

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

PLANT LIST

Code	Scientific Name	Common Name	Qty.	Size	Diversity	Comm
DECIDUOUS SHADE TREES			14			
CASP	Catalpa speciosa	Western Catalpa	2	2" cal	2.3%	B&B
GLTI	Gleditsia tri. inermis '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
ORNAMENTAL TREES			27			
CRPH	Crataegus phaenopyrum	Washington Hawthorne	8	1.5" cal	11.6%	B&B
MASS	Malus 'Spring Snow'	Spring Snow Crabapple	9	1.5" cal	13.0%	B&B
PYCA	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	10	1.5" cal	14.5%	B&B
EVERGREEN TREES			28			
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
JUSG	Juniperus scopulorum 'Gray Glean'	Gray Glean Juniper	10	#7	14.5%	CONT
TOTAL TREES			69			
DECIDUOUS SHRUBS			285			
CACL	Caryopteris x clandonensis 'Dark Knight'	Dark Night Blue Mist Spirea	18	#6		CONT
DACM	Daphne x burkwoodi 'Carol Mackie'	Carol Mackie Daphne	11	#6		CONT
ERNA	Ericameria nauseosus ssp. nauseosus	Tall Blue Rabbitbrush	51	#6		CONT
EUAC	Euonymus alatus 'Compatus'	Compact Burning Bush	23	#6		CONT
PEAT	Perovskia atriplicifolia	Russian Sage	25	#6		CONT
RHTR	Rhus trilobata	Three Leaf Sumac	44	#6		CONT
RIAL	Ribes alpinum	Alpine Currant	6	#6		CONT
RIAU	Ribes aureum	Yellow Flowering Currant	17	#6		CONT
ROWO	Rosa woodsii	Wood's Rose	30	#2		CONT
SPJF	Spiraea japonica 'Froebelli'	Froebel Spirea	30	#6		CONT
SYPM	Syringa patula 'Miss Kim'	Miss Kim Lilac	24	#6		CONT
SYVU	Syringa vulgaris	Purple Lilac	16	#6		CONT
EVERGREEN SHRUBS			30			
JUCH	Juniperus chinensis 'Hobert'	Holbert Juniper	30	#6		CONT
ORNAMENTAL GRASSES/ PERENNIALS			125			
CAAK	Calamagrostis acutiflora 'Karl Forester'	Feather Reed Grass	54	#1		CONT
HEAR	Hemerocallis 'Autumn Red'	Autumn Red Daylily	28	#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 1/2" - 1/2" deep. Approx 2.25 lbs seed mix needed for this project

DETENTION SEED MIX

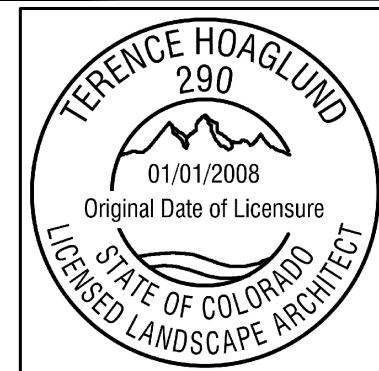
Prairie Wetland Mix from Pawnee Buttes Seed. Seed at the rate of 10 lbs/ acre, drill seed 1/2" - 1/2" deep. Approx 2.25 lbs seed mix needed for this project

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	
PERIMETER TREES REQ. @ 1/ 30 LF	23	24 PROVIDED
PERIMETER SHRUBS REQ. @ 5/30 LF	115	115 PROVIDED
PARKING LOT ISLAND REQUIRED	2	2 PROVIDED
ISLAND TREES REQ. @ 1 EACH	2	2 PROVIDED
ISLAND SHRUBS REQ. @ 6 EACH	12	6 PROVIDED & HARDSCAPE
RETENTION POND 1 POND AREA	12,761 SF	
POND 1 PERIMETER	467	
TREES REQ. @ 1/ 50 LF	10	13 PROVIDED
SHRUBS REQ. @ 10/50 LF	94	85 PROVIDED
DETENTION POND 3 POND AREA	8,629 SF	
POND 3 PERIMETER	573	
TREES REQ. @ 1/ 50 LF	12	15 PROVIDED
SHRUBS REQ. @ 10/50 LF	115	78 PROVIDED

LEGEND

---	PROPERTY LINE
---	UTILITY EASEMENT
---	LOT LINE
---	RIGHT OF WAY LINE
---	FLOWLINE, CURB & GUTTER
---	CENTERLINE
---	PROPOSED WALK
---	TURF GRASS
---	DRYLAND SEED MIX
---	DETENTION SEED MIX
---	ROCK MULCH
---	SHADE TREES
---	ORNAMENTAL TREES
---	EVERGREEN TREES
---	DECIDUOUS SHRUBS
---	EVERGREEN SHRUBS
---	ORNAMENTAL GRASS
---	PERENNIAL



I-76 HOTEL COMPLEX

100 ROOM HOTEL AND RETAIL

I-76 AND 88TH AVENUE, ADAMS COUNTY
COMMERCE 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:
L1 OF **2**

LANDSCAPE PLAN

SCALE 1" = 30'

CITY STAFF CERTIFICATE

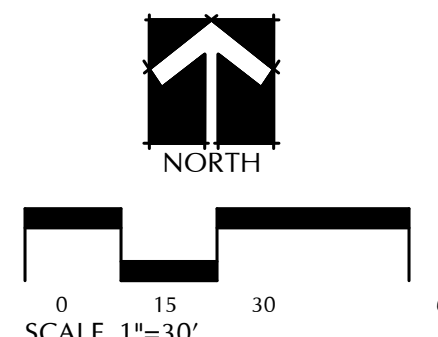
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF
COMMERCE CITY, THIS _____ DAY OF _____ AD, 20 _____

DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY COUNCIL CERTIFICATE

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

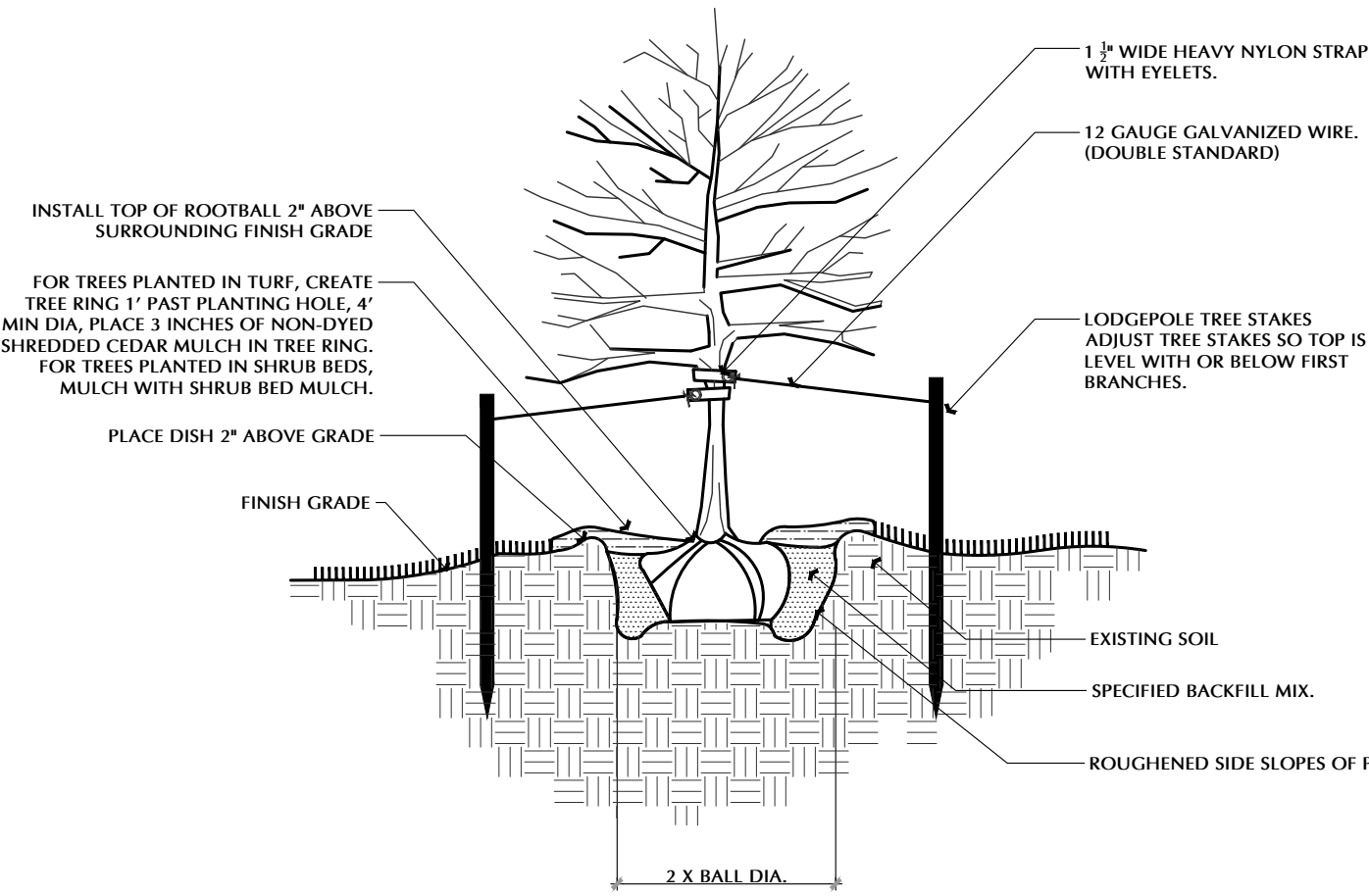
CITY SIGNATURE



SITE PLAN SHEET

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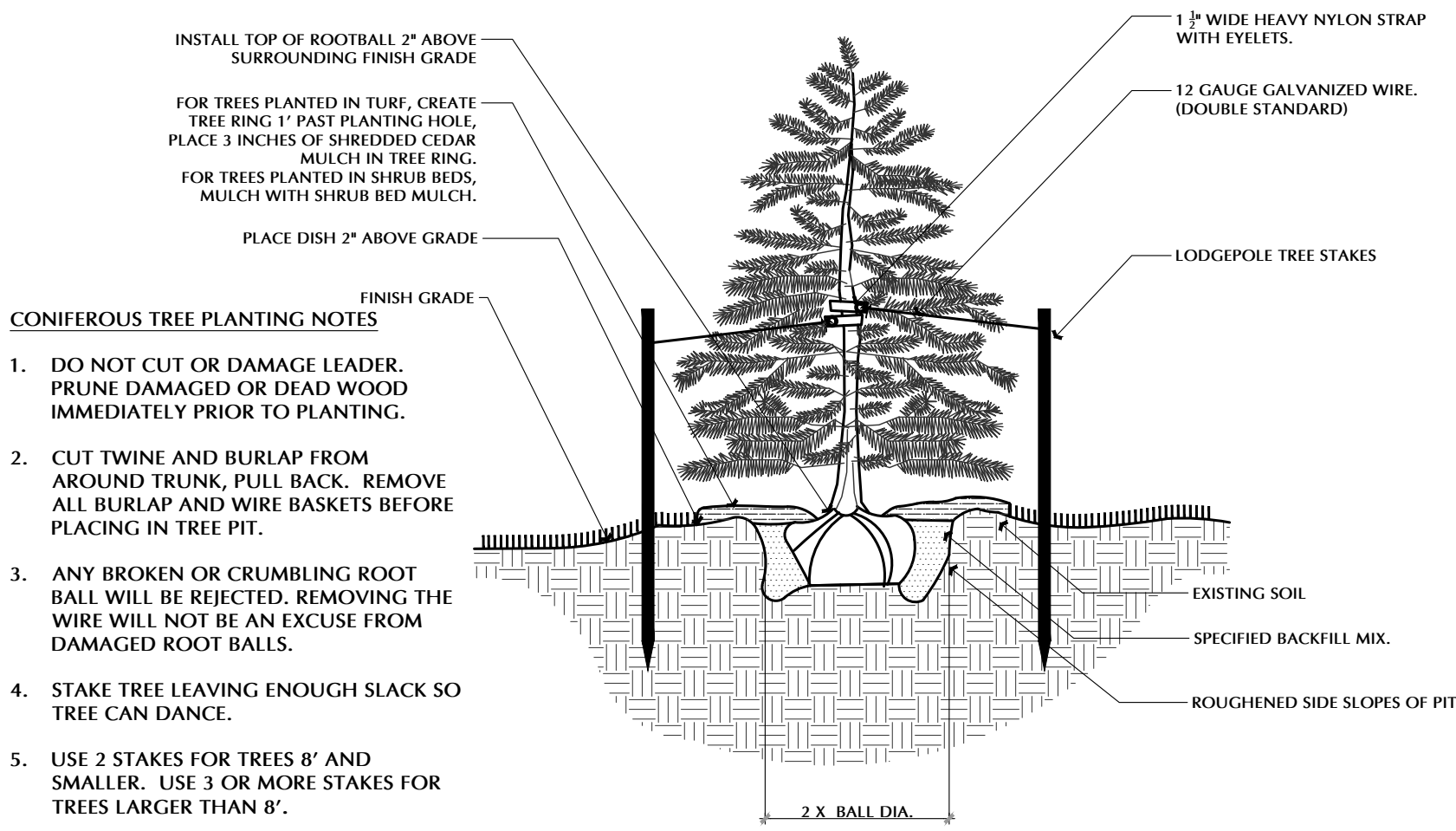
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- DECIDUOUS TREE PLANTING NOTES**
1. DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE "V" CROTCHES OR DOUBLE LEADER UNLESS TYPICAL OF SPECIES.
 2. CUT TWINE AND BURLAP FROM AROUND TRUNK, PULL BACK. 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.)

DECIDUOUS TREE PLANTING DETAIL

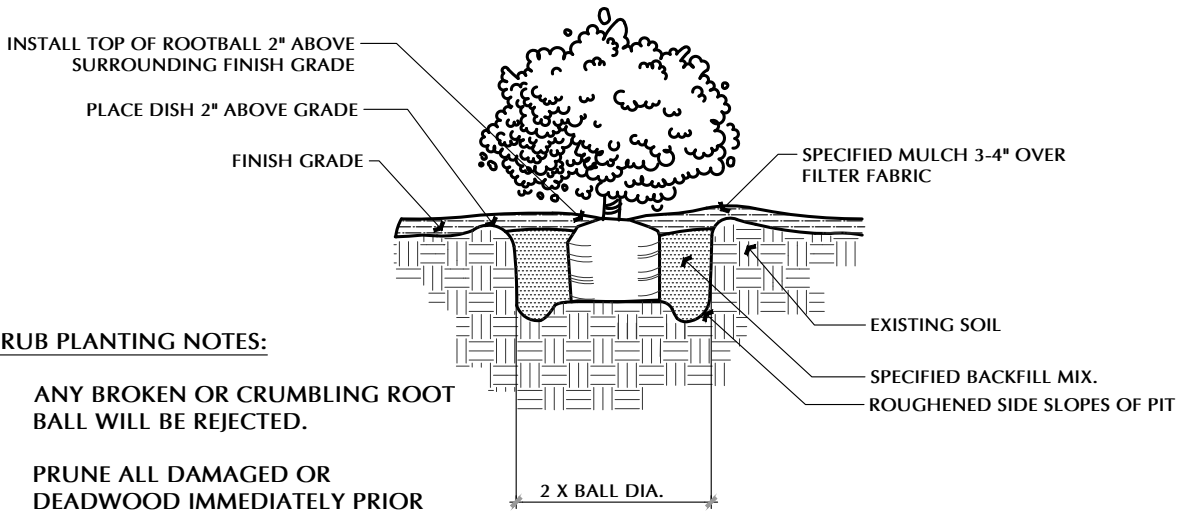
NOT TO SCALE



- CONIFEROUS 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 DANCE.
 5. USE 2 STAKES FOR TREES 8' AND SMALLER. USE 3 OR MORE STAKES FOR TREES LARGER THAN 8'.
 6. REMOVE ALL STAKES 1 YEAR AFTER PLANTING.

CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE



- SHRUB PLANTING NOTES:**
1. ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED.
 2. PRUNE ALL DAMAGED OR DEADWOOD IMMEDIATELY PRIOR TO PLANTING.

SHRUB PLANTING DETAIL

NOT TO SCALE

CITY STAFF CERTIFICATE

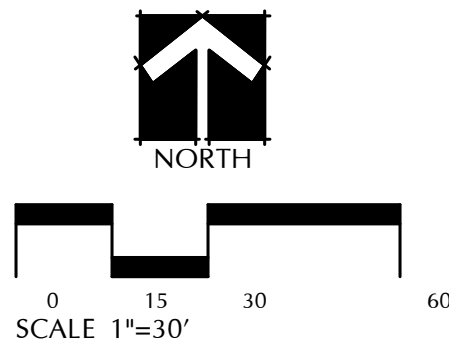
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CITY SIGNATURE

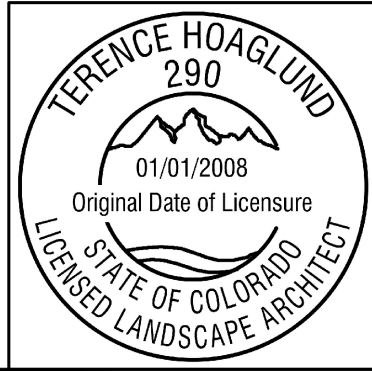


GENERAL LANDSCAPE NOTES

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/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 SEEDED 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.



JOB NO.:	TBD
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