

CHECKED BY: JC
DRAWN BY: AB

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.

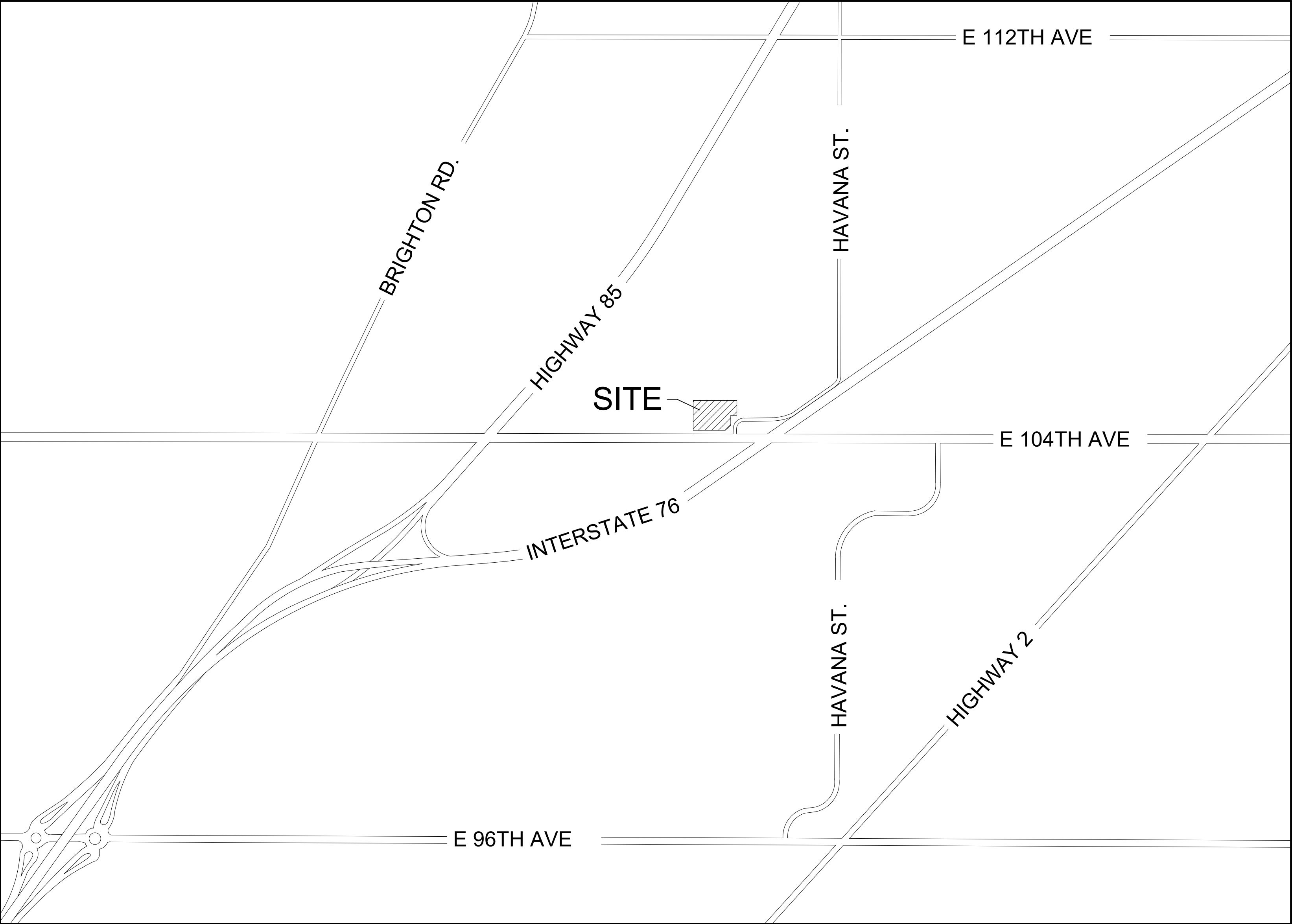
FENCING NOTE: APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY OF COMMERCE CITY'S FENCING REQUIREMENTS.

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

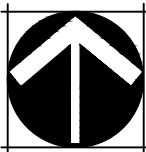
AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

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.

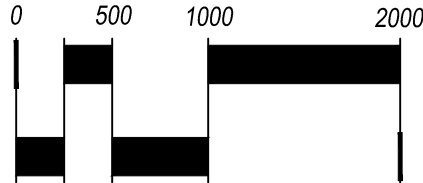
UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER LAND DEVELOPMENT CODE.



VICINITY MAP



NORTH



SCALE: 1" = 1,000'

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



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1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

RCI INVESTMENTS

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

NOT FOR
CONSTRUCTION

SHEET TITLE:

COVER SHEET

L-1

RCI INVESTMENTS

DEVELOPMENT PLAN

9985 E. 104TH AVE
COMMERCE CITY, COLORADO
PARCEL IDENTIFICATION NUMBERS (PIN): 0172110401003 & 0172110401004

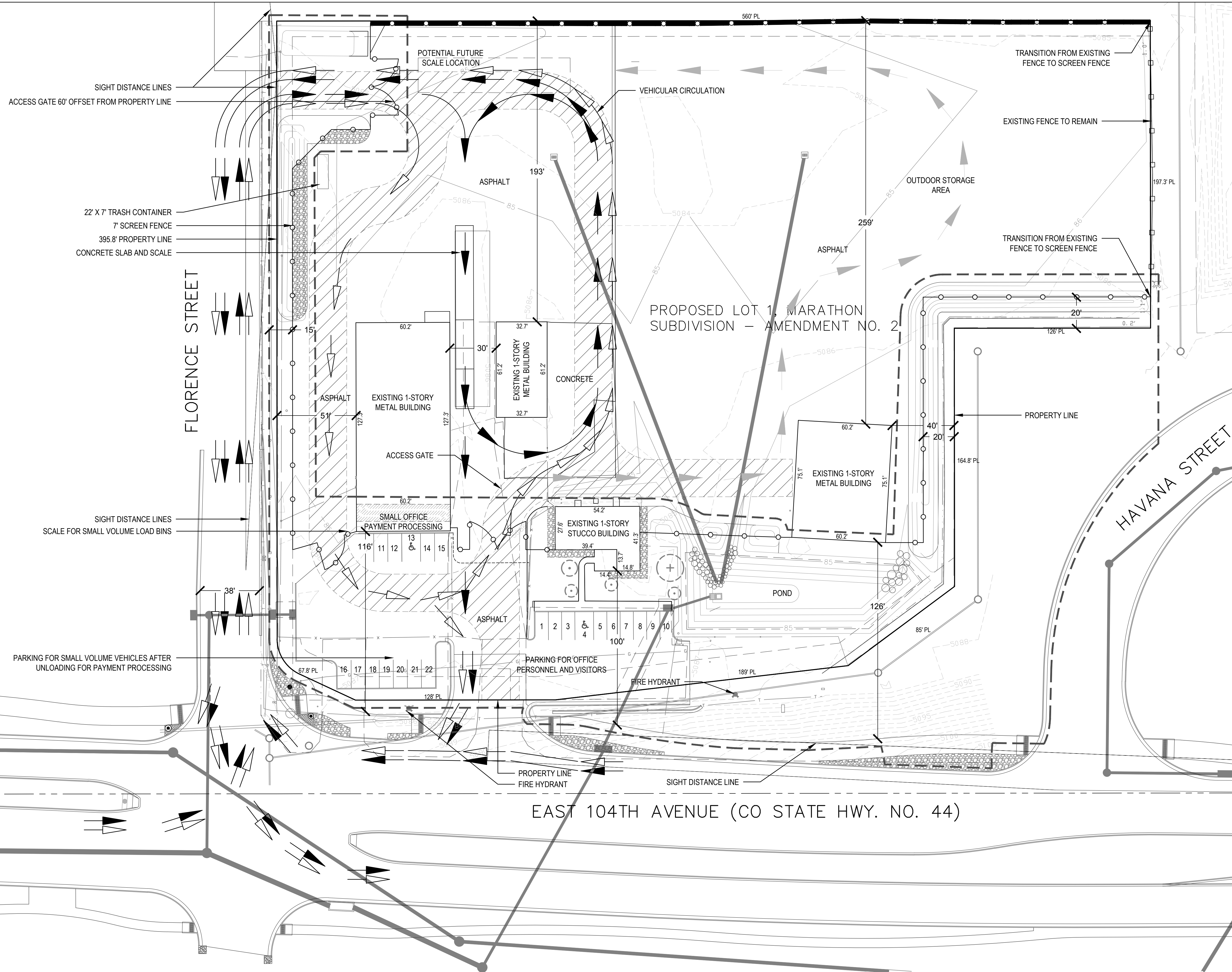
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SHEET TITLE:
SITE PLAN



LEGEND

- 7' SOLID SCREEN FENCE (DTL 3, SHEET L-4)
- 9' 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

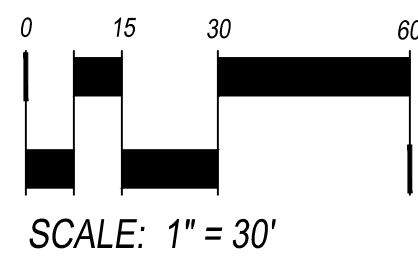
STANDARD PARKING SPACE: 9' x 19' TYP.
HANDICAPPED PARKING SPACE: 14' x 19' TYP.

PARKING REQUIREMENTS

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

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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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 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 BUFFALO BERRY	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 DROPSEED	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 SCHIZACHYRIUM SCOPARIUM SCHIZACHYRIUM SCOPARIUM	BLAZE	BUFFALO GRASS LITTLE BLUESTEM BLAZE LITTLE BLUESTEM	40 30 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.
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TALL GRASS MIX BOTANICAL NAME:	VARIETY:	COMMON NAME:	% MIX:
BOUTELOUA DACTYLOIDES SCHIZACHYRIUM SCOPARIUM SCHIZACHYRIUM SCOPARIUM	BLAZE	BUFFALO GRASS LITTLE BLUESTEM BLAZE LITTLE BLUESTEM	40 30 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 WILDRYE	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%



OWNER:

RCI INVESTMENTS LLC
C/ O JIM BRIENZA

155 W 62ND AVE
DENVER, CO 80216-1004

LANDSCAPE NOTES

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- 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.
- 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.
- THE CONTRACTOR SHALL WARRANTLY 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.
- 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.
- 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.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5 CU.YRDS/1,000SF OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- 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.

- 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.
- 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.
- 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.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- 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.
- SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. 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.

- SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 1 1/2" LOCAL RIVER ROCK LANDSCAPE MULCH (OR APPROVED EQUAL) OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC OR WOOD MULCHED WITH 3" DEPTH GORILLA HAIR CEDAR LANDSCAPE MULCH (OR APPROVED EQUAL) OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. REFER TO PLANS FOR MULCH TYPE LOCATION.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- 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.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

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

City Signature _____

APPROVED BY RCI
06-10-15

DATE:
02/10/2015
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09/03/2015
10/15/2015
10/29/2015

NOT FOR
CONSTRUCTION

SHEET TITLE:
LANDSCAPE
NOTES

REFER TO COMMERCE CITY APPROVED PLANTING DETAIL

1 TREE PLANTING DETAIL

SCALE: NTS

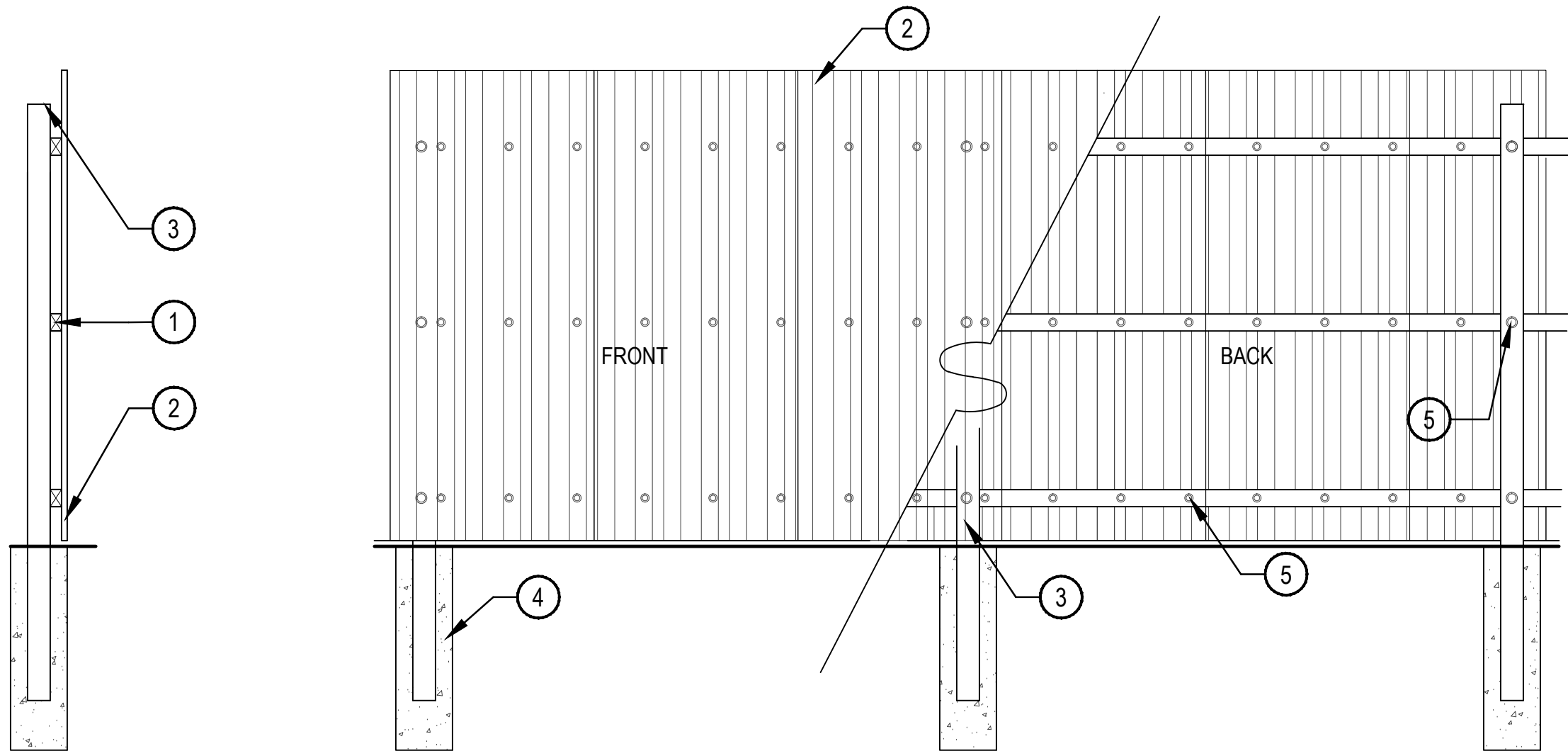
REFER TO COMMERCE CITY APPROVED PLANTING DETAIL

2 SHRUB PLANTING

SCALE: NTS

3 METAL SCREEN FENCE

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



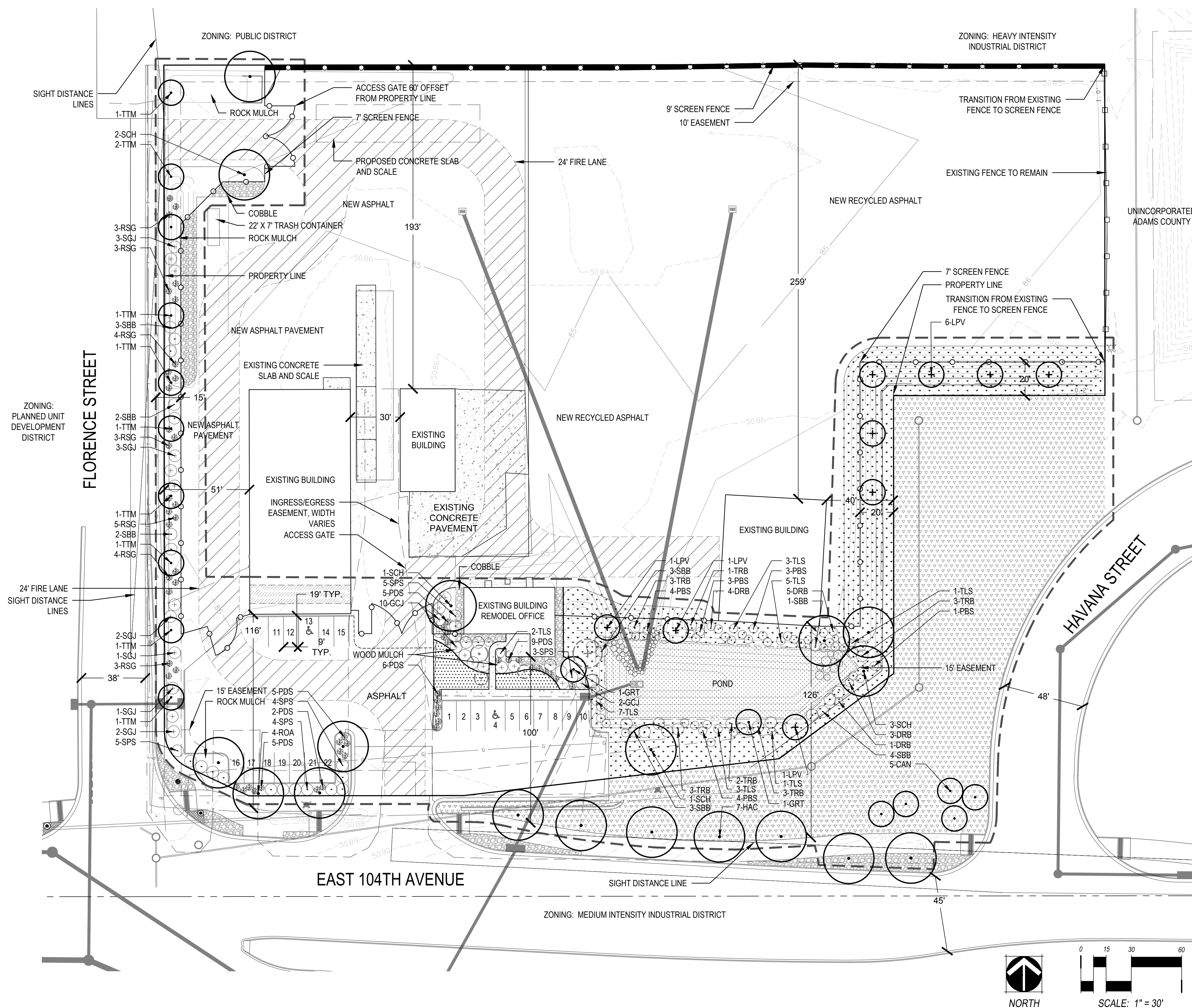
- 1 1"x3" STEEL RAILS
- 2 38" CORRUGATED PANEL, TRADITIONAL, BRITE WHITE, CONTACT: STEELOCK 303-295-1915
- 3 4" DIA. STEEL POSTS, 8' O.C.
- 4 CONC. FOOTING BY OTHERS
- 5 TAP SCREWS

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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	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)
	9' SOLID SCREEN FENCE TO MEET COMMERCE CITY STANDARDS (DTL 3, SHEET L-4)
	EXISTING CHAIN LINK FENCE TO REMAIN
	LIMIT OF LANDSCAPE IMPROVEMENTS

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

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%)

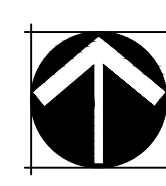
SITE ELEMENT	CODE REQUIREMENTS	PROVIDED
104TH AVENUE		PER NORTHERN RANGELANDS STREETScape PLAN
FLORENCE STREET	TREES 30-40' O.C.	10 TREES
PARKING LOT	3 TREES AND 13 SHRUBS	3 TREES AND 13 SHRUBS
POND	8 TREES AND 74 SHRUBS	8 TREES AND 74 SHRUBS

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.

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

City Signature _____



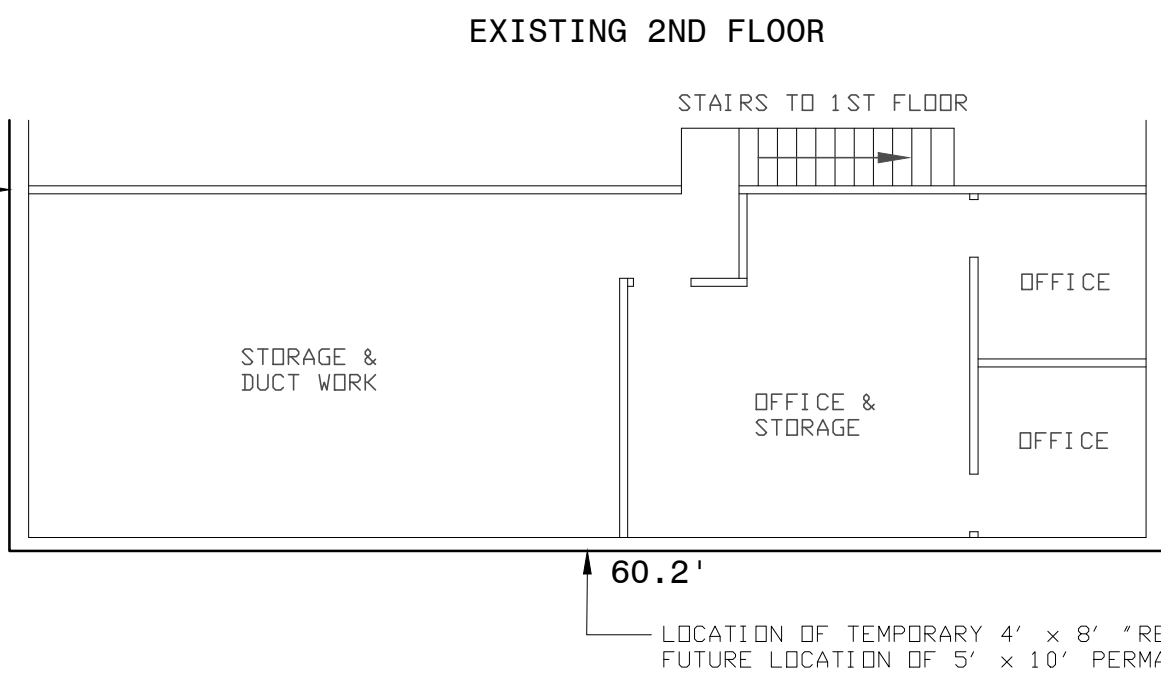
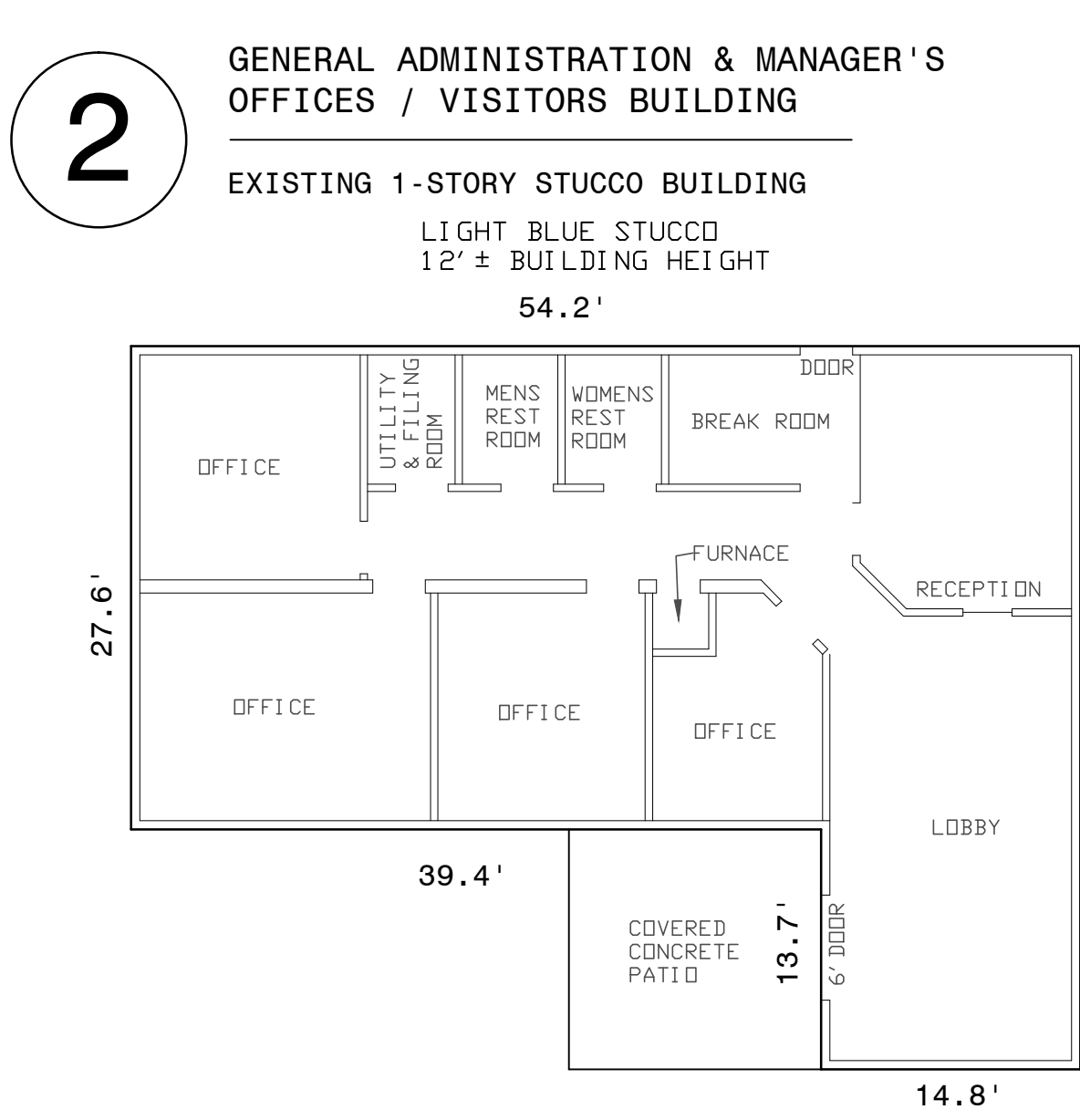
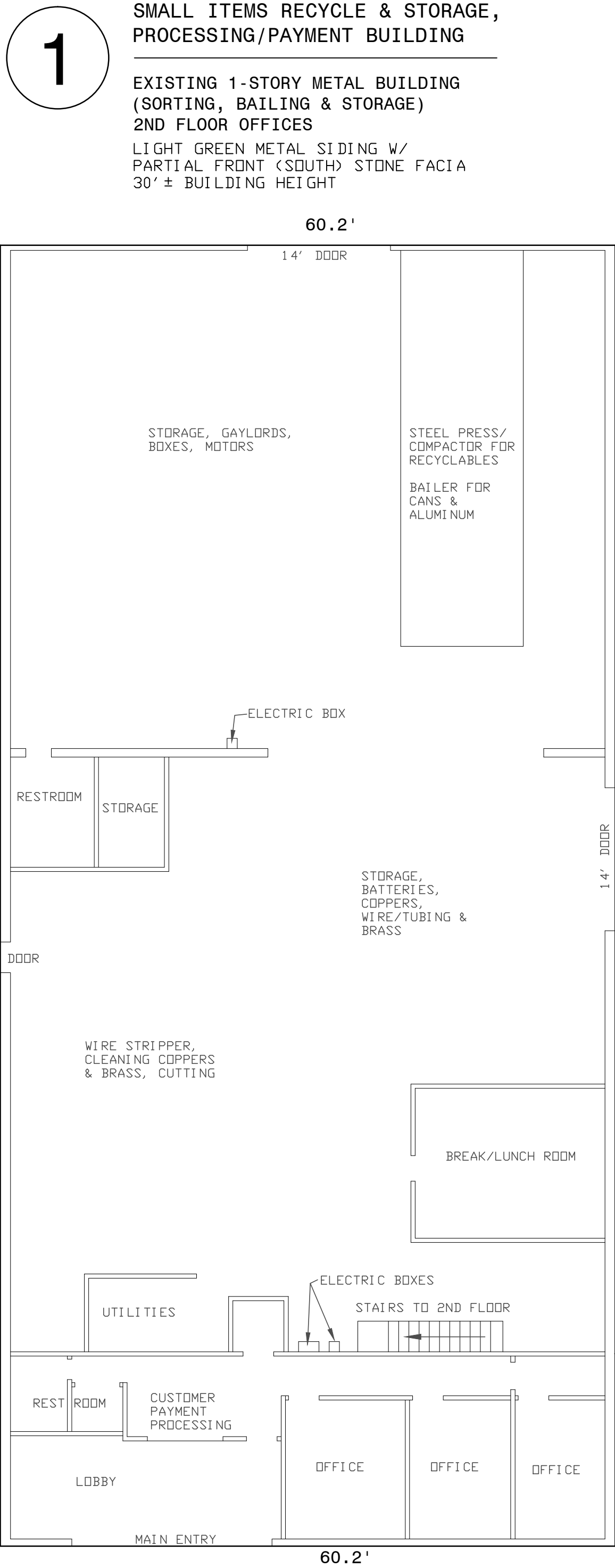
15 30

SCALE: 1" = 30'

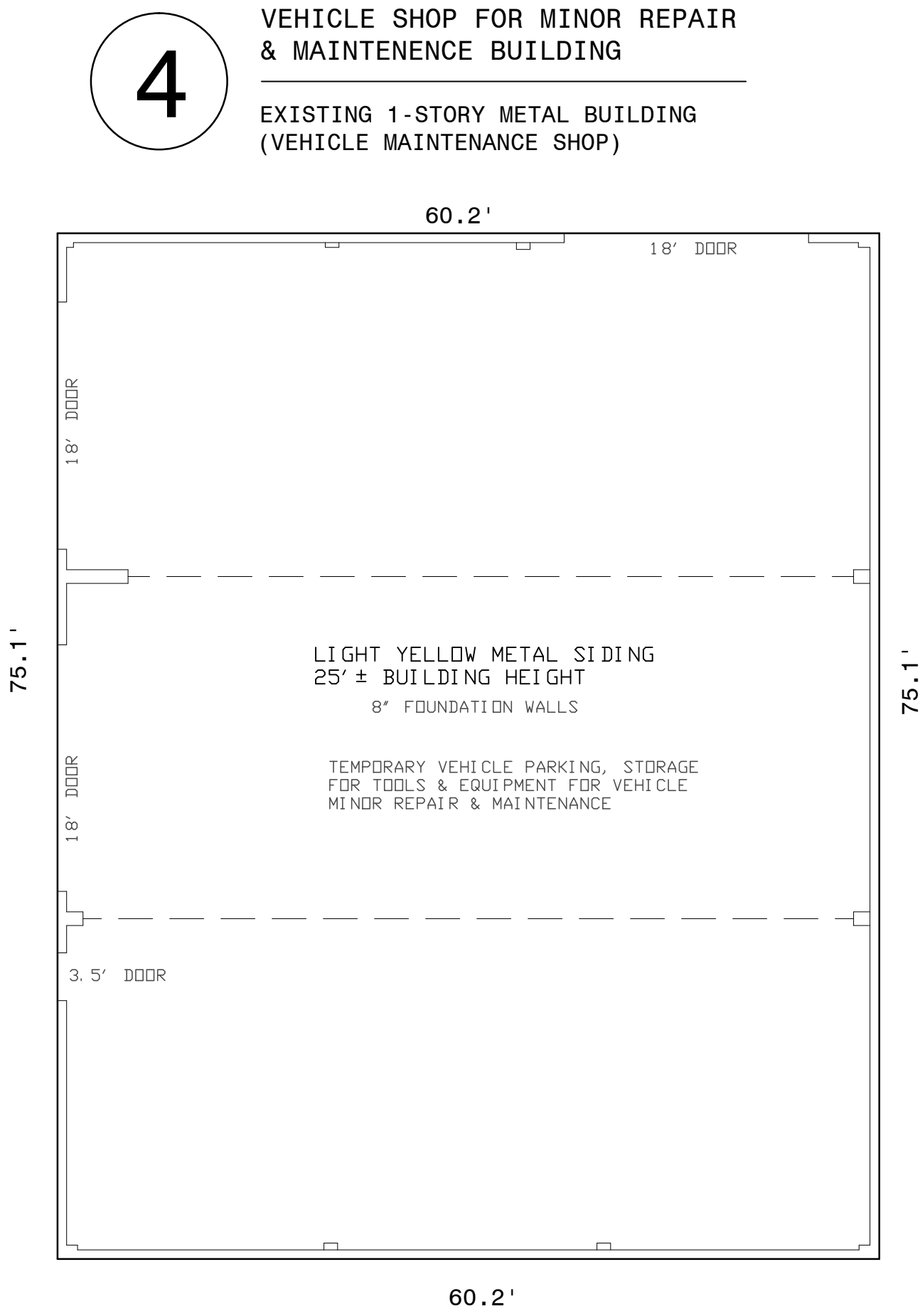
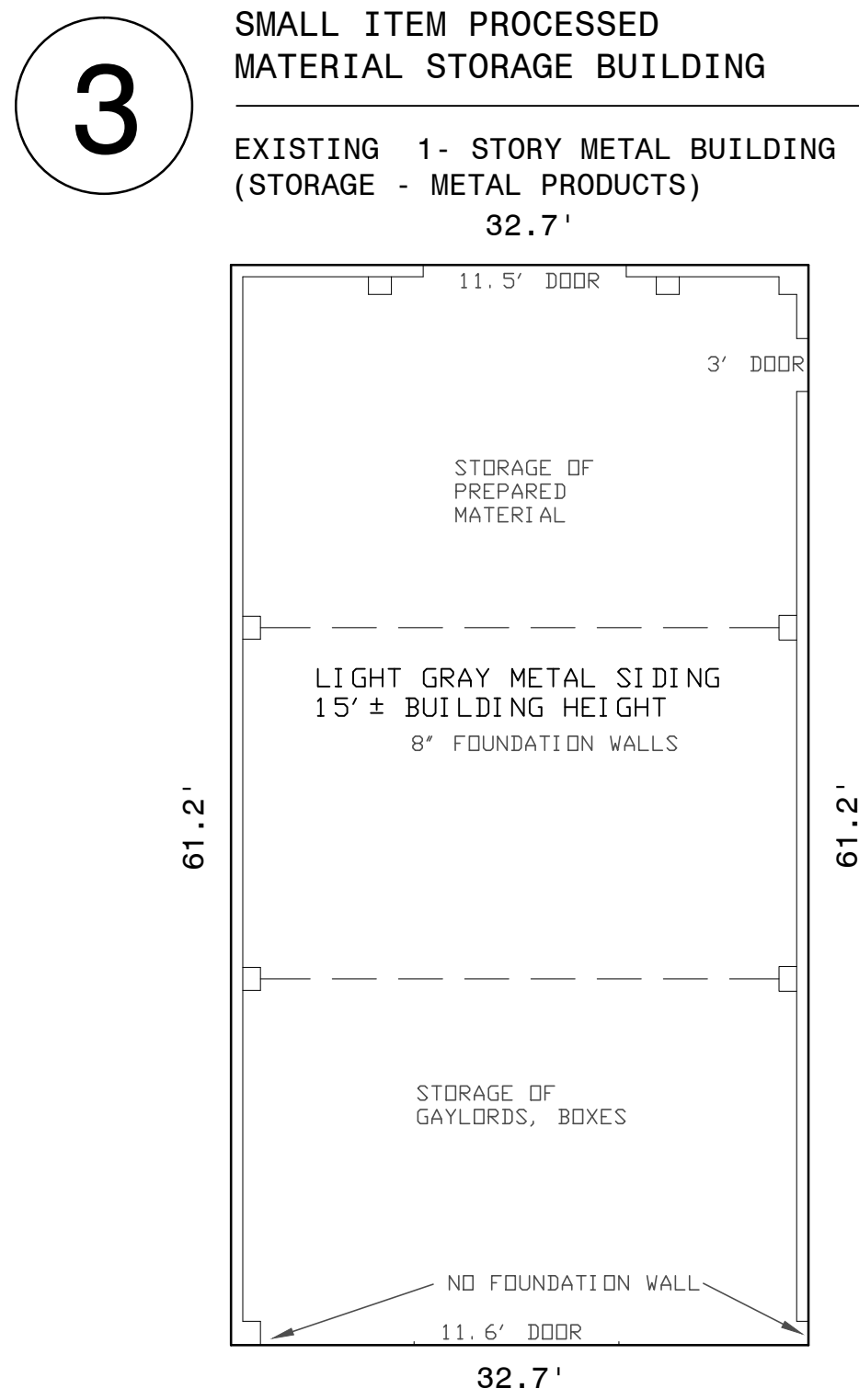


Know what's below.
Call before you dig.

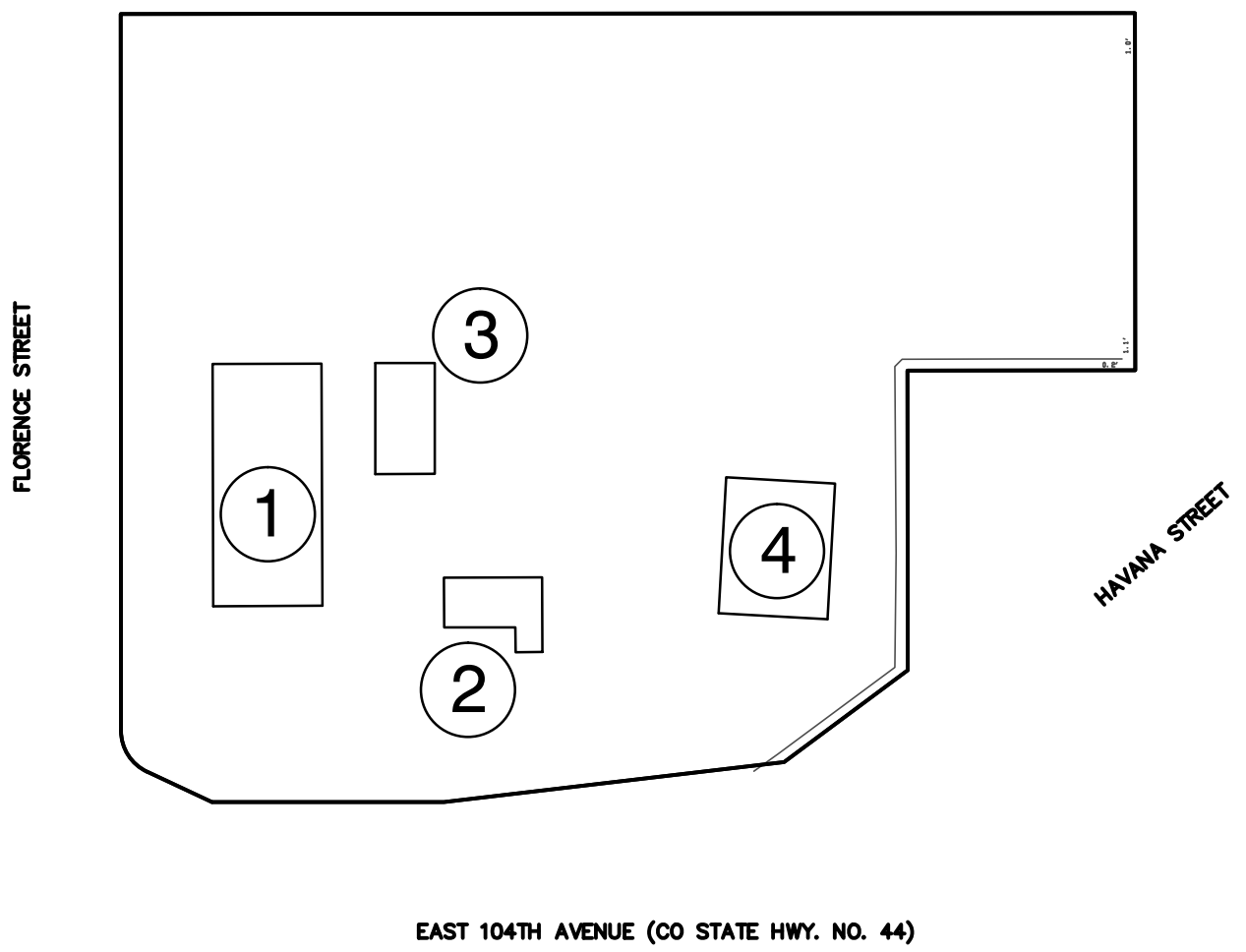
CHECKED BY: JC
DRAWN BY: AB



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

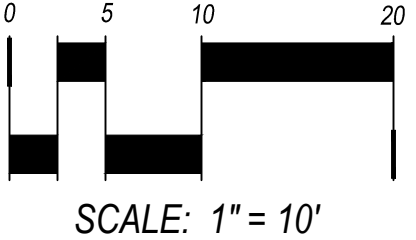


SITE KEY MAP



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

RCI INVESTMENTS

OUTDOOR STORAGE PLAN

9985 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

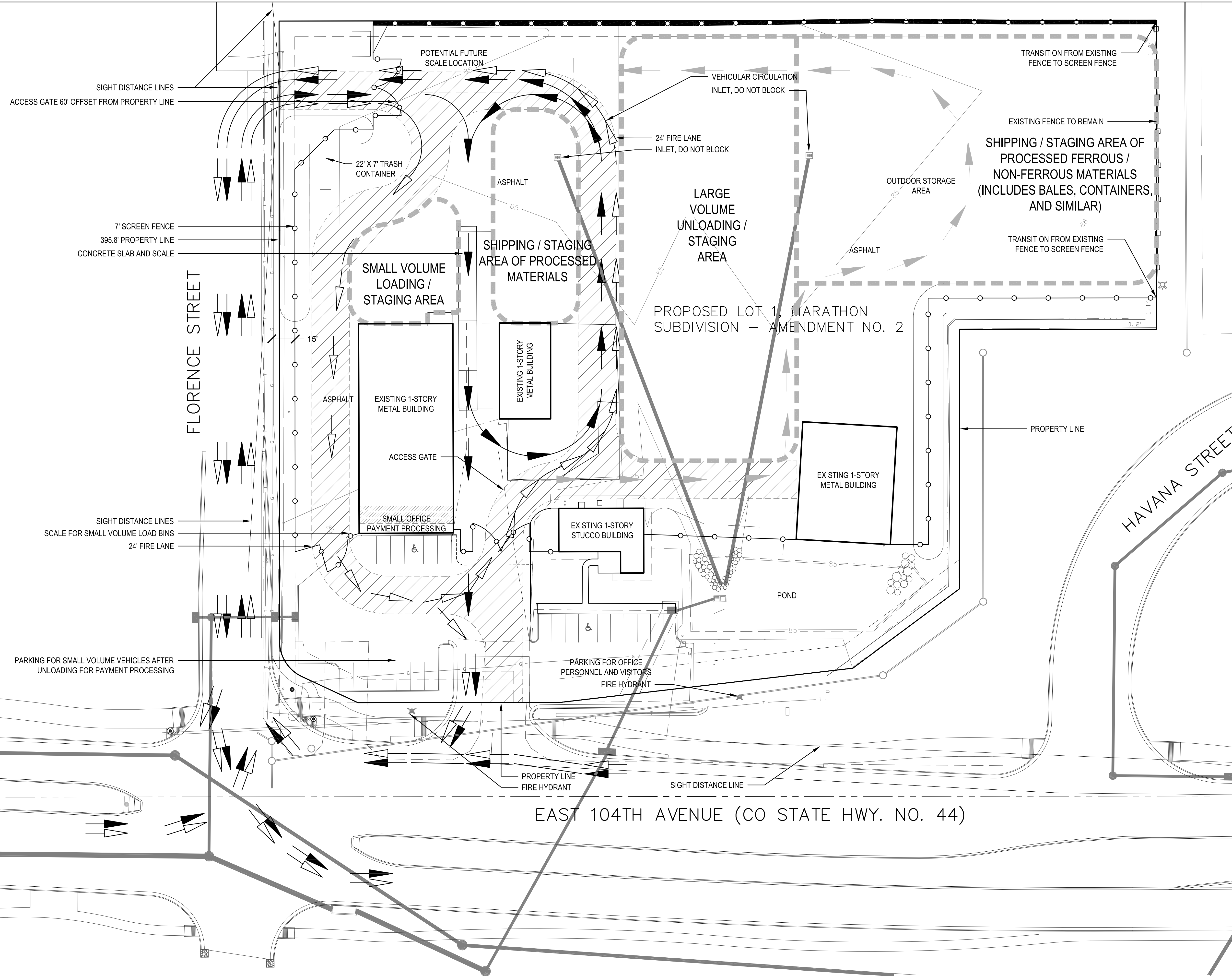
APPROVED BY RCI
06-10-15

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

**NOT FOR
CONSTRUCTION**

SHEET TITLE:
OUTDOOR
STORAGE PLAN

OS-1



LEGEND

- 7'-9" SOLID SCREEN FENCE
- 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 _____

