

# TRAVEL CENTERS OF AMERICA SITE IMPROVEMENTS CONDITIONAL USE PERMIT

PIN: 182317107020



VICINITY MAP  
NTS

△	ISSUE	DATE
△	CUP SUBMIT NO. 3	11-15-19
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F. DANIEL MULDOON  
4484 S. Routt St.  
Littleton, Co. 80127  
720-320-3297  
fdmuldoon@comcast.net

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ARCHITECTURAL	
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## PROJECT TEAM

OWNER:  
TRAVEL CENTERS OF AMERICA  
24601 CENTER RIDGE RD.  
WESTLAKE, OH. 44145

LANDSCAPE ARCHITECT:  
OUTDOOR DESIGN GROUP  
5690 WEBSTER ST.  
ARVADA, CO. 80002  
303-993-4811

ARCHITECT:  
MULDOON ARCHITECTS LLC  
4484 S. ROUTT ST.  
LITTLETON, CO. 80127  
720-320-3297  
FDMULDOON@COMCAST.NET

STRUCTURAL ENGINEER:  
STUDIO 8:18  
3222 TEJON ST. STUDIO F  
DENVER, CO. 80211  
303-255-3664  
CBOHALL@STUDIO818ENGINEERING.COM

TRAVEL CENTERS OF AMERICA  
SITE IMPROVEMENTS  
CONDITIONAL USE PERMIT  
5101 QUEBEC ST. COMMERCE CITY, CO. 80022  
PIN: 182317107020

JOB#  
FILE  
DRAWN BY: FDM

## CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

CITY SIGNATURE

A-0

## DEVELOPMENT NOTES:

### 1. FUTURE EXPANSION:

ALL REMAINING UNDEVELOPED LAND (SOUTH PARCEL) SHALL HAVE NO VEHICLE ACCESS, PARKING, OR USE OF ANY KIND ALLOWED UNTIL A DEVELOPMENT PLAN IS APPROVED BY THE CITY.

### 2. LIGHTING:

IN THE INTEREST OF COMPATIBILITY WITH 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.

### 3. TRASH ENCLOSURE:

TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME OR COMPLIMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.

### 4. SCREENING:

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.

### 5. SIGNAGE:

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.

INDUSTRY

N89d24481 200.01'

200.01'

TRUCK EXIT

TRUCK ENTRY

45'-6"

(N) ROCK MULCH

(E) DECIDUOUS TREES TO REMAIN

12 SPACES @ 90d  
12'X60'

## SITE DATA:

## ZONING: I

TOTAL SITE AREA: 1,167,408 SF (26.8 AC)

TOTAL SITE AREA: 1,167,408 SF (26.8 AC)

DEVELOPED SITE AREA: 1,008,272 SF (23.1 AC)  
PARKING & IMPERVIOUS SURFACES: 700,500 SF

## PARKING & IM

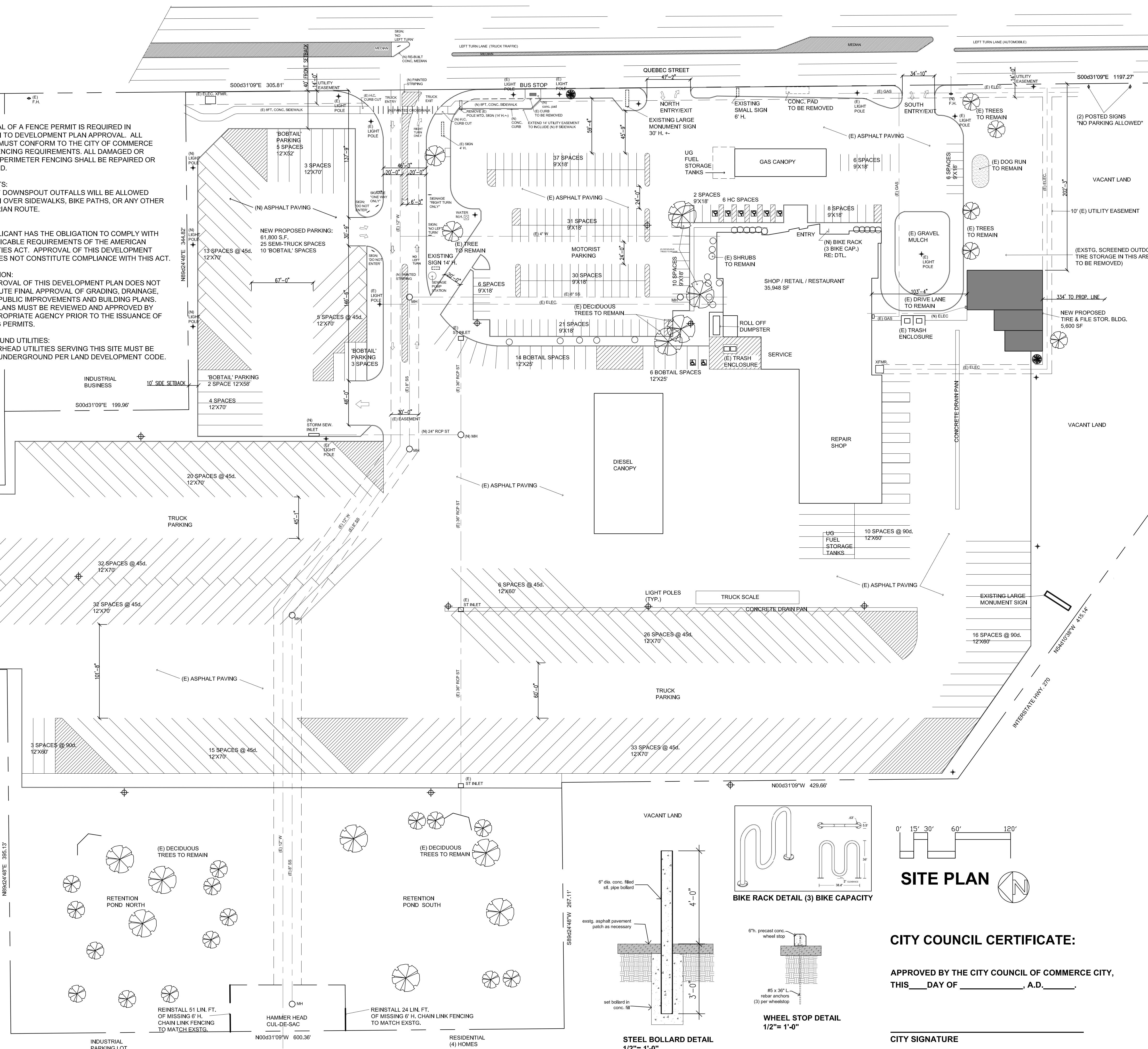
**BUILDINGS:**  
EXISTING RETAIL/RESTARANT/SHOP: 35,948 SF.  
NEW PROPOSED WAREHOUSE: 5,600 SF

PERVIOUS SURFACES 242-264 25

**EXISTING PARKING:**  
AUTOMOBILE: 164 SPACES  
TRACTOR TRAILER: 205 SPACES  
TRUCK CAR: (BOOTH) 20 SPACES

**NEW PROPOSED PARKING: 59,292 S.F.  
TRACTOR TRAILER: 25 SPACES**

PERIMETER LANDSCAPED AREA: RE: LANDSCAPE PLAN  
LANDSCAPE UPGRADE: RE: LANDSCAPE PLAN  
TOTAL NEW LANDSCAPE AREA: RE: LANDSCAPE PLAN



ITE PLAN

## TY COUNCIL CERTIFICATE:

## Y SIGNATURE

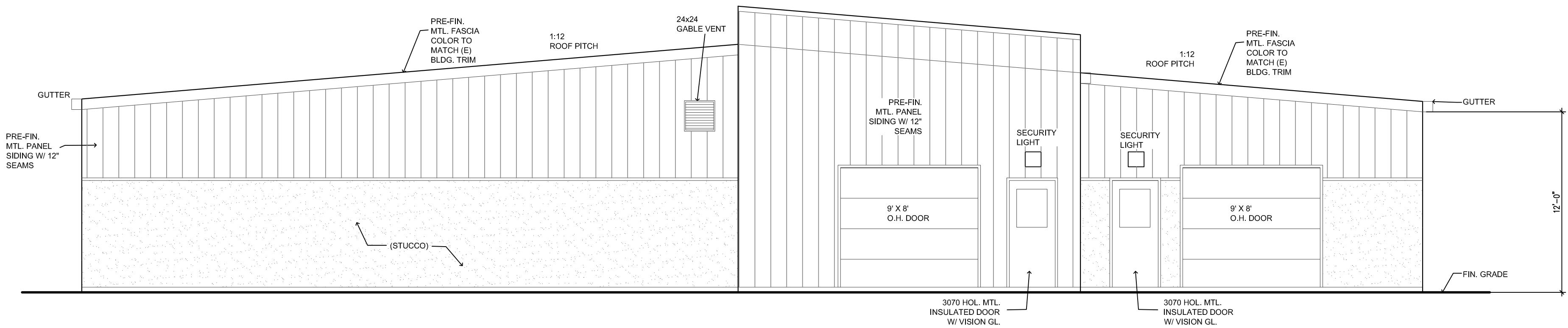
OWNER:  
TRAVEL CENTERS OF  
AMERICA  
24601 CENTER RIDGE  
WESTLAKE, OH. 44145

**RAVEL CENTERS OF AMERICA  
SITE IMPROVEMENTS  
CONDITIONAL USE PERMIT  
EBEC ST. COMMERCE CITY, CO.  
BIN: 182317107020**

B#  
E  
AWN BX EPM

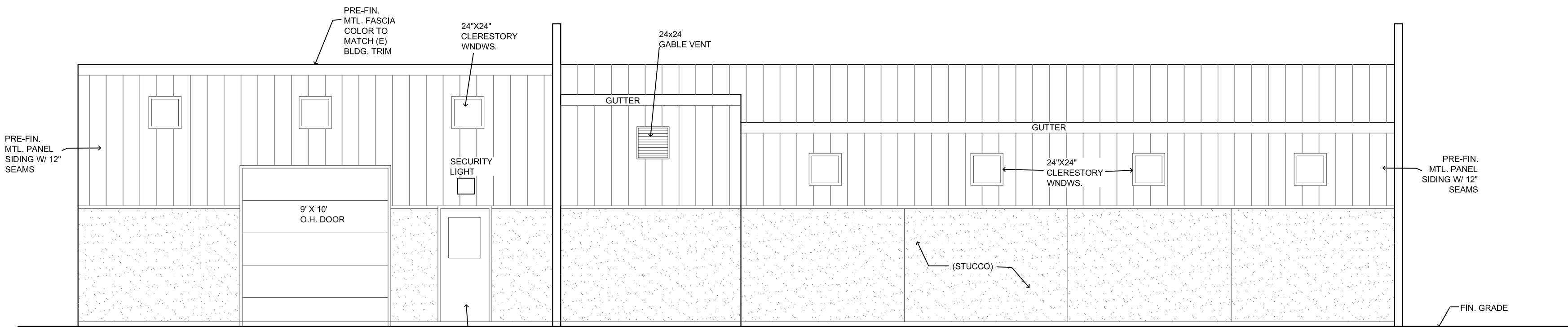
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## **NORTH ELEVATION**

**SCALE: 3/16" = 1'**



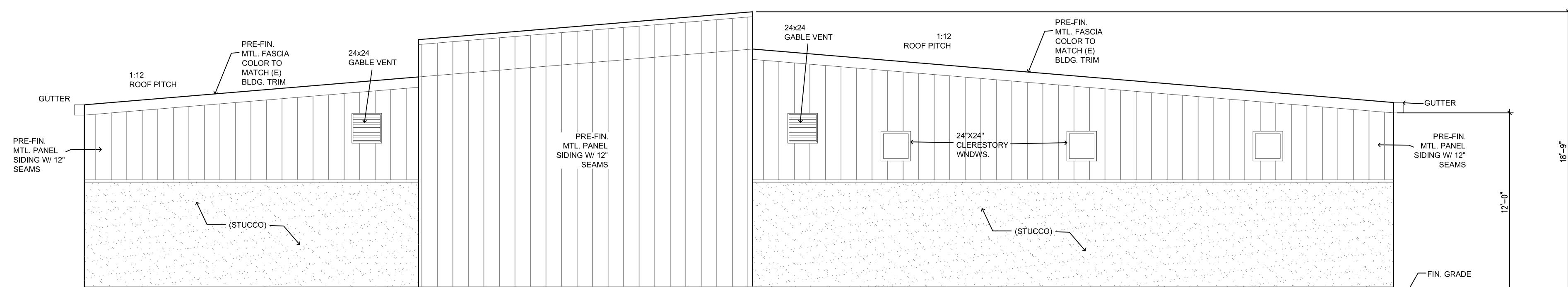
## WEST ELEVATION

SCALE: 3/16" = 1'

# **TIRE STORAGE WAREHOUSE BUILDING**

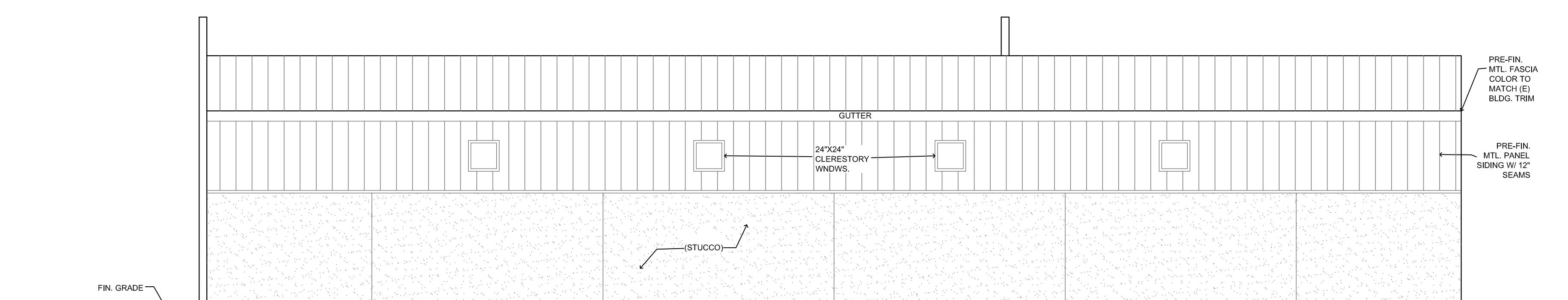
## GENERAL NOTE:

**- PROPOSED FUTURE WAREHOUSE ADDITION SHALL USE EXTERIOR MATERIALS TO MATCH EXISTING. I.E. STUCCO & PRE-FINISHED METAL.**



## **SOUTH ELEVATION**

SCALE: 3/16" = 1'



## **EAST ELEVATION**

**SCALE: 3/16" = 1'**

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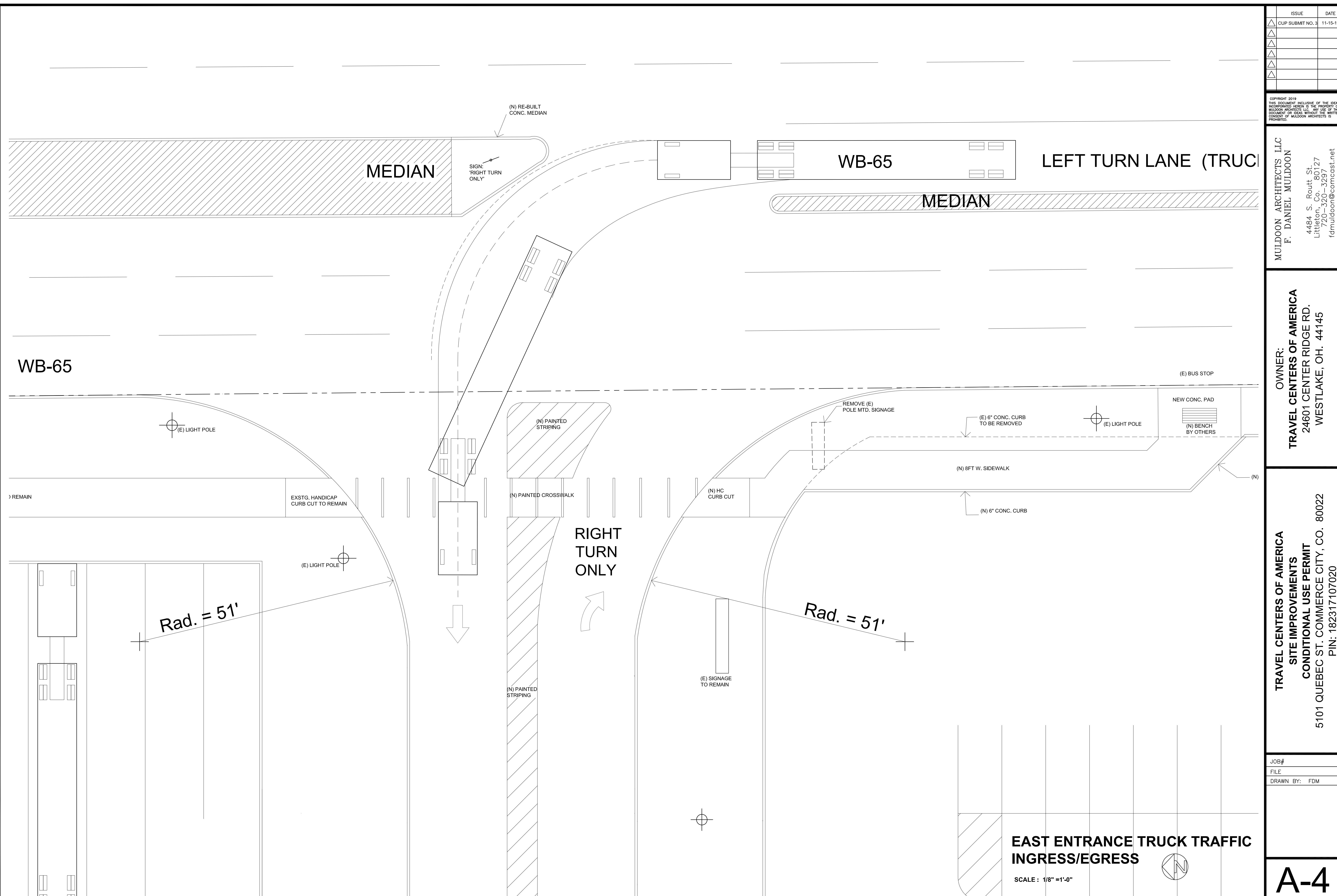
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JOB#  
FILE

A-3



ISSUE	DATE
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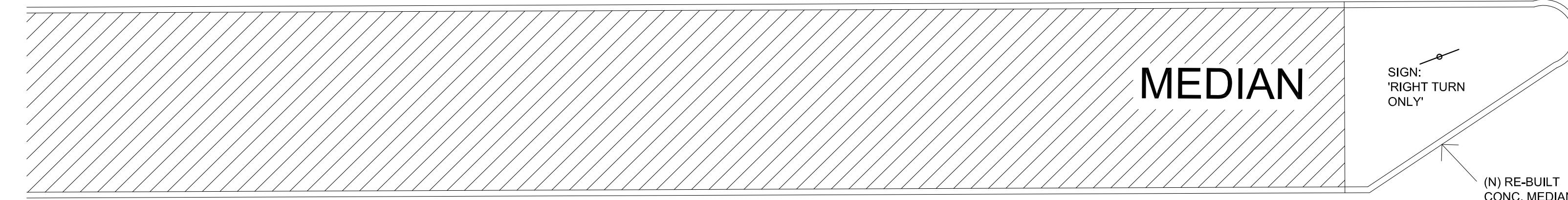
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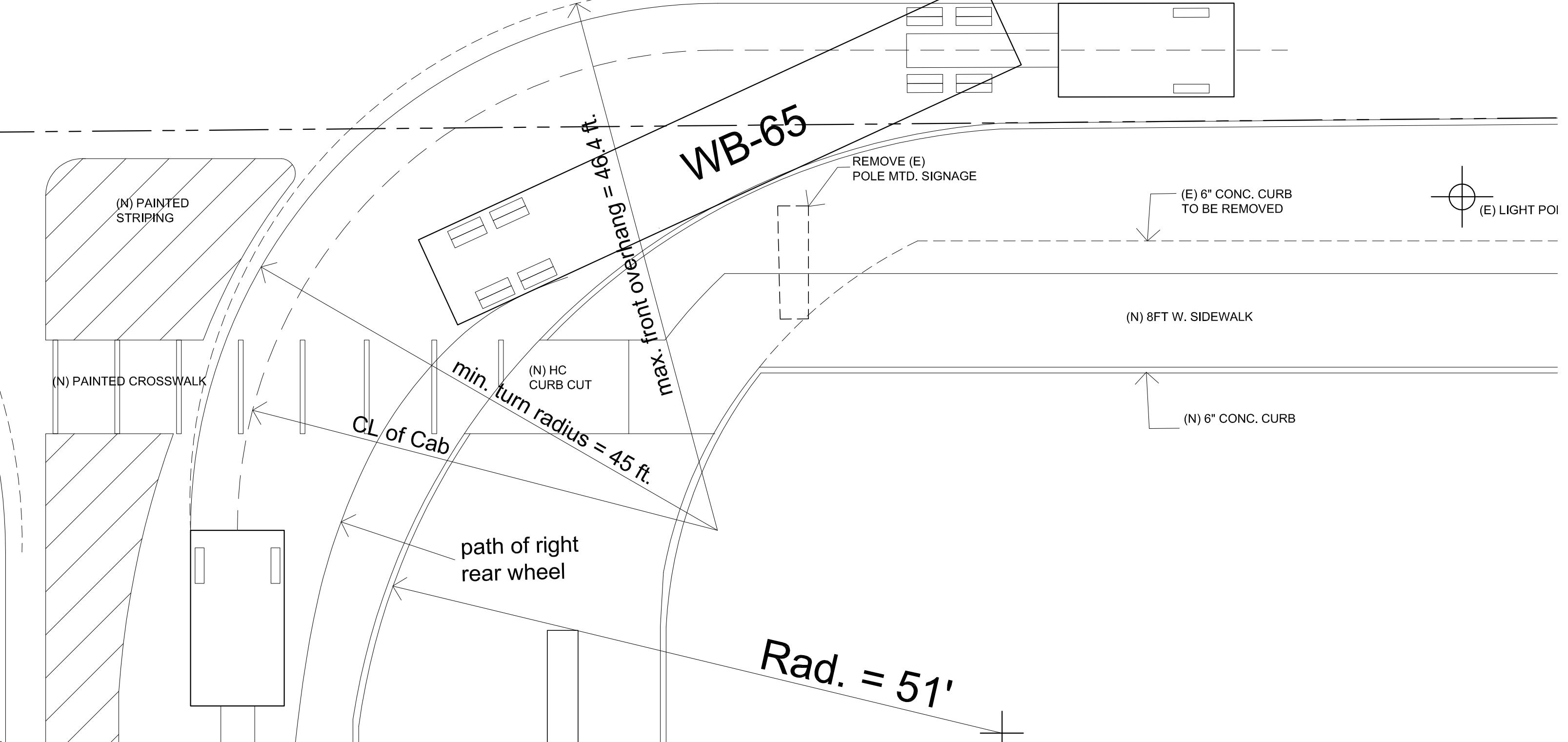
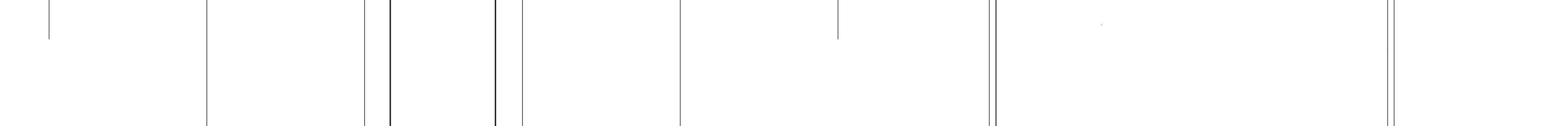
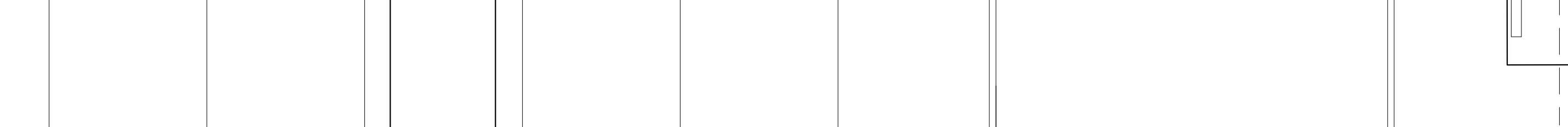
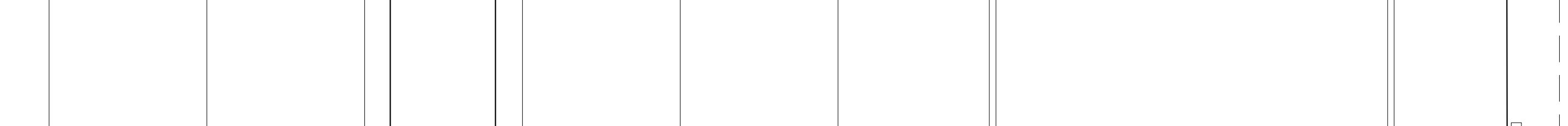
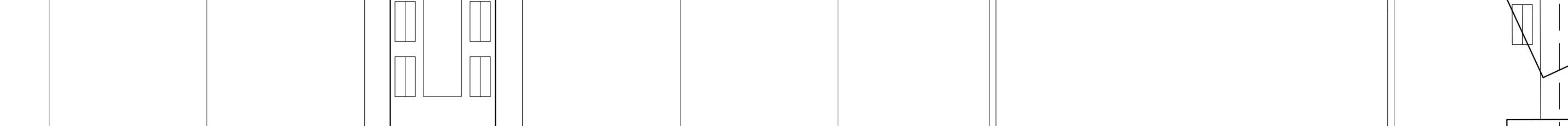
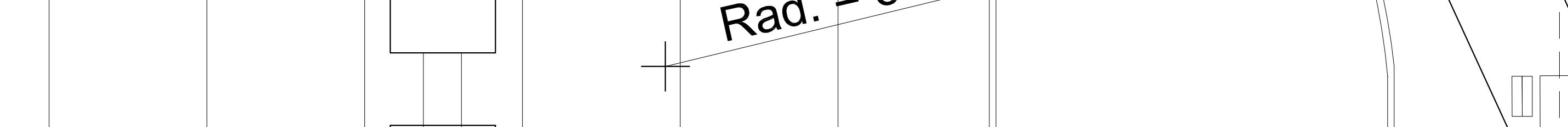
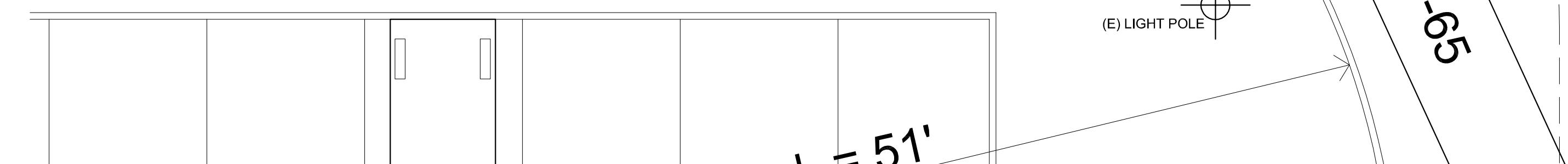
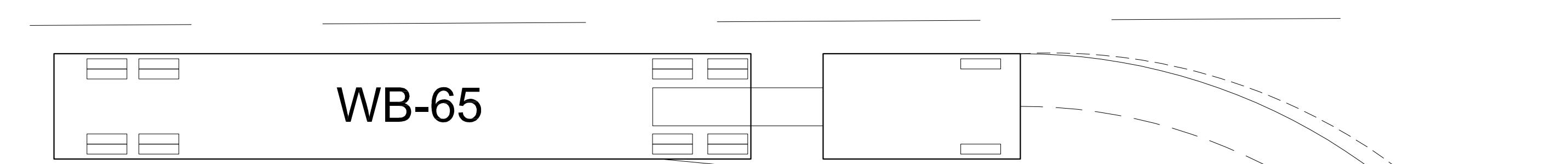
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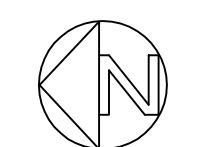
A-5



## LEFT TURN LANE (TRUCK TRAFFIC)



EAST ENTRANCE TRUCK TRAFFIC  
INGRESS/EGRESS



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

## PLAN SET INDEX

SHEET	NAME
L1	LANDSCAPE COVER SHEET & PLANT LIST
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE PLAN

## TRAVEL CENTERS OF AMERICA

Conditional Use Permit - Landscape Plans  
Commerce City, Colorado

## LANDSCAPE PLANT LIST

## DECIDUOUS SHADE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
OHB	Ohio Buckeye	Aesculus glabra	30'-40'	25'-35'	Medium	Sun / Part Sun	2" Cal, B&B	3
WEC	Western Catalpa	Catalpa speciosa	40'-60'	30'-50'	Low	Sun	2" Cal, B&B	2
WEH	Western Hackberry	Celtis occidentalis	50'-60'	40'-50'	Low	Sun	2" Cal, B&B	8
SHL	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	40'-50'	30'-40'	Low	Sun	2" Cal, B&B	5

## ORNAMENTAL TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
BTM	Bigbold Maple	Acer grandidentatum	20'-30'	20'-30'	Low	Sun	1-1/2" Cal, B&B	9
TAT	Hot Wings Tabebury Maple	Acer latifolium 'GarAnn'	20'-25'	15'-20'	Low	Adaptable	1-1/2" Cal, B&B	12
PRC	Prairie Rose Crabapple	Malus 'Prairie Rose'	15'-20'	15'-20'	Medium	Sun	1-1/2" Cal, B&B	3
COP	Chambeau Pear	Pyrus calleryana 'Chambeau'	20'-30'	15'-20'	Medium	Sun	1-1/2" Cal, B&B	1
JTL	Japanese Tree Lilac	Syringa reticulata	15'-25'	15'-20'	Low	Sun / Part Shade	1-1/2" Cal, B&B	3

## EVERGREEN TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
BSP	Bosnian Pine	Pinus heldreichii (leucodermis)	15'-25'	10'-12'	Low	Sun	6' ft, B&B	4
AUS	Austrian Pine	Pinus nigra	40'-60'	30'-40'	Low	Sun	6' ft, B&B	11
RMJ	Rocky Mountain Juniper	Juniperus scopulorum	20'-30'	8'-12'	Very Low	Sun	5 Gallon Cont	9
OSJ	One Seed Juniper	Juniperus monosperma	10'-30'	6'-12'	Very Low	Sun	5 Gallon Cont	6

## DECIDUOUS SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
UTS	Utah Serviceberry	Amelanchier utahensis	6'-12'	6'-12'	Low	Sun	5 Gallon Cont	13
SIP	Siberian Peashrub	Caragana arborescens	10'-15'	8'-12'	Low	Sun	5 Gallon Cont	16
FEB	Fernbush	Chamaebatia foliolosa	3'-5'	3'-6'	Very Low	Sun	5 Gallon Cont	16
TBR	Tall Blue Rabbitbrush	Ericameria nauseosa speciosa	2'-6'	2'-6'	Very Low	Sun	5 Gallon Cont	6
RUS	Russian Sage	Purpuraria atriplicifolia	3'-4'	3'-4'	Very Low	Sun	5 Gallon Cont	19
JAP	Jackman Potentilla	Potentilla fruticosa 'Jackmanii'	2'-3'	3'-4'	Low	Sun	5 Gallon Cont	24
CWS	Creeping Western Sand Cherry	Prunus besseyi Pawnee Buttes	15'-18"	4'-6"	Low	Sun	5 Gallon Cont	10
GLS	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	3'	8'	Very Low	Sun	5 Gallon Cont	16
TLS	Three-Leaf Sumac	Rhus trilobata	3'-6'	3'-6'	Very Low	Sun	5 Gallon Cont	8
RLR	Red-Leaved Rose	Rosa glauca	6'-7'	4'-6"	Low	Sun	5 Gallon Cont	11
RMR	Red Medland Rose	Rosa Medland Red	18'-24"	4'-6"	Low	Sun	5 Gallon Cont	9
CAC	Compact American Cranberrybush	Viburnum trilobatum 'Bailey Compactum'	4'-5'	4'-5"	Medium	Adaptable	5 Gallon Cont	11

## EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
ARJ	Armstrong Juniper	Juniperus chinensis 'Armstrong'	3'-4"	3'-4"	Low	Sun	5 Gallon Cont	9
CCJ	Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	12'-18"	6'-8"	Low	Sun / Part Shade	5 Gallon Cont	34
BTM	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	6'-8"	5'-6"	Low	Sun	5 Gallon Cont	9

## ORNAMENTAL GRASSES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
DBS	Dallas Blues Blue Switch Grass	Panicum virgatum 'Dallas Blues'	4'-6"	18'-24"	Low	Sun	5 Gallon Cont	10
SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3'-4"	12'-18"	Low	Sun	5 Gallon Cont	36
GSG	Giant Seacan Grass	Sporobolus virginicus	3'-6"	3'-5"	Low	Sun	5 Gallon Cont	12
LBG	Little Bluestem Grass	Schizachyrium scoparium 'Blaze'	3'-4"	24'-30"	Low	Sun	5 Gallon Cont	28

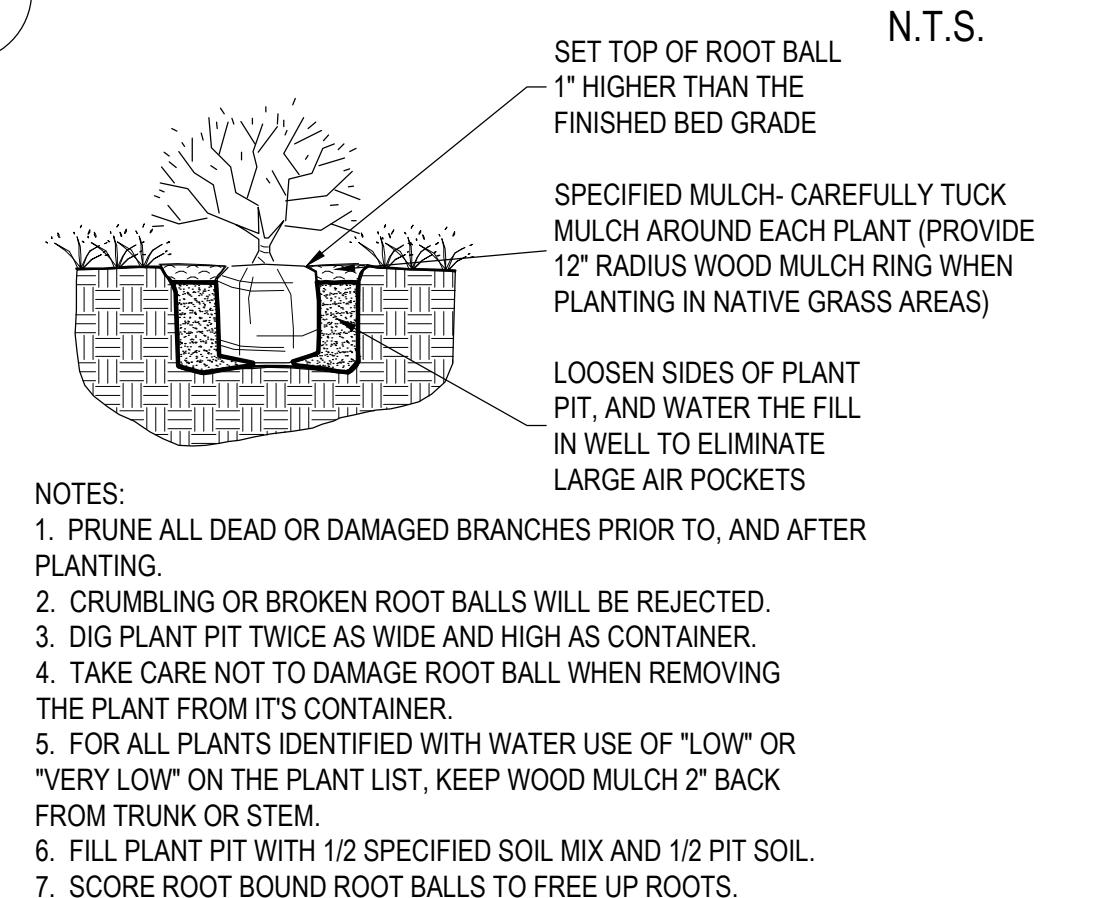
## SOD

90 / 10 Fescue/Bluegrass Mix

NATIVE SEEDING - LOW GROW NATIVE MIX  
Pawnee Buttes Seed Mixes ([www.pawneebuttesseed.com](http://www.pawneebuttesseed.com))  
PSI Low Grow Native Mix  
Application Rate: 5 LBS/1,000 SF

## PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON

**A**



SET TOP OF ROOT BALL 1" HIGHER THAN THE FINISHED BED GRADE

SPECIFIED MULCH - CAREFULLY TUCK MULCH AROUND EACH PLANT (PROVIDE 12" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS)

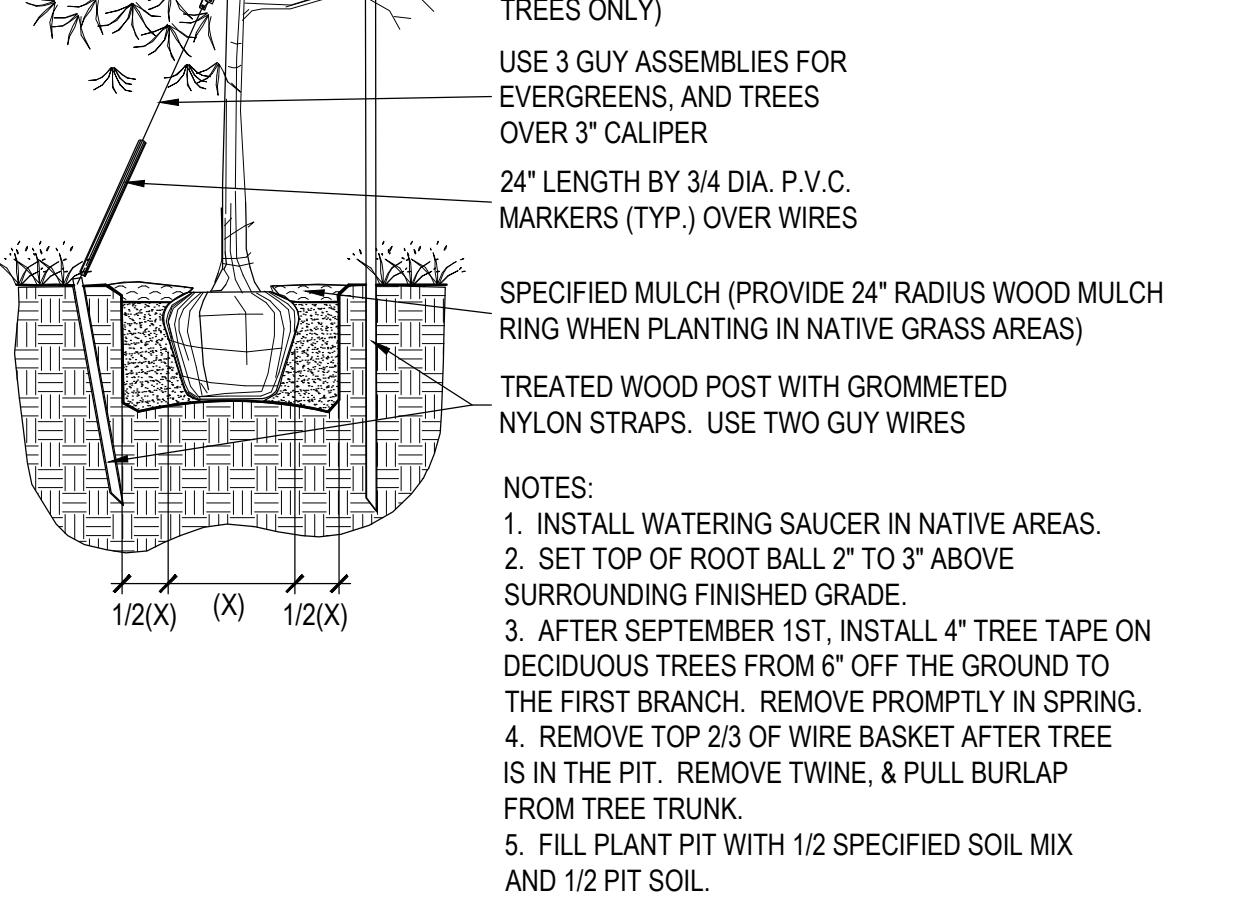
LOSEN SIDES OF PLANT PIT, AND WATER THE FILL IN WELL TO ELIMINATE LARGE AIR POCKETS

NOTES:

1. PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
2. CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
4. TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
5. FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
6. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
7. SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

## PLANTING DETAIL FOR PERENNIALS, ANNUALS, &amp; ALL CONTAINER PLANTS 1 GALLON OR SMALLER

**B**



N.T.S.

O.C. SPACING

2-1/4" OR 4" SIZE PLANT MATERIAL AS SPECIFIED ON THE PLANT LIST

SPECIFIED MULCH - CAREFULLY TUCK MULCH AROUND EACH PLANT TO PREVENT THE SMALL PLANTS FROM DRYING OUT (PROVIDE 12" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS)

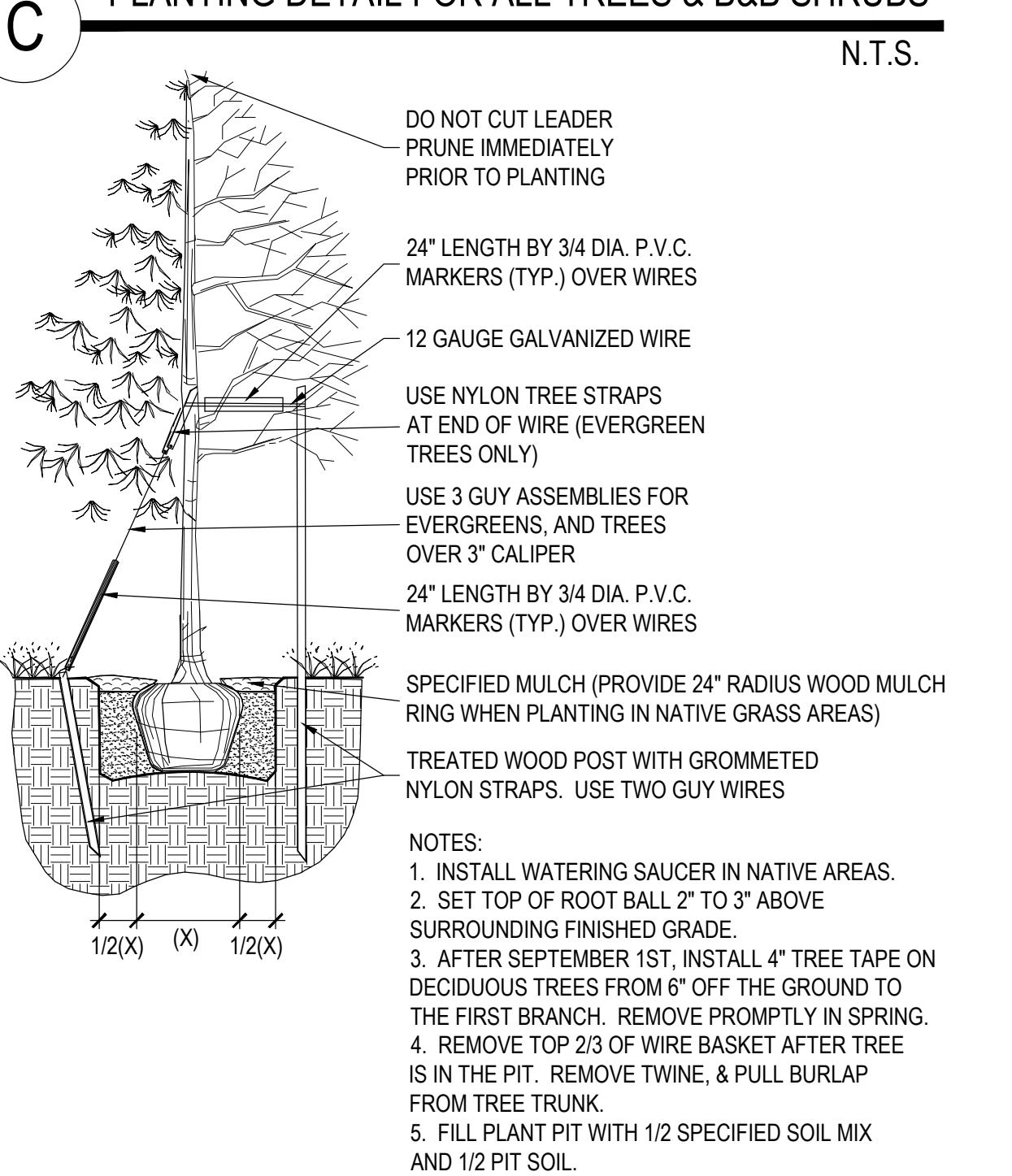
PLANTING BED SOIL - AMENDED PER SPECIFICATIONS

UNLESS A FORMAL PATTERN IS CALLED FOR, PLACE PLANTS AROUND THE PERIMETER OF THE PLANTING AREA FIRST, THEN FILL IN THE CENTER RANDOMLY AND AVOID CREATING "ROWS"

NOTE: IF INDIVIDUAL PLANT LOCATIONS ARE NOT SHOWN ON THE LANDSCAPE PLAN, SPACE PLANTS AT THE O.C. SPACING SHOWN ON THE LANDSCAPE PLANT LIST

## PLANTING DETAIL FOR ALL TREES &amp; B&amp;B SHRUBS

**C**



N.T.S.

DO NOT CUT LEADER PRUNE IMMEDIATELY PRIOR TO PLANTING

24" LENGTH BY 3/4 DIA. P.V.C. MARKERS (TYP.) OVER WIRES

12 GAUGE GALVANIZED WIRE

USE NYLON TREE STRAPS AT END OF WIRE (EVERGREEN TREES ONLY)

USE 3 GUY ASSEMBLIES FOR EVERGREENS, AND TREES OVER 3" CALIPER

24" LENGTH BY 3/4 DIA. P.V.C. MARKERS (TYP.) OVER WIRES

SPECIFIED MULCH (PROVIDE 24" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS)

TREATED WOOD POST WITH GROMMETED NYLON STRAPS. USE TWO GUY WIRES

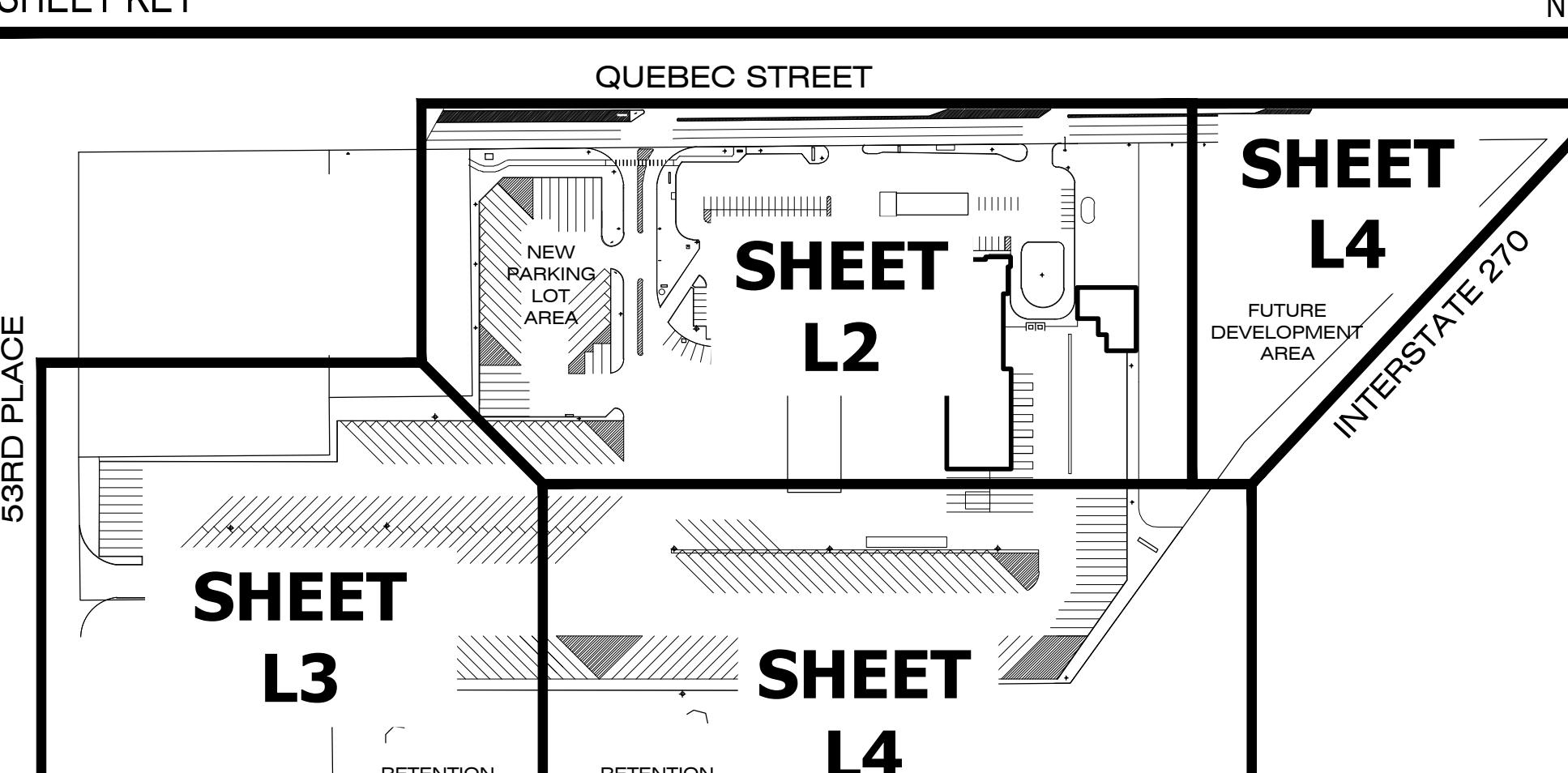
NOTES:

1. INSTALL WATERING SAUCER IN NATIVE AREAS.
2. SET TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISHED GRADE.
3. AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
4. REMOVE TOP 2/3 OF WIRE BASKET AFTER TREE IS IN THE PIT. REMOVE TWINE, & PULL BURLAP FROM TREE TRUNK.
5. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.

## VICINITY MAP



## SHEET KEY



N.T.S.

TRAVEL CENTERS OF AMERICA  
5101 Quebec St., Commerce City, Colorado 80022

PIN: 0182317107020

Owner:  
Travel Centers of America  
24601 Center Ridge Rd.  
Westlake, OH 44145  
Conditional Use Permit  
Landscape PlansIssue Dates  
Date: Notes:  
10-23-18 CUP SUBMITTAL  
05-21-19 2ND CUP SUBMITTAL  
11-11-19 3RD CUP SUBMITTAL



OUTDOOR  
DESIGN GROUP

www.ODGDESIGN.COM

OUTDOOR DESIGN GROUP, INC.  
5690 W. 100th STREET  
ARVADA, CO 80002  
(303) 993-4911

TRAVEL CENTERS OF AMERICA

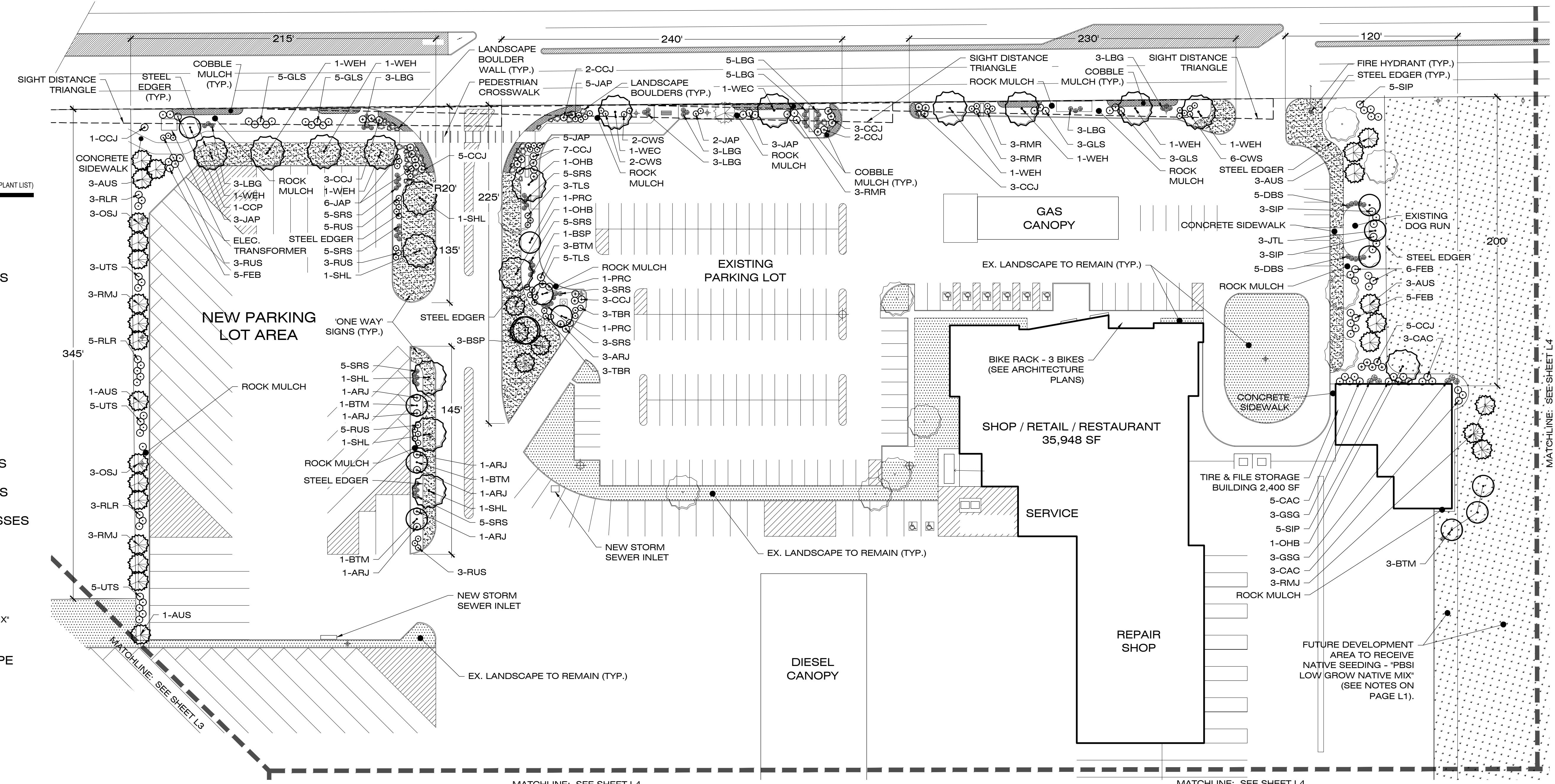
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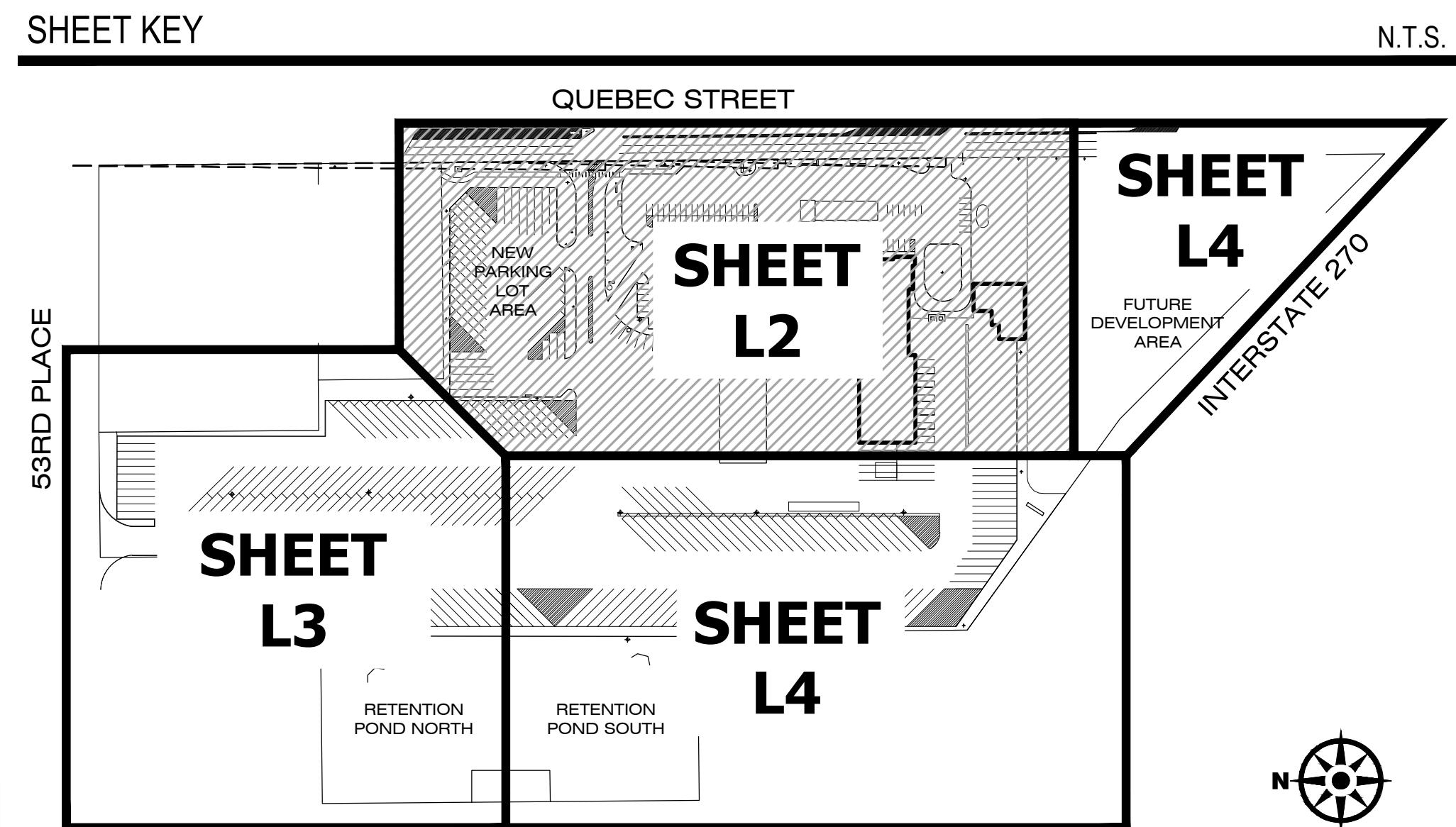
LANDSCAPE PLAN

LANDSCAPE LEGEND (SEE SHEET L1 FOR FULL PLANT LIST)

- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREES TO REMAIN
- EXISTING TREES TO REMOVE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SOD
- NATIVE SEED "PBSI LOW GROW NATIVE MIX"
- EXISTING LANDSCAPE TO REMAIN



SHEET KEY



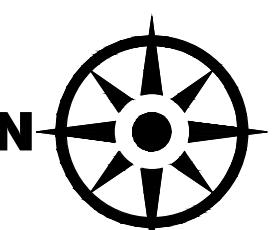
NEW PARKING LOT AREA LANDSCAPE REQUIREMENTS

ITEM	REQUIREMENT	AREA PROVIDED	PLANT MATERIAL REQUIRED/ PROVIDED
SEC. 21-7516 BUFFER REQUIREMENTS	BUFFER ZONE B: 15' WIDE LANDSCAPE BUFFER; 5 TREES & 8 SHRUBS/100 L.F.	= 345 L.F. = 4,251 S.F.	REQUIRED: 345 LF = 17 TREES & 28 SHRUBS PROVIDED: 10' WIDE BUFFER, 17 TREES & 28 SHRUBS
SEC. 21-7550 RIGHT-OF-WAY LANDSCAPING	TREES 40' ON CENTER, IN OR NEAR RIGHTS-OF-WAY (QUEBEC ST.)	= 215 L.F. = 3,725 S.F.	REQUIRED: 215 L.F. = 4 TREES PROVIDED: 4 TREES
SEC. 21-7540 PERIMETER LANDSCAPING	10' WIDE LANDSCAPE BUFFER; 1 TREE & 5 SHRUBS/30 L.F.	= 485 L.F. = 6,537 S.F.	REQUIRED: 485 L.F. = 16 TREES & 80 SHRUBS PROVIDED: 17, 25, & 33 WIDE BUFFERS, 13 TREES & 80 SHRUBS

PERIMETER LANDSCAPE AREA REQUIREMENTS

ITEM	REQUIREMENT	AREA PROVIDED	PLANT MATERIAL REQUIRED/ PROVIDED
SEC. 21-7550 RIGHT-OF-WAY LANDSCAPING	TREES 40' ON CENTER, IN OR NEAR RIGHTS-OF-WAY (QUEBEC ST.)	= 590 L.F. = 7,753 S.F.	REQUIRED: 590 L.F. = 9 TREES PROVIDED: 9 TREES (7 NEW, 2 EXISTING)
SEC. 21-7540 PERIMETER LANDSCAPING	15' WIDE LANDSCAPE BUFFER; 1 TREE & 5 SHRUBS/30 L.F.	= 1,110 L.F. = 27,146 S.F.	REQUIRED: 1,110 L.F. = 37 TREES & 185 SHRUBS PROVIDED: 10'-60' WIDE BUFFERS, 45 TREES (41 NEW, 9 EXISTING) & 181 SHRUBS

NOTES:  
1) EACH 3' & 4' SIZE ORNAMENTAL GRASS IS EQUAL TO (1) X 5 GALLON SHRUB.



0 20' 40' 80'  
SCALE: 1" = 40'

Owner:  
Travel Centers of America  
24601 Center Ridge Rd.  
Westlake, OH 44145

Conditional Use Permit  
Landscape Plans

Issue Dates

Date: Notes:  
10-23-18 CUP SUBMITTAL  
05-21-19 2ND CUP SUBMITTAL  
11-11-19 3RD CUP SUBMITTAL

PREPARED UNDER THE  
SUPERVISION OF

PLANNING SUBMITTAL  
NOT FOR CONSTRUCTION

MATTHEW G. CORRION  
COLORADO RLA #155

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CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

CITY SIGNATURE

Sheet  
L2

Landscape  
Plan



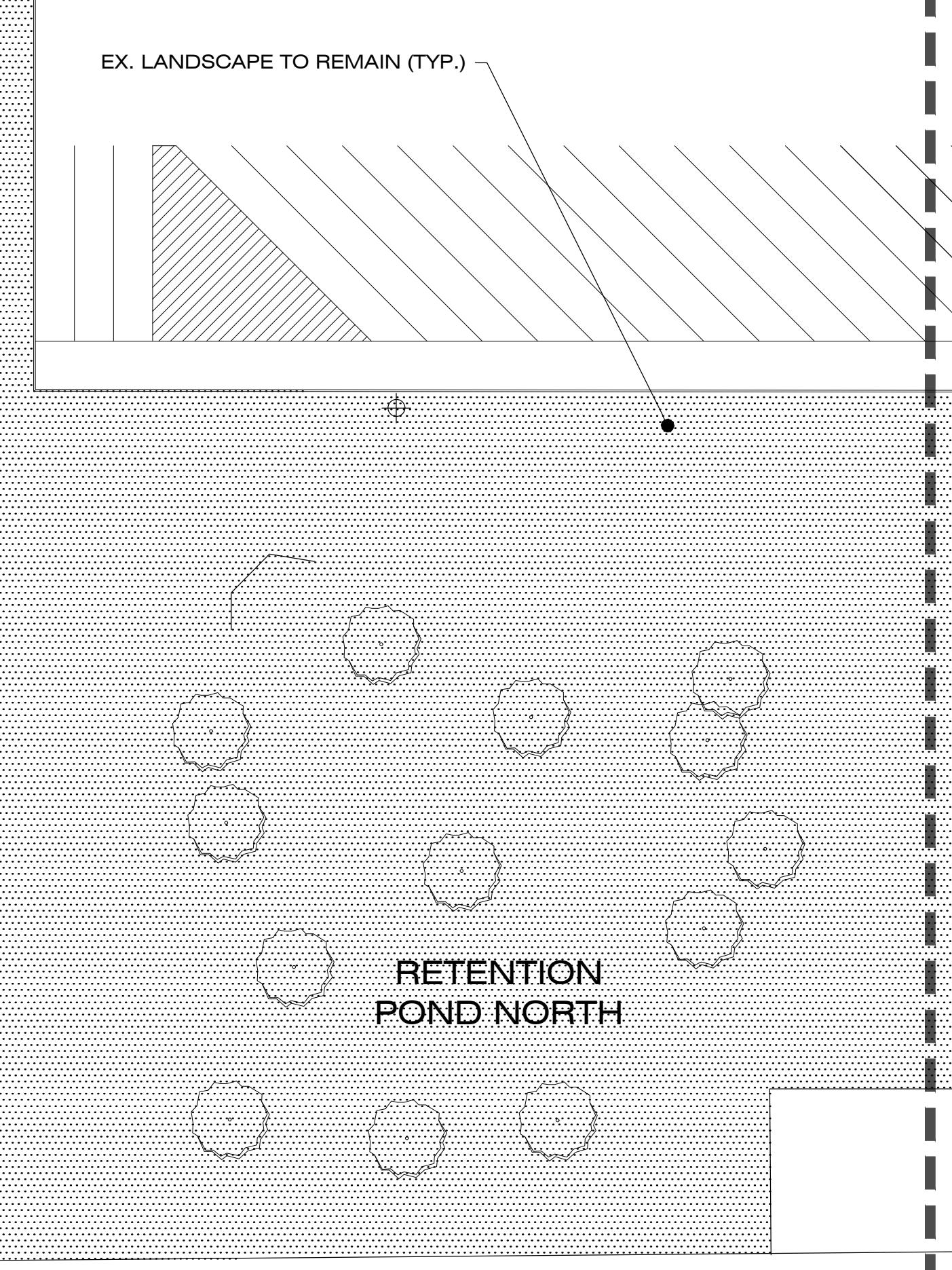
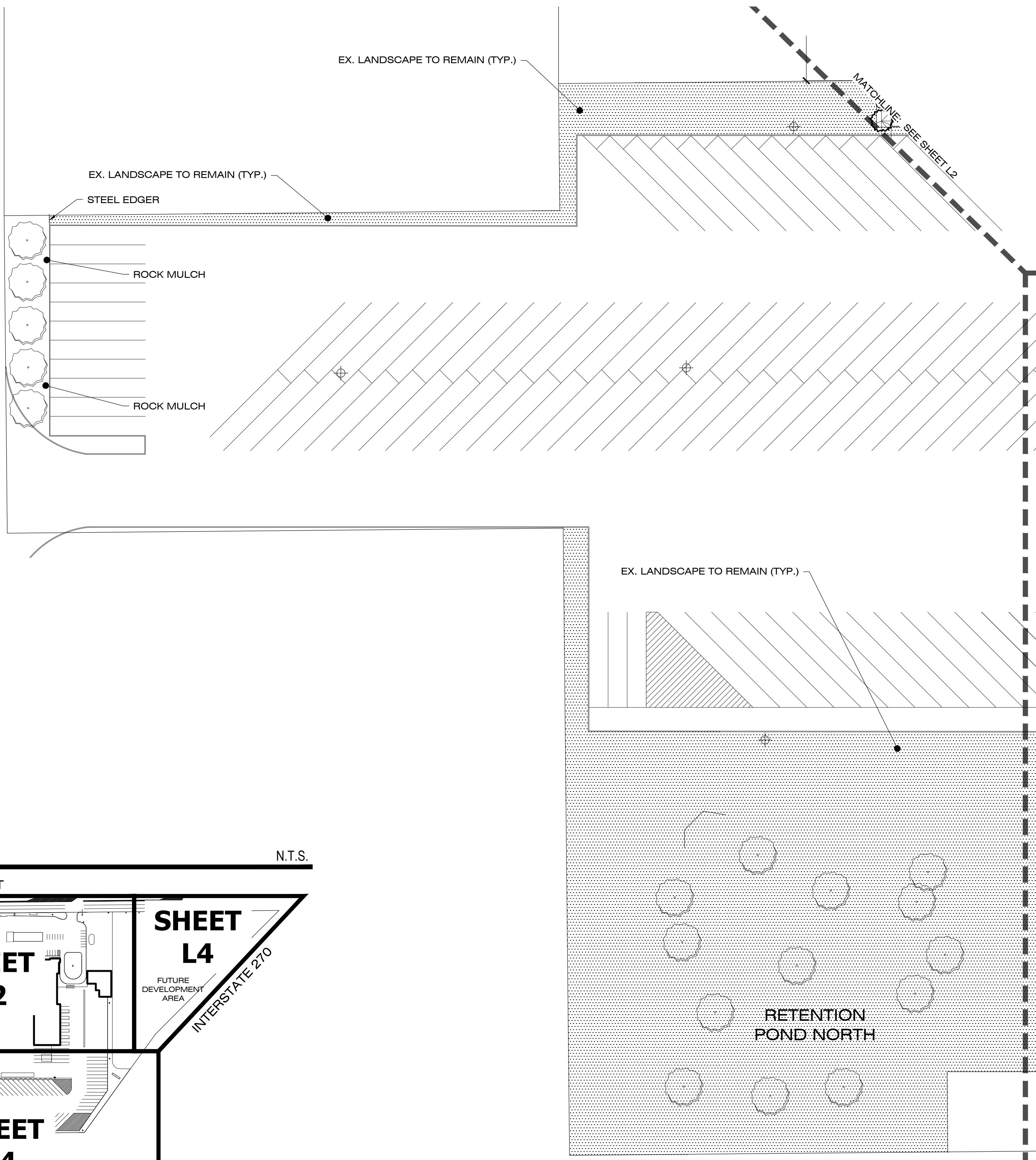
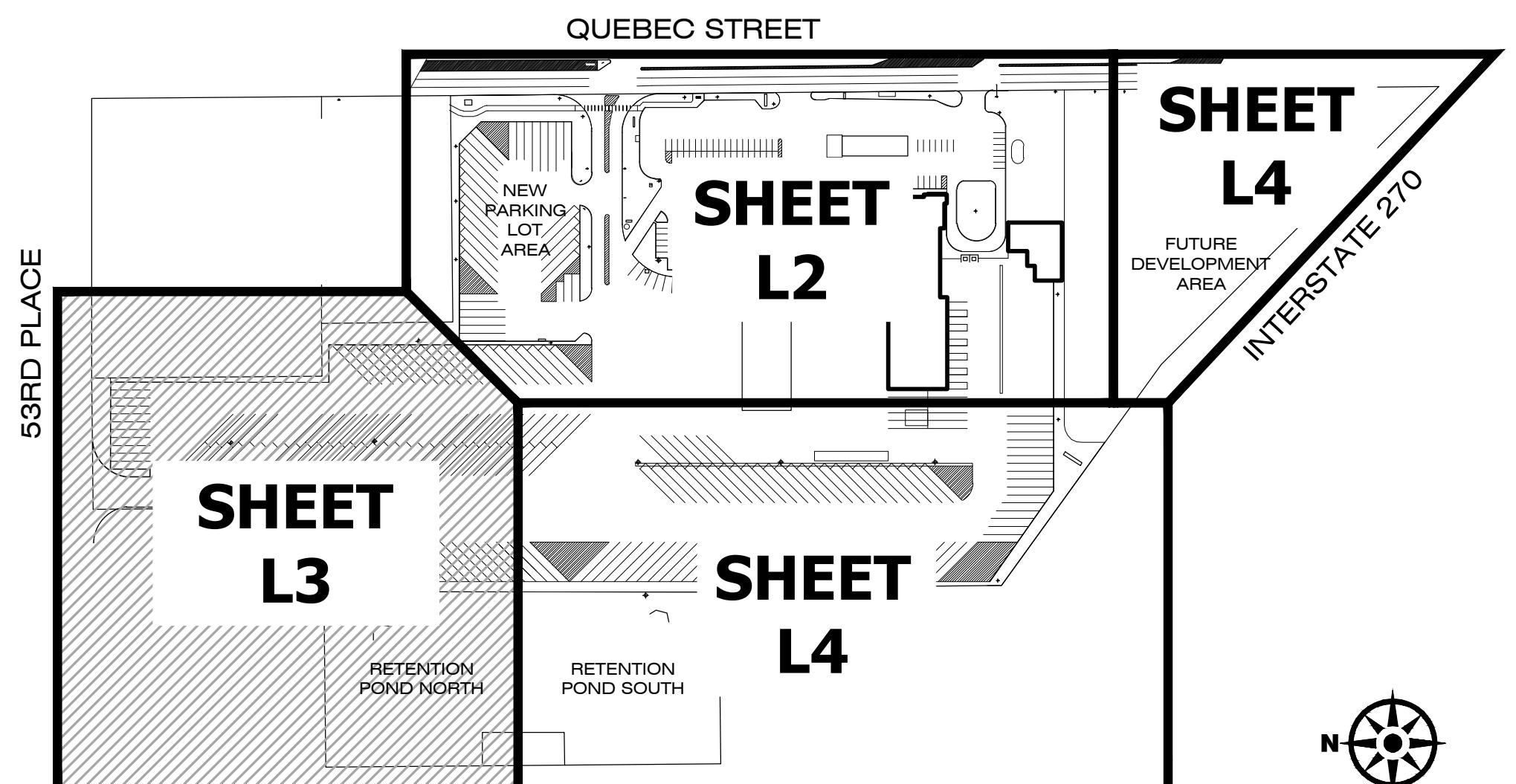
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.  
Call 3 business days in advance before you dig, grade, or  
excavate for the marking of underground member utilities

## LANDSCAPE PLAN

### LANDSCAPE LEGEND (SEE SHEET L1 FOR FULL PLANT LIST)

- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREES TO REMAIN
- EXISTING TREES TO REMOVE
- DECIDUOUS SHRUBS
- ⊕ EVERGREEN SHRUBS
- ⊗ ORNAMENTAL GRASSES
- SOD
- NATIVE SEED "PBSI LOW GROW NATIVE MIX"
- EXISTING LANDSCAPE TO REMAIN

### SHEET KEY



### COMMERCE CITY LANDSCAPE PLAN NOTES

1. 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 #1 GALLON CONTAINER; PERENNIALS AND GROUNDCOVER 2 1/4 POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% EVERGREEN AND 50% DECIDUOUS (TREE LAWN AREAS SHALL BE DECIDUOUS SHADE TREES). MINIMUM SOIL AMENDMENT FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000 SF OF LANDSCAPED AREA.
2. STREET TREES: 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.
3. WEED BARRIER: POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.
4. EDGING: PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL. HOWEVER, METAL EDGING MAY BE USED PROVIDED IT HAS A ROLLOVER TOP OR A PROTECTIVE CAP.
5. IMPLEMENTATION AND COORDINATION OF THE LANDSCAPE PLAN: 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.
6. IRRIGATION: 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:
  - a. THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN, INCLUDING THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
  - b. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL 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 1 YEAR.
  - c. THIS APPROVED LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DIVISION. ALL LANDSCAPING WILL BE 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.
9. 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 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 10 FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES IN HEIGHT WITHIN SIGHT-DISTANCE-TRIANGLES. INFORMATION ON THE SIGHT-DISTANCE-TRIANGLES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS.
10. NATIVE GRASS NOTE: ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE SEEDED WITH NATIVE GRASSES.

TRAVEL CENTERS OF AMERICA

5101 Quebec St., Commerce City, Colorado 80022

PIN: 0182317107020

Owner:  
Travel Centers of America  
24601 Center Ridge Rd.  
Westlake, OH 44145

Conditional Use Permit  
Landscape Plans

#### Issue Dates

Date: Notes:  
10-23-18 CUP SUBMITTAL  
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PREPARED UNDER THE  
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NOT FOR CONSTRUCTION

MATTHEW G. CORRION  
COLORADO RLA #155

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Sheet

L3

Landscape  
Plan

#### CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

CITY SIGNATURE \_\_\_\_\_



# TRAVEL CENTERS OF AMERICA I-270 AND QUEBEC STREET

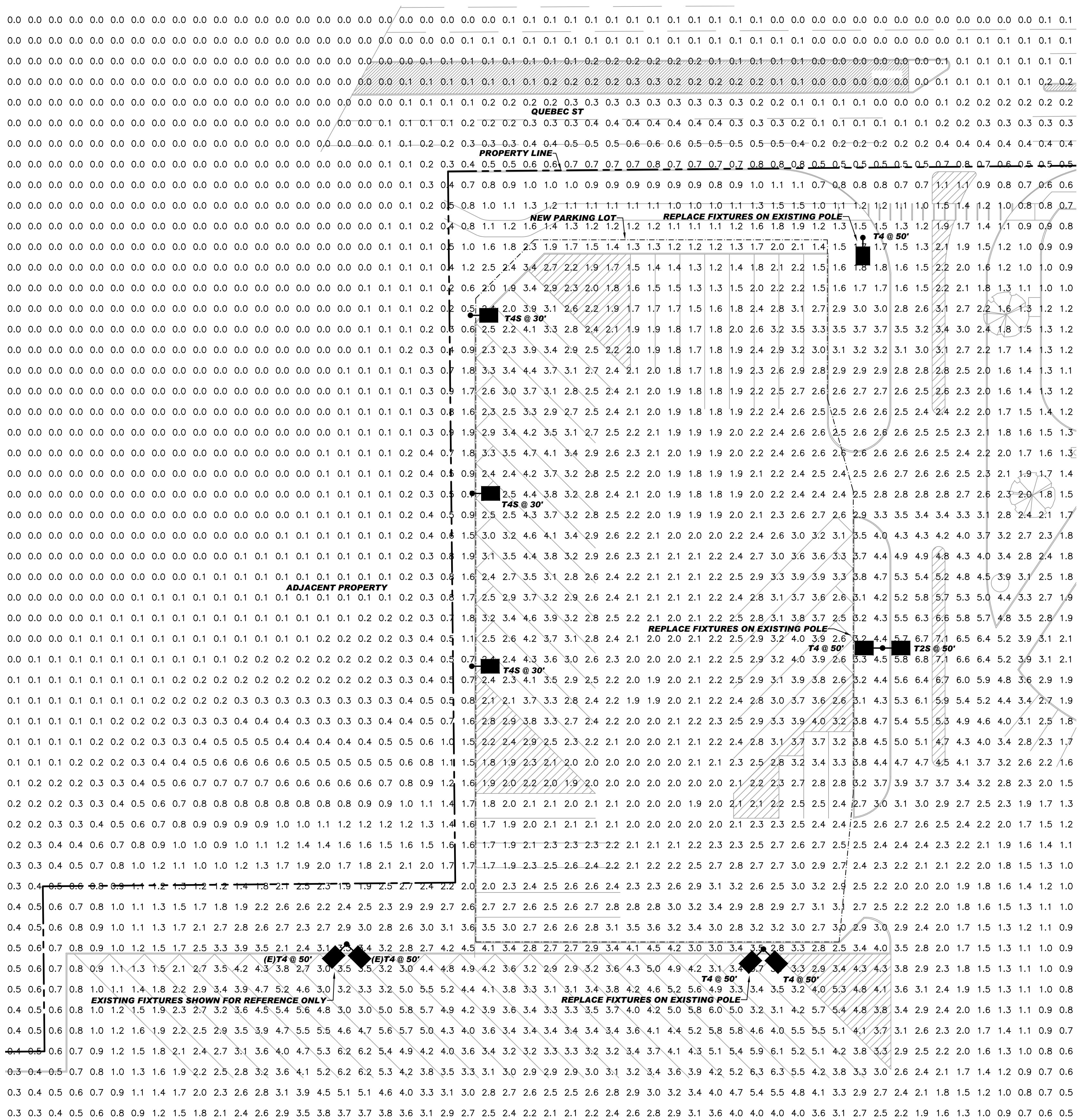
A PORTION OF THE LAND IN THE EAST HALF OF SECTION 17  
 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE  
 SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY  
 COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE  
 □ CUP SUBMITTAL 7-30-19  
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MULDOON ARCHITECTS LLC  
 F. DANIEL MULDOON

4484 S. Routh St.  
 Littleton, Co. 80127  
 720-320-3297  
 fdmuldoon@comcast.net



## GENERAL NOTES

- ALL LIGHT FIXTURES ARE FULL CUT-OFF.

TRAVEL CENTERS OF AMERICA  
 SITE IMPROVEMENTS  
 CONDITIONAL USE PERMIT  
 5101 QUEBEC ST. COMMERCE CITY, CO. 80022  
 PIN: 182317107020

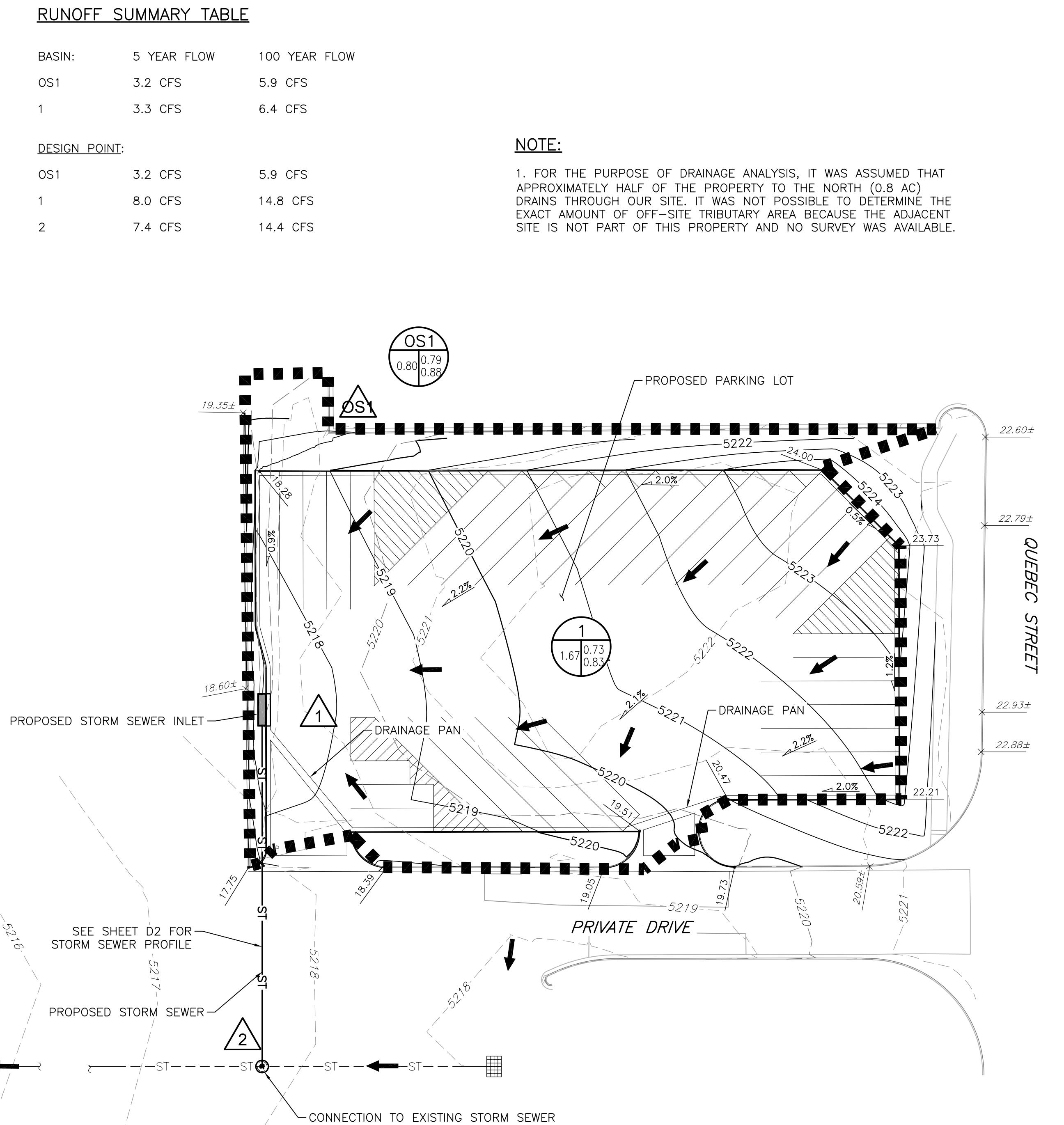
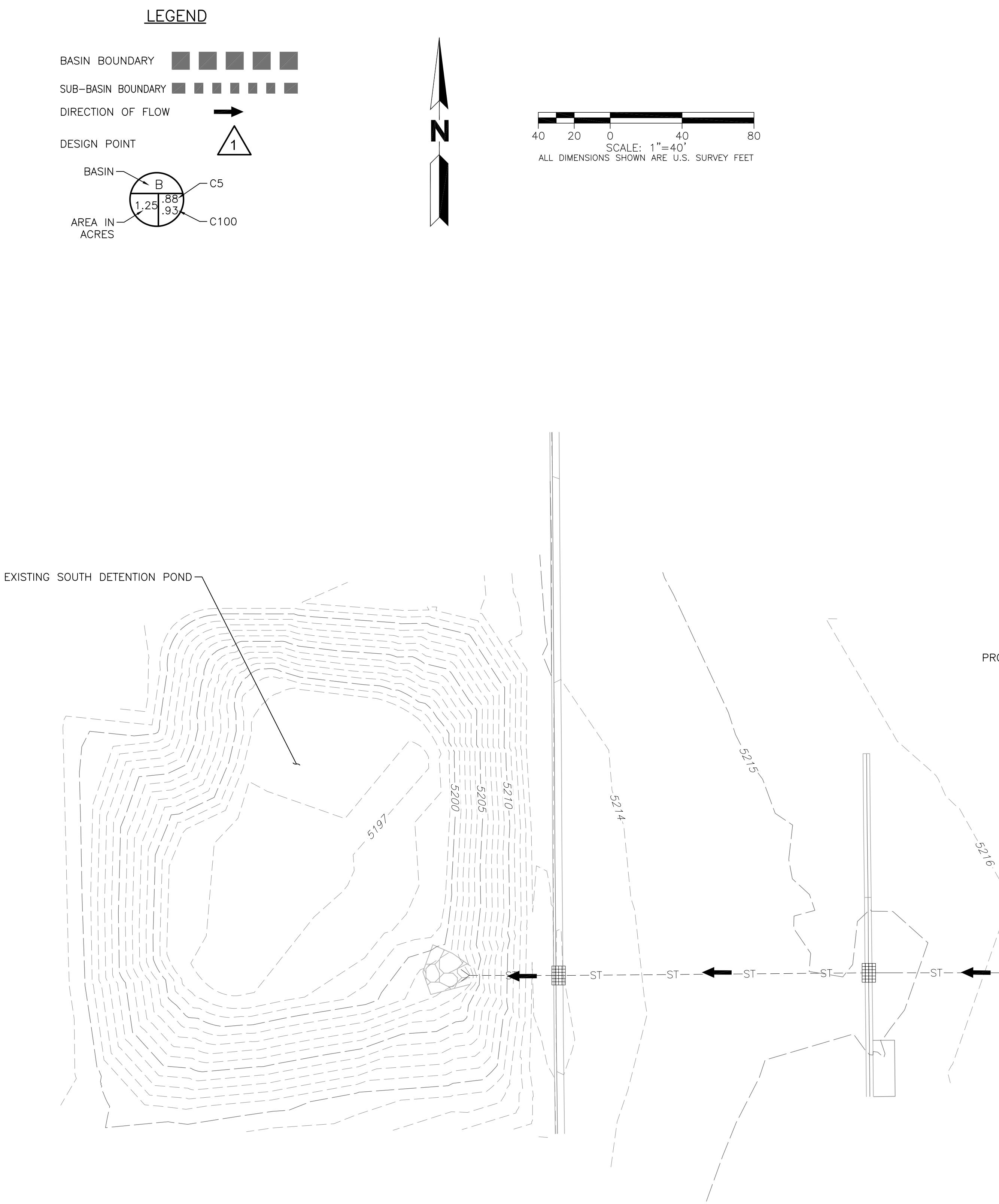
JOB#19064  
 FILE 19064E-PHOTO  
 DRAWN BY: BDB

NORTH SITE PHOTOMETRIC

SCALE: 1" = 30' - 0"

E-1





## RUNOFF SUMMARY TABLE

BASIN:	5 YEAR FLOW	100 YEAR FLOW
OS1	3.2 CFS	5.9 CFS
1	3.3 CFS	6.4 CFS
2	7.4 CFS	14.4 CFS
<u>DESIGN POINT:</u>		
OS1	3.2 CFS	5.9 CFS
1	8.0 CFS	14.8 CFS
2	7.4 CFS	14.4 CFS

**NOTE:**

1. FOR THE PURPOSE OF DRAINAGE ANALYSIS, IT WAS ASSUMED THAT APPROXIMATELY HALF OF THE PROPERTY TO THE NORTH (0.8 AC) DRAINS THROUGH OUR SITE. IT WAS NOT POSSIBLE TO DETERMINE THE EXACT AMOUNT OF OFF-SITE TRIBUTARY AREA BECAUSE THE ADJACENT SITE IS NOT PART OF THIS PROPERTY AND NO SURVEY WAS AVAILABLE.

# TRAVEL CENTERS OF AMERICA

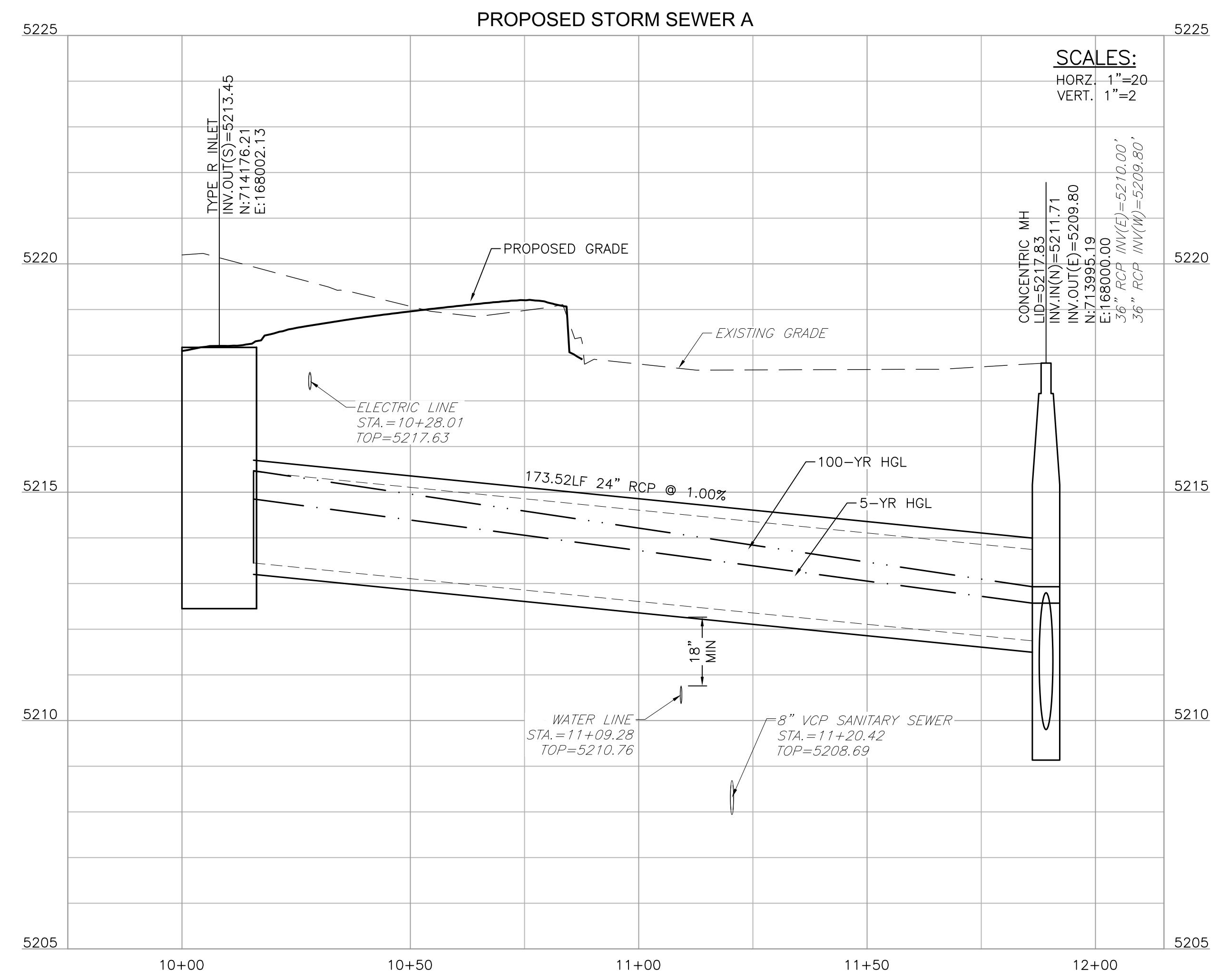
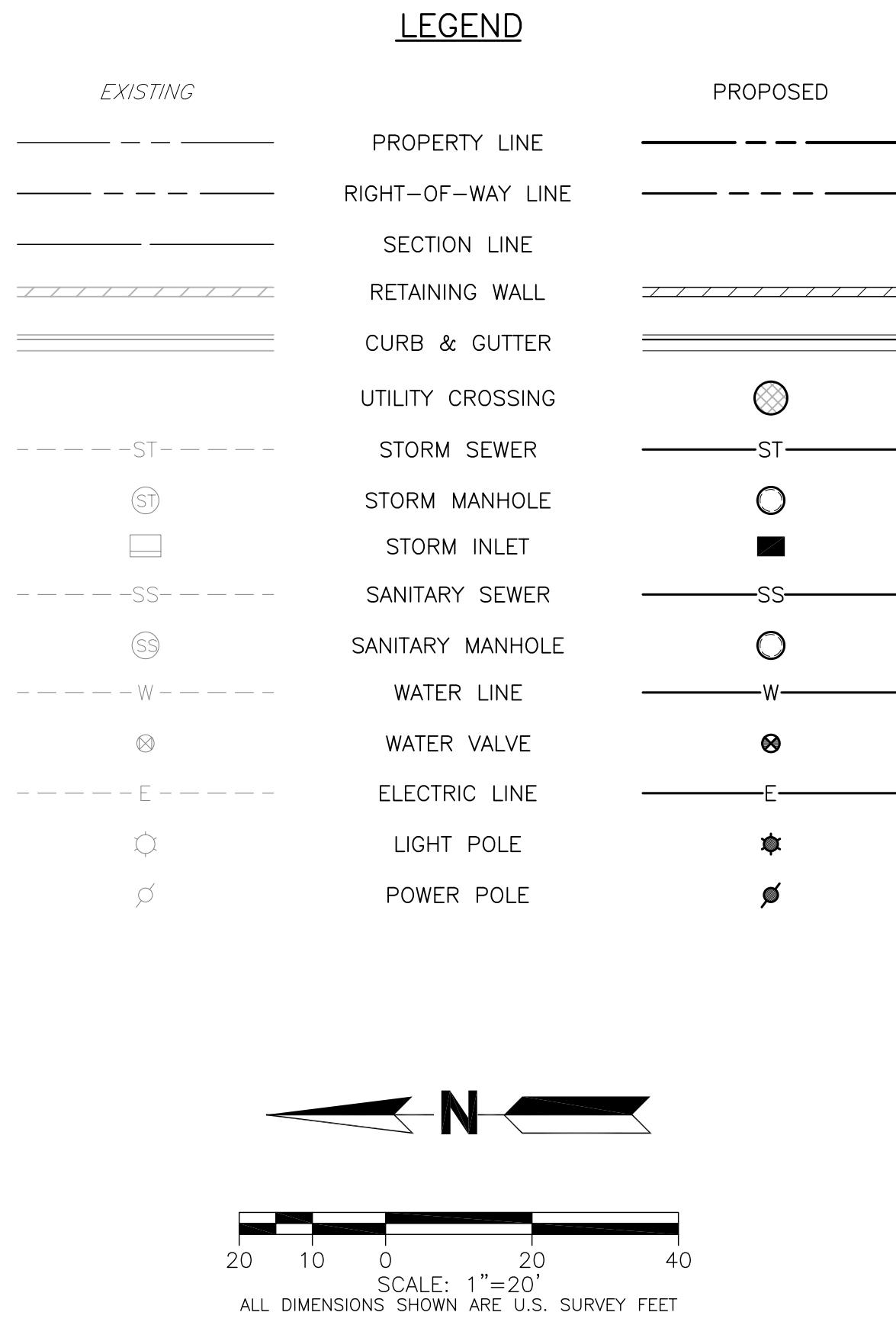
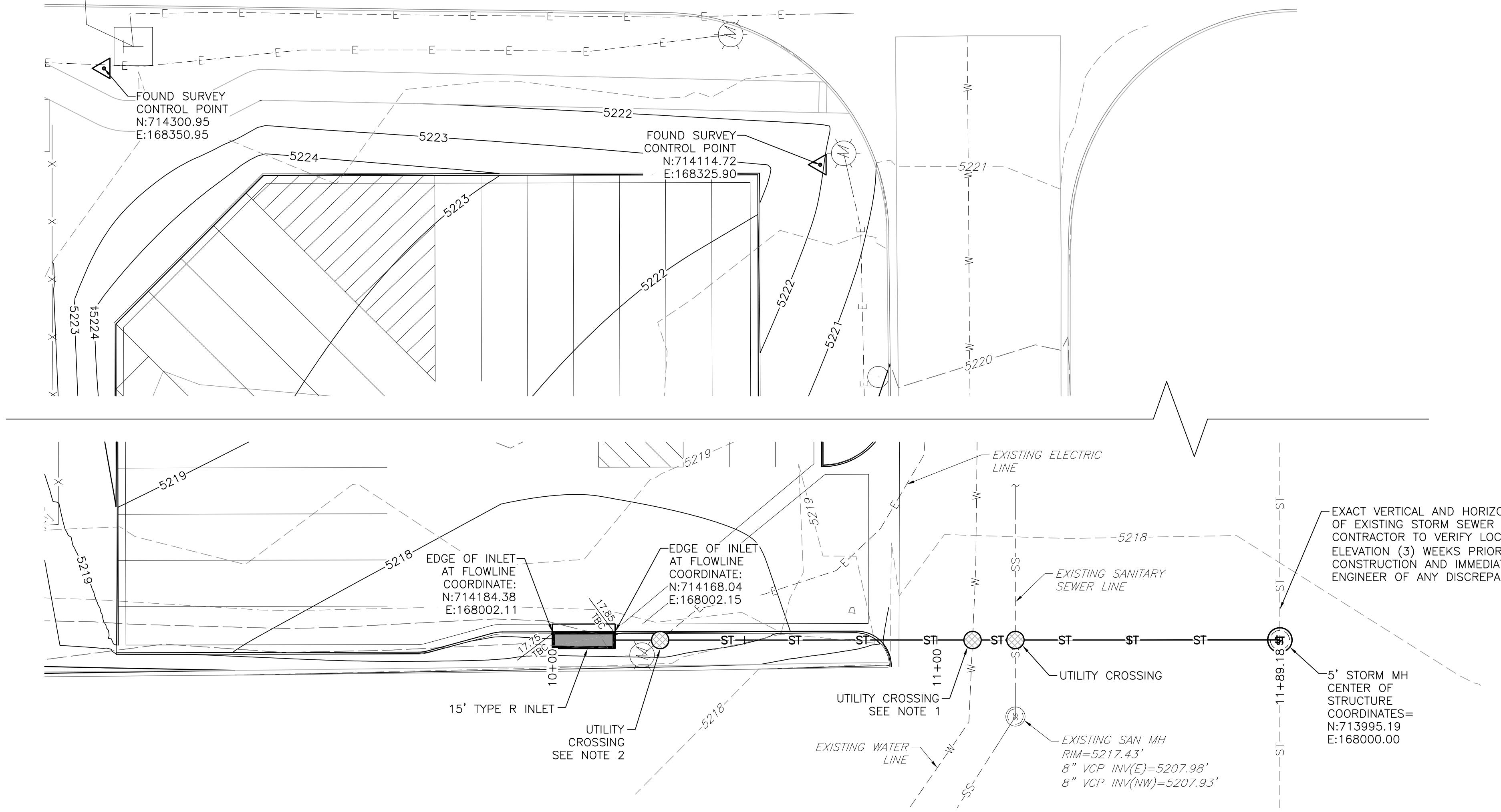
## GRADING AND DRAINAGE PLAN

Job Number	15.0828		No.	Issue / Revision	Date	Name
Project Manager	D.	MONTER	1	PRELIMINARY SUBMITTAL	12/17/15	DVP
Design By	D.	MONTER	1	CITY SUBMITTAL	11/12/19	DVP
Drawn By	D.	MONTER				
Principal In Charge	A.	SCHLAPPE				

Sheet Number:

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D



NOTES:

1. DEPTH OF WATER NOT SURVEYED. CONTRACTOR TO VERIFY DEPTH PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF POTENTIAL CONFLICT. PROVIDE LOWERING IF LESS THAN 18" OF CLEARANCE.
2. DEPTH OF ELECTRIC NOT SURVEYED. CONTRACTOR TO VERIFY DEPTH PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CONFLICT.

UTILITY NOTE

FOR UNDERGROUND UTILITIES MARTIN / MARTIN INC. RELIED UPON LOCATIONS AND MARKINGS PROVIDED BY UNDERGROUND CONSULTING SOLUTIONS.

BENCHMARK

ELEVATIONS ARE BASED ON THE CITY AND COUNTY OF DENVER BM #269 A CITY AND COUNTY OF DENVER BRASS CAP AT SOUTHEAST CORNER OF 48TH AVENUE AND HOLLY STREET ON TOP OF CURB.

ELEVATION = 5248.47 FEET (NAVD1988) DATUM.



CALL 811 2-BUSINESS DAYS IN ADVANCE  
 BEFORE YOU DIG, GRADE OR EXCAVATE FOR  
 MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D ( $Q_{UD}$ ) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

TRAVEL CENTERS  
OF AMERICA

STORM SEWER PROFILE

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LARWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

Sheet Number:

D2