

L1.0

PIN # 0172128207008

TREE STAKING PLAN VIEW

MORE THAN 3"

DO NOT CUT SINGLE LEADER, PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.

12" NYLON TREE STRAP ON GUY WIRE AND AROUND TREE TRUNK. 1/2" DIAM. WHITE PYC PIPE SECTION ON ENTIRE LENGTH OF EACH WIRE. 14 GAUGE GALYANIZED WIRE, DOUBLE STRAND TWISTED.

6' STEEL T-POST (2 MIN.) (4' EXPOSED) INSTALL PROTECTION CAP TO TOP OF POST

-WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH SPECIFIED TREE WRAP MATERIAL IF PLANTED IN THE FALL. DO NOT WRAP IF PLANTED IN THE SPRING.

-SET TOP OF ROOTBALL 2" ABOVE ADJACENT GRADE -48" CIRCLE OF SHREDDED BARK MULCH (3 DEEP) AROUND BASE OF TREES IN GRASS AREAS. -FORM SAUCER AROUND EDGE OF TREE PIT

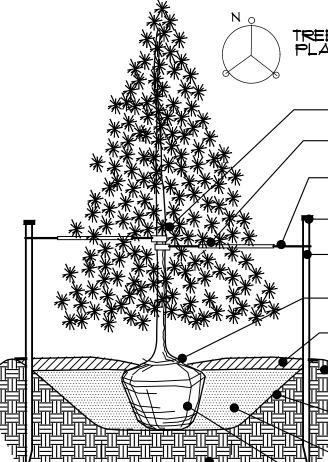
FINISH GRADE REMOVE BURLAP FROM TOP 2/3 OF ROOTBAL REMOVE WIRE BASKET AND TWINE COMPLETELY

BLOPE SIDES OF PIT AS SHOWN. ROUGHEN SIDES AND BOTTOM PRIOR TO BACKFILLING. -BACKFILL MIXTURE OF 2/3 EXISTING SOIL

AND 1/3 APPROVED AMENDMENT. - UNDISTURBED SUBGRADE

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

DECIDUOUS TREE PLANTING \L1.01



2 x ROOTBALL DIA.

TREE STAKING PLAN VIEW

DO NOT CUT OR DAMAGE LEADER

12" NYLON TREE STRAP ON GUY WIRE TO PROTECT TREE - 1/2" DIA, WHITE PYC PIPE SECTION ON ENTIRE LENGTH OF EACH WIRE

- #14 GALYANIZED WIRE, TWISTED DOUBLE

PROTECTION CAP TO TOP OF STEEL TEE POST.

,' STEEL T-POST (3 SPACED EQUALL) AROUND TREE) - DRIVE MIN. 24" INTO UNDISTURBED SOIL SET ROOT COLLAR 4' HIGHER THAN GRADE AT WHICH TREE GREW. APPLY SPECIFIED BARK MULCH 3 DEEP IN 48" DIA. CIRCLE AROUND TREE.

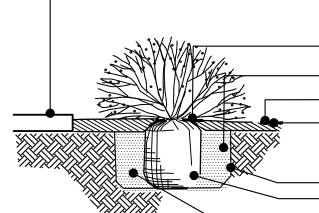
FINISHED GRADE -FORM SAUCER AROUND EDGE OF TREE PIT SLOPE SIDES OF PIT AS SHOWN. ROUGHEN SIDES AND BOTTOM PRIOR TO BACKFILLING.

-BACKFILL MIXTURE OF 2/3 EXISTING SOIL AND 1/3 APPROVED AMENDMENT. REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL REMOVE WIRE BASKET AND TWINE COMPLETELY - UNDISTURBED SUBGRADE

EVERGREEN TREE PLANTING

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING PLANT SHRUBS MIN. 4'-0" BEHIND CURB IN FRONT END PARKING SITUATIONS.

CONCRETE CURB OR SIDEWALK HOLD GRADE 1 IN. BELOW EDGE



SET SHRUB 1 IN. HIGHER THAN THE GRADE AT -DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER SPECIFIED MULCH 3" DEEP

FINISHED GRADE (ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH

LOOSEN SIDES OF PLANT PIT AND ROOTBALL REMOVE CONTAINER

BACKFILL MIXTURE OF 2/3 EXISTING SOIL AND 1/3 APPROVED AMENDMENT. SHURUB PLANTING

DECIDUOUS TREES 2-INCH CALIPER

ORNAMENTAL TREES 6-FOOT HEIGHT EVERGREEN TREES SHRUBS ORNAMENTAL GRASSES

BE DECIDUOUS SHADE TREES).

TO A DEPTH OF 6-INCHES, FOR EVERY 1,000 SF. OF LANDSCAPE AREA.

THE PLANNING DIVISION 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 PLANT LIST.

POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.

PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL. HOWEVER, METAL EDGING MAY BE USED PROVIDED IT HAS A ROLLOYER TOP OR A PROTECTIVE CAP.

THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS 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.

ALL LANDSCAPE AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT (SACWSD). APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FROM THE SACWSD.

7. MAINTENANCE: THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN, INCLUDING THE LANDSCAPING WITHIN THE RIGHT-OF-WAY. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING, NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENTS SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN (A TREE MUST REPLACE A TREE, OR A SHRUB MUST REPLACE A SHRUB). ANY REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN NO CASE SHALL REPLACEMENT EXCEED ONE-YEAR

THIS APPROVED LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DIVISION. ALL LANDSCAPING WILL BE

9. SIGHT LINE CONSIDERATIONS:

FLOW LINE, EXCEPT FOR TREES, WHICH MUST BE LIMBED TO 8-FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10-FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36-INCHES IN HEIGHT WITH SIGHT DISTANCE TRIANGLES. INFORMATION ON

ALL AREAS OF THE LOT NOT PAYED OR FORMALLY LANDSCAPED SHALL BE SEEDED WITH NATIVE GRASSES.

GENERAL NOTES

1. ALL LANDSCAPE WILL CONFORM TO THE COMMERCE CITY'S LANDSCAPE STANDARDS.

2. REFER TO THE CIVIL AND ARCHITECTURAL PLANS FOR GRADING, DRAINAGE AND HARDSCAPE ELEMENTS,

3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE AND EQUIPMENT ACCESS. DO NOT DISTURB ANY EXISTING LANDSCAPE, UTILITIES OR ARCHITECTURAL ELEMENTS ADJACENT TO THE SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR ANY UTILITIES, ADJACENT LANDSCAPE, PUBLIC OR PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAYATIONS.

5. PLANT MATERIAL SHALL NOT BE LOCATED IN UTILITY EASEMENTS AND MUST REMAIN A MINIMUM OF 10 FT. FROM THE OUTSIDE EDGE OF ANY UTILITY PIPE (WATER, SEWER, IRRIGATION, AND STORM SEWER). NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

7. ALL SHRUBS WILL BE PLANTED A MINIMUM OF TWO FEET (2 FT.) FROM THE EDGE OF CURB.

OTHERWISE NOTED IN THE TECHNICAL SPECIFICATIONS. ROTOTILL TO A MINIMUM DEPTH OF 8" PRIOR TO FINE

COMMERCE CITY STANDARD NOTES

MINIMUM PLANT SIZE REQUIREMENTS AND SOIL PREPARATION:

MINIMUM PLANT SIZE REQUIREMENTS ARE: 1.5-INCH CALIPER *5 GAL, CONTAINER #1 GAL. CONTAINER

PERENNIALS/GROUND COVER 2-1/4" POTS PLANTS SHOULD BE MIXED APPROXIMATELY 50% EVERGREEN AND 50% DECIDUOUS (TREE LAWN AREAS SHALL

MINIMUM SOIL PREPARATIONS FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT, TILLED

3. WEED BARRIER:

4. EDGING:

5. IMPLEMENTATION AND COORDINATION OF THE LANDSCAPE PLAN:

6. IRRIGATION:

INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

8. VEHICLE PARKING NOTE:

NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA

ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT DISTANCE TRIANGLE MAY CONTAIN PLANT MATERIAL THAT, AT THE TIME OF PLANTING, OR AT MATURITY, DOES NOT EXCEEDS 36-INCHES ABOVE THE GUTTER

10. NATIVE GRASS NOTE:

8. ALL LANDSCAPED AREAS TO RECEIVE ORGANIC SOIL PREPARATION AT A RATE OF 5.0 CY.YDS/1,000 SF. UNLESS

-800-922-1987



ARCHITECTS

ESE DRAWINGS AND PLANS AR HOUT THE WRITTEN PERMISSION

APPROXIMATELY 1/4 OF THEIR ORIGINAL SIZE. BOULDERS AS AVAILABLE AT "THE ROCK GARDEN", IN THE CITY OF

Know what's **below** Call before you dig

DETAILS
EDISTRICT
Y ADDITION
EET
2022

drawn by:

checked by:

QA/QC by: project no.:____

drawing no.:_

approved by:

PLANT LIST FROM ORIGINAL APPROVED SUBMITTAL

								7			DECIDUOUS SHRUBS		
	-	SYM.		ANT LIST COMMON/ BOTANIC NAME	SIZE	COMMENTS		①	AWS	24	Anthony Waterer Spirea Spiraea 'Anthony Waterer'	5 gal.	container, 5 canes min. plant 3' o.c.
		JIM.	QIII.	DECIDUOUS SHADE TREES	<u> </u>	OOMMET 10		\odot	RGB	13	Rose Glow Barberry Berberis thunbergii 'Rose Glow'	5 gal.	container, 5 canes min. plant 3' o.c.
1.	1		2	Shademaster Honeylocust Gleditsia triacanthos var. Inermis 'Shademaster'	2 1/2" cal.	e		0	GDP	28	Gold Drop Potentilla Potentilla "Gold Drop"	5 gal.	container, 5 canes min. plant 3' o.c.
)	SH				Specimen quality, full crown, B&B, staked		(a)	RS	28	Russian sage Perovskia atriplicifolia	5 gal.	container, 5 canes min. plant 4' o.c.
								(MKL	27	Miss Kim Lilac Syringa patula 'Miss Kim'	5 gal.	container, 5 canes min. plant 4' o.c.
,.	\	SO		Shumard Oak Quercus shumardii	2 1/2" cal.	Specimen quality, full- crown, B&B, staked		\odot	PBS	31	Pawnee Butte's Sandcherry Prunus besseyi 'Pawnee Buttes'	5 gal.	container, 5 canes min. plant 4' o.c.
(.	1		3					\otimes	ID	16	Isanti Dogwood Cornus sericea 'Isanti'	5 gal.	container, 5 canes min. plant 4' o.c.
1							4				EVERGREEN SHRUBS		
$\stackrel{\sim}{=}$	_			ORNAMENTAL TREES			1	July Sort	BCJ	35	Blue Chip Juniper Juniperus horizontallis 'Blue Chip' 'Blue Chip'	5 gal.	container, 18"-24" spread, plant 4' o.c.
(0		ABS	2	Autumn Brilliance Serviceberry Amelanchier 'Autumn Brilliance'	2" cal.	Specimen quality, clump form, B&B, staked		3+4 3+4	BJ	24	Buffalo Juniper Juniperus sabina 'Buffalo'	5 gal.	container, 18"-24" spread, plant 4' o.c.
											ORNAMENTAL GRASSES		
	\			Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" cal.	Specimen quality, full crown, B&B, staked	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0	DFG	66	Dwarf Fountain Grass Pennisetum alopecuroides	1 gal.	container, plant 24" o.c.
(+)	CP	5					\otimes	KRG	30	Korean Reed Grass Calamagrostis brachytricha	1 gal.	container, plant 36" o.c.
<u></u>	<u> </u>	······································	,	EVERGREEN TREES		A THE CONTROL OF THE PARTY OF T		0	SSG	50	Shenandoah Switch Grass Panicum virgatum 'Shenandoah'	1 gal.	container, plant 36" o.c.
	ナ	AP	2	Austrian Pine Pinus nigra	6' ht.	Specimen quality, full form, B&B, guyed		(a)	AMG	19	Adagio Maiden Grass Miscanthus sinensis 'Adagio'	1 gal.	container, plant 36" o.c.

MULCH NOTES

9. ALL PLANTING BEDS ARE TO BE CONTAINED BY INTERLOCKING 4" X 14GAUGE GALVANIZED STEEL EDGER, WITH

10. ALL SHRUB BEDS SHOWN AS WOOD MULCH, ARE TO BE MULCHED WITH A MINIMUM OF 3" DEPTH OF SHREDDED

PLACED OF GEOTEXTILE FABRIC. USE PEA GRAVEL FOR INFILL TO AVOID HAVING ANY FABRIC VISIBLE.

BOULDER SHOWN WITHIN PLANTING BEDS SHALL BE GRANITE BOULDERS, UNIFORMLY SHAPED AND BURIED

12. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT COUNTS. PLANT COUNT SHOWN ON THE PLAN SUPERCEDE THE

THE ONE-YEAR PERIOD SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND SIZE AS ORIGINALLY

IRRIGATION ALTERATION (ZONE ADDITION) TO BE DESIGN-BUILT. THE INFORMATION NOTED BELOW IS TO

SERVE AS A GUIDE, ONLY. IRRIGATION CONTRACTOR RESPONSIBLE FOR PROVIDING THE MODIFICATIONS

2. BELOW IS THE IRRIGATION CONTROLLER THAT WAS INSTALLED DURING INITIAL CONSTRUCTION, CONFIRM

1. CONTRACTOR TO BECOME FAMILIAR WITH THE EXISTING IRRIGATION SYSTEM AND ASSOCIATED IRRIGATION

AVAILABILITY OF AN OPEN IRRIGATION ZONE AND CONNECT NEW DRIP IRRIGATION VALVE TO THAT OPEN ZONE.

AFTER INSTALLING NEW DRIP VALVE, RUN POLY PIPE WITH DRIP EMITTERS TO NEW TREES AND SHRUBS

RESET CONTROLLER SCHEDULE AS NEEDED TO WATER NEW AND EXISTING PLANT MATERIAL PROPERLY

AFTER INSTALLATION, RUN SYSTEM AND CONFIRM THAT ALL COMPONENTS ARE WATERING APPROPRIATELY AND

EFFICIENTLY. ONE IRRIGATION VALVE IS ANTICIPATED TO PROVIDE SCHEDULED WATERING TO NEW PLANT

EXTEND WIRES AS NEEDED TO NEW DRIP IRRIGATION VALVE, CENTRALLY LOCATED WITHIN NEW PLANTING BEDS

PLACE DRIP EMITTERS AS COMPLETED ON ORIGINAL INSTALLATION, PROVIDING ADEQUATE WATER TO PLANTS

3.0 GPM to 15 .0 GPM

Pressure Regulating Manual Flush

XCZ-100-PRF

XACZ-100-PRF (Anti-Siphon)

DV or Anti-Siphon

1" FPT x 1" MPT

20 to 120 PSI

40 PSI

200 Mesh Stainless Steel

RBY200SSMX

GROUNDCOYER OR PERENNIAL BEDS. COBBLE SHALL BE AN EVEN LAYER OF 6"-8" WASHED WHITE COBBLE,

13. ALL PROPOSED LANDSCAPE TO SHALL RECEIVE A ONE(1) YEAR WARRANTY PERIOD. ANY PLANT THAT DIES WITHIN

14. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND

REPLACEMENT OF ALL LANDSCAPING AND IRRIGATION MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE

PLAN. ALL LANDSCAPE SHALL BE INSTALLED AS SHOWN ON THE PLAN, PRIOR TO ISSUANCE OF THE CERTIFICATE OF

ROLLED TOP. EDGER IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, WALKS, OR CONCRETE PANS.

WESTERN RED CEDAR OVER GEOTEXTILE FABRIC. AREAS SHOWN AS ROCK MULCH SHOULD RECEIVE A 3" DEPTH OF

1"-2" SIZE CRUSHED RED GRANITE AND PLACED OVER GEOTEXTILE FABRIC. NO WEED BARRIER IS REQUIRED UNDER

GENERAL NOTES CONTINUED:

OCCUPANCY.

COMPONENTS.

MATERIAL

IRRIGATION NOTES

QUANTITIES SHOWN ON THE PLANT SCHEDULE.

NECESSARY TO PROPERLY WATER ALL NEW PLANT MATERIAL.

IF CONTROLLER HAS NO AVAILABLE ZONES, INSTALL:

PLACE NEW DRIP YALVE IN YALVE BOX

EXTEND IRRIGATION MAIN TO DRIP YALVE LOCATION

ESP-Me

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ESPM3 -3 STATION EXPANSION MODULE

3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC.

TREES IN TURF AREAS:

4" DEPTH WESTERN RED CEDAR (NO FILTER FABRIC)

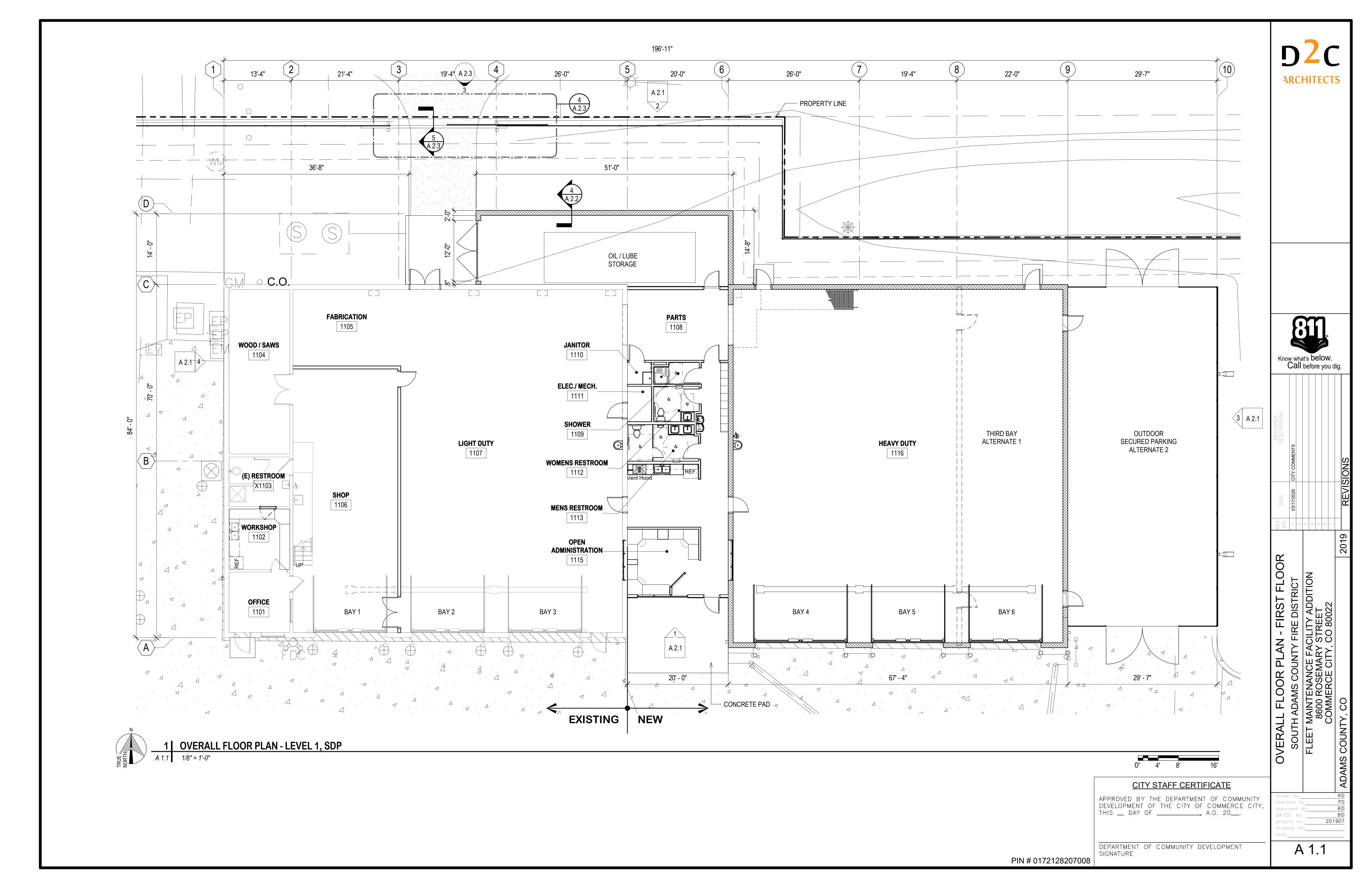
DRAINAGE CHANNELS IN LANDSCAPE AREAS: 3"-6" ROUNDED RIVER COBBLE OOVER SPECIFIED FILTER FABRIC.

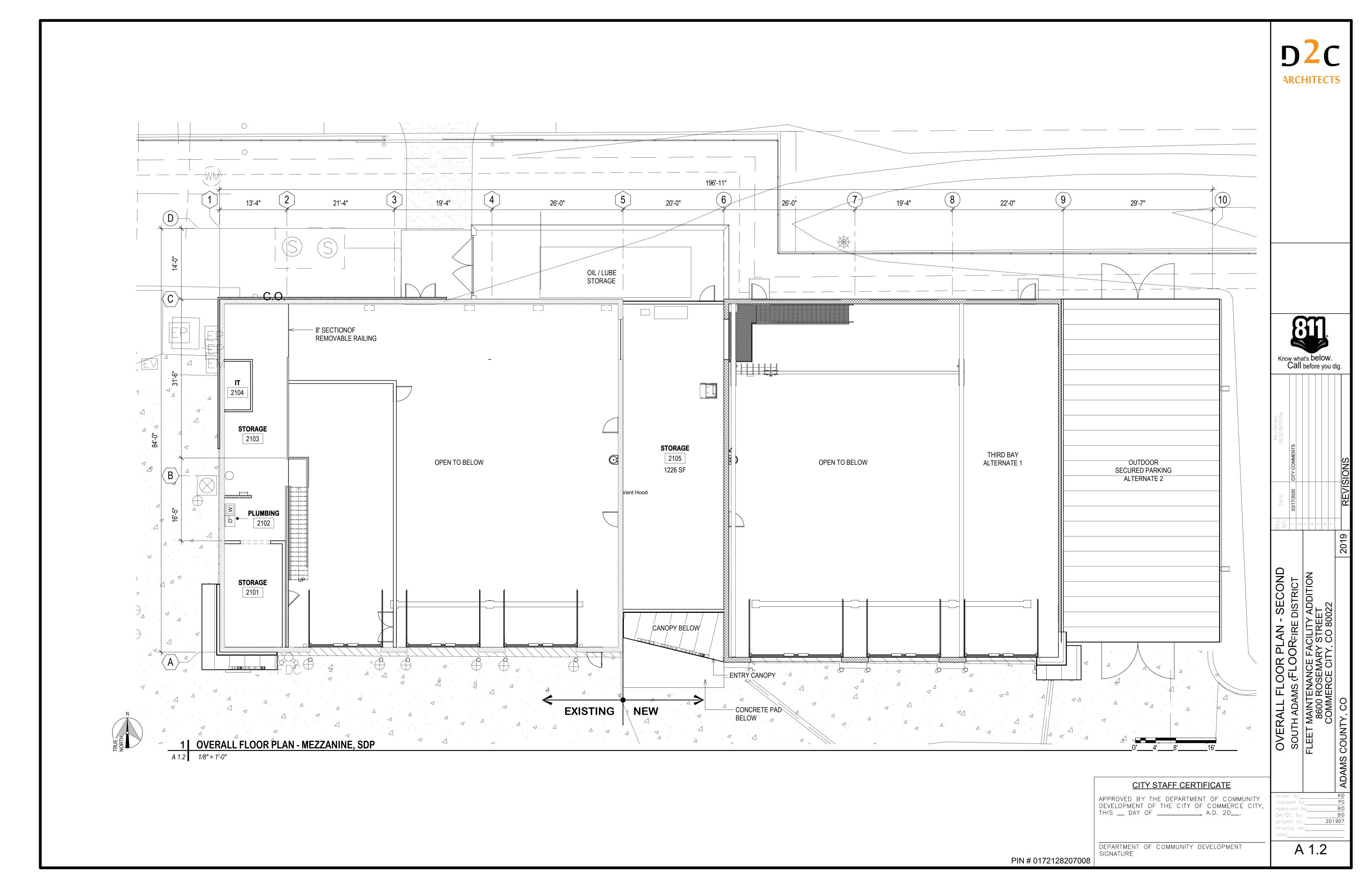
> CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS _____, A.D. 20___

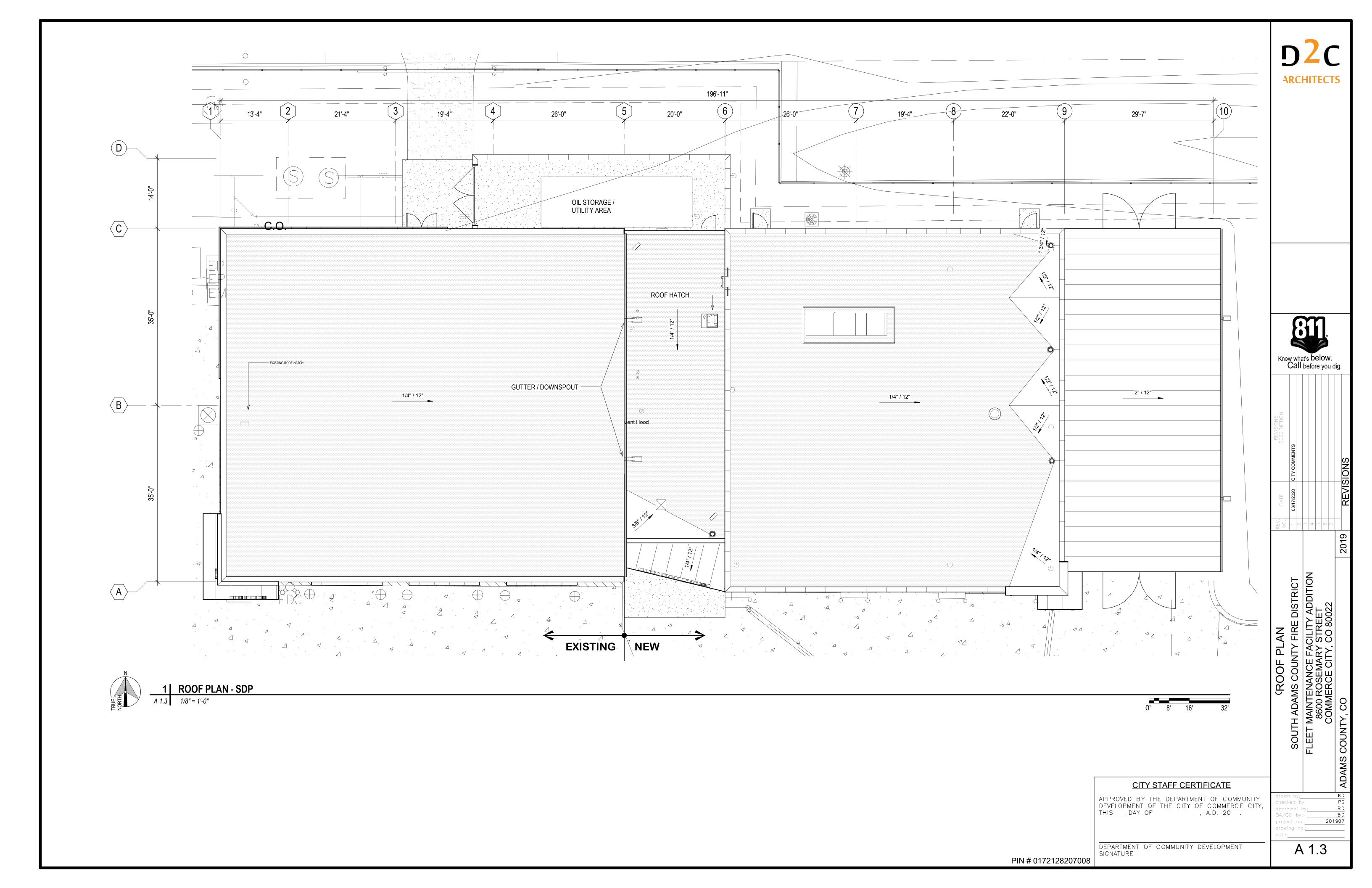
DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE PIN # 0172128207008

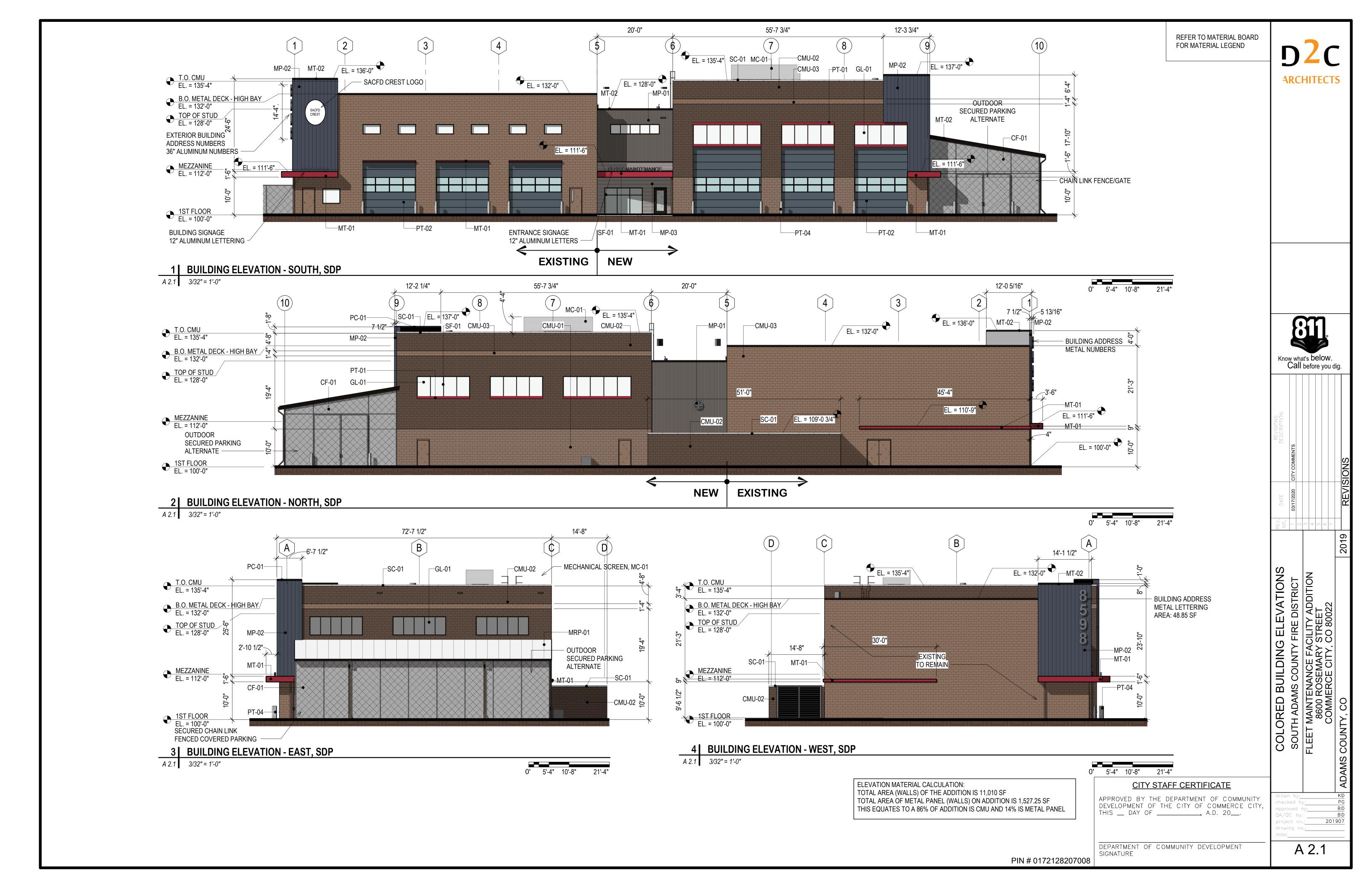
09/13/2019 date:___

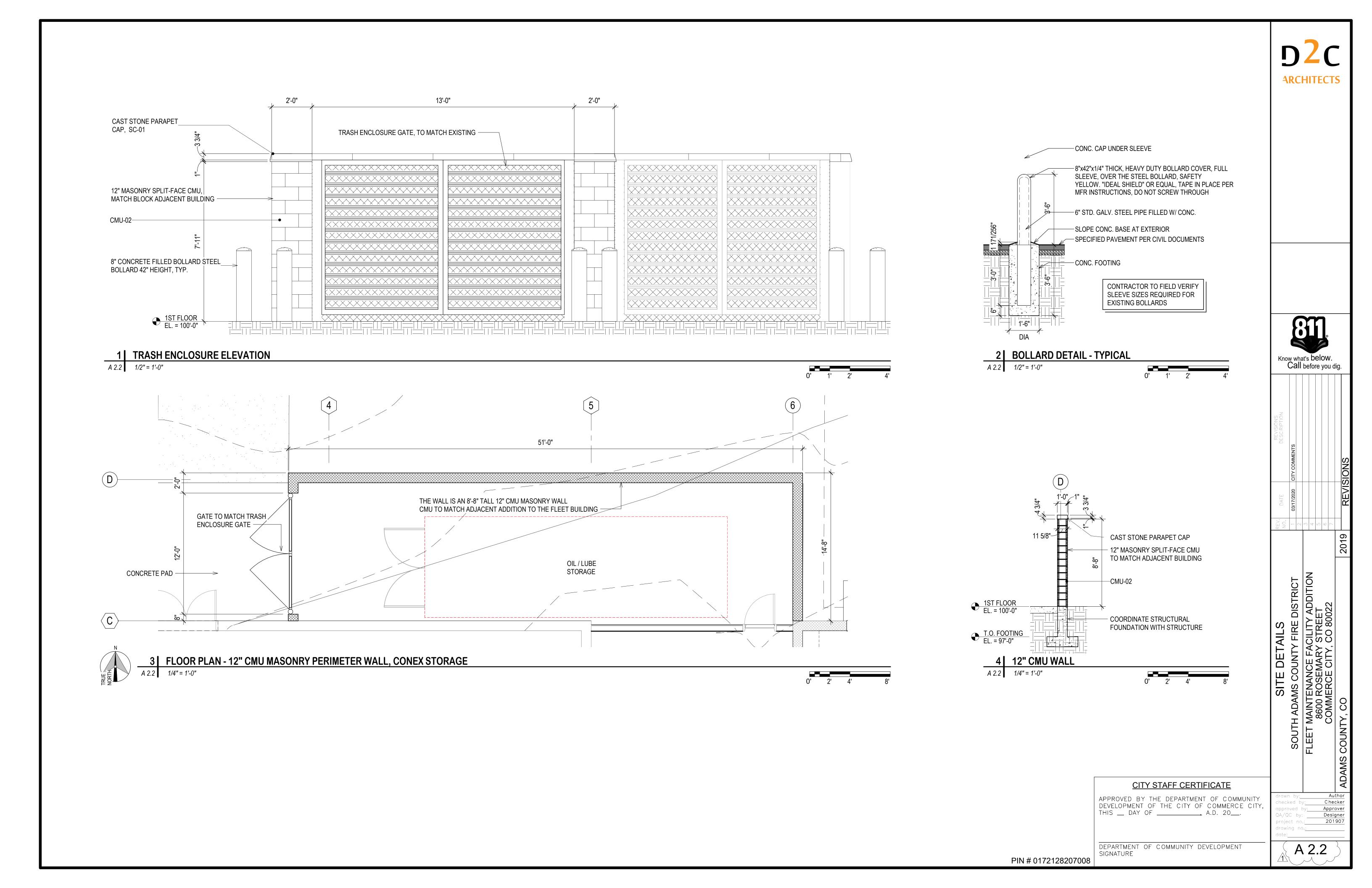
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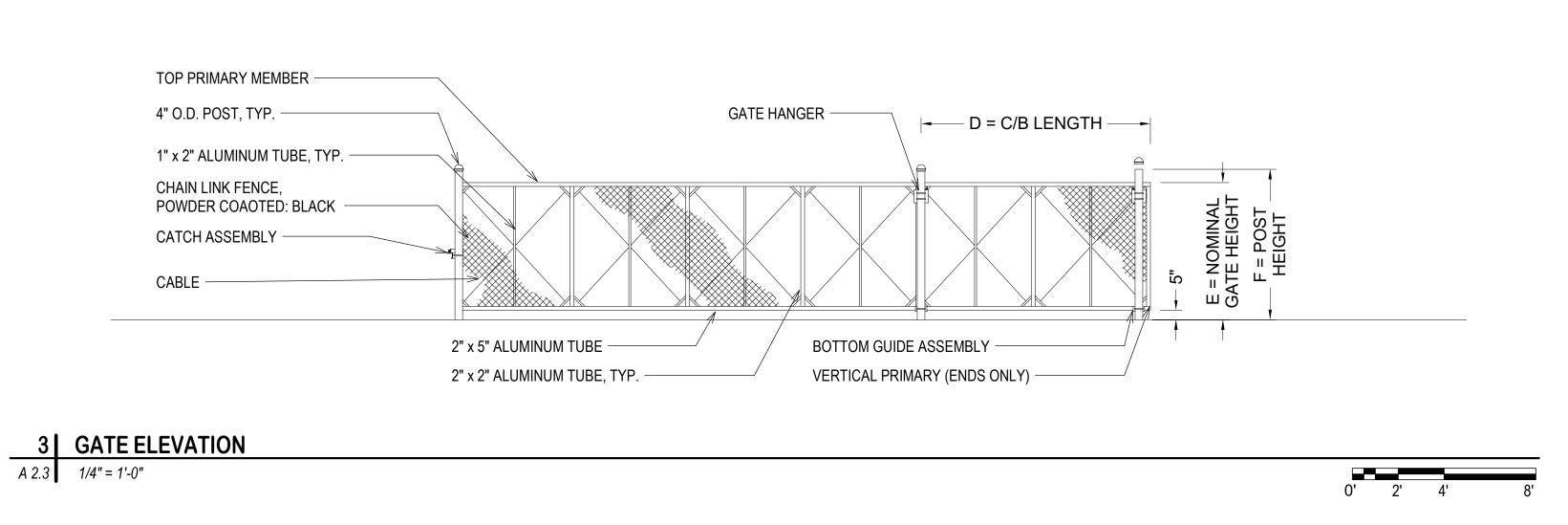


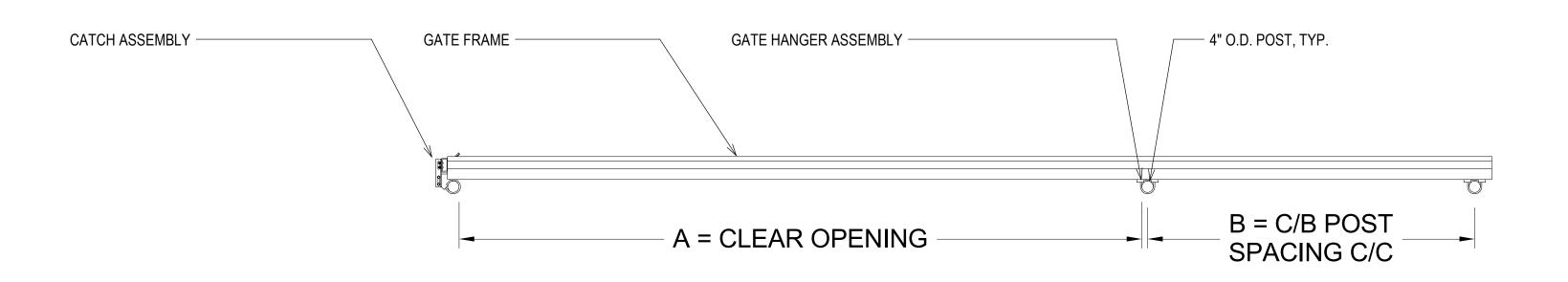








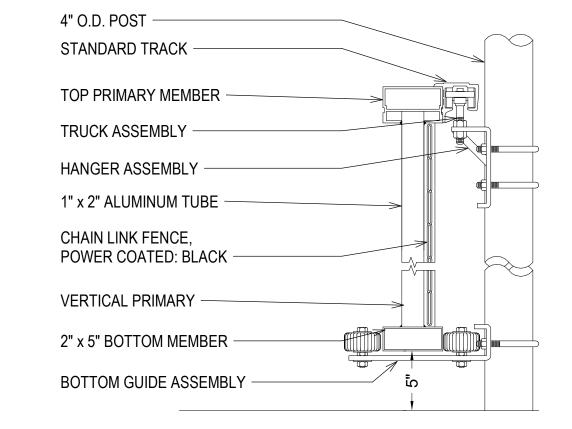




4 GATE PLAN

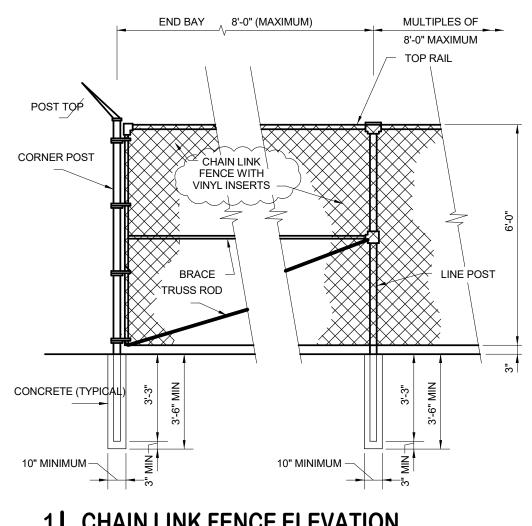
A 2.3 3/8" = 1'-0"

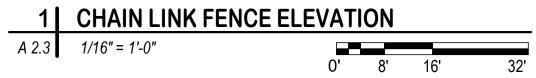
0' 1'-4" 2'-8" 5'-4"

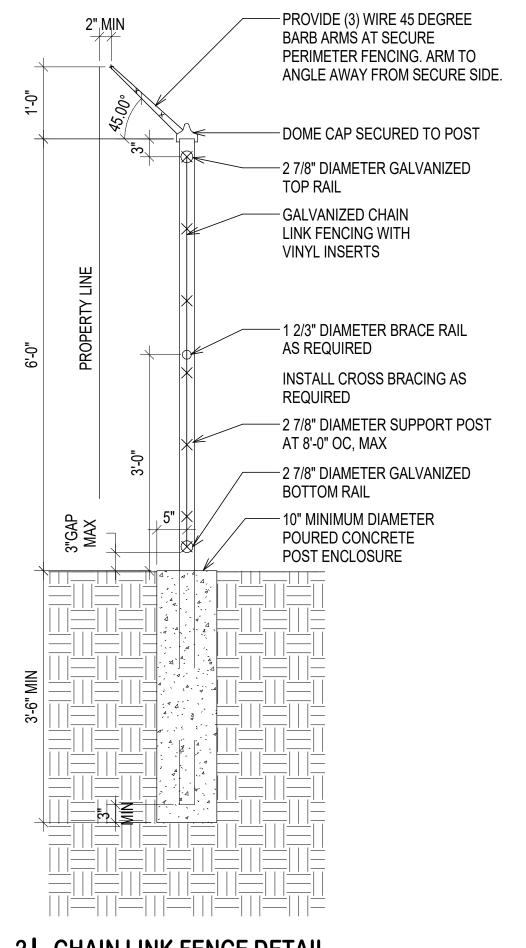


5 GATE SECTION

A 2.3 1 1/2" = 1'-0"







2 CHAIN LINK FENCE DETAIL

A 2.3 1/16" = 1'-0"

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS ___ DAY OF _______ A.D. 20___.

DEPARTMENT OF COMMUNITY DEVELOPME SIGNATURE

PIN # 0172128207008

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A 2.3

DEPARTMENT OF COMMUNITY DEVELOPMENT

ARCHITECTS

Know what's below.
Call before you dig.

REV.
NO.
1 03/17/2020 CITY COMMENTS
2
4
5
6
7
REVISIONS

TAILS
TY FIRE DISTRICT
FACILITY ADDITION
SY STREET

HADAMS COUNTY FIRE DIS MAINTENANCE FACILITY AD 8600 ROSEMARY STREET COMMERCE CITY, CO 80022

FLEET MAINTENANC 8600 ROSEN COMMERCE

rawn by: Author
necked by: Checker
oproved by: Approver
A/QC by: Designer
roject no.: 201907
awing no.:

