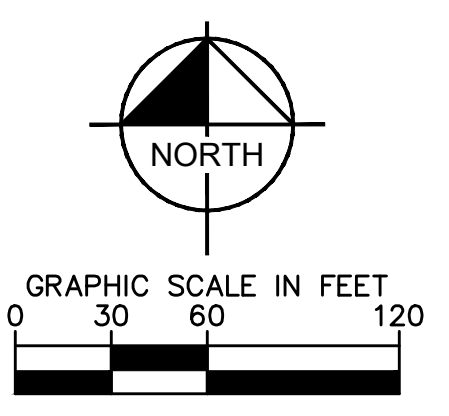
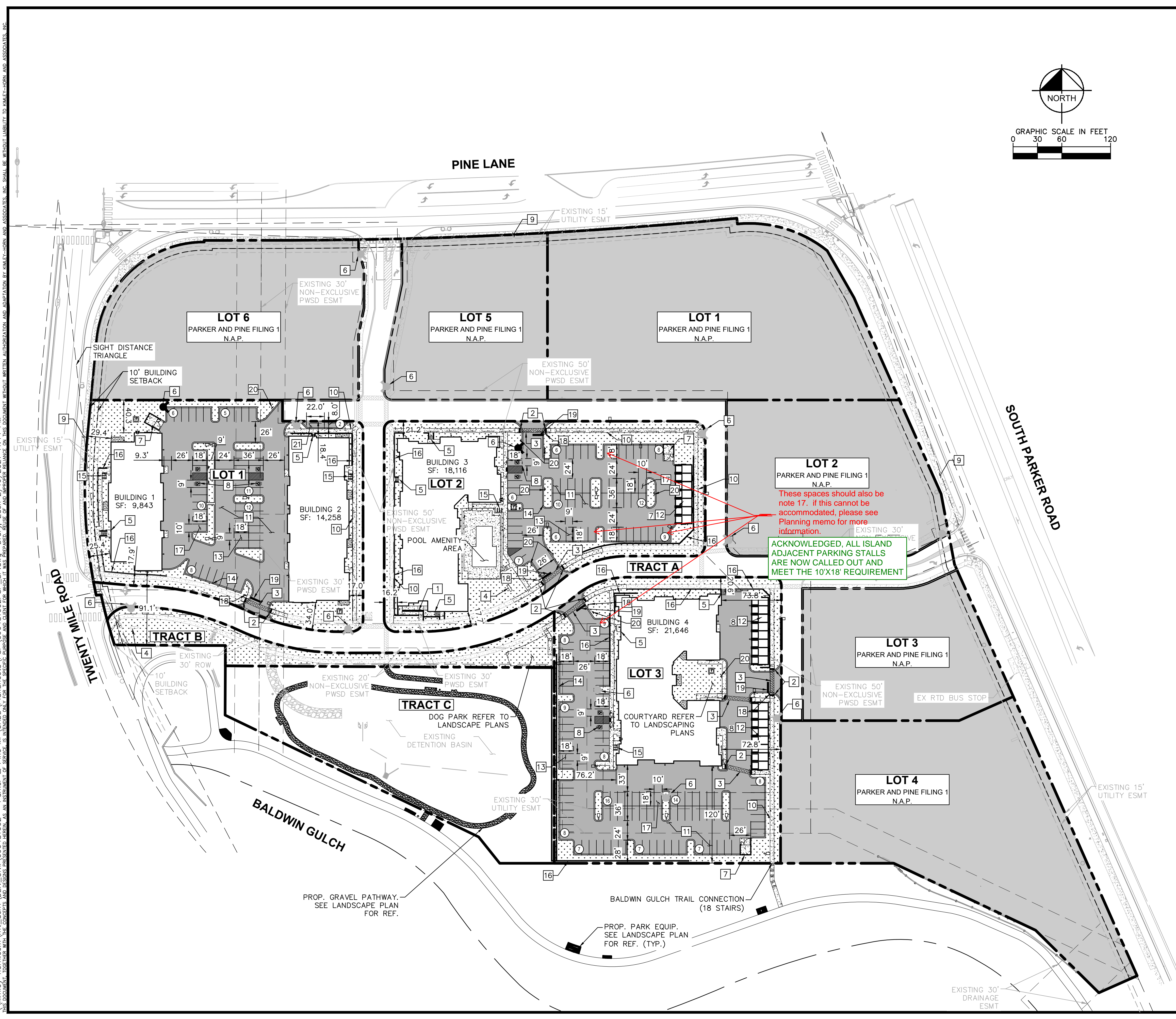




M:\Projects\096481002\_Parker & Pine\ME CAD\DWG\Site\SP.dwg - Parker & Pine ME CAD\DWG\Site\SP.dwg - 096481002PSP\_SP.dwg - 2/16/2021 11:14 AM  
 THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE PROJECT, SITE AND CONDITIONS SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY 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**
- PROPOSED ADA ACCESSIBLE SIDEWALK RAMP
  - PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
  - PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
  - PROPOSED MONUMENT SIGN.
  - PROPOSED PRIVATE STAIRWAY. WIDTH PER PLAN
  - EXISTING/PROPOSED FIRE HYDRANT.
  - PROPOSED TRASH ENCLOSURE.
  - PROPOSED ADA PARKING STALLS.
  - EXISTING 8' CONCRETE SIDEWALK.
  - PROPOSED 5' CONCRETE SIDEWALK.
  - PROPOSED STANDARD DUTY ASPHALT PAVING.
  - DETACHED GARAGE. PARKING COUNT PER PLAN.
  - PROPOSED STANDARD 9'X18' PARKING STALL
  - PROPOSED STANDARD CURB AND GUTTER
  - PROPOSED 6 STALL BICYCLE PARKING
  - PROPOSED RETAINING WALL
  - PROPOSED ISLAND ADJACENT 10'X18' PARKING STALL
  - PROPOSED STOP SIGN R-1
  - PROPOSED STOP BAR
  - PROPOSED NO PARKING - FIRE LANE SIGN R8-31
  - PROPOSED 8'X22' PARALLEL PARKING STALL

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

NO.	REVISION	BY	DATE	APPRO

**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: 02/16/21

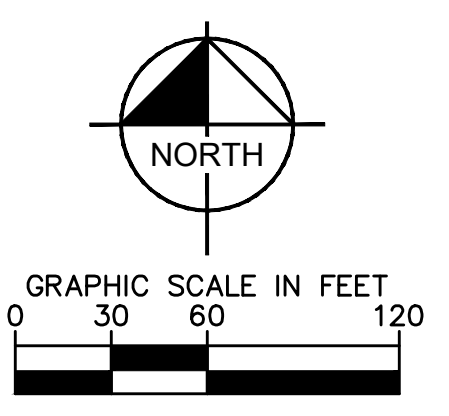
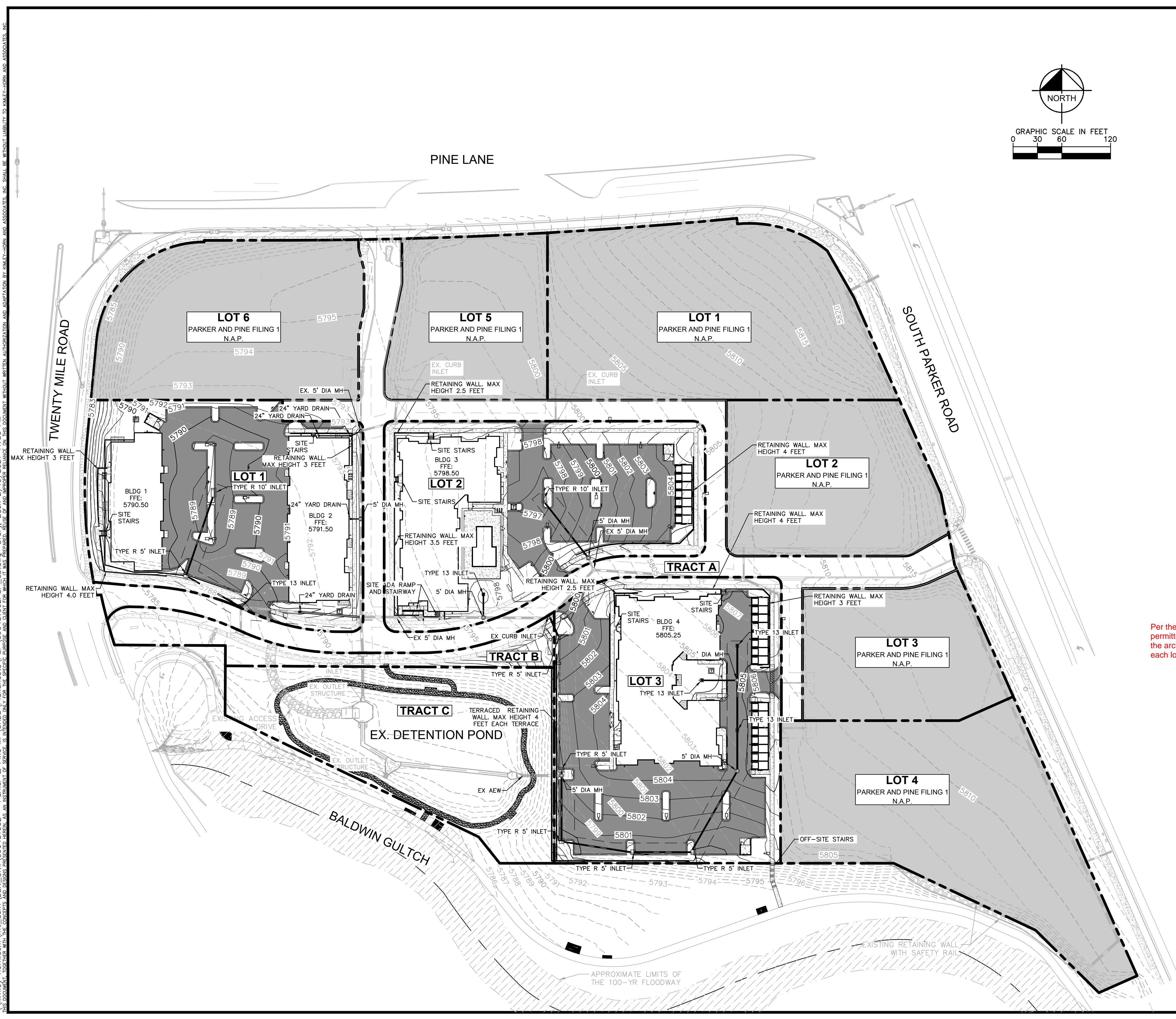
PARKER AND PINE FILING NO. 2 LOTS 1-3  
 PARKER, CO  
 MULTI-FAMILY SITE PLAN  
 OVERALL SITE PLAN

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

PROJECT NO.  
096481002

DRAWING NAME  
096481002PSP\_SP

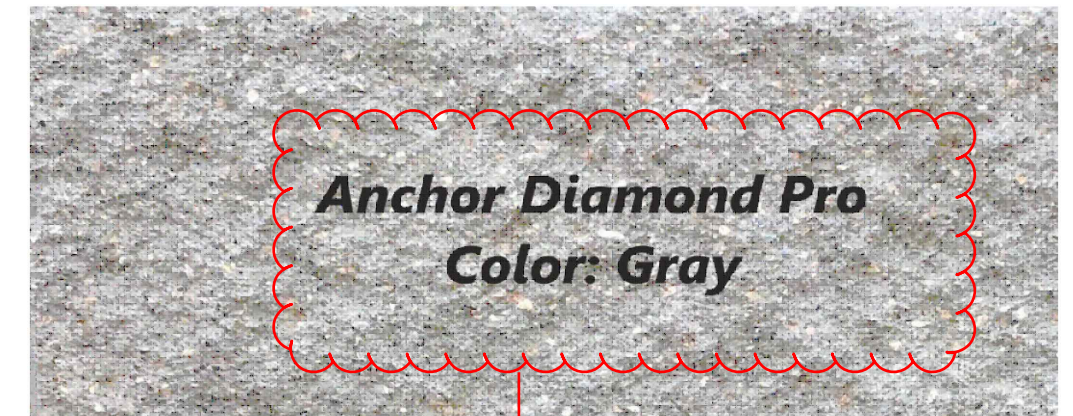
\\kimley-horn.com\mnt\_dept\dev\c:\in\096481002 - Parker & Pine\ME\CADD\Drawings\Site\1-3\1-3\_PSP\_096481002.PSD - Parker & Pine\ME\CADD\Drawings\Site\1-3\1-3\_PSP\_096481002.PSD - Parker & Pine\ME\CADD\Drawings\Site\1-3\1-3\_PSP\_096481002.PSD  
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE PROJECT, SITE, AND CLIENT FOR WHICH IT WAS PREPARED. REVIEW OF AND MODIFICATION OF ANY PART OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/16/2020 11:30 AM



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	STANDARD DUTY ASPHALT PAVING
	NOT A PART (N.A.P.)

**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.

- NOTE:**
- BUILDING ROOF DRAINS TO DISCHARGE ON GRADE.
  - SITE RETAINING WALLS TO BE GRAY SPLIT FACE CMU BLOCK BY ANCHOR DIAMOND PRO OR APPROVED EQUIVALENT. MATERIAL SHOW BELOW:



Per the Town of Parker Development Design standards the split face CMU is a permitted block, but please evaluate the color. The color should be complimentary to the architecture of the buildings. As these walls are mostly located on the edges of each lot, please look at a color that doesn't look like concrete.

ACKNOWLEDGED, BLOCK MATERIAL UPDATED TO PROVIDE A NON-UNIFORM COLOR.

NO.	REVISION	BY	DATE	APPR

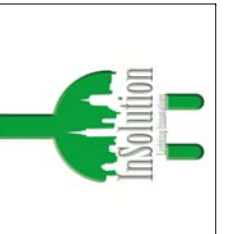
**Kimley»Horn**  
 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: JRK  
 CHECKED BY: DLS  
 DATE: 02/16/21

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

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

PROJECT NO.  
 096481002  
 DRAWING NAME  
 096481002PSP\_GD



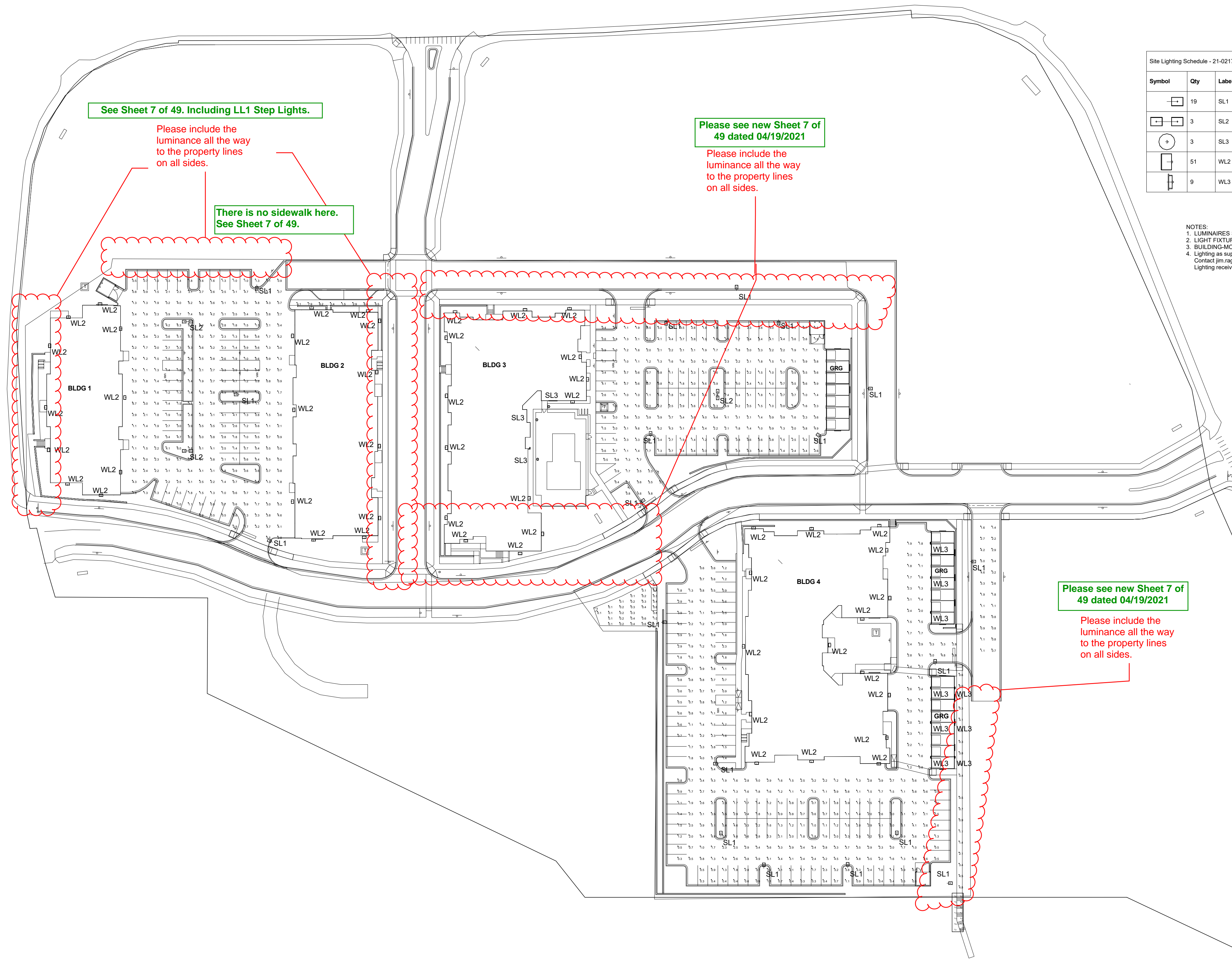
InSolution LLC  
5157 E 64th St  
Indianapolis, IN 46220

Symbol	Qty	Label	Description	Lum. Watts	LED Lumens	BUG Rating	HEIGHT AFG
[Symbol]	19	SL1	100W, 4K, T3, Full Cut-Off, 25ft AFG, Bronze Paint	100	11188	B2-U0-G2	25ft AFG
[Symbol]	3	SL2	100W, 4K, T3, Full Cut-Off, 25ft AFG, Bronze Paint	100	11188	B2-U0-G2	25ft AFG
[Symbol]	3	SL3	17W, 4K, 42in, Dome Bollard, Bronze Paint	18	1229	B1-U3-G1	3.5ft AFG
[Symbol]	51	WL2	40W, 4K, Cut-Off, Bldg Mtd, Bronze Paint	43	4991	B1-U0-G1	15ft AFG
[Symbol]	9	WL3	15W, 4K, Wall Pack, Cut-Off, Dark Bronze	15	1699	B1-U1-G1	7ft AFG

NOTES:  
1. LUMINAIRES SHALL BE LISTED AND CERTIFIED BY ENERGY STAR or DESIGNLIGHTS CONSORTIUM.  
2. LIGHT FIXTURE HOUSINGS ARE PAINTED DARK BRONZE.  
3. BUILDING-MOUNTED LIGHTING MOUNT HEIGHT TO BE COORDINATED WITH ALL TRADES AND OWNER REP.  
4. Lighting as supplied by InSolution Products.  
Contact: jim.rago@insolutionproducts.com  
Lighting received and stored by EC.

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Grid Z
Bldg 2 N Sidewalk	4.61	7.9	1.5	3.07	5.27	8	0
BLDG 3 Prkg Entrance	2.10	4.8	0.4	5.25	12.00	17	0
BLDG 4 East Pavement	2.20	5.0	0.8	2.75	6.25	48	0
BLDG 4 East Sidewalk	2.42	6.0	0.3	8.07	20.00	79	0
East Drive Aisle	2.08	5.0	0.7	2.97	7.14	24	0
Parking Lot 1	2.44	8.2	0.4	6.10	20.50	406	0
Parking Lot 2	2.21	7.8	0.3	7.37	26.00	240	0
Parking Lot 3	1.89	5.5	0.3	6.30	18.33	319	0
Trail Conn_Side_3	1.99	4.1	0.7	2.84	5.86	14	-4.355
Dog Park	0.34	1.1	0.1	3.40	11.00	30	0

Label	Area	Total Watts	LPD
LPD North	183139	3059	0.017
LPD Area South	99912	1623	0.016



See Sheet 7 of 49. Including LL1 Step Lights.

Please include the luminance all the way to the property lines on all sides.

There is no sidewalk here. See Sheet 7 of 49.

Please see new Sheet 7 of 49 dated 04/19/2021

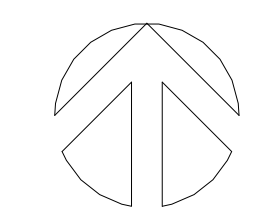
Please include the luminance all the way to the property lines on all sides.

Please see new Sheet 7 of 49 dated 04/19/2021

Please include the luminance all the way to the property lines on all sides.

Please see the Planning memo for allowed luminance and the ratios that need to be included.

Please see new Calculation Summary for Illuminance (Footcandles)



NORTH  
SCALE: 1in = 50ft

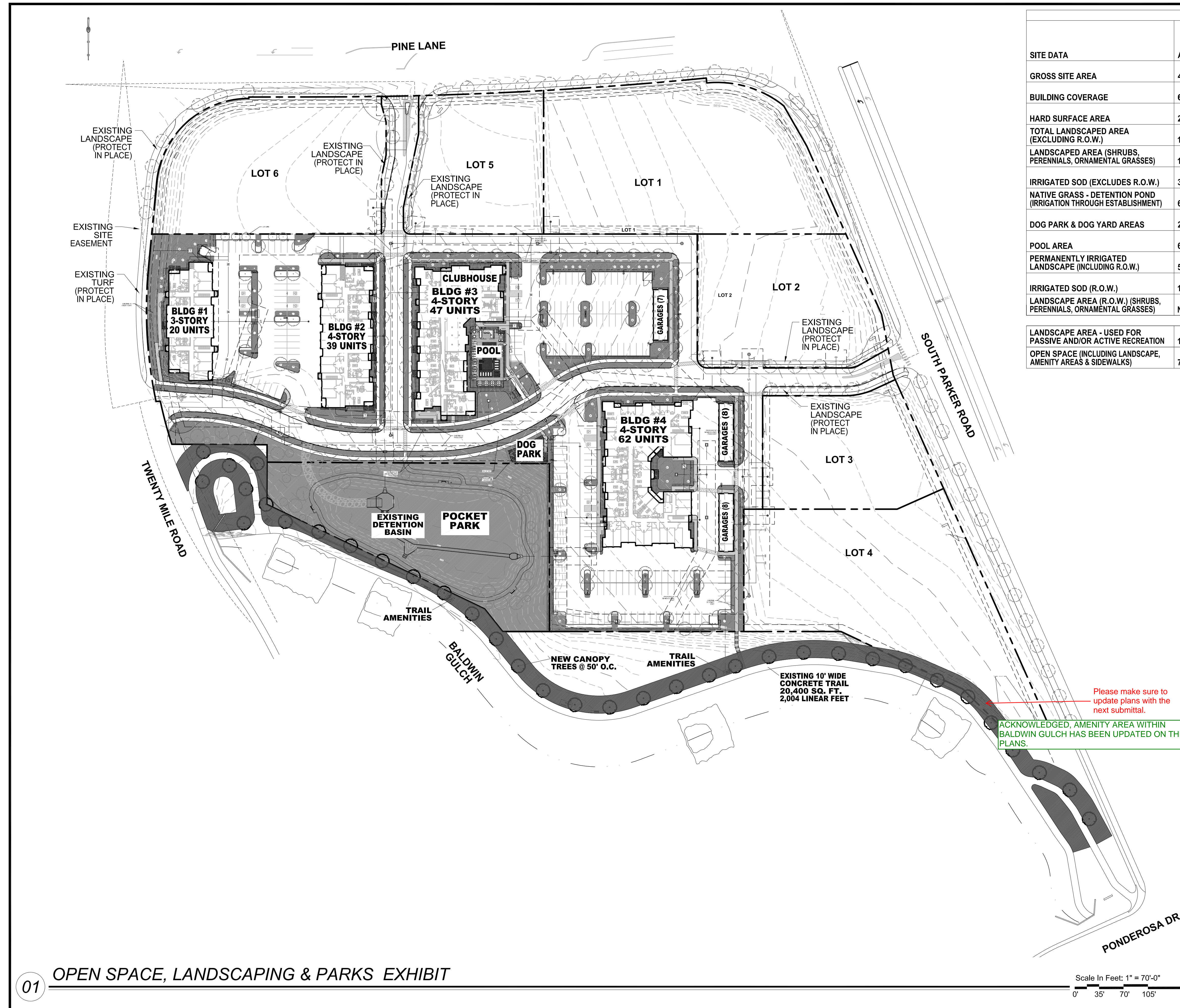
#	Date	Comments

Revisions

Drawn By: jrago  
Checked By: jrago  
Date: 2/16/2021  
Scale: 1in = 50ft

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





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	38.0%	N/A
TOTAL LANDSCAPED AREA (EXCLUDING R.O.W.)	192,377	N/A	N/A	N/A	46.5%	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.)	31,408	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	.6%	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	115,426	115,426	60% OF TOTAL LANDSCAPE AREA	N/A	60%	N/A
OPEN SPACE (INCLUDING LANDSCAPE, AMENITY AREAS & SIDEWALKS)	76,951	76,951	40%	N/A	40%	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) (PARK) 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.
- OFF-SITE AMENITIES: (LANDSCAPE, SITE FURNISHINGS AND TRAIL IMPROVEMENTS) (PARK) 50,100 SQ. FT.

**ACTIVE & PASSIVE AMENITIES:**

**ON-SITE:** 1,150 SQ. FT. POOL, 81 SQ. FT. HOT TUB, TWO NATURAL GAS GRILLS, NATURAL GAS FIRE FEATURE, 1,600 SQ. FT. FENCE DOG PARK, 1,000 LINEAR FEET DECOMPOSED GRANITE WALKING TRAIL WITH THREE BENCHES.

**OFF-SITE:** TWO BENCHES, FOUR EXERCISE STATIONS AND 35 SHADE TREES LOCATED ADJACENT TO EXISTING BALDWIN GULCH CONCRETE TRAIL. SECTIONS OF THE TRAIL IN NEED OF REPAIR WILL ALSO BE REPLACED AS PART OF THIS PROJECT.

Please make sure to update plans with the next submittal.

ACKNOWLEDGED, AMENITY AREA WITHIN BALDWIN GULCH HAS BEEN UPDATED ON THE PLANS.

NO.	REVISION	BY	DATE	APPR.

**THE GARRETT COMPANIES**  
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923

DESIGNED BY: NAS  
 DRAWN BY: NAS  
 CHECKED BY: TGC  
 DATE: 02/17/21

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

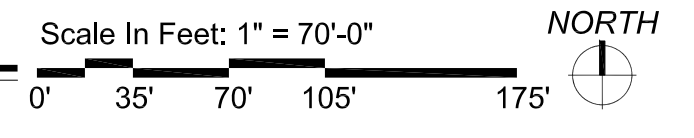
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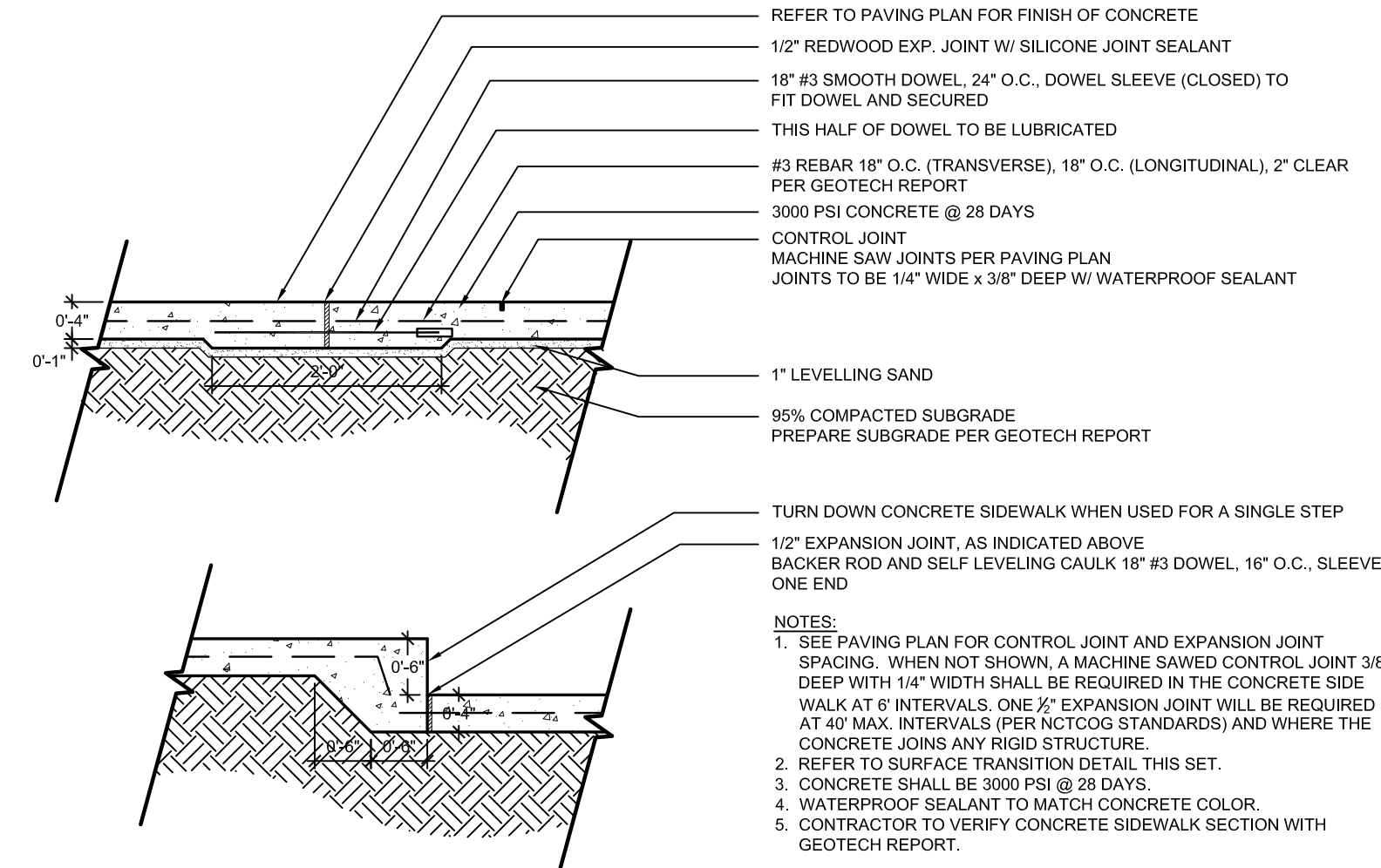
Nicholas Allen Smith  
 Registered Landscape Architect of the State of COLORADO  
 Registration Number: 1436

**NOT FOR CONSTRUCTION**

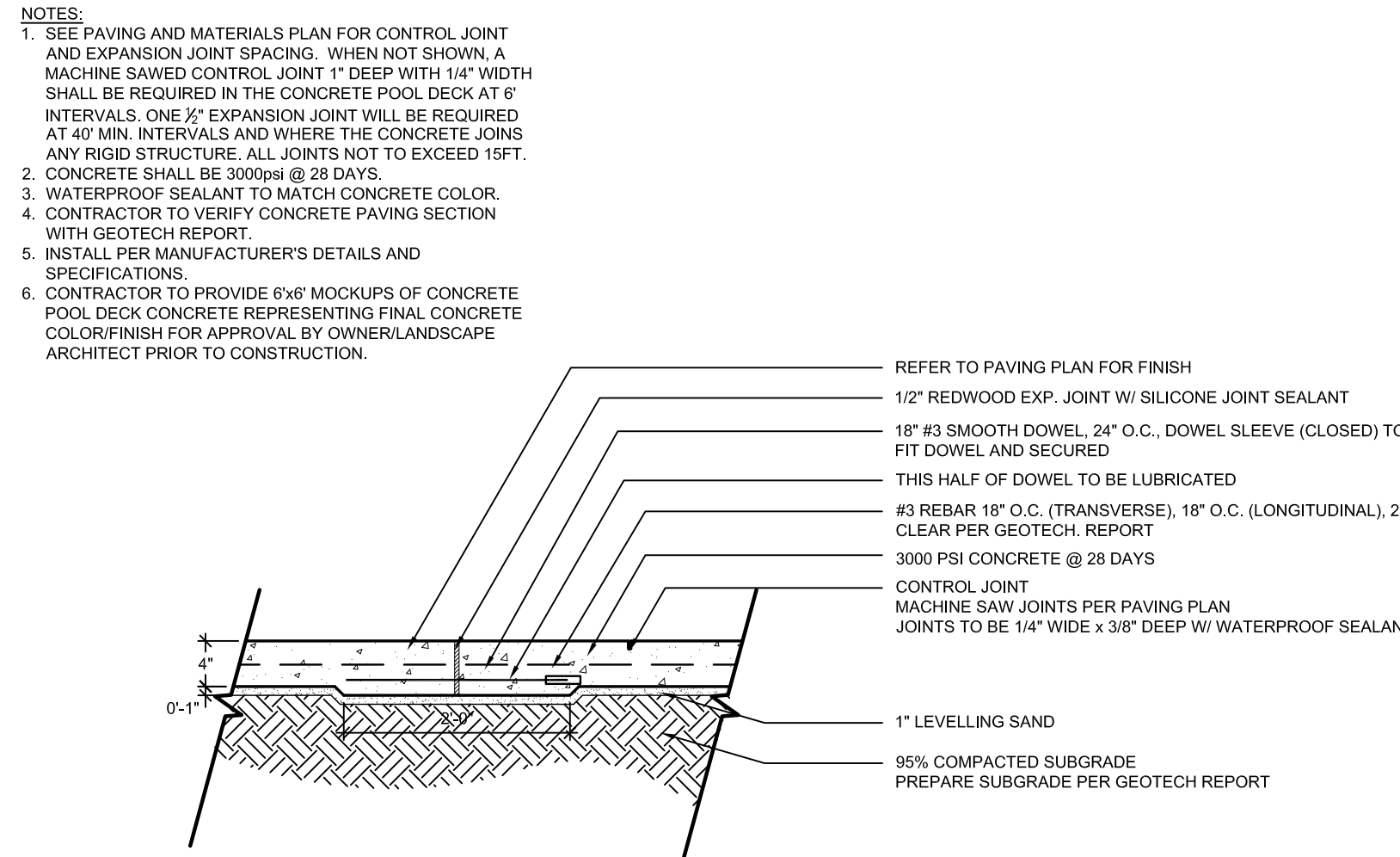
PROJECT NO. 096481002

01 OPEN SPACE, LANDSCAPING & PARKS EXHIBIT

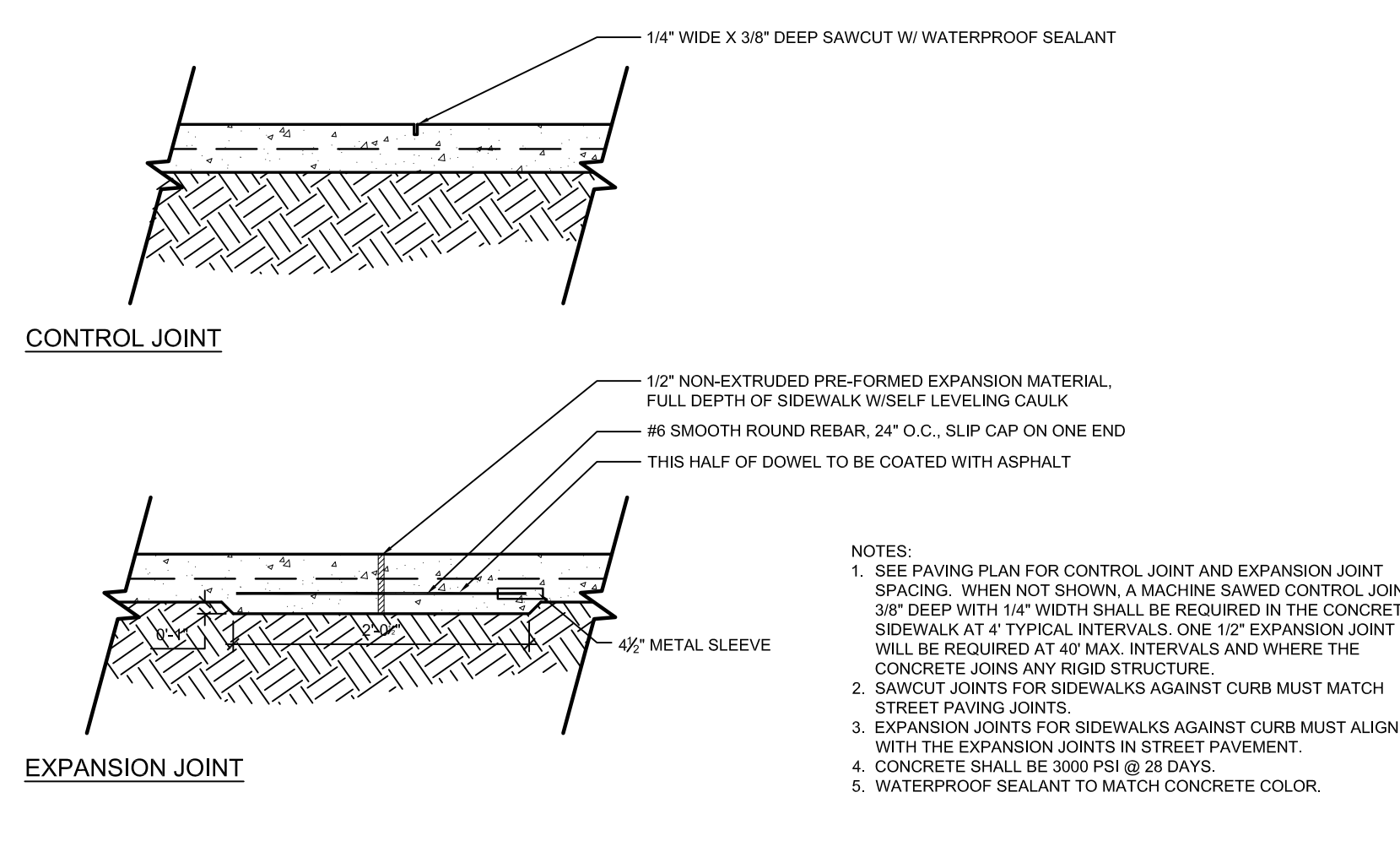




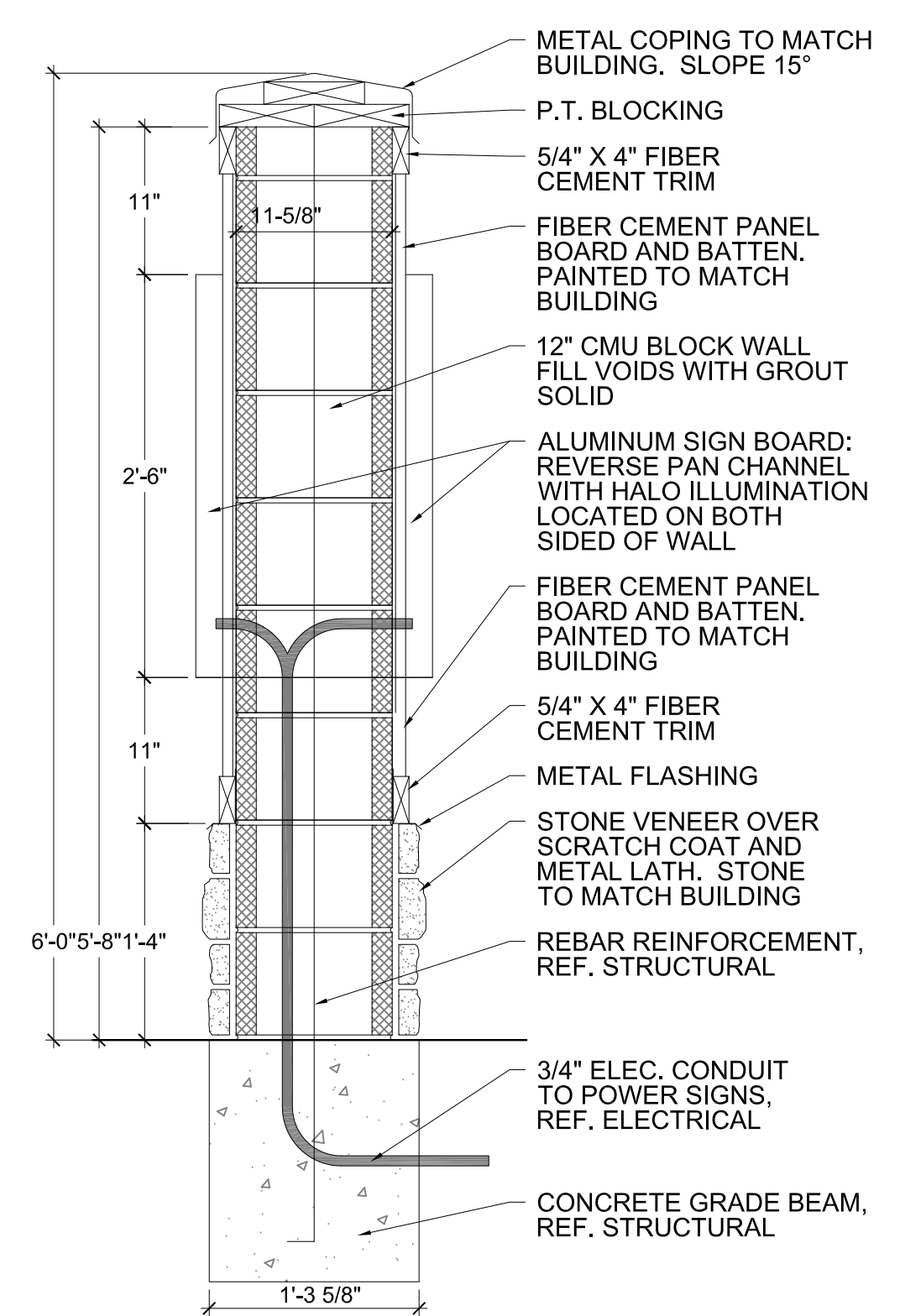
**1 CONCRETE PAVING - SIDEWALK (H-01)**  
SECTION NOT TO SCALE



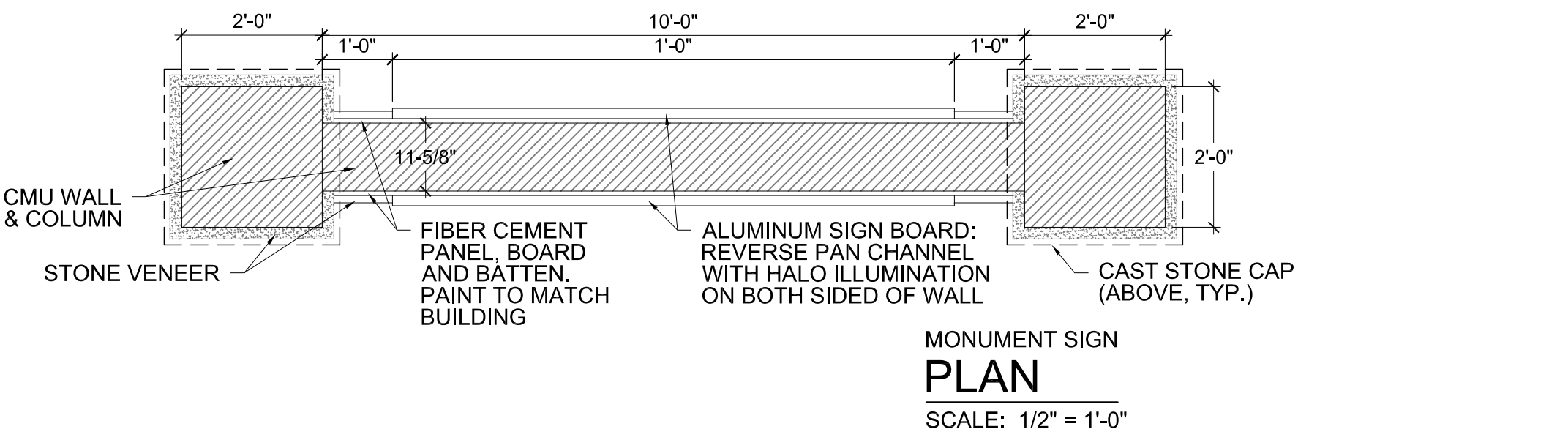
**2 CONCRETE PAVING - POOL DECK (H-02)**  
SECTION NOT TO SCALE



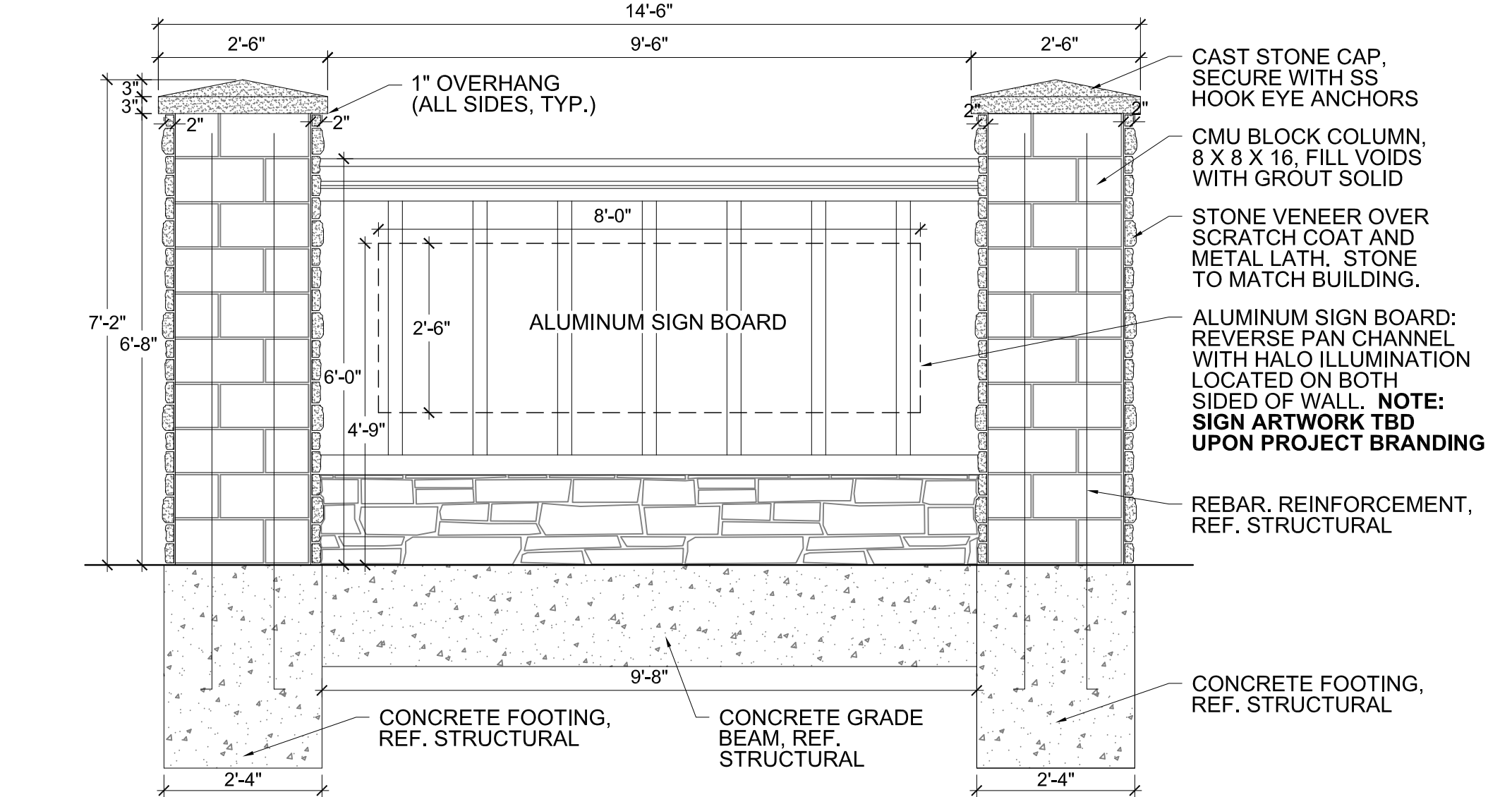
**3 CONCRETE JOINTS (H-01 & H-02)**  
SECTION NOT TO SCALE



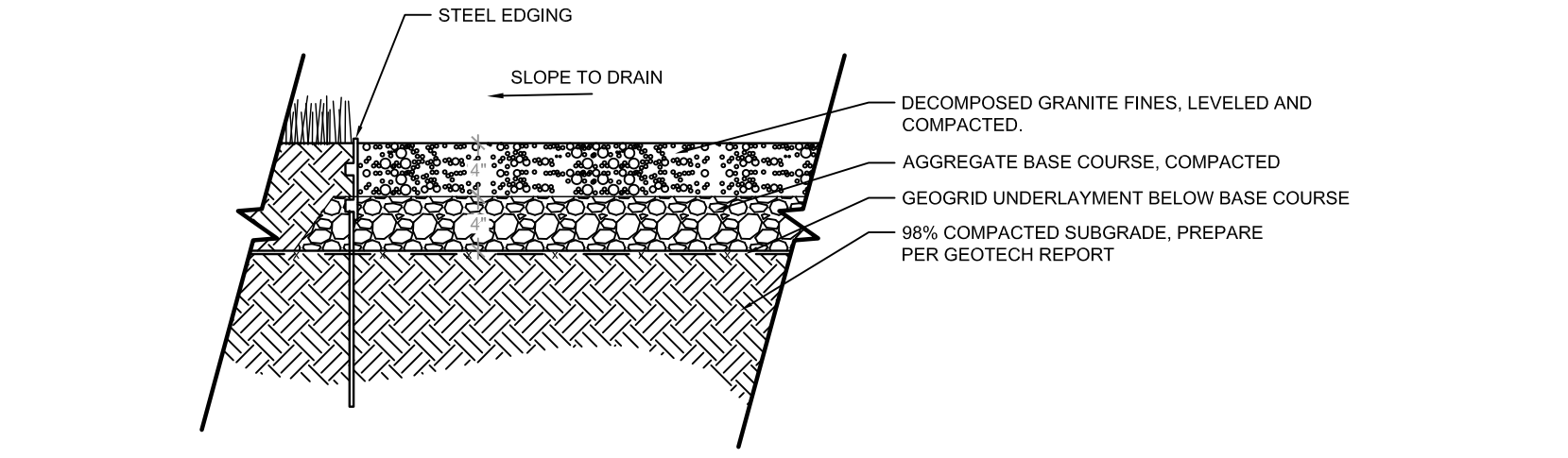
**MONUMENT SIGN SECTION**  
SCALE: 1" = 1'-0"



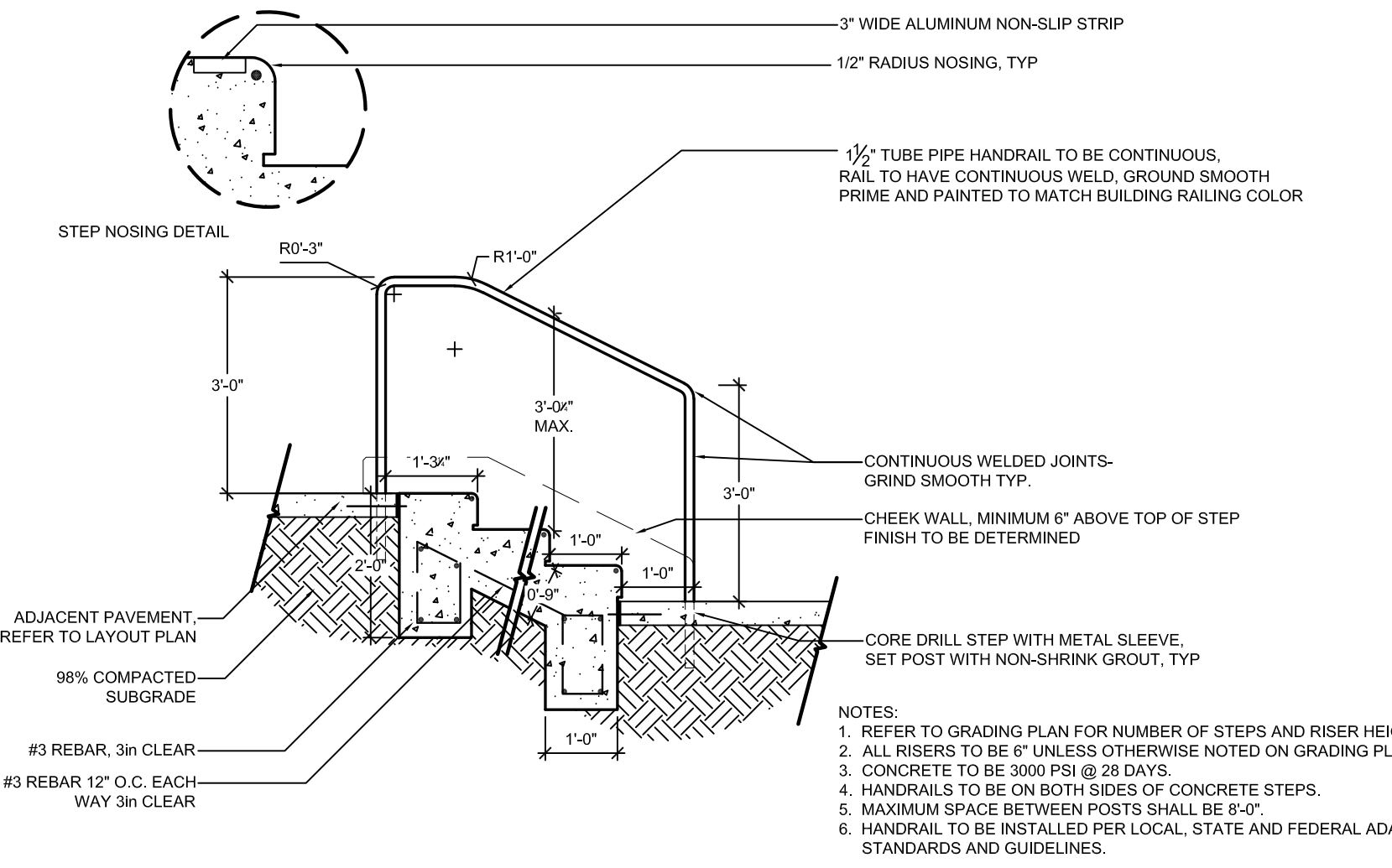
**MONUMENT SIGN PLAN**  
SCALE: 1/2" = 1'-0"



**MONUMENT SIGN SECTION/ELEVATION**  
SCALE: 1/2" = 1'-0"



**5 DECOMPOSED GRANITE (H-19)**  
SECTION NTS



**6 CONCRETE STEP (H-04) & METAL HANDRAIL (H-05)**  
SECTION NOT TO SCALE

**4 MONUMENT SIGN - DOUBLE SIDED (H-21)**  
PLAN, SECTION & ELEVATION

ACKNOWLEDGED, NOTE HAS BEEN ADDED TO THE PLANS.

This can remain in the Site Plat set, but needs a note that states the following: "For Informational purposes only. Sign(s) will be reviewed as part of a sign permit package."

NO.	REVISION	BY	DATE	APPR.

DESIGNED BY: NAS  
DRAWN BY: NAS  
CHECKED BY: TGC  
DATE: 02/17/21

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

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

Please include any play elements proposed in the park areas.

ACKNOWLEDGED, PLAY EQUIPMENT HAS NOT BEEN SPECIFIED AS A PART OF THIS RESUBMITTAL. WE WOULD LIKE TO MEET WITH TOWN PARKS STAFF TO DISCUSS PREFERENCES WITH EQUIPMENT BRAND/ VENDORS, FALL SURFACE, CONSTRUCTION DETAILING, ETC.

These are also fine, but the Town has found that the slats create a maintenance issue.

ACKNOWLEDGED, THE SLATS SPECIFIED ARE A COMPOSITE MATERIAL, NOT REAL WOOD. MAINTENANCE IS MINIMAL.



**SPECIFICATIONS:**  
**MANUFACTURER:** VICTOR STANLEY  
**PRODUCT:** PRSNA-10  
 6' LENGTH  
**COLOR/FINISH:** FRAME: BLACK  
 SLATS: RECYCLED PLASTIC- MAPLE  
**CONTACT:** SARAH KWON  
 (P: 410.257.7579)  
 SARAHK@VICTORSTANLEY.COM  
 WWW.VICTORSTANLEY.COM  
**NOTE:**  
 1. IMAGE IS FOR DESIGN INTENT PURPOSES ONLY.  
 2. REFER TO MATERIALS PLAN FOR BENCH LOCATIONS.  
 3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

1 BENCH (S-01)  
IMAGE NOT TO SCALE



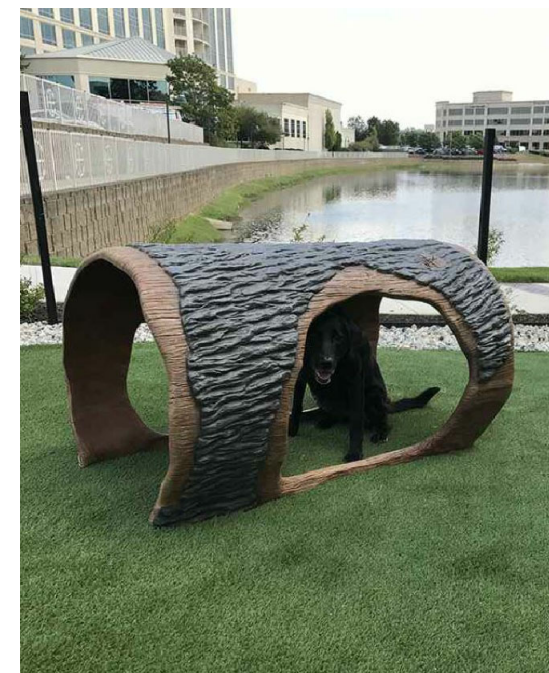
**SPECIFICATIONS:**  
**MANUFACTURER:** BYO RECREATION  
**MODEL:** BYO-FE-8295  
**CONTACT:** BYO RECREATION, INC.  
 425 GOLFWAY WEST DRIVE, STE. 302  
 SAINT AUGUSTINE, FL 32095  
 (800) 853-8318  
 WWW.BYOPLAYGROUND.COM  
**NOTE:**  
 1. INSTALL DOG WATER STATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.  
 2. CONTRACTOR TO PROVIDE LEVER STYLE HANDLE IN LIEU OF GATE VALVE SHOWN.  
 2. REFER TO MATERIAL PLAN FOR DOG WATER STATION LOCATIONS.

2 PET DRINKING FOUNTAIN (S-18)  
IMAGE NTS



**SPECIFICATIONS:**  
**MANUFACTURER:** GREAT AMERICAN PROPERTY MANAGEMENT  
**MODEL:** METAL DELUXE PET WASTE STATION - DOG ART SKU: RCPAW38  
**SIGNAGE MESSAGE:** THROW US A BONE, GREEN  
**CONTACT:** GREAT AMERICAN PROPERTY MANAGEMENT  
 6701 CONCORD PARK DRIVE  
 HOUSTON, TX 77040  
 P: 1-800-876-3979  
**NOTE:**  
 1. REFER TO MATERIAL PLAN FOR PET WASTE STATION LOCATION.  
 2. INSTALL PET WASTE STATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.  
 3. DISPENSER AND POST LOCATION SHALL BE WITHIN ACCESSIBLE REACH (10') FROM ADJACENT ACCESSIBLE ROUTE.

3 PET WASTE STATION (S-17)  
IMAGE NOT TO SCALE



**SPECIFICATIONS:**  
**MANUFACTURER:** LIVIN THE DOG LIFE  
**MODEL:** HAMMIE'S TUNNEL HOUSE  
**CONTACT:** LIVIN THE DOG LIFE  
 3815 RIVER CROSSING PKWY #100  
 INDIANAPOLIS, IN 46240  
 800-931-1562  
 WWW.LIVINTHEDOGLIFE.COM



**SPECIFICATIONS:**  
**MANUFACTURER:** BARKPARK  
**MODEL:** STEPPING STONES  
**CONTACT:** BARKPARK  
 1675 LOCUST STREET  
 RED BUD, ILLINOIS 62278  
 800-458-5872  
 WWW.DOGPARKPRODUCT.COM



**SPECIFICATIONS:**  
**MANUFACTURER:** LIVIN THE DOG LIFE  
**MODEL:** MINT HILL CLIMB  
**CONTACT:** LIVIN THE DOG LIFE  
 3815 RIVER CROSSING PKWY #100  
 INDIANAPOLIS, IN 46240  
 800-931-1562  
 WWW.LIVINTHEDOGLIFE.COM

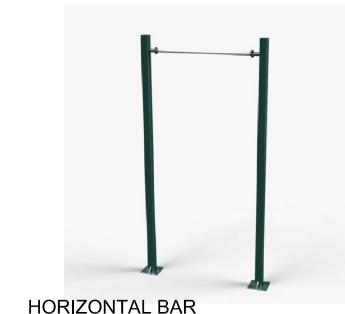
**NOTE:**  
 1. INSTALL DOG PLAY EQUIPMENT PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.  
 2. REFER TO MATERIALS PLAN FOR DOG PLAY EQUIPMENT LOCATIONS.

4 DOG PARK PLAY STRUCTURES (S-19)  
IMAGE NOT TO SCALE

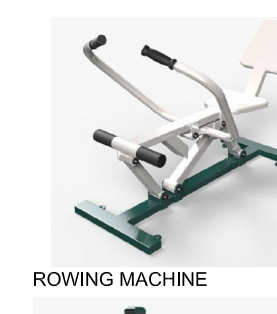


**SPECIFICATIONS:**  
**MANUFACTURER:** LUJO LIVING  
 WWW.LUJOLIVING.COM  
**PRODUCT:** FREE-STANDING HAMMOCK - DOUBLE QUILTED TAJ COLLECTION  
**MATERIAL/COLOR:** FABRIC COLOR: LEAD CHINE  
**NOTE:**  
 1. REFER TO MATERIAL PLAN FOR HAMMOCK LOCATIONS.  
 2. INSTALL HAMMOCK PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

5 HAMMOCK (S-06)  
IMAGE NOT TO SCALE



HORIZONTAL BAR



ROWING MACHINE



PARALLEL BARS



SEATED CHEST PRESS



PULL UP & DIP STATION



SEATED LAT PULL

**SPECIFICATIONS:**  
**MANUFACTURER:** TRIACTIVE USA  
**PRODUCT:** PARK & RECREATION/ OUTDOOR FITNESS EQUIPMENT  
**CONTACT INFORMATION:** TRIACTIVE USA  
 P: 800.509.0597  
 WWW.TRIACTIVEUSA.COM  
**NOTE:**  
 1. REFER TO MATERIALS PLAN FOR LOCATIONS.  
 2. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

6 FITNESS STATIONS (S-14)  
IMAGE NOT TO SCALE



**SPECIFICATIONS:**  
**MANUFACTURER:** QCP  
**PRODUCT:** CORNHOLE  
**COLOR:** FRENCH GREY  
**CONTACT INFORMATION:** ANTHONY VARGAS  
 P: 951.256.3228  
 ANTHONY.VARGAS@QCP-CORP.COM  
**NOTE:**  
 1. OR APPROVED EQUAL.  
 2. REFER TO MATERIALS PLAN FOR LOCATION.  
 3. (2) TWO TOTAL TARGETS

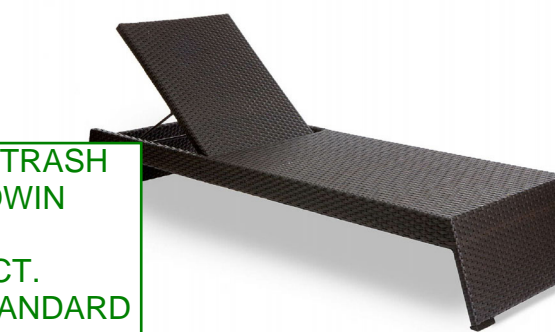
7 CORNHOLE (S-10)  
IMAGE NOT TO SCALE



ACKNOWLEDGED, PER THE MAINTENANCE SCHEDULE TRASH RECEPTACLES INSTALLED AND LOCATED WITHIN BALDWIN GULCH AS A PART OF THIS PROJECT WILL BE EMPTIED/MAINTAINED BY THE OWNER OF THIS PROJECT. PROVIDING THE RAIN BONNET LID IS A DEVELOPER STANDARD TO KEEP RAIN/SNOW AND PEOPLE/LARGE ANIMALS OUT.

**SPECIFICATIONS:**  
**MANUFACTURER:** VICTOR STANLEY  
**PRODUCT:** RTH-24  
 DOME LID  
**COLOR/FINISH:** FRAME: BLACK  
 SLATS: RECYCLED PLASTIC- MAPLE  
**CONTACT:** SARAH KWON  
 (P: 410.257.7579)  
 SARAHK@VICTORSTANLEY.COM  
 WWW.VICTORSTANLEY.COM  
**NOTE:**  
 1. IMAGE IS FOR DESIGN INTENT PURPOSES ONLY.  
 2. REFER TO MATERIALS PLAN FOR TRASH RECEPTACLE LOCATIONS.  
 3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

8 TRASH RECEPTACLE (S-11)  
IMAGE NOT TO SCALE



9 CHAISE LOUNGE CHAIR (S-02)  
IMAGE NOT TO SCALE



10 IN-POOL CHAISE LOUNGE CHAIR (S-16)  
IMAGE NOT TO SCALE

**SPECIFICATIONS:**  
**MANUFACTURER:** TEXACRAFT  
**PRODUCT:** NEXUS ROSEWOOD STACK CHAISE LOUNGE  
 M7709  
 30.5"W X 14.5"D X 14.5"H  
**COLOR:** WEAVE  
**CONTACT:** HEATHER PITTMAN  
 PO BOX 868  
 HALEYVILLE, AL 35565  
 EMAIL: HH@TEXASCRAFT.COM  
 PHONE: 800-315-5692  
 WWW.TEXASCRAFT.COM

**SPECIFICATIONS:**  
**MANUFACTURER:** TEXASCRAFT  
**PRODUCT:** IN-POOL LOUNGER  
 237W X 24.5H  
**COLOR:** WHITE  
**CONTACT:** HEATHER PITTMAN  
 PO BOX 868  
 HALEYVILLE, AL 35565  
 EMAIL: HH@TEXASCRAFT.COM  
 PHONE: 800-315-5692  
 WWW.TEXASCRAFT.COM  
**NOTE:**  
 1. IMAGE IS FOR DESIGN INTENT PURPOSES ONLY.  
 2. REFER TO MATERIALS PLAN-FURNITURE FOR LOCATIONS.  
 3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

NO.	REVISION	BY	DATE	APPR.



DESIGNED BY: NAS  
 DRAWN BY: TGC  
 CHECKED BY: TGC  
 DATE: 02/17/21

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

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

Please add shrubs beds in this location to continue the look along the street. Shrubs are permitted within utility easements.

ACKNOWLEDGED, SHRUBS HAVE BEEN PROVIDED.

IREA has setback requirements for landscaping around their transformers, but please add shrubs and grasses to provide additional screening.

ACKNOWLEDGED, ORNAMENTAL GRASSES HAVE BEEN PROVIDED.

I know there is a fence for the daycare, but please add additional ornamental grasses to fill in the holes to provide the screening required for parking lots.

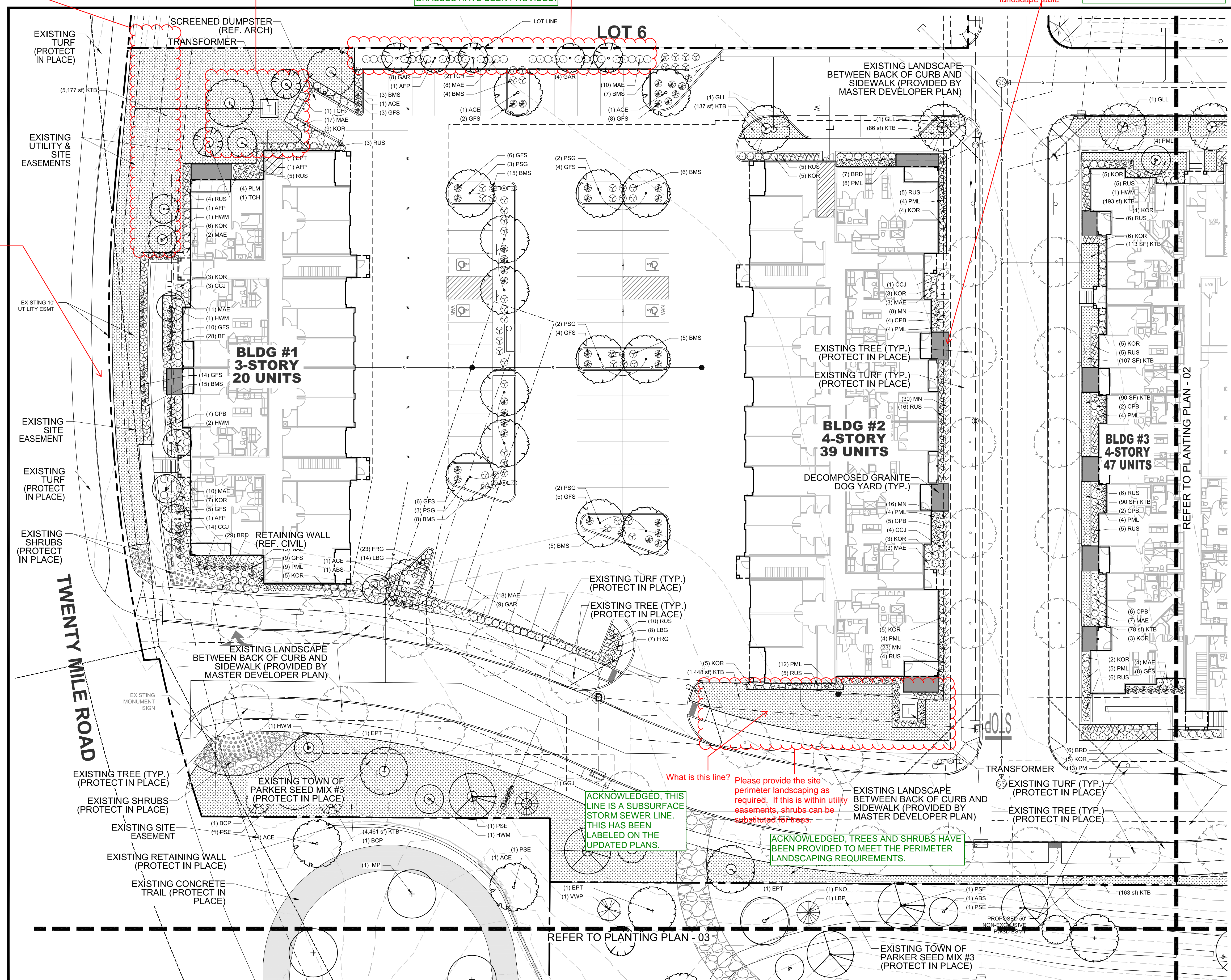
These areas should be included in the landscape table

ACKNOWLEDGED, DECOMPOSED GRANITE HAS BEEN ADDED TO THE PLANT LEGEND.

ACKNOWLEDGED, SHRUBS HAVE BEEN PROVIDED.

The landscape table lists trees and shrubs for the Twenty Mile Streetscape, but no trees and shrubs are shown.

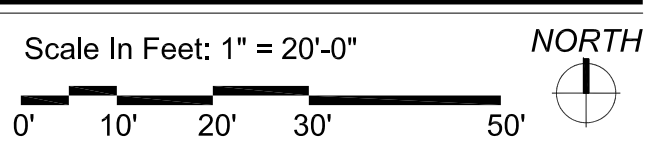
ACKNOWLEDGED, LANDSCAPE TABLE HAS BEEN UPDATED ACCORDINGLY. STREETSCAPE TREES HAVE NOT BEEN PROVIDED BY THE MASTER DEVELOPER DUE TO THE SITE DISTANCE TRIANGLE.



### PLANTING LEGEND

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

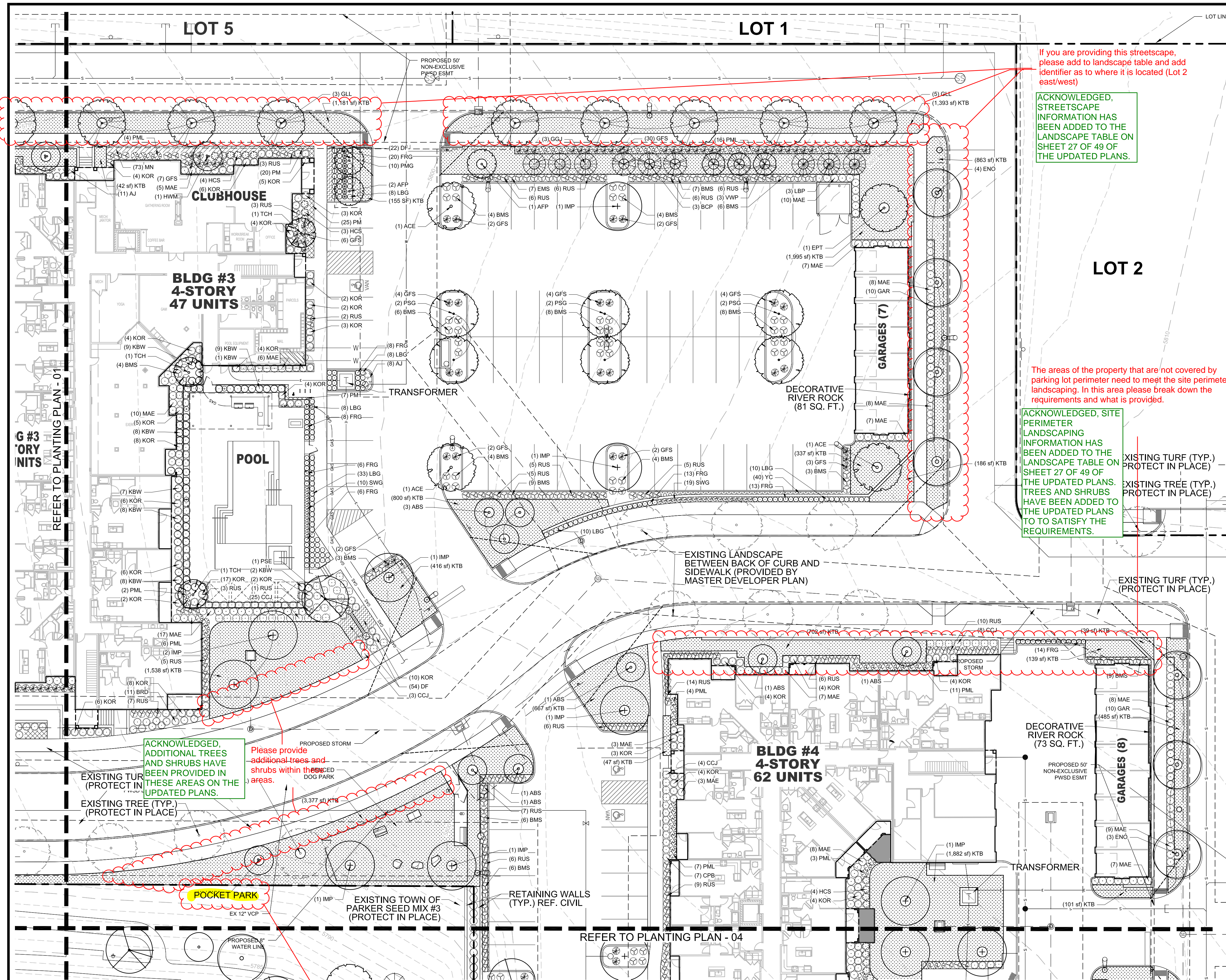
01 PLANTING PLAN - 01



NOTE: REFERENCE SHEET 26 FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD AND NOTES.



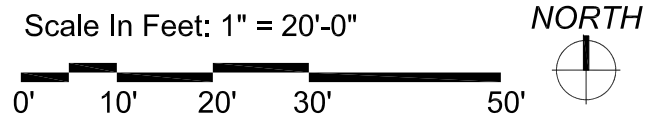
THE GARRETT COMPANIES  
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923  
 DESIGNED BY: NAS  
 DRAWN BY: NAS  
 CHECKED BY: TGC  
 DATE: 02/17/21  
 PARKER AND PINE FILING NO. 2 LOTS 1-3  
 PARKER, CO  
 MULTI-FAMILY SITE PLAN  
 PLANTING PLAN  
 PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION.  
 Nicholas Allen Smith  
 Registered Landscape Architect of the State of COLORADO  
 Registration Number: 1436  
**NOT FOR CONSTRUCTION**  
 PROJECT NO. 096481002  
 21 OF 47



### PLANTING LEGEND

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
<b>DECIDUOUS CANOPY TREES</b>			
	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 CORDATA 'GREENSPIRE'
<b>ORNAMENTAL TREES</b>			
	HWW	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA 'AUTUMN BRILLANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'
<b>EVERGREEN TREES</b>			
	VWP	VANDERWOLF'S PINE	PINUS FLEXILIS 'PARDON ME'
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'
<b>DECIDUOUS &amp; EVERGREEN SHRUBS</b>			
	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 ALATUS 'MANHATTAN'
	GAR	GOLDEN ARBORVITAE	THUJA ORIENTALIS 'AUREA NANA'
<b>LOWS/SPREADING SHRUBS</b>			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUTII 'HANCOCK'
<b>PERENNIALS</b>			
	DF	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'
	PM	PARDON ME DAYLILY	HEMEROCALLIS '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'
<b>ORNAMENTAL GRASSES</b>			
	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPUREASCENS'
	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM
<b>TURF GRASSES</b>			
	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND
<b>DECORATIVE RIVER ROCK AND HARDWOOD MULCH</b>			
	DRR	DECORATIVE RIVER ROCK	GROUNDCOVER BEHIND GARAGES
	HWM	HARDWOOD MULCH	IN ALL SHRUB PLANTING BEDS PER PLAN

01 PLANTING PLAN - 02



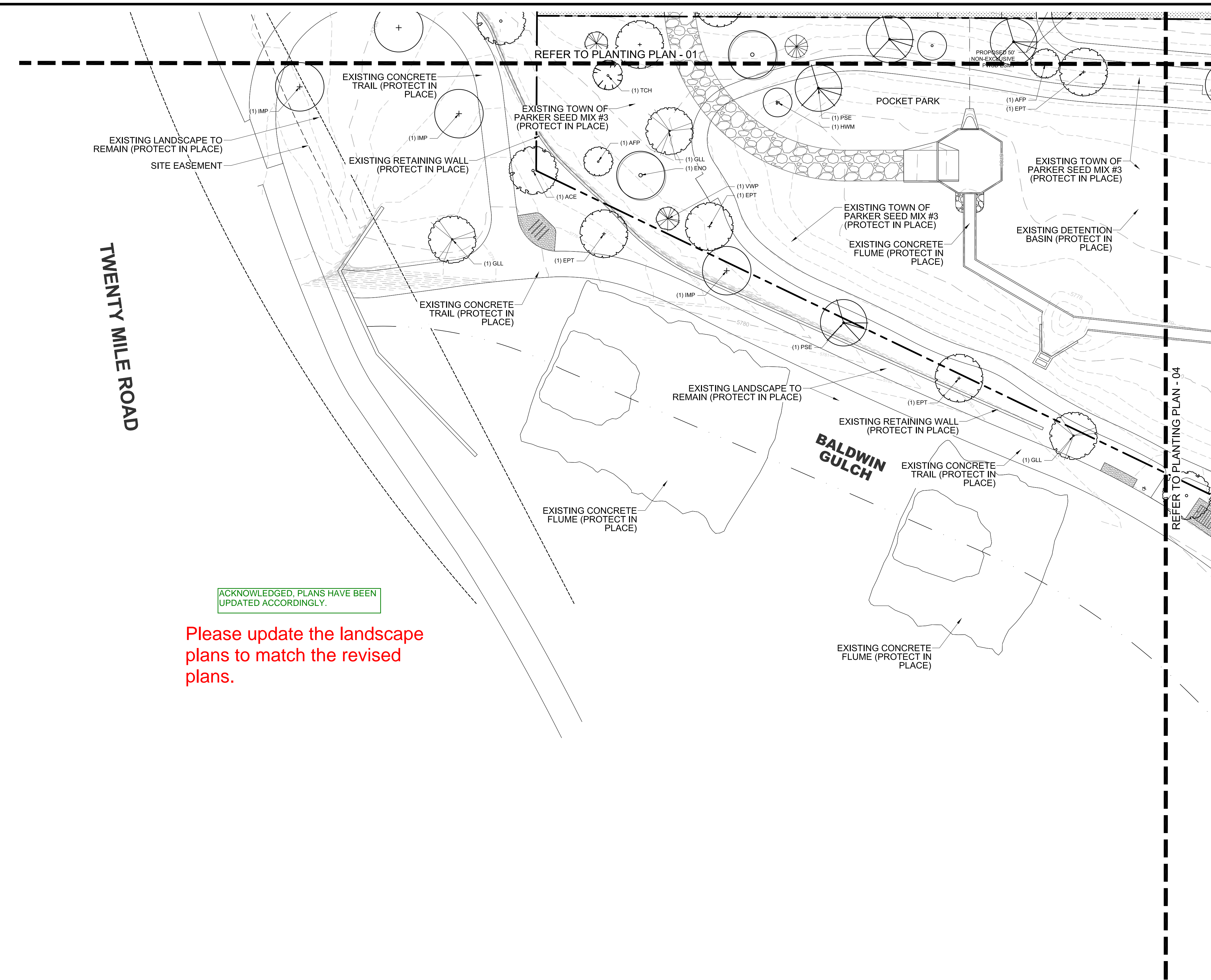
DESIGNED BY: NAS  
 DRAWN BY: NAS  
 CHECKED BY: TGC  
 DATE: 02/17/21

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

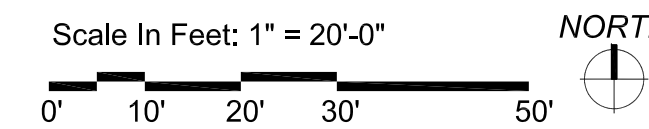
PROJECT NO. 096481002



ACKNOWLEDGED, PLANS HAVE BEEN UPDATED ACCORDINGLY.

Please update the landscape plans to match the revised plans.

01 PLANTING PLAN - 03



PLANTING LEGEND

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'

LOWS/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUILLI '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

DECORATIVE RIVER ROCK AND HARDWOOD MULCH			
		DECORATIVE RIVER ROCK	GROUND COVER BEHIND GARAGES
		HARDWOOD MULCH	IN ALL SHRUB PLANTING BEDS PER PLAN

NOTE: REFERENCE SHEET 26 FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD AND NOTES.



NO.	REVISION	BY	DATE	APPR

**THE GARRETT COMPANIES**  
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923

DESIGNED BY: NAS  
 DRAWN BY: NAS  
 CHECKED BY: TGC  
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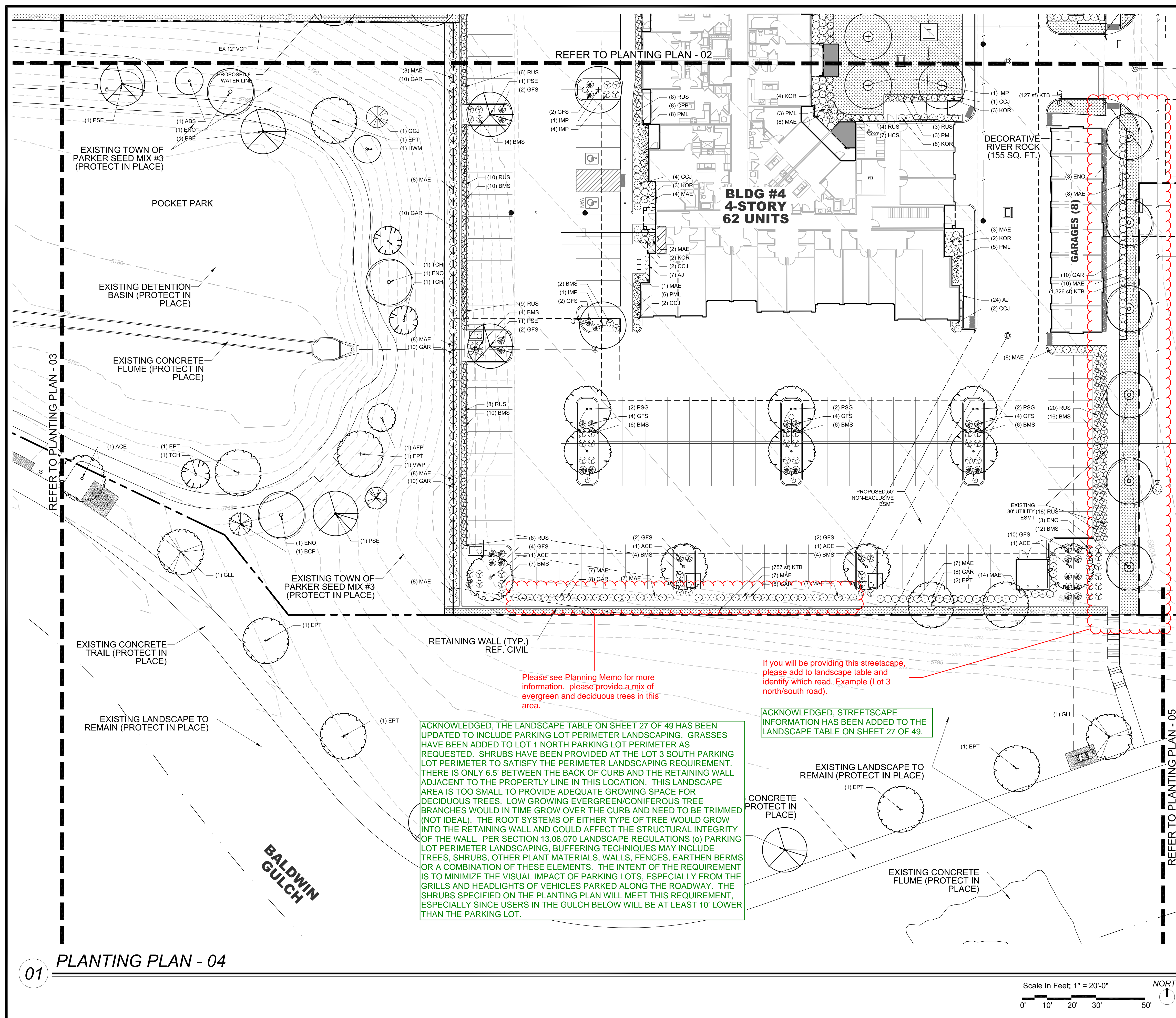
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Nicholas Allen Smith  
 Registered Landscape Architect of the State of COLORADO  
 Registration Number: 1436

**NOT FOR CONSTRUCTION**

PROJECT NO.  
 096481002



### PLANTING LEGEND

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

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
<b>EVERGREEN TREES</b>			
	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'

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
<b>DECIDUOUS &amp; EVERGREEN SHRUBS</b>			
	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
<b>LOWS/SPREADING SHRUBS</b>			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUILLII 'HANCOCK'

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
<b>PERENNIALS</b>			
	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
<b>ORNAMENTAL GRASSES</b>			
	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
<b>TURF GRASSES</b>			
	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
<b>DECORATIVE RIVER ROCK AND HARDWOOD MULCH</b>			
	DRR	DECORATIVE RIVER ROCK	GROUNDCOVER BEHIND GARAGES
	HWM	HARDWOOD MULCH	IN ALL SHRUB PLANTING BEDS PER PLAN

NOTE: REFERENCE SHEET 26 FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD AND NOTES.

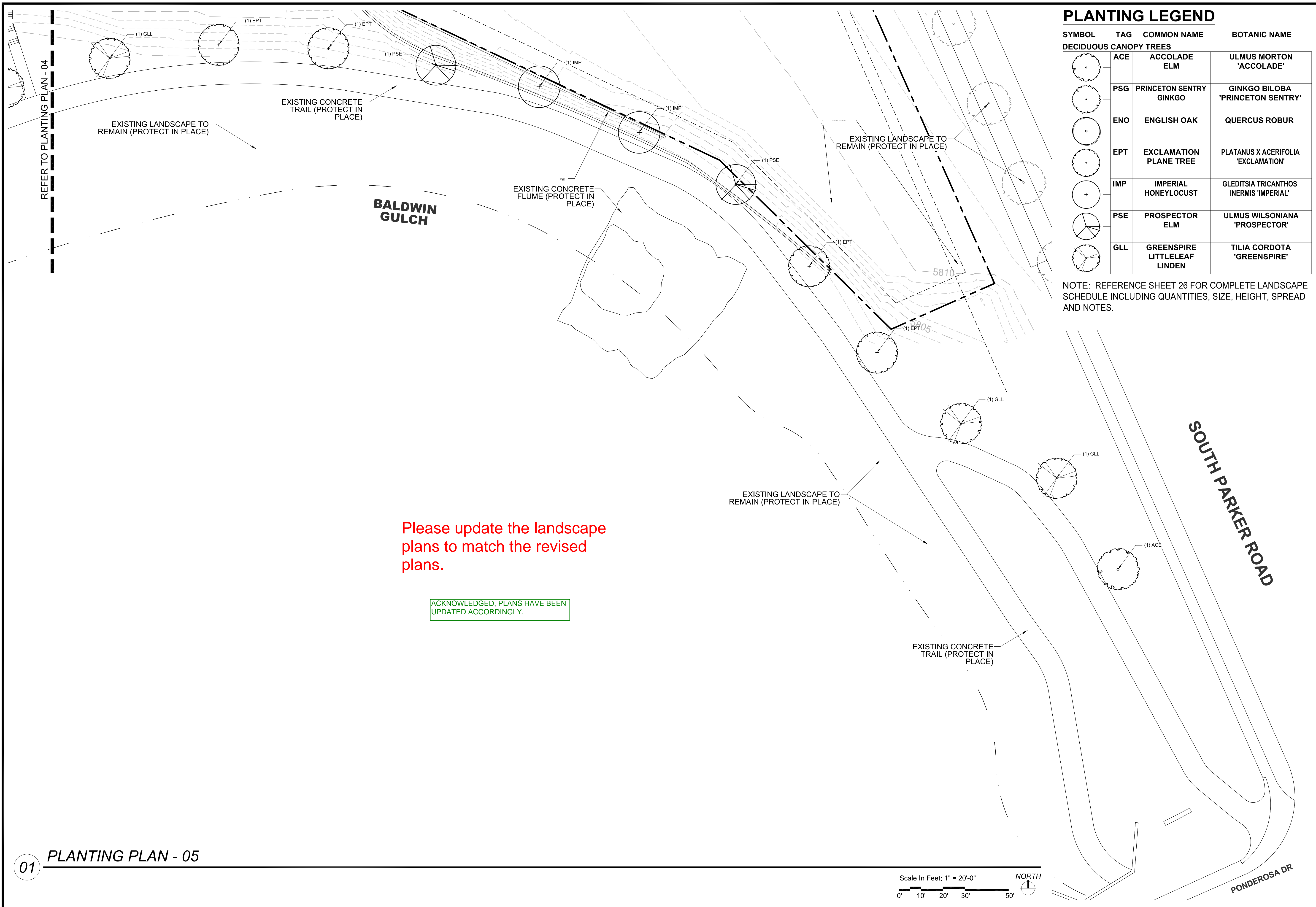
THE GARRETT COMPANIES  
1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923

DESIGNED BY: NAS  
DRAWN BY: NAS  
CHECKED BY: TGC  
DATE: 02/17/21

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  
Registration Number: 1436  
**NOT FOR CONSTRUCTION**  
PROJECT NO. 096481002

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**PLANTING LEGEND**

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
<b>DECIDUOUS CANOPY TREES</b>			
	ACE	ACCOLADE ELM	ULMUS MORTONIA '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'

NOTE: REFERENCE SHEET 26 FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD AND NOTES.

NO.	REVISION	BY	DATE	APPR.



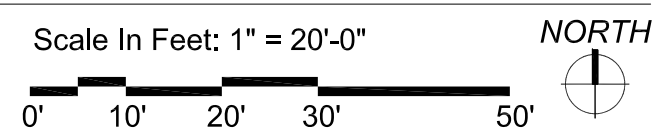
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**NOT FOR CONSTRUCTION**

PROJECT NO. 096481002



Please update the landscape plans to match the revised plans.

ACKNOWLEDGED, PLANS HAVE BEEN UPDATED ACCORDINGLY.

# PLANTING SCHEDULE

SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT (FEET)	WIDTH (FEET)	HYDROZONE	NOTES	%
<b>DECIDUOUS CANOPY TREES</b>										
	ACE	16	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	2-1/2" CAL.	50	30	M-H	BALLED & BURLAPPED	14
	PSG	24	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	2-1/2" CAL.	40	30	M-H	BALLED & BURLAPPED	18
	ENO	18	ENGLISH OAK	QUERCUS ROBUR	2-1/2" CAL.	45	30	M-H	BALLED & BURLAPPED	17
	EPT	22	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'	2-1/2" CAL.	50	30	M-H	BALLED & BURLAPPED	16
	IMP	21	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'	2-1/2" CAL.	35	30	M-H	BALLED & BURLAPPED	14
	PSE	17	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2-1/2" CAL.	40	30	M-H	BALLED & BURLAPPED	19
	GLL	19	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'	2-1/2" CAL.	40	30	M-H	BALLED & BURLAPPED	17
	SUBTOTAL	137								
<b>ORNAMENTAL TREES</b>										
	HWM	11	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2" CAL.	20	15	M	BALLED & BURLAPPED	24
	ABS	11	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'	2" CAL.	20	20	M	B & B, SINGLE TRUNK	24
	TCH	12	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'	2" CAL.	15	15	M	BALLED & BURLAPPED	26
	AFP	12	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CAL.	20	15	M	BALLED & BURLAPPED	26
	SUBTOTAL	46								
<b>EVERGREEN TREES</b>										
	VWP	6	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'	6' HT.	15	10	L-M	BALLED & BURLAPPED	26
	LBP	4	LIMBER PINE	PINUS FLEXILIS	6' HT.	35	15	L-M	BALLED & BURLAPPED	24
	BCP	6	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	20	15	L-M	BALLED & BURLAPPED	26
	GGJ	5	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	6' HT.	20	15	L-M	BALLED & BURLAPPED	24
	SUBTOTAL	21								
<b>DECIDUOUS SHRUBS</b>										
	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								
<b>LOW/SPREADING SHRUBS</b>										
	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 CHENAULTII 'HANCOCK'	3 GAL.	3	5	L-M	MATCHING, CONTAINER FULL	
	SUBTOTAL	166								
<b>PERENNIALS (TRIANGULAR SPACING)</b>										
	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								
<b>ORNAMENTAL GRASSES</b>										
	PMG	10	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 GAL.	4	3	L-M	MATCHING	
	SWG	29	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL.					
	FRG	117	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.					
	LBG	95	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	1 GAL.					
	SUBTOTAL	251								
<b>TURF GRASSES</b>										
	KTB	31,408 SQ. FT.	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT BLENDED HYBRID TURF GRASS	SOD	N/A	N/A	M	SOLID SOD	
<b>DECORATIVE RIVER ROCK AND HARDWOOD MULCH</b>										
		2 CY	DECORATIVE RIVER ROCK	1-3" DECORATIVE RIVER ROCK, LOCALLY SOURCED	1"-3"	N/A	N/A	N/A	2" SETTLED DEPTH WITH FILTER FABRIC	
		176 CY	HARDWOOD MULCH	IN ALL SHRUB PLANTING BEDS & TREE RINGS	MULCH	N/A	N/A	N/A	2" SETTLED THICKNESS	

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.

## 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 LOOSENED.
- 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 EASEMENT 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.

You have included 20 Mile Rd twice. What is the difference here? Also, the entire 20 Mile frontage is taken up by a site easement with no landscaping. Please correct. **ACKNOWLEDGED, LANDSCAPE TABLE HAS BEEN UPDATED TO CORRECT THIS.**

DESCRIPTION	PARKING LOT SF	MIN. 10% SF LANDSCAPED	MIN. 45% SF LANDSCAPED	SQUARE FOOT LANDSCAPED	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. 5/162 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 PERIMETER ISLANDS	100,360	10,036	N/A	11,177	N/A	60	N/A	N/A	60	N/A	45	151
MIN. SITE STANDARDS	N/A	N/A	186,091	192,377	97	N/A	N/A	N/A	99	482	500	855
<b>TOTAL TREES REQUIRED:</b>					<b>148</b>							
<b>TOTAL TREES PROVIDED:</b>					<b>204</b>							
<b>TOTAL SHRUBS REQUIRED:</b>					<b>1,039</b>							
<b>TOTAL SHRUBS PROVIDED:</b>					<b>1,772</b>							

Based on 1 tree per 1500 sq. ft of landscaping this number should be 124. **ACKNOWLEDGED, REQUIREMENTS UPDATED ACCORDINGLY.**

This number should be 620. **ACKNOWLEDGED, REQUIREMENTS UPDATED ACCORDINGLY.**

This is only required as part of the parking lot islands. It can be removed from the min. site standards as the trees and shrubs required to meet the landscape islands cannot count towards the min. site standards. **ACKNOWLEDGED, REQUIREMENTS UPDATED ACCORDINGLY.**

**NO EXISTING TREES WILL BE REMOVED DURING CONSTRUCTION. THERE ARE NO EXISTING TREES ON SITE.**

Please also include Parking Lot Perimeter and Site Perimeter Landscaping requirements. **ACKNOWLEDGED, THE LANDSCAPE TABLE HAS UPDATED ACCORDINGLY.**

Please provide a parking lot island landscaping exhibit to show what you are including to meet this requirement. Some applicants also include numbers for each island to demonstrate that the minimums are satisfied. **ACKNOWLEDGED, PARKING LOT ISLAND LANDSCAPING EXHIBIT HAS BEEN ADDED AS SHEET 28 OF 49. LANDSCAPE ISLANDS HAVE BEEN NUMBERED, AREAS AND PLANT TOTALS HAVE BEEN PROVIDED TO DEMONSTRATE THE REQUIREMENTS HAVE BEEN SATISFIED.**

NO.	REVISION	BY	DATE	APPR.

**THE GARRETT COMPANIES**  
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143  
 317-866-7923

DESIGNED BY: NAS  
 DRAWN BY: NAS  
 CHECKED BY: TGC  
 DATE: 02/17/21

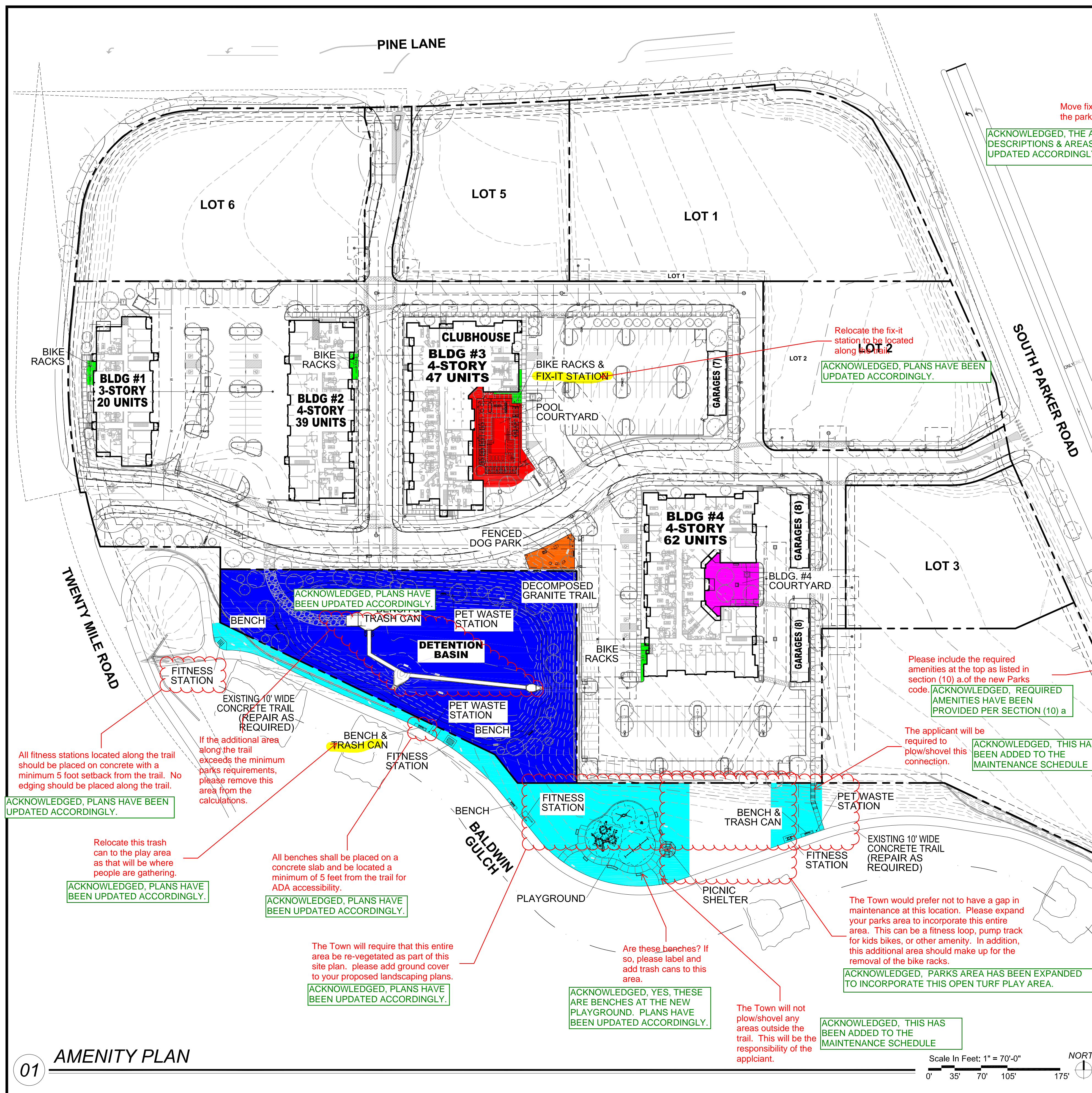
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Nicholas Allen Smith  
 Registered Landscape Architect of the State of COLORADO  
 Registration Number: 1436

**NOT FOR CONSTRUCTION**

PROJECT NO. 096481002



**REQUIRED IMPROVED PARK LAND PER TOWN CODE SECTION 13.07.140c(2)**

7.5 ACRES OF DEVELOPED PARK LAND PER 1,000 POPULATION BASED ON AN OCCUPANCY FACTOR OF 1.85 PERSONS PER HOUSEHOLD FOR MULTI-FAMILY DEVELOPMENT.

170 DU's x 314.5 POPULATION	314.5/1,000 = 0.3145	0.3145 x 7.5 = 2.36 ACRES REQ.
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*Bicycle racks are required to meet the parking requirement and will not count towards parks dedication.*

**AMENITY DESCRIPTIONS & AREAS.**

<b>BUILDING #1:</b>	BICYCLE RACKS & LANDSCAPING	AREA: 250 SQ. FT.
<b>BUILDING #2:</b>	BICYCLE RACKS & LANDSCAPING	AREA: 250 SQ. FT.
<b>BUILDING #3:</b>	BICYCLE RACKS, BICYCLE FIX-IT STATION & LANDSCAPING	AREA: 300 SQ. FT.
<b>POOL COURTYARD:</b>	POOL (1,150 SQ. FT.), HOT TUB (81-SQ. FT.), 4 CABANAS, SHADE STRUCTURE, OUTDOOR KITCHEN WITH 2 NATURAL GAS GRILLS & SINK, FIRE FEATURE, SITE FURNISHINGS, 6 POWER/USB PEDESTALS, POOL ENCLOSURE FENCE & LANDSCAPING	AREA: 6,035 SQ. FT.
<b>BUILDING #4:</b>	BICYCLE RACKS & LANDSCAPING	AREA: 250 SQ. FT.
<b>BUILDING #4 COURTYARD:</b>	SITE FURNISHINGS INCLUDING HAMMOCK, TABLE FOR GAMES AND OUTDOOR GAMES INCLUDING CORNHOLE, GIANT JENGA & LANDSCAPING	AREA: 3,140 SQ. FT.
<b>FENCED DOG PARK:</b>	1,600 SQ. FT. FENCED DOG PARK WITH A BENCH, PET WASTE STATION, PET DRINKING FOUNTAIN, DOG PLAY STRUCTURES, POWER/USB PEDESTAL & LANDSCAPING	AREA: 1,600 SQ. FT.
<b>DETENTION BASIN:</b>	1,000 LINEAR FEET DECOMPOSED GRANITE WALKING TRAIL, 3 BENCHES, TRASH RECEPTACLE, PET WASTE STATION & LANDSCAPING	AREA: 61,800 SQ. FT.
<b>BALDWIN GULCH:</b>	IMPROVEMENTS TO EXISTING 10' WIDE CONCRETE TRAIL, TRAILHEAD, 3 BENCHES, 3 TRASH RECEPTACLES, 2 PET WASTE STATIONS, 4 FITNESS STATIONS, PLAYGROUND WITH SEATING, PICNIC SHELTER AND 2 PICNIC TABLES	AREA: 29,178 SQ. FT.
<b>TOTAL AREA:</b>		<b>102,803 SQ. FT. (2.36 ACRES)</b>

**OPTIONS FOR PARKS AND OPEN SPACE AMENITIES (PER SCHEDULE 13.07.140A OF PARKS DEDICATIONS ORDINANCE NO. 3.231.3)**

	NEIGHBORHOOD-SERVING PARK
<b>CATEGORY 1 - GATHERING SPACES &amp; SELF-DIRECTED GROUP ACTIVITIES</b>	<b>PICK 1</b>
GATHERING & SOCIAL SPACES	
SEATING AND TABLES	X
SHELTER, SMALL (5-10 USERS)	X
<b>OUTDOOR SPECIALIZED</b>	
ACTIVITY HUBS (CORNHOLE & JENGA)	X
DOG OFF-LEASH AREA (FENCED)	X
<b>CATEGORY 2 - ACTIVE USES</b>	<b>PICK 2, BUT ONLY 1 MAY BE FROM PATHS, TRAILS</b>
<b>PATHS, TRAILS AND TRAILHEADS</b>	<b>PICK 1 PER ACRE</b>
GREENWAY CONNECTION OR TRAILHEAD	X
SOFT-SURFACE JOGGING/HIKING TRAIL	X
<b>PLAY SPACE AND EQUIPMENT</b>	
PLAYGROUND, SMALL-SCALE	X
<b>SPORTS AND FITNESS</b>	
OUTDOOR FITNESS EQUIPMENT	X
<b>CATEGORY 3 - SUPPORT AMENITIES</b>	<b>PICK 1 PER ACRE</b>
<b>SUPPORT AMENITIES</b>	
BARBECUES, SINGLE OR DUAL	X
BIKE RACK AND REPAIR STATION	X
DOG WASTE STATION	X
TRASH RECEPTACLES	X
<b>CATEGORY 4 - SPECIALIZED FACILITIES</b>	<b>OPTIONAL</b>
<b>AQUATICS AND WATER ACCESS</b>	
SWIMMING POOL	X

THE GARRETT COMPANIES  
1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46043 317-886-7923

DESIGNED BY: NAS  
DRAWN BY: NAS  
CHECKED BY: TGC  
DATE: 03/11/21

PARKER AND PINE FILING NO. 2 LOTS  
PARKER, CO  
MULTI-FAMILY SITE PLAN  
AMENITY 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