



# Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

## MEMORANDUM

**TO:** Jack Scanlon, RICK Engineering Company

**FROM:** BrieAnna Simon, Associate Planner

**DATE:** March 31, 2020

**SUBJECT:** SUB20-002, Douglas 234 Filing 5 – Minor Development Plat Review Comments v1

Listed below are the Planning Division’s comments related to your application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** BrieAnna Simon  
**EMAIL:** [bsimon@parkeronline.org](mailto:bsimon@parkeronline.org)  
**PHONE:** 303.805.3338

### GENERAL PROJECT COMMENTS:

- The Planning Division has referenced certain sections of the Town Master Plan (TMP). A copy of this document is available at:  
[Commercial Design Standards](#)  
[Land Development Ordinance](#)
- The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.

### General Comments

- Please note, that no certificates of occupancy, temporary or otherwise, will be granted until Filing 5 has received probationary acceptance and all necessary onsite improvements have been constructed and accepted by the Town. This includes the installation of sidewalks along Rosebud Drive and landscaping as approved within the master landscape plan.**

Comment Addressed:  Yes  No

Response:

**Site Plan and Color Elevations**

**2. Please reference the redlines for additional comments/clarification.**

Comment Addressed:  Yes  No

Response:

**OUTSIDE REFERRAL AGENCY COMMENTS**

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- AzTec Consultants
- CenturyLink
- Cherry Creek Basin Water Quality Authority
- Douglas County Assessors Office
- Douglas County Engineering
- Douglas County Planning
- Fire Life Safety
- IREA
- Parker Water and Sanitation
- Town of Parker – Building
- Town of Parker – Comprehensive Planning
- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Civil (Plat)
- Town of Parker – Civil (Traffic Impact Study)
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Stormwater (Drainage Report)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date

## **MANDATORY NOTES FOR COMMERCIAL OR MULTIFAMILY SUBDIVISIONS**

1. ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
2. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
3. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
4. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
5. THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTY SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.

Please separate out the Minor Development Plat from the CD's. This should include page one and three of this document. Please note all comments found on page one and three should be reflected in the proposed Minor Development Plat. Please review Section 13.07.100(f) of the Land Development Ordinance to ensure all requirements for the exhibits have been met.

# CHAMBERS & HESS, FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, 13.80 ACRES, 11 COMMERCIAL LOTS

Update plat name to "Douglas 234 Filing 5" on all pages.

Remove the legend, abbreviation, and plan sheet index for the Minor Development Plat.

**OWNER**  
FIRST GUARDIAN GROUP  
2025 GATEWAY PLACE, SUITE 485  
SAN JOSE, CA 95110  
PHONE: 408.392.8822  
CONTACT: PAUL GETTY

**DEVELOPER**  
REPUBLIC INVESTMENT GROUP  
5750 DTC PARKWAY, SUITE 160  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.897.6091  
CONTACT: GRANT NELSON

**ENGINEER**  
RICK ENGINEERING COMPANY  
9801 E. EASTER AVE.  
CENTENNIAL, CO 80112  
PHONE: 303.537.8020  
CONTACT: TROY BALES

**SURVEYOR**  
RICK ENGINEERING COMPANY  
5690 WEBSTER ST.  
ARVADA, CO 80002  
PHONE: 303.403.2433  
CONTACT: MARK WILSON

**AGENCIES:**  
TOWN OF PARKER  
20120 EAST MAINSTREET  
PARKER, CO 80138  
PHONE: 303.831.0353

Remove these two sections for the Minor Development Plat.

## WORK TO BE DONE:

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF ROADWAY IMPROVEMENTS, GRADING AND EROSION CONTROL MEASURES, SANITARY SEWER IMPROVEMENTS, STORM DRAINAGE IMPROVEMENTS AND WATER MAIN IMPROVEMENTS ACCORDING TO THE FOLLOWING PLANS, SPECIFICATIONS AND STANDARD DRAWINGS OF THE TOWN OF PARKER, COLORADO.

### STANDARDS AND SPECIFICATIONS

- TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (2014)
- TOWN OF PARKER ROADWAY DESIGN & CONSTRUCTION CRITERIA MANUAL (2018)
- COLORADO DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN GUIDE (2017) (PRIVATE)
- COLORADO DEPARTMENT OF TRANSPORTATION STANDARD PLAN (2017) (PRIVATE)
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2009)
- URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1, 2, & 3 (2016)

## SITE BENCHMARK & BASIS OF BEARINGS:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCHMARK HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200'± NORTH OF HESS ROAD. ELEVATION = 6075.31

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

## LEGAL DESCRIPTION:

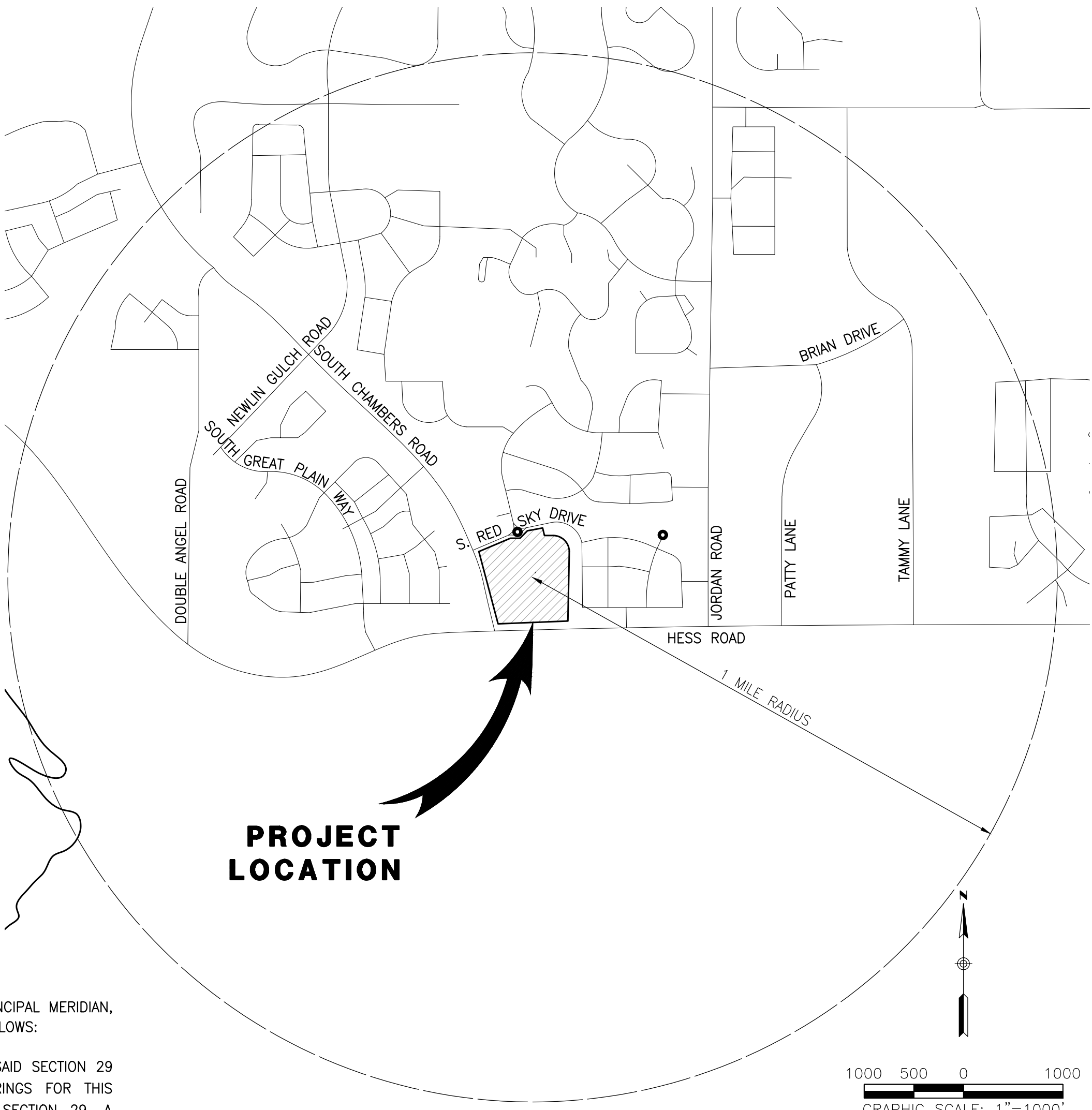
LOT 1, BLOCK 10, DOUGLAS 234 FILING NO. 1  
COUNTY OF DOUGLAS, STATE OF COLORADO

ALSO DESCRIBED AS FOLLOWS:  
A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS NORTH 89°15'13" EAST A DISTANCE OF 2638.35 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 89°15'13" EAST ALONG THE SOUTHERLY LINE OF SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 523.31 FEET; THENCE NORTH 00°44'47" WEST A DISTANCE OF 62.64 FEET TO THE NORTHERLY LINE OF HESS ROAD AND THE POINT OF BEGINNING.

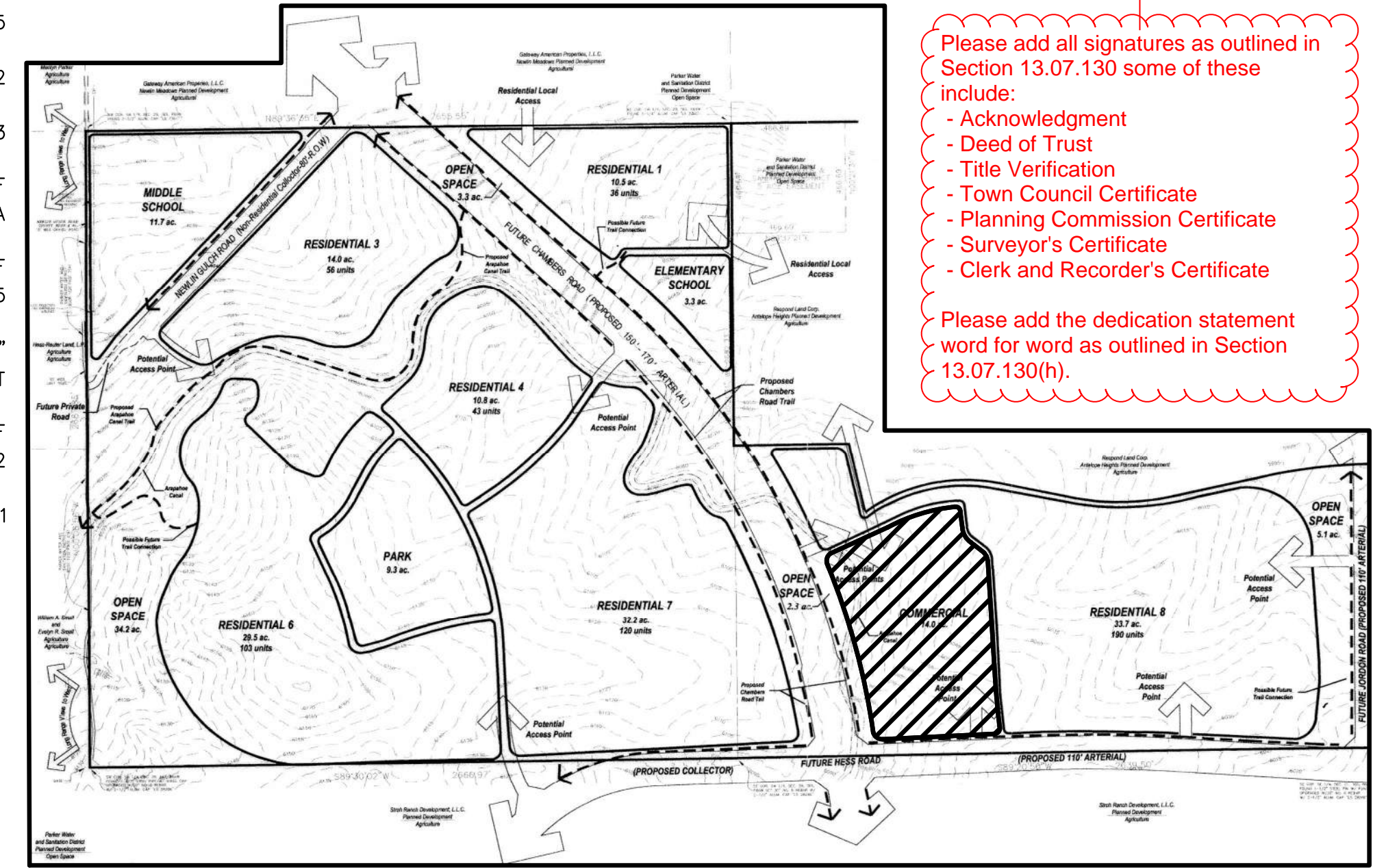
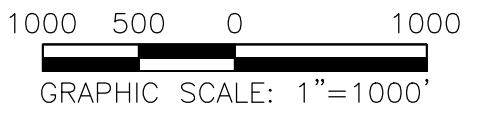
THENCE NORTH 53°05'57" WEST A DISTANCE OF 77.99 FEET;  
THENCE NORTH 10°51'05" WEST ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 170.63 FEET;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 563.43 FEET THROUGH A CENTRAL ANGLE OF 10°27'51" HAVING A RADIUS OF 3085.00 FEET AND A CHORD BEARING NORTH 16°05'00" WEST AND A DISTANCE OF 562.65 FEET;  
THENCE NORTH 21°50'47" EAST ALONG A LINE NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 15.32 FEET;  
THENCE NORTH 67°44'14" EAST ALONG A LINE NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 288.93 FEET;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 17.48 FEET THROUGH A CENTRAL ANGLE OF 21°32'17" HAVING A RADIUS OF 46.50 FEET AND A CHORD BEARING SOUTH 77°57'51" EAST A DISTANCE OF 17.38 FEET TO A POINT OF REVERSE CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 136.49 FEET THROUGH A CENTRAL ANGLE OF 110°55'25" HAVING A RADIUS OF 70.50 FEET AND A CHORD BEARING NORTH 57°20'35" EAST AND A DISTANCE OF 116.15 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 9.00 FEET THROUGH A CENTRAL ANGLE OF 17°11'35" HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING NORTH 60°09'45" EAST AND A DISTANCE OF 8.97 FEET TO A POINT OF A COMPOUND CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 200.37 FEET THROUGH A CENTRAL ANGLE OF 11°48'18" HAVING A RADIUS OF 972.50 FEET AND A CHORD BEARING NORTH 74°39'41" EAST AND A DISTANCE OF 200.02 FEET;  
THENCE SOUTH 08°15'28" EAST ALONG A LINE NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 107.11 FEET;  
THENCE SOUTH 66°27'14" EAST A DISTANCE OF 195.03 FEET;  
THENCE SOUTH 01°02'54" EAST A DISTANCE OF 790.17 FEET;  
THENCE SOUTH 87°46'51" WEST A DISTANCE OF 547.23 FEET TO THE POINT OF BEGINNING.

The 5 mandatory plat notes for commercial subdivisions must be added. Please see the notes attached to the comment letter.



PROJECT LOCATION

VICINITY MAP  
SCALE 1" = 2000'



Please add all signatures as outlined in Section 13.07.130 some of these include:  
- Acknowledgment  
- Deed of Trust  
- Title Verification  
- Town Council Certificate  
- Planning Commission Certificate  
- Surveyor's Certificate  
- Clerk and Recorder's Certificate  
Please add the dedication statement word for word as outlined in Section 13.07.130(h).

## LEGEND

	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY CENTERLINE	---	---
CURB & GUTTER	---	---
FENCE	---	---
EASEMENT	---	---
FLOWLINE	---	---
CONTOURS	---	---
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAIN MANHOLE	⊙	⊙
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
STORM INLET	⊙	⊙
FLARED END SECTION	---	---
POND OUTLET STRUCTURE	---	---
STORM DRAIN	---	---
SEWER LINE	---	---
WATER MAIN	---	---
RIPRAP	---	---
SIGN	⊙	⊙
STREET LIGHT (PRIVATE)	⊙	⊙
STREET LIGHT (PUBLIC)	⊙	⊙
PHASE BOUNDARY	---	---
RIBBON GUTTER	---	---
DAYLIGHT LINE	---	---
SLOPE	---	---
DRAINAGE SWALE	---	---
TYPICAL LATERALS	---	---
AC PAVING	---	---
ALLEY CONCRETE	---	---
ACCESS ROAD	---	---
CONCRETE	---	---
FIRE ACCESS EASEMENT	---	---
GAS LINE	---	---
ELECTRIC LINE	---	---
TELEPHONE LINE	---	---
POWER POLE	---	---
TRANSFORMER	---	---

## ABBREVIATION

BEGIN CURVE	BC
BLOW OFF VALVE	BOV
BEGIN VERTICAL CURVE STATION	BVCS
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE
BOTTOM OF WALL	BW
CENTERLINE	CL
END CURVE	EC
END VERTICAL CURVE STATION	EVCS
END VERTICAL CURVE ELEVATION	EVCE
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
FINISH FLOOR	FF
FLOW LINE	FL
GARAGE FLOOR FRONT	GFF
GARAGE FLOOR BACK	GFB
GRADE BREAK	GB
HIGH POINT	HP
INVERT	INV
LOW POINT	LP
POINT OF CURB RETURN	PCR
POINT OF VERTICAL CURVE INTERSECTION	PVI
PROPERTY LINE	PL
THRUST BLOCK	TB
TOP OF CURB	TC
TOP OF GRATE	TG
TOP OF WALL	TW

## ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE CITY OF AURORA, STANDARDS, AND DESIGN CRITERIA, AND THAT THEY INCLUDE ALL IMPROVEMENT REQUIREMENTS OF THE ADVISORY AGENCY OR OTHER REVIEW BOARD.

I AM RESPONSIBLE FOR ALL CALCULATIONS AND DRAWINGS ON THESE PLANS AND ANY ERRORS, OMISSIONS, OR VIOLATIONS OF THOSE ORDINANCES, STANDARDS, AND DESIGN CRITERIA SHALL BE CORRECTED DURING CONSTRUCTION.

TROY BALES  
RICK ENGINEERING COMPANY

Approved One Year From Date

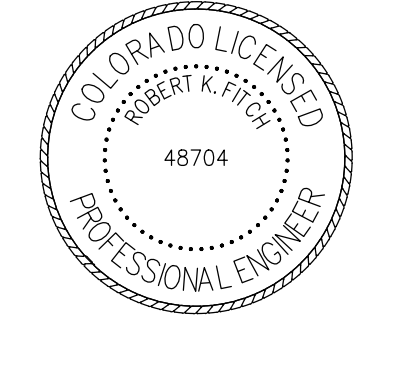
City Engineer	Date
Water Department	Date
Fire Department	Date

## PLAN SHEET INDEX

NO.	TITLE
1 TO 3	PRELIMINARY SKETCH PLANS
4 TO 28	ROADWAY AND STORM DRAIN PLANS
4	COVER SHEET
5	ROAD & STORMDRAIN GENERAL NOTES
6	OVERALL GRADING PLAN
7 TO 8	CBMP PHASE A & B
9 TO 17	CBMP DETAILS
18	ROSEBUD DRIVE & STORM DRAIN PLAN & PROFILE
19	STORM DRAIN PLAN & PROFILE
20	INTERSECTION DETAILS
21	SIGNING & STRIPING PLAN
22	STANDARD DETAILS
23 TO 29	UTILITY PLANS
23	UTILITY COVER SHEET
24	UTILITY NOTES
25	OVERALL UTILITY PLAN
26	WATER PLAN
27	WATER PLAN & PROFILE
28	ROSEBUD DRIVE - SEWER PLAN & PROFILE
29	SEWER PLAN & PROFILE
30 TO 44	LANDSCAPE PLANS
30	LM-01 TREE MITIGATION PLAN
31 TO 37	LP-01 TO LP-07 LANDSCAPE PLANTING PLAN
38 TO 44	LI-01 TO LI-07 IRRIGATION PLAN

SKETCH/PRELIMINARY PLAN FOR  
**CHAMBERS & HESS**  
FILING NO. 1  
DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020  
Tucson - San Diego - Riverside - Orange  
Sacramento - San Luis Obispo - Phoenix  
rickengineering.com



NO.	DESCRIPTION	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE: NTS  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**TITLE SHEET**

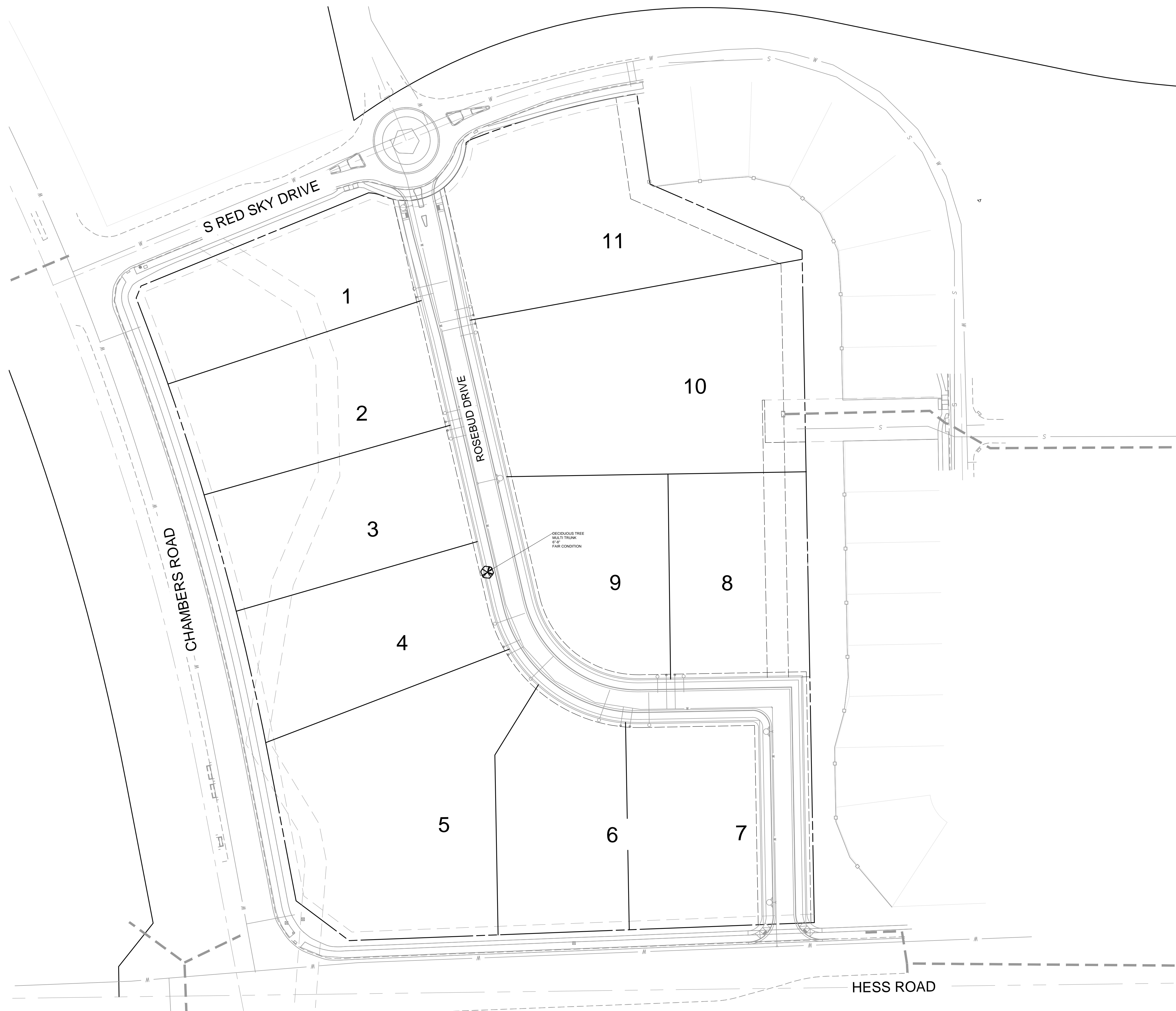
PROJECT NO. 19069  
DRAWING NO. 1  
SHEET NO. 1 OF 44 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION



# CHAMBERS & HESS FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION  
29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS



EXISTING TREE  
TO BE REMOVED

Valuation of this tree  
must be provided by  
an arborist.

**SKETCH/PRELIMINARY PLAN FOR  
CHAMBERS & HESS  
FILING NO. 1**  
DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020  
Tucson - San Diego - Riverside - Orange  
Sacramento - San Luis Obispo - Phoenix  
rickengineering.com



**Know what's below.  
Call before you dig.**

REVISIONS:

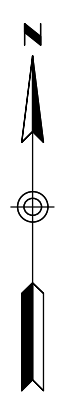
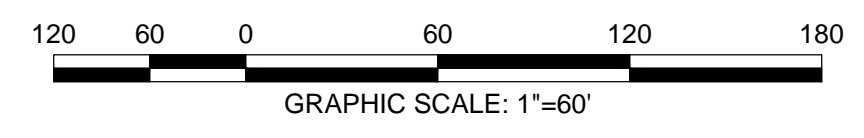
NO.	DESCRIPTION	DATE:
1	-	-

SCALE: 1" = 60'  
DATE: 01/24/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: 19069

**TREE  
MITIGATION PLAN**

PROJECT NO. 19069  
1173  
DRAWING NO.  
**LM-01**  
SHEET NO. 30 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION



\\s01cfdm01\proj\1173\1173\_ChambersHess\1173\_LM-01.dwg 2020-01-24 10:30:7M - 10/11/20







# CHAMBERS & HESS FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS

## GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- ALL WEEDS TO BE REMOVED AND DISPOSED OF.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL ROCK MULCH PLANTER BEDS TO HAVE 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC.

Per Section 13.06.070(o) for commercial parking lots adjacent to residential zones the buffer shall include plant material of a minimum of four (4) feet in height intended to buffer the view of parked cars and reduce the impact of headlights on nearby development. This buffer shall also include screening materials shall provide a minimum opacity of seventy-five percent (75%) during the summer months.

Even though we do not know the layout of each commercial lot at this time, it is good practice to meet this standard to prevent impacts from vehicles navigating the commercial lots as they develop.

## LANDSCAPE TABLE

25' LANDSCAPE BUFFER	1 TREE / 5 SHRUBS PER 1,500 SQFT	TREES REQ.	TREES PROV.	SHRUBS REQ.	SHRUBS PROV.
	20,005 SQFT	14	18	67	152

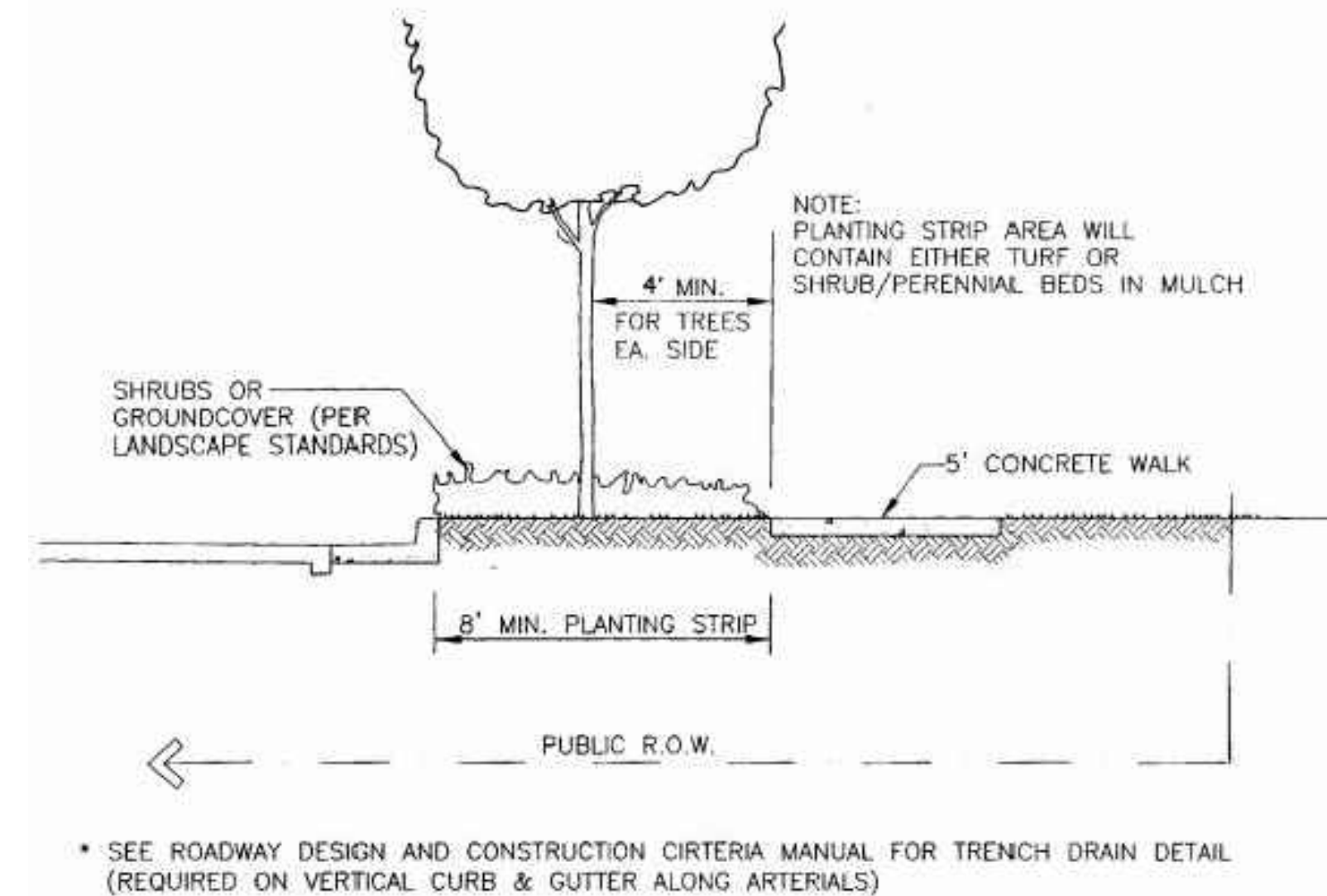
Please provide a table to show the streetscape requirements outlined in Section 13.06.070(m) of one tree per 40 linear feet is met.

Per Section 13.060.070(g) the landscape buffer should be the commercial site perimeter adjacent to residential requirements of 1 tree and 5 shrubs for each 25 linear feet of edge. Please update the landscape and table accordingly.

Please provide the species height.

LEGEND					
Symbol	QTY	ABBREV	COMMON NAME	BOTANICAL NAME	SIZE
	6	CASP	Catalpa	Catalpa speciosa	2" CAL.
	9	CEOC	Common Hackberry	Celtis occidentalis	2" CAL.
	17	GLTR	Sunburst Honeylocust	Gleditsia tricanthos	2" CAL.
	3	QURO	English Oak	Quercus robur	2" CAL.
	13	TIAM	American Linden	Tilia americana	2" CAL.
	12	ULMO	American Elm	Ulmus 'Accolade'	2" CAL.
<b>Ornamental Trees</b>					
	14	CRCR	Cockspur Thornless Hawthorn	Crataegus crus-galli var. inermis	1 1/2" CAL.
	19	KOPA	Goldenrain Tree	Koelerutera paniculata	1 1/2" CAL.
	12	PYCA	Chanticleer Pear	Pyrus calleryana 'Autumn Blaze'	1 1/2" CAL.
<b>Evergreen Trees</b>					
	3	PIPU	Bakeri Spruce	Picea pungens 'Bakeri'	6' TALL
	6	PINI	Austrian Pine	Pinus nigra	6' TALL
<b>Deciduous Shrubs</b>					
	25	AMAL	Saskatoon Serviceberry	Amelanchier alnifolia	5 GAL.
	53	LIVU	Lodense Privet	Ligustrum vulgare 'lodense'	5 GAL.
	54	PRBE	Sandcherry Pawnee Buttes	Prunus besseyii 'Pawnee Buttes'	5 GAL.
	96	ROSP	Meidland Rose	Rosa spp.	5 GAL.
	50	SPJA	Daphne	Spirea japonica 'Alpina'	5 GAL.
	25	SYPA	Miss Kim Dwarf Lilac	Syringa patula 'Miss Kim'	5 GAL.
<b>Evergreen Shrubs</b>					
	126	JUSQ	Singleseed Juniper	Juniperus squamatum	5 GAL.
<b>Ornamental Grasses</b>					
	175	MURE	Ruby Muhly Grass	Muhlenbergia reverchonii 'undated'	1 GAL.
<b>Groundcovers</b>					
	14,687 SF		Turf	Existing Turf and Irrigation	
	38,555 SF		Rock Mulch	2" - 4" White cobble decorative rock mulch	

Per the Construction Specifications and Design Considerations for Parks, Trails and Streetscapes the two identified species are located on the Prohibited Species list (page 79). Please adjust accordingly on all pages of the master landscape plan.

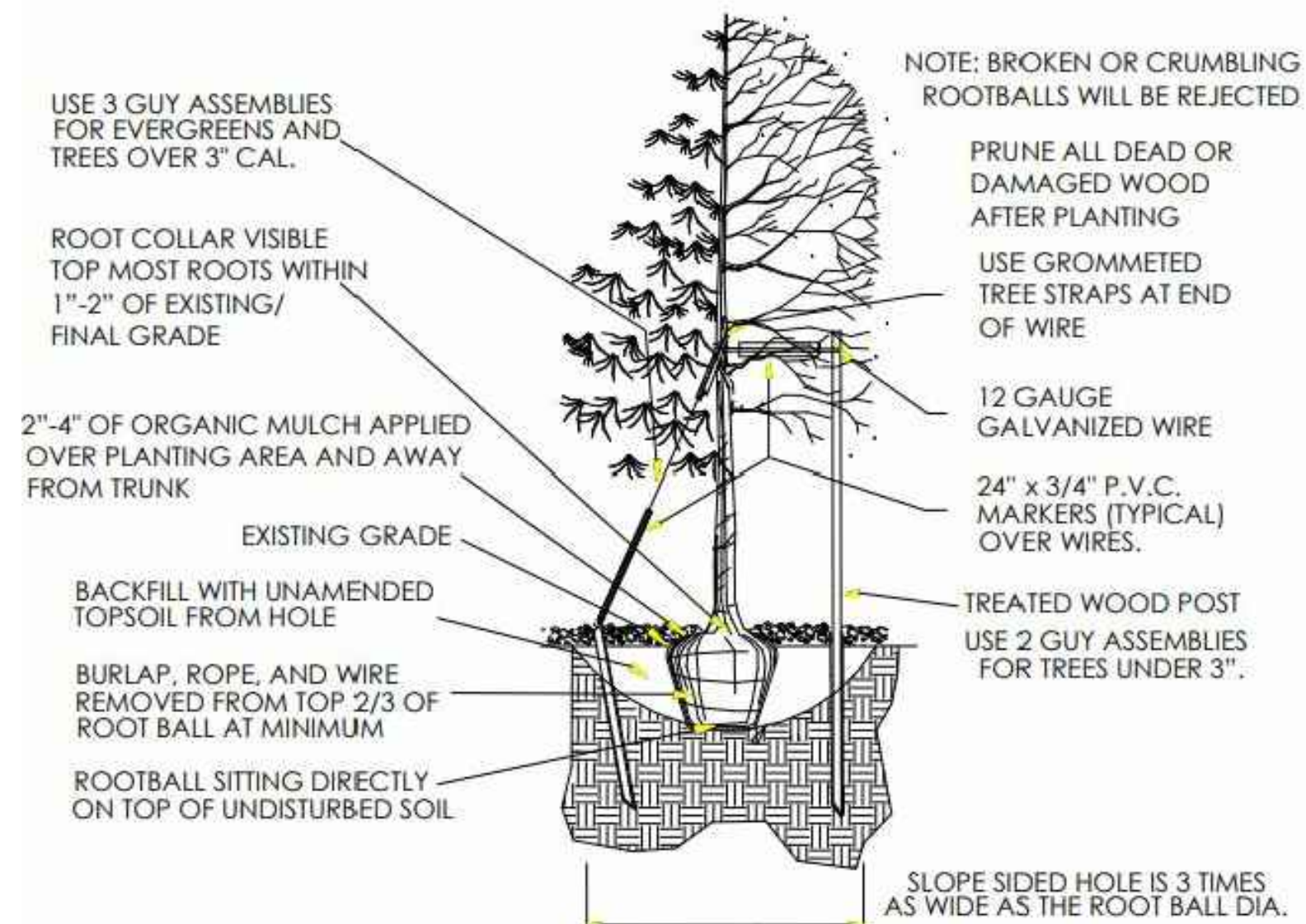


## STREET SECTION

NTS

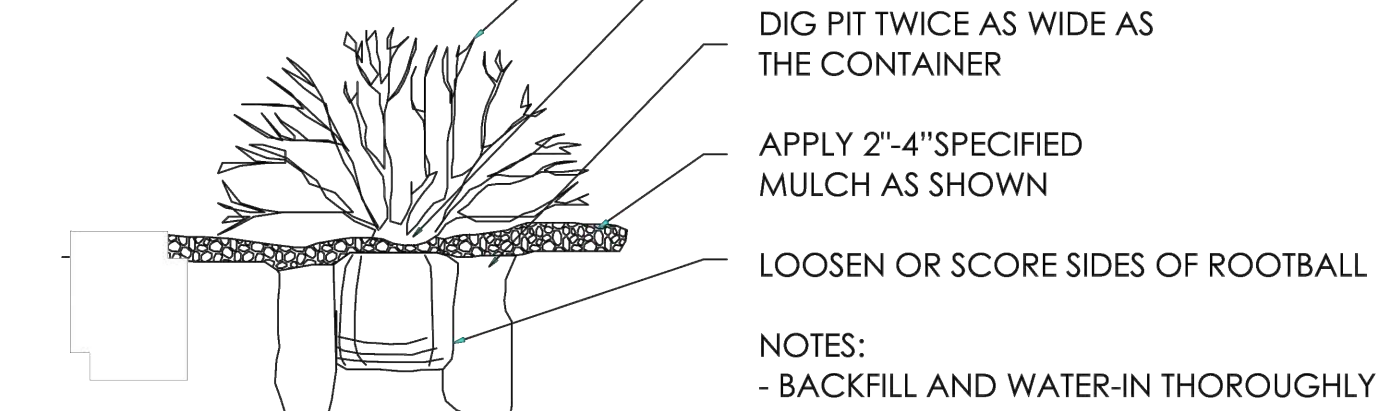
## TREE PLANTING NOTES

- 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 LOOSENEED 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.



## TREE PLANTING

NTS



## SHRUB PLANTING

NTS

SKETCH/PRELIMINARY PLAN FOR  
**CHAMBERS & HESS**  
FILING NO. 1  
DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
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1		

SCALE: NTS  
DATE: 01/24/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: 19069

## LANDSCAPE NOTES & DETAILS

PROJECT NO. 19069  
DRAWING NO.  
LP-06  
SHEET NO. 36 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION