

DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

COFFEE RESTAURANT WITH DRIVE THRU
LOT 1B OF LONE TREE TOWN CENTER – SIXTH AMENDMENT
LOCATED IN PLANNING AREA 3 OF THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT FIRST AMENDMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
0.588 ACRES, SP25-0002

LANDSCAPE and IRRIGATION PLAN

LEGEND



EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION



TREE PROTECTION FENCE. 4' HEIGHT METAL T-POSTS WITH ORANGE CONSTRUCTION FENCE

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE CONDITION	MATURE HT. & WIDTH	QTY	REMARKS
CM	LARGE SHRUBS: CERCOCARPUS MONTANUS* / MT. MAHOGANY	5 GALLON	6'-8" HT. 8'-10' WIDTH	4	FULL & BUSHY
RH	CRATAEGUS AMBIGUA** / RUSSIAN HAWTHORN	10 GALLON	15'-20' HT. 15'-20' WIDTH	2	FULL & BUSHY
SR	SYRINGA RETICULARA** / JAPANESE TREE LILAC	10 GALLON	15'-20' HT. 15'-20' WIDTH	2	FULL & BUSHY

*SHRUB SPECIES TAKEN FROM THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT PDF.
**COLORADO STATE UNIVERSITY EXTENSION 'TREES AND SHRUBS FOR MOUNTAIN AREAS' PLANT LIST

HATCH NOT SHOWN PER GP-0, A MINIMUM OF 3 INCHES (COMPACTED) OF SHREDDED BARK MULCH TO BE INSTALLED IN PLANTED AREAS

IRRIGATION SCHEDULE

NOTE: ALL PROPOSED PLANT MATERIAL IS TO RECEIVE SUPPLEMENTAL WATER VIA PERMANENT UNDERGROUND IRRIGATION SYSTEM UTILIZING COMPONENTS AS SHOWN IN THIS IRRIGATION SCHEDULE.

SYMBOL	DESCRIPTION	MIN. PSI	EMITTER SPACING	EMITTER GPH	
RN	RAINBIRD XFS-CV-06-12 SUB-SURFACE DRIPLINE COMPONENTS: TO BE USED WITH RAINBIRD XF DRIPLINE INSERT FITTINGS OR TWIST LOCK FITTINGS				
XS	XFS-CV SUB-SURFACE DRIP IRRIGATION FOR PLANTING AREAS WITH GROUNDCOVER, SHRUBS AND TREES. ABOVE NOTED DRIPLINE IS DESIGNED WITH .40 GPH EMITTERS SPACED AT 12 INCHES APART AND A ROW SPACING OF 15' INCHES	20	12"	.40	

NOTE: XFS-CV HAS A CHECK VALVE INTEGRATED.

LANDSCAPE CONTRACTOR TO DETERMINE WHETHER DRIP IRRIGATION IS MORE FEASIBLE THAN REPLACING ANY BROKEN EQUIPMENT AND TO MAINTAIN EXISTING SYSTEM. THE ORIGINAL KOHL'S LANDSCAPE PLAN SHOWED TREES UP ALONG THE EAST PROPERTY BOUNDARY. PROPOSED TREES ARE TO BE LOCATED AS SHOWN. LANDSCAPE CONTRACTOR CAN UTILIZE TREE BUBBLERS INSTEAD OF DRIP AS AN ALTERNATIVE OPTION FOR IRRIGATING THE PROPOSED TREES.

CITY OF LONE TREE LANDSCAPE NOTES

ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE, INSTALLATION INSTRUCTIONS AND THE LANDSCAPE DRAWINGS ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, TO INCLUDE PLANT SUBSTITUTIONS, MUST BE APPROVED BY THE CITY IN ADVANCE OF INSTALLATION.

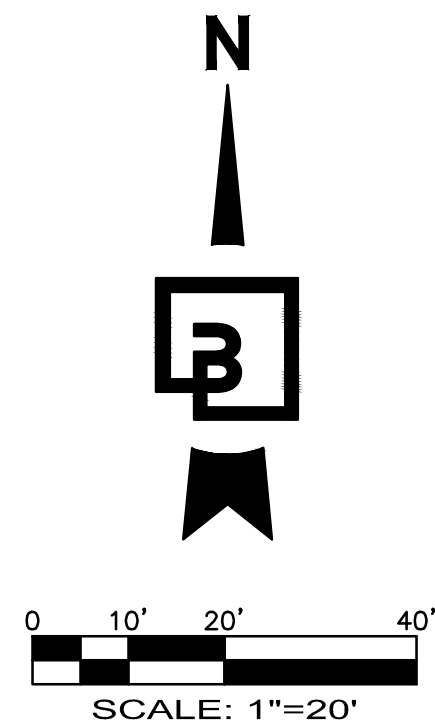
ALL MULCH AND/OR ROCK COBBLE SHALL BE INSTALLED AND MAINTAINED TO THE DEPTH(S) PROVIDED ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ORGANIC MULCH SHALL NOT BE PLACED WITHIN SIX (6) FEET OF STORM INLETS.

THE USE OF IMPERMEABLE SHEET PLASTIC AS A WEED BARRIER IS PROHIBITED.

PER GP-N, ALL SOILS FOR GENERAL LANDSCAPING SHALL BE AMENDED WITH ORGANIC COMPOST. INCORPORATE A MINIMUM OF 4-CUBIC YARDS OF COMPOST PER 1,000-SQUARE FEET TO A DEPTH OF AT LEAST 4 INCHES BY ROTOTILLING OR OTHER SUITABLE MEANS.

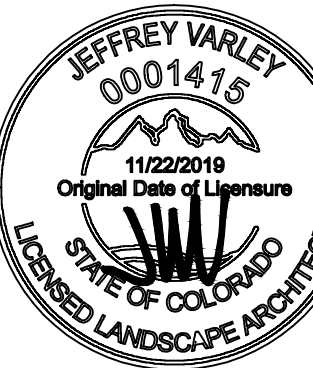
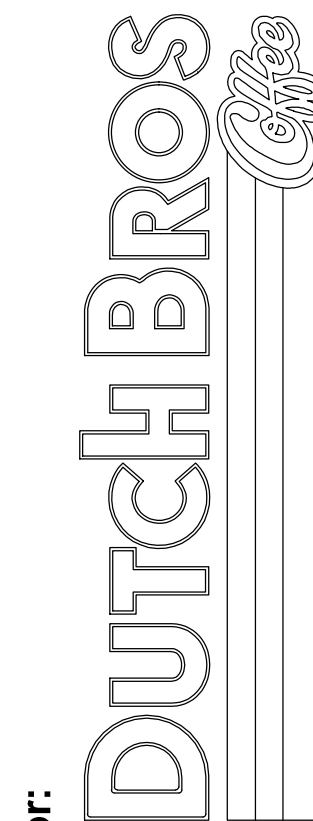
LANDSCAPE MAINTENANCE

LANDSCAPE MAINTENANCE WILL BE CONDUCTED BY THE SAME CREW THAT PROVIDES MAINTENANCE TO THE KOHL'S GROUNDS



LANDSCAPE PLANTING PLAN
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

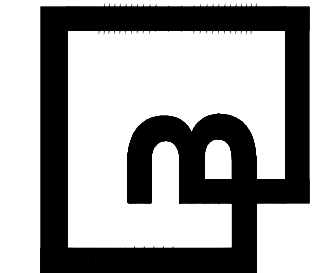
Title:



Scale:
Horizontal
1" = 20'
Vertical
N/A

Designed JMV
Drawn JMV
Checked JMV
Approved JMV
Date 8/09/26

Barghausen
Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number
23707
Sheet
LP-1
Prepared by
JEV
Reviewed by
JEV
Drawing Date
8/9/26



Know what's below.
Call before you dig.
Dial 811

DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

COFFEE RESTAURANT WITH DRIVE THRU
LOT 1B OF LONE TREE TOWN CENTER – SIXTH AMENDMENT
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LANDSCAPE & IRRIGATION NOTES AND DETAILS

Required, General

The following notes are required for all SIPs; these notes shall appear on the cover page of the SIP plan set.

1. The property described herein is subject to all applicable requirements of the Lone Tree Zoning Code and Design Standards, including but not limited to, property maintenance, lighting, parking, signage, landscaping and outdoor storage, except as may otherwise be addressed in an approved planned development plan, sub-area plan, or other applicable plan or agreement approved by the City.
2. The applicant assumes responsibility to ensure the project is completed in accordance with the approved SIP and any associated materials sample boards and further assumes the risk associated with any changes or omissions made without prior City approval. Modifications to structures or sites may require an amendment to the SIP as determined by the City's Community Development Director, per Sec. 16-27-180. Unauthorized changes or omissions made without prior City approval corrective actions, delay of permits or citations for zoning violations with associated fines and legal measures. Building plans shall conform to the approved SIP.
3. Within site triangles, as shown, limited landscaping shall be allowed with no solid structures permitted as stated in the City of Lone Tree's Landscape Design Guidelines and Standards for Landscaping. Landscaping within the sight triangle shall be maintained by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
4. The owner is responsible for the installation of all roadway signage, including "no parking/fire lane" signage, as required by the City Public Works Department and/or

the Fire District. Such signage shall be maintained by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.

5. Site landscaping, site amenities and furnishings, and all site improvements including, but not limited to, sidewalks and parking areas shall be maintained in a state of good repair consistent with the approved SIP and the Lone Tree Municipal Code and Design Guidelines and Standards. Such maintenance shall include the regular maintenance of pet waste stations (when present), to include waste collection and waste bag replacement. Landscape plantings must be alive and all irrigation must be functional. All maintenance obligations shall be completed by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
6. The City of Lone Tree requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owner shall be responsible for the maintenance of all drainage facilities, including inlets, pipes, culverts, channels, ditches, hydraulic structures and detention basins located on their land unless modified by the site improvement plan improvements agreement. Should the owner fail to adequately maintain said facilities, the City of Lone Tree shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs will be assessed to the property owner or the responsible maintenance authority.

Required, Landscaping

The following notes are required for any SIP that includes landscaping; these notes should appear on the first page of the Landscape Plan section of the SIP plan set.

7. All plants installed shall follow the plant schedule, installation instructions and the landscape drawings on the approved landscape plan included in this Site Improvement Plan. Any changes to the approved landscape plan, to include plant substitutions, must be approved by the City in advance of installation.
8. All mulch and/or rock cobble shall be installed and maintained to the depth(s) provided on the approved landscape plan included in this Site Improvement Plan. Organic mulch shall not be placed within six (6) feet of storm inlets.
9. The use of impermeable sheet plastic as a weed barrier is prohibited.

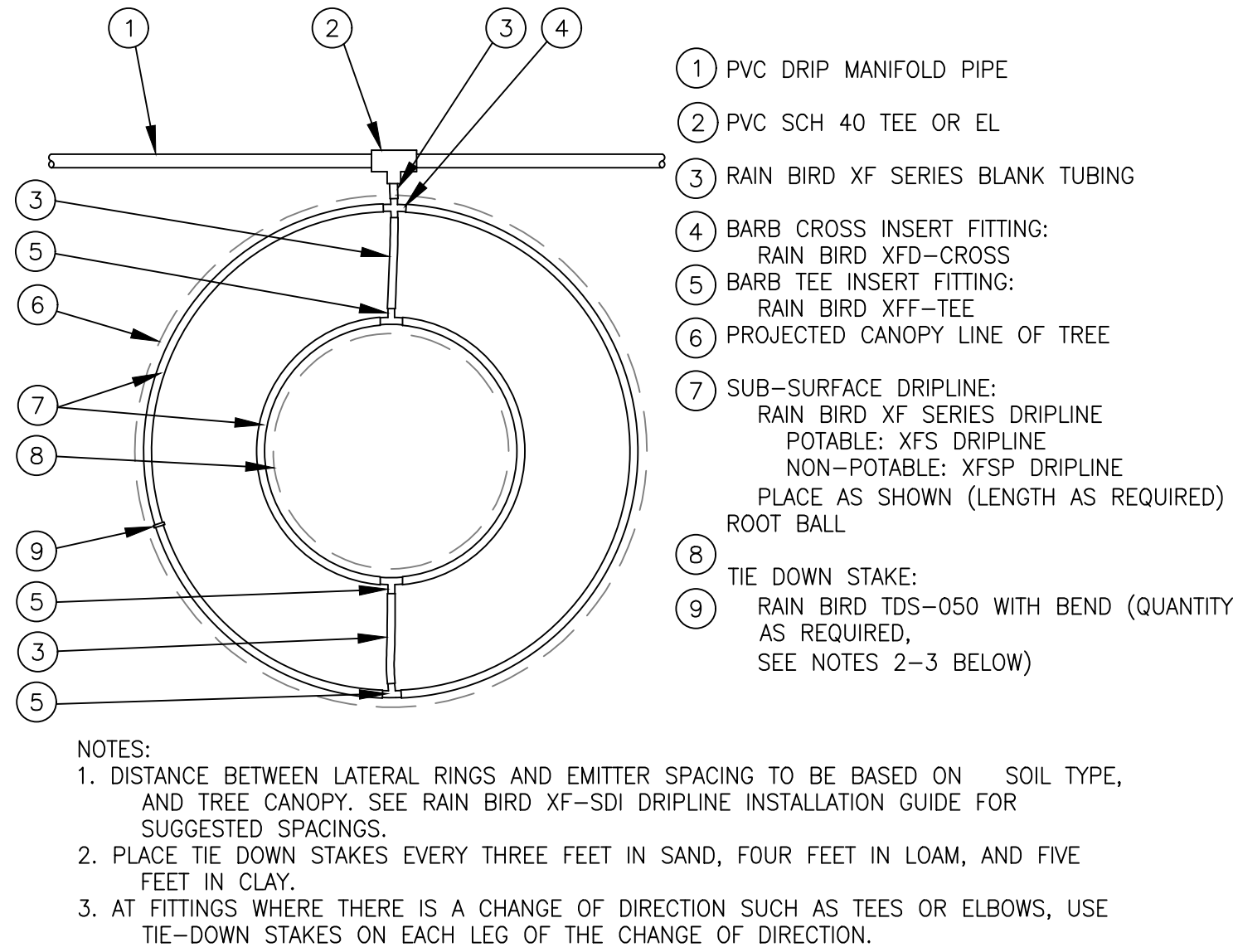
Required, Irrigation

The following notes are required for any SIP that includes landscaping; these notes should appear on the first page of the Irrigation Plan section of the SIP plan set.

10. Irrigation shall occur between the hours of 8:00 p.m. and 6:00 a.m.
11. Any irrigation equipment mounted to the building shall be painted to match the building.

Maintenance Responsibilities

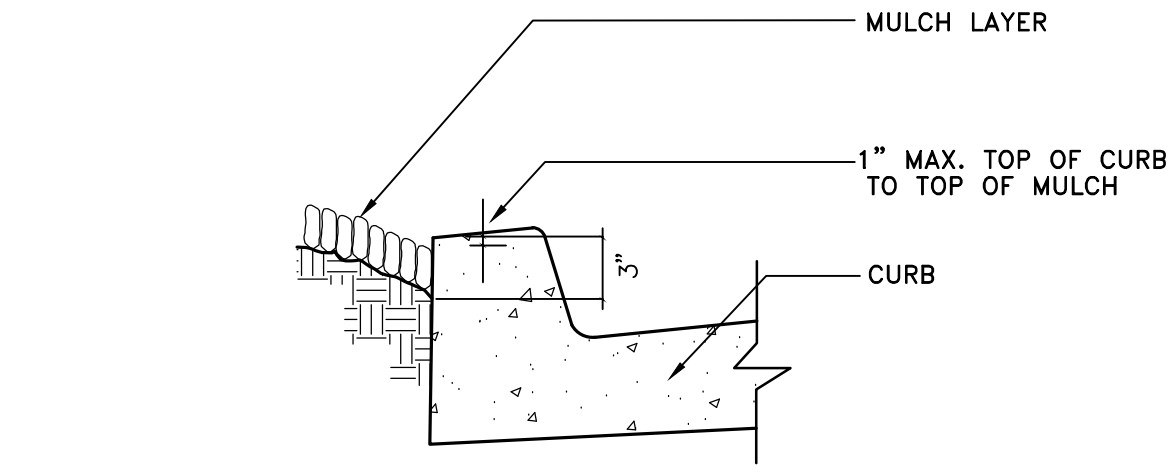
- It shall be the responsibility of the owner (or responsible association or district, as may be identified by maintenance agreements) to maintain all improvements on the property in a state of good repair, to ensure all irrigation is functional, and to ensure all plantings are alive, consistent with the approved landscape and irrigation plan and Lone Tree Municipal Code.
- Within sight triangles and sight easements, as shown, limited landscaping shall be allowed with no solid structures permitted, as stated in the City of Lone Tree's Landscape Design Guidelines and Standards. Landscaping within the sight triangle shall be maintained by the property owner or responsible association or district, as may be identified by maintenance agreements.



NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

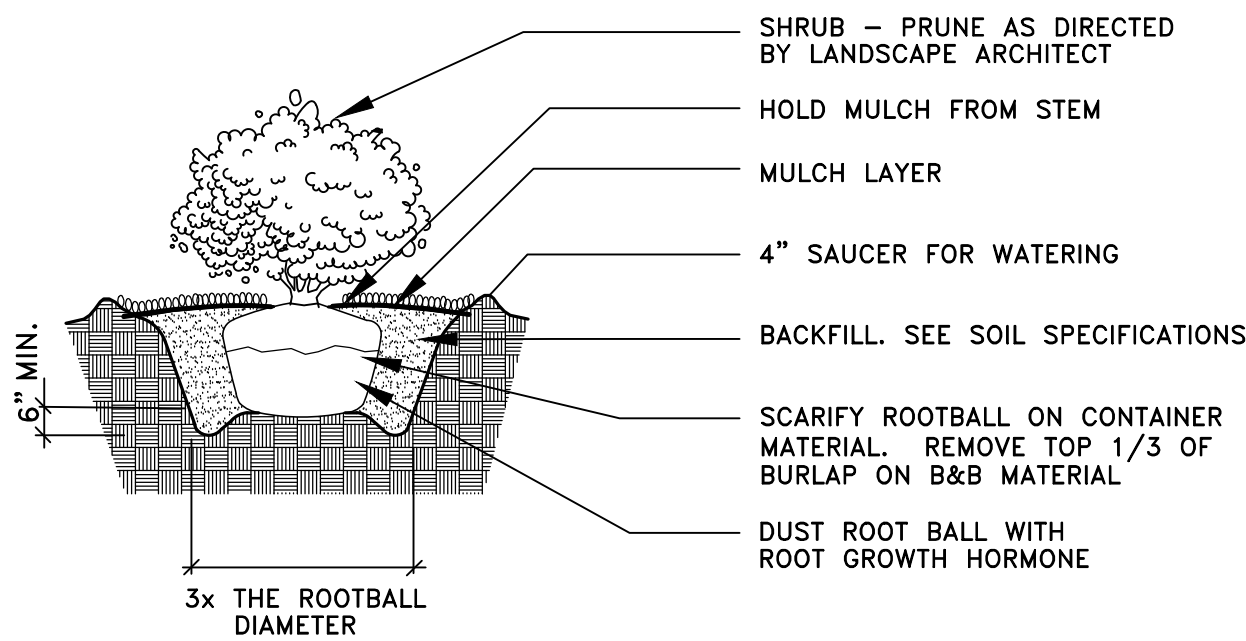
DRIPLINE AROUND SHRUB

NOT TO SCALE



MULCH AT CURB DETAIL

NOT TO SCALE



NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2\"/>

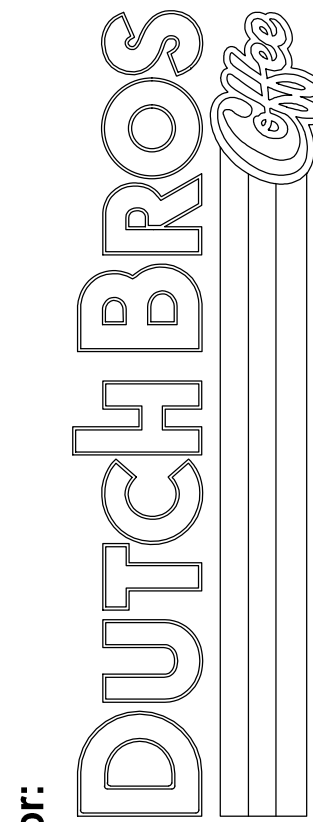
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

SHRUB and 10-GALLON TREE PLANTING DETAIL

NOT TO SCALE

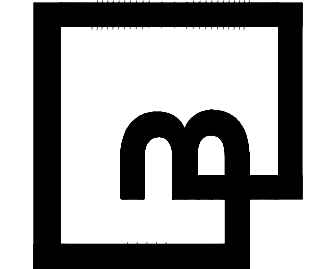
Title:
LANDSCAPE & IRRIGATION NOTES AND DETAILS

SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO



Scale:	Horizontal	N/A	Vertical	N/A
Designed	JMV			
Drawn	JMV			
Checked	JMV			
Approved	JMV			
Date	8/09/26			

Barghausen Consulting Engineers, LLC.
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Job Number
23707
Sheet
LP-2
Framingham, MA
Framingham, MA