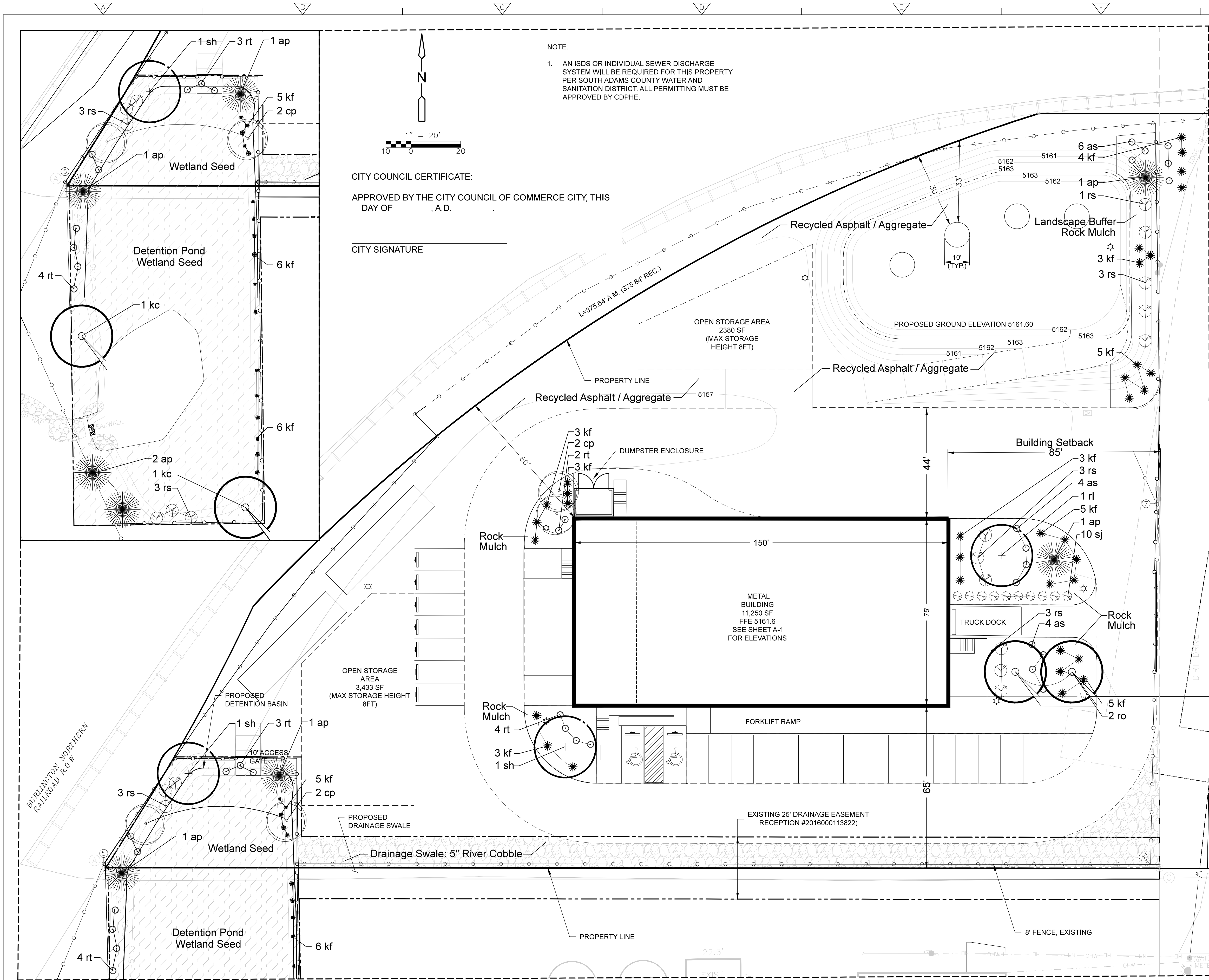


XREFS: [Topo, X-C-SITE_PLAN, X-C-DRAINAGE_PLAN, X-C-SITE_PLAN_II, CDMs_2234] Images: []
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NOTE:
1. AN ISDS OR INDIVIDUAL SEWER DISCHARGE SYSTEM WILL BE REQUIRED FOR THIS PROPERTY PER SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. ALL PERMITTING MUST BE APPROVED BY CDPHE.

CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE _____

PLANT MATERIAL SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COND
SHADE TREE					
rl	1	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2" CAL	B & B
ro	2	RED OAK	QUERCUS RUBRA	2" CAL	B & B
sh	2	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL	B & B
kc	2	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2" CAL	B & B
EVERGREEN TREE					
ap	6	AUSTRIAN PINE	PINUS NIGRA	6' HT	B & B
ORNAMENTAL TREES					
cp	4	CHANTICLEER PEAR	PYRUS CALLERAYANA 'CHANTICLEER'	1 1/2" CAL	B & B
SHRUBS					
rt	13	RED TWIG DOGWOOD	CORNUS ALBA 'SIBIRICA'	5 GAL.	CONT
rs	17	RUSSIAN SAGE	PEROVSKIA AARTICIFOLISA	5 GAL.	CONT
as	14	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	5 GAL.	CONT
sj	10	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	5 GAL.	CONT
ORNAMENTAL GRASSES					
kf	51	KARL FOERSTER FEATHER REED	CALAMAGROSIC ACUTI 'KARL FORESTER'	1 GAL.	CONT

LANDSCAPE CALCULATIONS

LANDSCAPE BEDS / BUFFER YARDS: 6,478 S.F.
REQUIRED TREES: 6
REQUIRED SHRUBS: 22
PROVIDED TREES: 8
PROVIDED SHRUBS: 54
DETENTION PERIMETER: 450 LINEAL FEET, 11,439 S.F.
REQUIRED TREES: 9
REQUIRED SHRUBS: 90
PROPOSED TREES: 9
PROPOSED SHRUBS: 32 = REMAINING BALANCE IN SHRUB BEDS
DRAINAGE SWALE: 4166 S.F.
RECYCLED ASPHALT / AGGREGATE AREA: 7,947 S.F.

LANDSCAPE LEGEND:

- DECIDUOUS TREES
 - ORNAMENTAL TREES
 - EVERGREEN TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
- GROUND COVER
- WETLAND SEED W/ EROSION CONTROL BLANKET (WHERE NECESSARY)
NOTE: EROSION CONTROL BLANKET TO BE INSTALLED WHERE APPLICABLE
WETLAND SEED AREAS:
MIX RATIO: SEEDING RATE - 20lbs/acre
10% ALKALI SACATON - Sporobolus airoides
10% INLAND SALTGRASS - Distichlis spicata
10% NUTTALL'S ALKALIGRASS - Puccinellia nuttalliana
10% PRAIRIE CORDGRASS - Spartina pectinata
10% SLENDER WHEATGRASS - Elymus trachycaulus spp.
10% WESTERN WHEATGRASS - Pascopyrum smithii
10% FOWL MANNAGRASS - Glycyrrhiza striata
10% HARDSTEM BULRUSH - Scirpus acutus
10% BALTIC RUSH - Juncus balticus
10% CREEPING SPIKERUSH - Eleocharis palustris
 - EROSION CONTROL BLANKET
MANUFACTURE: WESTERN EXCELSIOR
TYPE: C53 DOUBLE NET PHOTO DEGRADABLE
INSTALL AND ATTACH PER MANUFACTURES RECOMMENDATIONS
- 5" COBBLE ROCK MULCH TO BE PLACED WITHIN DRAINAGE SWALE
 - ROCK MULCH: AN EVEN DISTRIBUTION OF 2" RIVER ROCK & 5" RIVER ROCK SHALL BE APPLIED TO ALL LANDSCAPE BEDS UNLESS OTHERWISE NOTED
 - WEED BARRIERS TO BE INSTALLED IN ALL PLANTING BEDS
 - PLASTIC EDGING

- LANDSCAPE NOTES:
- 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.
 - No vehicle parking is allowed in any landscape treatment area.
 - 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.



PROJECT NO. 149351-108399
FILE NAME: L-1
SHEET NO.
L-1

PRELIMINARY LANDSCAPE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

DESIGNED BY: JH JH
DRAWN BY: JH SW
SHEET CHK'D BY: SW
CROSS CHK'D BY: SW JH
APPROVED BY: SW JH
DATE: SEPT. 27, 2017



BLUE SKY LLC

BLUE SKY LLC
4306 E. 60TH AVENUE
DEVELOPMENT PLAN
"CONDITIONAL USE PERMIT"
PIN 182307302016