

## 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	Bigtooth Maple	Acer grandidentatum	20'-30'	20'-30'	Low	Sun	1-1/2" Cal., B&B	6
TAT	Hot Wings Tararian Maple	Acer tataricum 'GarAnn'	20'-25'	15'-20'	Low	Adaptable	1-1/2" Cal., B&B	6
PRC	Prairie Rose Crabapple	Malus 'Prairie Rose'	15'-20'	15'-20'	Medium	Sun	1-1/2" Cal., B&B	3
CCP	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	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' ht, B&B	4
AUS	Austrian Pine	Pinus nigra	40'-60'	30'-40'	Low	Sun	6' ht, 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

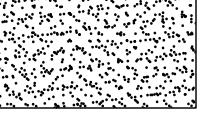
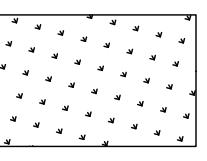
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
DAM	Dwarf Amur Maple	Acer ginnala 'Compactum'	6'-8'	6'-8"	Low	Sun	5 Gallon Cont.	5
UTS	Utah Serviceberry	Amelanchier utahensis	6'-12'	6'-12"	Low	Sun	5 Gallon Cont.	13
SIP	Siberian Peashrub	Caragana arborescens	10'-15'	8'-12'	Low	Sun	5 Gallon Cont.	16
FEB	Fernbush	Chamaebatata nilellum	3'-5'	3'-6"	Very Low	Sun	5 Gallon Cont.	19
TBR	Tall Blue Rabbitbrush	Ericameria nauseosa speciosa	2'-6"	2'-6"	Very Low	Sun	5 Gallon Cont.	12
RUS	Russian Sage	Perovskia atriplicifolia	3'-4"	3'-4"	Very Low	Sun	5 Gallon Cont.	23
JAP	Jackman Potentilla	Potentilla fruticosa 'Jackmannii'	2'-3"	3'-4"	Low	Sun	5 Gallon Cont.	16
TLS	Three-Leaf Sumac	Rhus trilobata	3'-6"	3'-6"	Very Low	Sun	5 Gallon Cont.	17
RLR	Red-Leaved Rose	Rosa glauca	6'-7"	4'-6"	Low	Sun	5 Gallon Cont.	11
CAC	Compact American Cranberrybush	Viburnum trilobum 'Bailey Compactum'	4'-5"	4'-5"	Medium	Adaptable	5 Gallon Cont.	17

## 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.	3

## ORNAMENTAL GRASSES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
DBS	Dallas Blue Switch Grass	Panicum virgatum 'Dallas Blues'	4'-6"	18'-24"	Low	Sun	5 Gallon Cont.	38
SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3'-4"	12'-18"	Low	Sun	5 Gallon Cont.	34
GSG	Giant Sacaton Grass	Sporobolus wrightii	3'-6"	3'-5"	Low	Sun	5 Gallon Cont.	12

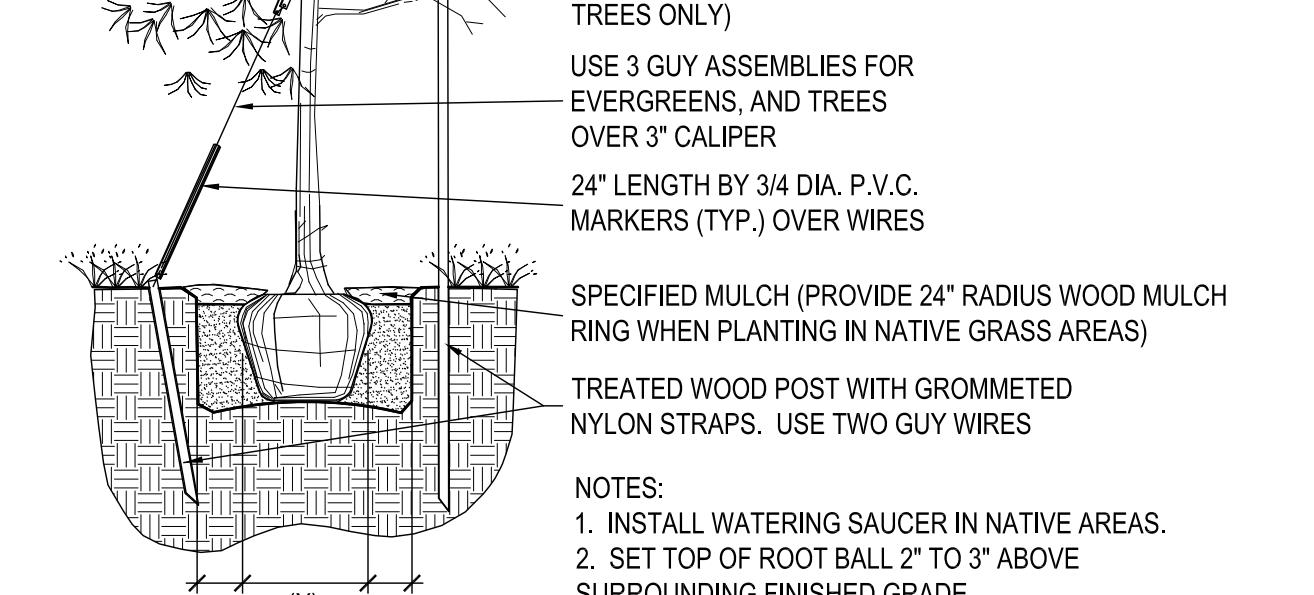
SOD  
90 / 10 Fescue/Bluegrass MixNATIVE SEEDING - LOW GROW NATIVE MIX  
Pawnee Buttes Seed Mixes ([www.pawneebuttesseed.com](http://www.pawneebuttesseed.com)):  
PBSI Low Grow Native Mix  
Application Rate: 5 LBS/1,000 SF

A

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

N.T.S.

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)  
LOOSEN SIDES OF PLANT PIT, AND SIDE 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.



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.  
6. PLANT IN SOIL THAT IS 1/2" DRIED OUT.

7. PLANT IN SOIL THAT IS 1/2" DRIED OUT.



Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities

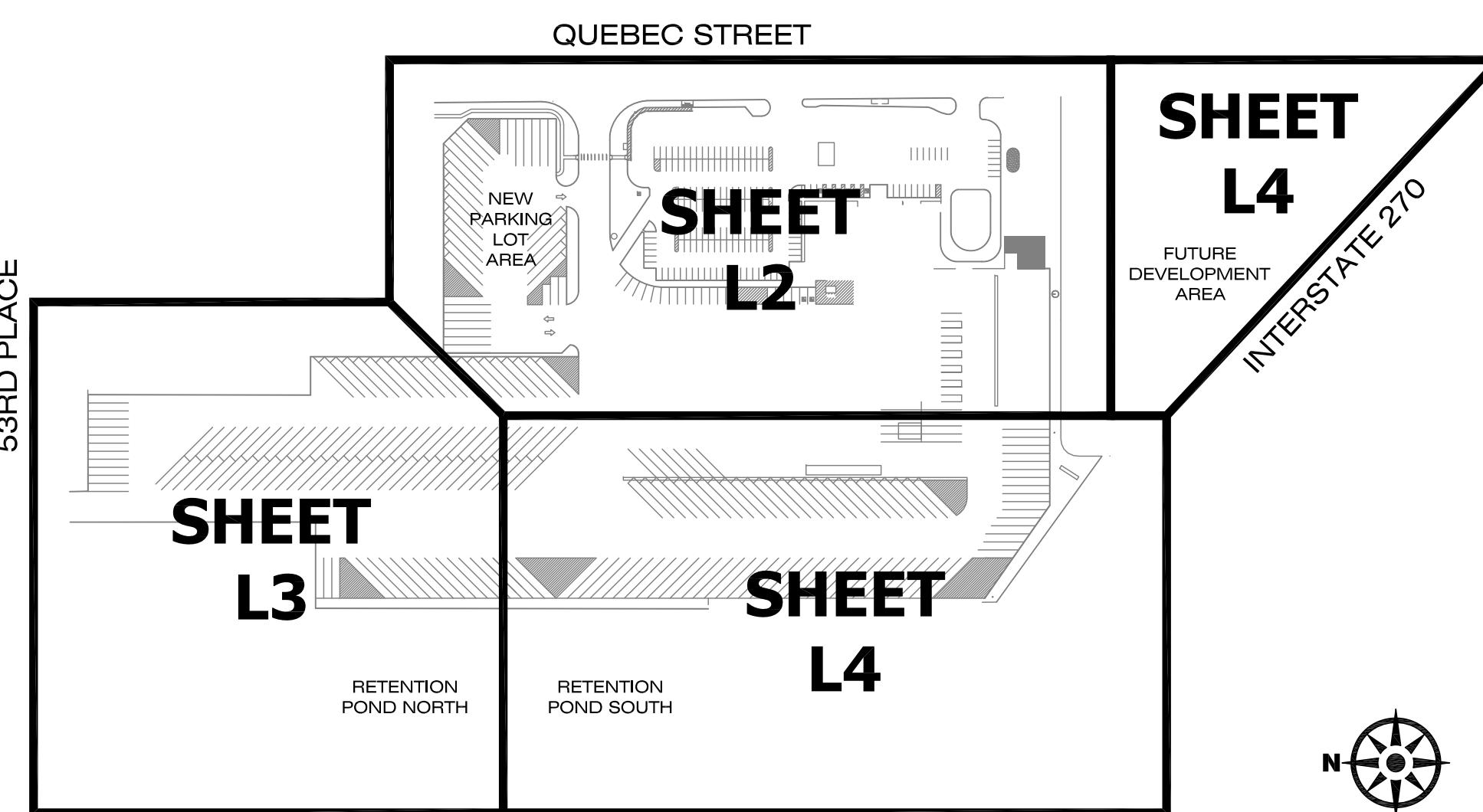
## TRAVEL CENTERS OF AMERICA

## Conditional Use Permit - Landscape Plans

## Commerce City, Colorado

## SHEET KEY

N.T.S.



## GENERAL LANDSCAPE NOTES

1. ALL PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" WESTERN RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
2. ALL HATCHED COBBLE MULCH AREAS SHALL BE MULCHED WITH 2-1/2" SIZE COBBLE ROCK MULCH ("GRAY ROSE" COLOR, FILL GAPS WITH 3/4" ROCK OR PEA GRAVEL OF SIMILAR COLOR TO COBBLE) OVER PERMEABLE WEED BARRIER FABRIC. NO FABRIC SHALL BE VISIBLE THROUGH THE MULCH OR AT THE EDGES OF BEDS.
3. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
4. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
5. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
6. EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
7. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

8. SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.

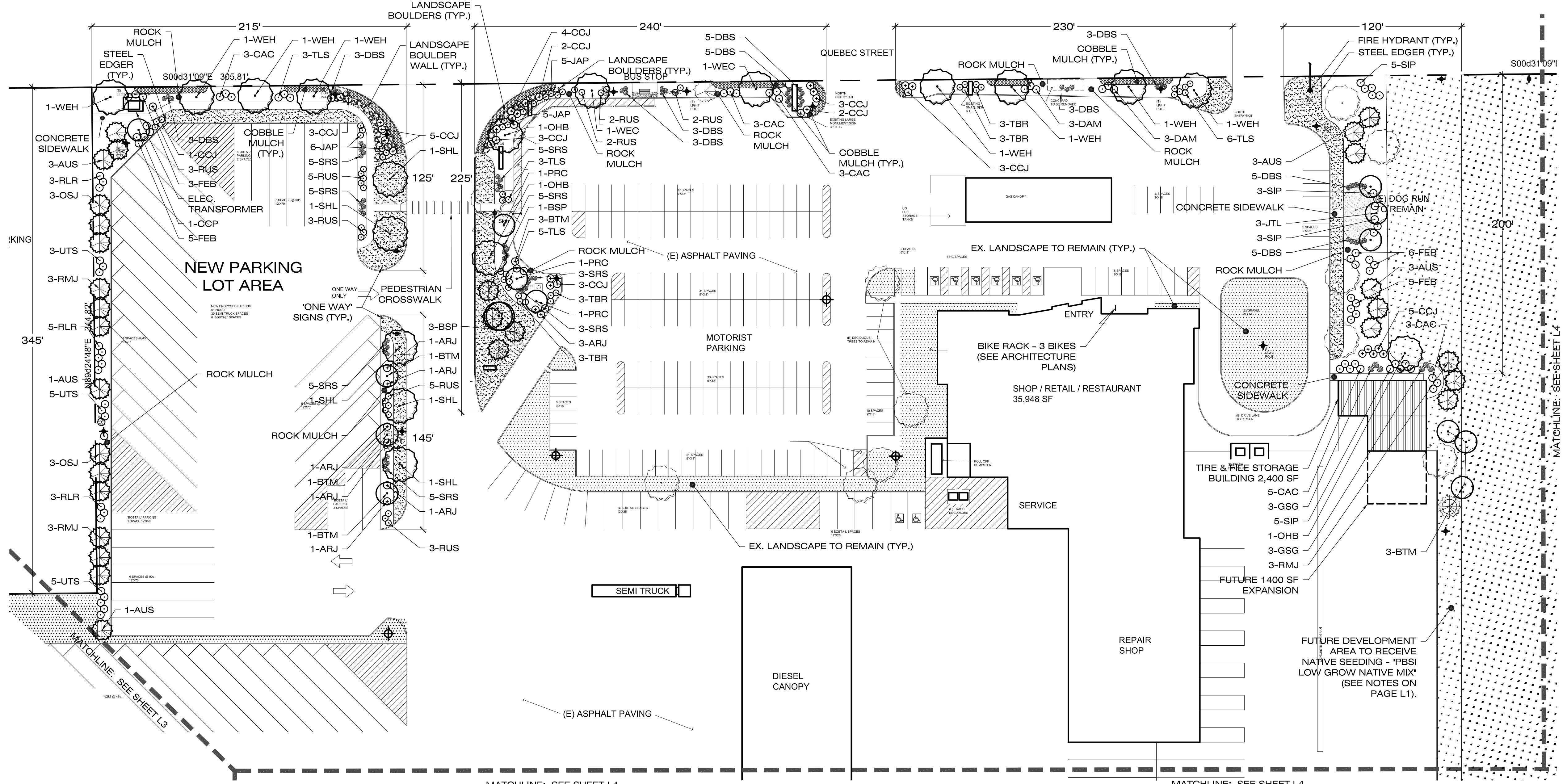
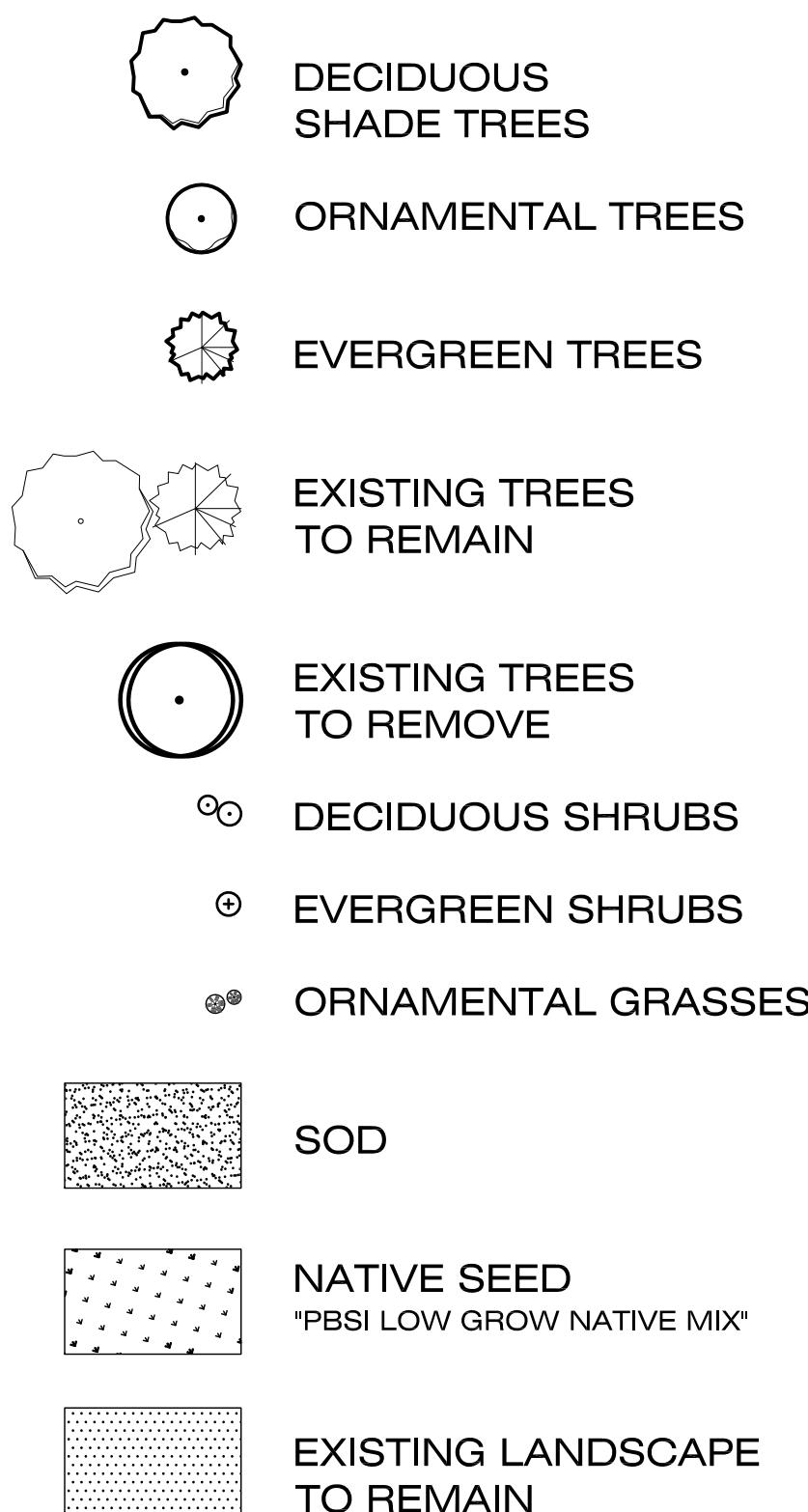
9. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

## SEEDING NOTES AND SPECIFICATIONS

1. AREA TO BE SEEDED IS APPROXIMATELY 181,702 S.F.
2. SPECIFIC SEED MIX TO BE USED IS "PBSI LOW GROW NATIVE MIX" AVAILABLE FROM PAWNEE BUTTES SEED, INC.

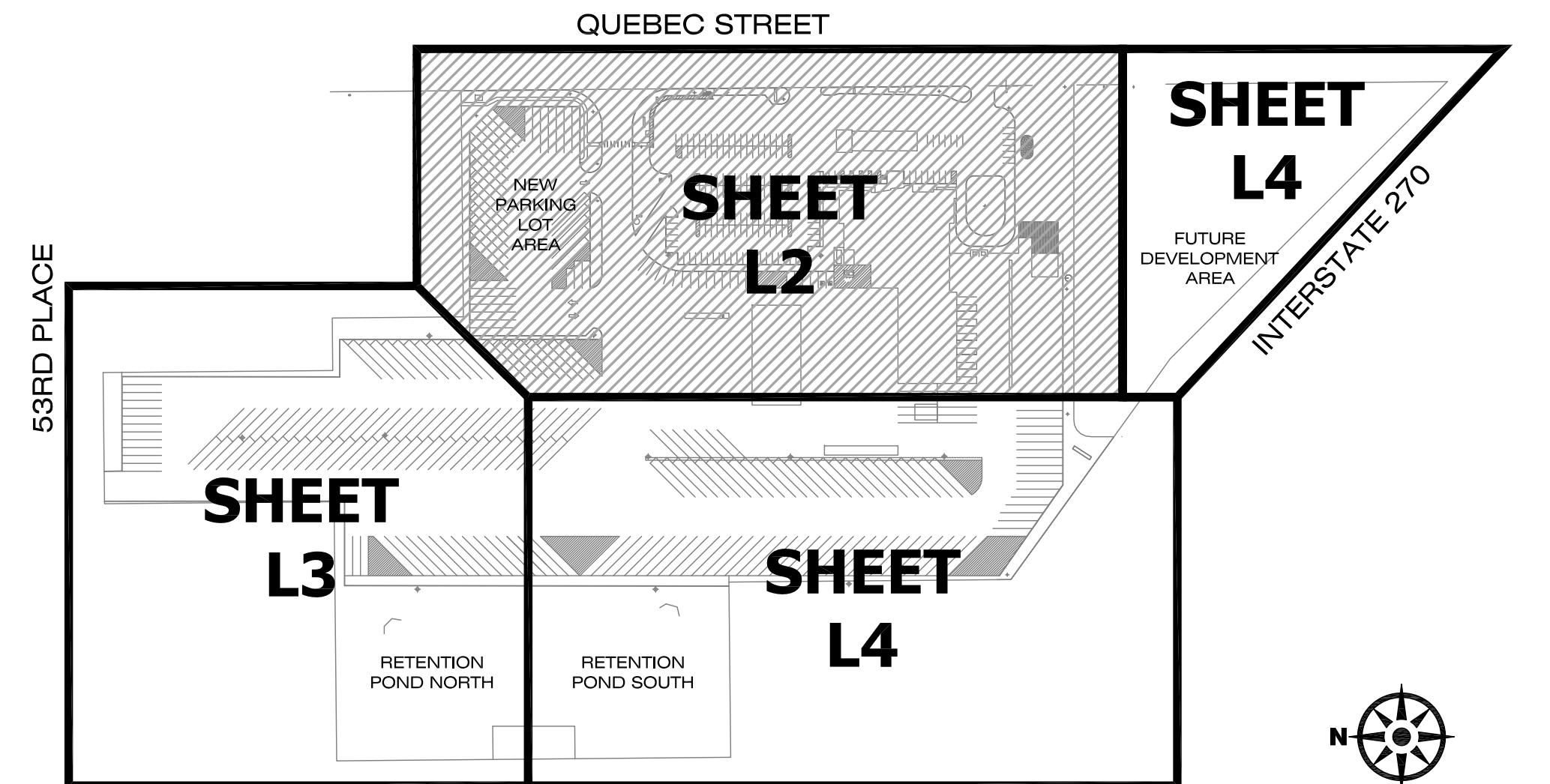
## LANDSCAPE PLAN

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



## SHEET KEY

N.T.S.



# NEW PARKING LOT AREA LANDSCAPE REQUIREMENTS

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

## PERIMETER LANDSCAPE AREA REQUIREMENTS

ITEM	REQUIREMENT	AREA PROVIDED	PLANT MATERIAL REQUIRED/PROVIDED
<b>SEC. 21-7550 RIGHT-OF-WAY LANDSCAPING</b>	TREES 40' ON CENTER, IN OR NEAR RIGHTS-OF-WAY (QUEBEC ST.)	= 590 L.F. = 7,753 S.F.	<b>REQUIRED:</b> 590 L.F. = 9 TREES <b>PROVIDED:</b> 9 TREES (7 NEW, 2 EXISTING)
<b>SEC. 21-7540 PERIMETER LANDSCAPING</b>	15' WIDE LANDSCAPE BUFFER; 1 TREE & 5 SHRUBS/30 L.F.	= 1,110 L.F. = 27,146 S.F.	<b>REQUIRED:</b> 1,110 L.F. = 37 TREES & 185 SHRUBS <b>PROVIDED:</b> 10'-60" WIDE BUFFERS, 45 TREES (41 NEW, 8 EXISTING) & 181 SHRUBS

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

**CITY COUNCIL CERTIFICATE:**

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.  
  
*[Signature]*

---

**CITY SIGNATURE**

# Sheet L2

## Landscape Plan

# TRAVEL CENTERS OF AMERICA

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5101 Quebec St., Commerce City, Colorado 80022

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

## Conditional Use Permit Landscape Plans

Date:	Notes:
04-15	Client Review
30-15	City Submittal
27-16	Client Review
28-16	City Submittal
24-16	City Submittal
08-16	City Submittal

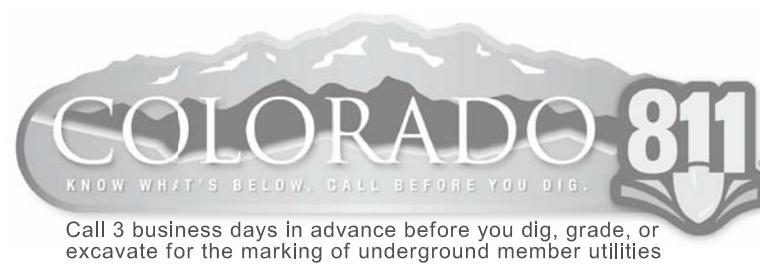
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SUPERVISION OF

PLANNING SUBMITTAL  
FOR CONSTRUCTION

MATTHEW G. CORRION  
COLORADO RLA #155

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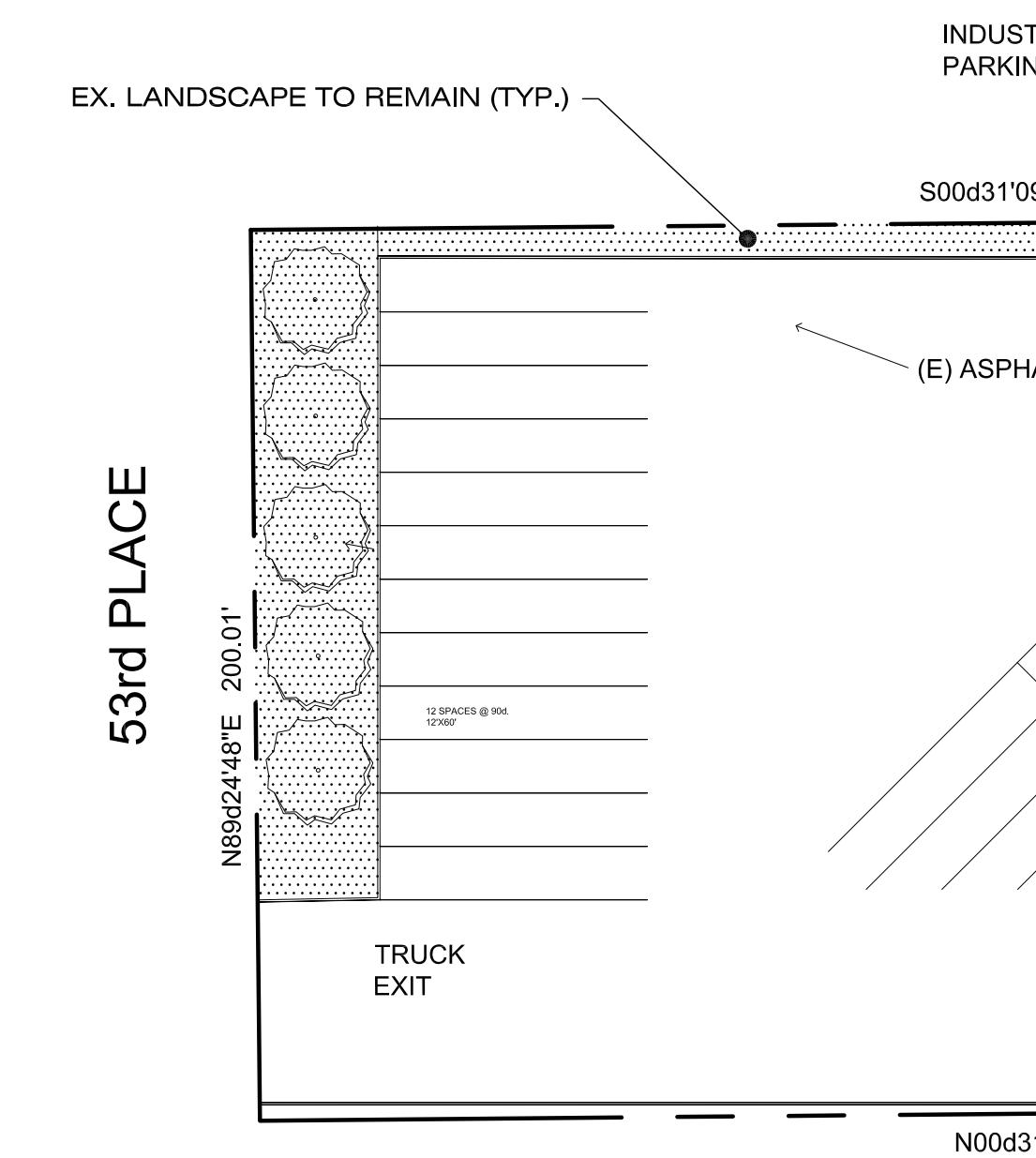


## LANDSCAPE PLAN

### 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

53rd PLACE

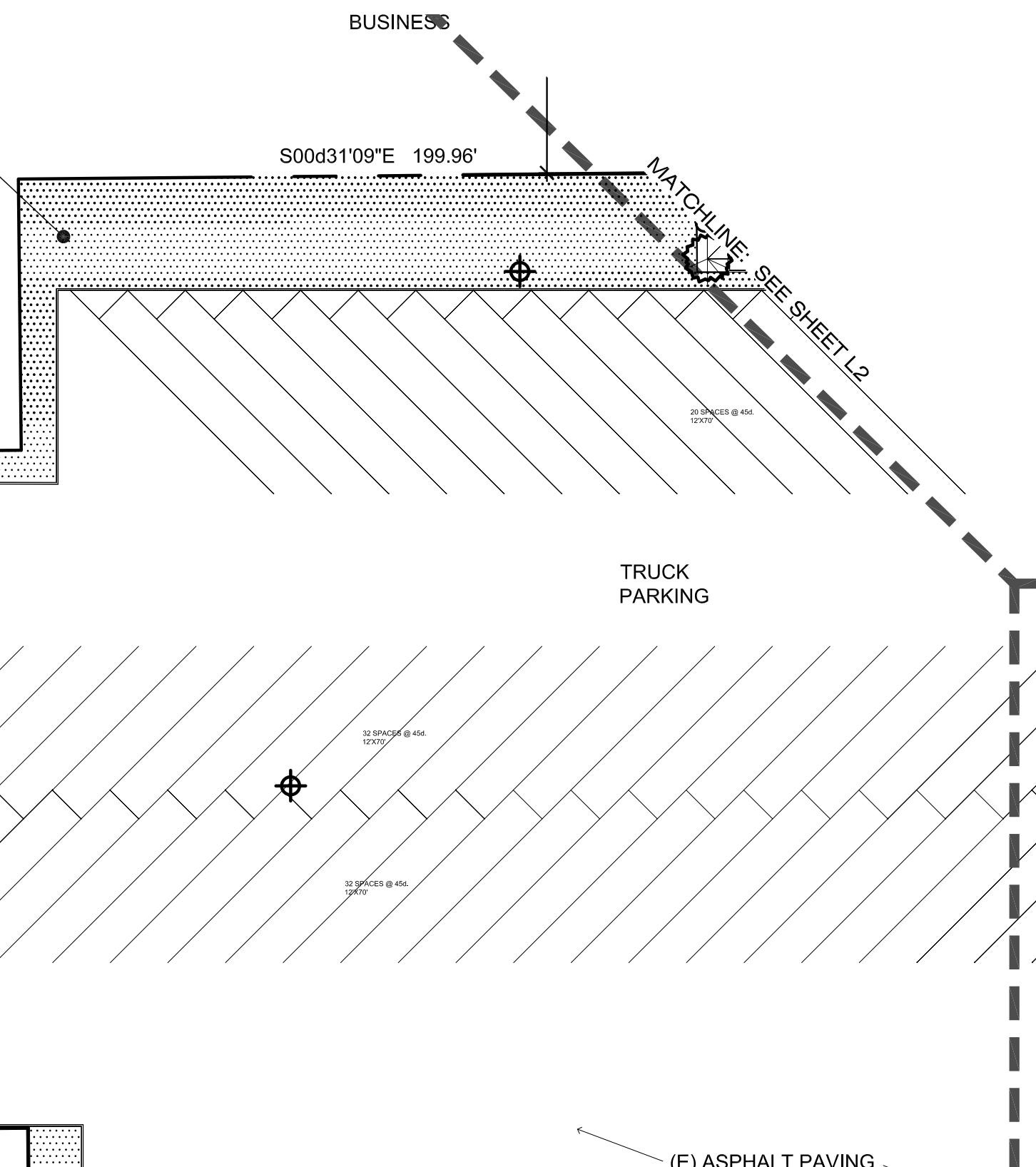


EX. LANDSCAPE TO REMAIN (TYP.)

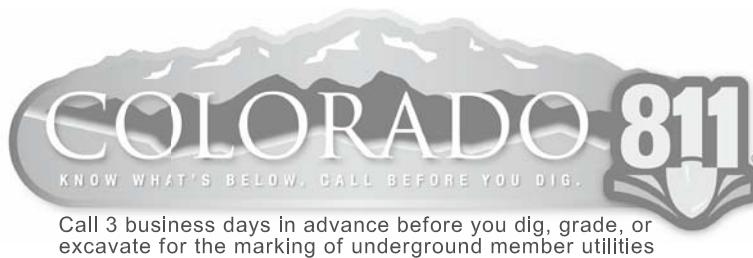
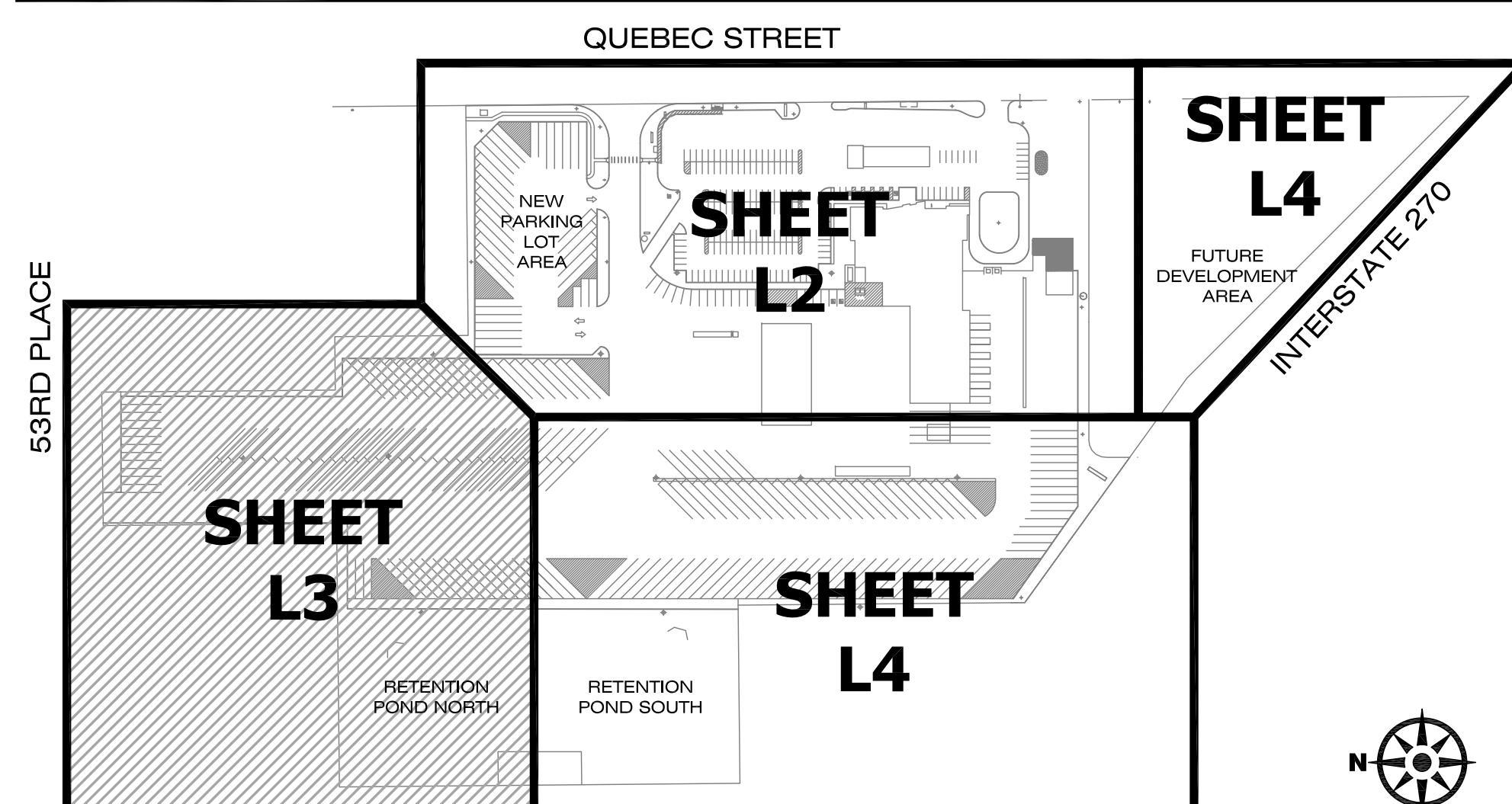
INDUSTRIAL

PARKING

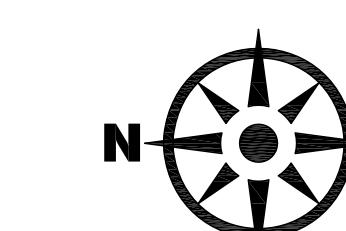
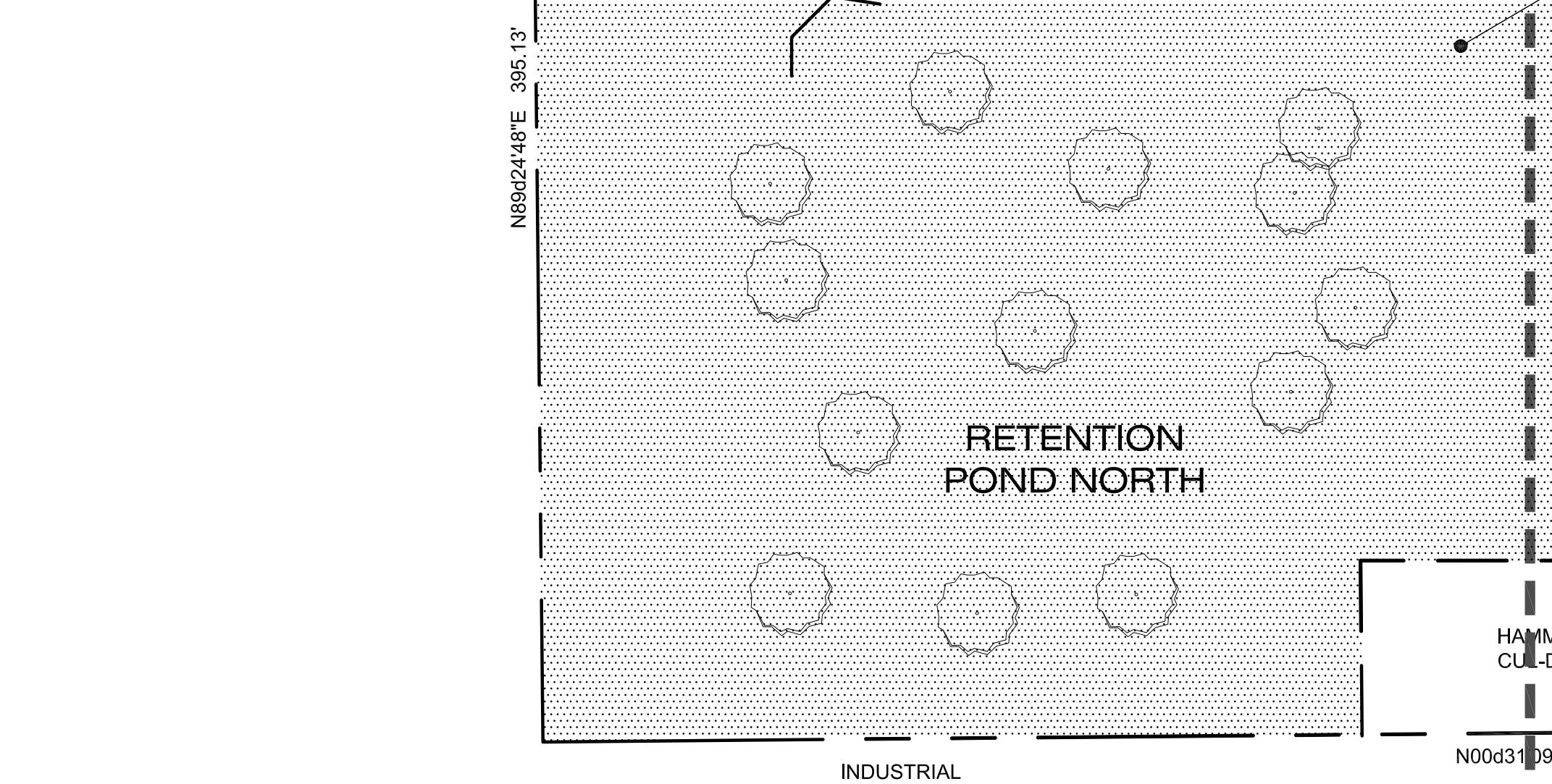
LOT



### SHEET KEY



Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities



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

### CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE

### TRAVEL CENTERS OF AMERICA

5101 Quebec St., Commerce City, Colorado 80022

PIN: 0182317107020

Owner:  
Travel Centers of America  
24801 Center Ridge Rd.  
Westlake, OH 44145

Conditional Use Permit  
Landscape Plans

### Issue Dates

Date: Notes:  
11-04-15 Client Review  
11-30-15 City Submittal  
01-27-16 Client Review  
01-28-16 City Submittal  
02-24-16 City Submittal  
04-08-16 City Submittal

PREPARED UNDER THE  
SUPERVISION OF

MATTHEW G. CORRION  
COLORADO PLA 155  
PLANNING SUBMITTAL  
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Sheet

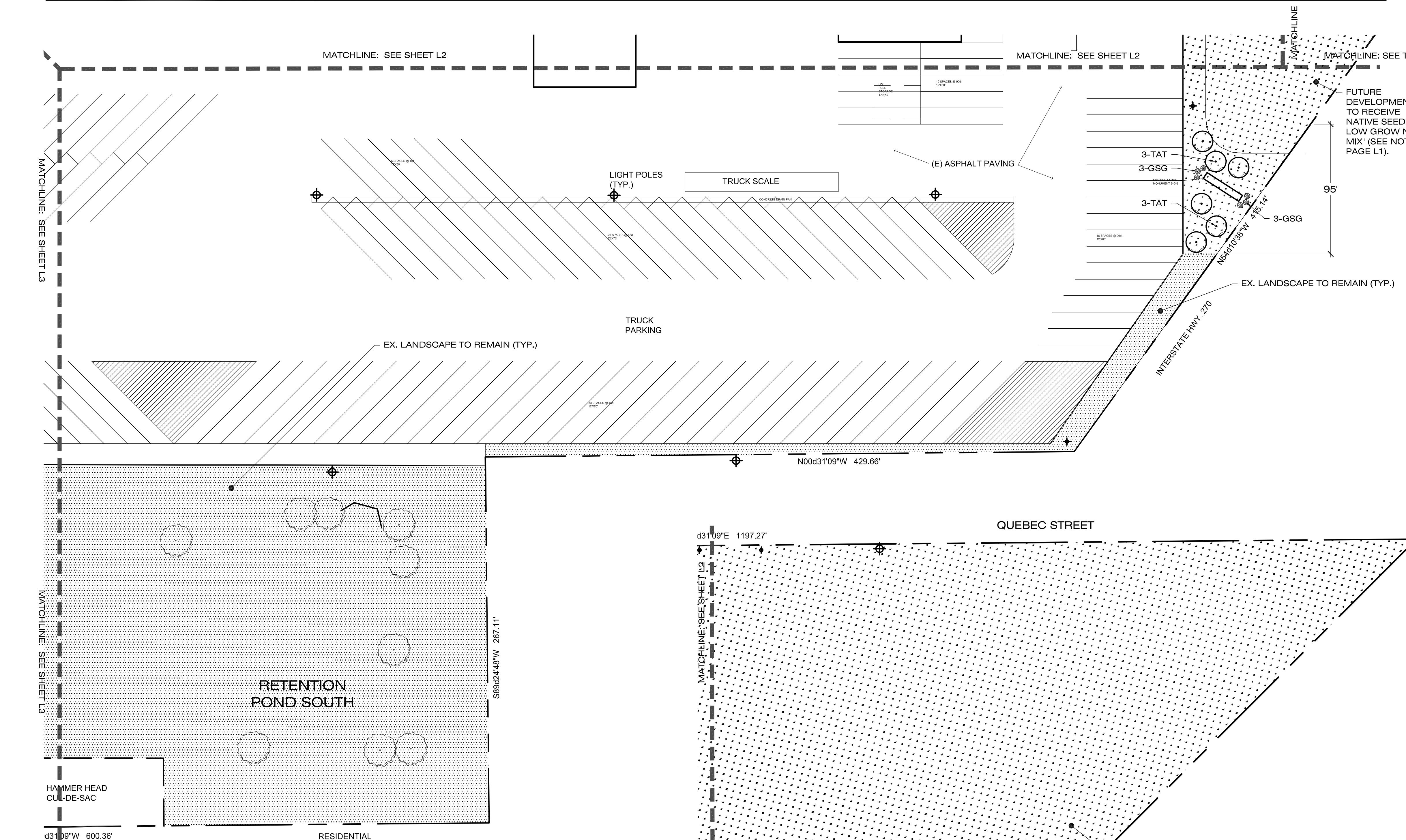
L3

Landscape  
Plan

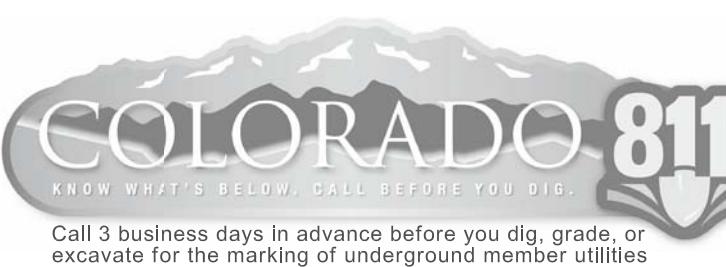
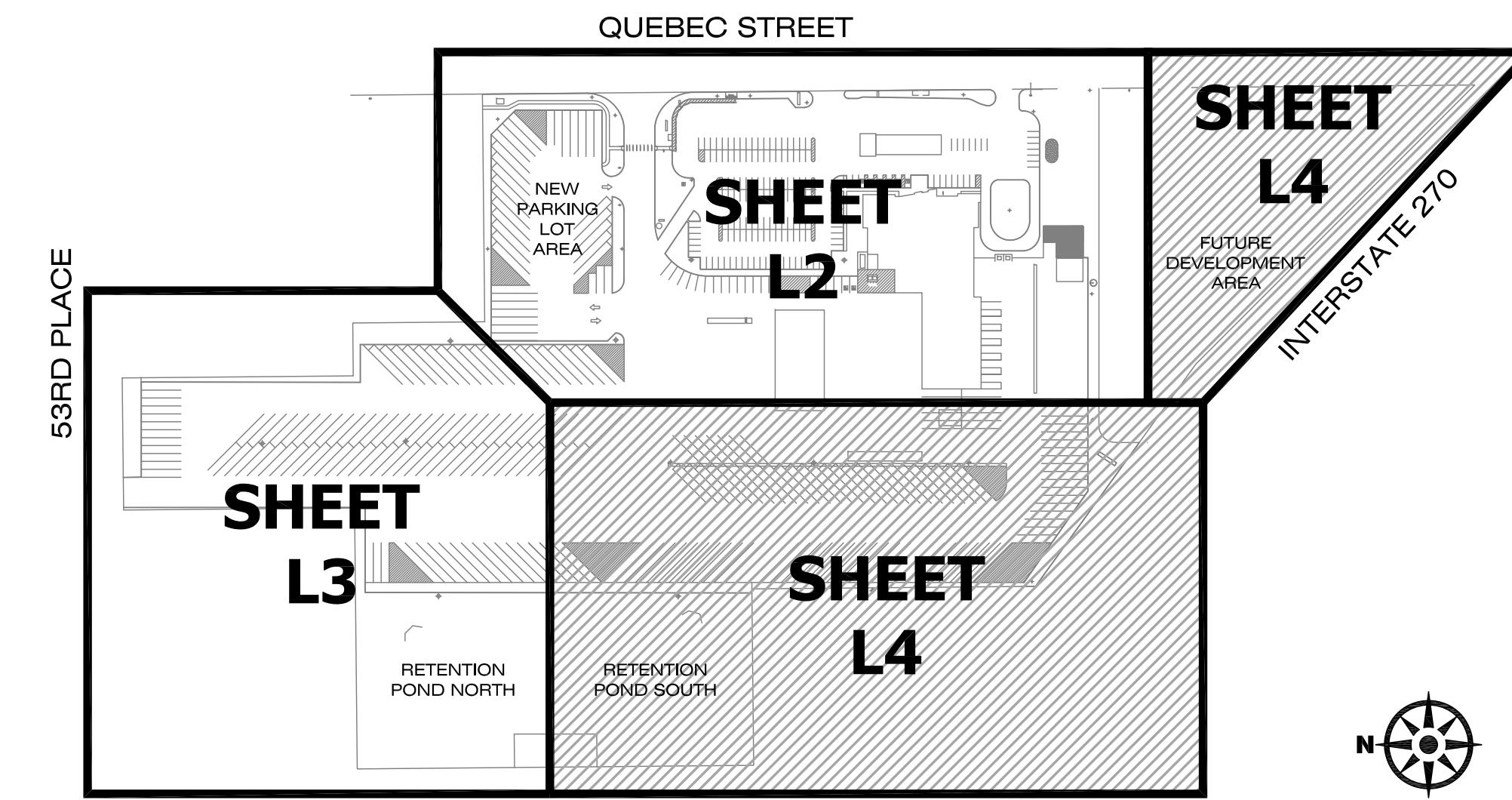
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- SOD
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- EXISTING LANDSCAPE TO REMAIN



## SHEET KEY



TRAVEL CENTERS OF AMERICA

5101 Quebec St., Commerce City, Colorado 80022

PIN: 0182317107020

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