

91ST & MONACO DEVELOPMENT PLAN

9109 MONACO STREET
COMMERCE CITY, COLORADO
PARCEL IDENTIFICATION NUMBER (PIN): 172120301004

LEGAL DESCRIPTION:

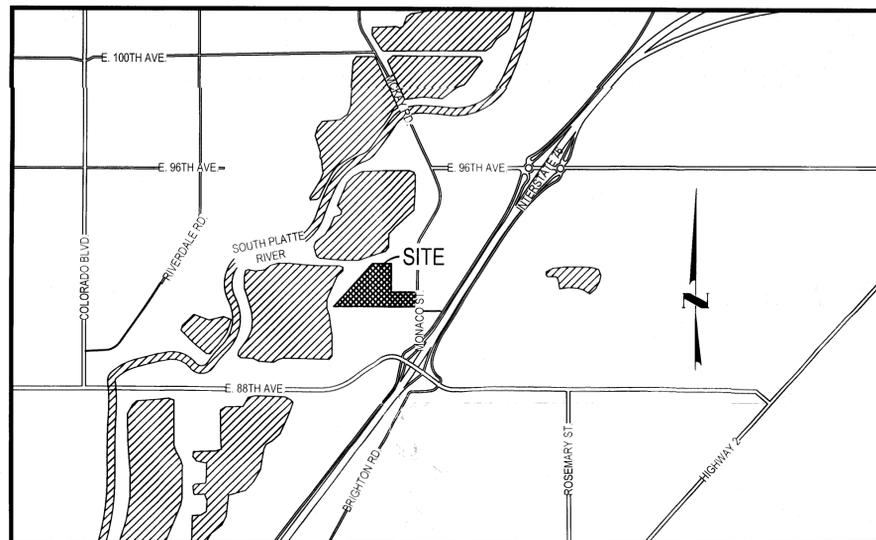
LOT 1, BLOCK 1, 9109 MONACO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

BENCHMARK:

BENCHMARK IS A 3-1/4" ALUMINUM CAP PLS 25951 AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELEVATION=5058.4 NAVD 88, AS SHOWN ON THE CONTROL DIAGRAM FOR THE CITY OF COMMERCE CITY.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING SOUTH 00°00'08" EAST AS SHOWN ON THE CONTROL DIAGRAM FOR THE CITY OF COMMERCE CITY.



VICINITY MAP

SCALE: 1" = 2000'



SCALE: 1" = 2000'

GENERAL NOTES:

LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 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: THERE ARE NO NEW FENCES PROPOSED FOR THIS DEVELOPMENT

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.

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 CIRCULATION & SURFACE MATERIAL
- 4 OVERALL GRADING PLAN
- 5 OVERALL UTILITY PLAN
- 6 BUILDING ELEVATIONS
- 7 BUILDING ELEVATIONS
- 8 OVERALL LANDSCAPE PLAN
- 9 LANDSCAPE PLAN
- 10 LANDSCAPE NOTES
- 11 LANDSCAPE DETAILS
- 12 PHOTOMETRIC PLAN

LAND USE SUMMARY	
LAND USE	PROPOSED
SITE	
SITE AREA (GROSS)	1,352,000 SF / 31.05 AC
RIGHT-OF-WAY DEDICATION	861 SF / 0.02 AC
SITE AREA (NET)	1,352,000 SF / 31.04 AC
SQUARE FOOTAGE (INCLUDES MEZZANINE)	22,800 SF
BUILDING FLOOR AREA RATIO	0.0169
BUILDING CONSTRUCTION TYPE	V-B
BUILDING OCCUPANCY	F-1 MOTOR VEHICLE
DEVELOPMENT PROPOSAL	
ALLOWED USES:	PER I-2 DISTRICT REGULATIONS
CURRENT ZONING:	MEDIUM DENSITY INDUSTRIAL (I-2)
LOT COVERAGE - BUILDING 1:	19,350 SF = 1.43%
LOT COVERAGE - BUILDING 2:	1,850 SF = 0.12%
LOT COVERAGE - LANDSCAPE:	37,783 SF = 2.79%
LOT COVERAGE - ASPHALT PAVING:	40,510 SF = 3.00%
LOT COVERAGE - RECYCLED ASPHALT/CONCRETE/ROAD BASE:	729,194 SF = 53.93%
LOT COVERAGE - OPEN AREA:	520,830 SF = 38.78%
LOT COVERAGE - TOTAL:	1,352,000 SF = 100%
LANDSCAPE AREA (PUBLIC ROW):	4,715 SF = 0.35%
EST. NUMBER OF EMPLOYEES:	15
NUMBER OF FIXED SEATS:	0

PARKING SUMMARY		
	REQUIRED PARKING (PER SECTION 21-7233, TABLE VII-2)	PROVIDED PARKING
19,350 @ 11.0 SPACES/1,000 SF (STANDARD 9' X 19')	20	24
1,850 @ 1.0 SPACES/1,000 SF (STANDARD 9' X 19')	6	6
HANDICAPPED	2	2 (1 STD, 1 VAN)

LANDSCAPE ARCHITECT:



CIVIL ENGINEER:



OWNER/ARCHITECT:

FIORE & SONS, INC.
730 W. 62nd Avenue
Denver, Colorado 80216
Ph: 303-429-8893
Fax: 303-429-3035

DATE	REVISION COMMENTS
03-28-2017	RESPONSE TO COMMENTS
03-07-18	RESUBMITTAL
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12-07-18	RESUBMITTAL
01-14-19	RESUBMITTAL

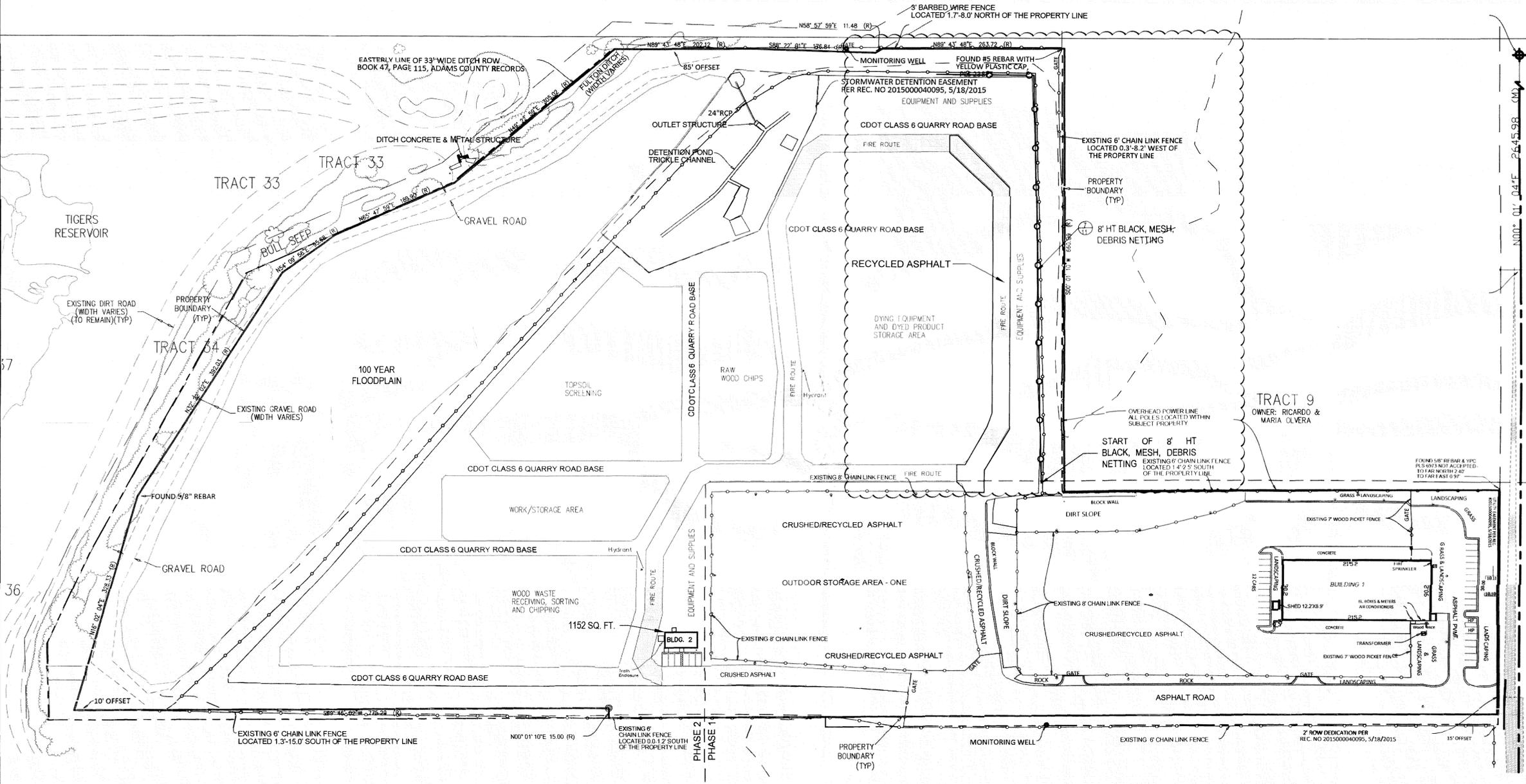
CITY STAFF CERTIFICATE:
Approved by the Department of Community Development of the City of Commerce City, this
4 day of JUNE, A.D. 2019.
[Signature]
Department of Community Development Signature

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
FILED IN: P:\USERS\HARRIS\ENGINEERING\CDP - COVER SHEET DWG LAYOUT LAYOUT1
1: REVISION: VARIOUS
PLOTTED THU 10/29/19 4:38:59 PM BY JARRETT GRANT

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COMMERCE CITY, COLORADO
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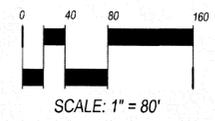
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



- NOTES:**
1. TOP SURFACE OF CRUSHED/RECYCLED ASPHALT TO BE TREATED WITH EMULSIFIED SEALANT
 2. THE FENCED IN AREA LABELED AS OUTDOOR STORAGE AREA - ONE WILL INCLUDE THE STORAGE OF CONSTRUCTION MACHINERY, SNOW PLOWS, STORAGE CONTAINERS FOR FROST BLANKETS, CONCRETE FORM WORK, AND SIMILAR MATERIALS SHALL NOT BE STACKED TO A HIGHER ELEVATION THAN THE TOP OF THE WOOD PICKET FENCE CLOSEST TO MONACO STREET.
 3. ALL FIRE ACCESS AND TRUCK ROUTES WILL BE MAINTAINED TO CONTROL DUST. SUCH CONTROLS WILL INCLUDE DAILY SURFACE WATERING AND MONTHLY APPLICATION OF MAGNESIUM CHLORIDE.
 4. FIRE ACCESS ROUTE SHALL BE A MINIMUM 25' WIDE.
 5. CONCRETE BLOCKS (MIN. 2'X2'X8") SHALL BE USED TO DELINEATE THE BOUNDARIES OF THE FIRE ACCESS ROUTE WHEREVER CDOT CLASS 6 QUARRY ROAD BASE IS USED AS THE PRIMARY SURFACE MATERIAL. BLOCKS SHALL BE PLACED TO DELINEATE ALL CORNERS AND OTHERWISE BE PROVIDED AT A MINIMUM 75' SPACING. BROKEN OR DEGRADING BLOCKS SHALL BE REPLACED PROMPTLY IN ORDER TO ENSURE PROPER DEMARCATION OF FIRE ACCESS ROUTE AT ALL TIMES. BLOCKS SHALL ALSO BE PLACED OUTSIDE OF THE FIRE ACCESS ROUTE TO ENSURE A MINIMUM 25' WIDE LANE IS PROVIDED IN ALL AREAS.

TRACT 11
OWNER: JEFFERY HUBBLE & CHARLENE MANTEL
INDUSTRIAL USE (ADAMS COUNTY RESOLUTION 2016-277, RECORDED ON MAY 16, 2016 IN THE PUBLIC RECORDS OF ADAMS COUNTY, COLORADO, AT RECEPTION NO. 2016000037684)

DATE	REVISION COMMENTS
03-28-2017	RESPONSE TO COMMENTS
03-07-2018	RESUBMITTAL
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10-15-2018	RESUBMITTAL
12-07-2018	RESUBMITTAL
01-14-2019	RESUBMITTAL



CITY STAFF CERTIFICATE:
Approved by the Department of Community Development of the City of Commerce City, this 4th day of June, A.D. 2019.
Department of Community Development Signature

ARCHITECT:
Wayne D Anderson, AIA, LLC
(303) 550 5678
WAndersonAIA@comcast.net
www.andersonaia.com



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com



HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

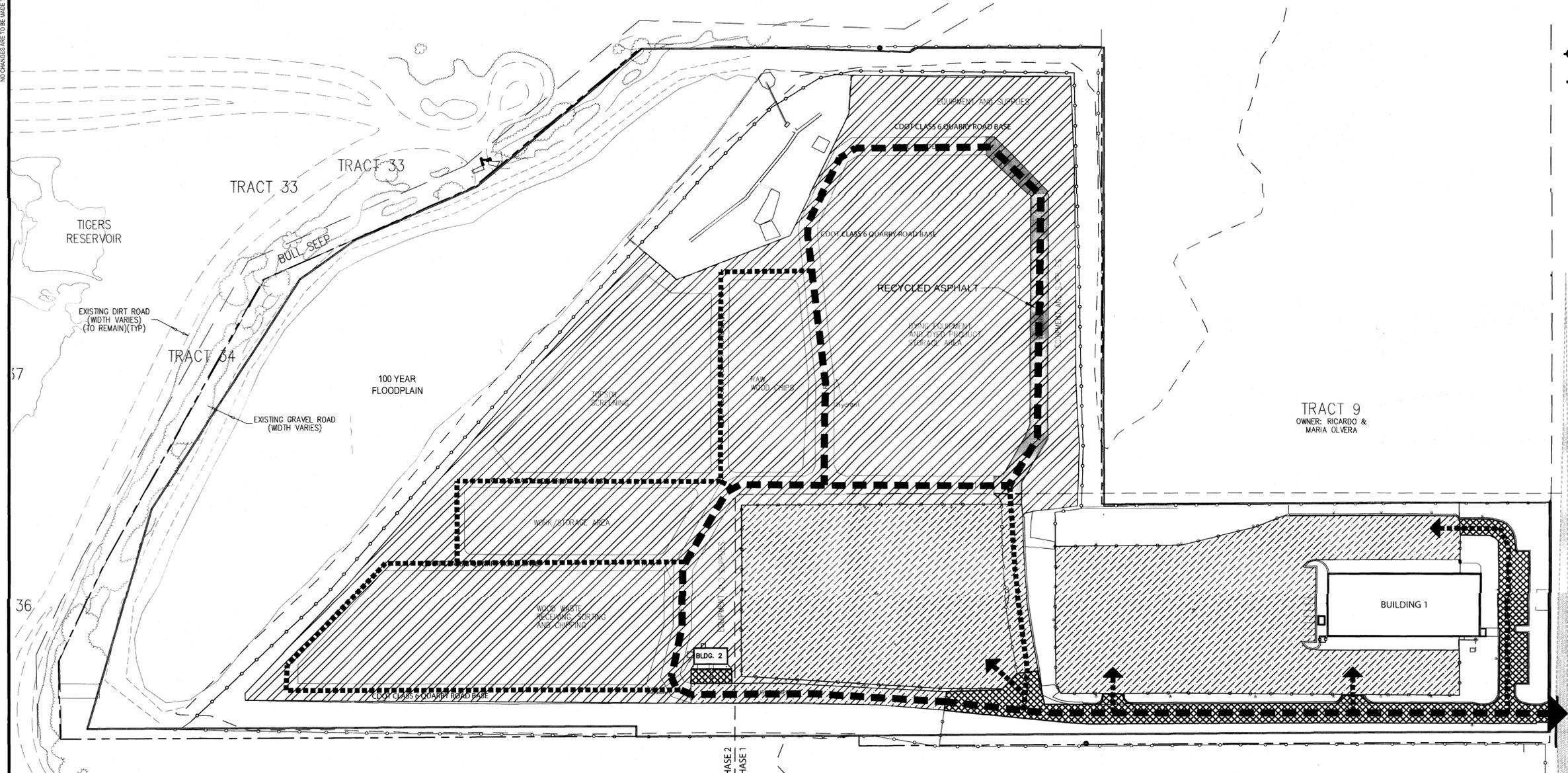
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PLOTTED: 11/02/2017 11:32:06 AM BY: AJS/SAB/TLR

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FILE PATH: P:\FIORE - COMMERCE CITY\DRAWINGS\SUBMITTALS\DEVELOPMENT PLAN - AMENDMENT 02\FCC-LANDSCAPE PLAN\CIVIL LENS LAYOUT_CIRCULATION PLAN
PLOTTED: MON 03/27/17 11:32:20A BY: ALYSSA BUTLER



- LEGEND:**
- CDOT CLASS 6 QUARRY ROAD BASE
 - CRUSHED ASPHALT
 - ASPHALT
 - FIRE ACCESS ROUTE (MAGNESIUM CHLORIDE TREATED SURFACE)
 - CIRCULATION ROUTE

- NOTES:**
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TRACT 9
OWNER: RICARDO & MARIA OLVERA

TRACT 11
OWNER: JEFFERY HUBBLE & CHARLENE MANTEL
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ARCHITECT:
Wayne D Anderson, AIA, LLC
(303) 550 5678
WAndersonAIA@comcast.net
www.andersonaia.com

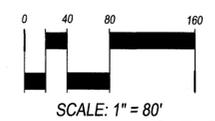


1101 Bannock Street
Denver, Colorado 80204
P: 303.892.1166
F: 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

ISSUE DATE:	03-07-2017	PROJECT #:	140509
DATE	REVISION COMMENTS		
03-28-2017	RESPONSE TO COMMENTS		
03-07-2018	RESUBMITTAL		
07-27-2018	RESUBMITTAL		
09-13-2018	RESUBMITTAL		
10-15-2018	RESUBMITTAL		
12-07-2018	RESUBMITTAL		
01-14-2019	RESUBMITTAL		

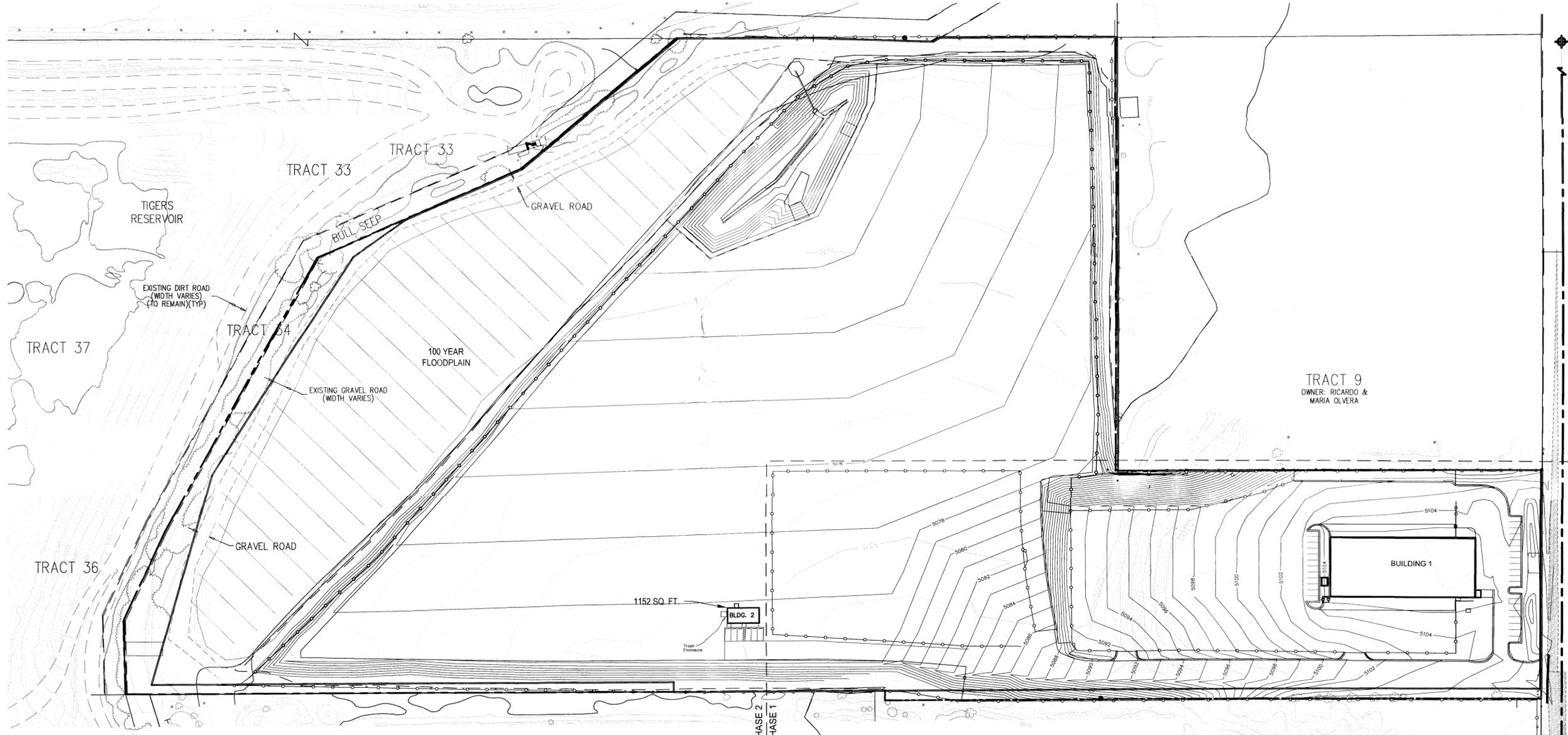


CITY STAFF CERTIFICATE:
Approved by the Department of Community Development of the City of Commerce City, this 4 day of May A.D. 2017

[Signature]
Department of Community Development Signature

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NOTE: CONTOURS WERE MEASURED PRIOR TO COMMENCEMENT OF DEVELOPMENT OF THE GRAVEL MINE SO OFF-SITE ELEVATIONS NEAR THE SOUTHERN PROPERTY LINE MAY BE SUBSTANTIALLY HIGHER THAN SHOWN.

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Approved by the Department of Community Development of the City of Commerce City, this 4 day of Jan A.D. 2019
[Signature]
Department of Community Development Signature

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(303) 550 5678
WAndersonAIA@comcast.net
www.andersonaia.com



730 W. 62ND AVENUE
DENVER, CO 80216
P: 303.429.8893
FIOREANDSONS.COM

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F 303.892.1186
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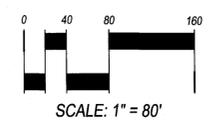


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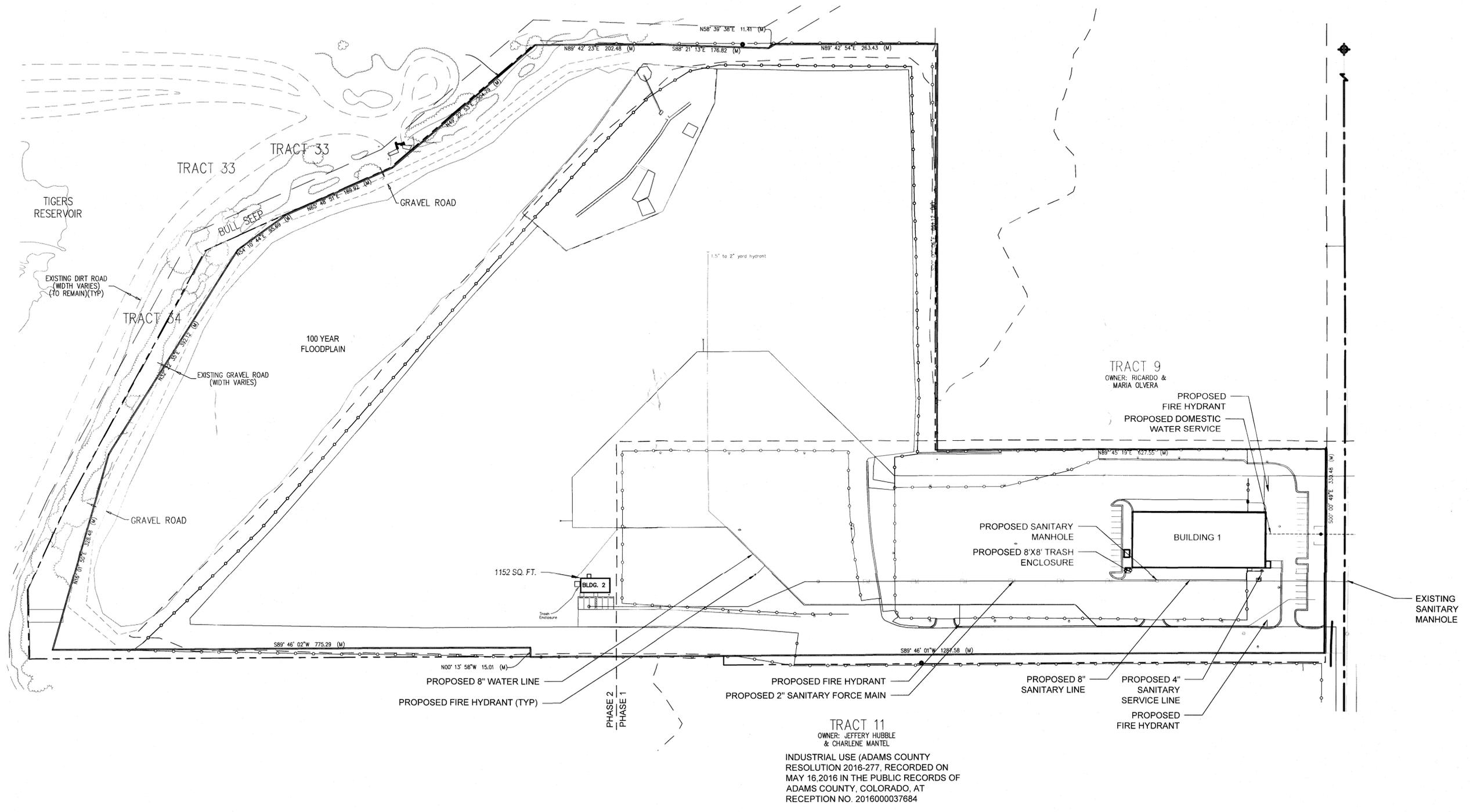


OVERALL GRADING PLAN
SHEET 4 OF 12

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FILEPATH: P:\P\FIORE - COMMERCE CITY\WORKINGS\SUBMITTALS\DEVELOPMENT PLAN - AMENDMENT - 02\FCC-LANDSCAPE PLAN\CIVIL DWG LAYOUT GRADING PLAN
PLOTTED: MON 03/27/17 11:32:30A BY: ALEXSSA BUTLER

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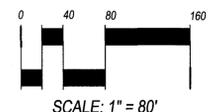


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F 303.892.1186
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HKS HARRIS KOCHER SMITH
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Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
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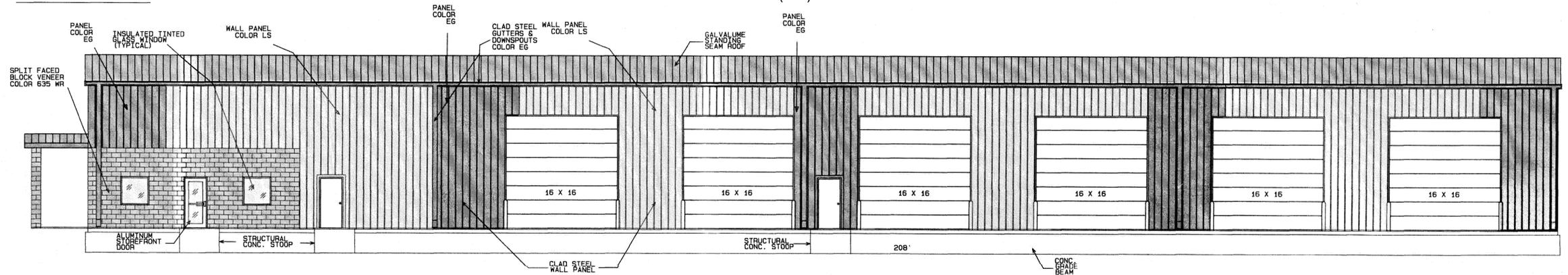


CITY STAFF CERTIFICATE:
Approved by the Department of Community Development of the City of Commerce City, this 14 day of June, A.D. 2019
[Signature]
Department of Community Development Signature

91ST & MONACO DEVELOPMENT PLAN

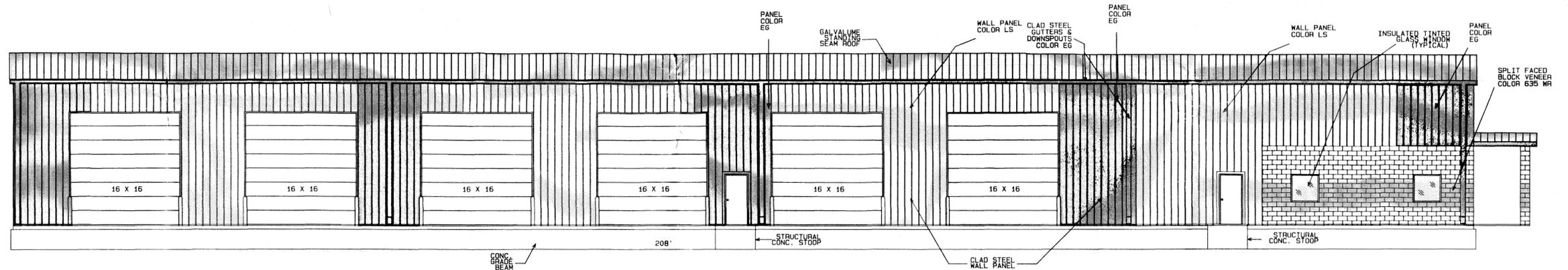
9109 MONACO STREET
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BUILDING 1



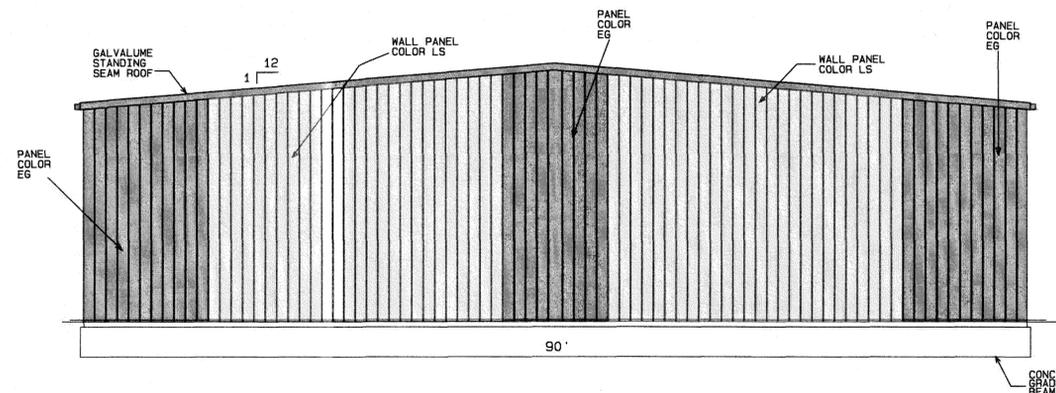
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



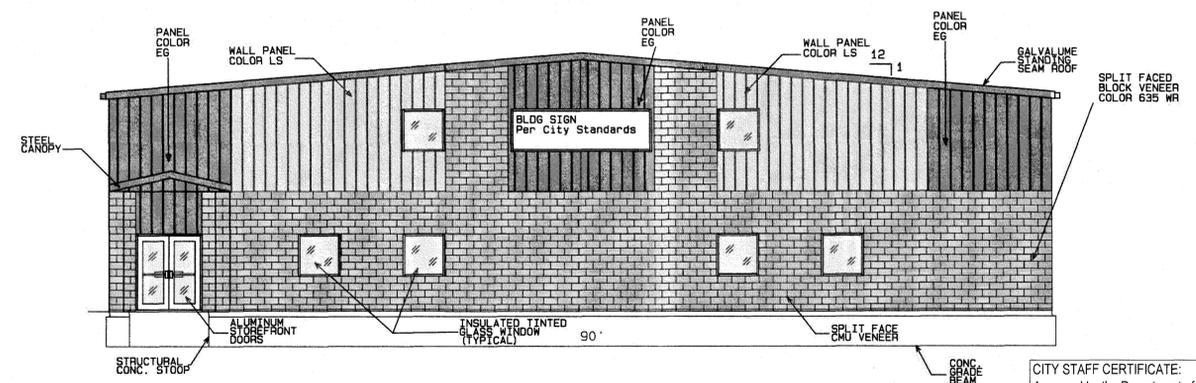
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

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11 day of June, 2017.
[Signature]
Department of Community Development Signature

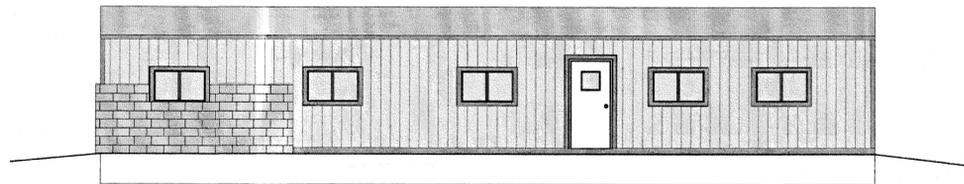
BUILDING ELEVATIONS
SHEET 6 OF 12

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FILED IN: P:\P\F\9109 MONACO STREET\SUBMITTALS\DEVELOPMENT PLAN - AMENDMENT 02\CC\LANDSCAPE PLANNING\LAYOUT ELEVATIONS
PLOTTED: MON 09/27/17 1:32:59 PM BY: AYLISA BUTLER

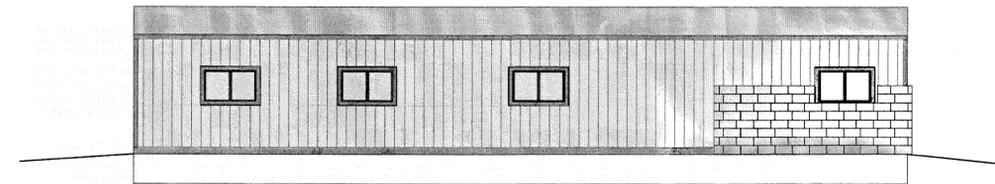
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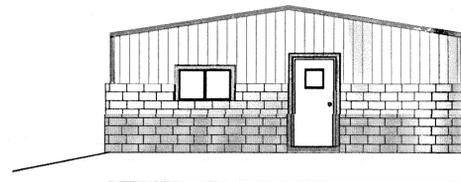
BUILDING 2



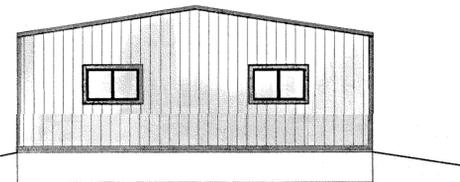
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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FIOREANDSONS.COM



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F 303.892.1186
www.norris-design.com



HKS HARRIS KOCHER SMITH
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P: 303-623-6300 F: 303-623-6311
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01-14-2019	RESUBMITTAL



CITY STAFF CERTIFICATE:
Approved by the Department of Community
Development of the City of Commerce City, this
4 day of Nov. A. 2017.
[Signature]
Department of Community Development Signature

BUILDING ELEVATIONS
SHEET 7 OF 12

FILEPATH: P:\P\9090 - COMMERCE CITY DRAWINGS\SUBMITTALS\DEVELOPMENT PLAN - AMENDMENT 10\FECC\LANDSCAPE PLANNING LAYOUT - ELEVATIONS (2).DWG
DATE: 10/23/2017 1:30:10 PM BY: ALISSA BUTLER

JOB NUMBER:

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PLANT REQUIREMENTS

PLANT TYPE	REQUIRED BY CODE	25% INCREASE REQUIRED FOR MINOR MODIFICATION	PROVIDED
TREES	39	49	53
SHRUBS	155	194	194
TURF	< 50%	NA	14,924 S.F. (31%)

TOTAL SQUARE FOOTAGE OF LANDSCAPE AREA: 46,461 S.F.
 SQUARE FOOTAGE OF LIVING PLANT MATERIAL: 46,461 S.F.
 (100% OF LANDSCAPE AREA)

BUILDING FLOOR AREA

BUILDING AREA	SQUARE FOOTAGE
OFFICE + SHOP AREA	19,350 S.F.
BUILDING 2	1,650 S.F.
TOTAL BUILDING FLOOR AREA	21,000 S.F.

91ST & MONACO

DEVELOPMENT PLAN

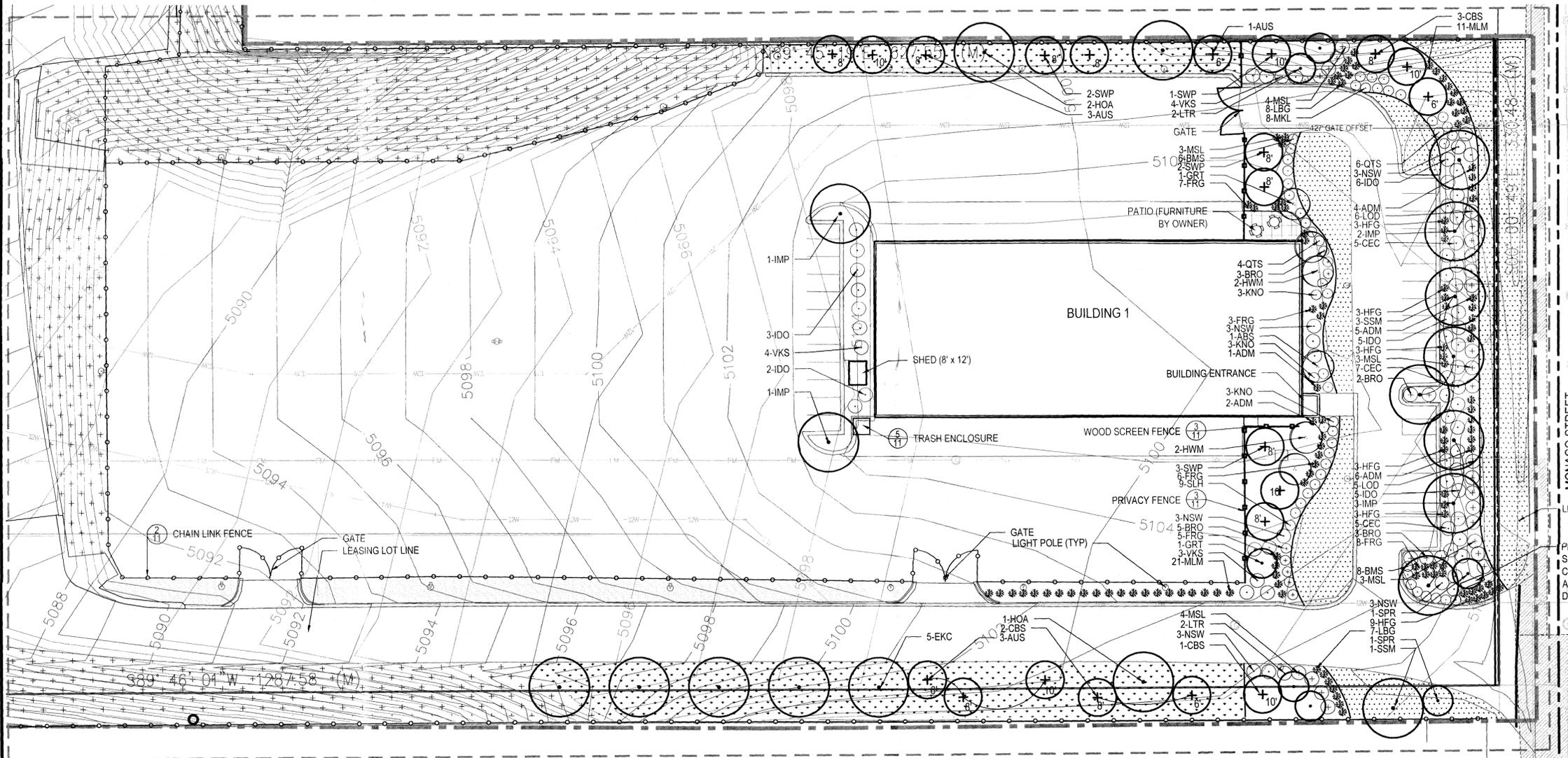
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LEGEND

- DECIDUOUS CANOPY TREES
 - EVERGREEN TREES
 - DECIDUOUS ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
 - IRRIGATED SOD
 - CONCRETE WALK
 - CONCRETE PATIO
 - IRRIGATED NATIVE SEED
 - NON-IRRIGATED NATIVE SEED
 - PERFORATED EDGER
 - EXISTING 8' CHAINLINK FENCE WITH BARBED WIRE. SEE DETAIL 01 - SHEET 6
 - EXISTING 8' PRIVACY FENCE. SEE DETAIL 02 - SHEET 6
 - PROPERTY LINE
 - LIMIT OF WORK
- NOTE: ALL BEDS TO BE MULCHED PER COMMERCE CITY REQUIREMENTS.

PLANT LIST

- DECIDUOUS TREES**
- IMP IMPERIAL HONEYLOCUST
 - EKC SEEDLESS KENTUCKY COFFEE TREE
 - HOA HERITAGE OAK
 - SSM STATE STREET MAPLE
- ORNAMENTAL TREES**
- ABS AUTUMN BRILLIANCE SERVICEBERRY
 - HWM HOT WINGS MAPLE
 - CCP CHANTICLEER PEAR
 - GRT GOLDEN RAIN TREE
 - LTR JAPANESE TREE LILAC 'IVORY SILK'
 - SPR SPRING SNOW CRABAPPLE
- EVERGREEN TREES**
- AUS AUSTRIAN PINE
 - CBS COLORADO SPRUCE
 - SWP SOUTHWESTERN WHITE PINE
- DECIDUOUS SHRUBS**
- IDO ISANTI DOGWOOD
 - CEC COMPACT EUROPEAN CRANBERRY
 - DCM CAROL MACKIE DAPHNE
 - MKL MISS KIM LILAC
 - SLH LITTLE HENRY SWEETSPIRE
 - KNO KNOCK OUT ROSE
 - VKS KOREANSPICE VIBURNUM
 - BMS BLUE MIST SPIREA
 - QTS TEXAS SCARLET QUINCE
 - NSW SUMMER WINE NINEBARK
- EVERGREEN SHRUBS**
- BRO BROADMOOR JUNIPER
 - MSL SLOWMOUND MUGO PINE
 - LOD LODENSE PRIVET
- ORNAMENTAL GRASSES**
- HFG DWARF FOUNTAIN GRASS
 - FRG FEATHER REED GRASS
 - ADM COMPACT MAIDEN GRASS
 - MLM MORNING LIGHT MAIDEN GRASS
 - LBG THE BLUES LITTLE BLUESTEM GRASS



MONACO STREET

LINE OF SIGHT

PROPOSED MONUMENT SIGN PER COMMERCE CITY STANDARDS, SIZE AND LOCATION TO BE DETERMINED.

FILEPATH: P:\01 ORG\COMMERCE CITY REZONING - 0831-01-002\DWG\SUBMITTALS\DEVELOPMENT PLAN\DWG - 9109 MONACO LANDSCAPE PLAN.DWG
 PLOTTED: MON/01/16/17 7:50:04 BY: ALYSSA BUTLER

ARCHITECT: Wayne D Anderson, AIA, LLC
 730 W. 62ND AVENUE DENVER, CO 80216
 (303) 550 5678 P: 303.429.8893
 WAndersonAIA@comcast.net FIOREANDSONS.COM
 www.andersonaia.com



1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166 F 303.892.1186
 www.norris-design.com



1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P. 303-623-6300 F. 303-623-6311
 HarrisKocherSmith.com

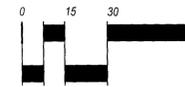
DATE	REVISION COMMENTS
03-28-2017	ISSUE DATE: 03-07-2017 PROJECT #: 140509
03-07-2018	RESPONSE TO COMMENTS
07-27-2018	RESUBMITTAL
09-13-2018	RESUBMITTAL
10-15-2018	RESUBMITTAL
12-07-2018	RESUBMITTAL
01-14-2019	RESUBMITTAL



Know what's below. Call before you dig.



NORTH



SCALE: 1" = 30'

CITY STAFF CERTIFICATE:
 Approved by the Department of Community Development of the City of Commerce City, this 11 day of June A. 2017.

 Department of Community Development Signature

LANDSCAPE PLAN SHEET 9 OF 12

91ST & MONACO DEVELOPMENT PLAN

9109 MONACO STREET
COMMERCE CITY, COLORADO

PARCEL IDENTIFICATION NUMBER (PIN): 172120301004

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 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.
- 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 17.

- 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 LOOSENE 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.
- 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.
- 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, 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.
- 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.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, WOOD CHIP LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- 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.
- 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.
- 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).
- 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.

- STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED

- TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS TREES (UNLESS OTHERWISE NOTED)				
7	IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2" CAL. B&B
5	EKC	SEEDLESS KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2" CAL. B&B
3	HOA	HERITAGE OAK	QUERCUS X MACDANIELII 'CLEMONS'	2" CAL. B&B
4	SSM	STATE STREET MAPLE	ACER MIYABE 'MORTON'	2" CAL. B&B
ORNAMENTAL TREES				
1	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER CANADENSIS	6-8' CLUMP B&B
4	HWM	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	1.5' CAL. B&B
2	GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	1.5' CAL. B&B
4	LTR	JAPANESE TREE LILAC 'IVORY SILK'	SYRINGA RETICULATA	1.5' CAL. B&B
2	SPR	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	1.5' CAL. B&B
EVERGREEN TREES				
13	AUS	AUSTRIAN PINE	PINUS NIGRA	6-8' HT. MIN B&B
6	CBS	COLORADO SPRUCE	PICEA PUNGENS	6-8' HT. MIN B&B
8	SWP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6-8' HT. MIN B&B
DECIDUOUS SHRUBS				
22	IDO	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	#5 CONT.
17	CEC	COMPACT EUROPEAN CRANBERRY	VIBURNUM OPULIS 'COMPACTUM'	#5 CONT.
8	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
9	SLH	LITTLE HENRY SWEETSPIRE	ITEA VIRGINICA 'SPRICH'	#5 CONT.
9	KNO	KNOCK OUT ROSE	ROSA 'RADRAZZ'	#5 CONT.
10	VKS	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	#5 CONT.
14	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.
10	QTS	TEXAS SCARLET QUINCE	CHAENOMENES SPECIOSA 'TEXAS SCARLET'	#5 CONT.
15	NSW	SUMMER WINE NINEBARK	PHYSOCARPUS OPUFOLIUS 'SEWARD'	#5 CONT.
EVERGREEN / BROADLEAF EVG. SHRUBS				
13	BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.
17	MSL	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONT.
11	LOD	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.
ORNAMENTAL GRASSES				
24	HFG	DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
29	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.
18	ADM	COMPACT MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	#1 CONT.
32	MLM	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	#1 CONT.
15	LBG	THE BLUES LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	#1 CONT.

NATIVE SEED MIX

TALL 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:
ANDROPOGON GERARDI	PAWNEE	BIG BLUESTEM	25
BOUTELLOU CURTIPENDULA	BUTTE	SIDEOTS GRAMA	10
PANICUM VARIGATUM	BLACKWELL	SWITCHGRASS	10
SCHIZACHYRIUM SCOPARIUM	BLAZE	LITTLE BLUESTEM	15
SCHIZACHYRIUM SCOPARIUM	BLAZE	LITTLE BLUESTEM	15
SORGHASTRUM NUTANS	HOLT	INDIANGRASS	10
SPOROBOLUS CRYPTANDRUS	LODOM	SAND DROPSEED	5
STIPA COMATA		NEEDLE AND THREAD	5
STIPA VIRIDULA		GREEN NEEDLE AND THREAD	5

TOTALS: 100

TURF GRASS BLEND: SOD

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

COMMON NAME	% OF TOTAL
NUGLADE	25%
FREEDOME II	25%
AWARD	25%
SR 2100	25%
TOTAL	100%

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN

- REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW

- STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED

- TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

ARCHITECT:
Wayne D Anderson, AIA, LLC
(303) 550 5678
WAndersonAIA@comcast.net
www.andersonaia.com

730 W. 62ND AVENUE
DENVER, CO 80216
P: 303.429.8893
FIOREANDSONS.COM



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

ISSUE DATE: 03-07-2017	PROJECT #: 140509
DATE	REVISION COMMENTS
03-28-2017	RESPONSE TO COMMENTS
03-07-2017	RESUBMITTAL
07-27-2016	RESUBMITTAL
09-13-2016	RESUBMITTAL
10-15-2016	RESUBMITTAL
12-07-2016	RESUBMITTAL
01-14-2019	RESUBMITTAL



Know what's below.
Call before you dig.

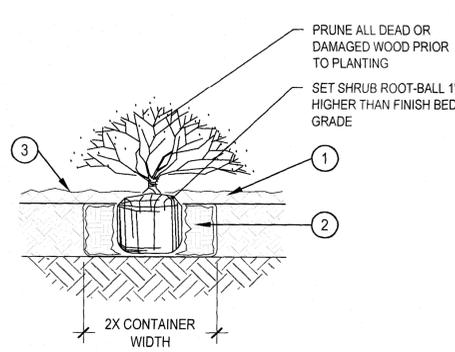
CITY STAFF CERTIFICATE:
Approved by the Department of Community
Development of the City of Commerce City, this
4 day of June, A.D. 2019

Department of Community Development Signature

LANDSCAPE NOTES
SHEET 10 OF 12

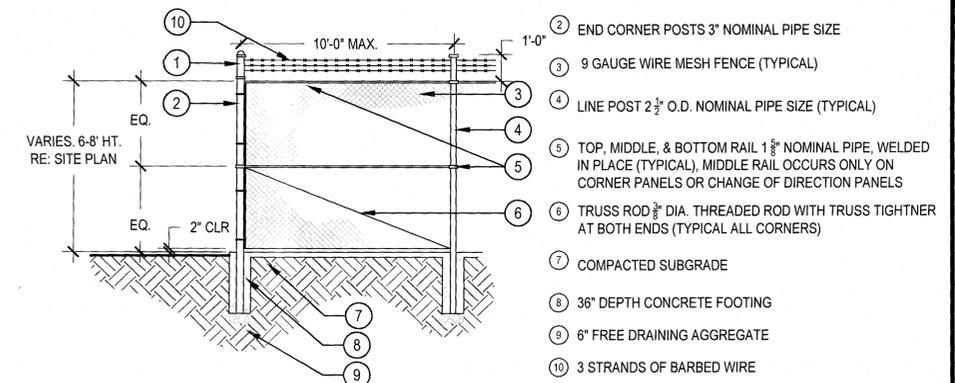
91ST & MONACO DEVELOPMENT PLAN

9109 MONACO STREET
COMMERCE CITY, COLORADO
PARCEL IDENTIFICATION NUMBER (PIN): 172120301004

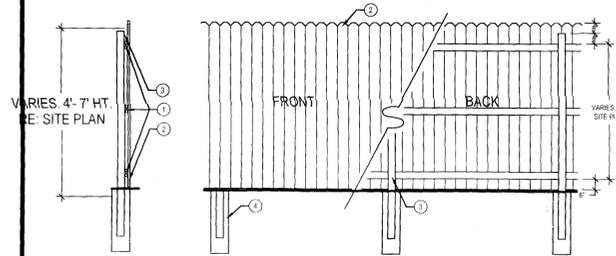


- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 - FINISH GRADE (TOP OF MULCH)
- NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

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

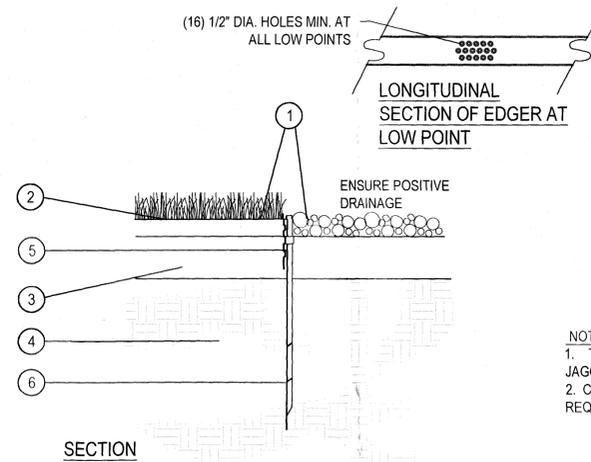


2 EXISTING 6-8' HEIGHT CHAINLINK FENCE WITH BARBED WIRE SCALE: 1/4" = 1'-0"

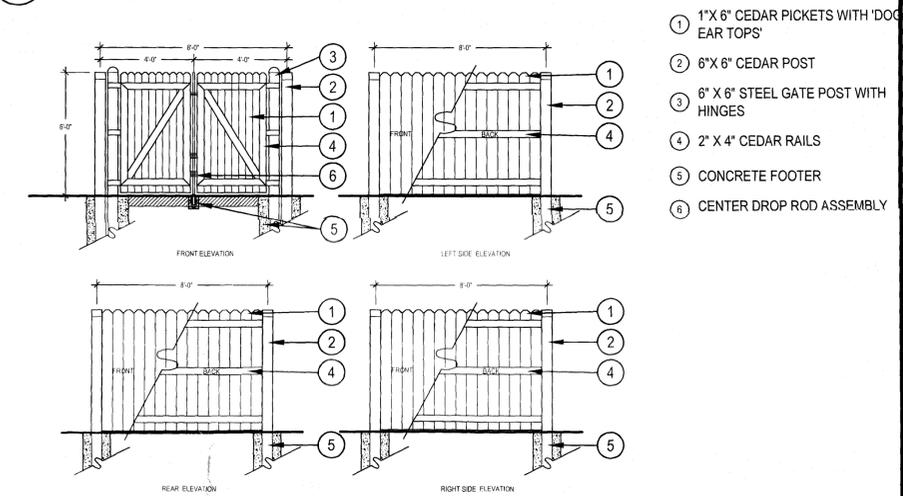


- 2"X4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, & BOTTOM)
- 1"X6" CEDAR PICKETS WITH 'DOG EAR TOPS'
- 4"X4" CEDAR POSTS ON BACK OF FENCE 8' O.C.
- CONC. FOOTING 10" MIN. DIAMETER 36" DEPTH

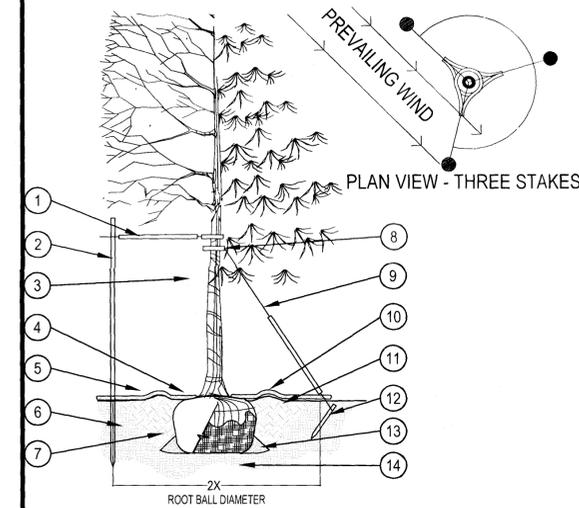
3 EXISTING 4-7' PRIVACY WOOD FENCE SCALE: 1/4" = 1'-0"



4 STEEL EDGER SCALE: 1" = 1'-0"



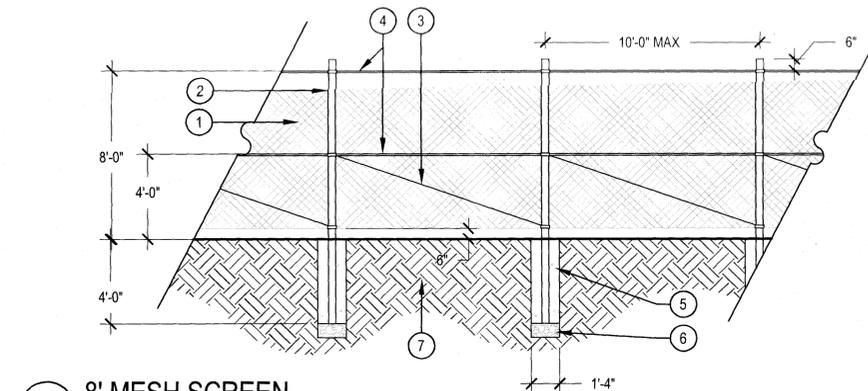
5 TRASH ENCLOSURE SCALE: 1/4" = 1'-0"



- PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. 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:
1. STAKE TREES PER FOLLOWING SCHEDULE. THEN REMOVE AT END OF FIRST GROWING SEASON.
1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVALING WIND (GENERALLY N.W. SIDE)
1.2 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVALING WIND SIDE AND 180° FROM THAT SIDE)
1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. 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.

6 TREE PLANTING DETAIL SCALE: 3/16" = 1'-0"

- PLACE MIN. 3/4" 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.
- 4-8" 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.



7 8' MESH SCREEN SCALE: 1/4" = 1'-0"

FILEPATH: P:\A1\ORGANICS - COMMERCE CITY REZONING - 0839-01\000\DRAWINGS\SUBMITTALS\DEVELOPMENT PLAN - AMEND - 04\FCC - LANDSCAPE PLAN LAYOUT DETAILS.PLT
PLOTTED: MON 01/14/19 7:53:14A BY: A\SSA\BUTLER

ARCHITECT:
Wayne D Anderson, AIA, LLC
(303) 550 5678
WAndersonAIA@comcast.net
www.andersonaia.com

730 W. 62ND AVENUE
DENVER, CO 80216
P: 303.429.8893
FIOREANDSONS.COM



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com



HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

ISSUE DATE: 03-07-2017	PROJECT #: 40509
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03-28-2017	RESPONSE TO COMMENTS
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09-13-2018	RESUBMITTAL
10-15-2018	RESUBMITTAL
12-07-2018	RESUBMITTAL
01-14-2019	RESUBMITTAL



CITY STAFF CERTIFICATE:
Approved by the Department of Community Development of the City of Commerce City, this 11 day of June, 2019.
[Signature]
Department of Community Development Signature

91ST & MONACO DEVELOPMENT PLAN

9109 MONACO STREET
COMMERCE CITY, COLORADO
PARCEL IDENTIFICATION NUMBER (PIN): 172120301004

ALED4T360/D10



Specification grade area lights available with IES Type IV distribution. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Replaces up to 1000W HID fixtures. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 79.4 lbs

ALED4T150



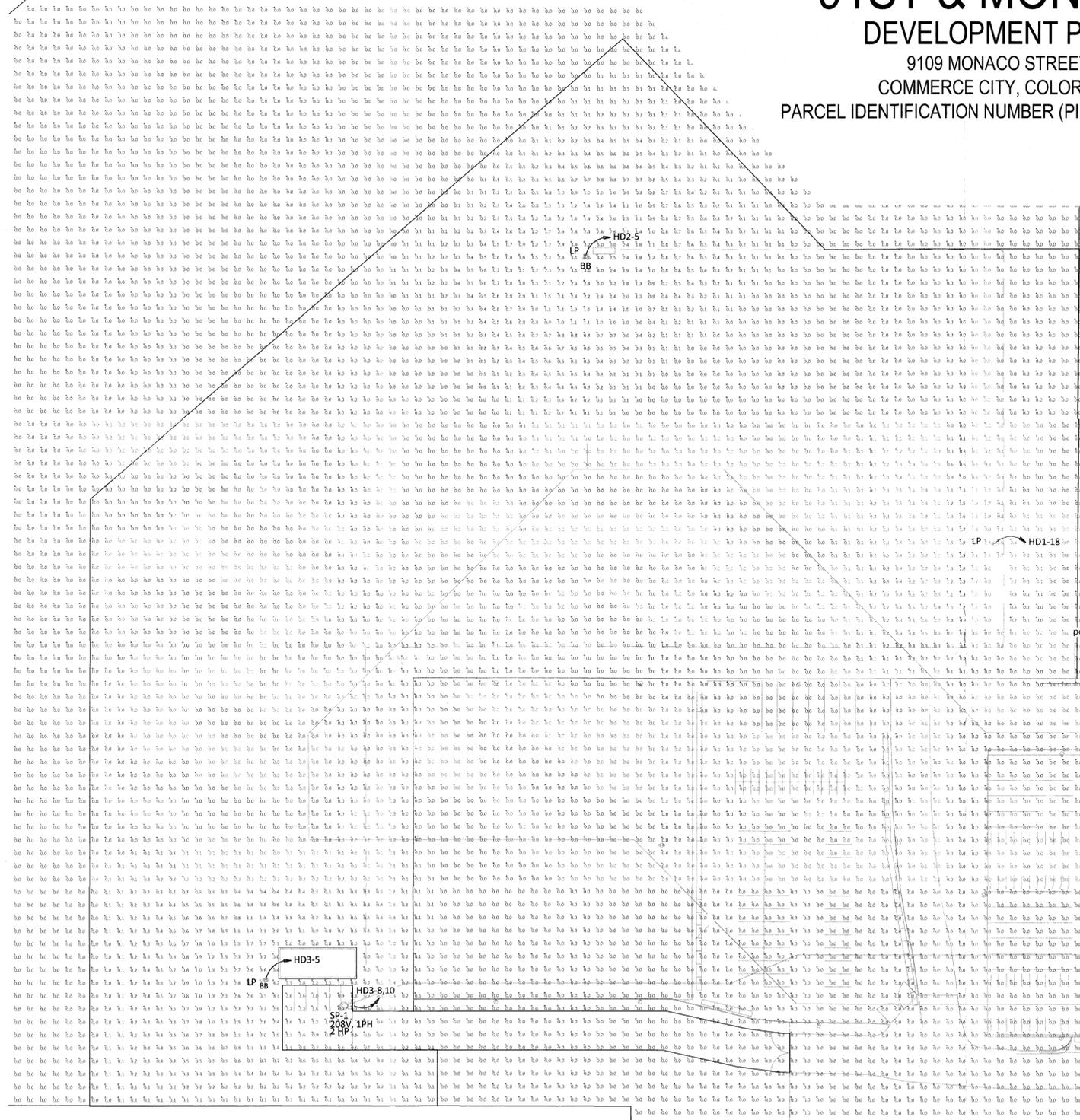
Specification grade area lights available with IES Type IV distribution. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Replaces up to 1000W HID fixtures. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOECHER SMITH

FILED IN: FIORE - COMMERCE CITY/UNASSIGNED DEVELOPMENT PLAN - AMENDMENT 42/CC LANDSCAPE PLANNING LAYOUT - PHOTOMETRIC
PLOTTED MON 08/27/2017 1:34:58 PM BY ALYSSA BUELER



Calculation Summary							
Line Color	Label	Units	Avg	Max	Min	Avg/Min	Max/Min
N/A	OVA Site	Fc	0.05	5.6	0.0	N.A.	N.A.
Pink	A-1 Organ Tenant Parking & Drive	Fc	0.31	2.6	0.0	N.A.	N.A.
Orange	A-1 Organics Tenant Space ~	Fc	0.21	5.6	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Lum. Lumens	Lum. Watts	LLF	Description
+	1	AA	17268	166	0.900	GLEON-AF-03-LED-E1-SL4
+	2	BB	18282	166	0.900	GLEON-AF-03-LED-E1-74TF

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Wayne D Anderson, AIA, LLC
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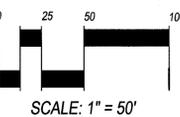
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DENVER, CO 80216
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Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
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CITY STAFF CERTIFICATE:
Approved by the Department of Community
Development of the City of Commerce City, this
4 day of June A.D. 2017.
[Signature]
Department of Community Development Signature

PHOTOMETRIC PLAN
SHEET 12 OF 12