

RCI INVESTMENTS

DEVELOPMENT PLAN 9885 E. 104TH AVE, COLORADO COMMERCE CITY, COLORADO PARCEL IDENTIFICATION NUMBERS (PIN): 0172110401003 & 0172110401004

OWNER:
RCI INVESTMENTS LLC
C/O JIM BRIENZA
155 W 62ND AVE
DENVER, CO 80216-1004

APPROVED BY RCI
06-10-15

**NOT FOR
CONSTRUCTION**

SHEET TITLE:
COVER SHEET

L-1

LEGAL DESCRIPTION

SUBDIVISION: MARATHON FIRST AMENDMENT LOT:1 EXC RD (REC NO 2011000059742)

SUBDIVISION: MARATHON FIRST AMENDMENT LOT:2

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 PROPERTY BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME OR COMPLEMENTARY 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; HOWEVER, 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 OF COMMERCE CITY'S SIGN CODE.

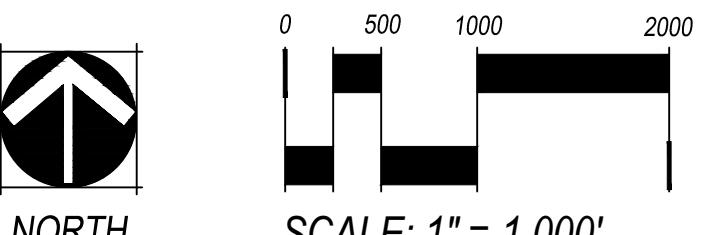
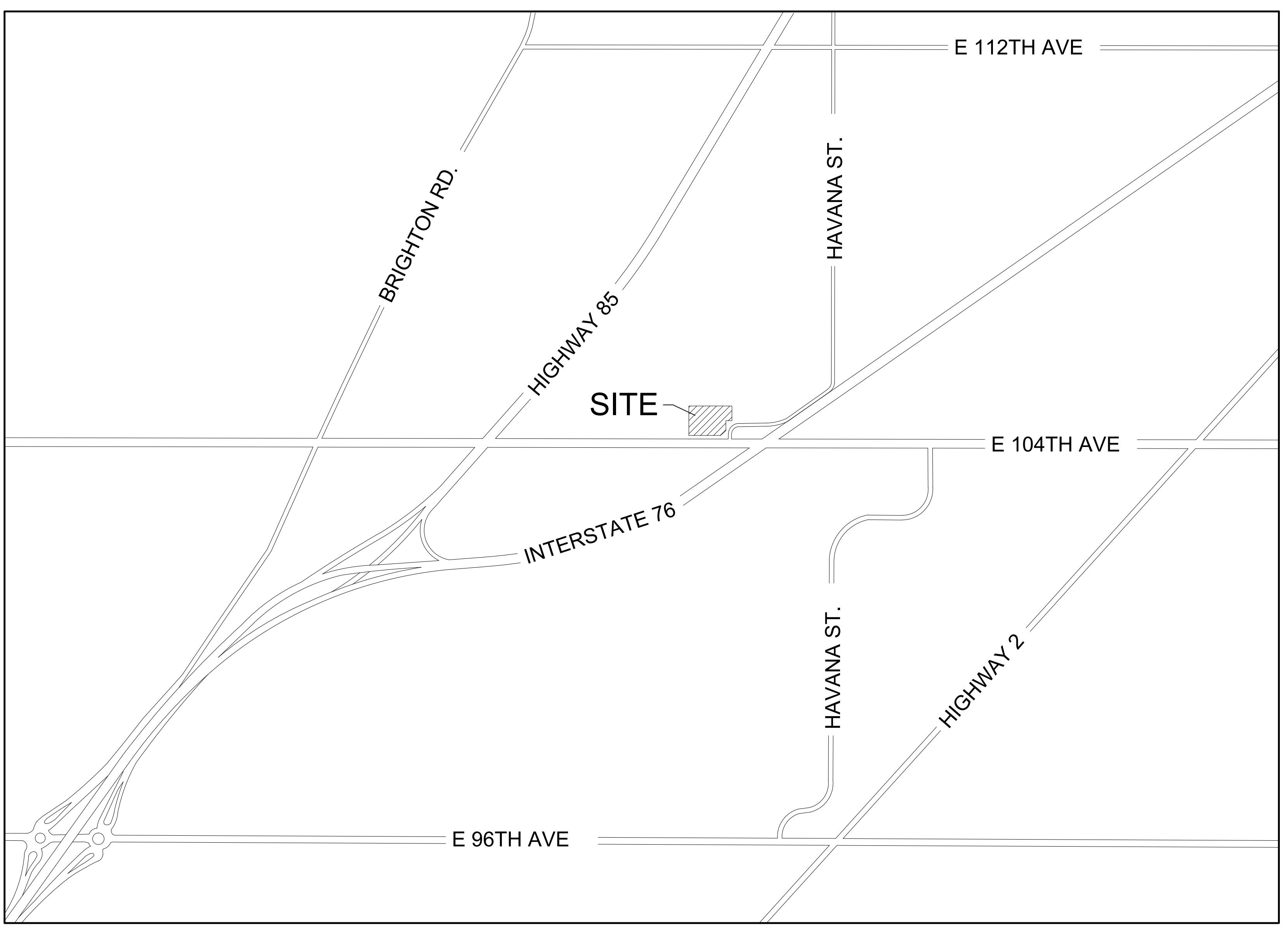
FENCING NOTE: APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY OF COMMERCE CITY'S FENCING REQUIREMENTS.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.

AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER LAND DEVELOPMENT CODE.



SCALE: 1" = 1,000'

VICINITY MAP

SITE SUMMARY

SITE ACREAGE: 4.78 AC
SQUARE FOOTAGE OF LANDSCAPE AREA: 34,525.35 SF
TOTAL BUILDING SQUARE FOOTAGE (4 BUILDINGS): 15,885 SF (7.6% OF TOTAL SITE AREA)
NUMBER OF PARKING SPACES REQUIRED: 20
NUMBER OF PARKING SPACE PROVIDED: 22 (INCLUDING 2 ADA SPACES)
ZONING: I-2 MEDIUM DENSITY INDUSTRIAL
NUMBER OF EMPLOYEES: 10-15

SHEET INDEX

- L-1 COVER SHEET
- L-2 SITE PLAN
- L-3 LANDSCAPE NOTES
- L-4 LANDSCAPE DETAILS
- L-5 LANDSCAPE PLAN
- L-6 ARCHITECTURE EXHIBIT

CITY COUNCIL CERTIFICATE:
Approved by the City Council of the City of Commerce City, this ___ day of ___ A.D. ___.

City Signature



Know what's below.
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CITY OF COMMERCE CITY 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 ONE GALLON CONTAINER; PERENNIALS AND GROUND COVERS 2 1/4 POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% CONIFEROUS (EVERGREEN) AND 50% DECIDUOUS (TREE LAWN AREAS BETWEEN CURBS AND DETACHED WALKS SHALL BE ALL DECIDUOUS SHADE TREES). MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6 INCH FOR EVERY 1,000 S.F. OF LANDSCAPE AREA.

B. STREET TREES: THE DEPARTMENT OF COMMUNITY DEVELOPMENT HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN TREE LAWN AREAS. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED CITY LIST.

C. WEED BARRIER: POROUS WEED FABRIC MUST BE USED IN PLANTED BEDS FOR WEED PREVENTIONS BECAUSE IT ALLOWS VENTILATION FOR ROOTS AND TRANSMISSION OF WATER. PLASTIC WEED BARRIERS IN ANY PLANTED AREA WILL NOT BE APPROVED.

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

E. MAINTENANCE:

- 1) THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN, DEVELOPMENT PLAN, OR LANDSCAPE PLAN, INCLUDING THOSE AREAS FOUND IN THE RIGHT-OF-WAY.
- 2) LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR.
- 3) THIS APPROVED SITE PLAN, DEVELOPMENT PLAN, OR LANDSCAPE PLAN SHALL BE FILED IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

F. SIGHT LINE CONSIDERATIONS: ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT-DISTANCE-TRIANGLE MAY NOT 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 TEN FEET FROM INTERSECTIONS AND FIFTEEN FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES WITHIN SIGHT-DISTANCE-TRIANGLES. INFORMATION ON SIGHT-DISTANCE-TRIANGLES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS AND SPECIFICATIONS 3.03.2 TABLE 3-3.

G. IMPLEMENTATION AND COORDINATION OF LANDSCAPE PLAN: THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS AND 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.

H. IRRIGATION: ALL LANDSCAPED AREA AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRY LAND GRASS AREAS MUST BY WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FROM SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT FOR ANY IRRIGATION SYSTEM. ALL IRRIGATION PLANS, OR PORTIONS THEREOF, DESIGNED FOR PUBLIC RIGHT-OF-WAYS SHALL SPECIFY PARTS/COMPONENTS FROM THE CITY APPROVED IRRIGATION PARTS/COMPONENT LIST.

I. NATIVE GRASS NOTE: ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED, SHALL BE, AT A MINIMUM, SEDED WITH NATIVE GRASSES.

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

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ON SITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTION OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8' - 12' AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5 CU.YRDS/1,000SF OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

LANDSCAPE PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
(UNLESS OTHERWISE NOTED)			
7	SCH SCHOLAR TREE	STYPHNOLOBIUM JAPONICUM	2" CAL. B&B
7	HAC WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2" CAL. B&B
4	ROA NORTHERN RED OAK	QUERCUS RUBRA	2" CAL. B&B
DECIDUOUS TREES			
10	TTM HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'	1.5" CLUMP B&B
2	GRT GOLDENRAIN TREE	KOELREUTERIA PANICULATA	1.5" CAL B&B
5	CAN CANADA RED CHokeCHERRY	PRUNUS VIRGINIANA 'CANADA RED'	1.5" CAL B&B
ORNAMENTAL TREES			
9	LPV LIMBER PINE	PINUS NIGRA	6' HT. MIN B&B
EVERGREEN TREES			
21	SPS SIBERIAN PEASHRUB	CARAGANA ARBORESCENS	#5 CONT.
13	DRB DWARF BLUE RABBITBRUSH	ERICAMERIA NAUSEOSA VAR. NAUSEOSA	#5 CONT.
15	TRB TALL BLUE RABBITBRUSH	ERICAMERIA NAUSEOSA VAR. SPECIOSA	#5 CONT.
15	PBS PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.
22	TLS CREEPING THREE-LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.
18	SSB SILVER BUFFALOBERRY	SHEPHERDIA ARGENTEA	#5 CONT.
DECIDUOUS SHRUBS			
12	GCJ GREEN CARPET JUNIPER	JUNIPERUS COMMUNIS 'GREEN CARPET'	#5 CONT.
12	SGJ SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	#5 CONT.
EVERGREEN SHRUBS			
25	RSG RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.
32	PDS PRAIRIE DROPSIDE	SPOROBOLUS HETEROLEPIS	#1 CONT.
ORNAMENTAL GRASSES			

IRRIGATED BUFFALO GRASS SEED MIX

[Seed Pattern]	SHORT GRASS MIX, OR APPR. EQUAL. APPLICATION RATE: 15 PLS POUNDS/AC. DRILL AT 1/4 TO 1/2 INCH DEPTH. REFER TOP DRESSING NOTES THIS SHEET FOR SEED MULCH.
TOTALS: 100	

BUFFALO GRASS SEED MIX

[Seed Pattern]	SHORT GRASS MIX, OR APPR. EQUAL. APPLICATION RATE: 15 PLS POUNDS/AC. DRILL AT 1/4 TO 1/2 INCH DEPTH. REFER TOP DRESSING NOTES THIS SHEET FOR SEED MULCH.
TOTALS: 100	

WETLAND VEGETATED BASIN MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
LODORN GREEN NEEDLEGRASS	NASSELLA VIRIDULA	15%	3.60
KAW BIG BLUESTEM	ANDROPOGON GERARDII	15%	3.60
TOMAHAWK INDIANGRASS	SORGHASTRUM NUTANS	15%	4.90
NEB 28 SWITCHGRASS	PANICUM VIRGATUM	10%	2.20
MANDAN CANADA WILDRYE	ELMUS CANADENSIS	15%	5.00
ALKALI SACATON	SPOROBOLUS AIROIDES	2%	0.10
BALTIC RUSH	JUNCUS BALTIUS	1%	0.10
CAMPER LITTLE BLUESTEM	CHIZACHYRUM SCOPARIUM	10%	3.30
PRairie CORDGRASS	SPARTINA PECTINATA	15%	3.60
TUFTED HAIRGRASS	DECHAMPSIA CEPSPITOSA	2%	0.10
TOTAL		100%	26.5 LBS / ACRE

TURF GRASS BLEND: SOD

"4-WAY BLUEGRASS BLEND" BY BITTERSWEET TURF FARMS, INC. OR APPROVED EQUAL	
COMMON NAME	% OF TOTAL
NUGLADE	25%
FREEDOM II	25%
AWARD	25%
SR 2100	25%
TOTAL	100%

RCI INVESTMENTS
811
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DEVELOPMENT PLAN
9885 E. 104TH AVE
COMMERCE CITY, COLORADO
PARCEL IDENTIFICATION NUMBERS (PIN): 0172110401003 & 0172110401004

OWNER:
RCI INVESTMENTS LLC
C/O JIM BRIENZA

155 W 62ND AVE
DENVER, CO 80216-1004

APPROVED BY RCI
06-10-15
DATE:
02/10/2015
05/29/2015
09/03/2015
10/15/2015
10/29/2015

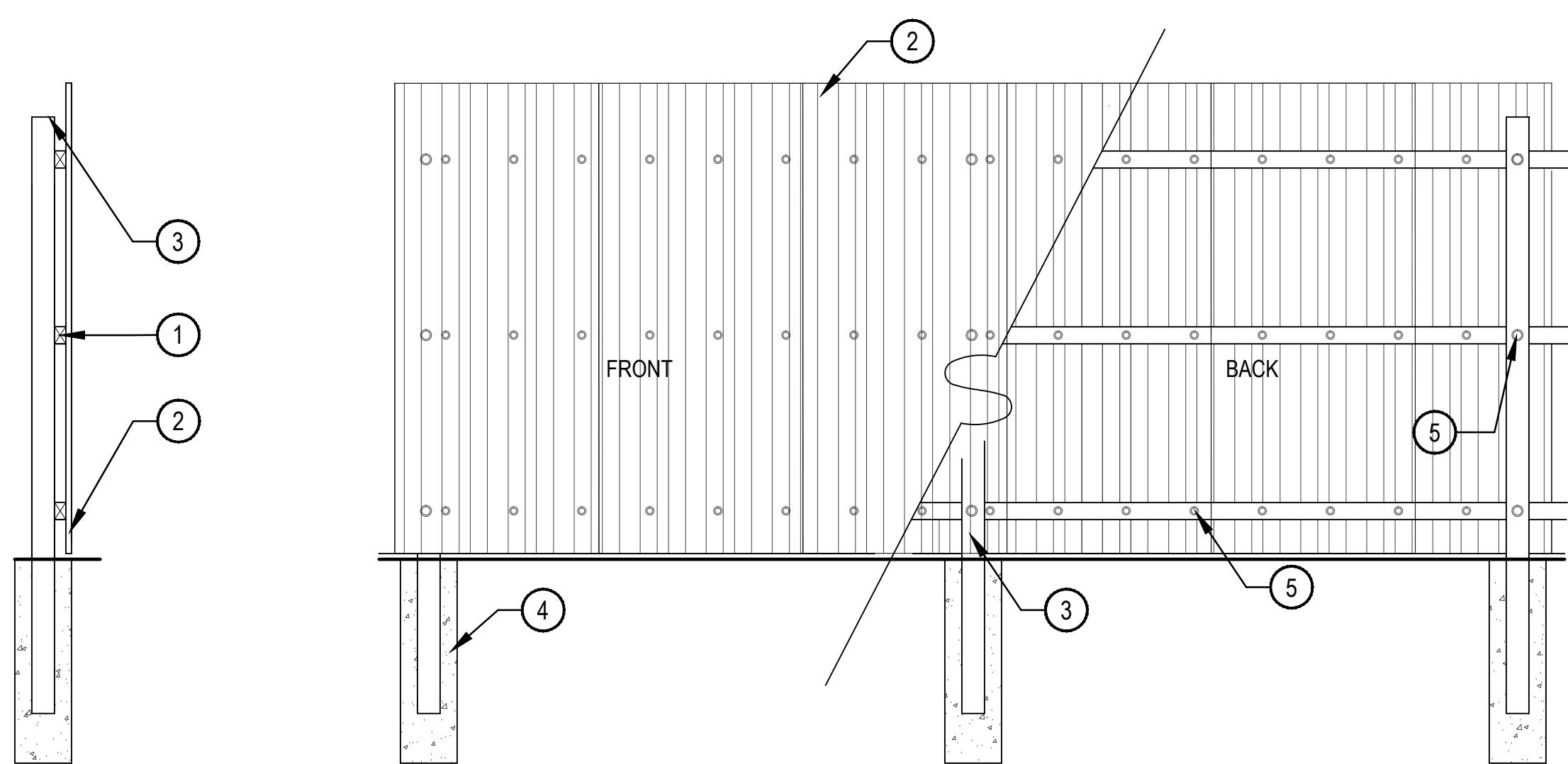
CITY COUNCIL CERTIFICATE:
Approved by the City Council of the City of Commerce City, this ___ day of ___ A.D.
City Signature
SHEET TITLE:
LANDSCAPE NOTES
NOT FOR CONSTRUCTION

REFER TO COMMERCE CITY APPROVED PLANTING DETAIL

1 TREE PLANTING DETAIL

REFER TO COMMERCE CITY APPROVED PLANTING DETAIL

SCALE: NTS



- (1) 1"X3" STEEL RAILS
- (2) 38" CORRUGATED PANEL, TRADITIONAL, BRITE WHITE, CONTACT: STEELOCK 303-295-1915
- (3) 4" DIA. STEEL POSTS, 8' O.C.
- (4) CONC. FOOTING BY OTHERS
- (5) TAP SCREWS

2 SHRUB PLANTING

SCALE: NTS

3 METAL SCREEN FENCE

SCALE: 1/2" = 1'-0"

CITY COUNCIL CERTIFICATE:
Approved by the City Council of the City of
Commerce City, this ___ day of ___, A.D. ___.

City Signature



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RCI INVESTMENTS

DEVELOPMENT PLAN
9985 E. 104TH AVE
COMMERCE CITY, COLORADO
PARCEL IDENTIFICATION NUMBER

WNER:
TMENTS LLC
M BRIENZA
62ND AVE
CO 80216 1004

ED BY RCI
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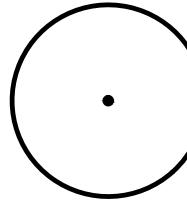
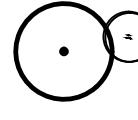
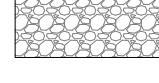
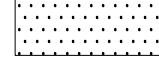
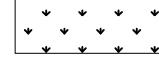
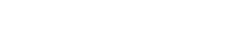
DATE:
0/2015
9/2015
3/2015

CONSTRUCTION

1. T TITLE:

-5

LEGEND

	DECIDUOUS CANOPY TREES
	DECIDUOUS ORNAMENTAL TREES
	EVERGREEN TREES
	EXISTING TREES TO REMAIN
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	COBBLE (4-8" LOCAL RIVER ROCK)
	IRRIGATED SOD
	IRRIGATED BUFFALO GRASS MIX
	BUFFALO GRASS MIX
	WETAND NATIVE SEED
	PERFORATED STEEL EDGER
	7' SOLID SCREEN FENCE TO MEET COMMERCIAL CITY STANDARDS (DTL 3, SHEET L-4)
	9' SOLID SCREEN FENCE TO MEET COMMERCIAL CITY STANDARDS (DTL 3, SHEET L-4)
	EXISTING CHAIN LINK FENCE TO REMAIN
	LIMIT OF LANDSCAPE IMPROVEMENTS

PARKING SPACE DIMENSIONS

**STANDARD PARKING SPACE: 9' x 19' TYP.
HANDICAPPED PARKING SPACE: 14' x 19' TYP.**

SITE PLANT REQUIREMENTS

PLANT TYPE	REQUIRED BY CODE	PROVIDED
LANDSCAPE AREA		34,525 S.F.
LIVING PLANT MATERIAL	75%	25,894 S.F.
TREES	28	44
SHRUBS	110	185
TURF	< 50%	977 S.F. (3%)

LANDSCAPE REQUIREMENTS

SITE ELEMENT	CODE REQUIREMENTS	PROVIDED
04TH VENUE		PER NORTHERN RANGE STREETSCAPE PLAN
DRENCE STREET	TREES 30-40' O.C.	10 TREES
ARKING LOT	3 TREES AND 13 SHRUBS	3 TREES AND 13 SHRUBS
POND	8 TREES AND 74 SHRUBS	8 TREES AND 74 SHRUBS

E: PARKING LANDSCAPE REQUIREMENTS ARE 1
E AND 5 SHRUBS PER 30 FEET OF R.O.W.
METER. R.O.W. PERIMETER IS 75 L.F.

RE: POND LANDSCAPE REQUIREMENTS ARE 1
E AND 10 SHRUBS PER 50 FEET OF POND
METER. POND PERIMETER IS 370 FEET.

CITY COUNCIL CERTIFICATE:
Approved by the City Council of the City of
Commerce City, this day of , A.D. .

City Signature



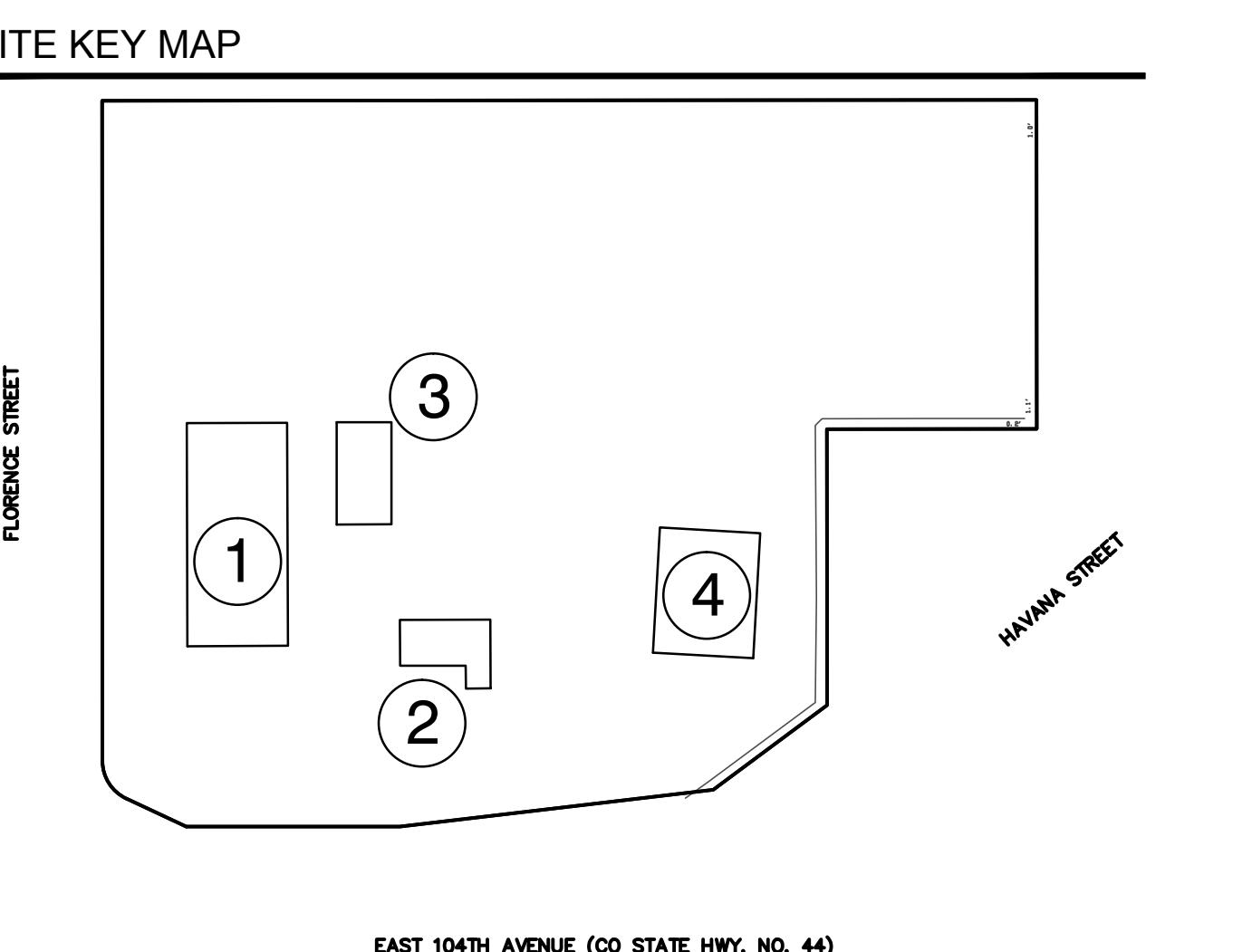
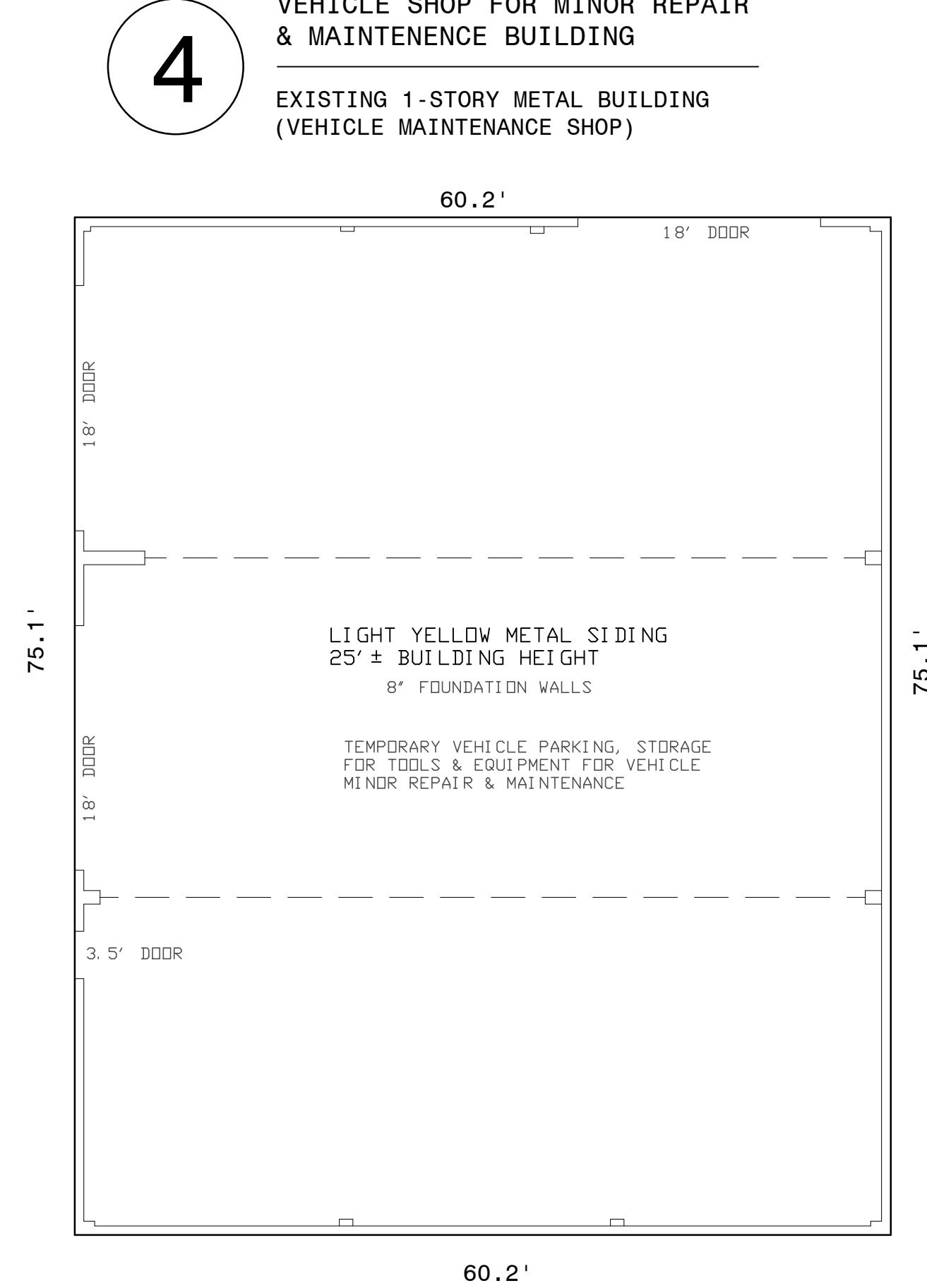
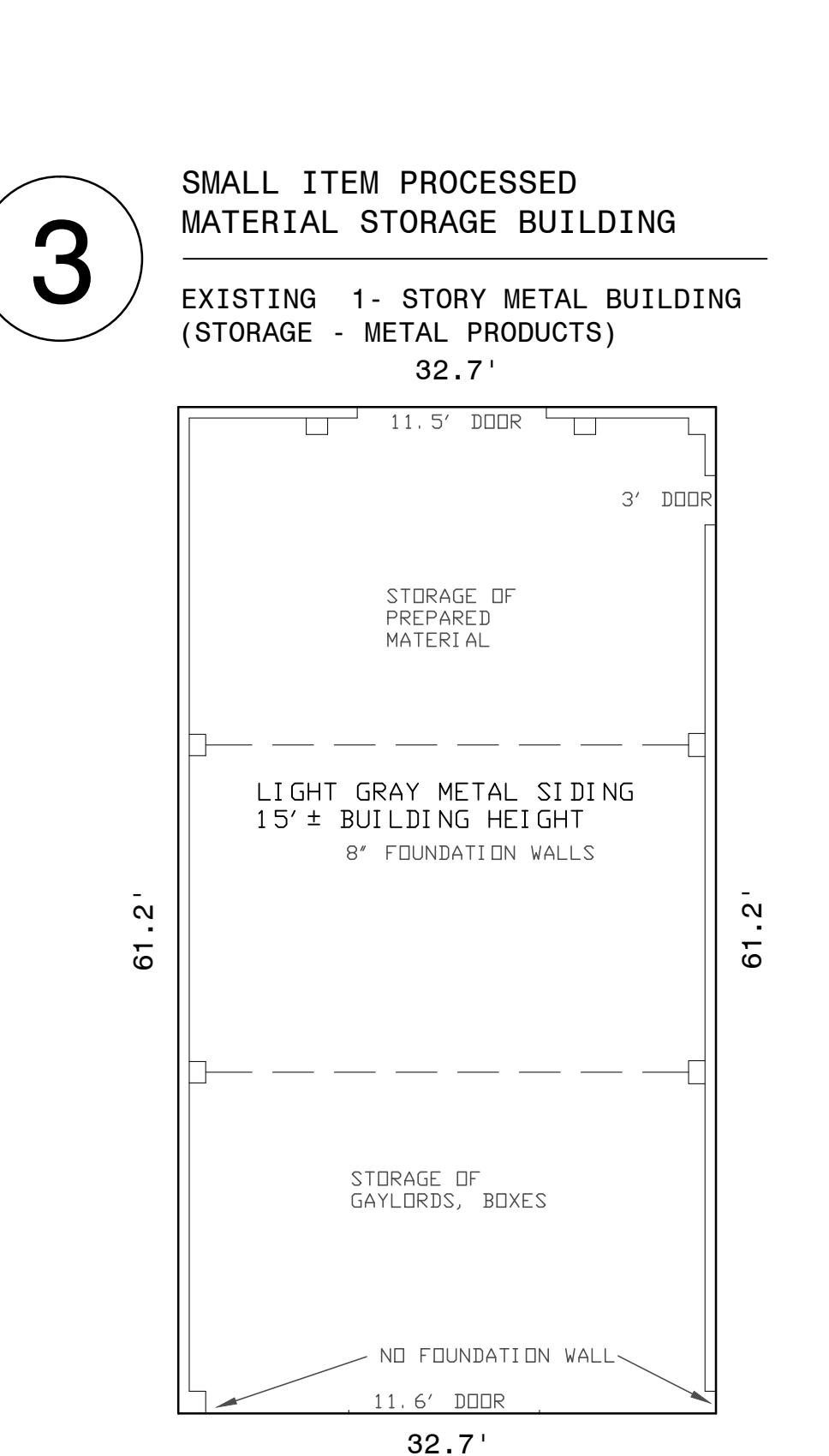
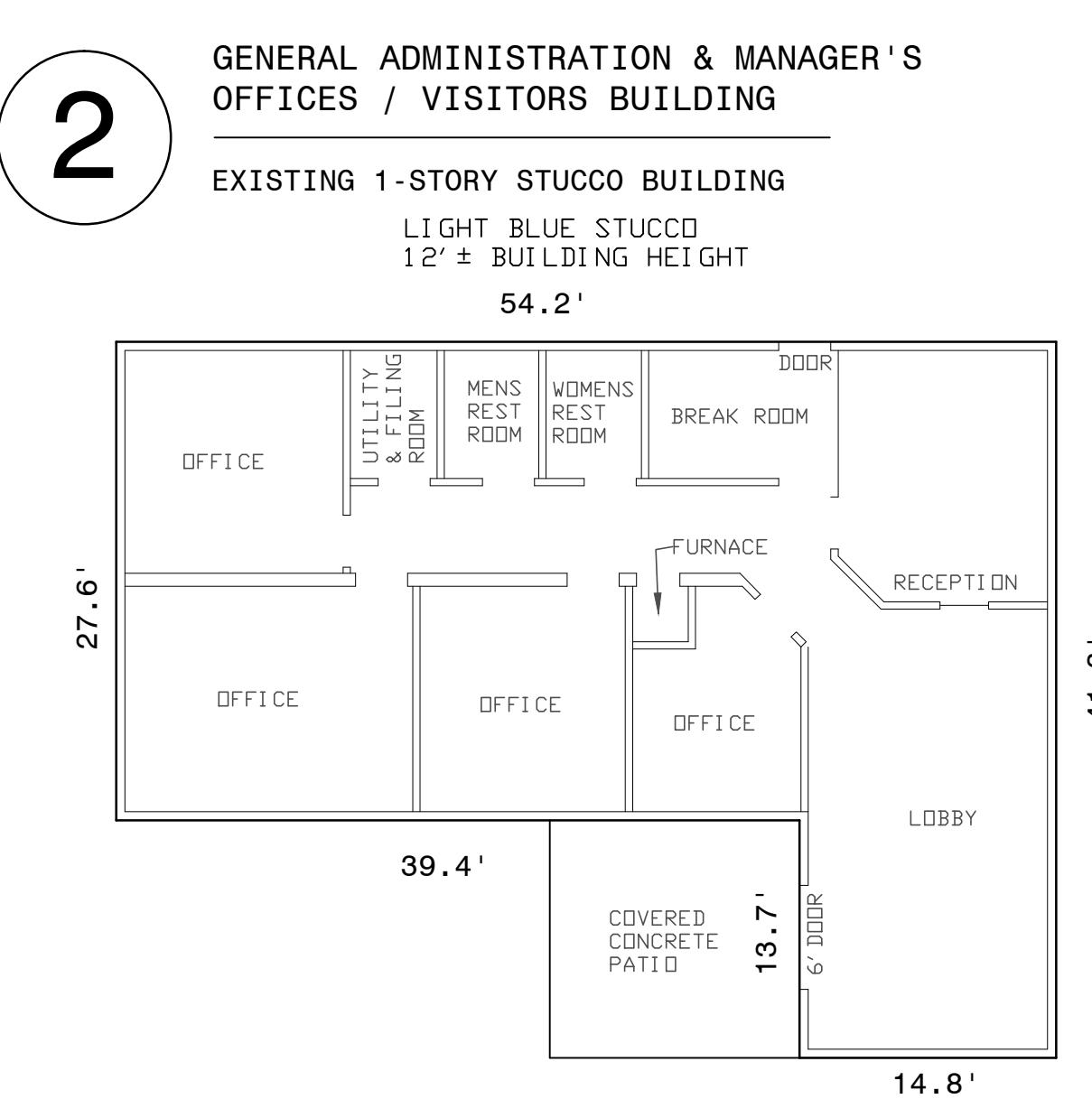
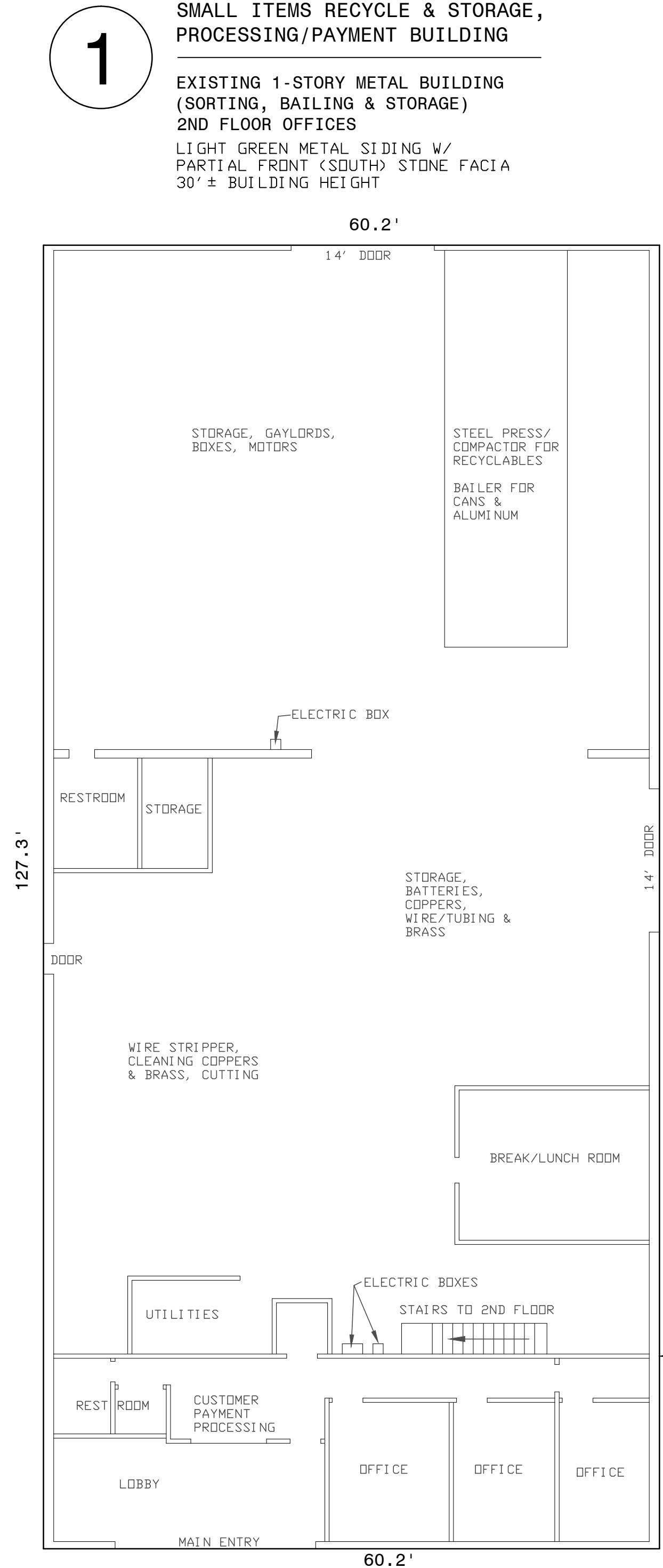
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SCALE: 1" = 30'



Know what's below.
Call before you dig.

IT TITLE:
SCAPE
AM



NOTE: ALL BUILDINGS SHOWN ARE EXISTING. ALL EXISTING ARCHITECTURE TO REMAIN; NO NEW ARCHITECTURE OR BUILDING MODIFICATIONS ARE PROPOSED AS PART OF THIS DEVELOPMENT PLAN

CITY COUNCIL CERTIFICATE:
Approved by the City Council of the City of
Commerce City, this ____ day of ____, A.D. ____.

L-6

