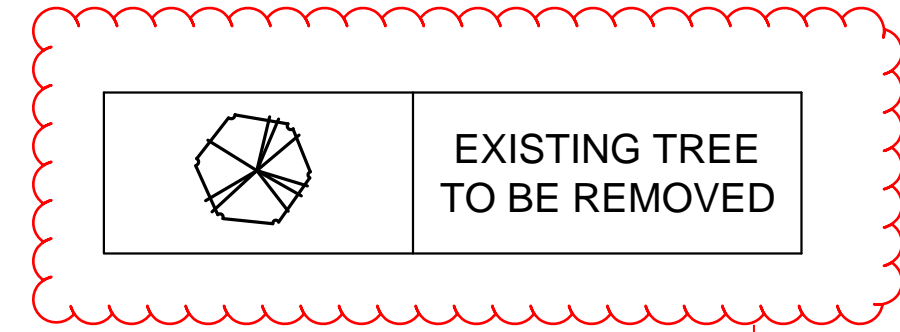
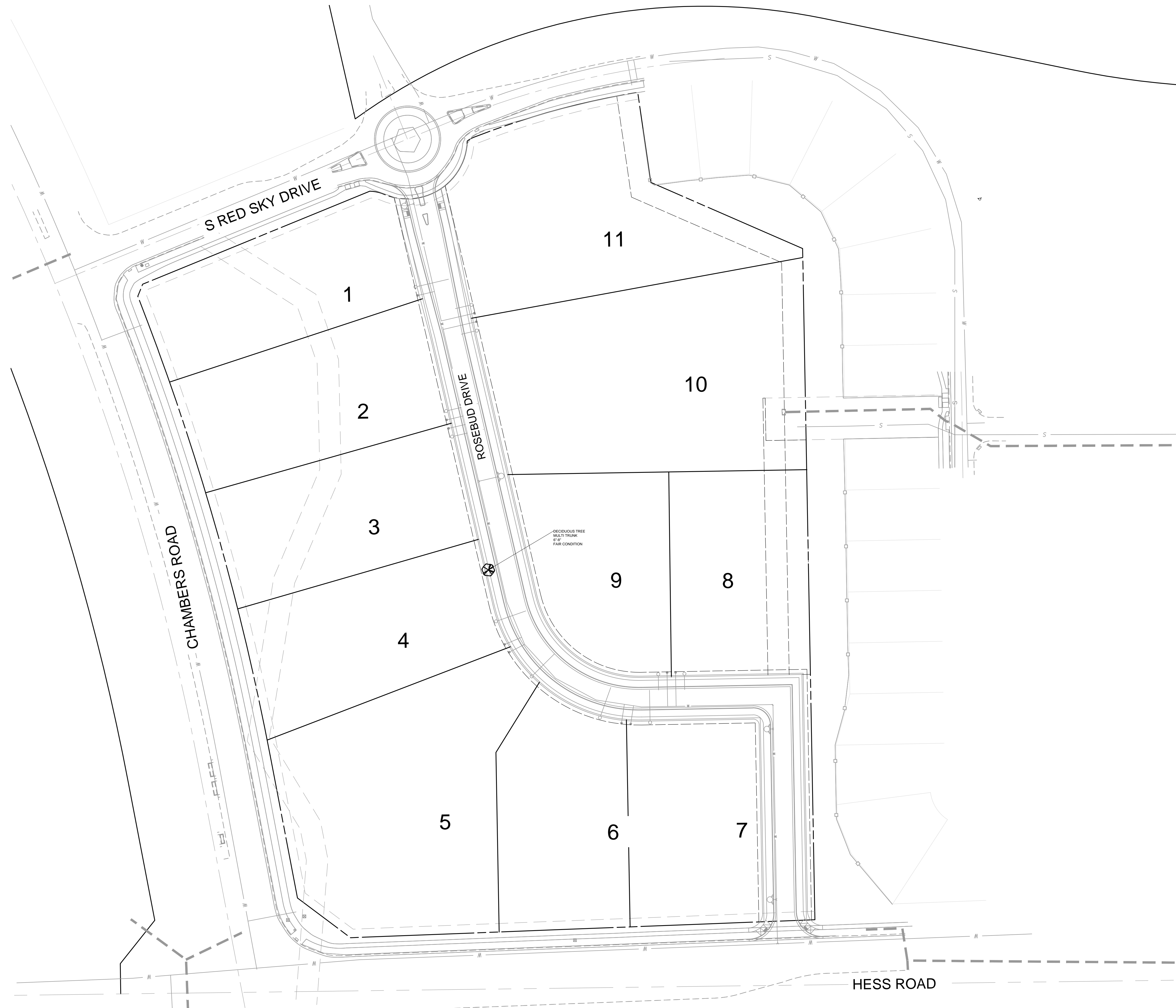


CHAMBERS & HESS FILING NO. 1

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



Valuation of this tree must be provided by an arborist.

VALUATION HAS BEEN PROVIDED BY A LANDSCAPE ARCHITECT APPROVED BY TOWN OF PARKER PLANNING - RICK

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

RICK
ENGINEERING COMPANY
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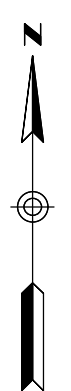
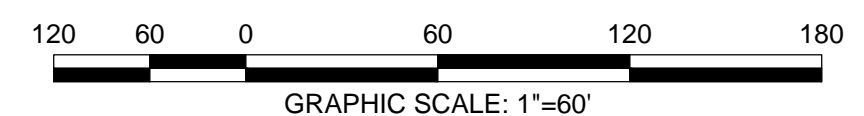
NO.	DESCRIPTION	DATE:
1	-	-

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

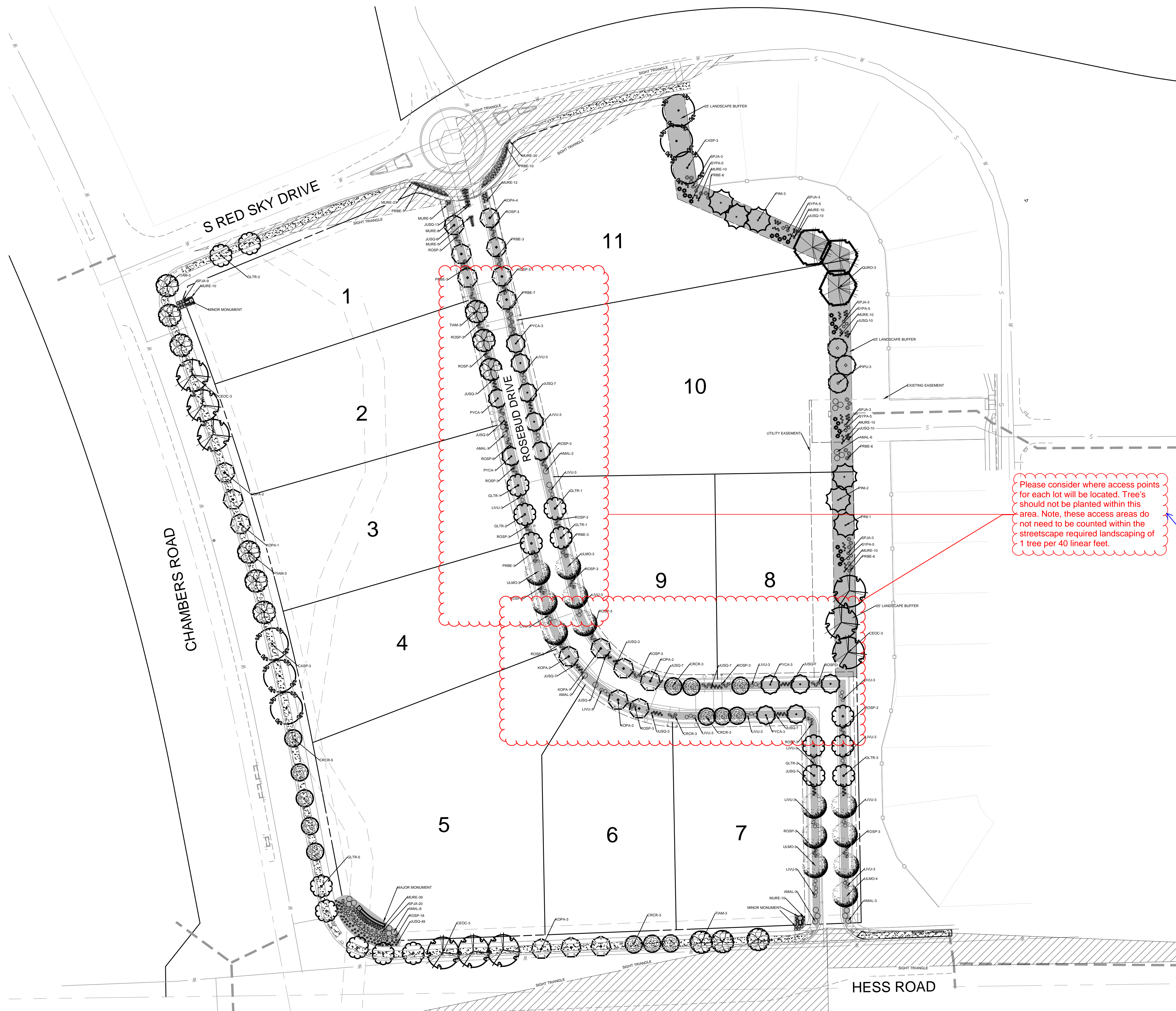
PRELIMINARY
NOT FOR CONSTRUCTION



\\s01\eng\p\19069\1173\1173_ChambersHess\1173.dwg 2020-01-24 10:30:7M - RICK

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



Please consider where access points for each lot will be located. Tree's should not be planted within this area. Note, these access areas do not need to be counted within the streetscape required landscaping of 1 tree per 40 linear feet.

POTENTIAL ACCESS POINTS HAVE BEEN PROVIDED TO ACCOUNT FOR STREETSCAPING. -RICK

Symbol	ABB.	Common Name / Botanical Name
	CASP	Catalpa / Catalpa speciosa
	CEOC	Common Hackberry / Celtis occidentalis
	GLTR	Sunburst Honeylocust / Gleditsia tricanthos
	QURO	English Oak / Quercus robur
	TIAM	American Linden / Tilia americana
	ULMO	American Elm / Ulmus 'Accolade'
Ornamental Trees		
	CRCR	Cockspur Thornless Hawthorn / Crataegus crus-galli var. inermis
	KOPA	Goldenrain Tree / Koeleruteria paniculata
	PYCA	Chanticleer Pear / Pyrus calleryana 'Autumn Blaze'
Evergreen Trees		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PINI	Austrian Pine / Pinus nigra
Deciduous Shrubs		
	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
	LIVU	Lodense Privet / Ligustrum vulgare 'lodense'
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyii
	ROSP	Meidland Rose / Rosa spp.
	SPJA	Daphne / Spirea japonica 'Alpina'
	SYPA	Miss Kim Dwarf Lilac / Syringa patula 'Miss Kim'
Evergreen Shrubs		
	JUSQ	Singleseed Juniper / Juniperus squamatum
Ornamental Grasses		
	MURE	Ruby Muhly Grass / Muhlenbergia reverchonii 'undated'
Groundcovers		
		Turf (Existing Turf and Irrigation)
		Rock Mulch

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

RICK
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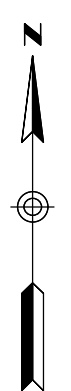
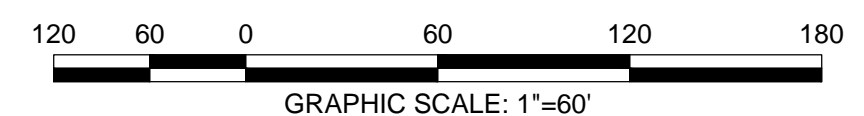
REVISIONS:		
NO.	DESCRIPTION	DATE:
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SCALE: 1" = 60'
DATE: 01/24/20
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CHECKED BY: KN
JOB NO: 19069

LANDSCAPE PLAN

PROJECT NO. 19069
1173
DRAWING NO.
LP-01
SHEET NO. 31 OF 44 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION



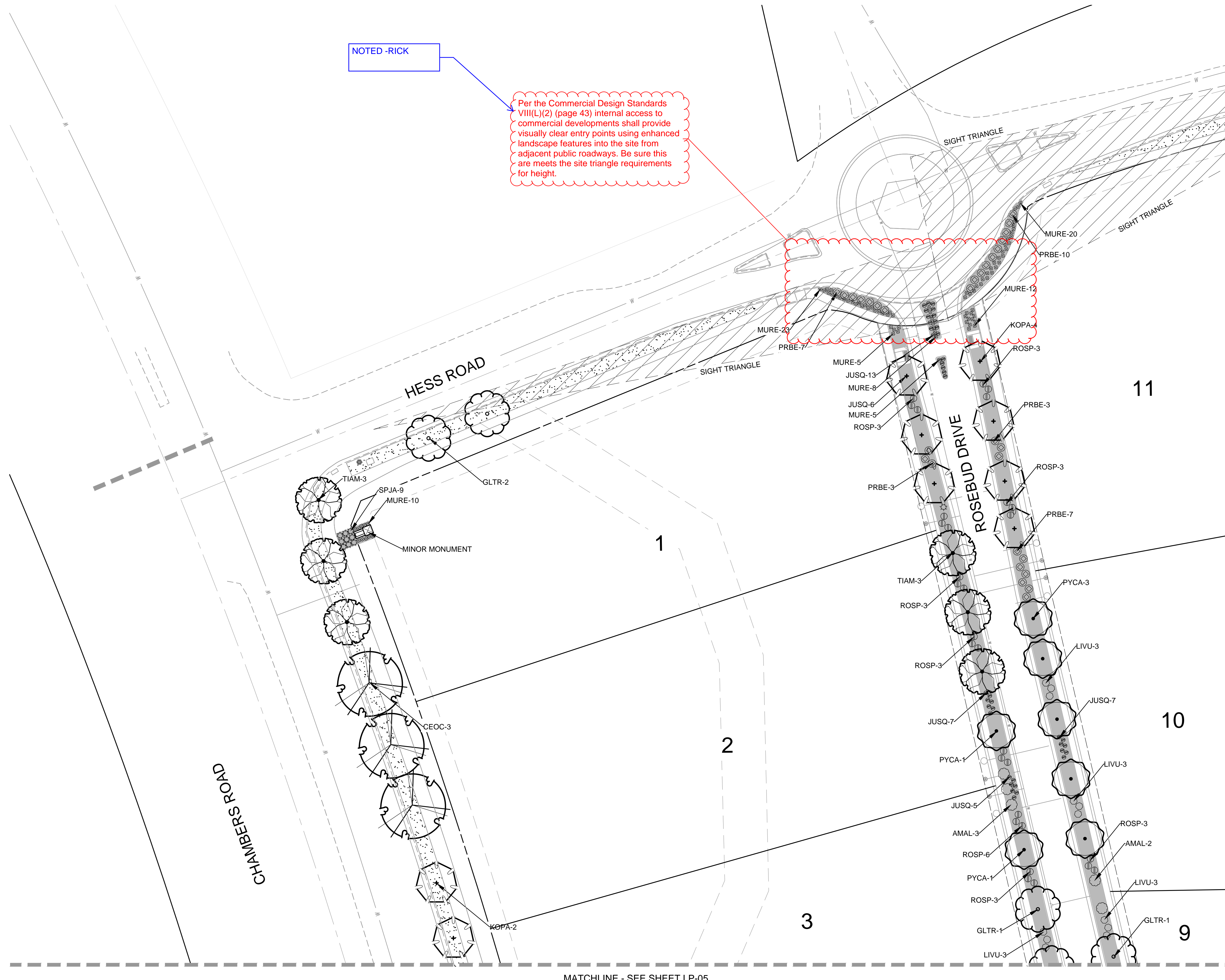
2020-01-24 - 3:07PM - RICK

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

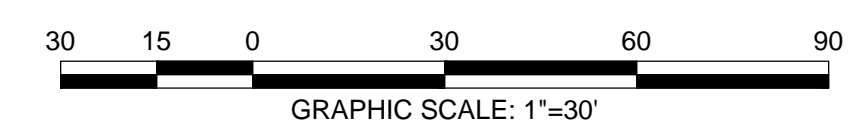
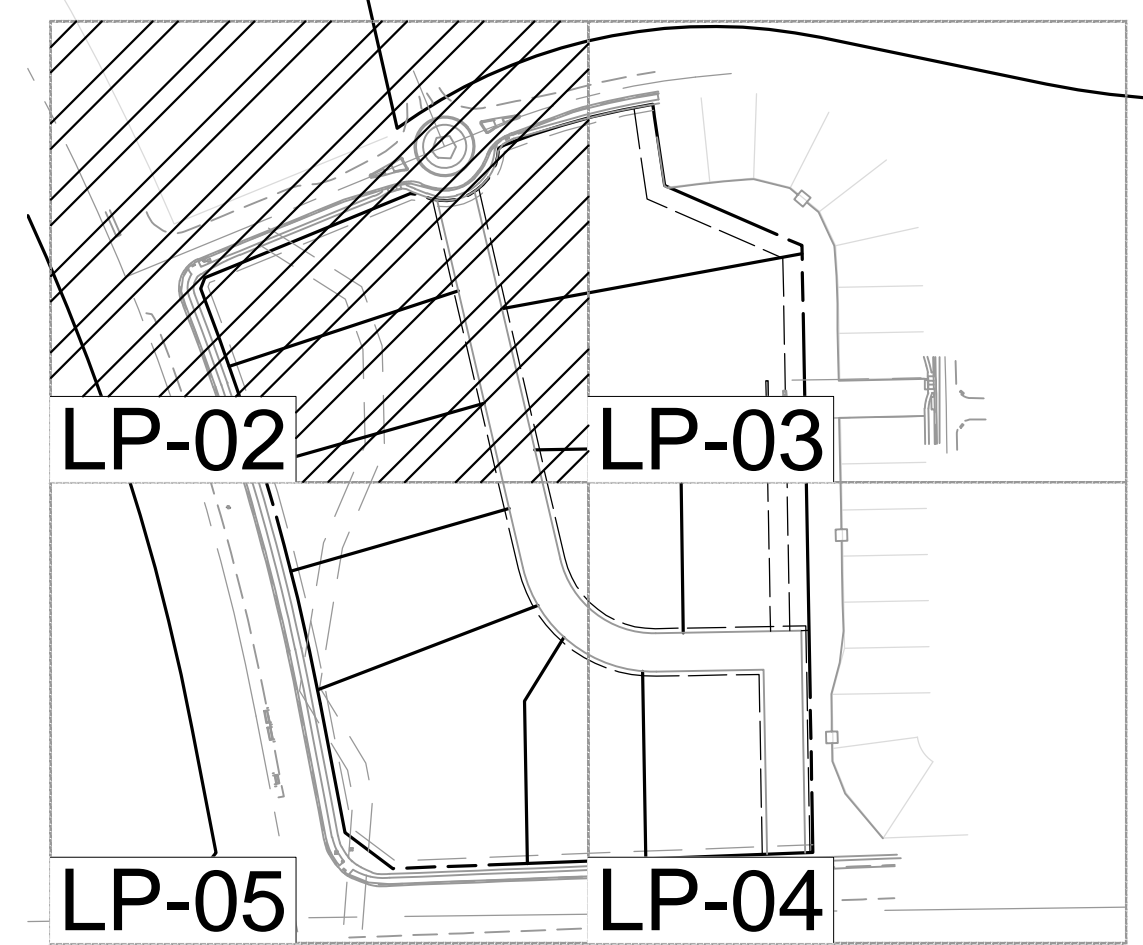
NOTED - RICK

Per the Commercial Design Standards VIII(L)(2) (page 43) internal access to commercial developments shall provide visually clear entry points using enhanced landscape features into the site from adjacent public roadways. Be sure this area meets the site triangle requirements for height.



LEGEND		
Symbol	ABB.	Common Name / Botanical Name
	CASP	Catalpa / Catalpa speciosa
	CEOC	Common Hackberry / Celtis occidentalis
	GLTR	Sunburst Honeylocust / Gleditsia tricanthos
	QURO	English Oak / Quercus robur
	TIAM	American Linden / Tilia americana
	ULMO	American Elm / Ulmus 'Accolade'
Ornamental Trees		
	CRCR	Cockspur Thornless Hawthorn / Crataegus crus-galli var. inermis
	KOPA	Goldenrain Tree / Koelreuteria paniculata
	PYCA	Chanticleer Pear / Pyrus calleryana 'Autumn Blaze'
Evergreen Trees		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PINI	Austrian Pine / Pinus nigra
Deciduous Shrubs		
	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
	LIVU	Lodense Privet / Ligustrum vulgare 'lodense'
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyii
	ROSP	Meidland Rose / Rosa spp.
	SPJA	Daphne / Spirea japonica 'Alpina'
	SYPA	Miss Kim Dwarf Lilac / Syringa patula 'Miss Kim'
Evergreen Shrubs		
	JUSQ	Singleseed Juniper / Juniperus squamatum
Ornamental Grasses		
	MURE	Ruby Muhly Grass / Muhlenbergia reverchonii 'undated'
Groundcovers		
		Turf (Existing Turf and Irrigation)
		Rock Mulch

MATCHLINE - SEE SHEET LP-03



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

RICK
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JOB NO: 19069

**LANDSCAPE
PLANTING PLAN**

PROJECT NO. 19069
DRAWING NO.
LP-02
SHEET NO. 32 OF 44 SHEETS

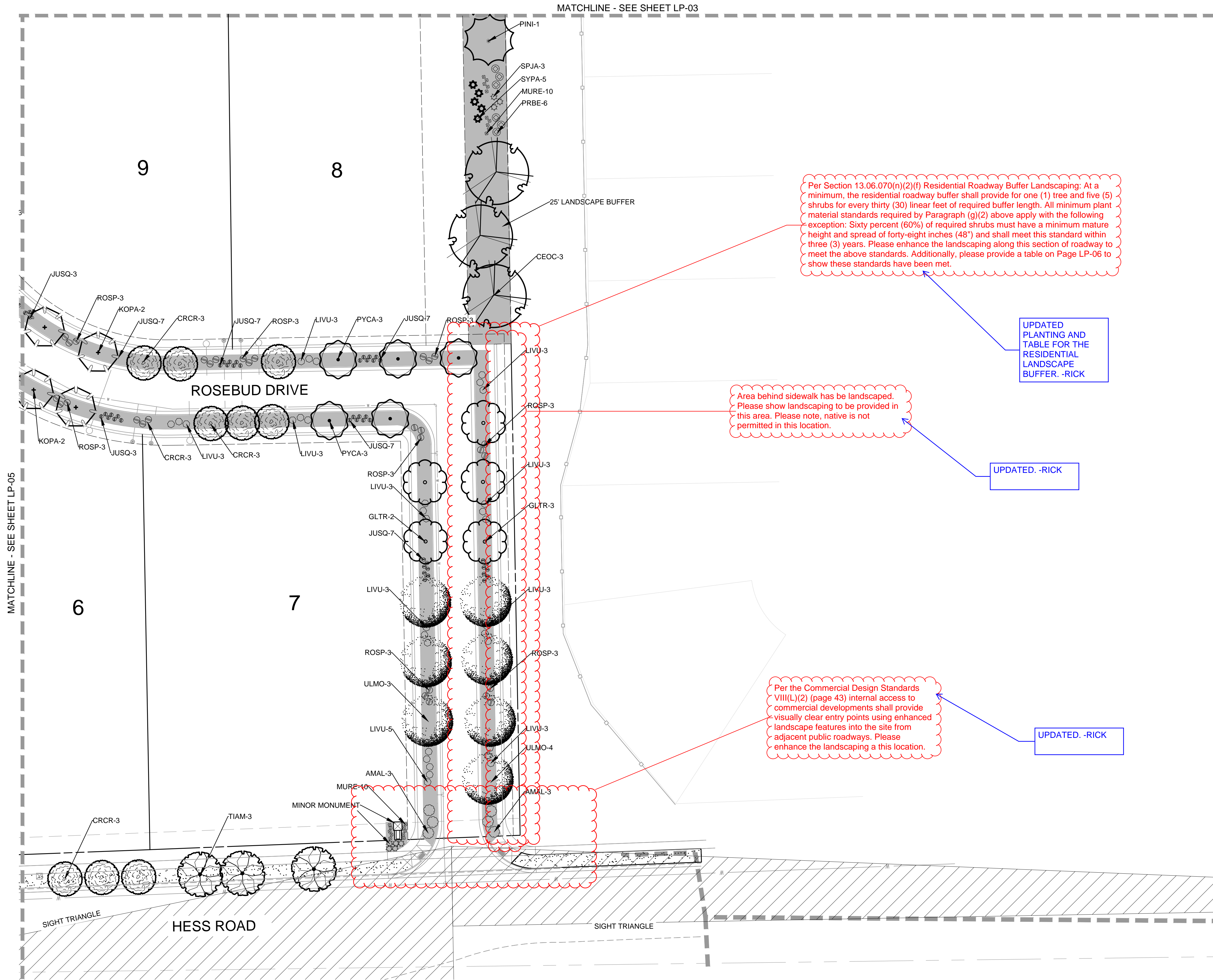
PRELIMINARY
NOT FOR CONSTRUCTION

2020-01-24 - 10:00PM - Initial
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 2020-01-24 - 10:00PM - Initial
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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

MATCHLINE - SEE SHEET LP-03



Per Section 13.06.070(n)(2)(f) Residential Roadway Buffer Landscaping: At a minimum, the residential roadway buffer shall provide for one (1) tree and five (5) shrubs for every thirty (30) linear feet of required buffer length. All minimum plant material standards required by Paragraph (g)(2) above apply with the following exception: Sixty percent (60%) of required shrubs must have a minimum mature height and spread of forty-eight inches (48") and shall meet this standard within three (3) years. Please enhance the landscaping along this section of roadway to meet the above standards. Additionally, please provide a table on Page LP-06 to show these standards have been met.

UPDATED PLANTING AND TABLE FOR THE RESIDENTIAL LANDSCAPE BUFFER. -RICK

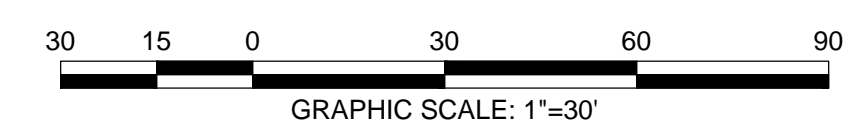
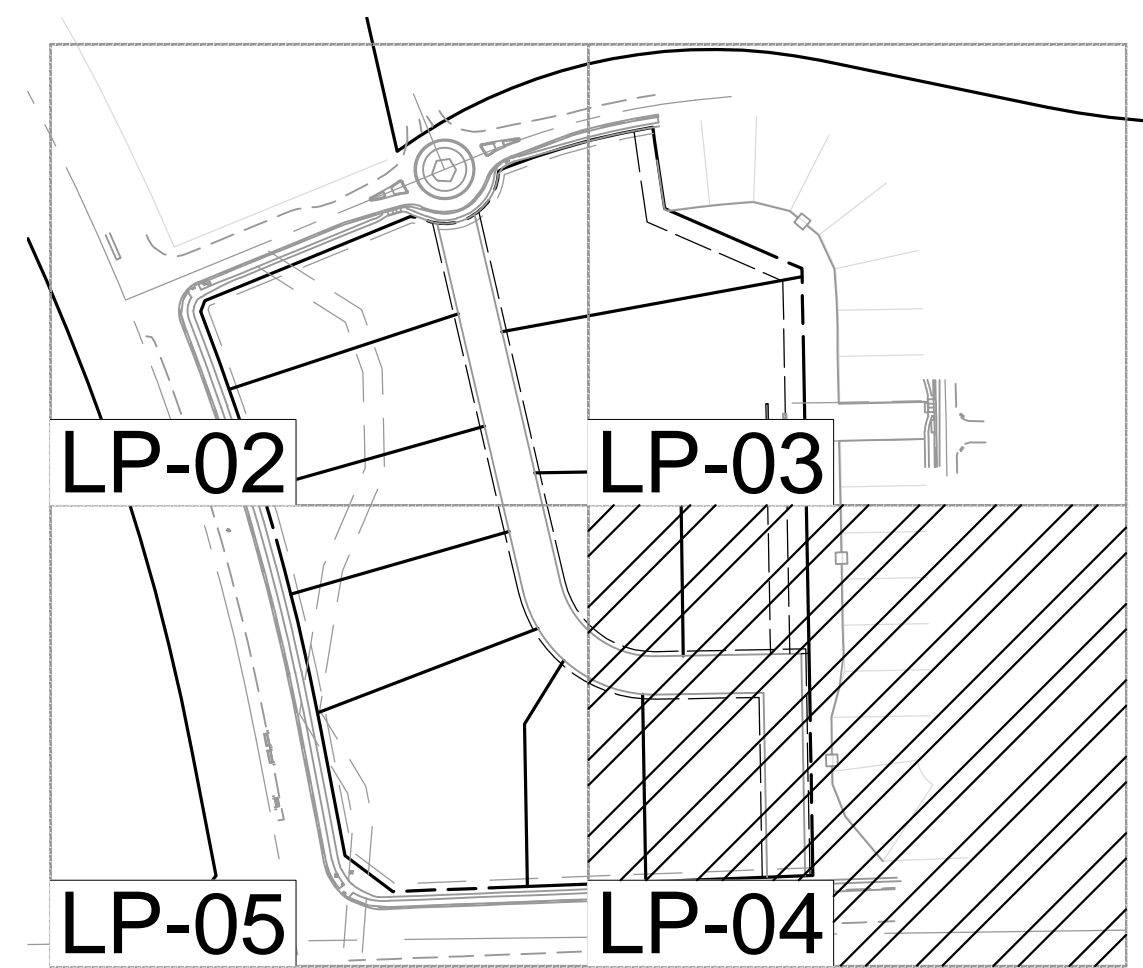
Area behind sidewalk has be landscaped. Please show landscaping to be provided in this area. Please note, native is not permitted in this location.

UPDATED. -RICK

Per the Commercial Design Standards VIII(L)(2) (page 43) internal access to commercial developments shall provide visually clear entry points using enhanced landscape features into the site from adjacent public roadways. Please enhance the landscaping a this location.

UPDATED. -RICK

Symbol	ABB.	Common Name / Botanical Name
	CASP	Catalpa / Catalpa speciosa
	CEOC	Common Hackberry / Celtis occidentalis
	GLTR	Sunburst Honeylocust / Gleditsia tricanthos
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Evergreen Trees		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PINI	Austrian Pine / Pinus nigra
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	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
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	PRBE	Sandcherry Pawnee Buttes / Prunus besseyii
	ROSP	Meidland Rose / Rosa spp.
	SPJA	Daphne / Spirea japonica 'Alpina'
	SYPA	Miss Kim Dwarf Lilac / Syringa patula 'Miss Kim'
Evergreen Shrubs		
	JUSQ	Singleseed Juniper / Juniperus squamatum
Ornamental Grasses		
	MURE	Ruby Muhly Grass / Muhlenbergia reverchonii 'undated'
Groundcovers		
		Turf (Existing Turf and Irrigation)
		Rock Mulch



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

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JOB NO: 19069

**LANDSCAPE
PLANTING PLAN**

PROJECT NO. 19069
DRAWING NO.
LP-04
SHEET NO. 34 of 44 SHEETS

PRELIMINARY
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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 LANTER BEDS TO HAVE 3" DEPTH OVER MIRAFI WEED BAR

TABLE AND BUFFER HAVE BEEN UPDATED. -RICK

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 13.06.070(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.

UPDATED. -RICK

Please provide the species height

ADDED. -RICK

TREE PLANTING NOTES

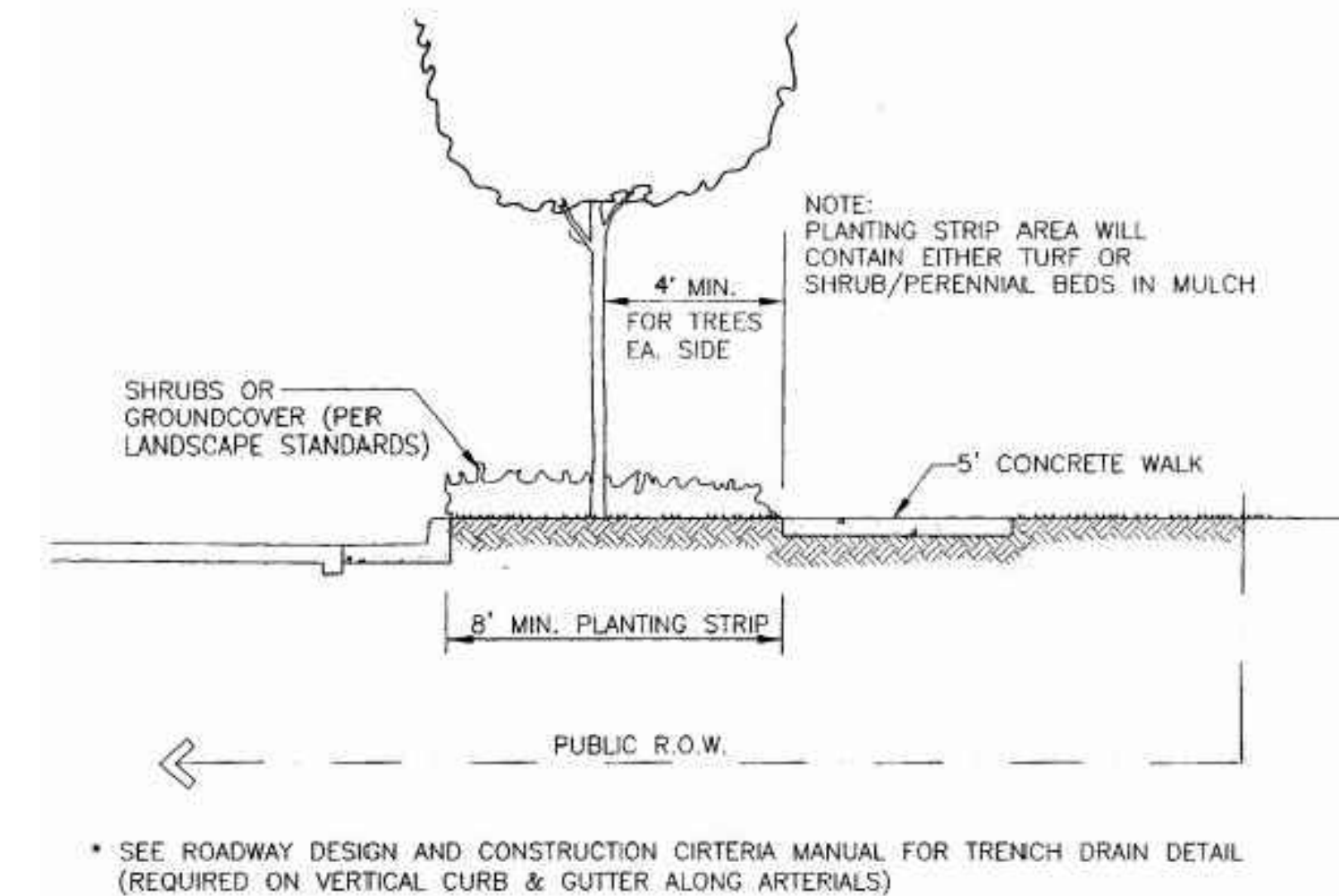
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST 1.5 TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE 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.

STREETSCAPE TABLE ADDED. -RICK

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.
Ornamental Trees					
	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.
Evergreen Trees					
	3	PIPU	Bakeri Spruce	Picea pungens 'Bakeri'	6' TALL
	6	PINI	Austrian Pine	Pinus nigra	6' TALL
Deciduous Shrubs					
	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.
Evergreen Shrubs					
	126	JUSQ	Singleseed Juniper	Juniperus squamatum	5 GAL.
Ornamental Grasses					
	175	MURE	Ruby Muhly Grass	Muhlenbergia reverchonii 'undated'	1 GAL.
Groundcovers					
	14,687 SF		Turf	Existing Turf and Irrigation	
	38,555 SF		Rock Mulch	2" - 4" White cobble decorative rock mulch	

UPDATED SPECIES. -RICK

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

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

RICK
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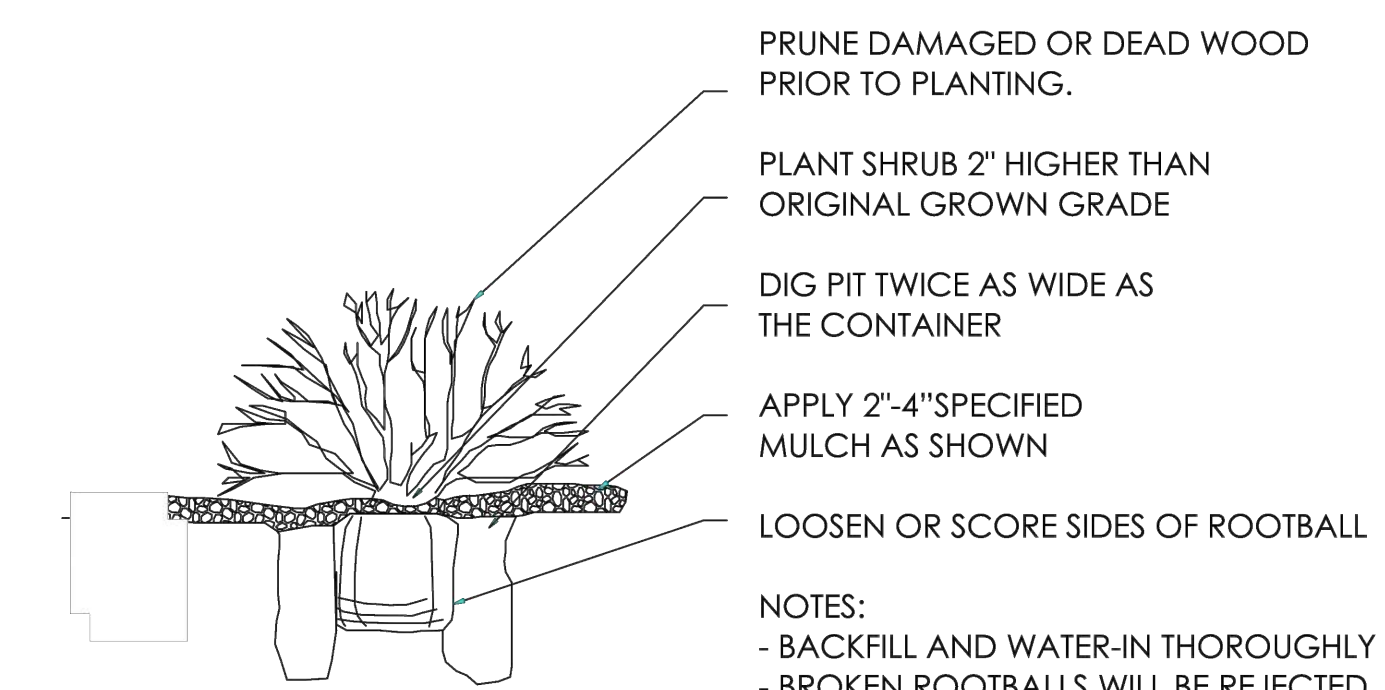


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JOB NO: 19069

LANDSCAPE NOTES & DETAILS



SHRUB PLANTING

NTS

TREE PLANTING

NTS

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

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