

# PARKER AND PINE PINE LANE AND S. PARKER ROAD LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS

PARKER AND PINE FILING NO.1  
A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PART OF THE  
NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE  
6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



Final Document  
Subject To Conditions In Approval Letter

APPROVED DATE: 10/25/2023

Planning Approval By: S. Nerger

## CONTACTS:

**DEVELOPER:**  
EISENBERG COMPANY, INC.  
2710 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016  
TEL: (602) 468-6100  
CONTACT: RYAN AMATO

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
TEL: (303) 228-2318  
CONTACT: DAN SKEEHAN

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
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CONTACT: IZZY MILLER  
EMAIL: IZZY.MILLER@CENTURYLINK.COM

**GAS SERVICE:**  
XCEL ENERGY  
1800 LARIMER STREET  
DENVER, CO 80202  
CONTACT: RON JOHNSON  
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

**TOWN OF PARKER:**  
TOWN OF PARKER  
20120 EAST MAINSTREET  
PARKER, CO 80138-7334  
TEL: (303) 805-3331  
CONTACT: CAROLYN PARKINSON

**ELECTRICAL SERVICE:**  
IREA  
5496 US HWY 85  
SEDALIA, CO 80135  
TEL: (303) 688-7431  
CONTACT: AMANDA STEINER

**ARCHITECT:**  
NAOS DESIGN GROUP, LLC  
4949 SOUTH SYRACUSE ST. SUITE 460  
DENVER, CO 80237  
TEL: 303-759-5777  
CONTACT: JORDAN BONICELLI

**SURVEYOR:**  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC ST. SUITE 126  
AURORA, CO 80012  
TEL: 303-337-1393  
CONTACT: CHARLES BECKSTROM, PLS

**TELEVISION:**  
COMCAST  
1601 MILE HIGH STADIUM CIRCLE  
DENVER, CO 80204  
CONTACT: DEAN FLENTHROPE  
EMAIL: DEAN\_FLENTHROPE@CABLE.COMCAST.COM

**WATER/SANITARY SEWER:**  
PARKER WATER AND SANITATION DISTRICT  
18100 E. WOODMAN ROAD  
PARKER, CO 80134  
TEL: 303-841-4627  
CONTACT: DRAYTON SANDERSON

**FIRE DEPARTMENT:**  
SOUTH METRO FIRE RESCUE AUTHORITY  
9195 E. MINERAL AVE.  
CENTENNIAL, CO 80112  
TEL: (720) 989-2244  
CONTACT: CHIP KERKHOVE

**TOWN OF PARKER PLAN REVIEW:**  
20120 E. MAINSTREET  
PARKER, CO 80138  
TEL: (303) 805-3169  
CONTACT: RANDY CAPRA



VICINITY MAP  
1"=2,000'

| Sheet Number | Sheet Title                  |
|--------------|------------------------------|
| L1.0         | COVER SHEET                  |
| L1.1         | LANDSCAPE PLAN               |
| L1.2         | LANDSCAPE PLAN               |
| L1.3         | LANDSCAPE PLAN               |
| L1.4         | LANDSCAPE PLAN               |
| L1.5         | LANDSCAPE NOTES AND SCHEDULE |
| L1.6         | LANDSCAPE DETAILS            |
| IR1.1        | IRRIGATION PLAN              |
| IR1.2        | IRRIGATION PLAN              |
| IR1.3        | IRRIGATION PLAN              |
| IR1.4        | IRRIGATION PLAN              |
| IR1.5        | IRRIGATION DETAILS           |
| IR1.6        | IRRIGATION DETAILS           |

## LEGAL DESCRIPTION

PARKER AND PINE FILING NO. COUNTY OF DOUGLAS, STATE OF COLORADO.

## BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/4" ALUMINUM CAP.

ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

**EXHIBIT F**  
Parker Water & Sanitation District (PWS&D)  
Landscape/Irrigation Worksheet  
Project Name: PARKER AND PINE  
Landscape/Irrigation Tap address (physical location of tap) PARKER AND PINE  
updated 9/24/07

| Landscape Area | High Water TURF (6,000sf = 1 SFE) | Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE) | Drip Irrigated area (20,000sf = 1 SFE) | Sub-Total of Non-Irrigated area (calculated) Areas | PWS&D one SFE per 6000 | SFE Requirement (Sub-Total Calculation divided by 6000 = requirement) |           |
|----------------|-----------------------------------|---|--|--|------------------------|---|-----------|
|                |                                   |   |  |  |                        |   |           |
| Area #1        | 37,655 sf x 1 = 37,655            | 0 sf x .6 = 0   | 3,381 sf x .3 = 1,014                  | 664,329 sf x 0 = 0                                 | 38,669 sf              | 6,000   | 6.4_SFE's |

Worksheet Completed by: Chris Hepler  
Company: Kimley-Horn  
Address: 4582 S Ulster St. Suite 1500, Denver 80237  
Phone #: 303-228-2300

Owner/Developer: Eisenberg Company  
Attn: Ryan Amato  
Billing Address: 2710 E Camelback Rd. Suite 210, Phoenix, AZ 85016  
Phone #: 602-468-6100

**ET Controller (with Rain Sensor)**  
Manufacturer: Hunter  
Model number: IC-3600-PED-SS

**Tap Size Requirements:**  
0 - 1 SFE's requires a 3/4-inch tap  
1.1 - 2.0 SFE's requires a 1-inch tap  
2.1 - 4.0 SFE's requires a 1 1/2-inch tap  
4.1 - 8.0 SFE's requires a 2-inch tap  
8.1 - 16.0 SFE's requires a 3-inch tap

As-Built Notes Completed By Ben Zand on 10.3.2023

Ben Zand

Digitally signed by Ben Zand  
DN: C=US,  
E=benz@landtechcontractors.com,  
O=Landtech, OU=Maintenance,  
CN=Ben Zand  
Date: 2023.10.03 11:32:57-06'00'

DocuSigned by:  
  
EF856FE62BD1472...

10/11/2023



Know what's below.  
Call before you dig.

| NO. | REVISION | BY | DATE | APPR |
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|     |          |    |      |      |
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**Kimley»Horn**  
2020 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
DRAWN BY: JRK  
CHECKED BY: DLS  
DATE: 04/24/20

PARKER AND PINE FILING 1  
PARKER, CO  
CONSTRUCTION DOCUMENTS  
COVER SHEET

PRELIMINARY

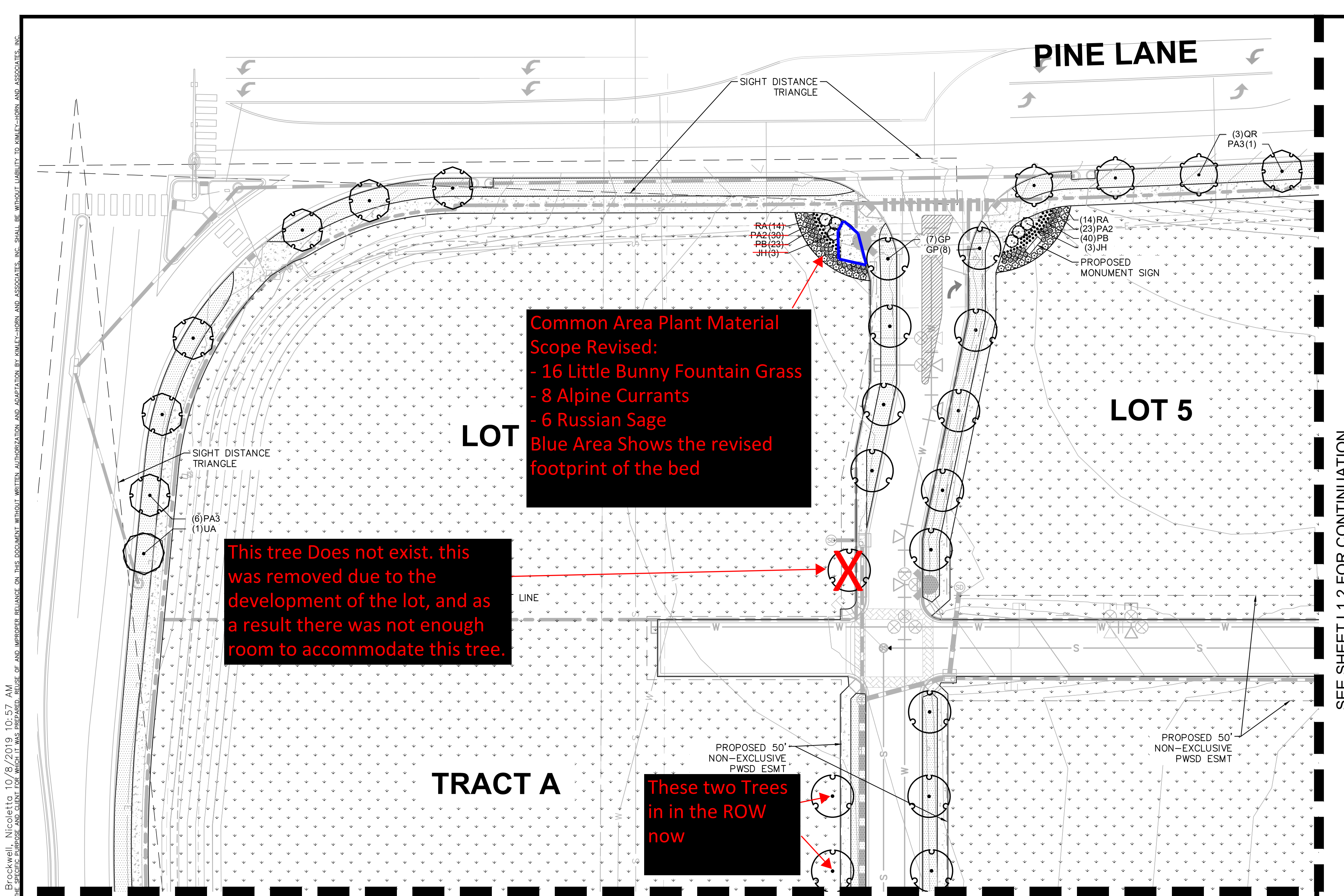
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CONSTRUCTION

**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096502001

DRAWING NAME  
096502001R-CV

L1.0



**Common Area Plant Material Scope Revised:**  
 - 16 Little Bunny Fountain Grass  
 - 8 Alpine Currants  
 - 6 Russian Sage  
 Blue Area Shows the revised footprint of the bed

This tree Does not exist, this was removed due to the development of the lot, and as a result there was not enough room to accommodate this tree.

These two Trees in the ROW now

### LANDSCAPE CALCULATIONS

|   | REQUIRED   | PROVIDED   |
|---|------------|------------|
| <b>STREET TREES</b>                       |            |            |
| 1 TREE/ 40 LF                             | 38 TREES   | 38 TREES   |
| <b>MINIMUM SITE LANDSCAPING STANDARDS</b> |            |            |
| SITE AREA: 694,869 SF                     | 104,109 SF | 705,365 SF |
| 15% TOTAL SITE AREA                       |            |            |

**PARKER COLORADO**  
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**Kimley»Horn**  
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 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: NBB  
 DRAWN BY: NBB  
 CHECKED BY: CPH  
 DATE: 04/24/20

PARKER AND PINE FILING 1  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
 LANDSCAPE PLAN

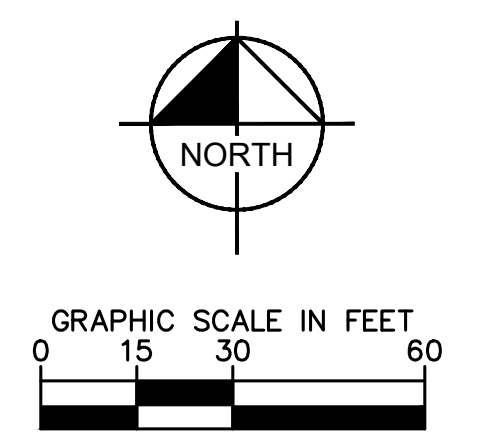
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 PROJECT NO.  
 096502001  
 DRAWING NAME  
 096502001LA

L1.1

### PLANT SCHEDULE

| TREES  | CODE | BOTANICAL NAME                   | COMMON NAME                  |
|--------|------|----------------------------------|------------------------------|
|        | GP   | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY GINKGO      |
|        | PA3  | PYRUS CALLERYANA 'ARISTOCRAT' TM | ARISTOCRAT FLOWERING PEAR    |
|        | QR   | QUERCUS ROBUR                    | ENGLISH OAK                  |
|        | TG   | TILIA CORDATA 'GREENSPIRE'       | GREENSPIRE LITTLELEAF LINDEN |
|        | UA   | ULMUS X 'ACCOLADE'               | ACCOLADE ELM                 |
| SHRUBS | CODE | BOTANICAL NAME                   | COMMON NAME                  |
|        | JH   | JUNIPERUS HORIZONTALIS           | CREEPING JUNIPER             |
|        | PA2  | PEROVSKIA X 'LITTLE SPIRE'       | LITTLE SPIRE RUSSIAN SAGE    |

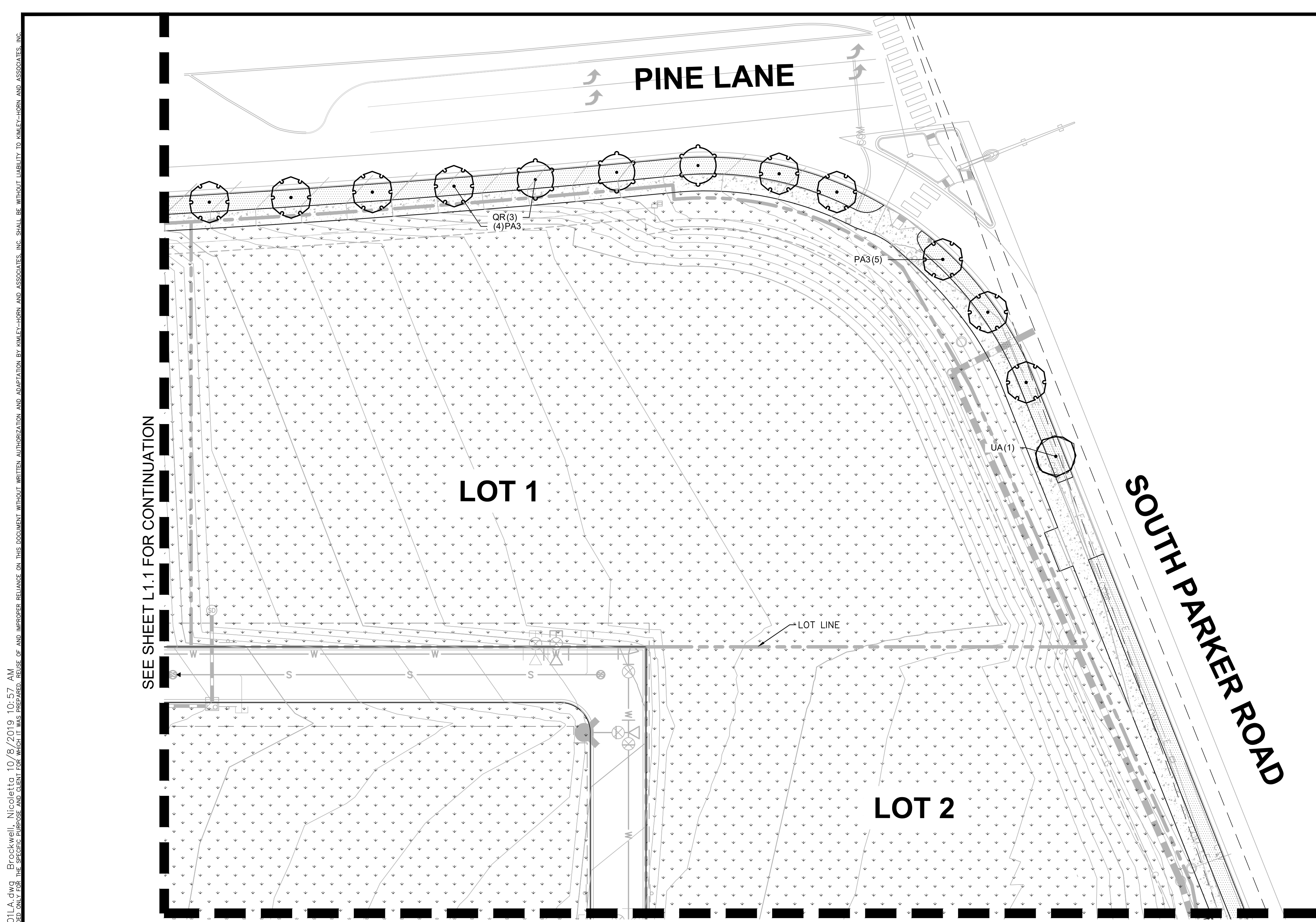
| GROUND COVERS | CODE | BOTANICAL NAME                          | COMMON NAME                 |
|---------------|------|---|-----------------------------|
|               | PB   | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | LITTLE BUNNY FOUNTAIN GRASS |
|               | RA   | RIBES ALPINUM 'GREEN MOUND'             | GREEN MOUND ALPINE CURRANT  |
|               | KB   | KEN-TEX BLUEGRASS                       | KEN-TEX BLUEGRASS           |
|               | RM   | RIVER ROCK MULCH 2-6"                   | 3" DEPTH                    |
|               | SM2  | TOWN OF PARKER SEED MIX 3               | TOWN OF PARKER SEED MIX 3   |



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SEE SHEET L1.2 FOR CONTINUATION

SEE SHEET L1.3 FOR CONTINUATION



SEE SHEET L1.1 FOR CONTINUATION

SEE SHEET L1.4 FOR CONTINUATION


  
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 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 4562 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: NBB  
 DRAWN BY: NBB  
 CHECKED BY: CPH  
 DATE: 04/24/20


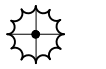



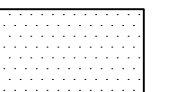

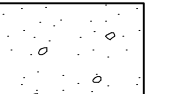


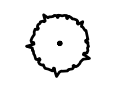

PARKER AND PINE FILING 1  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
 LANDSCAPE PLAN

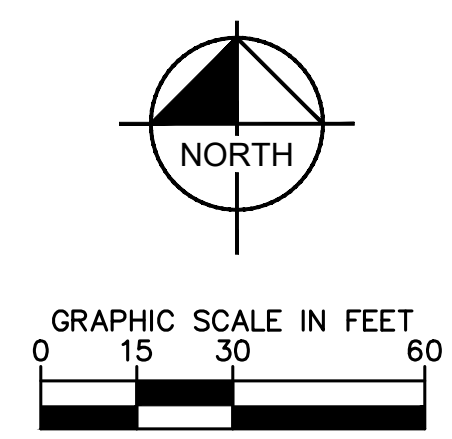
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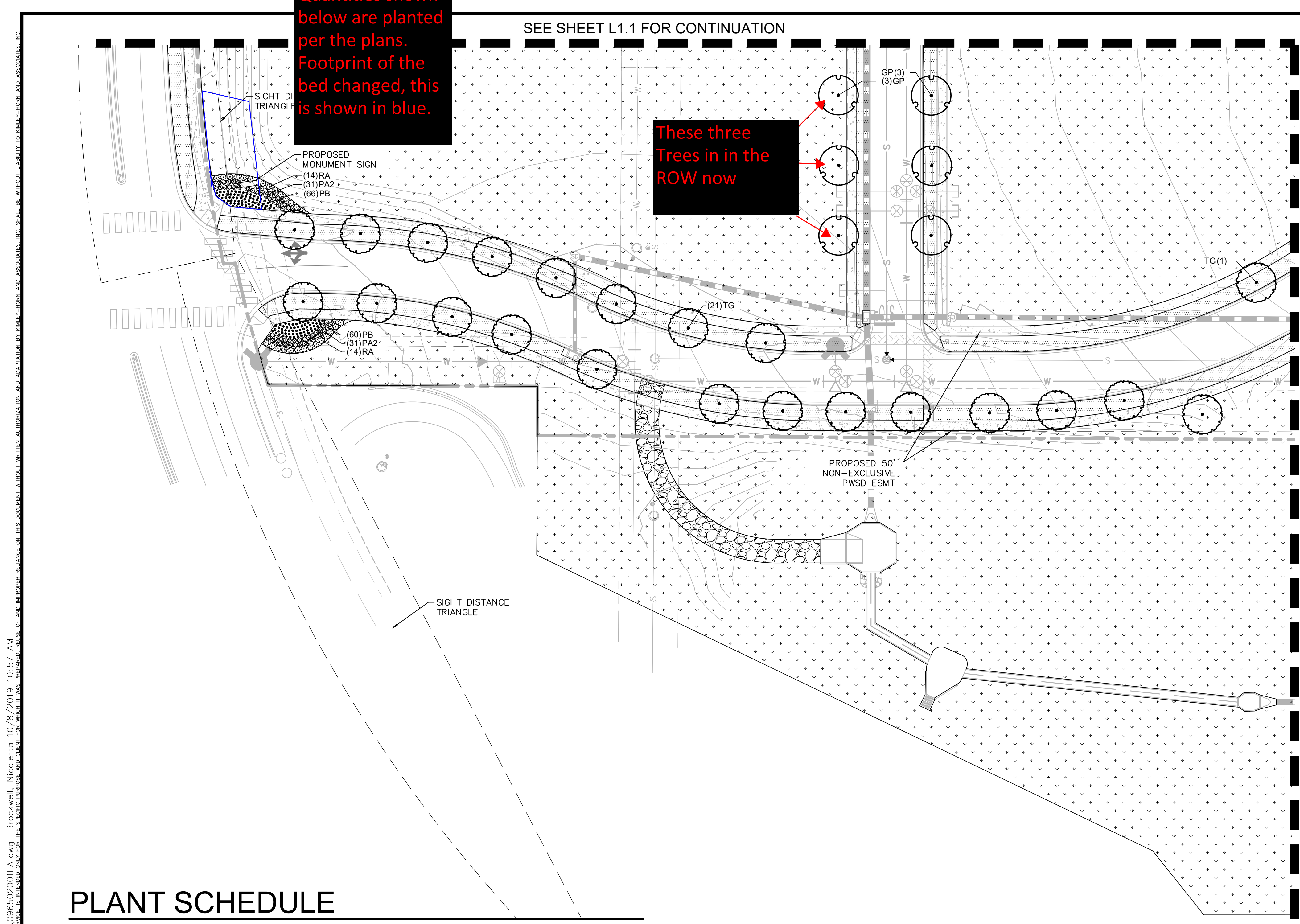
L1.2

## PLANT SCHEDULE

| TREES   | CODE | BOTANICAL NAME                   | COMMON NAME                  |   | CODE | BOTANICAL NAME                          | COMMON NAME                 |
|---|------|----------------------------------|------------------------------|---|------|---|-----------------------------|
|  | GP   | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY GINKGO      |  | PB   | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | LITTLE BUNNY FOUNTAIN GRASS |
|  | PA3  | PYRUS CALLERYANA 'ARISTOCRAT' TM | ARISTOCRAT FLOWERING PEAR    |  | RA   | RIBES ALPINUM 'GREEN MOUND'             | GREEN MOUND ALPINE CURRANT  |
|  | QR   | QUERCUS ROBUR                    | ENGLISH OAK                  |  | KB   | KEN-TEX BLUEGRASS                       | KEN-TEX BLUEGRASS           |
|  | TG   | TILIA CORDATA 'GREENSPIRE'       | GREENSPIRE LITTLELEAF LINDEN |  | RM   | RIVER ROCK MULCH 2-6"                   | 3" DEPTH                    |
|  | UA   | ULMUS X 'ACCOLADE'               | ACCOLADE ELM                 |  | SM2  | TOWN OF PARKER SEED MIX 3               | TOWN OF PARKER SEED MIX 3   |
|  | JH   | JUNIPERUS HORIZONTALIS           | CREeping JUNIPER             |   |      |   |                             |
|  | PA2  | PEROVSKIA X 'LITTLE SPIRE'       | LITTLE SPIRE RUSSIAN SAGE    |   |      |   |                             |



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Quantities shown below are planted per the plans. Footprint of the bed changed, this is shown in blue.

These three Trees in in the ROW now

SEE SHEET L1.1 FOR CONTINUATION

SEE SHEET L1.4 FOR CONTINUATION

**PARKER COLORADO**  
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**Kimley»Horn**  
 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 4562 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 728-2300

DESIGNED BY: NBB  
 DRAWN BY: NBB  
 CHECKED BY: CPH  
 DATE: 04/24/20

PARKER AND PINE FILING 1  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
 LANDSCAPE PLAN

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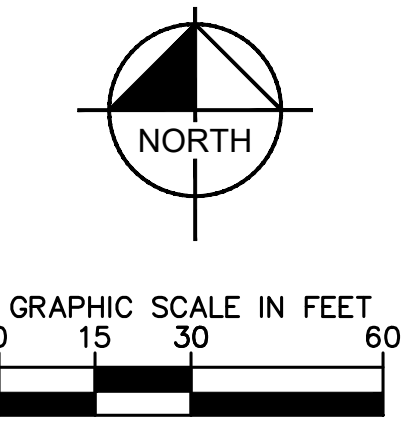
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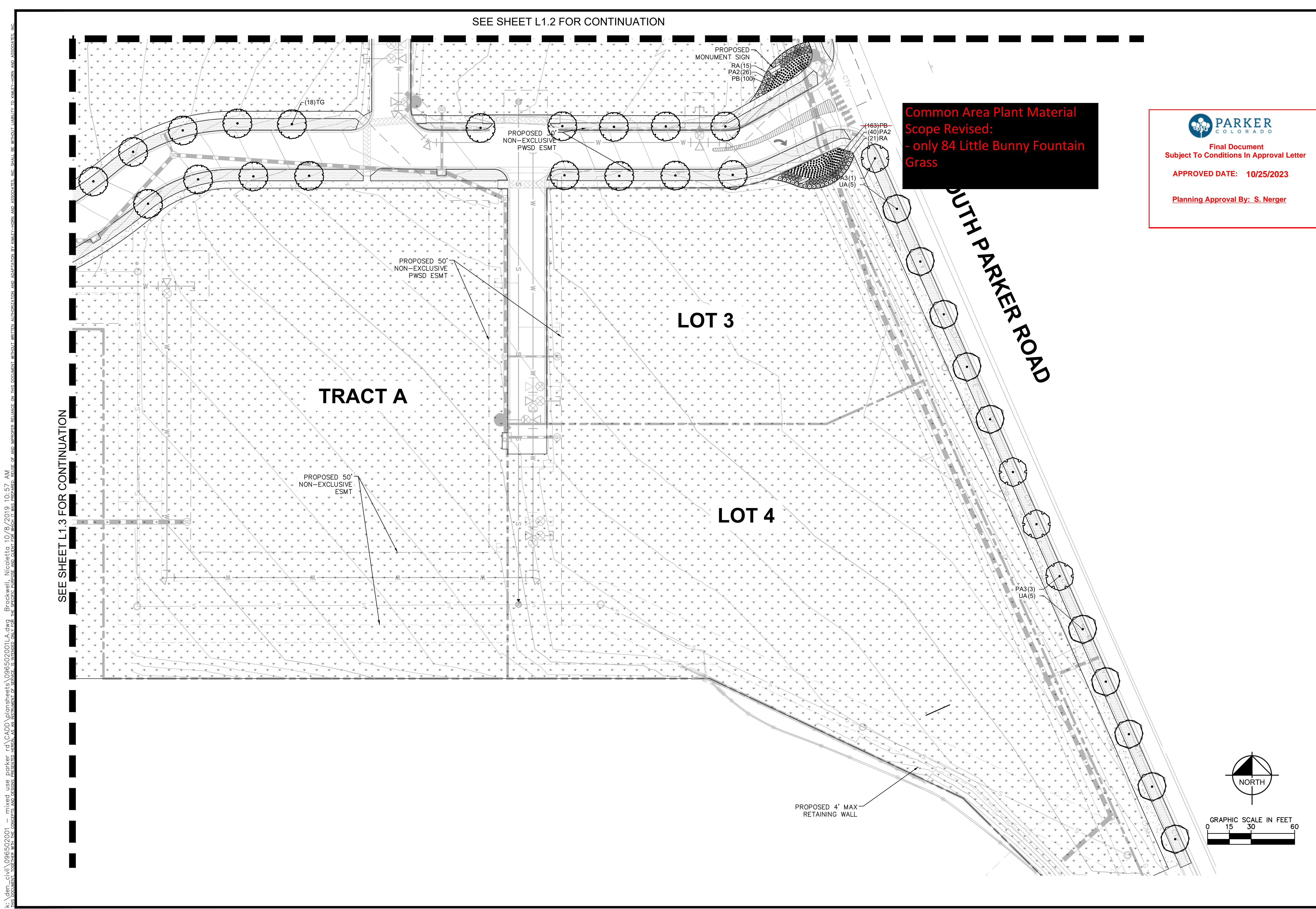
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|               | RM   | RIVER ROCK MULCH 2-6"                    | 3" DEPTH                    |
|               | SM2  | TOWN OF PARKER SEED MIX 3                | TOWN OF PARKER SEED MIX 3   |



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SEE SHEET L1.2 FOR CONTINUATION

SEE SHEET L1.3 FOR CONTINUATION

**Common Area Plant Material  
Scope Revised:  
- only 84 Little Bunny Fountain  
Grass**



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**APPROVED DATE: 10/25/2023**

**Planning Approval By: S. Nerger**

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**Kimley»Horn**  
2020 KIMLEY-HORN AND ASSOCIATES, INC.  
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Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: NBB  
DRAWN BY: NBB  
CHECKED BY: CPH  
DATE: 04/24/20

PARKER AND PINE FILING 1  
PARKER, CO  
CONSTRUCTION DOCUMENTS  
LANDSCAPE PLAN

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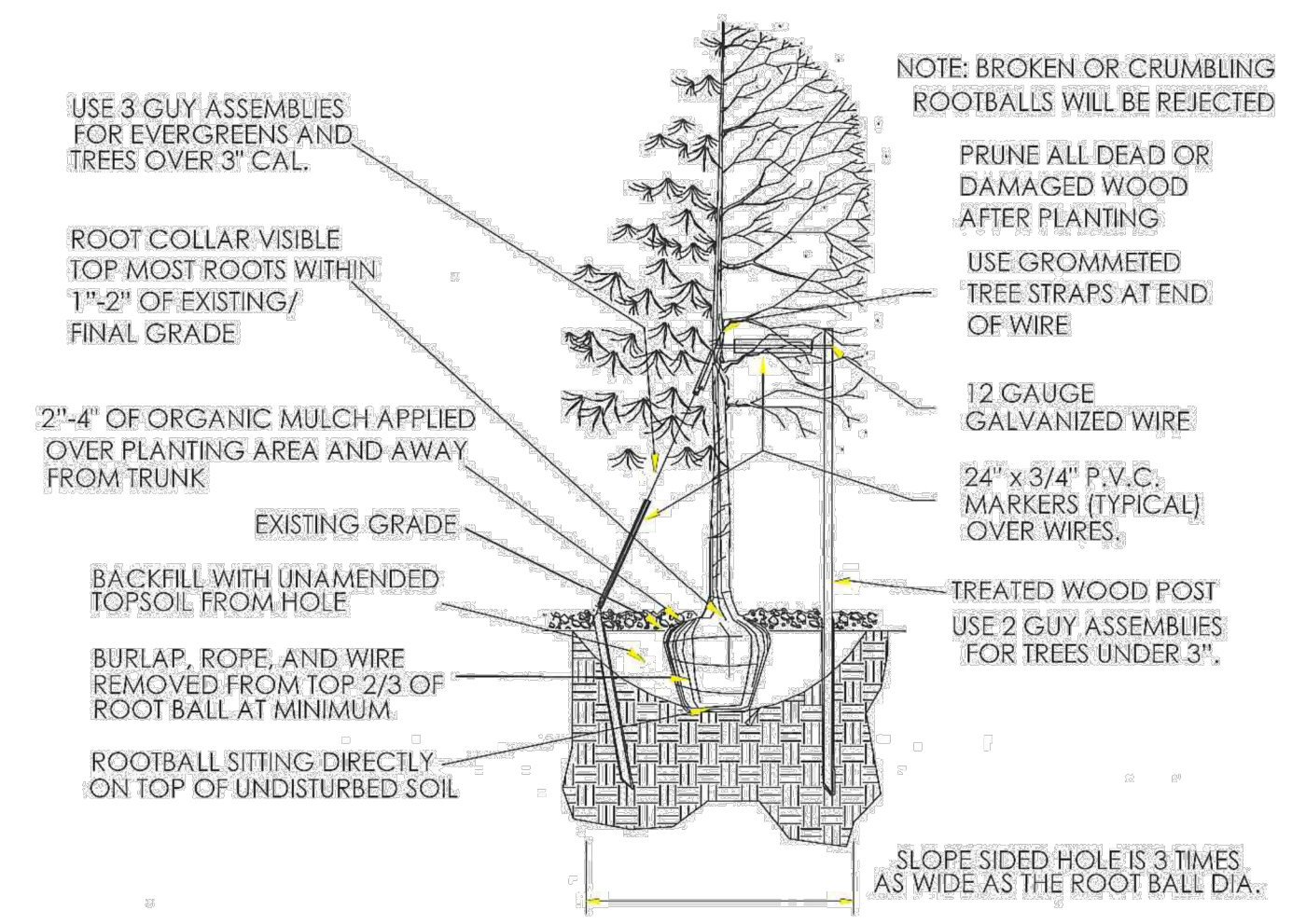
**L1.4**

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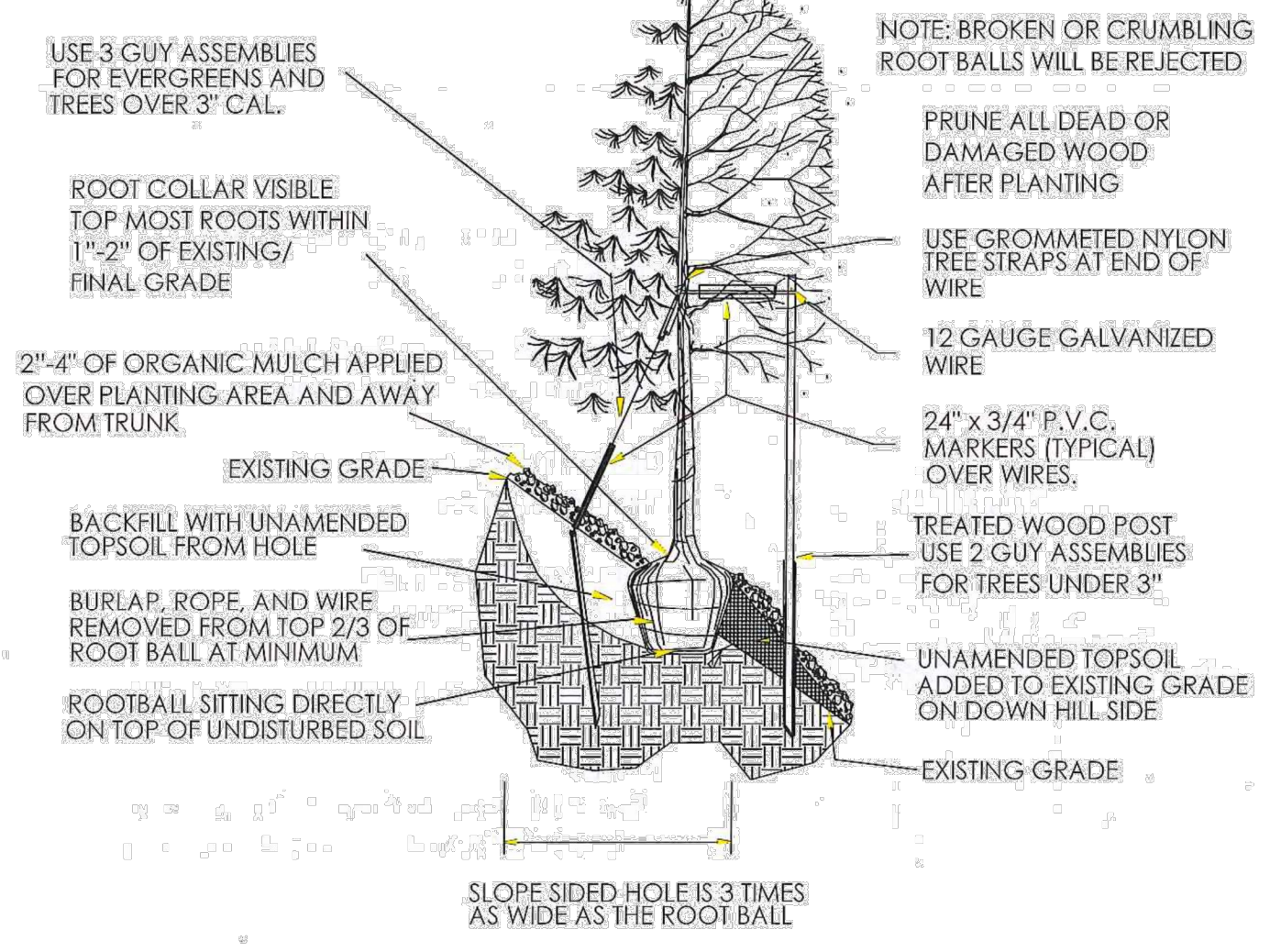
### TOWN OF PARKER PLANTING STANDARDS



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil—no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

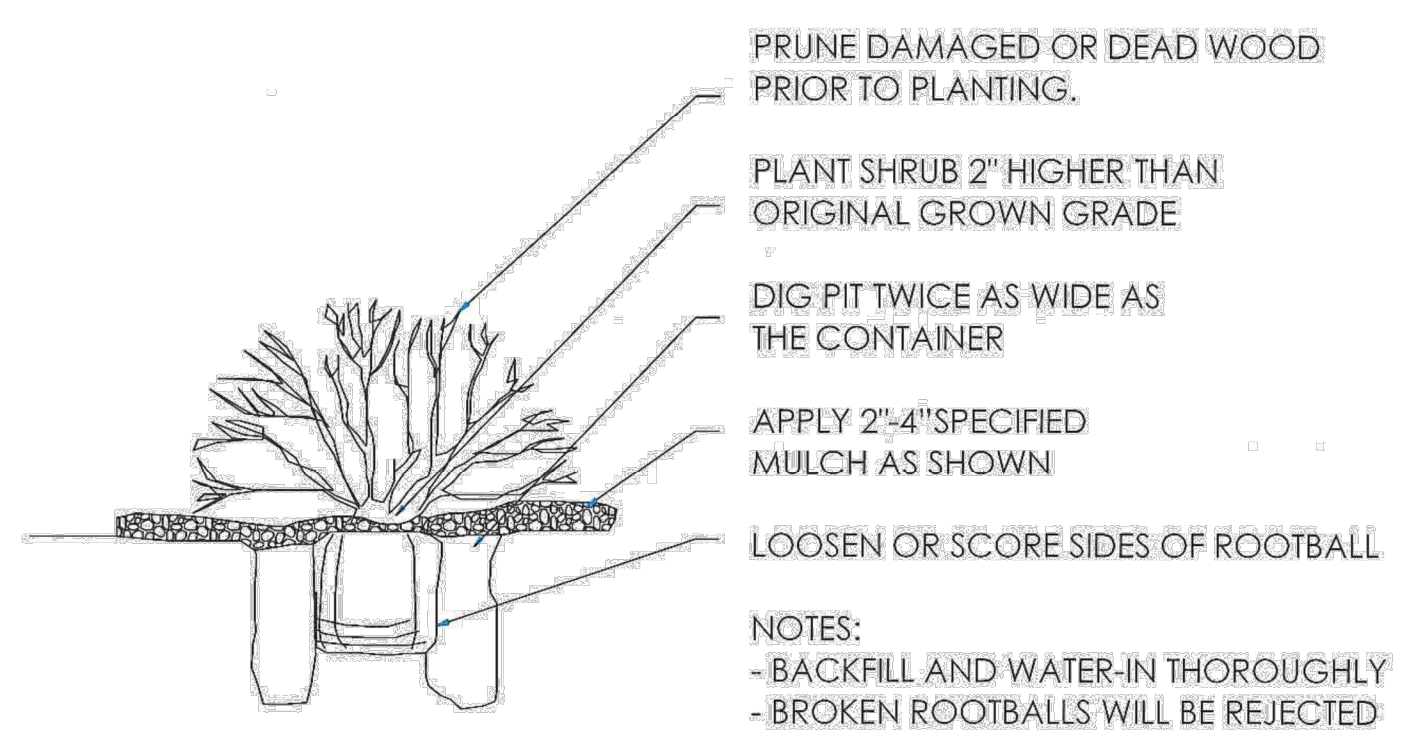
### TOWN OF PARKER PLANTING STANDARDS

#### TOWN OF PARKER TREE PLANTING DETAIL - SLOPES




### TOWN OF PARKER PLANTING STANDARDS

#### TOWN OF PARKER PLANTING DETAIL - SHRUBS



### TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES

- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNER'S ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.
- ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS, AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPRAYING, CULTIVATING, OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL, AND SEASONAL MOWING.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
- NON-LIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
- LANDSCAPING STRUCTURAL FEATURES (E.G. FENCING, WALLS, PLANTER BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION. IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.
- IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.
- LANDSCAPE AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
- FAILURE TO REPLACE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

  
**Final Document**  
 Subject To Conditions In Approval Letter  
**APPROVED DATE: 10/25/2023**  
 Planning Approval By: **S. Nerger**

| NO. | REVISION | BY | DATE | APPR |
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DESIGNED BY: NBB  
 DRAWN BY: NBB  
 CHECKED BY: CPH  
 DATE: 04/24/20

PARKER AND PINE FILING 1  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
 LANDSCAPE DETAILS

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION  
**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.

PROJECT NO.  
 096502001  
 DRAWING NAME  
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