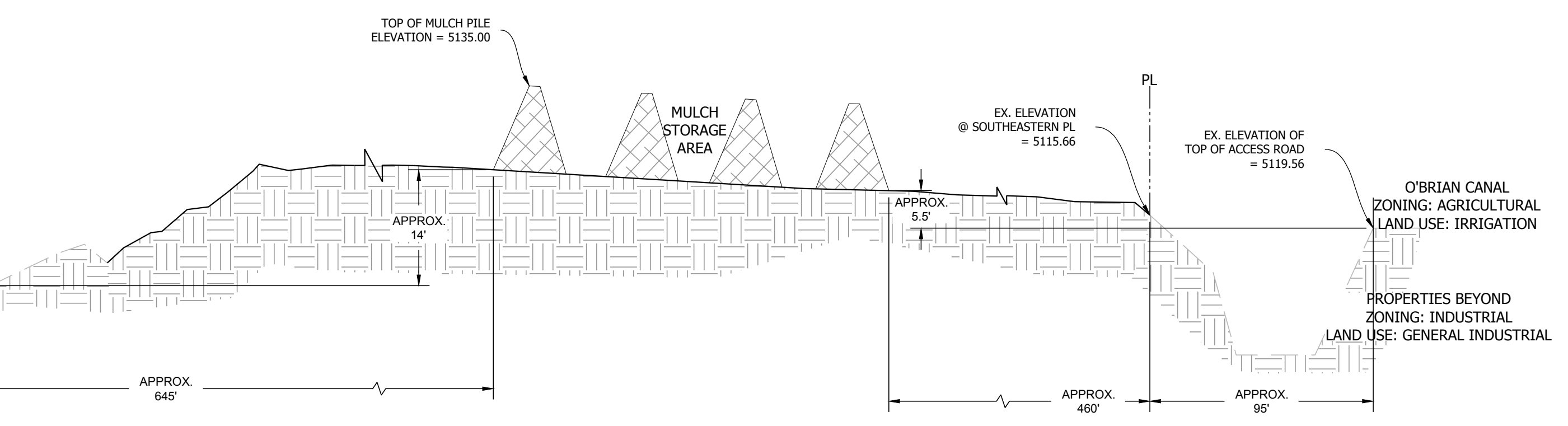
ALL DEMOLITION
 7200 E. 88TH AVENUE
 COMMERCE CITY, CO 80640
 PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO.
 6300 W. 48TH DRIVE
 WHEAT RIDGE, CO 80033

DEVELOPMENT PLAN	
JOB NO.	AD21005
ORG. SUBM. DATE	5/7/2021
DWN:	ESJ
CHKD:	RSJ
NAME	
NO.	C4.0

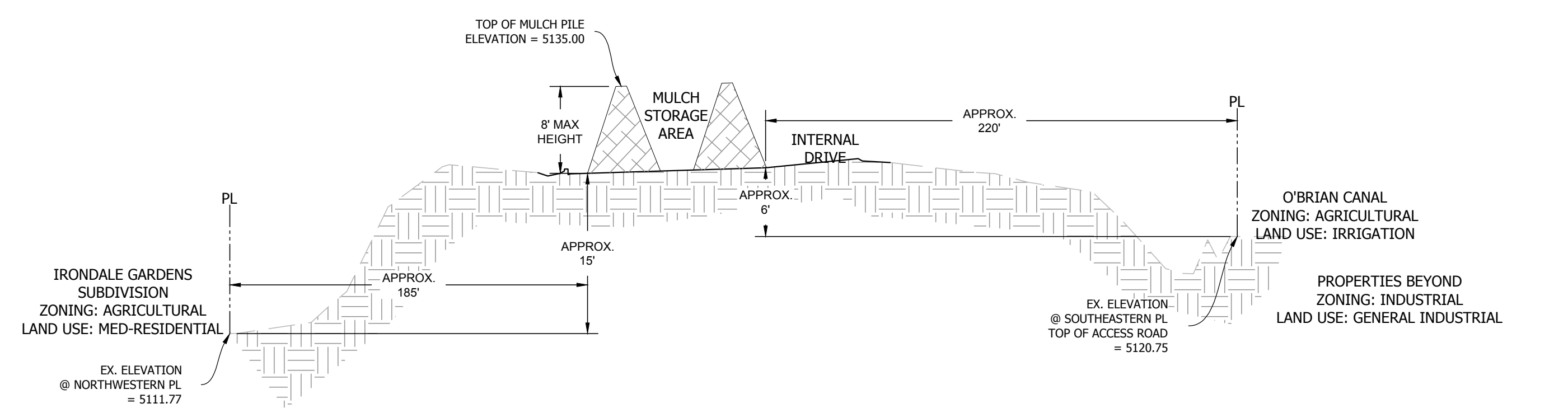


- NOTES:
 1. FLOOR OF STORAGE BAYS SHALL BE RECYCLED ASPHALT MATERIAL.
 2. STORAGE BAY WALLS SHALL BE CONSTRUCTED OF CMU BLOCK MATERIAL.
 3. HEIGHT OF OUTDOOR MATERIAL STORAGE IS 8-FOOT MAX.

A LANDSCAPE MATERIAL STORAGE BAY Scale: N.T.S.

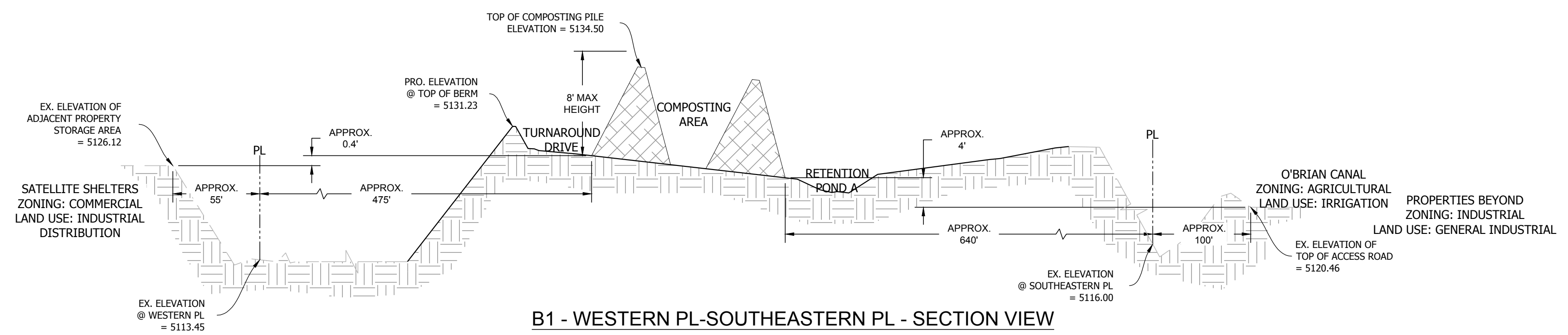


C1 - WESTERN PL-SOUTHEASTERN PL - SECTION VIEW

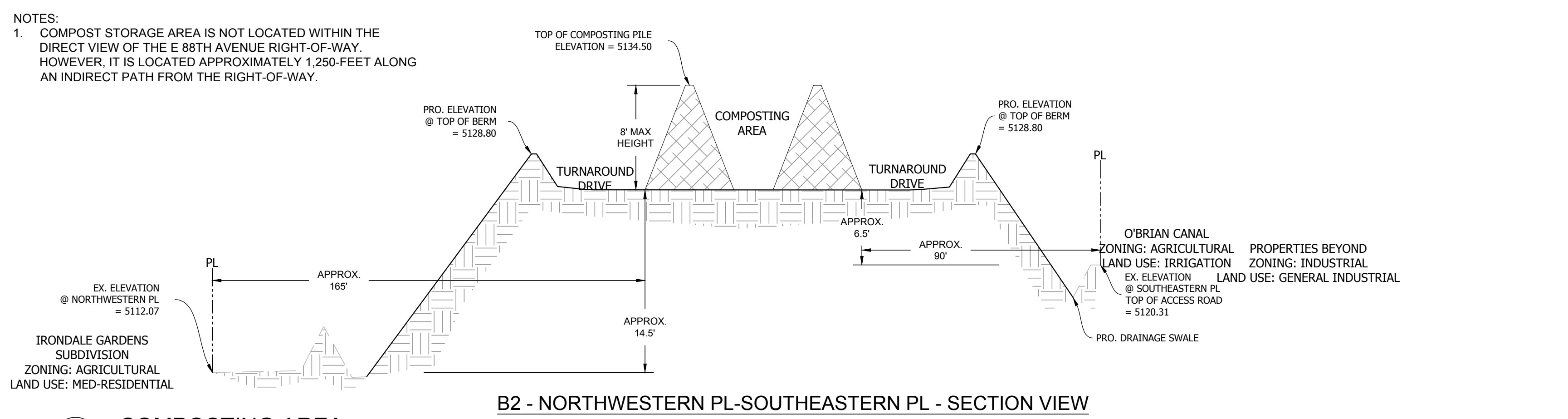


C1 - NORTHWESTERN PL-SOUTHEASTERN PL - SECTION VIEW

C MULCH STORAGE AREA Scale: N.T.S.



B1 - WESTERN PL-SOUTHEASTERN PL - SECTION VIEW



B2 - NORTHWESTERN PL-SOUTHEASTERN PL - SECTION VIEW

B COMPOSTING AREA Scale: N.T.S.

CITY STAFF CERTIFICATE

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

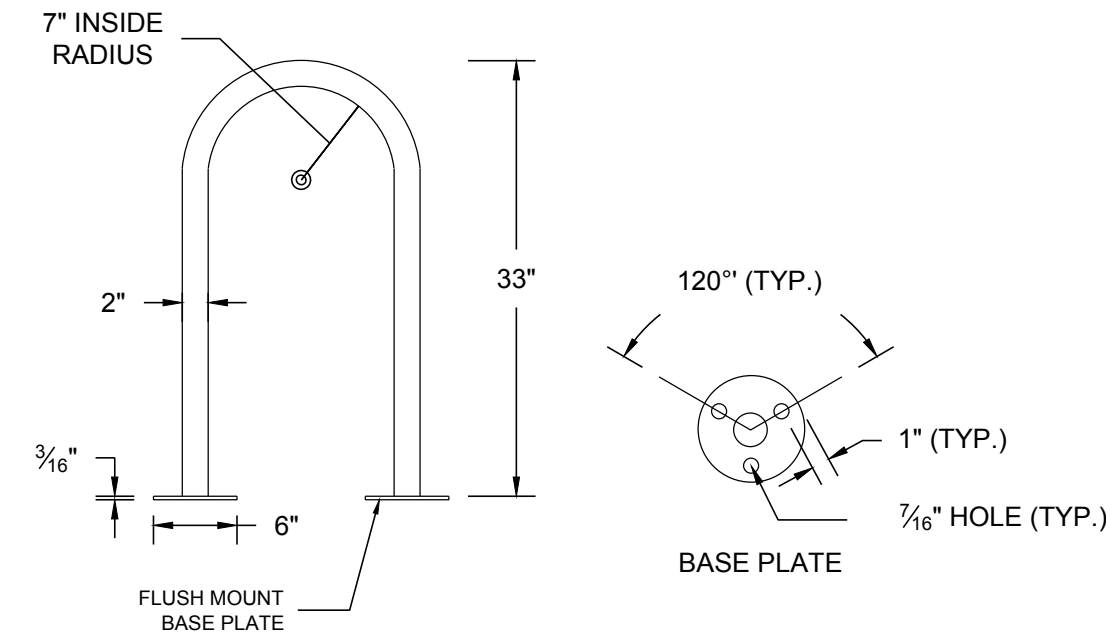
DEPARTMENT OF COMMUNITY DEVELOPMENT



DEVELOPMENT PLAN FOR ALL DEMOLITION

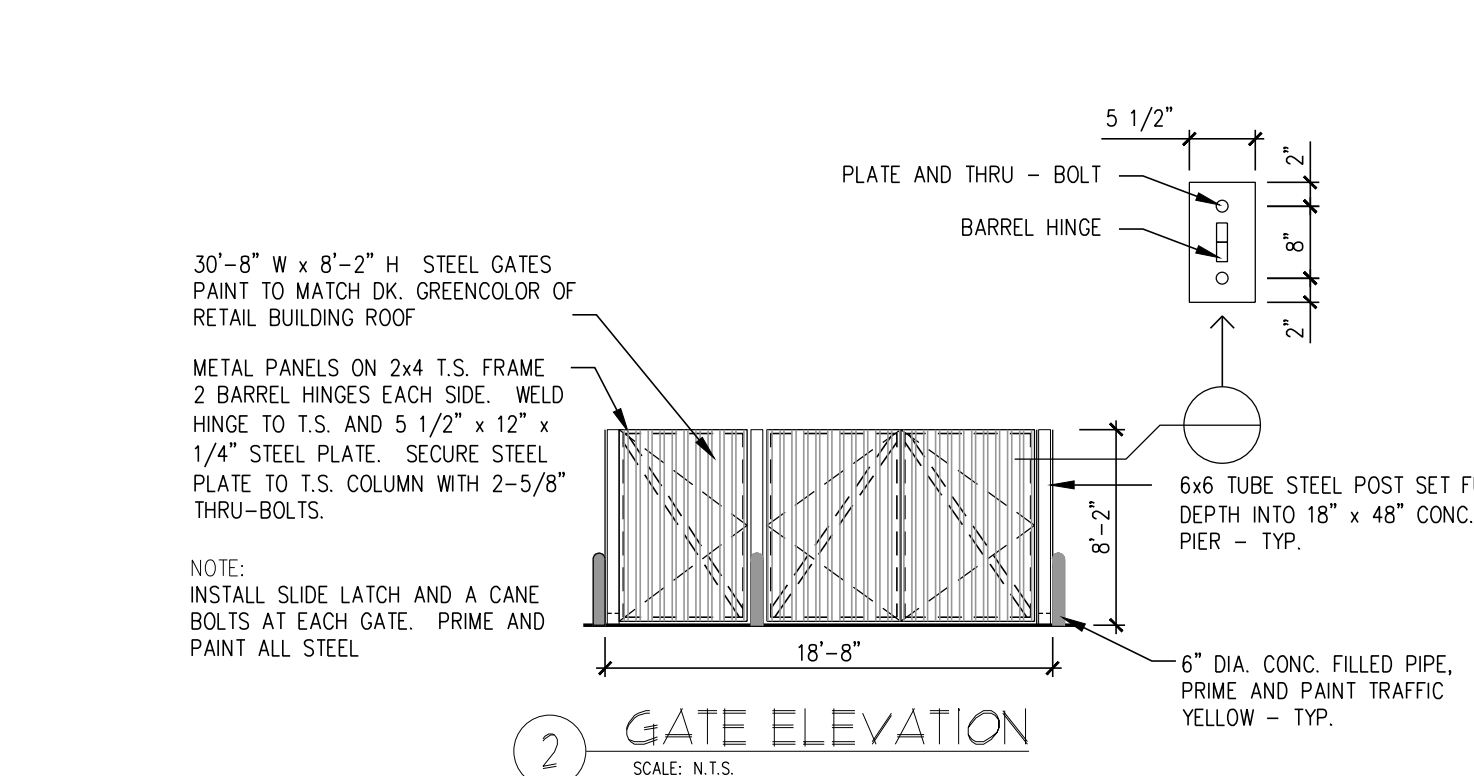
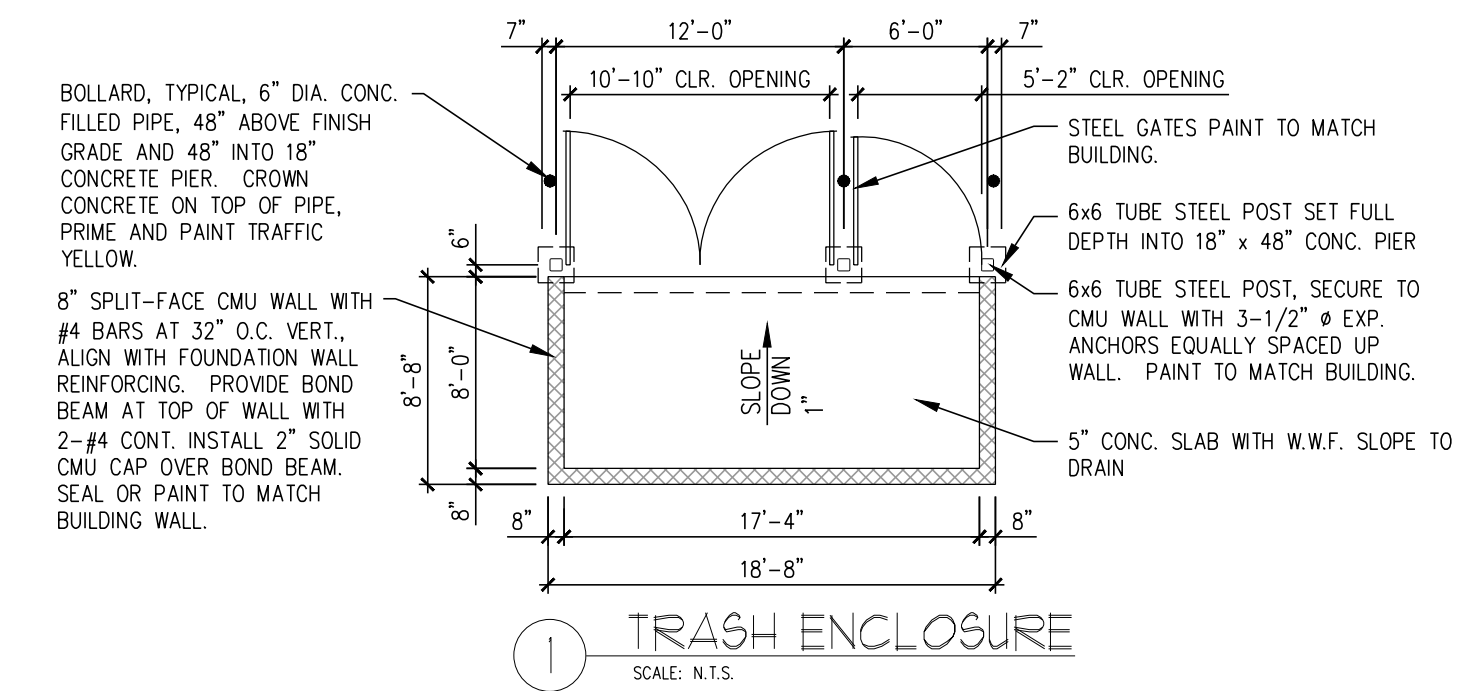
TO BE REPLATTED AS:

SATURN FIVE DEMOLITION SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PLANNING AREA: 796,137 SF/18.277 ACRES MORE OR LESS
 PIN NUMBER: (0172129104001, 002, 003, 004) & 0172129100004

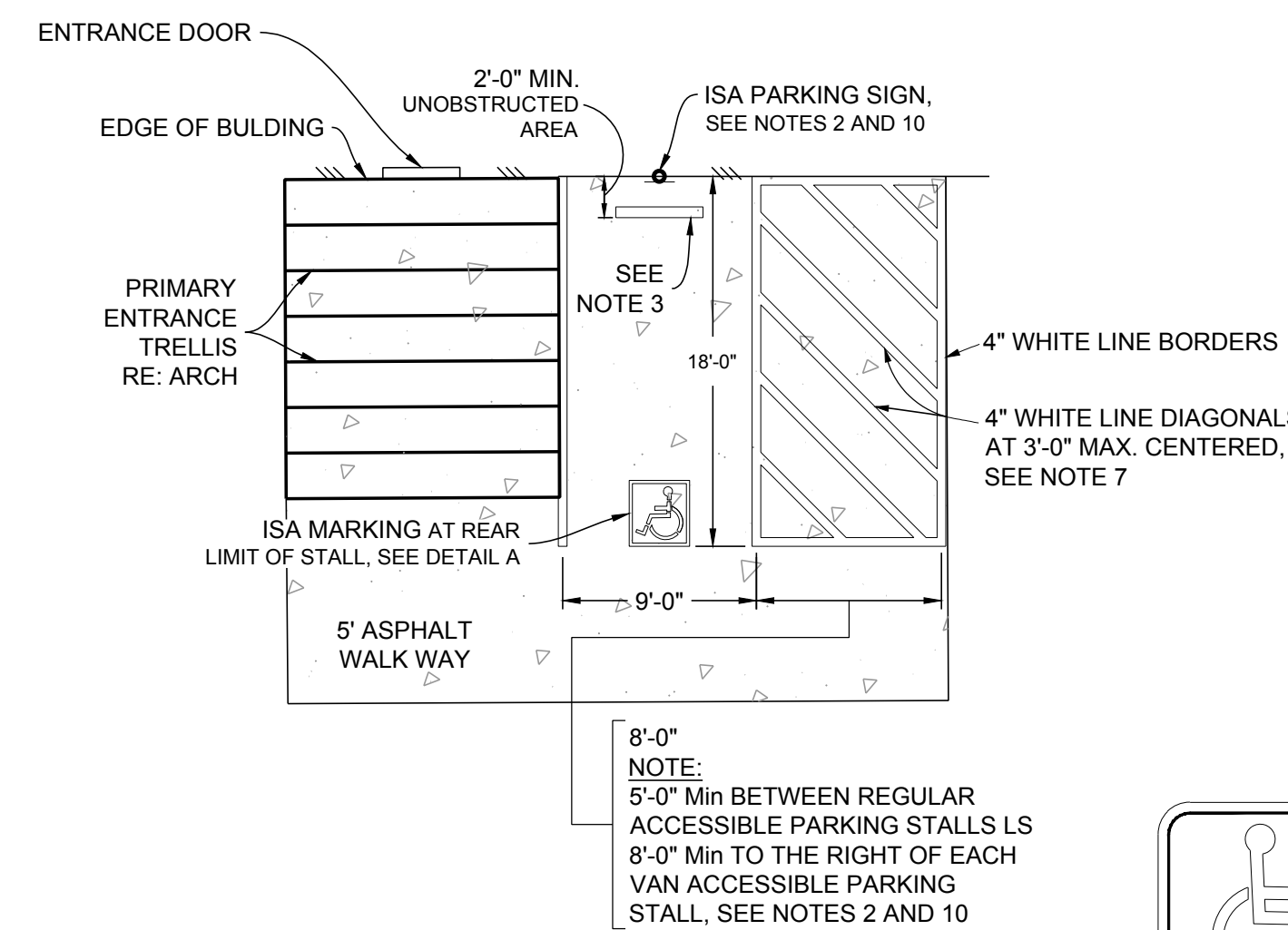


- NOTES:**
- DIMENSIONS:**
- HEIGHT - 33" FROM THE GROUND.
 - CONTINUOUS BEND INSIDE RADIUS = 7".
- MATERIALS AND CONSTRUCTION:**
- MINIMUM OR 1 1/2" SCHEDULE 40 STEEL PIPE (1 3/8" OUTSIDE DIAMETER).
 - MAXIMUM 1 1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER).
 - SOLID ONE-PIECE CONSTRUCTION; CONTINUOUS BEND; LEGS 14" - 18" APART.
 - GALVANIZED WITH BLACK POWDER COAT FINISH.
 - FLUSH MOUNTED WITH WELDED BASE PLATES (6" DIAMETER, 3/16" THICK BASE PLATE), HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS).

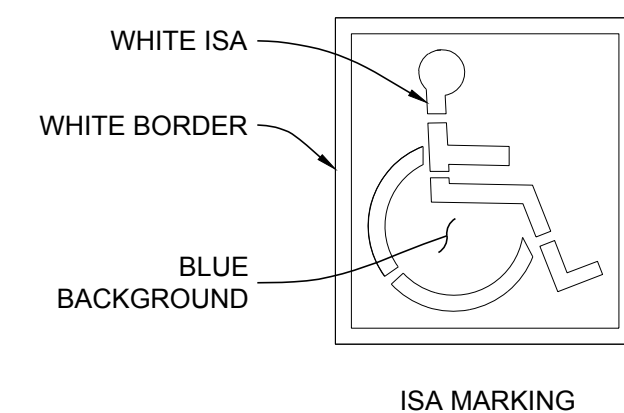
D BIKE RACK DETAIL Scale: N.T.S.



I TRASH ENCLOSURE DETAIL Scale: N.T.S.



DOUBLE PARKING STALL



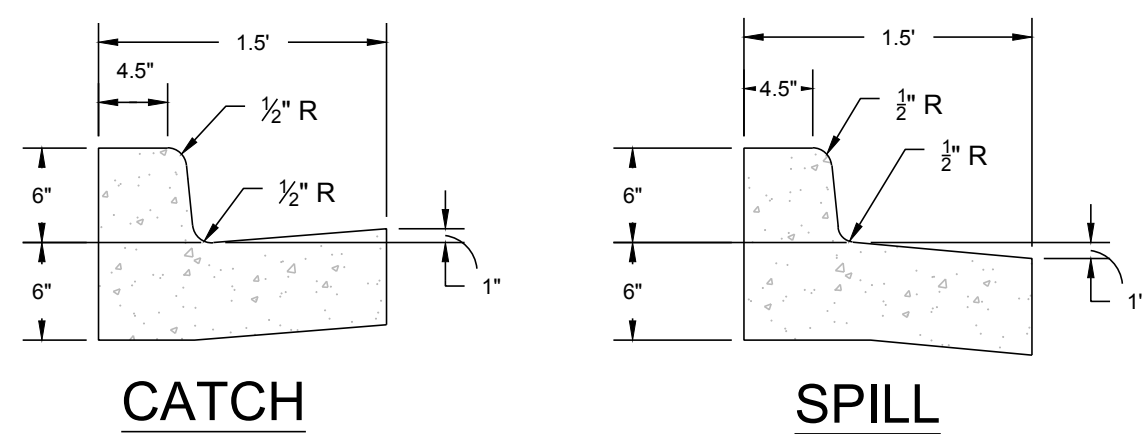
- NOTES:**
- ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.
 - ONE IN EVERY SIX ACCESSIBLE OFF-STREET PARKING STALLS, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 8'-0" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R7-8B SIGN SHALL BE MOUNTED BELOW THE R99B PLAQUE OR THE R99C SIGN.
 - IN EACH PARKING STALL, A CURB OR PARKING BUMPER SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCRoACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN.
 - PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
 - TABLE A SHALL BE USED TO DETERMINE THE REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS IN EACH PARKING LOT OR GARAGE.
 - WHERE PLAQUE R99B, SIGN R99C OR SIGN R7-8B ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE.
 - BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE WHITE MARKINGS TO NOT BE VISIBLE.
 - WHERE A SINGLE (NON-VAN) ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
 - WHERE A VAN ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE 8'-0" WIDE MINIMUM, AND SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
 - ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R99 WITH PLAQUE R99B.

LEGEND:
 ISA = International Symbol of Accessibility

TABLE A

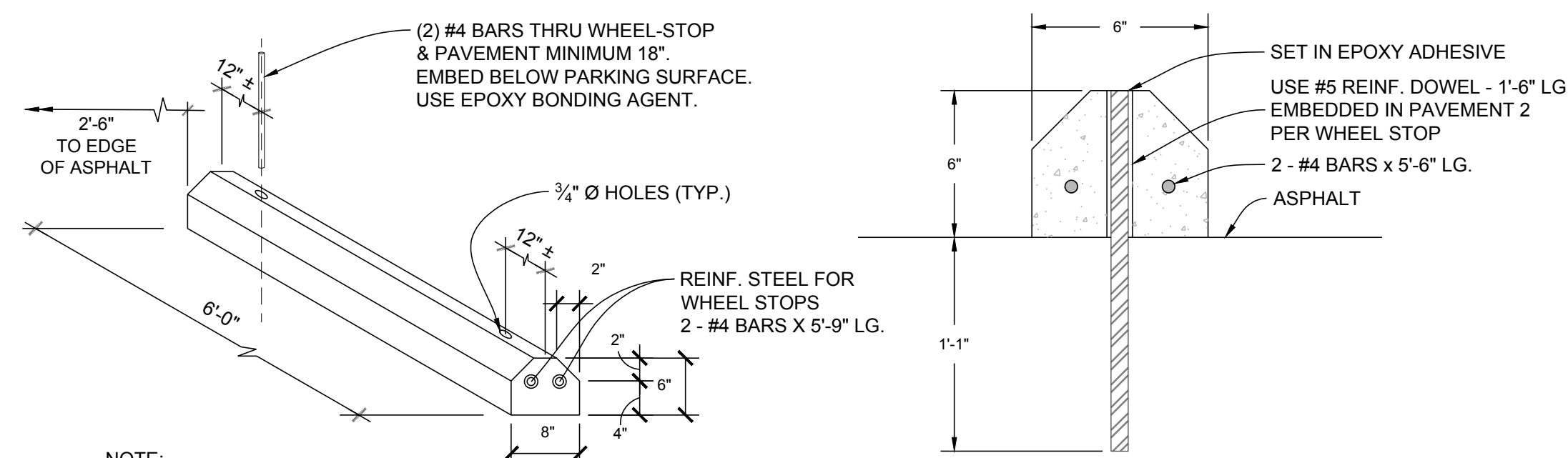
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF OVER 1000

H A.D.A. PARKING DETAILS Scale: N.T.S.



- NOTES:**
- 4500 PSI CONCRETE WITH FIBERMESH REINFORCEMENT.
 - BRUSHED FINISH ON ALL EXPOSED CONCRETE.

F PRIVATE CURB & GUTTER Scale: N.T.S.

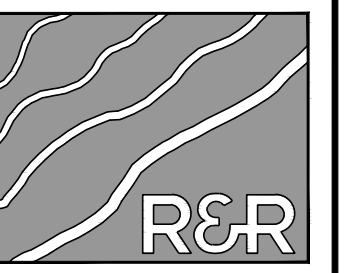


NOTE:
 WHERE NOTED ON PLANS, A CURB OR WHEEL STOP SHALL BE PROVIDED TO PREVENT ENCRoACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAY OR ENCRoACHMENT OF VEHICLES INTO LANDSCAPE AREA. PARKING STALLS SHALL BE LOCATED SO THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN.

WHEEL STOP SECTION
 SCALE: N.T.S.

G CONCRETE WHEEL STOP DETAIL Scale: N.T.S.

NO.	REVISION	BY	DATE



ENGINEERS-SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM

ALL DEMOLITION
 7200 E. 88TH AVENUE
 COMMERCE CITY, CO 80640
 PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO.
 6300 W. 48TH DRIVE
 WHEAT RIDGE, CO 80033

DEVELOPMENT PLAN
 JOB NO. AD21005
 ORG. SUBM. DATE 5/7/2021
 DWN: ESJ CHD: RSD
 NAME

DETAILS

NO. C4.1

CITY STAFF CERTIFICATE

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

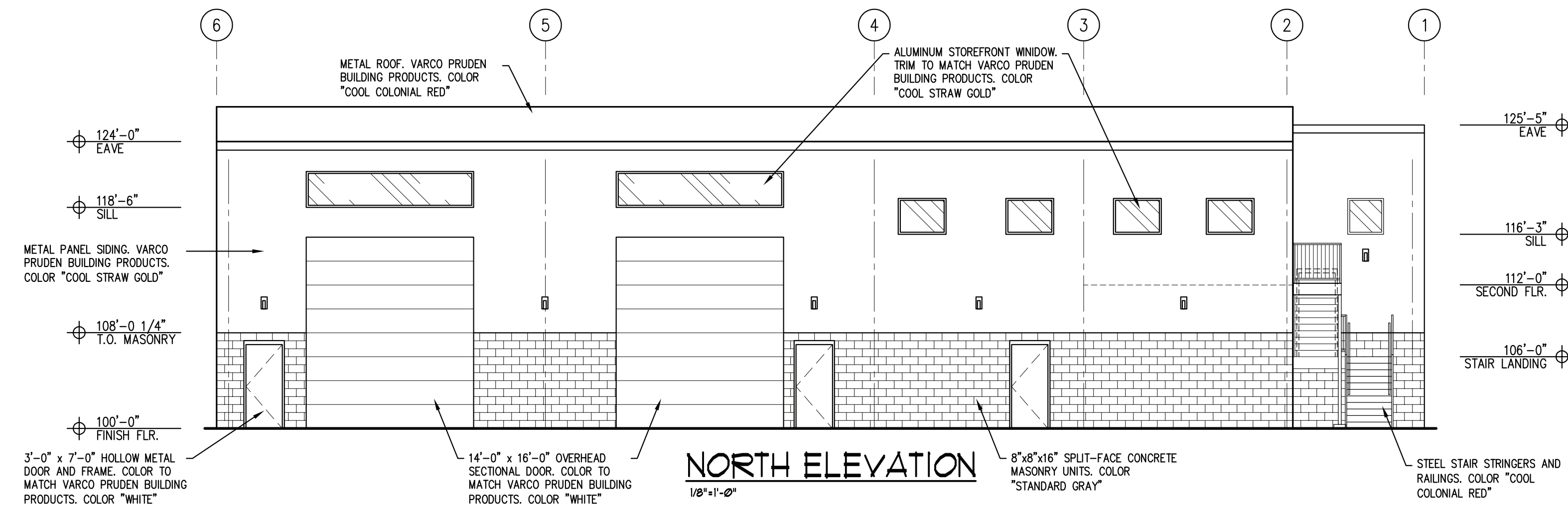
DEPARTMENT OF COMMUNITY DEVELOPMENT



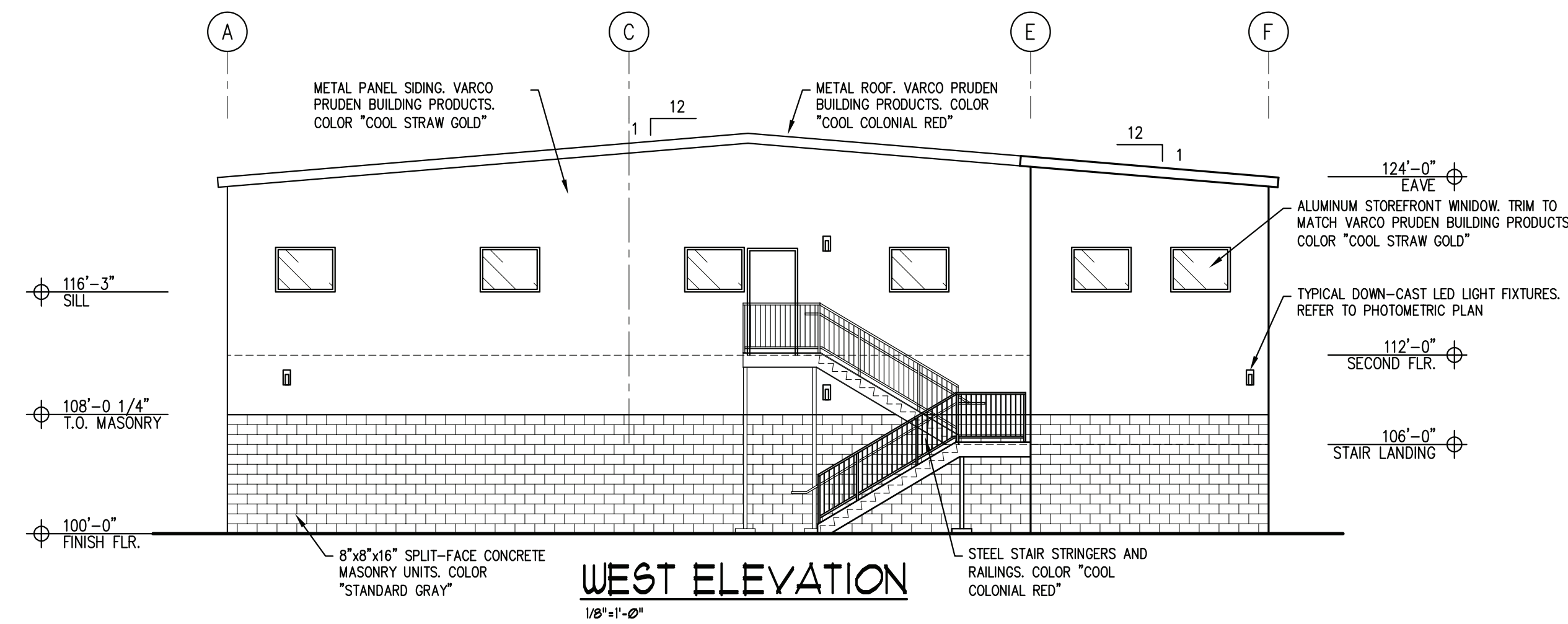
Know what's below.
 Call before you dig.

DEVELOPMENT PLAN FOR ALL DEMOLITION

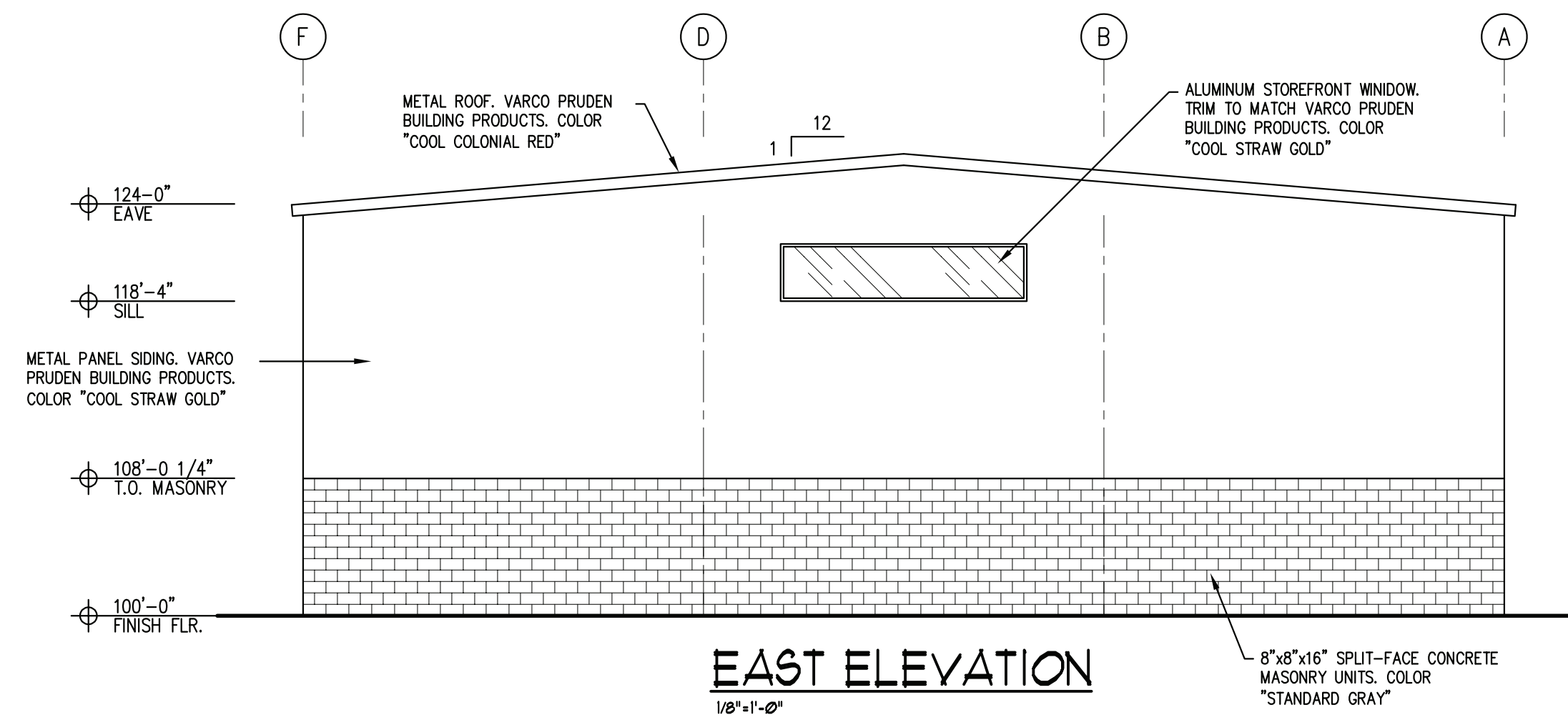
TO BE REPLATTED AS:
STEFANICH'S SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67
WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PLANNING AREA: 796,137 SF/18.277 ACRES MORE OR LESS
PIN NUMBER: (0172129104001, 002, 003, 004) & 0172129100004



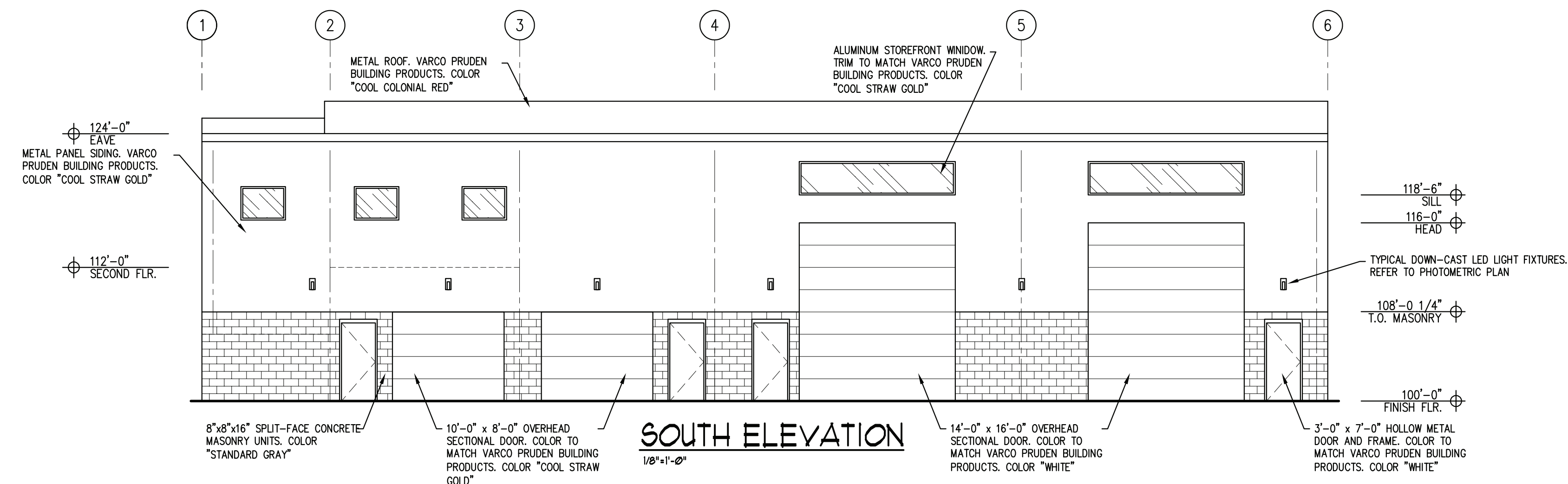
NORTH ELEVATION
1/8"=1'-0"



WEST ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"



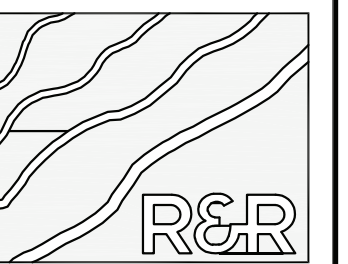
SOUTH ELEVATION
1/8"=1'-0"

CITY STAFF CERTIFICATE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

NO.	REVISION	BY	DATE



R&R ENGINEERS-SURVEYORS, INC.

1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINERS.COM

ALL DEMOLITION
7200 E. 88TH AVENUE
COMMERCE CITY, CO 80640
6300 W. 49TH DRIVE
WHEAT RIDGE, CO 80033

PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO.

DEVELOPMENT PLAN
JOB NO. AD21005
ORG. SUBM. DATE 1/31/2021
DWN: ESJ CLKD: RSD
NAME

BUILDING ELEVATIONS

NO. **A-1**

CITY REQUIREMENTS NOTES

A. MINIMUM PLANT SIZE REQUIREMENTS AND SOIL PREPARATION: MINIMUM PLANT SIZE REQUIREMENTS ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES, 1.5-INCH DIAMETER FOR ORNAMENTAL TREES AND 6-FOOT HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENTS FOR SHRUBS IS #5 GALLON CONTAINER, ORNAMENTAL GRASSES #1 GALLON CONTAINER. PERENNIALS AND GROUND COVER 2 1/4 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.

B. STREET TREES: THE PLANNING DIVISION HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITH TREE LAWN AREAS. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED PLANT LIST.

C. WEED BARRIER: POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.

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

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

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

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

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

I. SIGHT-LINE CONSIDERATIONS: ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT-DISTANCE-TRIANGLE MAY CONTAIN PLANT MATERIAL THAT, AT THE TIME OF PLANTING OR AT MATURITY, EXCEEDS 36 INCHES ABOVE THE GUTTER FLOW LINE EXCEPT TREES, WHICH MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES IN HEIGHT WITHIN SIGHT-DISTANCE-TRIANGLES. INFORMATION ON THE SIGHT-DISTANCE-TRIANGLES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS.

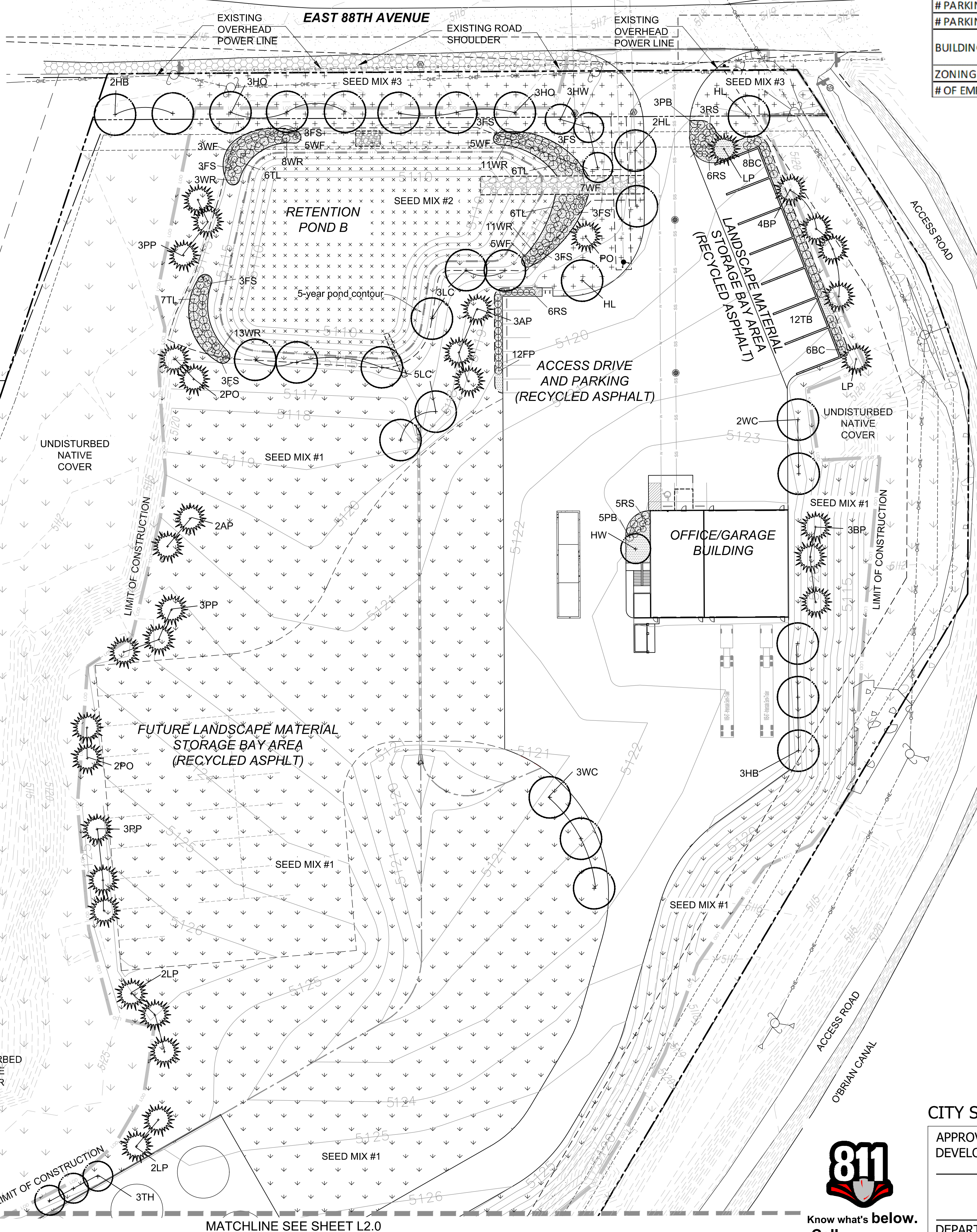
J. NATIVE GRASS NOTE: ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE SEEDED WITH NATIVE GRASSES.

PLANT LIST

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	CONDITION/REMARKS
DECIDUOUS TREES						
+	HB	5	Celtis occidentalis 'Chicagoland'	Hackberry	2.0" cal.	TREES SHALL BE B&B, WITH FULL HEAD & STRAIGHT, SINGLE MAIN TRUNK.
	HL	4	G. triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.0" cal.	
	HO	5	Quercus 'Heritage'	Heritage Oak	2.0" cal.	
	LC	8	Populus aluminata	Lanceleaf Cottonwood	2.0" cal.	
WC	5	Catalpa speciosa	Western Catalpa	2.0" cal.		
ORNAMENTAL TREES						
+	TH	3	Crataegus-cuscuta inermis	Thornless Hawthorn	2.0" cal.	
	HW	6	Acer tartaricum 'Hot Wings'	Hot Wings Maple	2.0" cal.	
EVERGREEN TREES						
*	AP	11	Pinus nigra	Austrian Pine	6' Ht.	B&B; Full & bushy
	BP	11	Pinus aristata	Bristlecone Pine	6' Ht.	B&B; Full & bushy
	LP	10	Pinus flexilis	Lumber Pine	6' Ht.	B&B; Full & bushy
	PP	9	Pinus edulis	Pinyon Pine	6' Ht.	B&B; Full & bushy
	PO	11	Pinus ponderosa	Ponderosa Pine	6' Ht.	B&B; Full & bushy
DECIDUOUS SHRUBS						
.	BC	14	Aronia melanocarpa elata	Black Chokeberry	30-36" ht.	#5 Container
	FP	14	Fallugia paradoxa	Apache Plume	21-24" ht.	#5 Container
	FS	24	Atriplex canescens	Four-wing Saltbush	21-24" ht.	#5 Container
	TB	12	Frangula alnus 'Columnaris'	Tallhedge Buckthorn	36-42" ht.	#5 Container
	TL	25	Rhus trilobata	Threeleaf Sumac	30-36" ht.	#5 Container
	PB	8	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry	9-12" ht.	#5 Container
	RS	20	Persovakia atriplicifolia	Russian Sage	21-24" ht.	#5 Container
	WF	25	Krascheninnikovia lanata	Winterfat	30-36" ht.	#5 Container
	WR	52	Rosa woodsii	Wood's Rose	21-24" ht.	#5 Container

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE PLANT LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

DEVELOPMENT PLAN FOR ALL DEMOLITION TO BE REPLANTED AS:
STEFANICH'S SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PLANNING AREA: 796,137 SF/18.277 ACRES MORE OR LESS
 PIN NUMBER: (0172129104001, 002, 003, 004) & 0172129100004



PROJECT STATISTICS

GROSS SITE AREA	18.277 AC
BUILDING SQUARE FOOTAGE	6,876 SF
NET SQUARE FOOTAGE OF LANDSCAPE AREA WITHIN LIMITS OF CONSTRUCTION	271,379 SF
OVERALL SITE LANDSCAPE/OPEN SPACE AREA	577,170 SF
LOT COVERAGE %/FAR	0.009%/0.012
# PARKING SPACES REQUIRED	5
# PARKING SPACES PROVIDED	9, 1 ADA
BUILDING CONSTRUCTION AND OCCUPANCY	V-B, B-Office S-1 Service/Repair
ZONING	AG
# OF EMPLOYEES	5

LANDSCAPE SUMMARY

LANDSCAPE TREATMENT AREA		Percentage of Total
a.) Total Landscape Area	577,170 SF	
b.) Area of Irrigated Dryland Seed	20,084 SF	
c.) Area of Non-irrigated Dryland Seed	277,271 SF	
d.) Area of Planting Bed	6,854 SF	
e.) Living Plant Material	326,319 SF	
f.) # Trees Required (1/600 sf)*	88	
g.) # Shrubs Required (1/300 sf)*	183	
h.) # Shrubs Provided	2	
i.) # of Mulch Types		

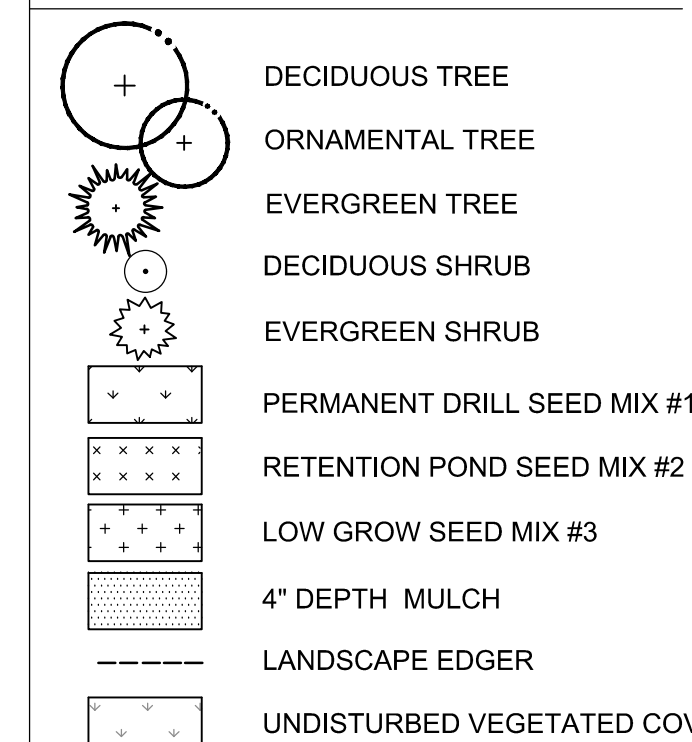
*Disturbed area: 271,379 SF

RIGHT-OF-WAY LANDSCAPE AREA*		Percentage of Total
a.) ROW frontage	393 LF	
b.) # Trees Required	10	
c.) # Trees Provided	10	

*88th Ave. not improved/widened

PARKING LOT LANDSCAPE AREA		Percentage of Total
a.) # Trees Required	1	
b.) # Trees Provided	1	
c.) # Shrubs Required	42	
d.) # Shrubs Provided	74	
e.) # of Islands Required	0	
f.) # of Islands Provided		

LEGEND



JDC Jump Design Company
 PLANNING & LANDSCAPE ARCHITECTURE
 1733 S. Clarkson Street
 Denver, Colorado 80210
 info@jumpdesignco.com
 303.282.0463

CITY STAFF CERTIFICATE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT



NO.	REVISION	DATE

R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM

ALL DEMOLITION
 7200 E. 88TH AVENUE
 COMMERCE CITY, CO 80640

PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO.
 6300 W. 49TH DRIVE
 WHEAT RIDGE, CO 80033

DEVELOPMENT PLAN

JOB NO. AD21005
 ORG. SUBM. DATE 5/7/2021
 DWN: _____
 NAME: _____

LANDSCAPE PLAN
 NO. L1.0

PLANT LIST

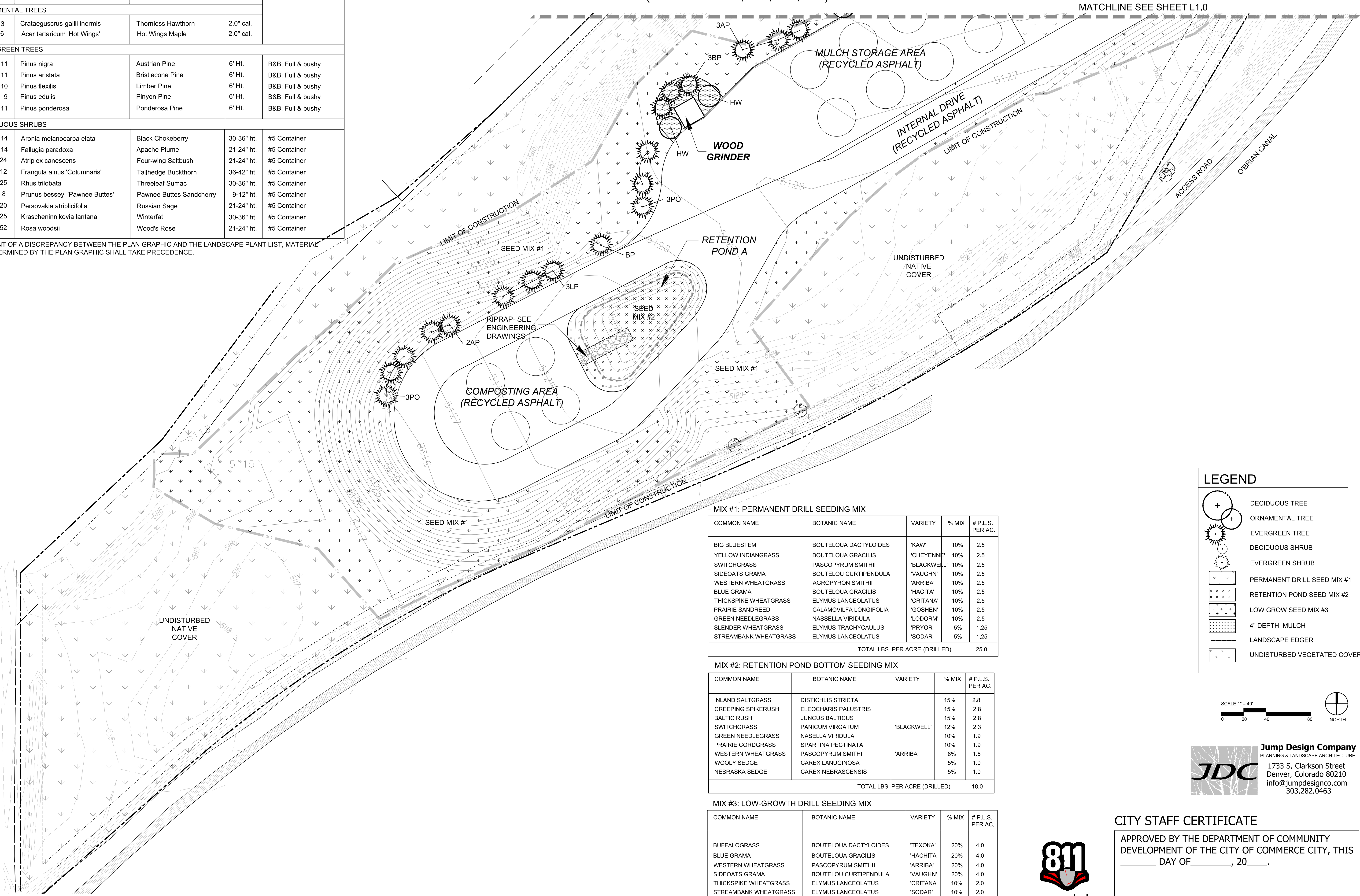
SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	CONDITION/REMARKS
DECIDUOUS TREES						
+	HB	5	<i>Celtis occidentalis</i> 'Chicagoland'	Hackberry	2.0" cal.	TREES SHALL BE B&B, WITH FULL HEAD & STRAIGHT, SINGLE MAIN TRUNK.
	HL	4	<i>G. triacanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	2.0" cal.	
	HO	5	<i>Quercus</i> 'Heritage'	Heritage Oak	2.0" cal.	
	LC	8	<i>Populus acuminata</i>	Lanceleaf Cottonwood	2.0" cal.	
	WC	5	<i>Catalpa speciosa</i>	Western Catalpa	2.0" cal.	
ORNAMENTAL TREES						
+	TH	3	<i>Crataegus-crus-gallii inermis</i>	Thornless Hawthorn	2.0" cal.	
	HW	6	<i>Acer tartaricum</i> 'Hot Wings'	Hot Wings Maple	2.0" cal.	
EVERGREEN TREES						
+	AP	11	<i>Pinus nigra</i>	Austrian Pine	6' Ht.	B&B; Full & bushy
	BP	11	<i>Pinus aristata</i>	Bristlecone Pine	6' Ht.	B&B; Full & bushy
	LP	10	<i>Pinus flexilis</i>	Limber Pine	6' Ht.	B&B; Full & bushy
	PP	9	<i>Pinus edulis</i>	Pinyon Pine	6' Ht.	B&B; Full & bushy
	PO	11	<i>Pinus ponderosa</i>	Ponderosa Pine	6' Ht.	B&B; Full & bushy
DECIDUOUS SHRUBS						
○	BC	14	<i>Aronia melanocarpa elata</i>	Black Chokeberry	30-36" ht.	#5 Container
	FP	14	<i>Fallugia paradoxa</i>	Apache Plume	21-24" ht.	#5 Container
	FS	24	<i>Atriplex canescens</i>	Four-wing Saltbush	21-24" ht.	#5 Container
	TB	12	<i>Frangula alnus</i> 'Columnaris'	Tallhedge Buckthorn	36-42" ht.	#5 Container
	TL	25	<i>Rhus trilobata</i>	Threeleaf Sumac	30-36" ht.	#5 Container
	PB	8	<i>Prunus besseyi</i> 'Pawnee Buttes'	Pawnee Buttes Sandcherry	9-12" ht.	#5 Container
	RS	20	<i>Persovakia atriplicifolia</i>	Russian Sage	21-24" ht.	#5 Container
	WF	25	<i>Krascheninnikovia lantana</i>	Winterfat	30-36" ht.	#5 Container
	WR	52	<i>Rosa woodsii</i>	Wood's Rose	21-24" ht.	#5 Container

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE PLANT LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

DEVELOPMENT PLAN FOR ALL DEMOLITION

TO BE REPLANTED AS:

STEFANICH'S SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PLANNING AREA: 796,137 SF/18.277 ACRES MORE OR LESS
 PIN NUMBER: (0172129104001, 002, 003, 004) & 0172129100004



MIX #1: PERMANENT DRILL SEEDING MIX

COMMON NAME	BOTANICAL NAME	VARIETY	% MIX	# P.L.S. PER AC.
BIG BLUESTEM	<i>BOUTELOUA DACTYLOIDES</i>	'KAW'	10%	2.5
YELLOW INDIANGRASS	<i>BOUTELOUA GRACILIS</i>	'CHEYENNE'	10%	2.5
SWITCHGRASS	<i>PASCOPYRUM SMITHII</i>	'BLACKWELL'	10%	2.5
SIDEOATS GRAMA	<i>BOUTELOU CURTIPENDULA</i>	'VAUGHN'	10%	2.5
WESTERN WHEATGRASS	<i>AGROPYRON SMITHII</i>	'ARRIBA'	10%	2.5
BLUE GRAMA	<i>BOUTELOUA GRACILIS</i>	'HACITA'	10%	2.5
THICKSPIKE WHEATGRASS	<i>ELYMUS LANCEOLATUS</i>	'CRITANA'	10%	2.5
PRAIRIE SANDREED	<i>CALAMOVILFA LONGIFOLIA</i>	'GOSHEN'	10%	2.5
GREEN NEEDLEGRASS	<i>NASELLA VIRIDULA</i>	'L'DORM'	10%	2.5
SLENDER WHEATGRASS	<i>ELYMUS TRACHYCAULUS</i>	'PRYOR'	5%	1.25
STREAMBANK WHEATGRASS	<i>ELYMUS LANCEOLATUS</i>	'SODAR'	5%	1.25
TOTAL LBS. PER ACRE (DRILLED)				25.0

MIX #2: RETENTION POND BOTTOM SEEDING MIX

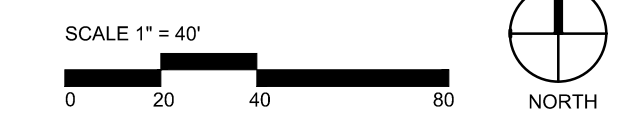
COMMON NAME	BOTANICAL NAME	VARIETY	% MIX	# P.L.S. PER AC.
INLAND SALTGRASS	<i>DISTICHLIS STRICTA</i>		15%	2.8
CREeping SPIKERUSH	<i>ELEOCHARIS PALUSTRIS</i>		15%	2.8
BALTIC RUSH	<i>JUNCUS BALTICUS</i>		15%	2.8
SWITCHGRASS	<i>PANICUM VIRGATUM</i>	'BLACKWELL'	12%	2.3
GREEN NEEDLEGRASS	<i>NASELLA VIRIDULA</i>		10%	1.9
PRAIRIE CORDGRASS	<i>SPARTINA PECTINATA</i>		10%	1.9
WESTERN WHEATGRASS	<i>PASCOPYRUM SMITHII</i>	'ARRIBA'	8%	1.5
WOOLLY SEDGE	<i>CAREX LANUGINOSA</i>		5%	1.0
NEBRASKA SEDGE	<i>CAREX NEBRASCENSIS</i>		5%	1.0
TOTAL LBS. PER ACRE (DRILLED)				18.0

MIX #3: LOW-GROWTH DRILL SEEDING MIX

COMMON NAME	BOTANICAL NAME	VARIETY	% MIX	# P.L.S. PER AC.
BUFFALOGRASS	<i>BOUTELOUA DACTYLOIDES</i>	'TEXOKA'	20%	4.0
BLUE GRAMA	<i>BOUTELOUA GRACILIS</i>	'HACITA'	20%	4.0
WESTERN WHEATGRASS	<i>PASCOPYRUM SMITHII</i>	'ARRIBA'	20%	4.0
SIDEOATS GRAMA	<i>BOUTELOU CURTIPENDULA</i>	'VAUGHN'	20%	4.0
THICKSPIKE WHEATGRASS	<i>ELYMUS LANCEOLATUS</i>	'CRITANA'	10%	2.0
STREAMBANK WHEATGRASS	<i>ELYMUS LANCEOLATUS</i>	'SODAR'	10%	2.0
TOTAL LBS. PER ACRE (DRILLED)				20.0

LEGEND

- Deciduous Tree (circle with cross)
- Ornamental Tree (circle with cross and dot)
- Evergreen Tree (circle with star)
- Deciduous Shrub (circle with cross and horizontal lines)
- Evergreen Shrub (circle with star and horizontal lines)
- Permanent Drill Seed Mix #1 (circle with cross and dots)
- Retention Pond Seed Mix #2 (circle with cross and dots)
- Low Growth Seed Mix #3 (circle with cross and dots)
- 4" Depth Mulch (circle with cross and dots)
- Landscape Edger (dashed line)
- Undisturbed Vegetated Cover (circle with cross and dots)



Jump Design Company
 PLANNING & LANDSCAPE ARCHITECTURE
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 Denver, Colorado 80210
 info@jumpdesignco.com
 303.282.0463

CITY STAFF CERTIFICATE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT



REVISION BY DATE

NO.

R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM

ALL DEMOLITION

SITE ADDRESS: 7200 E. 88TH AVENUE, COMMERCE CITY, CO 80640

PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO., 6300 W. 49TH DRIVE, WHEAT RIDGE, CO 80033

DEVELOPMENT PLAN

JOB NO. AD21005
 ORG. SUBM. DATE 5/7/2021
 DWN: _____ CHKD: _____
 NAME: _____

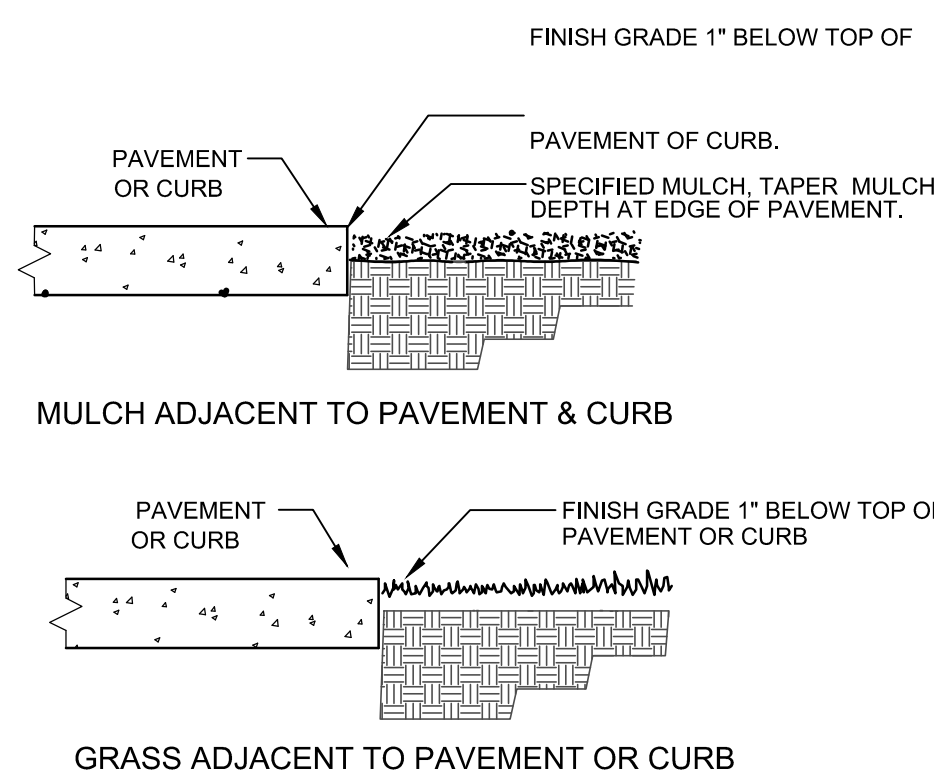
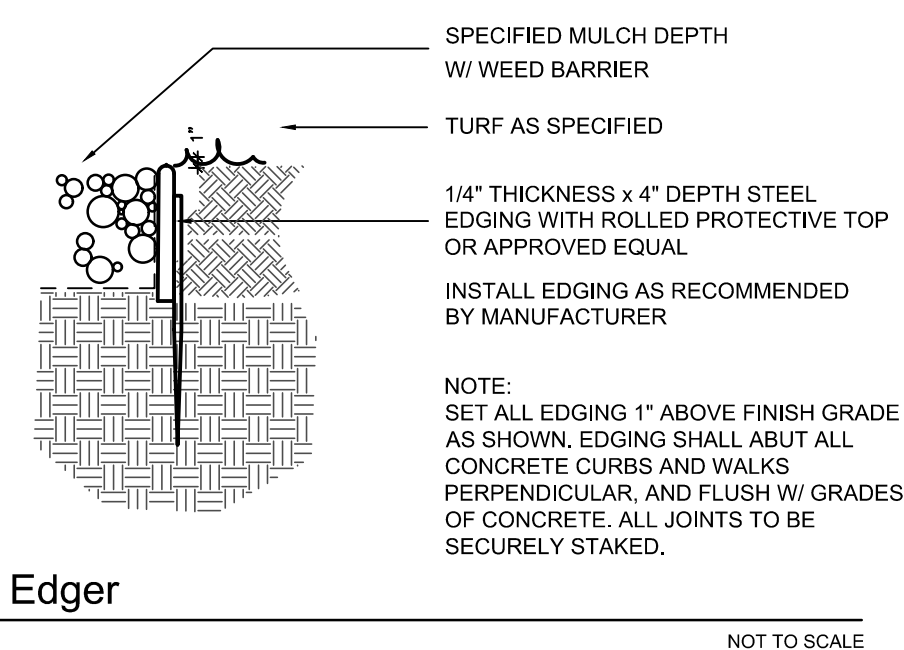
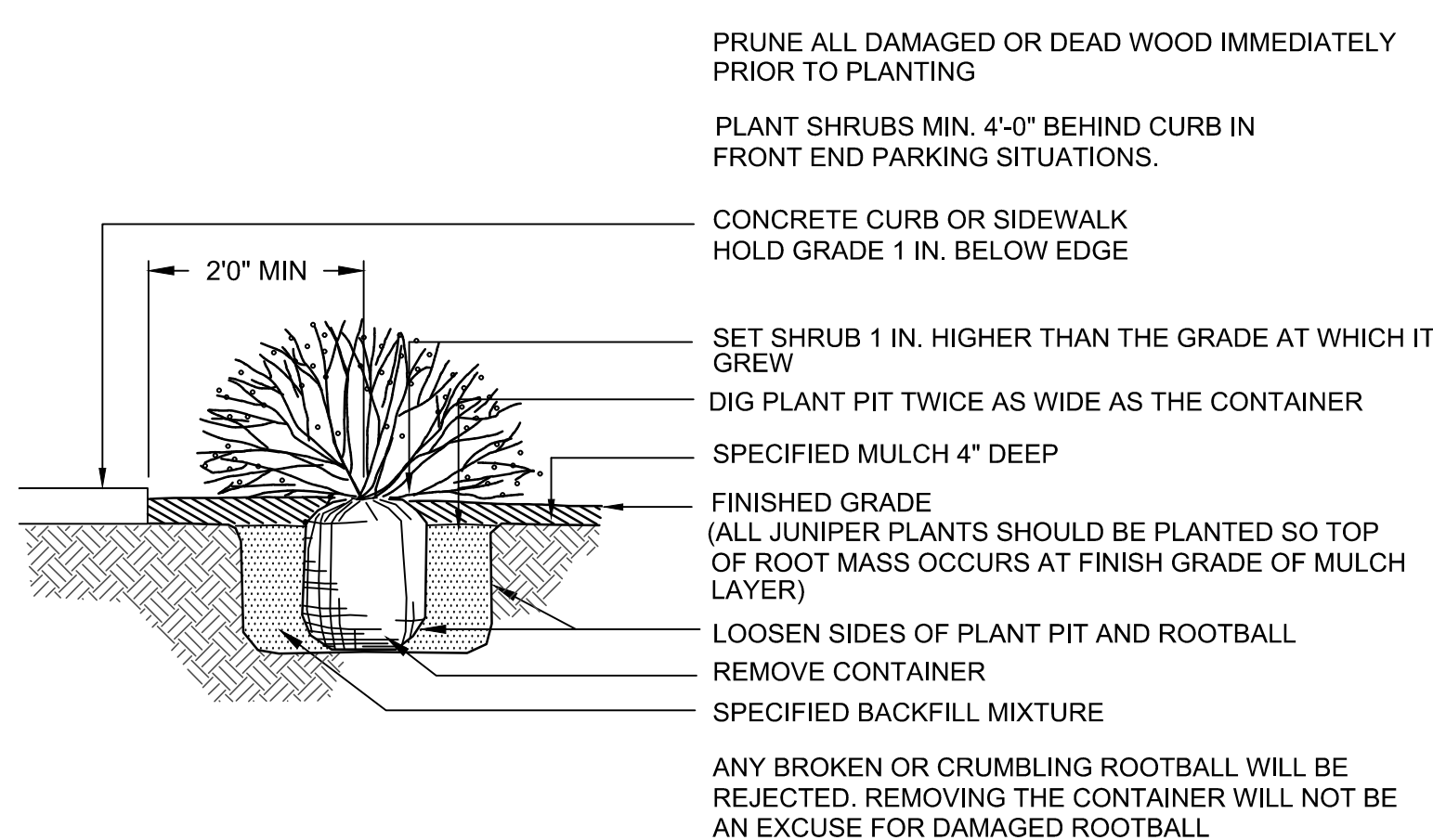
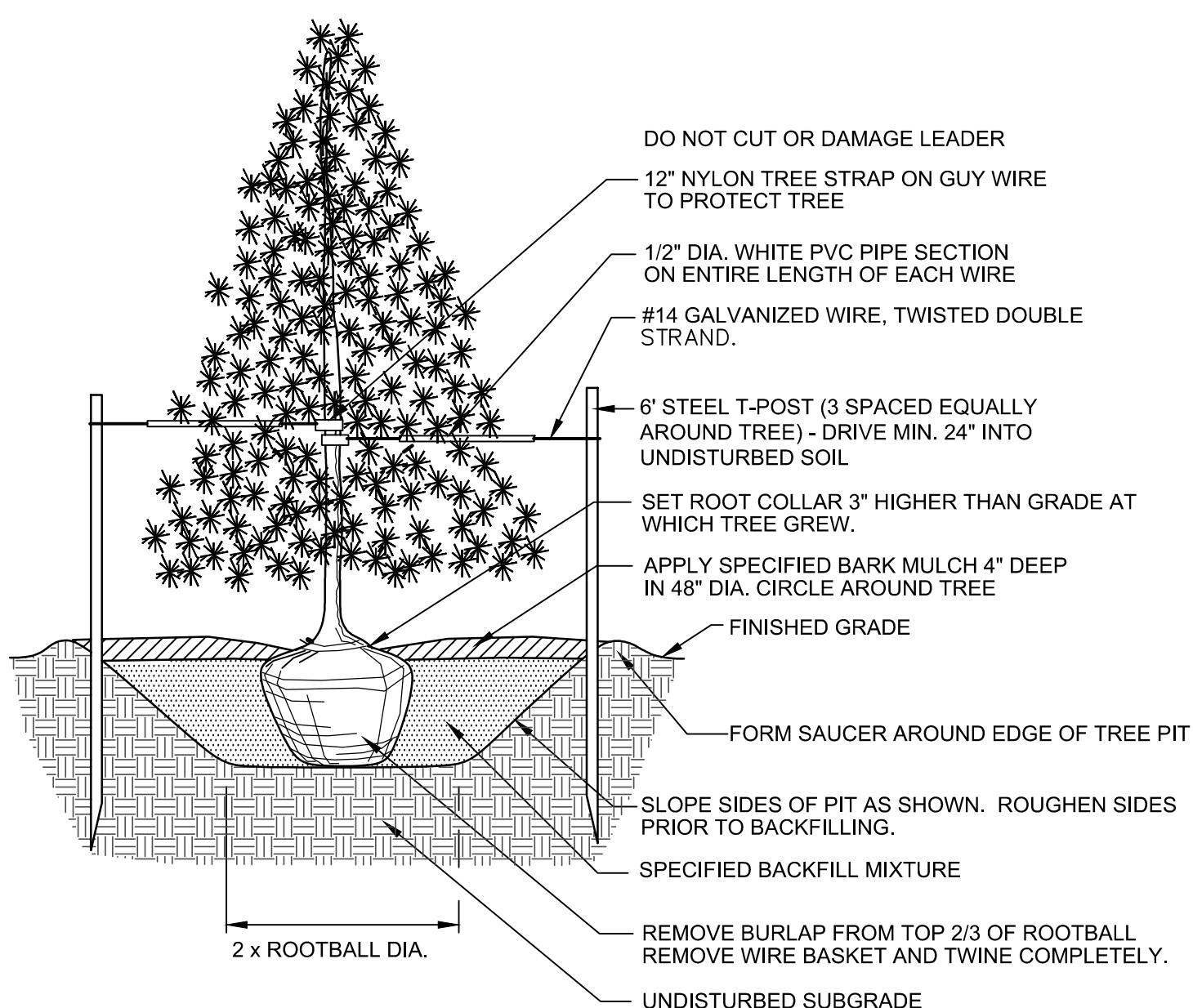
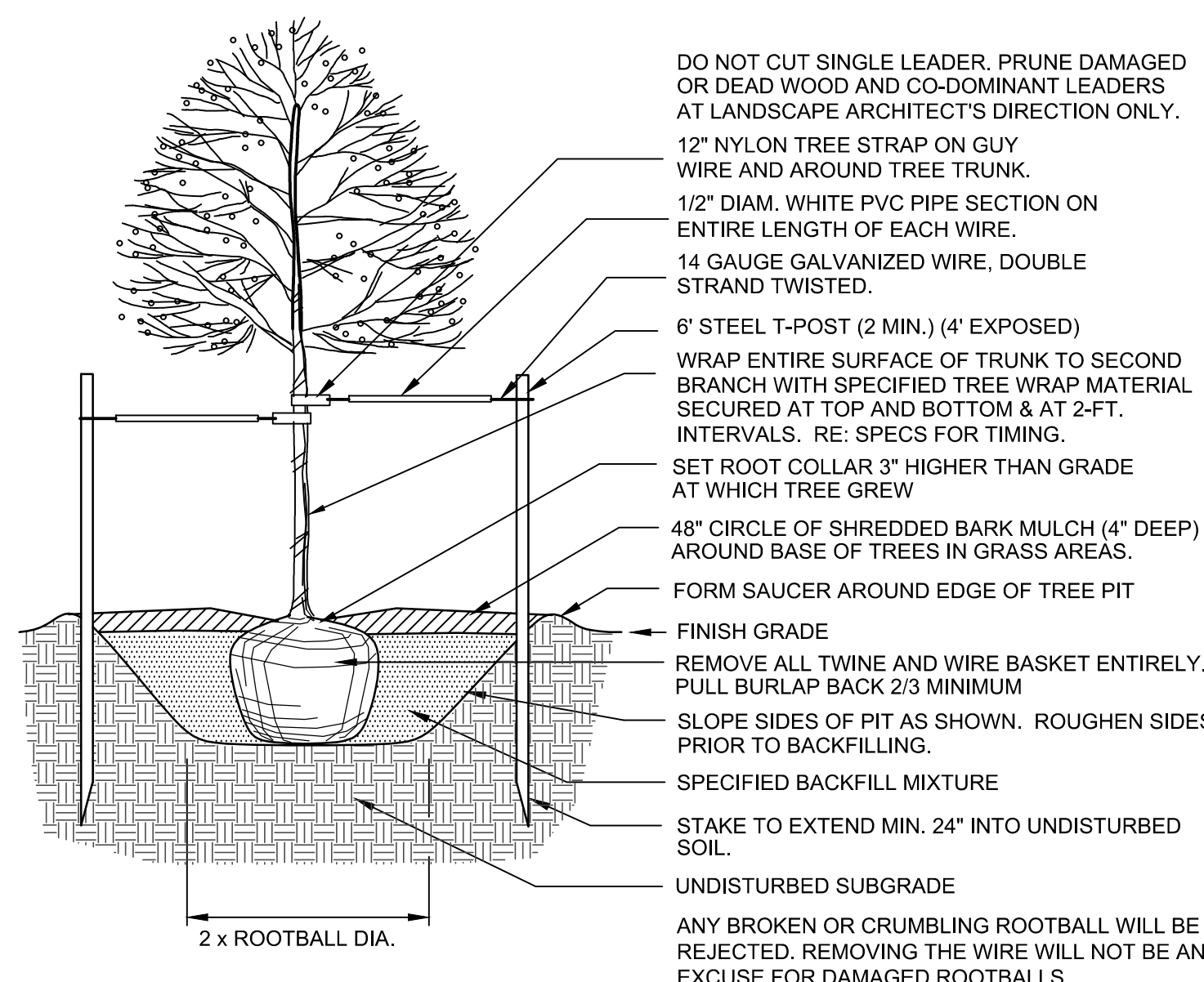
LANDSCAPE PLAN

NO. **L2.0**

DEVELOPMENT PLAN FOR ALL DEMOLITION

TO BE REPLANTED AS:

STEFANICH'S SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PLANNING AREA: 796,137 SF/18.277 ACRES MORE OR LESS
PIN NUMBER: (0172129104001, 002, 003, 004) & 0172129100004



MIX #1: PERMANENT DRILL SEEDING MIX

COMMON NAME	BOTANIC NAME	VARIETY	% MIX	# P.L.S. PER AC.
BIG BLUESTEM	BOUTELOUA DACTYLOIDES	'KAW'	10%	2.5
YELLOW INDIANGRASS	BOUTELOUA GRACILIS	'CHEYENNE'	10%	2.5
SWITCHGRASS	PASCOPYRUM SMITHII	'BLACKWELL'	10%	2.5
SIDEOATS GRAMA	BOUTELOU CURTIPENDULA	'VAUGHN'	10%	2.5
WESTERN WHEATGRASS	AGROPYRON SMITHII	'ARRIBA'	10%	2.5
BLUE GRAMA	BOUTELOUA GRACILIS	'HACITA'	10%	2.5
THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS	'CRITANA'	10%	2.5
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	'GOSHEN'	10%	2.5
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	'LODORM'	10%	2.5
SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	'PRYOR'	5%	1.25
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS	'SODAR'	5%	1.25
TOTAL LBS. PER ACRE (DRILLED)				25.0

MIX #2: RETENTION POND BOTTOM SEEDING MIX

COMMON NAME	BOTANIC NAME	VARIETY	% MIX	# P.L.S. PER AC.
INLAND SALTGRASS	DISTICHLIS STRICTA		15%	2.8
CREeping SPIKERUSH	ELEOCHARIS PALUSTRIS		15%	2.8
BALTIC RUSH	JUNCUS BALTICUS		15%	2.8
SWITCHGRASS	PANICUM VIRGATUM	'BLACKWELL'	12%	2.3
GREEN NEEDLEGRASS	NASSELLA VIRIDULA		10%	1.9
PRAIRIE CORDGRASS	SPARTINA PECTINATA		10%	1.9
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	'ARRIBA'	8%	1.5
WOOLY SEDGE	CAREX LANUGINOSA		5%	1.0
NEBRASKA SEDGE	CAREX NEBRASCENSIS		5%	1.0
TOTAL LBS. PER ACRE (DRILLED)				18.0

MIX #3: LOW-GROWTH DRILL SEEDING MIX

COMMON NAME	BOTANIC NAME	VARIETY	% MIX	# P.L.S. PER AC.
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	'TEXOKA'	20%	4.0
BLUE GRAMA	BOUTELOUA GRACILIS	'HACITA'	20%	4.0
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	'ARRIBA'	20%	4.0
SIDEOATS GRAMA	BOUTELOU CURTIPENDULA	'VAUGHN'	20%	4.0
THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS	'CRITANA'	10%	2.0
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS	'SODAR'	10%	2.0
TOTAL LBS. PER ACRE (DRILLED)				20.0

PLAN NOTES

- ALL WORK SHALL CONFORM TO THE CITY OF COMMERCE CITY STANDARDS AND REGULATIONS.
 - CONTACT APPROPRIATE UTILITY LOCATORS TO LOCATE OF ALL BURIED UTILITY LINES. FIELD-VERIFY EXISTING LOCATIONS, GRADES, AND CONDITIONS OF ALL BURIED UTILITIES PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES FROM THESE PLANS. DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT HIS OWN COST WITH NO EXPENSE TO THE OWNER.
 - VERIFY THE LOCATION OF ALL PERTINENT EXISTING & CONSTRUCTED SITE IMPROVEMENTS ALREADY INSTALLED PRIOR TO BEGINNING WORK. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES FROM THE INFORMATION SHOWN ON THESE PLANS. IF DISCREPANCIES EXIST DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.
 - REFER TO THE ARCHITECTURAL, ENGINEERING, ELECTRICAL AND IRRIGATION PLANS COMPLETED BY OTHERS. ANY DISCREPANCIES THAT AFFECT THIS WORK MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - REFER TO THE CONSTRUCTION DRAWINGS DONE BY OTHER CONSULTANTS FOR GRADING AND ELEVATIONS. ENSURE POSITIVE DRAINAGE (2% MIN. FALL) AWAY FROM ALL BUILDING FOUNDATIONS IN ALL LANDSCAPE AREAS. NOTIFY OWNER'S REPRESENTATIVE IF ROUGH GRADING CONDITIONS WILL CREATE PONDING OR FLOW TOWARD FOUNDATIONS. ROUGH GRADES SHALL BE REVIEWED AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO FINE GRADING AND SOIL PREPARATION OPERATIONS.
 - COORDINATE LOCATION OF IRRIGATION SLEEVING FOR INSTALLATION PRIOR TO PARKING AND WALK PAVING OPERATIONS. SEE IRRIGATION PLANS.
- FINE GRADING / PREPARATION NOTES**
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING. COORDINATE WITH GENERAL CONTRACTOR. THE TOP 4" OF LANDSCAPE AREAS SHALL BE EXISTING OR IMPORTED TOPSOIL AS NECESSARY.
 - SOIL AMENDMENT SHALL BE LOW-SALTS, FULLY-MATURED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS. pH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY A1 ORGANICS 16350 WCR 76. EATON, CO 80615. OR APPROVED EQUAL. AMENDMENT FOR LANDSCAPE AREAS SHALL BE 4 C.Y. PER 1,000 S.F.
 - THE TOP 5" OF SUBGRADE SHALL BE TOPSOIL AND SOIL AMENDMENT MIXTURE TILLED TO A MIN. DEPTH OF 6" BELOW SUBGRADE.
 - FINE GRADE ALL AREAS TO BE PLANTED. ALL FINE GRADING MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.
 - IN ALL BED AREAS HOLD TOP OF SUBGRADE 3-4" BELOW ADJACENT IMPROVEMENTS TO ALLOW FOR SPECIFIED MULCH DEPTH.
- PLANTING NOTES**
- PLANTS SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE 'AMERICAN STANDARD FOR NURSERY STOCK' ANSI Z60.1 (2004). ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS NOT MEETING THE SET STANDARDS WILL BE REJECTED.
 - PLANT SPECIES AND LOCATIONS SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY AND THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS.
 - PLANT QUANTITIES SHOWN SYMBOLICALLY ON THE PLAN SHALL TAKE PRECEDENT AND BE INSTALLED OVER THOSE TOTALS IN THE PLANT LIST.
 - PLANT HOLE BACKFILL SHALL BE 1/3 TOPSOIL, 1/3 COMPOSTED AMENDMENT AND 1/3 NATIVE SOIL THOROUGHLY MIXED.
 - LAYOUT PLANT BED EDGER LINE AND STAKE INDIVIDUAL PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL SHRUB BEDS ARE TO BE CONTAINED WITH MINIMUM 4" HEIGHT STEEL EDGER AND EDGING CAP. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS.
 - TREE LOCATION SHALL BE NO CLOSER THAN 3' FROM ALL CURBS & WALKWAYS EXCEPT FOR PARKING ISLANDS.
 - EDGER
 - ALL PLANTING BEDS ARE TO BE CONTAINED BY 3/16" X 4" INTERLOCKING STEEL EDGER PAINTED GREEN OR BLACK. EDGER TO HAVE A ROLLED STEEL TOP FOR SAFETY. INSTALL PER MFR'S. RECOMMENDATIONS. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS. HOLD SUBGRADE FOR SOO 1" BELOW TOP OF EDGER. SHOULD EDGER CROSS SWALES OR OTHER LOCATIONS OF CONCENTRATED FLOW, USE PERFORATED EDGER OR DRILL HOLES TO ALLOW WATER TO PASS- 3 HOLES PER LINEAR FOOT.
 - MULCH
 - ALL PLANTING BEDS SHALL BE MULCHED WITH 3" ANGULAR GRANITE ROCK OVER LANDSCAPE FILTER FABRIC. ORNAMENTAL GRASSES AND PERENNIALS SHALL HAVE 3" SHREDDED CEDAR MULCH AS SHOWN ON PLAN. MULCH & ROCK COLOR SHALL COMPLEMENT BUILDING & SAMPLES SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
 - INSTALL TYPAR 3301 WEED BARRIER FABRIC OR APPROVED EQUAL IN ALL PLANTING BEDS.
 - ALL TREES IN SEEDER OR SODDED AREAS WILL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 3-4" IN DIAMETER.

SEEDING AND MULCHING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - AREA OF SEEDING AND MULCHING.
 - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
- ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
- THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE CITY UPON REQUEST.
- DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT.
- IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE CITY INSPECTOR.
- THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
- PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL AREAS TO BE SEEDER AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENEED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
- SOIL IS TO BE THOROUGHLY LOOSENEED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENEED SHALL BE REJECTED.
- SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH OF 1/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 2 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
- IF THE PERMITTEE DEMONSTRATES TO THE CITY THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
- SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE CITY. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
- MULCH SHALL BE APPLIED WITHIN 24-HOURS OF SEEDING.

SEEDING AND MULCHING SHOULD BE PERFORMED WITH STRAW DISPLACEMENT.

- SEEDER AND MULCHER SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST GROWING SEASON FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
- REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
 - THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE CITY APPROVED MIX.
 - NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - FREE OF ERODED AREAS.
 - FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
- REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
 - AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
 - NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - FREE OF ERODED AREAS.
 - FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
- RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE CITY.



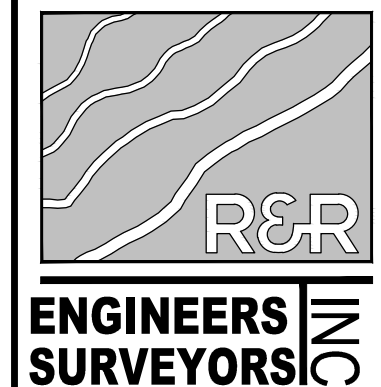
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CITY STAFF CERTIFICATE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

NO.	REVISION	BY	DATE



R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

ALL DEMOLITION

7200 E. 88TH AVENUE
COMMERCE CITY, CO 80640
ALL DEMOLITION AND EXCAVATING CO.
6300 W. 49TH DRIVE
WHEAT RIDGE, CO 80033

DEVELOPMENT PLAN

JOB NO. AD21005
ORG. SUBM. DATE 5/7/2021
DWN: []
NAME: []

LANDSCAPE DETAILS

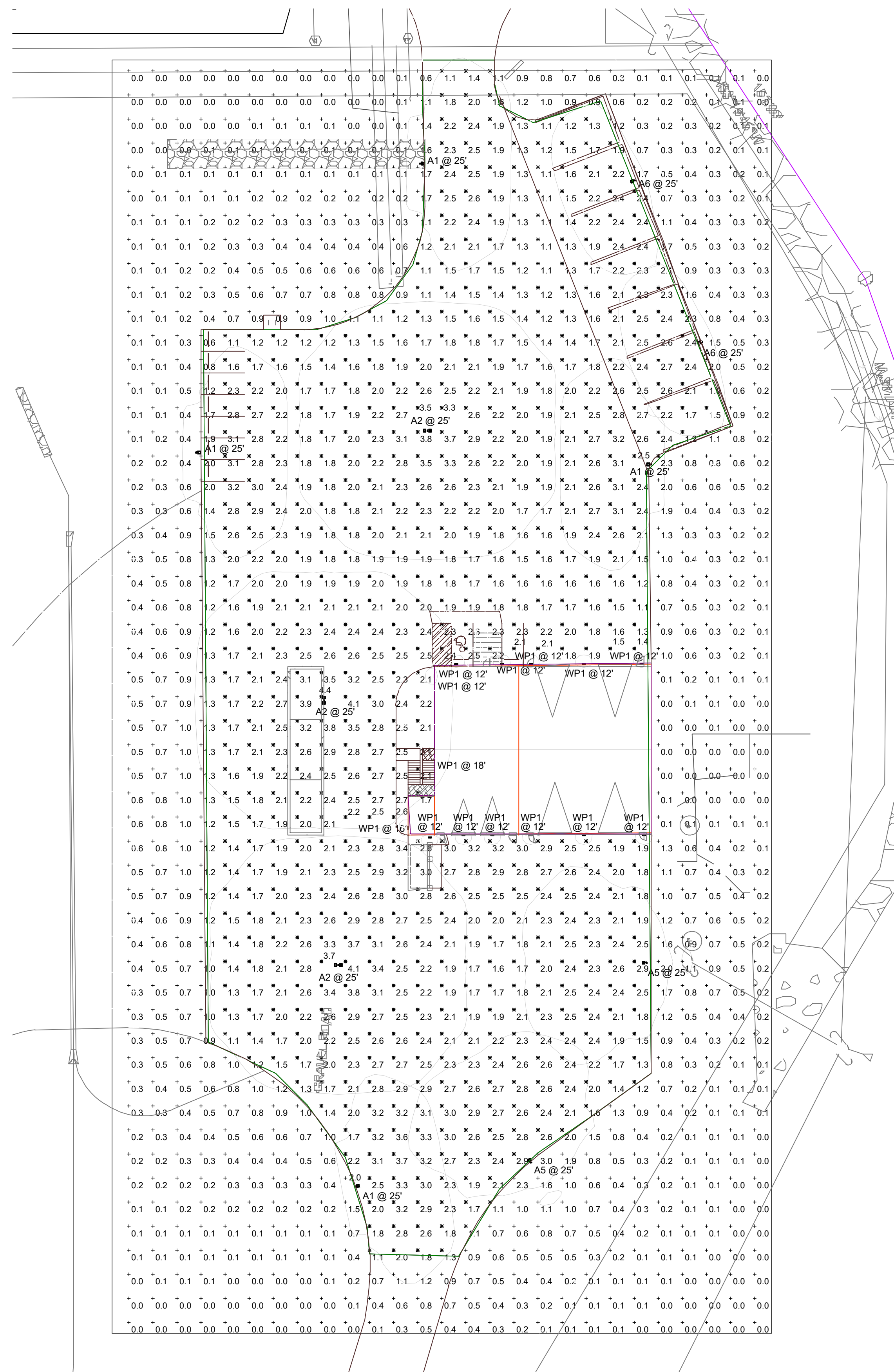
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DEVELOPMENT PLAN FOR ALL DEMOLITION

TO BE REPLATTED AS:
STEFANICH'S SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67
WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
PLANNING AREA: 796,137 SF/18.277 ACRES MORE OR LESS
PIN NUMBER: (0172129104001, 002, 003, 004) & 0172129100004



NO.	REVISION	BY	DATE



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	X	2.2 fc	4.4 fc	1.1 fc	4.0:1	2.0:1
Site	+	1.3 fc	4.4 fc	0.0 fc	N/A	N/A

1
PHOTOMETRIC PLAN
 SCALE: 1" = 30'-0"



CITY STAFF CERTIFICATE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

ENGINEERS SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

ALL DEMOLITION

7200 E. 88TH AVENUE
COMMERCE CITY, CO 80640

PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO.
6300 W. 49TH DRIVE
WHEAT RIDGE, CO 80033

DEVELOPMENT PLAN	
JOB NO.	AD21005
ORG. SUBM. DATE	5/7/2021
DWN:	EL
CHKD:	SH
NAME	
NO.	E-1

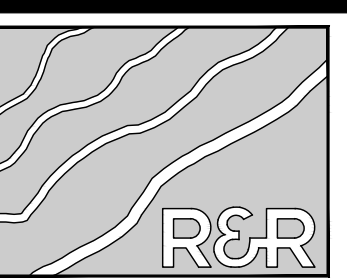
DEVELOPMENT PLAN FOR ALL DEMOLITION

TO BE REPLATTED AS:

STEFANICH'S SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PLANNING AREA: 796,137 SF/18.277 ACRES MORE OR LESS
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NO.	REVISION	BY	DATE



ENGINEERS SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM

ALL DEMOLITION
 7200 E. 88TH AVENUE
 COMMERCE CITY, CO 80640
 PREPARED FOR: ALL DEMOLITION AND EXCAVATING CO.
 6300 W. 49TH DRIVE
 WHEAT RIDGE, CO 80033

DEVELOPMENT PLAN
JOB NO. AD21005
ORG. SUBM. DATE 5/7/2021
DWN: EL CHD: SH
NAME

CUT SHEETS

NO. E-2

D-Series Size 1 LED Area Luminaire

Specifications
 EPA: 1.01 ft² (0.09m²)
 Length: 33" (843mm)
 Width: 13" (330mm)
 Height H1: 7-1/2" (191mm)
 Height H2: 3-1/2" (91mm)
 Weight: 27 lbs (12.1kg)

Ordering Information
 EXAMPLE: DSK1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXZ

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSK1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9	30K 3000K	T1S Type I short (Automotive)	MVOLT ¹	Shipped included SPA Square pole mounting SPA Round pole mounting ² WBA Wall bracket ¹ SPUMBA Square pole universal mounting adaptor ³ RPUMBA Round pole universal mounting adaptor ³ Shipped separately KMAE DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹²
		40K 4000K	T5S Type V short ⁴	7XVOLT (277V-480V) ^{5,6}	
		50K 5000K	T2S Type II short	120"	
		T2M Type II medium	208"		
		T3S Type III short	240"		
		T4M Type IV medium	277"		
	Rotated optics P10 P12 P11 P13	30K 3000K	T5V5 Type V very short ⁴	MVOLT ¹	Shipped installed HS House-side shield ¹³ SF Single fuse (120, 277, 347V) ¹⁴ DF Double fuse (208, 240, 480V) ¹⁵ L90 Left rotated optics ¹ R90 Right rotated optics ¹ NA -90°C ambient operations ¹⁶ Shipped separately BS Bird spikes ¹⁷ EGS External glare shield
		40K 4000K	T2S5 Type II short	208"	
		50K 5000K	T2M5 Type II medium	240"	
		T3M5 Type III medium	277"		
		T4M5 Type IV medium	347"		
		T4M5 Type IV medium	480"		

Other options
 PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16"¹⁸
 PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16"¹⁸
 PIRHFCV High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16"¹⁸
 PIRHFCVH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16"¹⁸
 FAO Field adjustable output¹⁹

Control options
 Shipped installed
 NLTAR2 Eight All generation 2 enabled¹
 PRSN Network, high/low motion/ambient sensor¹⁴
 PER NEMA twist-lock receptacle only (controls ordered separately)¹⁵
 PER5 Five-pin receptacle only (controls ordered separately)^{15,18}
 PER7 Seven-pin receptacle only (controls ordered separately)^{15,18}
 DMG 5-10w dimming wires pulled outside fixture (for use with an external control, ordered separately)¹⁷
 DS Dual switching^{18,19}

Finish options
 DDBXZ Dark bronze
 DRLD Black
 DNAX Natural aluminum
 DNRD White
 DDBXD Textured dark bronze
 DRLDX Textured black
 DNAXD Textured natural aluminum
 DNRDX Textured white

Accessories
 DSKW1U House-side shield (see per light engine)
 DSKW1E Back-entrance optics
 DSKW1SU Vandal-guard assembly

NOTES
 1. 20C, 1000 is not available with PIR, PIRH, PIRHFCV or PIRHFCVH.
 2. MVOLT driver operates on any line voltage from 120-277V/50/60 Hz.
 3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
 4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
 5. Back-lens alpha installed on fixture. Cannot be ordered as an accessory.
 6. Photocell (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
 7. Reference Motion Sensor table on page 3.
 8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES file located on product page #Lithonia.com
 9. Not available with SPD.
 10. Not available with ELCW.
 11. Also available as a separate accessory; see Accessories information.
 12. Not available with ELCW.

LITHONIA LIGHTING
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D-Series Size 1 LED Wall Luminaire

Specifications Luminaire
 Width: 13-3/4" (34.9 cm)
 Depth: 10" (25.4 cm)
 Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)
 Width: 13-3/4" (34.9 cm)
 Depth: 4" (10.2 cm)
 Height: 6-3/8" (16.2 cm)

Weight
 Luminaire: 12 lbs (5.4 kg)
 Back Box (BBW): 5 lbs (2.3 kg)
 Back Box (ELCW): 10 lbs (4.5 kg)

Ordering Information
 EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSKW1 LED	10C 10 LEDs (line engine)	350 350 mA	30K 3000K	T2S Type II Short	MVOLT ¹	Shipped included (Black) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ¹	Shipped installed PE Photoelectric cell, button type ⁴ DMG 0-10w dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. ¹² PIRH 180° motion/ambient light sensor, 15-30' mtg ht. ¹² PIRHFCV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" ¹² PIRHFCVH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹² ELCW Emergency battery backup (includes external component enclosure, CA Title 20 Noncompliant ¹²)
	20C 20 LEDs (line engine) ¹	500 500 mA	40K 4000K	T2M Type II Medium	120" ¹		

Other Options
 Shipped installed
 SF Single fuse (120, 277 or 347V)¹⁴
 DF Double fuse (208, 240 or 480V)¹⁵
 HS House-side shield¹³
 SPD Separate surge protection¹⁶

Shipped separately
 BSW Bird-deterrent spikes
 VG Vandal guard
 DDL Diffused drop lens

Finish options
 DDBXD Dark bronze
 DRLD Black
 DNAX Natural aluminum
 DNRD White
 DDBDX Textured dark bronze
 DRLDX Textured black
 DNAXD Textured natural aluminum
 DNRDX Textured white

Accessories
 DSKW1U House-side shield (see per light engine)
 DSKW1E Back-entrance optics
 DSKW1SU Vandal-guard assembly

NOTES
 1. 20C, 1000 is not available with PIR, PIRH, PIRHFCV or PIRHFCVH.
 2. MVOLT driver operates on any line voltage from 120-277V/50/60 Hz.
 3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
 4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
 5. Back-lens alpha installed on fixture. Cannot be ordered as an accessory.
 6. Photocell (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
 7. Reference Motion Sensor table on page 3.
 8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES file located on product page #Lithonia.com
 9. Not available with SPD.
 10. Not available with ELCW.
 11. Also available as a separate accessory; see Accessories information.
 12. Not available with ELCW.

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Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distrib. on	Polar Plot
□	WP1	15	Lithonia Lighting	DSKW1 LED 10C 350 30K T4M MVOLT	DSKW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 350lm	LED	1	DSKW1_LED_1 0C_350_30K_T 4M_MVOLT.cas	1357	1	0.9	13.3	100%	TYPE IV, MEDIUM, BUG RATING: B1-U0-G1	
□	A2	3	Lithonia Lighting	DSK1 LED P6 30K T5W MVOLT	DSK1 LED P6 30K T5W MVOLT	LED	1	DSK1_LED_P6_30K_T5W_MVOLT.cas	18227	1	0.9	326	100%	TYPE VS, BUG RATING: B5-U0-G3	
□	A1	4	Lithonia Lighting	DSK1 LED P3 30K BLC MVOLT	DSK1 LED P3 30K BLC MVOLT	LED	1	DSK1_LED_P3_30K_BLC_MVOLT.cas	9570	1	0.9	102	100%	TYPE III, SHORT, BUG RATING: B1-U0-G2	
□	A5	2	Lithonia Lighting	DSK1 LED P5 30K TFTM MVOLT	DSK1 LED P5 30K TFTM MVOLT	LED	1	DSK1_LED_P5_30K_TFTM_MVOLT.cas	14694	1	0.9	138	100%	TYPE IV, SHORT, BUG RATING: B2-U0-G3	
□	A6	2	Lithonia Lighting	DSK1 LED P2 30K T2S MVOLT	DSK1 LED P2 30K T2S MVOLT	LED	1	DSK1_LED_P2_30K_T2S_MVOLT.cas	8282	1	0.9	70	100%	TYPE III, SHORT, BUG RATING: B2-U0-G2	

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