

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.

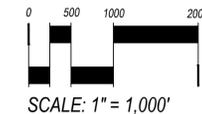
AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

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.



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

RCI INVESTMENTS
 DEVELOPMENT PLAN - EXISTING CONDITIONS
 9885 E. 104TH AVE
 COMMERCE CITY, COLORADO
 PARCEL IDENTIFICATION NUMBER (PIN): 0172110401011

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

DATE:
 02/10/2015
 05/29/2015
 09/03/2015
 10/15/2015
 10/29/2015
 12/05/2019

SHEET TITLE:
 COVER SHEET

L-1



NOT FOR CONSTRUCTION

LEGEND

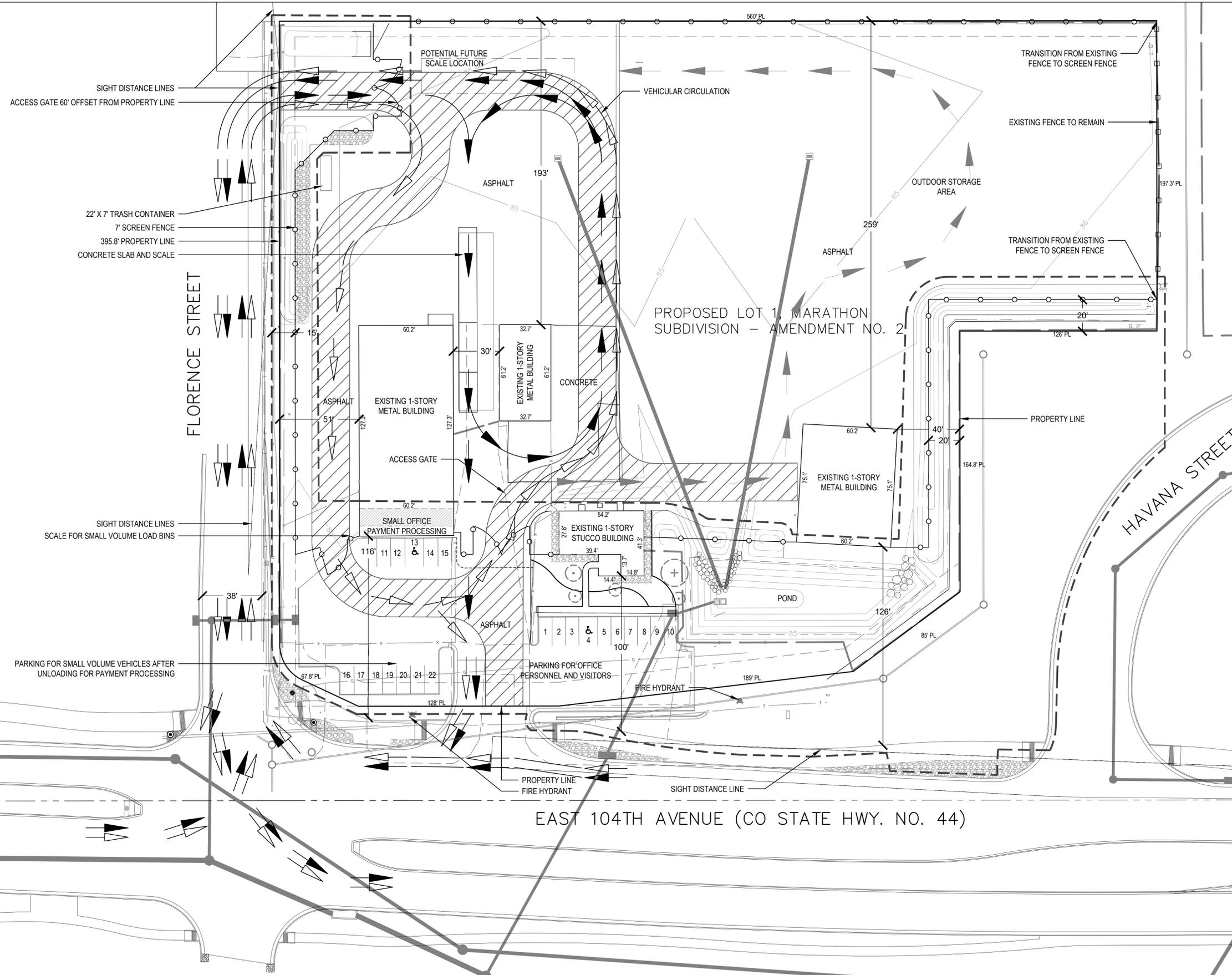
- 7' SOLID SCREEN FENCE (DTL 3, SHEET L-4)
- EXISTING CHAIN LINK FENCE TO REMAIN
- LARGE TRUCK TRAFFIC FLOW
- SMALL VOLUME TRAFFIC FLOW
- INTERNAL CIRCULATION
- EXISTING TREES TO REMAIN

PARKING SPACE DIMENSIONS

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

PARKING REQUIREMENTS

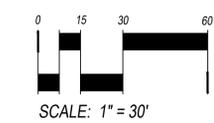
BUILDING USE	REQUIRED BY CODE	PROVIDED
SCRAP YARD	6	8
OFFICE	14	14



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Approved by the City Council of the City of
Commerce City, this ___ day of ___, A.D. ____

City Signature

NOT FOR CONSTRUCTION



CHECKED BY: JC
DRAWN BY: AB

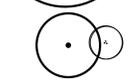
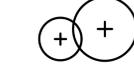
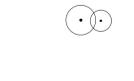
CITY OF COMMERCE CITY NOTES

- 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 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 WARRANT 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.

LANDSCAPE PLANT LIST

	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
				(UNLESS OTHERWISE NOTED)
DECIDUOUS TREES				
	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
ORNAMENTAL 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
EVERGREEN TREES				
	9	LPV LIMBER PINE	PINUS NIGRA	6' HT. MIN B&B
DECIDUOUS SHRUBS				
	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	SBB SILVER BUFFALOBERRY	SHEPHERDIA ARGENTEA	#5 CONT.
EVERGREEN SHRUBS				
	12	GCJ GREEN CARPET JUNIPER	JUNIPERUS COMMUNIS 'GREEN CARPET'	#5 CONT.
	12	SGJ SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	#5 CONT.
ORNAMENTAL GRASSES				
	25	RSG RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.
	32	PDS PRAIRIE DROPSOED	SPOROBOLUS HETEROLEPIS	#1 CONT.

IRRIGATED BUFFALO GRASS SEED MIX

 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.

TALL GRASS MIX BOTANICAL NAME:	VARIETY:	COMMON NAME:	% MIX:
BOUTELOUA DACTYLOIDES	BLAZE	BUFFALO GRASS	40
SCHIZACHYRIUM SCOPARIUM		LITTLE BLUESTEM	30
SCHIZACHYRIUM SCOPARIUM		BLAZE LITTLE BLUESTEM	30
TOTALS:			100

BUFFALO GRASS SEED MIX

 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.

TALL GRASS MIX BOTANICAL NAME:	VARIETY:	COMMON NAME:	% MIX:
BOUTELOUA DACTYLOIDES	BLAZE	BUFFALO GRASS	40
SCHIZACHYRIUM SCOPARIUM		LITTLE BLUESTEM	30
SCHIZACHYRIUM SCOPARIUM		BLAZE LITTLE BLUESTEM	30
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 WILDRIE	ELMUS CANADENSIS	15%	5.00
ALKALI SACATON	SPOROBOLUS AIROIDES	2%	0.10
BALTIC RUSH	JUNCUS BALTICUS	1%	0.10
CAMPER LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	10%	3.30
PRAIRIE CORDGRASS	SPARTINA PECTINATA	15%	3.60
TUFTED HAIRGRASS	DESCHAMPSIA 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%



Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION

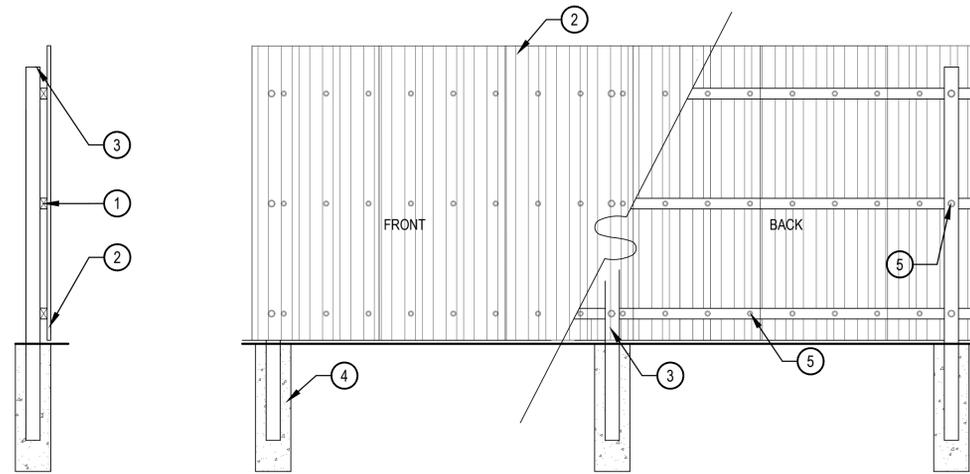
CITY COUNCIL CERTIFICATE:
Approved by the City Council of the City of
Commerce City, this ___ day of ___, A.D. ____.

City Signature

REFER TO COMMERCE CITY APPROVED PLANTING DETAIL

1 TREE 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

REFER TO COMMERCE CITY APPROVED PLANTING DETAIL

2 SHRUB PLANTING

SCALE: NTS

3 METAL SCREEN FENCE

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

RCI INVESTMENTS
DEVELOPMENT PLAN - EXISTING CONDITIONS
9885 E. 104TH AVE
COMMERCE CITY, COLORADO
PARCEL IDENTIFICATION NUMBER (PIN): 0172110401011

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

DATE:
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Commerce City, this ___ day of ___, A.D. ____
City Signature _____



NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE
DETAILS

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
-  WETLAND NATIVE SEED
-  PERFORATED STEEL EDGER
-  7' SOLID SCREEN FENCE TO MEET COMMERCE 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
104TH AVENUE		PER NORTHERN RANGE STREETSCAPE PLAN
FLORENCE STREET	TREES 30-40' O.C.	10 TREES
PARKING LOT	3 TREES AND 13 SHRUBS	3 TREES AND 13 SHRUBS
POND	8 TREES AND 74 SHRUBS	8 TREES AND 74 SHRUBS

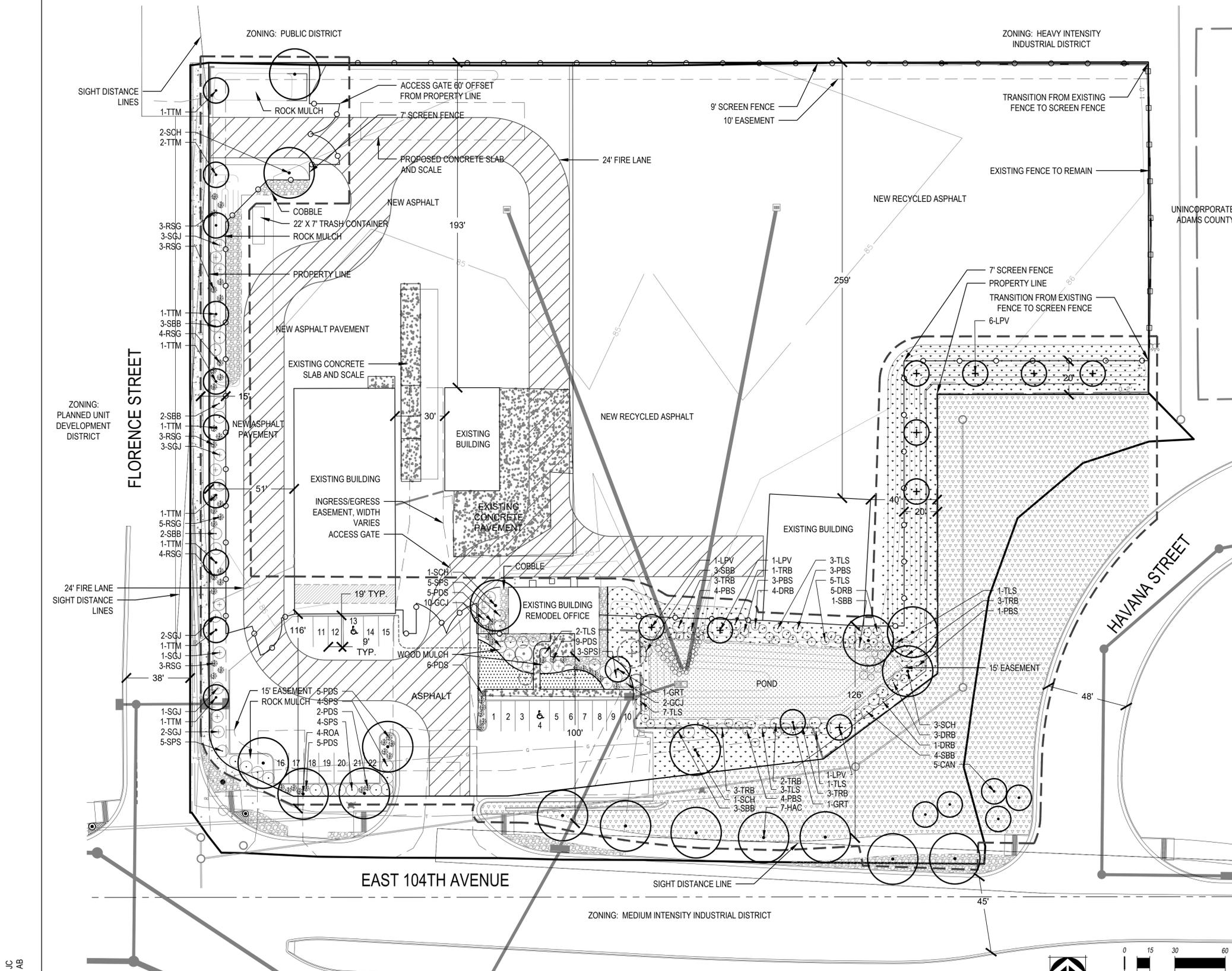
NOTE: PARKING LANDSCAPE REQUIREMENTS ARE 1 TREE AND 5 SHRUBS PER 30 FEET OF R.O.W. PERIMETER. R.O.W. PERIMETER IS 75 L.F.

NOTE: POND LANDSCAPE REQUIREMENTS ARE 1 TREE AND 10 SHRUBS PER 50 FEET OF POND PERIMETER. POND PERIMETER IS 370 L.F.

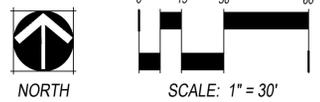
NOTE: MISSING VEGETATION WILL BE REPLACED IN THE SPRING.

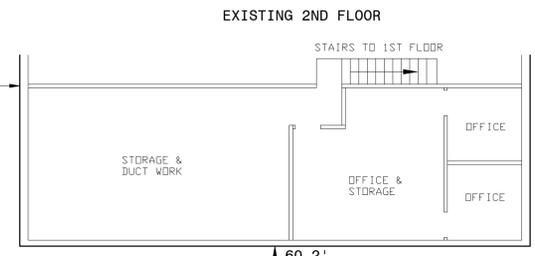
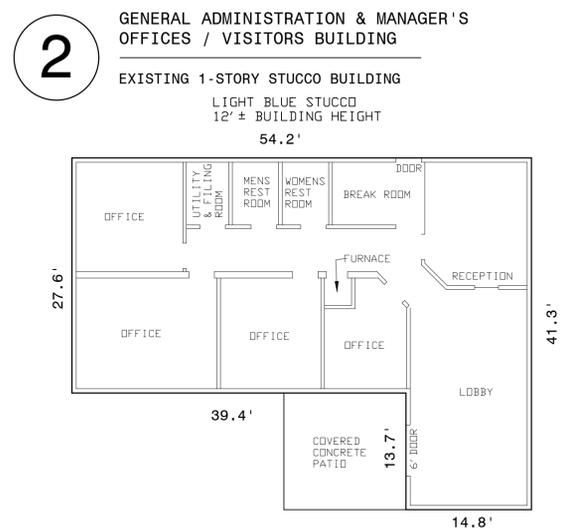
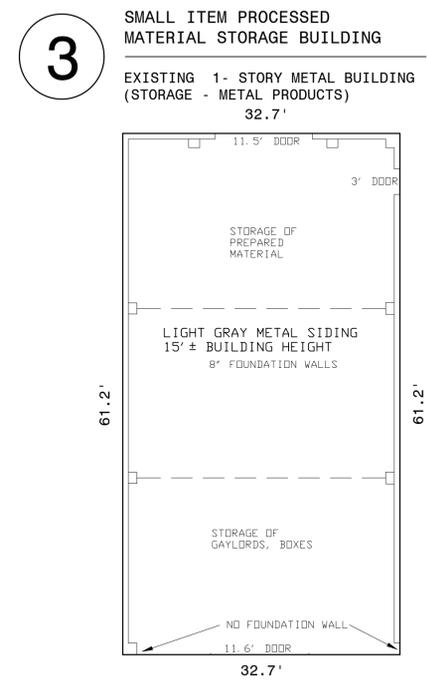
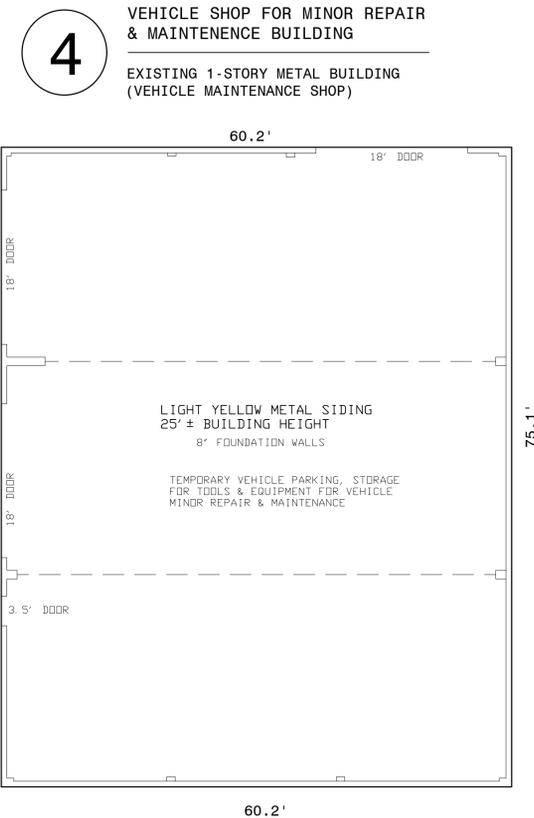
CITY COUNCIL CERTIFICATE:
Approved by the City Council of the City of Commerce City, this ____ day of ____, A.D. ____.

City Signature _____

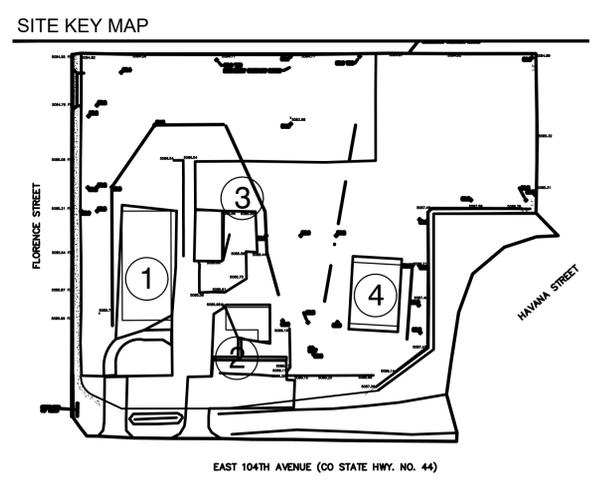
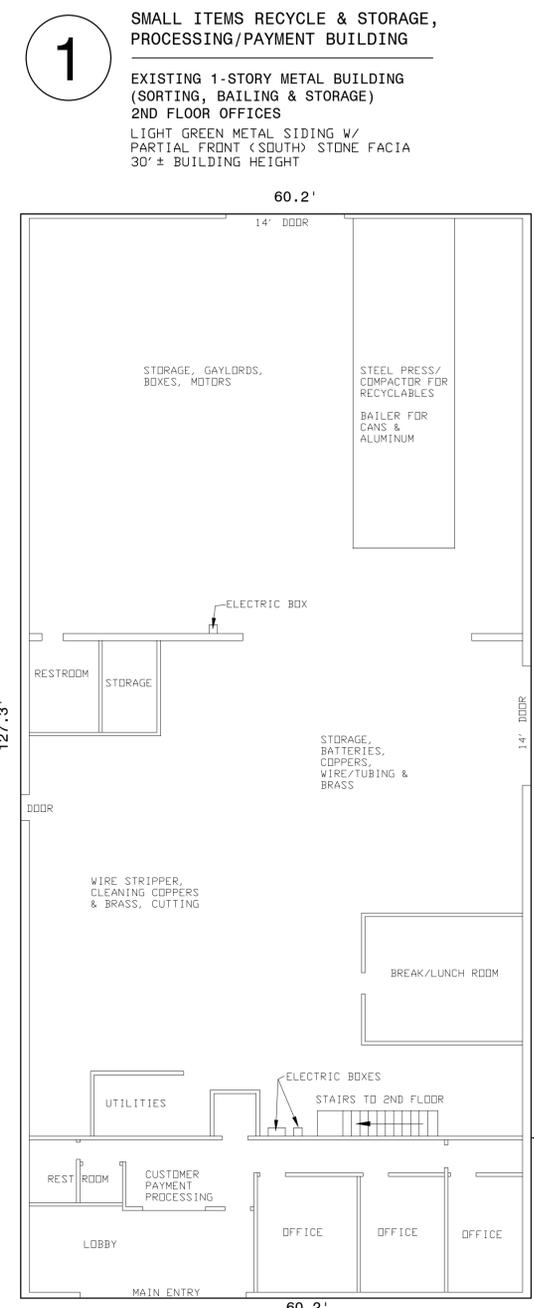


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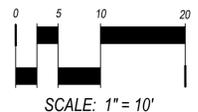




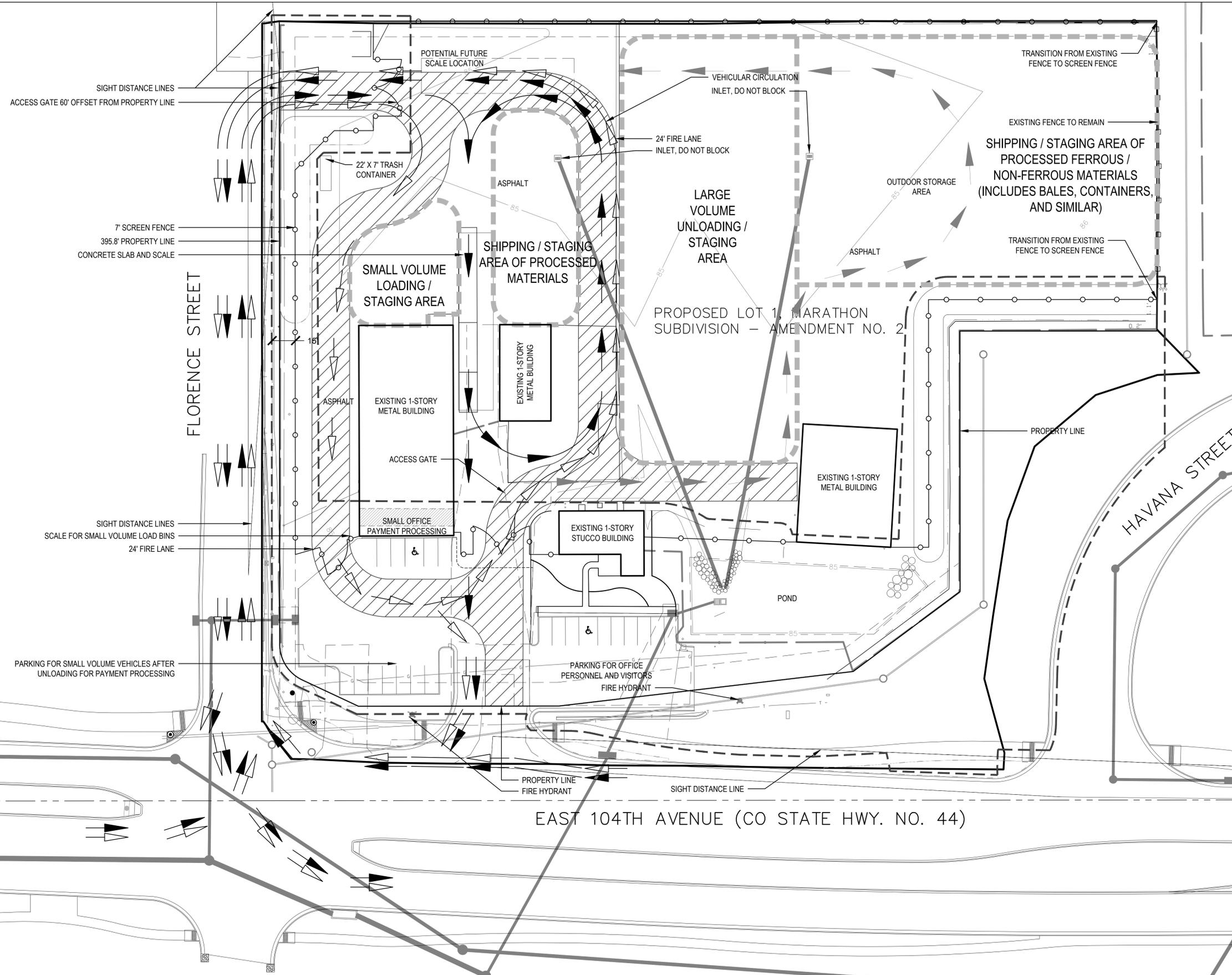
LOCATION OF TEMPORARY 4' x 8' "RECYCLED CONNECTIONS" SIGN
FUTURE LOCATION OF 5' x 10' PERMANENT SIGN



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



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



- LEGEND**
- 7'-9" SOLID SCREEN FENCE
 - EXISTING CHAIN LINK FENCE TO REMAIN
 - ▶ LARGE TRUCK TRAFFIC FLOW
 - ◀ SMALL VOLUME TRAFFIC FLOW
 - INTERNAL CIRCULATION

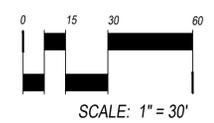
PLANT REQUIREMENTS

LARGE VOLUME LOADING/STAGING AREA - THIS AREA IS WHERE LARGE SHIPMENTS OF MATERIALS ARE UNLOADED AND TEMPORARILY STORED UNTIL THEY ARE SORTED AND THEN READIED FOR SHIPMENT OFFSITE. MATERIALS ARE TYPICALLY DUMPED IN THIS AREA BY LARGE TRUCKS AND KEPT IN MANAGEABLE PILES, NO TALLER THAN 8 FT.

SMALL VOLUME LOADING/STAGING AREA - THIS AREA IS WHERE SMALL AMOUNTS OF MATERIALS ARE UNLOADED AND TEMPORARILY STORED UNTIL THEY ARE SORTED AND THEN READIED FOR SHIPMENT OFFSITE. MATERIALS IN THIS AREA ARE DROPPED BY PRIVATE INDIVIDUALS AND CONSIST OF SMALL AMOUNTS OF MATERIALS. ITEMS ARE STACKED AND PILED, NO TALLER THAN 8 FT.

SHIPPING/STAGING AREA - THIS AREA IS WHERE MATERIALS READY FOR SHIPMENT ARE PREPARED AND STAGED FOR SHIPPING. MATERIALS IN THIS AREA ARE BALED OR PLACED IN SHIPPING BINS AND STORED UNTIL SHIPPED VIA TRUCK.

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



NOT FOR CONSTRUCTION

CHECKED BY: JC
DRAWN BY: AB