

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

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

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

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

RICK ENGINEERING COMPANY
5690 WEBSTER ST.
ARVADA, CO 80002
PHONE 303.403.2433
CONTACT: BOB HENNESSY

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

RICK ENGINEERING COMPANY
5690 WEBSTER ST.
ARVADA, CO 80002
PHONE 303.403.2433
CONTACT: KIM NELSON

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 11°05'25" 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.

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 THERE RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.



SCALE 1"= 2000'

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests of the lands described herein, have laid out, subdivided and platted said lands into lots, tracts, blocks, streets and easements as shown hereon under the name and subdivision of _____ The utility easements as shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities are responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. The owners of the lands described herein are responsible for the maintenance and operation of drainage easements shown hereon and related facilities, as provided in the Storm Drainage and Environmental Criteria Manual, as amended. The undersigned grants the Town of Parker a perpetual right of ingress and egress from and to adjacent property to maintain, operate and reconstruct the drainage easements and related facilities covered by Chapter 4.08 of the Parker Municipal Code, as amended; and to maintain, operate and reconstruct the drainage easements and related facilities not covered by Chapter 4.08 of the Parker Municipal Code as amended, when the owner(s) fail to adequately maintain such drainage easements and related facilities, which maintenance, operation and reconstruction shall be at the cost of the owner(s). All public streets and rights-of-way shown hereon are dedicated and conveyed to the Town of Parker, Colorado, in fee simple absolute, for public uses and purposes. Drainage and detention easements as shown hereon are hereby dedicated to the Town. The Town is hereby granted the perpetual right of ingress and egress from and to the adjacent properties for construction, repair, maintenance, operation and replacement of storm sewers and drainage facilities. The undersigned grants to the Town a sight easement(s) as shown hereon within the subdivision to maintain adequate sight distance at all roadway intersections as provided by the Town of Parker Roadway Design and Construction Criteria Manual, as amended. The Town is hereby granted the perpetual right of ingress and egress across all lots and tracts within the subdivision to remove any obstruction to the proper site distance, including, but not limited to, any structure, fence, utility box, raised median and landscaping, at the sole cost and expense of the owner of the lot and/or tract upon which such obstruction is situated. The owners or adjacent property owners of the lands are responsible for the maintenance and operation of sight easements shown hereon. When the owner(s) or adjacent owners fail to adequately maintain such sight easements, the maintenance, operation and reconstruction shall be at the cost of the owner(s).

(Owners/Mortgagee)

By: _____
Title: _____

ATTEST:

Secretary

Subscribed and sworn to before me this ____ day of _____, 20____, by* (name printed).

WITNESS my hand and official seal.

Notary Public

My commission expires: _____

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF
PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD OF THE _____ DAY
OF _____, _____.

PLANNING DIRECTOR, ON BEHALF OF THE
TOWN OF PARKER PLANNING COMMISSION

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, _____, FOR THE PROPERTY DESCRIBED AS DOUGLAS 234. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

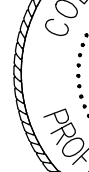
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, _____, A.D. AT _____ O'CLOCK _____, AND WAS RECORDED WITH RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

PLAN SHEET INDEX	
NO.	TITLE
1	CV-01 TITLE SHEET
2	LM-01 TREE MITIGATION PLAN
3	LP-01 OVERALL LANDSCAPE PLAN
4-7	LP-02 TO LP-05 LANDSCAPE PLANTING PLAN
8-9	LP-06 TO LP-07 PLANTING DETAILS AND NOTES
10-13	LI-01 TO LI-04 IRRIGATION PLAN
14-16	LID-01 TO LID-03 IRRIGATION DETAILS AND NOTES

LANDSCAPE AND IRRIGATION PLANS
DOUGLAS 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
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A circular professional engineer seal for the State of Colorado. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "ROBERT K. FITCH" is written in a curved path, and the license number "48704" is centered in the middle.



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

REVISIONS:		
NO.	DESCRIPTION	DATE
△	-	-

SCALE: NTS
DATE: 10/07/2020
DRAWN BY: KR
CHECKED BY: KN
JOB NO: D01173-A

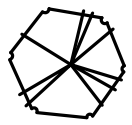
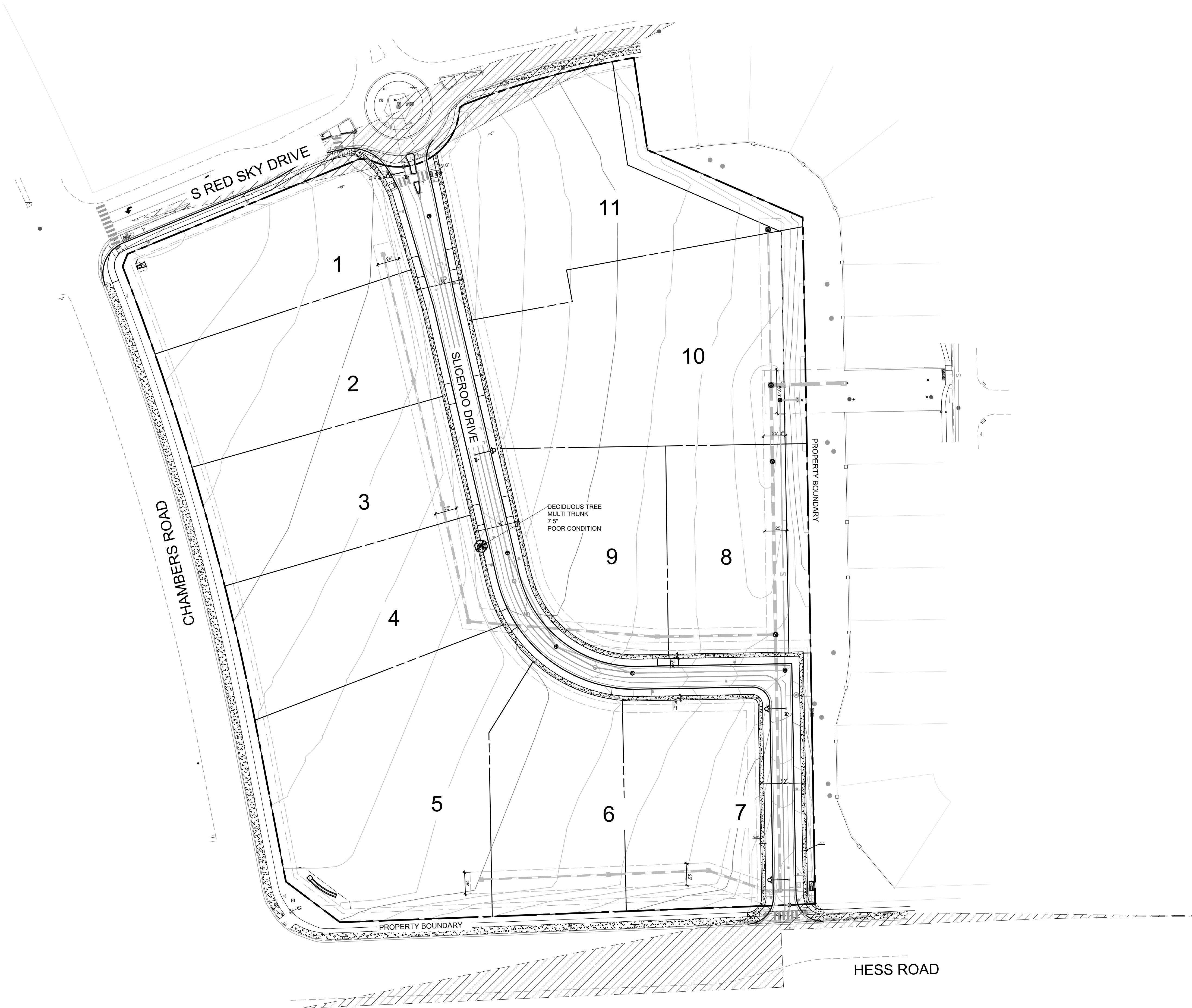
TITLE SHEET

PROJECT NO. D01173-A
DRAWING NO. CV-01
SHEET NO. 01 OF 16 SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

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



EXISTING TREE
TO BE REMOVED

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



IMAGE OF TREE ON SITE.

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

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REVISIONS:		
NO.	DESCRIPTION	DATE:
1	-	-

SCALE: 1" = 60'
DATE: 10/07/2020
DRAWN BY: KR
CHECKED BY: KN
JOB NO: D01173-A

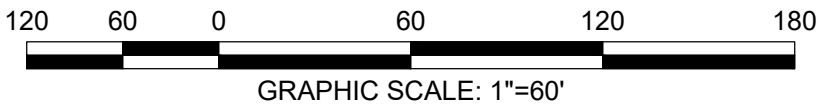
TREE
MITIGATION PLAN

PROJECT NO. D01173-A
1173

DRAWING NO.
LM-01

SHEET NO. 02 OF 15 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION



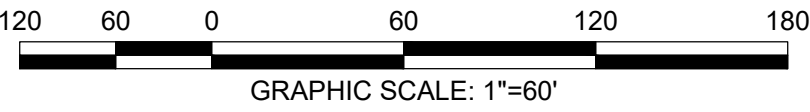
DOUGLAS 234, FILING NO.6

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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
	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 '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 Gaiety'
	JUSA	Arcadia Juniper Juniperus sabina '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. ACCESS POINTS SHALL BE SHARED BETWEEN LOTS AND ALIGNED.
**ALL LANDSCAPE AREAS NOT LABELED "TO BE INSTALLED BY DEVELOPER" SHALL BE INSTALLED WITH SITE PLAN PERMIT.



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

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811
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REVISIONS:		
NO.	DESCRIPTION	DATE:
	-	-

SCALE: 1" = 60'
DATE: 10/07/2020
DRAWN BY: KR
CHECKED BY: KN
JOB NO: D01173-A

LANDSCAPE
PLAN

PROJECT NO. D01173-A
1173

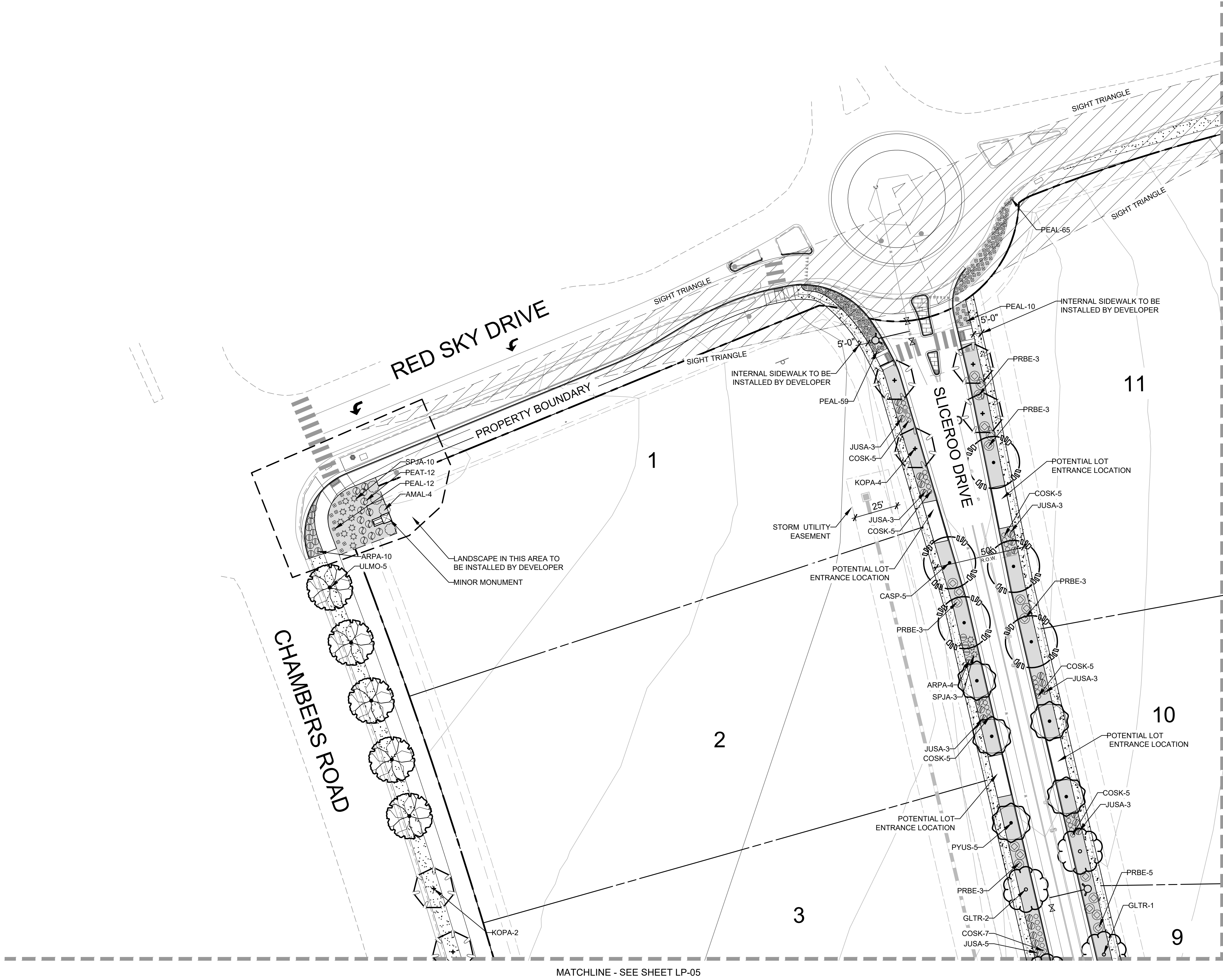
DRAWING NO.
LP-01

SHEET NO. 03 OF 15 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

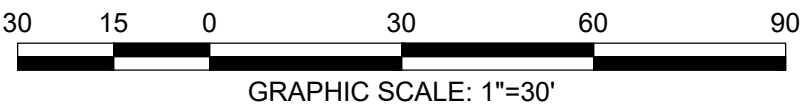
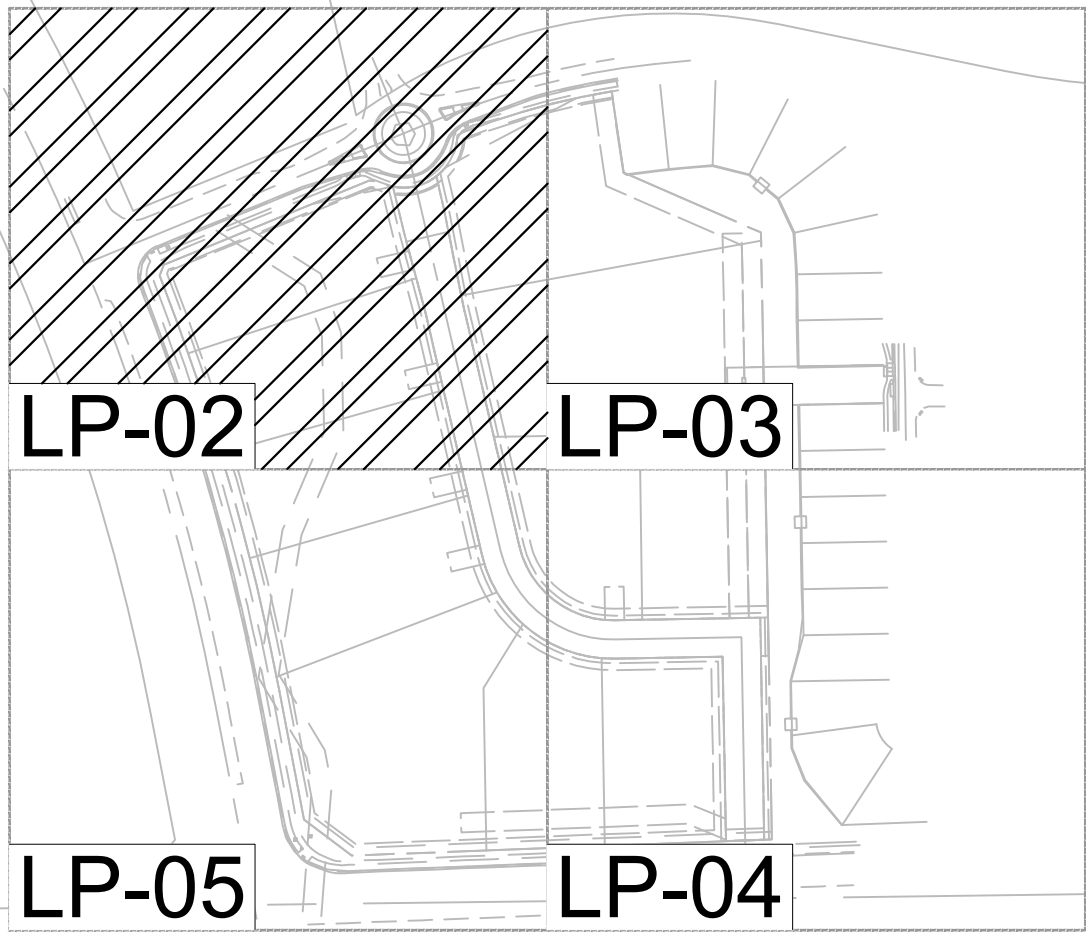
DOUGLAS 234, FILING NO.6

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
	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 panucolata
	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 sabina '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. ACCESS POINTS SHALL BE SHARED BETWEEN LOTS AND ALIGNED WHERE POSSIBLE.
**ALL LANDSCAPE AREAS NOT LABELED "TO BE INSTALLED BY DEVELOPER" SHALL BE INSTALLED WITH SITE PLAN PERMIT.



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

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SANDRA KIM NELSON
210
01/01/2008
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

811
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REVISIONS:		
NO.	DESCRIPTION	DATE:
1		

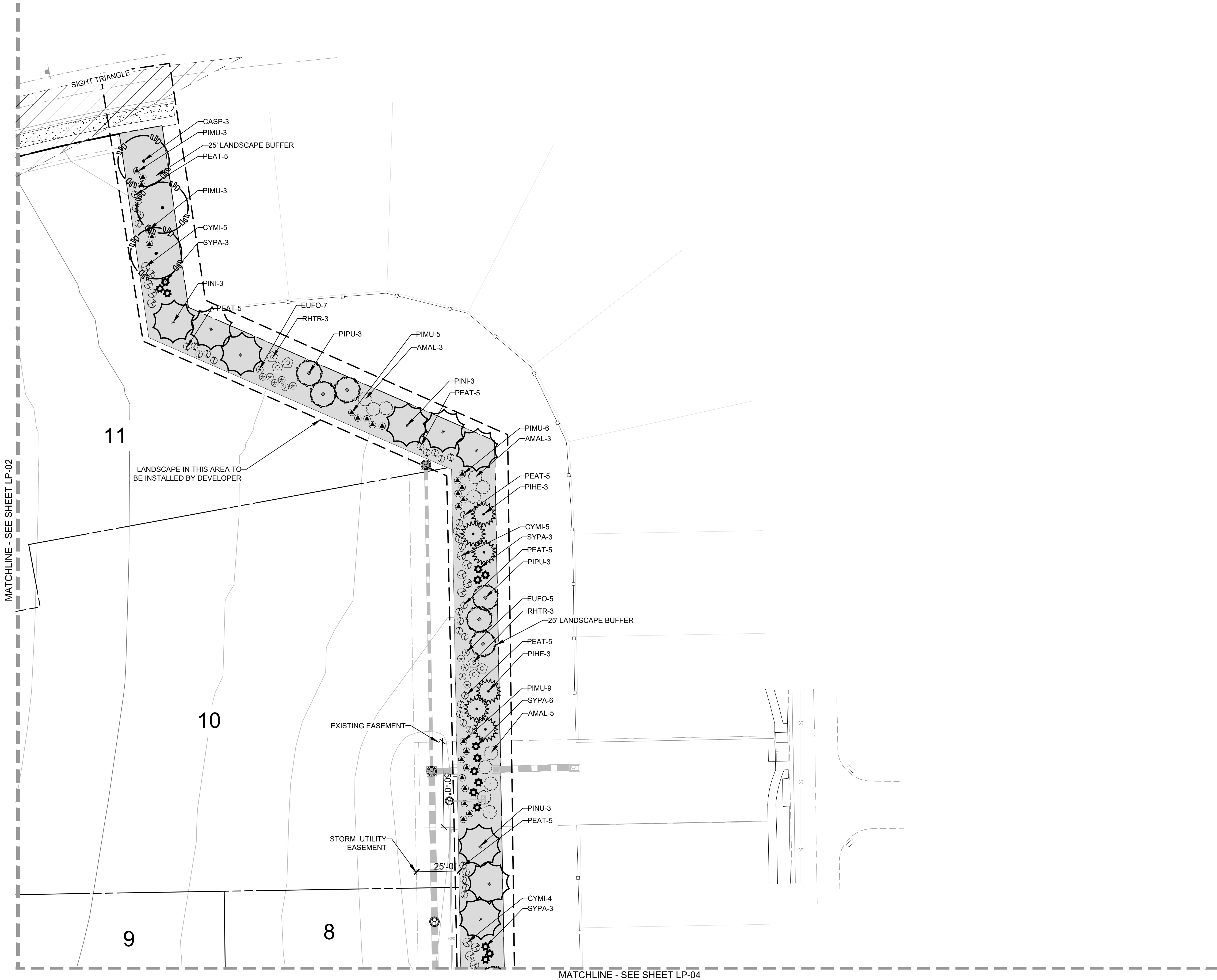
SCALE:	1" = 30'
DATE:	10/07/2020
DRAWN BY:	KR
CHECKED BY:	KN
JOB NO:	D01173-A

LANDSCAPE
PLANTING PLAN

PROJECT NO. D01173-A
DRAWING NO.
LP-02
SHEET NO. 04 OF 15 SHEETS
PRELIMINARY
NOT FOR CONSTRUCTION

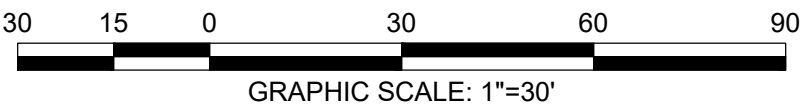
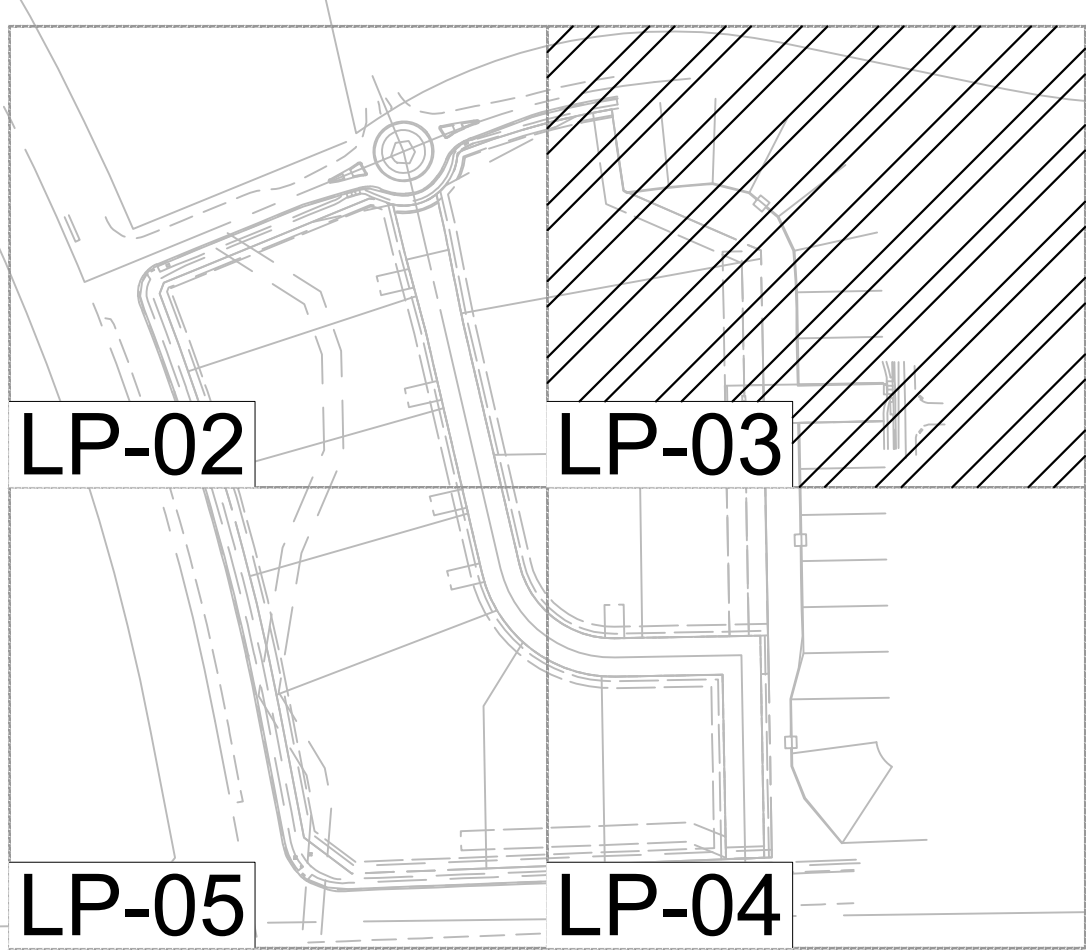
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13.80 ACRES, 11 COMMERCIAL LOTS



LEGEND		
SYMBOL	ABBREV	COMMON NAME / BOTANICAL NAME
	CASP	Catalpa / Catalpa Speciosa
	GLTR	Imperial Honeylocust / Gleditsia tricanthos inermis 'Impcole'
	ULMO	American Elm / Ulmus 'Accolade'
Ornamental Trees		
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	JUSA	Arcadia Juniper Juniperus sabina '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

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

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ENGINEERING COMPANY
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REVISIONS:		
NO.	DESCRIPTION	DATE:
1	-	-

SCALE: 1" = 30'
DATE: 10/07/2020
DRAWN BY: KR
CHECKED BY: KN
JOB NO: D01173-A

LANDSCAPE
PLANTING PLAN

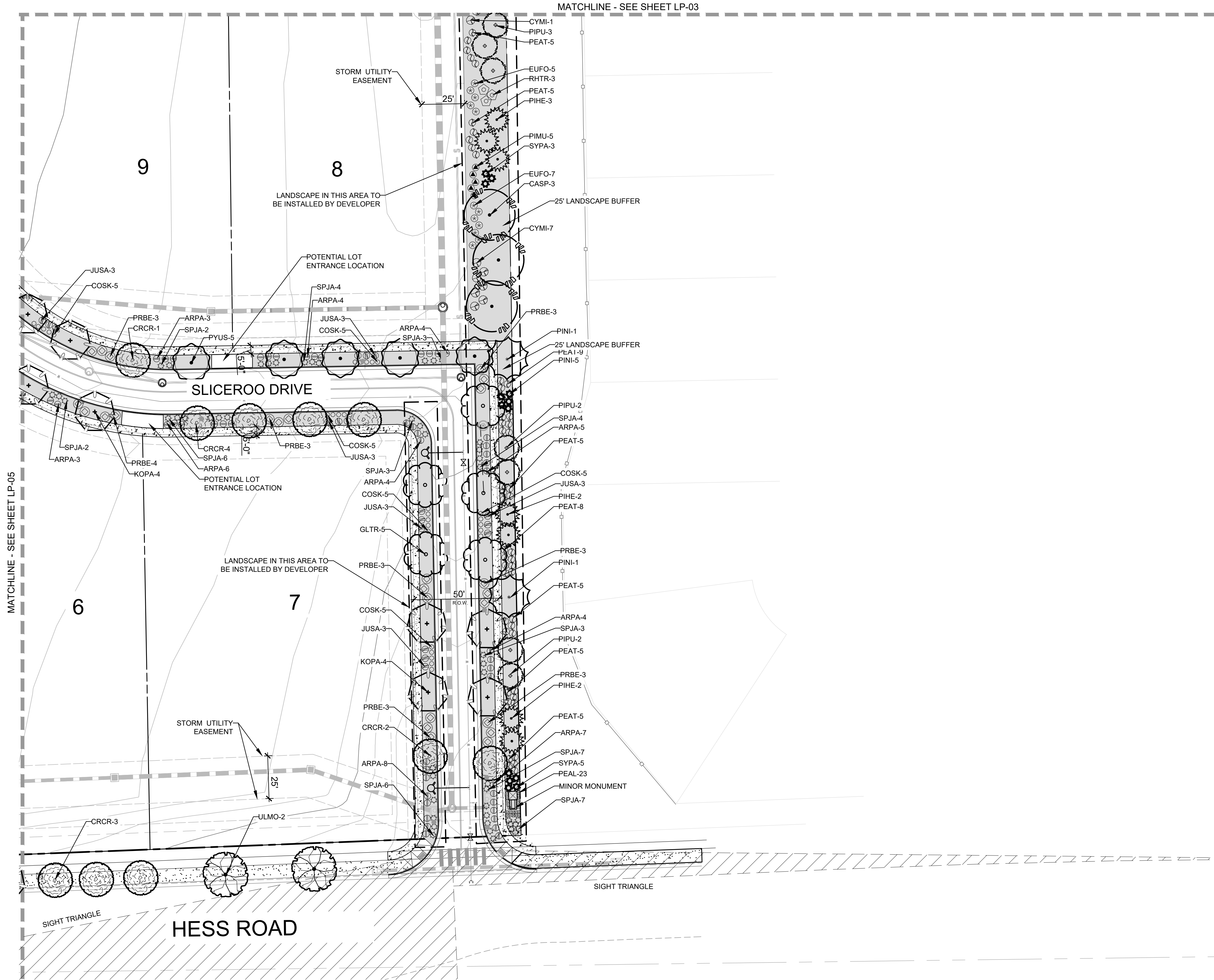
PROJECT NO. D01173-A
DRAWING NO.
LP-03
SHEET NO. 05 OF 15 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

DOUGLAS 234, FILING NO.6

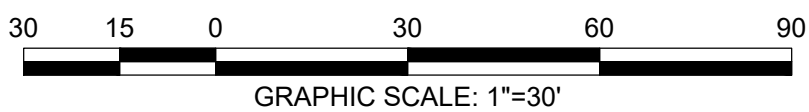
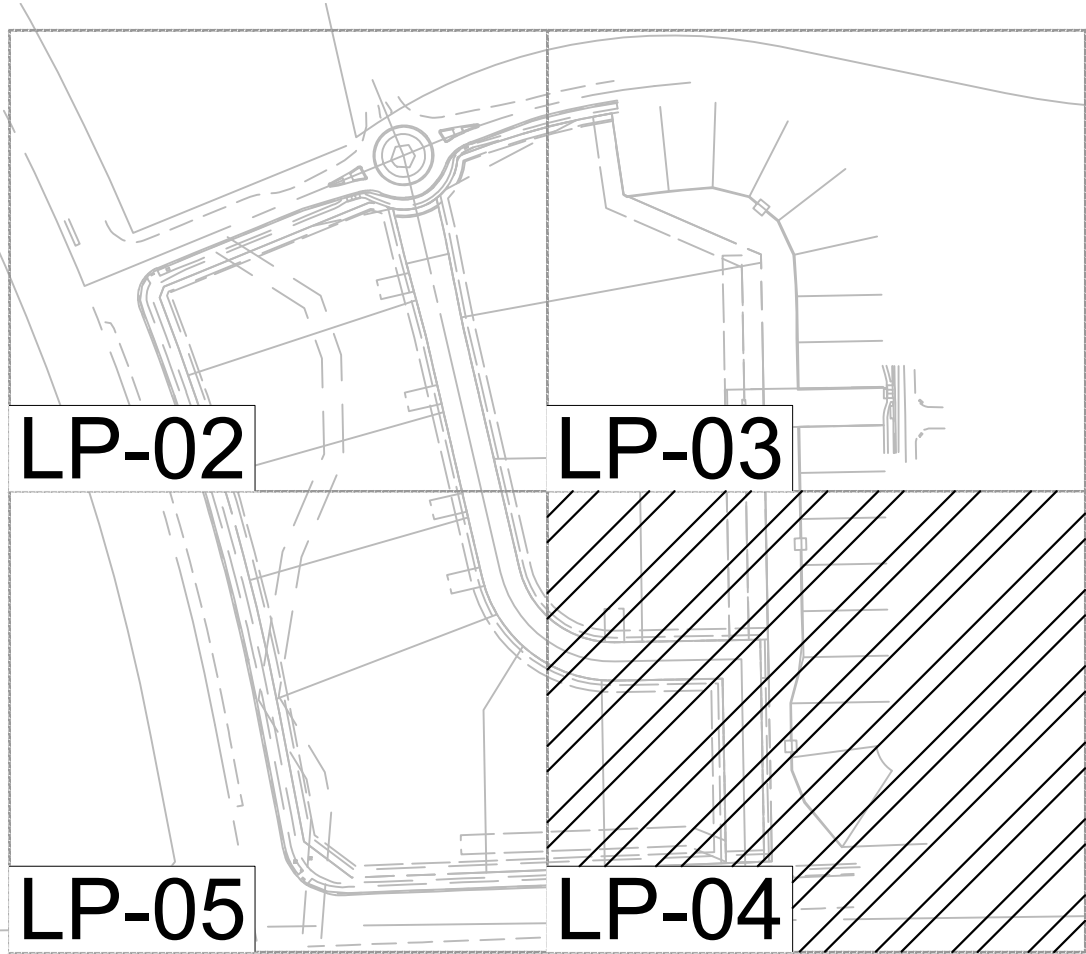
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13.80 ACRES, 11 COMMERCIAL LOTS

MATCHLINE - SEE SHEET LP-03



LEGEND		
SYMBOL	ABBREV	COMMON NAME / BOTANICAL NAME
	CASP	Catalpa / Catalpa Speciosa
	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 / Koeleruteria panuculata
	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 'Kelseyi'
	PEAT	Russian Sage / Perovskia atriplicifolia
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyi '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. ACCESS POINTS SHALL BE SHARED BETWEEN LOTS AND ALIGNED WHERE POSSIBLE.
**ALL LANDSCAPE AREAS NOT LABELED "TO BE INSTALLED BY DEVELOPER" SHALL BE INSTALLED WITH SITE PLAN PERMIT.



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

RICK
ENGINEERING COMPANY
9801 EAST EASTER AVE
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303.537.8020
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SCALE: 1" = 30'
DATE: 10/07/2020
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CHECKED BY: KN
JOB NO: D01173-A

**LANDSCAPE
PLANTING PLAN**

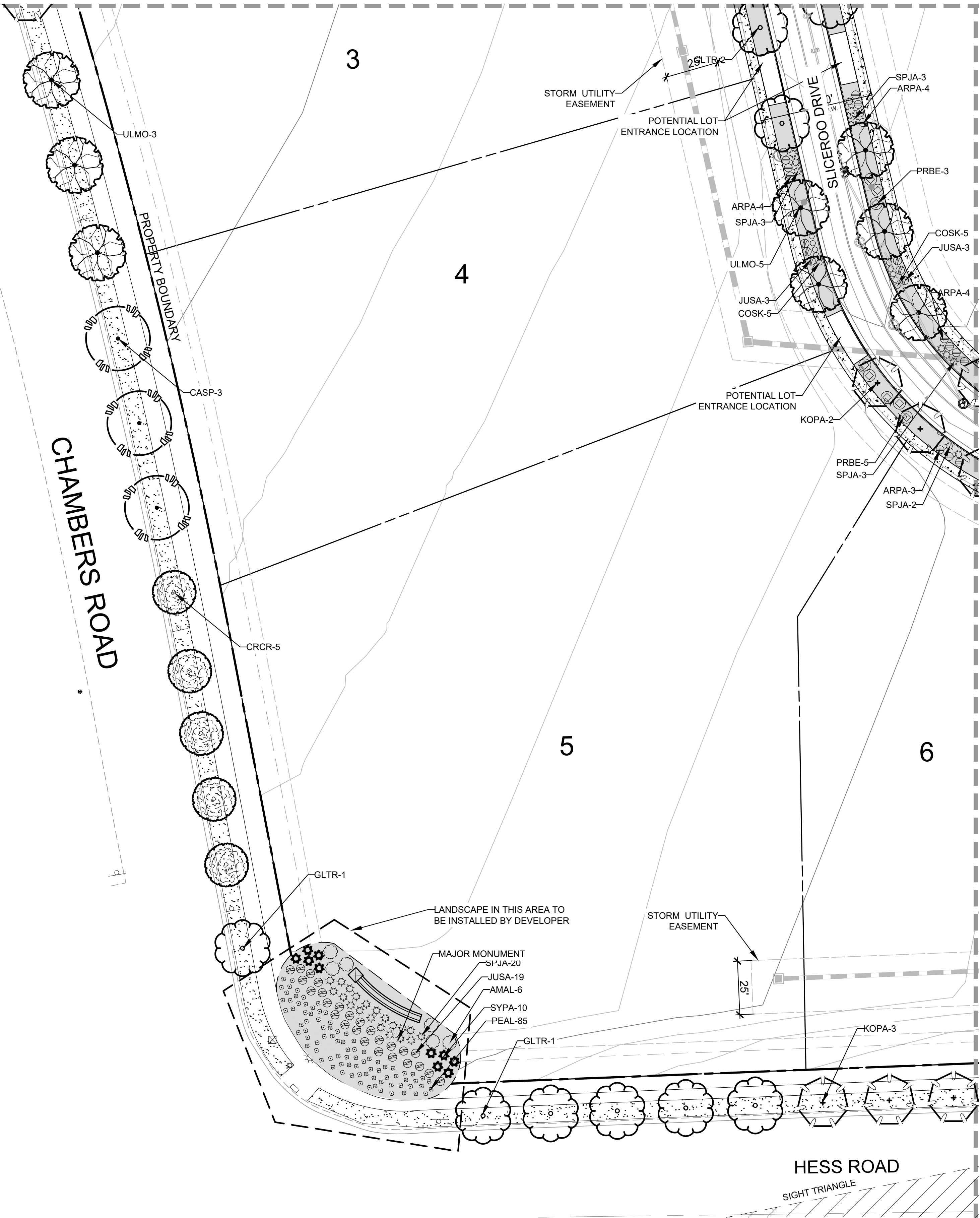
PROJECT NO. D01173-A
DRAWING NO.
LP-04
SHEET NO. 06 OF 15 SHEETS

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DOUGLAS 234, FILING NO.6

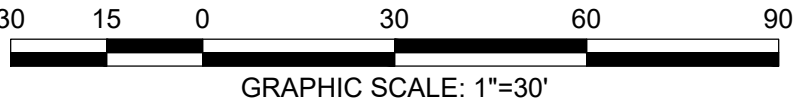
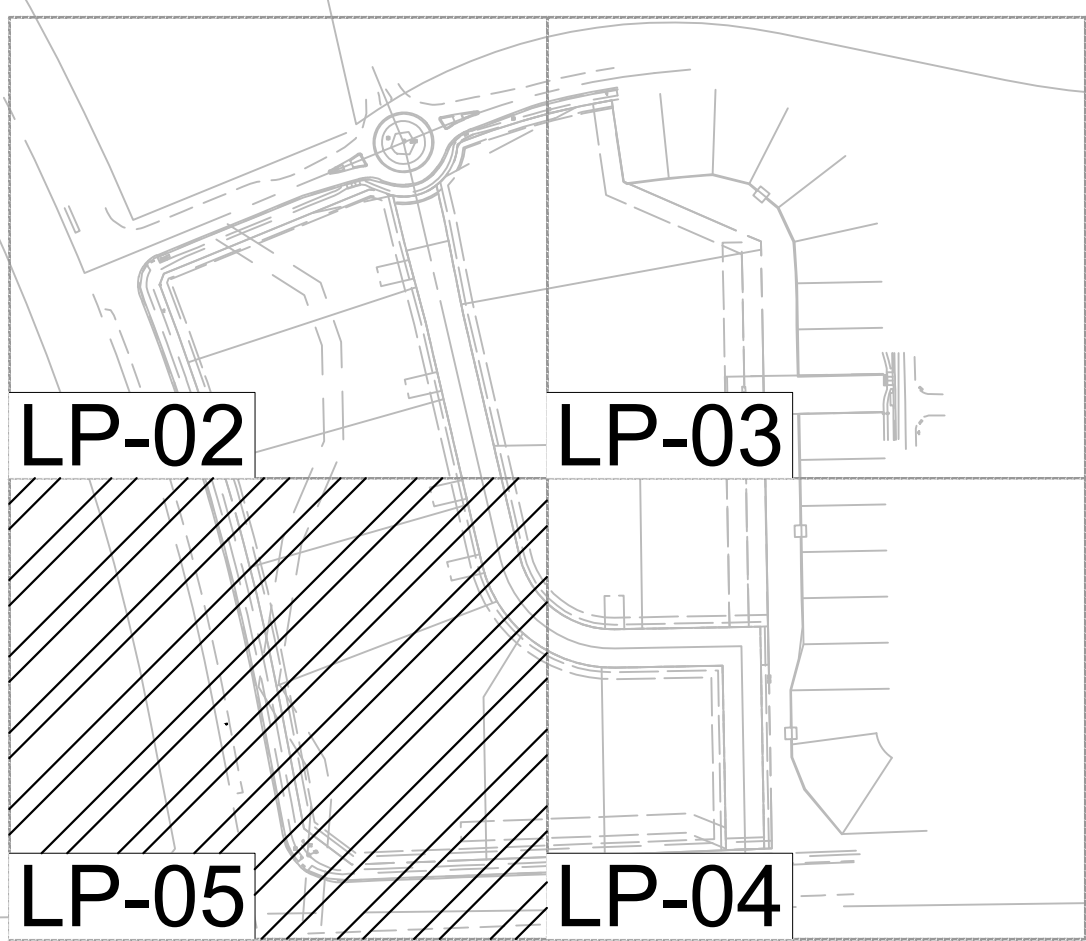
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS

MATCHLINE - SEE SHEET LP-02



LEGEND		
SYMBOL	ABBREV	COMMON NAME / BOTANICAL NAME
	CASP	Catalpa / Catalpa Speciosa
	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 / Koeleruteria panucolata
	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 Gaeity 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. ACCESS POINTS SHALL BE SHARED BETWEEN LOTS AND ALIGNED WHERE POSSIBLE.
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LANDSCAPE AND IRRIGATION PLANS
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FILING NO. 6
DOUGLAS COUNTY, COLORADO

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LANDSCAPE
PLANTING PLAN

PROJECT NO. D01173-A
1173
DRAWING NO.
LP-05
SHEET NO. 07 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

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 ½" RIVER ROCK AT A 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC.

LANDSCAPE TABLE

RESIDENTIAL25' LANDSCPE BUFFER	1 TREE / 5 SHRUBS PER 25 LF	TREES REQ.	TREES PROV.	SHRUB S REQ.	SHRUBS PROV.
	798 LF	32	33	160	160

ROADWAY LANDSCAPE BUFFER	1 TREE / 5 SHRUBS PER 30 LF	TREES REQ.	TREES PROV.	SHRUB S REQ.	SHRUBS PROV.
	290 LF	10	10	50	74 (20 ORN. GRASSES)

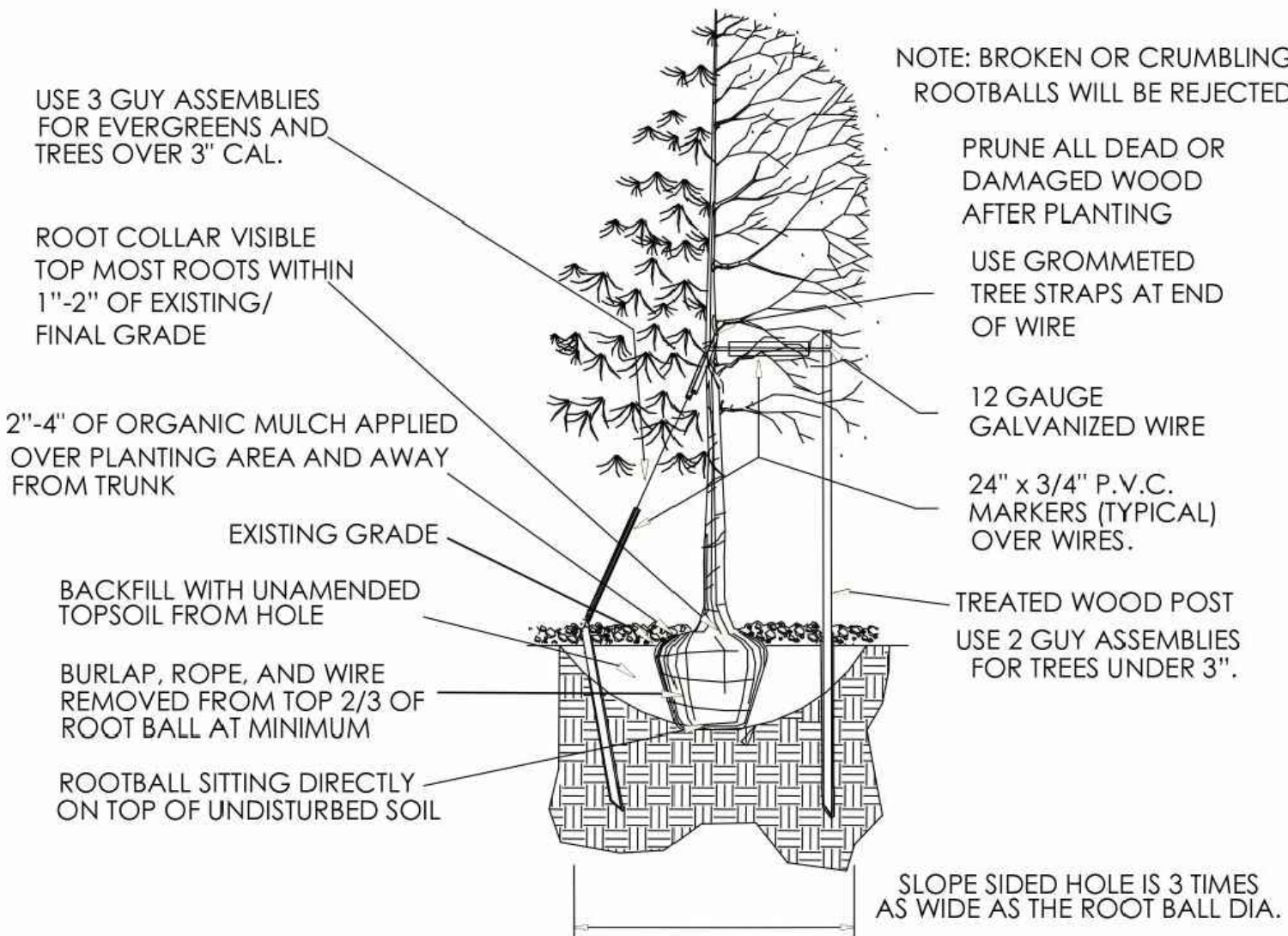
STREETSCAPE PLANTING	1 TREE PER 40 LF	TREES REQ.	TREES PROV.	SHRUB SREQ.	SHRUBS PROV.
SLICEROO DRIVE WEST	1.005 LF	26	26	0	208 (59 ORN. GRASSES)
SLICEROO DRIVE EAST	955 LF	24	25	0	227(75 ORN. GRASSES)
CHAMBERS ROAD	748 LF	19	19	0	49(12 ORN. GRASSES)
HESS ROAD	481 LF	13	13	0	147(85 ORN. GRASSES)

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

TREE PLANTING NOTES

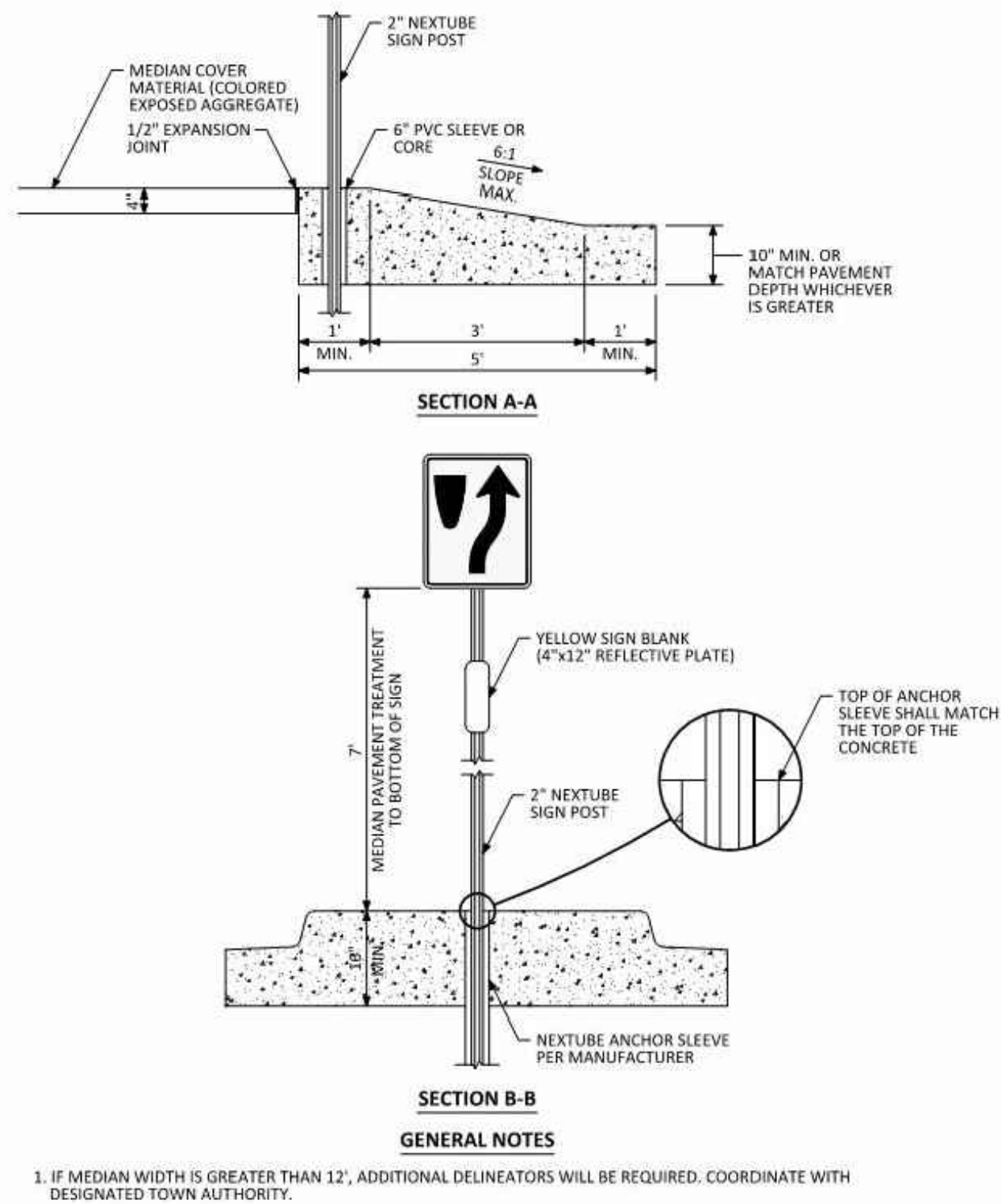
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO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

LEGEND						
Symbol	QTY	ABBREV	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT
Deciduous Trees						
	14	CASP	Catalpa	Catalpa speciosa	2" CAL.	50'
	16	GLTR	Imperial Honeylocust	Gleditsia tricanthos inermis 'Impcole'	2" CAL.	35'
	15	ULMO	American Elm	Ulmus 'Accolade'	2" CAL.	60'
Ornamental Trees						
	15	CRCR	Cockspur Thornless Hawthorn	Crataegus crus-galli var. inermis	1 ½" CAL.	20'
	19	KOPA	Goldenrain Tree	Koelreuteria paniculata	1 ½" CAL.	30'
	10	PYUS	Prairie Gem Pear	Pyrus ussuriensis 'Prairie Gem Pear'	1 ½" CAL.	25'
Evergreen Trees						
	13	PIPU	Bakeri Spruce	Picea pungens 'Bakeri'	6' TALL	35'
	13	PIHE	Bosnian Pine	Pinus heldreichii	6' TALL	30'
	11	PINI	Austrian Pine	Pinus nigra	6' TALL	50'
Deciduous Shrubs						
	21	AMAL	Saskatoon Serviceberry	Amelanchier alnifolia	5 GAL.	12'
	77	COSK	Kelsey Dogwood	Cornus sericea 'Kelseyi'	5 GAL.	2.5'
	94	PEAT	Russian Sage	Perovskia atriplicifolia	5 GAL.	4'
	53	PRBE	Sandcherry Pawnee Buttes	Prunus besseyii 'Pawnee Buttes'	5 GAL.	1.5'
	9	RHTR	Threeleaf Sumac	Rhus trilobata	5 GAL.	6'
	94	SPJA	Daphne Spirea	Spirea japonica 'Alpina'	5 GAL.	2'
	38	SYPA	Miss Kim Dwarf Lilac	Syringa patula 'Miss Kim'	5 GAL.	7'
Evergreen Shrubs						
	78	ARPA	Panchito Manzanita	Arctostaphylos 'Panchito'	5 GAL.	2'
	22	CYMI	Minstead Broom	Cytisus x 'Minstead'	5 GAL.	4'
	24	EUFO	Emerald Gaiety Euonymus	Euonymus fortunei 'Emerald Gaiety'	5 GAL.	4'
	73	JUSA	Arcadia Juniper	Juniperus sabina 'Arcadia'	5 GAL.	2'
	31	PIMU	Mops Mugo Pine	Pinus mugo 'Mops'	5 GAL.	4'
Ornamental Grasses						
	251	PEAL	Little Bunny Fountain Grass	Pennisetum alopecuroides 'Little Bunny'	1 GAL.	1'
Groundcovers						
	14,687 SF		Turf	Existing Turf and Irrigation		
	44,293 SF		Rock Mulch	1 1/2" River rock decorative rock mulch		
	227 LF		Steel Edger			



TREE PLANTING

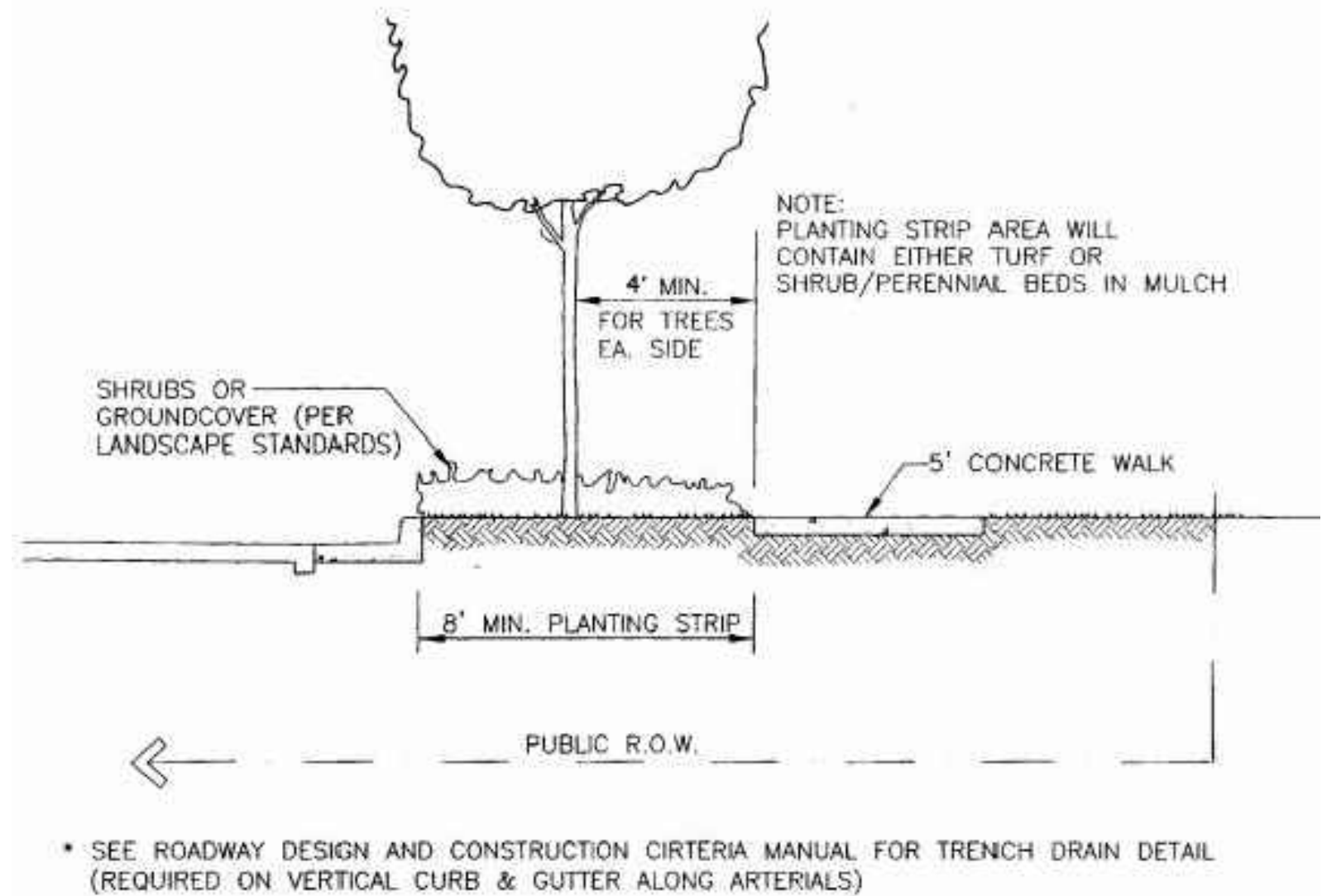
NTS



COLORED CONCRETE MEDIAN

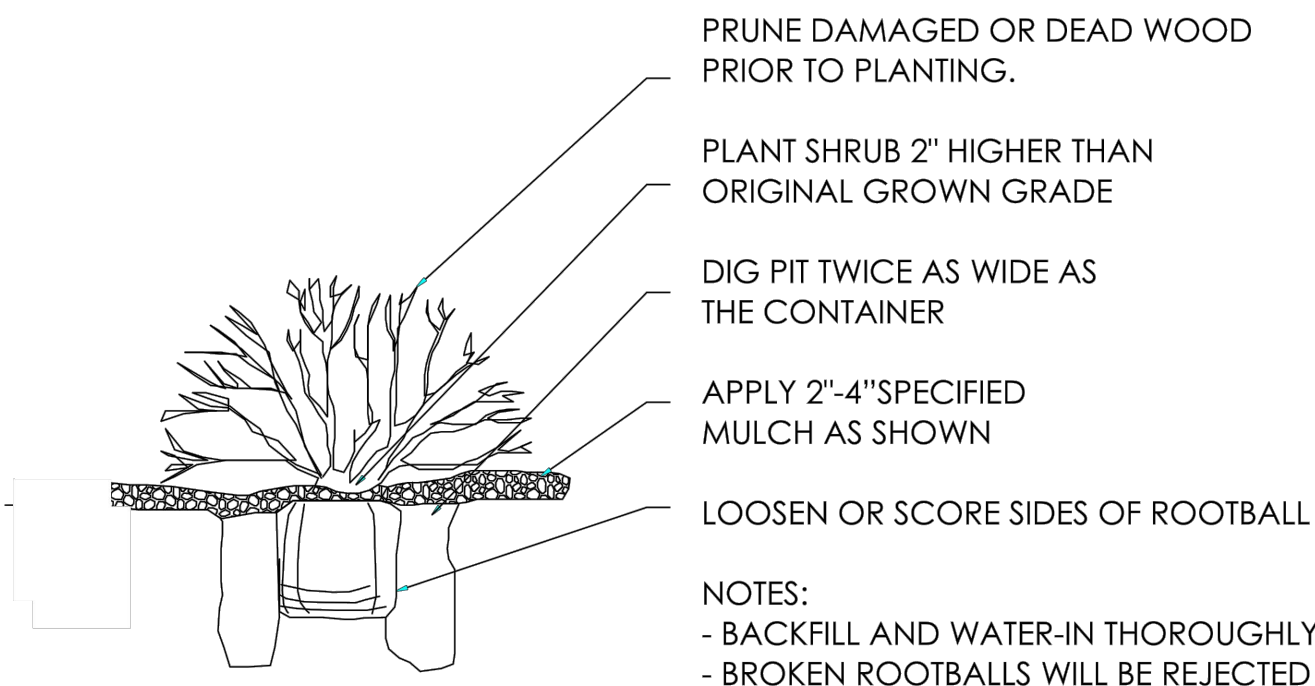
DAVIS COLOR RUSTIC BROWN

NTS



STREET SECTION

NTS

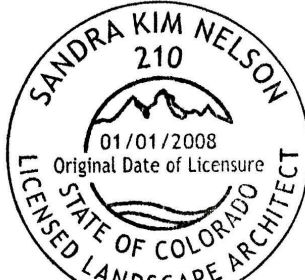


SHRUB PLANTING

NTS

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

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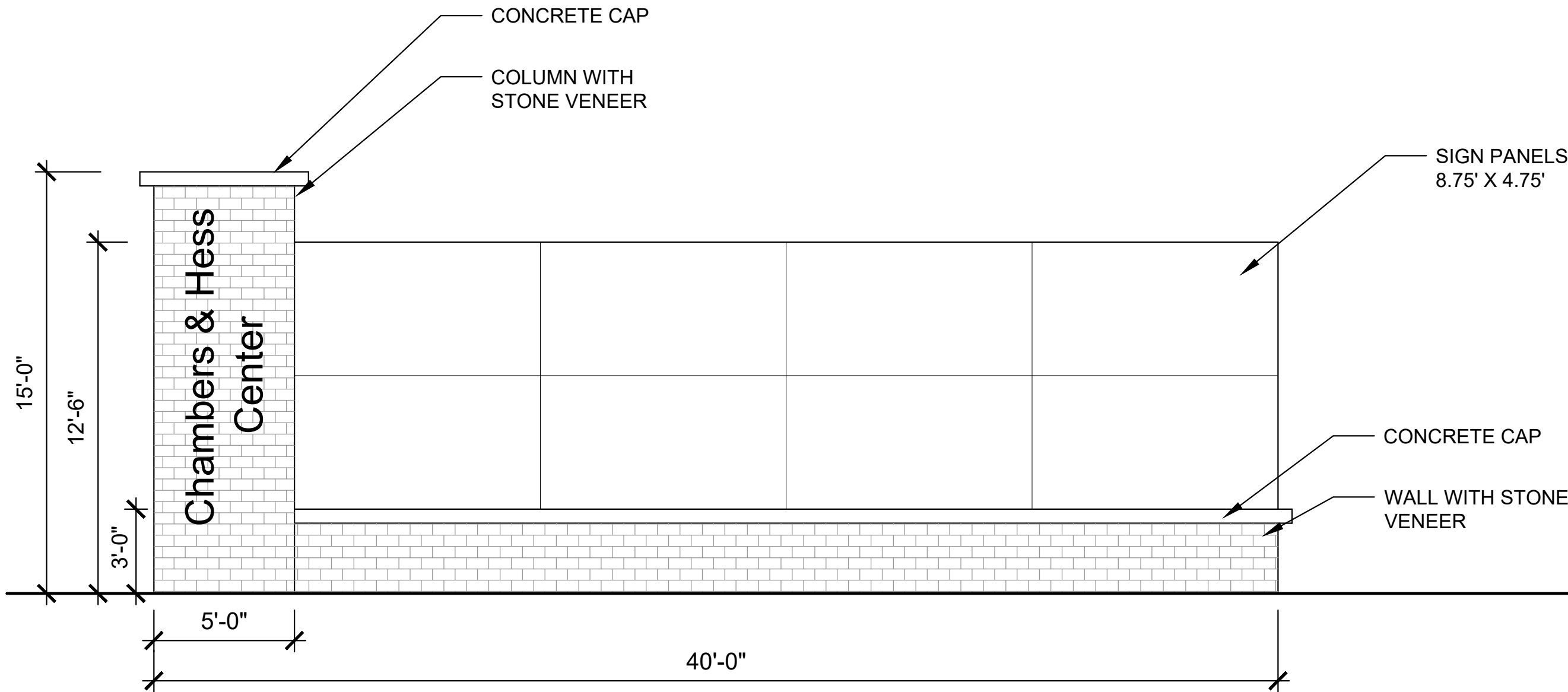
LANDSCAPE
NOTES & DETAILS

PROJECT NO. D01173-A
DRAWING NO.
LP-06
SHEET NO. 08 OF 15 SHEETS

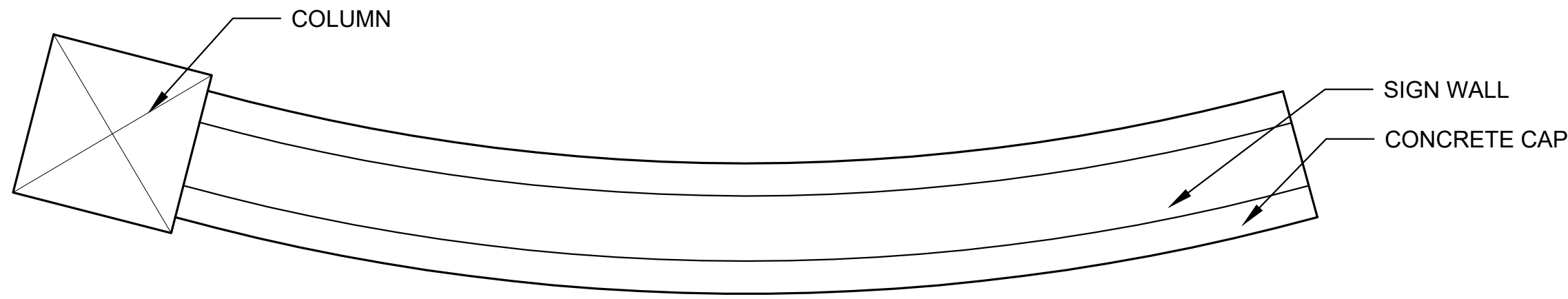
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DOUGLAS 234, FILING NO.6

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

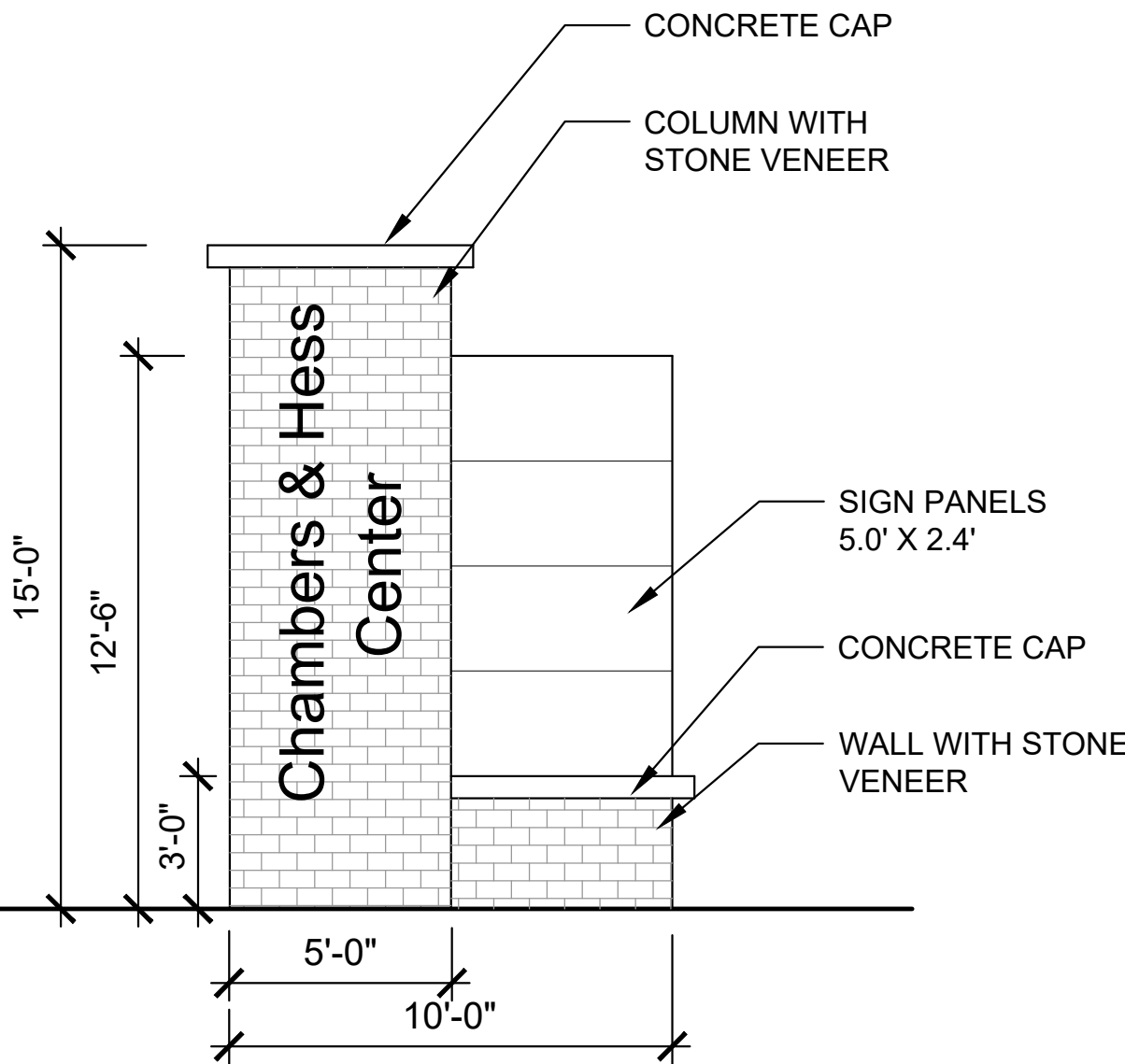


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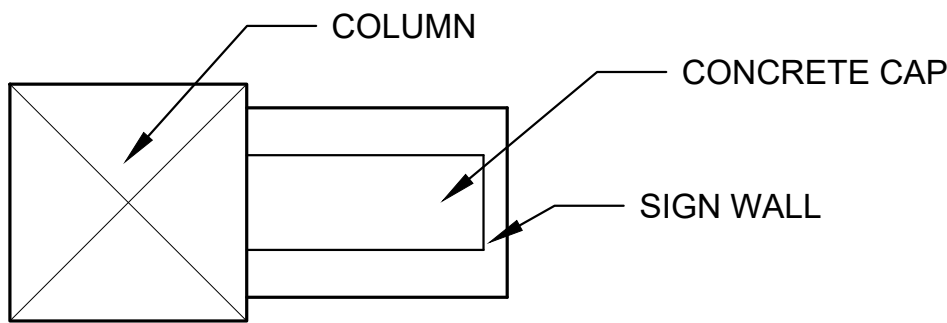


MAJOR MONUMENT SIGN

*SIGNS WILL BE REVIEWED UNDER SEPARATE PERMIT. N.T.S.



ELEVATION



MINOR MONUMENT SIGN

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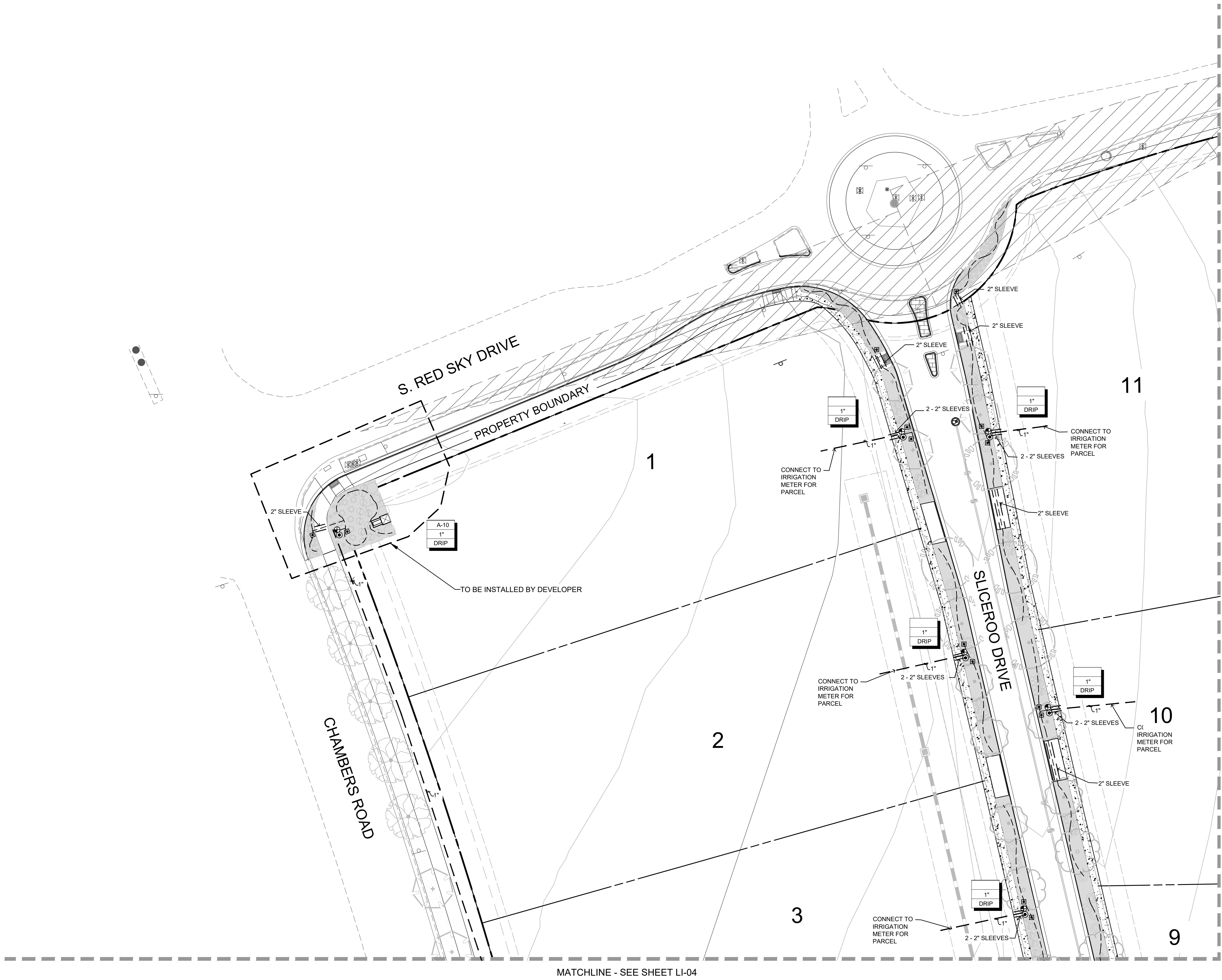
LANDSCAPE
NOTES & DETAILS

PROJECT NO. D01173-A
DRAWING NO.
LP-07
SHEET NO. 09 OF 16 SHEETS

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DOUGLAS 234, FILING NO.6

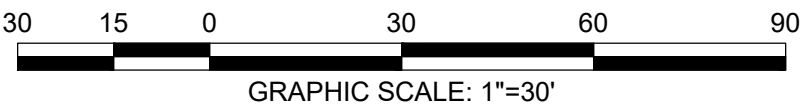
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13.80 ACRES, 11 COMMERCIAL LOTS



LEGEND

SYMBOL	DESCRIPTION
[A]	HUNTER I-CORE CONTROLLER 12 STATION, CONTROLLER 'A' - 8 STATIONS USED CONTROLLER 'B' - 10 STATIONS USED
[M]	METER (SIZE NOTED ON PLANS)
[BF]	FEBCO 825YA BACKFLOW PREVENTION/ ANTI-SYPHON DEVICE
[MV]	RAINBIRD 100-EFB MASTER VALVE (P.O.C. SIZE)
[FS]	WEATERMATIC FLOW SENSOR (LINE SIZE)
[GV]	NIBCO ISOLATION GATE VALVE (LINE SIZE)
[●]	RAINBIRD 44-RC QUICK COUPLER VALVE
[⊕]	RAINBIRD XCZ-100-PRB-COM DRIP ZONE KIT (1")
---	MAINLINE PIPE: CLASS 200 PVC, SIZE AS NOTED
---	SLEEVE: CLASS 160 PVC, SIZE AS NOTED
---	NETAFIM DRIP TUBING WITH EMITTERS TO BASE OF PLANTS
[A-1]	INDICATES CONTROLLER AND VALVE NUMBER
[1"]	INDICATES VALVE SIZE
[DRIP]	INDICATES FLOW (GPM)

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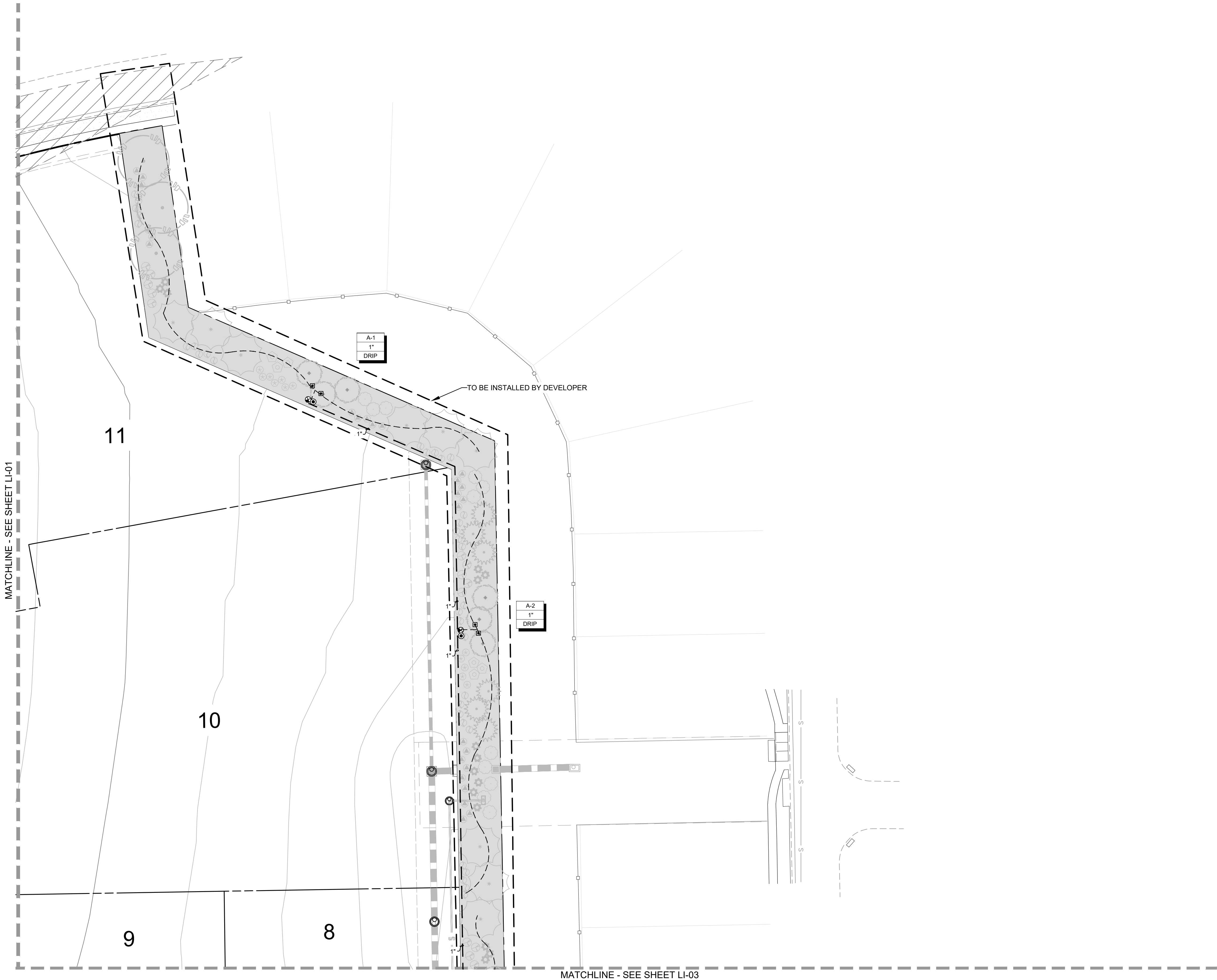
IRRIGATION
PLAN

PROJECT NO. D01173-A
DRAWING NO.
LI-01
SHEET NO. 10 OF 16 SHEETS

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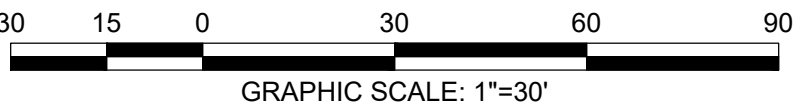
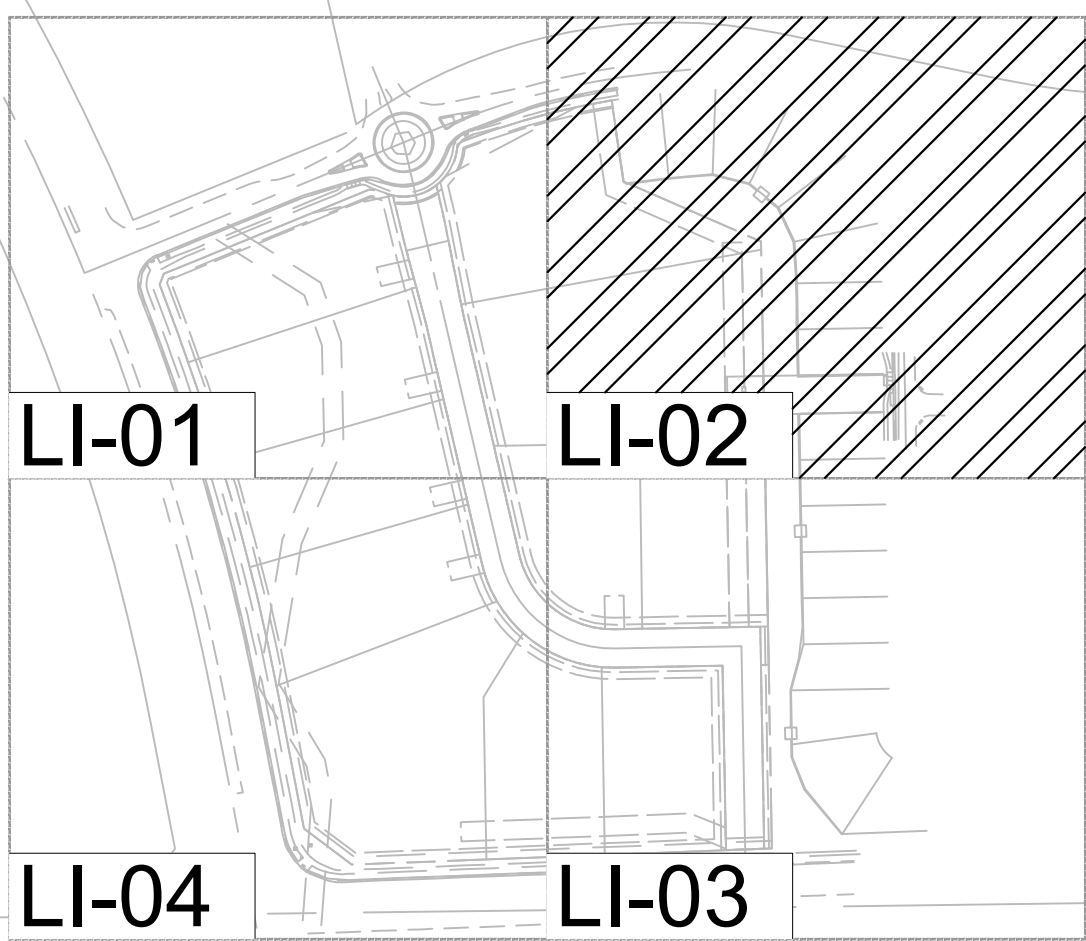
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13.80 ACRES, 11 COMMERCIAL LOTS



LEGEND

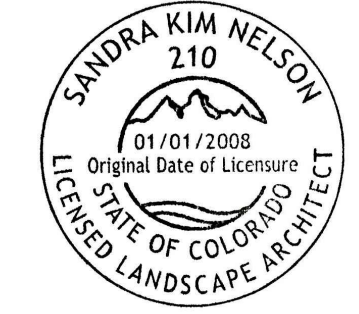
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IRRIGATION
PLAN

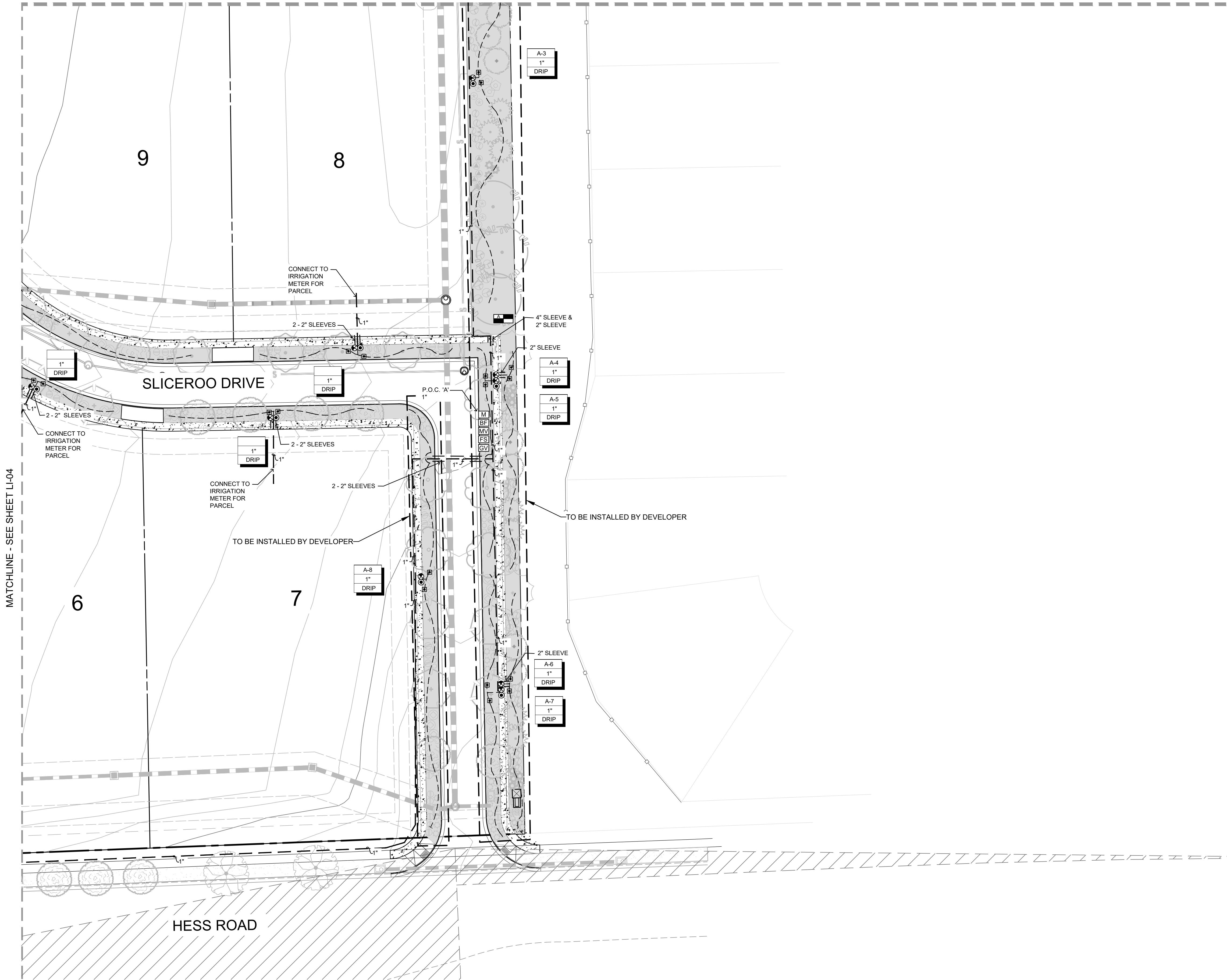
PROJECT NO. D01173-A
DRAWING NO.
LI-02
SHEET NO. 11 OF 16 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

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

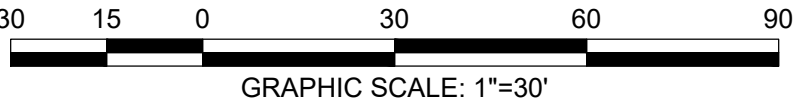
MATCHLINE - SEE SHEET LI-02



LEGEND

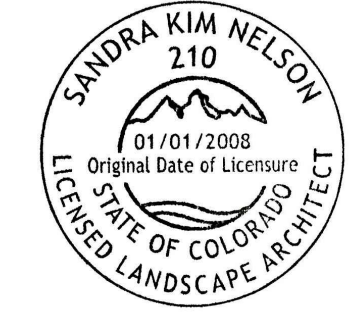
SYMBOL	DESCRIPTION
	HUNTER I-CORE CONTROLLER 12 STATION, CONTROLLER 'A' - 8 STATIONS USED CONTROLLER 'B' - 10 STATIONS USED
	METER (SIZE NOTED ON PLANS)
	FEBCO 825YA BACKFLOW PREVENTION/ ANTI-SYPHON DEVICE
	RAINBIRD 100-EFB MASTER VALVE (P.O.C. SIZE)
	WEATERMATIC FLOW SENSOR (LINE SIZE)
	NIBCO ISOLATION GATE VALVE (LINE SIZE)
	RAINBIRD 44-RC QUICK COUPLER VALVE
	RAINBIRD XCZ-100-PRB-COM DRIP ZONE KIT (1")
	MAINLINE PIPE: CLASS 200 PVC, SIZE AS NOTED
	SLEEVE: CLASS 160 PVC, SIZE AS NOTED
	NETAFIM DRIP TUBING WITH EMITTERS TO BASE OF PLANTS
	INDICATES CONTROLLER AND VALVE NUMBER
	INDICATES VALVE SIZE
	INDICATES FLOW (GPM)

NOTE: *ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME
LOTS ARE DEVELOPED WITH SITE PLANS. ACCESS POINTS SHALL
BE SHARED BETWEEN LOTS AND ALIGNED WHERE POSSIBLE.
**ALL LANDSCAPE AREAS NOT LABELED "TO BE INSTALLED BY
DEVELOPER" SHALL BE INSTALLED WITH SITE PLAN PERMIT.



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



REVISIONS:		
NO.	DESCRIPTION	DATE:
1	-	-

SCALE: 1" = 30'
DATE: 10/07/2020
DRAWN BY: KN
CHECKED BY: KN
JOB NO: D01173-A

IRRIGATION
PLAN

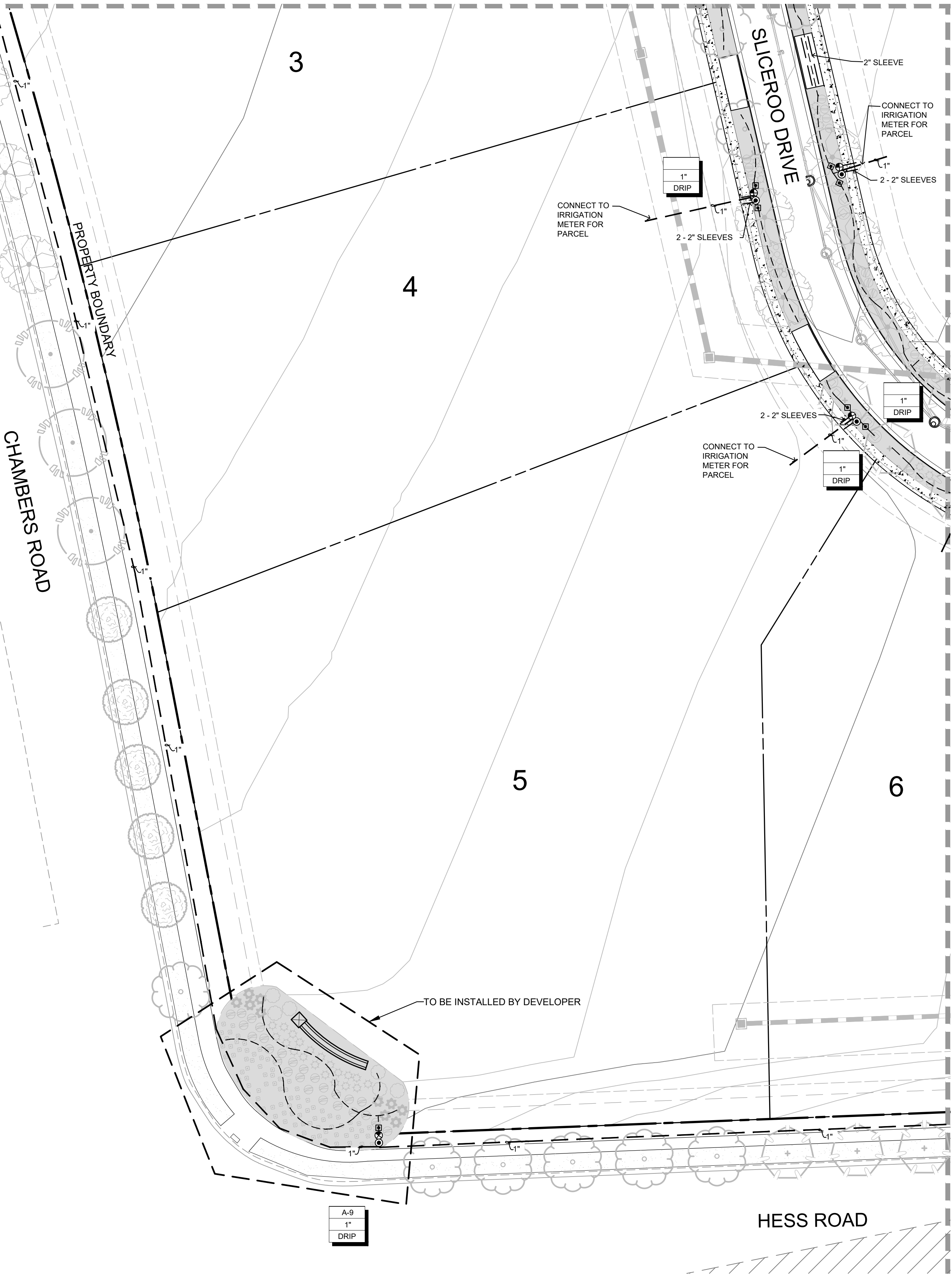
PROJECT NO. D01173-A
DRAWING NO.
LI-03
SHEET NO. 12 OF 16 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

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

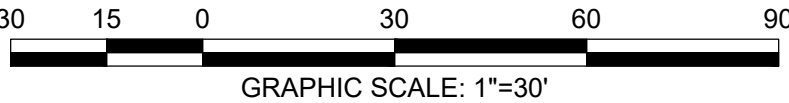
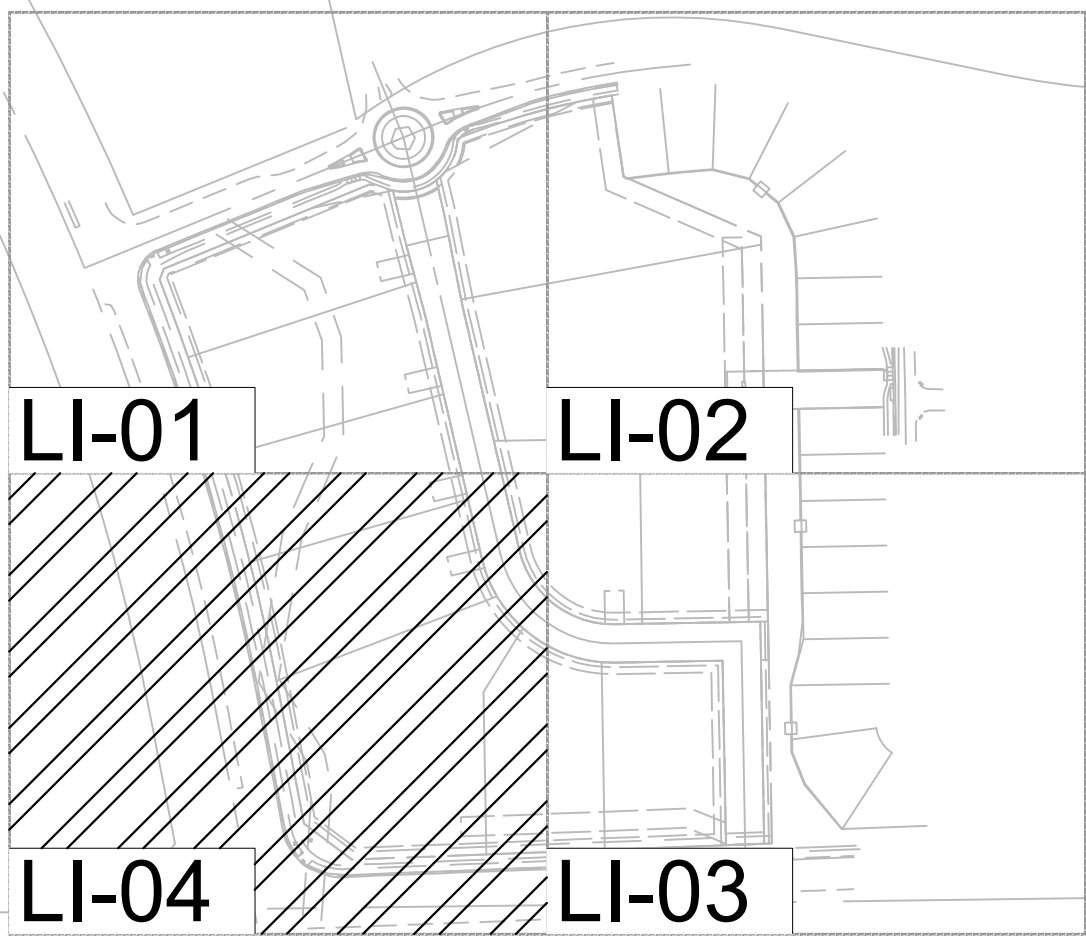
MATCHLINE - SEE SHEET LI-01



LEGEND

SYMBOL	DESCRIPTION
	HUNTER I-CORE CONTROLLER 12 STATION, CONTROLLER 'A' - 8 STATIONS USED
	CONTROLLER 'B' - 10 STATIONS USED
	METER (SIZE NOTED ON PLANS)
	FEBCO 825YA BACKFLOW PREVENTION/ ANTI-SYPHON DEVICE
	RAINBIRD 100-EFB MASTER VALVE (P.O.C. SIZE)
	WEATHERMATIC FLOW SENSOR (LINE SIZE)
	NIBCO ISOLATION GATE VALVE (LINE SIZE)
	RAINBIRD 44-RC QUICK COUPLER VALVE
	RAINBIRD XCZ-100-PRB-COM DRIP ZONE KIT (1")
	MAINLINE PIPE: CLASS 200 PVC, SIZE AS NOTED
	SLEEVE: CLASS 160 PVC, SIZE AS NOTED
	NETAFIM DRIP TUBING WITH EMITTERS TO BASE OF PLANTS
	INDICATES CONTROLLER AND VALVE NUMBER
	INDICATES VALVE SIZE
	INDICATES FLOW (GPM)

NOTE: *ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME LOTS ARE DEVELOPED WITH SITE PLANS. ACCESS POINTS SHALL BE SHARED BETWEEN LOTS AND ALIGNED WHERE POSSIBLE. **ALL LANDSCAPE AREAS NOT LABELED "TO BE INSTALLED BY DEVELOPER" SHALL BE INSTALLED WITH SITE PLAN PERMIT.



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
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REVISIONS:		
NO.	DESCRIPTION	DATE:
1	-	-

SCALE: 1" = 30'
DATE: 10/07/2020
DRAWN BY: KN
CHECKED BY: KN
JOB NO: D01173-A

IRRIGATION
PLAN

PROJECT NO. D01173-A
1173

DRAWING NO.
LI-04

SHEET NO. 13 OF 16 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

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



Landscape/Irrigation Worksheet

Project Name: Douglas 234, Filing 6

Landscape/Irrigation Tap address (physical location of tap) 12250-1/2 Sliceroo Drive

Landscape Area	High Water	Low Water		Drip Irrigated		Sub-Total of PWSD one	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	TURF (6,000sf = 1 SFE)	Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	area (20,000sf = 1 SFE)	Non-Irrigated area (calculated) Areas	SFE per 6000		
Area #1	_____sf x 1 = _____	_____sf x .6 = _____	$\frac{29,557}{8,867}$ sf x .3 = _____	_____sf x 0 = _____	8,867 _____sf	6,000	<u>1.478</u> SFE's

Worksheet Completed by: Kim Nelson
Company: RICK Engineering
Address: 5690 Webster St., Arvada, CO 80002
Phone #: 303-403-2430

Owner/Developer: Republic Investment Group
Attn: Grant Nelson
Billing Address: 5750 DTC Parkway, Greenwood Village, CO 80111
Phone #: 720-897-6091

ET Controller (with Rain Sensor)	
Manufacturer	Hunter
Model number	PRO-HC

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 - 7.0 SFE's requires a 2-inch tap
7.1 - 16.0 SFE's requires a 3-inch tap

LANDSCAPE AND IRRIGATION PLANS
DOUGLAS COUNTY 234
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DOUGLAS COUNTY, COLORADO



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Know what's below.
Call before you dig.

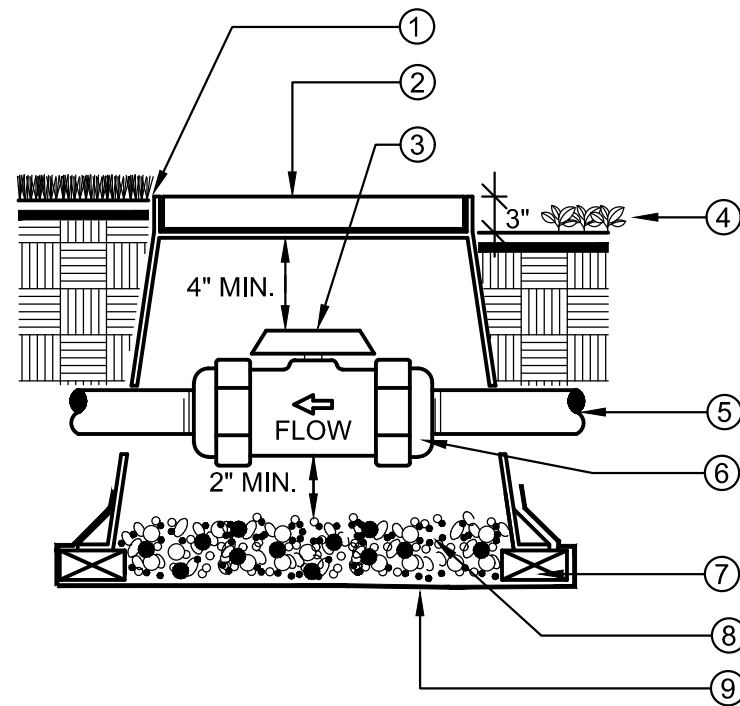
REVISIONS:		
NO.	DESCRIPTION	DATE:
1	-	-

SCALE: NTS
DATE: 10/07/2020
DRAWN BY: KN
CHECKED BY: KN
JOB NO: D01173-A

IRRIGATION
DETAILS

PROJECT NO. D01173-A
DRAWING NO.
LID-01
SHEET NO. 14 OF 16 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION



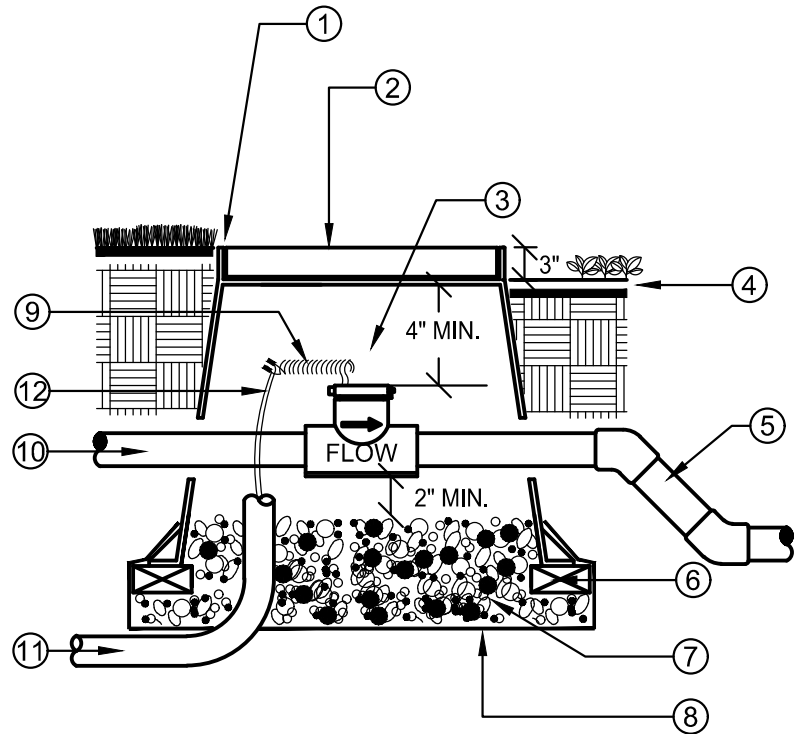
NOTE:
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.

INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH.

ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

A BALL VALVE, TRU-UNION

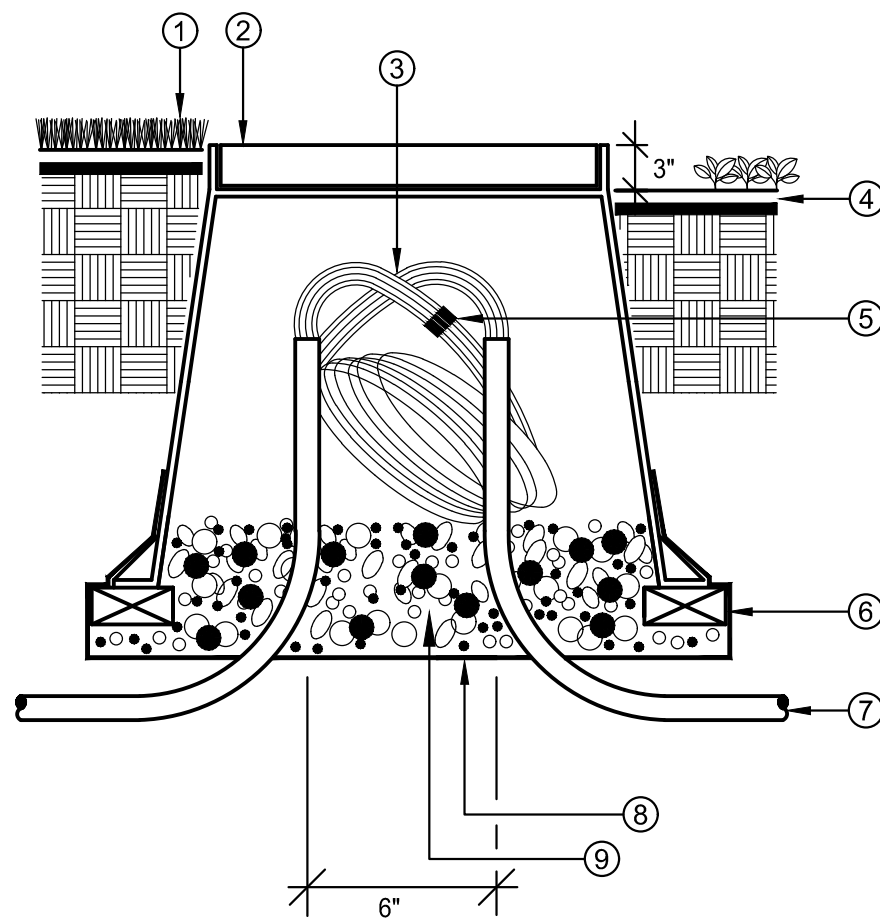
SCALE: N.T.S.



NOTE:
NO FITTINGS 10x PIPE O.D. UPSTREAM OF SENSOR, NO FITTINGS 5x PIPE O.D. DOWNSTREAM OF SENSOR. INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS. ROUTE WIRES THROUGH CONDUIT TO IRRIGATION CONTROLLER. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWNSTREAM SIDE OF THE FLOW SENSOR.

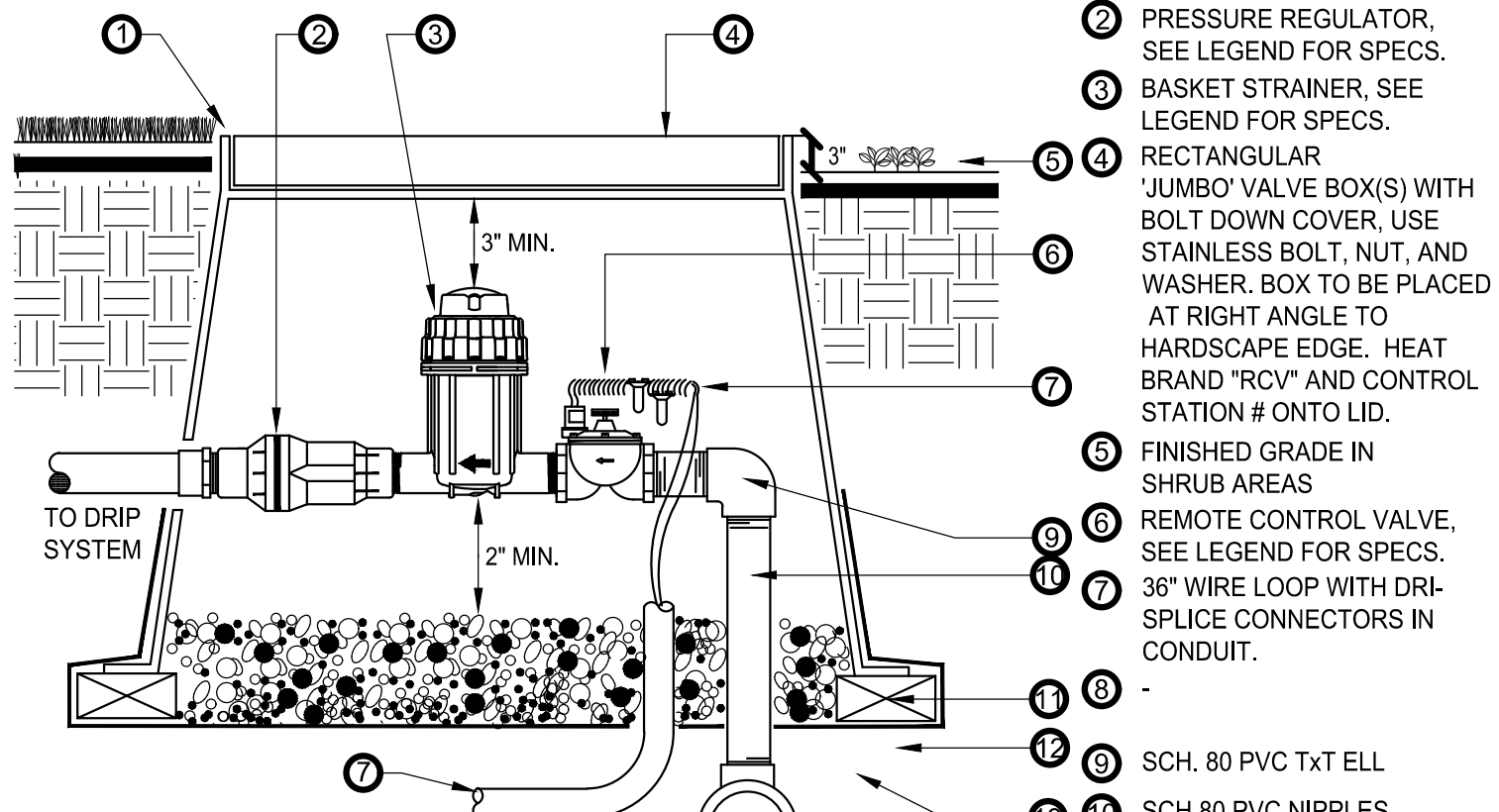
E FLOW SENSOR

SCALE: N.T.S.



I ROUND PULL BOX

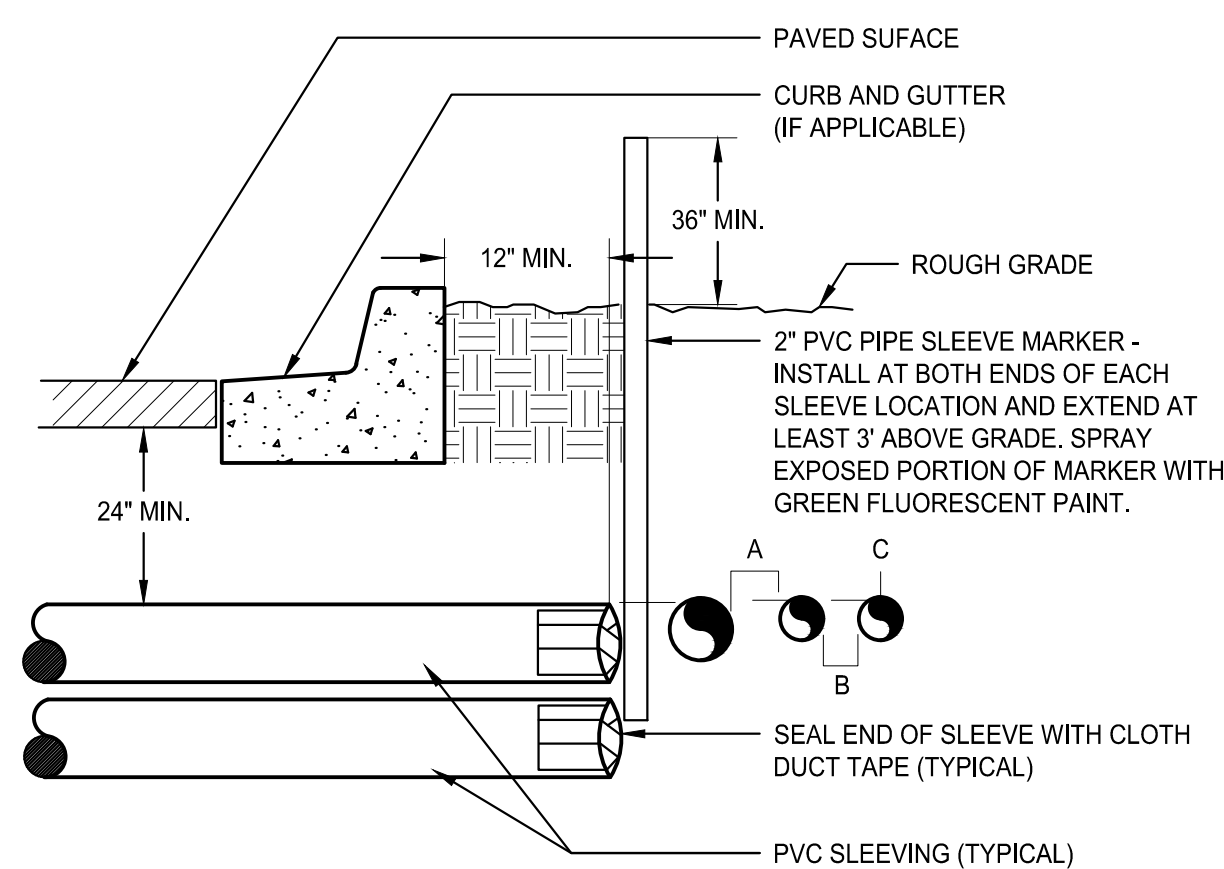
SCALE: N.T.S.



NOTE:
INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

B DRIP CONTROL ZONE KIT

SCALE: N.T.S.



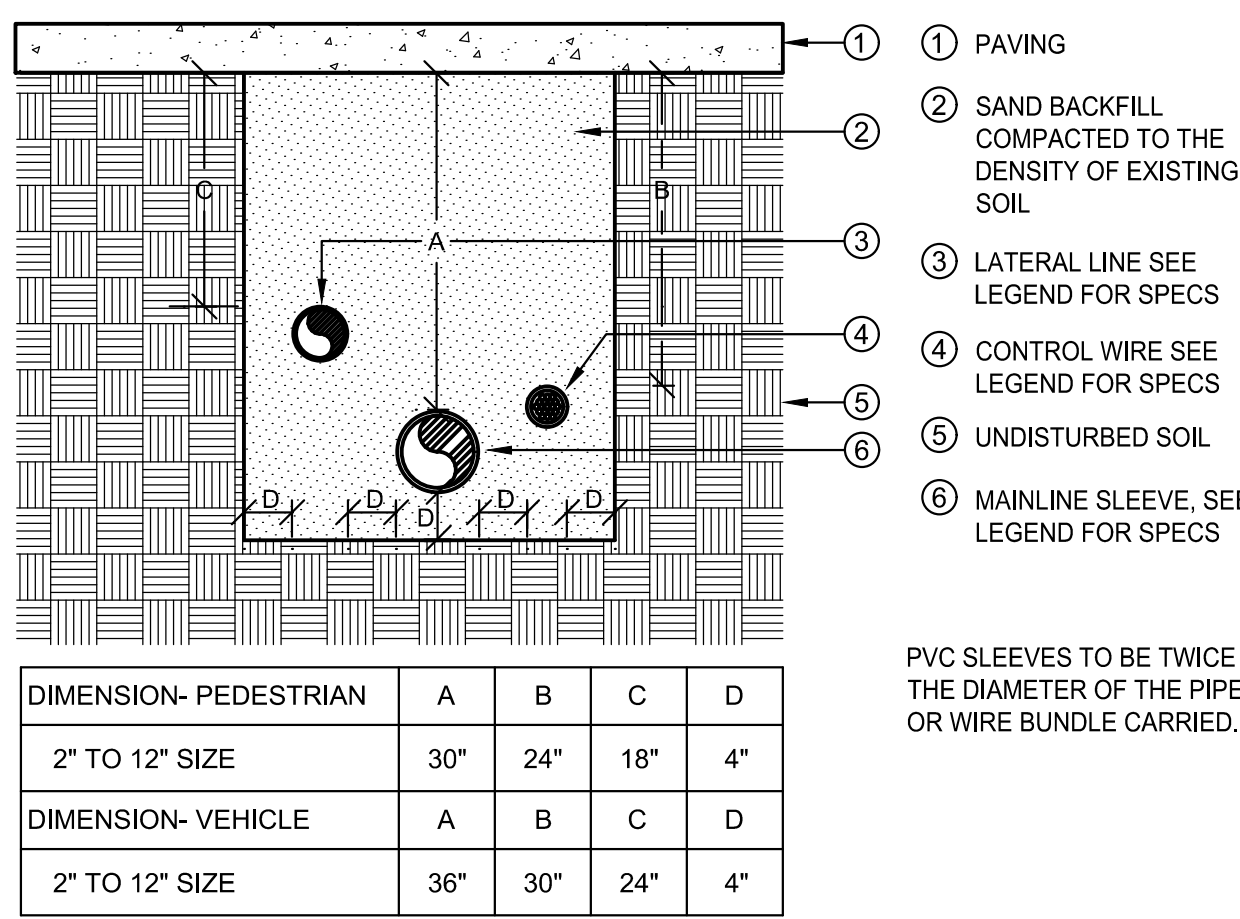
NOTE:
• ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE. SIZE AS NOTED ON PLAN.
• INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
• CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.

G QUICK COUPLER VALVE

NOTE:
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE. QUICK COUPLER VALVE KEY MUST SWIVEL FREELY WHEN INSERTED INTO LUG TRACK.

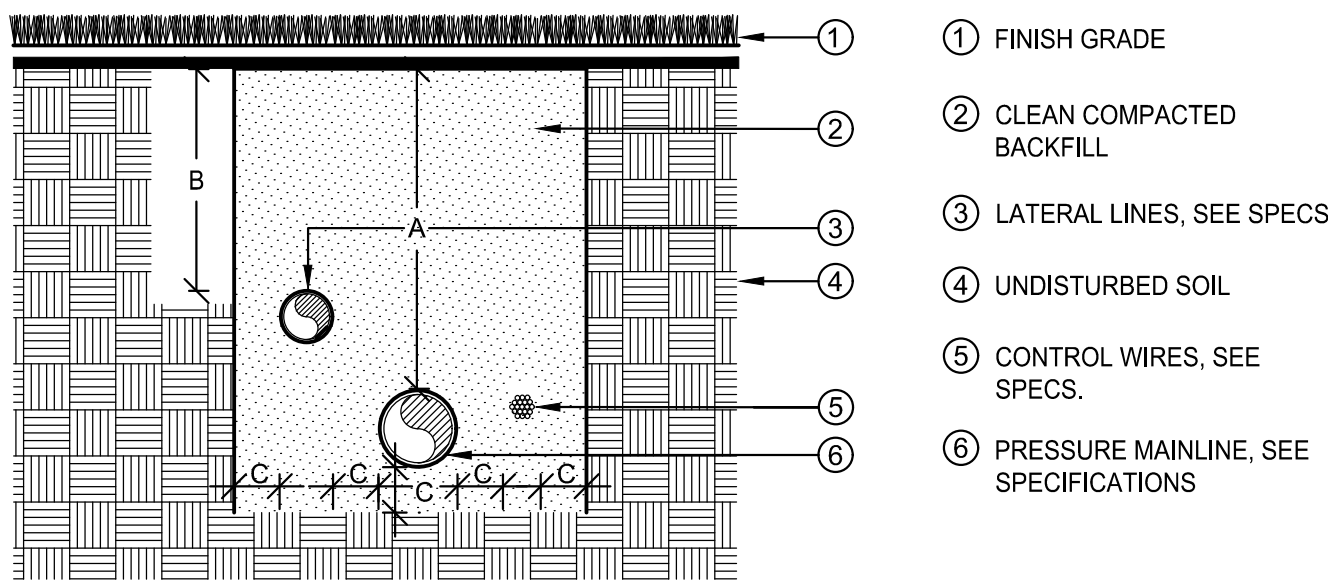
G QUICK COUPLER VALVE

SCALE: N.T.S.



J SLEEVE INSTALLATION

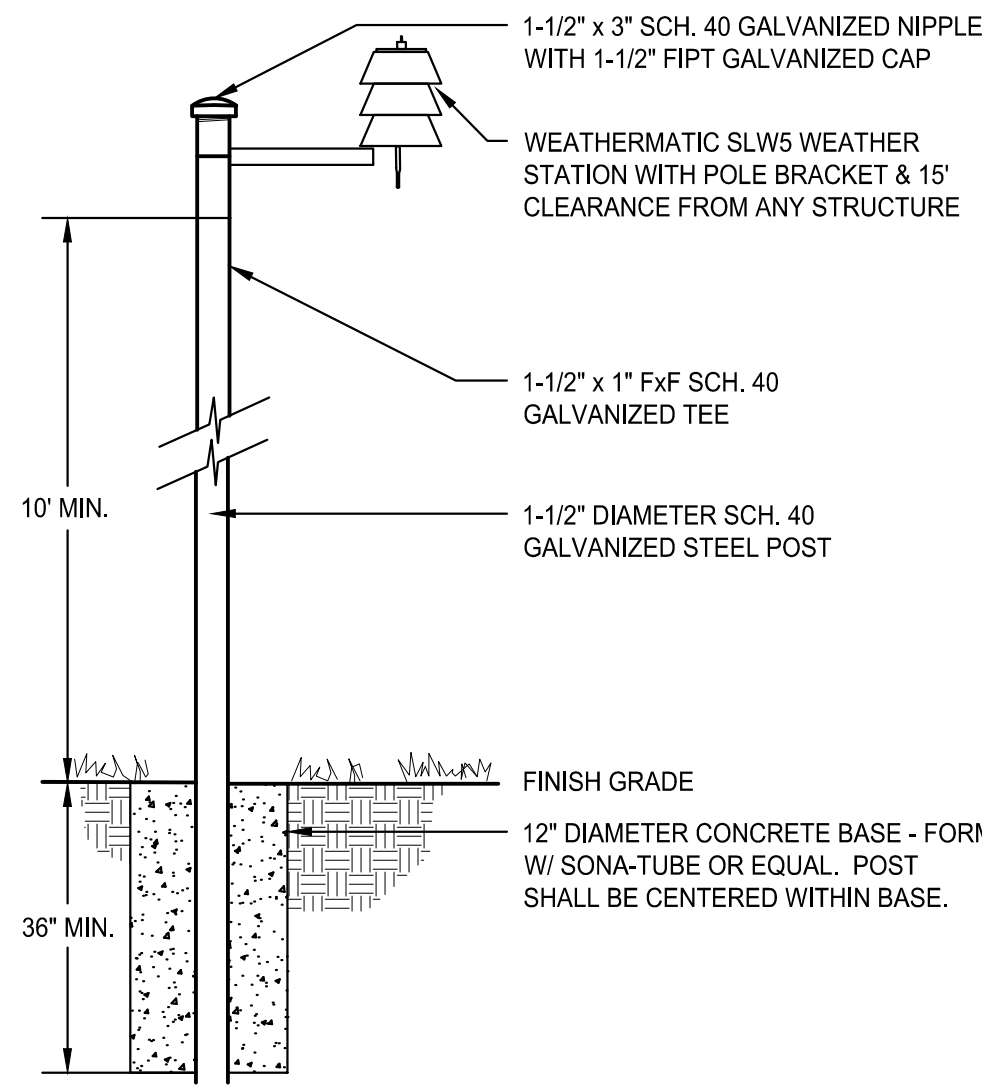
SCALE: N.T.S.



K PIPE INSTALLATION

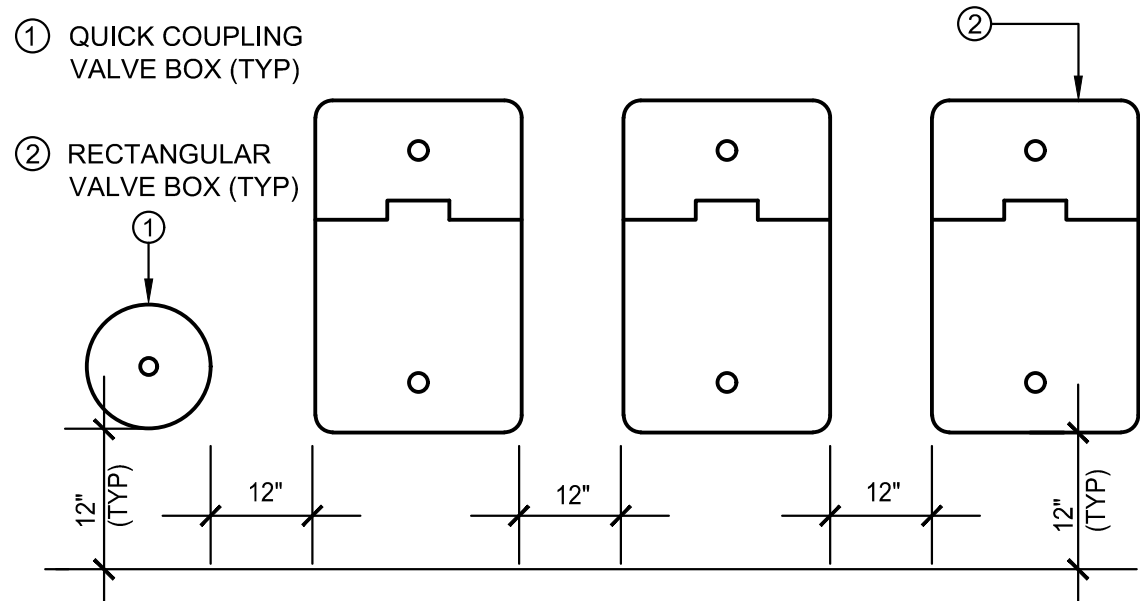
SCALE: N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	24"	18"	4"
3" IN SIZE	24"		4"
4" AND LARGER	36"		4"



D WEATHER STATION

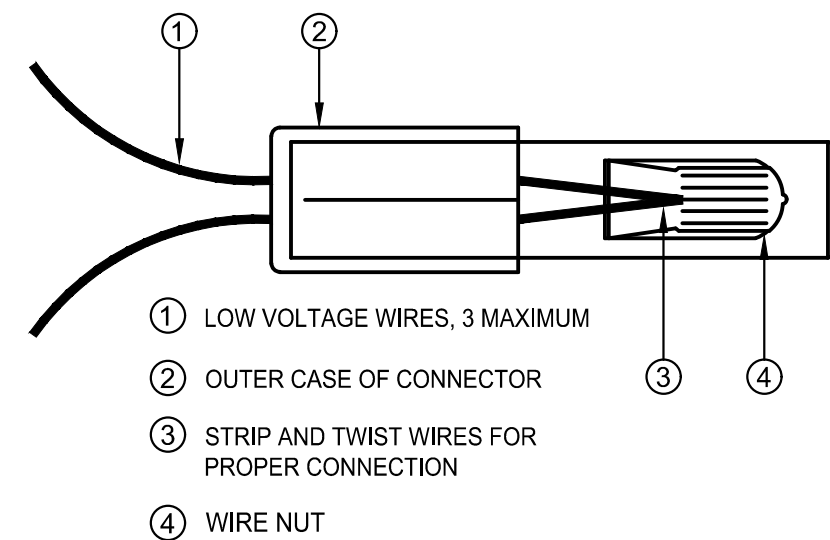
SCALE: N.T.S.



NOTES:
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALT BASED WATERPROOF PAINT.
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CENTER VALVE BOXES OVER VALVE ASSEMBLY TO FACILITATE ACCESS AND MAINTENANCE.
6. SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 3" ABOVE FINISH GRADE IN SHRUB/GROUND COVER AREAS.
7. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
8. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTING AROUND BOX.
9. ON RECYCLED SYSTEMS ALL VALVE BOXES AND QUICK COUPLING VALVES SHALL BE CLEARLY COLORED PURPLE.

H VALVE BOX LAYOUT

SCALE: N.T.S.



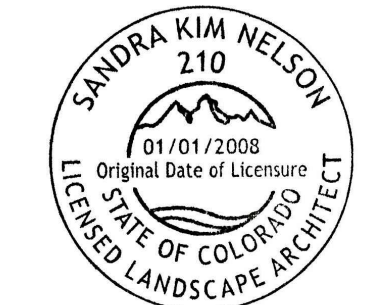
NOTE:
INSPECT, TEST, AND VERIFY PROPER SYSTEM CONNECTION BEFORE INSERTION INTO SEALANT CARTRIDGE. DO NOT REUSE SEALANT CARTRIDGES.

L WIRE CONNECTIONS

SCALE: N.T.S.

LANDSCAPE AND IRRIGATION PLANS
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1	-	-

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IRRIGATION DETAILS

PROJECT NO. D01173-A
DRAWING NO.
LID-03
SHEET NO. 16 OF 16 SHEETS

PRELIMINARY
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