

11901 E PALMER DIVIDE AVENUE, 4th AMENDMENT

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 28 & THE NE 1/4 OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

TOTAL ACREAGE - 119.75 ACRES

USR - ADMINISTRATIVE AMENDMENT - US2021-001 (AMENDMENT TO US2013-011)

MANAGEMENT PLAN:

2113.01 Number of clients:

The greenhouse business grows and supplies potted plants, perennials, annuals, and ground cover for distribution to several clients in the region, most notably: King Soopers, Sam's Club and Whole Foods stores. The facility supplies annual and perennial bedding plants during the spring, together with a combination of pots and hanging baskets. Mums and poinsettias are grown during the fall and winter months. It also grows and supplies young industrial hemp clones to farmers for field production of CBD hemp.

In adding the additional structures, the company will be able to streamline its operations and bring 100% of its business in-house. Currently the company has several greenhouses contract grow for the business to keep up with flower demand from its customer base.

While the company is a wholesale operation and not open to the public, it does hold a public 'Open house' twice a year and allows the public to purchase directly from its facilities during these open house events. The spring event is held over Memorial Day weekend. And the winter event is held over black Friday weekend.

2113.02 Hours of operation:

DHG normal hours of operation are: Monday – Friday 8am to 5pm and Saturday & Sunday 8am – 3pm

DHG does all its own logistics and ships all the products it grows to various customers throughout the state of Colorado. It utilizes several Box trucks and one to two semi-trucks to handle of its logistics.

During peak season (April – July) there are approx. 15 truck trips that leave the facility daily. During the rest of the year there are approx. 5 truck trips that leave the facility daily.

Most trucks route towards I-25 for deliveries, so the route would be: South on CR 1 to Campbell Road. Then from Campbell Road to County Line Road out to I-25 (exit # 163). This would be the same for incoming trucks or deliveries.

2113.03 Number of employees:

Dutch Heritage currently employs 40 year-round full-time employees, which expands seasonally to an additional 45 employees. Seasonal employees start Feb. 1 and go through the end of July. The expansion would create approximately 5 new permanent jobs and 5 additional seasonal jobs.

2113.04 Required outside storage/parking/loading areas:

Storage and parking are already present on site and will easily accommodate the expanded facility. Designated parking spaces are established with a total of 60 parking spaces for vehicles. Additionally, there is a designated Semi-trailer parking area, where the box trucks also park when not in use. The business owns one 53-foot semi-trailer, two 24-foot straight box trucks. Two cube vans and an oversized pick-up with closed cube bed.

Outdoor storage shall consist of, peat moss, injected-mold plastic, pallets, galvanized steel rolling racks, various steel materials and outdoor equipment, such as tractors, etc. The two areas designated for outdoor storage have been identified on the site improvement plan, along with the appropriate screening from Delbert Road and abutting landowners. There shall be no outside storage of chemicals or fertilizers. The exterior of the property will be maintained in a neat and orderly manner.

Indoor storage consists of all other plastics, boxes, seeds, plant fertilizer and growing materials.

2113.05 Permit requirements from other state, federal or local agencies:

Permit requirements include Douglas County GESC Permit, Douglas County Right-of-Way Use Permit and any building and engineering permits required by Douglas County.

Of note: there are several Well permits on the property with more the sufficient supply to service the new expansion.

2113.06 Method of providing fire protection:

The need for fire protection is considered to be minimal due to the interior areas being watered thoroughly during the day. The current facility has over 200,000 gallons of water storage facilities on the property, with pressurized pumps to pull the water from the storage facilities into the greenhouses. In addition, there is a Fire Truck water connection point on these water storage facilities and pumps, should a Fire truck need to fill up with Water. The greenhouse facilities also have smaller water connection points throughout the entire greenhouse approx. 25 feet apart. The proposed greenhouse expansion will have all the same fire protection that is in the current greenhouses.

The Franktown Fire Protection District, station 182, is the station servicing the site and is approximately 8.6 miles or 18 minutes away.

Cintas Fire Protection also performs biannual checks on all rechargeable Dry Chem Extinguishers that placed throughout the facility. Franktown fire district also inspects our facility at least once a year, sometimes twice to ensure our facilities meet their spec.

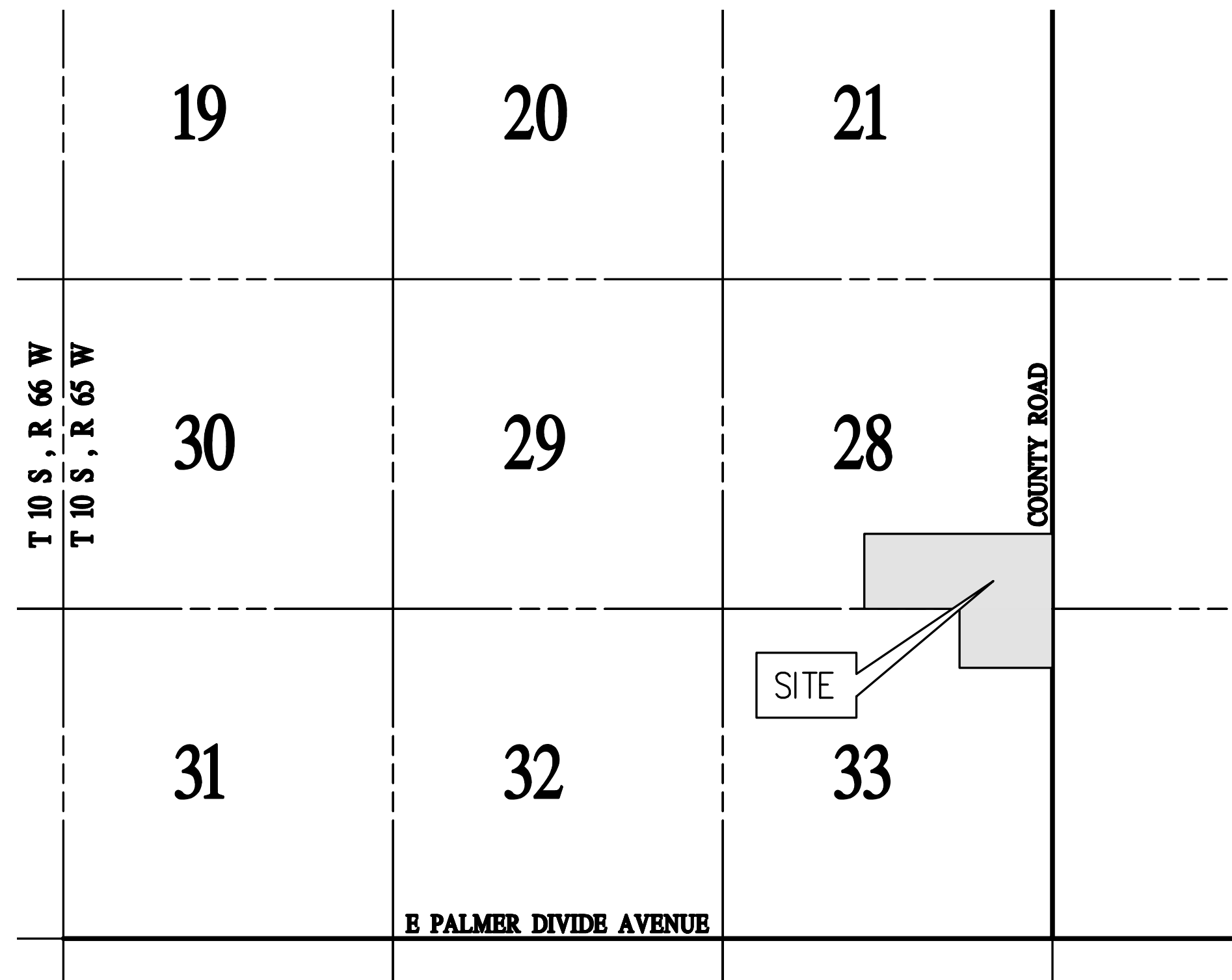
2113.07 Traffic impacts:

This expansion will not have any adverse traffic impact to the current operations, other than the 5 additional employees that would be working year-round.

The owner shall provide all truck operators with a map of the designated travel routes to avoid the incidence of unintended on other surrounding roads.

NOTE:

- WHERE A SIP BRINGS AN EXISTING USE INTO COMPLIANCE WITH APPLICABLE REGULATIONS, OR IS DESIGNED TO CORRECT A NOTICE OF VIOLATION, ALL IMPROVEMENTS SHALL BE COMPLETED WITHIN SIX (6) MONTHS OF THE NOTICE OF ACTION – FINAL STATUS, UNLESS OTHERWISE AGREED TO IN WRITING BY THE OWNER AND THE COUNTY.
- THE PURPOSE OF THIS USR IS TO ALLOW FOR GREENHOUSE EXPANSION OVER TWO PHASES AND ASSOCIATED SITE DRAINAGE IMPROVEMENTS.



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

- COVER SHEET
- OVERALL SITE PLAN
- SITE PLAN
- LANDSCAPE PLAN
- ELEVATION PLAN

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	5,222,003	100.0000
• EXISTING GREEN HOUSE BUILDING	392,656	7.5200
• EXISTING STORAGE WAREHOUSE	35,127	0.6700
• PROPOSED GREEN HOUSE 2A	75,240	1.4400
• PROPOSED GREEN HOUSE 2B	215,688	4.1300
• EXISTING PARKING	40,276	0.7700
• EXISTING ASPHALT ROAD	16,268	0.3100
HARDSCAPE TOTAL	775,255	14.8500
• NATURAL "PLANTED/SEEDED" AREAS	4,446,748	85.1500
LANDSCAPE TOTAL	4,446,748	85.1500

ITEM		DESCRIPTION
EXISTING PARKING		
STANDARD PARKING REQUIRED	33,606 SF/1000 SF	STANDARD PARKING PROVIDED
= 34 SPACES		60 EXISTING SPACES
HC REQUIRED = 2 SPACES		4 SEMITRACTOR SPACES
TOTAL REQUIRED = 36 SPACES		HC PROVIDED = 2 SPACES
		TOTAL PROVIDED = 64 SPACES

CONTACT INFORMATION:

OWNER:
DUTCH HERITAGE GARDENS
11901 E. PALMER DIVIDE AVE.
LARKSPUR, CO 80118
CONTACT: AARON VAN WINGERDEN
719-352-1140

CIVIL ENGINEER:
BASELINE ENGINEERING CORP.
112 N. PUBY DRIVE, STE 210
GOLDEN, CO 80403
CONTACT: NOAH NEMMERS, PE
303-940-9966

LEGAL DESCRIPTION

PARCEL A:

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, EXCEPT 1 ACRE WHICH HAS BEEN USED AND OCCUPIED FOR CEMETERY PURPOSES, IN SECTION 28, TOWNSHIP 10 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EXCEPT THAT PARCEL CONVEYED TO ROBERT D. MCWHIRTER IN QUIT CLAIM DEED RECORDED AUGUST 2, 2000 IN BOOK 1876 AT PAGE 1305 AND EXCEPT THAT PARCEL CONVEYED TO BARBARA M. WENDELL AND STEVEN J. WENDELL IN SPECIAL WARRANTY DEED RECORDED JUNE 1, 2004 UNDER RECEPTION NO. 2004055705, COUNTY OF DOUGLAS, STATE OF COLORADO.

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY DOUGLAS COUNTY ON _____, 2021.

DIRECTOR OF COMMUNITY DEVELOPMENT

- THE USE BY SPECIAL REVIEW IS SUBJECT TO A YEARLY REVIEW, OR AS OTHERWISE DEFINED BY THE BOARD OF COUNTY COMMISSIONERS AS PART OF THE APPROVAL OF THE USE BY SPECIAL REVIEW, TO ENSURE COMPLIANCE WITH THE APPROVAL STANDARDS AND CONDITIONS OF APPROVAL.
- CONSTRUCTION SHALL COMMENCE PURSUANT TO THE USE BY SPECIAL REVIEW WITHIN 3 YEARS FROM THE DATE OF APPROVAL, OR WITHIN THE EXTENDED EFFECTIVE APPROVAL PERIOD, OR THE USE BY SPECIAL REVIEW SHALL TERMINATE.
- THE USE BY SPECIAL REVIEW SHALL TERMINATE WHEN THE USE OF THE LAND CHANGES OR WHEN THE PERIOD ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH THE APPROVAL PROCESS EXPIRES. THE OWNER SHALL NOTIFY THE ZONING DIVISION OF A TERMINATION OF THE USE. WHEN THE ZONING DIVISION IS NOTIFIED OF A TERMINATION OF USE OR OBSERVES THAT THE USE HAS BEEN TERMINATED DURING THE ANNUAL REVIEW, A WRITTEN NOTICE OF TERMINATION SHALL BE SENT TO THE LANDOWNER.
- ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF THE SITE CONSTRUCTION DRAWINGS EXPIRES THREE YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION

OWNERSHIP:

THE UNDERSIGNED AS THE OWNER OR OWNERS REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN EXHIBIT AND THE DOUGLAS COUNTY ZONING RESOLUTION.

DUTCH HERITAGE PROPERTIES, LLC

BY: _____
TITLE: _____
DATE: _____

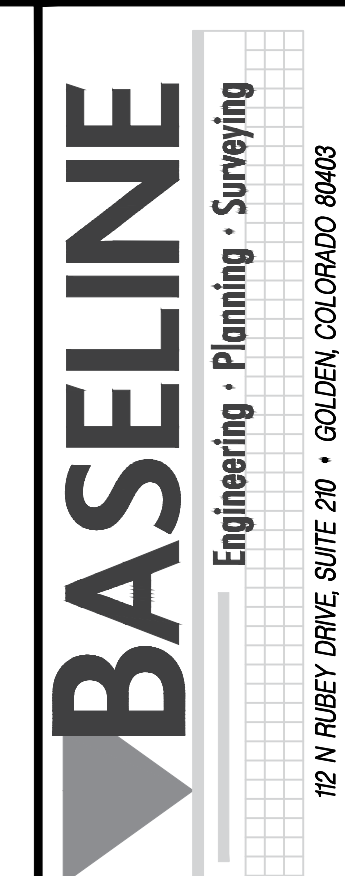
STATE OF COLORADO)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF _____, A _____, LLC

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

PROJECT BENCHMARK:
THE PHYSICAL USGS MONUMENT IS A SET 3" BRASS CAP STAMPED "T1 5B 1933" AT NORTHEAST CORNER OF THE INTERSECTION OF E CHERRY CREEK RD AND PALMER DIVIDE AVE. ELEVATION = 7214.88' (NAVD 88)



DESIGNED BY: NJN
DRAWN BY: NJN
CHECKED BY: NJN

REVISION	DESCRIPTION	DATE

DUTCH HERITAGE GARDENS
UNINCORPORATED
DOUGLAS COUNTY
IMPROVEMENT PLAN, 4th AMENDMENT
11901 E PALMER DIVIDE AVE
COVER SHEET

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION
INITIAL SUBMITTAL 12/16/2020
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
BASELINE 12/04/2020
JOB NO. C035018
DRAWING NAME 35018_DHG USR 4th Amendment.dwg
SHEET 1 OF 5

11901 E PALMER DIVIDE AVENUE, 4th AMENDMENT
 A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 28 & THE NE 1/4 OF SECTION 33, TOWNSHIP 10 SOUTH,
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LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
---	---	PROPERTY BOUNDARY
---	---	SECTION LINE
---	---	EDGE OF ASPHALT
---	---	EDGE OF GRAVEL
---	---	EDGE OF BUILDING
---	---	WIRE FENCE
---	---	WOOD FENCE
---	---	OVERHEAD UTILITY
---	---	STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
○	○	CONIFEROUS TREE
○	○	DECIDUOUS TREE
○	○	POWER POLE

BASELINE
 Engineering - Planning - Surveying
 112 N RIBEY DRIVE SUITE 210 • GOLDEN, COLORADO 80403
 P. 303.940.9966 • F. 303.940.9969 • www.baselinecorp.com

DESIGNED BY	DATE
NJN	
DRAWN BY	DATE
NJN	
CHECKED BY	DATE
NJN	
REVISION DESCRIPTION	DATE

DUTCH HERITAGE GARDENS
 UNINCORPORATED
 DOUGLAS COUNTY
USR IMPROVEMENT PLAN, 4th AMENDMENT
 11901 E PALMER DIVIDE AVE
 OVERALL SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

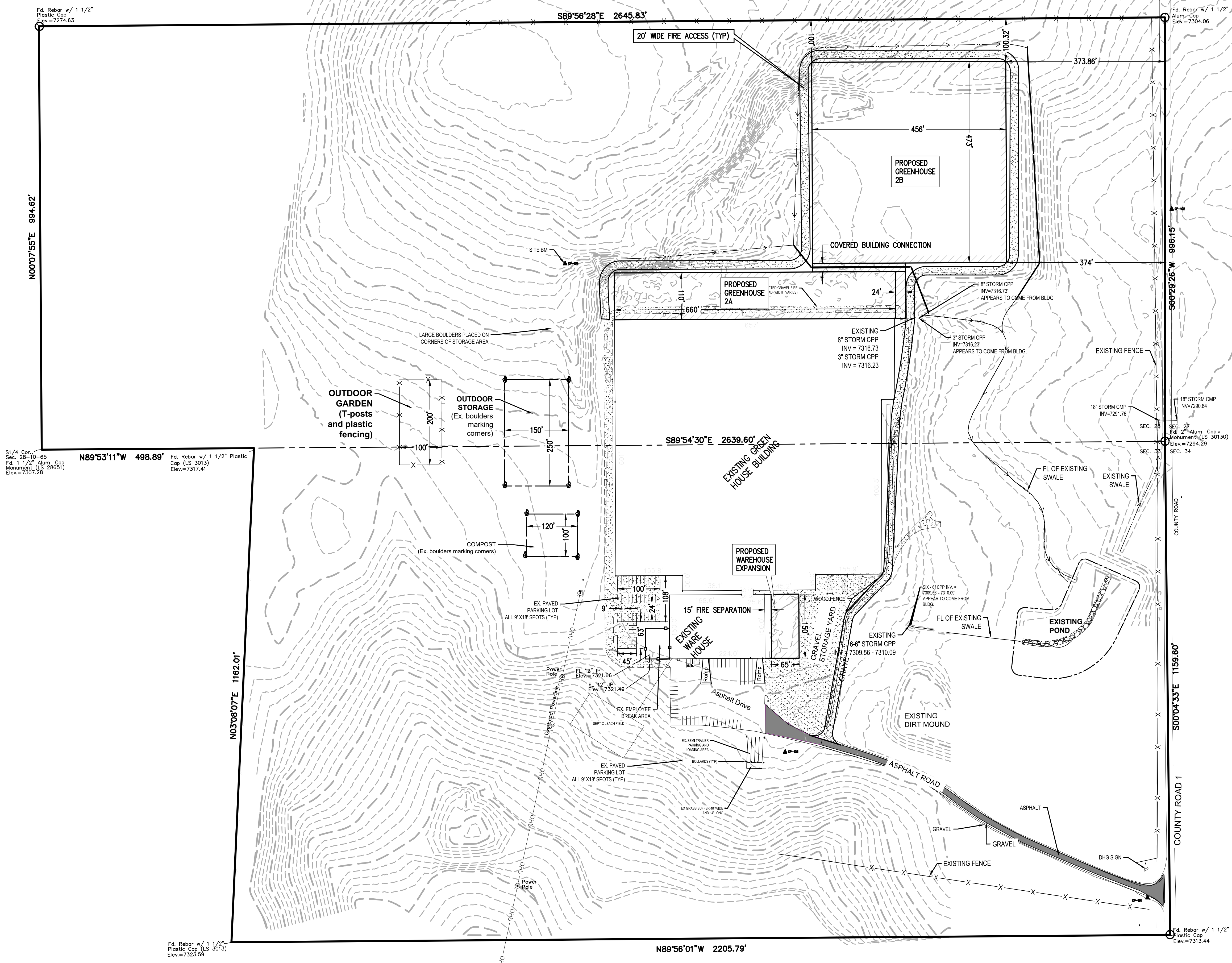
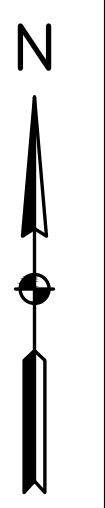
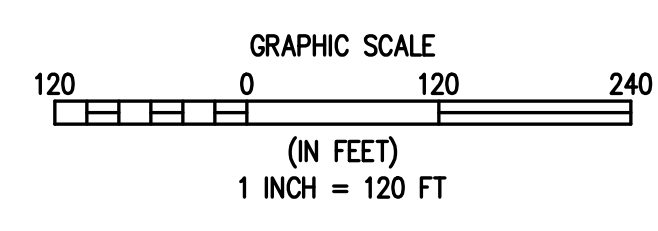
FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	12/16/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	12/04/2020
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DRAWING NAME	35018_DHG_USR 4th Amendment.dwg
SHEET	2 OF 5

PROJECT BENCHMARK:
 THE PHYSICAL USGS MONUMENT IS A SET
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 AT NORTHEAST CORNER OF THE
 INTERSECTION OF E CHERRY CREEK RD
 AND PALMER DIVIDE AVE.
 ELEVATION = 7214.88' (NAVD 88)

APPROVAL CERTIFICATE

PLANNING _____ INITIALS/DATE _____

OWNER _____ INITIALS/DATE _____



Fd. Rebar w/ 1 1/2" Plastic Cap Elev.=7274.63

SI 1/4 Cor. Sec. 28-10-65 Fd. 1 1/2" Alum. Cap Monument (L.S. 28651) Elev.=7307.26
 N89°53'11"W 498.89' Fd. Rebar w/ 1 1/2" Plastic Cap (L.S. 3013) Elev.=7317.41

Fd. Rebar w/ 1 1/2" Plastic Cap (L.S. 3013) Elev.=7323.59

N89°56'01"W 2205.79'

Fd. Rebar w/ 1 1/2" Plastic Cap Elev.=7313.44

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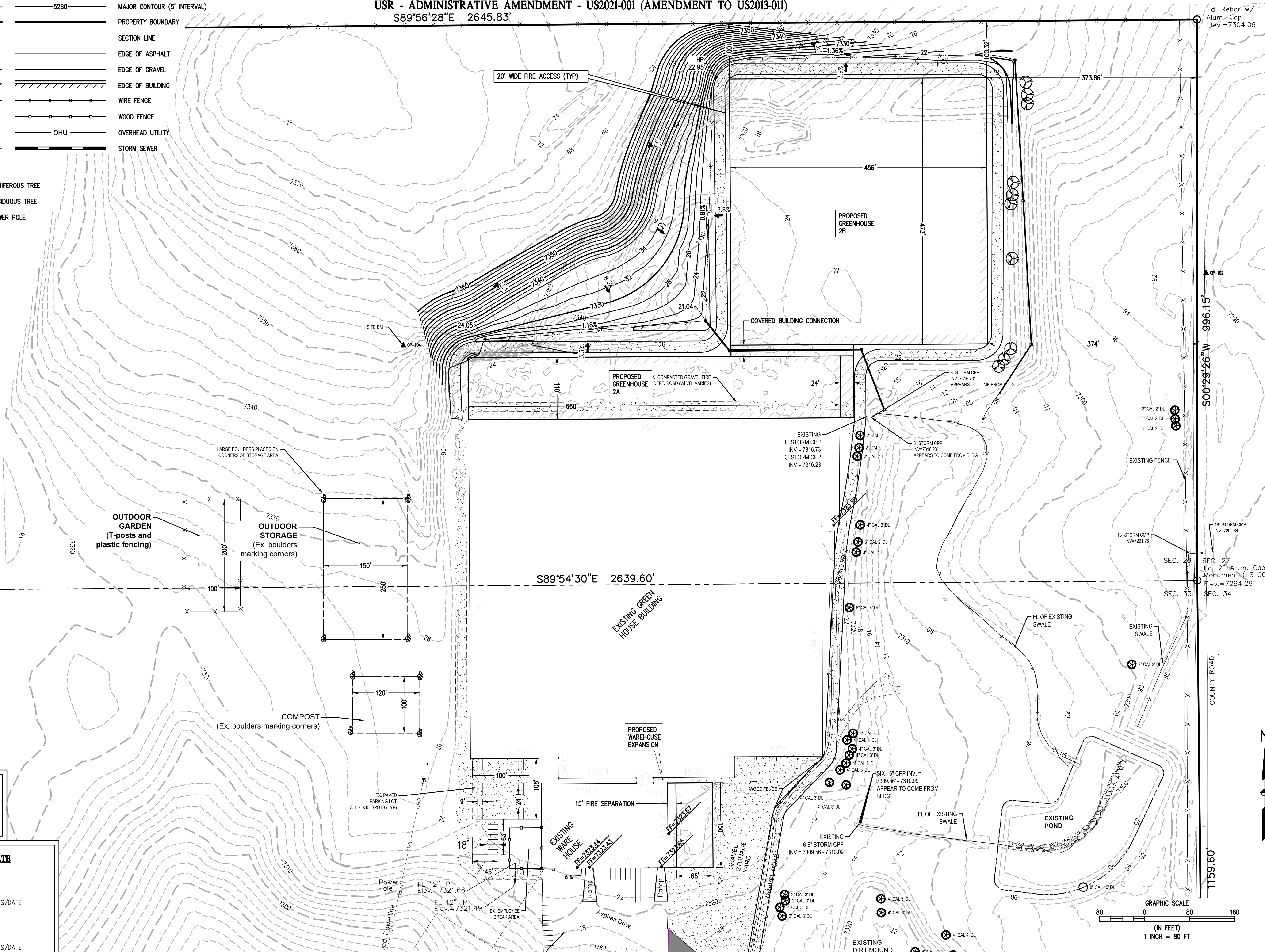
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 S89°56'28"E 2645.83'

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---	---	EDGE OF ASPHALT
---	---	EDGE OF GRAVEL
---	---	EDGE OF BUILDING
---	---	WIRE FENCE
---	---	WOOD FENCE
OHU	OHU	OVERHEAD UTILITY
ST	ST	STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
⊙	⊙	CONIFEROUS TREE
○	○	DECIDUOUS TREE
⊕	⊕	POWER POLE



Fd. Rebar w/ 1 1/2" Plastic Cap (LS 3013)
 Elev.=7317.41

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DUTCH HERITAGE GARDENS
 UNINCORPORATED
 DOUGLAS COUNTY
USR IMPROVEMENT PLAN, 4th AMENDMENT
 11901 E PALMER DIVIDE AVE
 SITE PLAN

FOR AND ON BEHALF OF
 BASELINE CORPORATION

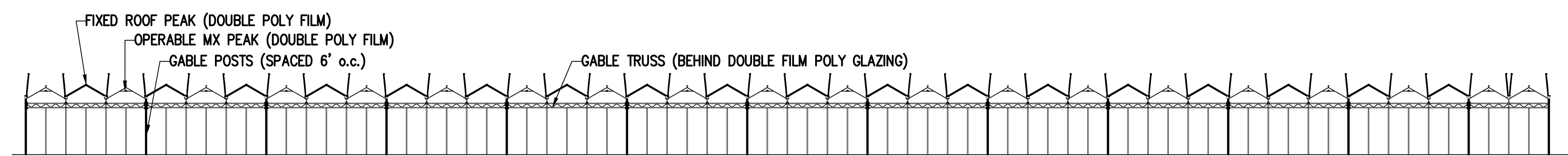
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SHEET	3 OF 5

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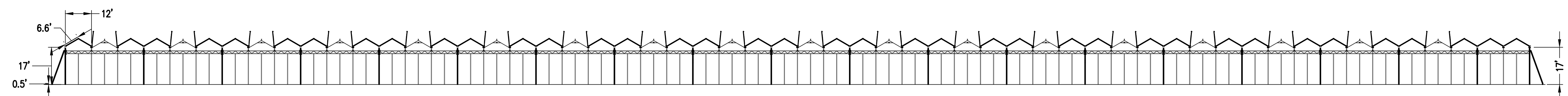
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LIGHTING REMEDIATION NOTE:
 PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE: ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

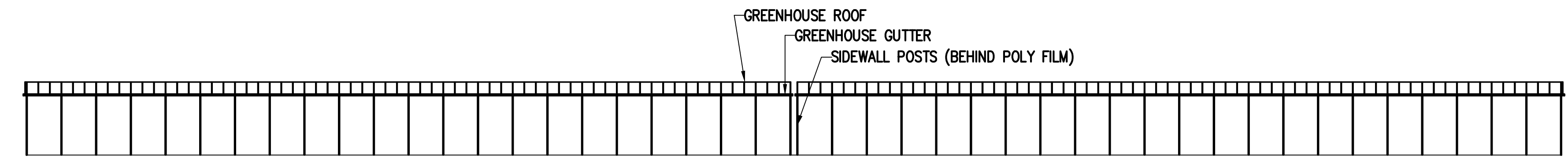
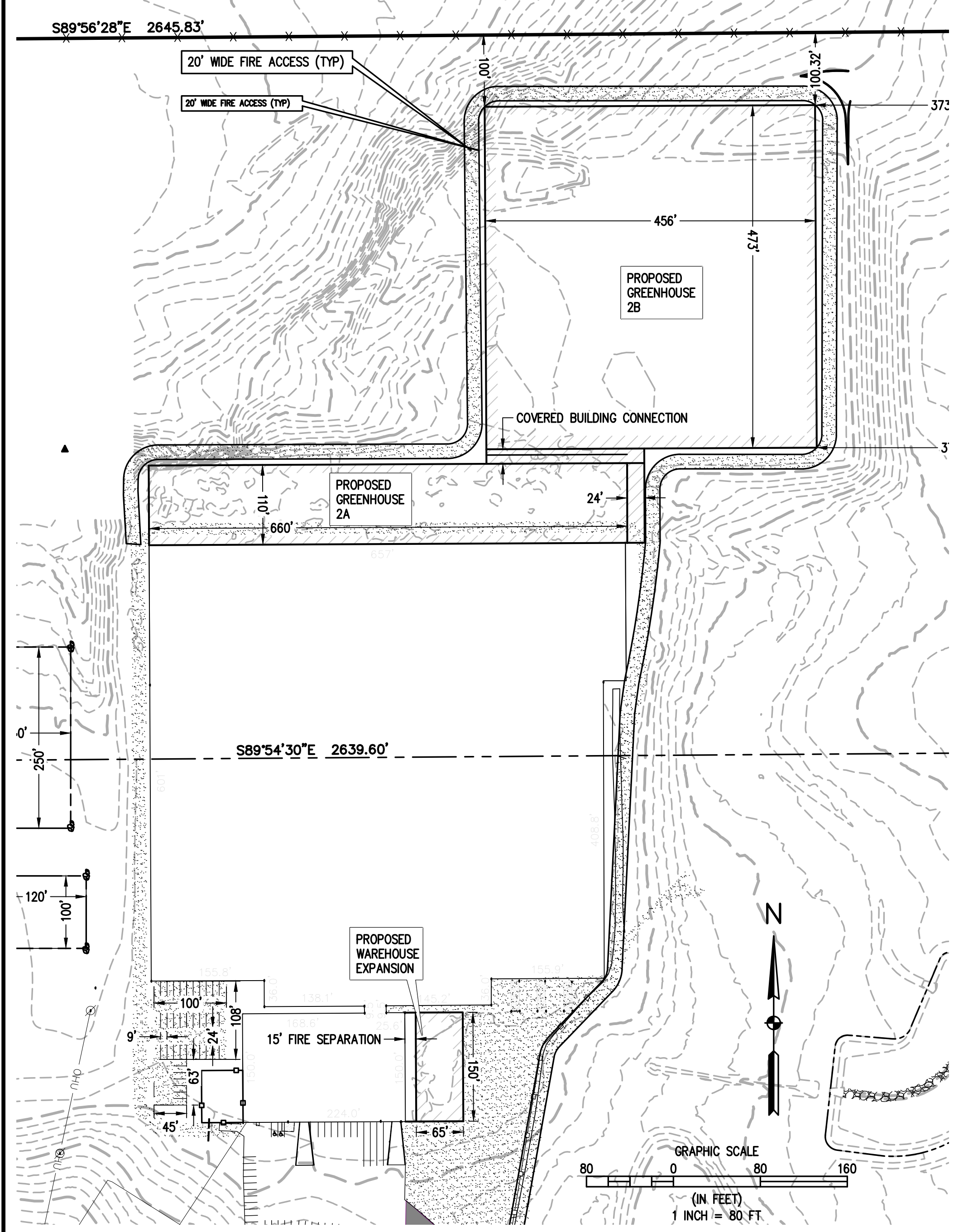
HVAC SCREEN NOTE:
 THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC SHALL BE SCREENED ACCORDING TO DOUGLAS COUNTY ZONING RESOLUTION REQUIREMENTS. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



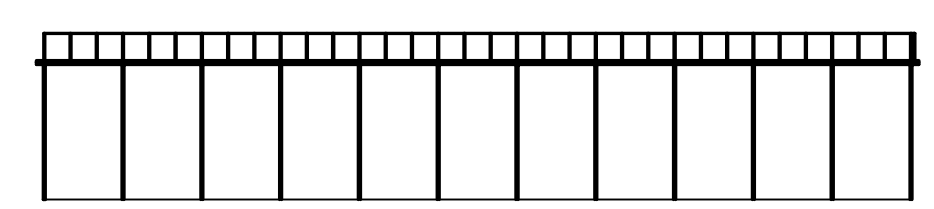
NORTH/SOUTH GABLE WALL EXPANSION



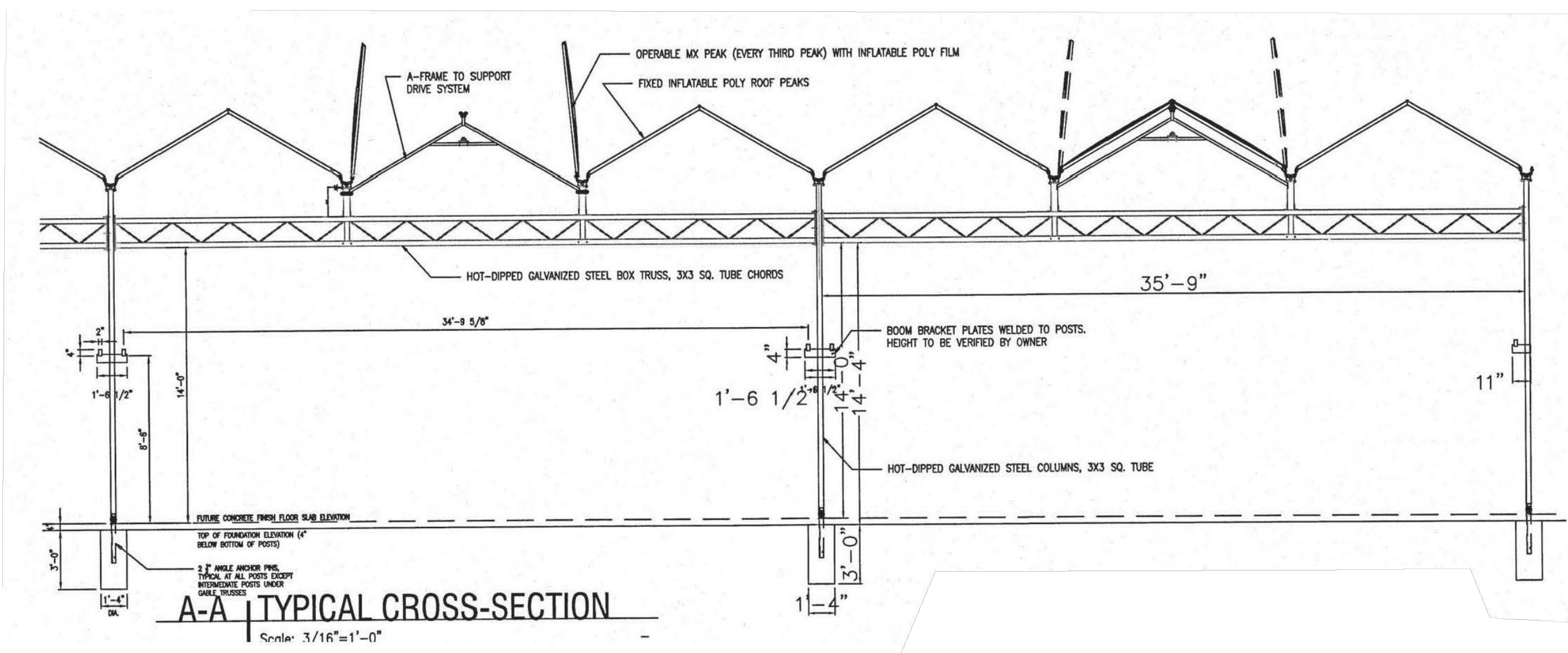
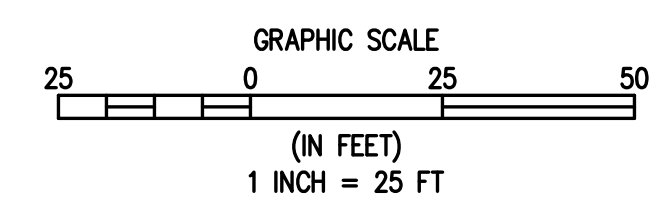
NORTH GABLE WALL EXTENSION



EAST WEST SIDEWALL EXPANSION



EAST/WEST SIDEWALL EXTENSION



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APPROVAL CERTIFICATE

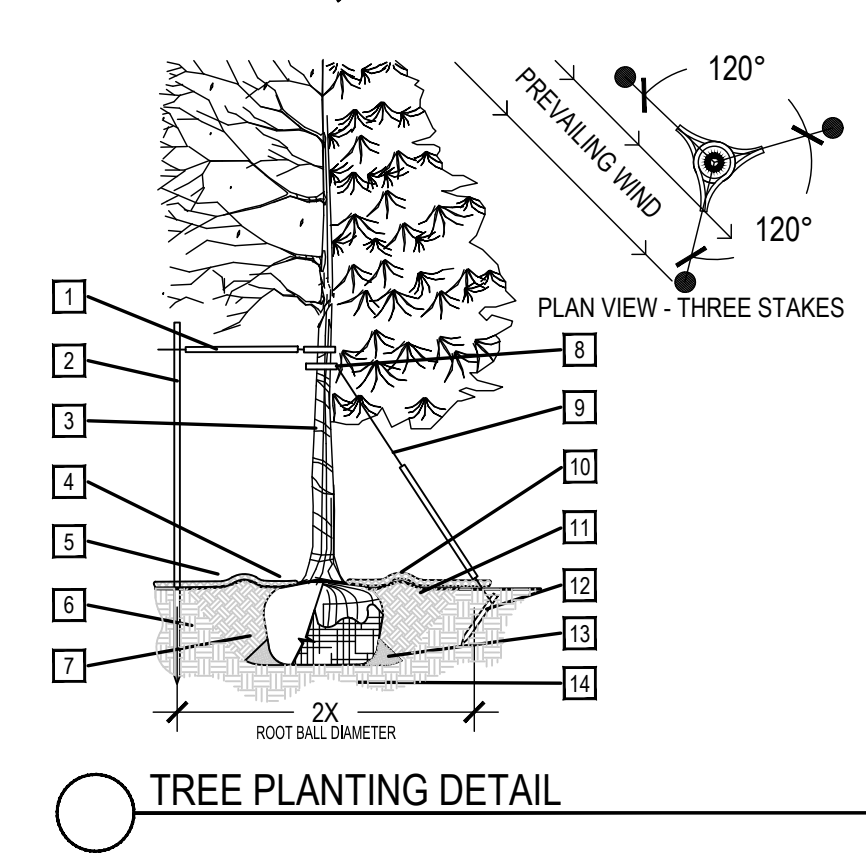
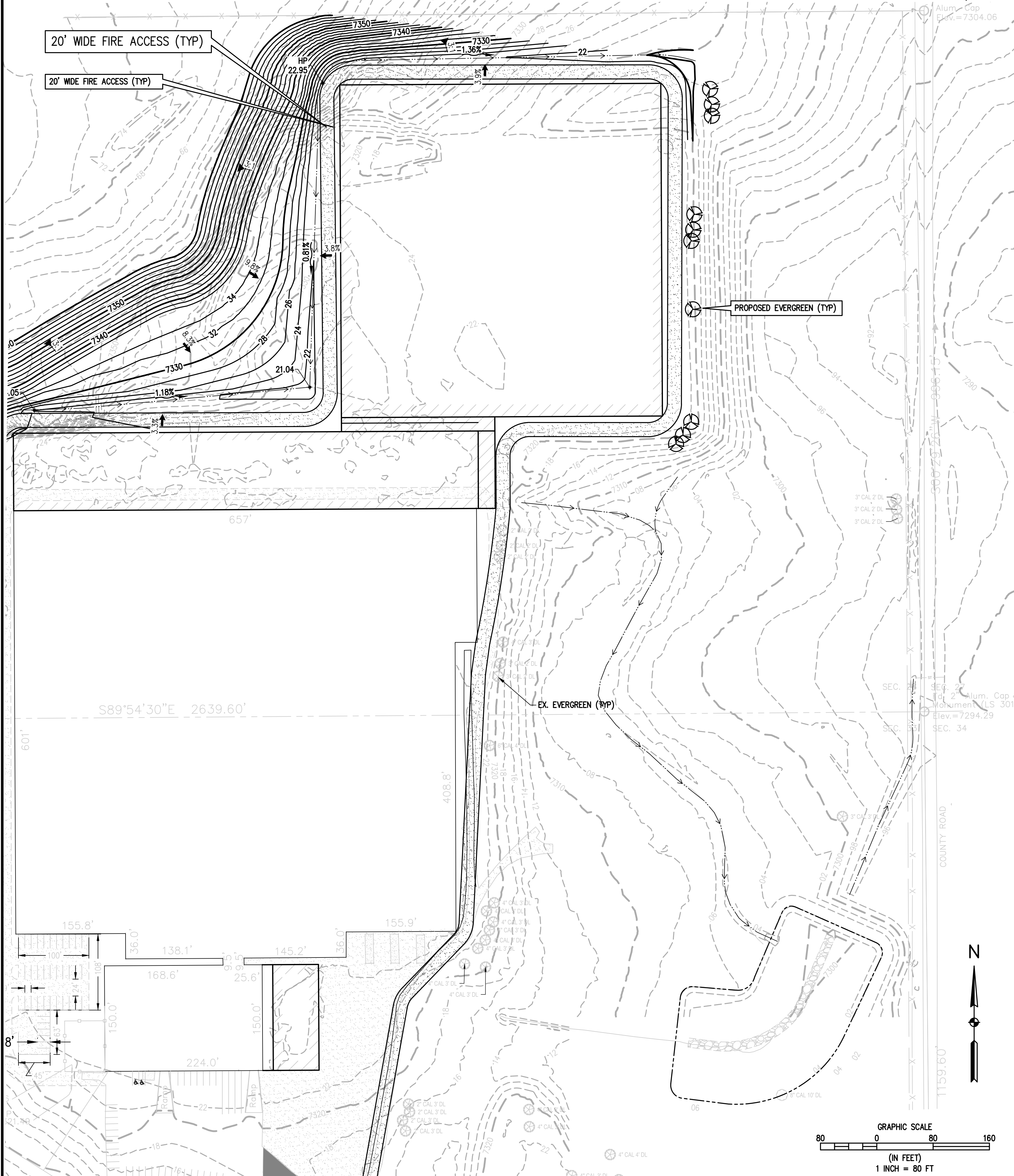
PLANNING _____ INITIALS/DATE _____

OWNER _____ INITIALS/DATE _____

DESIGNED BY	DATE
NJN	
DRAWN BY	DATE
NJN	
CHECKED BY	DATE
NJN	
REVISION DESCRIPTION	DATE

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- PRUNING NOTES:**
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING.
- 2 FT. STEEL T-POST ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

LANDSCAPE NOTES

LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE GROWING SEASON.

- IRRIGATION**
1. ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR TYPES AND LIMITS OF IRRIGATION. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT REQUIREMENTS, TURF ZONES, AND NATIVE SEED AREAS.
 2. CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL GEOTECHNICAL REPORT STIPULATIONS KEEPING ALL IRRIGATION LINES, HEADS, AND EMITTERS OUTSIDE THE MINIMUM DISTANCES SPECIFIED. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCES OF BUILDING OR WALL FOUNDATIONS.
 3. CONTRACTOR SHALL COORDINATE ALL INSTALLATION OF IRRIGATION EQUIPMENT AND LINES SO THAT IT DOES NOT INTERFERE WITH PLANTING LOCATIONS. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION LINES AND EQUIPMENT. IF INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED USE, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
 4. IRRIGATION ADJACENT TO EXISTING TREES AND LANDSCAPE TO REMAIN SHALL BE HAND DUG.
 5. EVERGREEN TREES SHALL BE LOCATED A MINIMUM OF FIFTEEN FEET (15') AWAY FROM IRRIGATION ROTOR HEADS.

- TREES**
1. 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.
 2. TREE CENTERS SHALL NOT BE PLACED CLOSER THAN EIGHT FEET (8') FOR EVERGREEN TREES AND SIX FEET (6') FOR ORNAMENTAL TREES FROM A SIDEWALK, PARKING, STREET OR DRIVE LANE. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS.
 3. EVERGREEN TREES SHALL NOT BE USED IN THE TREE LAWN OR WITHIN EIGHT FEET (8') OF A PUBLIC WALK.
 4. ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF ONE (1) YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION PER APPROVAL BY OWNER'S REPRESENTATIVE.
 5. ALL TREES IN TURF AREAS SHALL RECEIVE MULCH RINGS. ALL TREE RINGS AND PERENNIAL BEDS SHALL BE MULCHED WITH A 3" DEPTH OF GORILLA HAIR CEDAR MULCH.

PLANT SCHEDULE

KEY	QTY	BOTANIC NAME	COMMON NAME	SIZE
EVERGREENS				
PIPO	10	PINUS PONDEROSA	PONDEROSA PINE	6 FT

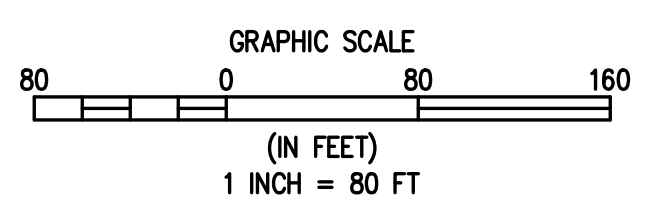
IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED ON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE

PROJECT BENCHMARK:
 THE PHYSICAL USGS MONUMENT IS A SET 3" BRASS CAP STAMPED "T 58 1933" AT NORTHEAST CORNER OF THE INTERSECTION OF E CHERRY CREEK RD AND PALMER DIVIDE AVE. ELEVATION = 7214.88' (NAVD 88)

APPROVAL CERTIFICATE

PLANNING _____ INITIALS/DATE _____

OWNER _____ INITIALS/DATE _____



Engineering - Planning - Surveying
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DESIGNED BY	DATE
NJN	

PREPARED BY	DATE
NJN	

REVISION	DESCRIPTION

UNINCORPORATED	DOUGLAS COUNTY
DUTCH HERITAGE GARDENS USR IMPROVEMENT PLAN, 4th AMENDMENT 11901 E PALMER DIVIDE AVE LANDSCAPE PLAN	

FOR AND ON BEHALF OF	DATE
INITIAL SUBMITTAL	12/16/2020
DRAWING SIZE	24" x 36"
SURVEY FIRM	SURVEY DATE
BASELINE	12/04/2020
JOB NO.	C035018
DRAWING NAME	35018_DHG USR 4th Amendment.dwg
SHEET	5 OF 5

C5