

LANDING PLACE CHURCH

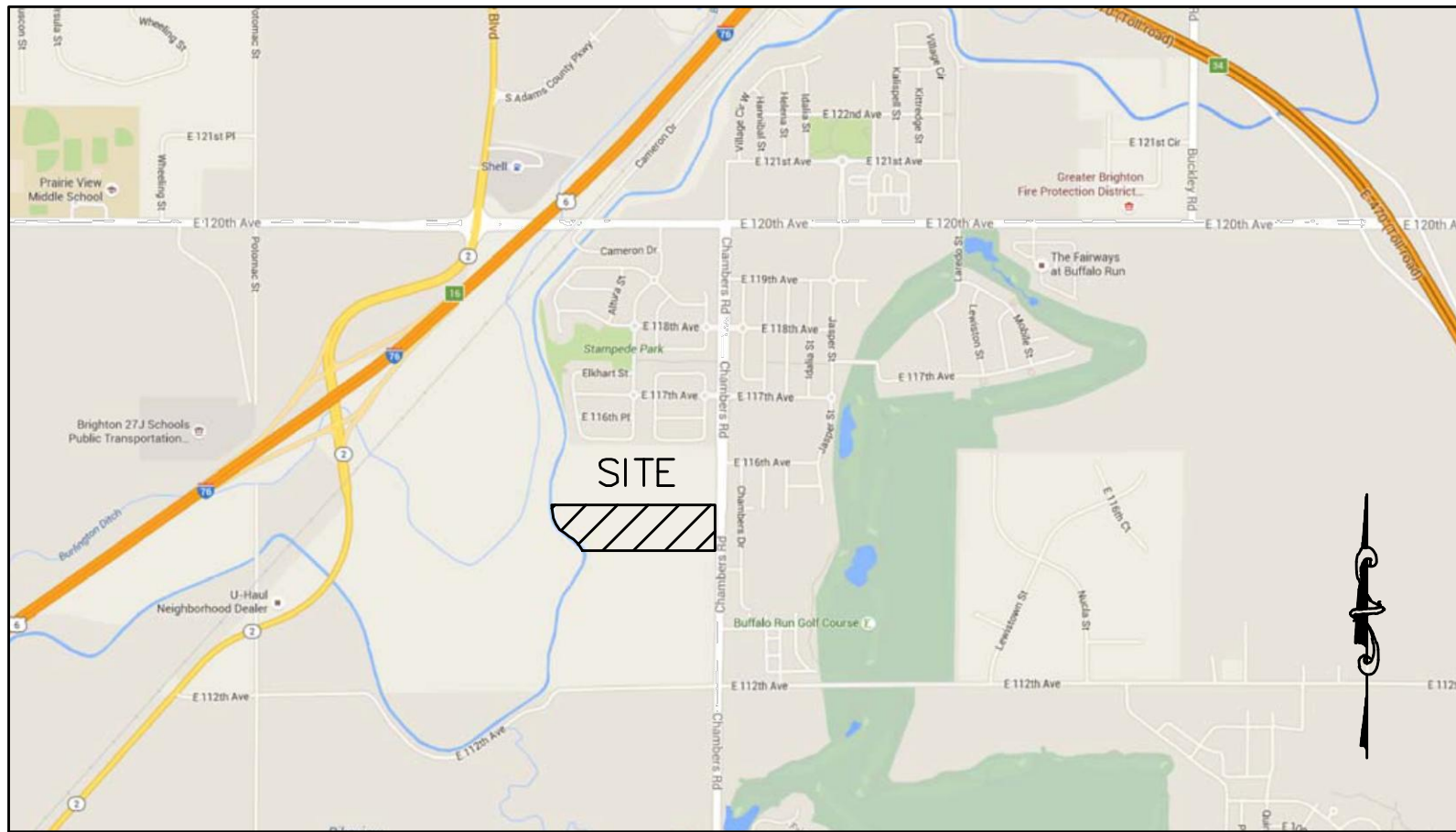
PIN: 172306000009

DEVELOPMENT PLAN

LOCATED IN THE LANDING PLACE CHURCH SUBDIVISION FILING NO. 1, IN THE SOUTHEAST ONE-
QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPMENT PLAN NOTES:

- A. 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 EXTENDS BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
- B. 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.
- C. 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.
- D. 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.
- E. FENCING NOTE
APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.
- F. DOWNSPOUT NOTE
NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS OR ANY OTHER PEDESTRIAN ROUTE.
- G. AMERICANS WITH DISABILITIES NOTE
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THE ACT.
- H. 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.
- I. UNDERGROUND UTILITY NOTE
ALL OVERHEAD UTILITIES SERVING THE SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.
- J. RETENTION POND NOTE
THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH, SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY UPON BILLING.
- NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.



VICINITY MAP

SCALE: 1"=1000'

SHEET LIST

- | | |
|----|--------------------------|
| 1 | COVER SHEET |
| 2 | SITE PLAN |
| 3 | ARCHITECTURAL ELEVATIONS |
| 4 | GRADING AND UTILITY PLAN |
| 5 | LANDSCAPE PLAN |
| 6 | LANDSCAPE PLAN |
| 7 | LANDSCAPE NOTES |
| 8 | LANDSCAPE SCHEDULE |
| 9 | LANDSCAPE DETAILS |
| 10 | PHOTOMETRICS PLAN |

PROJECT STATISTICS (LOT 1)

NET ACREAGE:	7.88
BUILDING SQUARE FOOTAGE:	25,700
LANDSCAPE SQUARE FOOTAGE:	43,870
BUILDING LOT COVERAGE:	7.5%
PARKING SPACES REQUIRED:	200
PARKING SPACES PROVIDED	226
BUILDING CONSTRUCTION	TYPE II
BUILDING OCCUPANCY	A-3
SEATING CAPACITY	600
CURRENT ZONING	ADCO A-1
REQUESTED ZONING	C-1
NUMBER OF EMPLOYEES (APPROX.)	10

CITY COUNCIL CERTIFICATE:

Approved by City of Commerce City, City Council this ____ day of _____, AD 20____.

Attest: _____ Mayor
City Clerk

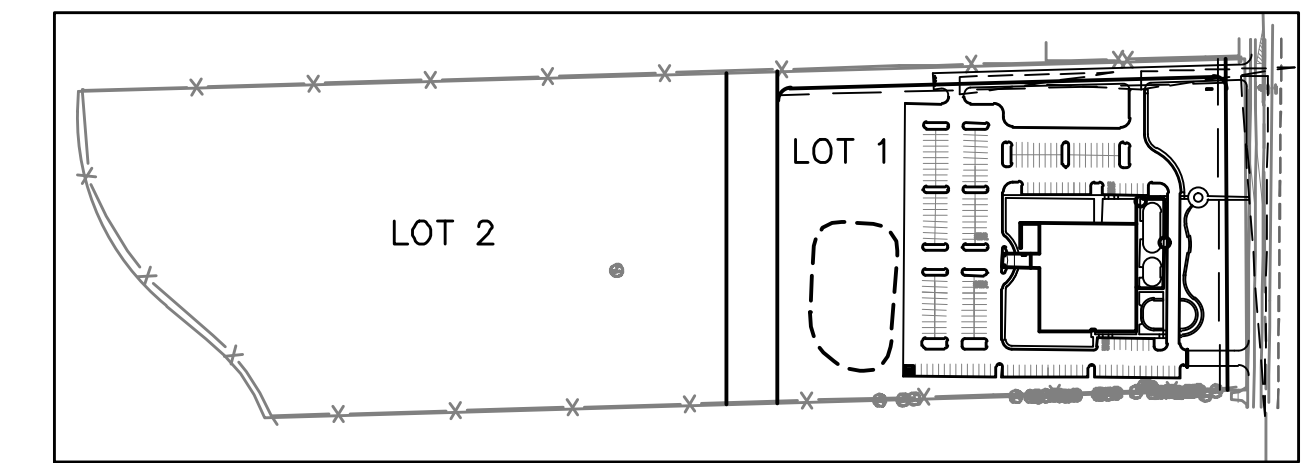
COVER SHEET

SHEET NO.: 1 OF 10
DATE: 7/12/2017














LANDING PLACE CHURCH
11555 CHAMBERS ROAD
COMMERCE CITY, CO 80022



LOCATED IN THE LANDING PLACE CHURCH SUBDIVISION FILING NO. 1, IN THE SOUTHEAST ONE-
QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

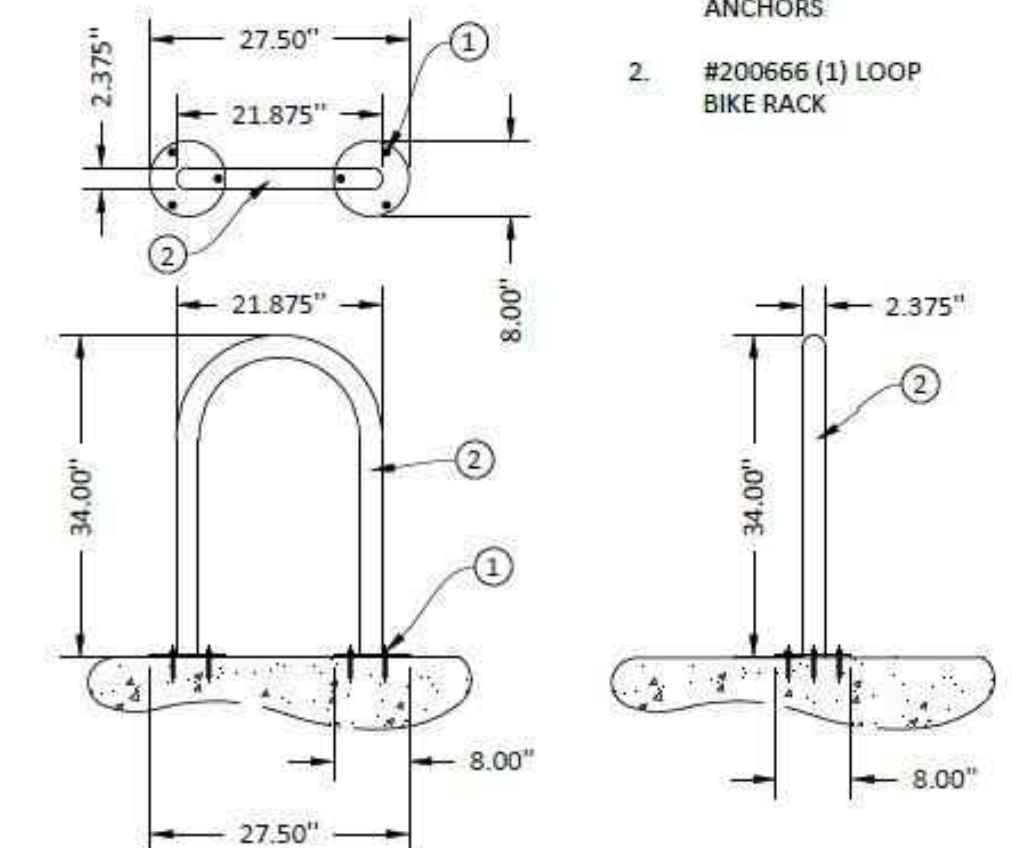


LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED FENCE

NOTES:

1. (6) #400023 0.375 X 3"
LG. STAINLESS STEEL
CONCRETE SLEEVE
ANCHORS
2. #200666 (1) LOOP
BIKE RACK



SHORT TERM BIKE RACK DETAIL

Attest: _____
City Clerk

Mayor

SHEET NO.: 2 OF 10
DATE: 7/12/2017

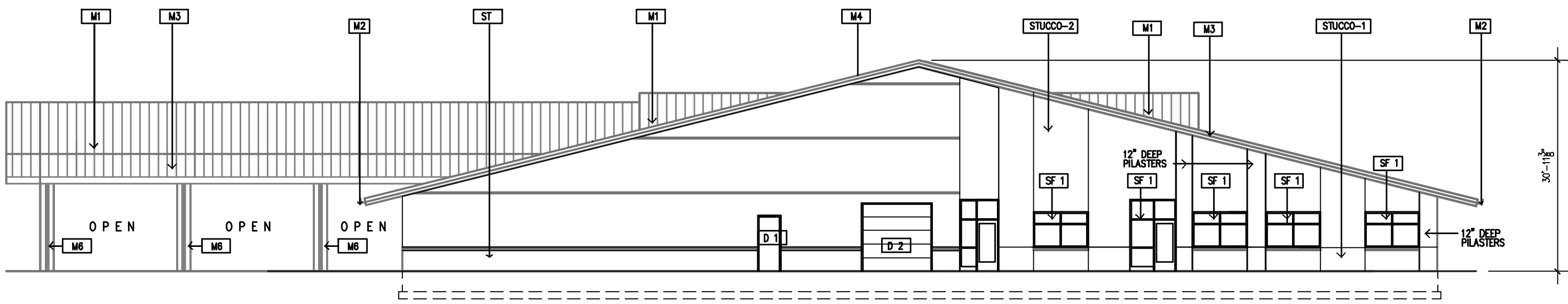


LANDING PLACE CHURCH

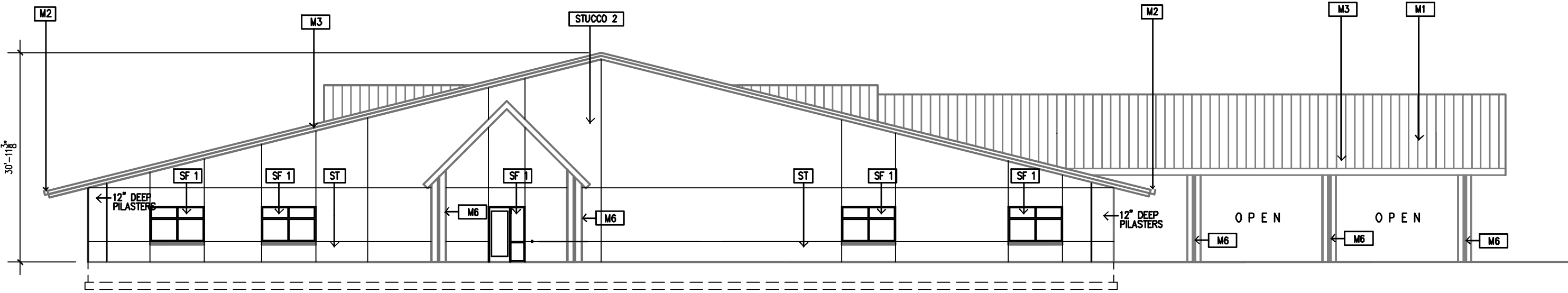
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DEVELOPMENT PLAN

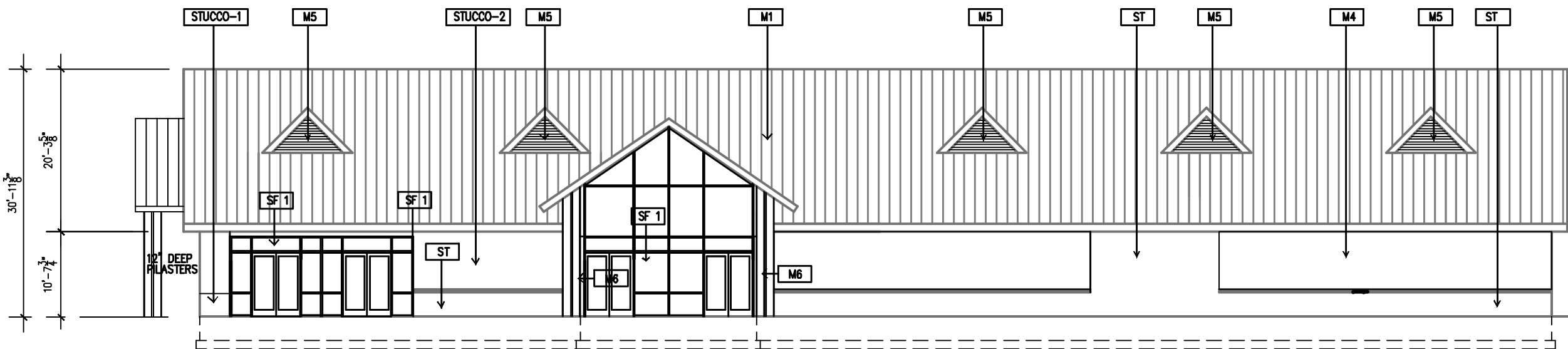
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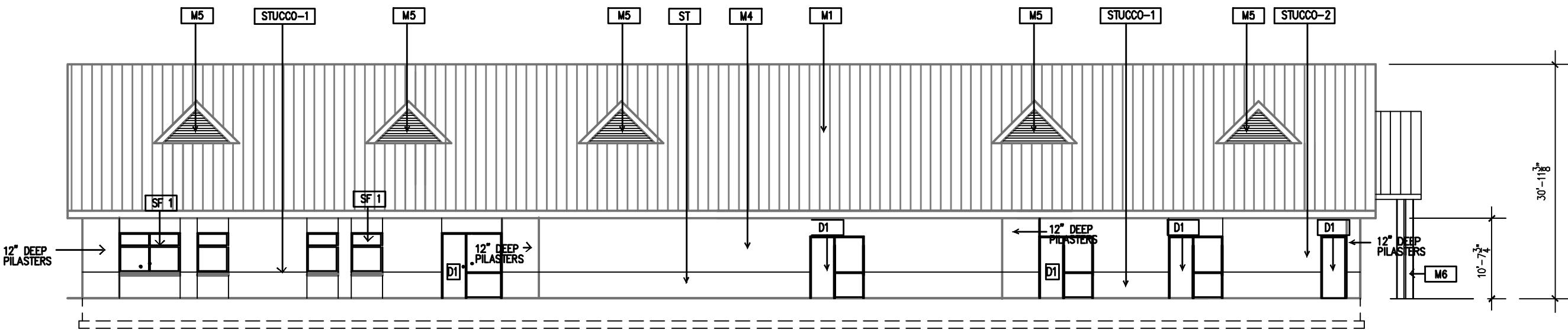
SOUTH ELEVATION



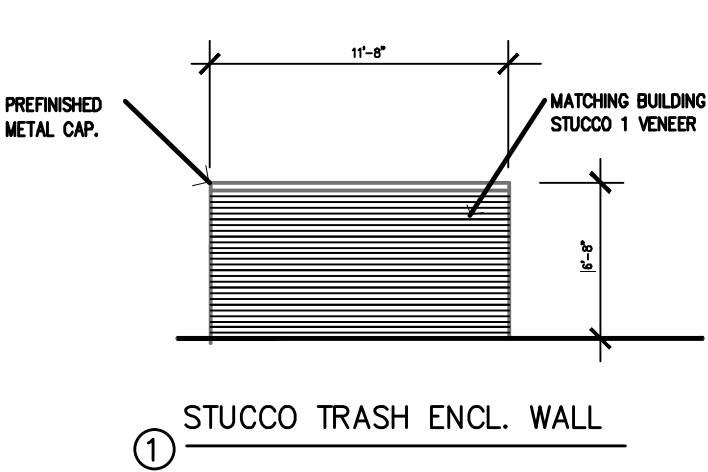
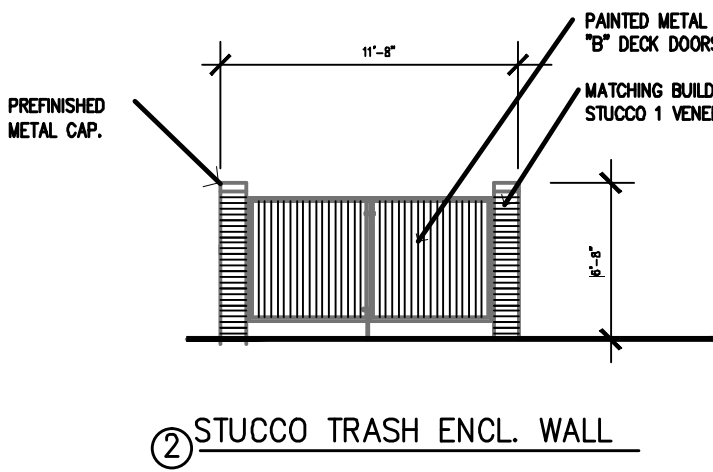
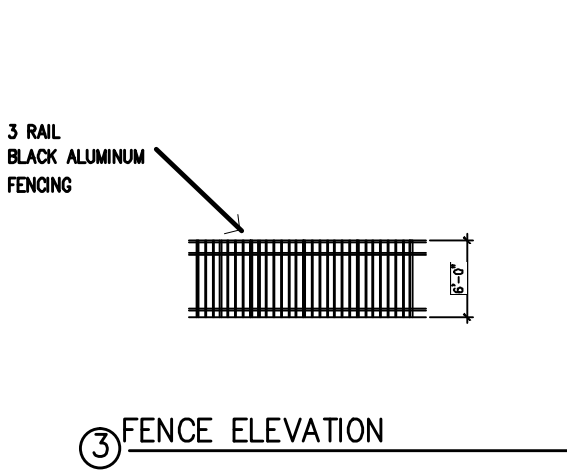
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



MATERIAL LEGEND :

- | | |
|----------|--|
| M1 | STANDING METAL ROOF |
| M2 | METAL SIDING |
| M3 | BENT METAL FASCIA TRIM |
| M4 | CORE TIN METAL SIDING |
| M5 | PREFINISHED METAL LOUVER |
| M6 | PREFINISHED METAL COLUMN |
| STUCCO 1 | STUCCO VENEER |
| STUCCO 2 | STUCCO VENEER |
| SF 1 | DARK BRONZE ANODIZED ALUMINUM W/ INSULATED CLEAR GLASS |
| D 1 | INSULATED MTL. DR. PAINTED |
| D 2 | OVERHEAD INSULATED DR. |
| ST | STONE VENEER DRY STACK |

CITY COUNCIL CERTIFICATE:

Approved by City of Commerce City, City Council this ____ day of _____, AD 20____.

Attest: _____
City Clerk Mayor

ARCHITECTURAL ELEVATIONS

SHEET NO.: 3 OF 10
DATE: 7/12/2017

JOHN GARNER
ARCHITECTURE
235 FILLMORE ST.
SUITE 210
DENVER, CO 80206
321-5664 fax 321-5651

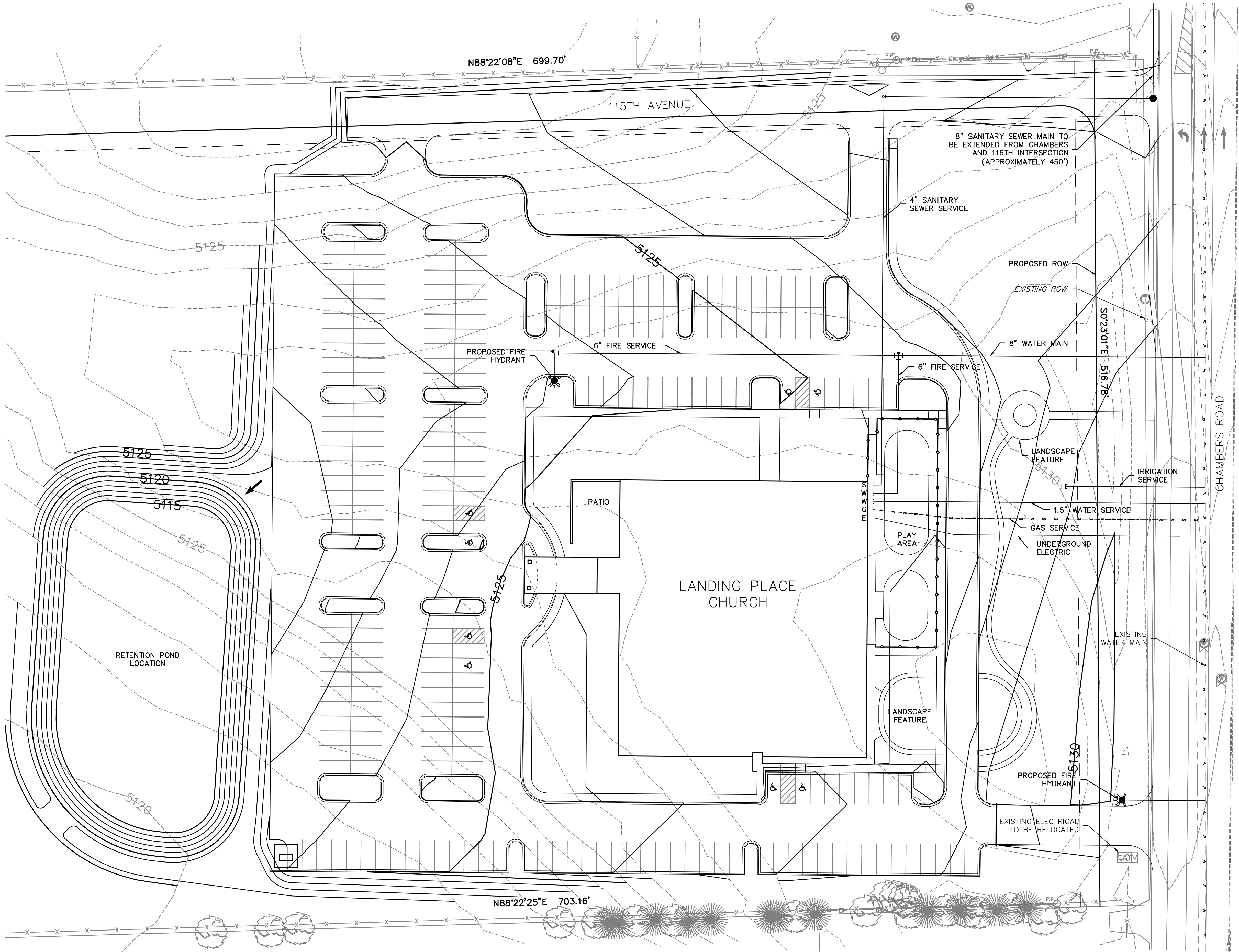
ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.452.1100
CONTACT: JEFF FRENCH
JFRENCH@ATWELL-GROUP.COM



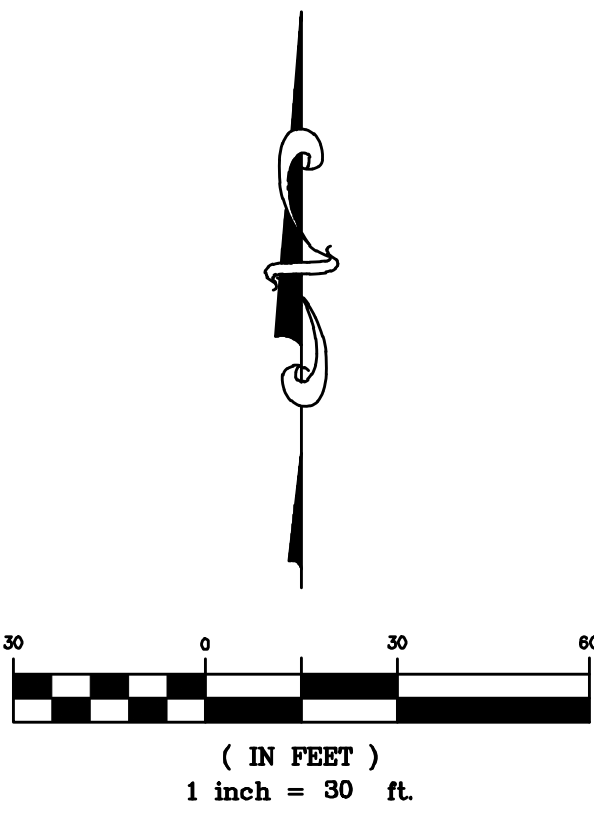
LANDING PLACE CHURCH

DEVELOPMENT PLAN

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LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	PROPOSED STORM
	EXISTING STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE



CITY COUNCIL CERTIFICATE:
Approved by City of Commerce City, City Council this ____ day of
_____, AD 20____.

Attest: _____
City Clerk Mayor

GRADING AND UTILITY PLAN

SHEET NO.: 4 OF 10
DATE: 7/12/2017

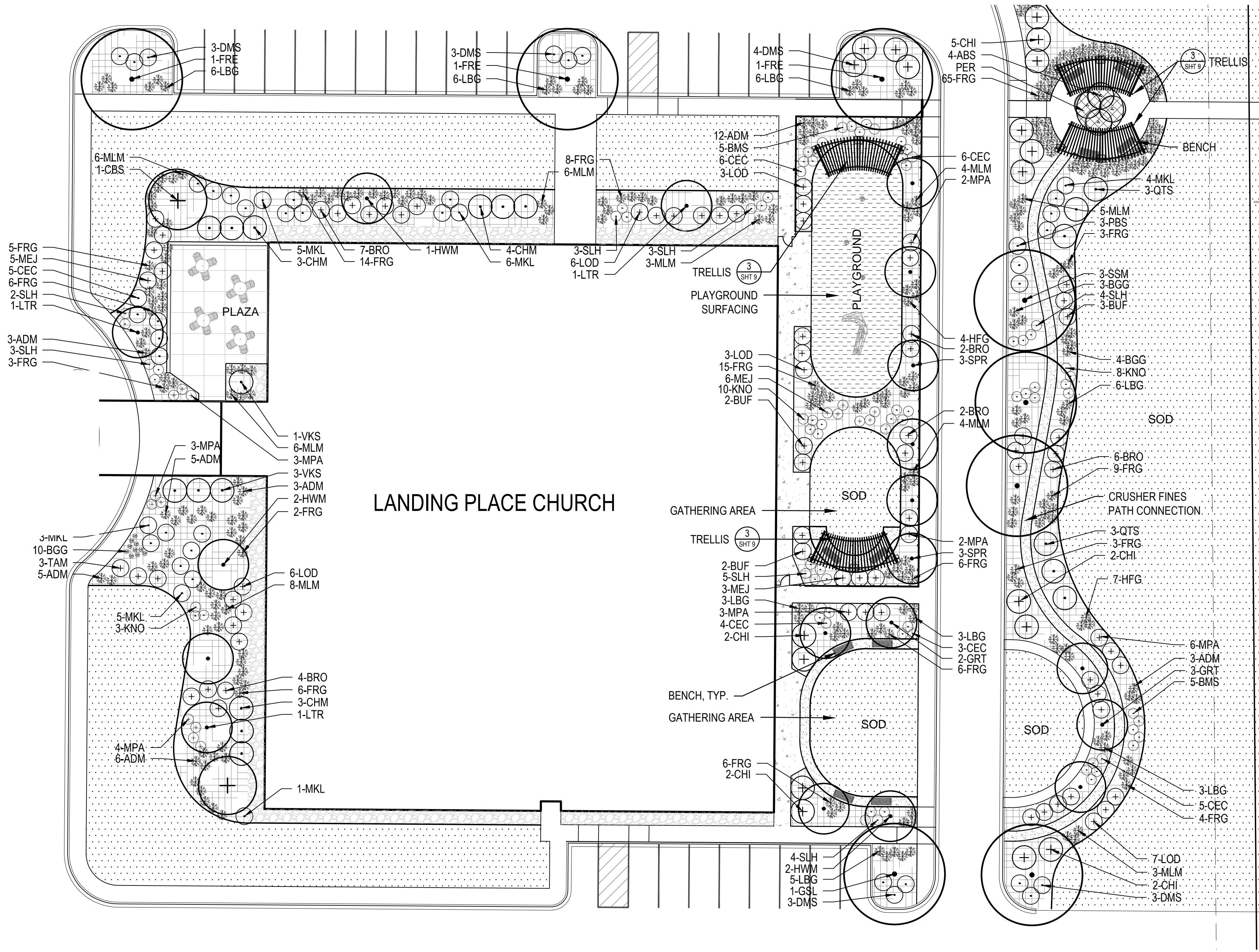
 **ATWELL**
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.452.1100
CONTACT: JEFF FRENCH
JFRENCH@ATWELL-GROUP.COM

 **LANDING PLACE**
CHURCH
welcome home

LANDING PLACE CHURCH

DEVELOPMENT PLAN

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LEGEND

- DECIDUOUS CANOPY TREES
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- IRRIGATED SOD
- COBBLE
- LANDSCAPE BED
- CONCRETE WALKWAY
- CRUSHER FINES
- PERFORATED EDGER
- PROPERTY LINE
- LIMIT OF WORK

NOTE: ALL BEDS TO BE MULCHED PER COMMERCE CITY REQUIREMENTS.

NOTE: ALL LANDSCAPE AREA SHALL BE IRRIGATED WITH A PERMANENT, FULLY AUTOMATIC IRRIGATION SYSTEM

PLANT LIST

DECIDUOUS TREES

- | | |
|-----|-------------------------------|
| EKC | SEEDLESS KENTUCKY COFFEE TREE |
| HOA | HERITAGE OAK |
| IMP | IMPERIAL HONEYLOCUST |
| SSM | STATE STREET MAPLE |
| GSL | GREENSPIRE LINDEN |
| FRE | FRONTIER ELM |

ORNAMENTAL TREES

- | | |
|-----|----------------------------------|
| ABS | AUTUMN BRILLIANCE SERVICEBERRY |
| GRT | GOLDEN RAIN TREE |
| HWM | HOT WINGS MAPLE |
| LTR | JAPANESE TREE LILAC 'IVORY SILK' |
| SPR | SPRING SNOW CRABAPPLE |

EVERGREEN TREES

- | | |
|-----|-------------------------|
| AUS | AUSTRIAN PINE |
| CBS | COLORADO SPRUCE |
| SWP | SOUTHWESTERN WHITE PINE |

DECIDUOUS SHRUBS

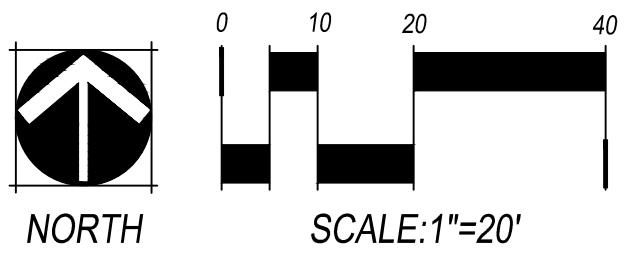
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|-----|----------------------------|
| BMS | BLUE MIST SPIREA |
| CEC | COMPACT EUROPEAN CRANBERRY |
| IDO | ISANTI DOGWOOD |
| KNO | KNOCK OUT ROSE |
| SLH | LITTLE HENRY SWEETSPIRE |
| MKL | MISS KIM LILAC |
| NSW | SUMMER WINE NINEBARK |
| PBS | PAWNEE BUTTES SAND CHERRY |
| QTS | TEXAS SCARLET QUINCE |
| VKS | KOREANSPICE VIBURNUM |
| CHM | CHEYENNE MOCKORANGE |
| DMS | DWARF MINNESOTA MOCKORANGE |

EVERGREEN SHRUBS

- | | |
|-----|---------------------|
| BRO | BROADMOOR JUNIPER |
| LOD | LODENSE PRIVET |
| MSL | SLOWMOUND MUGO PINE |
| MPA | PANCHITO MANZANITA |
| CHI | CHEFTAN MANZANITA |
| BUF | BUFFALO JUNIPER |
| MEJ | MEDORA JUNIPER |
| TAM | LODENSE PRIVET |

ORNAMENTAL GRASSES

- | | |
|-----|---------------------------------|
| ADM | COMPACT MAIDEN GRASS |
| FRG | FEATHER REED GRASS |
| MLM | MORNING LIGHT MAIDEN GRASS |
| BGG | BLUE GRAMA GRASS |
| HFG | DWARF FOUNTAIN GRASS |
| LBG | THE BLUES LITTLE BLUESTEM GRASS |



CITY COUNCIL CERTIFICATE:
Approved by City of Commerce City, City Council this ____ day of _____, AD 20____.

Attest: _____
City Clerk Mayor

LANDSCAPE PLAN

SHEET NO.: 6 OF 10
DATE: 7/12/2017



LANDING PLACE CHURCH

DEVELOPMENT PLAN

LOCATED IN THE LANDING PLACE CHURCH SUBDIVISION FILING NO. 1, IN THE SOUTHEAST ONE-
QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

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 PLANNING AND DEVELOPMENT SERVICES 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 ON FILE 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 3-1.
- 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, SEEDED 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 ONSITE 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. 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 COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED 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.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THEN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE PERFORATED ROLL TOP, INTERLOCKING TYPE EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. IN ALL CASES SHRUB, GROUNDCOVER AND PERENNIAL BEDS ADJACENT TO BUILDING AND WALL FOUNDATIONS SHALL BE CONTAINED BY 4" x 14 GAUGE ROLL TOP, INTERLOCKING TYPE PERFORATED EDGER. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
19. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 1/2" BLACK GRANITE LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
20. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
25. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY OF COMMERCE CITY'S SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE CITY COMMERCE CITY'S SPECIFICATIONS AND DETAILS).
26. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

CITY COUNCIL CERTIFICATE:
Approved by City of Commerce City, City Council this ____ day of _____, AD 20____.

Attest: _____
City Clerk Mayor

LANDSCAPE NOTES

SHEET NO.: 7 OF 10
DATE: 7/12/2017



LANDING PLACE CHURCH

DEVELOPMENT PLAN

LOCATED IN THE LANDING PLACE CHURCH SUBDIVISION FILING NO. 1, IN THE SOUTHEAST ONE-
QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

PIN: 172306000009

LANDSCAPE REQUIREMENTS		
MINIMUM SITE LANDSCAPE STANDARDS		
LANDSCAPE AREA / 10,132 SF	SITE TREES 1 TREE/600 SF	SITE SHRUBS 1 SHRUB / 300 SF
REQUIRED	17 TREES	34 SHRUBS
PROVIDED	17 TREES	507 SHRUBS*

*UNDEVELOPED NATIVE SEED AREA NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS.
*LANDSCAPE BED AREAS CONTAIN 75% LIVING PLANT MATERIAL PER CODE.

DETENTION/RETENTION AREA REQUIREMENTS		
MINIMUM DETENTION/RETENTION AREA LANDSCAPE STANDARDS		
LANDSCAPE AREA / 771 LF	SITE TREES (DECIDUOUS/EVERGREEN) 1 TREE/50 LF OF POND PERIMETER	SITE SHRUBS 10 SHRUBS / 50 LF OF POND PERIMETER
REQUIRED	16 TREES	155 SHRUBS
PROVIDED	21 TREES	155 SHRUBS

*POND PERIMETER IS MEASURED ALONG THE TOP OF THE BANK ELEVATION, EXCLUDING THE
DESIGNATED OVERFLOW AREA.

PARKING LOT REQUIREMENTS			
PARKING LOT INTERIOR LANDSCAPING			
LANDSCAPE ISLANDS PROVIDED	CANOPY TREES REQUIRED - 1 TREE PER PARKING ROW	CANOPY TREES PROVIDED - 1 TREE PER PARKING ROW	PARKING LOT SHRUBS 6 SHRUBS PER ROW REQUIRED/PROVIDED
20 ISLANDS	22	33	132 REQ. / 207 PRO.
PARKING LOT PERIMETER LANDSCAPE			
PARKING LOT PERIMETER LANDSCAPE (LF)	REQUIRED LANDSCAPE 1 TREE EVERY 30 LF REQUIRED/PROVIDED	REQUIRED LANDSCAPE 5 SHRUBS EVER 30 FT REQUIRED/PROVIDED	
799 LF	27 REQ. / 28 PRO.	132 REQ. / 195 PRO.	

SITE PERIMETER REQUIREMENTS			
ADJACENT LAND USE	PERIMETER LENGTH	REQUIRED TREES 5 TREE / 100 LF REQUIRED/PROVIDED	REQUIRED SHRUBS 8 SHRUBS / 100 LF REQUIRED/PROVIDED
BUFFER TYPE "B" (SOUTH PROPERTY LINE)	705 LF	36 REQ. / 45 PROVIDED (29 EVERGREEN TREES)	57 REQ. / 57 PROVIDED

LANDSCAPE PLANT LIST

	QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS TREES (UNLESS OTHERWISE NOTED)					
	11	EKC	SEEDLESS KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2" CAL.
	17	HOA	HERITAGE OAK	QUERCUS X MACDANIELII 'CLEMONS'	2" CAL.
	14	IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2" CAL.
	3	SSM	STATE STREET MAPLE	ACER MIYABE 'MORTON'	2" CAL.
	12	GSL	GREENSPIRE LINDEN	TILIA CORDATA GREENSPIRE	2" CAL.
	11	FRE	FRONTIER ELM	ULMUS FRONTIER	2" CAL.
ORNAMENTAL TREES					
	12	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER CANADENSIS	1.5" CAL.
	5	GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	1.5" CAL.
	5	HWM	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	1.5" CAL.
	3	LTR	JAPANESE TREE LILAC 'IVORY SILK'	SYRINGA RETICULATA	1.5" CAL.
	6	SPR	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	1.5" CAL.
EVERGREEN TREES					
	16	AUS	AUSTRIAN PINE	PINUS NIGRA	6' - HT.
	11	CBS	COLORADO SPRUCE	PICEA PUNGENS	6' - HT.
	14	SWP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' - HT.
DECIDUOUS SHRUBS					
	34	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.
	29	CEC	COMPACT EUROPEAN CRANBERRY	VIBURNUM OPULUS 'COMPACTUM'	5 GAL.
	58	KNO	KNOCK OUT ROSE	ROSA 'RADRAZZ'	5 GAL.
	24	SLH	LITTLE HENRY SWEETSPIRE	ITEA VIRGINICA 'SPRICH'	5 GAL.
	38	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.
	21	NSW	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL.
	26	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.
	9	QTS	TEXAS SCARLET QUINCE	CHAENOMELES SPECIOSA 'TEXAS SCARLET'	5 GAL.
	24	VKS	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	5 GAL.
	29	CHM	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII	5 GAL.
	28	DMS	DWARF MINNESOTA MOCKORANGE	PHILADELPHUS VIGINIALIS	5 GAL.
	32	RAB	RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS	5 GAL.
	28	RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	5 GAL.
	10	WCY	COYOTE WILLOW	SALIX EXIGUA	5 GAL.
	14	RTD	RED TWIG DOGWOOD	CORNUS STOLONIFERA 'BAILEY'	5 GAL.
EVERGREEN / BROADLEAF EVG. SHRUBS					
	21	BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.
	25	LOD	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.
	6	MSL	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	5 GAL.
	23	MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS COLORADOENSIS	5 GAL.
	32	CHI	CHIEFTAN MANZANITA	ARCTOSTAPHYLOS COLORADOENSIS 'CHIEFTAN'	5 GAL.
	31	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL.
	21	MEJ	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	5 GAL.
	40	TAM	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL.
ORNAMENTAL GRASSES					
	61	ADM	COMPACT MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	1 GAL.
	161	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL.
	80	HFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL.
	44	LBG	THE BLUES LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	1 GAL.
	63	MLM	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	1 GAL.
	119	BGG	BLUE GRAMA GRASS	BOUTELOUA GRACILLIS	1 GAL.

WETLAND SEED MIX

	"LOAMY DETENTION POND (DRY) MIX" BY PAWNEE BUTTES SEED, INC. OR APPROVED EQUAL
--	--

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	7%	0.75
BUFFALOGRASS	BUCHLOE DACTYLOIDES	16%	1.60
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	20%	2.00
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	18%	1.80
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	39%	4.00
TOTAL		100%	10.15 DRILLED 20.3 BROADCAST 40.60 SMALL AREAS

NATIVE SEED MIX

	BUFFALO GRASS - BUCHLOE DACTYLOIDES APPLICATION RATE: SEED 2 TO 3 POUNDS PER 1,000 SQUARE FEET, OR AS INSTRUCTED BY SEED SUPPLIER.
--	--

TURF GRASS BLEND: SOD

	"4-WAY BLUEGRASS BLEND" BY BITTERSWEET TURF FARMS, INC. OR APPROVED EQUAL
--	---

COMMON NAME
NUGLADE
FREEDOM II
AWARD
SR 2100



Know what's below.
Call before you dig.

CITY COUNCIL CERTIFICATE:
Approved by City of Commerce City, City Council this ____ day of
_____, AD 20____.

Attest: _____
City Clerk Mayor

LANDSCAPE SCHEDULE

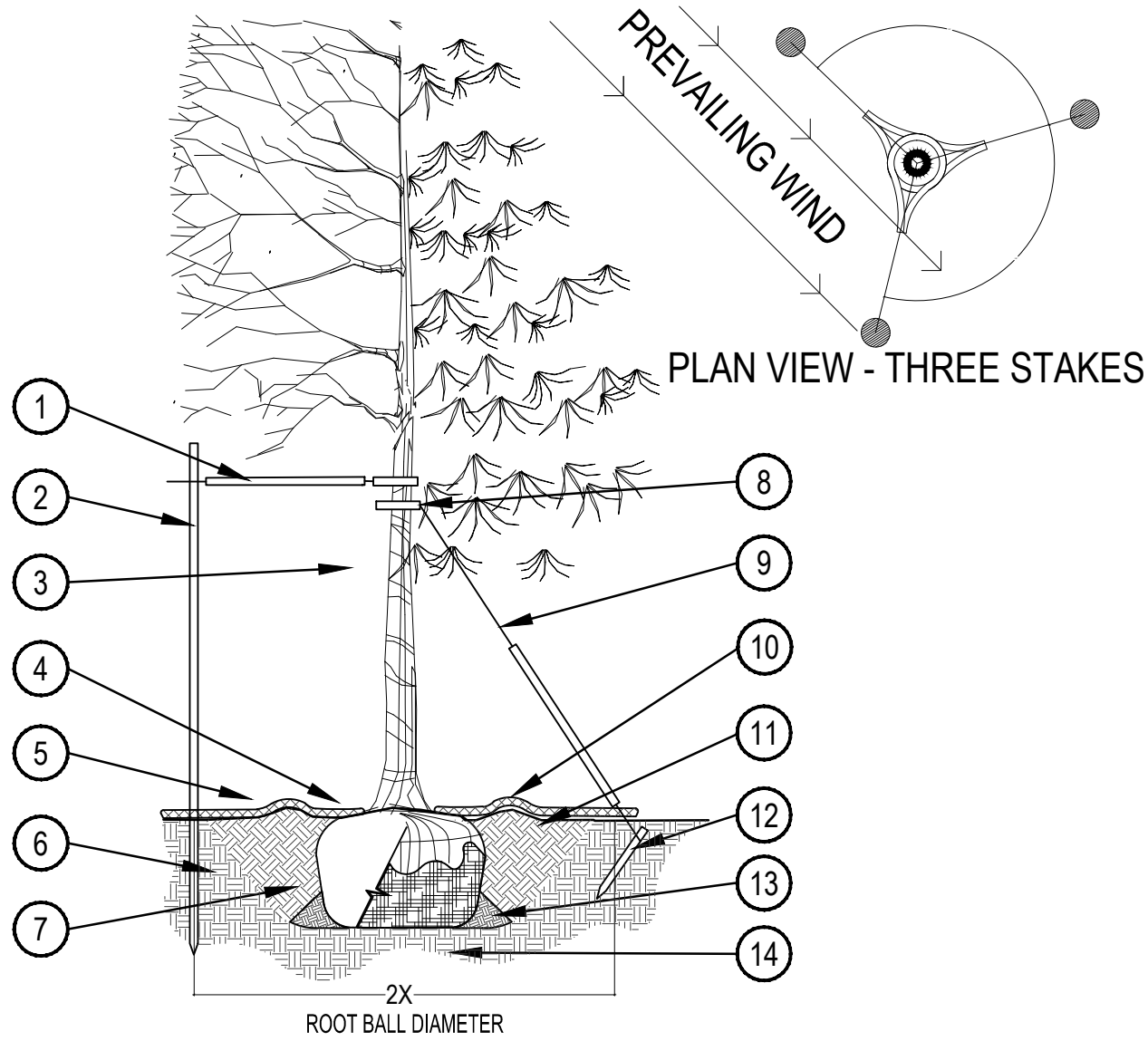
SHEET NO.: 8 OF 10
DATE: 7/12/2017



LANDING PLACE CHURCH

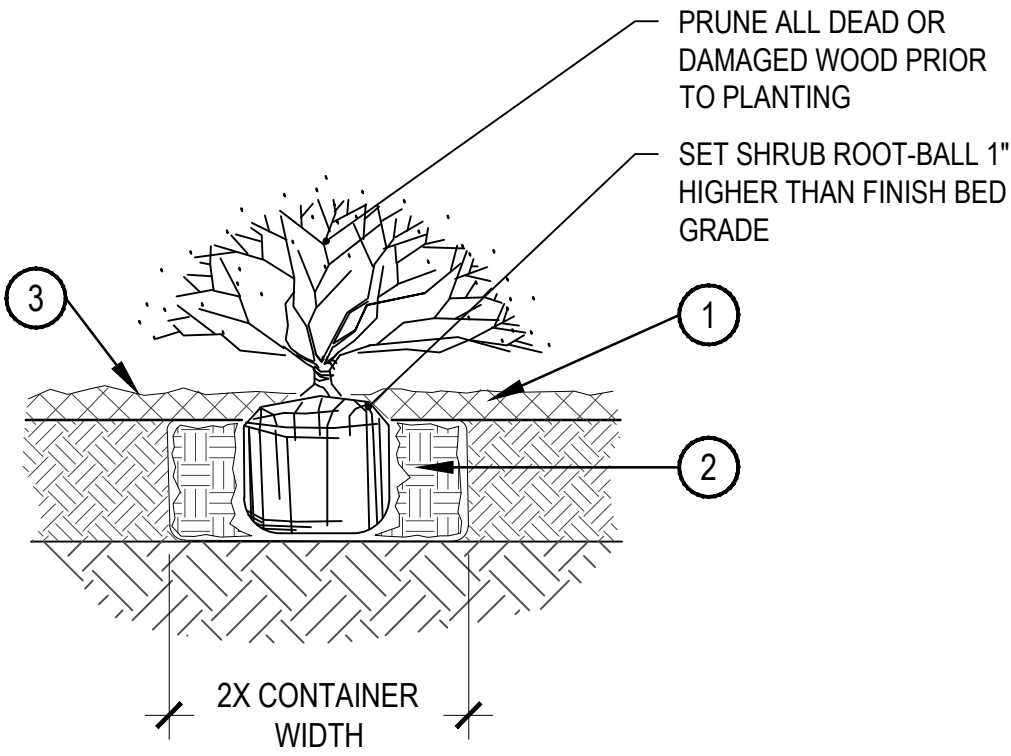
DEVELOPMENT PLAN

LOCATED IN THE LANDING PLACE CHURCH SUBDIVISION FILING NO. 1, IN THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

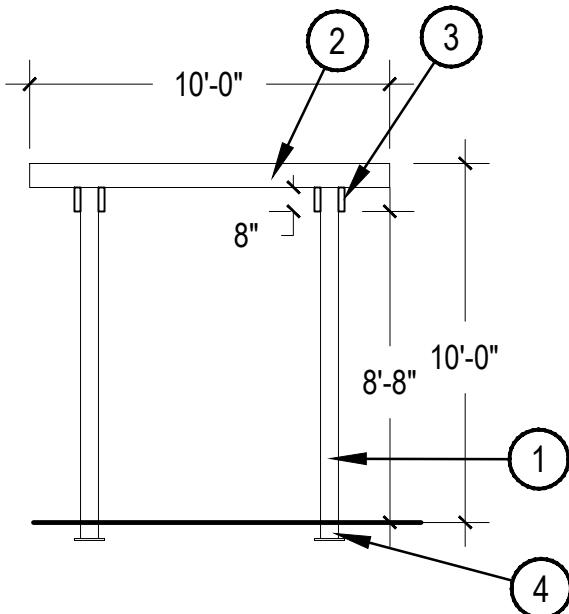
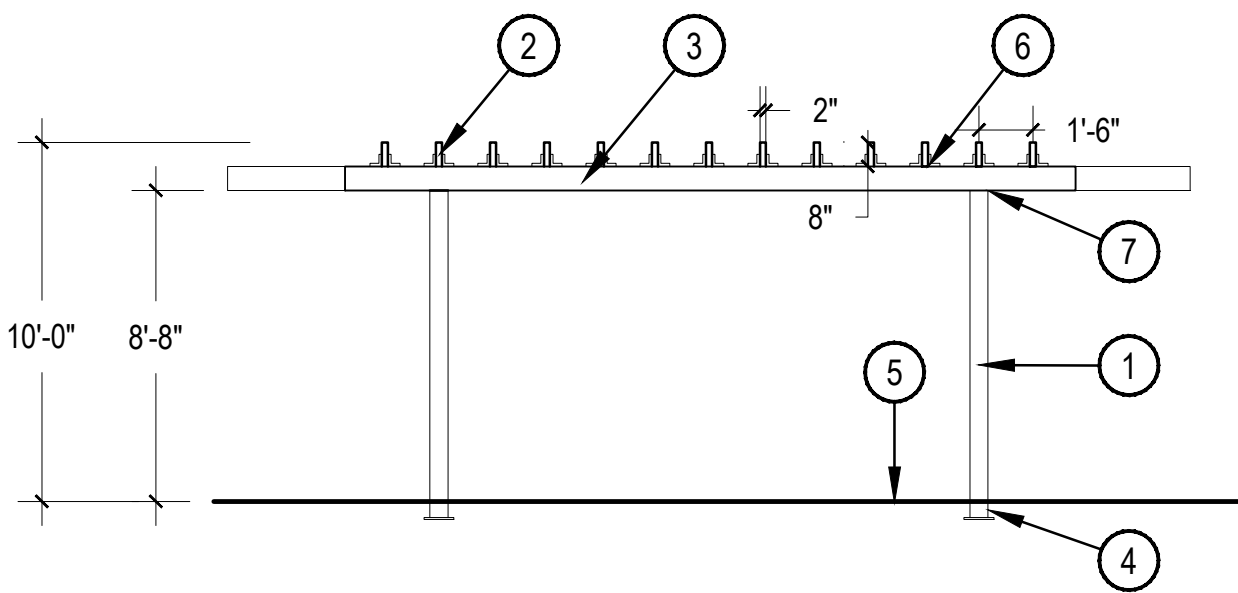
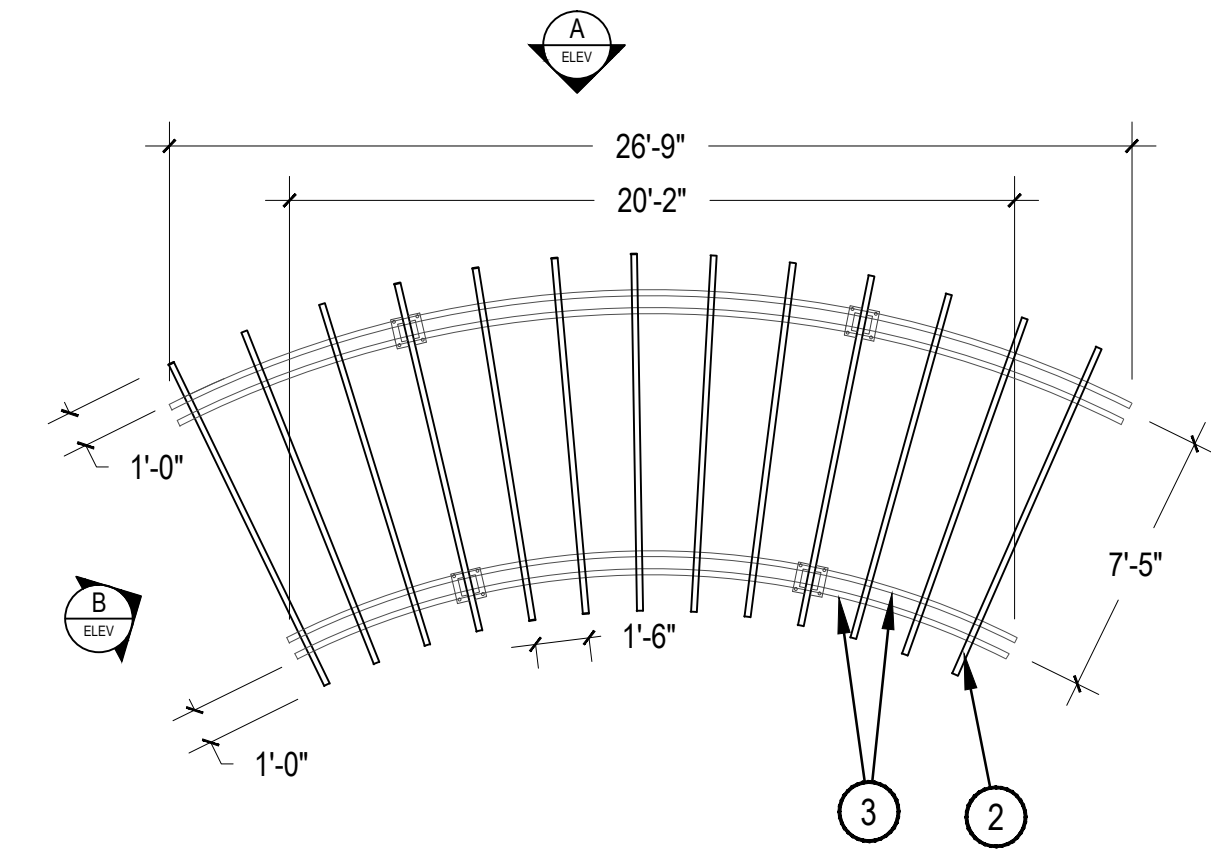
- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



- 6" x 6" TUBE STEEL BEAMS
- 2" x 8" CEDAR WITH MOUNTING BRACKETS
- 2" x 8" CROSS BEAMS
- CONCRETE FOOTING. REF: STRUCTURAL
- FINISH SURFACE
- WELD STEEL SLATS TO STEEL BEAM
- WELD STEEL CROSS BEAM TO ALL SUPPORTS

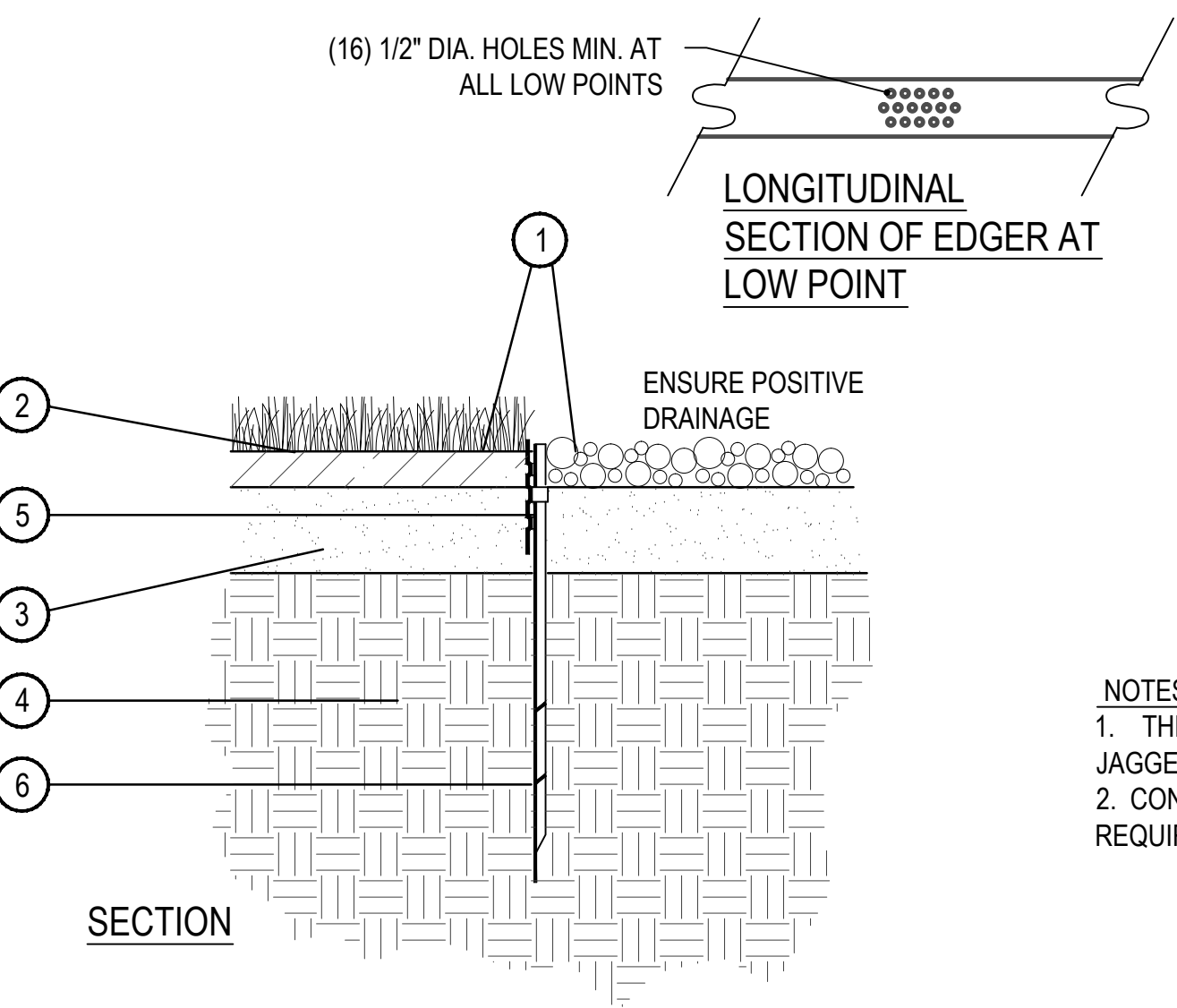
- NOTES:**
- THIS DETAIL SHOWS DESIGN INTENT ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
 - REFER TO STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION.
 - ALL EXPOSED STEEL TUBE ENDINGS WILL NEED TO BE CAPPED

3 TRELLIS

SCALE: 3/16" = 1'-0"

2 SHRUB PLANTING

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



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
- AMENDED SOIL PER SPECIFICATIONS
- SUBGRADE
- STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE

- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 STEEL EDGER

SCALE: 1" = 1'-0"



Know what's below.
Call before you dig.

CITY COUNCIL CERTIFICATE:
Approved by City of Commerce City, City Council this ____ day of _____, AD 20____.

Attest: _____
City Clerk Mayor

LANDSCAPE DETAILS

SHEET NO.: 9 OF 10
DATE: 7/12/2017



[illegible]

Attest: _____
City Clerk Mayor

SHEET NO.: 10 OF 10
DATE: 07/12/2017

welcome home



20.42 ACRES

LIGHTING FIXTURE SCHEDULE										
KEY	LAMPS		DESCRIPTION OF LUMINAIRE		MOUNTING DATA			LUMINAIRE SPECIFICATIONS		
	#	CODE	DESCRIPTION	FINISH	METHOD	RECESS DEPTH	CEILING TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS
AA	1	344W LED 4000K	DARK SKY COMPLIANT 30' PARKING LOT POLE WITH TYPE III OPTICS	BLACK	POLE	N/A	N/A	KIM LIGHTING	1SA-ALT-3-P-35-300L-4K-277	277
BB	1	344W LED 4000K	DARK SKY COMPLIANT 30' PARKING LOT POLE LIGHT WITH TYPE IV OPTICS	BLACK	POLE	N/A	N/A	KIM LIGHTING	1SA-ALT-4-P-35-300L-4K-277	277