

1 SITE PLAN
SCALE: 1"=80'-0"

BUILDING AREAS:

	BUILDING SQ. FT.
EXISTING OFFICE	(31,454 SQ. FT.)
BASEMENT	10,485 SQ. FT.
MAIN FLOOR	10,485 SQ. FT.
UPPER FLOOR	10,485 SQ. FT.
EXISTING SERVER AREA	3,678 SQ. FT.
EXISTING TERMINAL	49,130 SQ. FT.
EXISTING SHOP (TO BE REMOVED)	20,838 SQ. FT.
TOTAL (AFTER DEMO)	84,261 SQ. FT.
NEW OFFICE	3,626 SQ. FT.
NEW TERMINAL	35,162 SQ. FT.
NEW FORKLIFT SHOP	1,083 SQ. FT.
NEW SHOP	(15,324 SQ. FT.)
MAIN	12,910 SQ. FT.
UPPER	2,414 SQ. FT.
TOTAL NEW	55,196 SQ. FT.
FINAL TOTAL	139,457 SQ. FT.

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT AREAS:

	SQ. FT. / ACRES OR % OF NET
GROSS LOT	1,739,909 SQ. FT. / 39.94 ACRES
NET LOT (LESS RIGHT-OF-WAY AND LEASE)	1,544,342 SQ. FT. / 35.45 ACRES
EXISTING BUILDING FOOTPRINT (REMAINING)	10,413 SQ. FT. / 0.67% (FAR)
NEW BUILDING FOOTPRINT	39,871 SQ. FT. / 2.56% (FAR)
NEW SHOP FOOTPRINT	12,910 SQ. FT. / 0.84% (FAR)
EXISTING LANDSCAPING	6,022 SQ. FT. / 0.39%
NEW LANDSCAPING	130,340 SQ. FT. / 8.44%
ASPHALT	1,073,081 SQ. FT. / 69.48%
CONCRETE	658,886 SQ. FT. / 42.66%

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARKING REQUIREMENTS:

EXISTING	SQ. FT.	CITY REQMT
OFFICE		
MAIN	10,446 sq. ft.	34.82 (1/300)
UPPER	10,446 sq. ft.	34.82 (1/300)
BASEMENT	10,446 sq. ft.	34.82 (1/300)
SERVER	3,678 sq. ft.	12.26 (1/300)
WAREHOUSING		
MAIN	48,980 sq. ft.	48.98 (1/1000)
TOTAL REQUIRED:		166(165.7)
NEW		
OFFICE	3,626 sq. ft.	12.09 (1/300)
WAREHOUSE	36,245 sq. ft.	36.24 (1/1000)
SHOP MAIN	12,909.99	25.82 (1/500)
SHOP UPPER	2,414.44	4.83 (1/500)
FORKLIFT SHOP	1,097.93	2.20 (1/500)
TOTAL REQUIRED:		82(81.17)
TOTAL STALLS REQUIRED:		247
TOTAL STALLS PROVIDED:		429
ACCESSIBLE SPACES		10 (9 REQ'D - 401 TO 500)
BICYCLE SPACES		14 (12.3 REQ'D 1/20 of 246)

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT DATA:

ZONE: I-1 INDUSTRIAL
PARCEL: 0182307408004
BUILDING CONSTRUCTION: II-B
OCCUPANCY: B, S-1, S-2, F-1
ESTIMATED EMPLOYEES: 326

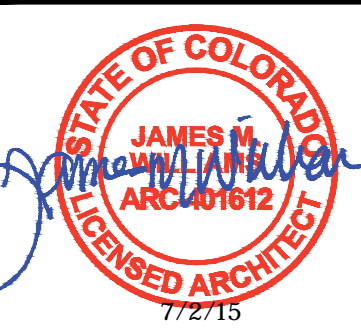
KEY NOTES:

- CP01 EXISTING FENCE TO REMAIN
- CP02 NEW 8' TALL w/ (3) STRANDS BARBED WIRE, SEE DETAIL 1/A.1.2
- CP03 EXISTING GATE TO REMAIN
- CP04 NEW 20' CANTILEVERED GATE TO BE INSTALLED, SEE DETAIL 7/A.1.2
- CP05 NEW MAIN GATE, SEE DETAIL 2/A.1.2
- CP06 EXISTING FENCE TO BE REMOVED
- CP07 NEW 8' TALL WROUGHT IRON FENCE, SEE DETAIL 5/A.1.2

CITY COUNCIL CERTIFICATE:
Approved by the City Council of Commerce City,
this ____ day of ____, A.D. ____.

City Signature

aeurbia
architects and engineers
JM WILLIAMS and Associates
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: aeurbia.com



OLD DOMINION FREIGHT LINE PHIL
DENVER SERVER ROOM ADDITION
5601 HOLLY ST. COMMERCE CITY, CO
PARCEL# 0182307408004

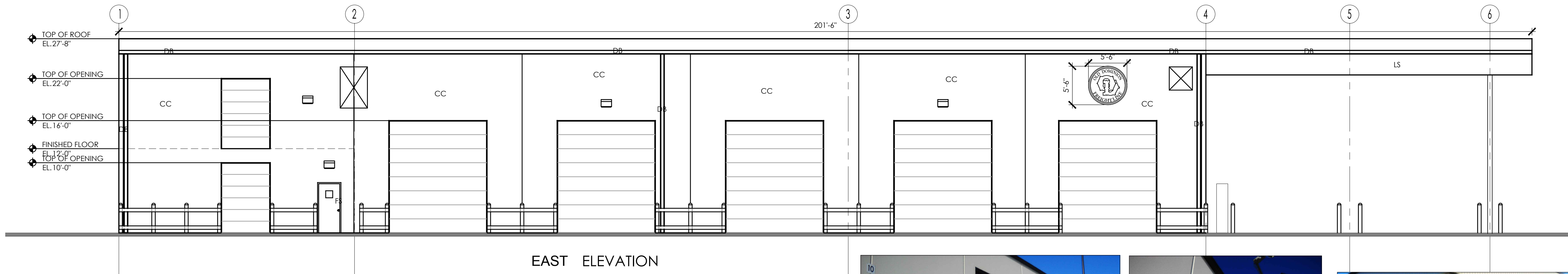
2014_014
SITE PLAN

REVISIONS:

DATE: July 2, 2015
SHEET NO.

A1.1

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AE URBIA, LLC.

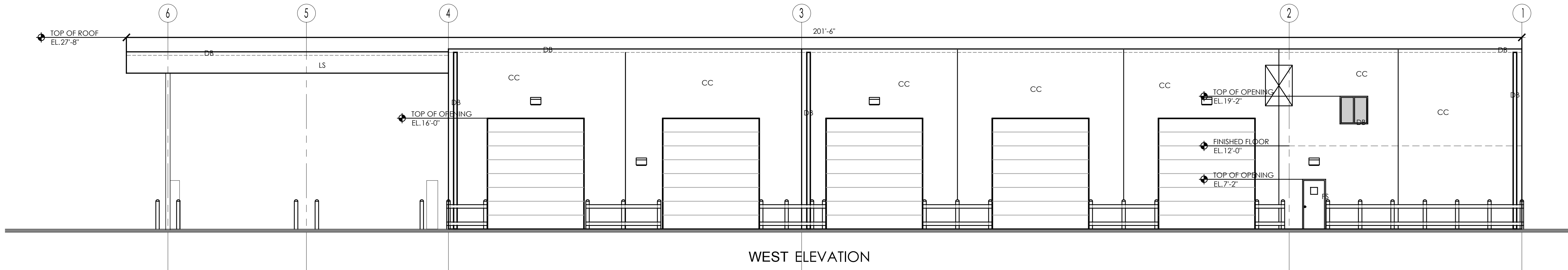
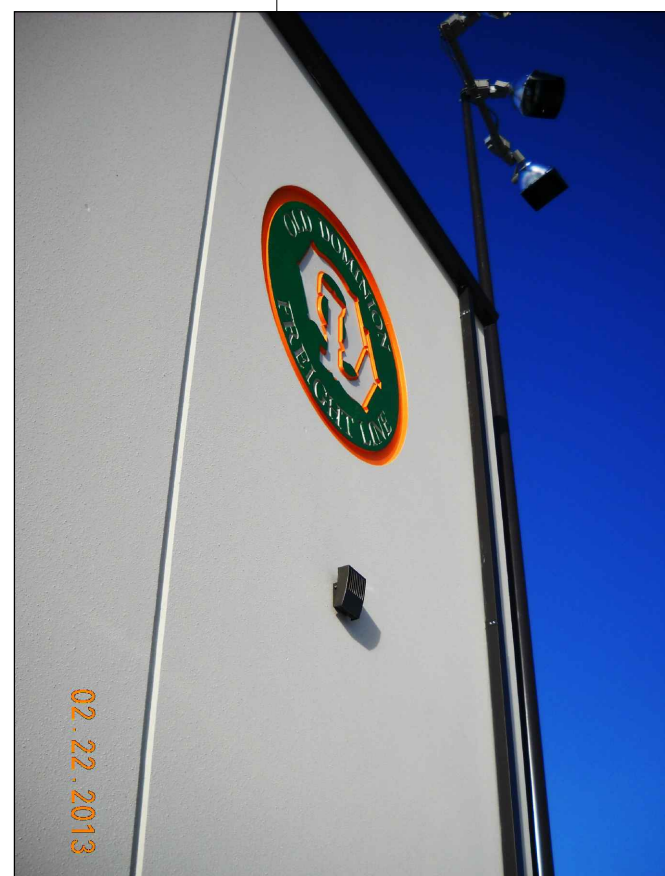
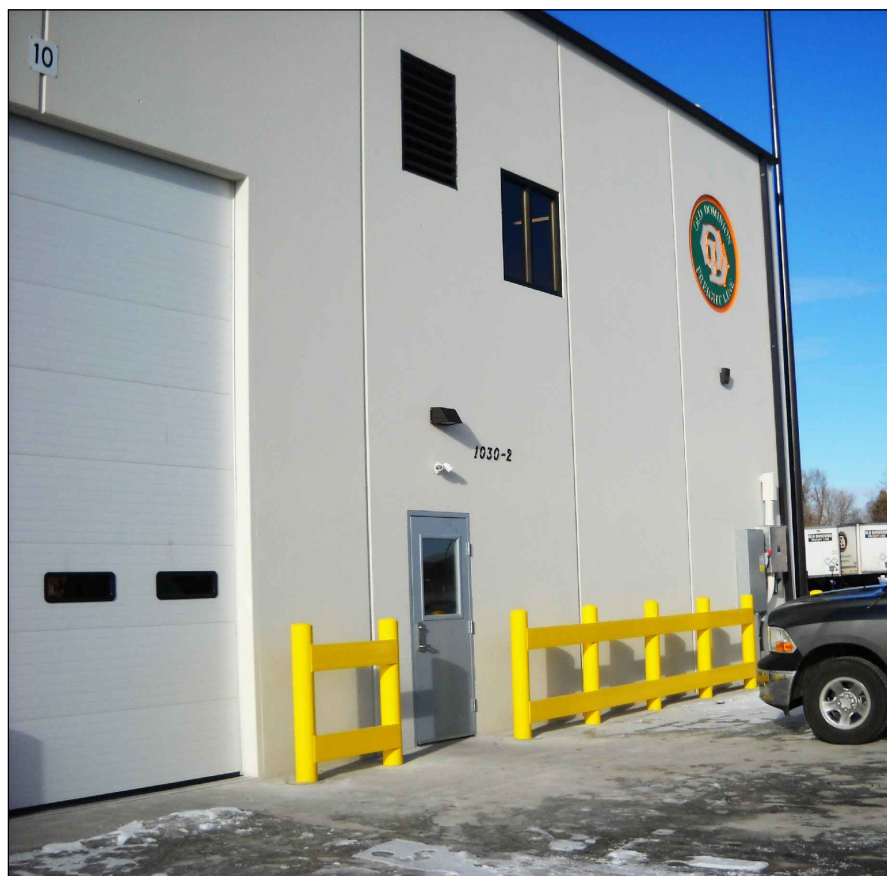


EAST ELEVATION

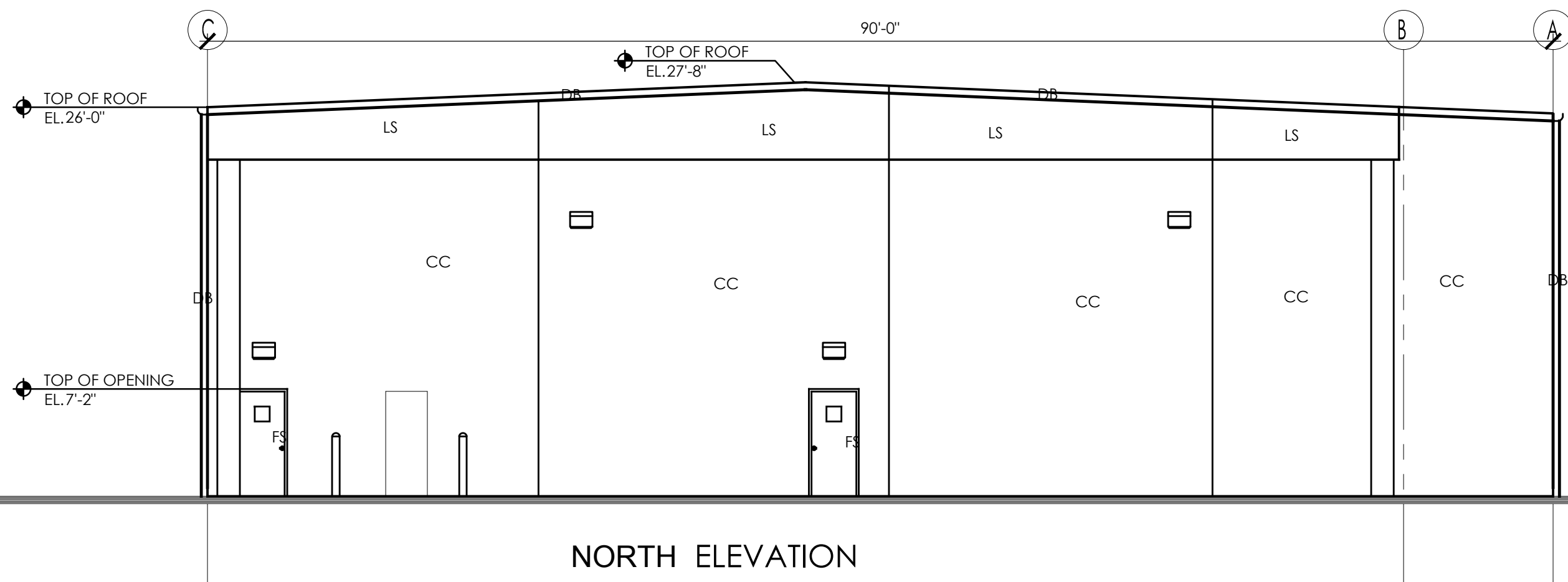


MATERIAL SUMMARY

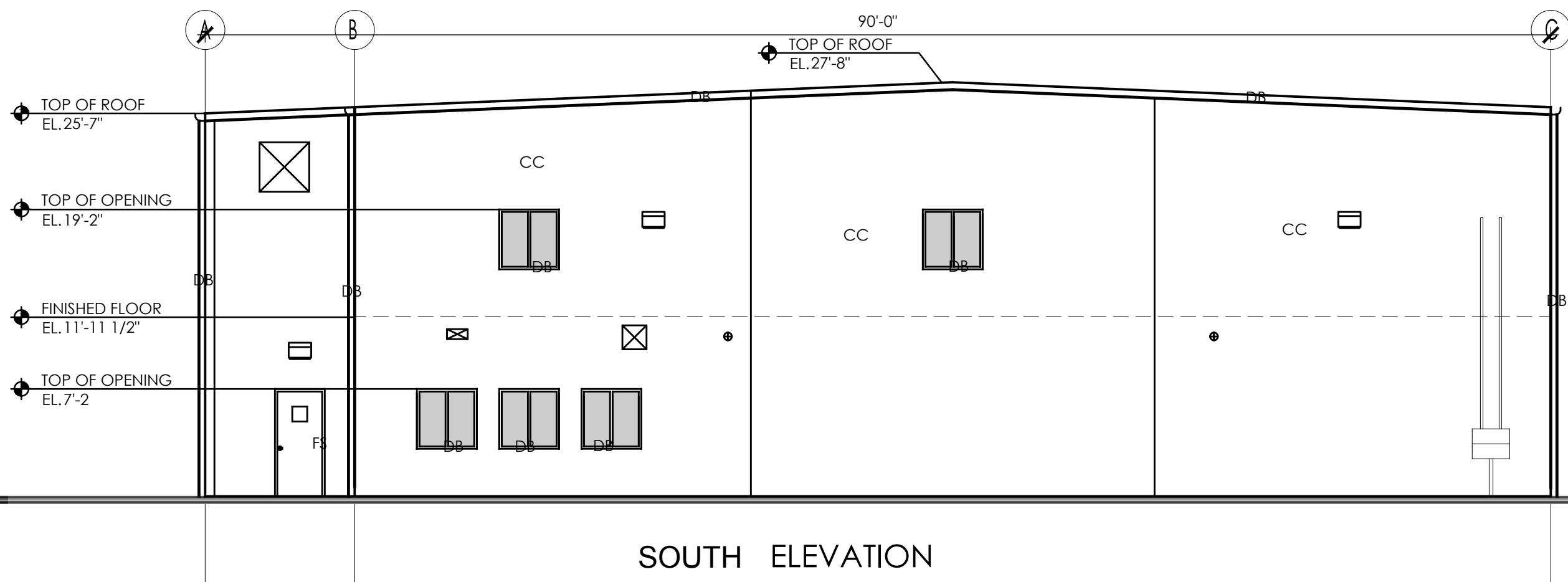
CC - CONCRETE TILT-UP WITH "CANVAS CLOTH" MEDIUM TEXTURE EXTERIOR PAINT
DB - GUTTER AND DOWNSPOUT - DARK BRONZE
LS - ALUMINUM WINDOW FRAMES - DARK BRONZE
FS - HOLLOWMETAL DOORS & FRAMES - Duron 8794M FIRED STEEL
LS - METAL PANEL CANOPY - MCCI LIGHT STONE



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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this ____ day of ____, A.D. ____.

City Signature

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JM WILLIAMS and Associates
2875 south decker lake drive, suite 275
salt lake city, utah 84119
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STATE OF COLORADO
JAMES M. WILLIAMS
ARCHITECT
5/19/15

OLD DOMINION FREIGHT LINE PHIL
DENVER SERVER ROOM ADDITION
5601 HOLLY ST. COMMERCE CITY, CO
PARCEL# 0182307408004

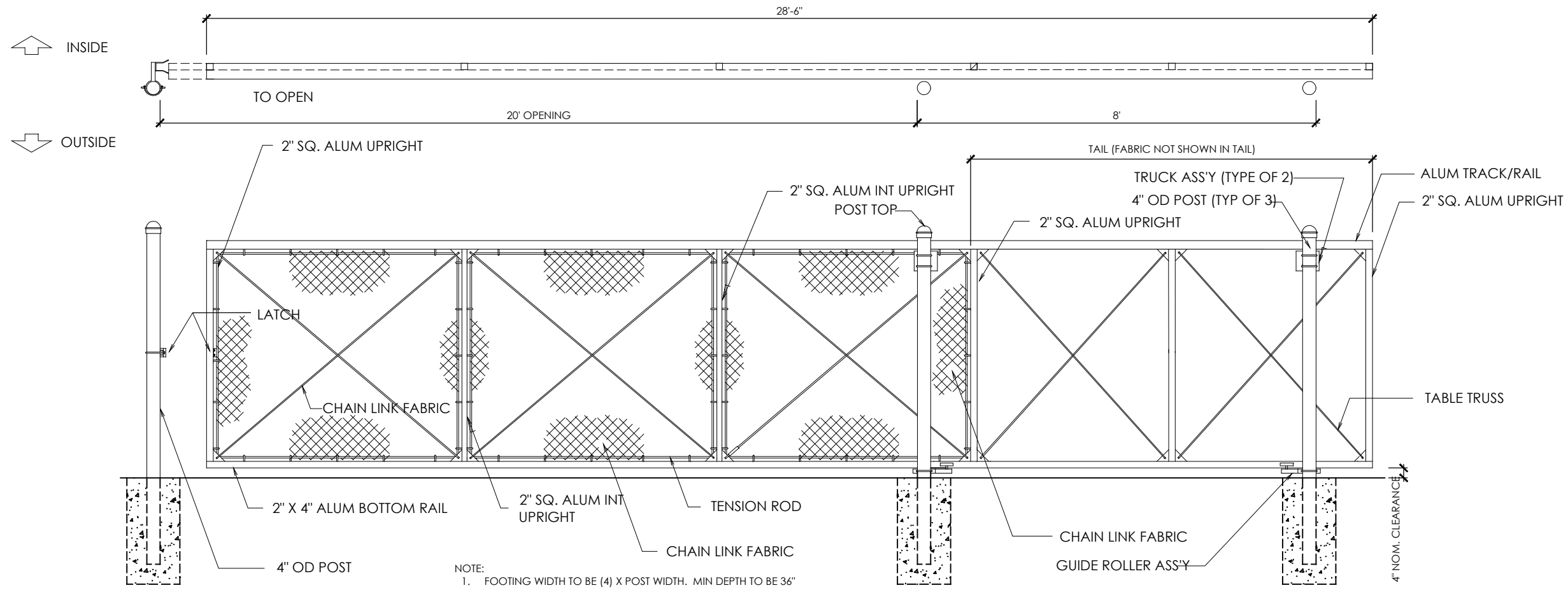
2014_014
SHOP
ELEVATIONS

REVISIONS:

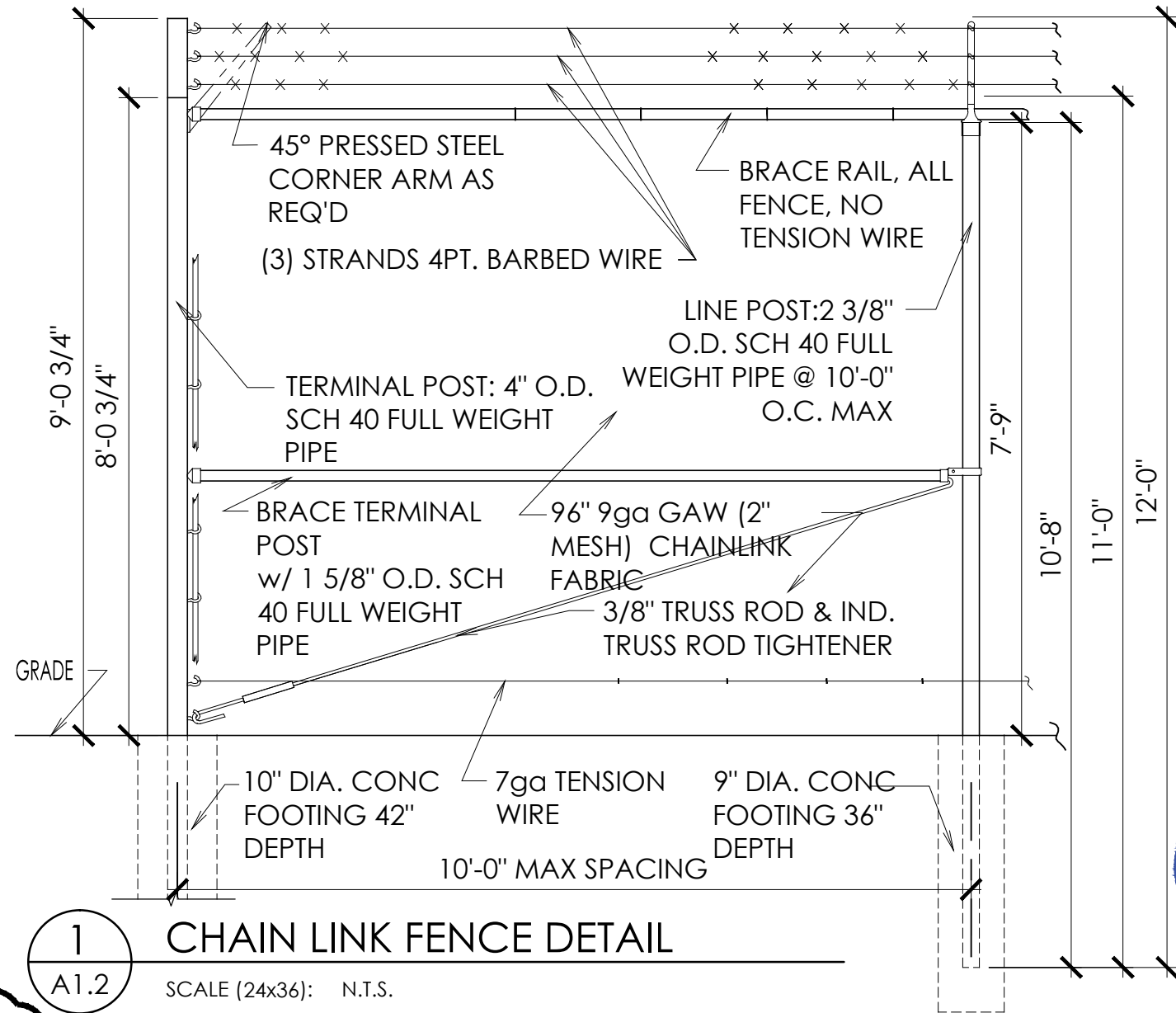
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SHEET NO.

A3.2

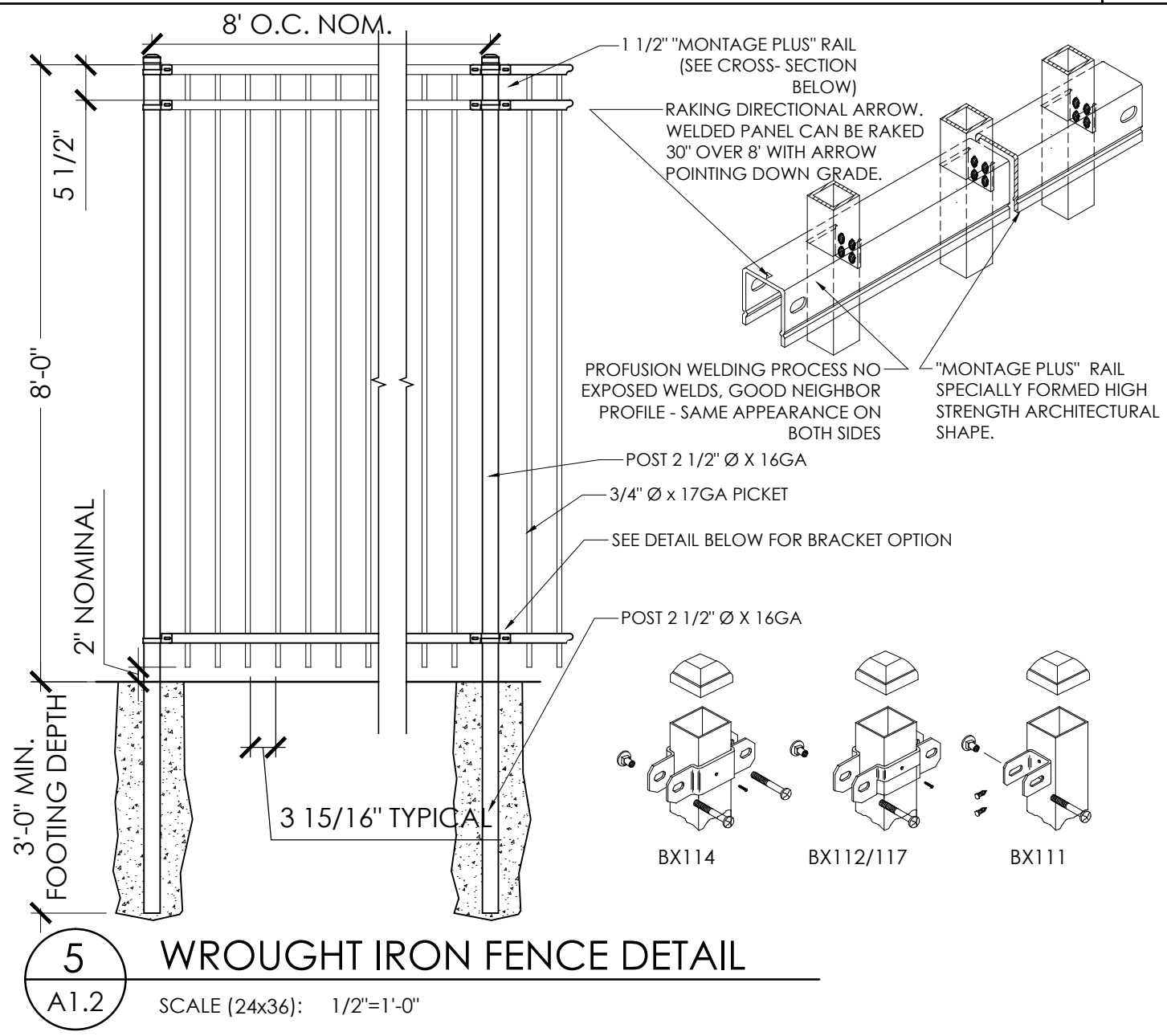
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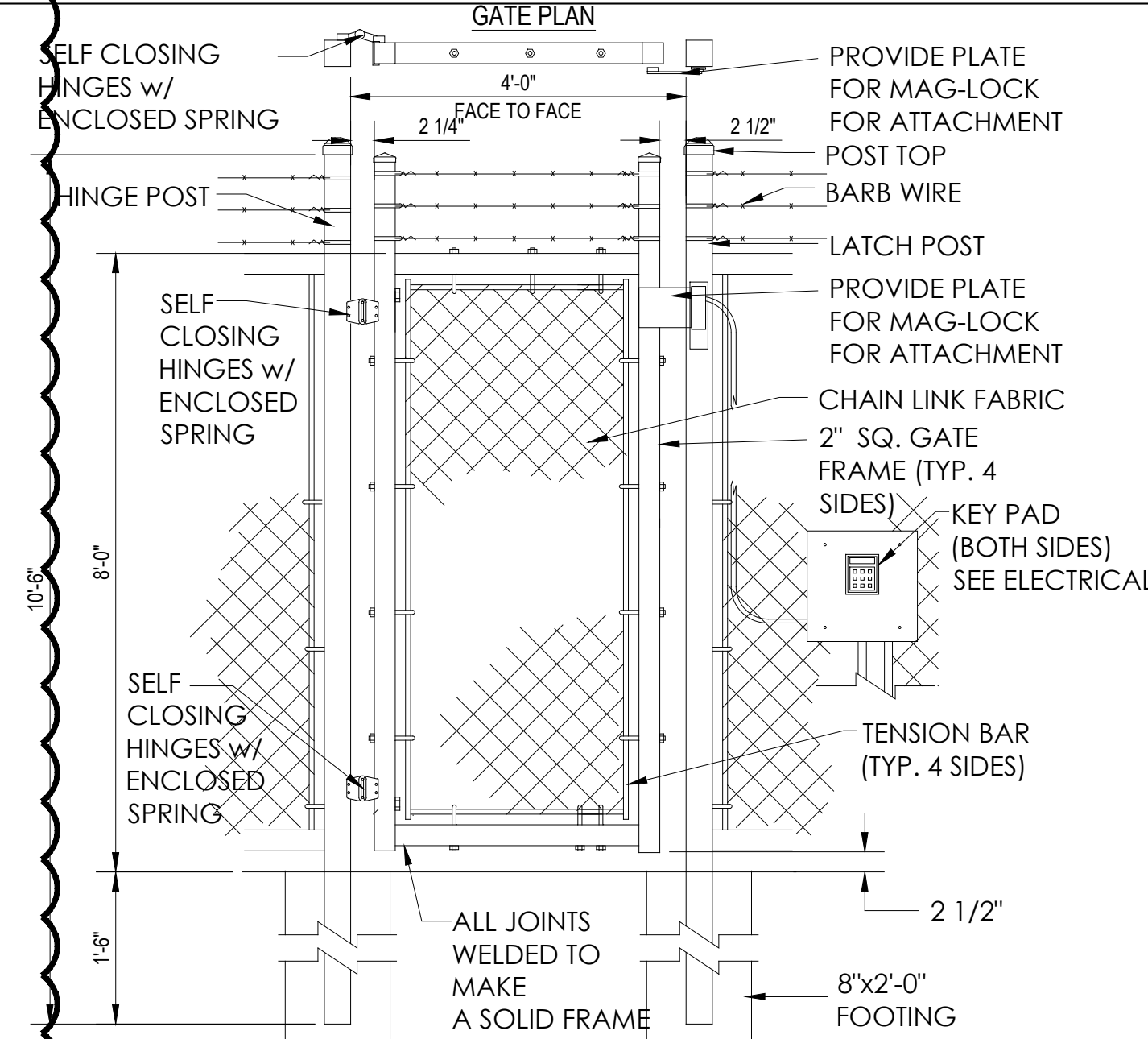
7 SINGLE SLIDE GATE
SCALE (24x36): N.T.S.



1 CHAIN LINK FENCE DETAIL
SCALE (24x36): N.T.S.



5 WROUGHT IRON FENCE DETAIL
SCALE (24x36): 1/2"=1'-0"



NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

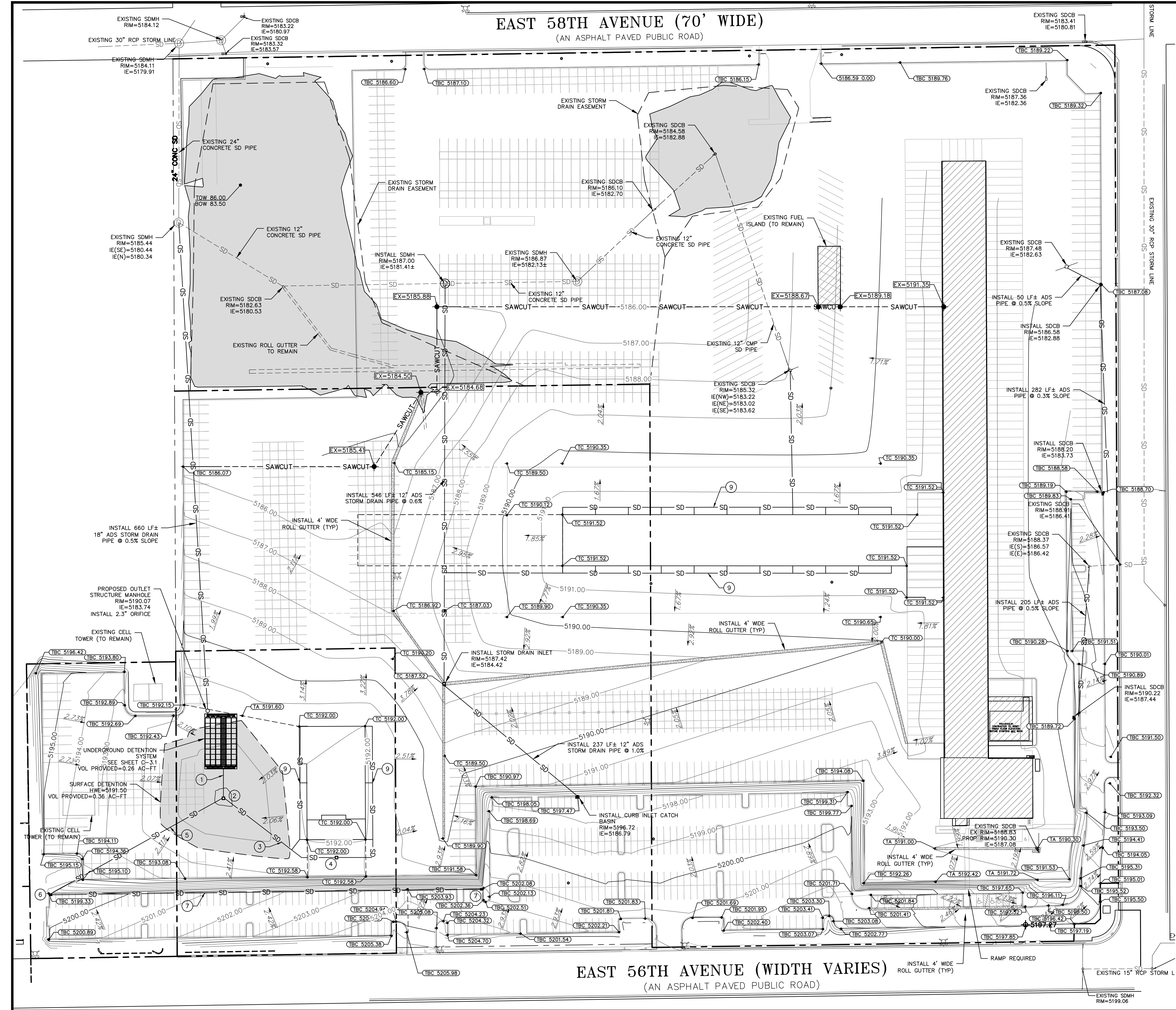
2 SINGLE SWING GATE
SCALE (24x36): N.T.S.


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STATE OF COLORADO
JAMES M. WILLIAMS
ARCHITECT
LICENSED ARCHITECT
11/2/15

OLD DOMINION FREIGHT LINE PHIL
DENVER SERVER ROOM ADDITION
5601 HOLLY ST. COMMERCE CITY, CO
PARCEL# 0182307408004

2014_014
SITE DETAILS
REVISIONS:
1 7/1/2015
DATE: July 2, 2015
SHEET NO.
A1.2
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PROPERTY/ROW LINE
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED STORM DRAIN LINE
EXISTING STORM DRAIN LINE
PROPOSED SEWER LINE
EXISTING SEWER LINE
PROPOSED WATER LINE
EXISTING WATER LINE
EXISTING FENCE
INVERT ELEVATION
PROPOSED
EXISTING
FINISHED GRADE
FINISHED FLOOR ELEVATION
EXISTING DETENTION AREA (UNDISTURBED)
EXISTING BUILDING TO REMAIN
PROPOSED DETENTION AREA

1. INSTALL 41 LF ± 18" ADS PIPE @ 2.0% SLOPE
2. INSTALL STORM DRAIN INLET
RIM=5189.80
IE=5184.14
3. INSTALL 180 LF ± 18" ADS PIPE @ 1.0% SLOPE
4. INSTALL STORM DRAIN INLET
RIM=5191.10
IE=5185.94
5. INSTALL 269 LF ± 18" ADS PIPE @ 0.5% SLOPE
6. INSTALL CURB INLET CATCH BASIN
RIM=5198.21
IE=5192.21
7. INSTALL 586 LF ± 18" ADS PIPE @ 1.0% SLOPE
8. INSTALL CURB INLET CATCH BASIN
RIM=5201.58
IE=5198.07
9. INSTALL 6" Ø PVC SDR-35 DRAINAGE PIPE AT 1.0% MIN. SLOPE AT ALL ROOF DRAIN DOWNSPOUT LOCATIONS. CONNECT TO STORM DRAIN CONVEYANCE SYSTEM AT INLETS AS SHOWN

GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS

*PAVEMENT NOTE: SEE ARCHITECTURAL PLANS FOR PAVEMENT SECTION DETAILS

CITY COUNCIL CERTIFICATE:
APPROVED BY THE CITY COUNCIL OF COMMERCE CITY,
THIS 7.1.15 DAY OF JULY, A.D.

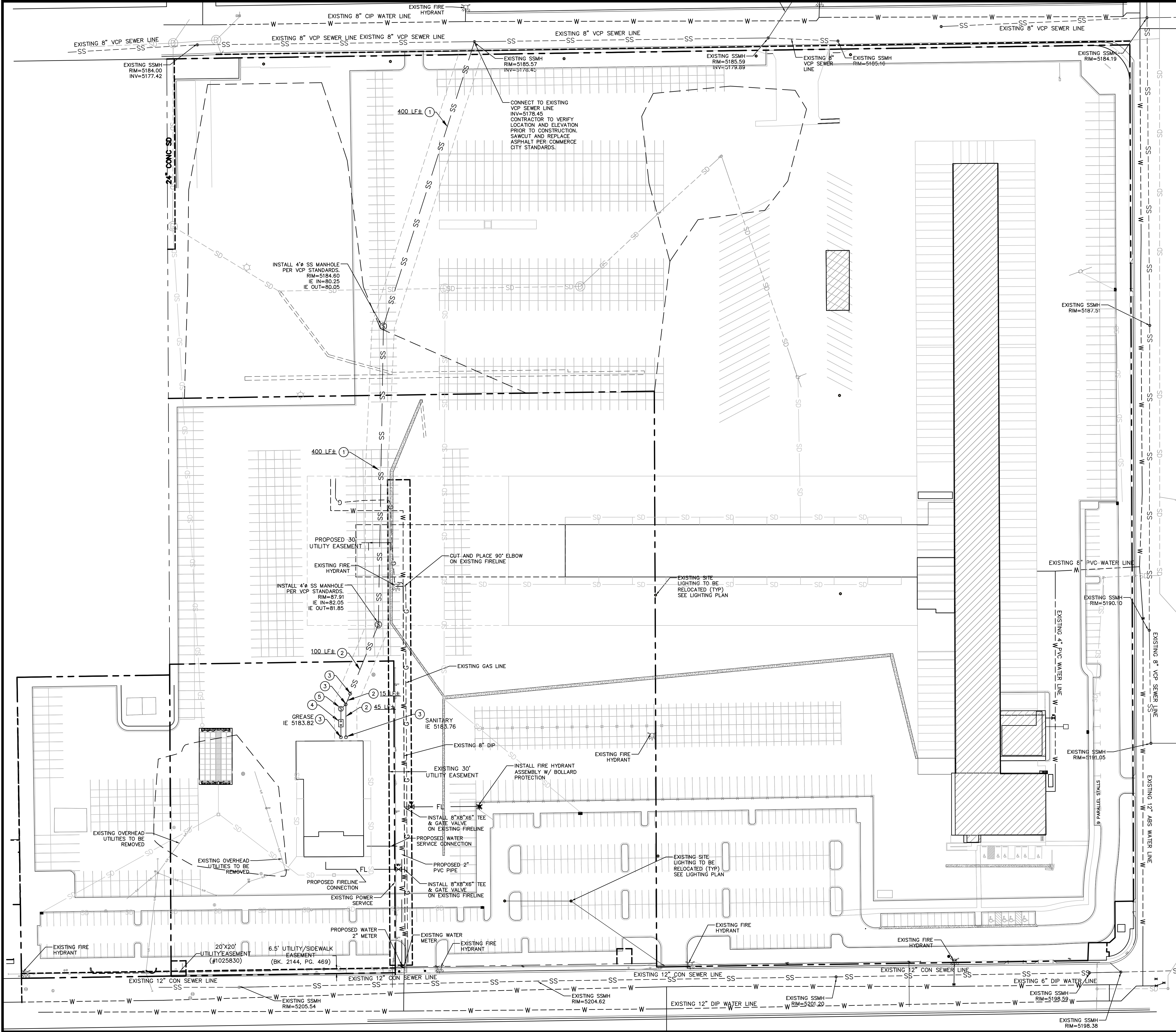
CITY SIGNATURE

0 60 120 180
Scale in Feet

LEGEND ENGINEERING, LLC
52 WEST 100 NORTH
HEBER CITY, UT 84002
PHONE: 435-664-4628
TOLL FREE FAX: 1-866-310-9972
www.legendengineering.com

LEGEND ENGINEERING, LLC
5601 HOLLY ST, COMMERCE CITY, CO 80022

DATE: 7.1.15
SHEET: C-1
SCALE: 1"=60'



PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
PROPOSED SEWER LINE	SS
EXISTING SEWER LINE	SS
PROPOSED WATER LINE	W
EXISTING WATER LINE	W
EXISTING FENCE	X
INVERT ELEVATION	IE
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE

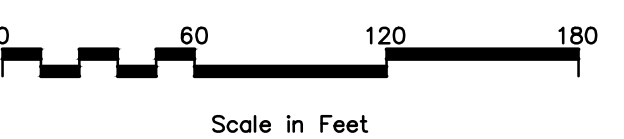
GENERAL NOTES:

- END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- ALL CONSTRUCTION IN THE CULINARY WATERLINE AND SANITARY SEWER LINE PIPE ZONE SHALL COMPLY WITH ALL SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT SPECIFICATIONS AND REQUIREMENTS.
- PROJECT SHALL COMPLY WITH ALL COLORADO WATER QUALITY CONTROL RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.

- INSTALL PRIVATE 8" PVC SDR-35 SEWER PIPE AT 0.4% SLOPE
- INSTALL PRIVATE 6" PVC SDR-35 SEWER PIPE AT 1.0% MIN SLOPE
- INSTALL 6" SEWER CLEANOUT PER SACWSO STANDARDS. ALL CLEANOUTS IN TRAFFIC AREAS SHALL BE PROTECTED W/ A SS TRAFFIC RATED RING & COLLAR.
- INSTALL OIL/WATER SEPARATOR
RIM=91.25
IE=83.68
- INSTALL SAMPLING MANHOLE PER VCP STANDARDS
RIM=90.64
IE IN=83.57
IE OUT=83.37

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

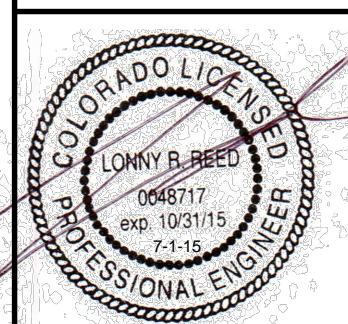
- GENERAL NOTES:
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 - SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - ALL WORK TO BE ACCORDING TO CITY STANDARDS.

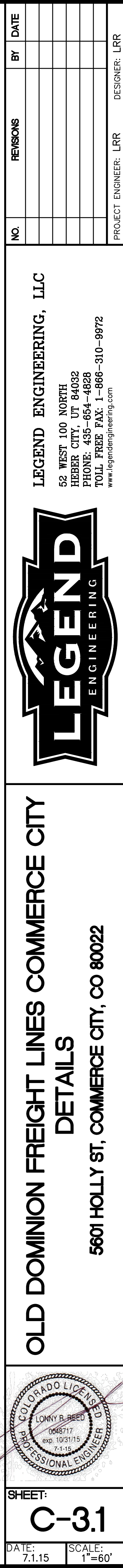
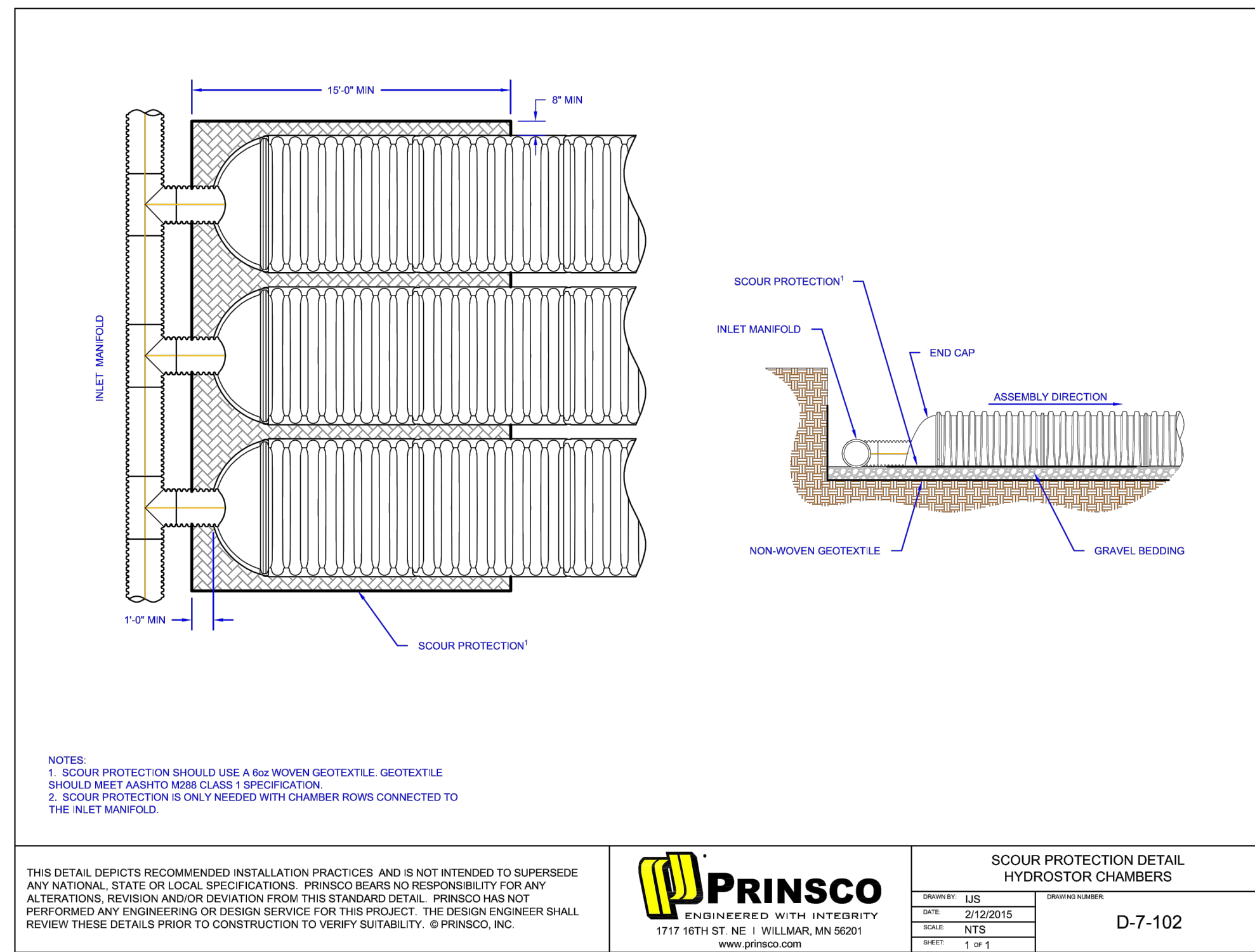
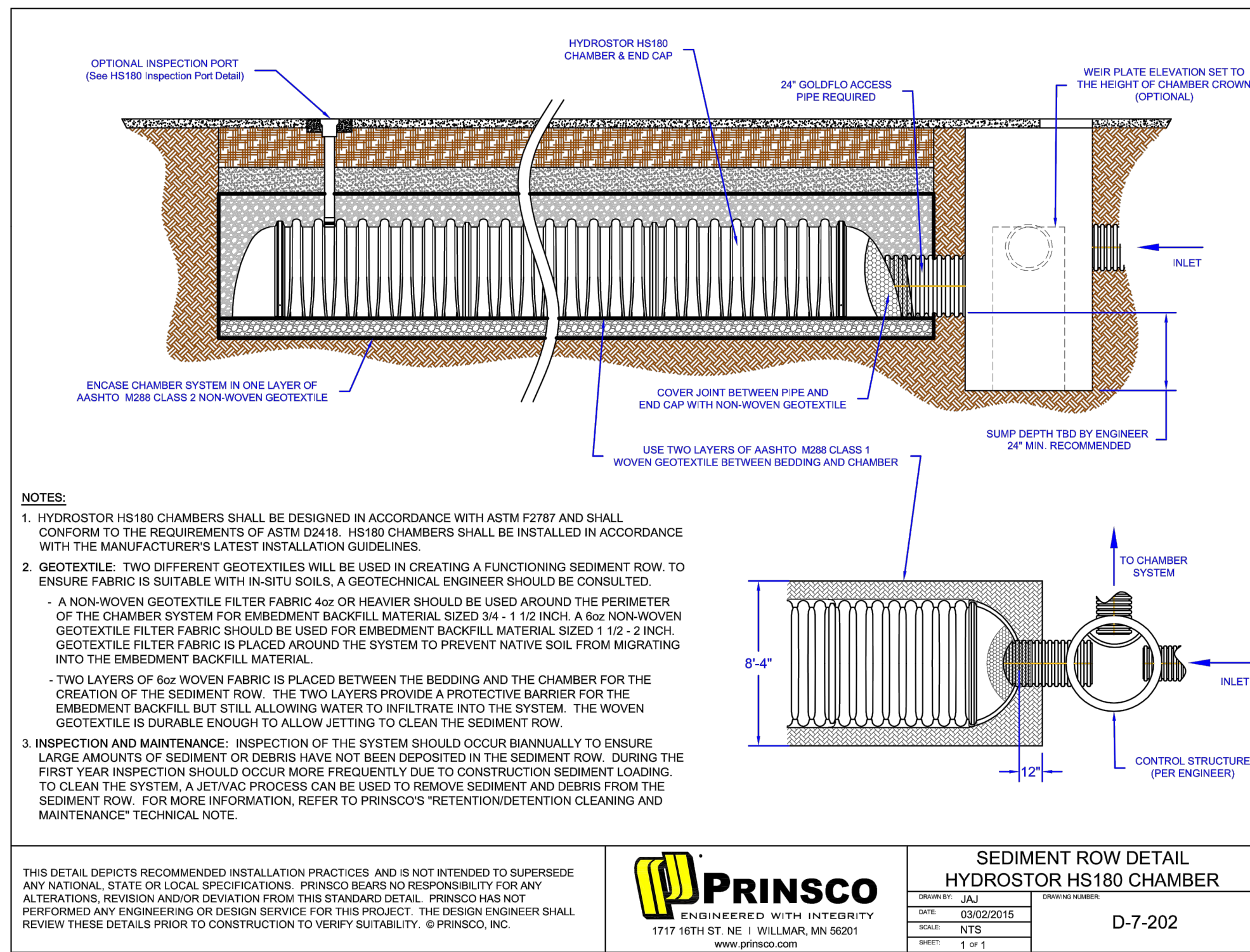


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OLD DOMINION FREIGHT LINES COMMERCE CITY
UTILITY PLAN
5601 HOLLY ST, COMMERCE CITY, CO 80022





SUMMARY OF PROJECT STATISTICS

ITEM	QUANTITY
LANDSCAPE TREATMENT AREA:	
A) SQUARE FOOTAGE OF LANDSCAPE AREA:	101,202 S.F.
B) SQUARE FOOTAGE OF SOD AND PERCENT OF TOTAL LANDSCAPE AREA:	0 S.F.; 0%
C) SQUARE FOOTAGE OF LIVING PLANT MATERIAL AND PERCENT OF TOTAL LANDSCAPE AREA:	62,542 S.F.; 61%
D) NUMBER OF TREES REQUIRED (PER CITY ORDINANCE) (MINIMUM):	111
E) NUMBER OF TREES PROVIDED: (NOT INCL. ZONE BUFFER TREES ON WEST SIDE)	158
F) NUMBER OF SHRUBS REQUIRED (PER CITY ORDINANCE) (MINIMUM):	444
G) NUMBER OF SHRUBS PROVIDED: (NOT INCL. ZONE BUFFER TREES ON WEST SIDE)	934
H) NUMBER OF MULCH TYPES:	2

RIGHT-OF-WAY LANDSCAPE AREA: - N/A

DEPTH OF LANDSCAPING FROM ROW REQUIRED FOR INDUSTRIAL USES

REQUIRED DEPTH	20 FT
AVERAGE DEPTH PROVIDED (REFER TO MM-052-15 - MINOR MODIFICATION)	16-20 FT
C) NUMBER OF TREES REQUIRED (1.563 L.F. @ 1 TREE/40 L.F.)	39
D) NUMBER OF TREES PROVIDED	39

INTERIOR PARKING LOT LANDSCAPE AREA (BOTH PARKING LOT AREAS)

A) NUMBER OF TREES REQUIRED:	38
B) NUMBER OF TREES PROVIDED:	38
C) NUMBER OF SHRUBS REQUIRED: (ISLANDS * 6)	228
D) NUMBER OF SHRUBS PROVIDED:	181
*) NUMBER OF 1 GALLON GRASS PROVIDED	67
E) NUMBER OF ISLANDS REQUIRED:	38
F) NUMBER OF ISLANDS PROVIDED:	38

PARKING LOT PERIMETER LANDSCAPE

A) NUMBER OF TREES REQUIRED: (1 TREE/30 L.F.)	76
B) NUMBER OF TREES PROVIDED:	76
C) NUMBER OF SHRUBS REQUIRED: (5 SHRUBS/30 L.F.)	309
D) NUMBER OF SHRUBS PROVIDED:	600
*) NUMBER OF 1 GALLON GRASS PROVIDED	112

ADJOINING PROPERTY ZONING BUFFER LANDSCAPE AREA

A) NUMBER OF TREES REQUIRED:	1,664 L.F.
B) NUMBER OF TREES PROVIDED:	83
C) NUMBER OF SHRUBS REQUIRED:	83
D) NUMBER OF SHRUBS PROVIDED:	133

CUMULATIVE: 272 TREES ARE REQUIRED FOR THIS PROJECT

** PLANTS BEYOND THE MINIMUM REQUIREMENTS GO TOWARD:

- * ACHIEVING MINIMUM 75% PLANT MATERIAL COVERAGE IN TOTAL LANDSCAPE AREA
- * REQUIRED DENSITY OF TREES AND SHRUBS IN ZONING BUFFER THAT CANNOT COUNT TOWARD OTHER PARTS OF CODE
- * REQUIRED DENSITY AND SPACING TO ACHIEVE SCREENING FOR PARKING LOT
- * REQUIRED DENSITY IN PARKING LOT ISLANDS
- * COMPENSATION FOR NOT MEETING 20' LANDSCAPE WIDTH FOR STREET/ROW LANDSCAPE

LOT DATA

ZONE: I-1 INDUSTRIAL

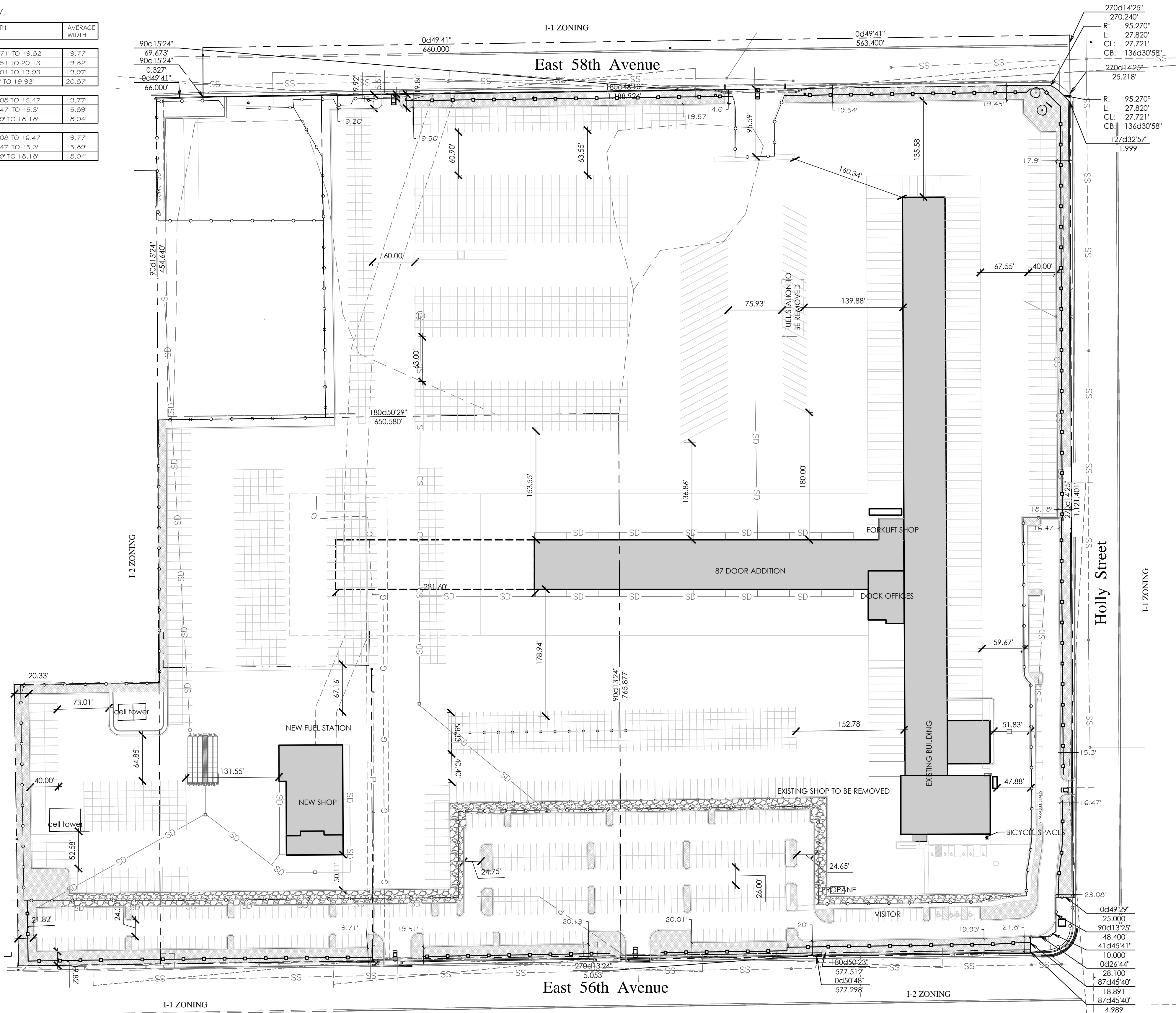
PARCELS:

182307408004, 182307409002, 182307400026, 182307400027

SEE SHEETS L-2 TO L-6 FOR DETAILED PLANTING PLANS, PLANT LISTS, PLANTING DETAILS AND SPECIFICATIONS.

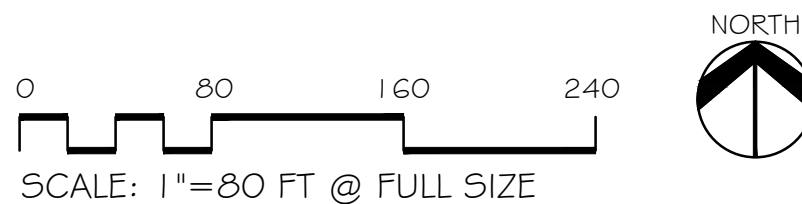
AVERAGE DEPTH OF LANDSCAPING FROM R.O.W.

DESCRIPTION	LENGTH AND WIDTH	AVERAGE WIDTH
56TH		
WEST END TO WEST DRIVEWAY	469 L.F. @ 19.71' TO 19.82'	19.77'
WEST DRIVEWAY TO EAST DRIVEWAY	235 L.F. @ 19.51' TO 20.13'	19.82'
EAST DRIVEWAY TO EAST END	413 L.F. @ 20.01' TO 19.93'	19.97'
NARROW PORTION OF EAST END	66 L.F. @ 21.8' TO 19.93'	20.87'
HOLLY		
SOUTH END TO DRIVEWAY	144 L.F. @ 23.08' TO 16.47'	19.77'
DRIVEWAY TO NORTH END OF PARKING	369 L.F. @ 16.47' TO 15.3'	15.89'
NORTH END OF EMPLOYEE PARKING TO NORTH END	546 L.F. @ 17.9' TO 18.18'	18.04'
58TH		
WEST END TO WEST DRIVEWAY	144 L.F. @ 23.08' TO 16.47'	19.77'
WEST DRIVEWAY TO EAST DRIVEWAY	369 L.F. @ 16.47' TO 15.3'	15.89'
EAST DRIVEWAY TO EAST END	546 L.F. @ 17.9' TO 18.18'	18.04'



OVERVIEW LANDSCAPE LEGEND

- EXISTING TREE TO BE PROTECTED
- RIP RAP SLOPE (SEE PLANTING NOTES)
- SHRUB BED MULCH (SEE PLANTING NOTES)
- WROUGHT IRON-STYLE LANDSCAPE; SEE ARCH. DRAWINGS; SHEET A1.2
- CHAIN LINK SECURITY FENCING WITH 3 STRAND WIRE ON TOP, SEE ARCH. DRAWINGS; SHEET A1.2
- *SIGHT DISTANCE TRIANGLES (CAR)
- *SIGHT DISTANCE TRIANGLES (SEMI TRAILER)
- G GAS LINE
- SS SANITARY SEWER
- W WATER
- d- POWER
- * AS PER COMMERCE CITY ENGINEERING CONSTRUCTION STANDARDS AND SPECIFICATIONS, SECTION 3.06, TABLE 3-14.



CITY COUNCIL CERTIFICATE:

Approved by the City Council of Commerce City, this ____ day of ____, A.D. ____.

City Signature

DRAWN BY MH
CHECKED TC, CR
JOB NO. 1516
DATE 06-02-2015
REVISIONS
07-02-2015 RESPONSE
TO REVIEW COMMENTS

OLD DOMINION FREIGHT LINES
5601 Holly St.,
Commerce City, CO 80022

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

222 N. 7TH STREET
GRAND JUNCTION, CO 81501
970-241-0745 P
970-241-0785 F
www.ciavonne.com

OLD DOMINION
FREIGHT LINES
COMMERCE CITY

FINAL

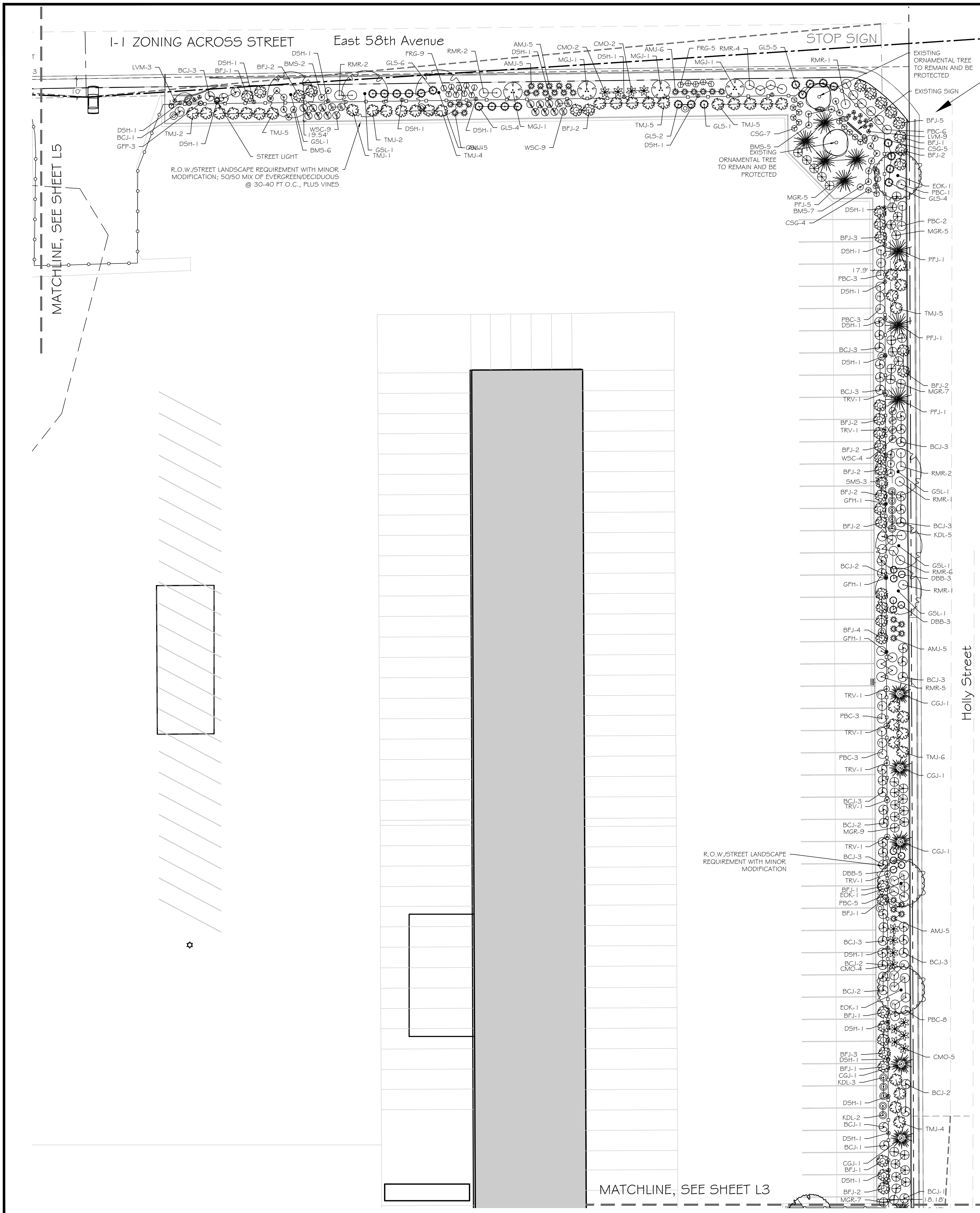
LANDSCAPE PLAN
PROPERTY DATA AND
LANDSCAPE OVERVIEW

SHEET NO.

L-1



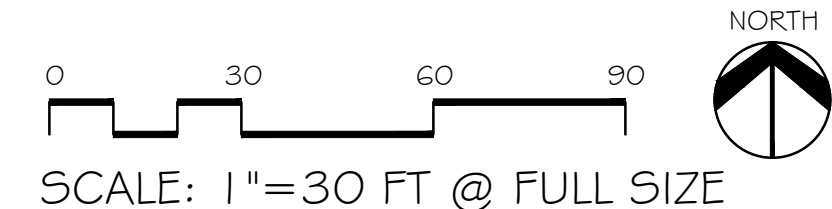
Know what's below.
Call before you dig.



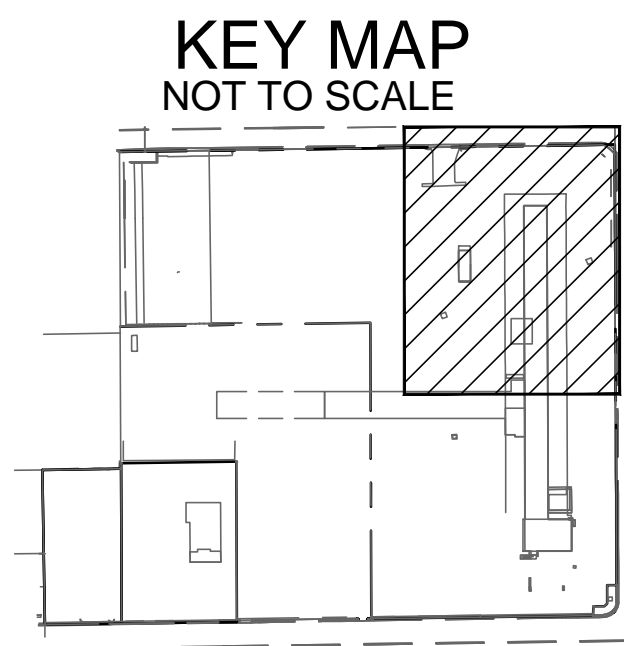
- TREE PROTECTION SPECIFICATIONS (as per City of Commerce City Landscape Code)**
1. Within the drip line of any protected existing tree, there shall be no cut or fill over a four-inch depth unless a qualified arborist or forester has evaluated and approved the disturbance.
 2. Prior to and during construction, barriers shall be erected around all protected existing trees with such barriers to be of orange fencing a minimum of four feet in height, secured with metal T-posts, no closer than six feet from the trunk or $\frac{1}{2}$ of the drip line, whichever is greater. There shall be no storage or movement of equipment, material, debris or fill within the fenced tree protection zone.
 3. Large property areas containing protected trees and separated from construction or land clearing areas, road rights-of-way and utility easements may be ribboned off, rather than erecting protective fencing around each tree as required in subsection 2 above. This may be accomplished by placing metal T-post stakes a maximum of 50 feet apart and tying ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.
 4. During the construction stage of development, the applicant shall prevent the cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil or any other material harmful to the life of a tree within the drip line of any protected tree or group of trees.
 5. No damaging attachment, wires, signs or permits may be fastened to any protected tree.
 6. The installation of utilities, irrigation lines, or any underground fixture requiring excavation deeper than 6 inches shall be accomplished by boring under the root system of protected existing trees at a minimum depth of 24 inches. The auger distance is established from the face of the tree (outer bark) and is scaled from tree diameter at breast height.

PLANT LIST					Size	Mature Height
Qty	Key	Common Name	Scientific Name			
Deciduous Trees						
8	CNM	Columnar Norway Maple (Shade/Street)	Acer platanoides 'Columnare'	2"		40-60'
9	EOK	English Oak (Shade/Street)	Quercus robur	2"		40-60'
8	GSL	Greenspire Linden (Shade/Street)	Tilia cordata 'Greenspire'	2"		40-45'
18	HBV	Hackberry (Shade/Street)	Celtis occidentalis 'Praise Pride'	2"		35-60'
26	SHL	Shademaster Honeylocust (Shade/Street)	Gleditsia triacanthos inermis 'Shademaster'	2"		40-50'
6	SSC	Spring Snow Crabapple (Ornamental)	Malus 'Spring Snow'	1-1/2"		15-20'
2	TMP	Tatanan Maple (Ornamental)	Acer tatanicum	1-1/2"		12-17'
5	WKH	Winter King Hawthorn (Ornamental)	Crataegus vinds 'Winter King'	1-1/2"		15-20'
Evergreen Trees						
28	CGJ	Cologreen Juniper	Juniperus scopulorum 'Cologreen'	6'		12-15'
26	MGJ	Moon Glow Juniper	Juniperus scopulorum 'Moonglow'	6'		8-13'
25	PFJ	Pathfinder Juniper	Juniperus scopulorum 'Pathfinder'	6'		8-13'
25	PPN	Pinon Pine	Pinus cembroides edulis	6'		10-15'
18	WHJ	Wichita Juniper	Juniperus sabina 'Wichita'	6'		10-15'
Deciduous Shrubs						
40	APP	Apache Plume	Fallugia paradoxa	5 gal		3-6'
72	BMS	Blue Mist Spiraea	Caryopteris incana	5 gal		4-6'
54	CMO	Cheyenne Mockorange	Philadelphus lewisii 'Cheyenne'	5 gal		6-9'
21	CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Atropurpurea Nana'	5 gal		1.5-3'
61	DBB	Dwarf Burning Bush	Euonymus alata 'Compacta'	5 gal		3-5'
116	GFP	Gold Finger Potentilla	Potentilla fruticosa 'Gold Finger'	5 gal		3-4'
111	GLS	Gro Low Sumac	Rhus aromatica 'Gro-Low'	5 gal		1.5-3'
47	KDL	Korean Dwarf Lilac	Syringa meyeri 'Pablin'	5 gal		3-4'
131	PBC	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 gal		1-2'
6	RBB	Rabbitbrush	Chrysothamnus nauseosus	5 gal		2-5'
116	RMR	Red Meidiland Rose	Rosa hybrida 'Scarlet Meidiland'	5 gal		3-5'
36	SFR	Sea Foam Rose	Rosa 'Sea Foam'	5 gal		2-3'
9	SMS	Snowmound Spiraea	Spiraea nipponica tosaensis 'Snowmound'	5 gal		3-5'
65	WSC	Western Sand Cherry	Prunus besseyi	5 gal		3-5'
Evergreen Shrubs						
25	AYC	Adam's Needle Yucca	Yucca filamentosa	5 gal		1-2'
219	AMJ	Armstrong Juniper	Juniperus chinensis 'Armstrong'	5 gal		3-4'
164	BCJ	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 gal		.5-1'
133	BFJ	Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal		1-2'
24	GCJ	Gold Coast Juniper	Juniperus chinensis 'Gold Coast'	5 gal		3'
119	TMJ	Tammy Juniper	Juniperus sabina 'Tamanscofolia'	5 gal		3'
Perennials/Ground Covers/Grasses						
179	CSG	Cheyenne Sky Prairie Switch Grass	Panicum virgatum 'Cheyenne Sky'	1 gal		2-3'
81	DFG	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 gal		1.5-3'
231	FRG	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal		2-4'
19	LVM	Munstead Lavender	Lavandula 'Munstead'	1 gal		1-2.5'
71	MGR	Maiden Grass	Miscanthus sinensis 'Gracillimus'	1 gal		4-7'
Vines						
48	DSH	Dropmore Scarlet Honeysuckle	Lonicera brownii 'Dropmore Scarlet'	1 gal		3-8'
39	GPH	Gold Flame Honeysuckle	Lonicera heckrotti	1 gal		3-8'
47	TRV	Trumpet Vine	Campsis radicans	1 gal		3-8'

NOTES:
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2. ALL LANDSCAPE AREAS TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM.
3. PLANT MATERIAL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLANT MATERIALS SHOWN OR NOTED ON THE PLANS AND PLANT LISTS.
QUANTITIES SHOWN ARE INCLUSIVE OF ALL LANDSCAPE SHEETS



- LANDSCAPE LEGEND**
- SEE SHEET L-1 FOR ALL GENERAL NOTES & PLANTING NOTES
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 - DECORATIVE BOULDERS (TAN GRANITE, 3X5)
 - GAS LINE
 - SANITARY SEWER
 - WATER
 - POWER
 - STREET LIGHT POLE
 - PARKING LIGHT POLE (APPROXIMATE)
 - SIGHT TRIANGLE



CITY COUNCIL CERTIFICATE:
Approved by the City Council of Commerce City,
this ____ day of ____, A.D. ____.

City Signature

DRAWN BY MH
CHECKED TC, CR
JOB NO. 1516
DATE 06-05-2015
REVISIONS
07-02-2015 RESPONSE
TO REVIEW COMMENTS

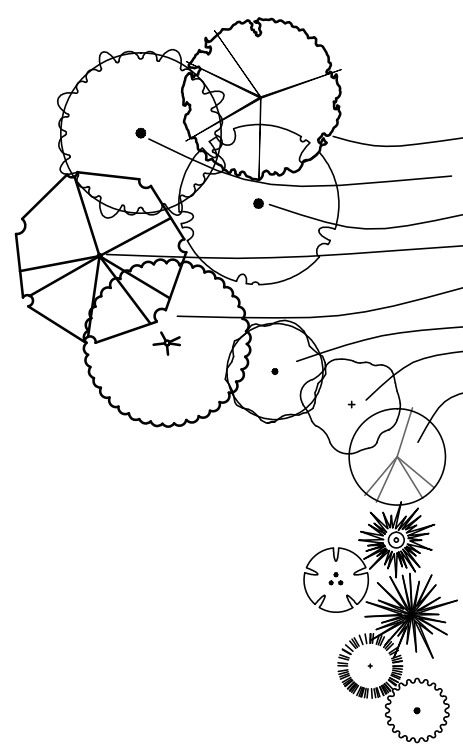
OLD DOMINION FREIGHT LINES
5601 Holly St.,
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LAND PLANNING AND
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222 N. 7TH STREET
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970-241-0785 F
www.clavonne.com

**OLD DOMINION
FREIGHT LINES
COMMERCE CITY**

FINAL
LANDSCAPE PLAN

SHEET NO.
L-2



PLANT LIST					
Qty	Key	Common Name	Scientific Name	Size	Mature Height
Deciduous Trees					
8	CNM	Columnar Norway Maple (Shade/Street)	Acer platanoides 'Columnare'	2"	40-60'
9	EOK	English Oak (Shade/Street)	Quercus robur	2"	40-60'
8	GSL	Greenspire Linden (Shade/Street)	Tilia cordata 'Greenspire'	2"	40-45'
18	HBV	Hackberry (Shade/Street)	Celtis occidentalis 'Prairie Pride'	2"	35-60'
26	SHL	Shademaster Honeylocust (Shade/Street)	Gleditsia triacanthos inermis 'Shademaster'	2"	40-50'
6	SSC	Spring Snow Crabapple (Ornamental)	Malus 'Spring Snow'	1-1/2"	15-20'
2	TMP	Tatanan Maple (Ornamental)	Acer tataricum	1-1/2"	12-17'
5	WKH	Winter King Hawthorn (Ornamental)	Crataegus viridis 'Winter King'	1-1/2"	15-20'

Evergreen Trees					
28	CGJ	ColoGreen Juniper	Juniperus scopulorum 'ColoGreen'	6'	12-15'
26	MGJ	Moon Glow Juniper	Juniperus scopulorum 'MoonGlow'	6'	8-13'
25	PFJ	Pathfinder Juniper	Juniperus scopulorum 'Pathfinder'	6'	8-13'
25	PFN	Pinon Pine	Pinus cembroides edulis	6'	10-15'
18	WHL	Wichita Juniper	Juniperus sabina 'Wichita'	6'	10-15'

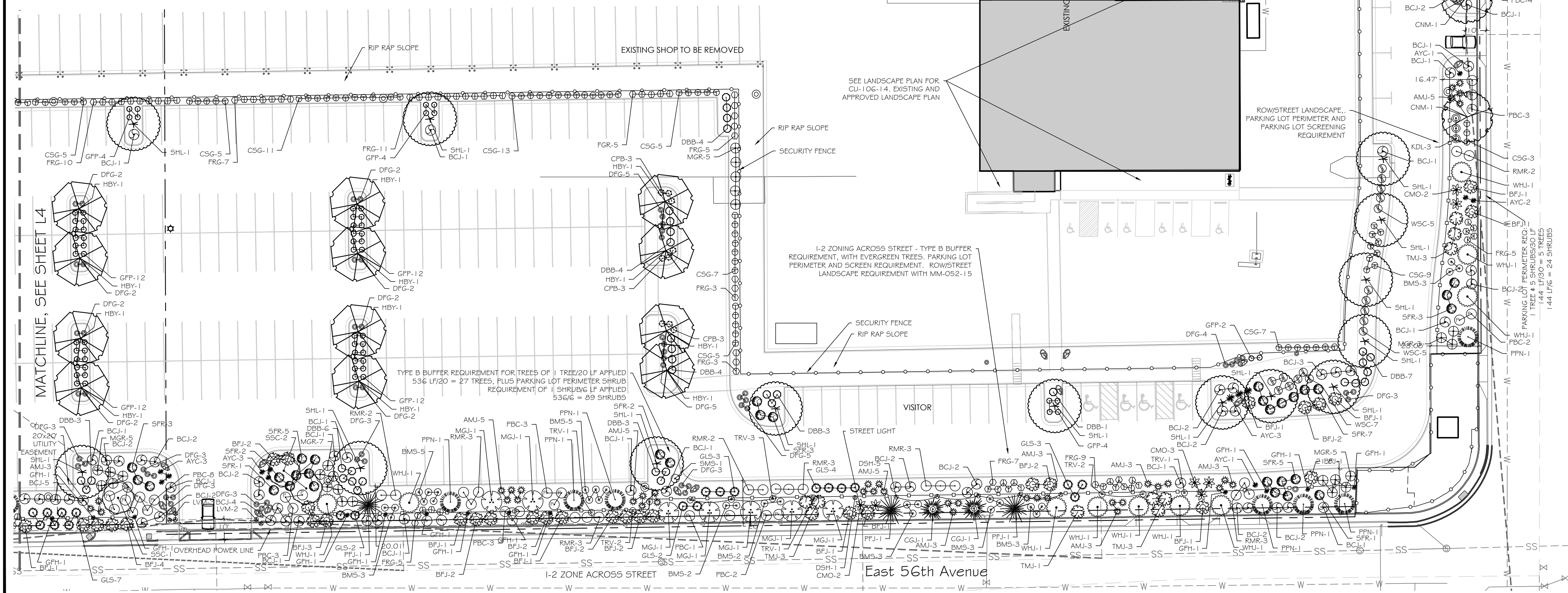
Deciduous Shrubs					
40	APP	Apache Plume	Fallugia paradoxa	5 gal	3-6'
72	BMS	Blue Mist Spiraea	Caryopteris incana	5 gal	4-6'
54	CMO	Cheyenne Mockorange	Philadelphus lewisii 'Cheyenne'	5 gal	6-9'
21	CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Atropurpurea Nana'	5 gal	1.5-3'
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6	RBB	Rabbitbrush	Chrysothamnus nauseosus	5 gal	2-5'
116	RMR	Red Meidland Rose	Rosa hybrida 'Scarlet Meidland'	5 gal	3-5'
36	SFR	Sea Foam Rose	Rosa 'Sea Foam'	5 gal	2-3'
9	SM5	Snowmound Spiraea	Spiraea nipponica tosaensis 'Snowmound'	5 gal	3-5'
65	WSC	Western Sand Cherry	Prunus besseyi	5 gal	3-5'

Evergreen Shrubs					
25	AYC	Adam's Needle Yucca	Yucca filamentosa	5 gal	1-2'
219	AMJ	Armstrong Juniper	Juniperus chinensis 'Armstrong'	5 gal	3-4'
164	BCJ	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 gal	.5-1'
133	BFJ	Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal	1-2'
24	GCJ	Gold Coast Juniper	Juniperus chinensis 'Gold Coast'	5 gal	3'
119	TMJ	Tammy Juniper	Juniperus sabina 'Tamanscitola'	5 gal	3'

Perennials/Ground Covers/Grasses					
179	CSG	Cheyenne Sky Prairie Switch Grass	Panicum virgatum 'Cheyenne Sky'	1 gal	2-3'
81	DFG	Dwarf Fountain Grass	Fennisetum alopecuroides 'Hamel'	1 gal	1.5-3'
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19	LVM	Munstead Lavender	Lavandula 'Munstead'	1 gal	1-2.5'
71	MGR	Maiden Grass	Miscanthus sinensis 'Gracillimus'	1 gal	4-7'

Vines					
48	DSH	Dropmore Scarlet Honeysuckle	Lonicera brownii 'Dropmore Scarlet'	1 gal	3-8'
39	GPH	Gold Flame Honeysuckle	Lonicera heckrottii	1 gal	3-8'
47	TRV	Trumpet Vine	Campsis radicans	1 gal	3-8'

NOTES:
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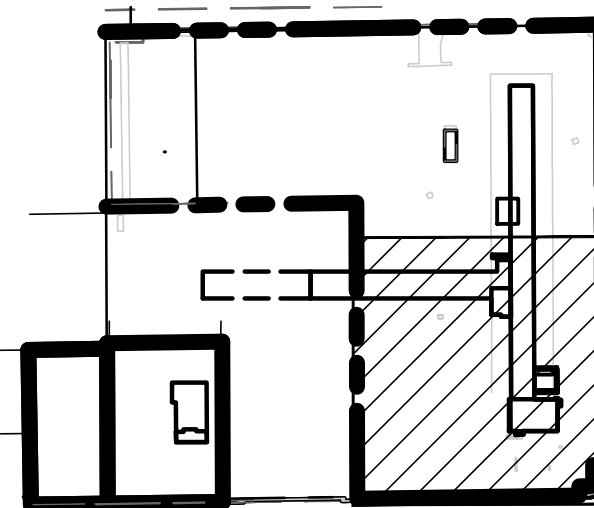
LANDSCAPE LEGEND

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 - GAS LINE
 - SANITARY SEWER
 - WATER
 - POWER
 - STREET LIGHT POLE
 - PARKING LIGHT POLE (APPROXIMATE)

SCALE: 1"=30 FT @ FULL SIZE

KEY MAP

NOT TO SCALE



CITY COUNCIL CERTIFICATE:
Approved by the City Council of Commerce City,
this ____ day of ____, A.D. ____.

City Signature

DRAWN BY MH
CHECKED TC, CR
JOB NO. 1516
DATE 06-5-2015
REVISIONS
07-02-2015 RESPONSE
TO REVIEW COMMENTS

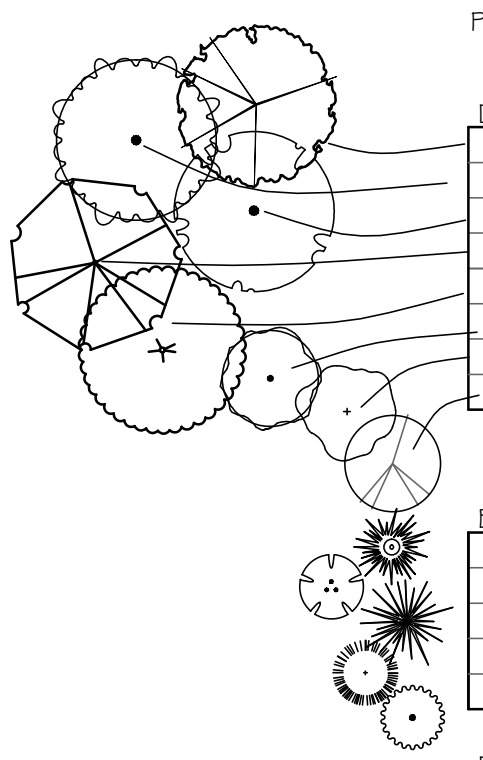
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OLD DOMINION
FREIGHT LINES
COMMERCE CITY
FINAL
LANDSCAPE PLAN

SHEET NO.

L-3

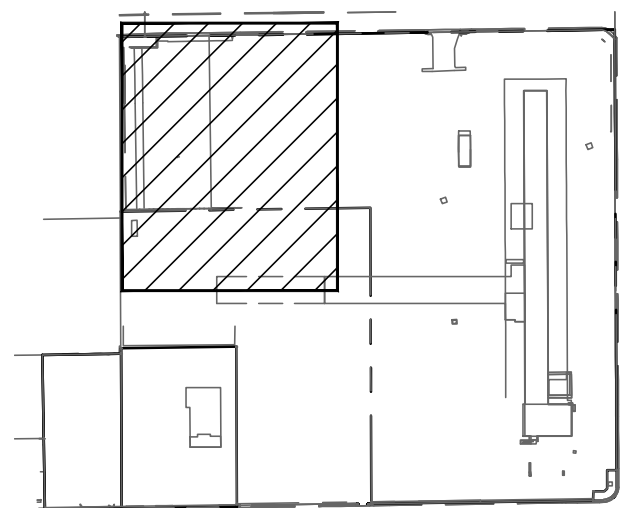


Evergreen Trees					
28	CGJ	Cologreen Juniper	<i>Juniperus scopulorum</i> 'Cologreen'	6'	12-15'
26	MGJ	Moon Glow Juniper	<i>Juniperus scopulorum</i> 'Moonglow'	6'	8-13'
25	PFJ	Pathfinder Juniper	<i>Juniperus scopulorum</i> 'Pathfinder'	6'	8-13'
25	PPN	Pinon Pine	<i>Pinus cembroides edulis</i>	6'	10-15'
18	WHJ	Wichita Juniper	<i>Juniperus sabin</i> 'Wichita'	6'	10-15'

Evergreen Shrubs				
25	AYC	Adam's Needle Yucca	Yucca filamentosa	5 gal 1'-2'
219	AMJ	Armstrong Juniper	Juniperus chinensis 'Armstrong'	5 gal 3'-4'
164	BCJ	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 gal 5'-1'
133	BFJ	Buffalo Juniper	Juniperus sabinia 'Buffalo'	5 gal 1'-2'
24	GCJ	Gold Coast Juniper	Juniperus chinensis 'Gold Coast'	5 gal 3'
119	TMJ	Tammy Juniper	Juniperus sabinia 'Tamaniscolia'	5 gal 3'

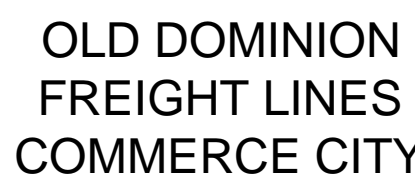
Vines					
48	DSH	Dropmore Scarlet Moneysuckle	<i>Lonicera brownii</i> 'Dropmore Scarlet'	1 gal	3-8'
39	GFH	Gold Flame Moneysuckle	<i>Lonicera heckrottii</i>	1 gal	3-8'
47	TRV	Trumpet Vine	<i>Campsis radicans</i>	1 gal	3-8'

KEY MAP
NOT TO SCALE



City Signature

OLD DOMINION FREIGHT LINES
5601 Holly St,
Commerce City, CO 80022



LANDSCAPE PLAN

L-5

MATCHLINE, SEE SHEET L4

A
L-6

PLANTING DETAIL

NOT TO SCALE

EVERGREEN (OPPOSITE SIDE SAME)

DECIDUOUS (OPPOSITE SIDE SAME)

NOTES:

1. ALL BEDS SHALL BE PITCHED TO DRAIN AT 3% MIN.
2. ALL BEDS TO RECEIVE WEED CONTROL FABRIC ON FINISHED GRADE UNDER MULCH UNLESS OTHERWISE NOTED.
3. SPRAY DECIDUOUS TREE TRUNK WITH INSECTICIDE. WRAP WITH 4" TREE WRAP FROM BOTTOM UP TO SECOND BRANCH. TAPE IN MIN. 3 PLACES.
4. BACKFILL MIX:
1/3 SOIL AMENDMENT
2/3 SOIL FROM PIT
INCORPORATE POLYACRYLAMIDE CRYSTALS AT THE FOLLOWING DRY RATES:
1/2 OZ PER 2 GAL SHRUB
1 OZ PER 5 GAL SHRUB
1 OZ PER 1/2" CALIPER OF TREE
HYDRATE AND MIX THOROUGHLY PRIOR TO BACKFILLING. CONTRACTOR TO PROVIDE AND INSTALL PLANT FERTILIZER TABLETS HAVING AN NPK ANALYSIS OF 20-10-5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

30" STAKE DRIVEN FLUSH. 1/2 GA. WIRE FROM STAKE TO 1" MIN. NYLON STRAP AROUND TRUNK

PREPARED BACKFILL, SEE NOTE #4

PREPARED BACKFILL, SEE NOTE #4

PREPARED BACKFILL, SEE NOTE #4

PREPARED BACKFILL, SEE NOTE #4

PREPARED BACKFILL, SEE NOTE #4

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B
L-6

DECORATIVE BOULDER PLACEMENT

NOT TO SCALE

FABRIC AROUND ROCK

MULCH

BOULDER

3" TRENCH

BACKFILL

BURIED FABRIC EDGE

TURF OR HARDSCAPE

AMENDED TOPSOIL

SECTION 32 70 20
LANDSCAPE PLANTING

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes: Landscape development work as shown on the drawings and in specifications.

1.2 SUBMITTALS

A. Certification:

1. All plants and planting material shall meet or exceed the specifications of Federal, State, and County laws requiring inspection for plant disease, insect control, and weeds. All plants shall be free of insect and disease problems and shall be guaranteed healthy.
 2. Plants shall be subject to inspection and approval of the Architect upon delivery to site. All plant material shall be true to size and form, and shall conform to the current edition of "Horticultural Standards" for #1 Grade nursery stock adopted by the American Association of Nurserymen.
 3. All specifications of Article 26, Colorado Nursery Act, pertaining to root spread, definitions, etc. shall be followed.
 4. All plants shall be "Colorado Grown", "Colorado Fielded" or "Northern Grown" as defined in ALCC Specifications Handbook, Section VIII, unless specified otherwise.
- B. Maintenance Instructions: Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one (1) full year. Submit prior to completion of planting for review by Architect.
- C. Topsoil Report: A soil analysis will be done in accordance with C.S.U. S.A.#500 to determine soluble salt and nutrient levels. Test shall be performed by Colorado State University (through local cooperative extension service) or a private laboratory facility.
- 1.3 QUALITY ASSURANCE
- A. Work of this Section shall be performed by a single firm specializing in landscape work having not less than five (5) years successful experience in landscape projects of similar scope to this one. All plant material shall be supplied by the Landscape Contractor. Size and quantity shall be equal to or better than specified.
- B. When specification is not defined within this document, conform to Associated Landscape Contractors of Colorado specifications.
- C. Trees and Shrubs: Provide trees and shrubs grown in a local Colorado nursery in accordance with good horticultural practice. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in the locality of the project and free of disease, insects, eggs, larvae and defects such as knots, sun-scald, injuries, abrasions or disfigurement.
- D. Plant Material Labeling: Durable, legible labels stating in weather-resistant ink indicating the correct plant name and size as specified on the plant list shall be securely attached to all plants, bundles or packages of plants of a single species and size, or plant container delivered to the planting site. Plants not properly labeled shall be subject to rejection by the Owners Representative.
- E. Inspections:
1. In addition to normal progress inspections by the Architect, schedule and conduct the following formal inspections, giving the Architect at least 24 hours prior notice of readiness for inspection:
 2. Inspection of plants and their locations to be prior to planting to check condition and compliance w/drawing.
 3. Final inspection to be after completion of planting.
 4. Final inspection to be at the end of the maintenance period.

1.4 PROJECT/SITE CONDITIONS

- A. Utilities: Prior to cutting into the soil, the Landscape Contractor shall locate all underground utilities and shall take proper precaution not to disturb them. Any damage done to the underground utilities or structures shall be repaired at Landscape Contractor's expense.
- B. Excavation:
1. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify Architect before planting.
 2. Heavy equipment shall be kept off root zone areas of trees as much as possible. Snow fence shall be used if necessary to delineate this area.
 3. Excavations, necessary for curbing, footings, concrete flatwork, irrigation lines, etc. shall be done with minimal damage to roots of all existing trees and large shrubs scheduled to remain on site. Large roots defined as two (2) inches or more in caliper shall not be cut.
 4. Prior to placement of fills, rototill or break up soil on sloped surfaces steeper than one vertical to four horizontal so that fill materials will bond with existing surface. Scarify, moisten, and re-compact subgrade for a minimum depth of eight (8) inches prior to the placement of fill and pavement materials.

1.5 WARRANTY

- A. Warrant trees and shrubs for a period of one year after date of acceptance against defects, including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Installer's control. All replacement shall be made at the request of the Architect and shall have a one (1) year warrantee from date of replacement.
- B. Plants shall be allowed 90 days to become established. The guarantee shall be a full, 100% guarantee on plant material and labor for replacement.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
- B. Deliver all items to the site in their original containers with all labels intact and legible at time of inspection by the Architect.
- C. Use all means necessary to protect plant materials before, during, and after installation and to protect the installed work and materials of all other trades. Plant nursery stock as soon as possible after approval by the Owners Representative.

PART 2 PRODUCTS

2.1 TOPSOIL

- A. Topsoil will be stockpiled material taken from top 1 foot (1) or to a depth where material is free of rocks larger than 1 inch; grade material and remove roots, debris, large weeds and foreign matter. Material is to be taken from areas designated for excavation during overlot grading or demolition operations.
- B. Soil Mixes: Soil mix for planting holes shall be one part soil amendment, two parts topsoil.
- C. Plant Backfill: For backfill at trees and shrubs, use excavated material. Excavated material is that on-site material excavated from planting pits which is free from wood, rocks or stones having a dimension greater than one (1) inch and free of other foreign or deleterious materials.
- D. Soil Amendment: 50% ground well-aged cow, horse, sheep or chicken manure, and 50% decomposed wood fiber, nitrogen stabilized, with a proven analysis to verify organic content, PH, electro-conductivity, nitrogen, potassium, and phosphorus content. A sample of the material will be supplied to the Landscape Architect with an analysis.

2.2 PLANT MATERIALS

- A. Plant trees and shrubs during normal seasons for such work in location of project.
- B. Provide plant materials true to name and variety established by the American Joint Committee on Horticultural Nomenclature "Standardized Plant Names," Second Edition, 1942. Dig plants so that replanting will be completed as rapidly as possible and within 24 hours maximum.
- C. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1, "Standard for Nursery Stock," and of not less than indicated sizes, balled and burlapped or container grown, unless otherwise indicated or specified. Do not fertilize young trees or shrubs until the following spring. Do not add fertilizer to backfill.
- D. Deciduous Shrubs: Provide shrubs of the size shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.

2.3 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Wrapping: Tree-wrap tape not less than four (4) inches wide, designed to prevent sun scald and dehydration. Wrap from the ground line up to the second whorl of branches and secure.
- B. Stakes and Guys: Provide stakes. Provide wire ties and guys of two-strand, twisted, pliable, galvanized iron wire not lighter than 12 gauge. Provide fabric collar and grommets to protect tree trunks from damage by wires. Guy wire shall be flagged with a conspicuous material.
- C. Insecticide: Methoxychlor or similar insecticide.
- D. Weed Control Fabric: Filter fabric for use as weed control shall be 3.5 oz./square yard spunbond, permeable material by Landmaster, or equal. Fabric shall have a water flow rate of 300 gallons/minute/square foot, burst strength of 130 P.S.I. and trapezoidal tear of 65/53 Lbs. Filter fabric shall be used in all tree wells and shrub beds.
- E. Cedar Mulch: Mulch to be Double Shredded Western Red Cedar (Gonilla mulch) in all landscape areas.
- F. Non-Selective Herbicide: equal part mixture of Round-up and 2-4-D diluted as per manufacturer's recommendations. Contractor to conform to all regulations for the transportation, application, storage and disposal of herbicides.

PART 3 EXECUTION

3.1 GENERAL

- A. All work shall be done in a businesslike manner and method acceptable by industry standards as outlined in The Guide for Colorado Landscape Industry Contracts & Specifications by the Associated Landscape Contractors of Colorado. Any discrepancies found in these plans shall be brought to the attention of the Architect.
- B. The Landscape Contractor shall coordinate all work with other Contractors on the job so conflict does not exist and will not delay completion of the work in any way.
- C. No change from the design shall be made without written authorization from the Architect.
- D. Requests for substitutions shall be made prior to bid.

3.2 PLACEMENT AND COMPACTION:

- A. Place backfill and fill materials in layers not more than four (4) inches in loose depth for material compacted by hand-operated tampers.
- B. Before compaction, moisten or aerate each layer as necessary to provide the optimum moisture content. Compact each layer to required percentage of maximum dry density for each area classification.
- C. Do not place fill material on surfaces that are muddy or frozen.
- D. Place backfill and fill materials evenly adjacent to structures, to required elevations. Take care to prevent wedging action of backfill against structures by carrying the material uniformly around structure to approximately same elevation in each lift.

3.3 GRADING

- A. Landscape Contractor is responsible for all finished grades in landscape area. Finish grade shall be established and inspected by the Owner's Representative prior to installation of irrigation or planting. All grades shall be smooth and flowing. Flat spots, points and any other forced conditions shall be avoided.
- B. Grade all areas adjacent to building lines to drain away from structures as shown on Drawings. Finish all surfaces free from irregular surface changes and within 0.10 foot of required sub grade or finish grade elevations. Make minor modifications as may be necessary to provide adequate drainage. Spread stockpiled topsoil and compact to minimum six (6) inches depth at all areas not designated for walks or structures.
- C. Areas to be planted with shrubs, groundcovers, or flowers shall be graded one (1) inch above top of concrete elevation on walks, curbs and other walking surfaces unless otherwise noted. All grades adjacent to retaining walls shall be set six (6) inches below top of wall unless noted otherwise. Mechanically compact backfill in 12 inch lifts to avoid settling. No water settling is to be allowed.

3.4 PREPARATION

- A. Site preparation: Non-selective herbicide shall be applied to all actively growing plants within the area to be landscaped as per manufacturers recommendations, with the exception of Existing Trees (See specifications for Protecting Existing Trees on Sheet L-2). No spraying shall take place during windy or rainy conditions. Rainfall within 24 hours of application shall require re-application at Contractor's expense. Herbicide shall be allowed to stand for two (2) weeks after application and prior to any disturbance.
- B. All excess excavated material, trash, debris, and waste materials shall be disposed of off the owner's property and transported to an approved disposal site.
- C. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be requested.
- D. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps and other extraneous materials harmful or toxic to plant growth.
- E. Mix soil amendments and fertilizers at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
- F. Mix soil amendments and fertilizer by suitable means to assure complete mixing and uniform texture using proportions for each use as recommended by topsoil report.
- G. Excavation for Trees:
1. Excavate pits with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
 2. For balled and burlapped or container grown stock, make excavations at least twice as wide as the ball diameter and two (2) inches shallower than ball depth.
 3. For container grown stock, excavate as specified for balled and burlapped stock, except conform to container width and depth. Use prepared plant backfill mix for setting and filling all plants.
 4. Where rubble fill is encountered, notify Architect and prepare planting pits properly by removal of rubble or other acceptable methods. When conditions encountered are severe and extensive (as determined by Architect) proceed with additional work at the direction of the Architect.
 5. Drainage: If subsoil conditions indicate the retention of water in planting areas, as shown by seepage or other evidence indicating presence of underground water, notify the Architect before backfilling.
 6. When directed by Architect, fill tree pits with water. Pits that do not drain completely within 24 hours shall be provided with 12-inch diameter, 36-inch deep auger holes (one per tree pit) filled with gravel. Drain holes, if required, will be considered as extra work and paid for by change order.
- H. Preparation for Other Plantings:
1. For pit and trench type plant backfill, mix planting soil prior to backfilling, and stockpile at the site.
 2. Plant shall be set so that crown is at least two (2) inches and no more than four (4) inches above surrounding soil level. Add backfill until plant is anchored and will stand by itself. Water plant hole to work out large air pockets. Add remaining backfill, sloping level up to crown. Settle soil with water. Do not tamp backfill. Form a water basin just beyond edge of planting hole, if in planting beds.

3.5 PLANTING

- J. Planting Trees and Shrubs:
1. In clay or clay loam soil, the planting hole shall be made two (2) inches to four (4) inches shallower than the soil ball and a minimum of one (1) foot larger in diameter. In well-drained, sandy loam, the plating hole shall be not deeper than the height of the root ball and a minimum of one (1) foot larger.
- K. Planting Container Grown Stock:
1. Containers shall be removed and the fibrous roots teased, manipulated, or scarred with a knife to discourage circling roots. Care should be taken not to break the root ball.
 2. Planting on slopes shall be placed in wells for better watering.
- L. Backfill Material:
1. Backfill tree and shrub planting pits with plant backfill mix using topsoil and soil amendments.
 2. Premix backfill materials, then turn several times with a front end loader to a uniform, evenly blended consistency, free of all pockets of unblended material and any clods or stones greater than one (1) inch in diameter.
- D. Pruning:
1. Prune, thin out and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Prune shrubs to retain natural character and accomplish their use in the landscape design.
 2. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- E. Insecticide Spray: All deciduous tree trunks shall be thoroughly sprayed with a Methoxychlor or similar insecticide prior to application of tree wrap.
- F. Guying and Staking: Guy and stake trees immediately after planting, as indicated on drawings and details. Place two 6" long steel fence posts at 180" driven vertically into firm soil inside of steel edger tree ring with blade on tree side, run double strand of wire securely through nylon strap around trunk at minimum 1/3 height of tree and back to post, twist to remove slack.
- 3.6 FABRIC AND MULCH
- A. Fine Grading for Fabric Installation:
1. Remove any dikes used to facilitate watering. Smooth surface, contour to distribute drip or bubbler irrigation to root ball.
 2. Form trench at all landscape edgers or pavements to accommodate mulch at depth specified. See details.
- B. Fabric Installation:
1. Fabric is to be laid flat, with 6" overlap at seams and no gaps at edges.
 2. Plants shall be installed through fabric by cutting the fabric neatly and cleanly, with the fabric replaced over the root ball and within 1" of the base of the shrub stem or tree trunk.
 3. Fabric is to be pinned in place with sod staple 5" on center and in all corners.
- C. Mulch Installation:
1. Place mulch in all areas shown to receive mulch on drawings.
 2. Spread carefully and evenly to a minimum depth of 3" over Weed Fabric in planted areas.

3.7 MAINTENANCE

- A. Begin maintenance immediately after planting.
- B. Maintain trees, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth for a period of 30 days. Restore planting saucers. Maintain moisture depth to ensure vigorous growth.
- C. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore and replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
- D. Installer will inspect work periodically following maintenance period and notify Owner in writing (copy to Architect) of any deficiencies in irrigation or other maintenance procedures.

3.10 CLEANUP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work area in an orderly condition.
- G. Protect landscape work and materials from damage due to landscaping operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.11 INSPECTION AND ACCEPTANCE

- A. When the landscape work is completed, including maintenance, the Architect will, upon request, make an inspection to determine acceptability.
- B. Where inspected landscape work does not comply with the requirements, replace rejected work and continue specified maintenance until re-inspected by the Architect and found to be acceptable. Rejected materials shall be removed from the project site and replaced by the Landscape Installer at his expense.

END OF SECTION 32 70 20

DRAWN BY MH
CHECKED TC, CR
JOB NO. 1516
DATE 06-05-2015

REVISIONS
07-02-2015 RESPONSE
TO REVIEW COMMENTS

OLD DOMINION FREIGHT LINES

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Commerce City, CO 80022

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FREIGHT LINES
COMMERCE CITY

FINAL

LANDSCAPE DETAILS
AND SPECIFICATIONS

SHEET NO.

L-6



CITY COUNCIL CERTIFICATE:

Approved by the City Council of Commerce City,
this ____ day of ____, A.D. ____.

City Signature