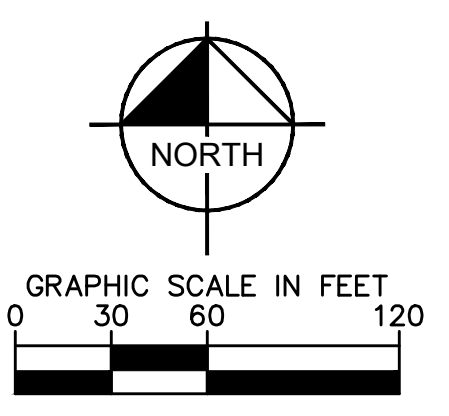
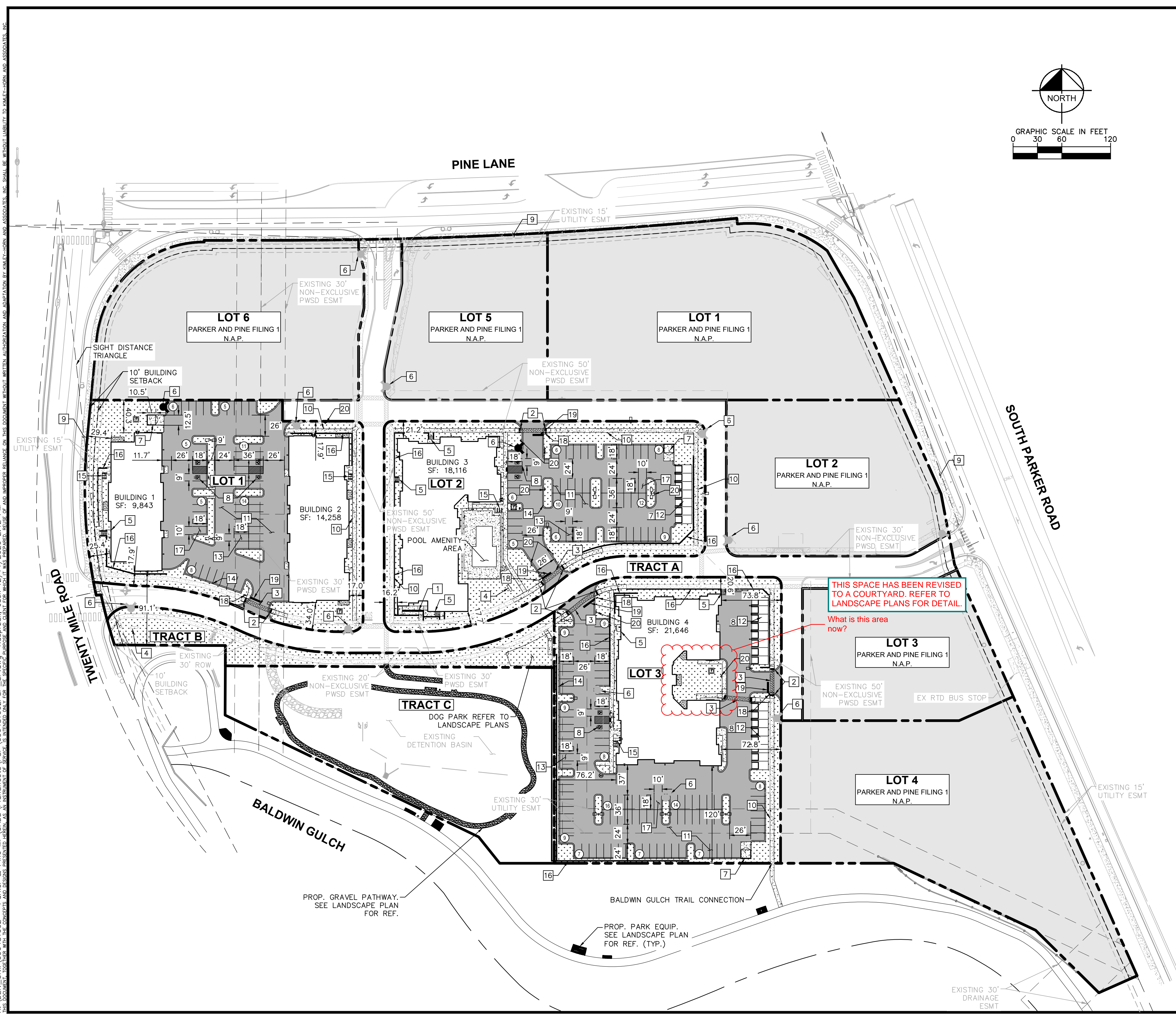


K:\DENV_Civil\096481002_Parker & Pine_Multi-Family_Site_Plan\096481002PSP_SP.dwg - K:\DENV_Civil\096481002PSP_SP.dwg - 12/14/2020 2:12 PM
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

	PROPERTY LINE
	NUMBER OF PARKING SPACES
	ACCESSIBLE PARKING SPACES
	PROPOSED ELECTRICAL TRANSFORMER
	LANDSCAPED AREA
	STANDARD DUTY ASPHALT PAVING
	NOT A PART (N.A.P.)
	EXISTING COLORED CONCRETE
	HEAVY DUTY CONCRETE
	PROPOSED GRAVEL PATHWAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB AND GUTTER

- KEY NOTES**
- 1 PROPOSED ADA ACCESSIBLE SIDEWALK RAMP
 - 2 PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
 - 3 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
 - 4 PROPOSED MONUMENT SIGN.
 - 5 PROPOSED PRIVATE STAIRWAY. WIDTH PER PLAN
 - 6 EXISTING/PROPOSED FIRE HYDRANT.
 - 7 PROPOSED TRASH ENCLOSURE.
 - 8 PROPOSED ADA PARKING STALLS.
 - 9 EXISTING 8' CONCRETE SIDEWALK.
 - 10 PROPOSED 5' CONCRETE SIDEWALK.
 - 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
 - 12 DETACHED GARAGE. PARKING COUNT PER PLAN.
 - 13 PROPOSED STANDARD 9'X18" PARKING STALL
 - 14 PROPOSED STANDARD CURB AND GUTTER
 - 15 PROPOSED 6 STALL BICYCLE PARKING
 - 16 PROPOSED RETAINING WALL
 - 17 PROPOSED ISLAND ADJACENT 10'X18" PARKING STALL
 - 18 PROPOSED STOP SIGN R-1
 - 19 PROPOSED STOP BAR
 - 20 PROPOSED NO PARKING - FIRE LANE SIGN R8-31

- NOTES:**
1. ALL LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS.
 2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A PUBLIC RIGHT OF WAY.
 3. LOCATION OF TRASH RECEPTACLES SHALL BE SCREENED BY A SOLID SCREEN FENCE SURROUNDING AT LEAST 3 SIDES OF THE CONTAINER.

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
 DRAWN BY: JRK
 CHECKED BY: DLS
 DATE: 12/14/20

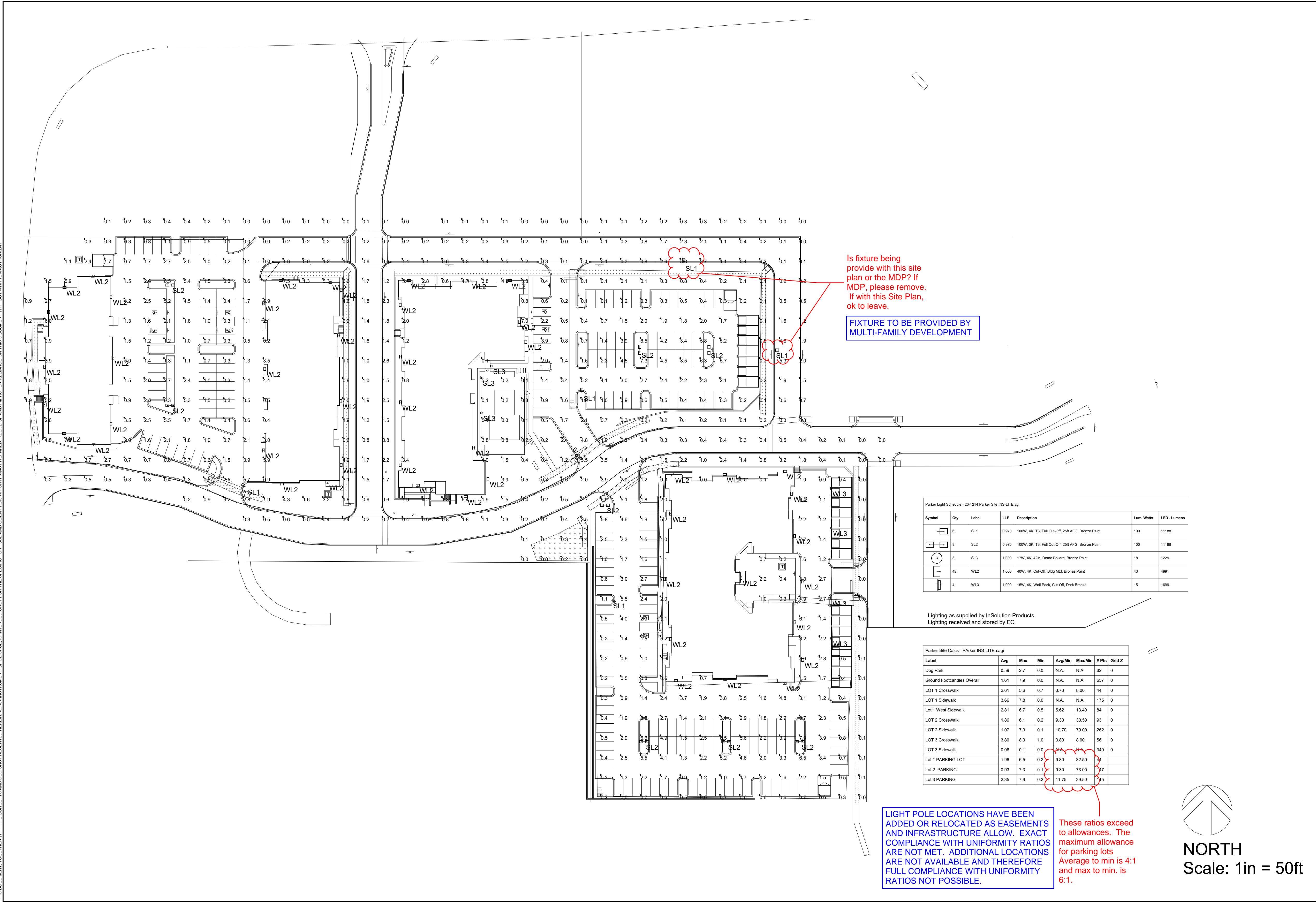
PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 OVERALL SITE PLAN

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

PROJECT NO.
 096481002

DRAWING NAME
 096481002PSP_SP

W:\m\h\com\m\den\1DEN_Civil\096481002_Parker & Pine MEI Project Files\Site-out\Client - Corbett\2020_1209 CAD Files\096481002_TB_SP.dwg, Keszrak Jack
 THIS DOCUMENT TOGETHER WITH THE COMPLETE SET OF DRAWINGS IS THE PROPERTY OF IN SOLUTION LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF IN SOLUTION LLC.



Is fixture being provide with this site plan or the MDP? If MDP, please remove. If with this Site Plan, ok to leave.

FIXTURE TO BE PROVIDED BY MULTI-FAMILY DEVELOPMENT

Parker Light Schedule - 201214 Parker Site INS-LITE.dwg

Symbol	Qty	Label	LF	Description	Lum. Watts	LED - Lumens
□	6	SL1	0.970	100W, 4K, T3, Full Cut-Off, 250' AFG, Bronze Paint	100	11186
□	4	SL2	0.970	100W, 3K, T3, Full Cut-Off, 250' AFG, Bronze Paint	100	11186
○	3	SL3	1.000	11W, 4K, 42in, Dome Bottom, Bronze Paint	18	1229
□	49	WL2	1.000	40W, 4K, Cut-Off, Big Mid, Bronze Paint	43	4991
□	4	WL3	1.000	15W, 4K, Wall Pack, Cut-Off, Dark Bronze	15	1699

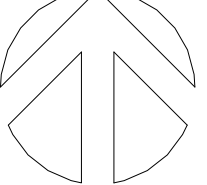
Lighting as supplied by InSolution Products.
Lighting received and stored by EC.

Parker Site Calcs - Parker INS-LITE.dwg

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Grid Z
Dog Park	0.59	2.7	0.0	N.A.	N.A.	62	0
Ground Footcandle Overall	1.61	7.9	0.0	N.A.	N.A.	657	0
LOT 1 Crosswalk	2.61	5.6	0.7	3.73	8.00	44	0
LOT 1 Sidewalk	3.66	7.8	0.0	N.A.	N.A.	175	0
Lot 1 West Sidewalk	2.81	6.7	0.5	5.62	13.40	84	0
LOT 2 Crosswalk	1.86	6.1	0.2	9.30	30.50	93	0
LOT 2 Sidewalk	1.07	7.0	0.1	10.70	70.00	262	0
LOT 3 Crosswalk	3.80	8.0	1.0	3.80	8.00	56	0
LOT 3 Sidewalk	0.06	0.1	0.0	N.A.	N.A.	340	0
Lot 1 PARKING LOT	1.96	6.5	0.2	9.80	32.50	34	0
Lot 2 PARKING	0.93	7.3	0.1	9.30	73.00	97	0
Lot 3 PARKING	2.35	7.9	0.2	11.75	39.50	95	0

LIGHT POLE LOCATIONS HAVE BEEN ADDED OR RELOCATED AS EASEMENTS AND INFRASTRUCTURE ALLOW. EXACT COMPLIANCE WITH UNIFORMITY RATIOS ARE NOT MET. ADDITIONAL LOCATIONS ARE NOT AVAILABLE AND THEREFORE FULL COMPLIANCE WITH UNIFORMITY RATIOS NOT POSSIBLE.

These ratios exceed to allowances. The maximum allowance for parking lots Average to min is 4:1 and max to min. is 6:1.


NORTH
Scale: 1in = 50ft

PARKER AND PINE FILING NO. 2 LOTS 1-3
MULTI-FAMILY SITE LIGHTING CALCS
PARKER, CO

PROJECT NO.
096481002
DRAWING NAME
096481002_TB_SP
07 OF 45

NO.	REVISION	BY	DATE	APPR.

InSolution LLC
5157 E 64th St
Suite C
Indianapolis, IN 46220
317-372-4947
jim.nage@insolutionproducts.com

Lighting Designed by Jpage
Lighting Checked by Jpage
Lighting Checked by Jpage
Date: 12/14/2020

krmley-horn.com\dm11DEN_Civil\096481002 - Parker & Pine MFJ_Protect Files\Xfer-out\Clien - Garrett\2020_1209 CAD Files\X096481002TB_SP.dwg_Kaspzak_Jack



Mpulse
AREA LIGHT

A stunning blend of performance, value and aesthetics, the MPulse Area Light is available in a wide range of lumens packages to address a variety of outdoor lighting needs. The Area Light can be combined with a 4.5' architectural grade LED luminaire to create a total solution for commercial, municipal, retail, education, and hospitality applications. Custom visual comfort optics distribute light through a non-polluted light source that creates uniform, non-glaring illumination with minimal glare. The high-performance 500-watt luminaire delivers a minimum of 100 lumens per watt, providing significant energy savings while remaining durable in the field.

PERFORMANCE:

- Available in lumens packages ranging from 10,000lm to 30,000lm
- Calculated lumens maintenance factor of 0.90x (L80)
- 40,000-hour lifespan at 25°C
- 100-277V dimming standard. 347-480V options available
- 50W output (luminaire included)

CONSTRUCTION:

- Die Cast Aluminum Housing
- Tempered Glass
- 12" Dia. x 3" deep standard

MOUNTING:

- Standard and, optional, recessed, and 2" x 3" square bracket options available

ENVIRONMENT:

- UL94V-0 flame retardant
- IP65 for use in wet locations in US, standards and IP66 rated, elsewhere in the world

PHOTOMETRICS:

- All IES files available
- 30-year standard warranty

WARRANTY:

- 30-year standard warranty

CONTROL OPTIONS:

- Photocontrol (300-377V)
- Dimmable motion sensor with photocontrol (requires RMRC 100 remote control to program)

INSTALLATION:

- 1/2" threaded conduit hole in the center of the back housing
- 1/2" threaded conduit hole, one on each side of the back housing and 2" on the top of the housing
- Back in need helps ensure straight mounting

ORDER STRUCTURE

FAMILY	WATTAGE	VOLTAGE	STANDARD TOP	CCCT	FINISH	OPTIONAL
MPulse Area Light	50W	100-277V	12" Dia. x 3" deep	3000K	Black Bronze	Photocontrol, Dimmable, Motion Sensor, 347-480V, 50W output

ACCESSORY

ORDER CODE	MODEL NUMBER	DESCRIPTION	PRICE
104799	RMRC-100	REMOTE CONTROL FOR DIMMABLE PRODUCTS RANGE XPT RECOILS, NO BACKLIGHT	

POLE MOUNTED LUMINAIRES ARE 25 FEET ABOVE FINISHED GRADE. BUILDING MOUNTED LIGHTING IS 15 FEET ABOVE FINISHED GRADE.

Please label the cut sheets as to what abbreviation goes to which light fixture.



Luminaire Schedule - 20-1214 Parker INS-LITE

Symbol	Qty	Label	Description	Lum. Watts	LED Lumens
[Symbol]	6	SL1	100W, 4K, T3, Full Cut-Off, 25R AFG, Bronze Paint	100	11188
[Symbol]	8	SL2	100W, 3K, T3, Full Cut-Off, 25R AFG, Bronze Paint	100	11188
[Symbol]	3	SL3	17W, 4K, 42in, Dome Bollard, Bronze Paint	18	1229
[Symbol]	49	WL2	40W, 4K, Cut-Off, Bldg Mtd, Bronze Paint	43	4991
[Symbol]	4	WL3	15W, 4K, Wall Pack, Cut-Off, Dark Bronze	15	1699

ADDRESSED
Please add a column for the height of each fixture on the property.



PATHMAX™ LED BOLLARDS
CLASSIC SERIES DOME TOP

PRODUCT DESCRIPTION:
The round Classic LED Bollard is an economical and energy efficient choice for lighting walkways, plazas and other pedestrian areas in commercial and residential applications.

FEATURES:

- 100-277V dimming capability
- Dimming driver standard
- CR-60
- 10 year warranty
- Up to 50,000-hour L70 lifetime, TM21 standards @ 25°C

CONSTRUCTION:

- Extruded Aluminum housing
- Clear Polycarbonate lens
- An optional GFCI can be installed and centered 12" from the top of the bollard

ENVIRONMENT:

- GSA Group for wet locations
- IP65 rated fixture system

INSTALLATION:

- Flush Mounting Base with Vertical Resistant Strips
- Installation kit with 4" Anchor Bolt included

WARRANTY:

- 30-year standard warranty

Warranty Limitation: Product must be used for the application per the Product Data Sheet (PDS), operated at 100% in ambient of 25°F to 104°F.

WALLMAX™ THIN CUT OFF
WP-AD SERIES

PRODUCT DESCRIPTION:
The round Classic LED Bollard is an economical and energy efficient choice for lighting walkways, plazas and other pedestrian areas in commercial and residential applications.

FEATURES:

- 100-277V dimming capability
- Dimming driver standard
- CR-60
- 10 year warranty
- Up to 50,000-hour L70 lifetime, TM21 standards @ 25°C

CONSTRUCTION:

- Extruded Aluminum housing
- Clear Polycarbonate lens
- An optional GFCI can be installed and centered 12" from the top of the bollard

ENVIRONMENT:

- GSA Group for wet locations
- IP65 rated fixture system

INSTALLATION:

- Flush Mounting Base with Vertical Resistant Strips
- Installation kit with 4" Anchor Bolt included

WARRANTY:

- 30-year standard warranty

Warranty Limitation: Product must be used for the application per the Product Data Sheet (PDS), operated at 100% in ambient of 25°F to 104°F.

PARKER AND PINE FILING NO. 2 LOTS 1-3
MULTI-FAMILY SITE LIGHTING DETAILS
PARKER, CO

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT NO.
096481002
DRAWING NAME
X096481002TB_SP
08 OF 45

InSolution LLC
1015 North
State Street
Indianapolis, IN 46220
317-572-4947
jim.ragsdale@insolutionproducts.com

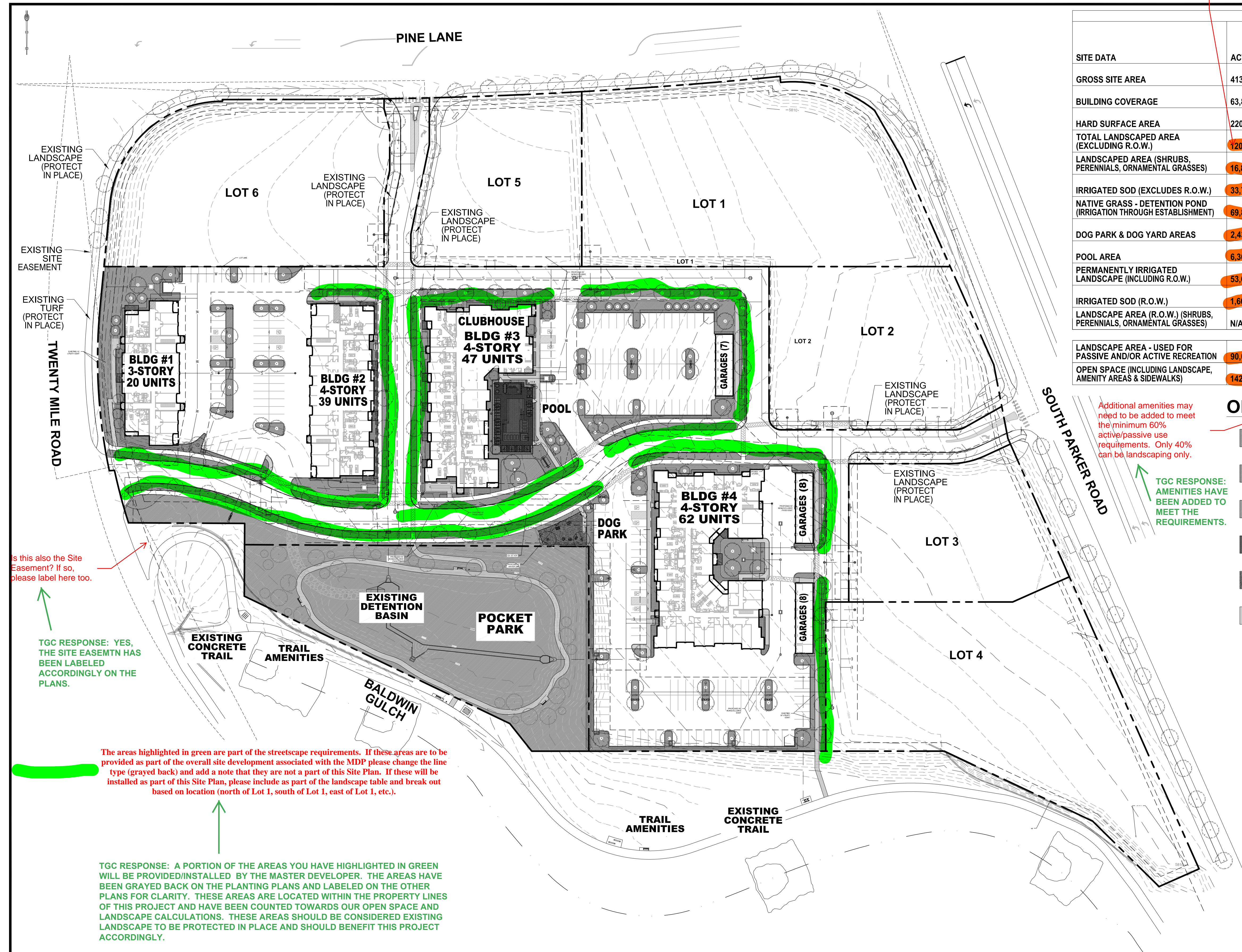
Lighting Designed by Jago
Lighting Drawn by Jago
Lighting Checked by Jago
Date: 12/14/2020

TGC RESPONSE: TABLE HAS BEEN REVISED FOR CLARITY AS REQUESTED.

There are a lot of landscape numbers in this table. Please break these down further by explaining what is included in the overall landscape numbers and what is in addition. An example could be:
 Open Space/Landscaping 186,091
 - Landscaping 120,472
 - Dog Park 2,432
 etc.

I am still unsure of how much landscaping has been provided and if the minimum standards are required.

TGC RESPONSE: TABLE HAS BEEN UPDATED FOR CLARITY.



SITE DATA TABLE						
SITE DATA	ACTUAL SF	MIN. AREA SF REQUIRED	% REQUIRED	% MAX.	% PROVIDED	CY COMPOST REQ'D @ 3/1000 SF
GROSS SITE AREA	413,536	N/A	N/A	N/A	100%	N/A
BUILDING COVERAGE	63,863	N/A	N/A	N/A	15.5%	N/A
HARD SURFACE AREA	220,405	N/A	N/A	N/A	53.2%	N/A
TOTAL LANDSCAPED AREA (EXCLUDING R.O.W.)	120,472	N/A	N/A	N/A	29.1%	SEE BELOW
LANDSCAPED AREA (SHRUBS, PERENNIALS, ORNAMENTAL GRASSES)	16,836	N/A	N/A	N/A	N/A	SEE BELOW
IRRIGATED SOD (EXCLUDES R.O.W.)	33,781	N/A	N/A	N/A	8.1%	N/A
NATIVE GRASS - DETENTION POND (IRRIGATION THROUGH ESTABLISHMENT)	69,855	N/A	N/A	N/A	N/A	175
DOG PARK & DOG YARD AREAS	2,432	N/A	N/A	N/A	.8%	N/A
POOL AREA	6,364	N/A	N/A	N/A	1.6%	N/A
PERMANENTLY IRRIGATED LANDSCAPE (INCLUDING R.O.W.)	53,682	N/A	N/A	N/A	N/A	161
IRRIGATED SOD (R.O.W.)	1,660	N/A	N/A	N/A	N/A	N/A
LANDSCAPE AREA (R.O.W.) (SHRUBS, PERENNIALS, ORNAMENTAL GRASSES)	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL CY OF COMPOST: 325						
LANDSCAPE AREA - USED FOR PASSIVE AND/OR ACTIVE RECREATION	90,000	111,655	60% OF TOTAL LANDSCAPE AREA	N/A	48%	N/A
OPEN SPACE (INCLUDING LANDSCAPE, AMENITY AREAS & SIDEWALKS)	142,831	186,092	45%	N/A	35%	N/A

OPEN SPACE EXHIBIT LEGEND:

- IRRIGATED SOD: (EXCLUDES ROW) 33,781 SQ. FT.
- LANDSCAPED AREA: (SHRUBS, PERENNIALS, ORNAMENTAL GRASSES) 16,836 SQ. FT.
- NATIVE GRASS: (DETENTION BASIN TEMP-IRRIGATED) 69,855 SQ. FT.
- POOL AREA: 3,561 SQ. FT.
- DOG PARK & DOG: YARD AREAS 2,432 SQ. FT.
- SIDEWALKS & TRAILS: 16,366 SQ. FT.

Additional amenities may need to be added to meet the minimum 60% active/passive use requirements. Only 40% can be landscaping only.

TGC RESPONSE: AMENITIES HAVE BEEN ADDED TO MEET THE REQUIREMENTS.

Is this also the Site Easement? If so, please label here too.

TGC RESPONSE: YES, THE SITE EASEMENT HAS BEEN LABELED ACCORDINGLY ON THE PLANS.

The areas highlighted in green are part of the streetscape requirements. If these areas are to be provided as part of the overall site development associated with the MDP please change the line type (grayed back) and add a note that they are not a part of this Site Plan. If these will be installed as part of this Site Plan, please include as part of the landscape table and break out based on location (north of Lot 1, south of Lot 1, east of Lot 1, etc.).

TGC RESPONSE: A PORTION OF THE AREAS YOU HAVE HIGHLIGHTED IN GREEN WILL BE PROVIDED/INSTALLED BY THE MASTER DEVELOPER. THE AREAS HAVE BEEN GRAYED BACK ON THE PLANTING PLANS AND LABELED ON THE OTHER PLANS FOR CLARITY. THESE AREAS ARE LOCATED WITHIN THE PROPERTY LINES OF THIS PROJECT AND HAVE BEEN COUNTED TOWARDS OUR OPEN SPACE AND LANDSCAPE CALCULATIONS. THESE AREAS SHOULD BE CONSIDERED EXISTING LANDSCAPE TO BE PROTECTED IN PLACE AND SHOULD BENEFIT THIS PROJECT ACCORDINGLY.



DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 12/14/20

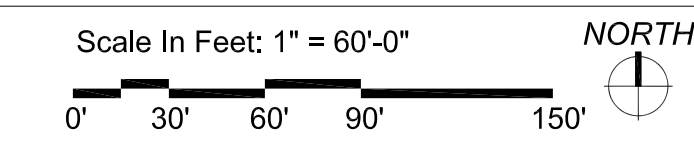
PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 OPEN SPACE EXHIBIT

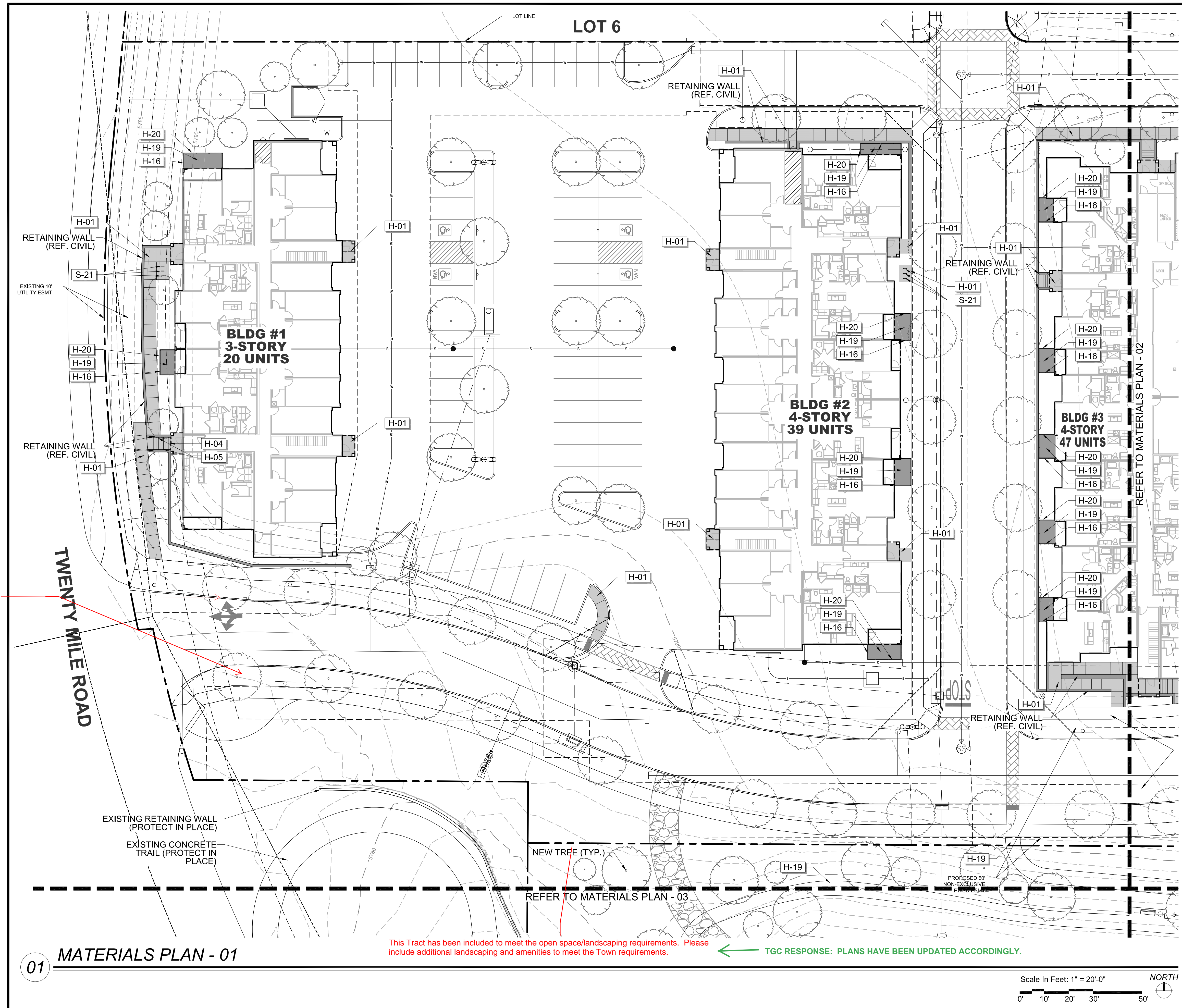
PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.
 Nicholas Allen Smith
 Registered Landscape Architect of the State of COLORADO
 Registration Number: 1436

NOT FOR CONSTRUCTION
 PROJECT NO. 096481002

01

OPEN SPACE EXHIBIT





REFERENCE NOTES SCHEDULE

SYMBOL	HARDSCAPE DESCRIPTION
H-01	CONCRETE PAVING - SIDEWALK
H-02	CONCRETE PAVING - POOL DECK
H-04	CONCRETE STEPS
H-05	METAL HANDRAIL
H-06	POOL, TO MEET ALL APPLICABLE ADA AND POOL CODES, 1,150 SQ. FT.
H-07	HOT TUB, AT GRADE, 9' X 9'
H-08	METAL POOL HANDRAIL
H-09	POOL COPING - CONCRETE TO MATCH POOL DECK
H-10	CABANAS, PREFAB METAL WITH CANVAS TOP & SIDES
H-11	OUTDOOR KITCHEN TO INCLUDE 2 GAS GRILLS, SINK AND UNDER COUNTER REFRIGERATOR. CMU WITH STONE VENEER TO MATCH BUILDING. (COORDINATE GAS, WATER AND ELECTRICAL WITH MEP AND CIVIL)
H-12	TUBE STEEL SHADE STRUCTURE WITH STANDING SEAM METAL ROOF (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
H-13	FIRE TABLE - NATURAL GAS, BROWN JORDAN FIRES 12"-18" HT. (COORDINATE NATURAL GAS LINE WITH PLUMBING AND CIVIL)
H-14	6' HT. POOL FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-15	6' HT. X 42" WIDTH POOL FENCE GATE, TO MATCH POOL FENCE. ACCESS CONTROL. (COORDINATE WITH MEP)
H-16	4' HT. DOG PARK FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-17	4' HT. X 42" WIDTH GATE, TO MATCH DOG PARK FENCE.
H-18	POWER/USB PEDESTAL (SEE ELECTRICAL PLAN FOR CONDUIT) 7 TOTAL
H-19	DECOMPOSED GRANITE (COMPACTED)
H-20	METAL LANDSCAPE EDGING
H-21	MONUMENT SIGN (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
SYMBOL	SITE FURNISHING DESCRIPTION
S-01	BENCH
S-02	CHAISE LOUNGE
S-03	UMBRELLA
S-04	4 TOP TABLE AND CHAIRS
S-05	COMMUNAL TABLE AND CHAIRS
S-06	HAMMOCK
S-08	OUTDOOR LOUNGE COUCH
S-09	OUTDOOR LOUNGE CHAIR
S-10	CORNHOLE
S-11	TRASH RECEPTACLE
S-12	COFFEE TABLE FOR JENGA
S-13	GIANT OUTDOOR JENGA
S-14	FITNESS STATIONS
S-15	SIDE TABLE
S-16	IN POOL CHAISE LOUNGE
S-17	PET WASTE STATION
S-18	PET DRINKING FOUNTAIN
S-19	DOG PARK PLAY STRUCTURES
S-20	BIKE FIX-IT STATION
S-21	BIKE RACKS



DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 12/14/20

PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 MATERIALS PLAN

PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.
 Nicholas Allen Smith
 Registered Landscape Architect of the State of COLORADO
 Registration Number: 1436
NOT FOR CONSTRUCTION

PROJECT NO. 096481002

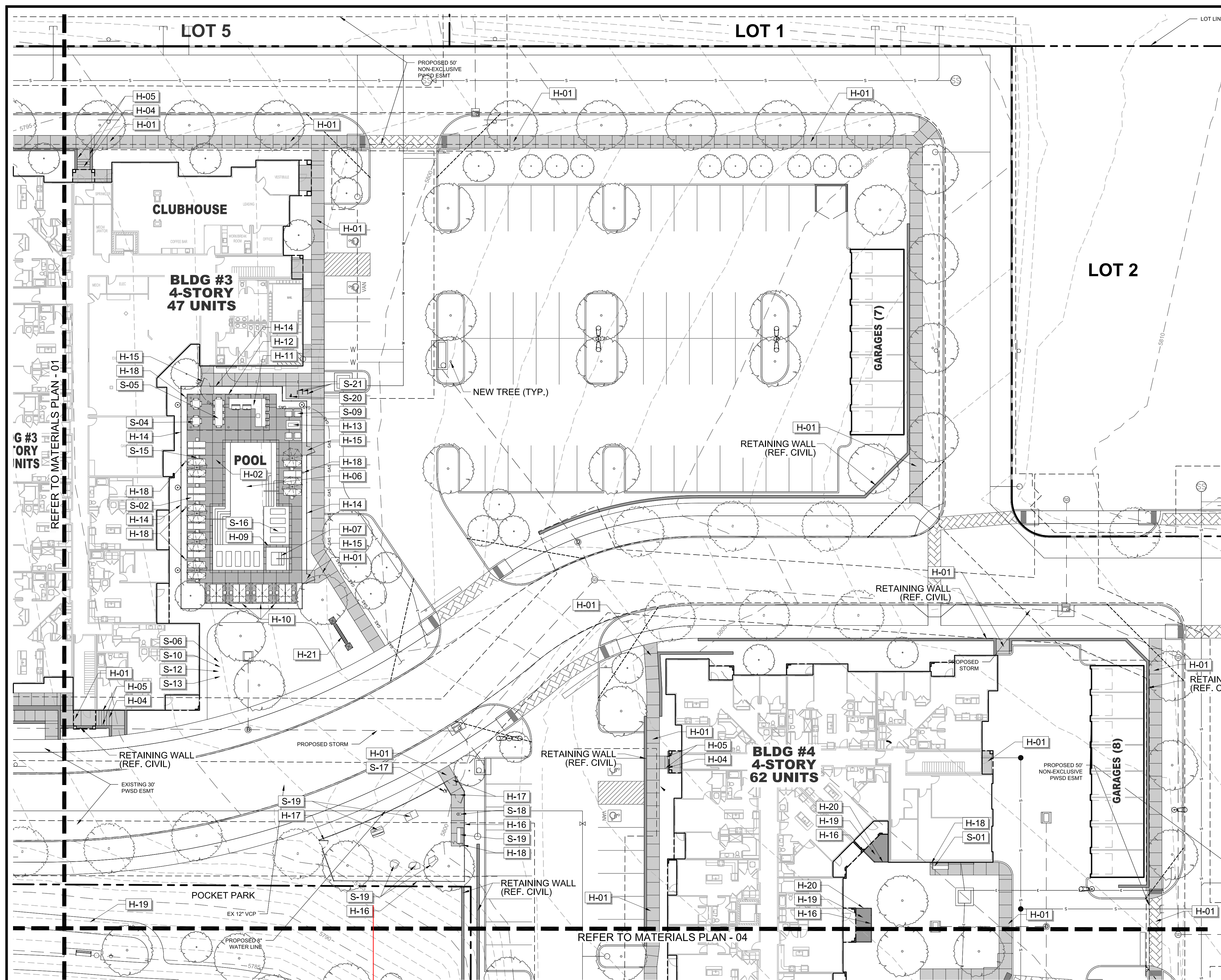


If these street trees are being provided as part of the overall master development and MDP, please change line type and add note to this plan. If not, leaving them as is will be fine.

This Tract has been included to meet the open space/landscaping requirements. Please include additional landscaping and amenities to meet the Town requirements.

TGC RESPONSE: PLANS HAVE BEEN UPDATED ACCORDINGLY.

TGC RESPONSE: A PORTION OF THE AREAS YOU HAVE HIGHLIGHTED IN GREEN WILL BE PROVIDED/INSTALLED BY THE MASTER DEVELOPER. THE AREAS HAVE BEEN GRAYED BACK ON THE PLANTING PLANS AND LABELED ON THE OTHER PLANS FOR CLARITY. THESE AREAS ARE LOCATED WITHIN THE PROPERTY LINES OF THIS PROJECT AND HAVE BEEN COUNTED TOWARDS OUR OPEN SPACE AND LANDSCAPE CALCULATIONS. THESE AREAS SHOULD BE CONSIDERED EXISTING LANDSCAPE TO BE PROTECTED IN PLACE AND SHOULD BENEFIT THIS PROJECT ACCORDINGLY.



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H-07	HOT TUB, AT GRADE, 9' X 9'
H-08	METAL POOL HANDRAIL
H-09	POOL COPING - CONCRETE TO MATCH POOL DECK
H-10	CABANAS, PREFAB METAL WITH CANVAS TOP & SIDES
H-11	OUTDOOR KITCHEN TO INCLUDE 2 GAS GRILLS, SINK AND UNDER COUNTER REFRIGERATOR. CMU WITH STONE VENEER TO MATCH BUILDING. (COORDINATE GAS, WATER AND ELECTRICAL WITH MEP AND CIVIL)
H-12	TUBE STEEL SHADE STRUCTURE WITH STANDING SEAM METAL ROOF (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
H-13	FIRE TABLE - NATURAL GAS, BROWN JORDAN FIRES 12"-18" HT. (COORDINATE NATURAL GAS LINE WITH PLUMBING AND CIVIL)
H-14	6' HT. POOL FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-15	6' HT. X 42" WIDTH POOL FENCE GATE, TO MATCH POOL FENCE. ACCESS CONTROL. (COORDINATE WITH MEP)
H-16	4' HT. DOG PARK FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-17	4' HT. X 42" WIDTH GATE, TO MATCH DOG PARK FENCE.
H-18	POWER/USB PEDESTAL (SEE ELECTRICAL PLAN FOR CONDUIT) 7 TOTAL
H-19	DECOMPOSED GRANITE (COMPACTED)
H-20	METAL LANDSCAPE EDGING
H-21	MONUMENT SIGN (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
SYMBOL	SITE FURNISHING DESCRIPTION
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S-06	HAMMOCK
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S-16	IN POOL CHAISE LOUNGE
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S-18	PET DRINKING FOUNTAIN
S-19	DOG PARK PLAY STRUCTURES
S-20	BIKE FIX-IT STATION
S-21	BIKE RACKS



DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 12/14/20

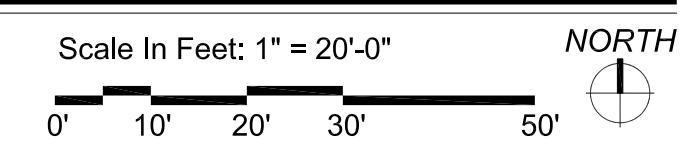
PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 MATERIALS PLAN

PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.
 Nicholas Allen Smith
 Registered Landscape Architect of the State of COLORADO
 Registration Number: 1436
NOT FOR CONSTRUCTION
 PROJECT NO. 096481002

01 MATERIALS PLAN - 02

This Tract has been included to meet the open space/landscaping requirements. Please include additional landscaping and amenities to meet the Town requirements.

TGC RESPONSE: THIS WAS DISCUSSED WITH THE CITY PLANNER. PLANS HAVE BEEN UPDATED ACCORDINGLY.



TGC RESPONSE: THIS WAS DISCUSSED WITH THE CITY PLANNER. THE LANDSCAPE PLANS HAVE BEEN UPDATED ACCORDINGLY.

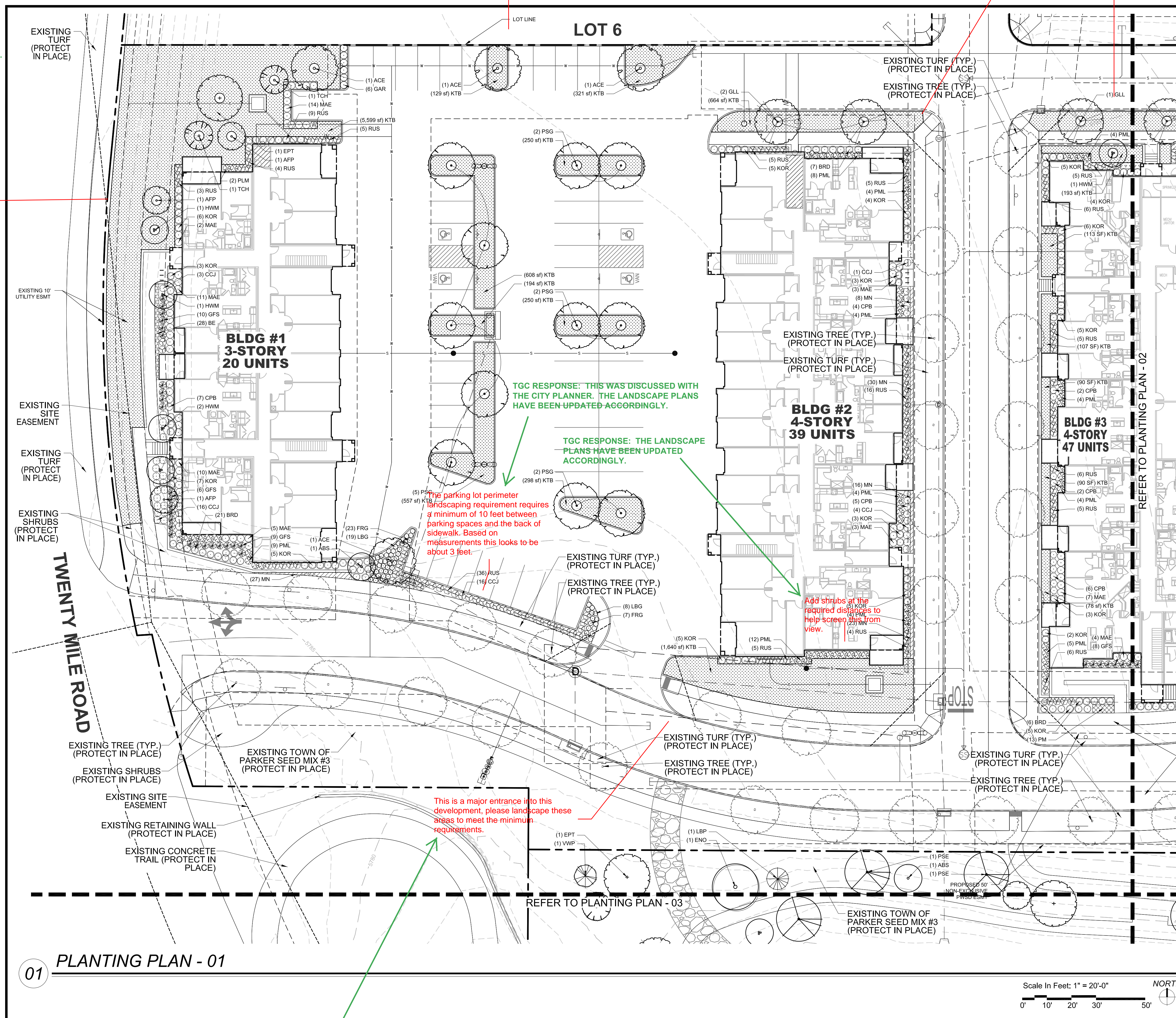
→ Parking lot perimeter landscaping is required along this area unless the parking lots are shared between uses.

Additional shrubs and ornamental grasses should be added in these locations to meet the buffer requirements from internal roadways.

← TGC RESPONSE: THE LANDSCAPE PLANS HAVE BEEN UPDATED ACCORDINGLY.

TGC RESPONSE: THIS WAS DISCUSSED WITH THE CITY PLANNER. THE LANDSCAPE PLANS HAVE BEEN UPDATED ACCORDINGLY.

Additional shrubs and ornamental grasses (which are allowed within easements) should be added along this property line to meet the property perimeter landscape requirement and the requirement for buffers adjacent to roadways.



PLANTING SCHEDULE

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
	ACE	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'
	ENO	ENGLISH OAK	QUERCUS ROBUR
	EPT	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'
	IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'
	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
	GLL	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'
ORNAMENTAL TREES			
	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'
EVERGREEN TREES			
	VWP	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'
DECIDUOUS & EVERGREEN SHRUBS			
	CPB	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA
	KOR	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'
	GFS	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
	PML	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'
	KBW	KOREAN BOXWOOD	BUXUS 'KOREAN'
	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICHA 'MANHATTAN'
	GAR	GOLDEN ARBORVITAE	THUJA ORIENTALIS 'AUREA NANA'
LOW/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUULTII 'HANCOCK'
PERENNIALS			
	DF	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'
	PM	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'
ORNAMENTAL GRASSES			
	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'
	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA KARL FOERSTER'
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM
TURF GRASSES			
	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND BY TURFMASTER SOD

THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-886-7923

DESIGNED BY: NAS
DRAWN BY: NAS
CHECKED BY: TGC
DATE: 12/14/20

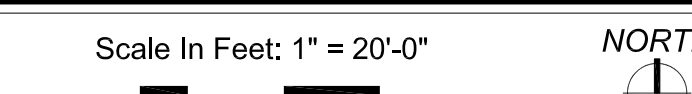
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20 OF 45

NOTE: REFERENCE LANDSCAPE SCHEDULE SHEET FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD AND NOTES.



01 PLANTING PLAN - 01

TGC RESPONSE: THE LANDSCAPE PLANS HAVE BEEN UPDATED ACCORDINGLY.

Additional shrubs and ornamental grasses should be added to meet the minimum buffer requirements.

TGC RESPONSE: LANDSCAPE PLANS HAVE BEEN UPDATED ACCORDINGLY.

TGC RESPONSE: LANDSCAPE PLANS HAVE BEEN UPDATED ACCORDINGLY.

Please show the trash enclosures on the plan and add landscaping to help screen from view.

TGC RESPONSE: THIS WAS DISCUSSED WITH THE CITY PLANNER. LANDSCAPE PLANS HAVE BEEN UPDATED ACCORDINGLY.

TGC RESPONSE: LANDSCAPE PLANS HAVE BEEN UPDATED ACCORDINGLY.

Add additional shrubs around the sides of the garage buildings to help screen from view.

The minimum parking lot perimeter landscaping requirements are not met in this location. Please see Planning Memo for possible options to meet the code requirements.

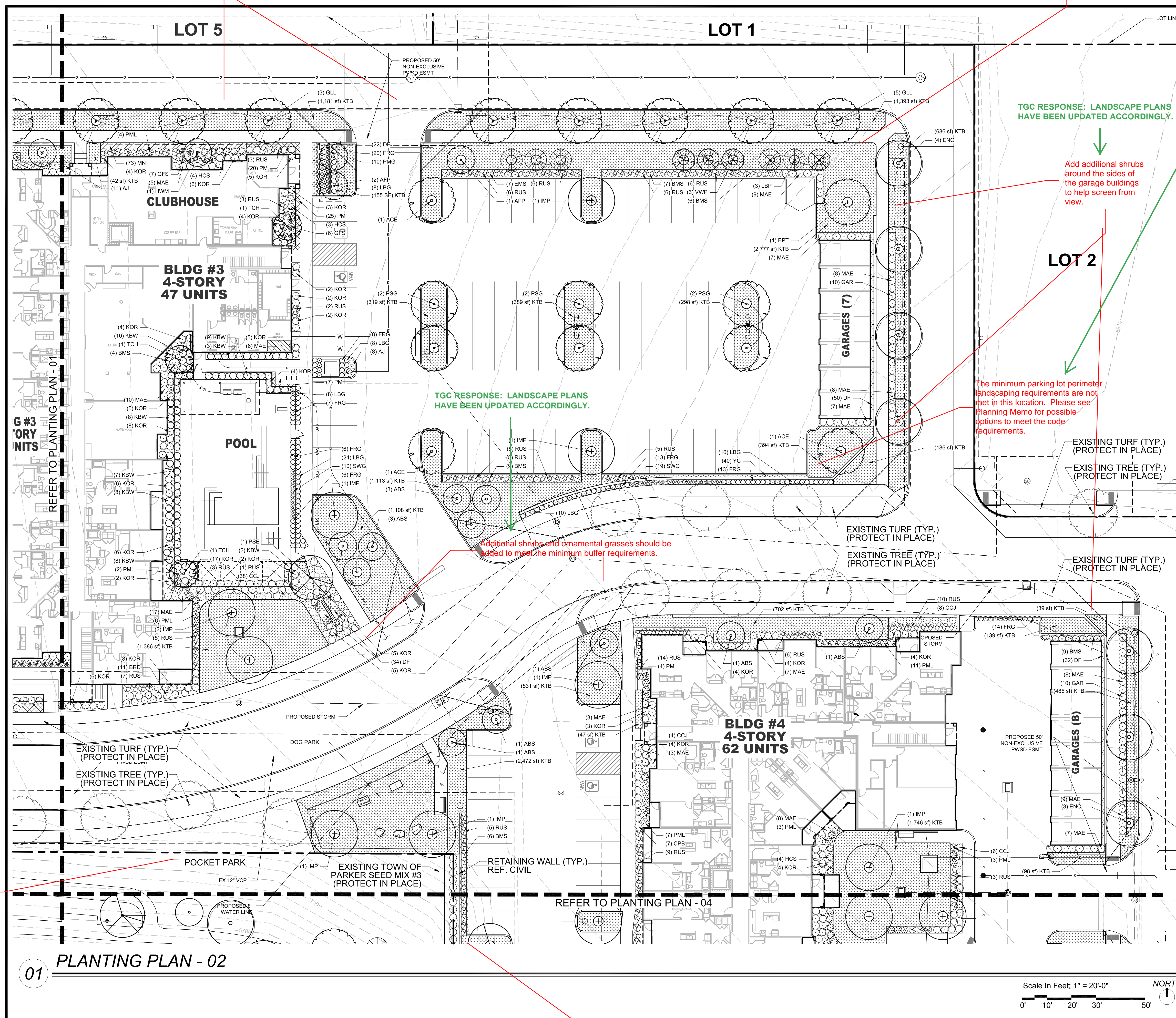
Additional shrubs and ornamental grasses should be added to meet the minimum buffer requirements.

TGC RESPONSE: LANDSCAPE PLANS HAVE BEEN UPDATED ACCORDINGLY.

Pocket parks need to have additional amenities to meet the Town's Parks dedication requirements. Vacant open areas do not count.

10' minimum requirement for parking lot perimeter landscaping requirement.

TGC RESPONSE: THIS WAS DISCUSSED WITH THE CITY PLANNER. LANDSCAPE PLANS HAVE BEEN UPDATED ACCORDINGLY.



PLANTING SCHEDULE

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
	ACE	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'
	ENO	ENGLISH OAK	QUERCUS ROBUR
	EPT	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'
	IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'
	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
	GLL	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'
ORNAMENTAL TREES			
	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'
EVERGREEN TREES			
	VWP	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'
DECIDUOUS & EVERGREEN SHRUBS			
	CPB	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA
	KOR	'KNOCK OUT PINK ROSE'	ROSA 'KNOCK OUT PINK ROSE'
	PFL	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
	MNS	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'
	KBW	KOREAN BOXWOOD	BUXUS 'KOREAN'
	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'
	GAR	GOLDEN ARBORVITAE	THUJA ORIENTALIS 'AUREA NANA'
LOW/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUULTII 'HANCOCK'
PERENNIALS			
	DF	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'
	PM	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'
ORNAMENTAL GRASSES			
	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'
	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA KARL FOERSTER'
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM
TURF GRASSES			
	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND BY TURFMASTER SOD

NOTE: REFERENCE LANDSCAPE SCHEDULE SHEET FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD AND NOTES.



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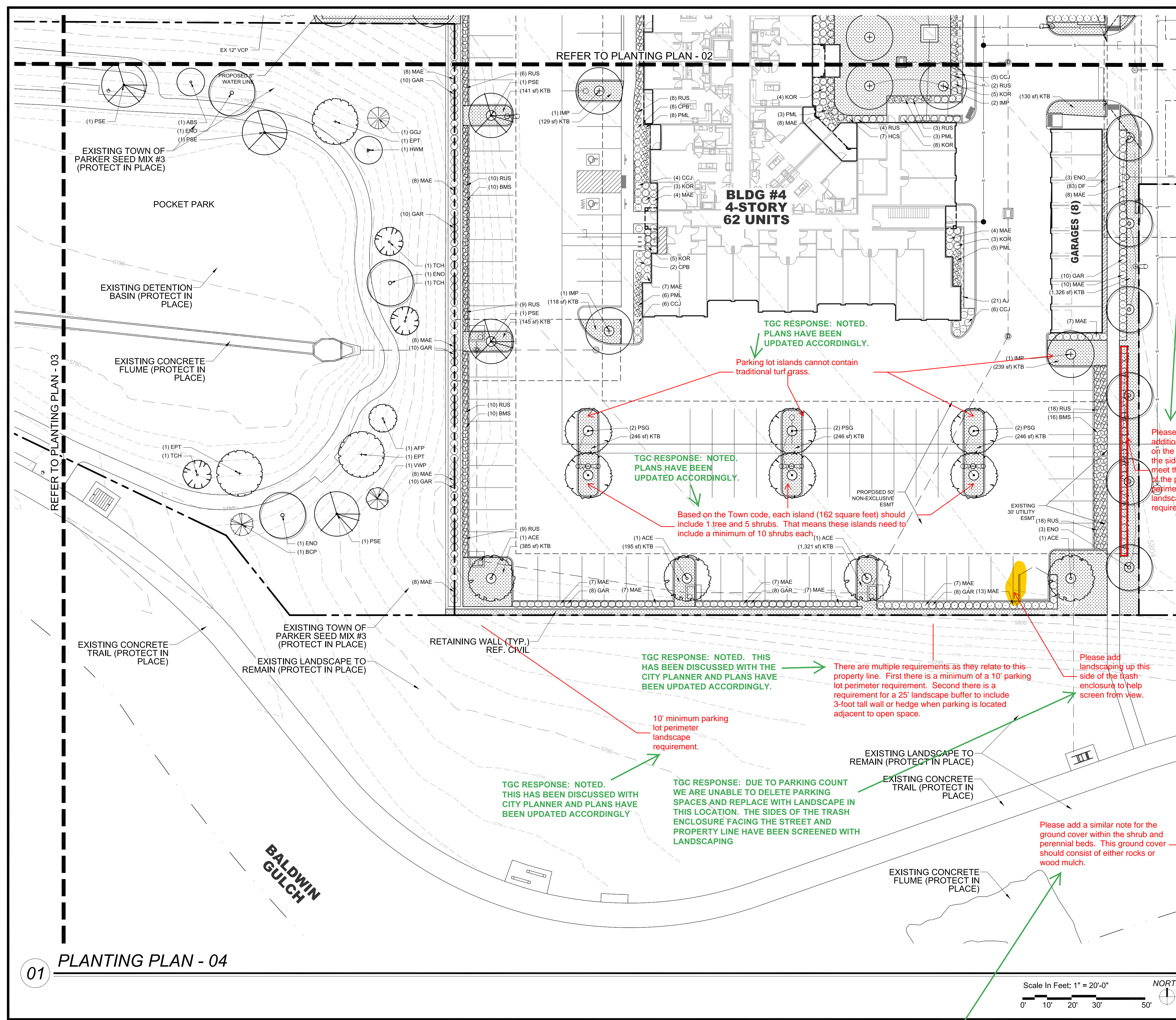
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Nicholas Allen Smith
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PROJECT NO. 096481002



TGC RESPONSE: NOTED. THIS WAS DISCUSSED WITH THE CITY PLANNER AND THE PLANS HAVE BEEN UPDATED ACCORDINGLY.



PLANTING SCHEDULE

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
	ACE	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'
	ENO	ENGLISH OAK	QUERCUS ROBUR
	EPT	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'
	IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'
	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
	GLL	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
ORNAMENTAL TREES			
	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
EVERGREEN TREES			
	VWP	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAN JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAN'

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS & EVERGREEN SHRUBS			
	CPB	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
	KOR	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'
	GFS	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
	PML	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'
	KBW	KOREAN BOXWOOD	BUXUS 'KOREAN'
	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'
	GAR	GOLDEN ARBORVITAE	THUJA ORIENTALIS 'AUREA NANA'

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
LOW/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUULTII 'HANCOCK'

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
PERENNIALS			
	DF	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'
	PM	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
ORNAMENTAL GRASSES			
	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'
	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
TURF GRASSES			
	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND BY TURFMASTER SOD

NOTE: REFERENCE LANDSCAPE SCHEDULE SHEET FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD AND NOTES.



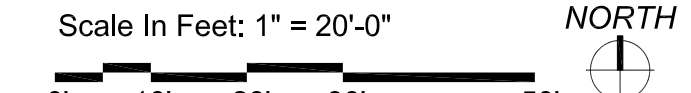
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PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY SITE PLAN
PLANTING PLAN

PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.
Nicholas Allen Smith
Registered Landscape Architect of the State of COLORADO
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NOT FOR CONSTRUCTION

PROJECT NO. 096481002

01 PLANTING PLAN - 04



TGC RESPONSE: NOTED. DECORATIVE GRAVEL AND HARDWOOD MULCH HAS BEEN ADDED

PLANTING SCHEDULE

SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT (FEET)	WIDTH (FEET)	HYDROZONE	NOTES	%
DECIDUOUS CANOPY TREES										
	ACE	11	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	2-1/2" CAL.	50	30	M-H	BALLED & BURLAPPED	11
	PSG	23	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	2-1/2" CAL.	40	30	M-H	BALLED & BURLAPPED	24
	ENO	18	ENGLISH OAK	QUERCUS ROBUR	2-1/2" CAL.	45	30	M-H	BALLED & BURLAPPED	20
	EPT	8	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'	2-1/2" CAL.	50	30	M-H	BALLED & BURLAPPED	8
	IMP	14	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'	2-1/2" CAL.	35	30	M-H	BALLED & BURLAPPED	14
	PSE	9	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2-1/2" CAL.	40	30	M-H	BALLED & BURLAPPED	10
	GLL	12	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'	2-1/2" CAL.	40	30	M-H	BALLED & BURLAPPED	13
SUBTOTAL		95								
ORNAMENTAL TREES										
	HWM	8	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2" CAL.	20	15	M	BALLED & BURLAPPED	20
	ABS	14	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'	2" CAL.	20	20	M	B & B, SINGLE TRUNK	34
	TCH	9	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'	2" CAL.	15	15	M	BALLED & BURLAPPED	23
	AFP	9	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CAL.	20	15	M	BALLED & BURLAPPED	23
SUBTOTAL		40								
EVERGREEN TREES										
	VWP	6	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'	6' HT.	15	10	L-M	BALLED & BURLAPPED	40
	LBP	4	LIMBER PINE	PINUS FLEXILIS	6' HT.	35	15	L-M	BALLED & BURLAPPED	26
	BCP	1	BRISTLECOONE PINE	PINUS ARISTATA	6' HT.	20	15	L-M	BALLED & BURLAPPED	8
	GGJ	4	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	6' HT.	20	15	L-M	BALLED & BURLAPPED	26
SUBTOTAL		15								
DECIDUOUS SHRUBS										
	CPB	37	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'	5 GAL.	2	3	L-M	MATCHING, CONTAINER FULL	
	BMS	94	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL.	3	3	L-M	MATCHING, CONTAINER FULL	
	RUS	323	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	4	4	L-M	MATCHING, CONTAINER FULL	
	KOR	244	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL	
	GFS	47	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL	
	PML	130	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	5	5	M	MATCHING, CONTAINER FULL	
	KBW	55	KOREAN BOXWOOD	BUXUS 'KOREAN'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL	
	MAE	325	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	5 GAL.	5	5	M	MATCHING, CONTAINER FULL	
	GAR	100	GOLDEN ARBORVITAE	THUJA ORIENTALIS 'AUREA NANA'	5 GAL.	5	4	M	MATCHING, CONTAINER FULL	
SUBTOTAL		1,355								
LOW/SPREADING SHRUBS										
	CCJ	101	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	3 GAL.	1	6	L-M	MATCHING, CONTAINER FULL	
	BRD	45	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	3 GAL.	1	6	L-M	MATCHING, CONTAINER FULL	
	HCS	20	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUTII 'HANCOCK'	3 GAL.	3	5	L-M	MATCHING, CONTAINER FULL	
SUBTOTAL		166								
PERENNIALS (TRIANGULAR SPACING)										
	DF	231	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'	4 IN. POTS.	1	2	L-M	18" O.C., CONT. FULL, TRIANGULAR SPACING	
	PM	66	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'	4 IN. POTS.	1.5	1.5	M	18" O.C., CONT. FULL, TRIANGULAR SPACING	
	YC	38	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA	4 IN. POTS.	2	2	M	18" O.C., CONT. FULL, TRIANGULAR SPACING	
	BE	29	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	4 IN. POTS.	2	2	L-M	18" O.C., CONT. FULL, TRIANGULAR SPACING	
	AJ	49	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	4 IN. POTS.	2	1.5	L-M	18" O.C., CONT. FULL, TRIANGULAR SPACING	
	MN	177	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	4 IN. POTS.	2	2	M	18" O.C., CONT. FULL, TRIANGULAR SPACING	
SUBTOTAL		590								
ORNAMENTAL GRASSES										
	PMG	10	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 GAL.	4	3	L-M	MATCHING	
	SWG	29	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL.	5	3	L-M	MATCHING	
	FRG	117	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	4	3	L-M	MATCHING	
	LBG	95	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	1 GAL.	3	3	L-M	MATCHING	
SUBTOTAL		251								
TURF GRASSES										
	KTB	33,781 SQ. FT.	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT BLENDED HYBRID TURF GRASS	SOD	N/A	N/A	M	SOLID SOD	
SUBTOTAL:		33,781 SQ. FT.								

NOTE: QUANTITIES LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY QUANTITIES PER PLANS AND BRING AND DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 NOTE: ALL SHRUB, PERENNIAL AND ORNAMENTAL GRASS PLANTING BEDS TO INCLUDE HARDWOOD MULCH PER PLANTING DETAILS.
 NOTE: LANDSCAPE IDENTIFIED AS EXISTING, INSTALLED BY OTHERS WILL BE INSTALLED BY THE MASTER DEVELOPER.

TGC RESPONSE: TABLE HAS BEEN UPDATED ACCORDINGLY

TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES:

- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNERS' ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY. ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPRAYING, CULTIVATING OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
- NONLIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
- LANDSCAPING STRUCTURAL FEATURES (E.G., FENCING, WALLS, PLANTER BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION.
- IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET. IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.
- LANDSCAPED AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
- FAILURE TO REPLACE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO THE ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- OWNER'S REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL AFTER CITY INSPECTION.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
- PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED.
- ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
- ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 2" DEPTH SHREDDED HARDWOOD MULCH. CONTRACTOR SHALL PROVIDE 1 GALLON BAG SAMPLE OF MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLE. ALL PERENNIAL AND ANNUAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- LANDSCAPE TO BE INSTALLED PER CITY STANDARD AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
- ALL SHRUB BEDS TO BE IRRIGATION WITH AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
- KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
- LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER, AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH, FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPE AREAS.
- SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
- ALL EXISTING TREES, SHRUBS, GRASS, ROCKS, FENCE ON SITE SHALL BE REMOVED.
- A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE CESARE, INC. PROJECT NO. 16.174, AUGUST 17, 2016 #11 SURFACE DRAINAGE: C) WATERING WITHIN 5 FEET OF THE STRUCTURE SHOULD BE ELIMINATED. D) IF LAWN EDGING IS USED AROUND THE EXTERIOR OF THE STRUCTURE, IT SHOULD BE PERFORATED TO PREVENT PONDING OF SURFACE WATER IN THE VICINITY OF THE BACKFILL SOILS. F) IF A SPRINKLER SYSTEM IS INSTALLED, THE SPRINKLER HEADS SHOULD BE PLACES SO THAT THE SPRAY FROM THE HEADS, UNDER FULL PRESSURES, DOES NOT FALL WITHIN 5 FEET OF FOUNDATION WALLS."

These are the same. Why is it in this table twice? Please also include the internal roadways and the streetscape required along these roads.

DESCRIPTION	PARKING LOT SF	MIN. 10% SF LANDSCAPED	MIN. 35% SF LANDSCAPED	LANDSCAPE REQUIREMENTS									
				SQUARE FOOT	TREES REQ. 1/1500 SF	TREES REQ. 1/162 SF	LINEAR FEET	1 TREE PER 40 LF	TREES PROVIDED	SHRUBS REQ. 5/1500 SF	SHRUBS REQ. 5/40 SF	SHRUBS PROVIDED	
ROW TWENTY MILE RD	N/A	N/A	N/A	1,660	N/A	N/A	305	16	N/A	N/A	39	N/A	
STREETSCAPE TWENTY MILE RD	N/A	N/A	N/A	N/A	N/A	N/A	305	16	16	N/A	39	39	
PARKING LOT INTERIOR ISLANDS	100,380	10,038	N/A	11,177	N/A	35	N/A	N/A	35	N/A	500	500	
MIN. SITE STANDARDS	N/A	N/A	144,738	150,000	97	N/A	N/A	N/A	99	482	500	855	
				TOTAL TREES REQUIRED:		148		TOTAL TREES PROVIDED:		150			
								TOTAL SHRUBS REQUIRED:		1,039			
										TOTAL SHRUBS PROVIDED:		1,772	

A minimum of 45% overall site landscaping is required which requires a total of 186,091 sq. ft.

EXISTING TREES				
TYPE OF TREE	LEGEND	CRITERIA FOR REMOVAL	CONDITION	MITIGATION TREES REQUIRED
NO EXISTING TREES WILL BE REMOVED DURING CONSTRUCTION. THERE ARE NO EXISTING TREES ON SITE.				

Tree and shrub requirements for parking lot islands is different. Please see Planning Memo.



DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 12/14/20

PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 PLANTING SCHEDULE, NOTES & TABULATIONS

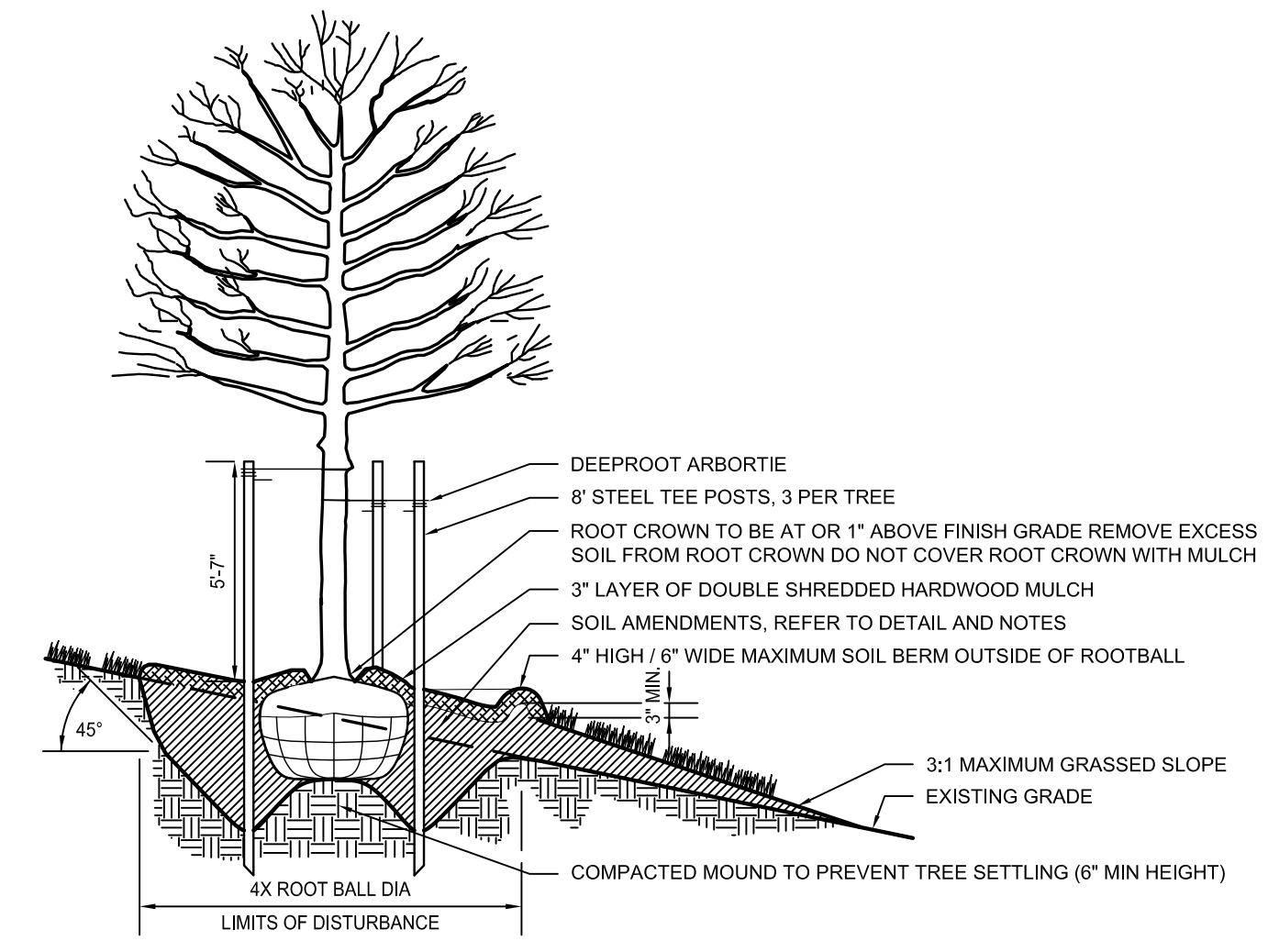
PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION.

Nicholas Allen Smith
 Registered Landscape Architect of the State of COLORADO
 Registration Number: 1436

NOT FOR CONSTRUCTION
 PROJECT NO. 096481002

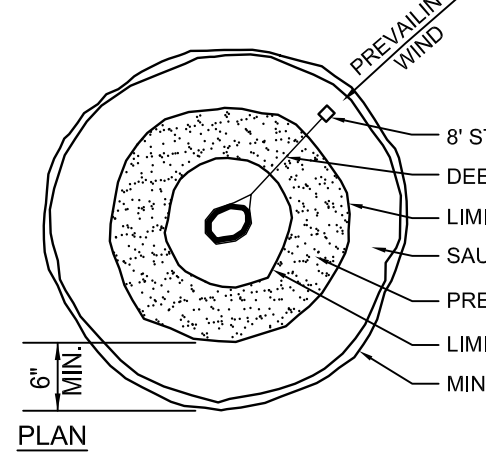
NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BURLAP AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.



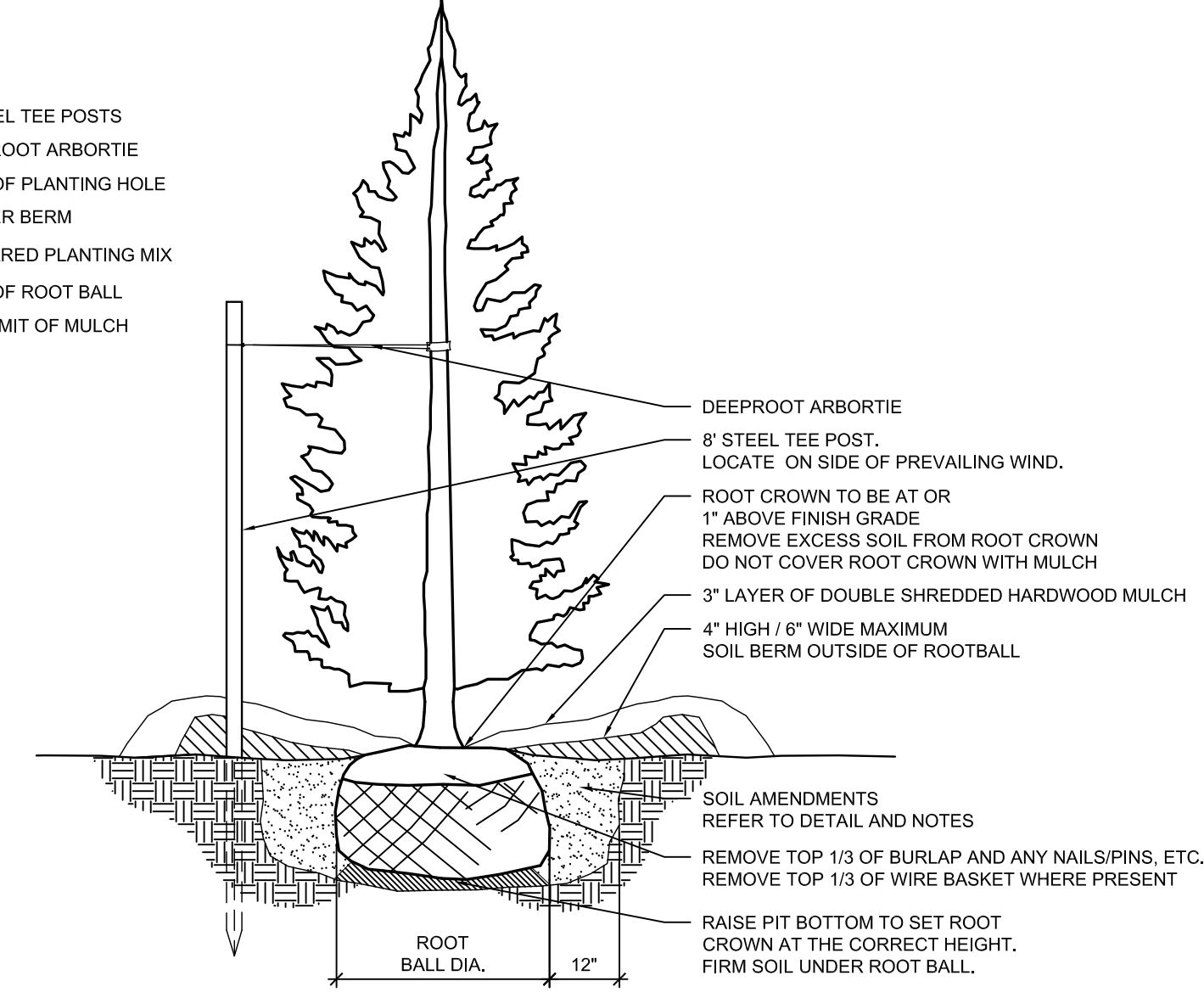
1 TREE PLANTING ON SLOPE

SECTION NTS



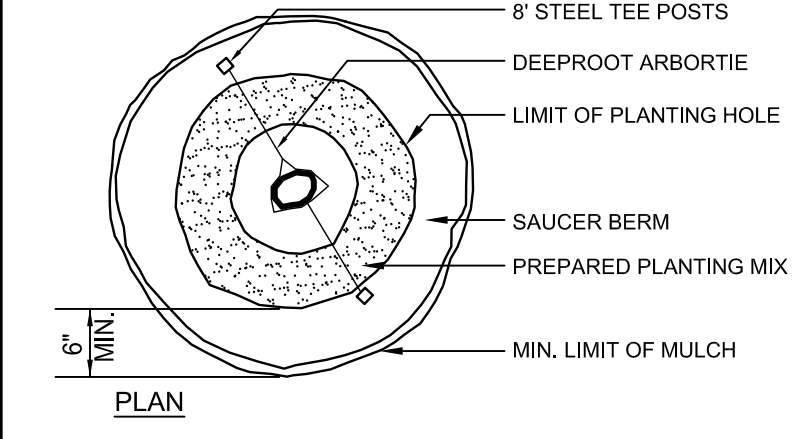
NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.



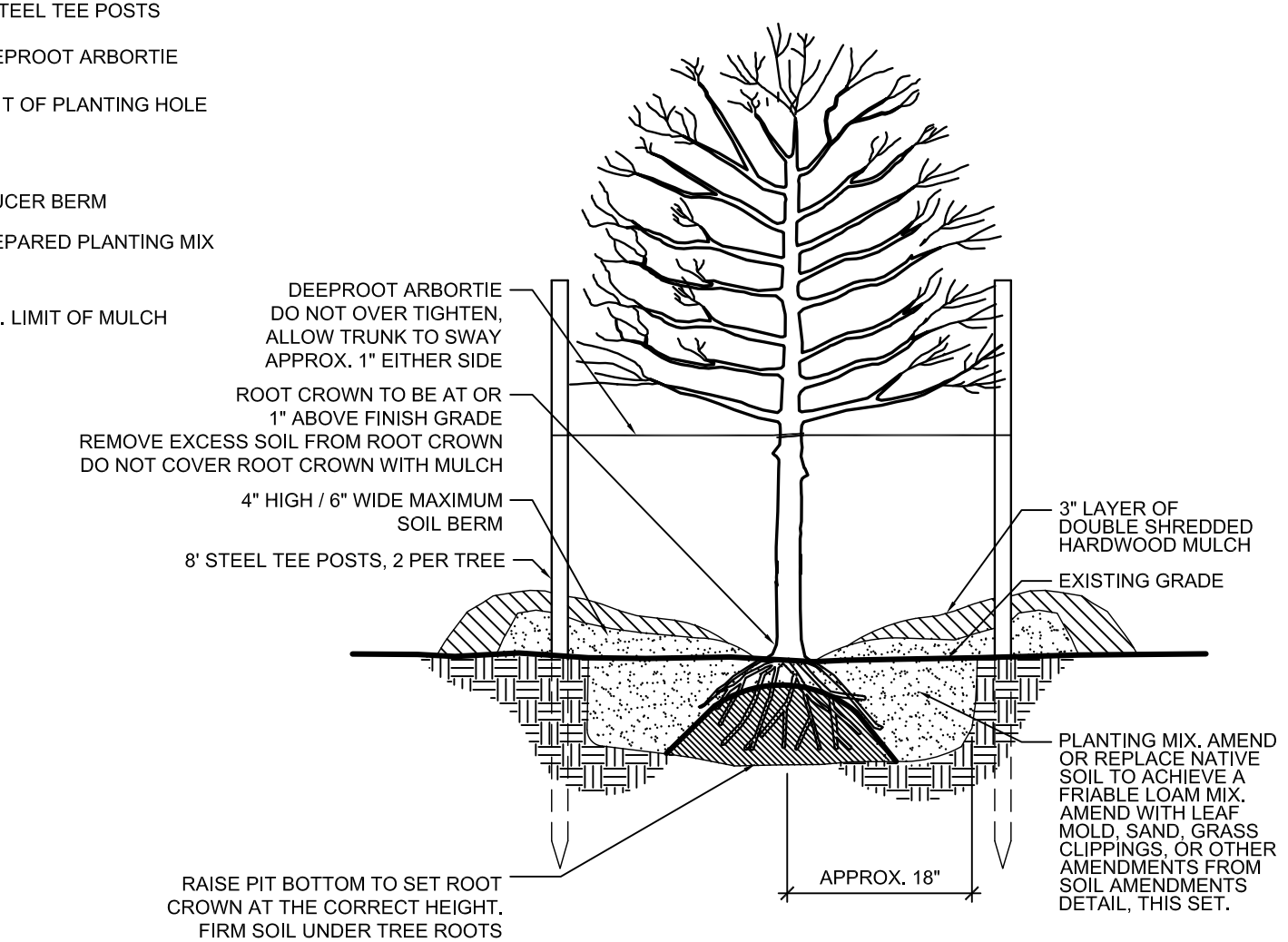
2 EVERGREEN TREE PLANTING

SECTION NTS



NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BARE ROOT AS SPECIFIED IN SCHEDULE.
2. INSTALL BARE PLANT ROOTS ON TOP OF SOIL CONE.
3. ROOT CROWN SHALL BE 1" ABOVE FINISHED GRADE.
4. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
5. DO NOT OVER TIGHTEN ARBOR TIES.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN WITH MULCH.

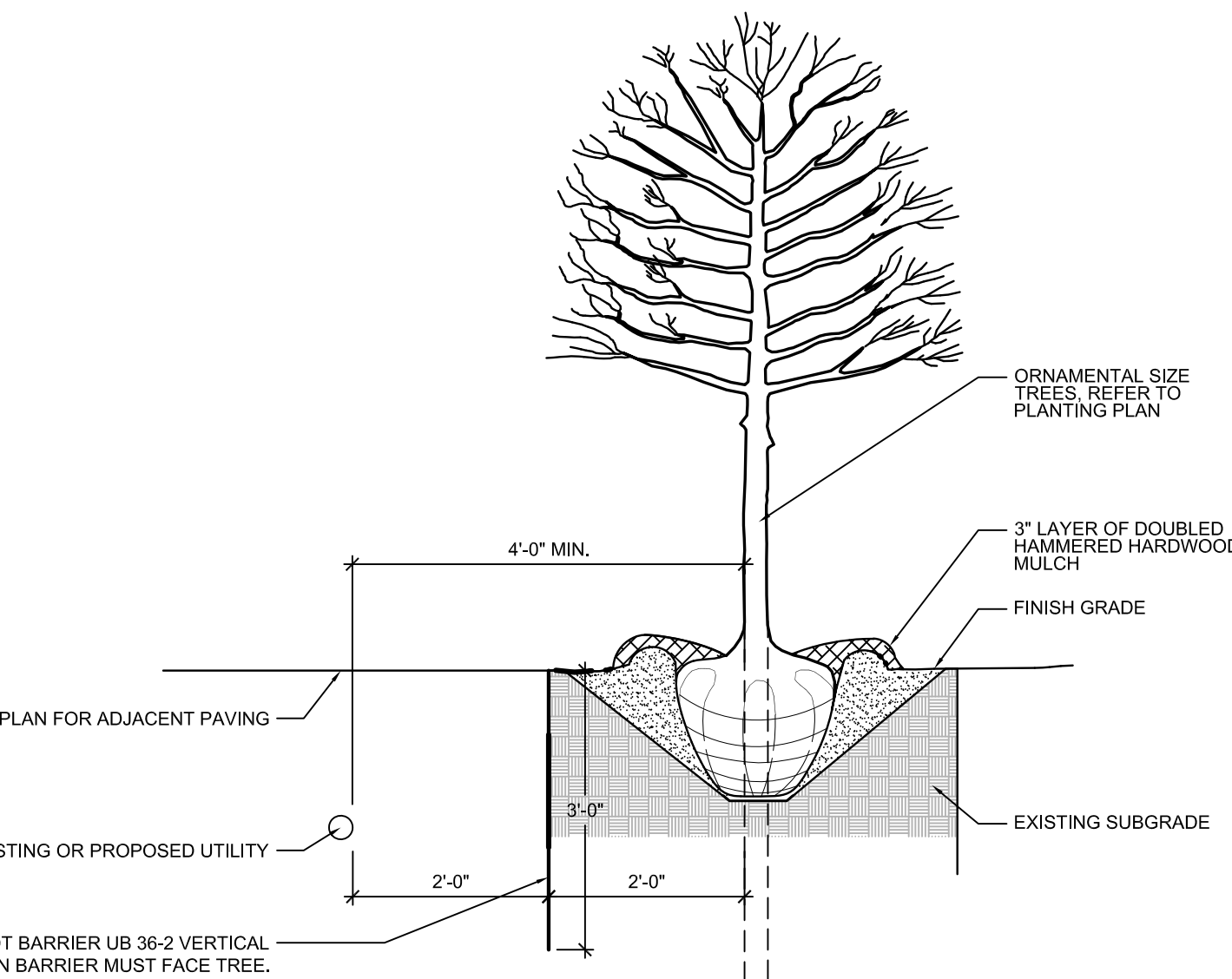


3 FRUIT TREE PLANTING

SECTION NTS

NOTES:

1. TREES / TREE WELLS SHALL NOT CONFLICT WITH EXISTING OR PROPOSED WATER OR WASTEWATER LINES OR APPURTENANCES AND SHALL NOT BE INSTALLED WITHIN A MINIMUM HORIZONTAL DISTANCE OF FOUR FEET (4') FROM THE OUTSIDE EDGE OF ANY PUBLIC OR PRIVATE UTILITY LINE OR APPURTENANCE TO THE OUTSIDE EDGE OF THE TREE.
2. ALL TREES INSTALLED WITHIN A HORIZONTAL SEPARATION DISTANCE OF EIGHT FEET (8') MAXIMUM TO FOUR FEET (4') MINIMUM FROM EXISTING OR PROPOSED WATER OR WASTEWATER APPURTENANCES, SHALL INCLUDE DEEP ROOT US 36-2 ROOT BARRIER, OR APPROVED EQUAL, TO BE INSTALLED VERTICALLY, 36" FROM FINISHED GRADE, 2" FROM THE OUTER DIAMETER OF THE UTILITY PIPE / APPURTENANCE, AND 6" TO 2" FROM THE OUTSIDE EDGE OF THE TREE.



4 ROOT BARRIER

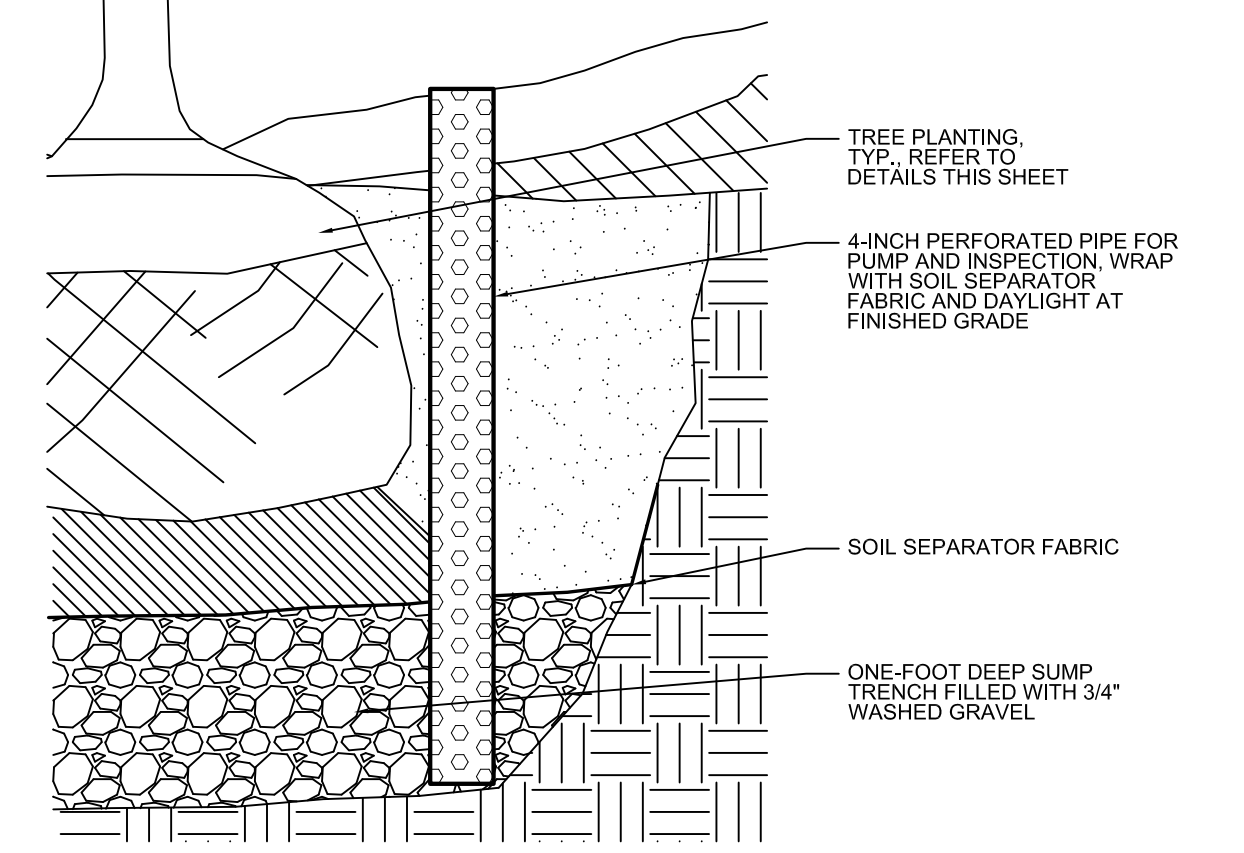
SECTION NTS

TOWN OF PARKER STANDARD PLANTING NOTES:

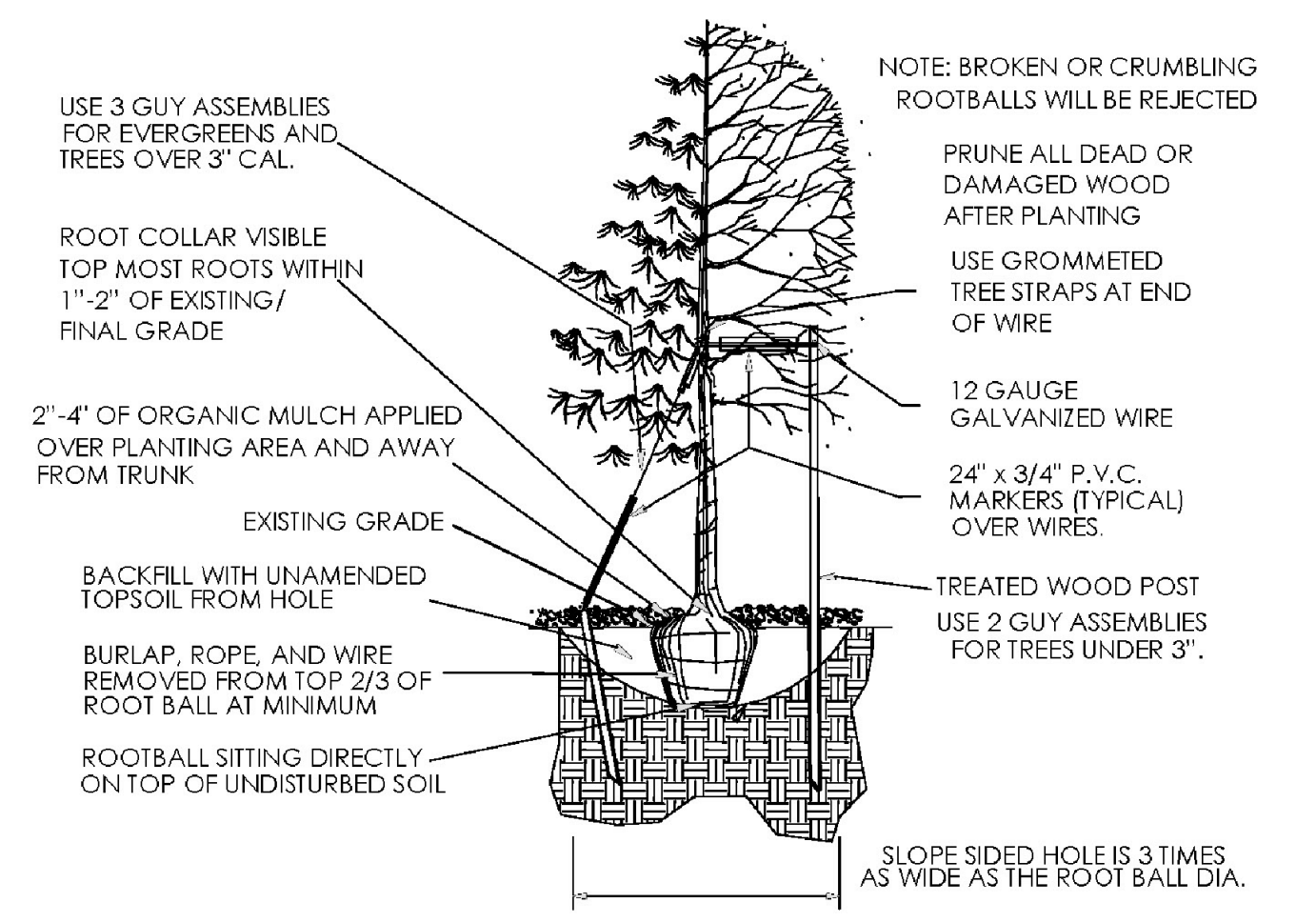
1. ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE TOWN OF PARKER PLANTING STANDARDS (SEE THE PUBLIC WORKS TECHNICAL MANUAL).
2. WHERE A SCREEN OR BUFFER IS INDICATED ON AN OFFICIAL DEVELOPMENT PLAN OR OTHER PLANTING PLAN, THE SHRUBS OR OTHER MATERIALS SHALL BE PLANTED AND MAINTAINED TO PROVIDE A CONTINUOUS SOLID VISUAL SCREEN WITHIN 3 YEARS FROM THE TIME OF PLANTING.
3. GRASS OR OTHER LIVING PLANTS SHALL BE THE PRIMARY GROUND COVER IN LANDSCAPED AREAS. SODDING IS RECOMMENDED BUT GRASS SEEDING IS ALLOWED UNDER SPECIAL CIRCUMSTANCES. WINES ARE AN ACCEPTABLE GROUND COVER IN NON-PEDESTRIAN AREAS. GROUND COVERS USED IN LIEU OF GRASS SHALL BE PLANTED TO PRESENT A FINISHED APPEARANCE AND COMPETE COVERAGE AFTER THREE GROWING SEASONS.
4. **SIGHT DISTANCE TRIANGLES** SHALL BE MAINTAINED AT ALL INTERSECTIONS OF A PRIVATE DRIVE WITH A PUBLIC STREET, AND AT THE INTERSECTION OF TWO PUBLIC STREETS. THEIR SIZE VARYING BY ROAD CLASSIFICATION, PROJECTED TRAFFIC LEVEL, AND SPEED. THESE SIGHT TRIANGLE AREAS ARE TO CONTAIN NO OBSTRUCTIONS TO THE VIEW OF THE DRIVER OF A VEHICLE. ANY LANDSCAPING PLACED WITHIN THESE AREAS SHALL ALLOW VISIBILITY ACROSS THE AREA. ALL SHRUBS, BOULDERS, GROUND COVERS, AND SIMILAR FEATURES SHALL BE MAINTAINED AT OR BELOW A HEIGHT OF 36" ABOVE THE GRADE OF THE LOWER OF THE ADJACENT ROADWAYS. THE NUMBER AND ARRANGEMENT OF THE TREE TRUNKS SHALL NOT SIGNIFICANTLY BLOCK VISION ACROSS THE AREA. EVERGREEN TREES MAY NOT BE PLACED WITHIN THE SIGHT TRIANGLES AT ROADWAY INTERSECTIONS. ALL PLANTINGS WITHIN SIGHT TRIANGLES SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE TOWN OF PARKER'S ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL.
5. WITHIN ANY GIVEN STREET BLOCK, A MAXIMUM OF FIVE (5) AND MINIMUM OF THREE (3), SHADE TREE SPECIES SHALL BE SELECTED TO LIMIT OVER-USE OF ONE SPECIES. EXCEPTIONS CAN BE SUBMITTED FOR CONSIDERATION, AND WILL BE APPROVED/DISAPPROVED DURING THE SITE PLAN REVIEW PROCESS. SELECT PLANT MATERIALS WITH SIMILAR CHARACTERISTICS SUCH AS COLOR AND FORM TO PROVIDE UNIFORMITY WITHIN THE BLOCK CONCENTRATING SPECIES WITH ORNAMENTAL CHARACTERISTICS AT VISTAS AND INTERSECTIONS.
6. SOIL AMENDMENTS SHALL BE ADDED TO PLANTING BED AREAS TO PROMOTE THE HEALTH AND VIGOR OF THE PROPOSED PLANT MATERIALS.
7. ALL NEW TREES SHALL BE STAKED AND GUYED
8. PROVIDE STAKES (MINIMUM 2" X2") AND DEADMEN OF SOUND NEW HARDWOOD, TREATED SOFTWOOD, OR REDWOOD, FREE OF KNOW HOLES AND OTHER DEFECTS. PROVIDE WIRE TIES AND GUYS OF 2-STRAND, TWISTED, PLIABLE GALVANIZED IRON WIRE, NOT LIGHTER THAN 12 GAUGE WITH ZINC-COATED TURNBUCKLES. PROVIDE MANUFACTURED FABRIC TREE STRAP WITH GROMMET TO PROTECT TREE TRUNKS FROM DAMAGE BY WIRES.

5 TREE PIT SUMP

SECTION NTS



TOWN OF PARKER PLANTING STANDARDS



Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil - no amendments shall be used unless otherwise specified.

Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.

When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.

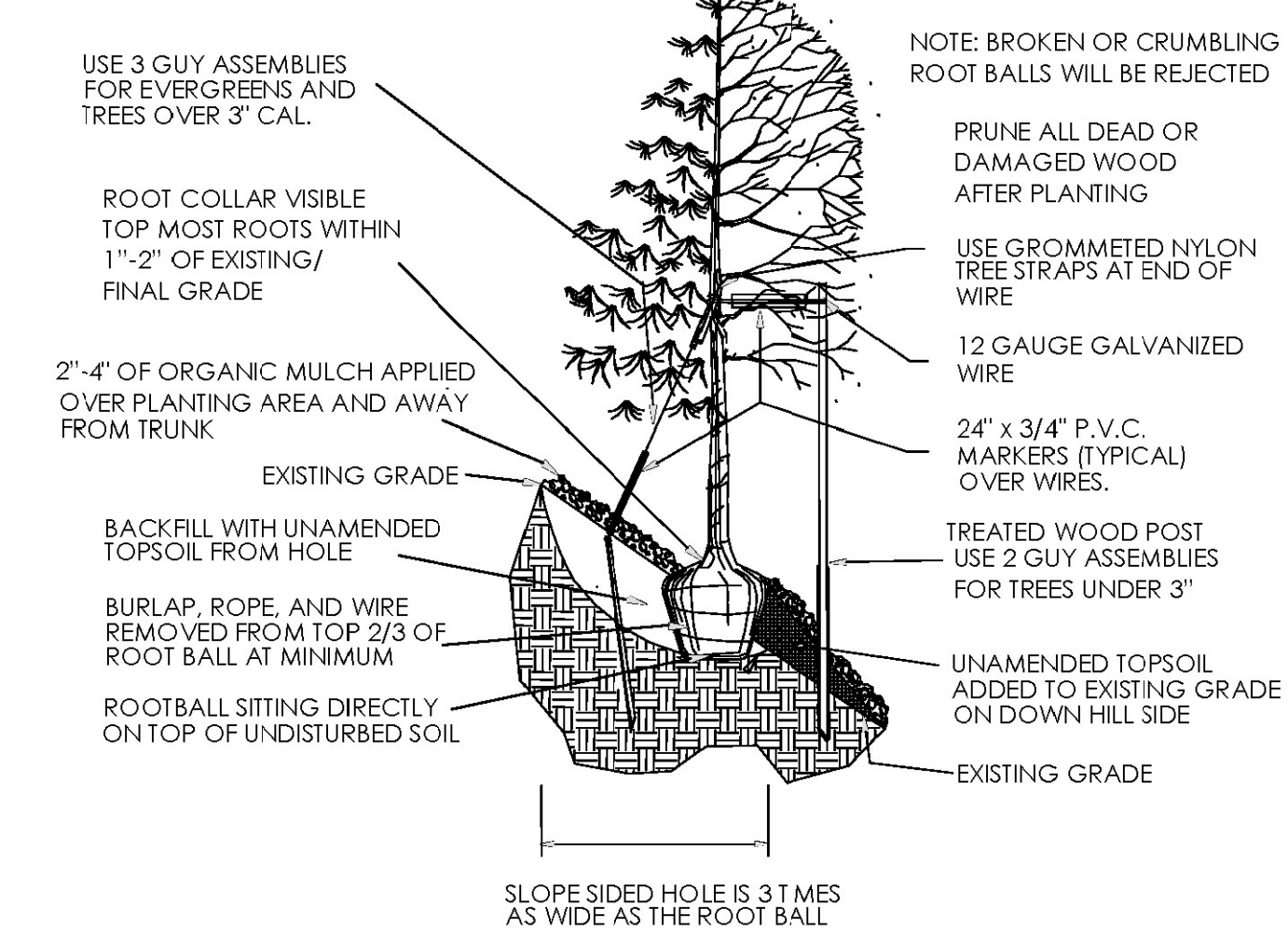
Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.

Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.

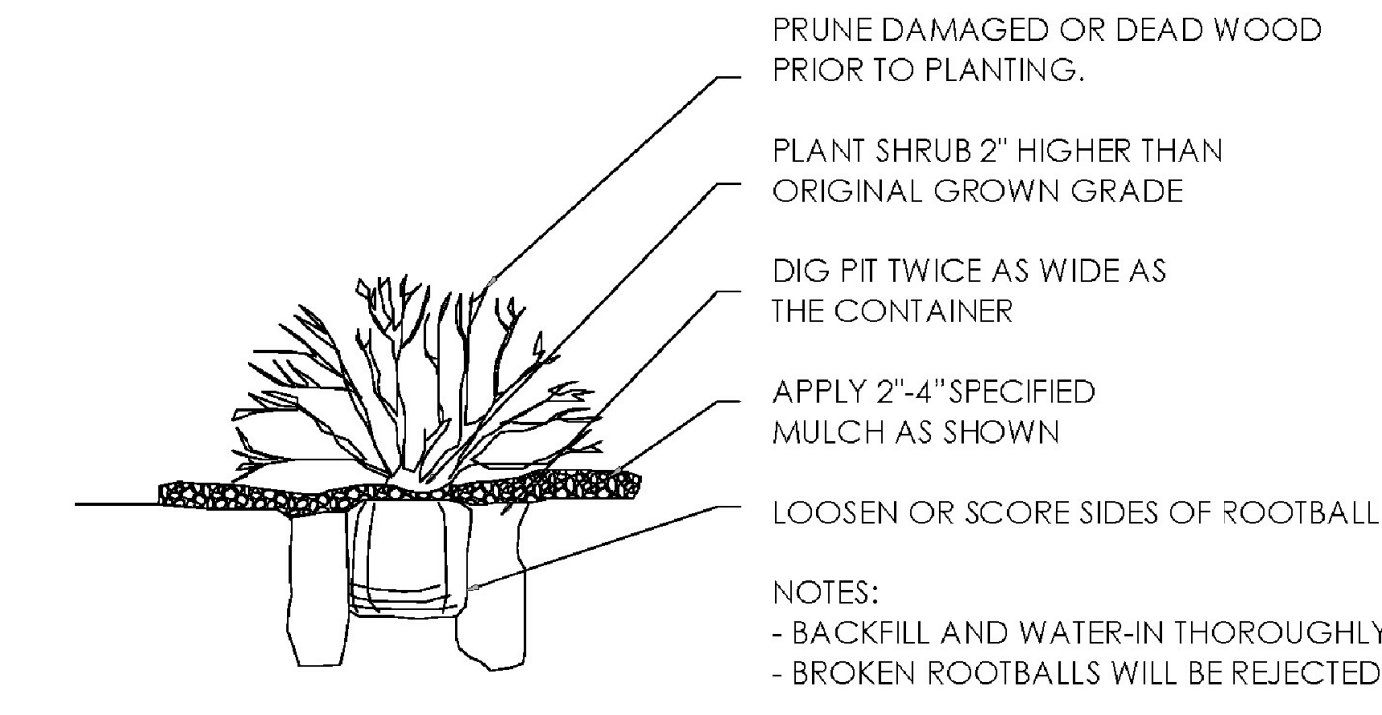
Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.

Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



TOWN OF PARKER PLANTING DETAIL - SHRUBS



These notes are required per the Town of Parker notes. Are the rest of these notes necessary?

TGC RESPONSE: ALTHOUGH THE PLANTING DETAILS PROVIDED ARE NOT REQUIRED PER THE TOWN OF PARKER STANDARDS, THE PLANTING DETAILS ARE GARRETT COMPANIES NOTES AND ACCOMPANY ALL PLANTING PLANS IN COLORADO. A NOTE HAS BEEN ADDED STATING CITY OF PARKER DETAILS SUPERSEDE TGC DETAILS.