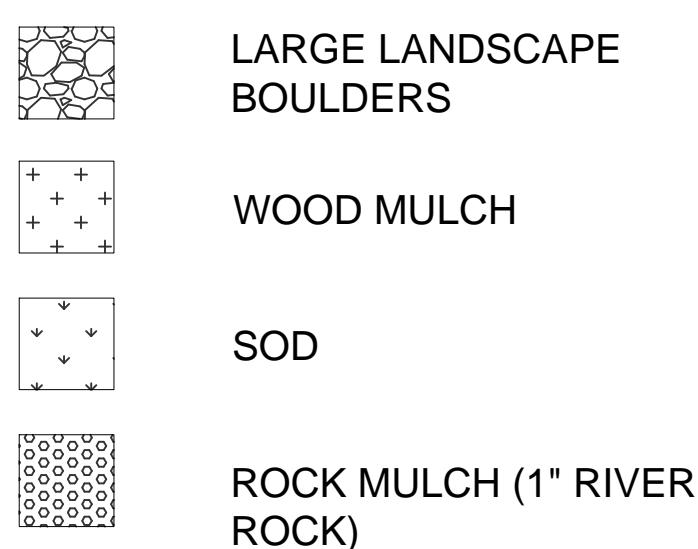
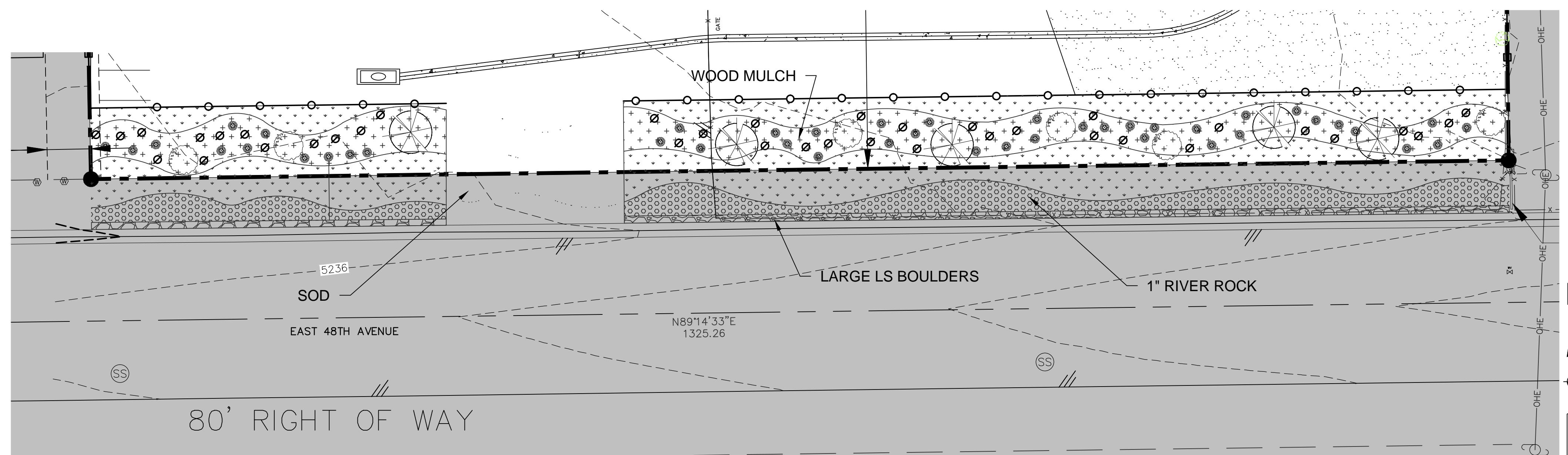


CALL UTILITY NOTIFICATION
CENTER OF COLORADO

811

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



PLANT LIST					
	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL
DECIDUOUS TREES					
	9	CELTIS OCCIDENT ALIS	PRAIRIE PRIDE HACKBERRY	2" BB	○
	7	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL.	◎
DECIDUOUS SHRUBS					
	28	S. JAPANICA 'ANTHONEY WATERER'	ANTHONEY WATERER SPIREA	5 GAL	◎
EVERGREEN TREES					
	11	PINUS EDULUS	PINION PINE	8' HT. B&B	○
EVERGREEN SHRUBS					
	62	JUNIPERUS SABINA	BUFFALO JUNIPER	5 GAL	◎
	35	JUNIPERUS SCOPULORUM 'MEDORA'	UPRIGHT JUNIPER, MEDORA	7 GAL	◎
ORNAMENTAL GRASS					
	51	PANICUM VIRGATUM	SWITCH GRASS	2' DIA	○

PROJECT STATISTICS:

LANDSCAPE TREATMENT AREA: N/A

PARKING LOT LANDSCAPE AREA: N/A

ADJOINING PROPERTY BUFFER LANDSCAPE AREA: N/A

RIGHT-OF-WAY LANDSCAPE AREA (WITHIN SITE):

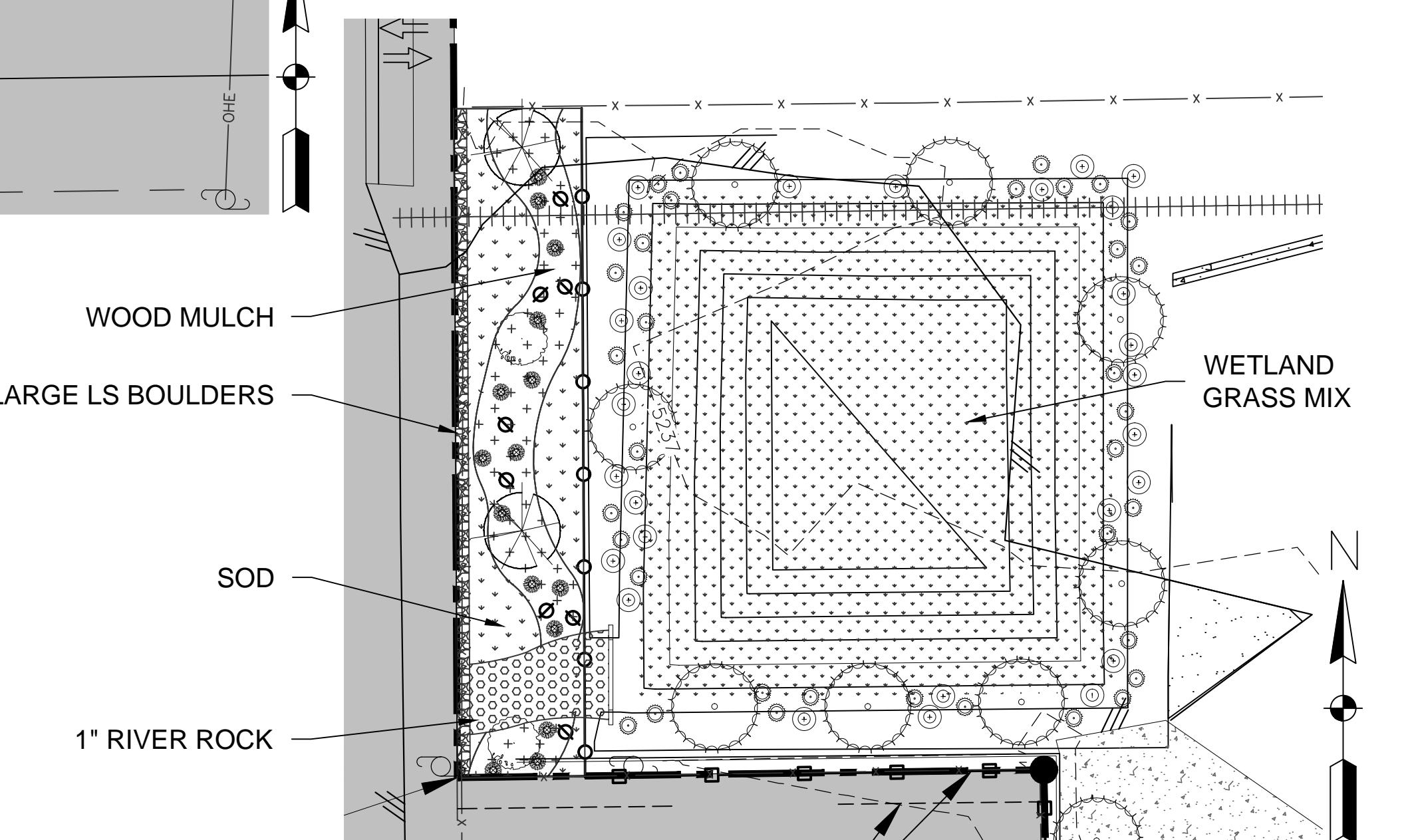
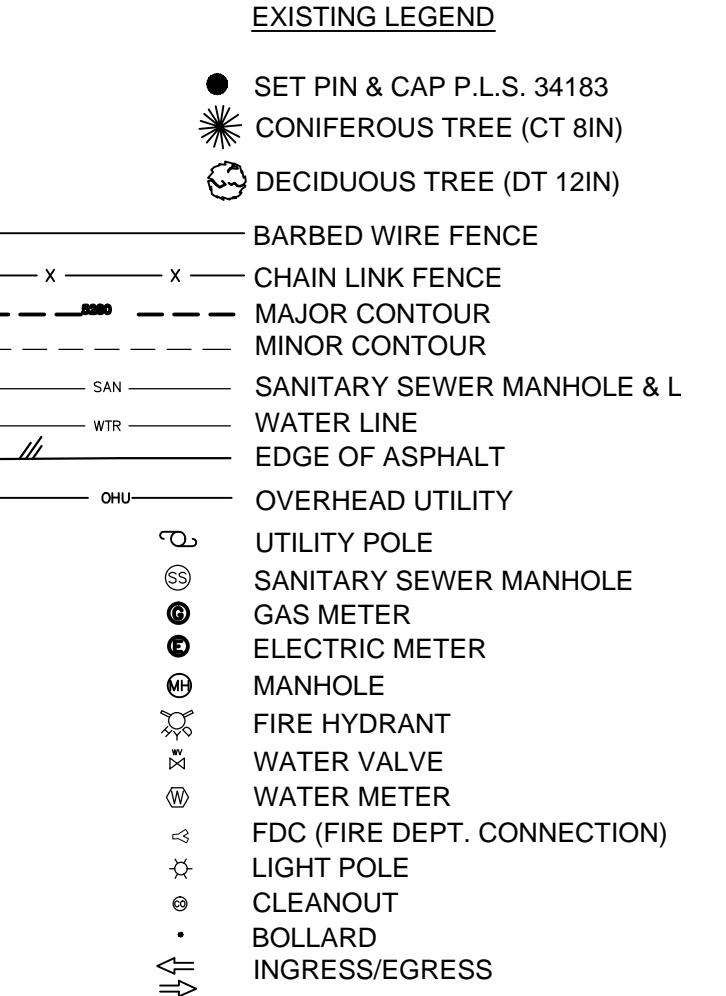
- A. S.F. OF LANDSCAPE AREA: 8733 S.F.
- B. S.F. OF SOD AND PERCENT OF TOTAL LANDSCAPE AREA: 4130 S.F. / 48%
- C. S.F. OF LIVING PLANT MATERIAL AND PERCENT OF TOTAL LANDSCAPE AREA: 6000 S.F. / 71%
- D. NUMBER OF TREES REQUIRED (PER CITY ORDINANCE): 15
- E. NUMBER OF TREES PROVIDED: 20
- F. NUMBER OF SHRUBS REQUIRED (PER CITY ORDINANCE): 30
- G. NUMBER OF SHRUBS PROVIDED: 109
- H. NUMBER OF MULCH TYPES: 2

PIN #: 182318401005

CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS
____ DAY OF _____, A.D. _____

CITY SIGNATURE



HCI ENGINEERING
A DIVISION OF
HABERER CARPENTRY INC.

621 SOUTHPARK DR. SUITE 1600
LITTLETON, CO 80120
INFO@HABERERGROUP.COM

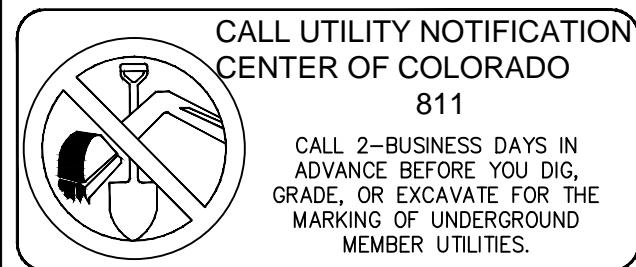
USA ENTERPRISES - CUP
5255 E. 48TH AVE.
FOR
USA ENTERPRISES
5255 E. 48TH AVE., COMMERCE CITY CO 80022
PIN: 182318401005

ISSUE	DATE
1ST CUP SUB	02.09.2015
2ND CUP SUB	07.30.2015
3RD CUP SUB	09.14.2015
FINAL SUB	11.11.2015

DRAWN BY	CHK BY
JIM	CCH
PLOT DATE: 12/4/15	
LANDSCAPE PLAN	

C2.0

PR#14_21



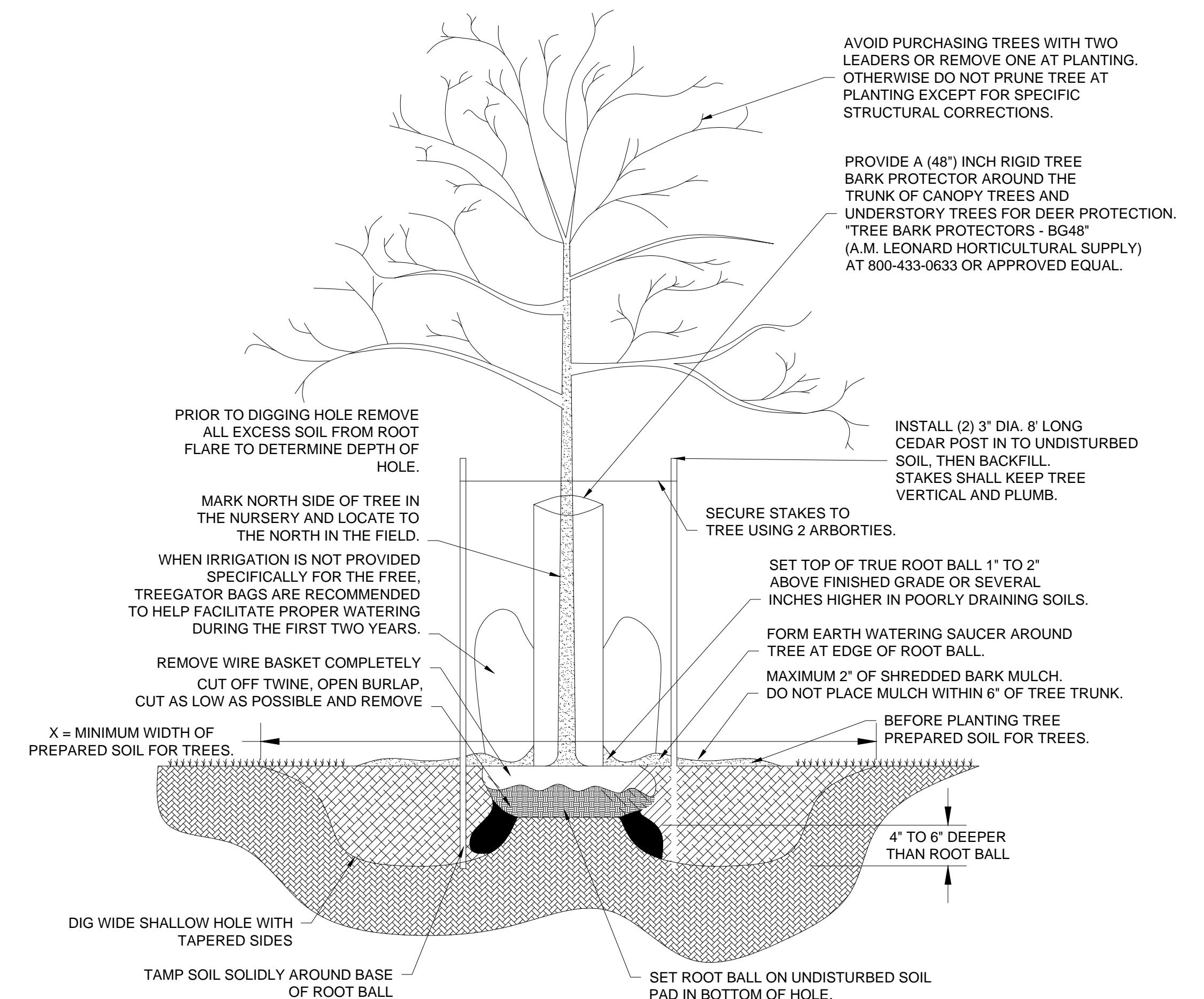
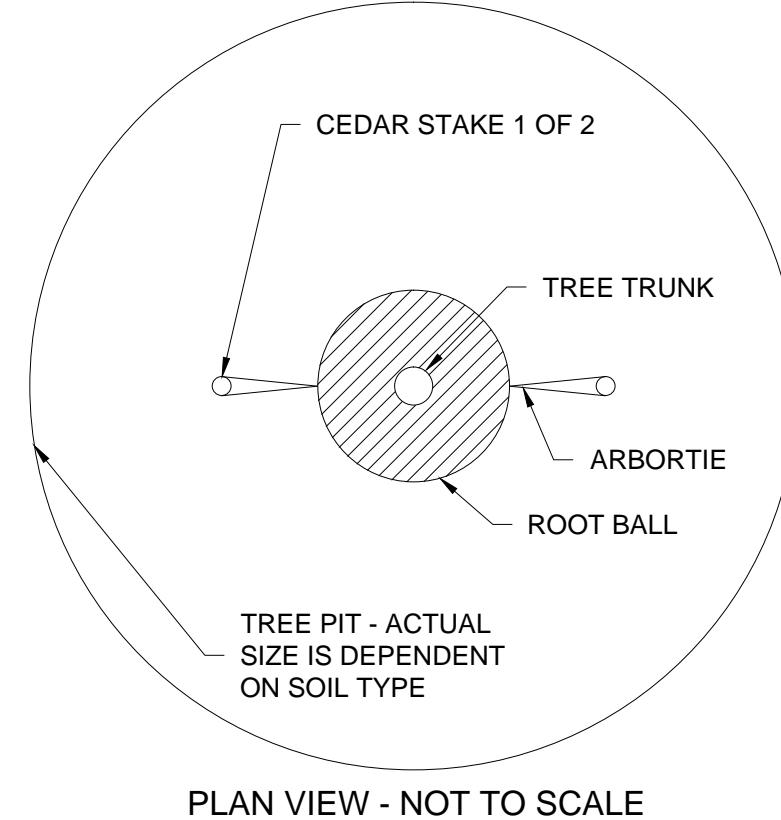
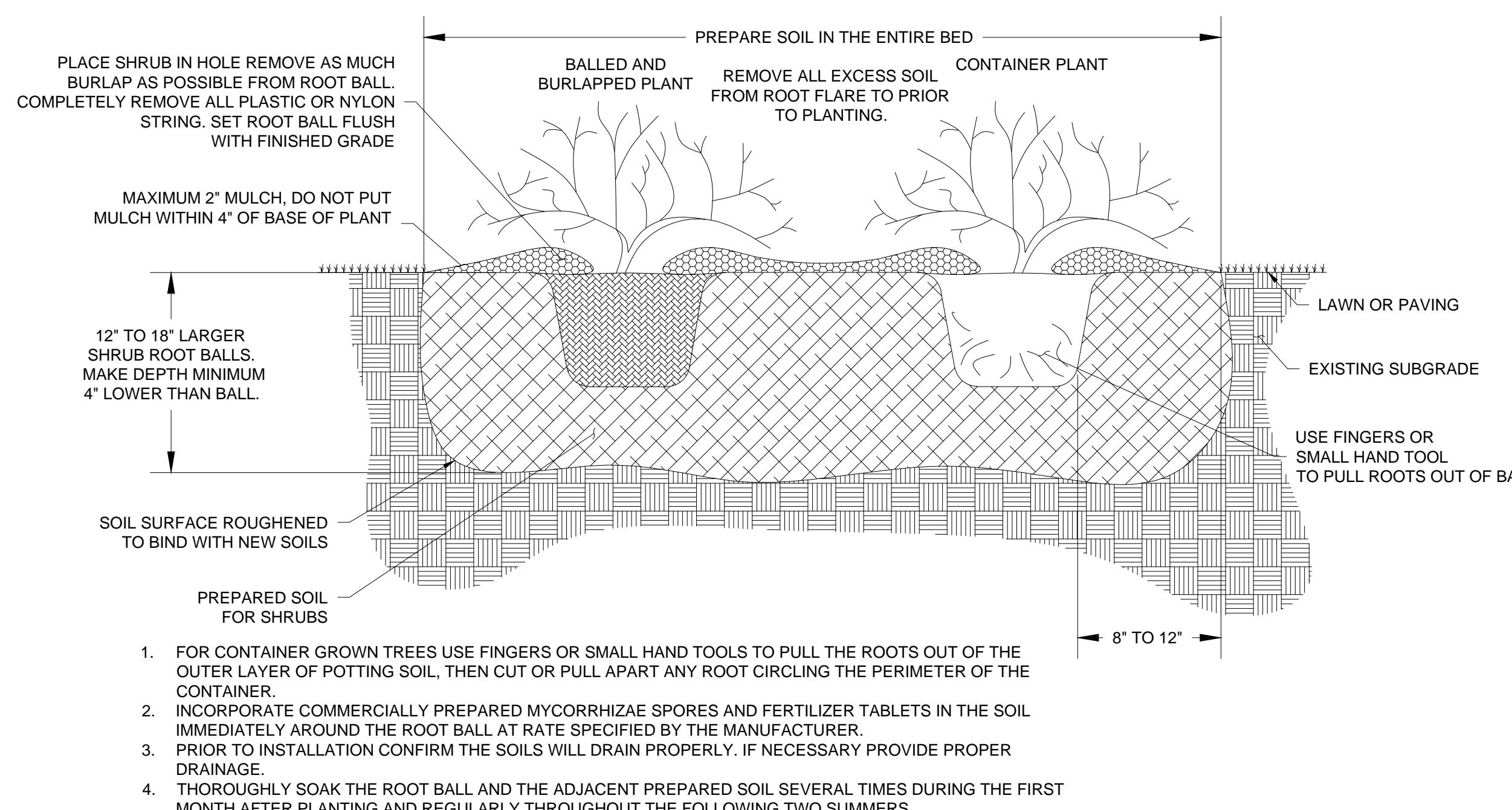
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Landscape Notes:

- a. MINIMUM PLANT SIZE REQUIREMENTS AND SOIL PREPARATION: MINIMUM PLANT SIZE REQUIREMENT ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES, 1.5-INCH DIAMETER FOR ORNAMENTAL TREES AND 6-FOOT HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENT FOR SHRUBS IS #5 GALLON CONTAINER; ORNAMENTAL GRASSES ONE GALLON CONTAINER; PERENNIALS AND GROUND COVERS 2 1/4 POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% CONIFEROUS (EVERGREEN) AND 50% DECIDUOUS (TREE LAWN AREAS BETWEEN CUBS AND DETACHED WALKS SHALL BE ALL 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 1,000 S.F. OF LANDSCAPE AREA.
- b. STREET TREES: THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN TREE LAWN AREA. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED CITY LIST.
- c. WEED BARRIER: POROUS WEED FABRIC MUST BE USED IN PLANTED BEDS FOR WEED PREVENTION, BECAUSE IT ALLOWS VENTILATION FOR ROOTS AND TRANSMISSION OF WATER. PLASTIC WEED BARRIERS IN ANY PLANTED AREA WILL NOT BE APPROVED.
- d. 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 IS INSTALLED.
- e. MAINTENANCE:
 - 1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN, DEVELOPMENT PLAN, OR LANDSCAPE PLAN, INCLUDING THOSE AREAS FOUND IN THE RIGHT-OF-WAY.
 - 2. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN A NY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR.
 - 3. THE APPROVED SITE PLAN, DEVELOPMENT PLAN, OR LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- f. 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 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 TEN FEET FROM INTERSECTIONS AND FIFTEEN FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES WITHIN SIGHT-DISTANCE-TRIANGLES. INFORMATION ON SIGHT DISTANCE TRIANGLES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS AND SPECIFICATIONS-SECTION 3.03.2 TABLE 3-1.
- g. IMPLEMENTATION AND COORDINATION OF 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.
- h. IRRIGATION: ALL LANDSCAPED AREA AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRY LAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FROM SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT FOR ANY IRRIGATION SYSTEM. ALL IRRIGATION PLANS, OR PORTIONS THEREOF, DESIGNED FOR PUBLIC RIGHT-OF-WAYS SHALL SPECIFY PARTS/COMPONENTS FROM THE CITY APPROVED IRRIGATION PARTS/COMPONENT LIST.
- i. NATIVE GRASS NOTE: ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE, AT A MINIMUM, SEEDED WITH NATIVE GRASSES.
- j. VEHICLE PARKING NOTE: NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.



1. FOR CONTAINER GROWN TREES USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOT CIRCLING THE PERIMETER OF THE CONTAINER.
2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZAE SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER.
3. PRIOR TO THE INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
4. THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO GROWING SEASONS. WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, IT IS RECOMMENDED THAT GATOR BAGS ARE USED TO HELP FACILITATE THE PROPER AMOUNT AND RATE OF WATER ARE ACHIEVED. GATOR BAGS SHALL BE INSTALLED AT THE BEGINNING OF EACH GROWING SEASON AND REMOVED EACH FALL. THIS WILL ALLOW FOR THE AREA BENEATH THE GATOR BAG TO DRY OUT REDUCING THE GROWTH OF FUNGUS AND REMOVE POSSIBLE HIDING SPOTS FOR RODENTS. THE GATOR BAGS WILL BE REMOVED AT THE END OF THE SECOND GROWING SEASON UNLESS OTHERWISE ADVISED.

DECIDUOUS TREE PLANTING DETAIL

PIN #: 182318401005

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5255 E. 48TH AVE.

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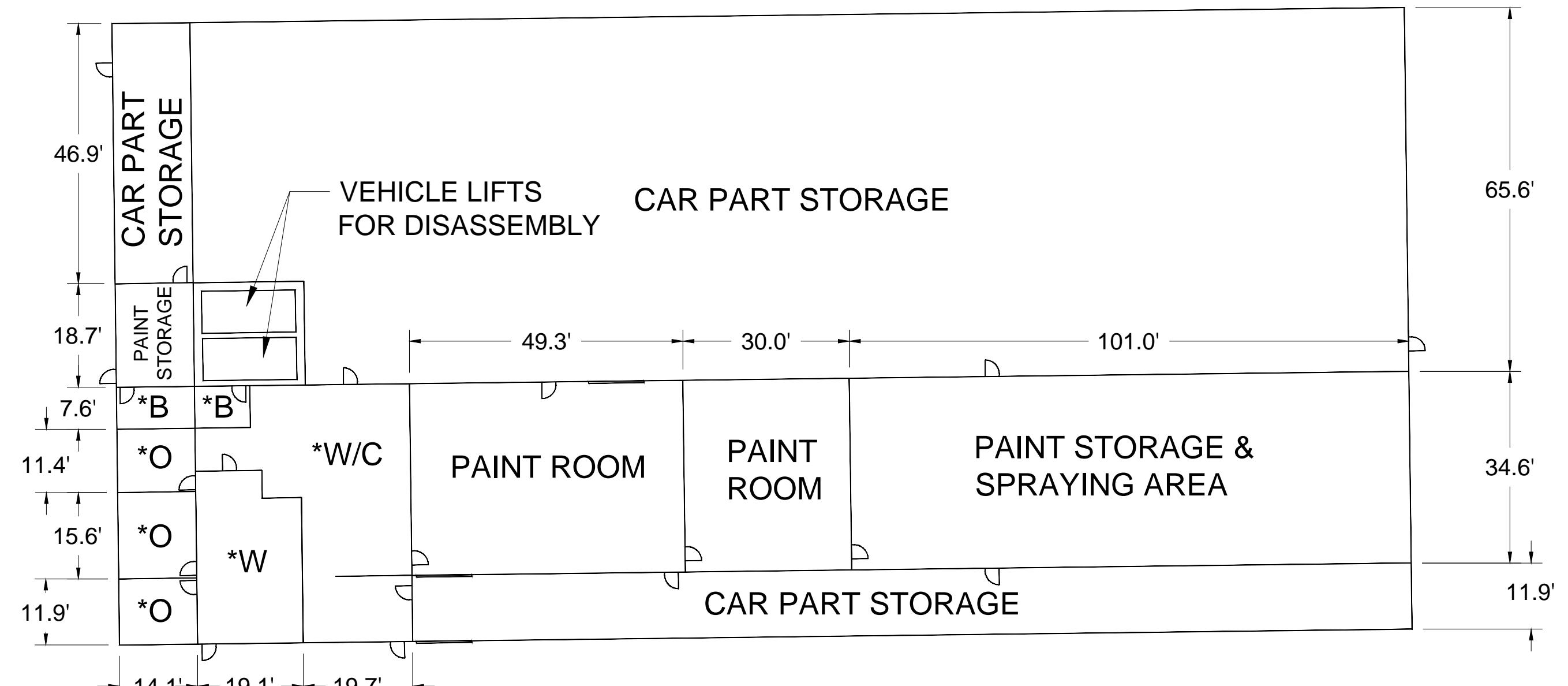
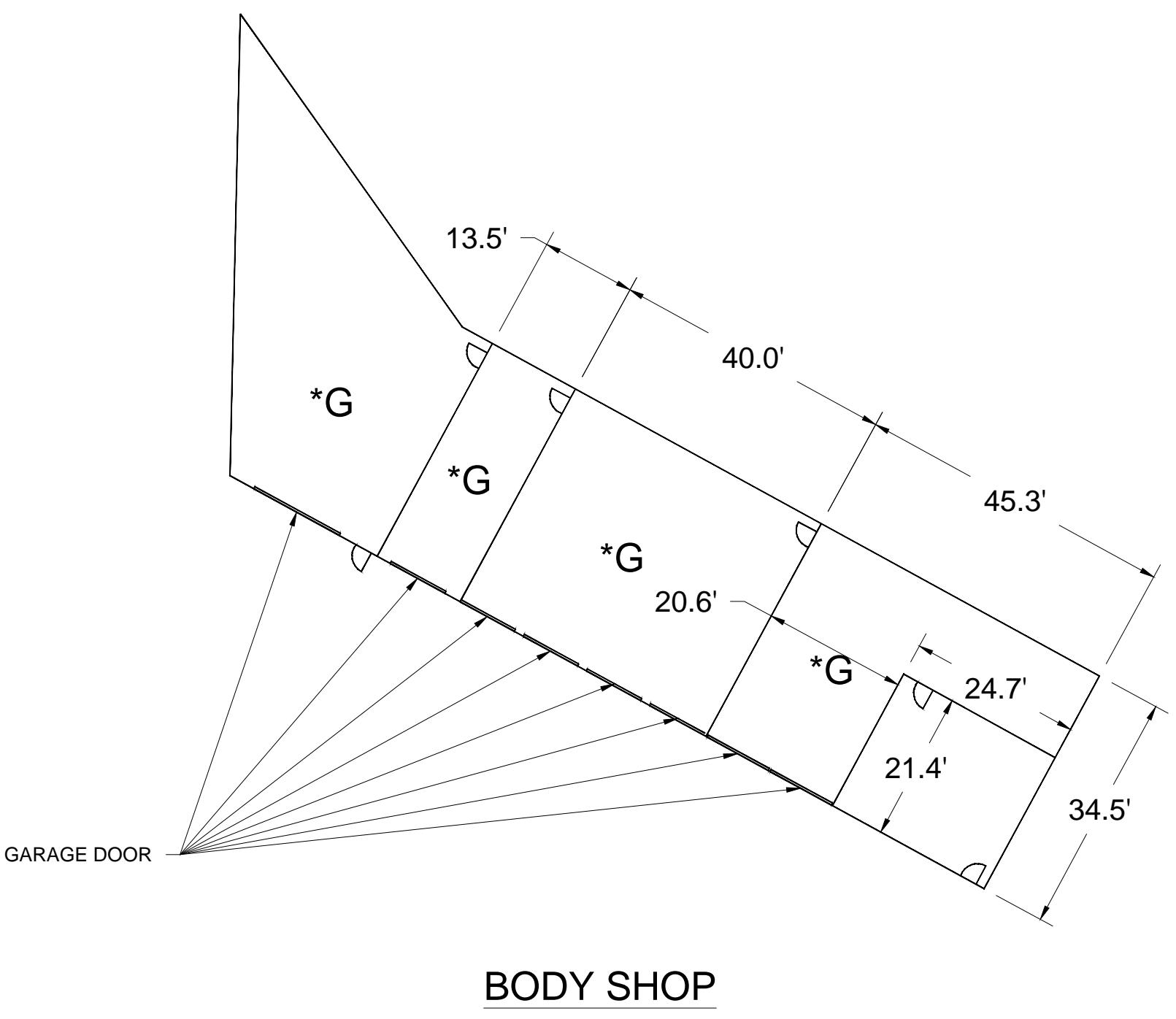
PLOT DATE: 12/14/15

LANDSCAPE

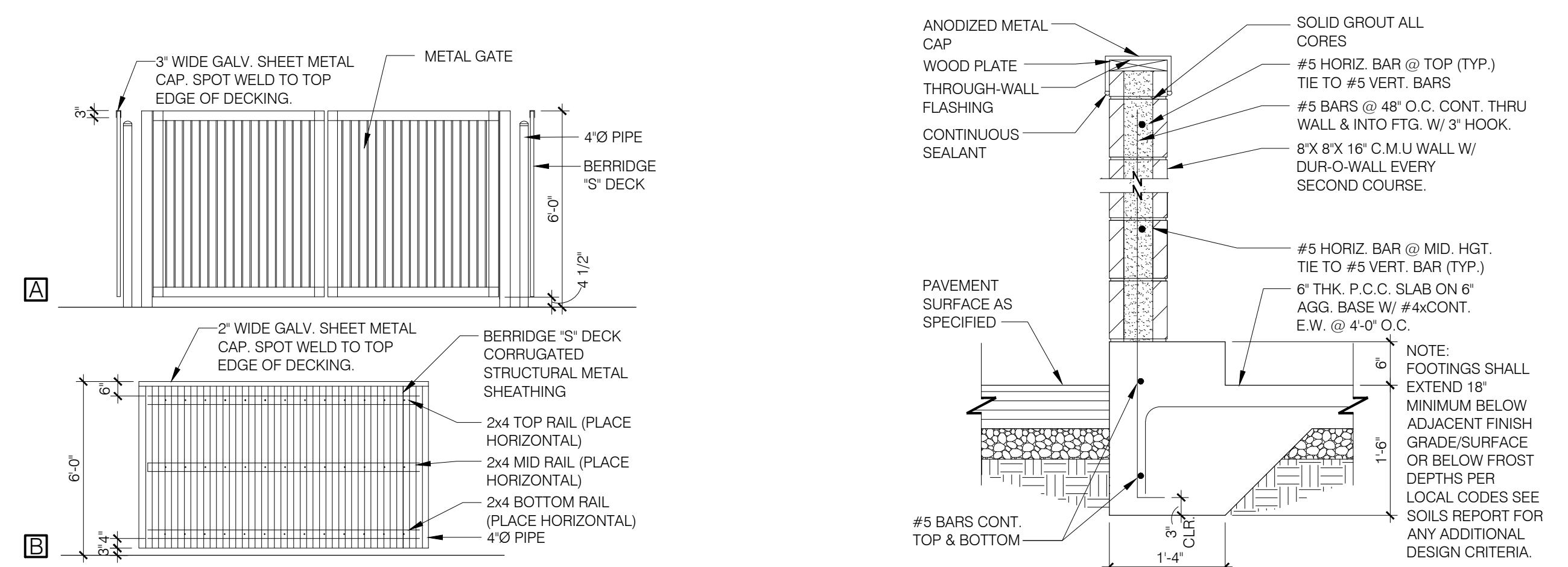
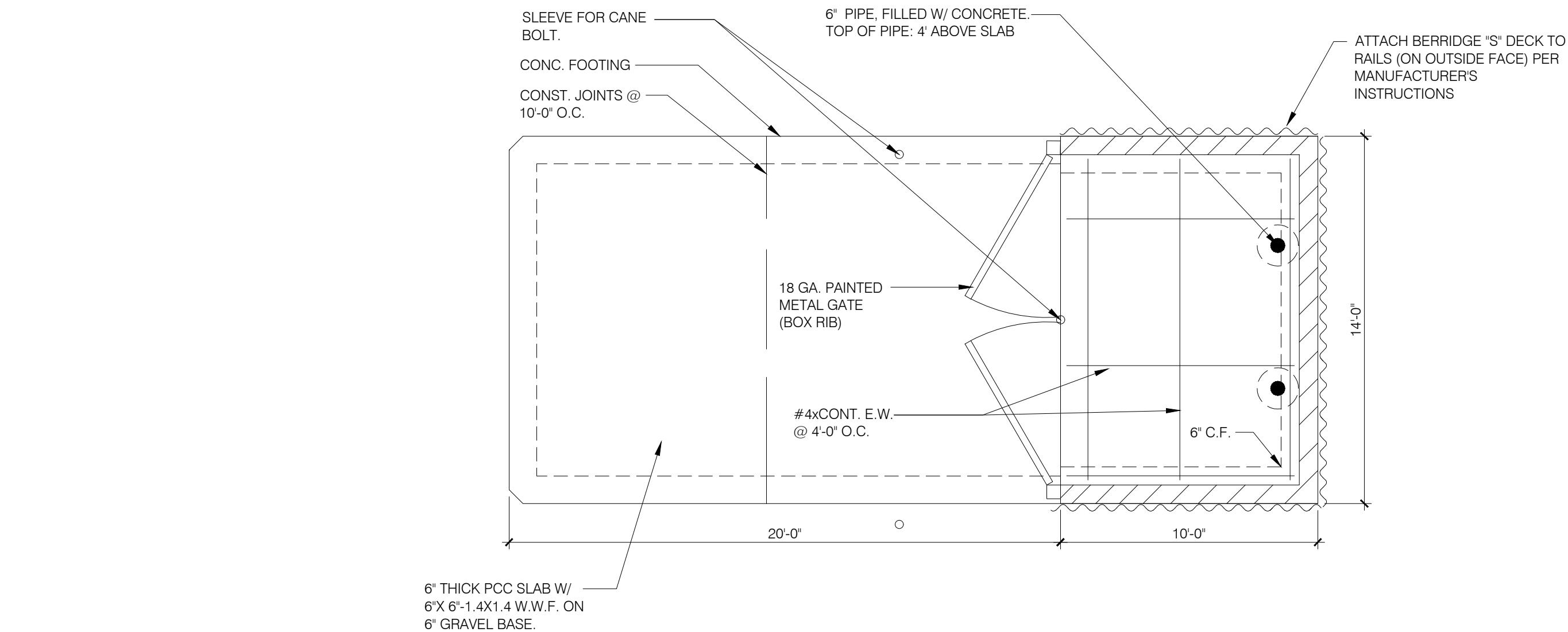
DETAILS

C2.1

PR#14_21



*
O = OFFICE
B = BATHROOM
W = WAITING / LOUNGE ROOM
W/C = WAITING ROOM & COUNTER
G = GARAGE FOR PERFORMING CAR
MAINTENANCE, REPAIR, AND
DETAILING



PIN #: 182318401005

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