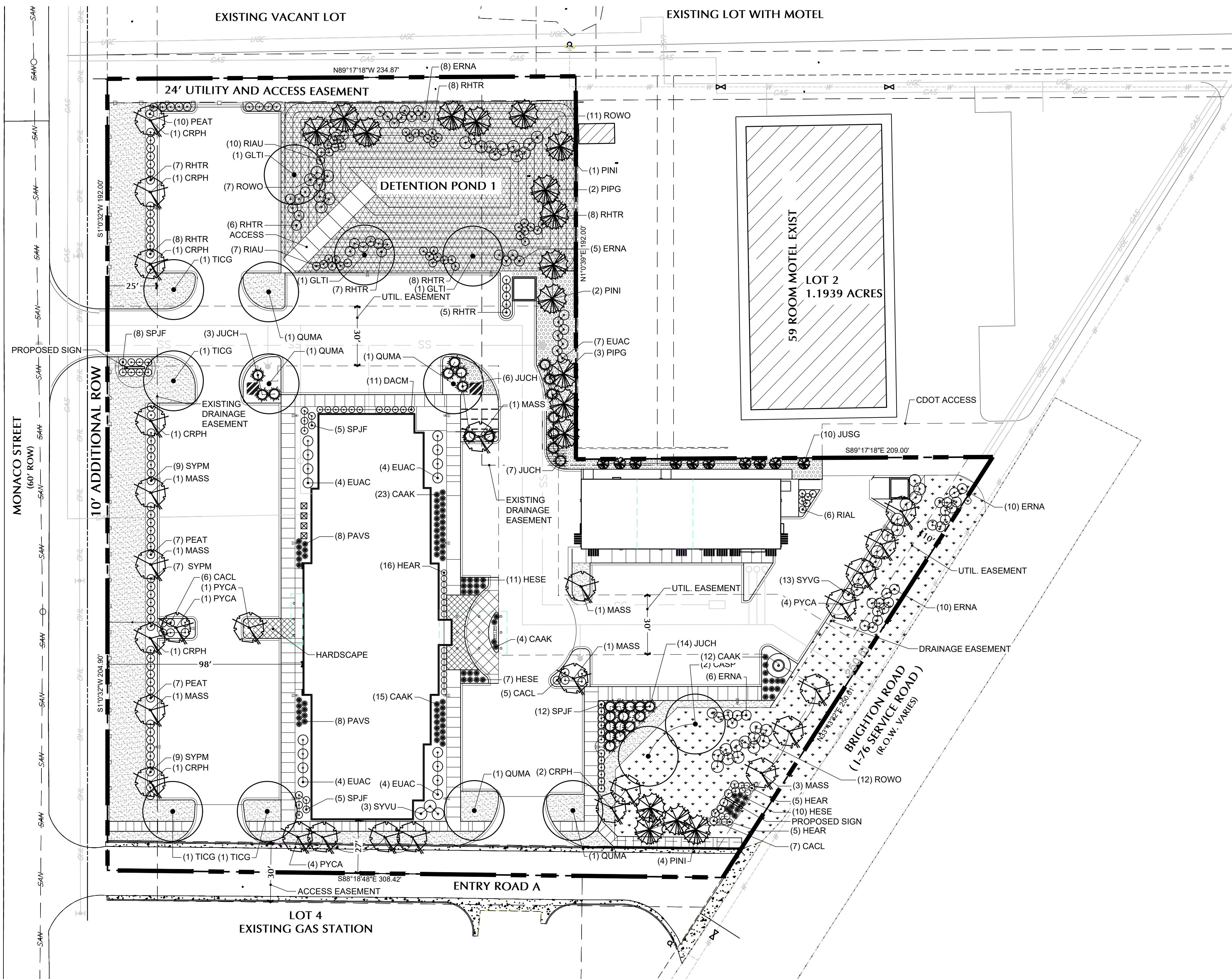


**SITE PLAN SHEET**  
**I-76 HOTEL COMPLEX**  
LOCATED IN THE SE, 1/4 OF SEC. 20,  
T2S, R 67 W OF THE 6TH P.M.,  
ADAMS COUNTY, COLORADO  
SCIEN-TURF-IC SUBDIVISION AMENDED 3RD FILING



**LANDSCAPE PLAN**

SCALE 1" = 30'

**CITY STAFF CERTIFICATE**

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF  
COMMERCIAL CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT

**PLANT LIST**

Code	Scientific Name	Common Name	Qty.	Size	Diversity	Comments
<b>DECIDUOUS SHADE TREES</b>						
CASP	Carpinus caroliniana	Western Catalpa	2	2" cal	2.3%	B&B
GLTI	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3	2" cal	4.3%	B&B
QUMA	Quercus macrocarpa	Burr Oak	3	2" cal	4.3%	B&B
TICG	Tilia cordata 'Greenspire'	Greenspire Linden	6	2" cal	8.6%	B&B
<b>ORNAMENTAL TREES</b>						
CRPH	Crataegus phoenicea	Washington Hawthorne	8	1.5" cal	11.6%	B&B
MASS	Malus 'Spring Snow'	Spring Snow Crabapple	9	1.5" cal	12.0%	B&B
PYGA	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	10	1.5" cal	14.5%	B&B
<b>EVERGREEN TREES</b>						
PINI	Pinus nigra	Austrian Pine	13	6' ht	18.8%	B&B
PIPG	Pinus pungens glauca	Colorado Blue Spruce	5	6' ht	7.2%	B&B
JUGG	Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper	10	#7	14.5%	CONT
<b>TOTAL TREES</b>						
			69			
<b>DECIDUOUS SHRUBS</b>						
CALM	Caryopteris x clandonensis 'Dark Knight'	Dark Night Blue Mist Spirea	10	#5		CONT
DACM	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	11	#5		CONT
ERNA	Ericameria nauseosa ssp. 'nauseosa'	Tall Blue Rabbitbrush	51	#5		CONT
EUAC	Euonymus alatus 'Compacts'	Compact Burning Bush	23	#5		CONT
PEAT	Perovskia atriplicifolia	Russian Sage	25	#5		CONT
RHTR	Ribes alpinum	Tree Lamb's Ears	44	#5		CONT
RIAL	Ribes aureum	Alpine Currant	17	#5		CONT
RIAU	Rosa woodii	Yellow Flowering Currant	30	#2		CONT
ROWO	SPJF	Froebell Spirea	30	#5		CONT
SPJM	Spiraea japonica 'Froebell'	Miss Kim Lilac	24	#5		CONT
SYPM	Syringa patula 'Miss Kim'	Purple Lilac	16	#5		CONT
SYVU	Syringa vulgaris					
<b>EVERGREEN SHRUBS</b>						
JUCH	Juniperus chinensis 'Hobart'	Hobart Juniper	30	#5		CONT
<b>ORNAMENTAL GRASSES/PERENNIALS</b>						
CAAK	Calamagrostis acutiflora 'Kari Forester'	Feather Reed Grass	54	#1		CONT
HEAR	Hemerocallis 'Autumn Red'	Autumn Red Daylily	26	#1		CONT
HESE	Helictotrichon sempervirens	Blue Avena Grass	28	#1		CONT
PAVS	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	17	#1		CONT

**TURF GRASS SPECIFICATION**

80% Bluegrass / 20% Fescue, "80/20 Xeriscape Blend" by Korby Sod, LLC, or approved equal. Install per supplier's direction.

**SEED MIXES**

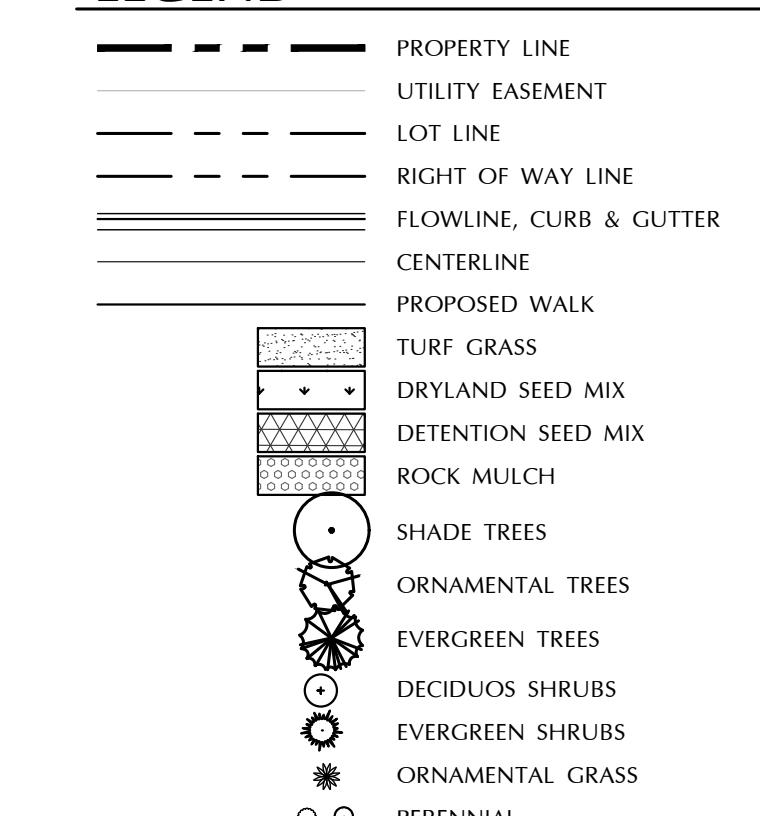
**DRYLAND SEED MIX**  
Foothills Native Grass Mix from Pawnee Buttes Seed. Seed at the rate of 25 lbs/acre, drill seed  $\frac{1}{4}$ " -  $\frac{1}{2}$ " deep.  
Approx 2.25 lbs seed mix needed for this project

**DETENTION SEED MIX**  
Prairie Wetland Mix from Pawnee Buttes Seed. Seed at the rate of 10 lbs/acre, drill seed  $\frac{1}{4}$ " -  $\frac{1}{2}$ " deep.  
Approx 2.25 lbs seed mix needed for this project

**LANDSCAPE AREAS**

LANDSCAPE TYPE	AREA	PERCENT OF SITE
TOTAL LANDSCAPE AREA	44,303 SF	100% OF ALL LANDSCAPING, 42.5% OF TOTAL SITE
TURF GRASS	10,443 SF	23.55%
TOTAL LIVE	35,037 SF	79% OF LANDSCAPING IS LIVE
TREE COUNT	44,303/600	74 TREES REQ., 69 TREES PROVIDED
SHRUB COUNT	44,303/300	148 SHRUBS REQ., 420 PROVIDED
TURF GRASS	10,443 SF	23.55%
DRYLAND GRASS SEED	10,257 SF	23.13%
DETENTION GRASS SEED	12,671 SF	28.56%
MULCH TYPES REQUIRED	2	2 TYPES PROVIDED
ROCK MULCH	2,875 SF	6.48%
WOOD MULCH	8,105 SF	18.27%
ROW LANDSCAPING		NA, OUTSIDE OF ANNEXATION AREA
PARKING LOT PERIMETER	695 LF	24 PROVIDED
PERIMETER TREES REQ. @ 1/30 LF	23	115 PROVIDED
PERIMETER SHRUBS REQ. @ 5/30 LF	115	
PARKING LOT ISLAND REQUIRED	2	2 PROVIDED
ISLAND TREES REQ. @ 1 EACH	2	6 PROVIDED
ISLAND SHRUBS REQ. @ 6 EACH	12	6 PROVIDED & HARDSCAPE
RETENTION POND 1 POND AREA	12,761 SF	13 PROVIDED
POND 1 PERIMETER	467	85 PROVIDED
TREES REQ. @ 1/50 LF	10	
SHRUBS REQ. @ 10/50 LF	94	
DETENTION POND 3 POND AREA	8,629 SF	15 PROVIDED
POND 3 PERIMETER	573	78 PROVIDED
TREES REQ. @ 1/50 LF	12	
SHRUBS REQ. @ 10/50 LF	115	

**LEGEND**



**I-76 HOTEL COMPLEX**  
100 ROOM HOTEL AND RETAIL  
COMMERCIAL CITY, COLORADO

JOB NO: **TBD**  
ACAD FILE: **TBDL1**  
DRAWN: **TCH**  
CHECKED: **TCH**  
ISSUE DATE: **JULY 10, 2017**  
REVISIONS DATE

SHEET TITLE: **LANDSCAPE PLAN**

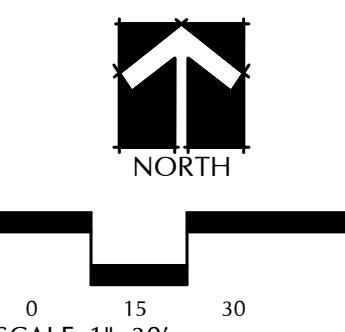
SHEET NO: **L10**

2

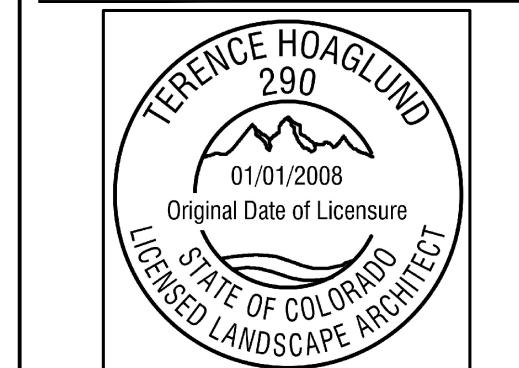
**CITY COUNCIL CERTIFICATE**

APPROVED BY THE CITY COUNCIL OF COMMERCIAL CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_

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



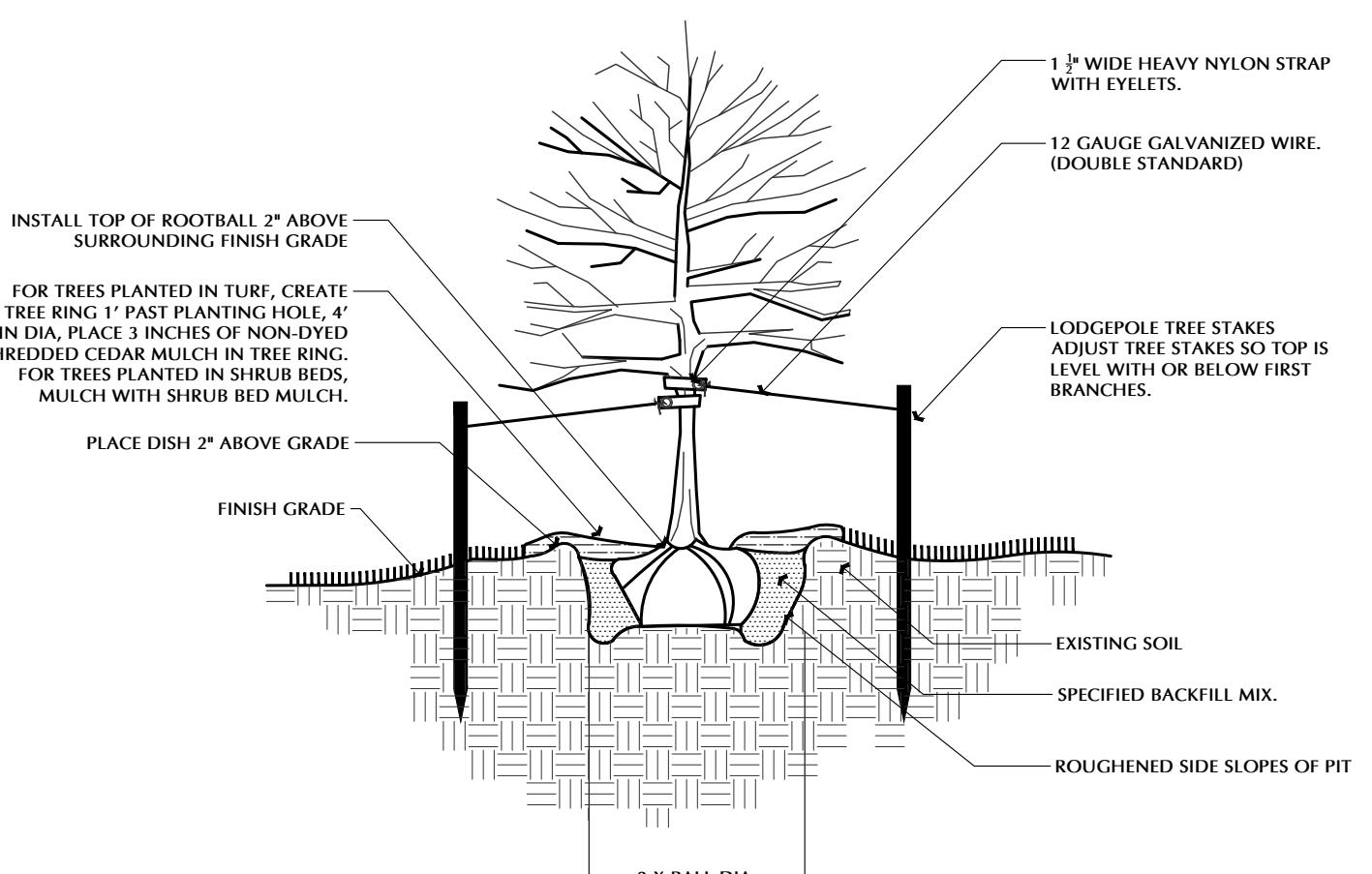
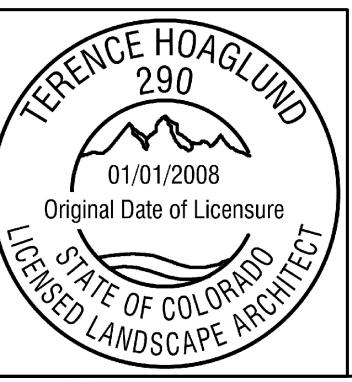
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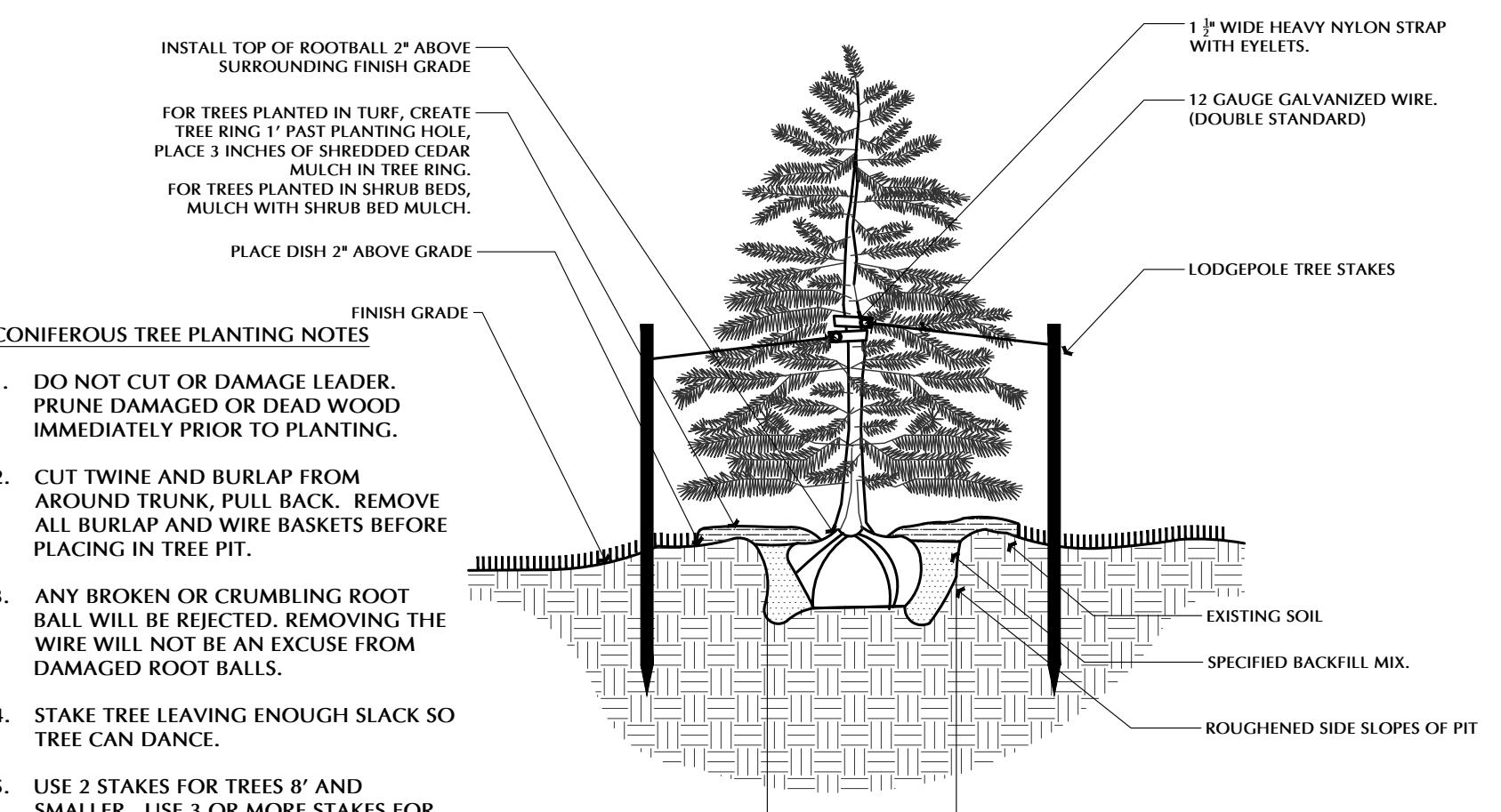
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**VIGNETTE**  
*s t u d i o s*

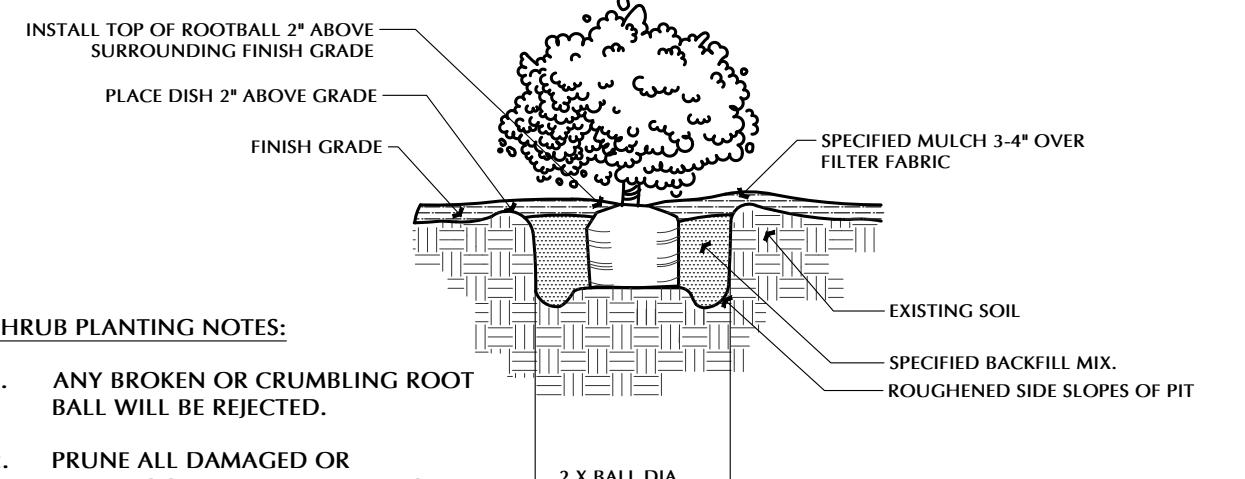
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**DECIDUOUS TREE PLANTING DETAIL**  
 NOT TO SCALE



**CONIFEROUS TREE PLANTING DETAIL**  
 NOT TO SCALE



**SHRUB PLANTING DETAIL**  
 NOT TO SCALE

**DECIDUOUS TREE PLANTING NOTES**

1. DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.
2. CUT TWINE AND BURLAP FROM AROUND TRUNK, PULL BACK. REMOVE ALL BURLAP AND WIRE BASKETS BEFORE PLACING IN TREE PIT.
3. ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FROM DAMAGED ROOT BALLS.
4. STAKE TREE LEAVING ENOUGH SLACK SO TREE CAN SWAY IN WIND.
5. USE 2 STAKES FOR TREES 2 1/2" CAL. AND SMALLER. USE 3 STAKES FOR TREES LARGER THAN 2 1/2" CAL. REMOVE ALL STAKES 1 YEAR AFTER PLANTING.
6. FOR WINTERIZATION WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH TREE WRAPPING. SECURE AT 2' INTERVALS WITH VINYL ELECTRICAL TAPE. (REMOVE IN SUMMER.)

**NATIVE SEED MIX NOTES**

1. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA.
2. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
3. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
4. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
5. TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROPRIATE TIME PERIOD APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
6. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR OTHER APPROPRIATE METHODS AND PROVIDED TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.
7. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
8. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6-8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
9. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT TOTAL COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES.

**GENERAL LANDSCAPE NOTES**

1. **PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE – FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. **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 GROUND COVER 2 1/2 POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% EVERGREEN AND 50% DECIDUOUS (TREE LAWN AREAS SHALL BE DECIDUOUS SHADE TREES). MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000SF OF LANDSCAPE AREA.
3. **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.
4. **WEED BARRIER:** POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.
5. **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.
6. **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.
7. **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.
8. **TOPSOIL:** TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
9. **MAINTENANCE:** 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. 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.

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.

10. **VEHICLE PARKING NOTE:** NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.
11. **SIGHT-LINE CONSIDERATIONS:** 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, 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.
12. **NATIVE GRASS NOTE:** ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE SEADED WITH NATIVE GRASSES.
13. **MINOR CHANGES IN SPECIES AND PLANT LOCATIONS:** MAY BE MADE DURING CONSTRUCTION – AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
14. **ALL PLANTING BEDS:** SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES WITH SHREDDED CEDAR MULCH, UNLESS OTHERWISE SPECIFIED.

**I-76 HOTEL COMPLEX**  
 100 ROOM HOTEL AND RETAIL  
 100 ROOM HOTEL AND RETAIL  
 COMMERCE CITY, COLORADO

I-76 AND 88TH AVENUE, ADAMS COUNTY  
 LANDSCAPE PLAN

JOB NO: **TBD**  
 ACAD FILE: **TBDL1**  
 DRAWN: **TCH**  
 CHECKED: **TCH**  
 ISSUE DATE: **JULY 10, 2017**  
 REVISIONS **DATE**

SHEET TITLE: **LANDSCAPE PLAN**

SHEET NO: **L2** OF **2**

**CITY STAFF CERTIFICATE**

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT

**CITY COUNCIL CERTIFICATE**

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_\_

CITY SIGNATURE

