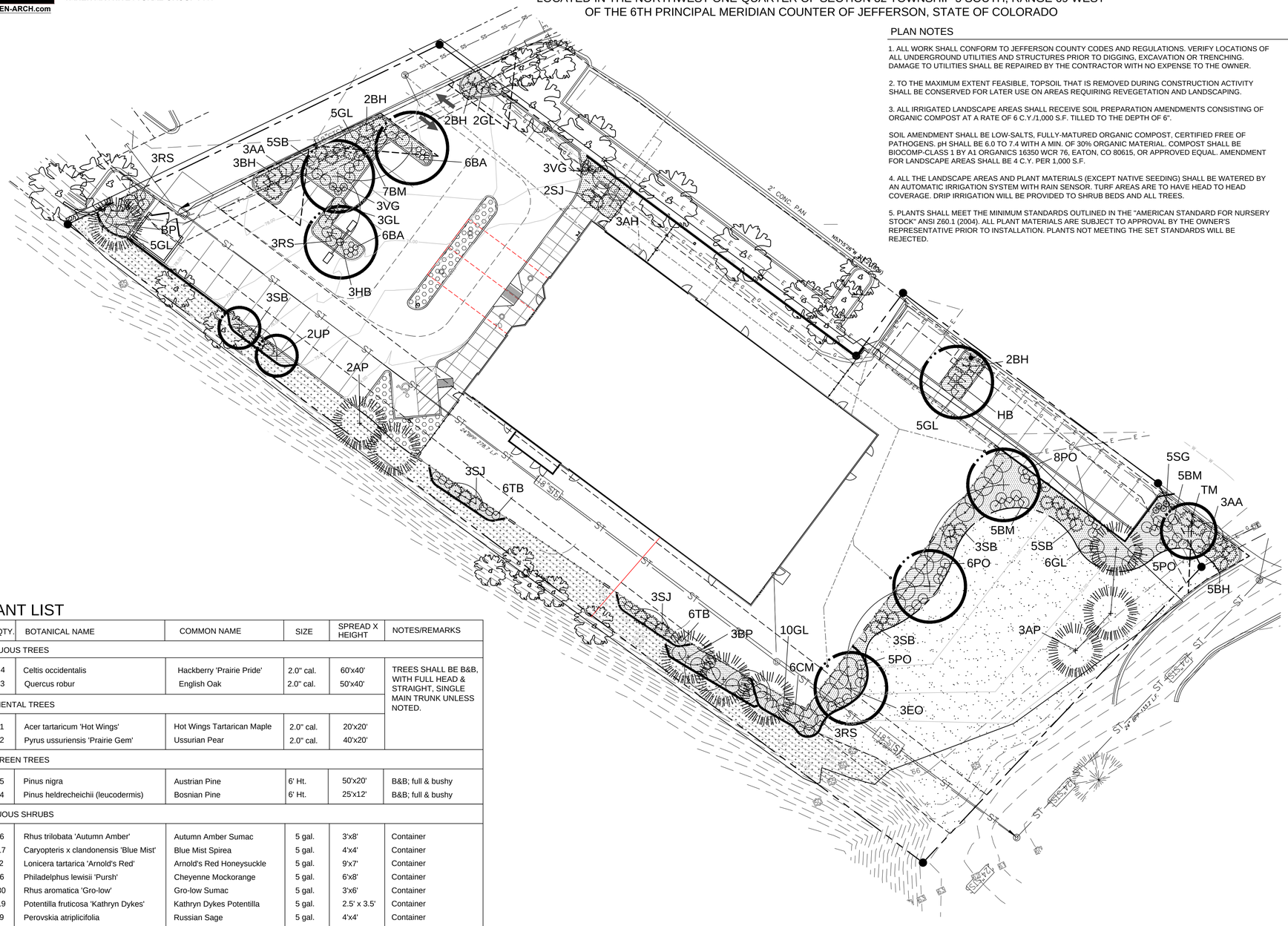
KEN-CARYL BUSINESS CENTER, PHASE 3 AMENDMENT 1, EXEMPTION 2, AMENDMENT 1, EXEMPTION 1, LOT 3
SITE DEVELOPMENT PLAN - COME SIT STAY PET RESORT, FILING NO.1

REALIZE YOUR VISION
7076 South Alton Way, Building A
Centennial, Colorado 80112
CAHEN ARCHITECTURAL GROUP P.C.
www.CAHEN-ARCH.com

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 69 WEST
OF THE 6TH PRINCIPAL MERIDIAN COUNTER OF JEFFERSON, STATE OF COLORADO

CASE NUMBER: _____

MAP NUMBER: _____



PLAN NOTES

1. ALL WORK SHALL CONFORM TO JEFFERSON COUNTY CODES AND REGULATIONS. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO DIGGING, EXCAVATION OR TRENCHING. DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR WITH NO EXPENSE TO THE OWNER.

2. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

3. ALL IRRIGATED LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AMENDMENTS CONSISTING OF ORGANIC COMPOST AT A RATE OF 6 C.Y./1,000 S.F. TILLED TO THE DEPTH OF 6".

SOIL AMENDMENT SHALL BE LOW-SALTS, FULLY-MATURED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS. pH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY A1 ORGANICS 16350 WCR 76, EATON, CO 80615, OR APPROVED EQUAL. AMENDMENT FOR LANDSCAPE AREAS SHALL BE 4 C.Y. PER 1,000 S.F.

4. ALL THE LANDSCAPE AREAS AND PLANT MATERIALS (EXCEPT NATIVE SEEDING) SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. TURF AREAS ARE TO HAVE HEAD TO HEAD COVERAGE. DRIP IRRIGATION WILL BE PROVIDED TO SHRUB BEDS AND ALL TREES.

5. PLANTS SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 (2004). ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS NOT MEETING THE SET STANDARDS WILL BE REJECTED.

6. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPATANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS.

7. ALL SHRUB BEDS ARE TO BE CONTAINED WITH MINIMUM 4" HEIGHT STEEL EDGER AND EDGING CAP. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS. EDGER CROSSING SWALES OR DRAINAGE SHALL HAVE 1" HOLES 6" O.C. TO ALLOW WATER TO PASS.

8. IRRIGATED TURF SHALL BE KENTUCKY/TEXAS BLUEGRASS 'REVEILLE' SOD. FERTILIZE SOD NO SOONER THAN 4 WEEKS AFTER INSTALLATION WITH 2LBS. OF NITROGEN/100 S.F. OR AS RECOMMENDED BY GROWER.

9. SEEDED NATIVE TURF AREAS SHALL BE HYDROSEEDED / MULCHED. SLOPES 3:1 AND STEEPER SHALL BE COVERED WITH S150 EROSION CONTROL MAT OR EQUAL.

10. ALL PLANT BEDS SHALL BE MULCHED WITH 3" DEPTH 1-1/2" DIA. RIVER ROCK ON WEED BARRIER FABRIC. MULCH FOR PERENNIAL AND ORNAMENTAL GRASS AREAS SHALL BE 3" NATURAL SHREDDED CEDAR. SUBMIT SAMPLES FOR APPROVAL BY OWNER.

11. ALL TREES SHALL HAVE A MULCH RING WITH NATURAL SHREDDED CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 3-4' IN DIAMETER. MULCH SHALL NOT BE PLACED AGAINST THE TRUNK OF THE TREE.

12. SEEDED NATIVE TURF AREAS SHALL BE HYDROSEEDED / MULCHED WITH TACKIFIER. SLOPES 3:1 AND STEEPER SHALL BE COVERED WITH S150 EROSION CONTROL MAT OR EQUAL.

13. SEED MIX SHALL BE APPLIED AT 40 LBS. PLS PER ACRE AS FOLLOWS:

'ARRIBA' WESTERN WHEATGRASS	25%
'LODORM GREEN NEEDLEGRASS	20%
LOVINGTON' BLUE GRAMA	20%
'TEXOKA' BUFFALOGRASS'	10%
SANDBERG BLUEGRASS	10%
'VAUGHN' SIDEOATS GRAMA	15%

14. EROSION CONTROL BLANKET SHALL BE BIONET® C125BN™ LONG-TERM BIODEGRADABLE DOUBLE-NET COCONUT BLANKET (OR APPROVED EQUAL) BY TENSAR CORP. 2500 NORTHWINDS PARKWAY, SUITE 500, ALPHARETTA, GA 30009. PHONE-(770) 344-2090.

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- STEEL EDGER
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- IRRIGATED SOD
- ROCK MULCH
- ASTRO TURF
- SEEDING- HYDROSEEDED WITH E.C. BLANKET
- SOD-SEED DIVISION LINE
- FENCING- SEE ARCH. PLANS

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD X HEIGHT	NOTES/REMARKS
DECIDUOUS TREES						
HB	4	Celtis occidentalis	Hackberry 'Prairie Pride'	2.0" cal.	60'x40'	TREES SHALL BE B&B, WITH FULL HEAD & STRAIGHT, SINGLE MAIN TRUNK UNLESS NOTED.
EO	3	Quercus robur	English Oak	2.0" cal.	50'x40'	
ORNAMENTAL TREES						
TM	1	Acer tartaricum 'Hot Wings'	Hot Wings Tartarican Maple	2.0" cal.	20'x20'	
UP	2	Pyrus ussuriensis 'Prairie Gem'	Ussurian Pear	2.0" cal.	40'x20'	
EVERGREEN TREES						
AP	5	Pinus nigra	Austrian Pine	6' Ht.	50'x20'	B&B; full & bushy
BP	4	Pinus heldrecheichii (leucodermis)	Bosnian Pine	6' Ht.	25'x12'	B&B; full & bushy
DECIDUOUS SHRUBS						
AA	6	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal.	3'x8'	Container
BM	17	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 gal.	4'x4'	Container
AH	2	Lonicera tartarica 'Arnold's Red'	Arnold's Red Honeysuckle	5 gal.	9'x7'	Container
CM	6	Philadelphus lewisii 'Pursh'	Cheyenne Mockorange	5 gal.	6'x8'	Container
GL	30	Rhus aromatica 'Gro-low'	Gro-low Sumac	5 gal.	3'x6'	Container
PO	19	Potentilla fruticosa 'Kathryn Dykes'	Kathryn Dykes Potentilla	5 gal.	2.5' x 3.5'	Container
RS	9	Perovskia atriplicifolia	Russian Sage	5 gal.	4'x4'	Container
TB	12	Rhamnus fragula 'Columnaris'	Tallhedge Buckthorn	5 gal.	8'x3'	Container
EVERGREEN SHRUBS						
BH	14	Juniperus sabina 'Bar Harbor'	Bar Harbor Juniper	5 gal	8"x6'	Container
SJ	8	Juniperus chinensis 'Spartan'	Spartan Juniper	5 gal	20'x6'	Container
SB	19	Cystius purgans 'Spanish Gold'	Spanish Gold Broom	5 gal	4'x6'	Container
ORNAMENTAL GRASSES						
BA	12	Helictotrichon sempervirens	Blue Avena Grass	1 gal.	3'x2'	Container
SG	5	Panicum virgatum	Switch Grass	1 gal.	4'x2'	Container
VG	6	Miscanthus sinensis "Variegatus'	Variegated Maiden Grass	5 gal.	4'x3'	Container

NORTH

SCALE 1" = 20'

0 10 20 40

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

JDC
PLANNING & LANDSCAPE ARCHITECTURE
Jump Design Company
1733 S. Clarkson Street
Denver, Colorado 80210
303.282.0463 fax 282.0473

SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
COME SIT STAY - PET RESORT, FILING NO. 1

PREPARER NAME: JUMP DESIGN COMPANY (TOM JUMP)
ADDRESS: 1733 SOUTH CLARKSON STREET
DENVER, COLORADO 80210
PHONE #: 303.282.0463 | tomj@jumpdesignco.com

APPLICANT NAME: TIM CRUSER - COME SIT STAY - PET RESORT
ADDRESS: 9099 SOUTH WOODMAN WAY
PARKER, COLORADO 80134
PHONE #: 720.851.7829 | gsddogs@aol.com

OWNERS NAME: PARKER GROUP LTD.
ADDRESS: 11525 EAST STAGECOACH DRIVE
PARKER, COLORADO 80138
PHONE #: 720.851.7829 | gsddogs@aol.com

DATE PREPARED: JULY 25TH, 2013