



## Development Review Division

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

### MEMORANDUM

**TO:** Ryanne Sass, Plaza Street Partners  
**FROM:** Stacey Nerger, Senior Planner  
**DATE:** May 2, 2022  
**SUBJECT:** Lincoln Professional Park – Minor Development Plat  
Review Comments 03

Listed below are the Planning Division's comments related to your land use 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:** Stacey Nerger  
**EMAIL:** [snerger@parkeronline.org](mailto:snerger@parkeronline.org)  
**PHONE:** 303.805.3199

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:  
[Parker 2035 Master Plan](#)  
[Development 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.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
  - a. Example: "04 MDP Plat"

### Minor Development Plat

1. Please see the attached redlines for additional information.

Comment Addressed:  Yes  No  
Response:

REDLINE RESPONSES INCLUDED

2. Please make sure that all easements are labeled. If additional pages are necessary to make the plat legible, please create them.

Comment Addressed:  Yes  No  
Response:

ADDRESSED

### Master Landscape Plan

Pursuant to Section 13.07.100 (g) (13) of the Town of Parker Land Development Ordinance states the following: A final landscape plan for the subdivision prepared in accordance with the Town of Parker Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes that includes road rights-of-way, landscaped tracts and common areas shall be submitted as part of the Minor Development Plat. This means a landscape plan will be required as part of the Minor Development Plat. There are two parts that will need to be shown on this landscape plan:

- a) All streetscape (required landscaping between the edge of the road and the detached sidewalk) along Dransfeldt Rd., Lincoln Ave., and all internal roadways.
- b) All landscaping within the proposed detention pond tracts. This will include both Tracts A and B. Landscaping will need to conform with the requirements for detention ponds as well as the Town landscape code (trees and shrubs shall be placed at the top of the ponds to provide the required screening).

1. Based on the above information, please separate the master landscape plan (items described above) from the Site Plan landscape plan. The Minor Development Plan cannot move forward without this requirement submitted, reviewed and approved.

Comment Addressed:  Yes  No  
Response:

ADDRESSED

2. Once the master landscape plan (Overall Subdivision Landscaping as described above) is submitted, this landscaping will still be shown on the Site Plan landscape plan but will be grayed back with a note that states, "Not a Part of this Plan".

Comment Addressed:  Yes  No

Response:

ADDRESSED

3. An example of a Master Landscape Plan associated with a Commercial Minor Development Plan has been attached to the redlines for your reference.

Comment Addressed:  Yes  No

Response:

ADDRESSED

4. Pursuant to Section 13.10.110 of the Town of Parker Land Development Ordinance any existing trees on site that are required to be removed for the proposed development will require a Tree Conservation Plan. The Tree Conservation Plan shall be prepared by a Certified Arborist who will identify all existing trees on the property, list whether they will be preserved or removed and access them a value. Removed trees can either be replaced on site in amounts above and beyond the minimum requirements or the monetary value will be added to the SIA for payment to the Town.

Comment Addressed:  Yes  No

Response:

ADDRESSED

### Subdivision Agreement Amendment

1. As outlined above, landscaping will be required with this application. Please submit a cost estimate for the proposed landscape and streetscape landscaping that will be installed as part of the Minor Development Plat. There will be two estimates included in the Subdivision Agreement. The first estimate will be for all of the streetscape (a. above in Landscaping), the second estimate will be for all landscaping within the Tracts (b. above in Landscaping). The SIA cannot be finalized until all exhibits have been reviewed and approved.

Comment Addressed:  Yes  No

Response:

ACKNOWLEDGED

3. Repeat Request: Please submit a revised legal description for the property that will be included as an exhibit to the SIA. For this subdivision the revised legal description would be something similar to the following:

*Lots 1 – 4, and Tracts A – B Lincoln Professional Park Filing No. 1, located in the Town of*

Staff Comments 03  
SUB21-055; Lincoln Professional Park  
Minor Development Plat  
May 2, 2022

Parker, County of Douglas, State of Colorado, as recorded in the records of the Douglas County Clerk and Recorder on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at Reception Number \_\_\_\_\_.

**Please submit a legal description similar to the above at the time of the next referral as a stand along PDF or word document.**

Comment Addressed:  Yes  No

Response:

**ADDRESSED**

### **OUTSIDE REFERRAL AGENCY COMMENTS**

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

- **Aztec**
- **Parker Comprehensive Planning**
- **Douglas County Assessor's Office**
- **Fire Life Safety**
- **Parker Water and Sanitation District**
- **Engineering/Public Works Comments – Construction Drawings, Drainage Report and Plat**

**These comments are available on eTRAKiT. Please address accordingly.**

Comment(s) Addressed:  Yes  No

Response:

**ACKNOWLEDGED**

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# LINCOLN PROFESSIONAL PARK FILING NO. 1

MINOR SUBDIVISION PLAT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

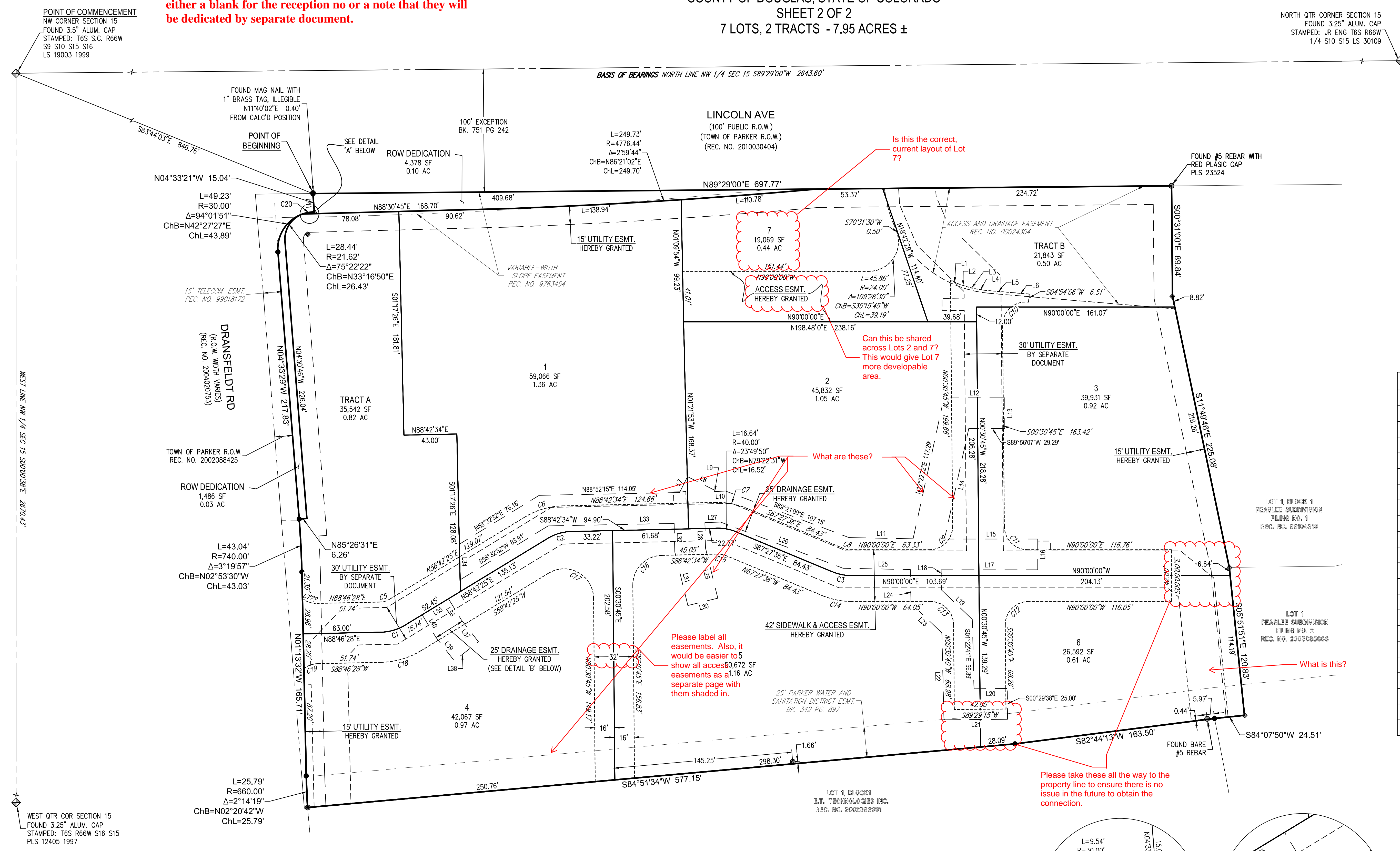
SHEET 2 OF 2

7 LOTS, 2 TRACTS - 7.95 ACRES ±

Are there any Parker Water Easements that need to be dedicated on this plat? if so, these should be shown with either a blank for the reception or a note that they will be dedicated by separate document.

## LEGEND

- ◆ SECTION CORNER
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP PLS 27609
- FOUND #5 REBAR WITH 1.25" RED PLASTIC CAP PLS 25933
- ▲ FOUND #5 REBAR WITH ORANGE PLASTIC CAP PLS 26285
- ◆ FOUND 60D NAIL
- SET #5x18" REBAR WITH 1.25" BLUE PLASTIC CAP PLS 38162 OR SET CONCRETE NAIL WITH 1" BRASS TAG PLS 38162
- XX.XX' ACCESS EASEMENT DIMENSION
- XX'XXX' DRAINAGE EASEMENT DIMENSION
- X LOT NUMBER
- XXX.XX SF - AREA FT<sup>2</sup>
- XXX.AC - AREA ACRES



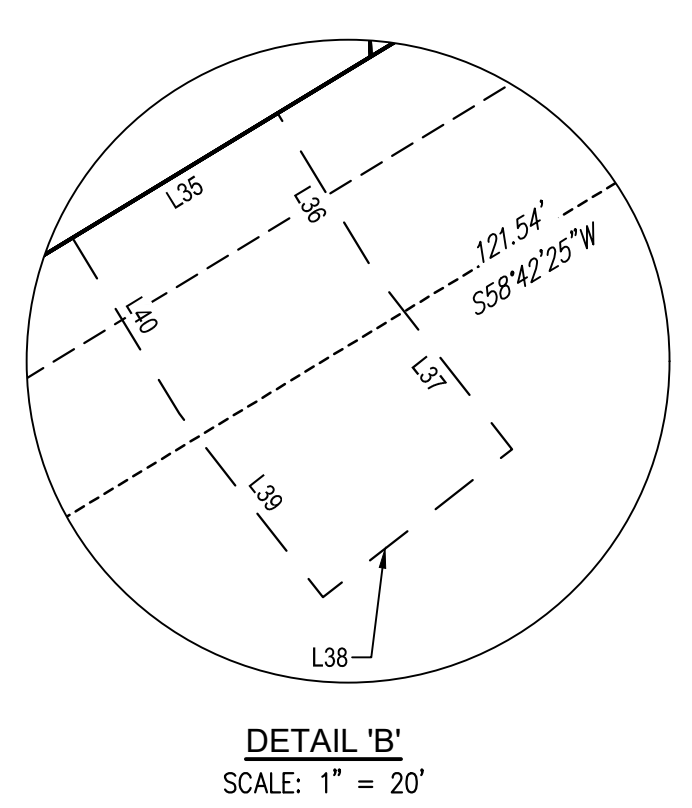
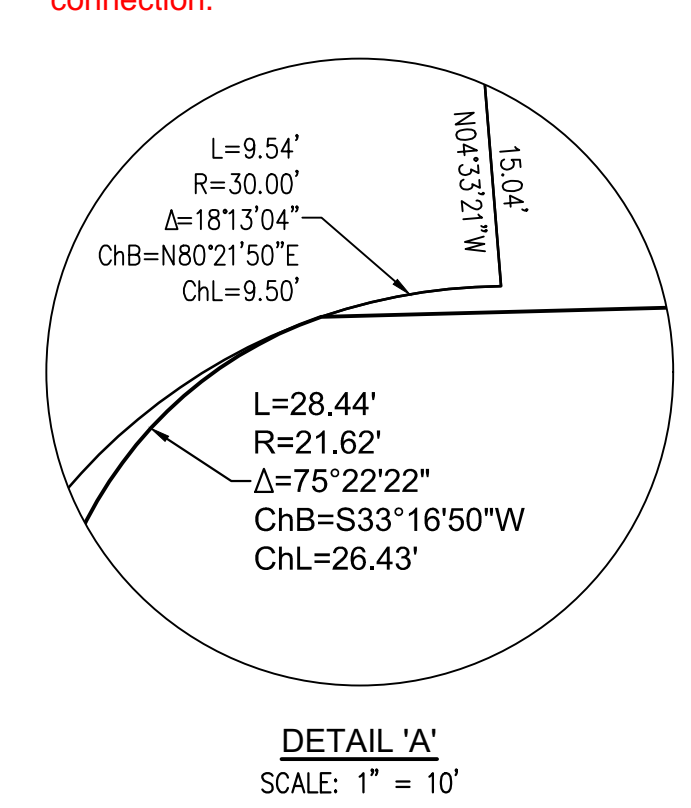
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S66°57'01"E	7.41'	L22	N01°22'41"W	70.67'
L2	S71°51'33"E	7.30'	L23	N46°18'56"W	34.66'
L3	S76°37'03"E	7.30'	L24	N01°11'38"W	27.53'
L4	S81°22'33"E	7.31'	L25	N88°52'57"W	54.62'
L5	S85°05'45"E	22.14'	L26	N69°21'00"W	106.45'
L6	S85°05'54"E	13.91'	L27	N88°00'59"E	12.71'
L7	N26°36'31"E	14.46'	L28	S01°17'26"E	20.62'
L8	S63°23'29"E	25.00'	L29	S13°46'50"E	42.01'
L9	S26°36'31"W	0.96'	L30	S76°13'10"W	25.00'
L10	N88°00'59"E	9.01'	L31	N13°46'50"W	44.75'
L11	S88°52'57"E	52.07'	L32	N01°17'26"W	23.24'
L12	N89°56'07"E	49.38'	L33	S88°52'15"W	102.36'
L13	S00°03'53"E	25.00'	L34	N01°17'26"W	28.92'
L14	S12°22'22"W	91.92'	L35	S58°42'25"W	25.00'
L15	N90°00'00"E	75.80'	L36	N31°17'35"W	19.93'
L16	S00°00'00"E	25.00'	L37	N38°00'47"W	22.82'
L17	S90°00'00"W	78.57'	L38	N51°59'13"E	25.00'
L18	S01°11'38"E	16.38'	L39	S38°00'47"E	24.29'
L19	S46°18'56"E	34.62'	L40	S31°17'35"E	21.40'
L20	N89°30'22"E	27.04'	L41	S04°33'21"E	15.04'
L21	S89°30'22"W	51.66'			

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C???	16.01'	44°27'38"	12.42'	S69°36'03"E	12.11'
C1	40.00'	30°04'03"	20.99'	N73°44'27"E	20.75'
C2	40.00'	30°00'08"	20.95'	N73°42'29"E	20.71'
C3	40.00'	22°32'24"	15.74'	S78°43'48"E	15.63'
C5	15.50'	30°04'03"	8.13'	N73°44'27"E	8.04'
C6	61.00'	30°00'15"	31.94'	N73°42'30"E	31.58'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C7	61.00'	23°49'50"	25.37'	S79°22'31"E	25.19'
C8	19.00'	22°32'24"	7.47'	S78°43'48"E	7.43'
C9	19.00'	90°30'45"	30.02'	N44°44'38"E	26.99'
C10	19.00'	96°55'19"	32.14'	S47°56'55"W	28.44'
C11	19.00'	89°29'15"	29.68'	S45°15'22"E	26.75'
C12	19.00'	90°30'45"	30.02'	S44°44'38"W	26.99'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C13	19.00'	89°29'15"	29.68'	N45°15'22"W	26.75'
C14	61.00'	22°32'24"	24.00'	N78°43'48"W	23.84'
C15	19.00'	23°49'50"	7.90'	N79°22'31"W	7.85'
C16	24.00'	89°13'18"	37.37'	S44°05'55"W	33.71'
C17	24.00'	120°46'50"	50.59'	N60°54'10"W	41.73'
C18	64.50'	30°04'03"	33.85'	S73°44'27"W	33.46'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C19	19.00'	36°20'46"	12.05'	S70°36'05"W	11.85'
C20	30.00'	181°3'04"	9.54'	S80°21'50"W	9.50'



LINCOLN PROFESSIONAL PARK  
MINOR SUBDIVISION PLAT

DEVELOPER/APPLICANT:  
PLAZA STREET PARTNERS, LLC,  
A KANSAS LIMITED LIABILITY COMPANY

ENGINEER/SURVEYOR:  
HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203 (303) 623-6300

PREPARATION DATE: AUGUST 11, 2021

SHEET 2 OF 2

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

WEST LINE NW 1/4 SEC 15 S80°00'38"E 2070.43'

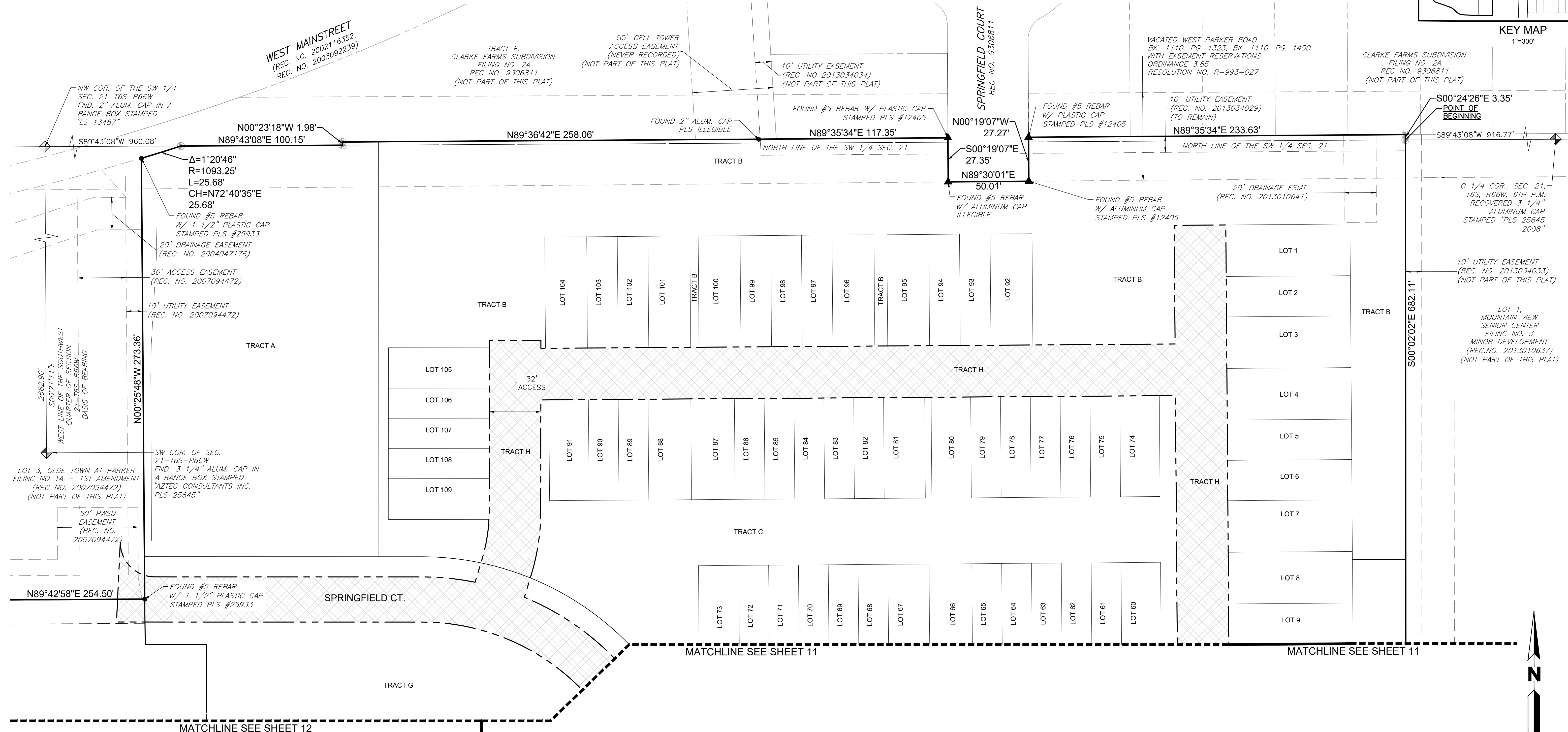
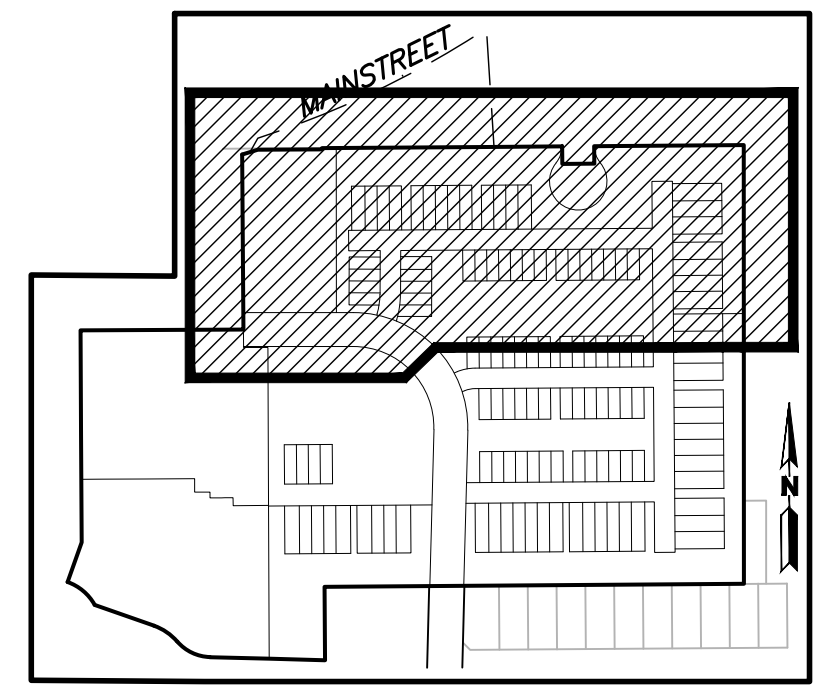
PROJECT NUMBER: 200829

**Example of a plat showing the private roads.**

# OLDE TOWN AT PARKER FILING 2 FINAL PLAT

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
124 LOTS, 8 TRACTS - 15.369 ACRES

SHEET 10 OF 12 SHEETS



Project Manager: DAK  
Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\PLAT\_FINAL\10-12\_PRIVATE STREET EXHIBIT.dwg  
Job Number: 17.1060  
Sheet Number: 10 OF 12  
Drawn By: SAH  
Surveyed By: RAN  
Plot Date: 3/3/2022

**LEGEND**

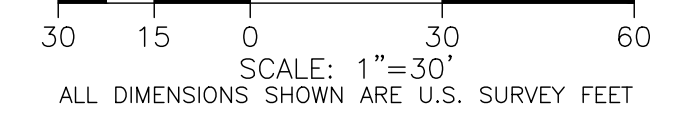
	BOUNDARY LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	TRACT LINE
	SECTION LINE
	SIGHT DISTANCE LINE
	EASEMENT
	TIE
	DESCRIPTIONS
	PRIVATE ROADS WITH PUBLIC ACCESS
	PROPOSED
	DRIVE

**LEGEND**

	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580"
	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510"
	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"
	SET #4 REBAR W/ CAP PLS #23899
	EXISTING PIN
	FOUND MONUMENT AS LABELED

**ABBREVIATIONS**

PWSD PARKER WATER SANITATION DISTRICT



**OWNER/DEVELOPER**  
SENDEROS CREEK CONDOS, LLC  
SENDEROS CREEK COMMERCIAL, LLC  
4600 SOUTH SYRACUSE STREET, SUITE 900  
DENVER, CO 80237

**CIVIL ENGINEER/SURVEYOR**  
MARTIN/MARTIN CONSULTING ENGINEERS, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, CO 80215

MARCH 04, 2022  
SEPT. 24, 2021  
SHEET 10 OF 12



The next several pages are an example of a landscape plan associated with a commercial Minor Development Plat.

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

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

## CONTACTS:

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

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

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
TEL: (303) 228-2319  
CONTACT: CHRIS HEPLER

**TELEPHONE:**  
CENTURYLINK  
1801 CALIFORNIA STREET, SUITE 240  
DENVER, CO 80202  
CONTACT: IZZY MILLER  
EMAIL: IZZY.MILLER@CENTURYLINK.COM

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

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

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

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

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

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

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

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

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



VICINITY MAP  
1"=2,000'

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

## LEGAL DESCRIPTION

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

## BENCHMARK

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

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

## BASIS OF BEARINGS

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

EXHIBIT F

Parker Water & Sanitation District (PWS&D)  
Landscape/Irrigation Worksheet

updated 9/24/07

Project Name: PARKER AND PINE

Landscape/Irrigation Tap address (physical location of tap) PARKER AND PINE

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

Worksheet Completed by: Chris Hepler      Owner/Developer: Eisenberg Company  
Company: Kimley-Horn      Attn: Ryan Amato  
Address: 4582 S Ulster St. Suite 1500, Denver 80237      Billing Address: 2710 E Camelback Rd. Suite 210, Phoenix, AZ 85016  
Phone #: 303-228-2300      Phone #: 602-468-6100

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

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

NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

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

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

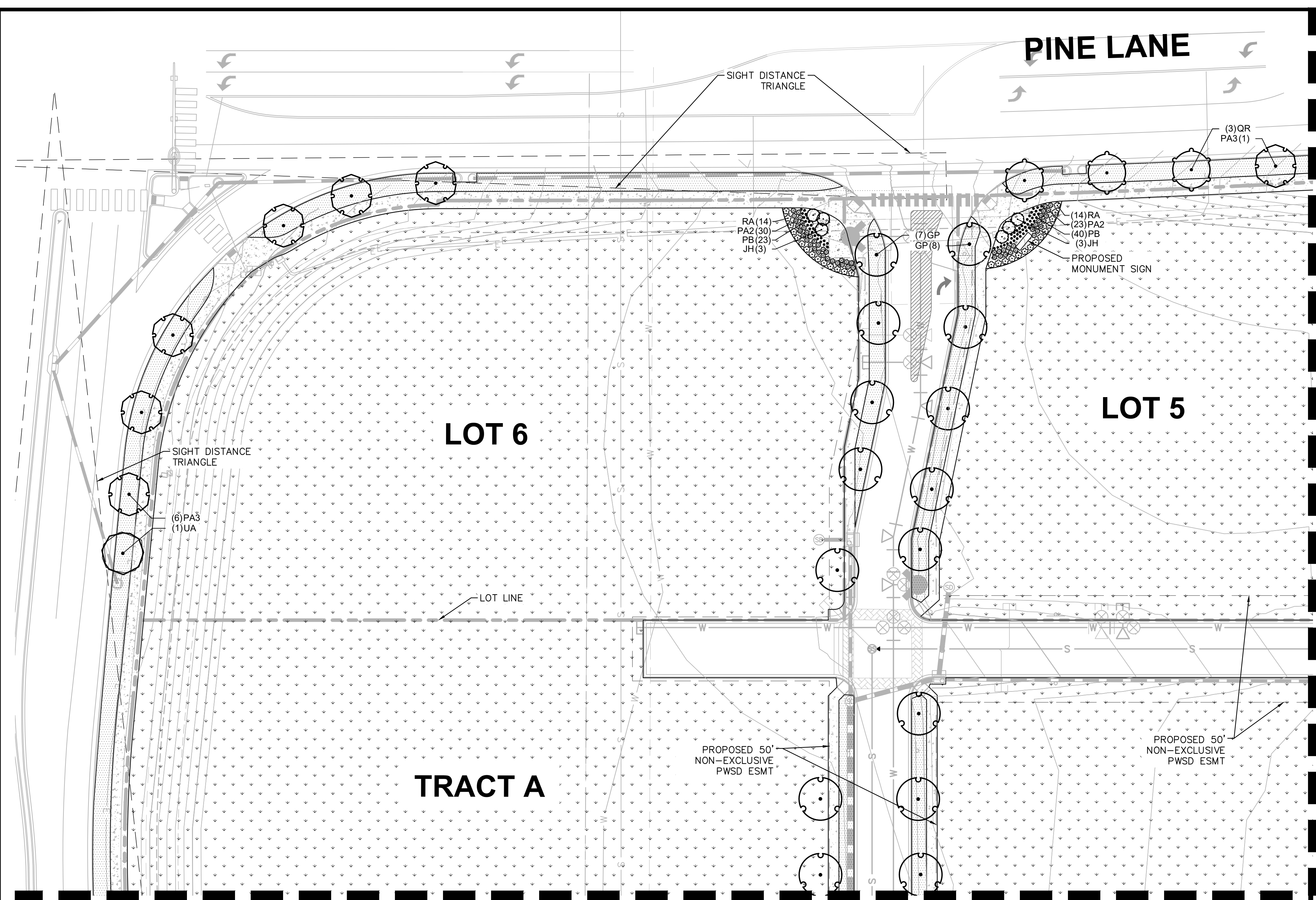
**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION  
**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.

PROJECT NO.  
 096502001  
 DRAWING NAME  
 096502001R-CV  
 L1.0



I:\projects\096502001\096502001R-CV.dwg    B:\chrishepler\096502001R-CV.dwg    10/8/2010 10:57 AM  
 THE USER HAS PRINTED THIS DOCUMENT WITHOUT WRITING, AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

L:\parker\096502001 - revised\parker\096502001.dwg Brockwell, Nicholas 10/6/2016 10:57 AM  
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PERSON AND CLIENT FOR WHOM IT WAS PREPARED. REVIEW OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



SEE SHEET L1.2 FOR CONTINUATION

SEE SHEET L1.3 FOR CONTINUATION

### LANDSCAPE CALCULATIONS

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

NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

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

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

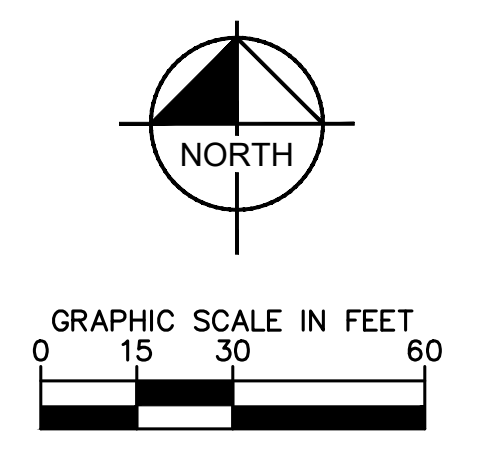
**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION  
**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.  
 PROJECT NO.  
 096502001  
 DRAWING NAME  
 096502001LA

L1.1

### PLANT SCHEDULE

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

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















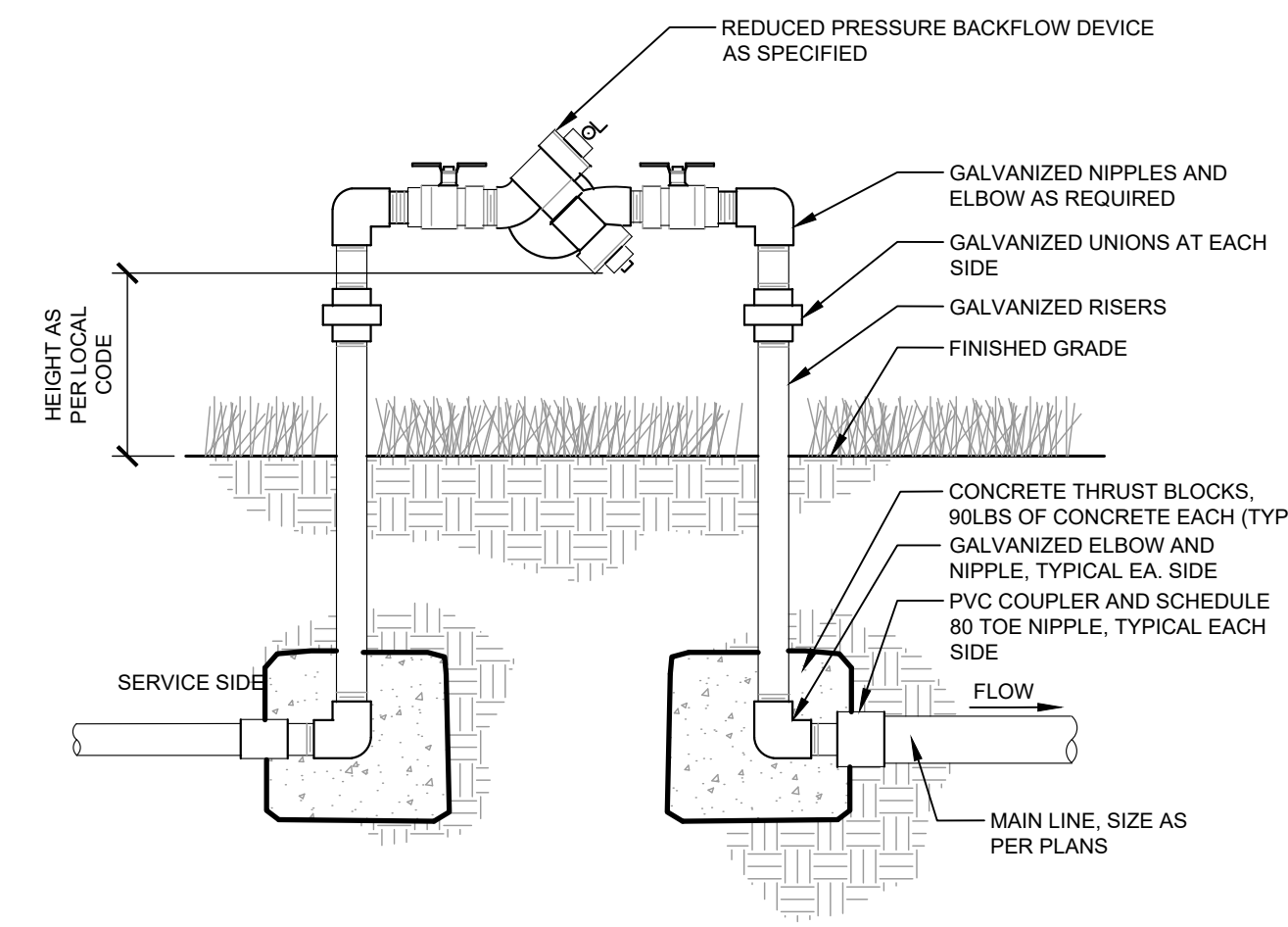




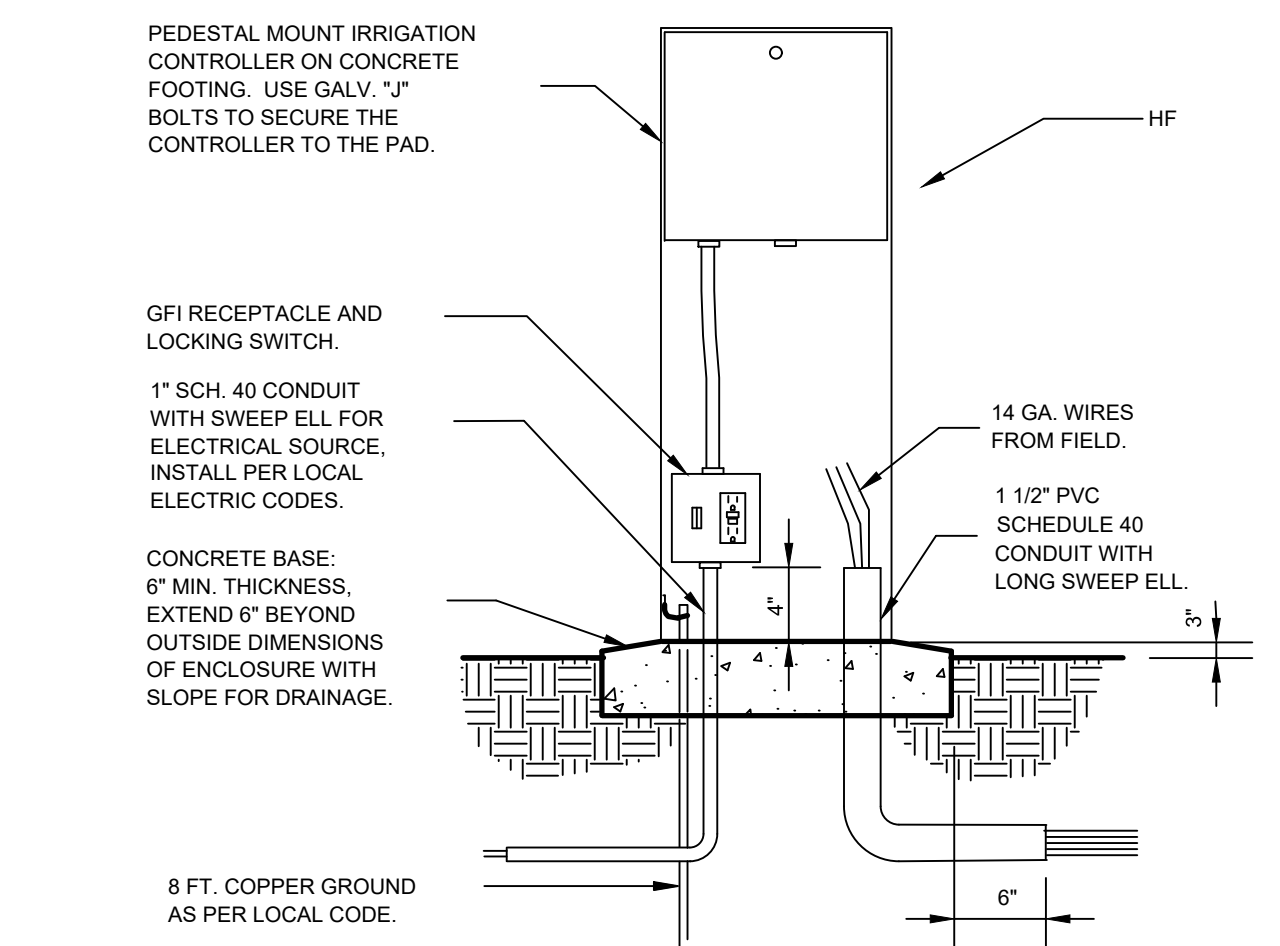




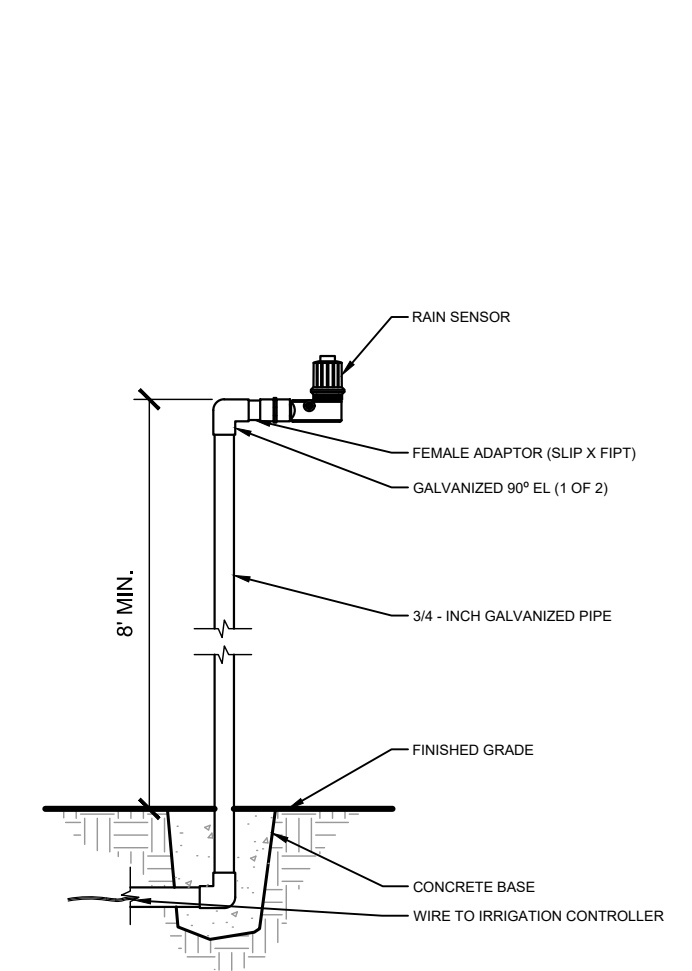
1. Kimley-Horn and Associates, Inc. (KHA) is not responsible for any errors or omissions in this drawing. 2. This drawing is preliminary and for review only. 3. All dimensions are in inches unless otherwise noted. 4. All materials shall be of standard quality unless otherwise noted. 5. All work shall be in accordance with the latest editions of the applicable codes and standards. 6. The contractor shall be responsible for obtaining all necessary permits. 7. The contractor shall be responsible for protecting all existing utilities. 8. The contractor shall be responsible for maintaining access to all adjacent properties. 9. The contractor shall be responsible for maintaining the site in a safe condition at all times. 10. The contractor shall be responsible for cleaning up the site after completion of work. 11. The contractor shall be responsible for providing all necessary safety equipment. 12. The contractor shall be responsible for providing all necessary labor. 13. The contractor shall be responsible for providing all necessary materials. 14. The contractor shall be responsible for providing all necessary tools. 15. The contractor shall be responsible for providing all necessary equipment. 16. The contractor shall be responsible for providing all necessary vehicles. 17. The contractor shall be responsible for providing all necessary personnel. 18. The contractor shall be responsible for providing all necessary services. 19. The contractor shall be responsible for providing all necessary support. 20. The contractor shall be responsible for providing all necessary assistance.



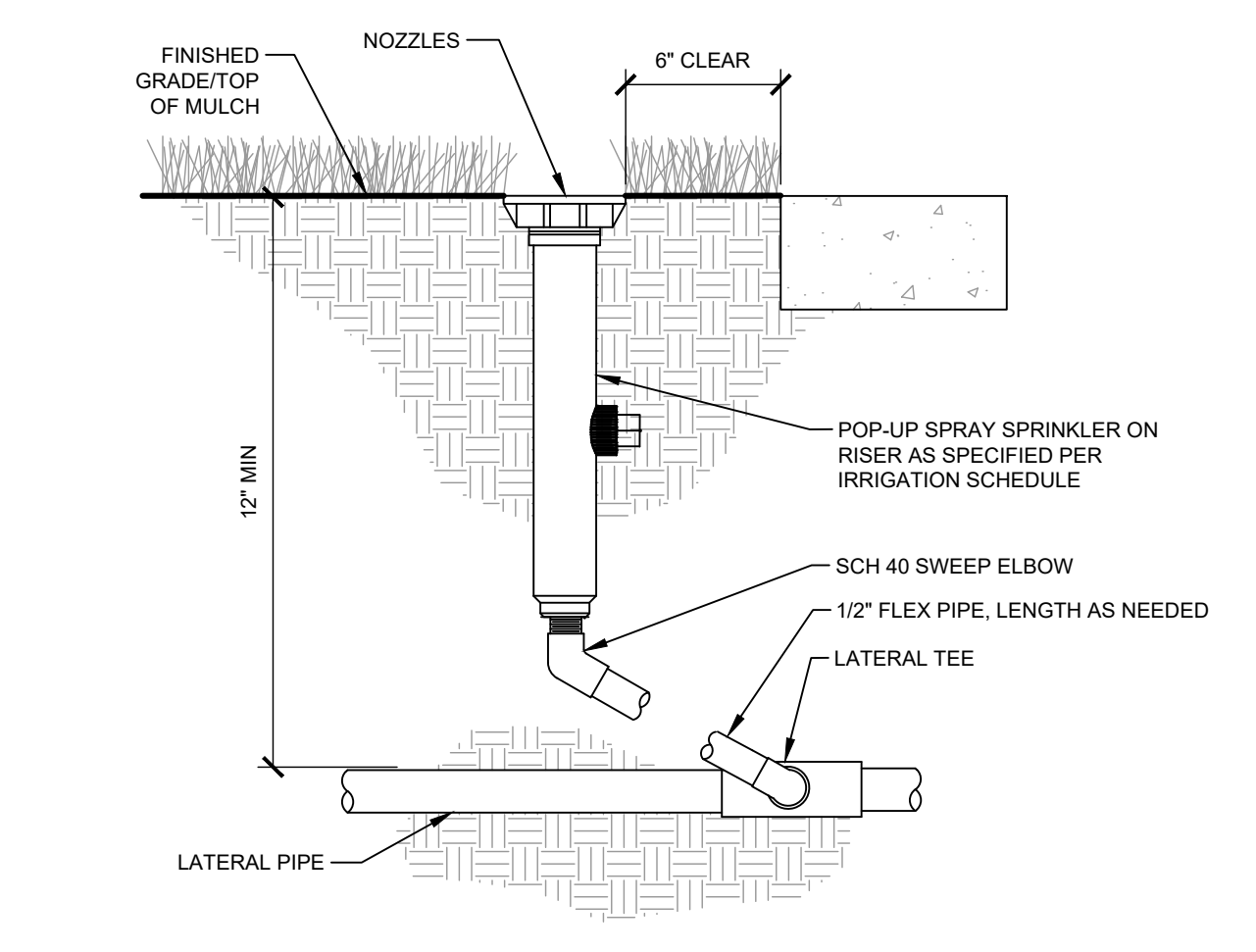
**1 BACKFLOW PREVENTER**  
IR1.5 SECTION NTS



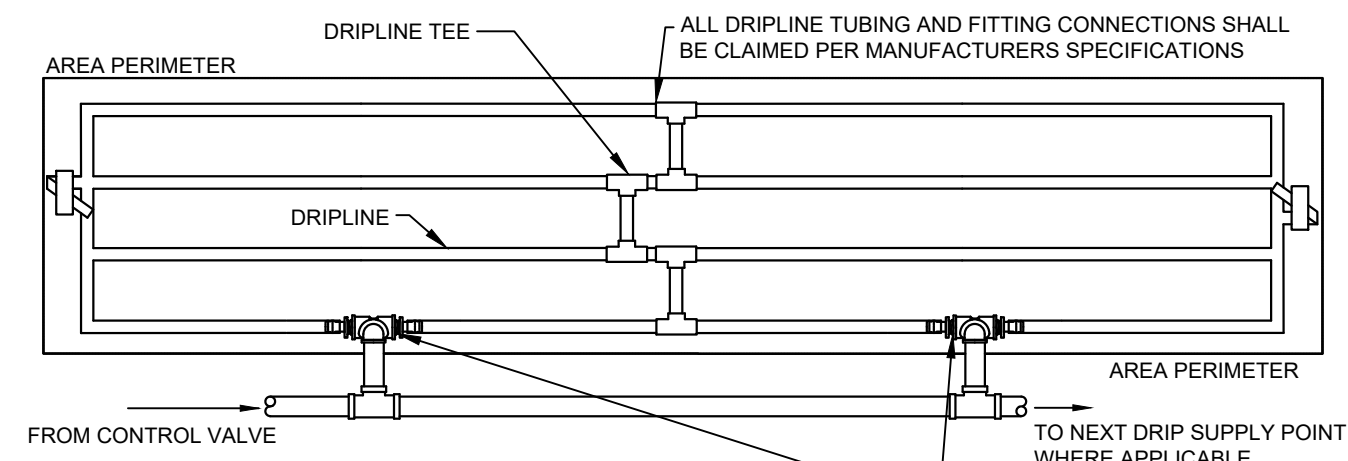
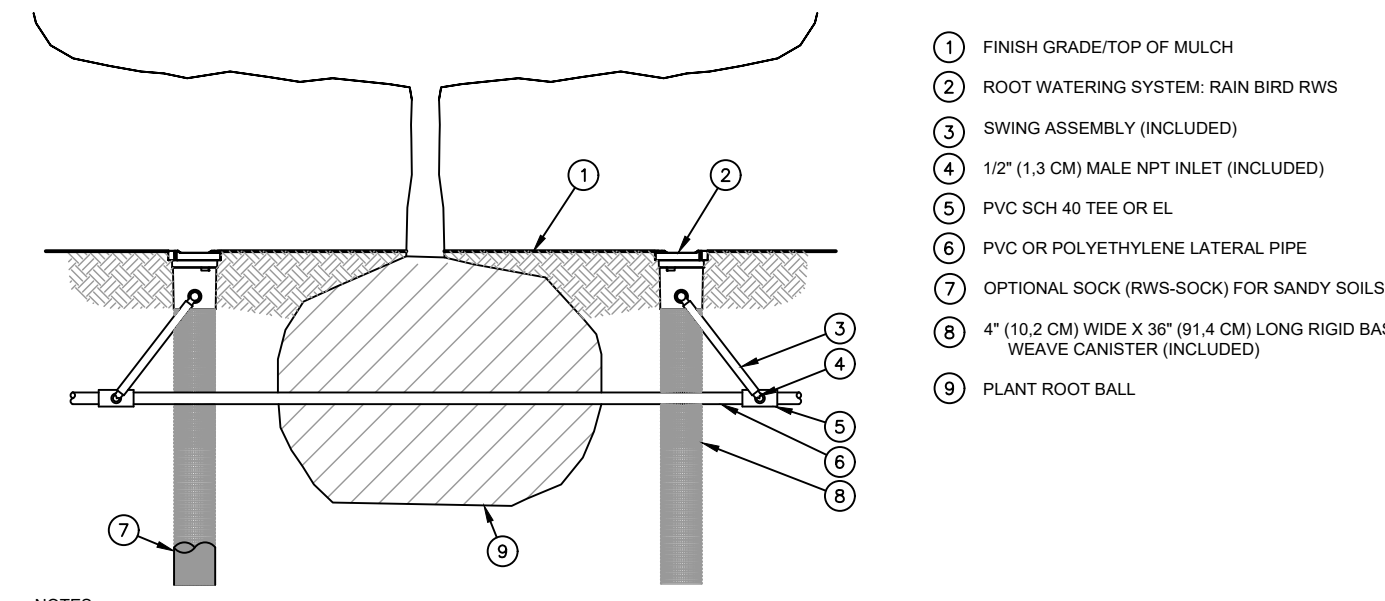
**2 IRRIGATION CONTROLLER - PEDESTAL MOUNT**  
IR1.5 SECTION NTS



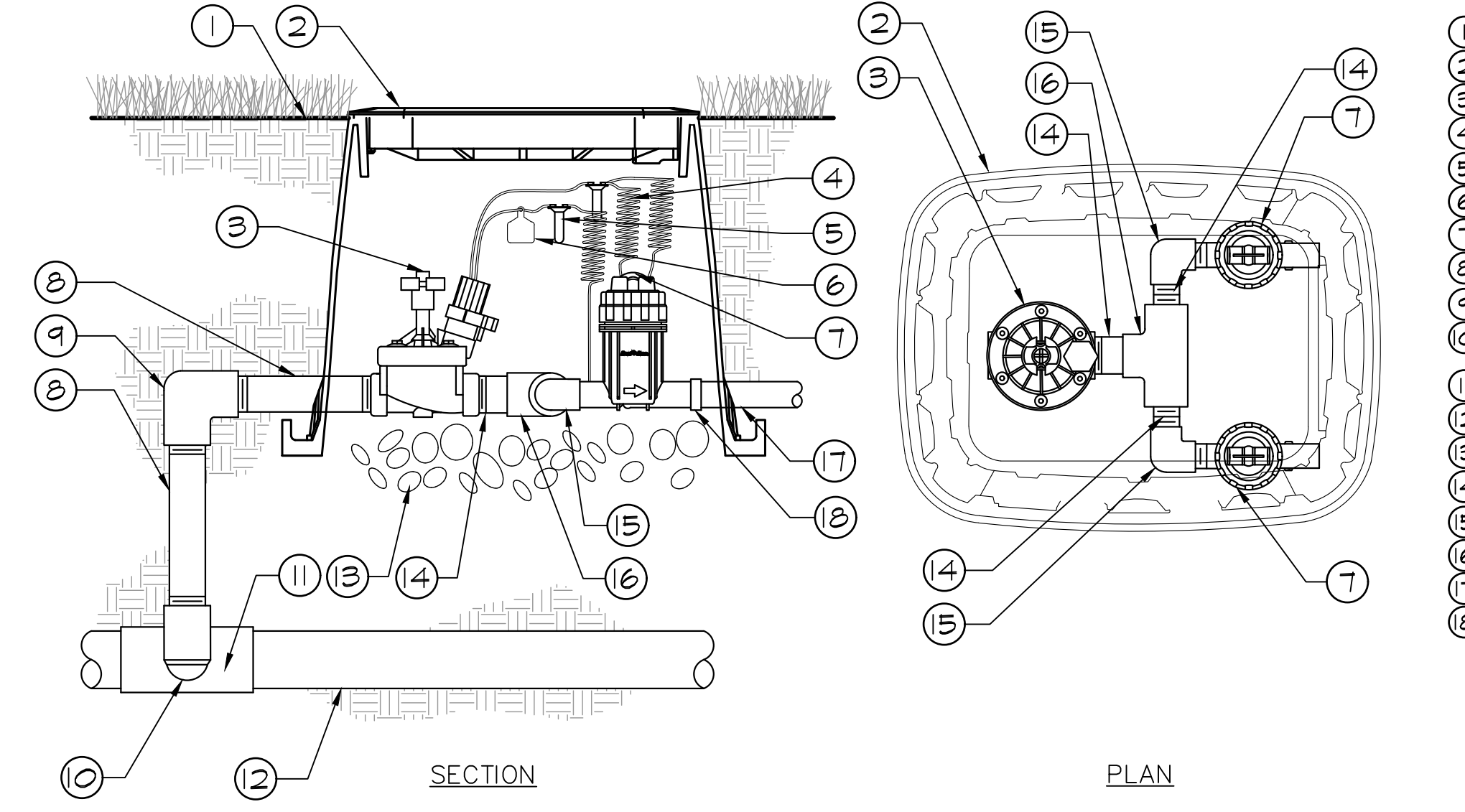
**3 RAIN SENSOR - POLE MOUNT**  
IR1.5 SECTION NTS



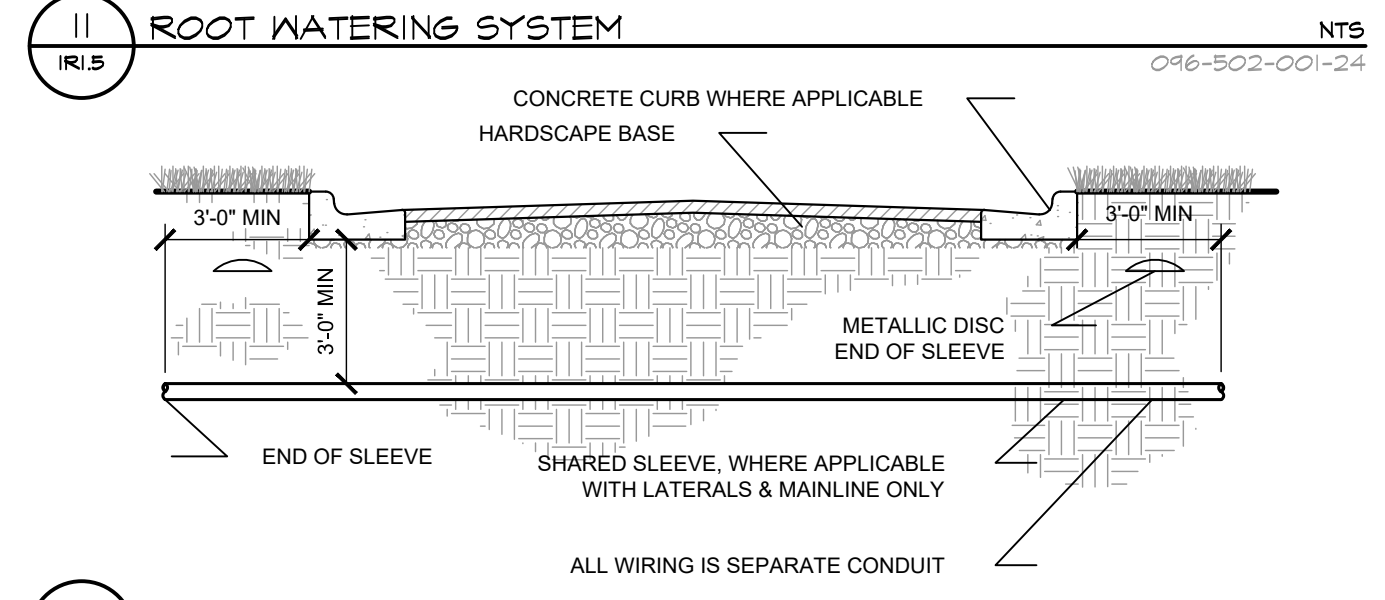
**4 TYPICAL SPRAY / ROTAR HEAD**  
IR1.5 SECTION NTS



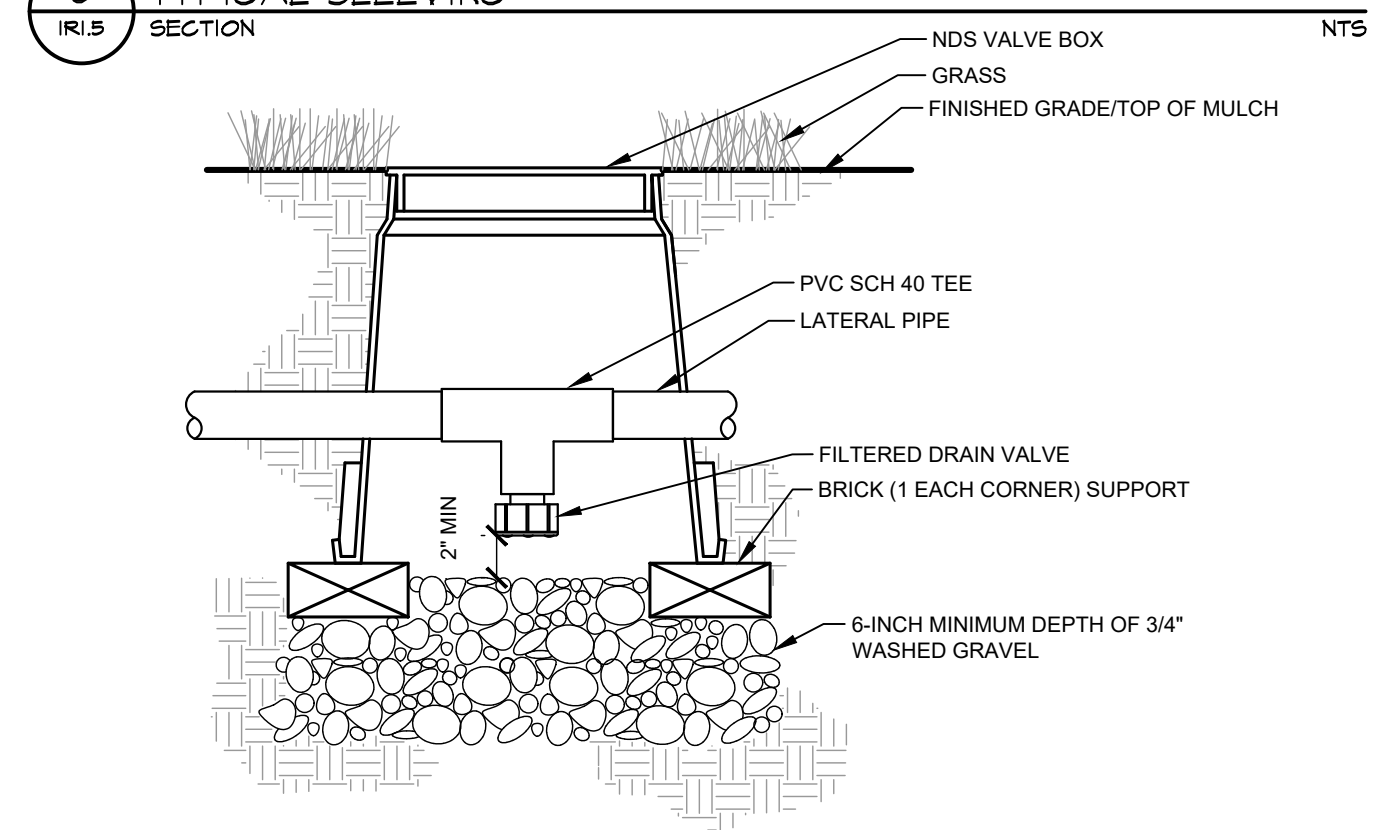
**5 TYPICAL DRIPLINE**  
IR1.5 PLAN NTS



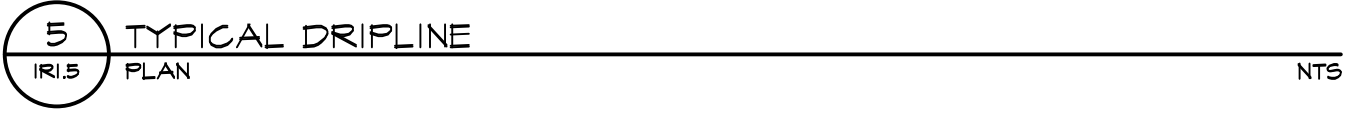
**7 DRIP ZONE VALVE KIT**  
IR1.5 SECTION / PLAN NTS



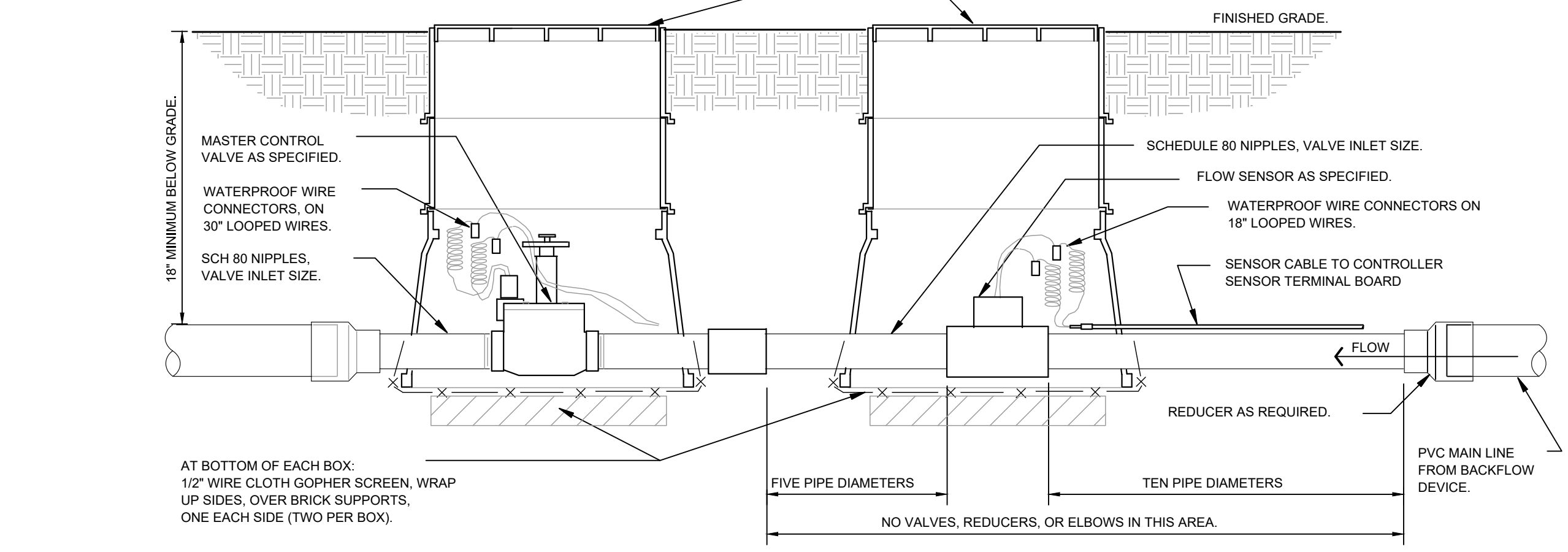
**8 ROOT WATERING SYSTEM**  
IR1.5 SECTION NTS



**9 TYPICAL SLEEVE**  
IR1.5 SECTION NTS



**10 TYPICAL DRIPLINE**  
IR1.5 PLAN NTS



**11 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY**  
IR1.5 SECTION NTS

NO.	REVISION	BY	DATE	APPR

**Kimley-Horn**  
 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

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

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

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

PROJECT NO.  
 096502001  
 DRAWING NAME  
 096502001R

IR1.6