



Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☐ Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 6/7/2022

Project Number: RCU2021-00023

Project Name: GCSA Event Center

Commenting Division: Plan Coordination 4th Review

Name of Reviewer: David DeBoskey

Date: 06/07/2022

Email:

Resubmittal Required

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Planner Review 4th Review

Name of Reviewer: David DeBoskey

Date: 06/07/2022

Email:

Resubmittal Required

PLN01: Please understand that the water permit you submitted for this property is for a residential well not commercial. The permit must be for a commercial well if you plan on having a commercial use. I realize that this should have been addressed earlier in the process, but this was recently brought to my attention. **PERMIT IS UPDATED AND UPLOADED.**

PLN02: The submitted well permit is expired as well. If you have not constructed the residential well yet, you are not allowed to because the permit is expired. And for this commercial use, you should not get a residential well permit. You must get a new commercial well permit instead. **PERMIT IS UPDATED AND UPLOADED.**

PLN03: The landscape plan still needs things to work on:

1. Throughout the entire southwest corner of the site, where there is space between the fence and the property line, there needs to be the same ratio of trees per foot as the other project site edges.

Landscape plans updated as requested.

2. The eastern border of this abbreviated project site area shall have a fence like the other bufferyards. Since the adjacent use to this is agriculture (the rest of the site), the bufferyard must be the same as other site bufferyards.

Landscape plans updated as requested.

Commenting Division: Application Intake 4th Review

Name of Reviewer: Kevin Mills

Date: 05/23/2022

Email:

Complete



ORIGINAL PERMIT APPLICANT(S)

GCSA LLC (ALDANA, LLARICE)

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: N/A
Management District: N/A
County: ADAMS
Parcel Name: N/A
Physical Address: 6539 IMBODEN RD WATKINS, CO 80137
SW 1/4 SE 1/4 Section 6 Township 3.0 S Range 64.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 534848.0 Northing: 4407251.0

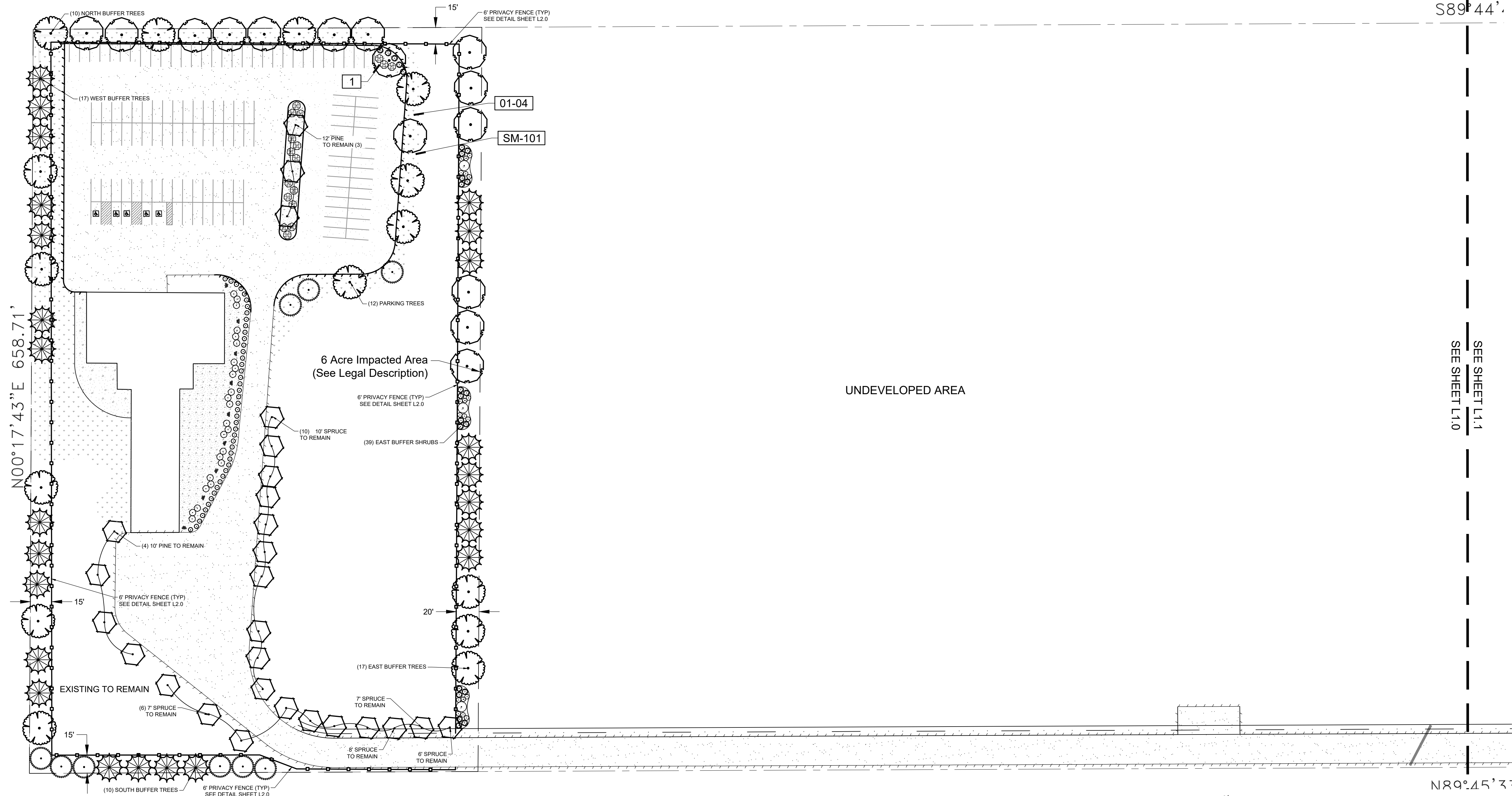
PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated December 8, 2021.
- 4) The use of groundwater from this well is limited to commercial, irrigation of not more than 1 acre and use in 2 single family dwellings.
- 5) Production from this well is restricted to the Upper Arapahoe aquifer, which corresponds to the interval between 695 feet and 870 feet below the ground surface.
- 6) The pumping rate of this well shall not exceed 50 GPM.
- 7) The average annual amount of groundwater to be withdrawn shall not exceed 8.5 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 850 acre-feet.
- 8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 11) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 12) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.



LANDSCAPE PLAN
SCALE: 1" = 50'



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
CO	15		Celtis occidentalis / Common Hackberry	B & B	2" Cal
GTS	15		Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2" Cal
PE	9		Pinus edulis / Pinon Pine	5' B&B	
PP	24		Pinus ponderosa / Ponderosa Pine	6' B&B	
EX-RET	55		TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
BOX	44		Buxus microphylla / Boxwood	5 gal	
EN	23		Ericameria nauseosa / Rubber Rabbitbrush	5 gal	
FM	3		Forestiera neomexicana / New Mexican Privet	5 gal.	
HS	24		Hydrangea paniculata / Panicle Hydrangea	5 gal	
PALS	18		Perovskia atriplicifolia 'Little Spire' / Dwarf Russian Sage	5 gal	
RG	17		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
PMR	45		Penstemon mexicali 'Red Rocks' / Penstemon	4" pot	

QTY FOR REFERENCE ONLY.
VERIFY ALL COUNTS PER PLAN

PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
NLS	25,523 sf		LOW GROW NATIVE SEED MIX / PAWNEE BUTTES SEED CO	seed	
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
RM	13,674 sf		ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3".	mulch	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.
SYMBOL	DESCRIPTION
01-04	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.
SYMBOL	DESCRIPTION
32-01	32 LANDSCAPE IMPROVEMENTS
14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	
SYMBOL	DESCRIPTION
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

Low Grow Native Seed Mix
PBSI Native Low Grow Mix
Arizona Fescue
Sandberg Bluegrass
(Rocky Mountain Fescue)
(Rate: 5 lbs/1000 sf (PLS))

SEED MAINTENANCE: MOW LOW GROW NATIVE MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.
DISTURBED AREAS TO BE RESEEDDED WITH LOW GROW NATIVE MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

SITE CATEGORY REQUIREMENTS

STREET FRONTAGE			
Street Name or Zone Boundary (elev.) East*	Adjacent Use Imboden Rd	Width Provided N/a - Targeted approach	Linear Footage 625
No. of Trees Req / Prov. (1/40 lf)	Shrubs Required / Provided (2/40 lf)		
n/a	n/a		
OVERALL LANDSCAPE			
Net Site Area (SF) (less public R.O.W.)	Landscape Area Required	Landscape Area Provided	
1,737,085 sf	173,708 / 86,854 ROW	173,708+ / 87,715 ROW	
PARKING LOT LANDSCAPE			
Parking Space Provided	No. of Trees Req / Prov.	Parking Area (SF) Required / Provided	Percentage landscape Req. / Provided
117	12 / 12	4095 / 4095+	75% / 75%
BUFFERYARDS - TYPE 'C'			
Street Name or Zone Boundary (elev.)	Linear Footage	Buffer Width	No. of Trees Req / Prov (2/80 lf)
West	659	15'	17 / 17
North	397	15'	10 / 10
South	397	15'	10 / 10
East	659	20'	17 / 17
			Fence Provided
			659 lf
			397 lf
			397 lf
			N/a - Targeted Approach - 34 shrubs

6539 IMBODEN RD
ADAMS COUNTY, CO

FINAL LANDSCAPE PLAN

REVISIONS:
City Comment: 02.02.22
City Comment: 05.20.22
City Comment: 06.08.22

NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Irigation Design
(800) 443-0306 - nrd@nrdcolorado.com

PROJ. NO.:
DATE: 12.21.21
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L10

6539 IMBODEN RD
ADAMS COUNTY, CO
FINAL LANDSCAPE PLAN

S89°44'44"W 2634.23'

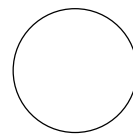
SEE SHEET L1.1
SEE SHEET L1.0

UNDEVELOPED AREA

EXISTING
LANDSCAPE

30' ROAD RIGHT-OF-WAY
S00°00'28"E 659.32'
IMBODEN ROAD

N89°45'33"E 2637.71'



LANDSCAPE PLAN

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	32 LANDSCAPE IMPROVEMENTS
	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.
SYMBOL	DESCRIPTION
	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

SITE CATEGORY REQUIREMENTS

STREET FRONTAGE				
Street Name or Zone Boundary (elev.)	Adjacent Use	Width Provided	Linear Footage	
East*	Imboden Rd	N/a - Targeted approach	625	
No. of Trees Req / Prov. (1/40 lf)	Shrubs Required / Provided (2/40 lf)			
n/a	n/a			
OVERALL LANDSCAPE				
Net Site Area (SF) (less public R.O.W.)	Landscape Area Required	Landscape Area Provided		
1,737,085 sf	173,708 / 86,854 ROW	173,708+ / 87,715 ROW		
PARKING LOT LANDSCAPE				
Parking Space Provided	No. of Trees Req / Prov.	Parking Area (SF) Required / Provided	Percentage landscape Req. / Provided	
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BUFFERYARDS - TYPE 'C'				
Street Name or Zone Boundary (elev.)	Linear Footage	Buffer Width	No. of Trees Req / Prov (2/80 lf)	Fence Provided
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North	397	15'	10 / 10	397 lf
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East	659	20'	17 / 17	N/a - Targeted Approach - 34 shrubs

REVISIONS:	
City Comment:	02.02.22
City Comment:	05.20.22
City Comment:	05.08.22



6539 IMBODEN RD
ADAMS COUNTY, CO

FINAL LANDSCAPE PLAN

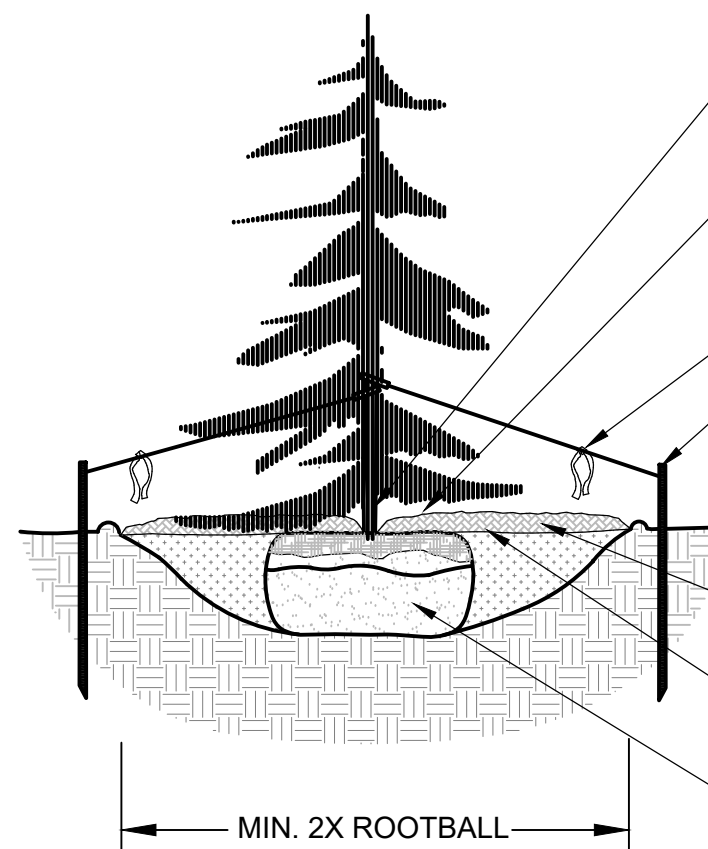
PROJ. NO.:	
DATE:	12.21.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L1.1

GENERAL NOTES

- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
 - MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.
- ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE.
- TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT TO BE PLACED UNDER ROCK OR WOOD MULCH.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY
- FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

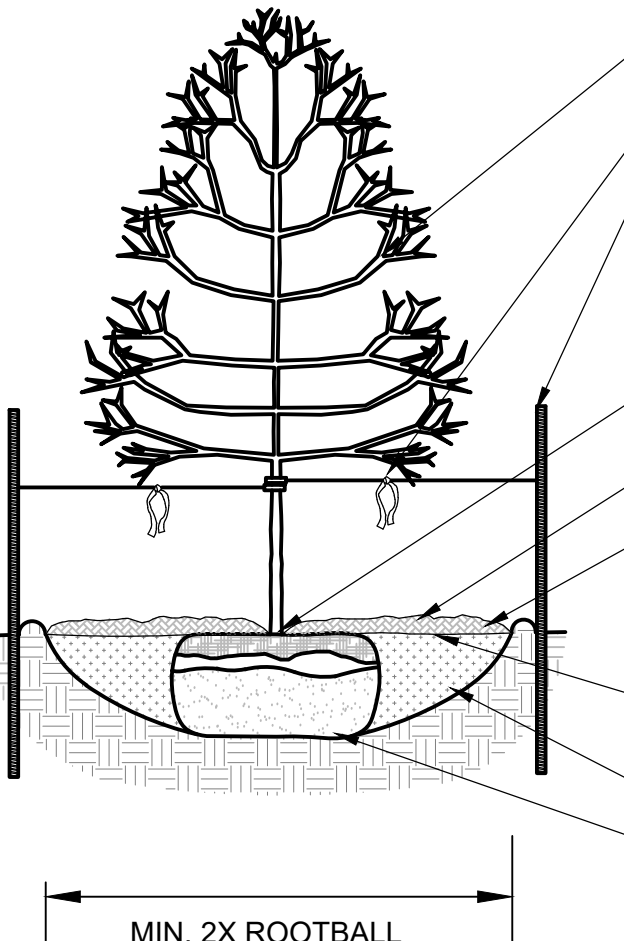


EVERGREEN TREE PLANTING DETAIL

L2.0

NOT TO SCALE

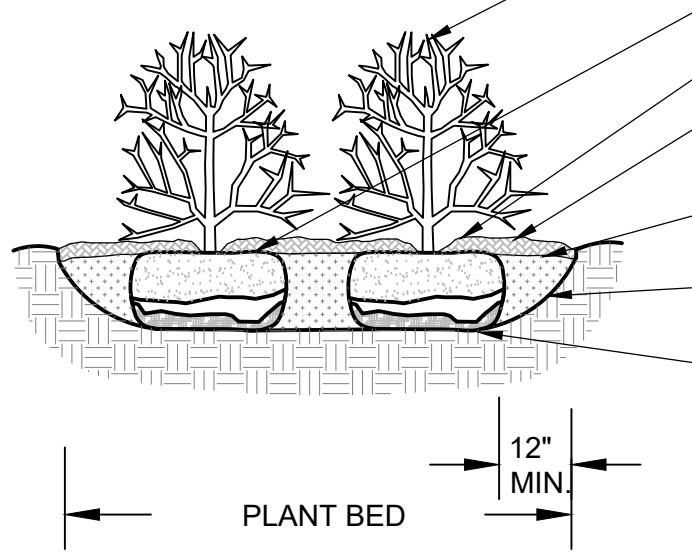
SECTION



DECIDUOUS TREE PLANTING DETAIL

L2.0

SECTION

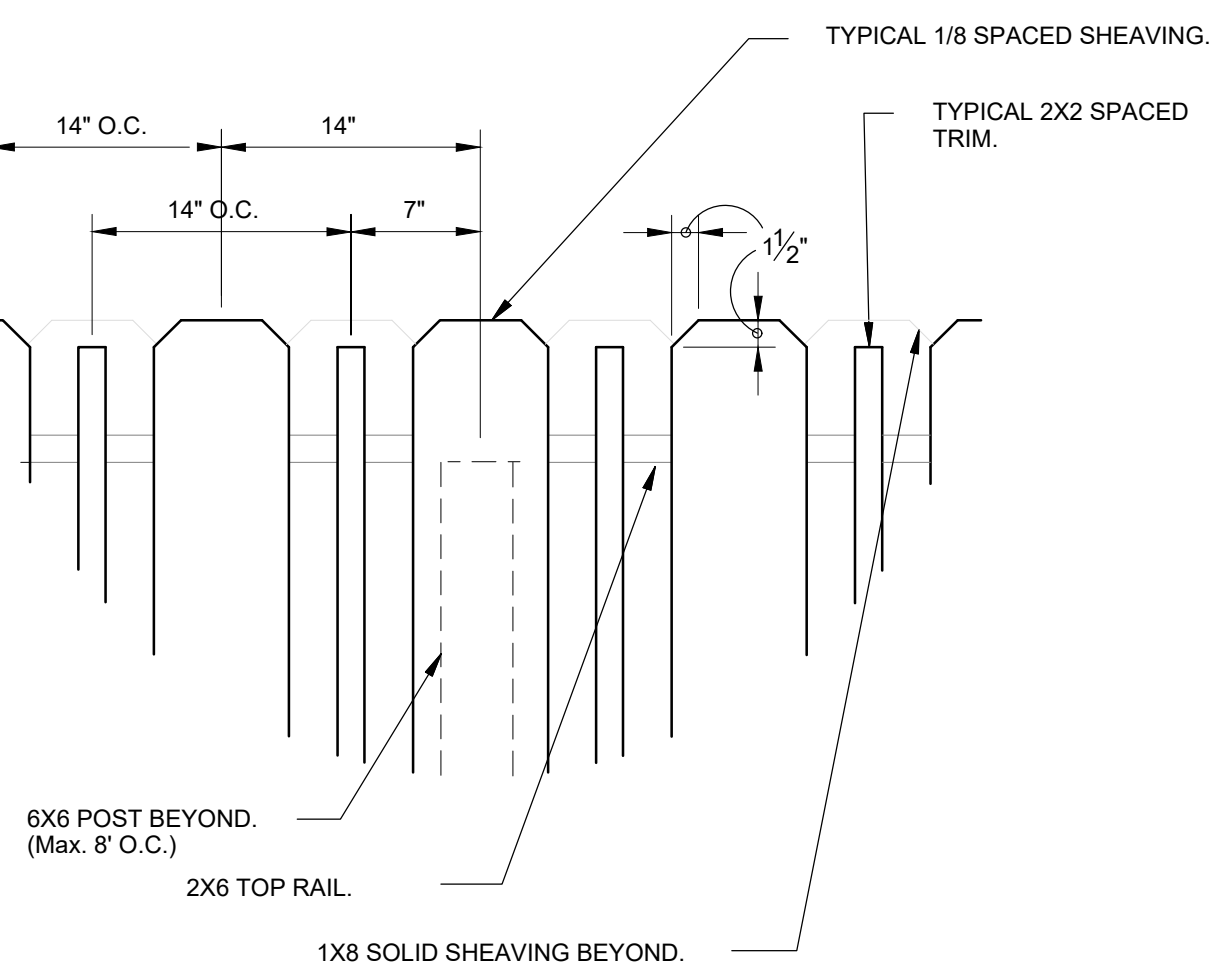


SHRUB PLANTING DETAIL

L2.0

NOT TO SCALE

SECTION



6' SHADOWBOX FENCE DETAIL

L2.0

NOT TO SCALE

PLAN NOTES:

- DEVELOPER WILL INSTALL ALL PRIVACY FENCING. TREES AND IRRIGATION IN THE LANDSCAPE BUFFERS. LANDSCAPE BUFFERS WILL BE OWNED AND MAINTAINED BY A COMMON OWNERS ASSOCIATION. FENCING, LANDSCAPING AND IRRIGATION ON THE INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY EACH LAND OWNER AS THE LOTS ARE DEVELOPED.
- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

EXISTING TREE PROTECTION DIRECTIONS:

PROTECTIVE FENCING:

FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

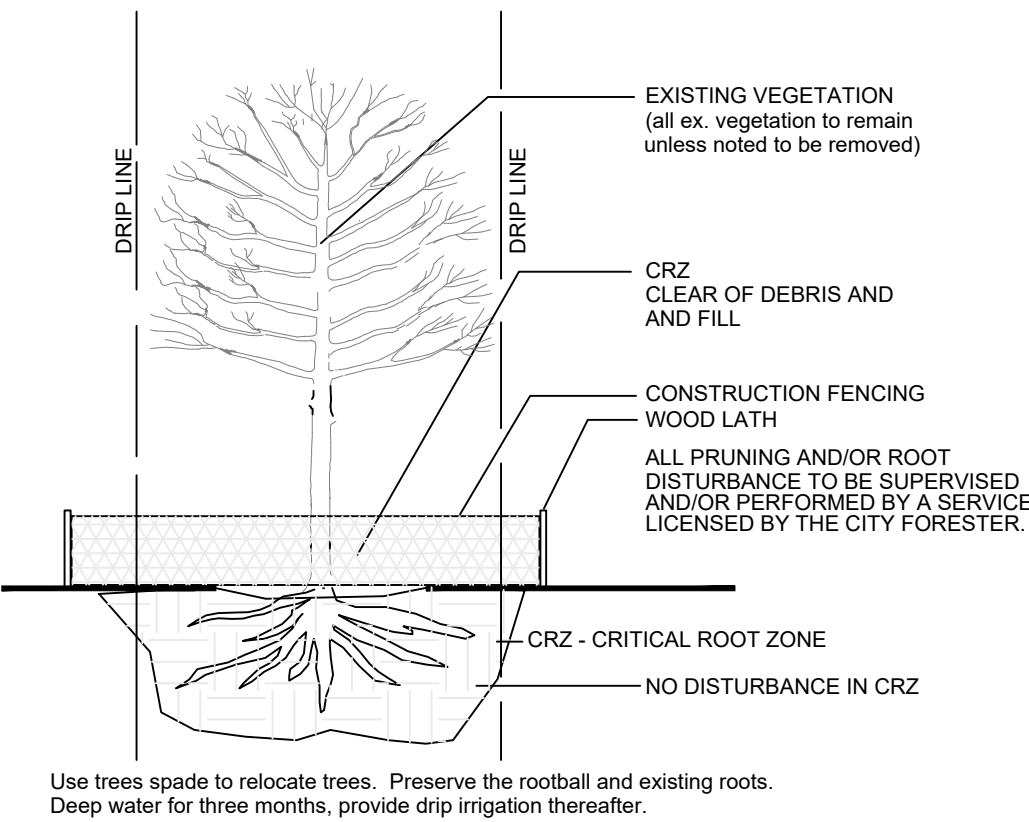
IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

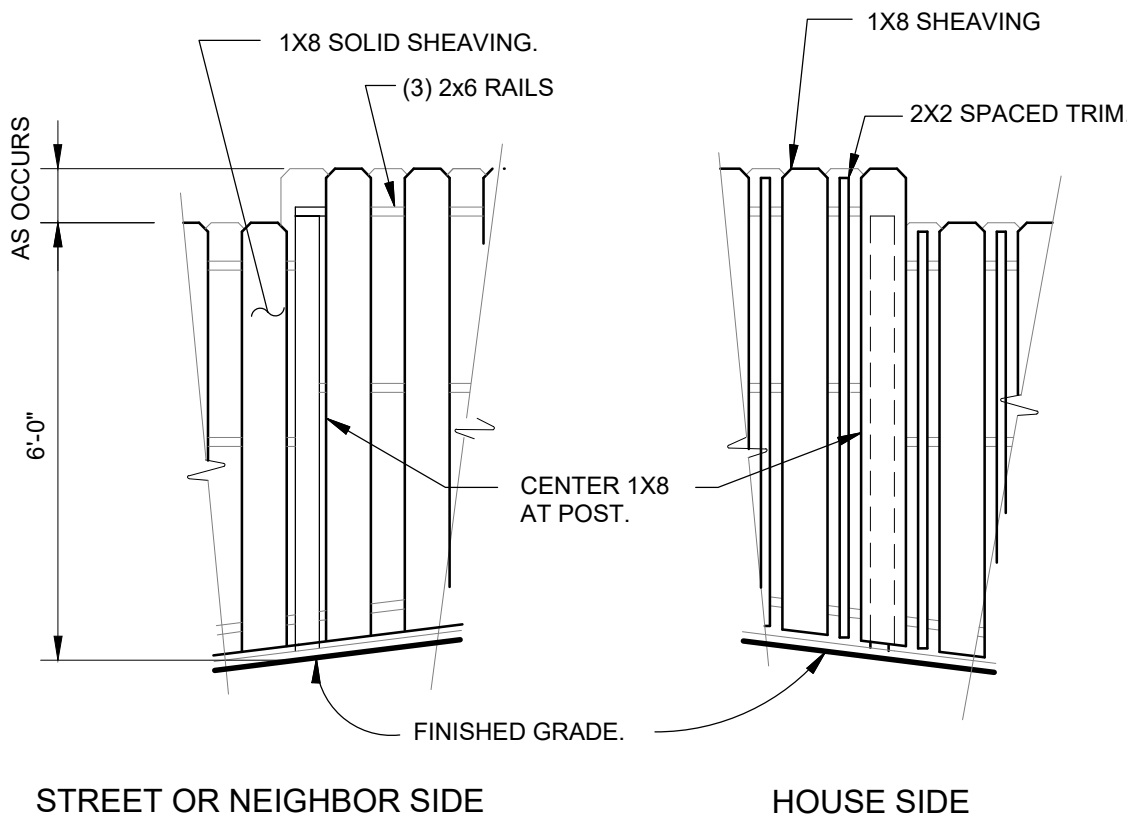
PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).

EXISTING TREE PROTECTION DETAIL

L2.0



Use trees spade to relocate trees. Preserve the rootball and existing roots. Deep water for three months, provide drip irrigation thereafter.



STREET OR NEIGHBOR SIDE

HOUSE SIDE

6539 IMBODEN RD
ADAMS COUNTY, CO

FINAL LANDSCAPE PLAN DETAILS & NOTES

REVISIONS:	
Cty Comment:	02.02.22
Cty Comment:	05.20.22
Cty Comment:	06.08.22



PROJ. NO.:	
DATE:	12.21.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L2.0

WELL PERMIT NUMBER 86379-F

RECEIPT NUMBER 10013402

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov

NOTE: This well will be completed in a Type 1 aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).



Issued By JOANNA WILLIAMS

Date Issued: 12/8/2021

Expiration Date: 12/8/2022