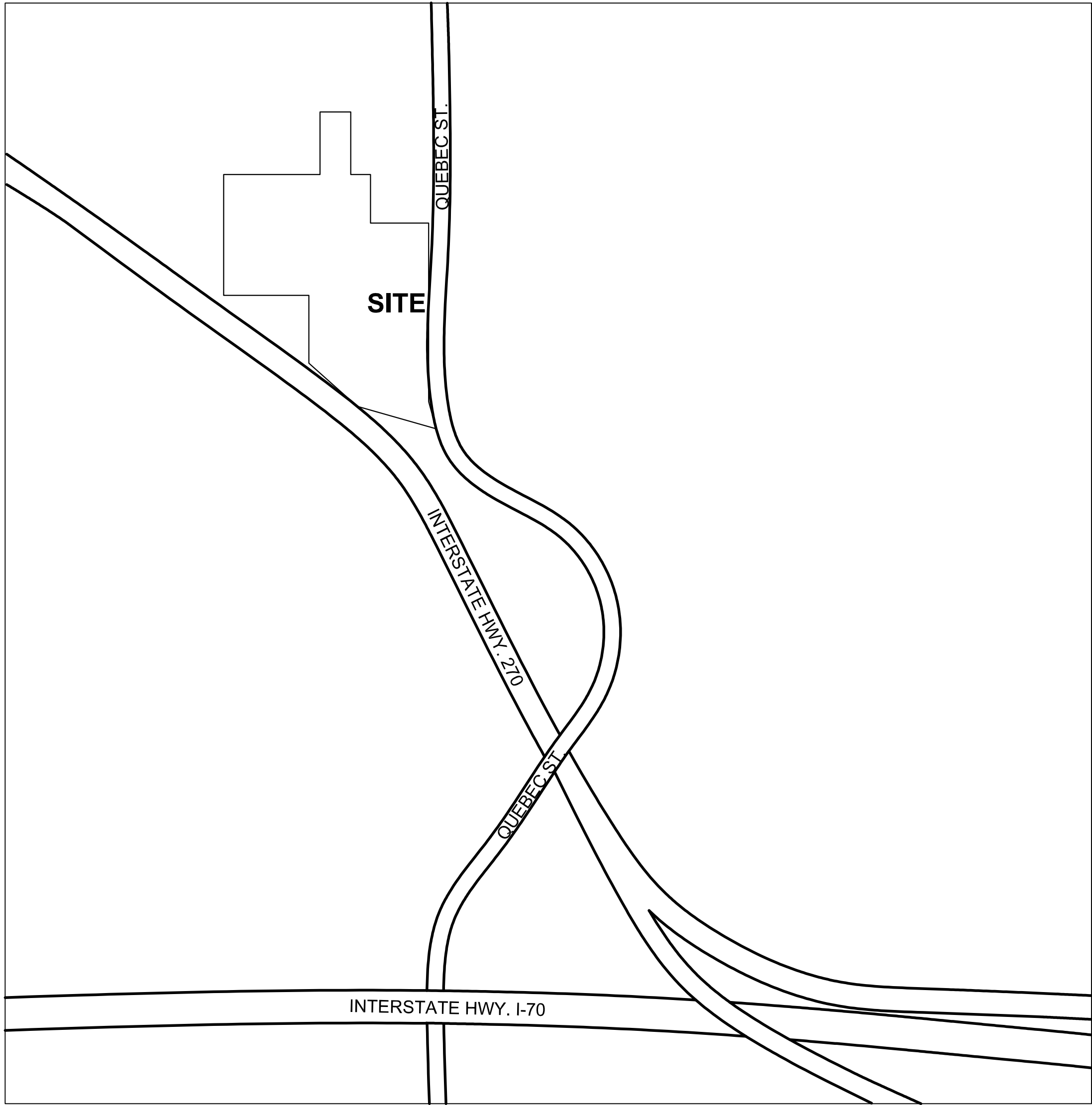


# TRAVEL CENTERS OF AMERICA SITE IMPROVEMENTS CONDITIONAL USE PERMIT

PIN: 182317107020



VICINITY MAP  
NTS



## SHEET INDEX

A-0	PROJECT COVER SHEET
ARCHITECTURAL	
A-1	SITE PLAN / PROJECT DATA & NOTES
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LANDSCAPING	
L-1	PLANT LIST / DETAILS
L-2	LANDSCAPE PLAN (EAST)
L-3	LANDSCAPE PLAN (NORTH)
L-4	LANDSCAPE PLAN (WEST)

## PROJECT TEAM

OWNER:  
TRAVEL CENTERS OF AMERICA  
24601 CENTER RIDGE RD.  
WESTLAKE, OH. 44145

LANDSCAPE ARCHITECT:  
OUTDOOR DESIGN GROUP  
5690 WEBSTER ST.  
ARVADA, CO. 80002  
303-993-4811

ARCHITECT:  
MULDOON ARCHITECTS LLC  
4484 S. ROUNT ST.  
LITTLETON, CO. 80127  
720-320-3297  
FDMULDOON@COMCAST.NET

STRUCTURAL ENGINEER:  
STUDIO 8:18  
3222 TEJON ST. STUDIO F  
DENVER, CO. 80211  
303-255-3664  
CBOHALL@STUDIO818ENGINEERING.COM

## CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE

ISSUE	DATE
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720-320-3297  
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WESTLAKE, OH. 44145

TRAVEL CENTERS OF AMERICA  
SITE IMPROVEMENTS  
CONDITIONAL USE PERMIT  
5101 QUEBEC ST. COMMERCE CITY, CO. 80022  
PIN: 182317107020

JOB#
FILE
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A-0

DEVELOPMENT NOTES:

- FUTURE EXPANSION:**  
ALL REMAINING UNDEVELOPED LAND (SOUTH PARCEL) SHALL HAVE NO VEHICLE ACCESS, PARKING, OR USE OF ANY KIND ALLOWED UNTIL A DEVELOPMENT PLAN IS APPROVED BY THE CITY.
- LIGHTING:**  
IN THE INTEREST OF COMPATIBILITY WITH SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
- TRASH ENCLOSURE:**  
TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.
- SCREENING:**  
ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.
- SIGNAGE:**  
APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS, HOWEVER, THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS MUST CONFORM TO THE CITY OF COMMERCE CITY'S SIGN CODE.
- FENCING:**  
APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY OF COMMERCE CITY'S FENCING REQUIREMENTS. ALL DAMAGED OR MISSING PERIMETER FENCING SHALL BE REPAIRED OR REPLACED.
- DOWNSPOUTS:**  
NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
- ADA:**  
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.
- CONSTRUCTION:**  
THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- UNDERGROUND UTILITIES:**  
ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER LAND DEVELOPMENT CODE.

SITE DATA:

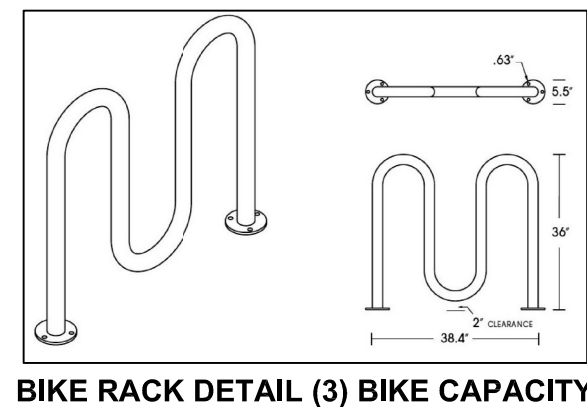
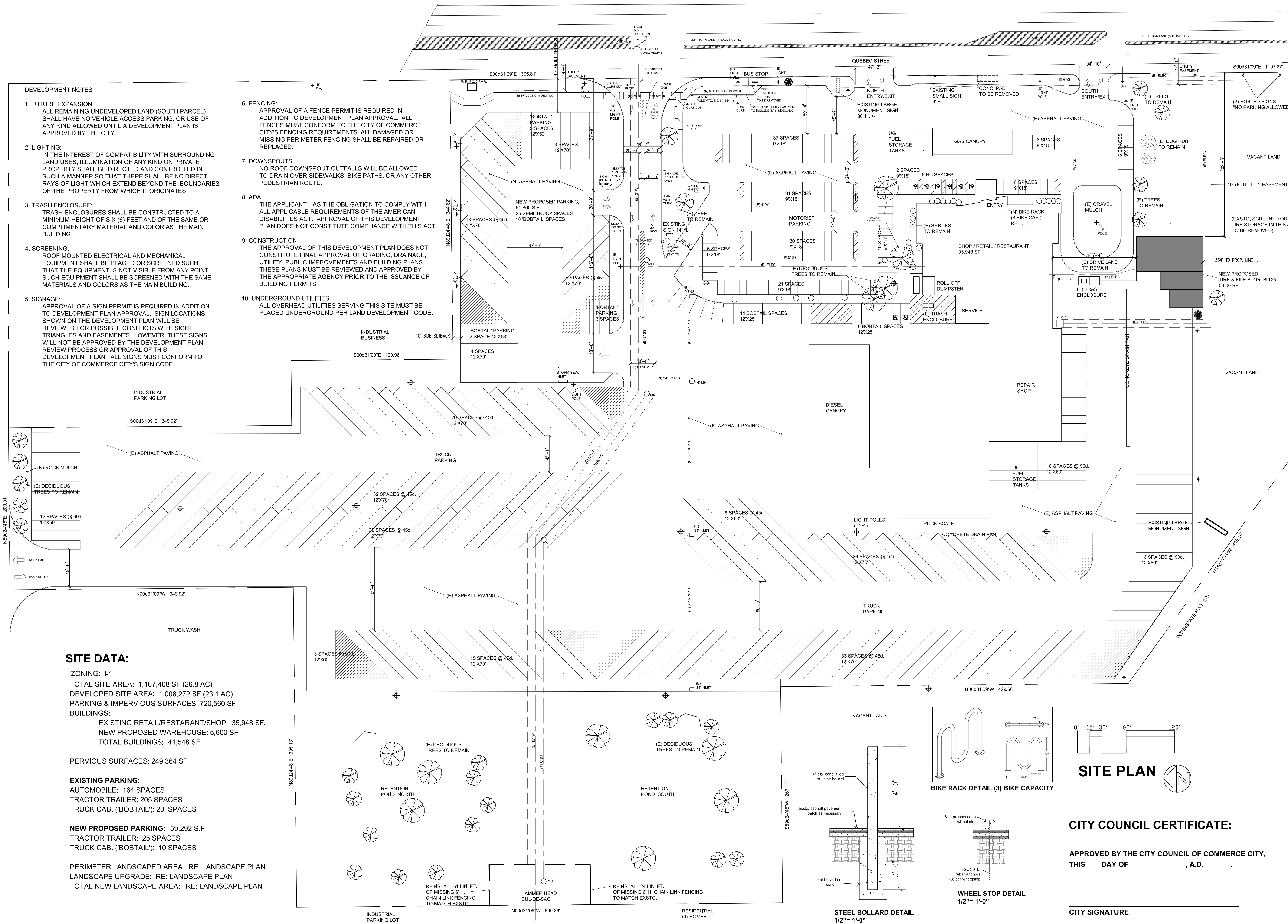
ZONING: I-1  
TOTAL SITE AREA: 1,167,408 SF (26.8 AC)  
DEVELOPED SITE AREA: 1,008,272 SF (23.1 AC)  
PARKING & IMPERVIOUS SURFACES: 720,560 SF  
BUILDINGS:  
EXISTING RETAIL/RESTAURANT/SHOP: 35,948 SF.  
NEW PROPOSED WAREHOUSE: 5,600 SF  
TOTAL BUILDINGS: 41,548 SF  
  
PERVIOUS SURFACES: 249,364 SF

EXISTING PARKING:

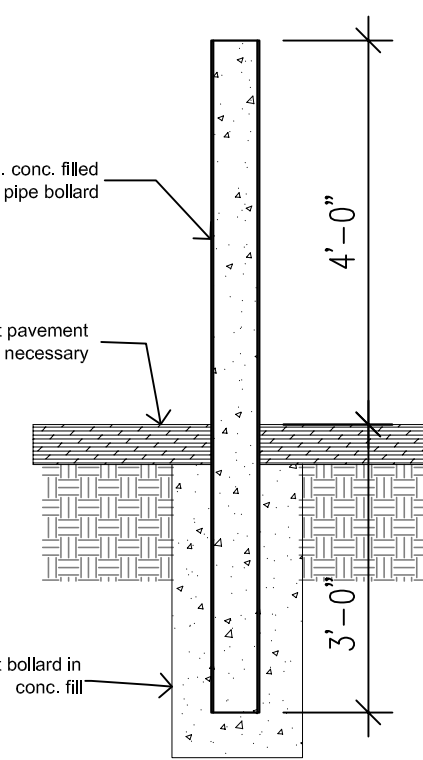
AUTOMOBILE: 164 SPACES  
TRACTOR TRAILER: 205 SPACES  
TRUCK CAB, ('BOBTAIL'): 20 SPACES

NEW PROPOSED PARKING: 59,292 S.F.  
TRACTOR TRAILER: 25 SPACES  
TRUCK CAB, ('BOBTAIL'): 10 SPACES

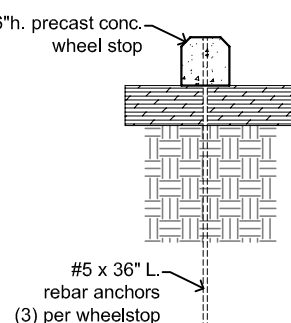
PERIMETER LANDSCAPED AREA: RE: LANDSCAPE PLAN  
LANDSCAPE UPGRADE: RE: LANDSCAPE PLAN  
TOTAL NEW LANDSCAPE AREA: RE: LANDSCAPE PLAN



BIKE RACK DETAIL (3) BIKE CAPACITY



STEEL BOLLARD DETAIL 1/2"= 1'-0"



WHEEL STOP DETAIL 1/2"= 1'-0"

SITE PLAN



CITY COUNCIL CERTIFICATE:

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THIS \_\_\_ DAY OF \_\_\_, A.D. \_\_\_\_.

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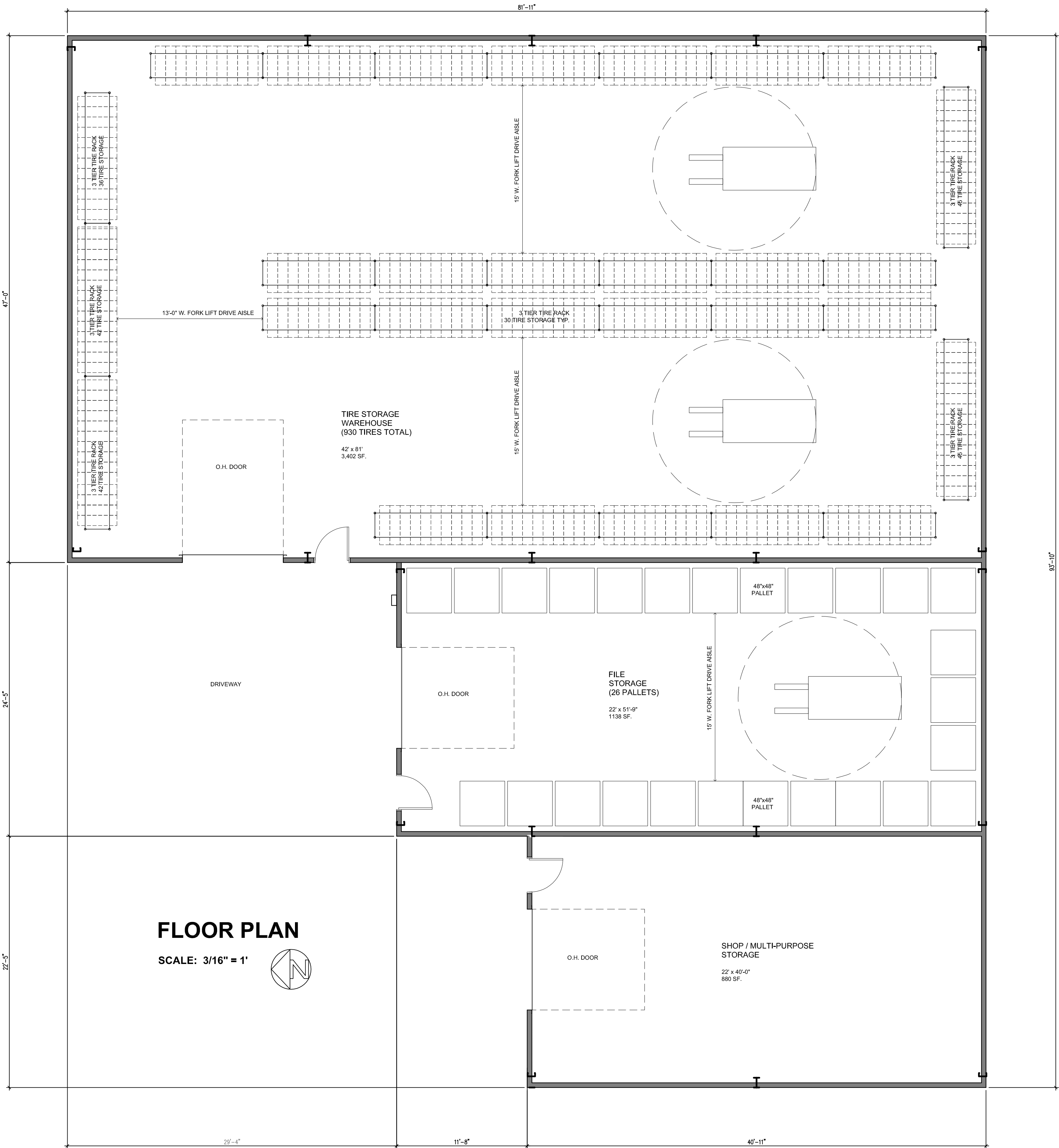
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fdmuldoon@comcast.net

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TRAVEL CENTERS OF AMERICA  
SITE IMPROVEMENTS  
CONDITIONAL USE PERMIT  
5101 QUEBEC ST. COMMERCE CITY, CO. 80022  
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FILE  
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A-1



TIRE STORAGE WAREHOUSE BUILDING

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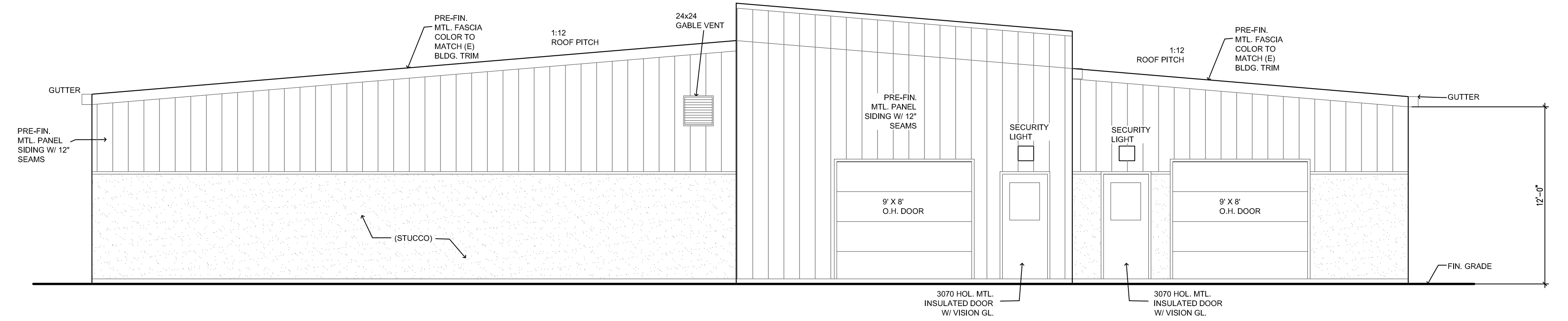
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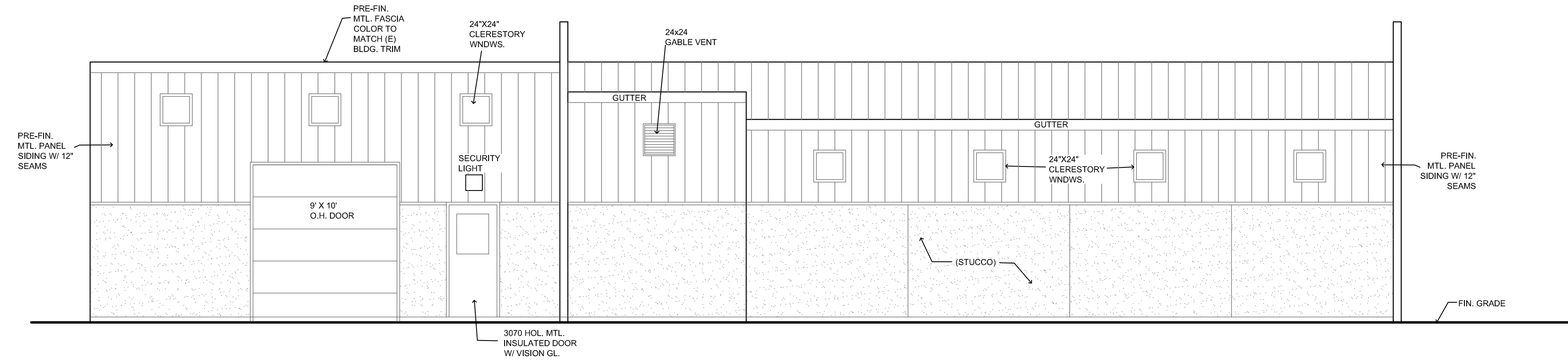
TIRE STORAGE  
WAREHOUSE BUILDING

GENERAL NOTE:  
- PROPOSED FUTURE WAREHOUSE ADDITION SHALL USE EXTERIOR MATERIALS  
TO MATCH EXISTING. I.E. STUCCO & PRE-FINISHED METAL.



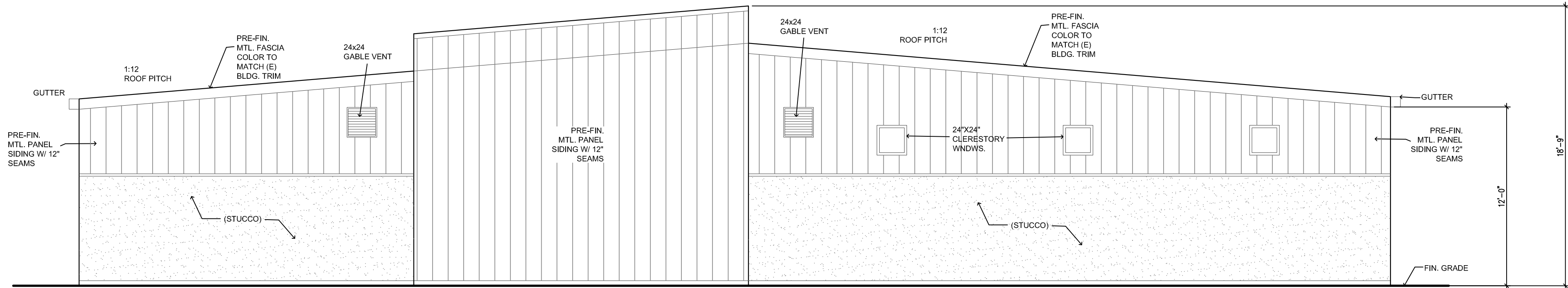
NORTH ELEVATION

SCALE: 3/16" = 1'



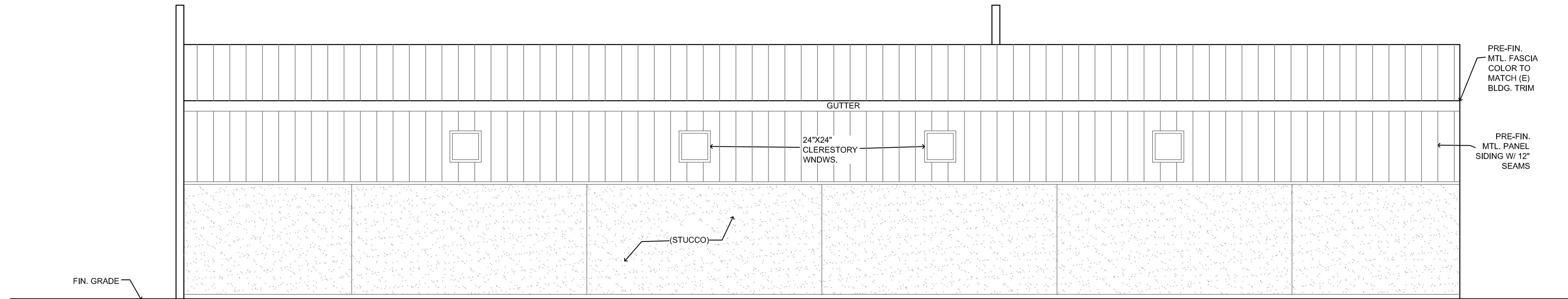
WEST ELEVATION

SCALE: 3/16" = 1'



SOUTH ELEVATION

SCALE: 3/16" = 1'



EAST ELEVATION

SCALE: 3/16" = 1'

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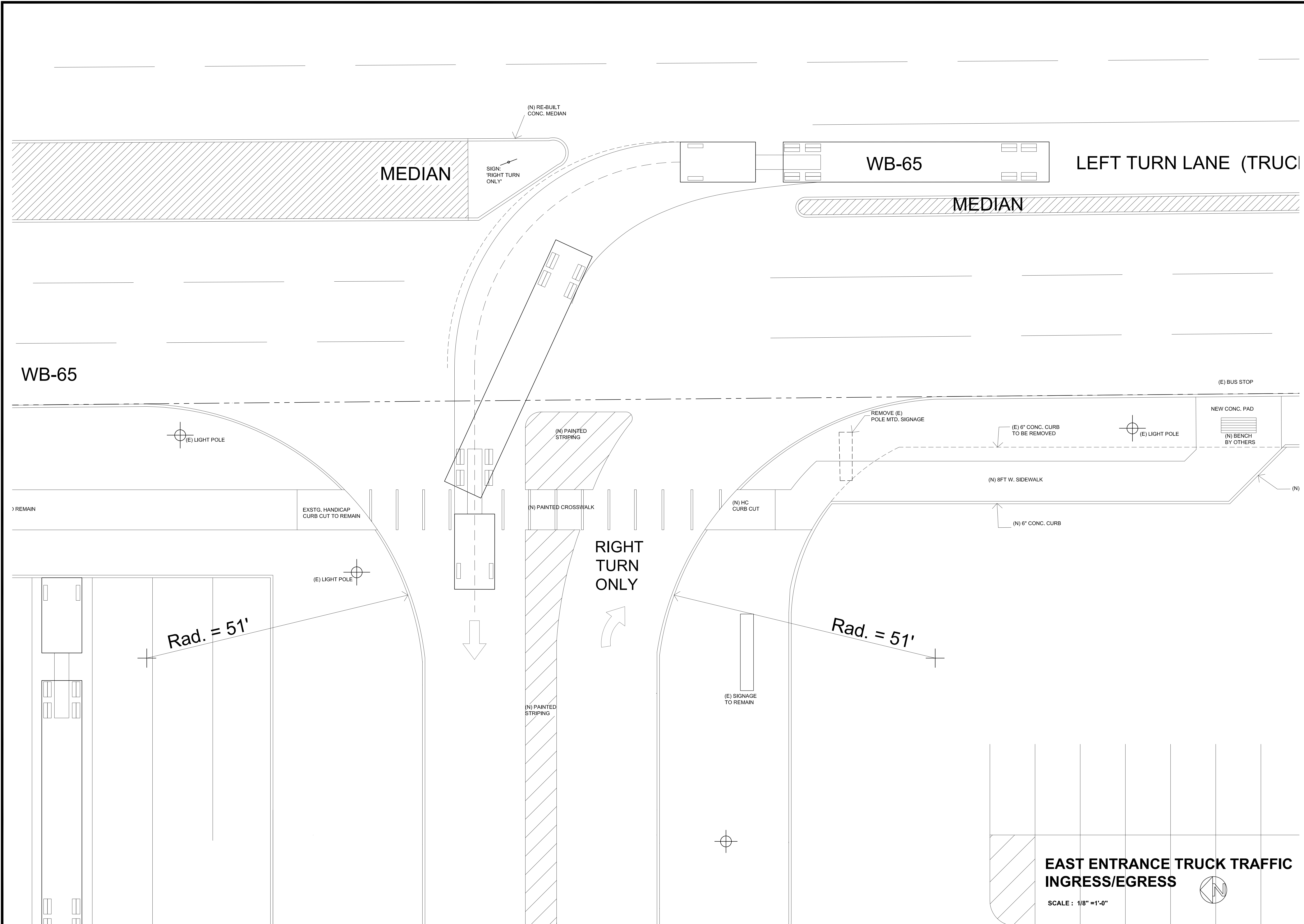
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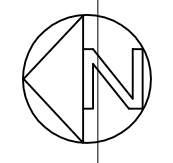
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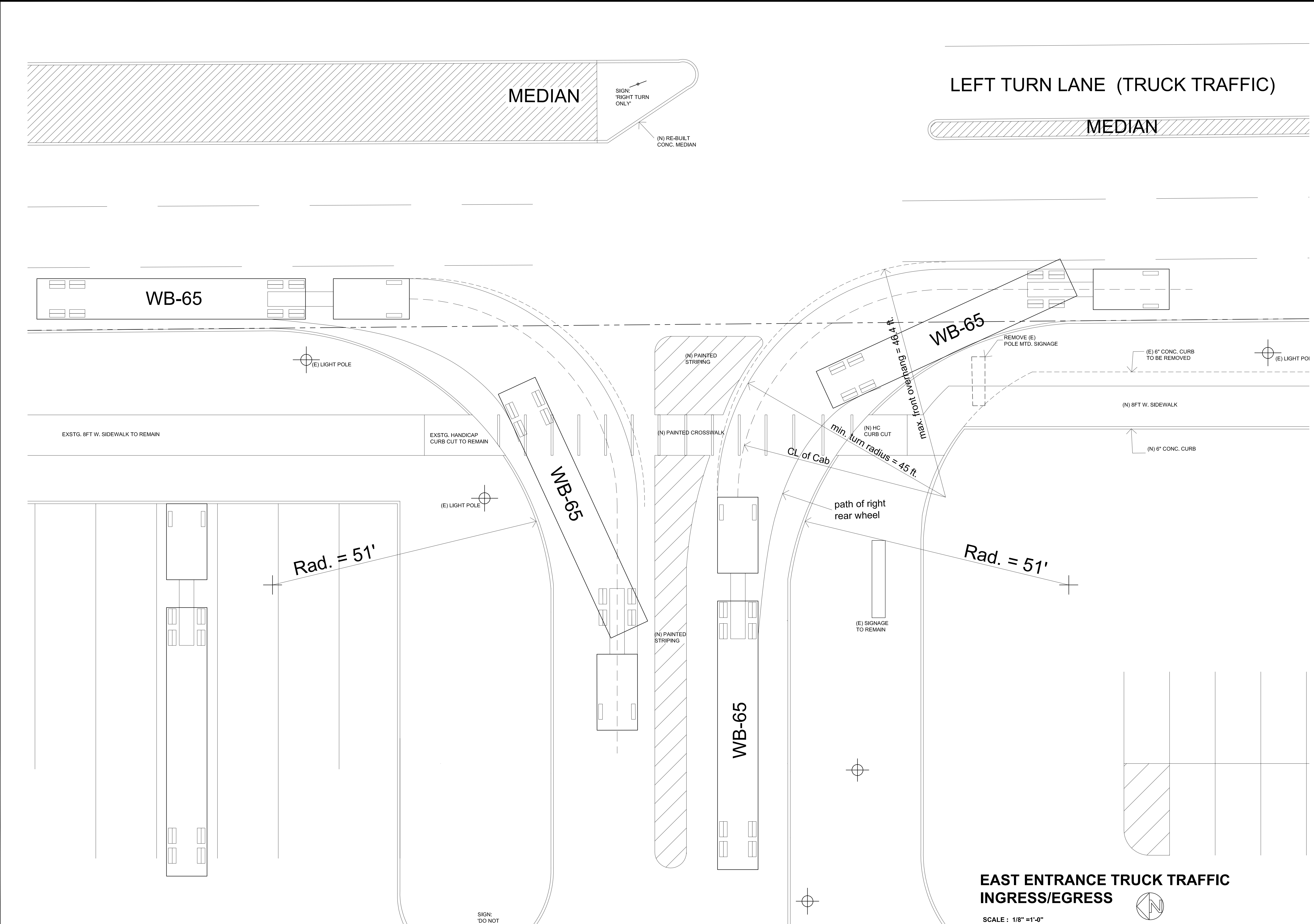
EAST ENTRANCE TRUCK TRAFFIC  
INGRESS/EGRESS



SCALE : 1/8" = 1'-0"

A-4





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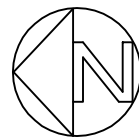
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FILE
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EAST ENTRANCE TRUCK TRAFFIC  
INGRESS/EGRESS



SCALE : 1/8" =1'-0"

A-5



## PLAN SET INDEX

SHEET	NAME
L1	LANDSCAPE COVER SHEET & PLANT LIST
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE PLAN

## LANDSCAPE PLANT LIST

## DECIDUOUS SHADE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
OHB	Ohio Buckeye	Aesculus glabra	30'-40'	25'-35'	Medium	Sun / Part Sun	2" Cal., B&B	3
WEC	Western Catalpa	Catalpa speciosa	40'-60'	30'-50'	Low	Sun	2" Cal., B&B	2
WEH	Western Hackberry	Celtis occidentalis	50'-60'	40'-50'	Low	Sun	2" Cal., B&B	8
SHL	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	40'-50'	30'-40'	Low	Sun	2" Cal., B&B	5

## ORNAMENTAL TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
BTM	Bigtooth Maple	Acer grandidentatum	20'-30'	20'-30'	Low	Sun	1-1/2" Cal., B&B	9
TAT	Hot Wings Tatarian Maple	Acer tataricum 'GarAnn'	20'-25'	15'-20'	Low	Adaptable	1-1/2" Cal., B&B	12
PRC	Prairie Rose Crabapple	Malus 'Prairie Rose'	15'-20'	15'-20'	Medium	Sun	1-1/2" Cal., B&B	3
CCP	Chankideer Pear	Pyrus calleryana 'Chankideer'	20'-30'	15'-20'	Medium	Sun / Part Shade	1-1/2" Cal., B&B	1
JTL	Japanese Tree Lilac	Syringa reticulata	15'-25'	15'-20'	Low	Sun / Part Shade	1-1/2" Cal., B&B	3

## EVERGREEN TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
BSP	Bosnian Pine	Pinus heldreichii (leucoderme)	15'-25'	10'-12'	Low	Sun	6" ht., B&B	4
AUS	Austrian Pine	Pinus nigra	40'-60'	30'-40'	Low	Sun	8" ht., B&B	11
RMJ	Rocky Mountain Juniper	Juniperus scopulorum	20'-30'	8'-12'	Very Low	Sun	5 Gallon Cont.	9
OSJ	One Seed Juniper	Juniperus monosperma	10'-30'	6'-12'	Very Low	Sun	5 Gallon Cont.	6

## DECIDUOUS SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
UTS	Utah Serviceberry	Amelanchier alnifolia	6'-12'	6'-12'	Low	Sun	5 Gallon Cont.	13
SIP	Siberian Peashrub	Caragana arborescens	10'-15'	8'-12'	Low	Sun	5 Gallon Cont.	16
FEH	Fernbush	Chamaebatia millefolium	3'-5'	3'-6'	Very Low	Sun	5 Gallon Cont.	16
TBR	Tall Blue Rabbitbrush	Ericameria nauseosa speciosa	2'-6'	2'-6'	Very Low	Sun	5 Gallon Cont.	6
RUS	Russian Sage	Perovskia atriplicifolia	3'-4'	3'-4'	Very Low	Sun	5 Gallon Cont.	19
JAP	Jackman Potentilla	Potentilla fruticosa 'Jackmanii'	2'-3'	3'-4'	Low	Sun	5 Gallon Cont.	24
CWS	Creeping Western Sand Cherry	Prunus besseyi 'Pawnee Buttes'	15'-18"	4'-6"	Low	Sun	5 Gallon Cont.	10
GLS	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	3'	8'	Very Low	Sun	5 Gallon Cont.	16
TLS	Three-Leaf Sumac	Rhus trilobata	3'-6'	3'-6'	Very Low	Sun	5 Gallon Cont.	8
RLR	Red-Leaved Rose	Rosa glauca	6'-7'	4'-6'	Low	Sun	5 Gallon Cont.	11
RMR	Red Meidland Rose	Rosa Meidland Red	18-24"	4'-6"	Low	Sun	5 Gallon Cont.	9
CAC	Compact American Cranberrybush	Viburnum trilobum 'Bailey Compactum'	4'-5'	4'-5'	Medium	Adaptable	5 Gallon Cont.	11

## EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
ARJ	Armstrong Juniper	Juniperus chinensis 'Armstrongii'	3'-4'	3'-4'	Low	Sun	5 Gallon Cont.	9
CCJ	Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	12-18"	6-8"	Low	Sun / Part Shade	5 Gallon Cont.	34
BTM	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	6-8'	5-6'	Low	Sun	5 Gallon Cont.	9

## ORNAMENTAL GRASSES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
DBS	Dallas Blues Blue Switch Grass	Panicum virgatum 'Dallas Blues'	4'-6"	18-24"	Low	Sun	5 Gallon Cont.	10
SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3'-4'	12-18"	Low	Sun	5 Gallon Cont.	36
GSG	Giant Sacaton Grass	Sporobolus wrightii	3'-6"	3'-5'	Low	Sun	5 Gallon Cont.	12
LBG	Little Bluestem Grass	Schizachyrium scoparium 'Blaze'	3'-4'	24-30"	Low	Sun	5 Gallon Cont.	28

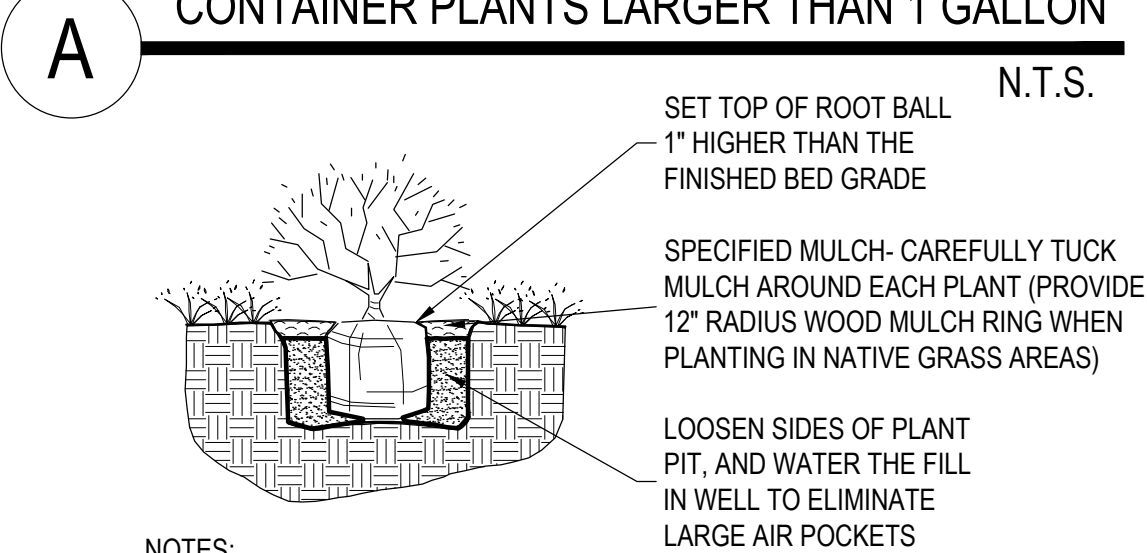
## SOD

90 / 10 Fescue/Bluegrass Mix

## NATIVE SEEDING - LOW GROW NATIVE MIX

Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com):  
PBSI Low Grow Native Mix  
Application Rate: 5 LBS/1,000 SF

## PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



## NOTES:

1. PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
2. CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
4. TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM IT'S CONTAINER.
5. FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
6. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
7. SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

N.T.S.

## VICINITY MAP

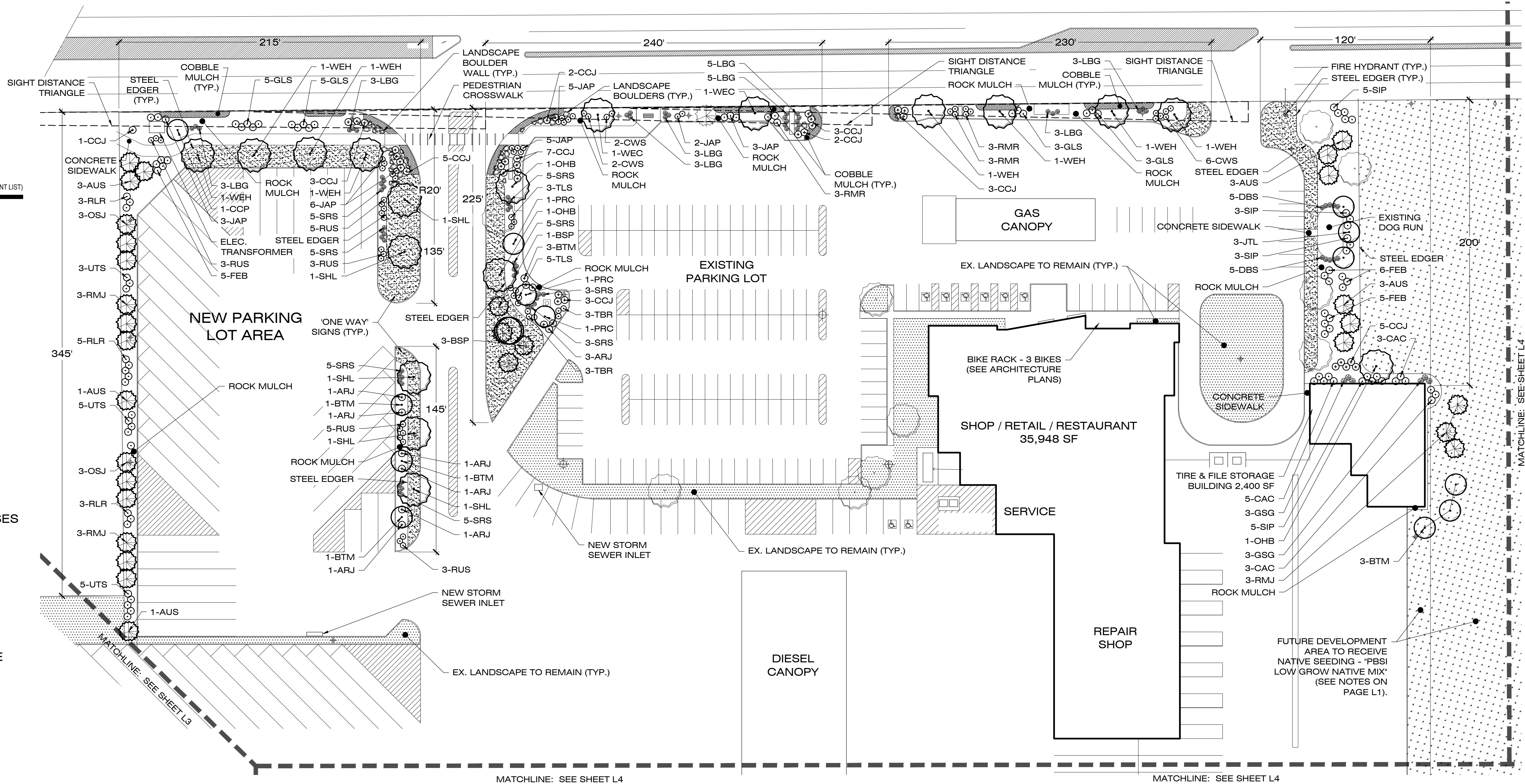




## LANDSCAPE PLAN

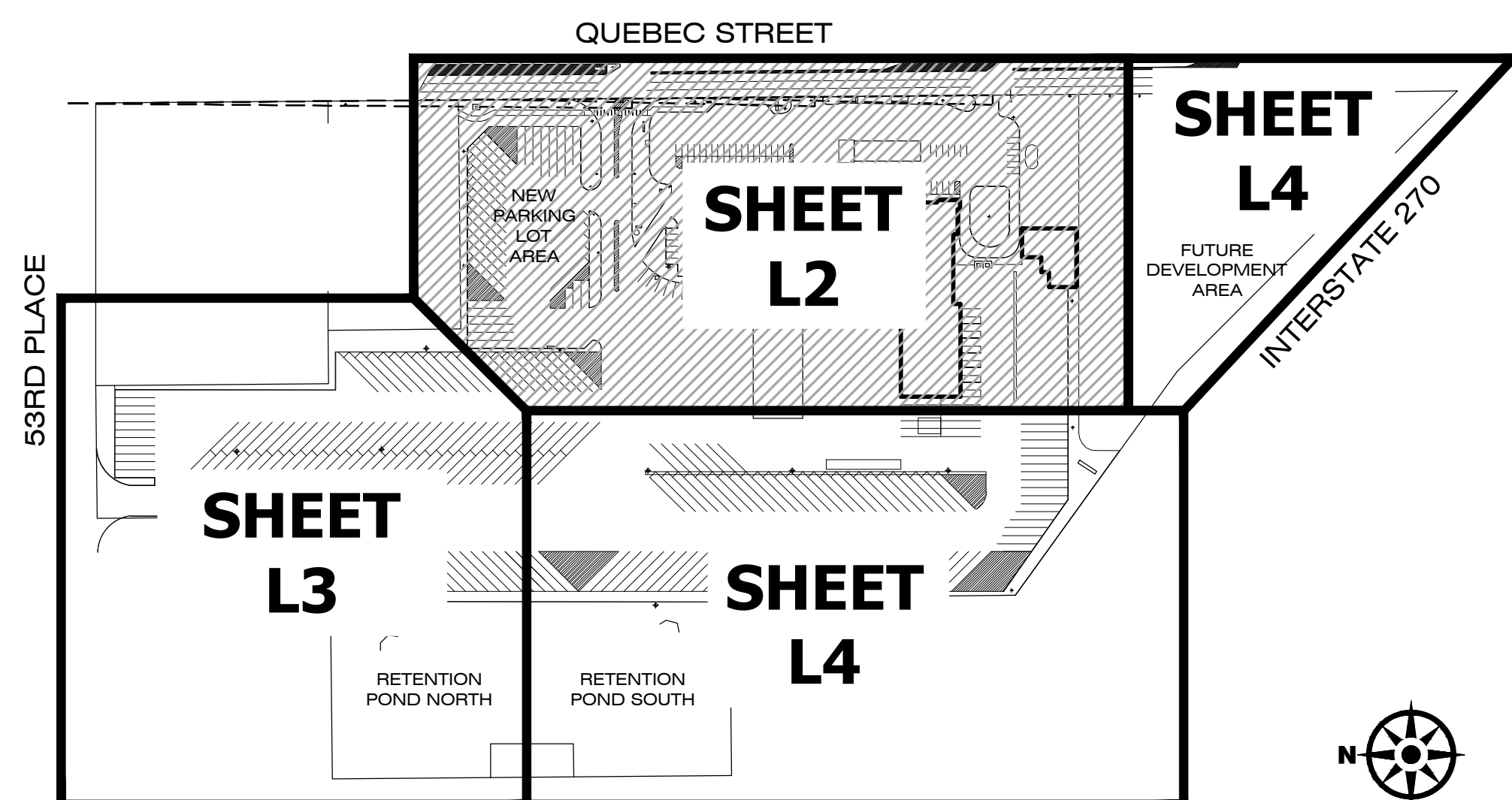
## LANDSCAPE LEGEND (SEE SHEET L1 FOR FULL PLANT LIST)

- DECIDUOUS SHADE TREES  
 ORNAMENTAL TREES  
 EVERGREEN TREES  
 EXISTING TREES TO REMAIN  
 EXISTING TREES TO REMOVE  
 DECIDUOUS SHRUBS  
 EVERGREEN SHRUBS  
 ORNAMENTAL GRASSES  
 SOD  
 NATIVE SEED "PBSI LOW GROW NATIVE MIX"  
 EXISTING LANDSCAPE TO REMAIN



## SHEET KEY

N.T.S.



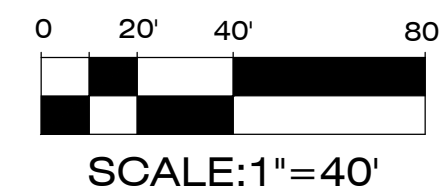
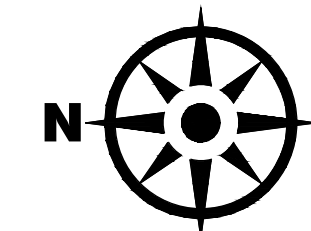
## NEW PARKING LOT AREA LANDSCAPE REQUIREMENTS

ITEM	REQUIREMENT	AREA PROVIDED	PLANT MATERIAL REQUIRED/PROVIDED
SEC. 21-7516 BUFFER REQUIREMENTS	BUFFER ZONE B: 15' WIDE LANDSCAPE BUFFER; 5 TREES & 8 SHRUBS/100 L.F.	= 345 L.F. = 4,251 S.F.	<b>REQUIRED:</b> 345 LF = 17 TREES & 28 SHRUBS <b>PROVIDED:</b> 10' WIDE BUFFER, 17 TREES & 28 SHRUBS
SEC. 21-7550 RIGHT-OF-WAY LANDSCAPING	TREES 40' ON CENTER, IN OR NEAR RIGHTS-OF-WAY (QUEBEC ST.)	= 215 L.F. = 3,725 S.F.	<b>REQUIRED:</b> 215 L.F. = 4 TREES <b>PROVIDED:</b> 4 TREES
SEC. 21-7540 PERIMETER LANDSCAPING	10' WIDE LANDSCAPE BUFFER; 1 TREE & 5 SHRUBS/30 L.F.	= 485 L.F. = 6,537 S.F.	<b>REQUIRED:</b> 485 L.F. = 16 TREES & 80 SHRUBS <b>PROVIDED:</b> 17, 25', & 33' WIDE BUFFERS, 13 TREES & 80 SHRUBS

## PERIMETER LANDSCAPE AREA REQUIREMENTS

ITEM	REQUIREMENT	AREA PROVIDED	PLANT MATERIAL REQUIRED/PROVIDED
SEC. 21-7550 RIGHT-OF-WAY LANDSCAPING	TREES 40' ON CENTER, IN OR NEAR RIGHTS-OF-WAY (QUEBEC ST.)	= 590 L.F. = 7,753 S.F.	<b>REQUIRED:</b> 590 L.F. = 9 TREES <b>PROVIDED:</b> 9 TREES (7 NEW, 2 EXISTING)
SEC. 21-7540 PERIMETER LANDSCAPING	15' WIDE LANDSCAPE BUFFER; 1 TREE & 5 SHRUBS/30 L.F.	= 1,110 L.F. = 27,146 S.F.	<b>REQUIRED:</b> 1,110 L.F. = 37 TREES & 185 SHRUBS <b>PROVIDED:</b> 10'-60' WIDE BUFFERS, 45 TREES (41 NEW, 8 EXISTING) & 181 SHRUBS

NOTES:  
1) EACH 3' & 4' SIZE ORNAMENTAL GRASS IS EQUAL TO (1) X 5 GALLON SHRUB.



## CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE



www.ODGDESIGN.COM

OUTDOOR DESIGN GROUP, INC.  
5690 WEBSTER STREET  
ARVADA, CO 80002  
(303) 993-4811

TRAVEL CENTERS OF AMERICA

5101 Quebec St., Commerce City, Colorado 80022

PIN: 0182317107020

Owner:  
Travel Centers of America  
24601 Center Ridge Rd.  
Westlake, OH 44145

Conditional Use Permit  
Landscape Plans

## Issue Dates

Date: Notes:  
10-23-18 CUP SUBMITTAL  
05-21-19 2ND CUP SUBMITTAL  
11-11-19 3RD CUP SUBMITTAL

PREPARED UNDER THE  
SUPERVISION OF

PLANNING SUBMITTAL  
NOT FOR CONSTRUCTION

MATTHEW G. CORRIAN  
COLORADO RLA #155

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Sheet

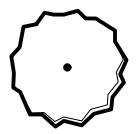
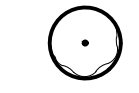
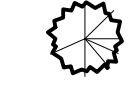
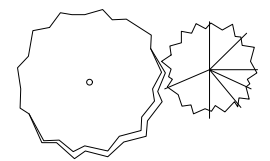
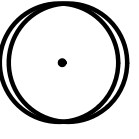



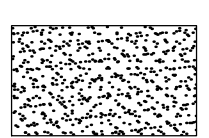
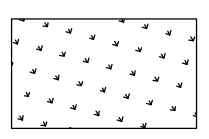
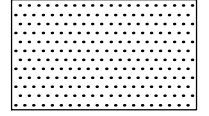
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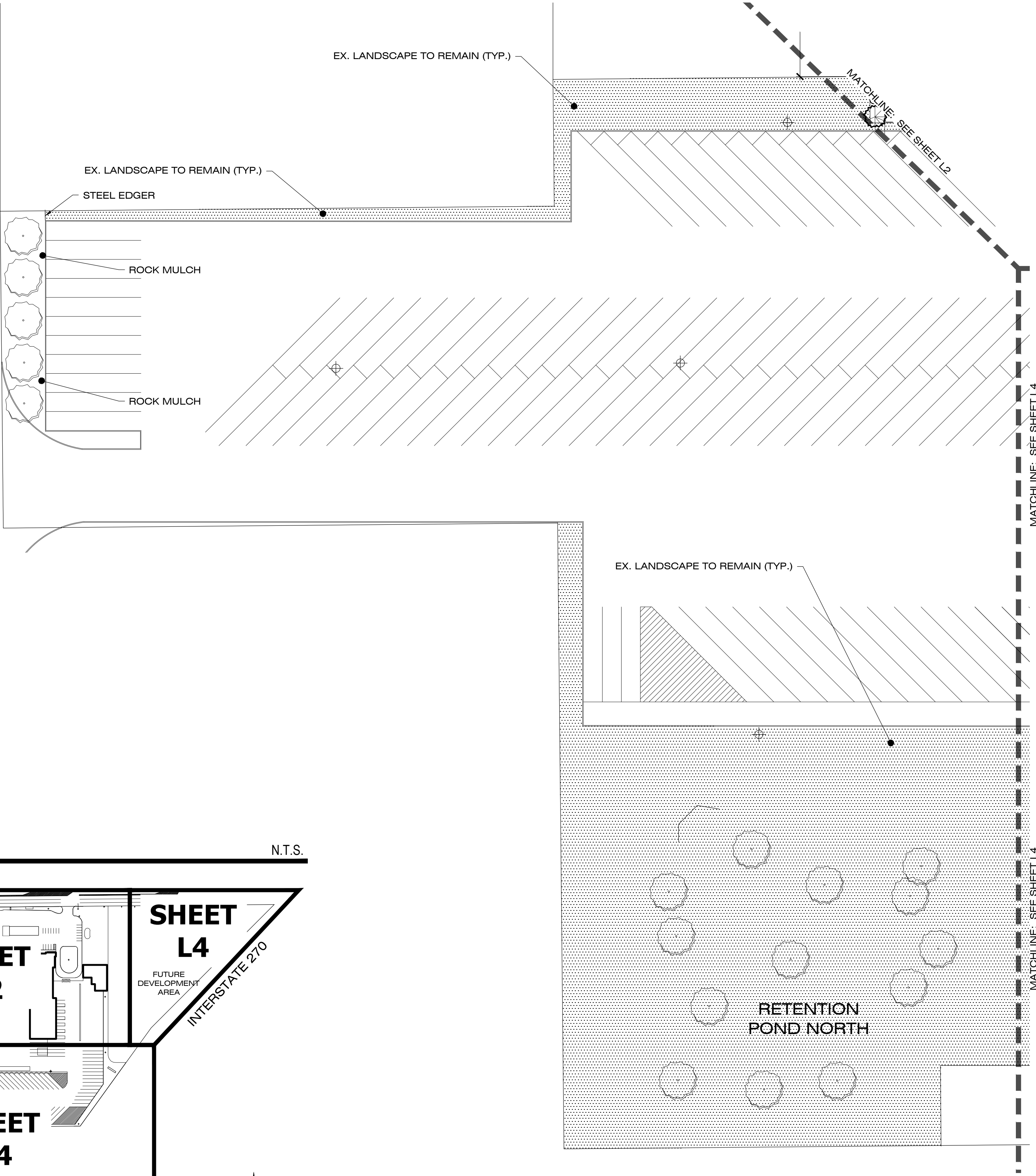
Landscape  
Plan



LANDSCAPE PLAN

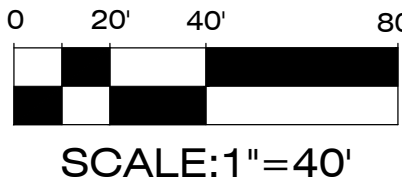
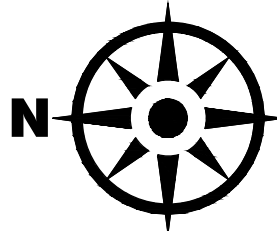
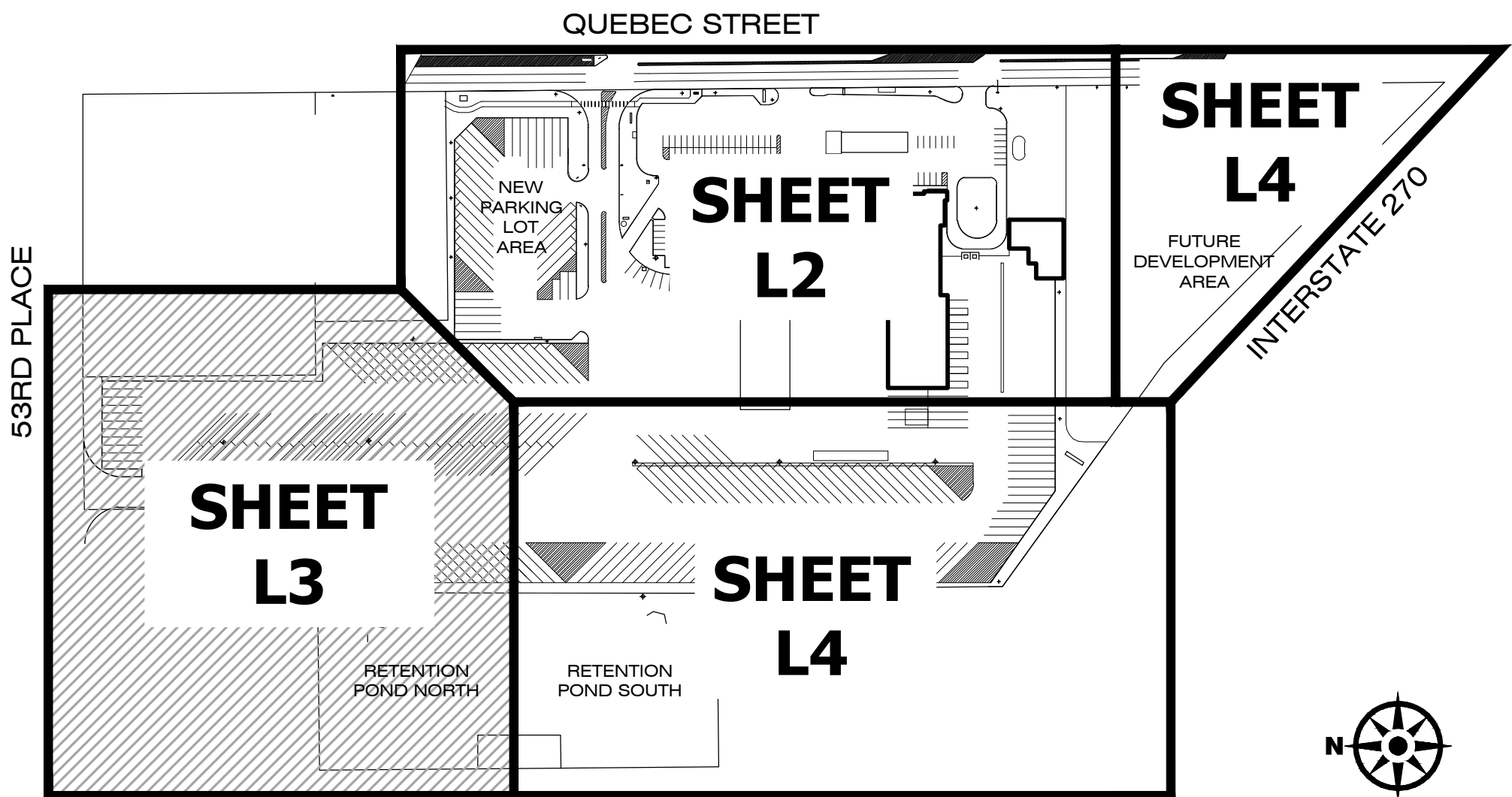
LANDSCAPE LEGEND (SEE SHEET L1 FOR FULL PLANT LIST)

-  DECIDUOUS SHADE TREES
-  ORNAMENTAL TREES
-  EVERGREEN TREES
-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO REMOVE
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  SOD
-  NATIVE SEED  
"PBSI LOW GROW NATIVE MIX"
-  EXISTING LANDSCAPE TO REMAIN



SHEET KEY

N.T.S.



COMMERCE CITY LANDSCAPE PLAN NOTES

1. 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 GROUNDCOVER 2 1/4" POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% EVERGREEN AND 50% DECIDUOUS (TREE LAWN AREAS SHALL BE DECIDUOUS SHADE TREES). MINIMUM SOIL REPERATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000 SF OF LANDSCAPED AREA.
2. 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.
3. WEED BARRIER: POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.
4. 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.
5. IMPLEMENTATION AND COORDINATION OF THE LANDSCAPE PLAN: THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN INS 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.
6. 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.
7. MAINTENANCE:
  - a. 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.
  - b. 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.
  - c. 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.
8. VEHICLE PARKING NOTE: NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.
9. 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 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 WITHING SIGHT-DISTANCE-TRIANGLES. INFORMATION ON THE SIGHT-DISTANCE-TRIANGLES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS.
10. NATIVE GRASS NOTE: ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE SEEDED WITH NATIVE GRASSES.

CITY COUNCIL CERTIFICATE:

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

CITY SIGNATURE

TRAVEL CENTERS OF AMERICA

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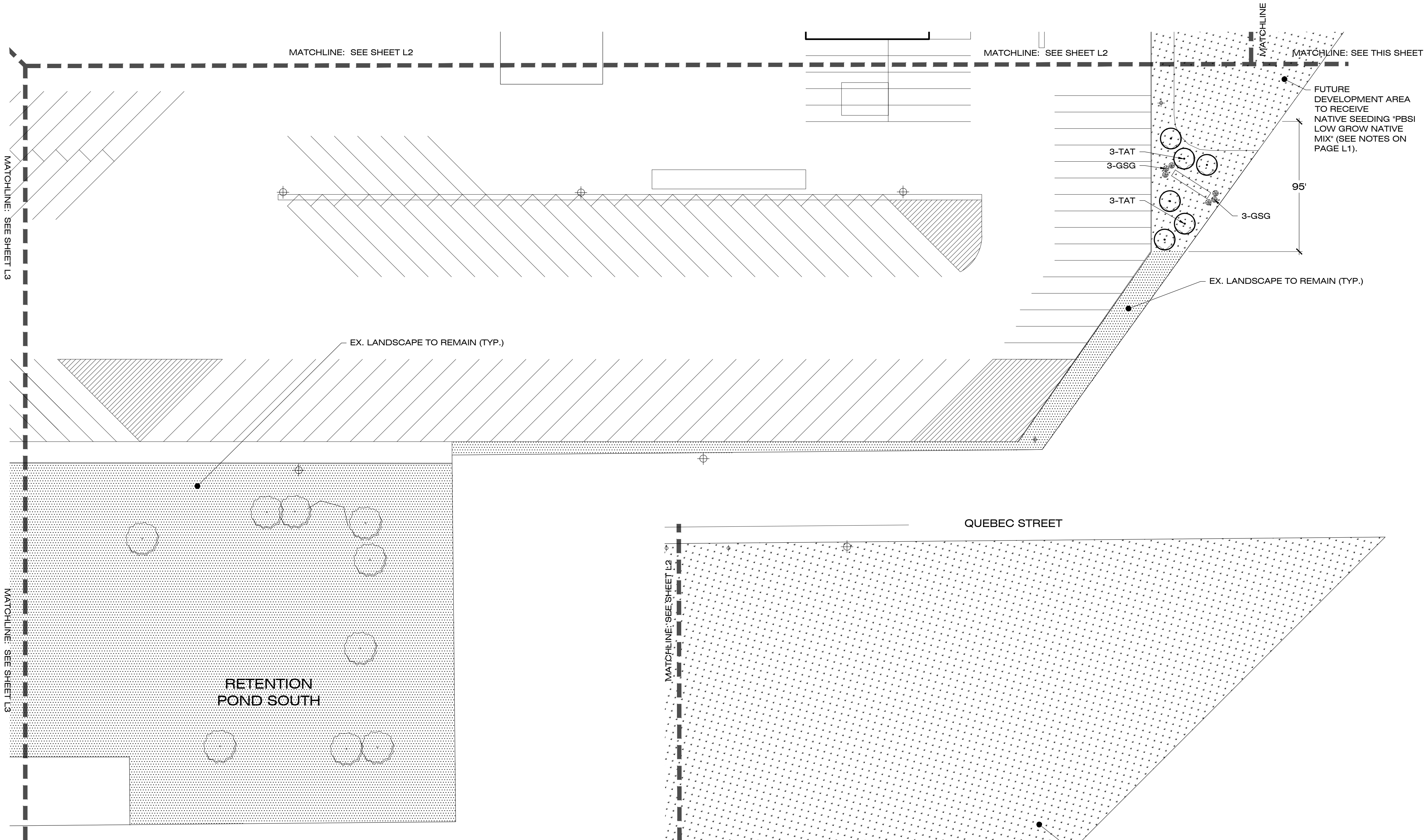
L3

Landscape  
Plan

LANDSCAPE PLAN

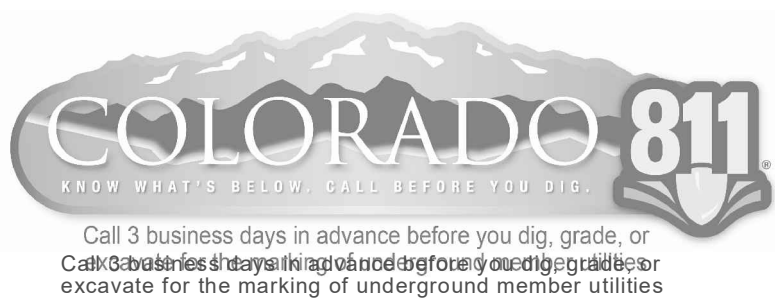
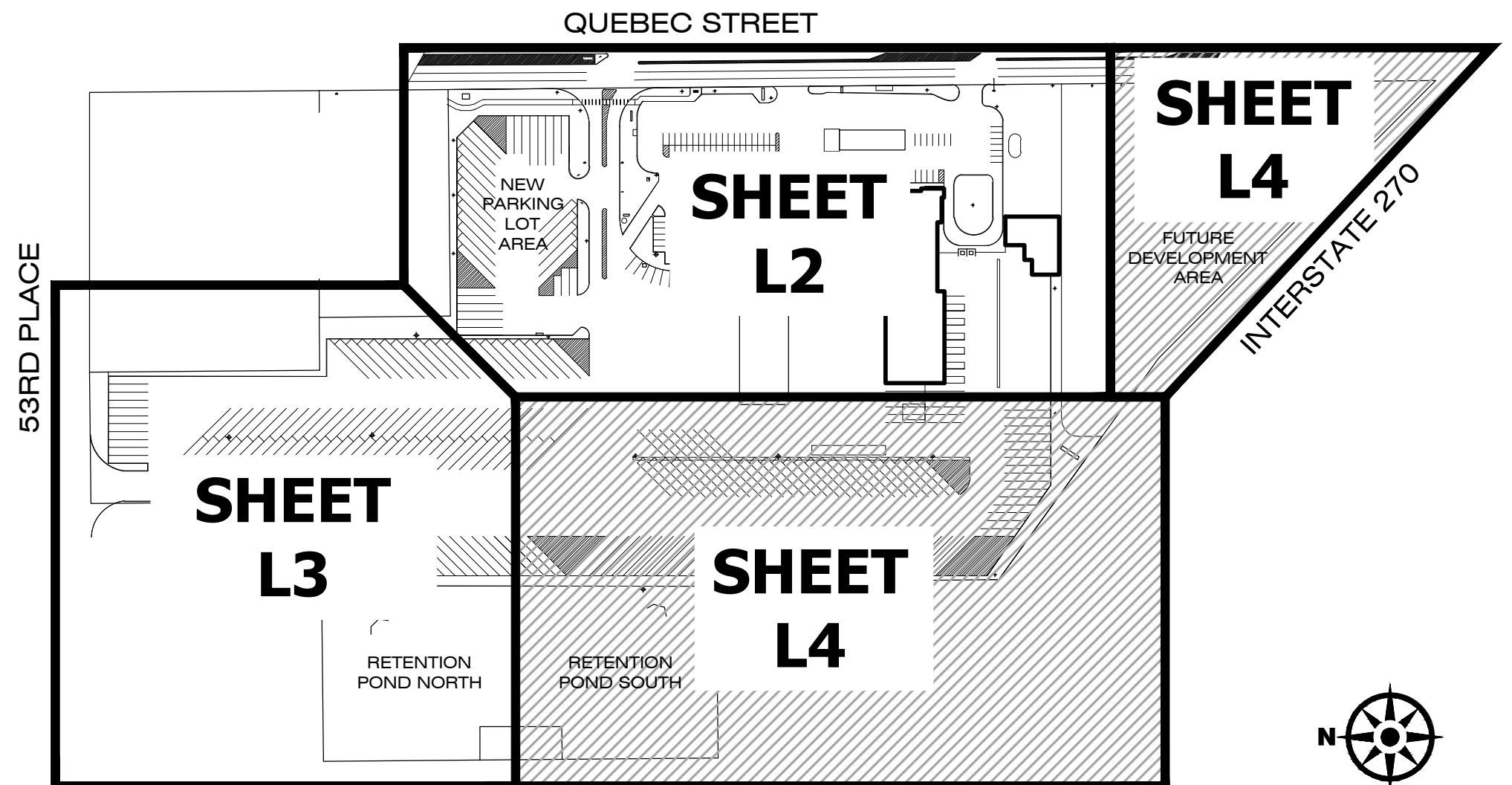
LANDSCAPE LEGEND (SEE SHEET L1 FOR FULL PLANT LIST)

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- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREES TO REMAIN
- EXISTING TREES TO REMOVE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SOD
- NATIVE SEED 'PBSI LOW GROW NATIVE MIX'
- EXISTING LANDSCAPE TO REMAIN



SHEET KEY

N.T.S.



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Date:	Notes:
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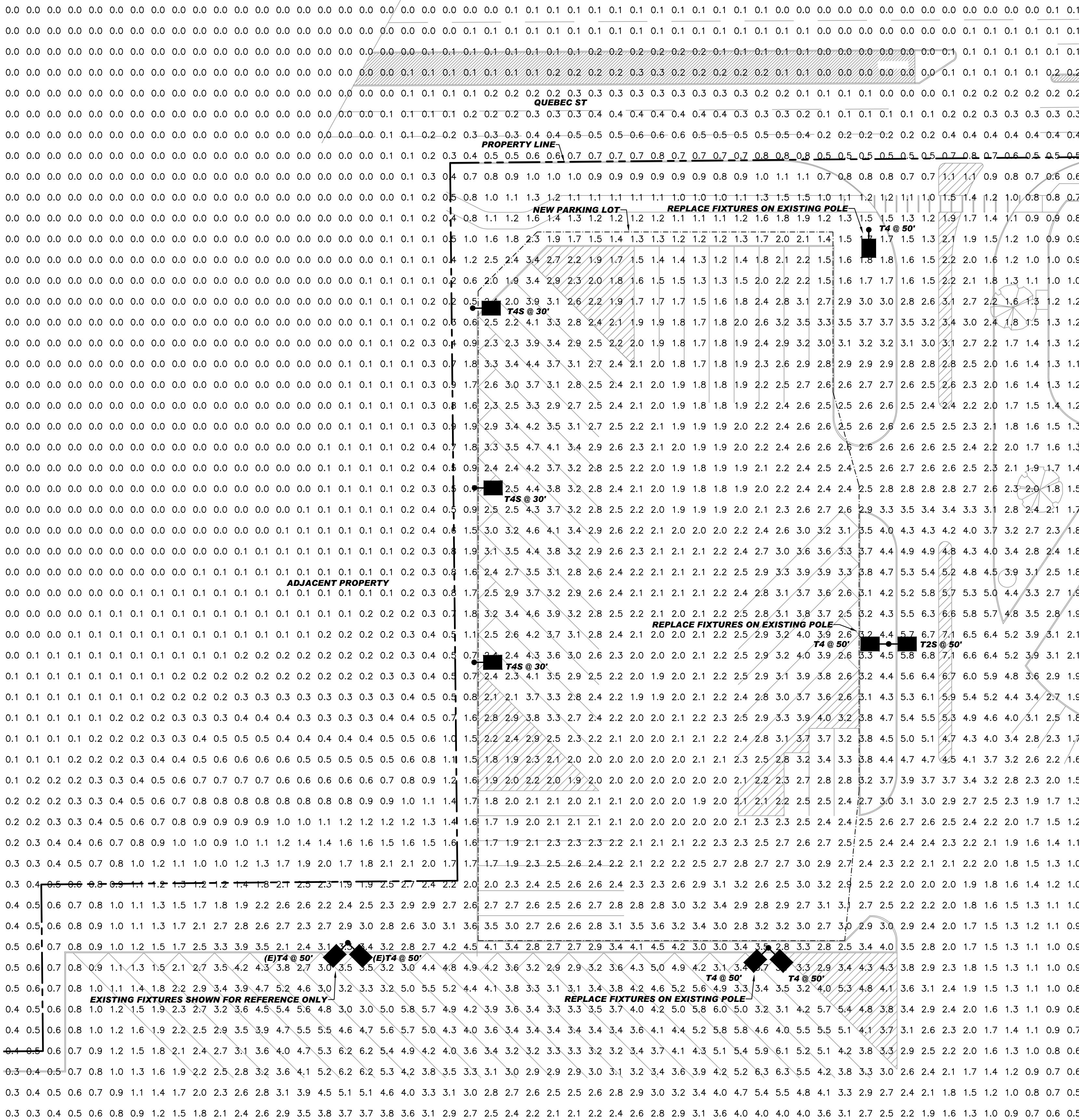
APPROVED BY THE CITY COUNCIL OF COMMERCE CITY,  
THIS \_\_\_ DAY OF \_\_\_, A.D. \_\_\_

CITY SIGNATURE



TRAVEL CENTERS OF AMERICA I-270 AND QUEBEC STREET

A PORTION OF THE LAND IN THE EAST HALF OF SECTION 17  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE  
SIXTH PRICIPAL MERIDAIN, CITY OF COMMERCE CITY  
COUNTY OF ADAMS, STATE OF COLORADO



GENERAL NOTES

1. ALL LIGHT FIXTURES ARE FULL CUT-OFF.



SITE PHOTOMETRIC

SCALE: 1" = 30' - 0"

ISSUE	DATE
△ CUP SUBMITTAL	7-30-19
△	
△	
△	
△	
△	
△	

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Littleton, Co. 80127  
720-320-3297  
fdmuldoon@comcast.net

OWNER:  
TRAVEL CENTERS OF AMERICA  
24601 CENTER RIDGE RD.  
WESTLAKE, OH. 44145

TRAVEL CENTERS OF AMERICA  
SITE IMPROVEMENTS  
CONDITIONAL USE PERMIT  
5101 QUEBEC ST. COMMERCE CITY, CO. 80022  
PIN: 182317107020

JOB#19064  
FILE 19064E-PHOTO  
DRAWN BY: BDB

E-1

TRAVEL CENTERS OF AMERICA I-270 AND QUEBEC STREET

A PORTION OF THE LAND IN THE EAST HALF OF SECTION 17  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE  
SIXTH PRICIPAL MERIDAIN, CITY OF COMMERCE CITY  
COUNTY OF ADAMS, STATE OF COLORADO

ISSUE	DATE
CUP SUBMITTAL	7-30-19

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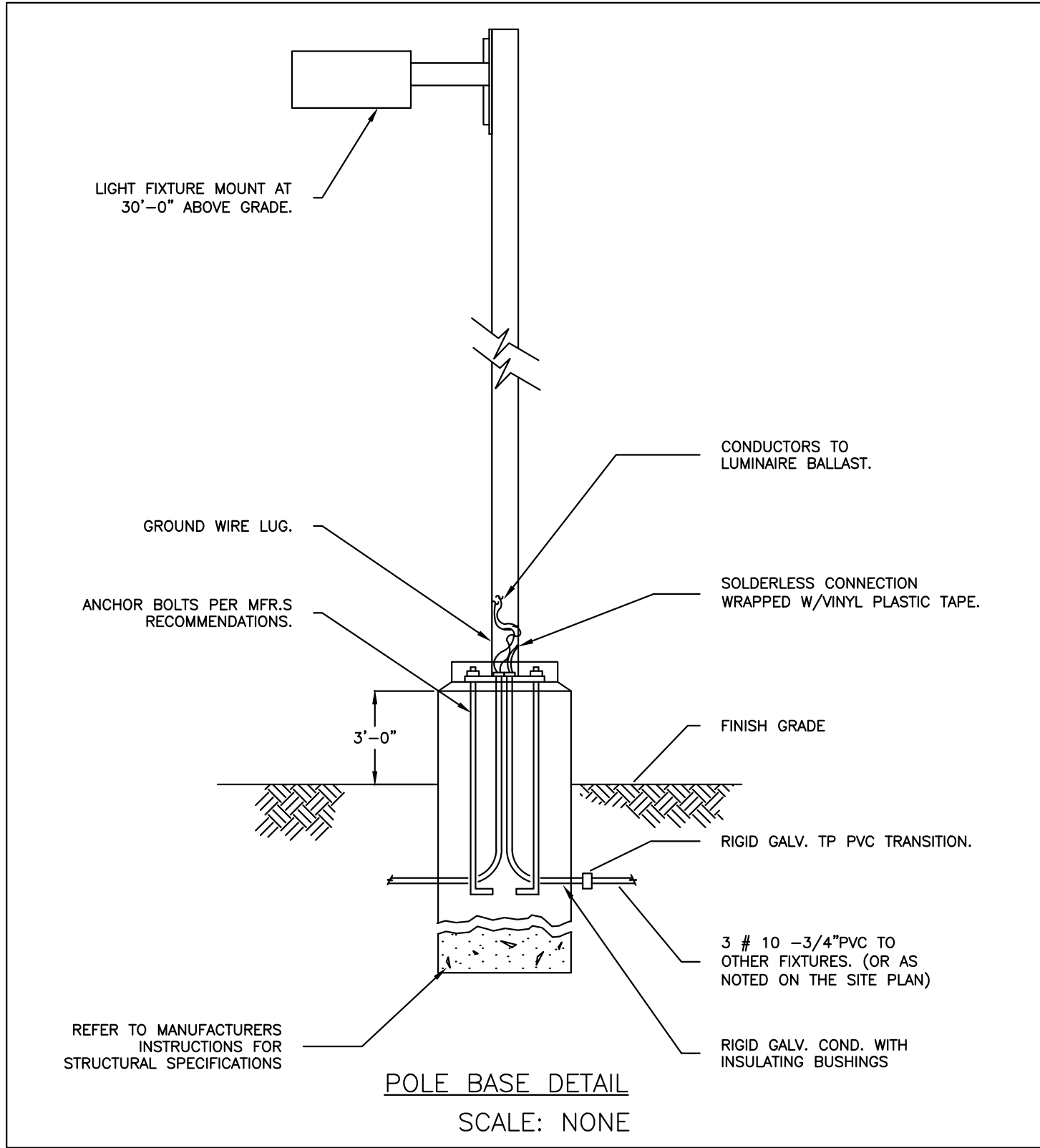
OWNER:  
TRAVEL CENTERS OF AMERICA  
24601 CENTER RIDGE RD.  
WESTLAKE, OH. 44145

TRAVEL CENTERS OF AMERICA  
SITE IMPROVEMENTS  
CONDITIONAL USE PERMIT  
5101 QUEBEC ST. COMMERCE CITY, CO. 80022  
PIN: 182317107020

JOB#19064  
FILE 19064E-PHOTO  
DRAWN BY: BDB

E-2

FIXTURE TYPE: T4S, T2S, AND T4



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	T4S	3	GE LIGHTING SOLUTIONS	EALP03_34AH740_ WITH ELS-EAL-RBL-BLCK	EALP03 EVOLVE LED AREA	LED	1	EALP03_34AH740_ ELS-EAL-RBL-BLCK.IES	21901	1	200
	T2S	1	GE LIGHTING SOLUTIONS	EALP03_Q3AW740_ WITH ELS-EAL-WBL-BLCK	EALP03 EVOLVE LED AREA	LED	1	EALP03_Q3AW740_ ELS-EAL-WBL-BLCK.IES	65600	1	570
	T4	3	GE LIGHTING SOLUTIONS	EALP03_Q4AH740_	EALP03 EVOLVE LED AREA	LED	1	EALP03_Q4AH740_ S IE	67602	1	570
	(E)T4	2	GE LIGHTING SOLUTIONS	EALP03_Q4AH740_	EALP03 EVOLVE LED AREA	LED	1	EALP03_Q4AH740_ S IE	67602	1	570

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	2.5 fc	4.7 fc	1.2 fc	3.9:1	2.1:1

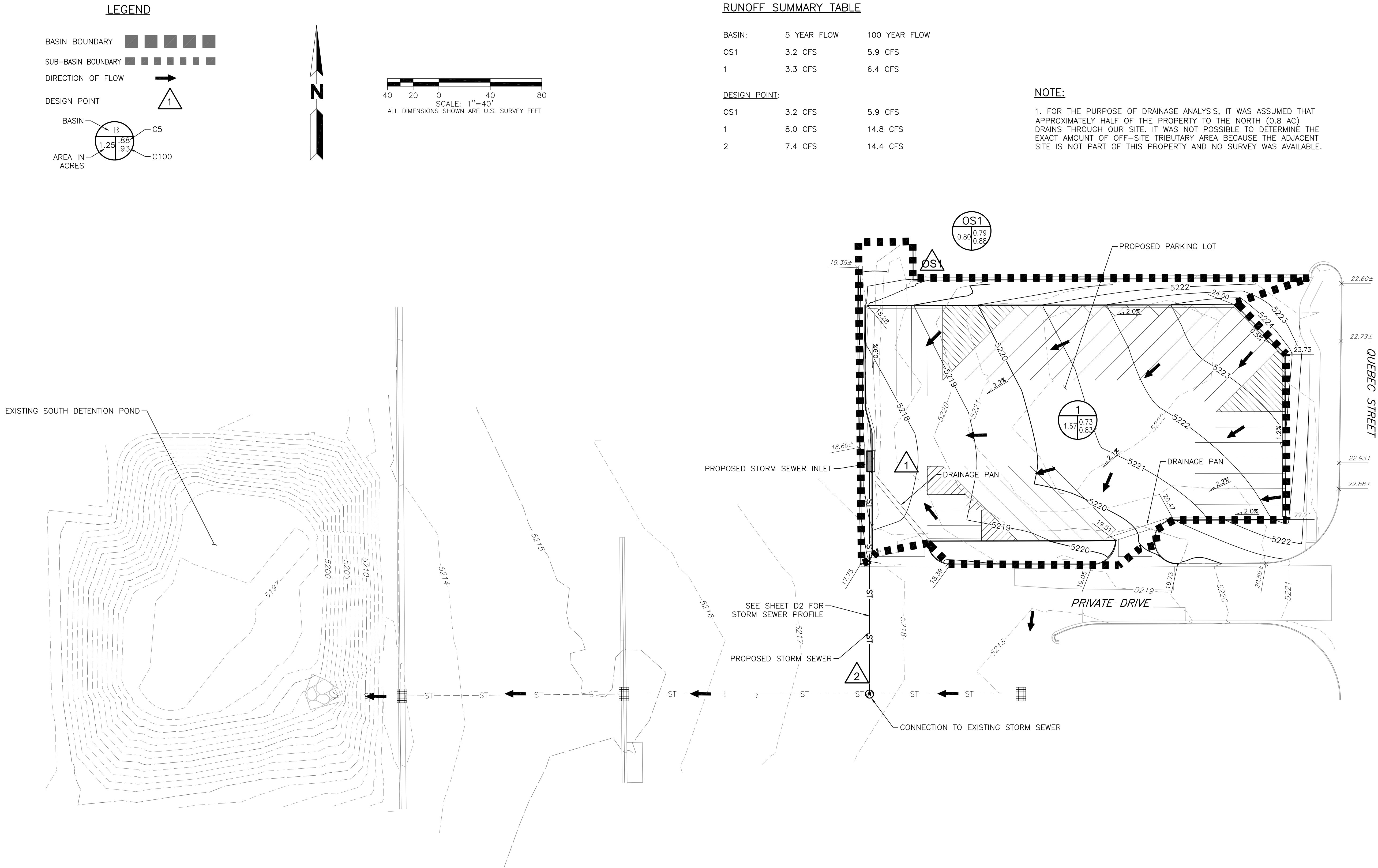


GE Evolve™  
LED Area Lighting  
EALS-03 & EALP-03

current  
powered by GE







**RUNOFF SUMMARY TABLE**

BASIN:	5 YEAR FLOW	100 YEAR FLOW
OS1	3.2 CFS	5.9 CFS
1	3.3 CFS	6.4 CFS

**DESIGN POINT:**

OS1	3.2 CFS	5.9 CFS
1	8.0 CFS	14.8 CFS
2	7.4 CFS	14.4 CFS

**NOTE:**

1. FOR THE PURPOSE OF DRAINAGE ANALYSIS, IT WAS ASSUMED THAT APPROXIMATELY HALF OF THE PROPERTY TO THE NORTH (0.8 AC) DRAINS THROUGH OUR SITE. IT WAS NOT POSSIBLE TO DETERMINE THE EXACT AMOUNT OF OFF-SITE TRIBUTARY AREA BECAUSE THE ADJACENT SITE IS NOT PART OF THIS PROPERTY AND NO SURVEY WAS AVAILABLE.

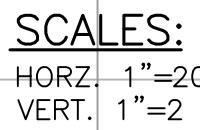
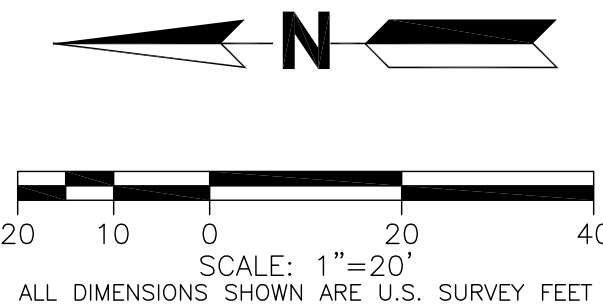
**TRAVEL CENTERS  
OF AMERICA  
GRADING AND DRAINAGE PLAN**

No.	Issue / Revision	Date	Name
1	PRELIMINARY SUBMITTAL	12/17/15	DVP
1	CITY SUBMITTAL	11/12/19	DVP

Job Number	15.0828
Project Manager	D. PONDER
Design By	D. PONDER
Drawn By	D. PONDER
Principal In Charge	A. SCHLAPPE

Sheet Number:

**D1**

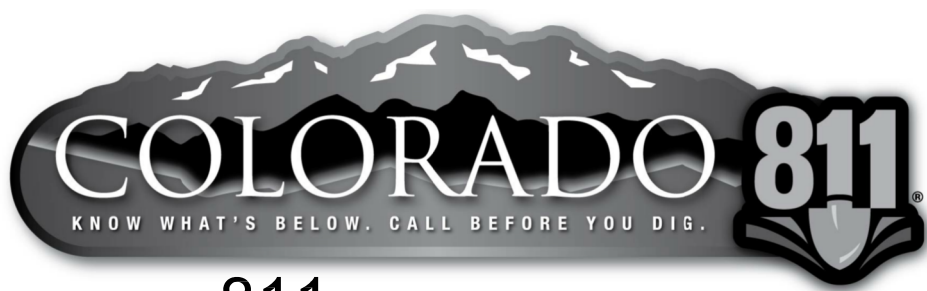


1. DEPTH OF WATER NOT SURVEYED.  
CONTRACTOR TO VERIFY DEPTH PRIOR TO  
CONSTRUCTION AND NOTIFY ENGINEER OF  
POTENTIAL CONFLICT. PROVIDE LOWERING IF  
LESS THAN 18" OF CLEARANCE.
2. DEPTH OF ELECTRIC NOT SURVEYED.  
CONTRACTOR TO VERIFY DEPTH PRIOR TO  
CONSTRUCTION AND NOTIFY ENGINEER IF  
CONFLICT.

FOR UNDERGROUND UTILITIES MARTIN / MARTIN  
INC. RELIED UPON LOCATIONS AND MARKINGS  
PROVIDED BY UNDERGROUND CONSULTING  
SOLUTIONS.

ELEVATIONS ARE BASED ON THE CITY AND COUNTY OF DENVER BM #269 A CITY AND COUNTY OF DENVER BRASS CAP AT SOUTHEAST CORNER OF 48TH AVENUE AND HOLLY STREET ON TOP OF CURB.

ELEVATION = 5248.47 FEET (NAVD1988) DATUM.



CALL **811** 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE FOR  
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q<sub>LD</sub>) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Job Number	15.0828
Project Manager	D. PONDER
Design By	D. PONDER
Drawn By	D. PONDER
Principal in Charge	A. SCHLAPPE

Sheet Number:

# D2