

PARKER AND PINE RETAIL PINE LANE AND S. PARKER ROAD SITE PLAN

LOT 1 BLOCK 3 PARKER AUTO PLAZA 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: (941) 379-7604
CONTACT: CHRIS HICE

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) 841-0353
CONTACT: PAUL STONEMAN

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: DICK ANSTETH

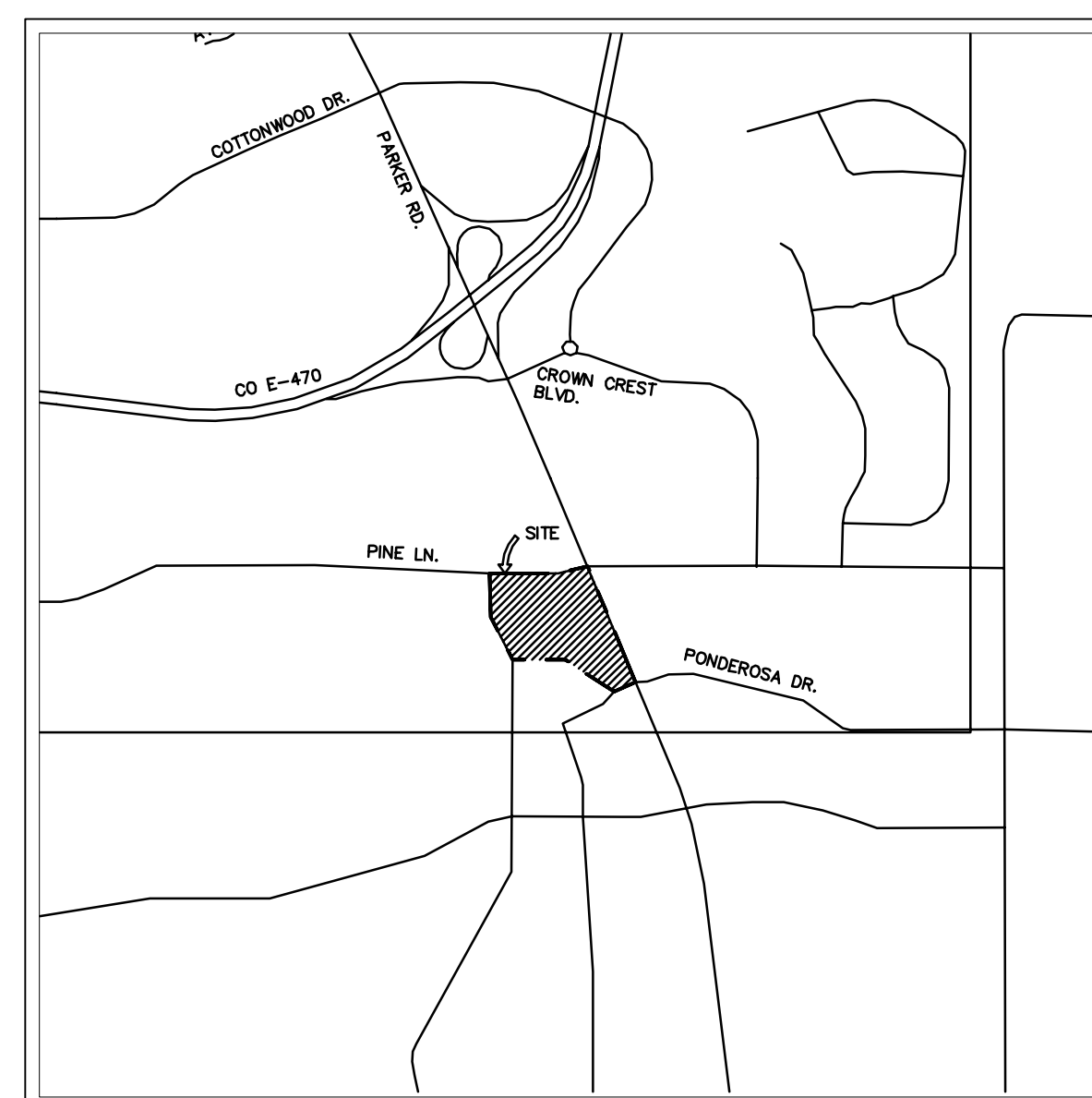
SURVEYOR:
ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC ST. SUITE 126
AURORA, CO 80012
TEL: 303-337-1393
CONTACT: CHARLES BECKSTROM, PLS

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 INDEX

01 OF 16	SITE PLAN COVER SHEET
02 OF 16	EXISTING CONDITIONS
03 OF 16	SITE AND UTILITY PLAN
04 OF 16	FIRE TRUCK ACCESS PLAN
05 OF 16	LANDSCAPE PLAN
06 OF 16	LANDSCAPE PLAN
07 OF 16	LANDSCAPE PLAN
08 OF 16	LANDSCAPE PLAN
09 OF 16	LANDSCAPE NOTES AND SCHEDULE
10 OF 16	LANDSCAPE DETAILS
11 OF 16	EXTERIOR ELEVATIONS
12 OF 16	EXTERIOR ELEVATIONS
13 OF 16	EXTERIOR RENDERING
14 OF 16	EXTERIOR RENDERING
15 OF 16	(NOT USED)
16 OF 16	PHOTOMETRIC PLAN

SITE DATA

PROPERTY ACREAGE	15.95± ACRES (694,869 SF)
PERVIOUS AREA	4.55± ACRES
IMPERVIOUS AREA	11.40± ACRES
MAXIMUM IMPERVIOUS AREA	13.56± ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	13,296 SF (BLDG) = 1.9%
	694,869 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	158,642 SF

PARKING REQUIRED*	45 (1 PER 300 SF)
PARKING PROVIDED	205 ON-SITE SPACES (10 ADA SPACES)
BICYCLE PARKING REQUIRED	3 (2 PER 10,000 SF)
BICYCLE PARKING PROVIDED	8
LOADING AREA REQUIRED	0 DESIGNATED LOADING AREA
LOADING AREA PROVIDED	0 DESIGNATED LOADING AREA

LAND USE DATA

EXISTING ZONING	PD (PLANNED DEVELOPMENT)
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
GROSS SITE AREA	15.95 ACRES
NUMBER OF BUILDINGS	2 BUILDINGS
BUILDING GROSS FLOOR AREA	13,296 SF

DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	2.39 AC (15%)	11.45 AC (72%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY/ 28'-0"
MINIMUM OFF-STREET PARKING	45	205 ONSITE SPACES (10 ADA STALLS)

LEGAL DESCRIPTION

PARKER AUTO PLAZA FILING NO. 1 - LOT 1, BLOCK 3 COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 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.

FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067F AND DATED SEPTEMBER 30, 2005 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Eisenberg Company
Full service commercial real estate

EISENBERG COMPANY
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016

Address:

LOT 1 BLOCK 3, PARKER
AUTO PLAZA FILING NO. 1
COUNTY OF DOUGLASS,
STATE OF COLORADO

Architect Information:



Naos Design Group, LLC
4949 SOUTH SYRACUSE ST. SUITE 460
DENVER, COLORADO 80237
(303) 759-5777
www.naosdg.com

Kimley»Horn

4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
PH: 303-228-2300

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

SITE PLAN SUBMITTAL

Revisions:

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

Sheet Title:

SITE PLAN COVER
SHEET

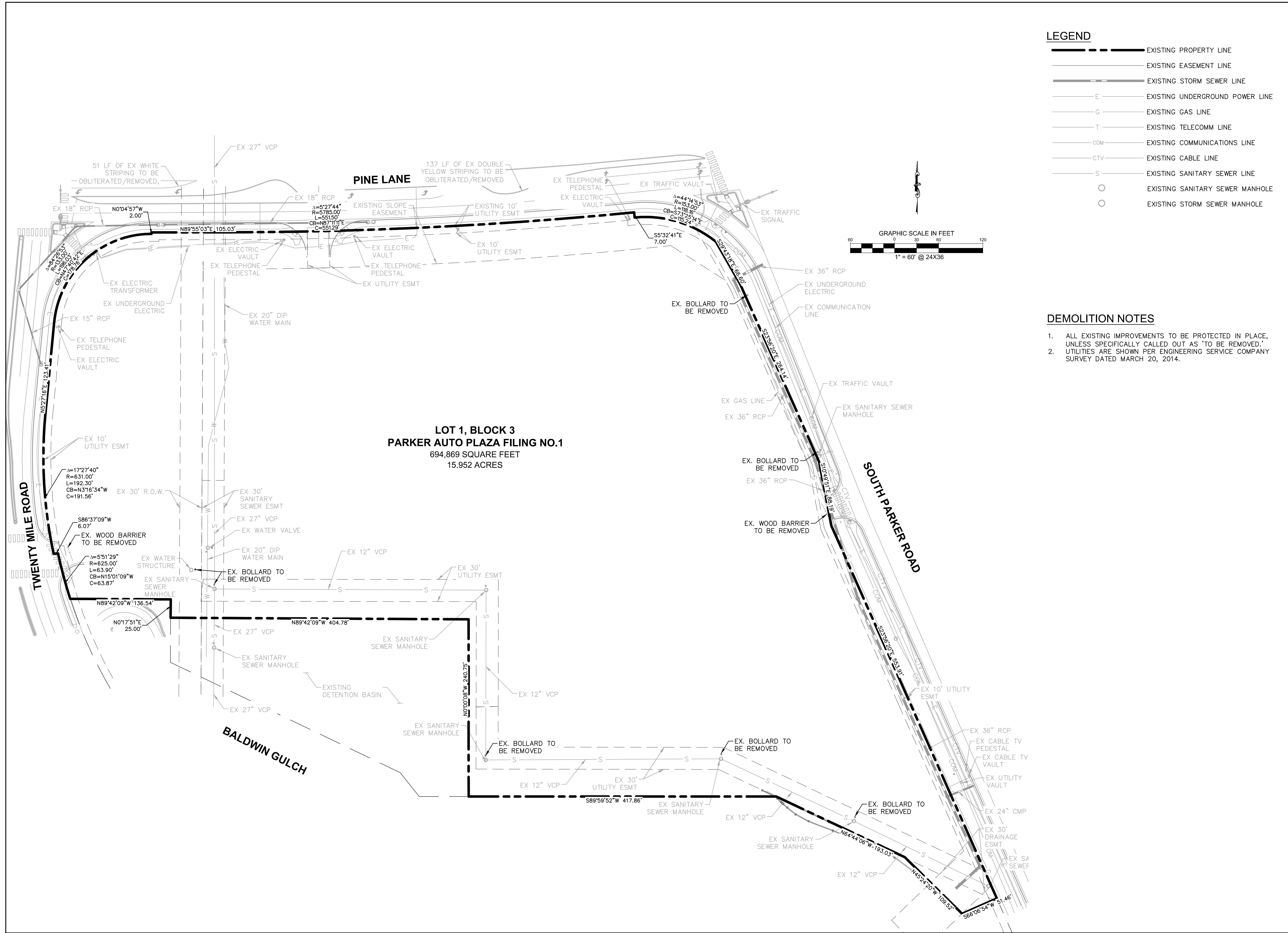
Date: 08/17/2017

Project Number: 096502001

Drawn By: STC

Sheet Number:

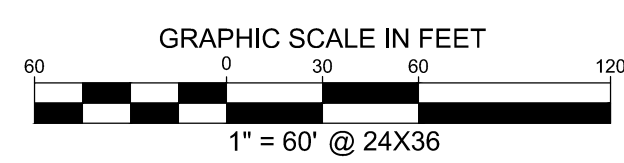
01 OF 16



**LOT 1, BLOCK 3
PARKER AUTO PLAZA FILING NO.1**
694,869 SQUARE FEET
15.952 ACRES

LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING STORM SEWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING GAS LINE
	EXISTING TELECOMM LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING CABLE LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE



- DEMOLITION NOTES**
1. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
 2. UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014.

Eisenberg Company
Full service commercial real estate

EISENBERG COMPANY
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016

Address:

**LOT 1 BLOCK 3, PARKER
AUTO PLAZA FILING NO. 1
COUNTY OF DOUGLASS,
STATE OF COLORADO**

Architect Information:

Naos Design Group, LLC
4949 SOUTH SYRACUSE ST. SUITE 400
DENVER, COLORADO 80237
© 2013-2014
www.naosdg.com

Kimley»Horn

4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
PH: 303-228-2300

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

SITE PLAN SUBMITTAL

Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

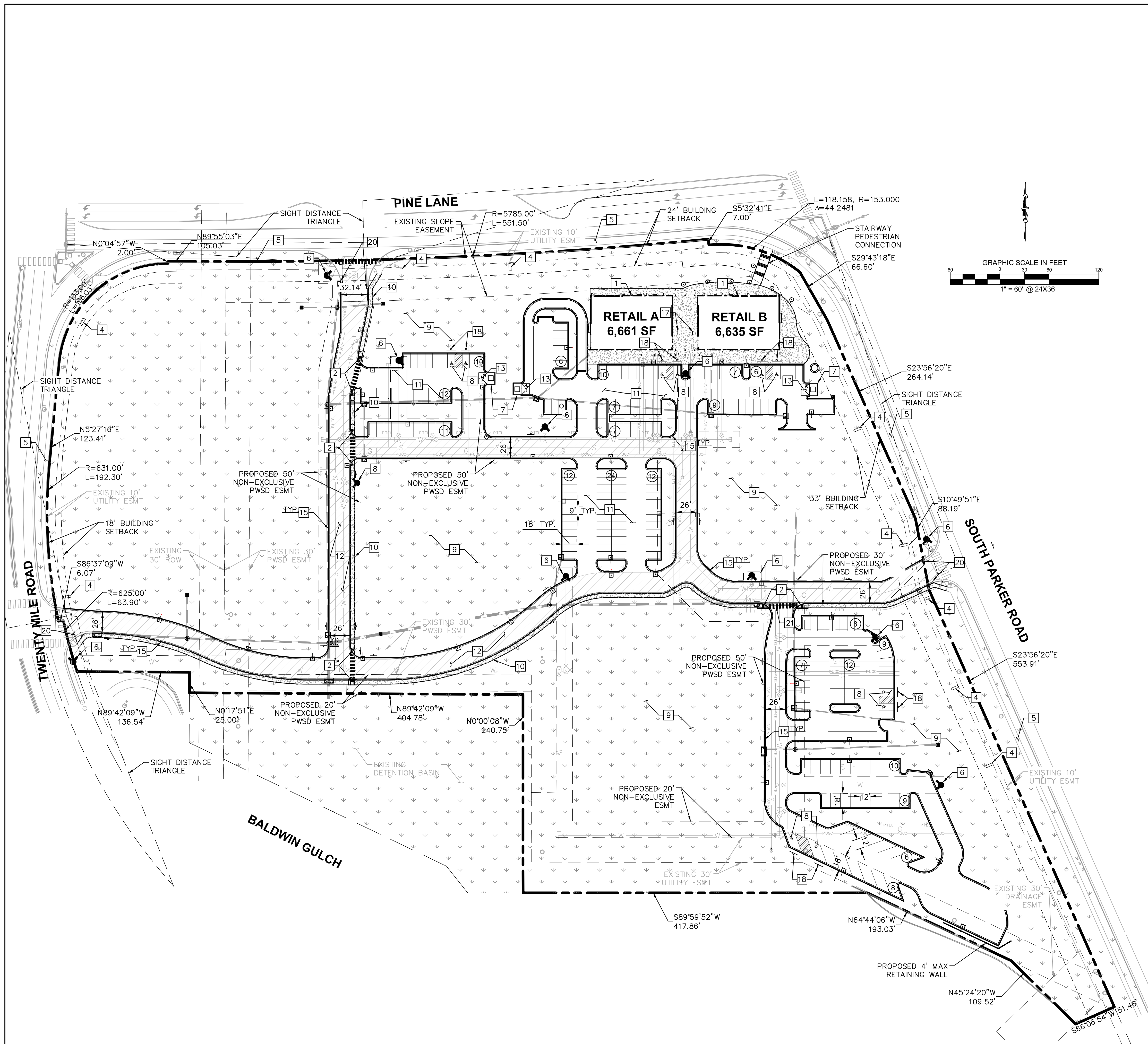
Sheet Title: **EXISTING
CONDITIONS AND
DEMOLITION PLAN**

Date: 08/17/2017

Project Number: 096502001

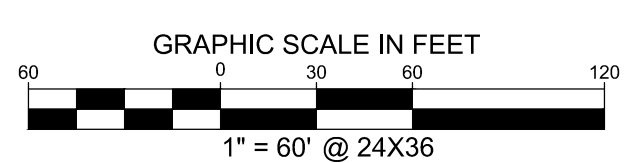
Drawn By: STC

Sheet Number:



LEGEND

- ADA PATH OF TRAVEL
- - - PROPERTY LINE
- Ⓜ NUMBER OF PARKING SPACES
- ♿ ACCESSIBLE PARKING SPACES
- ▨ LANDSCAPED AREA
- ▨ HEAVY DUTY ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING



- KEY NOTES**
- PROPOSED BUILDINGS
 - PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
 - PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
 - PROPOSED MONUMENT SIGN.
 - EXISTING 6" SIDEWALK TO REMAIN.
 - PROPOSED FIRE HYDRANT.
 - PROPOSED TRASH ENCLOSURE.
 - PROPOSED ADA PARKING STALLS.
 - PROPOSED PERMANENT STABILIZATION. REFER TO LANDSCAPE PLANS
 - PROPOSED 5' CONCRETE SIDEWALK.
 - PROPOSED STANDARD DUTY ASPHALT PAVING.
 - PROPOSED HEAVY DUTY ASPHALT PAVING.
 - PROPOSED HEAVY DUTY CONCRETE PAVING.
 - PROPOSED SITE LIGHTING.
 - PROPOSED 18" VERTICAL CURB
 - PROPOSED BOLLARD.
 - PROPOSED BICYCLE PARKING (4).
 - PROPOSED BOLLARD-MOUNTED ADA PARKING SIGN.
 - NOT USED
 - PROPOSED CURB TRANSITION FROM 18" CURB AND GUTTER (ON-SITE) TO 30" CURB AND GUTTER (OFF-SITE).
 - PROPOSED CROSSSPAN GUTTER

Eisenberg Company
Full-service commercial real estate

EISENBERG COMPANY
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016

Address:

**LOT 1 BLOCK 3, PARKER
AUTO PLAZA FILING NO. 1
COUNTY OF DOUGLASS,
STATE OF COLORADO**

Architect Information:

naos

Naos Design Group, LLC
4949 SOUTH SYRACUSE ST. SUITE 400
DENVER, COLORADO 80237
PH: 303.759.5777
www.naosdg.com

Kimley»Horn

4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
PH: 303-228-2300

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

SITE PLAN SUBMITTAL

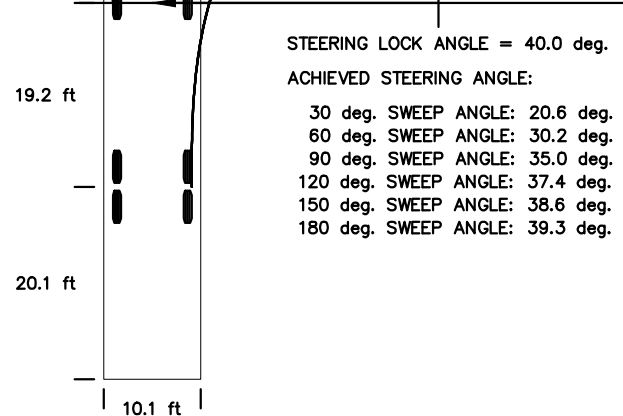
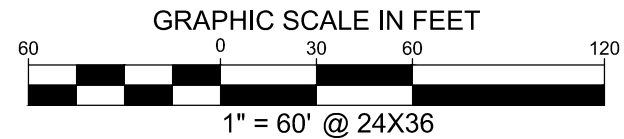
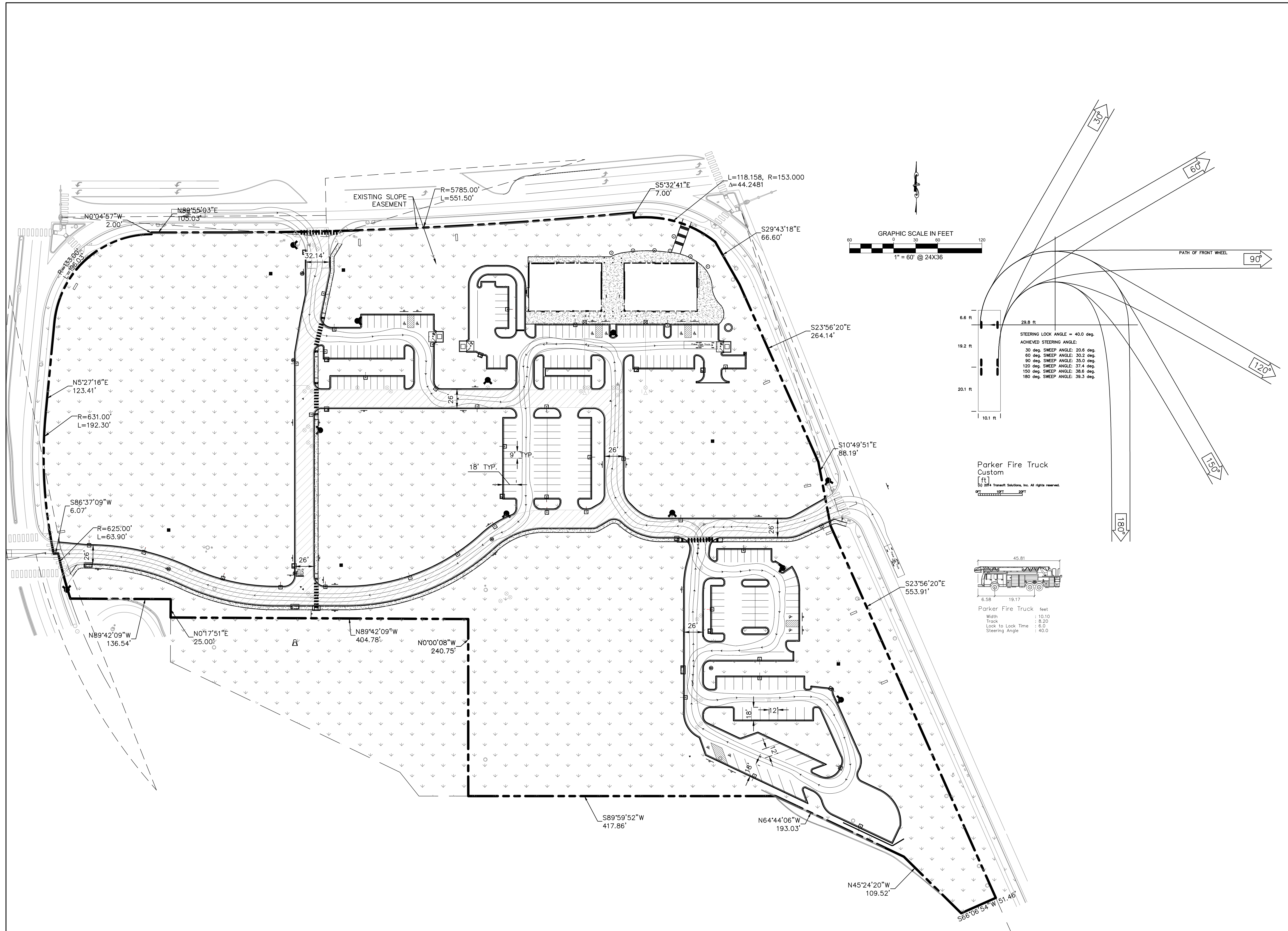
Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

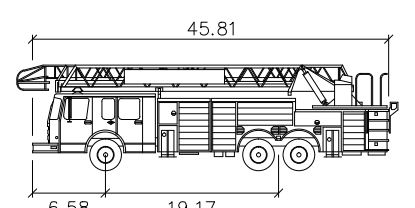
Sheet Title:
**SITE AND UTILITY
PLAN**

Date: 08/17/2017
Project Number: 096502001
Drawn By: STC

Sheet Number:



Parker Fire Truck Custom [ft]



Parker Fire Truck feet
 Width: 6.58
 Track: 19.17
 Lock to Lock Time: 6.0
 Steering Angle: 40.0

Address:
**LOT 1 BLOCK 3, PARKER
 AUTO PLAZA FILING NO. 1
 COUNTY OF DOUGLASS,
 STATE OF COLORADO**

Architect Information:

Naos Design Group, LLC
 4949 SOUTH SYRACUSE ST. SUITE 400
 DENVER, COLORADO 80237
 (303) 759-5777
 www.naosdg.com

Kimley»Horn
 4582 SOUTH ULSTER STREET
 SUITE 1500
 DENVER, CO 80237
 PH: 303-228-2300

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

SITE PLAN SUBMITTAL

Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

Sheet Title:
**FIRE TRUCK
 ACCESS PLAN**
 Date: 08/17/2017
 Project Number: 096502001
 Drawn By: STC
 Sheet Number:

Address:
**LOT 1 BLOCK 3, PARKER
AUTO PLAZA FILING NO. 1
COUNTY OF DOUGLASS,
STATE OF COLORADO**

Architect Information:
naos
Naos Design Group, LLC
4949 SOUTH SYRACUSE ST. SUITE 400
DENVER, COLORADO 80237
(303) 759-5777
www.naosdg.com

Kimley»Horn
4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
PH: 303-228-2300

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

SITE PLAN SUBMITTAL

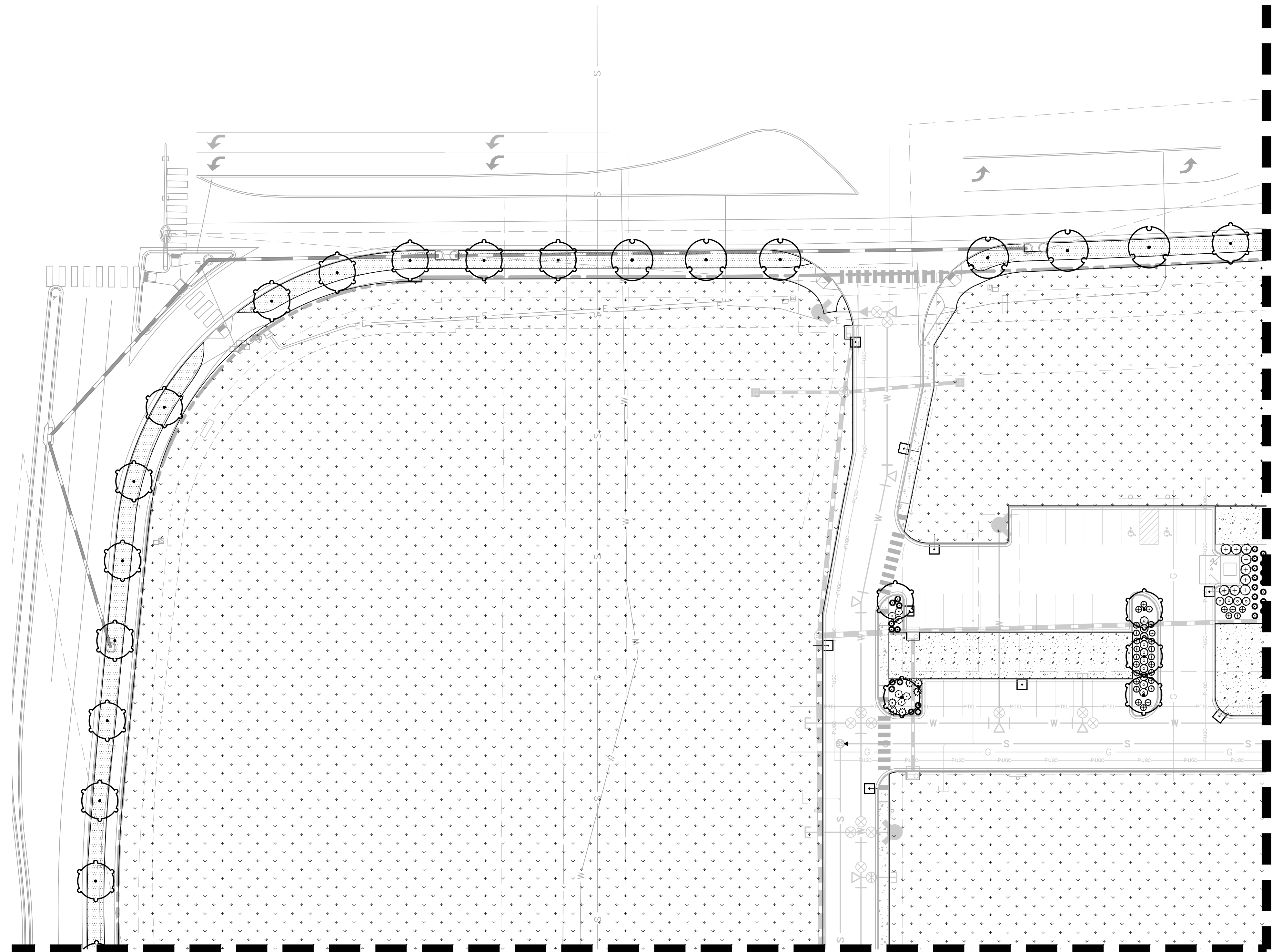
Revisions:

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

Sheet Title:
LANDSCAPE PLAN

Date: 08/17/2017
Project Number: 096502001
Drawn By: STC

Sheet Number:



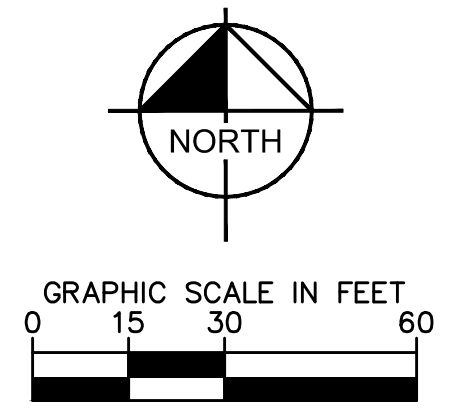
SEE SHEET 07 OF 16 FOR CONTINUATION

SEE SHEET 06 OF 16 FOR CONTINUATION

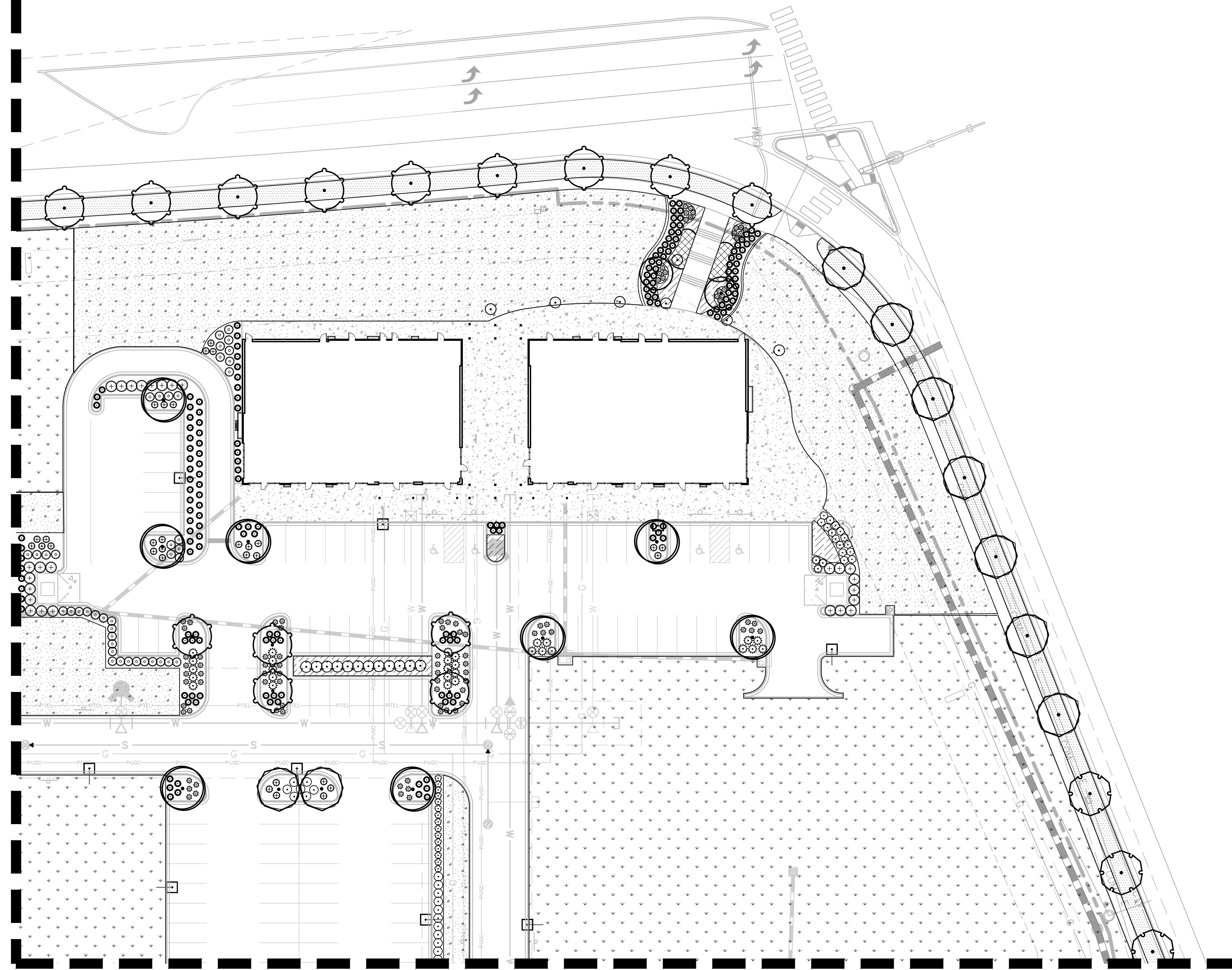
LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREET TREES		
1 TREE/40 LF	54 TREES	54 TREES
PARKING PERIMETER		
10' MIN WIDTH BUFFER ALONG ALL PARKING	TREES AND SHRUBS MIN. 75% OPACITY	TREES AND SHRUBS MIN. 75% OPACITY
PARKING LOT		
8,495 SF OF ISLANDS		
1 TREE + 5 SHRUBS/ 162 SF OF ISLANDS	53 TREES + 265 SHRUBS	38 TREES+ (150 SUBSTITUTED FOR 15 TREES) & 273 SHRUBS
MINIMUM SITE LANDSCAPING STANDARDS		
SITE AREA: 694,969 SF		
15% TOTAL SITE AREA	104,230 SF	498,887 SF
1 TREE+5 SHRUBS/1,500 SF OF SITE	70 TREES + 348 SHRUBS	94 TREES + 778 SHRUBS

NOTES:
1. ALL OTHER CATEGORIES CAN BE COUNTED TOWARD "MINIMUM SITE LANDSCAPING STANDARDS"



SEE SHEET 05 OF 16 FOR CONTINUATION



SEE SHEET 08 OF 16 FOR CONTINUATION

Eisenberg Company
Full service commercial real estate

EISENBERG COMPANY
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016

Address:

**LOT 1 BLOCK 3, PARKER
AUTO PLAZA FILING NO. 1
COUNTY OF DOUGLASS,
STATE OF COLORADO**

Architect Information:



Naos Design Group, LLC
4949 SOUTH SYRACUSE ST. SUITE 400
DENVER, COLORADO 80237
(303) 759-5777
www.naosdg.com

Kimley»Horn

4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
PH: 303-228-2300

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

Kimley»Horn

Kimley-Horn and Associates, Inc.

SITE PLAN SUBMITTAL

Revisions:

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

Sheet Title:

LANDSCAPE PLAN

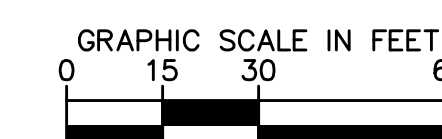
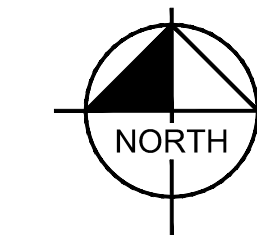
Date: 08/17/2017

Project Number: 096502001

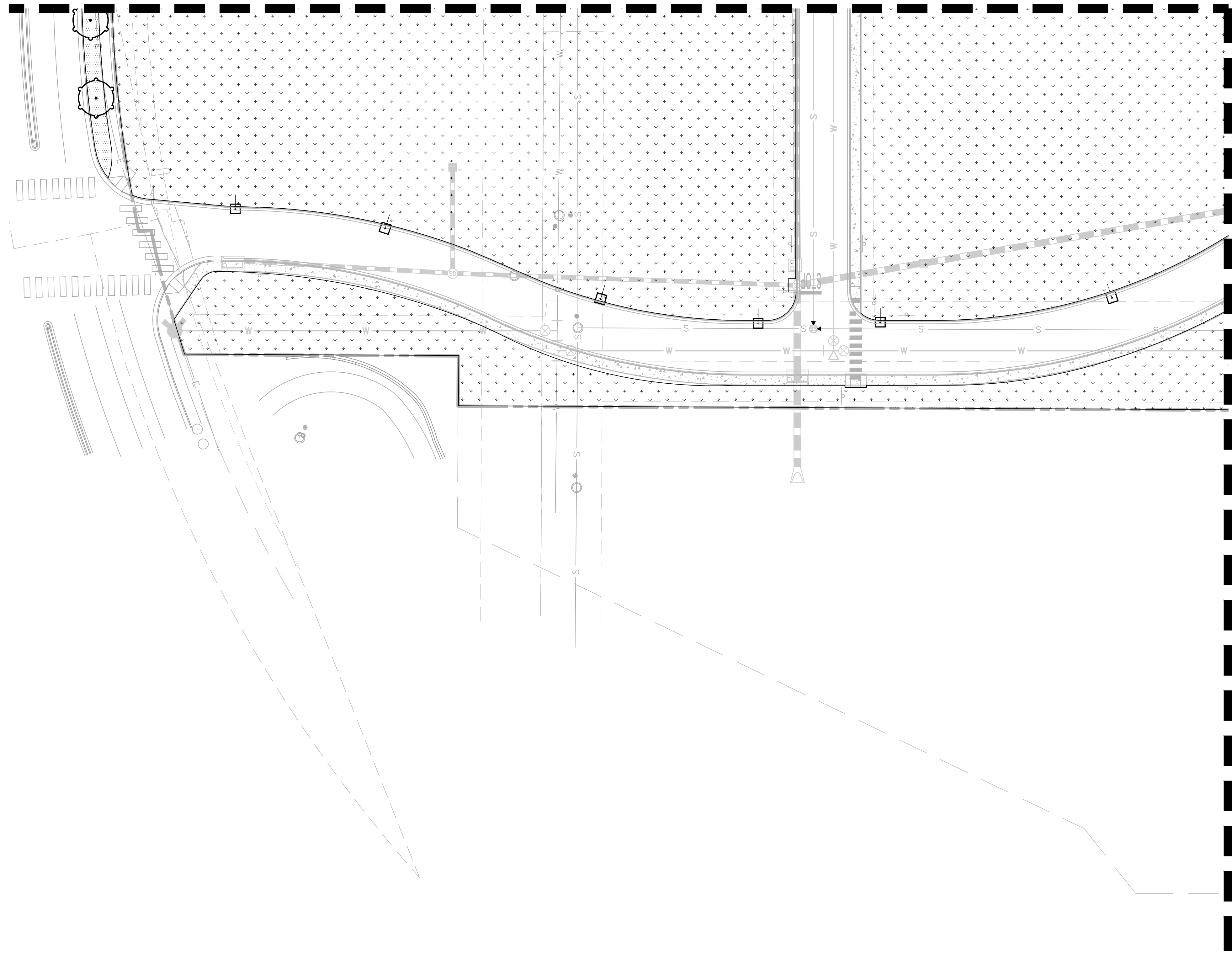
Drawn By: STC

Sheet Number:

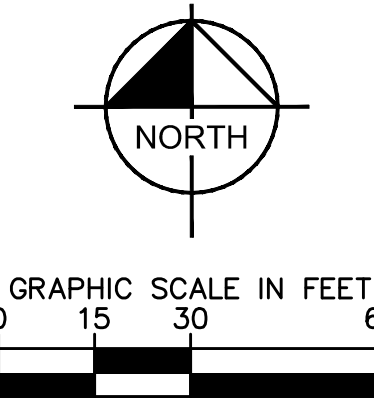
06 OF 16



SEE SHEET 04 OF 16 FOR CONTINUATION



SEE SHEET 08 OF 16 FOR CONTINUATION



EISENBERG COMPANY
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016

Address:

**LOT 1 BLOCK 3, PARKER
AUTO PLAZA FILING NO. 1
COUNTY OF DOUGLASS,
STATE OF COLORADO**

Architect Information:



Naos Design Group, LLC
4949 SOUTH SYRACUSE ST. SUITE 400
DENVER, COLORADO 80237
(303) 759-5777
www.naosdg.com

Kimley»Horn

4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
PH: 303-228-2300

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

SITE PLAN SUBMITTAL

Revisions:

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

Sheet Title:

LANDSCAPE PLAN

Date: 08/17/2017

Project Number: 096502001

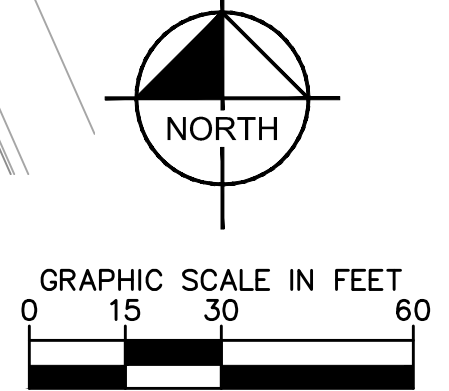
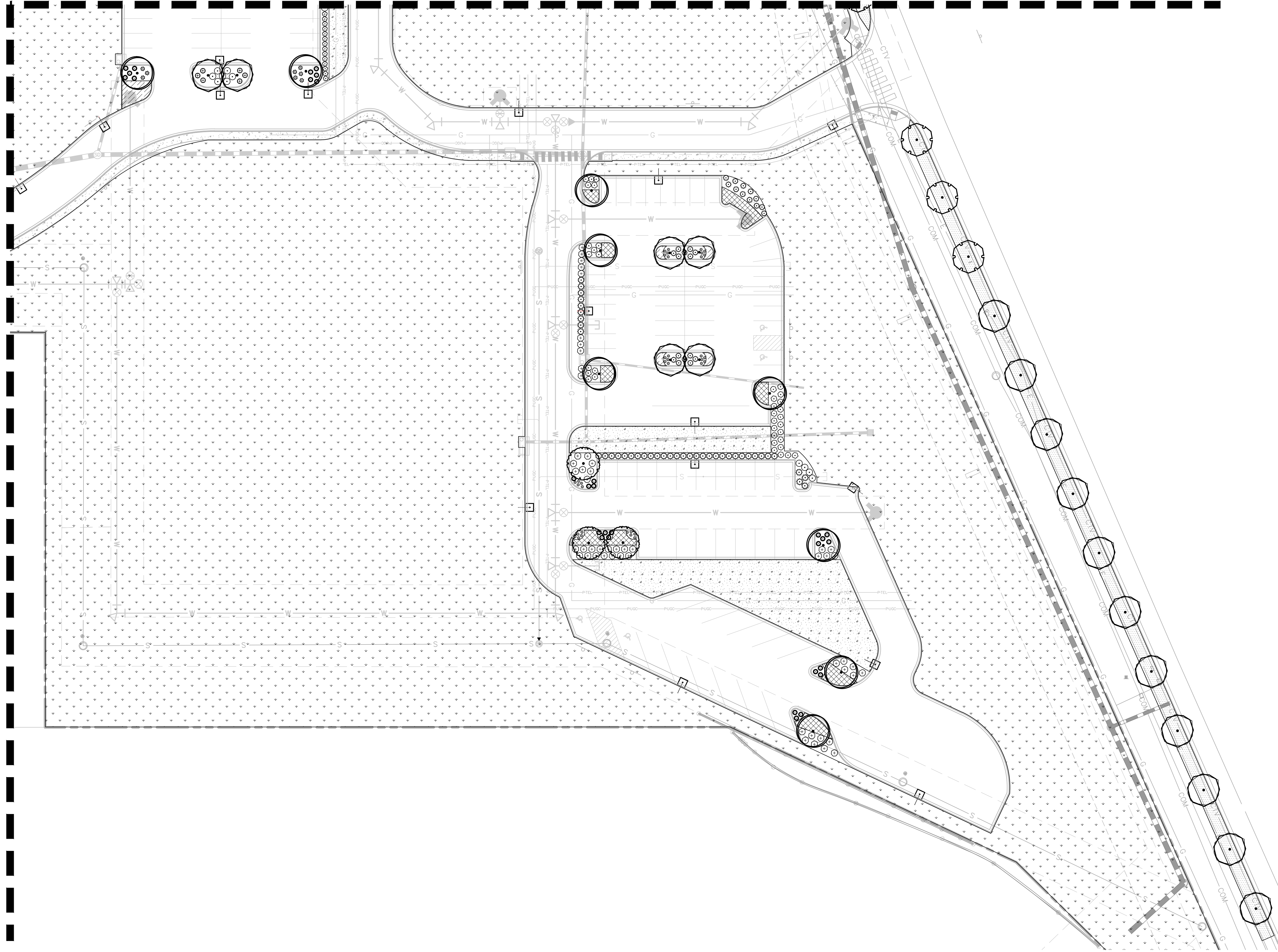
Drawn By: STC

Sheet Number:

07 OF 16

SEE SHEET 07 OF 16 FOR CONTINUATION

SEE SHEET 07 OF 16 FOR CONTINUATION



Eisenberg Company
Full service commercial real estate

EISENBERG COMPANY
2710 E CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016

Address:
**LOT 1 BLOCK 3, PARKER
AUTO PLAZA FILING NO. 1
COUNTY OF DOUGLASS,
STATE OF COLORADO**

Architect Information:
naos
Naos Design Group, LLC
4949 SOUTH SYRACUSE ST. SUITE 460
DENVER, COLORADO 80237
p) 303.759.5777
www.naosdg.com

Kimley»Horn
4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
PH: 303-228-2300

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

SITE PLAN SUBMITTAL

Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

Sheet Title:
LANDCAPE PLAN

Date: 08/17/2017
Project Number: 096502001
Drawn By: STC

Sheet Number:
08 OF 16

GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK**
- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 - WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPE AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
 - SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS**
- GENERAL**
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
 - PLANT MATERIALS**
a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY.
c. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM PROJECT LANDSCAPE ARCHITECT.
d. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT.
e. THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
f. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- E. SOIL MIXTURE**
- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
 - SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRAGILE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.5. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS OF SOIL MIXTURE.
b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
 - TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER**
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER**
- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH**
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL.
 - MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING**
- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
 - PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AND APPLIED AT NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTRUIT" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

- B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- J. CONTAINER GROWN STOCK**
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 - AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 - ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. MATERIALS LIST**
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING**
- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- M. PLANTING PROCEDURES**
- THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CONTRACTOR MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 - VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
 - FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
 - COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
 - WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
 - PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
 - EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
 - IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
 - TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
 - TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 - SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
 - TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
 - AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INCULCATION.
 - FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
 - ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
 - TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
 - SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
 - TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
 - ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER, (AS ALLOWED BY JURISDICTIONAL AUTHORITY)
- N. LAWN SODDING**
- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
 - ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
 - PREPARE LOOSE BED FOUR (4) INCHES DEEP, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED, WET PREPARED AREA THOROUGHLY.
 - SODDING
a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID

- UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED, IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
 - DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- LAWN MAINTENANCE**
- WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER, OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- CLEANUP**
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- PLANT MATERIAL MAINTENANCE**
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- FINAL INSPECTION AND ACCEPTANCE OF WORK**
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- WARRANTY**
- THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
 - ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	GP	6	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B & B	2"	CAL MIN	
	GS	17	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2"	CAL MIN	
	MR	2	MALUS X 'RADIANT'	RADIANT CRAB APPLE	B & B	2"	CAL MIN	
	PA3	6	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	B & B	2"	CAL MIN	
	QR	34	QUERCUS ROBUR	ENGLISH OAK	B & B	2"	CAL MIN	
	TG	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2"	CAL MIN	
	UA	26	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2"	CAL MIN	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
	BR	55	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL	SEE PLAN		
	CA	52	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	SEE PLAN		
	CA2	229	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	SEE PLAN		
	ER	30	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	5 GAL	SEE PLAN		
	FE	35	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	SEE PLAN		
	JO	79	JUNIPERUS X MEDIA 'OLD GOLD'	OLD GOLD JUNIPER	5 GAL	SEE PLAN		
	LV	35	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL	SEE PLAN		
	PA	26	PEROVSKIA ATRIPLOCLIFOLIA	RUSSIAN SAGE	5 GAL	SEE PLAN		
	PA2	99	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN		
	R3	57	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	5 GAL	SEE PLAN		
	RA	29	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	SEE PLAN		
	SM	12	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL	SEE PLAN		
	SS	65	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	5 GAL	SEE PLAN		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	SPACING
	BD	38,740 SF	BOUTELOUA DACTYLOIDES	BUFFALO GRASS	SOD			
	HP2	354	HEMEROCALLIS X 'PARDON ME'	PARDON ME DAYLILY	1 GAL		24" OC	24" o.c.
	KB	16,673 SF	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS	SOD			
	SM2	445,623 SF	TOWN OF PARKER SEED MIX 3	TOWN OF PARKER SEED MIX 3	SEED			
	VC	541	VINCA MINOR	COMMON PERIWINKLE	4" P.P.			18" o.c.



EISENBERG COMPANY
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016

Address:
**LOT 1 BLOCK 3, PARKER
AUTO PLAZA FILING NO. 1
COUNTY OF DOUGLASS,
STATE OF COLORADO**

Architect Information:

Naos Design Group, LLC
4949 SOUTH SYRACUSE ST. SUITE 460
DENVER, COLORADO 80237
P: 303.759.5777
www.naosdg.com

Kimley»Horn
4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
PH: 303-228-2300

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

SITE PLAN SUBMITTAL

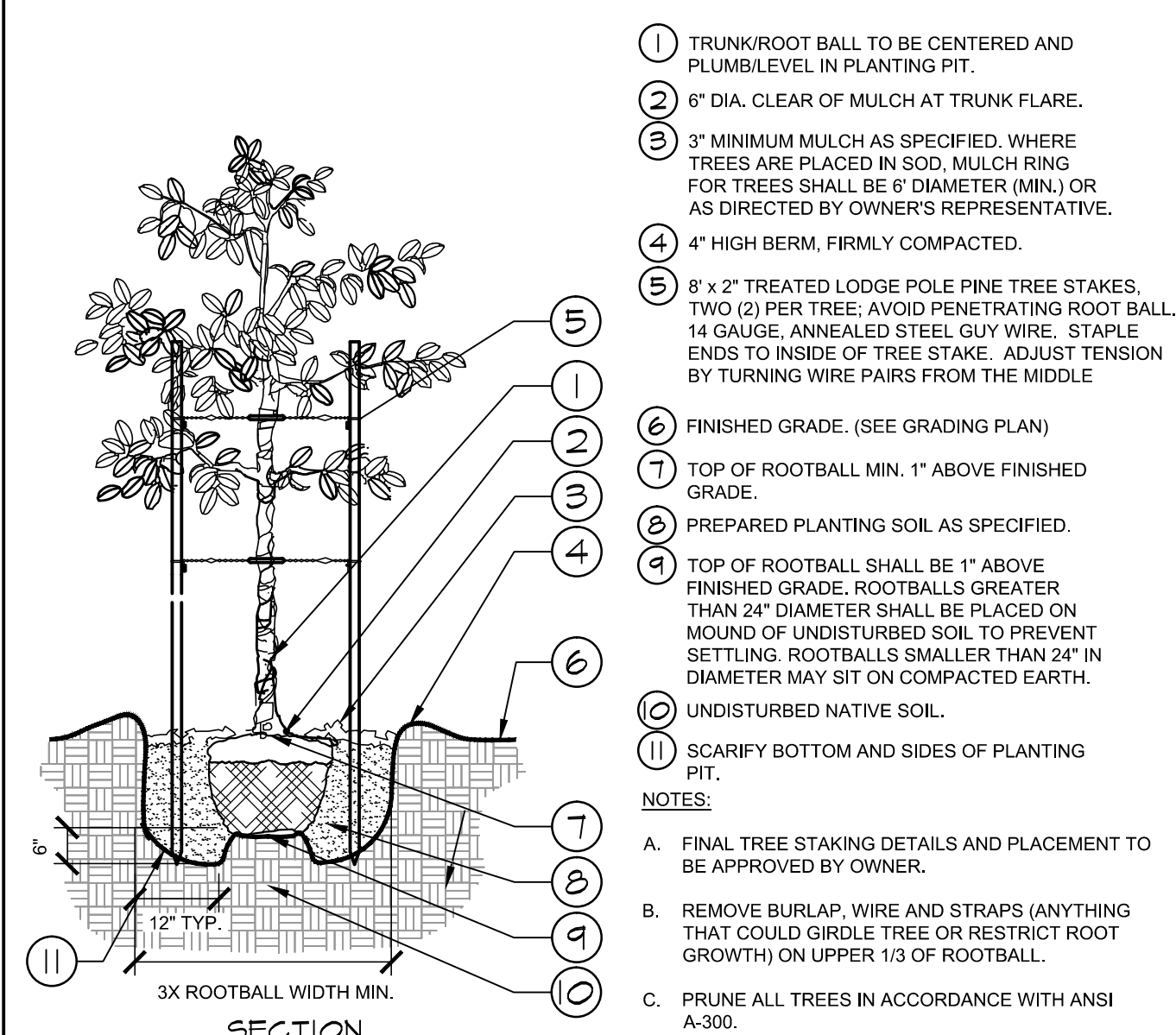
Revisions:

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

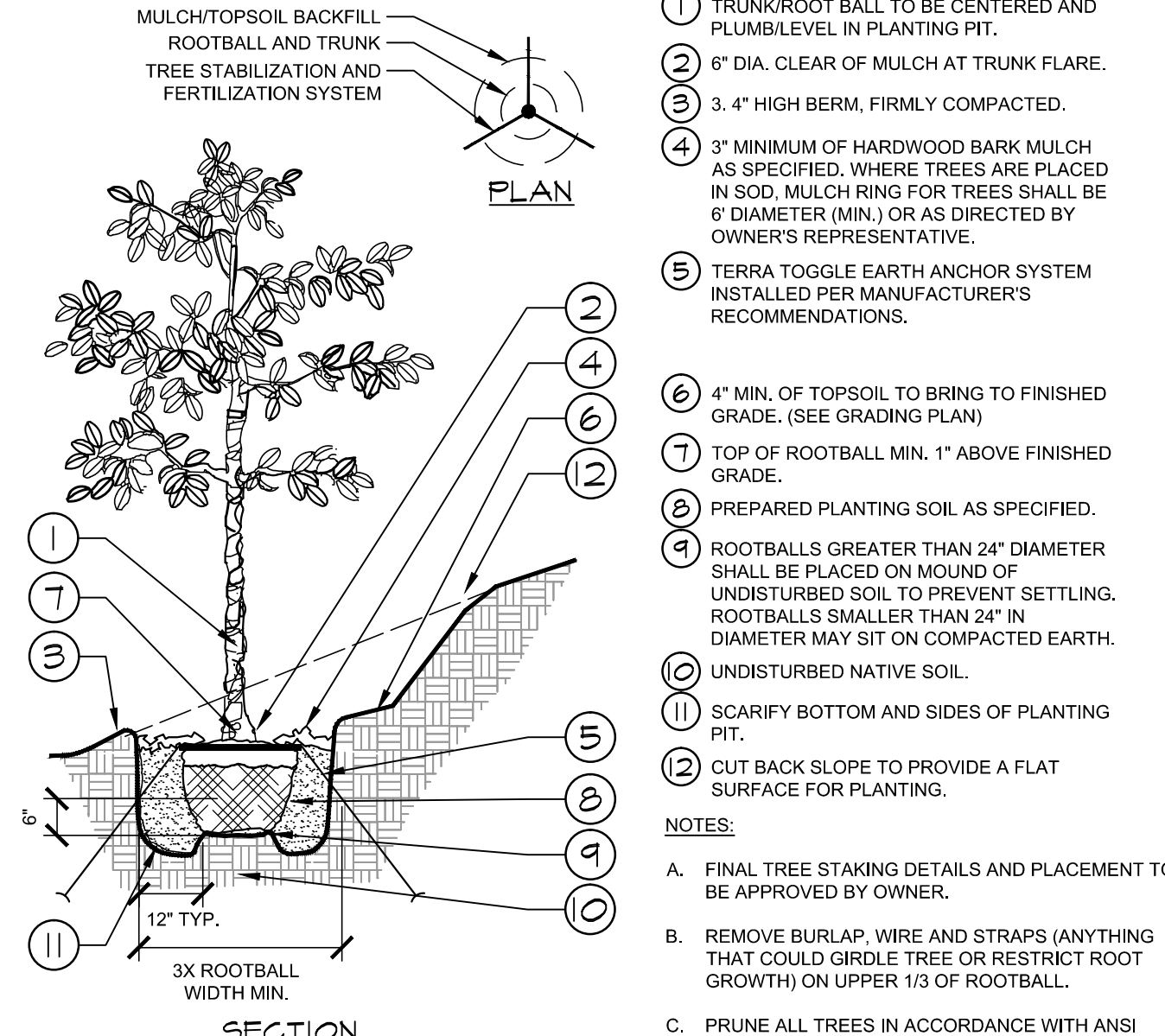
Sheet Title:
**LANDSCAPE NOTES
AND SCHEDULE**

Date: 08/17/2017
Project Number: 096502001
Drawn By: STC

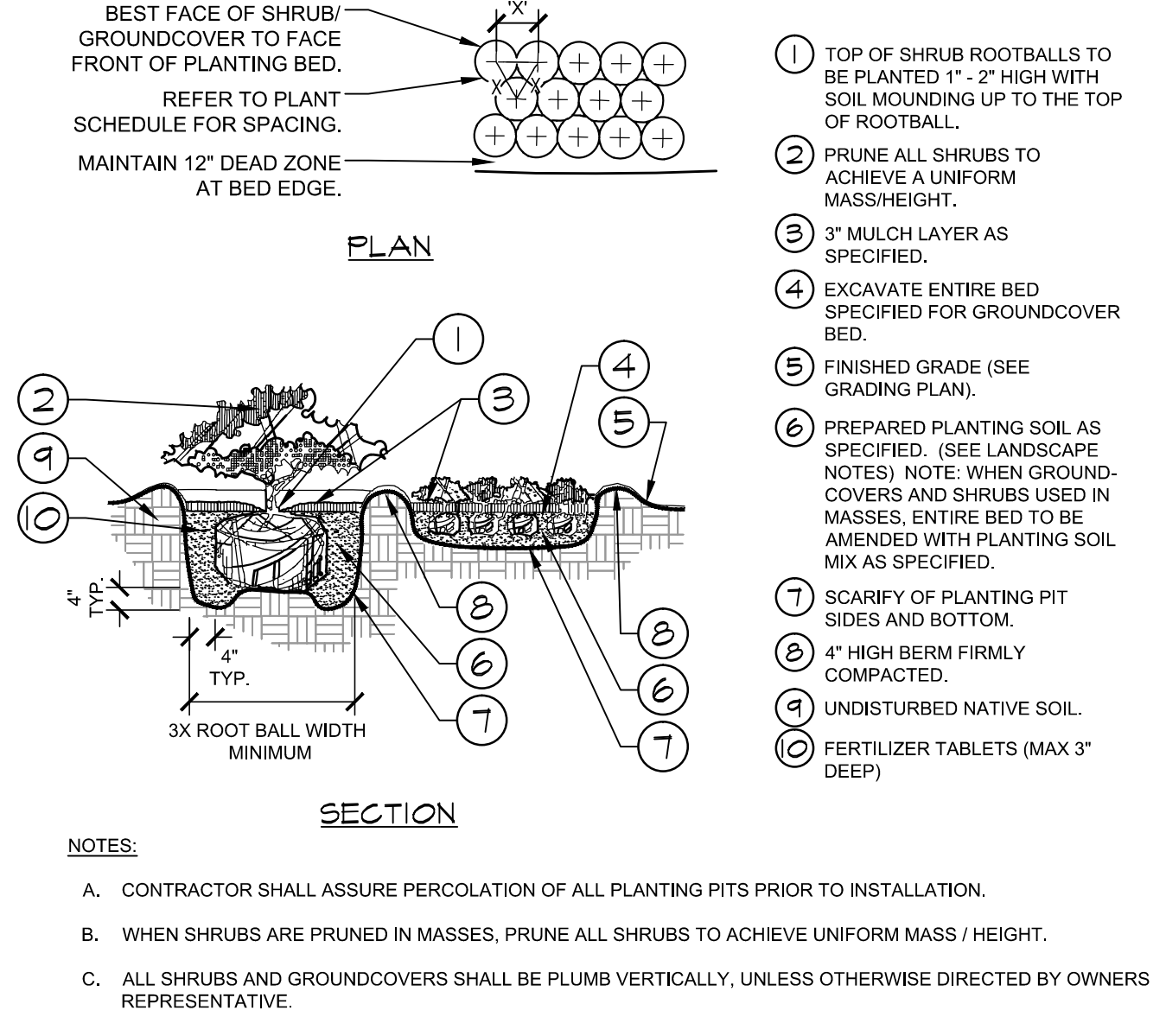
Sheet Number:



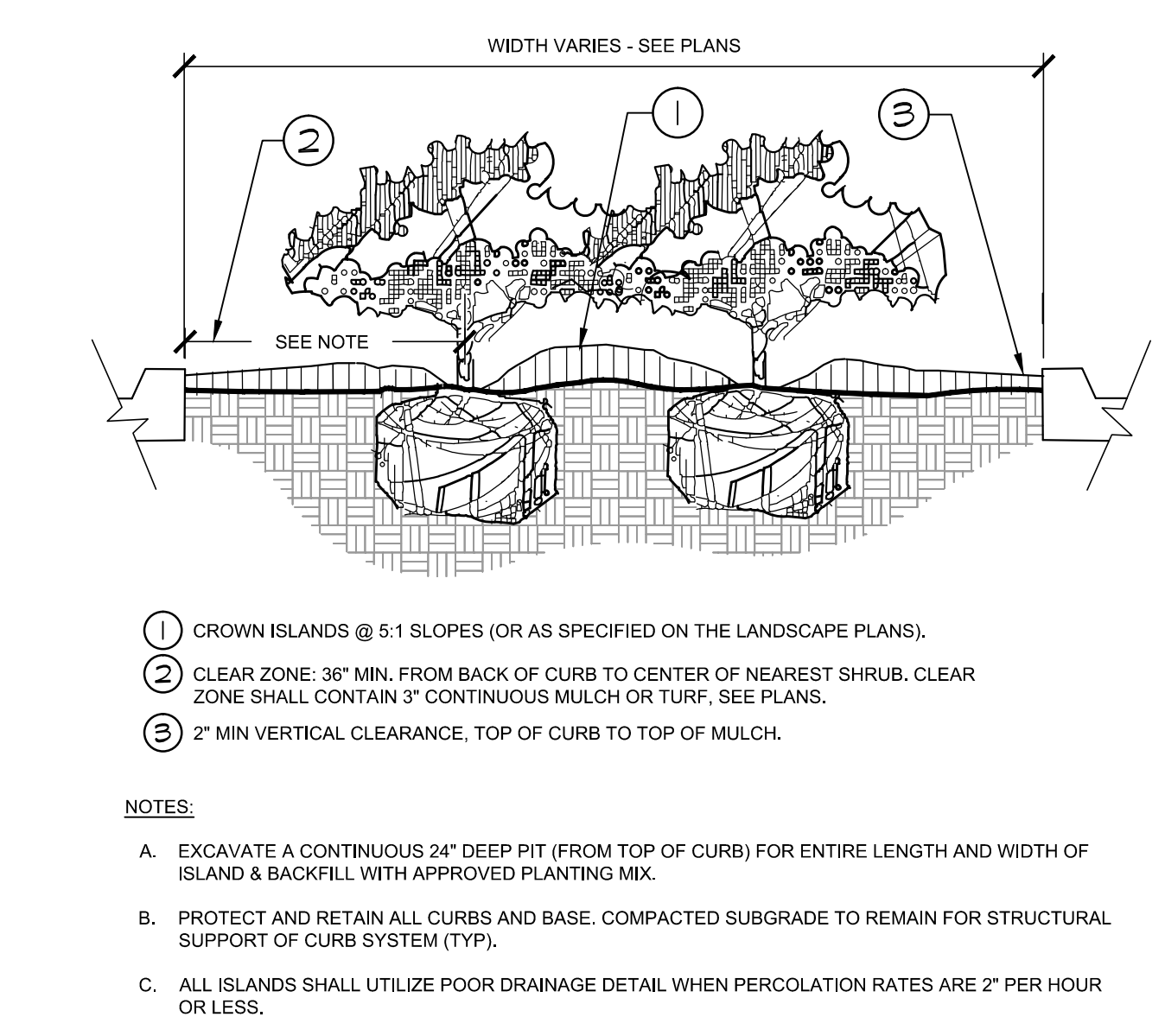
1 TREE PLANTING
SECTION / PLAN
NTS



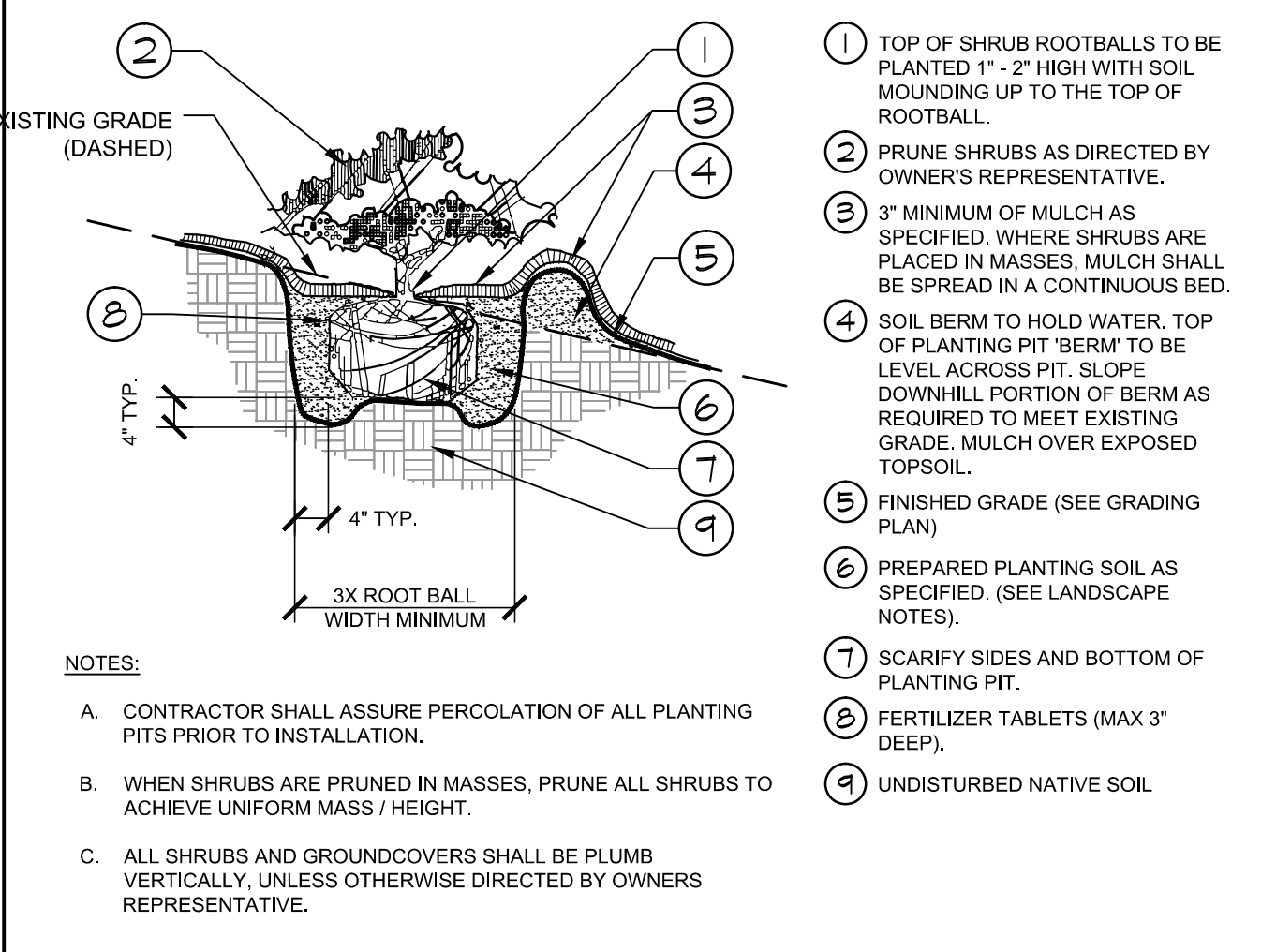
2 TREE PLANTING ON A SLOPE
SECTION / PLAN
NTS



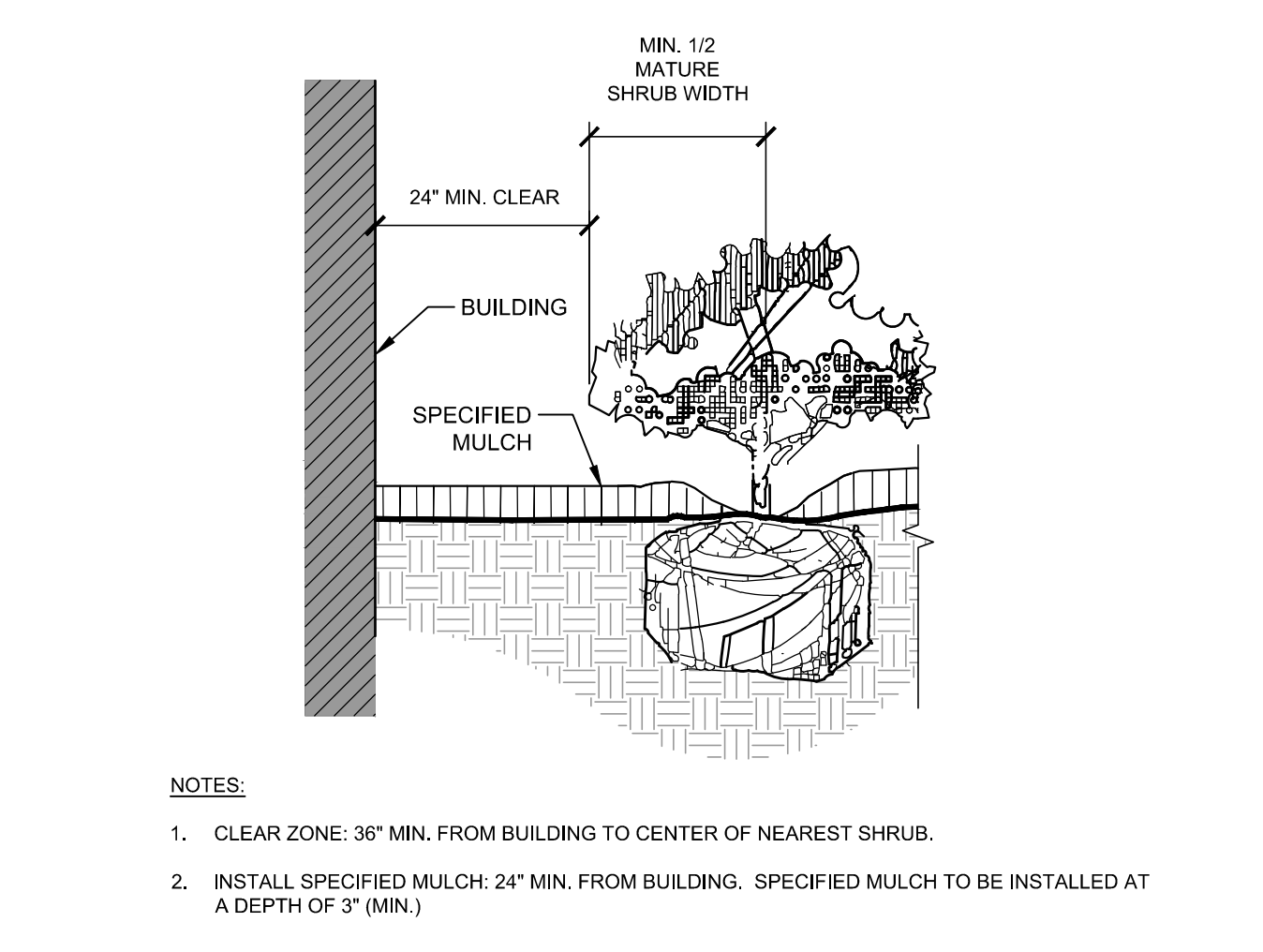
3 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN
NTS



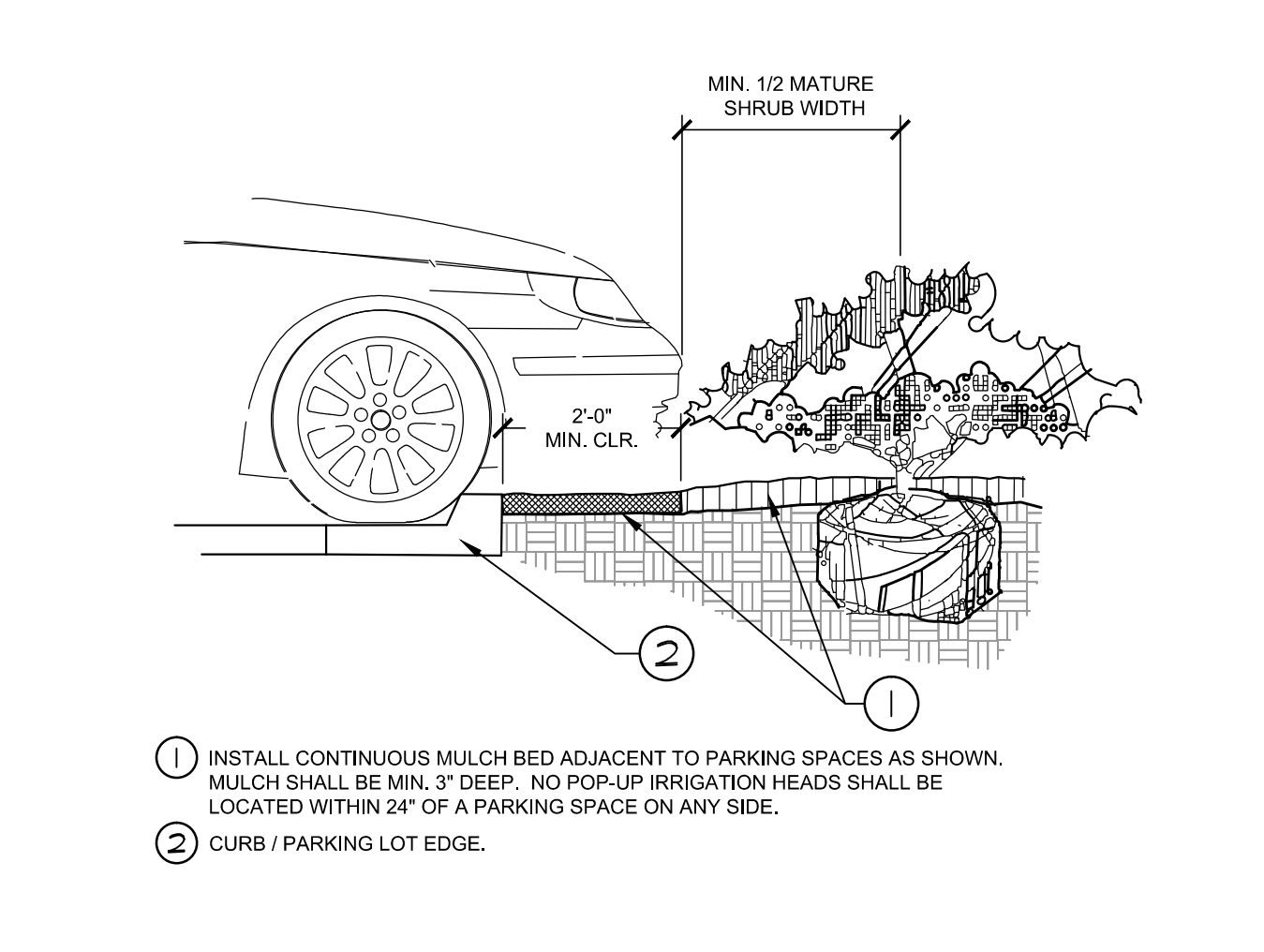
4 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION
NTS



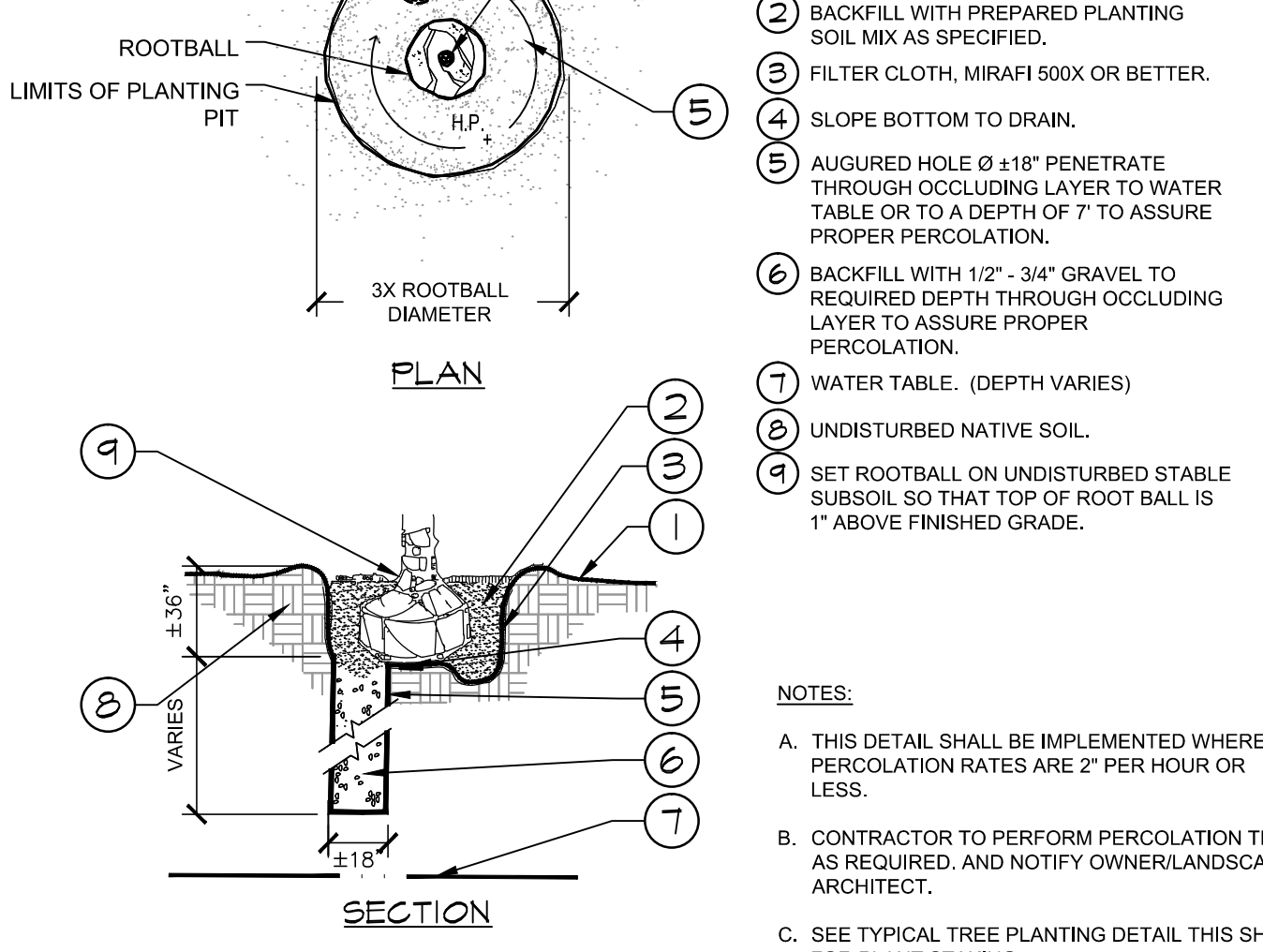
5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION
NTS



6 PLANTINGS ADJACENT TO BUILDINGS
SECTION
NTS



7 PARKING SPACE/CURB PLANTING
SECTION
NTS



8 POOR DRAINAGE CONDITION
SECTION / PLAN
NTS

Eisenberg Company
Full service commercial real estate
EISENBERG COMPANY
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016

Address:
**LOT 1 BLOCK 3, PARKER
AUTO PLAZA FILING NO. 1
COUNTY OF DOUGLASS,
STATE OF COLORADO**

Architect Information:
naos
Naos Design Group, LLC
4949 SOUTH SYRACUSE ST. SUITE 460
DENVER, COLORADO 80237
p) 303.759.5777
www.naosdg.com

Kimley»Horn
4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
PH: 303-228-2300

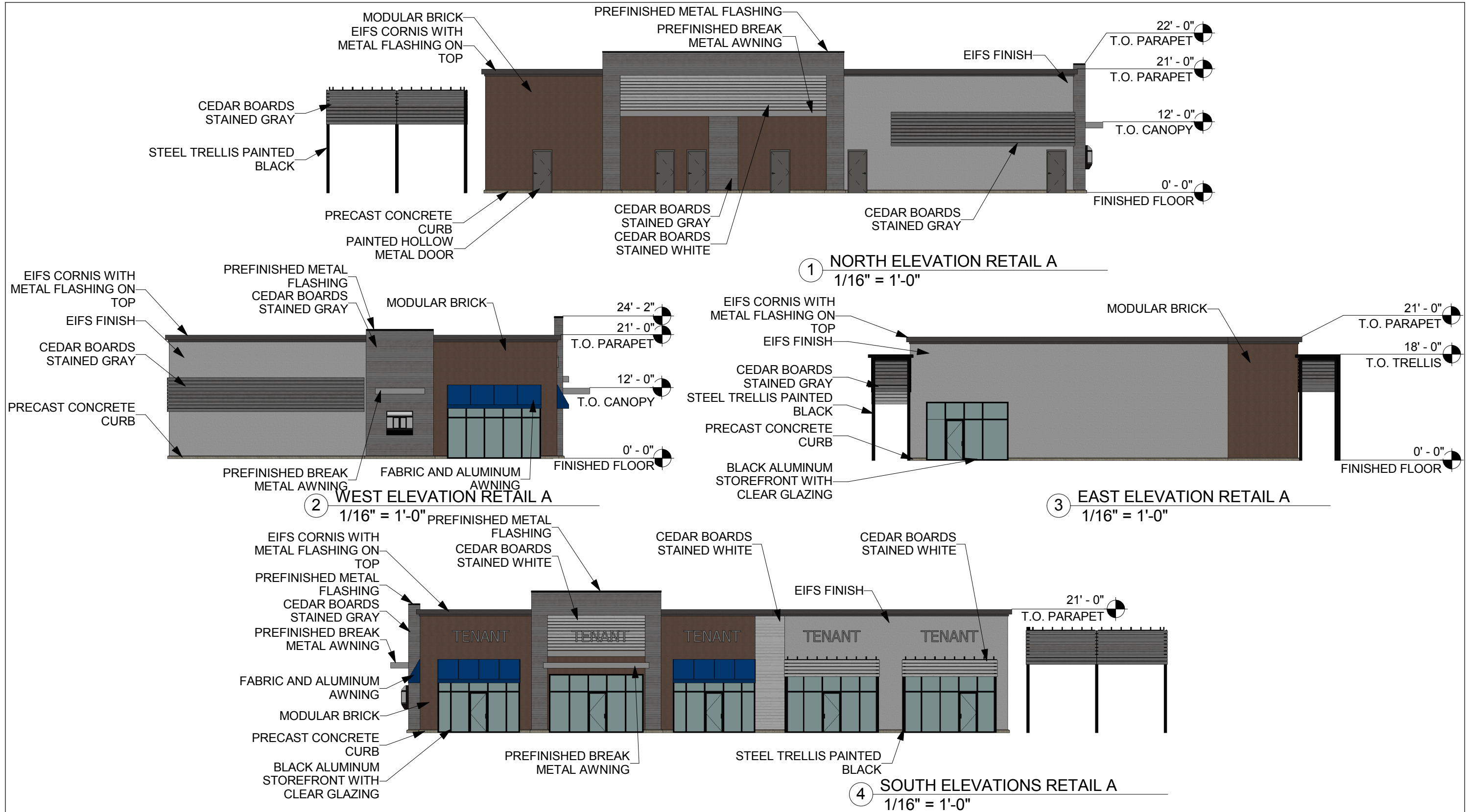
PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

SITE PLAN SUBMITTAL

Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

Sheet Title:
**LANDSCAPE
DETAILS**
Date: 08/17/2017
Project Number: 096502001
Drawn By: STC
Sheet Number:



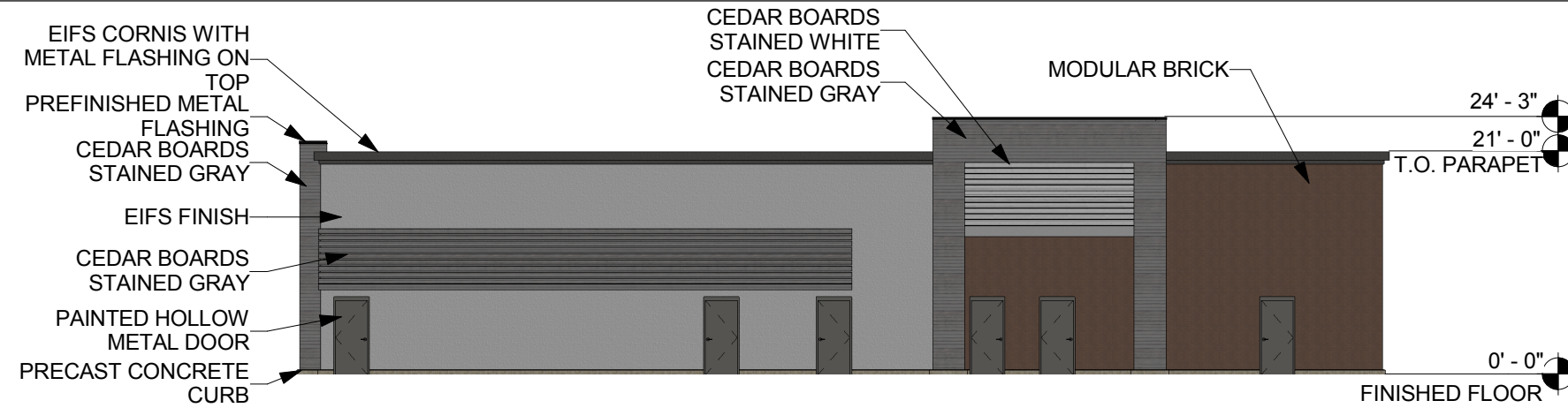
Naos Design Group, LLC
4949 S. SYRACUSE STREET SUITE 460
DENVER, COLORADO 80237
(p) 303.759.5777 (f) 720.360.4281
www.naosdg.com

PARKER AND PINE RETAIL A
SWC PARKER ROAD AND PINE LANE

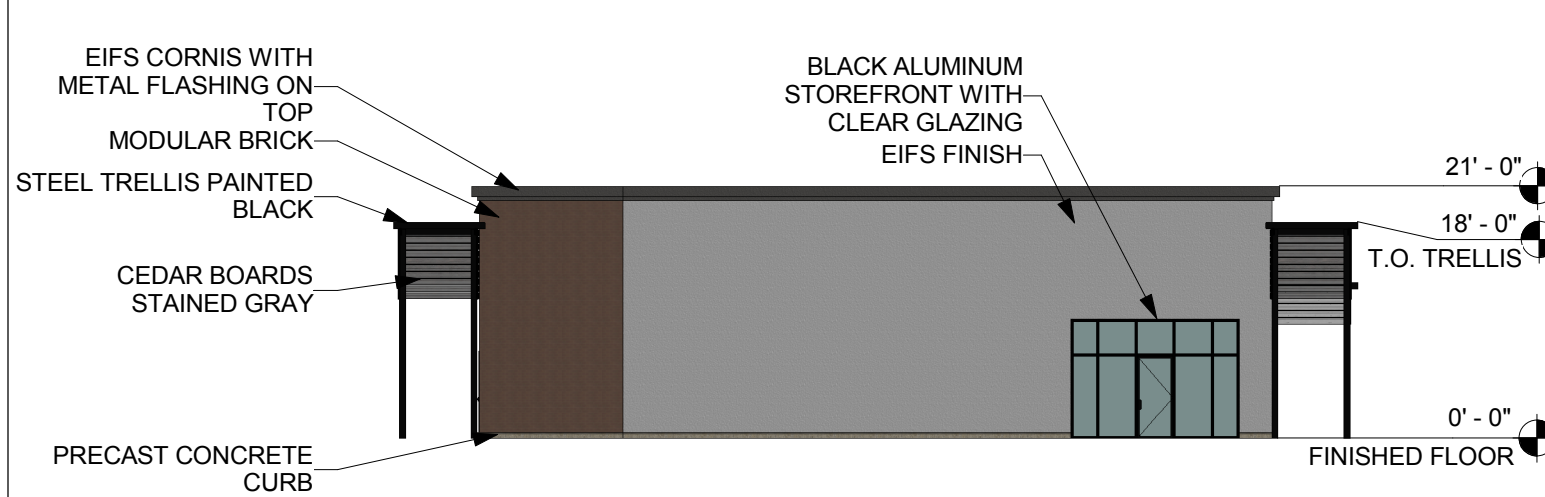
ELEVATIONS 11 of 16

SCALE: 1/16" = 1'-0" JOB #: 2017022 DATE: 08.17.2017

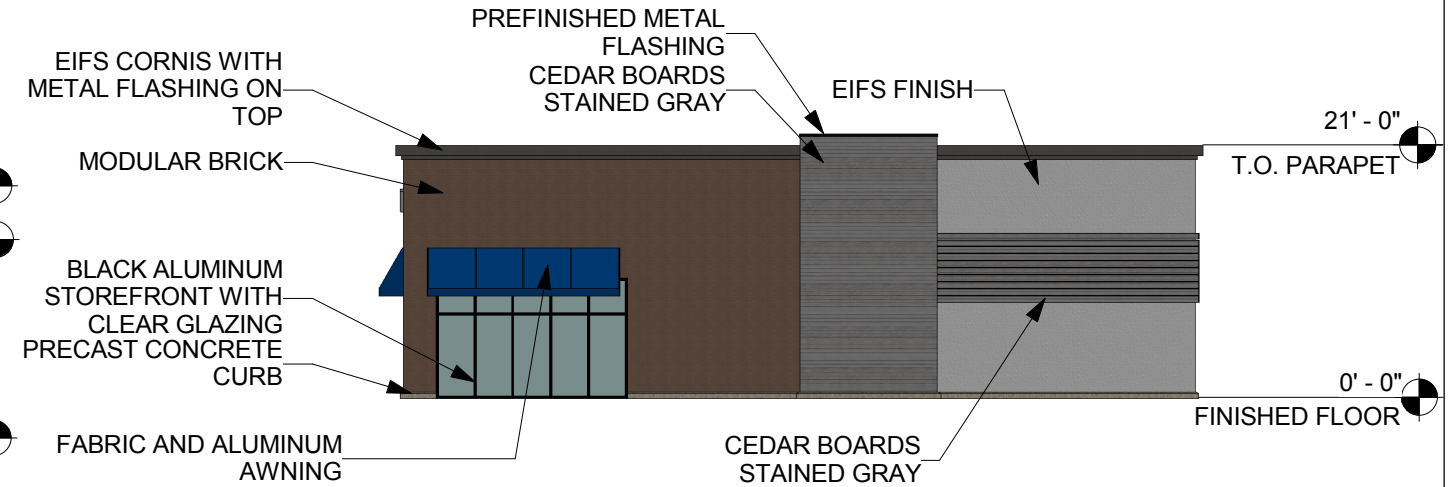
COPYRIGHT © 2017 NAOS DESIGN GROUP, LLC.
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE
REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE,
WITHOUT PRIOR WRITTEN CONSENT FROM NAOS



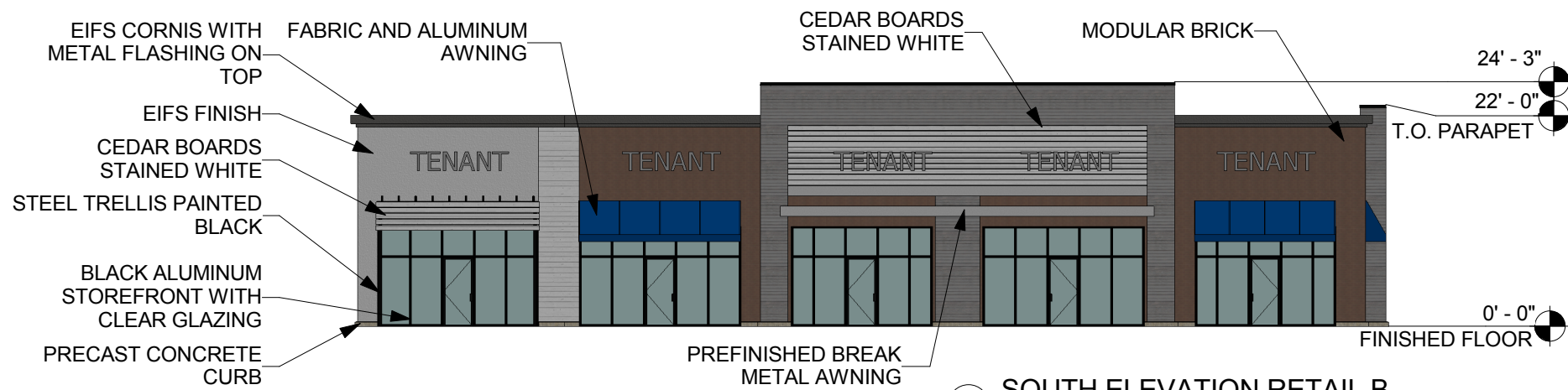
① NORTH ELEVATION RETAIL B
1/16" = 1'-0"



② WEST ELEVATION RETAIL B
1/16" = 1'-0"



③ EAST ELEVATION RETAIL B
1/16" = 1'-0"



④ SOUTH ELEVATION RETAIL B
1/16" = 1'-0"



Naos Design Group, LLC
4949 S. SYRACUSE STREET SUITE 460
DENVER, COLORADO 80237
(p) 303.759.5777 (f) 720.360.4281
www.naosdg.com

PARKER AND PINE RETAIL B
SWC PARKER ROAD AND PINE LANE

ELEVATIONS 12 of 16

SCALE: 1/16" = 1'-0" JOB #: 2017022 DATE: 08.17.2017

COPYRIGHT © 2017 NAOS DESIGN GROUP, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM NAOS.



SOUTH WEST CORNER OF PARKER ROAD AND PINE LANE



Naos Design Group, LLC

4949 S. SYRACUSE STREET SUITE 460
DENVER, COLORADO 80237
(p) 303.759.5777 (f) 720.360.4281
www.naosdg.com

PARKER AND PINE RETAIL

SWC PARKER ROAD AND PINE LANE

RENDERING 13 of 16

SCALE: NONE

JOB #: 2017022 DATE: 08.17.2017

COPYRIGHT © 2017 NAOS DESIGN GROUP, LLC.
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE
REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE,
WITHOUT PRIOR WRITTEN CONSENT FROM NAOS



PARKER ROAD LOOKING NORTH TOWARD PINE LANE



Naos Design Group, LLC

4949 S. SYRACUSE STREET SUITE 460
DENVER, COLORADO 80237
(p) 303.759.5777 (f) 720.360.4281
www.naosdg.com

PARKER AND PINE RETAIL

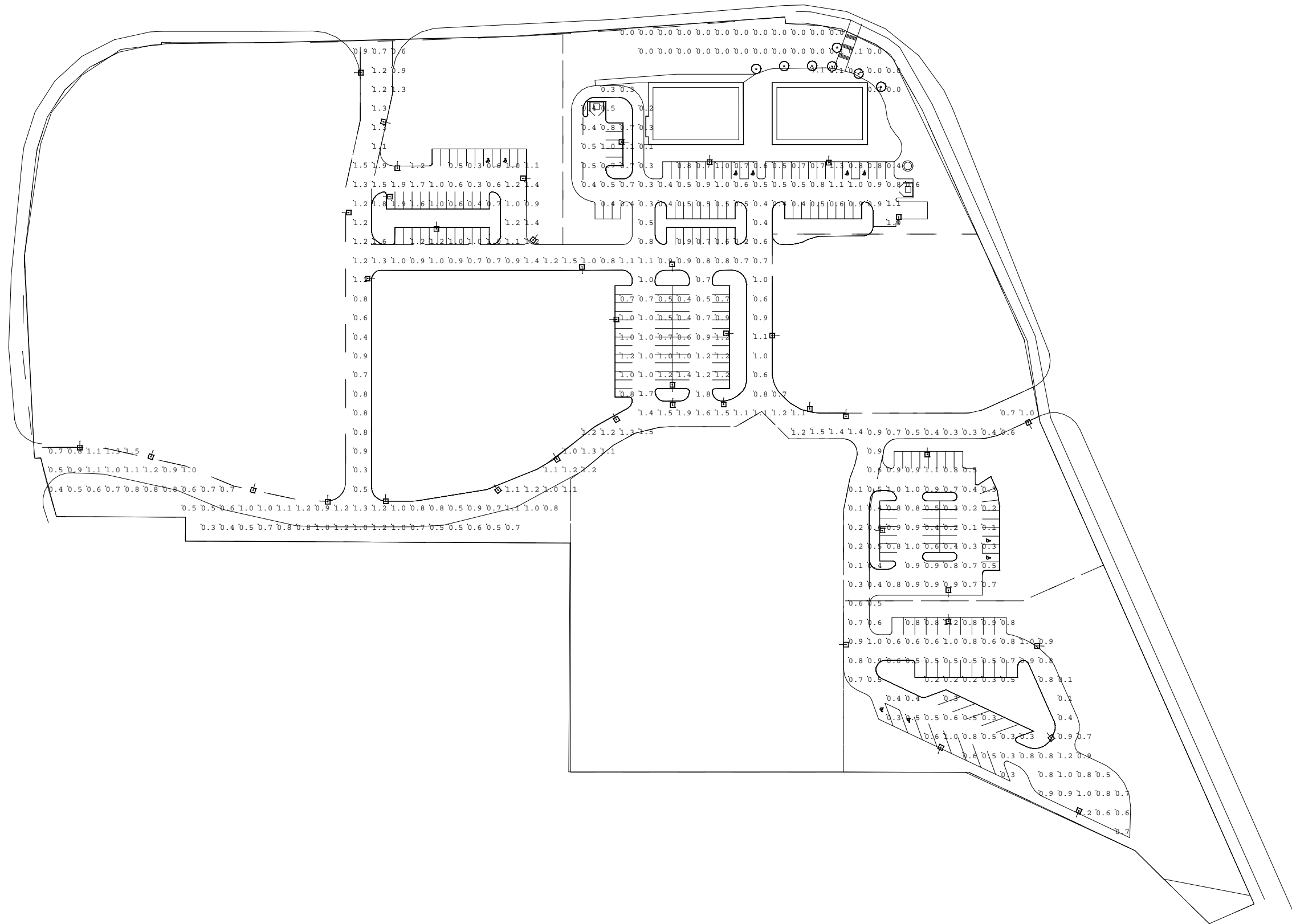
SWC PARKER ROAD AND PINE LANE

RENDERING 14 of 16

SCALE: NONE

JOB #: 2017022 DATE: 08.17.2017

COPYRIGHT © 2017 NAOS DESIGN GROUP, LLC.
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE
REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE,
WITHOUT PRIOR WRITTEN CONSENT FROM NAOS



Naos Design Group, LLC
 4949 S. SYRACUSE STREET SUITE 460
 DENVER, COLORADO 80237
 (p) 303.759.5777 (f) 720.360.4281
 www.naosdg.com

PARKER AND PINE RETAIL
 SWC PARKER ROAD AND PINE LANE

PHOTOMETRIC 16 of 16
 SCALE: NONE JOB #: 2017022 DATE: 08.17.2017

COPYRIGHT © 2017 NAOS DESIGN GROUP, LLC.
 THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE
 REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE,
 WITHOUT PRIOR WRITTEN CONSENT FROM NAOS