



## 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:** June 3, 2020  
**SUBJECT:** SUB20-002, Douglas 234 Filing 6 – Minor Development Plat Review Comments v2

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:

1. 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](#)
2. 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

1. **Please note, that no certificates of occupancy, temporary or otherwise, will be granted until Filing 6 has received probationary acceptance and all necessary onsite improvements have been constructed and accepted by the Town. This includes the installation of sidewalks along Sliceroo Drive and landscaping as approved within the master landscape plan.**

Comment Addressed:  Yes  No

Response:

2. **Please note, that any additional referrals past the fourth referral period will result in a 50 percent fee of the application fee. This is per the Resolution 18-004, which can be found attached.**

Comment Addressed:  Yes  No

Response:

### Site Plan and Color Elevations

3. **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*
- Douglas County Assessors Office
- Douglas County Planning
- Fire Life Safety
- IREA
- Parker Water and Sanitation
- Public Service Company of Colorado
- 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)
- Town of Parker – Traffic (Construction Plans)
- Town of Parker – Traffic (Traffic Impact Study)

Comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# DOUGLAS 234 FILING 5

## A REPLAT OF LOT 1, BLOCK 10, DOUGLAS 234 FILING NO. 1, BEING LOCATED IN SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

### SHEET 2 OF 2

Filing 5 has previously been recorded at Rec. #2004038425. This project should be named Douglas 234 Filing 6. Please adjust accordingly.

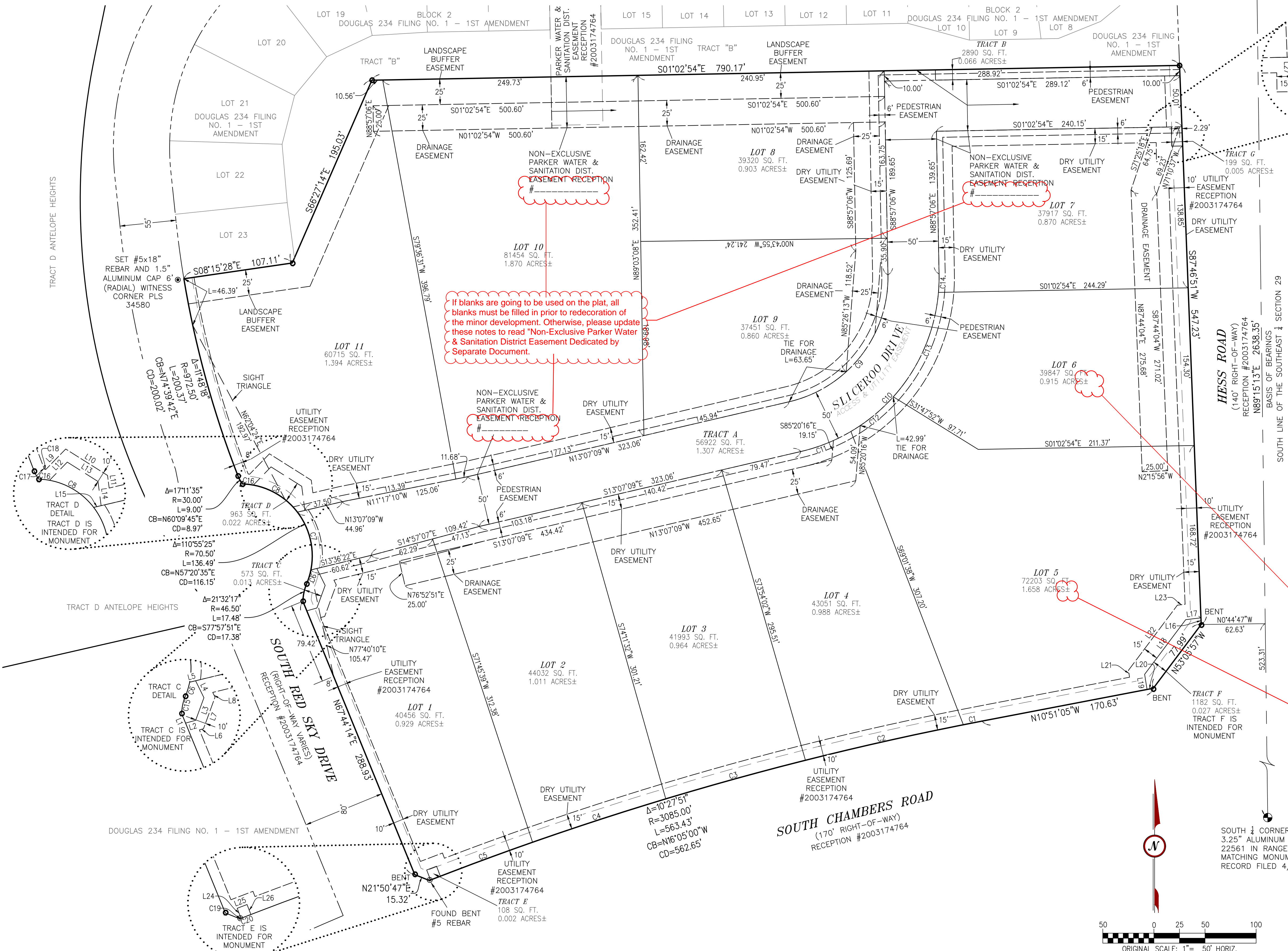
SOUTH CORNER SECTION 29 FOUND 3.25" ALUMINUM CAP PLS 35593 IN RANGE BOX MATCHING MONUMENT RECORD FILED 11/29/05

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	18.63'	3085.00'	000°20'45"	N11°01'27"W	18.63'
C2	158.30'	3085.00'	002°56'24"	N12°40'02"W	158.28'
C3	141.78'	3085.00'	002°38'00"	N15°27'13"W	141.77'
C4	137.05'	3085.00'	002°32'43"	N18°02'35"W	137.04'
C5	96.12'	3085.00'	001°47'07"	N20°12'30"W	96.11'
C6	14.30'	70.50'	011°37'10"	S73°00'18"E	14.27'
C7	59.79'	70.50'	048°35'32"	N76°53'21"E	58.01'
C8	51.78'	70.50'	042°04'56"	N31°33'08"E	50.62'
C9	170.02'	125.00'	077°55'45"	S52°05'01"E	157.21'
C10	238.02'	175.00'	077°55'45"	S52°05'01"E	220.09'
C11	53.00'	175.00'	017°21'08"	S21°47'43"E	52.80'
C12	53.80'	175.00'	017°36'54"	S39°16'43"E	53.59'
C13	113.20'	175.00'	037°03'44"	S66°37'03"E	111.24'
C14	18.02'	175.00'	005°31'59"	S88°05'54"E	18.01'
C15	17.48'	46.50'	021°32'17"	N77°57'51"W	17.38'
C16	10.62'	70.51'	008°37'44"	N61°14'7"E	10.61'
C17	1.93'	20.00'	005°31'02"	S66°00'02"W	1.93'
C18	1.32'	80.50'	000°56'23"	N6°08'30"E	1.32'
C19	1.26'	3084.98'	000°01'25"	N21°18'13"W	1.26'
C20	10.29'	3085.00'	000°11'28"	N21°11'47"W	10.29'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.11'	N67°44'14"E
L2	10.25'	N15°34'58"W
L3	23.51'	N69°54'40"W
L4	18.48'	S63°46'07"W
L5	5.98'	S13°36'22"E
L6	4.14'	S15°34'58"E
L7	32.92'	S69°54'40"E
L8	5.14'	N63°46'07"E
L9	27.81'	S45°47'03"E
L10	48.36'	S32°15'43"W
L11	12.43'	S82°40'36"W
L12	24.83'	S45°47'03"E
L13	35.55'	S32°15'43"W
L14	23.82'	S82°40'36"W
L15	7.47'	N13°07'09"W

LINE TABLE		
LINE #	LENGTH	BEARING
L16	6.52'	S87°46'51"W
L17	15.05'	S06°45'25"E
L18	66.87'	S53°05'57"E
L19	15.01'	N80°56'50"E
L20	6.27'	N10°51'05"W
L21	6.83'	N80°56'50"E
L22	79.65'	S53°05'57"E
L23	7.61'	S06°45'25"E
L24	10.51'	N68°54'46"E
L25	10.33'	S20°51'02"E
L26	10.45'	S69°08'07"W
L27	18.77'	N89°13'03"E
L28	10.37'	S01°02'54"E
L29	18.83'	S87°46'51"W
L30	10.84'	N00°46'57"W

- LEGEND**
- FOUND ALIQUOT CORNER AS DESCRIBED
  - FOUND #5 REBAR & YELLOW PLASTIC CAP PLS 35593
  - BOUNDARY LINE
  - LOT LINE
  - - - RIGHT-OF-WAY
  - - - EASEMENT
  - - - EXISTING EASEMENT



If blanks are going to be used on the plat, all blanks must be filled in prior to redecoration of the minor development. Otherwise, please update these notes to read "Non-Exclusive Parker Water & Sanitation District Easement Dedicated by Separate Document."

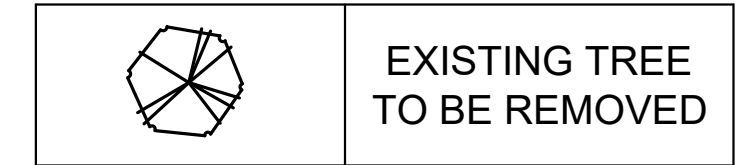
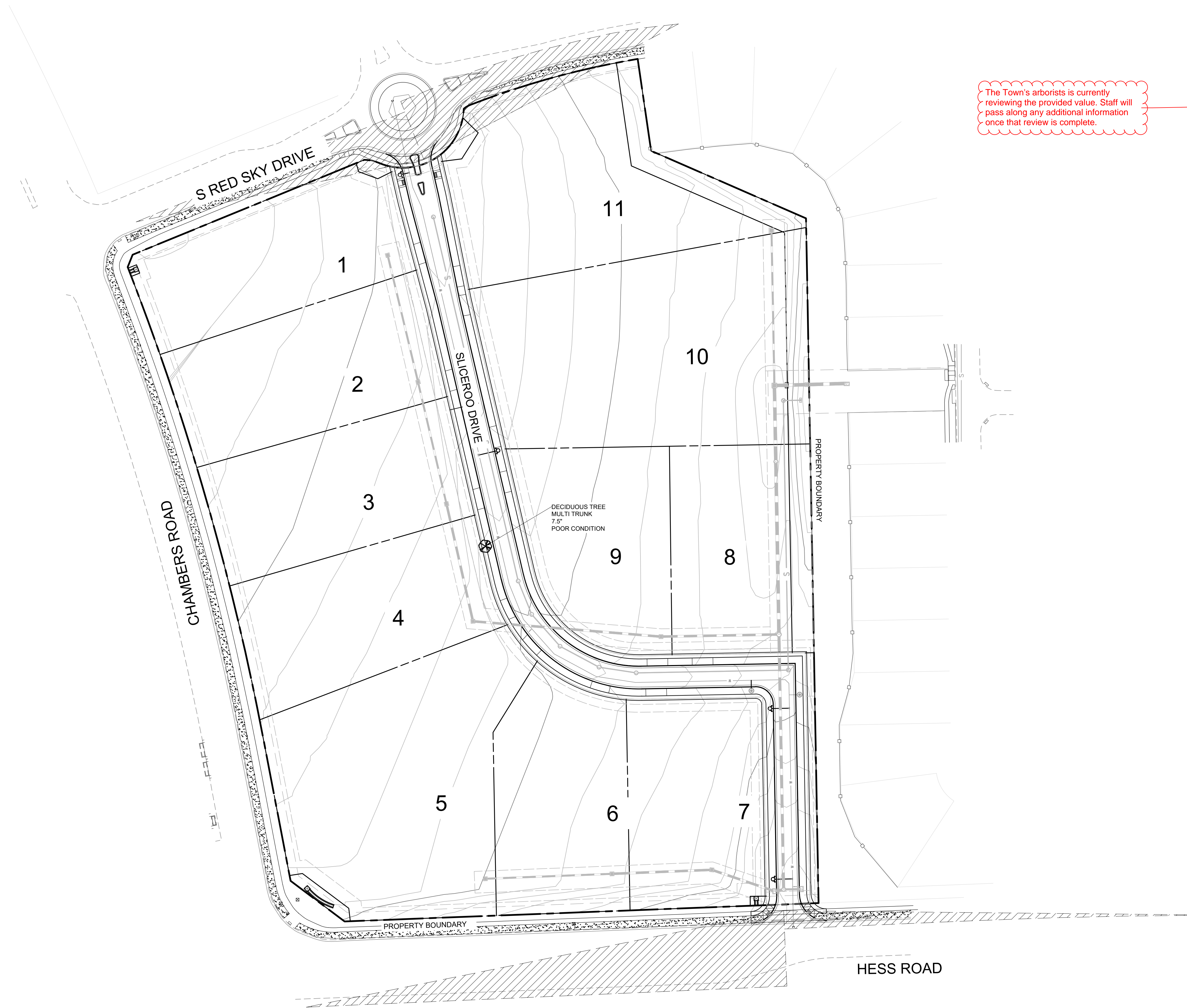
Remove all +/- Exact values need to be provided.

**RICK**  
ENGINEERING COMPANY

9801 E. EASTER AVE.  
DENVER, CO 80112  
PH. (303) 537-8020

# DOUGLAS 234, FILING NO.6

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



SIZE: MULTI-TRUNK 7.5"  
SPECIES: PLATANUS / COTTONWOOD  
CONDITION: POOR  
SPECIES VALUE: 45%  
NO MITIGATION VALUE



LANDSCAPE AND IRRIGATION PLANS  
DOUGLAS COUNTY 234  
FILING NO. 6  
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  
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Know what's below.  
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REVISIONS:

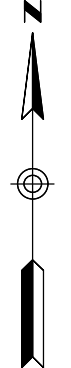
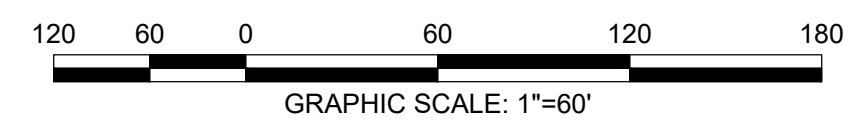
NO.	DESCRIPTION	DATE:
1	-	-

SCALE: 1" = 60'  
DATE: 05/06/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: D01173-A

**TREE**  
MITIGATION PLAN

PROJECT NO. D01173-A  
1173  
DRAWING NO.  
**LM-01**  
SHEET NO. 02 OF 15 SHEETS

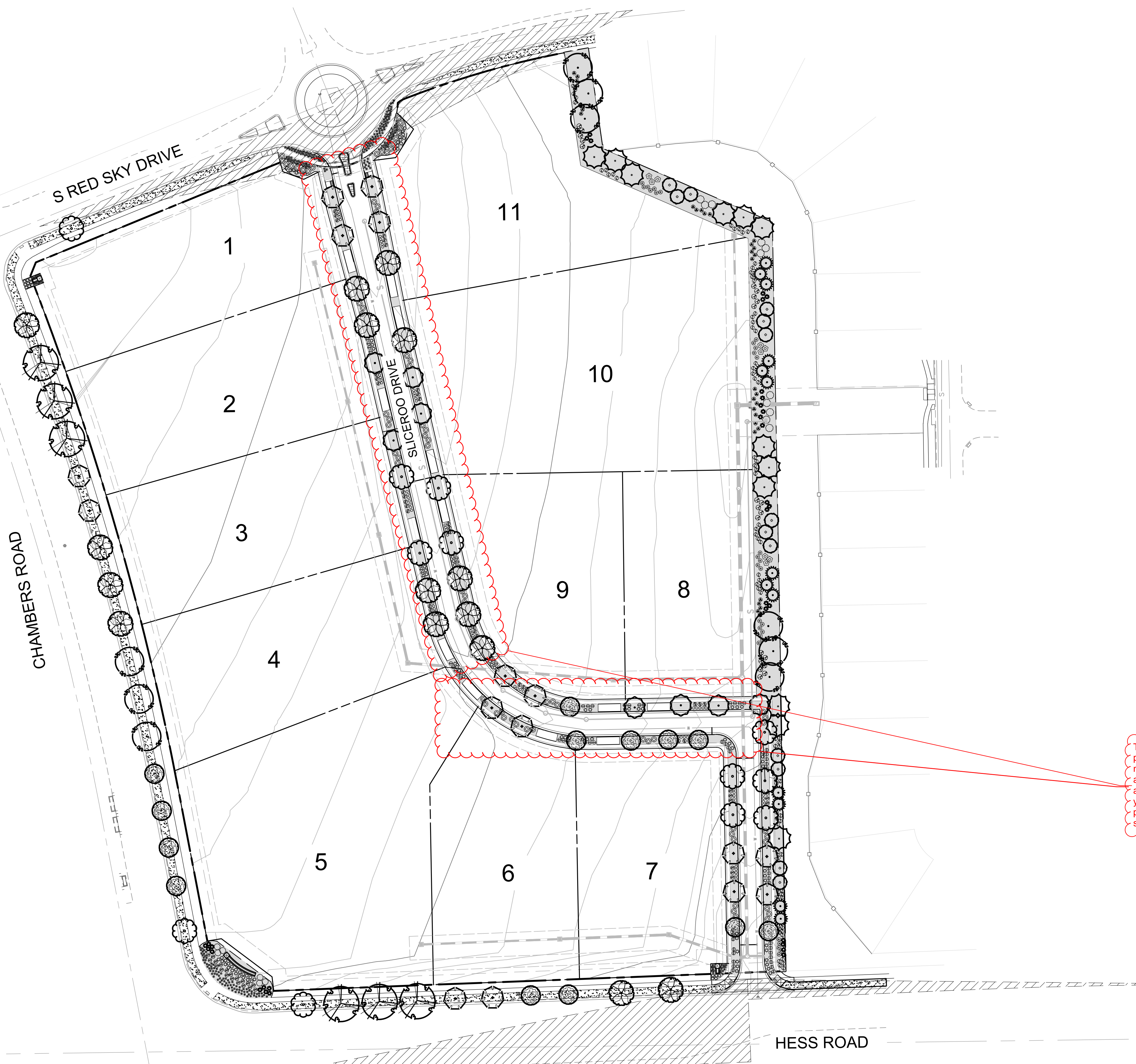
PRELIMINARY  
NOT FOR CONSTRUCTION



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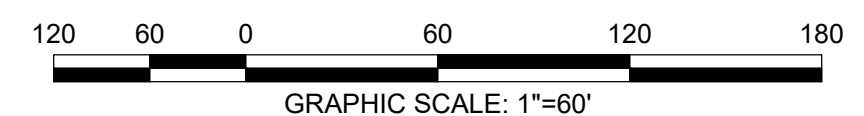
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS



LEGEND		
SYMBOL	ABBREV	COMMON NAME / BOTANICAL NAME
	CASP	Catalpa / Catalpa Speciosa
	CEOC	Common Hackberry / Celtis occidentalis
	GLTR	Imperial Honeylocust / Gleditsia tricanthos inermis 'Impcole'
	ULMO	American Elm / Ulmus 'Accolade'
Ornamental Trees		
	CRCR	Cockspur Thornless Hawthorn / Crataegus crus-galii var. inermis
	KOPA	Goldenrain Tree / Koelreuteria paniculata
	PYCA	Prairie Gem Pear / Pyrus ussuriensis 'Prairie Gem Pear'
Evergreen Trees		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PIHE	Boshian Pine / Pinus heldreichii
	PINI	Austrian Pine / Pinus nigra
Deciduous Shrubs		
	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
	COSK	Kelsey Dogwood / Cornus sericea 'Kelseyi'
	PEAT	Russian Sage / Perovskia atriplicifolia
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyii 'Pawnee Buttes'
	RHTR	Threeleaf Sumac / Rhus trilobata
	SPJA	Daphne Spirea / Spirea japonica 'Alpina'
	SYPA	Miss Kim Dwarf Lilac / Syringa patula 'Miss Kim'
Evergreen Shrubs		
	ARPA	Panchito Manzanita / Arctostaphylos 'Panchito'
	CYMI	Minstead Broom / Cytisus x 'Minstead'
	EUFO	Emerald Gaeity Euonymus / Euonymus fortunei 'Emerald Gaeity'
	JUSA	Arcadia Juniper Juniperus sabinia 'Arcadia'
	PIMU	Mops Mugo Pine / Pinus mugo 'Mops'
Ornamental Grasses		
	PEAL	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny'
Groundcovers		
		Turf
		Rock Mulch
		Steel Edger

NOTE: ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME LOTS ARE DEVELOPED WITH SITE PLANS.

The Town encourages shared access points. the proposed landscaping does not provide the opportunity for shared access points. Access points should also align to those across the street. If you have questions on where access points should be based on the Town's standards please let staff know.



**LANDSCAPE AND IRRIGATION PLANS**  
**DOUGLAS COUNTY 234**  
**FILING NO. 6**  
 DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
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NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 60'  
DATE: 05/06/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: D01173-A

**LANDSCAPE PLAN**

PROJECT NO. D01173-A  
1173  
DRAWING NO.  
**LP-01**  
SHEET NO. 03 OF 15 SHEETS

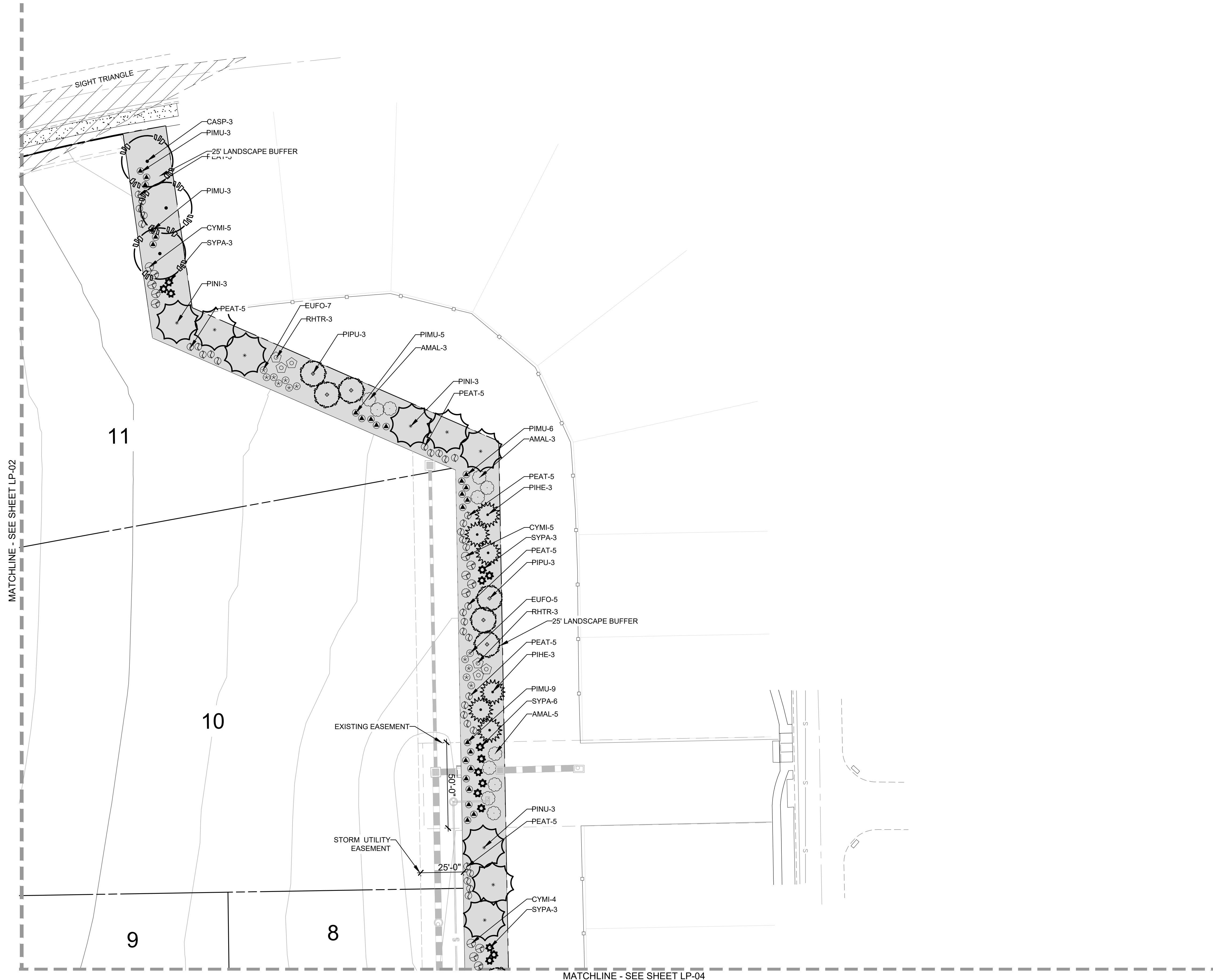
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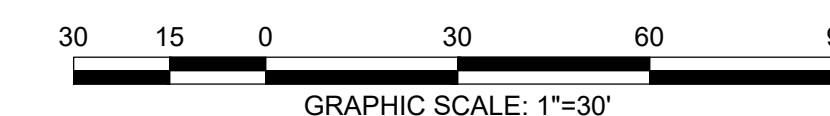
# DOUGLAS 234, FILING NO.6

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



LEGEND		
SYMBOL	ABBREV	COMMON NAME / BOTANICAL NAME
	CASP	Catalpa / Catalpa Speciosa
	CEOC	Common Hackberry / Celtis occidentalis
	GLTR	Imperial Honeylocust / Gleditsia tricanthos inermis 'Impcole'
	ULMO	American Elm / Ulmus 'Accolade'
Ornamental Trees		
	CRCR	Cockspur Thornless Hawthorn / Crataegus crus-galii var. inermis
	KOPA	Goldenrain Tree / Koelreuteria paniculata
	PYCA	Prairie Gem Pear / Pyrus ussuriensis 'Prairie Gem Pear'
Evergreen Trees		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PIHE	Bosnian Pine / Pinus heldreichii
	PINI	Austrian Pine / Pinus nigra
Deciduous Shrubs		
	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
	COSK	Kelsey Dogwood / Cornus sericea 'Kelsey'
	PEAT	Russian Sage / Perovskia atriplicifolia
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyii 'Pawnee Buttes'
	RHTR	Threeleaf Sumac / Rhus trilobata
	SPJA	Daphne Spirea / Spirea japonica 'Alpina'
	SYPA	Miss Kim Dwarf Lilac / Syringa patula 'Miss Kim'
Evergreen Shrubs		
	ARPA	Panchito Manzanita / Arctostaphylos 'Panchito'
	CYMI	Minstead Broom / Cytisus x 'Minstead'
	EUFO	Emerald Gaiety Euonymus / Euonymus fortunei 'Emerald Gaiety'
	JUSA	Arcadia Juniper Juniperus sabinia 'Arcadia'
	PIMU	Mops Mugo Pine / Pinus mugo 'Mops'
Ornamental Grasses		
	PEAL	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny'
Groundcovers		
		Turf
		Rock Mulch
		Steel Edger

NOTE: ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME LOTS ARE DEVELOPED WITH SITE PLANS.



**LANDSCAPE AND IRRIGATION PLANS**  
**DOUGLAS COUNTY 234**  
**FILING NO. 6**  
 DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
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NO.	DESCRIPTION	DATE:
1	-	-

SCALE: 1" = 30'  
DATE: 05/06/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: D01173-A

**LANDSCAPE PLANTING PLAN**

PROJECT NO. D01173-A

DRAWING NO.

**LP-03**

SHEET NO. 05 OF 15 SHEETS

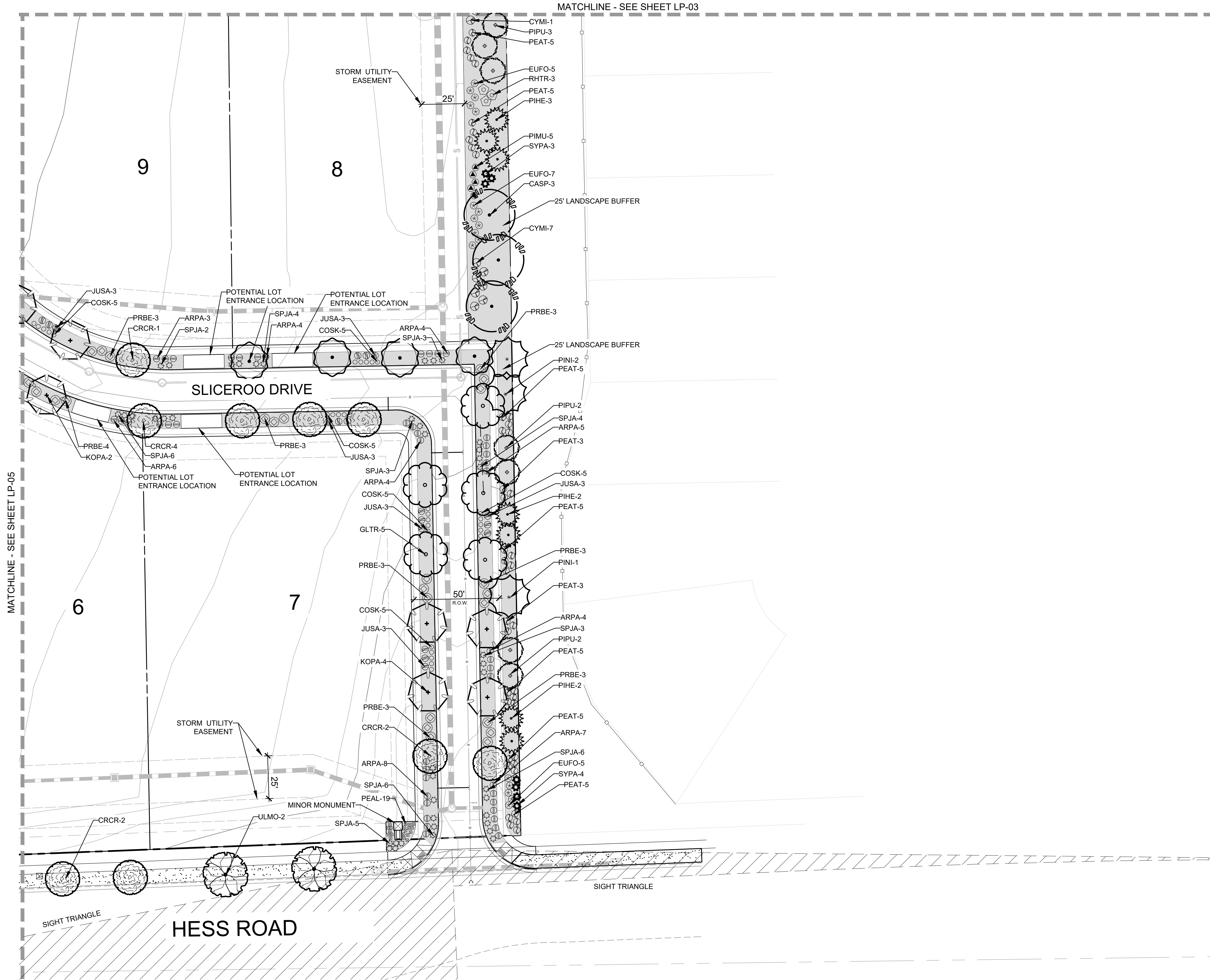
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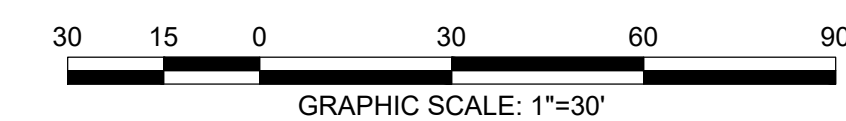
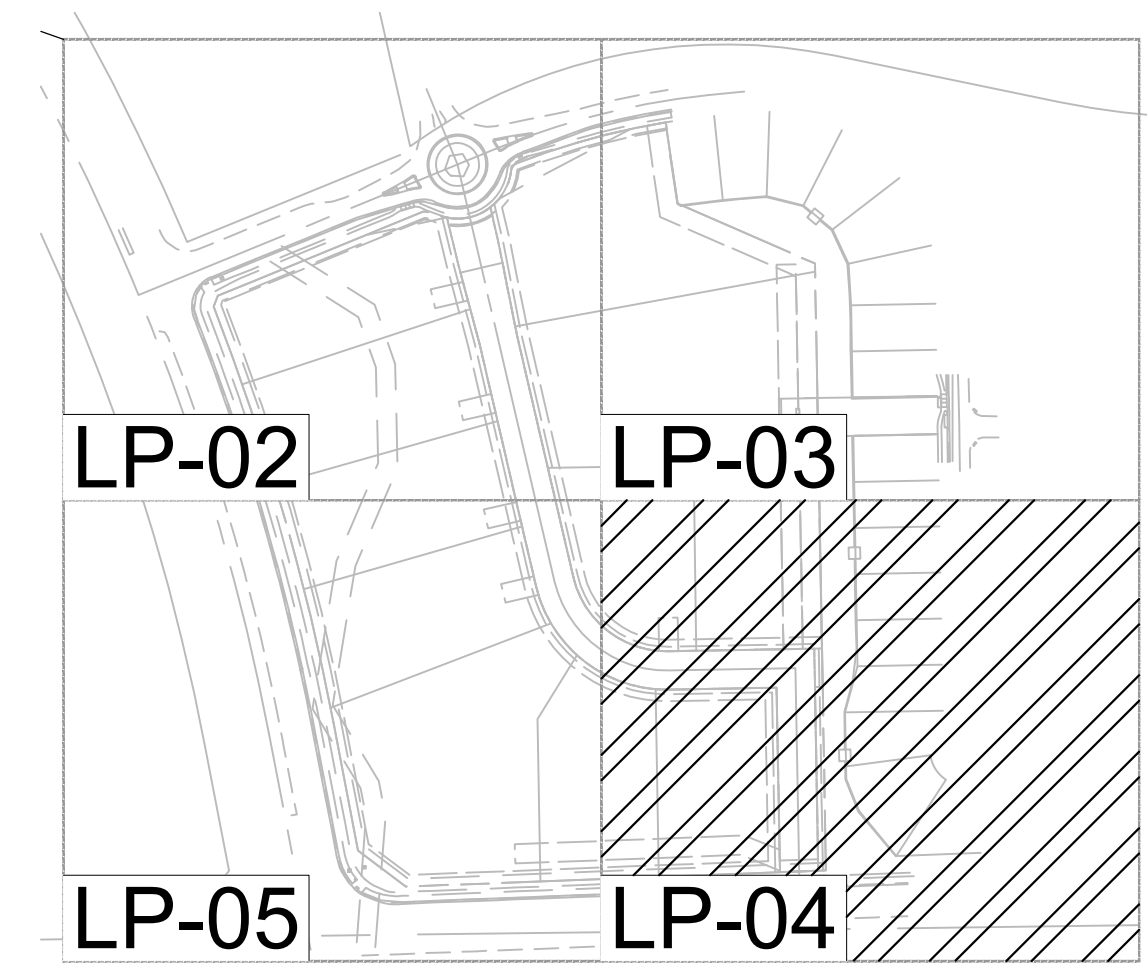
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13.80 ACRES, 11 COMMERCIAL LOTS

MATCHLINE - SEE SHEET LP-03



LEGEND		
SYMBOL	ABBREV	COMMON NAME / BOTANICAL NAME
	CASP	Catalpa / Catalpa Speciosa
	CEOC	Common Hackberry / Celtis occidentalis
	GLTR	Imperial Honeylocust / Gleditsia tricanthos inermis 'Impcole'
	ULMO	American Elm / Ulmus 'Accolade'
<b>Ornamental Trees</b>		
	CRCR	Cockspur Thornless Hawthorn / Crataegus crus-galii var. inermis
	KOPA	Goldenrain Tree / Koelreuteria paniculata
	PYCA	Prairie Gem Pear / Pyrus ussuriensis 'Prairie Gem Pear'
<b>Evergreen Trees</b>		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PIHE	Bosnian Pine / Pinus heldreichii
	PINI	Austrian Pine / Pinus nigra
<b>Deciduous Shrubs</b>		
	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
	COSK	Kelsey Dogwood / Cornus sericea 'Kelsey'
	PEAT	Russian Sage / Perovskia atriplicifolia
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyii 'Pawnee Buttes'
	RHTR	Threeleaf Sumac / Rhus trilobata
	SPJA	Daphne Spirea / Spirea japonica 'Alpina'
	SYPA	Miss Kim Dwarf Lilac / Syringa patula 'Miss Kim'
<b>Evergreen Shrubs</b>		
	ARPA	Panchito Manzanita / Arctostaphylos 'Panchito'
	CYMI	Minstead Broom / Cytisus x 'Minstead'
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<b>Ornamental Grasses</b>		
	PEAL	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny'
<b>Groundcovers</b>		
		Turf
		Rock Mulch
		Steel Edger

NOTE: ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME LOTS ARE DEVELOPED WITH SITE PLANS.



**LANDSCAPE AND IRRIGATION PLANS**  
**DOUGLAS COUNTY 234**  
**FILING NO. 6**  
 DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
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Sacramento - San Luis Obispo - Phoenix  
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REVISIONS:		
NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 30'  
DATE: 05/06/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: D01173-A

**LANDSCAPE PLANTING PLAN**

PROJECT NO. D01173-A

DRAWING NO.

**LP-04**

SHEET NO. 06 OF 15 SHEETS

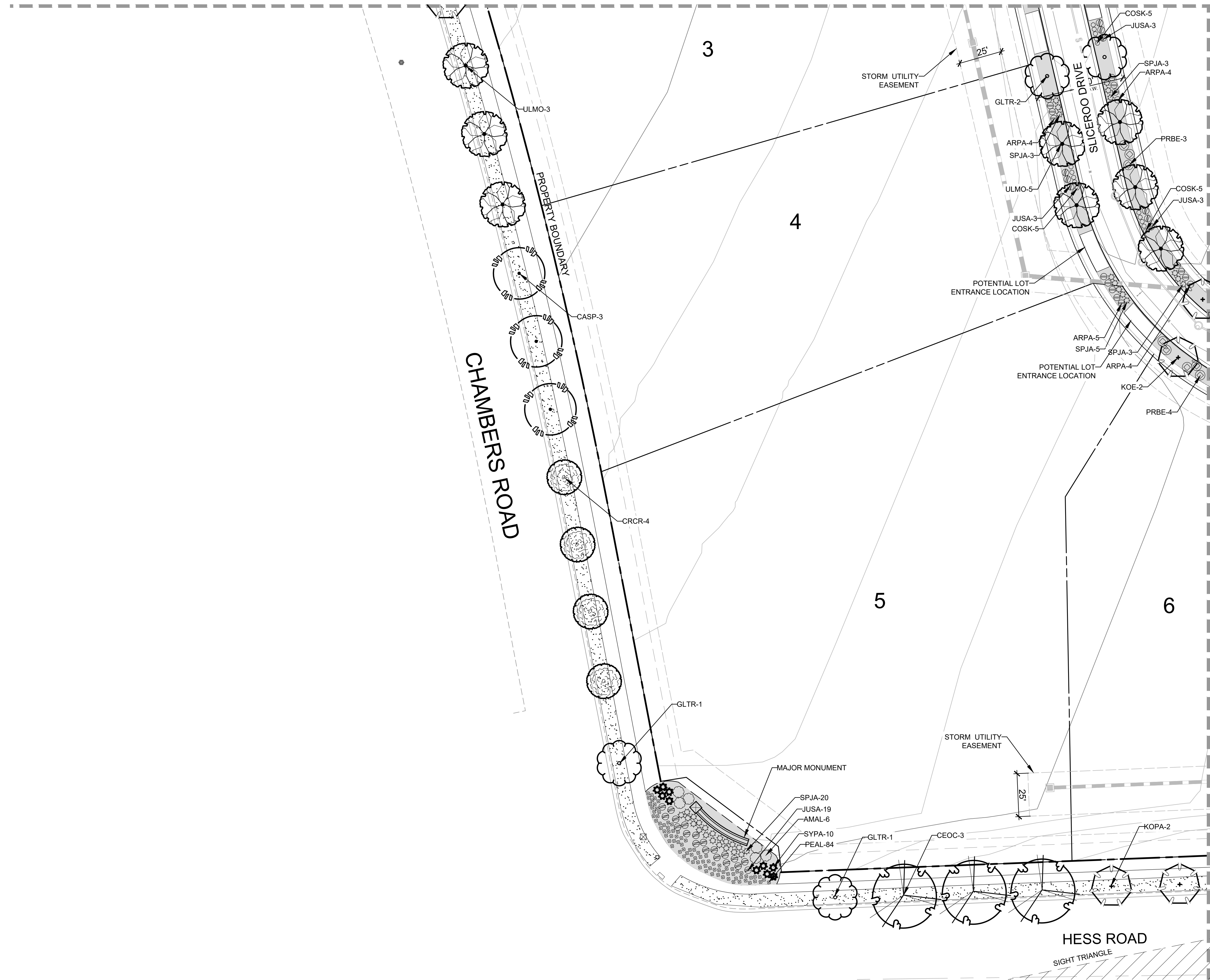
PRELIMINARY  
NOT FOR CONSTRUCTION

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# DOUGLAS 234, FILING NO.6

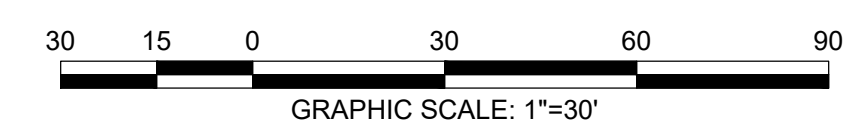
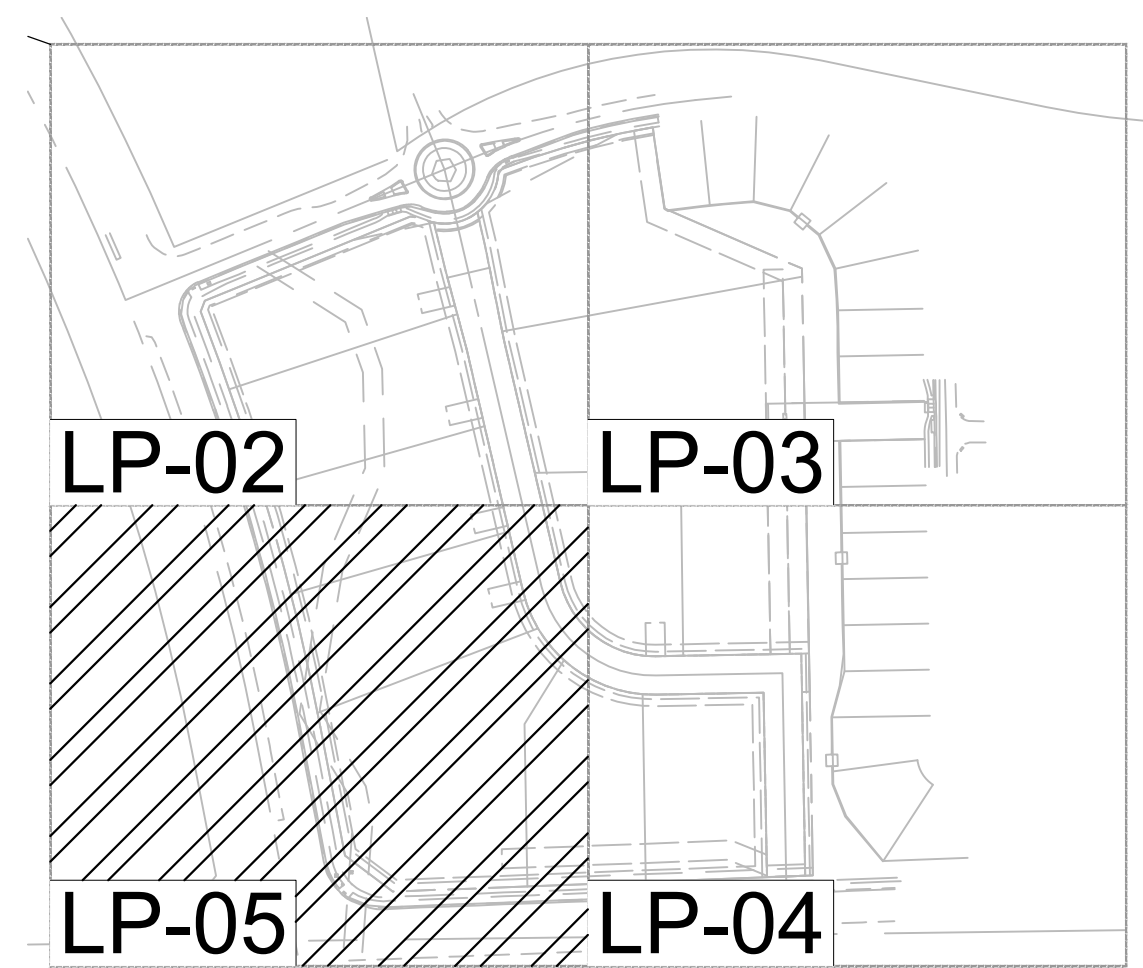
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS

MATCHLINE - SEE SHEET LP-02



LEGEND		
SYMBOL	ABBREV	COMMON NAME / BOTANICAL NAME
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	ARPA	Panchito Manzanita / Arctostaphylos 'Panchito'
	CYMI	Minstead Broom / Cytisus x 'Minstead'
	EUFO	Emerald Gaiety Euonymus / Euonymus fortunei 'Emerald Gaiety'
	JUSA	Arcadia Juniper Juniperus sabinia 'Arcadia'
	PIMU	Mops Mugo Pine / Pinus mugo 'Mops'
Ornamental Grasses		
	PEAL	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny'
Groundcovers		
		Turf
		Rock Mulch
		Steel Edger

NOTE: ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME LOTS ARE DEVELOPED WITH SITE PLANS.



**LANDSCAPE AND IRRIGATION PLANS**  
**DOUGLAS COUNTY 234**  
**FILING NO. 6**  
 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

**811**  
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REVISIONS:		
NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 30'  
DATE: 05/06/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: D01173-A

**LANDSCAPE PLANTING PLAN**

PROJECT NO. D01173-A  
1173  
DRAWING NO.  
**LP-05**  
SHEET NO. 07 OF 15 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

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# DOUGLAS 234, FILING NO.6

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

## 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 1 1/2" RIVER ROCK AT A 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC.

## LANDSCAPE TABLE

RESIDENTIAL 25' LANDSCAPE BUFFER	1 TREE / 5 SHRUBS PER 25 LF	TREES REQ.	TREES PROV.	SHRUBS REQ.	SHRUBS PROV.
	798 LF	32	33	160	160

ROADWAY LANDSCAPE BUFFER	1 TREE / 5 SHRUBS PER 30 LF	TREES REQ.	TREES PROV.	SHRUBS REQ.	SHRUBS PROV.
	290 LF	10	11	49	40

STREETSCAPE PLANTING	1 TREE PER 40 LF	TREES REQ.	TREES PROV.
SLICEROO DRIVE WEST	891 LF	22	21
SLICEROO DRIVE EAST	940 LF	24	24
CHAMBERS ROAD	748 LF	19	17
HESS ROAD	481 LF	12	10

\* NO TREE MITIGATION REQUIRED FOR EXISTING TREE (SEE TREE MITIGATION PLAN.)

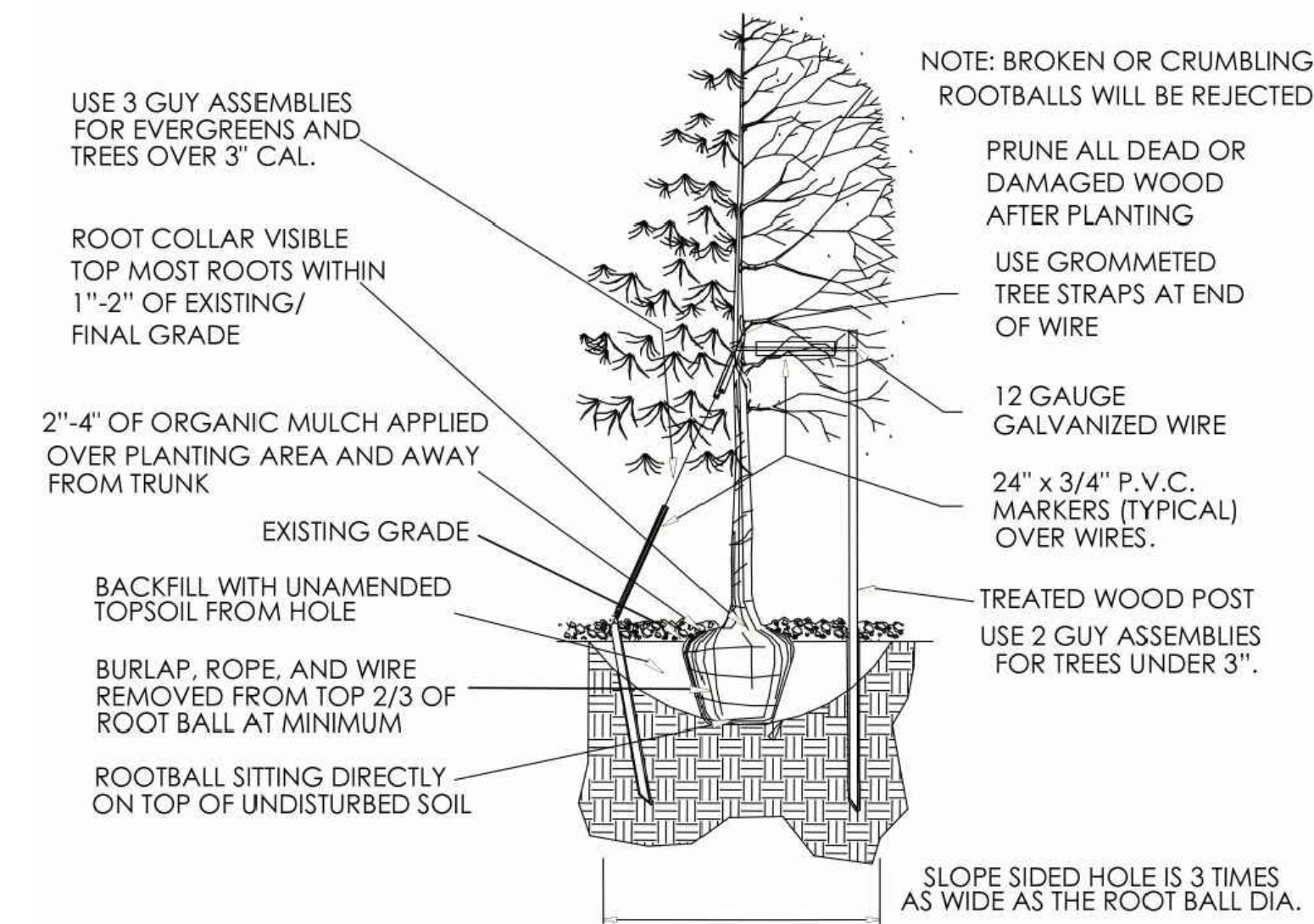
## TREE PLANTING NOTES

- 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.
- RESETING 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.

Per Section 13.06.070(q) Schedule 13.06.070B All fractional requirements shall be rounded up. Please adjust accordingly.

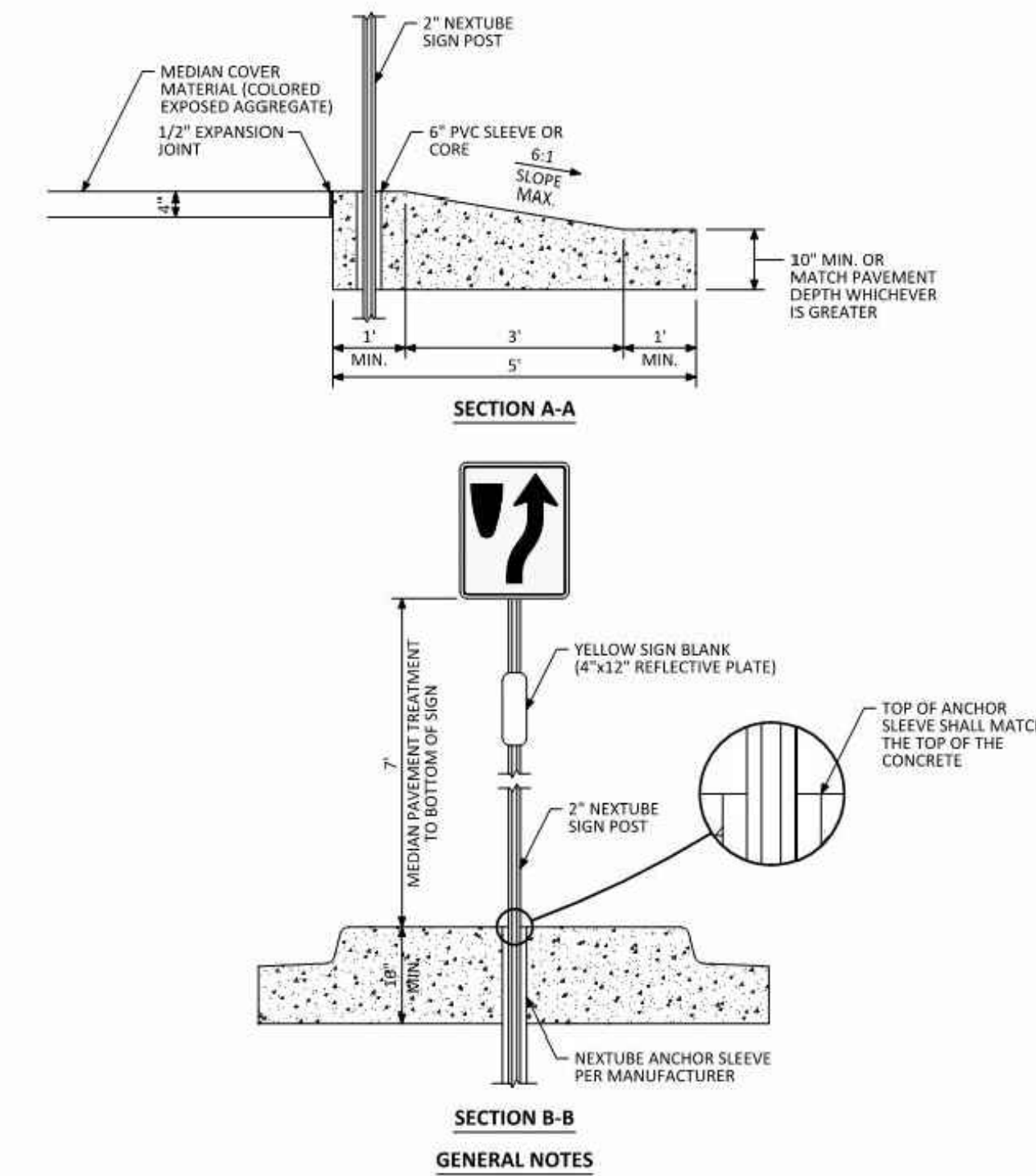
The Town is not able to waive any landscape standards. The required number of street trees must be met. Please adjust accordingly.

Symbol	QTY	ABBREV	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT
☉	9	CASP	Catalpa	Catalpa speciosa	2" CAL.	50'
☉	6	CEOC	Common Hackberry	Celtis occidentalis	2" CAL.	60'
☉	12	GLTR	Imperial Honeylocust	Gleditsia tricanthos inermis 'Impcole'	2" CAL.	35'
☉	15	ULMO	American Elm	Ulmus 'Accolade'	2" CAL.	60'
<b>Ornamental Trees</b>						
☉	13	CRCR	Cockspur Thornless Hawthorn	Crataegus crus-galli var. inermis	1 1/2" CAL.	20'
☉	16	KOPA	Goldenrain Tree	Koeleruteria paniculata	1 1/2" CAL.	30'
☉	8	PYUS	Prairie Gem Pear	Pyrus ussuriensis 'Prairie Gem Pear'	1 1/2" CAL.	25'
<b>Evergreen Trees</b>						
☉	13	PIPU	Bakeri Spruce	Picea pungens 'Bakeri'	6' TALL	35'
☉	13	PIHE	Bosnian Pine	Pinus heldreichii	6' TALL	30'
☉	12	PINI	Austrian Pine	Pinus nigra	6' TALL	50'
<b>Deciduous Shrubs</b>						
☉	17	AMAL	Saskatoon Serviceberry	Amelanchier alnifolia	5 GAL.	12'
☉	72	COSK	Kelsey Dogwood	Cornus sericea 'Kelsey'	5 GAL.	2.5'
☉	76	PEAT	Russian Sage	Perovskia atriplicifolia	5 GAL.	4'
☉	71	PRBE	Sandcherry Pawnee Buttes	Prunus besseyii 'Pawnee Buttes'	5 GAL.	1.5'
☉	9	RHTR	Threeleaf Sumac	Rhus trilobata	5 GAL.	6'
☉	106	SPJA	Daphne Spirea	Spirea japonica 'Alpina'	5 GAL.	2'
☉	32	SYPA	Miss Kim Dwarf Lilac	Syringa patula 'Miss Kim'	5 GAL.	7'
<b>Evergreen Shrubs</b>						
☉	66	ARPA	Panchito Manzanita	Arctostaphylos 'Panchito'	5 GAL.	2'
☉	21	CYMI	Minstead Broom	Cytisus x 'Minstead'	5 GAL.	4'
☉	29	EUFO	Emerald Gaety Euonymus	Euonymus fortunei 'Emerald Gaety'	5 GAL.	4'
☉	63	JUSA	Arcadia Juniper	Juniperus sabinia 'Arcadia'	5 GAL.	2'
☉	31	PIMU	Mops Mugo Pine	Pinus mugo 'Mops'	5 GAL.	4'
<b>Ornamental Grasses</b>						
☉	295	PEAL	Little Bunny Fountain Grass	Pennisetum alopecuroides 'Little Bunny'	1 GAL.	1'
<b>Groundcovers</b>						
☉	14,687 SF		Turf	Existing Turf and Irrigation		
☉	42,878 SF		Rock Mulch	1 1/2" River rock decorative rock mulch		
☉	318 LF		Steel Edger			



## TREE PLANTING

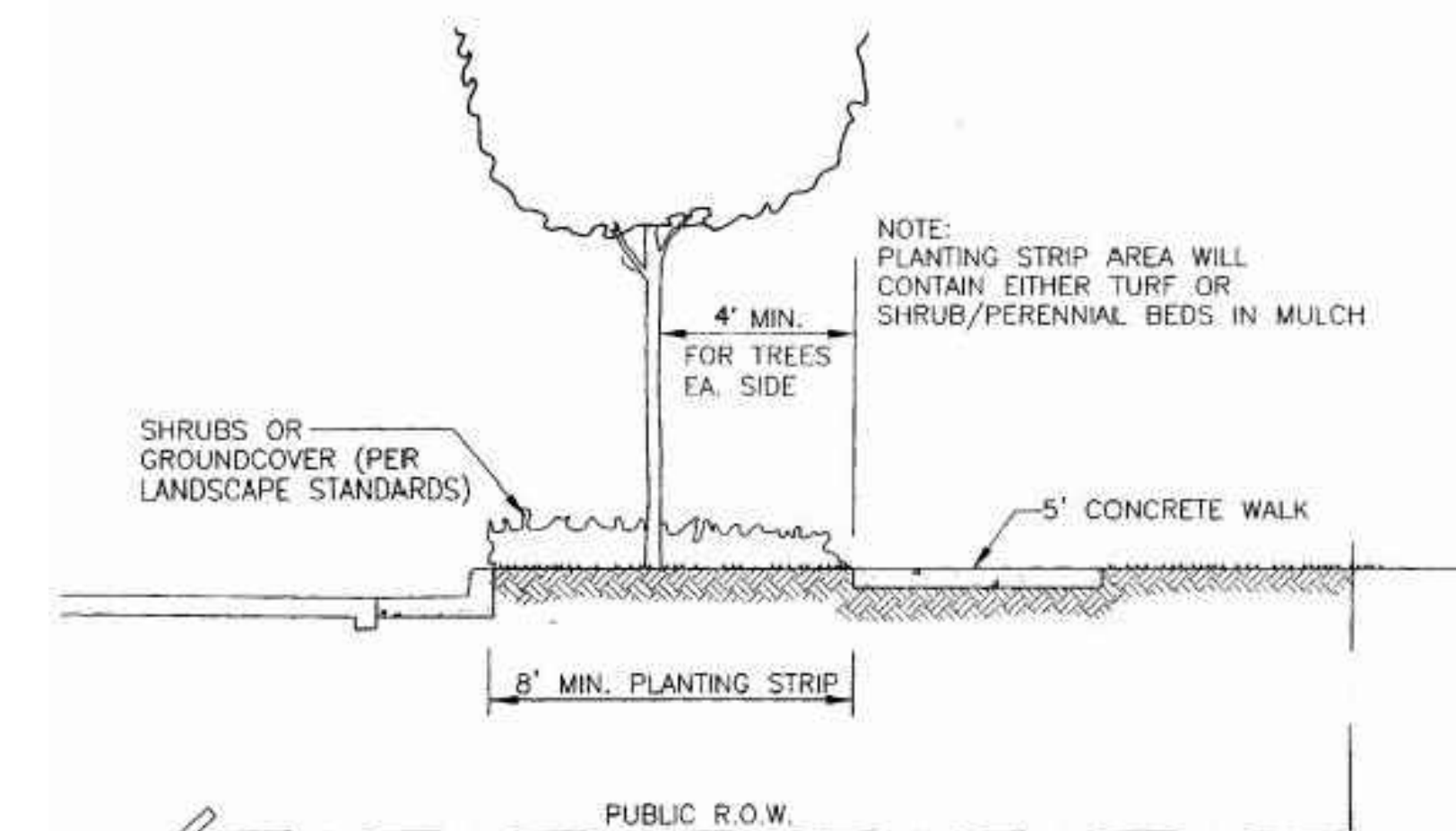
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## COLORED CONCRETE MEDIAN

DAVIS COLOR RUSTIC BROWN

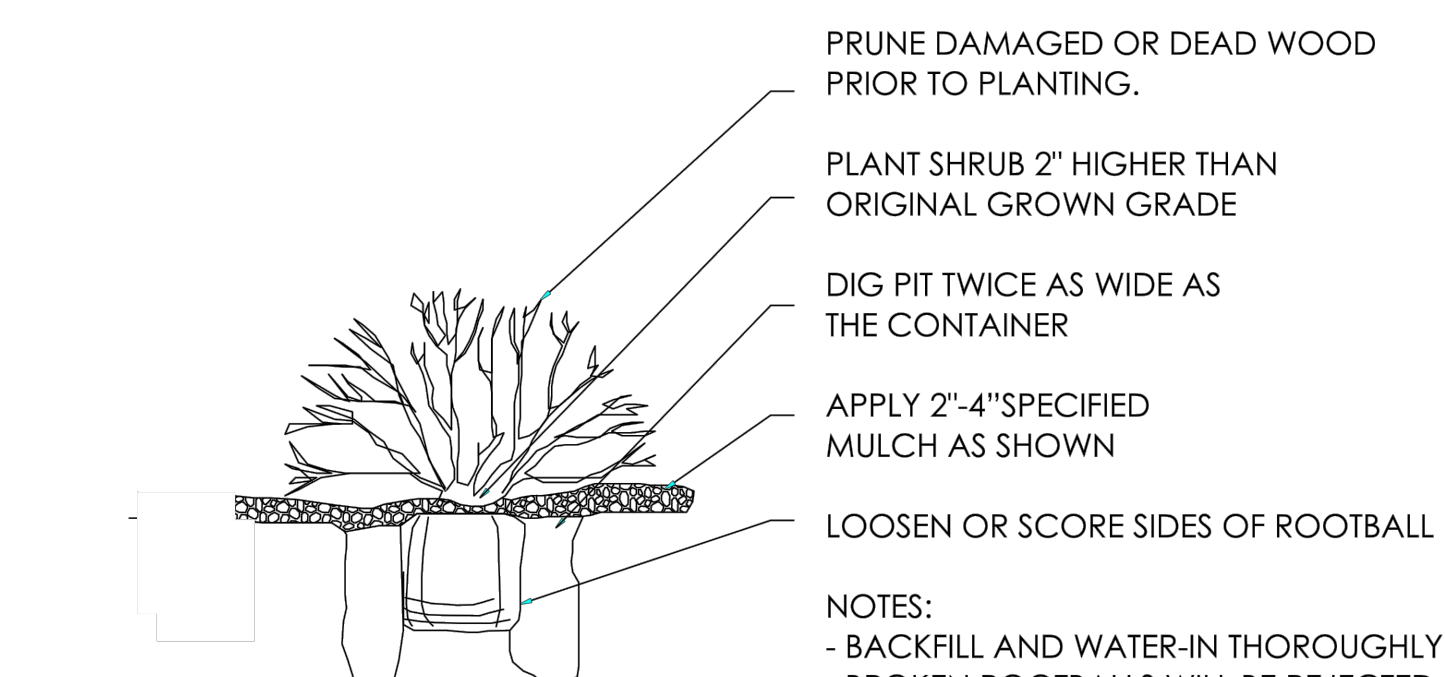
NTS



\* SEE ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL FOR TRENCH DRAIN DETAIL (REQUIRED ON VERTICAL CURB & GUTTER ALONG ARTERIALS)

## STREET SECTION

NTS



## SHRUB PLANTING

NTS

LANDSCAPE AND IRRIGATION PLANS  
DOUGLAS COUNTY 234  
FILING NO. 6  
DOUGLAS COUNTY, COLORADO

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SCALE: NTS  
DATE: 05/06/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: D01173-A

## LANDSCAPE NOTES & DETAILS

PROJECT NO. D01173-A

DRAWING NO.

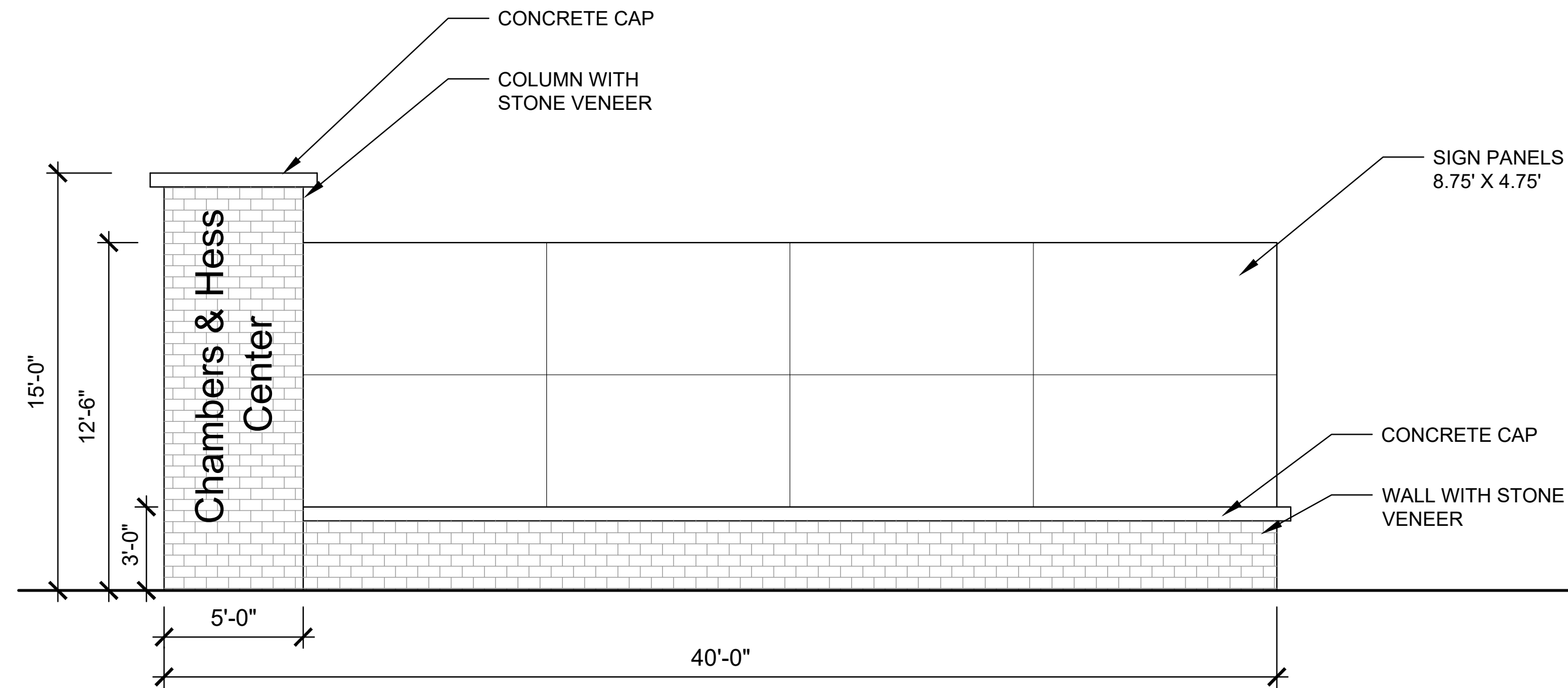
LP-06

SHEET NO. 08 OF 15 SHEETS

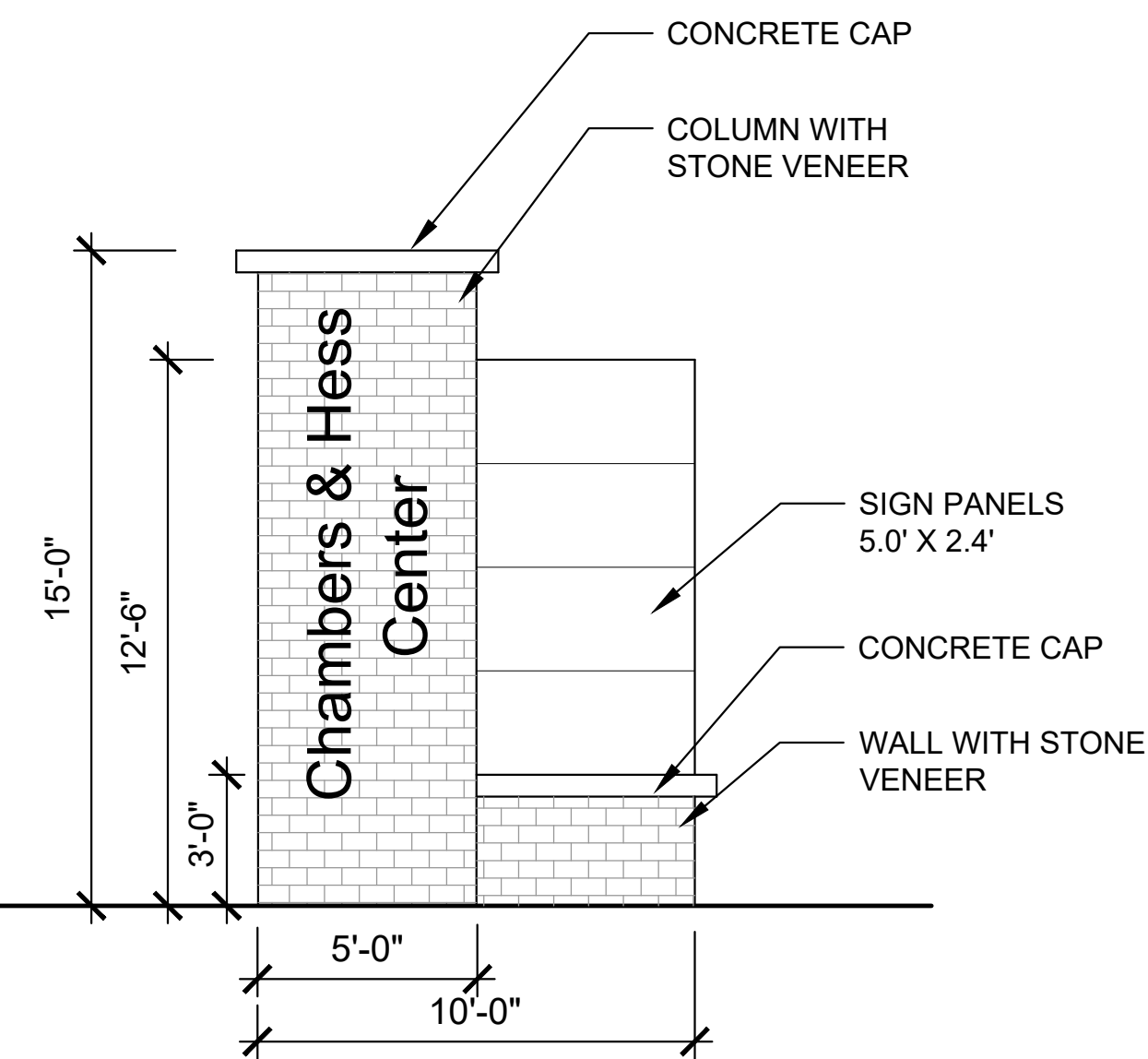
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# DOUGLAS 234, FILING NO.6

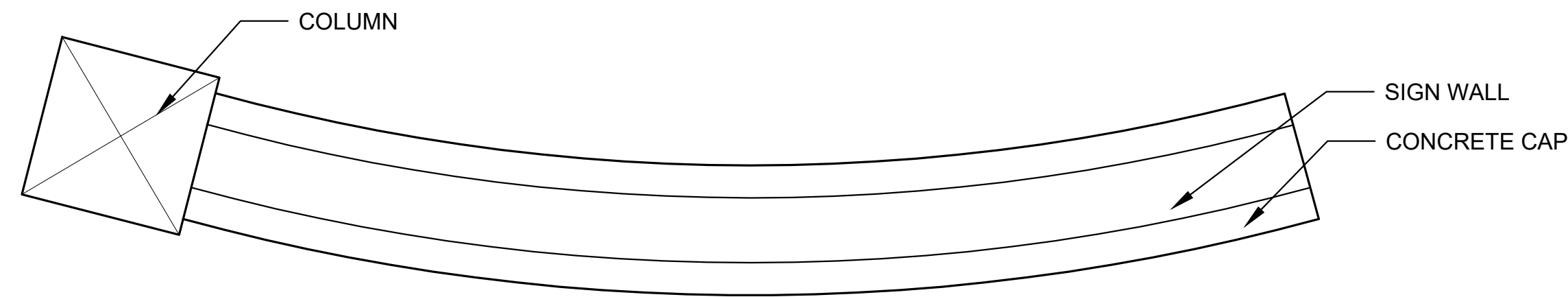
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ELEVATION

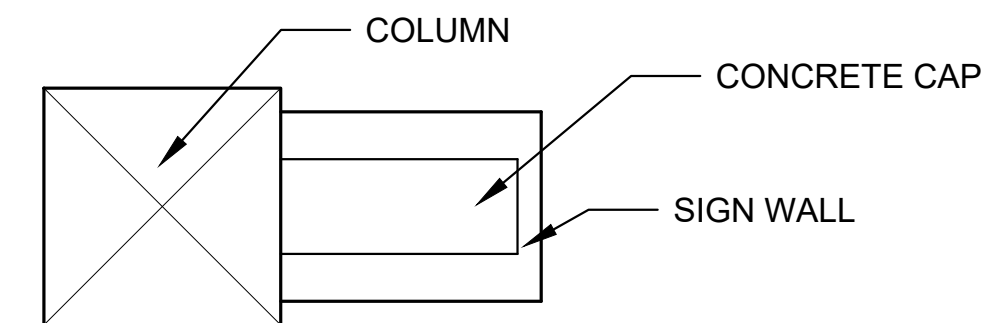


ELEVATION



MAJOR MONUMENT SIGN

N.T.S.



MINOR MONUMENT SIGN

N.T.S.

Please add note that signs will be reviewed under separate permit.  
Please add note to all appropriate pages.

LANDSCAPE AND IRRIGATION PLANS  
DOUGLAS COUNTY 234  
FILING NO. 6  
DOUGLAS COUNTY, COLORADO

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SCALE: NTS  
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LANDSCAPE  
NOTES & DETAILS

PROJECT NO. D01173-A

DRAWING NO.

LP-07

SHEET NO. 09 OF 16 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

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