

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'

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
ORNAMENTAL TREES			
	HWW	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/CONIFEROUS 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 THUNBERGI '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'
	BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENALTI '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

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
SEED MIXES			
	SM3	TOWN OF PARKER SEED MIX #3	LOW-GROWTH MIX

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECOMPOSED GRANITE, DECORATIVE RIVER ROCK AND HARDWOOD MULCH			
		DECOMPOSED GRANITE	DOG YARDS & TRAIL AT DETENTION BASIN
		DECORATIVE RIVER ROCK	GROUNDCOVER BEHIND GARAGES
		HARDWOOD MULCH	IN ALL SHRUB PLANTING BEDS PER PLAN

NOTE: REFERENCE SHEET 27 FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD AND NOTES.

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

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

DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 07/23/21

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

25 OF 49

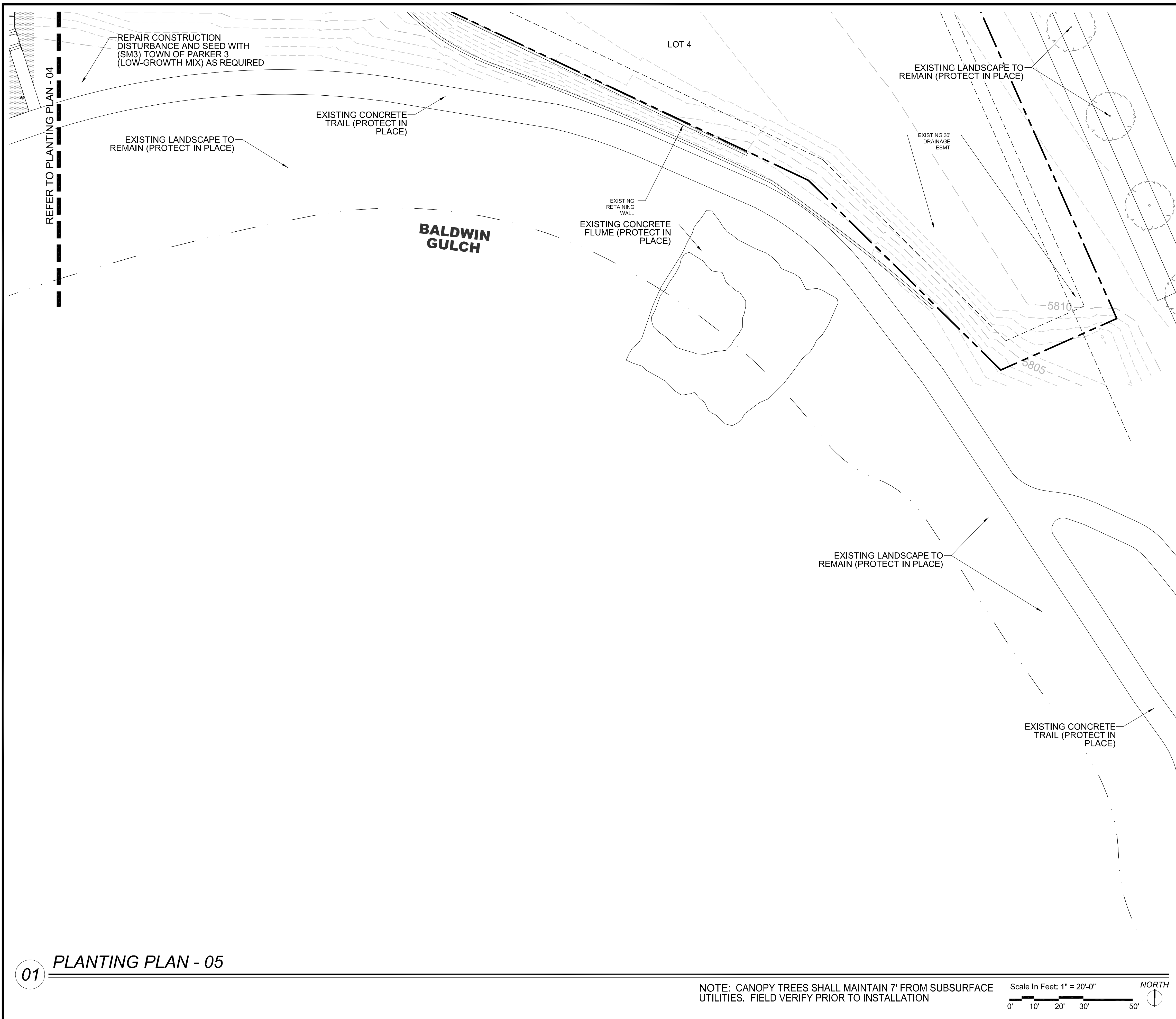
PARKER
 COLORADO
 Final Document
 Subject To Conditions In Approval Letter
 APPROVED DATE: 07/16/2021
 Planning Approval By: S. Nerger

01 PLANTING PLAN - 04

NOTE: CANOPY TREES SHALL MAINTAIN 7' FROM SUBSURFACE UTILITIES. FIELD VERIFY PRIOR TO INSTALLATION

Scale In Feet: 1" = 20'-0"

NORTH



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'

- TURF GRASSES**
 KTB | KEN-TEX BLUEGRASS SOD | DROUGHT TOLERANT TURF GRASS BLEND
- SEED MIXES**
 SM3 | TOWN OF PARKER SEED MIX #3 | LOW-GROWTH MIX
- DECOMPOSED GRANITE, DECORATIVE RIVER ROCK AND HARDWOOD MULCH**
 DECOMPOSED GRANITE | DOG YARDS & TRAIL AT DETENTION BASIN
 DECORATIVE RIVER ROCK | GROUND COVER BEHIND GARAGES
 HARDWOOD MULCH | IN ALL SHRUB PLANTING BEDS PER PLAN

NOTE: REFERENCE SHEET 27 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

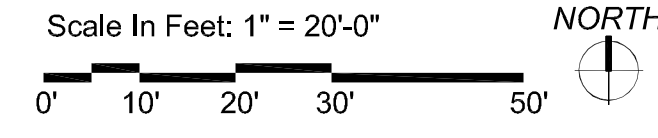
DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 05/27/21

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

01 PLANTING PLAN - 05

NOTE: CANOPY TREES SHALL MAINTAIN 7' FROM SUBSURFACE UTILITIES. FIELD VERIFY PRIOR TO INSTALLATION



PARKER COLORADO
 Final Document
 Subject To Conditions In Approval Letter
 APPROVED DATE: 07/16/2021
 Planning Approval by: S. Nagesh
 Call before you dig.

PLANTING SCHEDULE

SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT (FEET)	WIDTH (FEET)	HYDROZONE	NOTES	%
DECIDUOUS CANOPY TREES										
	ACE	13	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	2-1/2" CAL.	50	30	M-H	BALLED & BURLAPPED	10
	PSG	22	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	2-1/2" CAL.	40	30	M-H	BALLED & BURLAPPED	21
	ENO	18	ENGLISH OAK	QUERCUS ROBUR	2-1/2" CAL.	45	30	M-H	BALLED & BURLAPPED	17
	EPT	13	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'	2-1/2" CAL.	50	30	M-H	BALLED & BURLAPPED	12
	IMP	13	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'	2-1/2" CAL.	35	30	M-H	BALLED & BURLAPPED	13
	PSE	15	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2-1/2" CAL.	40	30	M-H	BALLED & BURLAPPED	15
	GLL	12	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'	2-1/2" CAL.	40	30	M-H	BALLED & BURLAPPED	12
	SUBTOTAL	106								
ORNAMENTAL TREES										
	HWM	13	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2" CAL.	20	15	M	BALLED & BURLAPPED	25
	ABS	9	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'	2" CAL.	20	20	M	B & B, SINGLE TRUNK	19
	TCH	14	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'	2" CAL.	15	15	M	BALLED & BURLAPPED	27
	AFP	15	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CAL.	20	15	M	BALLED & BURLAPPED	29
	SUBTOTAL	51								
EVERGREEN/CONIFEROUS TREES										
	VWP	6	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'	6' HT.	15	10	L-M	BALLED & BURLAPPED	24
	LBP	5	LIMBER PINE	PINUS FLEXILIS	6' HT.	35	15	L-M	BALLED & BURLAPPED	20
	BCP	7	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	20	15	L-M	BALLED & BURLAPPED	28
	GGJ	7	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	6' HT.	20	15	L-M	BALLED & BURLAPPED	28
	SUBTOTAL	25								
DECIDUOUS SHRUBS										
	BMS	272	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL.	3	3	L-M	MATCHING, CONTAINER FULL	
	RUS	302	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	4	4	L-M	MATCHING, CONTAINER FULL	
	KOR	210	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL	
	GFS	213	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL	
	PML	166	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	5	5	M	MATCHING, CONTAINER FULL	
	KBW	52	KOREAN BOXWOOD	BUXUS 'KOREAN'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL	
	MAE	360	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	5 GAL.	5	5	M	MATCHING, CONTAINER FULL	
	GAR	115	GOLDEN ARBORVITAE	THUJA ORIENTALIS 'AUREA NANA'	5 GAL.	5	4	M	MATCHING, CONTAINER FULL	
	SUBTOTAL	1,690								
LOW/SPREADING SHRUBS										
	CCJ	56	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	3 GAL.	1	6	L-M	MATCHING, CONTAINER FULL	
	BRD	25	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	101								
PERENNIALS (TRIANGULAR SPACING)										
	DF	76	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	28	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	154	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	4 IN. POTS.	2	2	M	18" O.C., CONT. FULL, TRIANGULAR SPACING	
	SUBTOTAL	411								
ORNAMENTAL GRASSES										
	PMG	98	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 GAL.	4	3	L-M	MATCHING	
	SWG	132	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL.	5	3	L-M	MATCHING	
	FRG	201	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	4	3	L-M	MATCHING	
	LBG	126	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	1 GAL.	3	3	L-M	MATCHING	
	SUBTOTAL	557								
TURF GRASSES										
	KTB	29,251 SQ. FT.	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT BLENDED HYBRID TURF GRASS	SOD	N/A	N/A	M	SOLID SOD	
SEED MIXES										
	SM3	29,355 SQ. FT.	TOWN OF PARKER SEED MIX #3	LOW-GROWTH SEED MIX PER CITY STANDARDS	HYDROMULCH	N/A	N/A	M	WITH TERATAK III TACKIFIER	
DECOMPOSED GRANITE, DECORATIVE RIVER ROCK AND HARDWOOD MULCH										
		96 CY	DECOMPOSED GRANITE	3/8" DECOMPOSED GRANITE, LOCALLY SOURCED	3/8"	N/A	N/A	N/A	4" COMPACTED DEPTH WITH FILTER FABRIC	
		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	
		178 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 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 ORN. 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."

13.06.070 LANDSCAPE REGULATIONS

AMOUNT OF TOTAL LANDSCAPING PROPOSED: (EXCLUDED R.O.W.) 192,377 SQ. FT.	TOTAL SITE AREA: 413,536 SQ. FT. x 45% = 186,091 / 1,500 = 124 x 5 = 620 SITE TREES REQUIRED: 124 SITE TREES PROVIDED: 124 SITE SHRUBS REQUIRED: 620 SITE SHRUBS PROVIDED: 620
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STREETSCAPE LANDSCAPING REQUIREMENTS: ONE (1) DECIDUOUS SHADE TREE SHALL BE SPACED THIRTY-FIVE (35) LINEAL FEET ON CENTER AND SHALL BE BETWEEN 2.5 AND 3 INCH CALIPER.	RD NORTH OF BLDG. #2 & #3 (430 LINEAR FEET OF FRONTAGE) TREES REQUIRED: 12 TREES PROVIDED: 11 (LIMITED BY PARALLEL PARKING)
	RD EAST OF BLDG #3 (150 LINEAR FEET OF FRONTAGE) TREES REQUIRED: 4 TREES PROVIDED: 4
	RD EAST OF BLDG #4 (135 LINEAR FEET OF FRONTAGE) TREES REQUIRED: 4 TREES PROVIDED: 0 (LIMITED BY NEW STORM SEWER)

PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS: LANDSCAPE ISLANDS SHALL BE AT LEAST 162 SQ. FT. 1 TREE AND 5 SHRUBS SHALL BE PLANTED FOR EACH INCREMENT OF 162 SQ. FT. AND 1 SHRUB IS REQ. FOR EACH ADDITIONAL 15 SQ. FT. 10% OF TOTAL PARKING AREA SHALL BE LANDSCAPED.	TOTAL PARKING LOT AREA : 84,395 SQ. FT. TOTAL LANDSCAPE ISLANDS AREA: 8,909 SQ. FT. (10.55% OF PARKING LOT AREA) TREES REQUIRED: 49 TREES PROVIDED: 49 SHRUBS REQUIRED: 342 SHRUBS PROVIDED: 342 NOTE: SEE SHEET 28 OF 49 FOR PARKING LOT ISLAND LANDSCAPING EXHIBIT
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SITE PERIMETER LANDSCAPING REQUIREMENTS: ADJ. EXISTING NONRES. USE: 1 TREE + 5 SHRUBS FOR EACH 30 LINEAL FEET OF EDGE. ADJ. EXISTING RES. OR PUBLIC OPEN SPACE USE: 1 TREE + 5 SHRUBS PER EACH 40 LINEAL FEET OF EDGE.	WEST OF BLDG #1: (220 LINEAR FEET OF PROPERTY LINE FRONTAGE) TREES REQUIRED 8 TREES PROVIDED 8 SHRUBS REQUIRED 37 SHRUBS PROVIDED 37 NORTH OF BLDGS #1, #2 & #3: (684 LINEAR FEET OF PROPERTY LINE FRONTAGE) TREES REQUIRED 23 TREES PROVIDED 23 SHRUBS REQUIRED 114 SHRUBS PROVIDED 114 EAST OF BLDGS #3 & #4: (480 LINEAR FEET OF PROPERTY LINE FRONTAGE) TREES REQUIRED 16 TREES PROVIDED 12 SHRUBS REQUIRED 80 SHRUBS PROVIDED 80 SOUTH OF BLDG #1, #2, #3 & #4: (821 LINEAR FEET OF PROPERTY LINE FRONTAGE) TREES REQUIRED 21 TREES PROVIDED 21 SHRUBS REQUIRED 103 SHRUBS PROVIDED 103
--	---

TYPE OF TREE	LEGEND	CRITERIA FOR REMOVAL	CONDITION	CALIPER	MITIGATION TREES REQUIRED
NO EXISTING TREES SHALL BE REMOVED DURING CONSTRUCTION. EXISTING TREES INSTALLED BY THE MASTER DEVELOPER SHALL BE PROTECTED IN PLACE PER TREE PROTECTION DETAIL (REF. CIVIL PLANS).					

NO.	REVISION	BY	DATE	APPR.

THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS
 BLD. GREENWOOD, IN 46043 317-866-7923

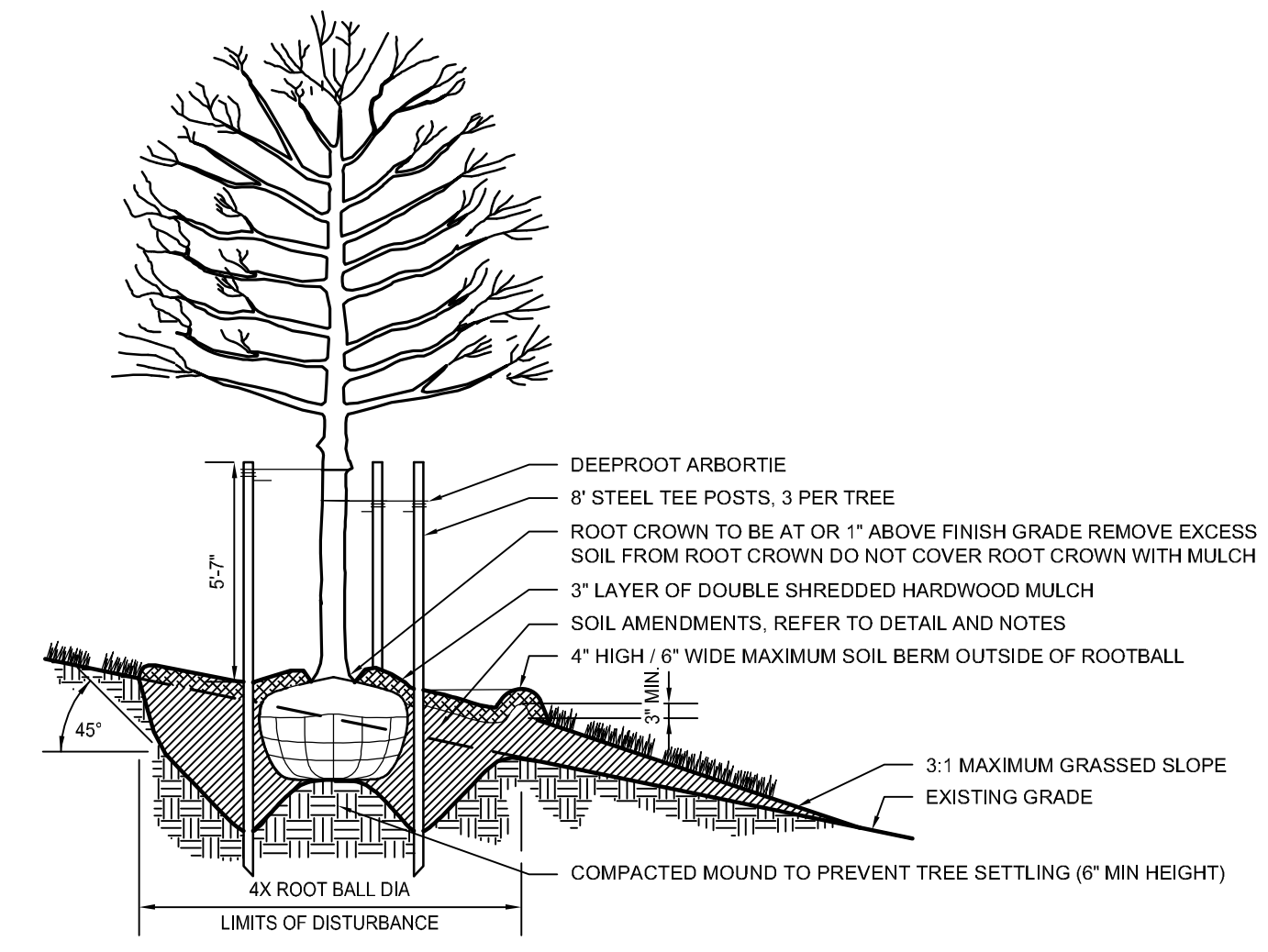
DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 05/27/21

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

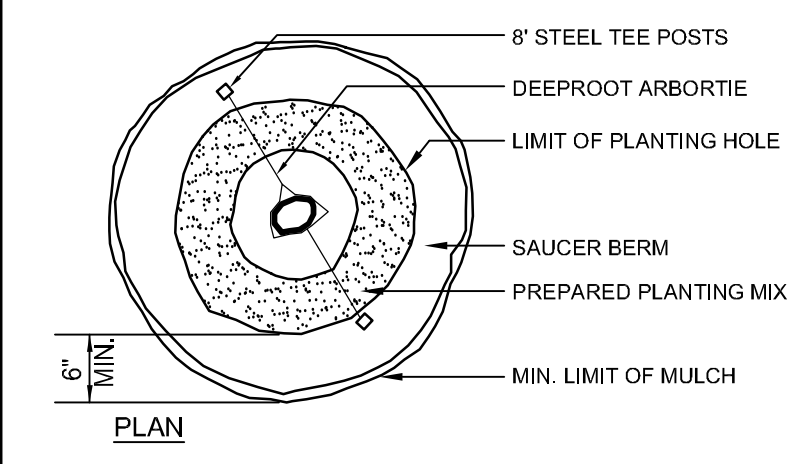
PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION.
 Nicholas Allen Smith
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 Registration Number: 1436
NOT FOR CONSTRUCTION

PROJECT NO.
 096481002

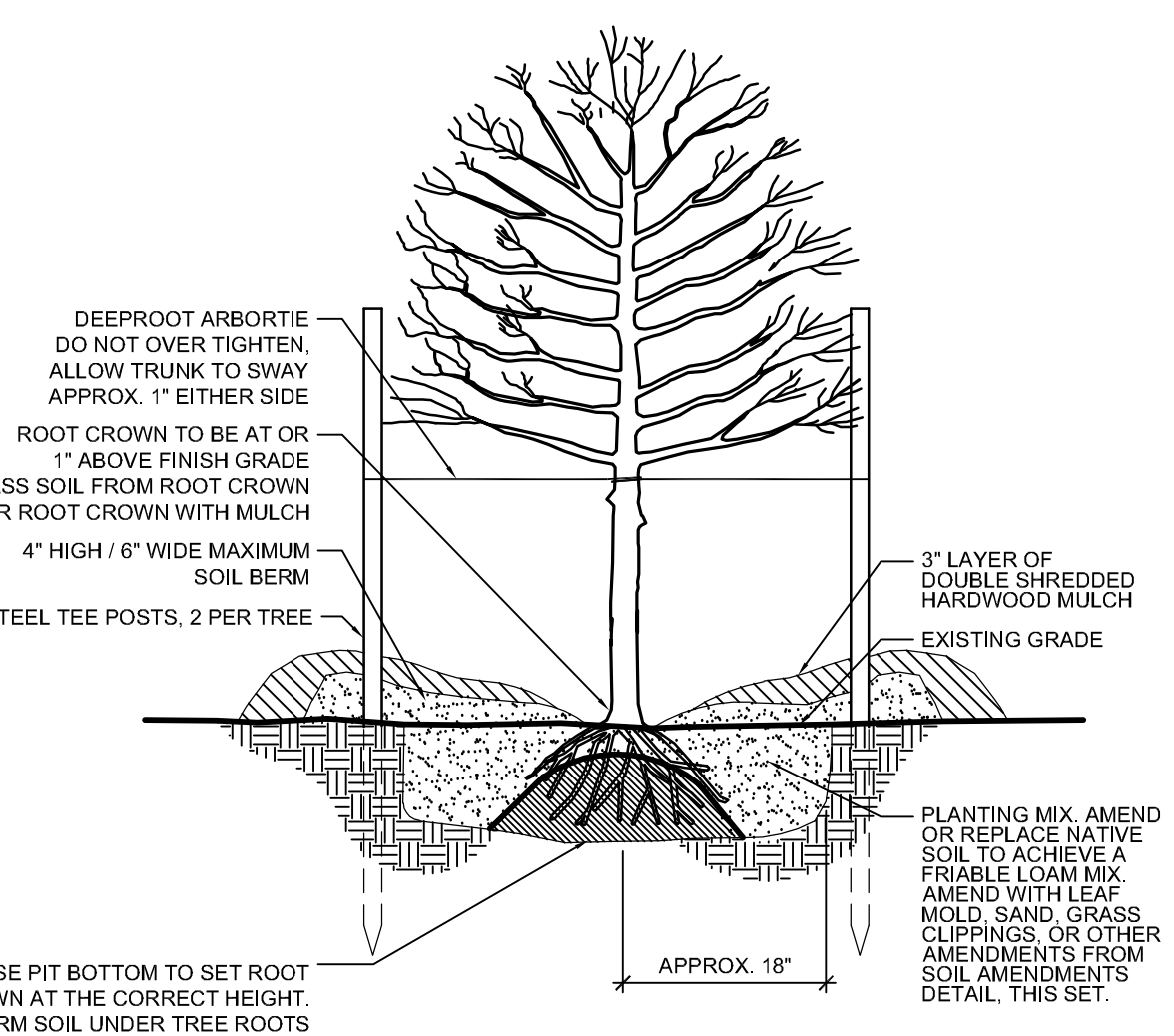
- NOTES:**
1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BURLAP AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
 2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP CONTAINERS. STRAPPING WIRE OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
 3. INSTALL TOP OF PLANT BALL EVEN 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

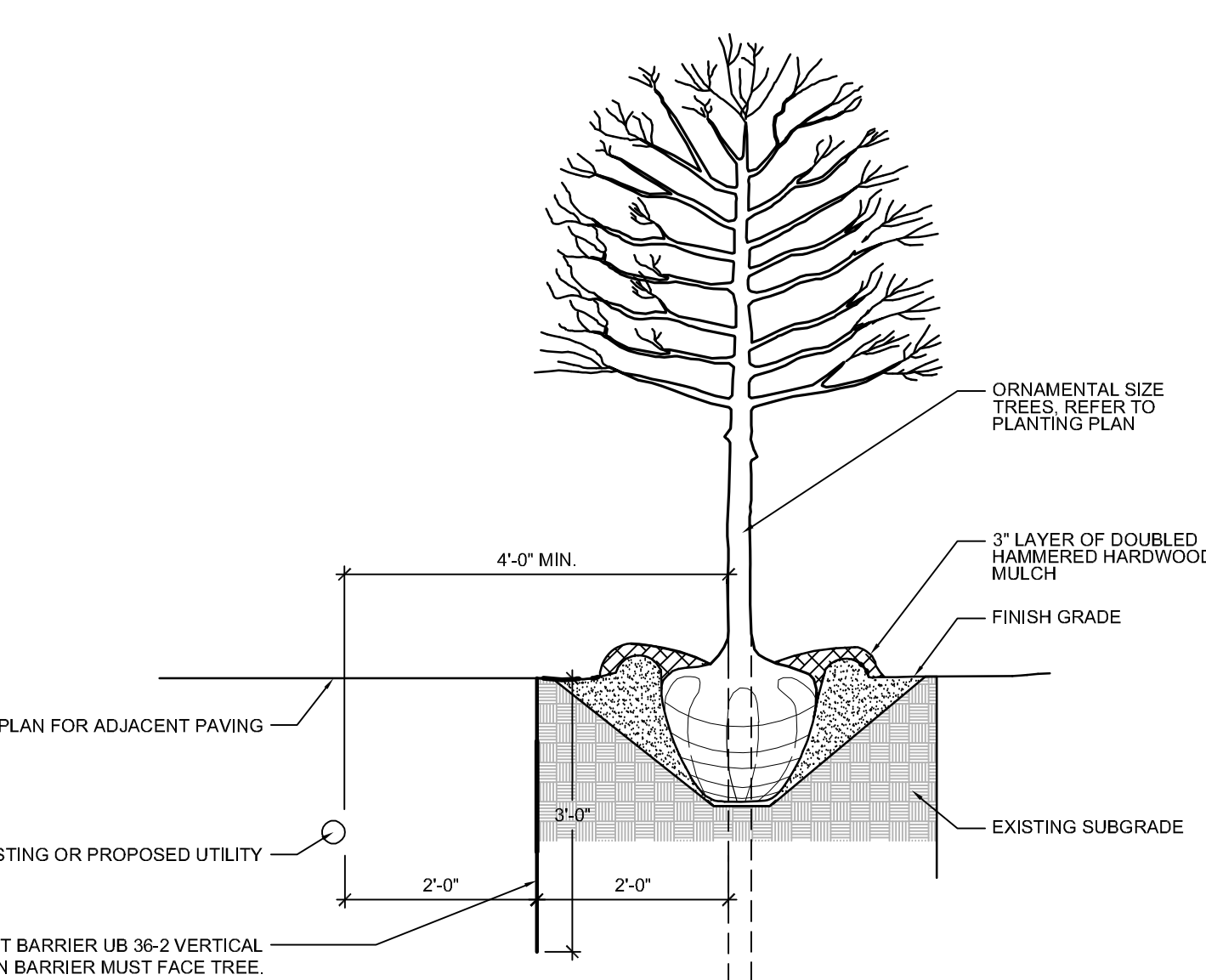
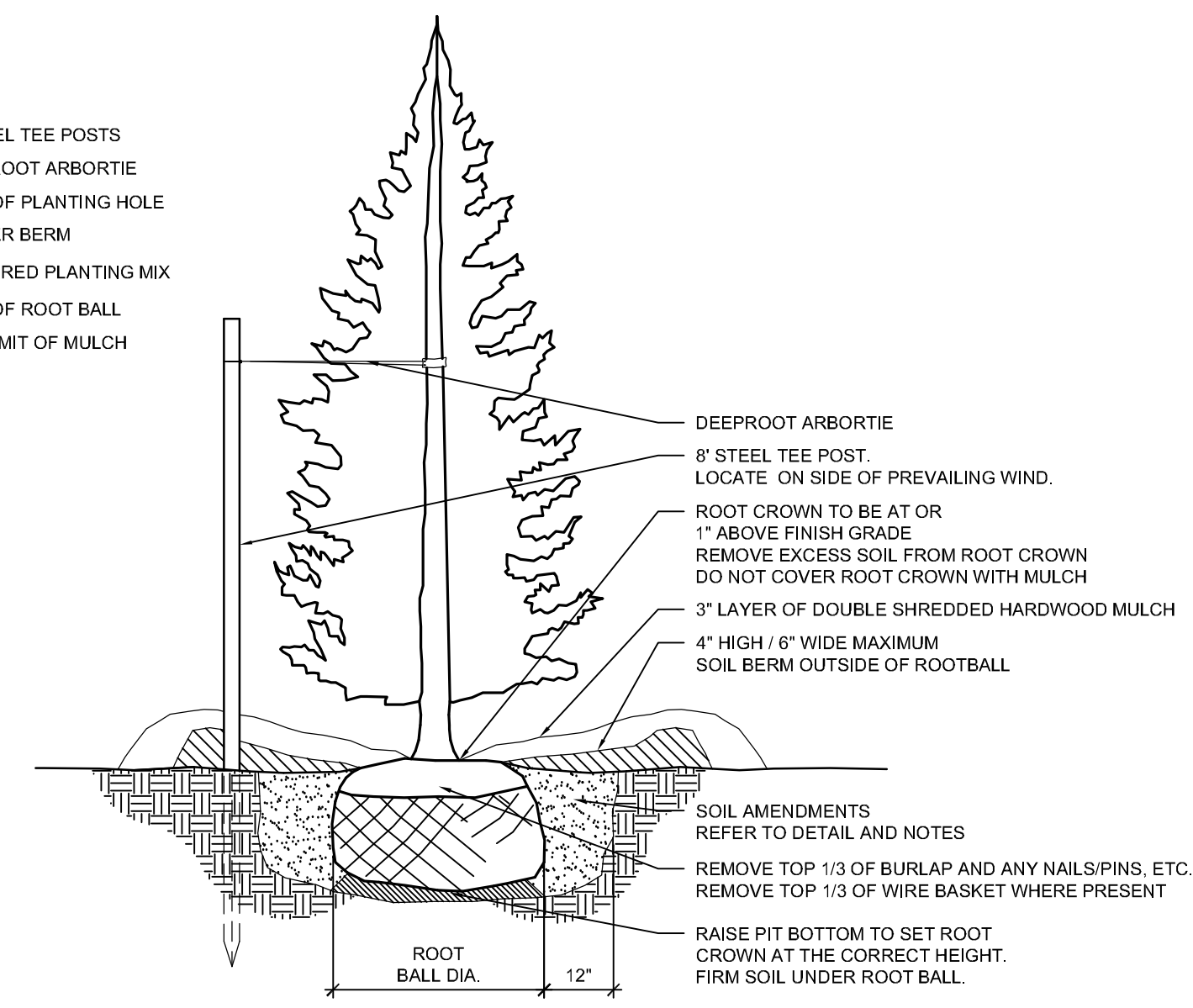


- NOTES:**
1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BARE ROOT AS SPECIFIED IN SCHEDULE.
 2. INSTALL BARE PLANT ROOTS ON TOP OF SOIL CONE.
 3. ROOT CROWN SHALL BE 1" ABOVE FINISHED GRADE.
 4. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
 5. DO NOT OVER TIGHTEN ARBOR TIES.
 6. ALL STAKING 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.



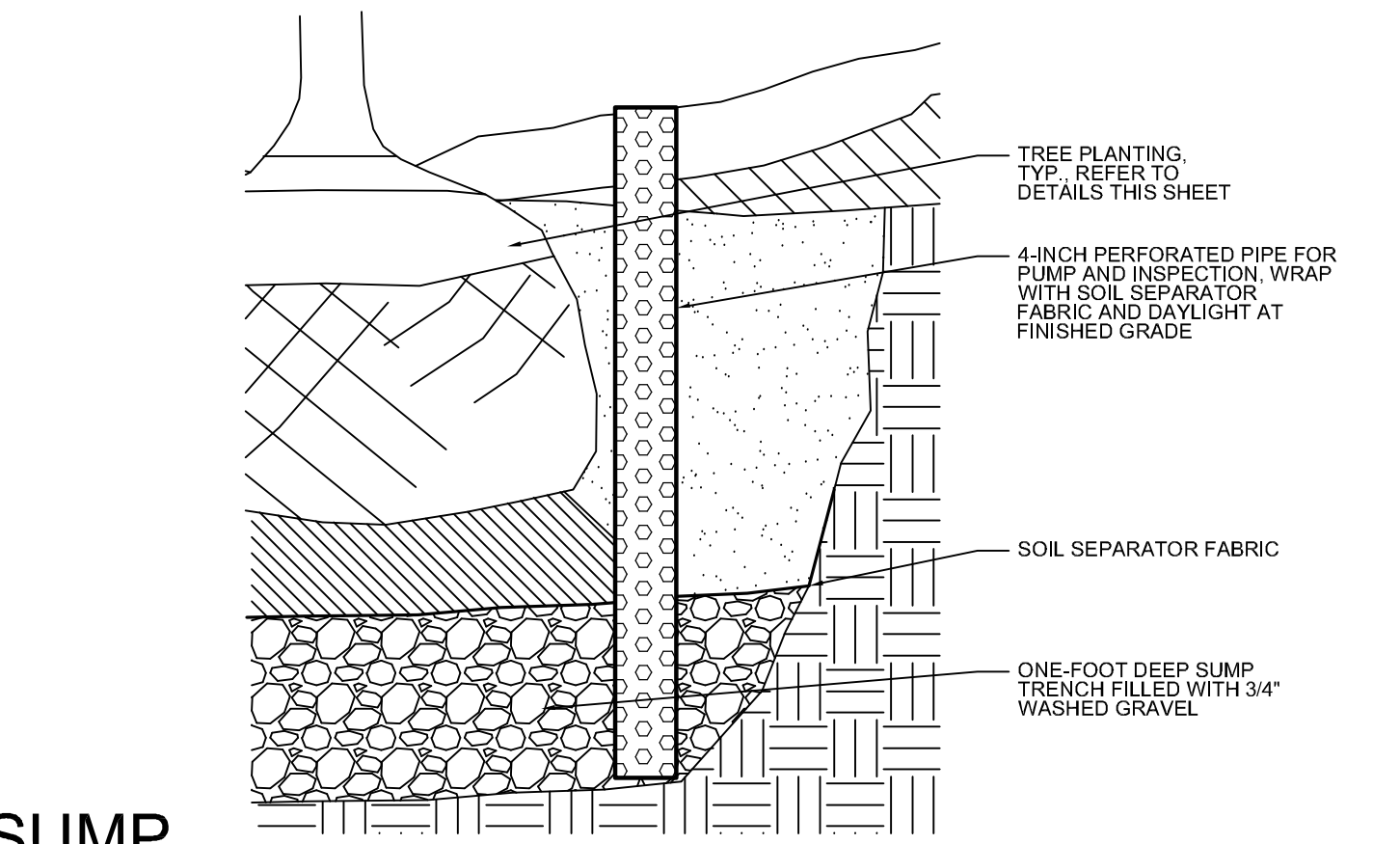
2 EVERGREEN TREE PLANTING
SECTION NTS

- 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 UB 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.



3 FRUIT 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.



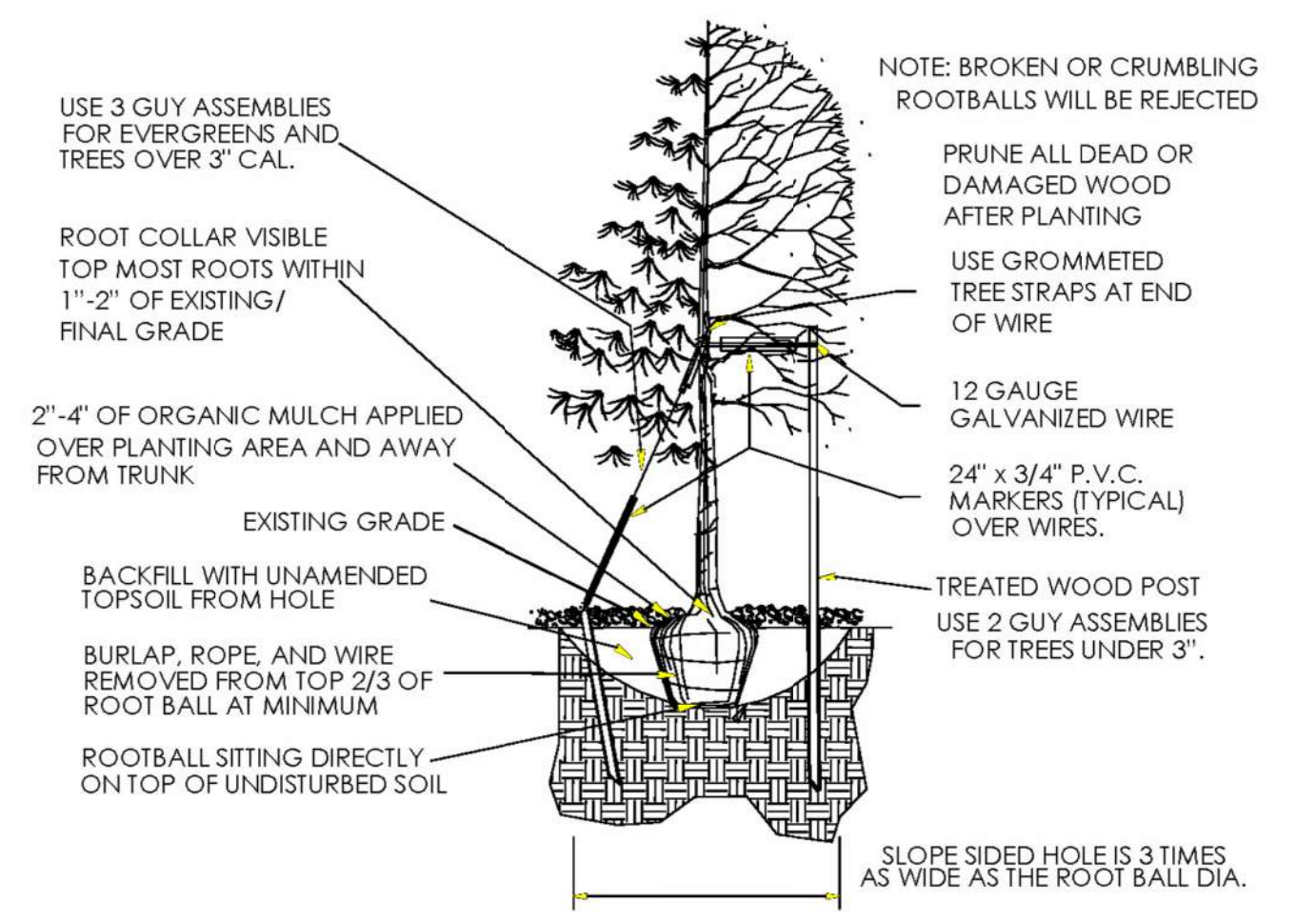
4 ROOT BARRIER
SECTION NTS

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. VINES 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 TRIANGLE AREAS 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 KNOX 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.

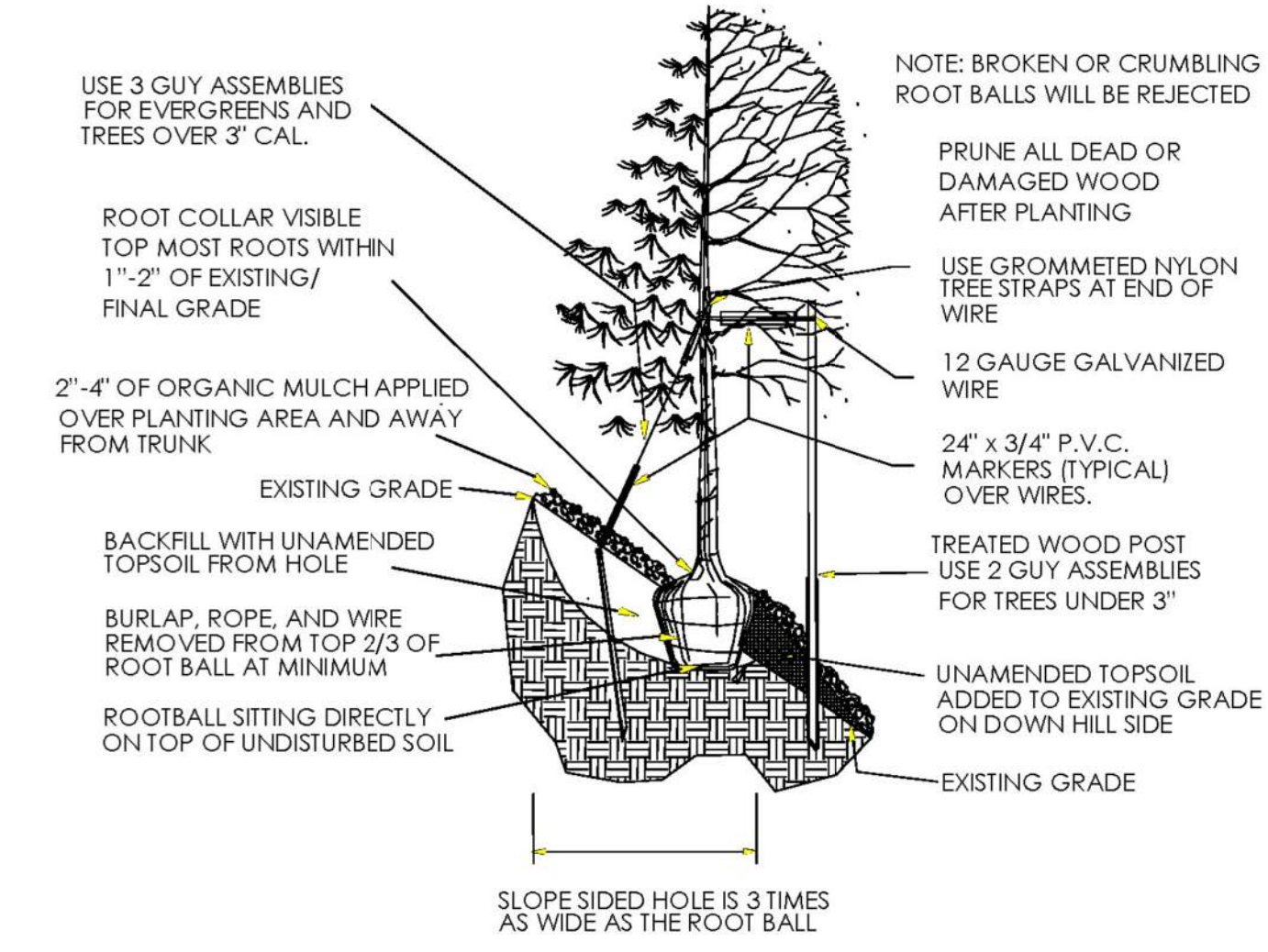
Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.

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.

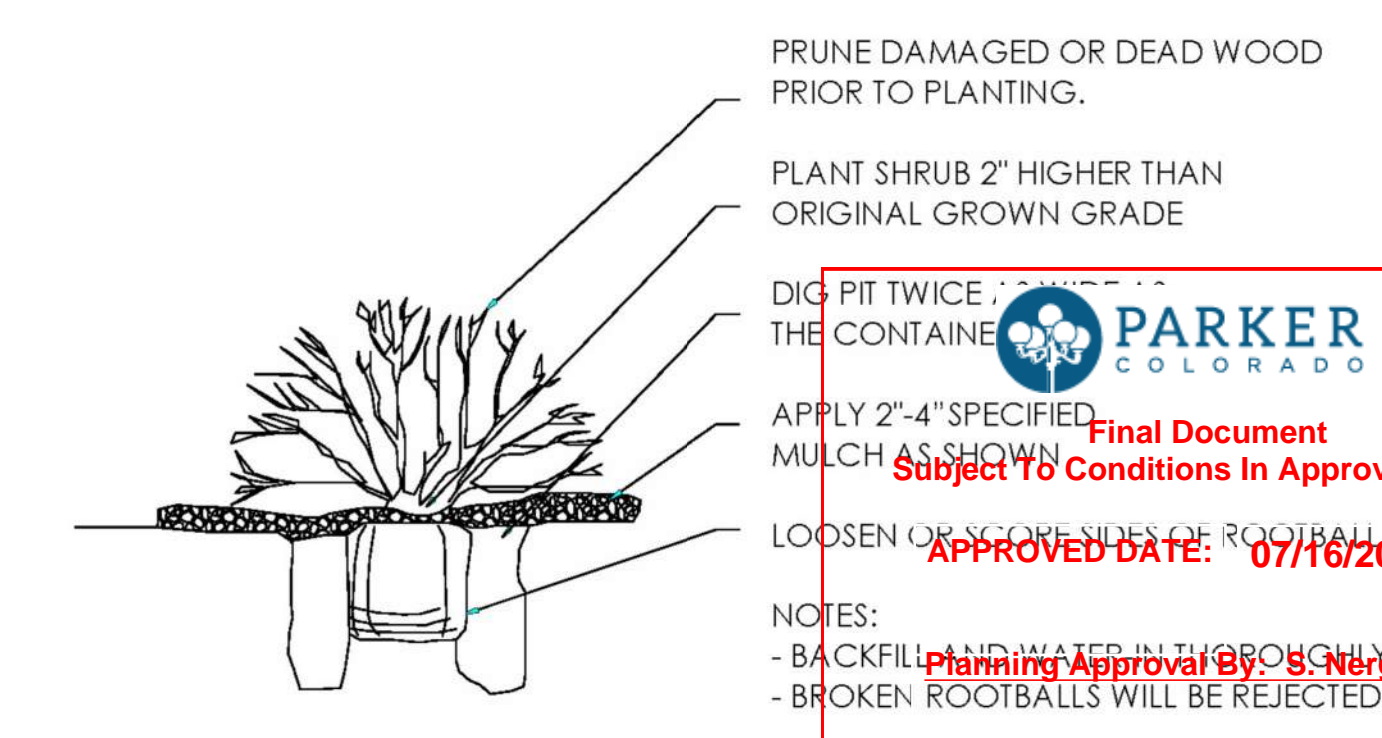
Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.

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



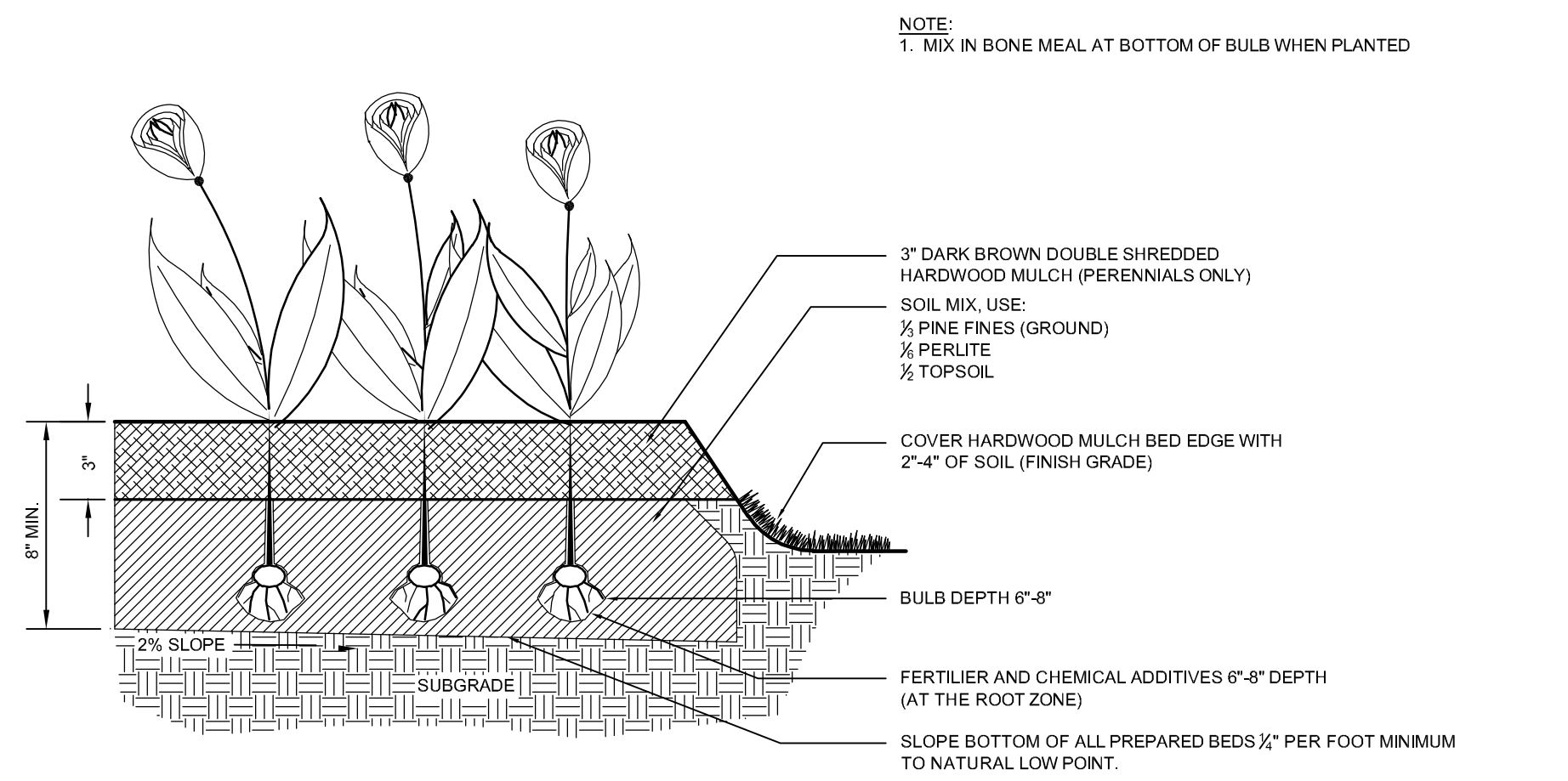
NO.	REVISION	BY	DATE	APPR

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

DESIGNED BY: NAS
DRAWN BY: NAS
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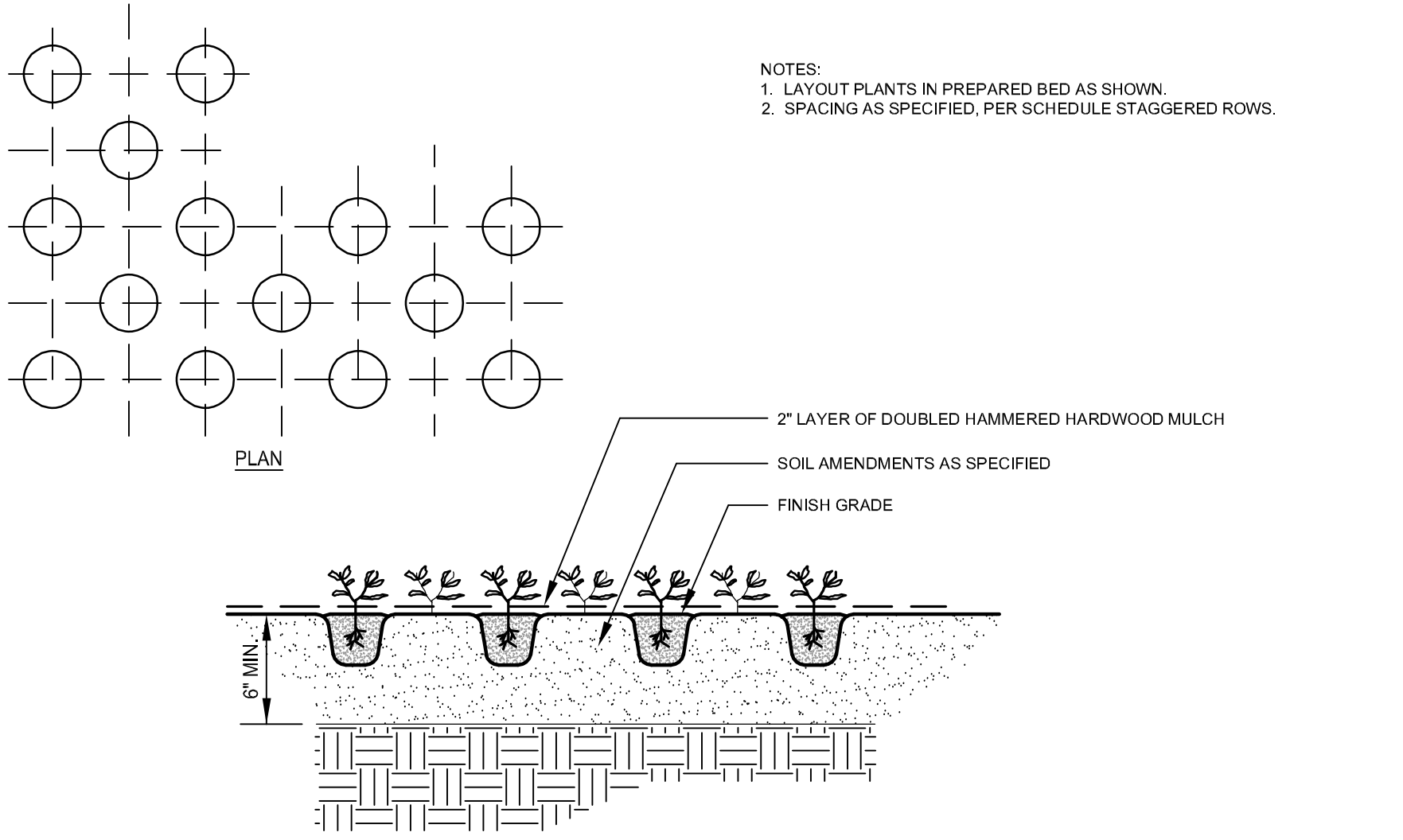
PARKER AND PINE FILING NO. 2 LOTS 1-3
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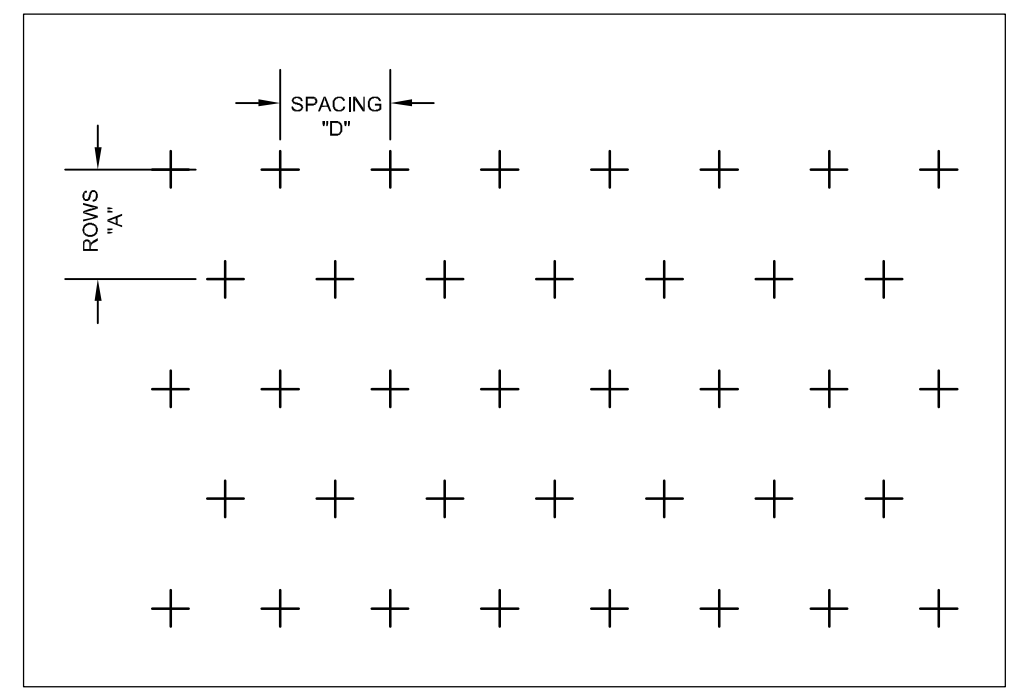
1 PLANTING BED FOR ANNUALS AND PERENNIALS

SECTION NTS



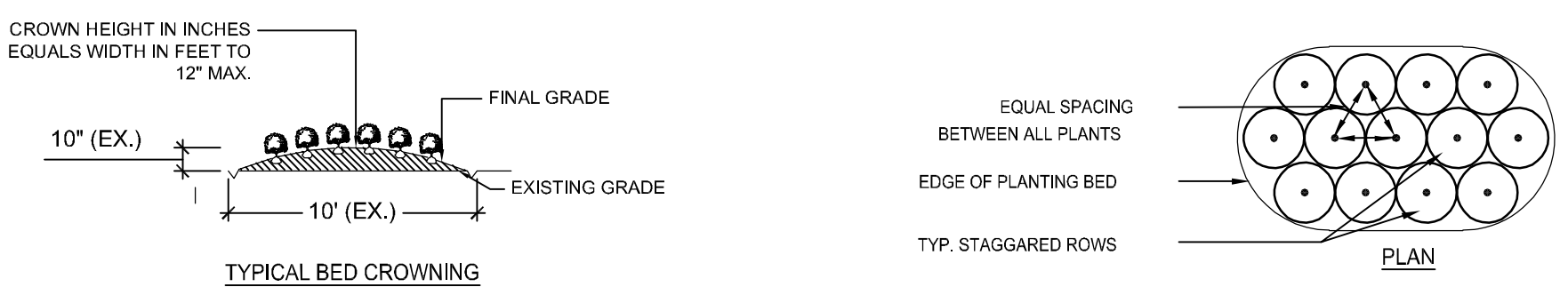
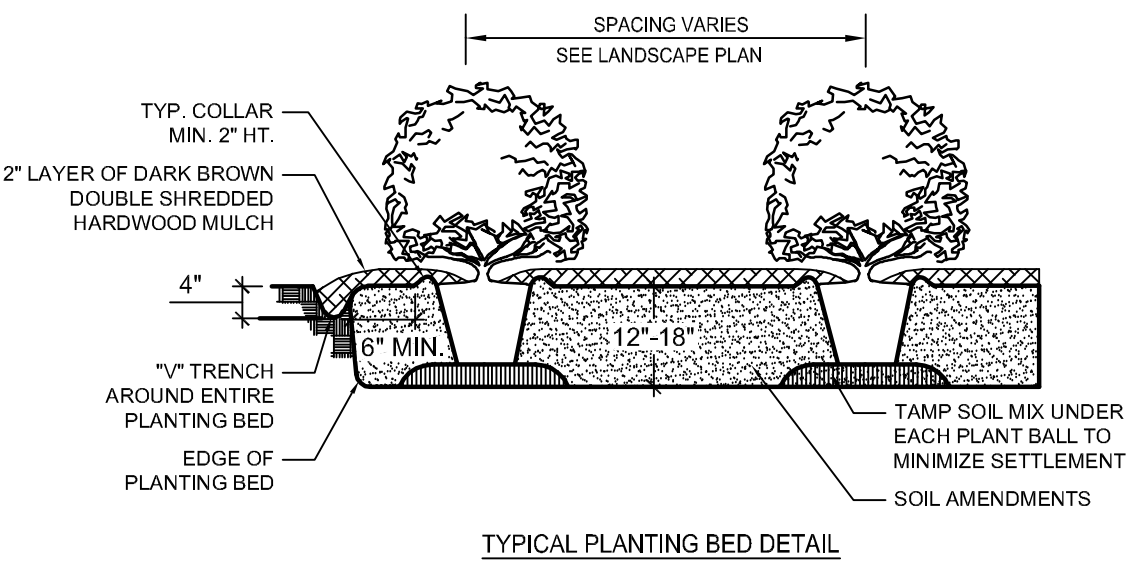
2 GROUND COVER PLANTING

PLAN AND SECTION NTS



SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5 3/16" O.C.	4.61
8" O.C.	6 15/16" O.C.	2.60
10" O.C.	8 2/3" O.C.	1.86
12" O.C.	10 3/8" O.C.	1.15
15" O.C.	13" O.C.	0.73
18" O.C.	15 9/16" O.C.	0.51
24" O.C.	20 13/16" O.C.	0.29

- NOTES:
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
 2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
 4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
 5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

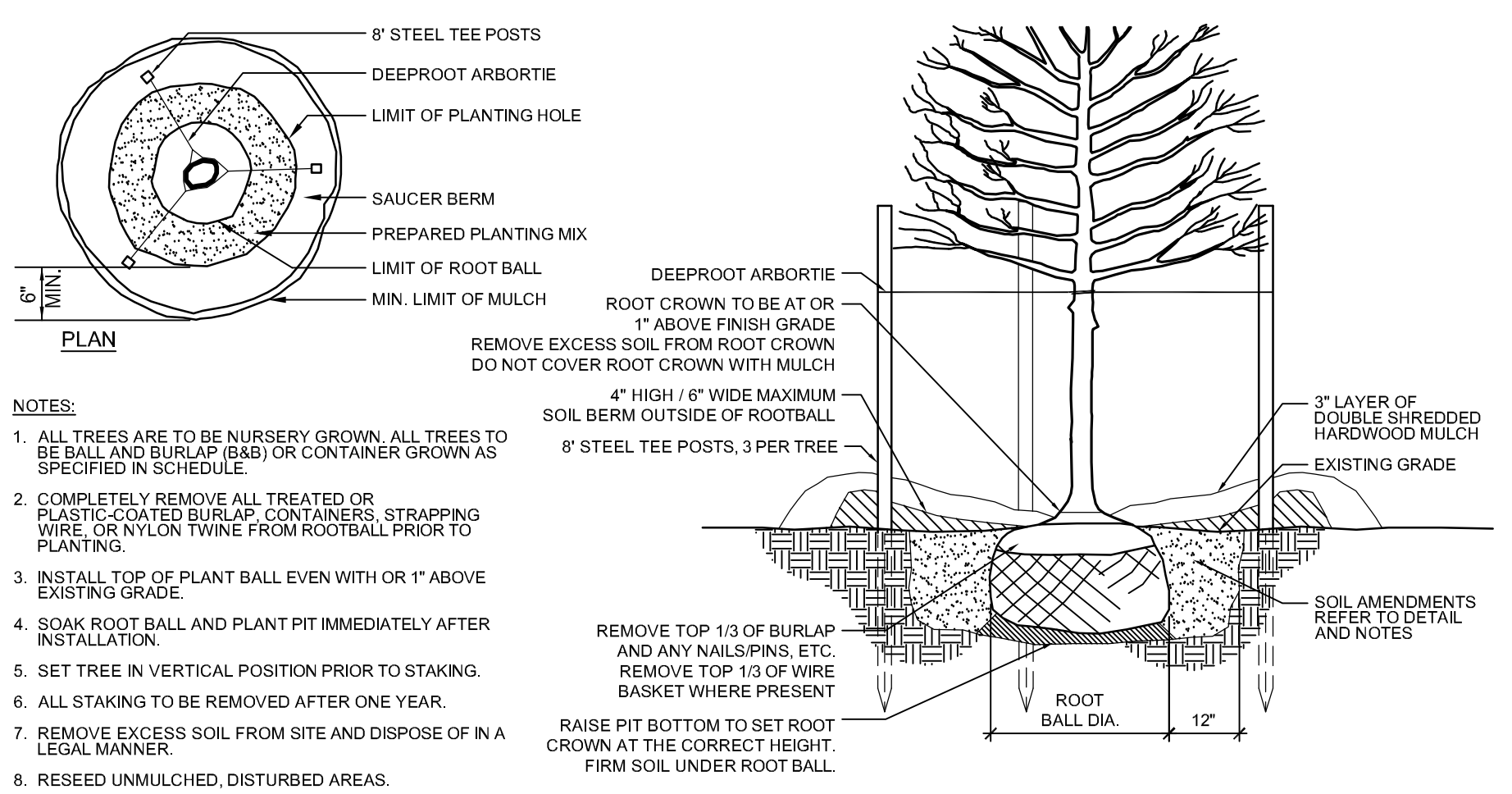


4 SHRUB PLANTING BED

PLAN AND SECTION NTS

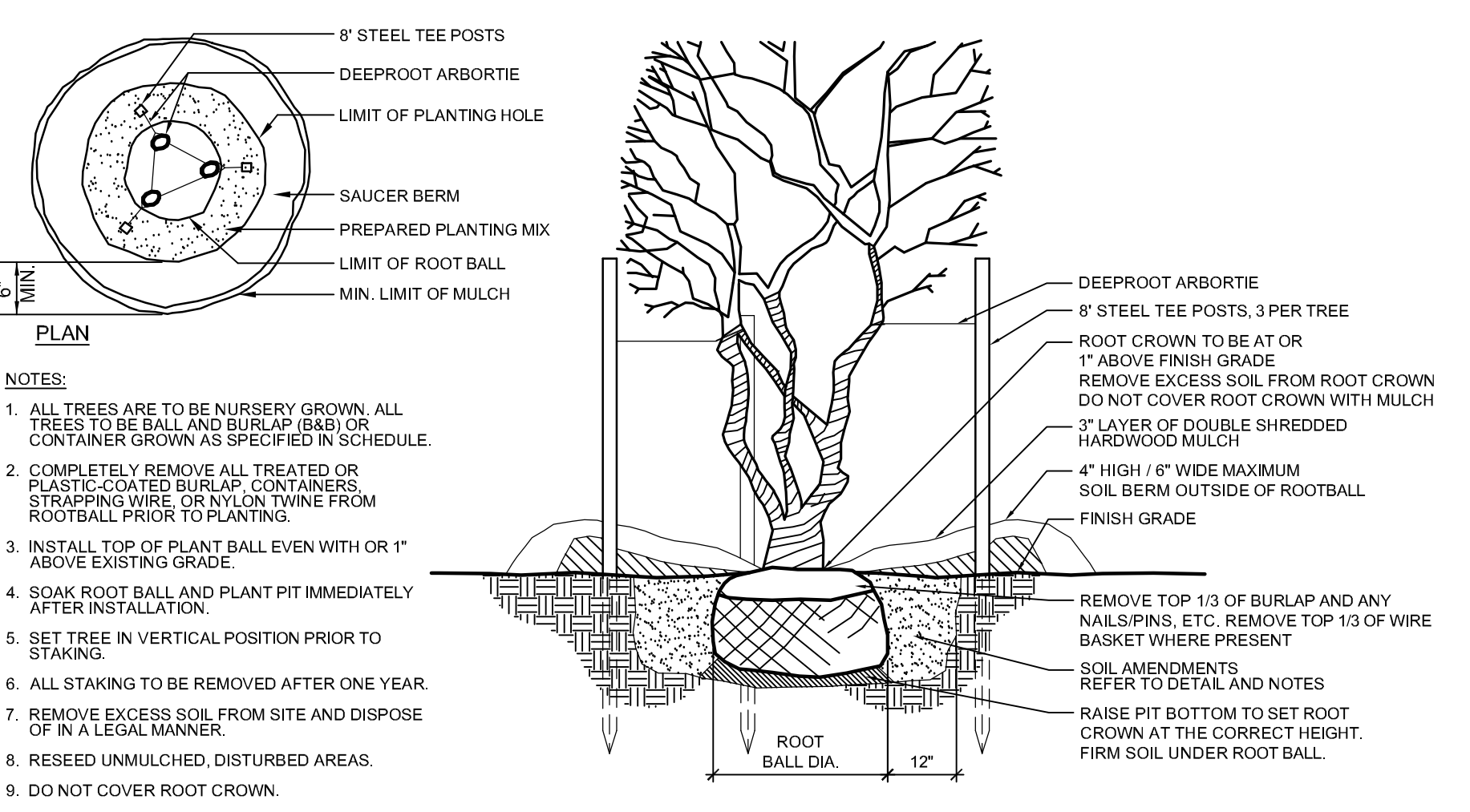
3 TRIANGULAR SPACING FOR SHRUBS & GROUND COVERS

PLAN NTS



6 TREE PLANTING

SECTION NTS



7 MULTI-TRUNK TREE

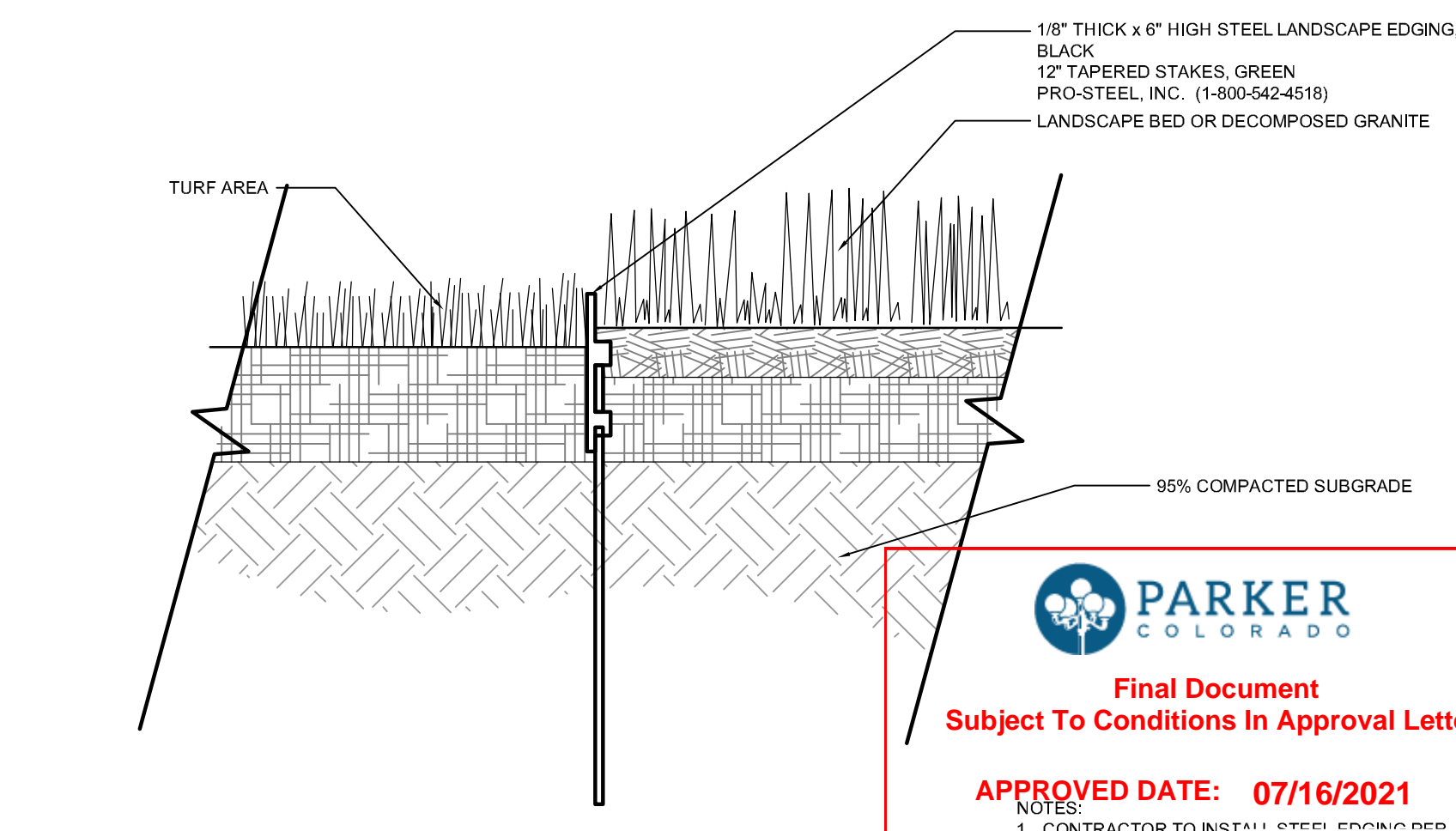
SECTION AND PLAN NTS

MATERIALS

- A. TOPSOIL
1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
 2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLODS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEIOUS MATERIALS.
 3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
 4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
 5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER, PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
 6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
 7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.
- B. MULCH
- SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUNDWORK SUPERINTENDENT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER'S AUTHORIZED AGENT AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.
- C. DOLOMITE LIME
- SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND AT LEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.
- D. SAND
- SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL.
- E. SULFUR
- SULFUR SHALL BE A COMMERCIALY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR.
- F. GYPSUM
- GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS.
- G. TRACE ELEMENTS
- SHALL BE ADDED AS REQUIRED BY SOILS TEST.
- H. LEAF MOLD
- SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.
- I. COMMERCIAL FERTILIZER
- TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.
- J. OTHER ACCEPTABLE FERTILIZER FORMS:
1. FOR TREES
 - ANUTRI-PAK
 - JRP INT'L, INC.
 - 17 FOREST AVENUE
 - FOND DU LAC, WISCONSIN 54935
 2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
 3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
 - 3 NITROGEN
 - 1 PHOSPHORIC ACID
 - 2 POTASH
 4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.
- K. PEAT
1. SHALL CONFORM TO FEDERAL SPECIFICATION O-P-166C. PEAT MOSS; PEAT HUMUS; AND PEAT, REED-EDGE.
 2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
 3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.
 4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
 5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEIOUS OR HARMFUL MATERIAL.
 6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.
- L. MANURE
1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO ACCELERATE DECOMPOSITION.
 2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
 3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.
- M. SOIL AMENDMENTS
- DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY, A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.

5 SOIL AMENDMENTS

SECTION AND PLAN NTS



8 METAL EDGING

SECTION AND PLAN NTS

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: 05/27/21

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

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

NOT FOR CONSTRUCTION

PROJECT NO. 096481002

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/16/2021

NOTES:
1. CONTRACTOR TO INSTALL STEEL EDGING PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

Planning Approval By: S. Neger

NO.	REVISION	BY	DATE	APPROV.

THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS
BLVD., GREENWOOD, IN 46043 317-866-7923



DESIGNED BY: SAH
DRAWN BY: SAH
CHECKED BY: TGC
DATE: 05/27/21

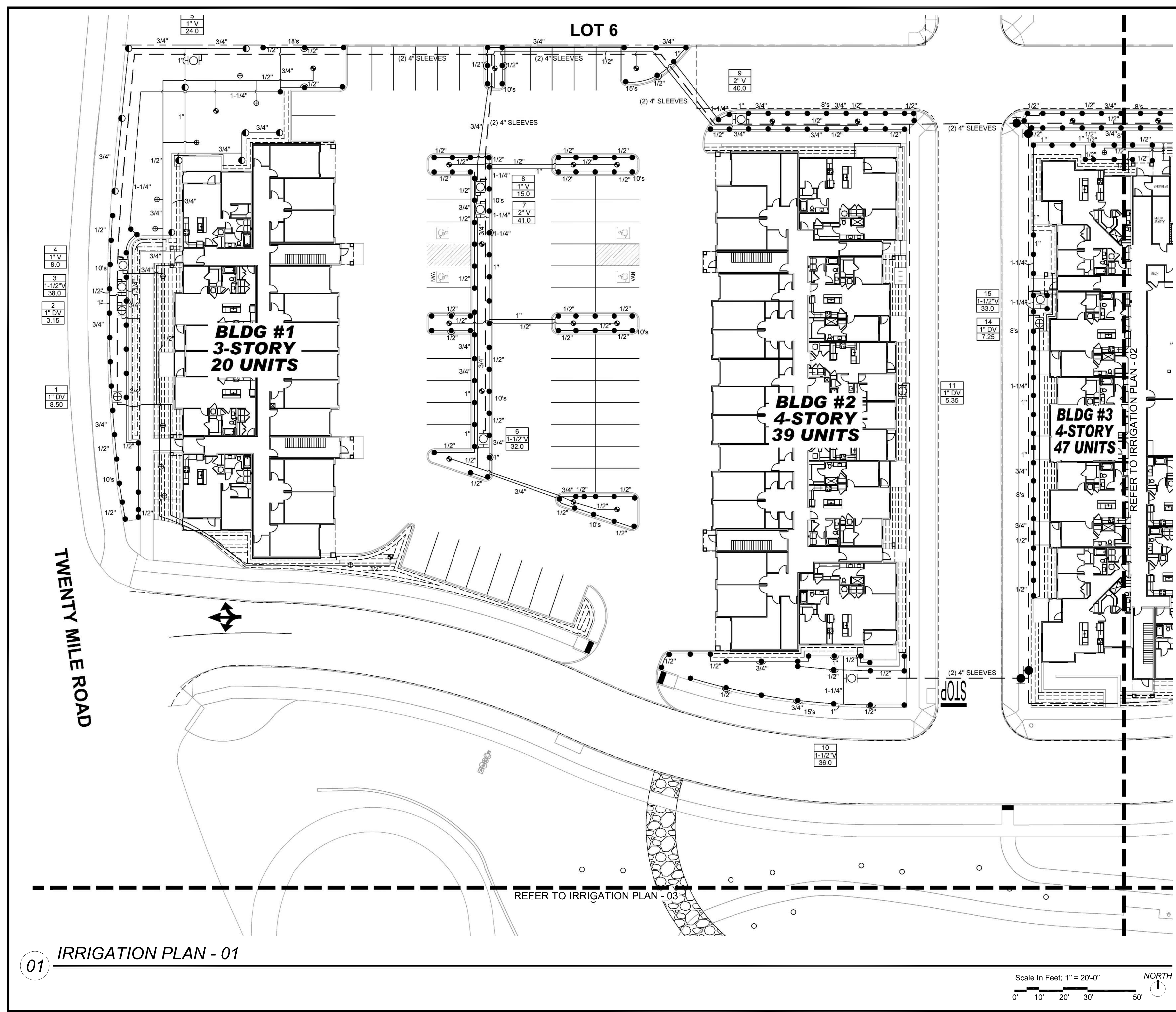
PARKER AND PINE FILING NO. 2 LOTS 1-3
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IRRIGATION PLAN

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01 IRRIGATION PLAN - 01

Scale In Feet: 1" = 20'-0"
0' 10' 20' 30' 50'

PARKER
COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/16/2021

Planning Approval:  Know what's below.
Call before you dig.

NO.	REVISION	BY	DATE

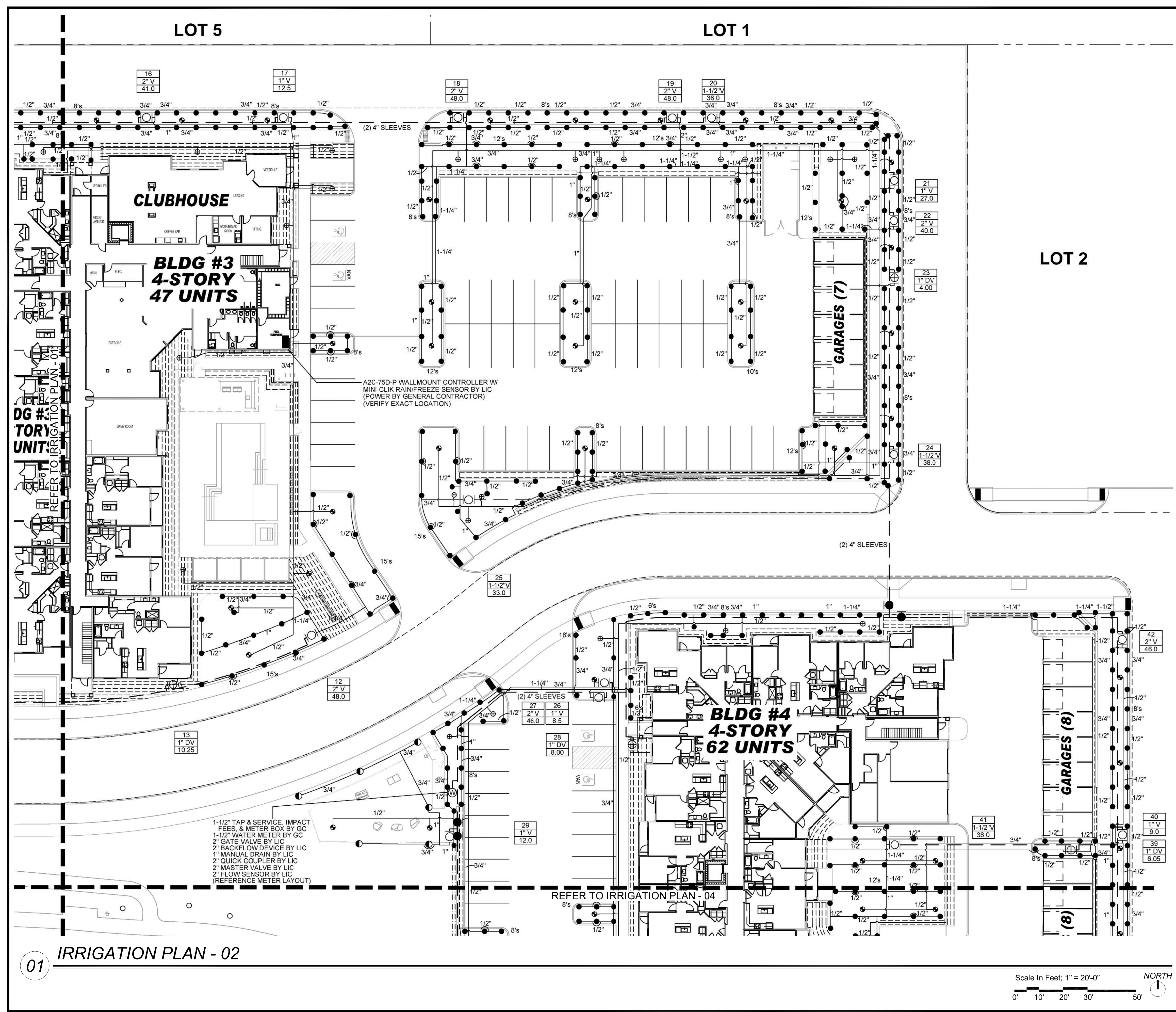


DESIGNED BY: SAH
DRAWN BY: SAH
CHECKED BY: TGC
DATE: 05/27/21

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

PARKER COLORADO
Final Document
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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 IRRIGATION PLAN - 02

NO.	REVISION	BY	DATE	APPR.

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



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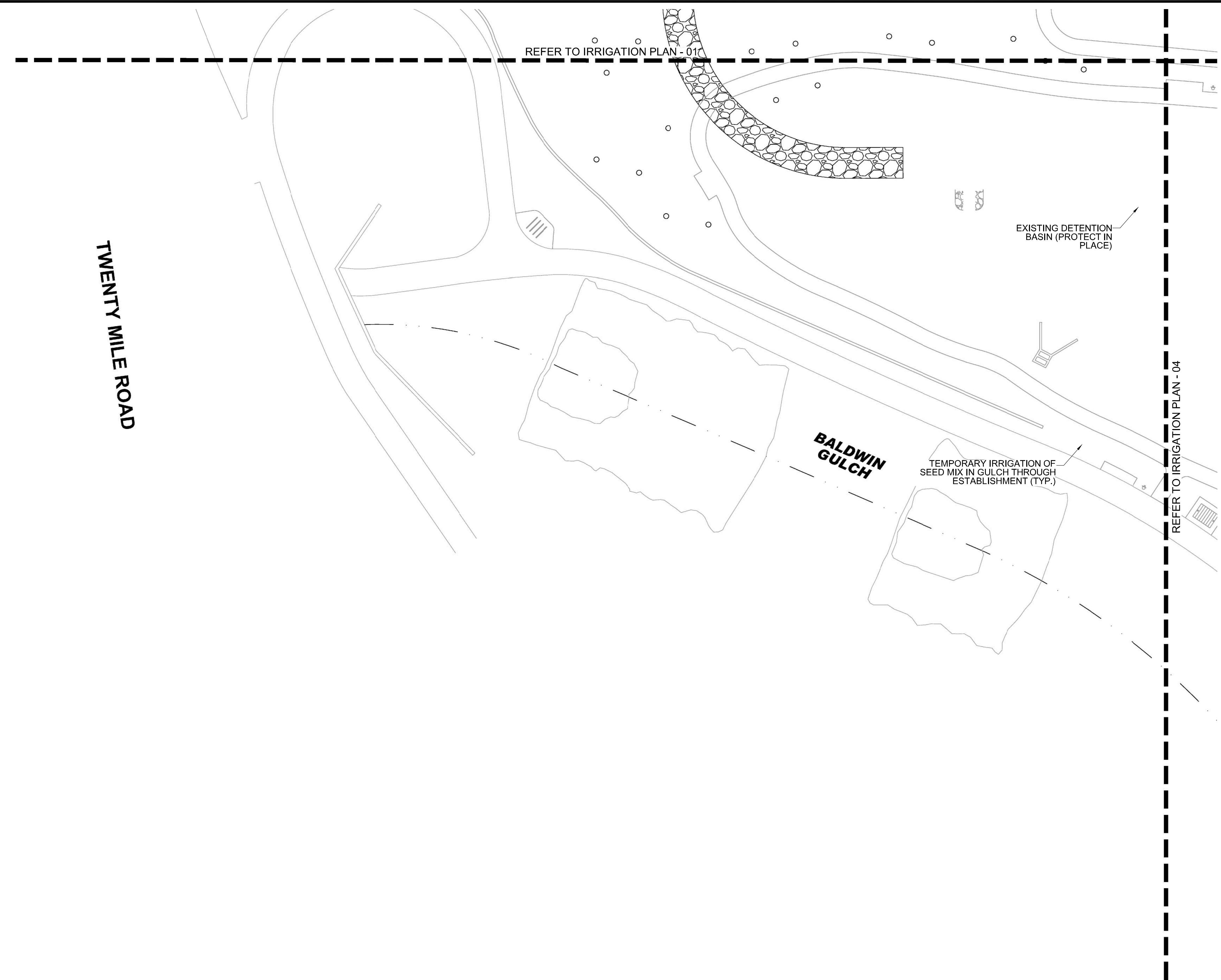
PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY SITE PLAN
IRRIGATION PLAN

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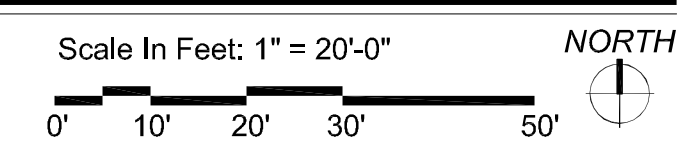
Nicholas Allen Smith
Registered Landscape Architect of the
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**NOT FOR
CONSTRUCTION**

PROJECT NO.
096481002



01 IRRIGATION PLAN - 03



PARKER
COLORADO

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Planning Approval By:  Nicholas Allen Smith
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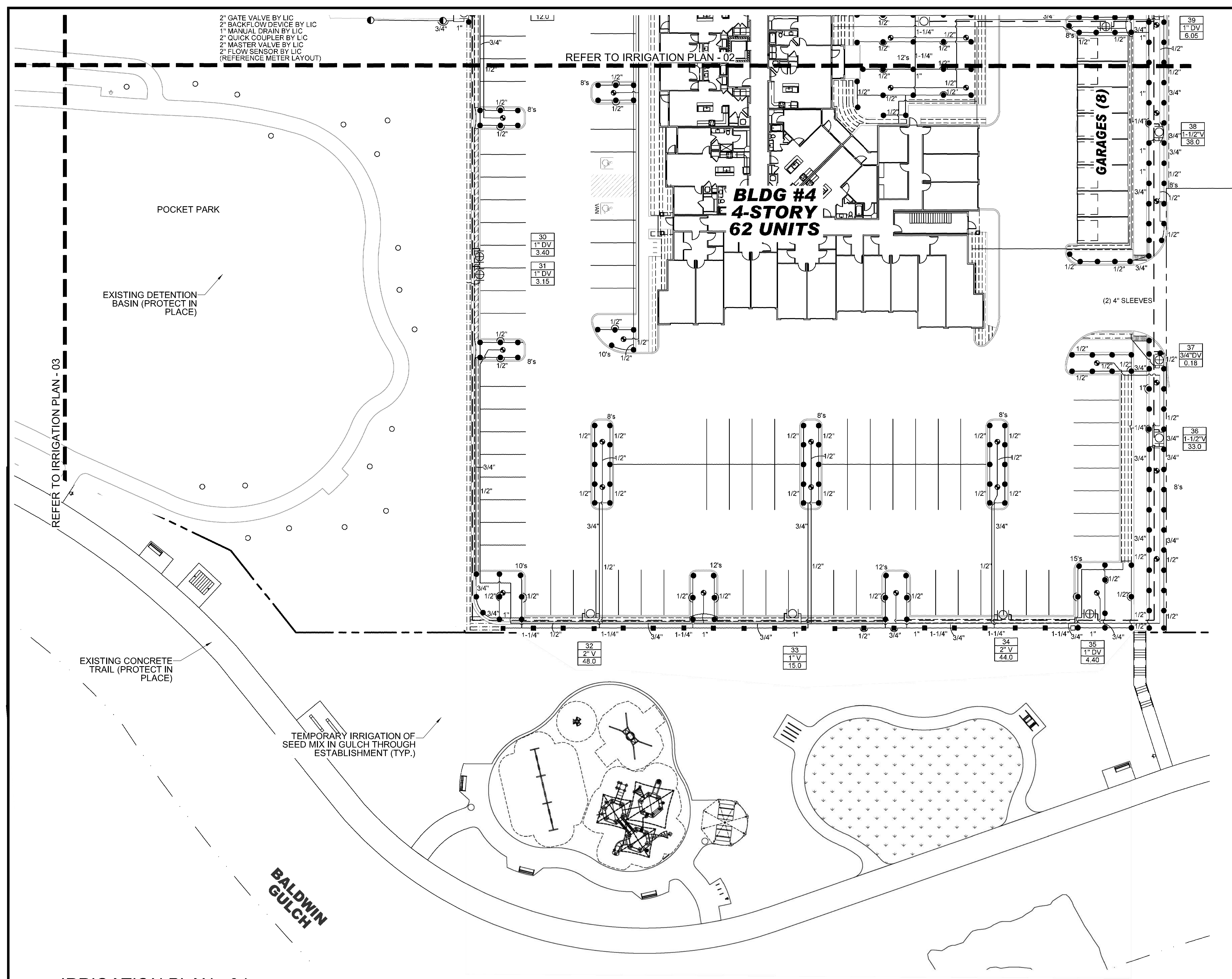
NO.	REVISION	BY	DATE	APPR.



DESIGNED BY: SAH
DRAWN BY: SAH
CHECKED BY: TGC
DATE: 05/27/21

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

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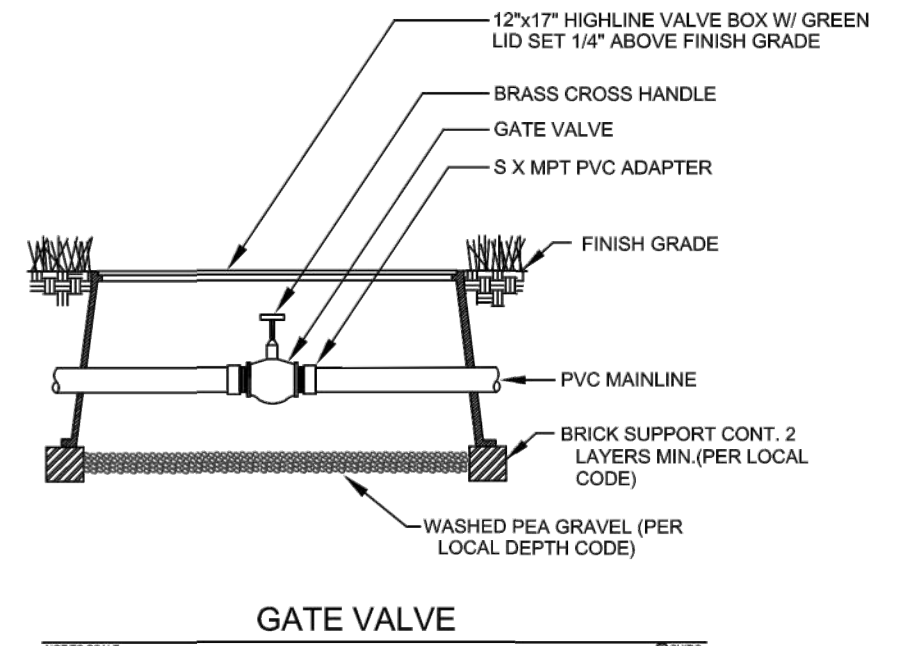


- 2" GATE VALVE BY LIC
- 2" BACKFLOW DEVICE BY LIC
- 1" MANUAL DRAIN BY LIC
- 2" QUICK COUPLER BY LIC
- 2" MASTER VALVE BY LIC
- 2" FLOW SENSOR BY LIC (REFERENCE METER LAYOUT)

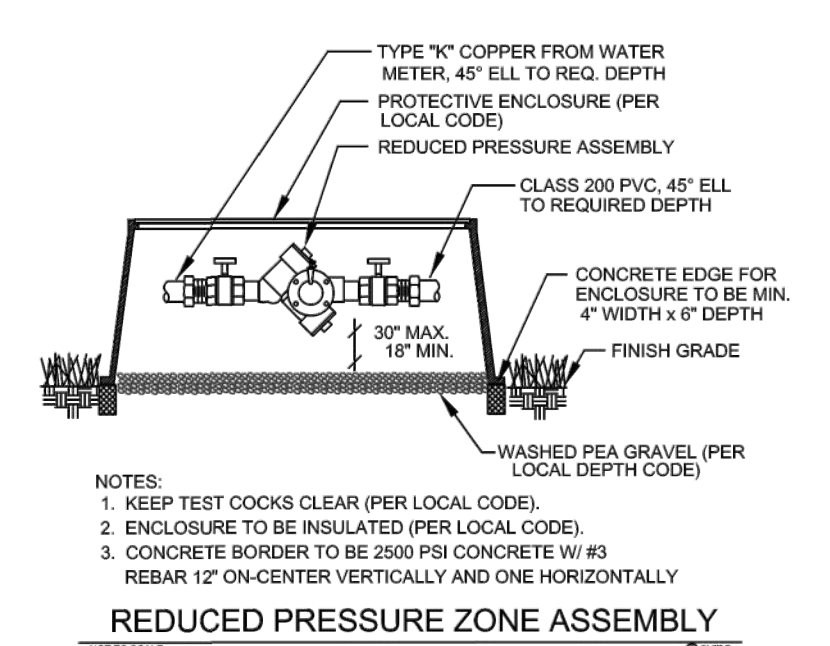
01 IRRIGATION PLAN - 04

Scale In Feet: 1" = 20'-0"
0' 10' 20' 30' 50' NORTH

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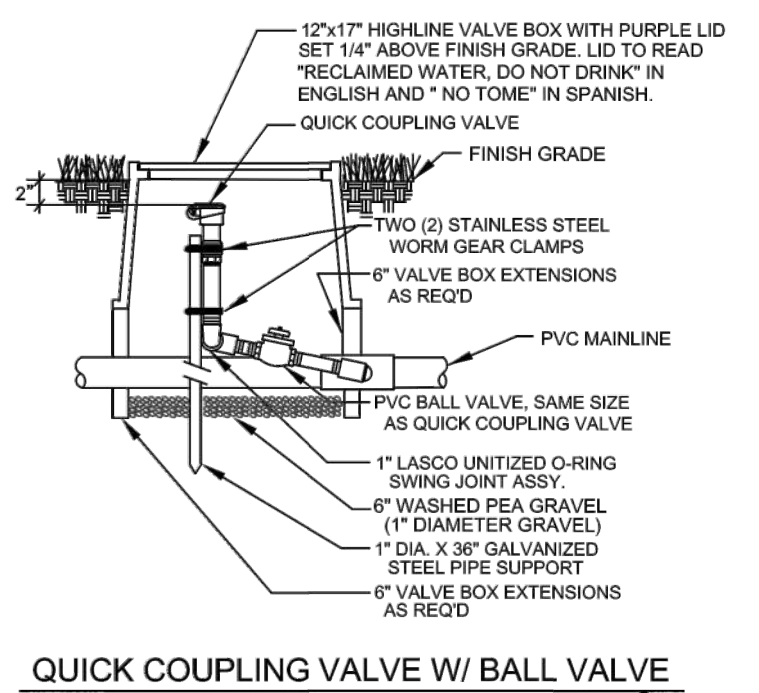


GATE VALVE

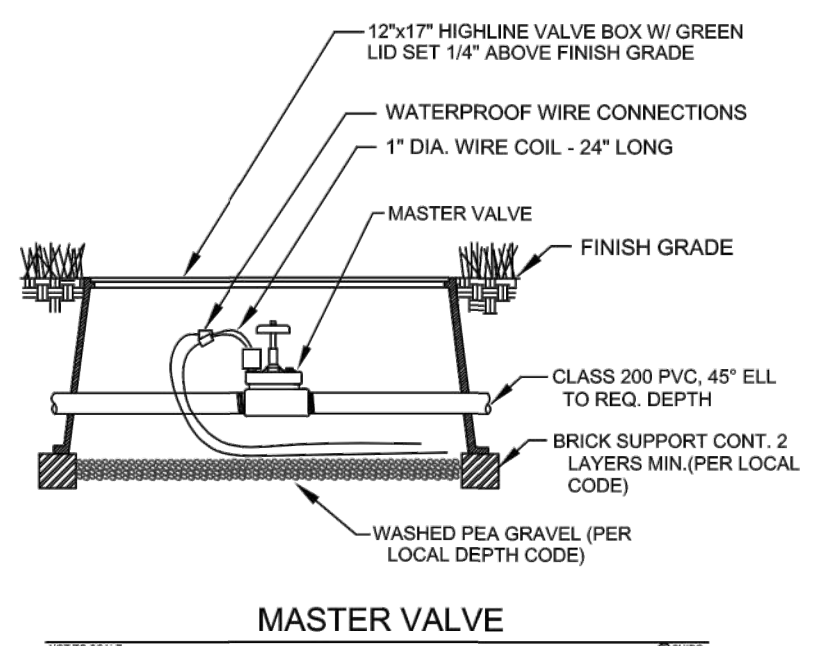


REDUCED PRESSURE ZONE ASSEMBLY

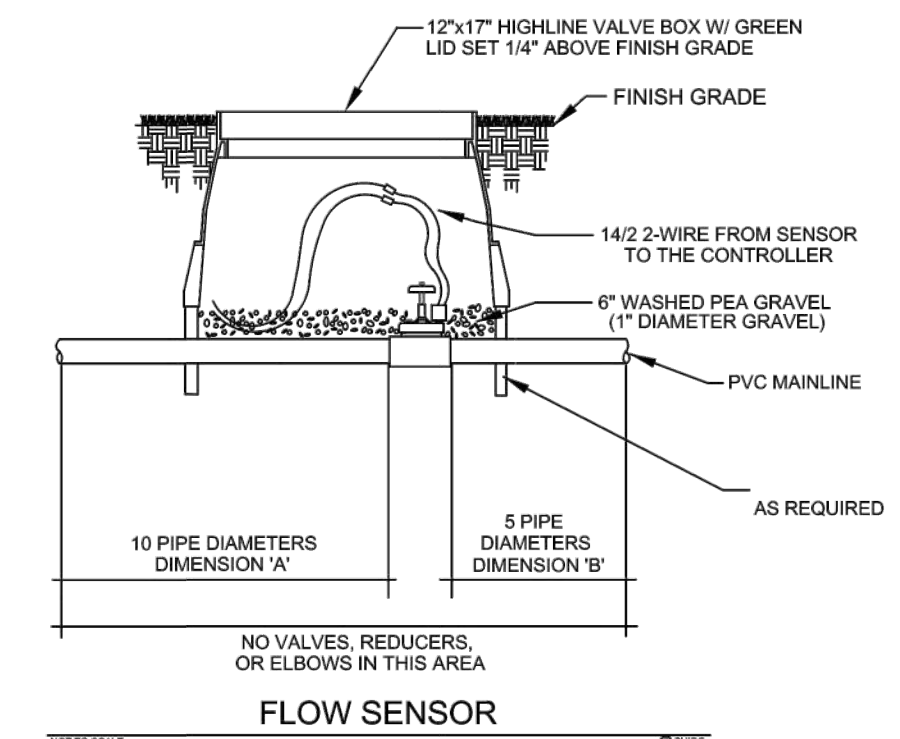
- NOTES:
 1. KEEP TEST COCKS CLEAR (PER LOCAL CODE)
 2. ENCLOSURE TO BE INSULATED (PER LOCAL CODE)
 3. CONCRETE BORDER TO BE 2500 PSI CONCRETE W/ #3 REBAR 12" ON-CENTER VERTICALLY AND ONE HORIZONTALLY



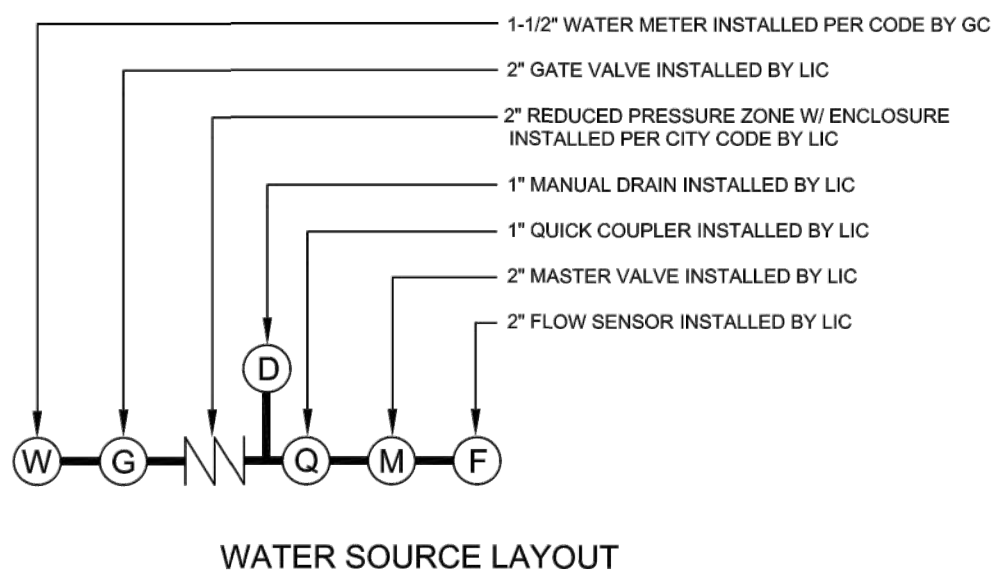
QUICK COUPLING VALVE W/ BALL VALVE



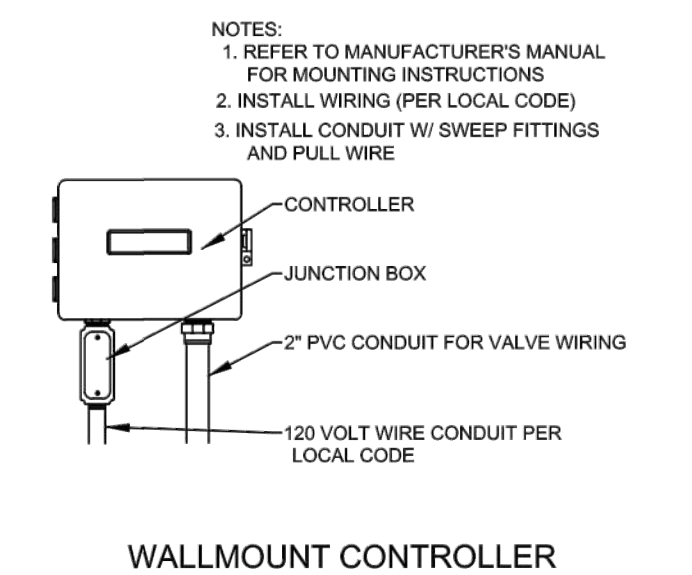
MASTER VALVE



FLOW SENSOR

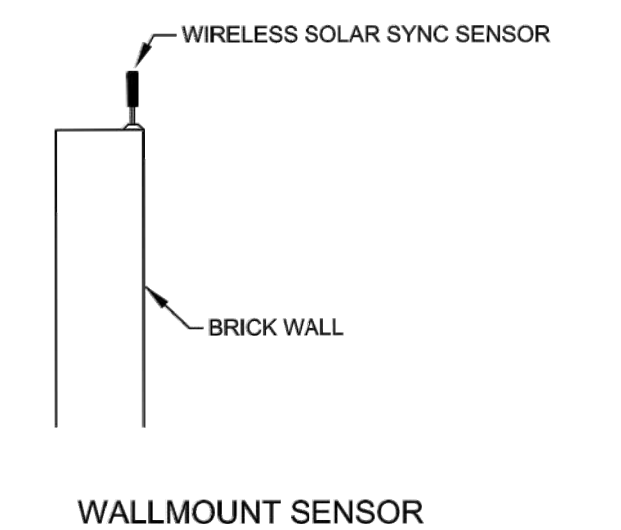


WATER SOURCE LAYOUT

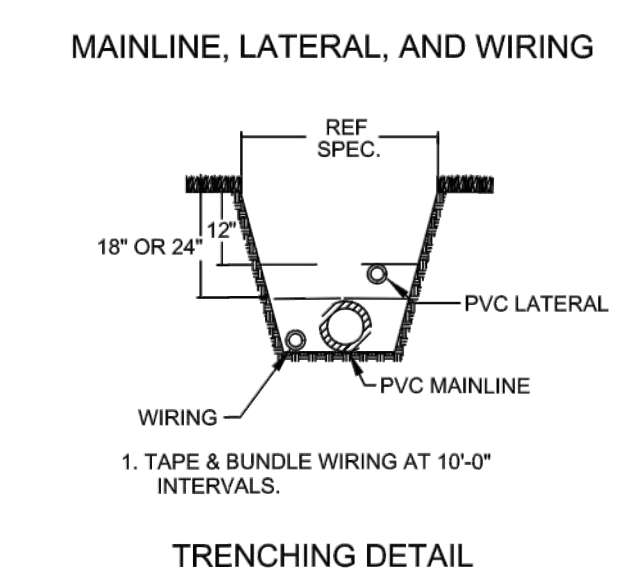


WALLMOUNT CONTROLLER

- NOTES:
 1. REFER TO MANUFACTURER'S MANUAL FOR MOUNTING INSTRUCTIONS
 2. INSTALL WIRING (PER LOCAL CODE)
 3. INSTALL CONDUIT W/ SWEEP FITTINGS AND PULL WIRE

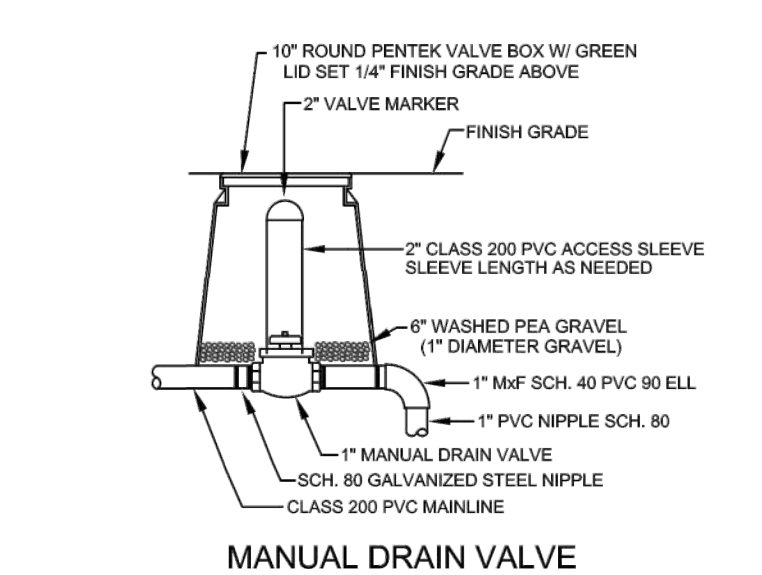


WALLMOUNT SENSOR

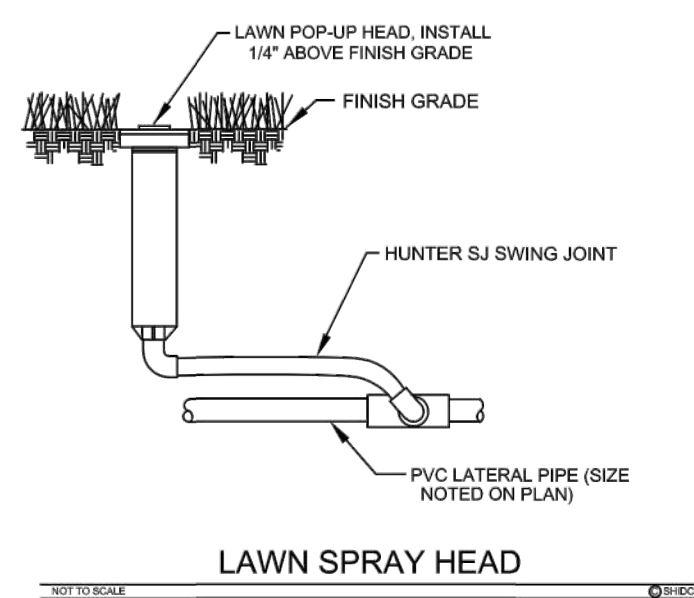


TRENCHING DETAIL

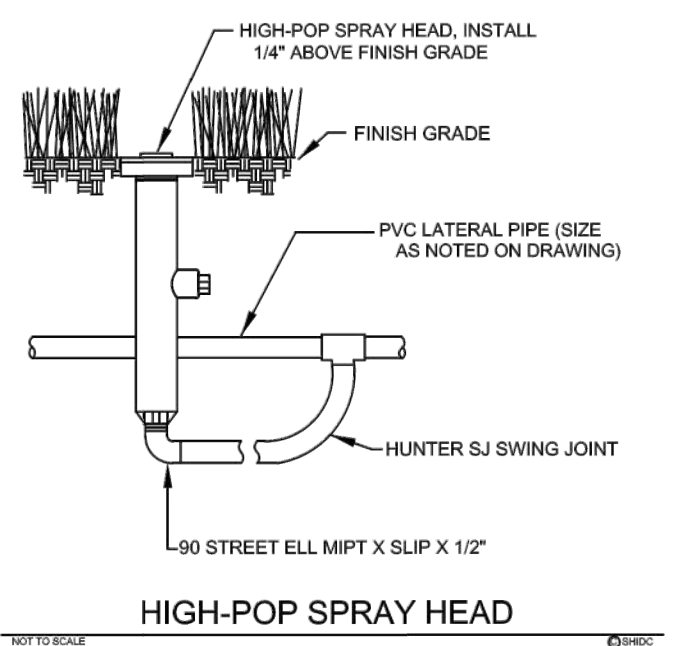
MAINLINE, LATERAL, AND WIRING



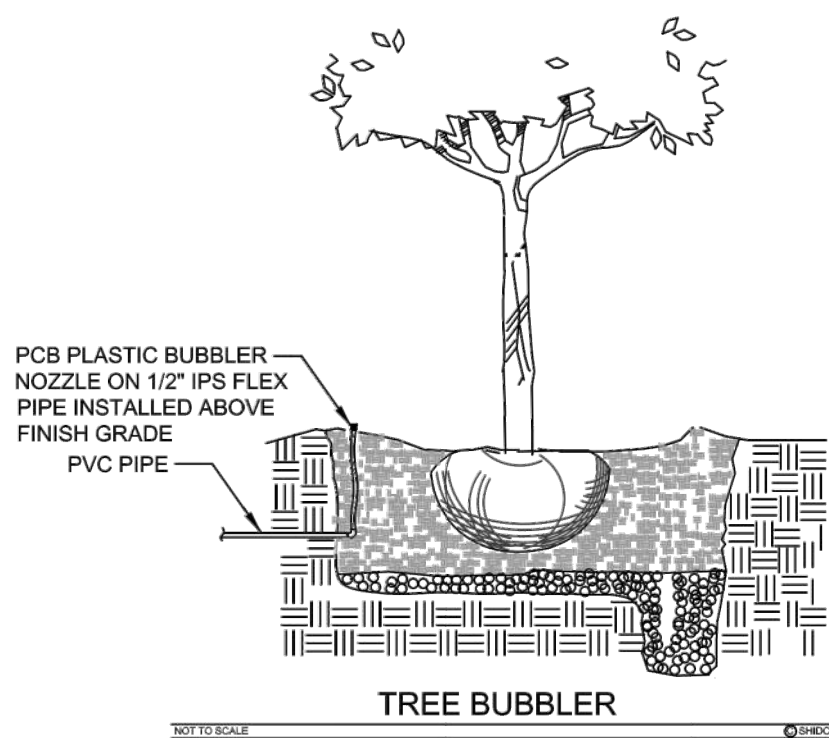
MANUAL DRAIN VALVE



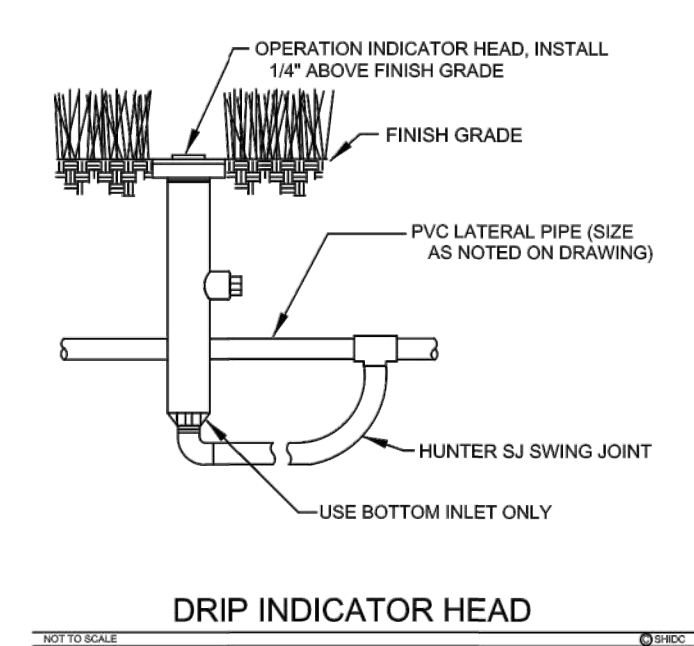
LAWN SPRAY HEAD



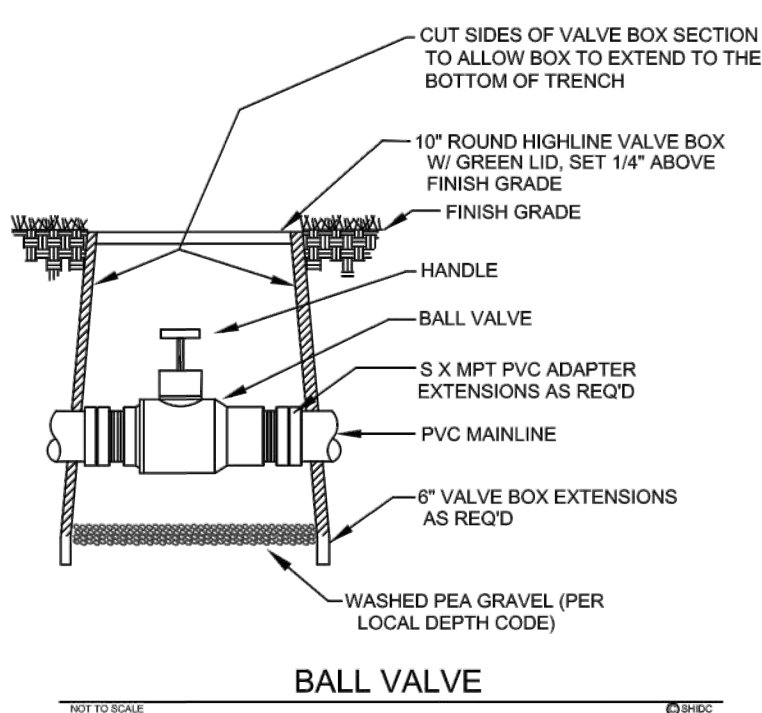
HIGH-POP SPRAY HEAD



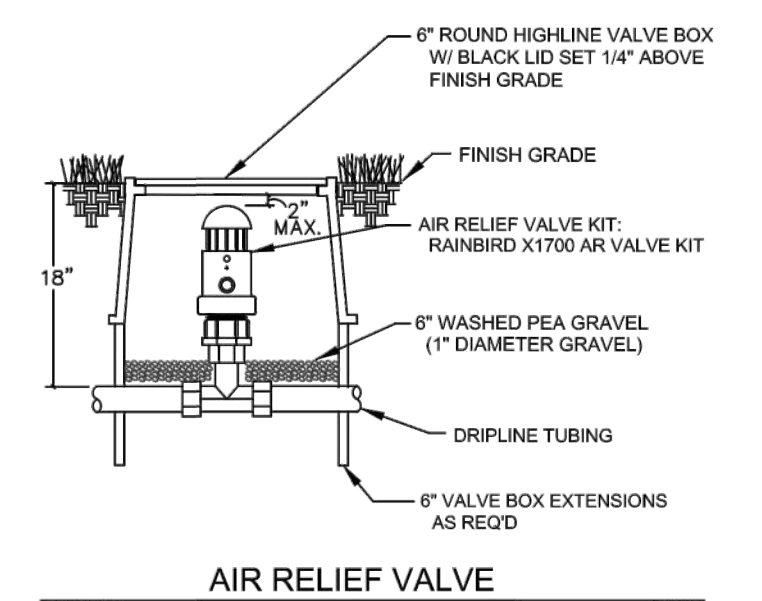
TREE BUBBLER



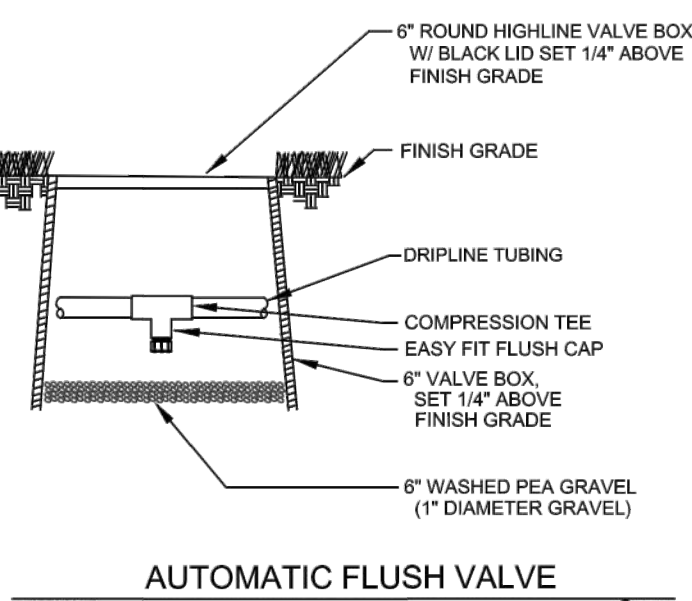
DRIP INDICATOR HEAD



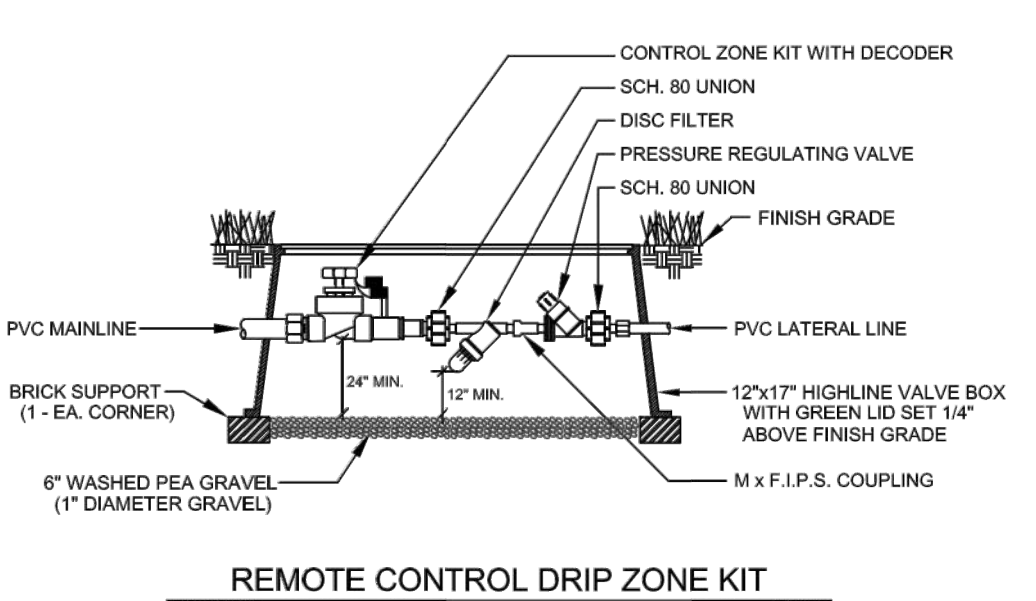
BALL VALVE



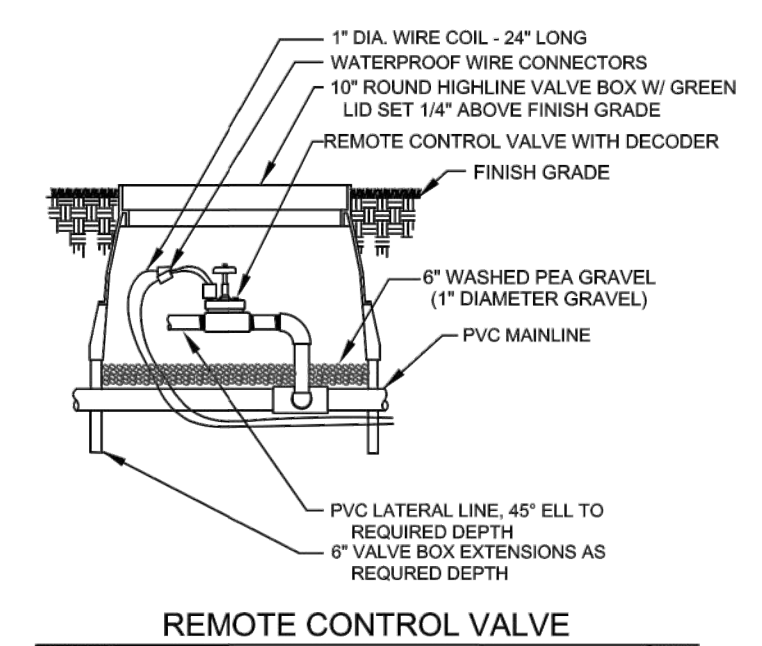
AIR RELIEF VALVE



AUTOMATIC FLUSH VALVE



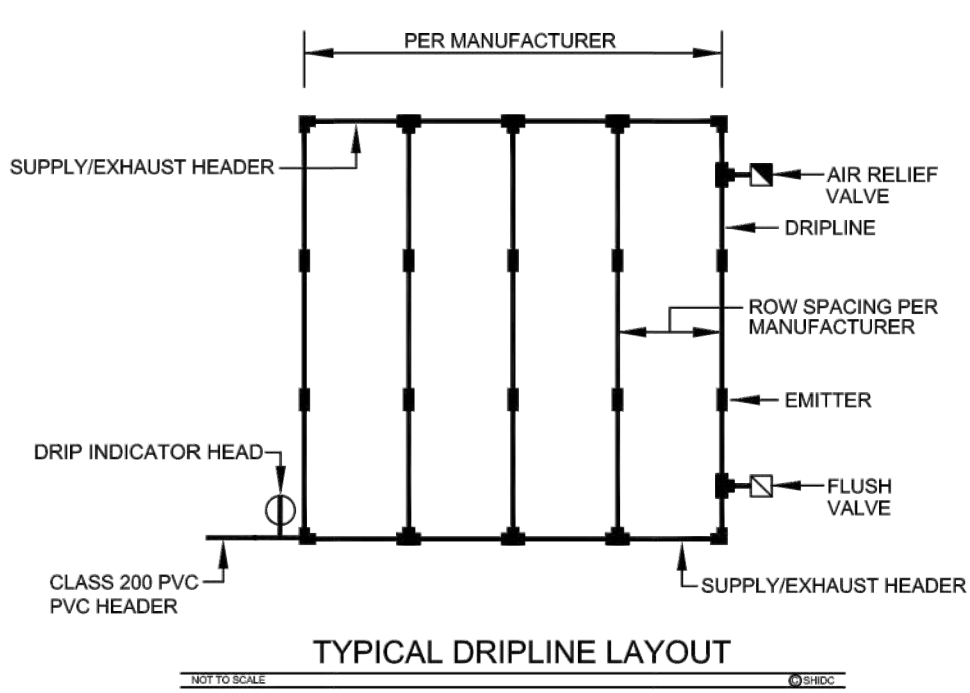
REMOTE CONTROL DRIP ZONE KIT



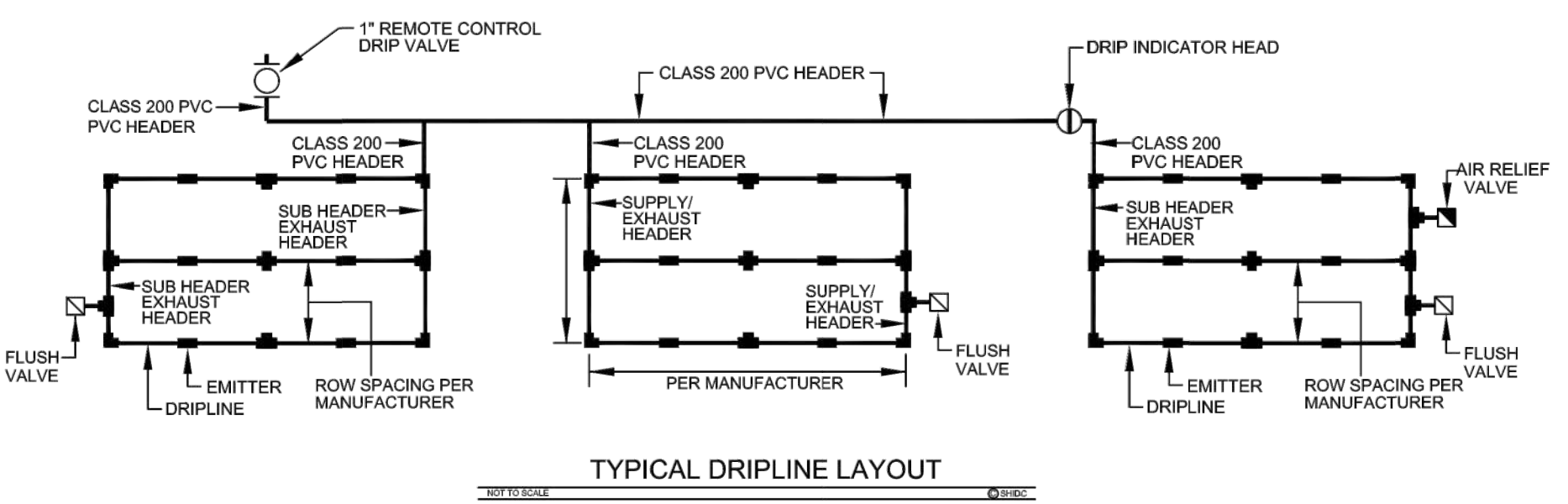
REMOTE CONTROL VALVE

FLOW/GPM:	PIPE SIZE:
0 - 4.0	1/2"
4.1 - 9.5	3/4"
9.6 - 14.5	1"
14.6 - 27.0	1-1/4"
27.1 - 35.0	1-1/2"
35.1 - 55.0	2"
55.1 - 70.0	2-1/2"

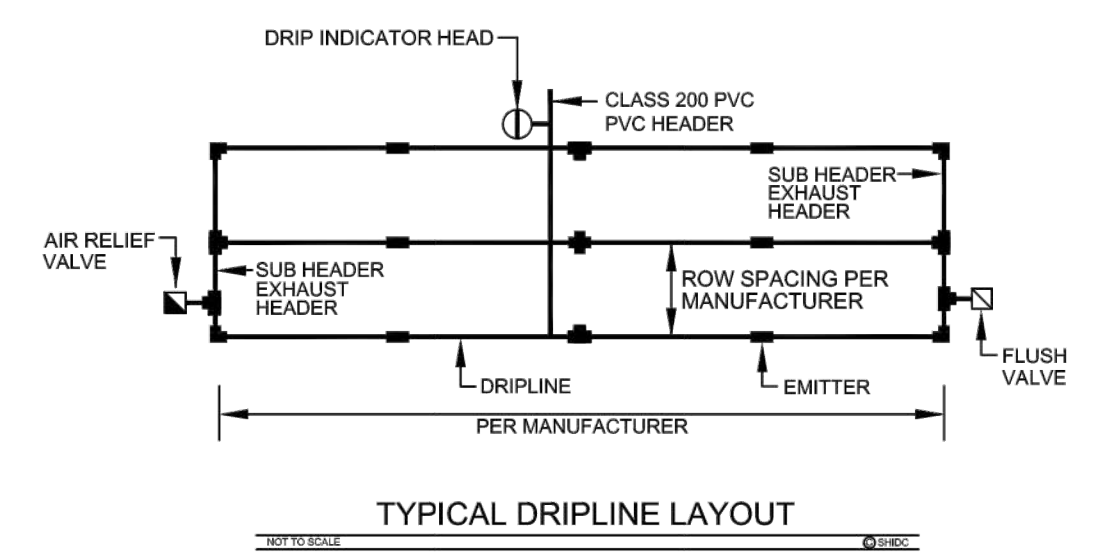
PVC PIPE SIZE CHART



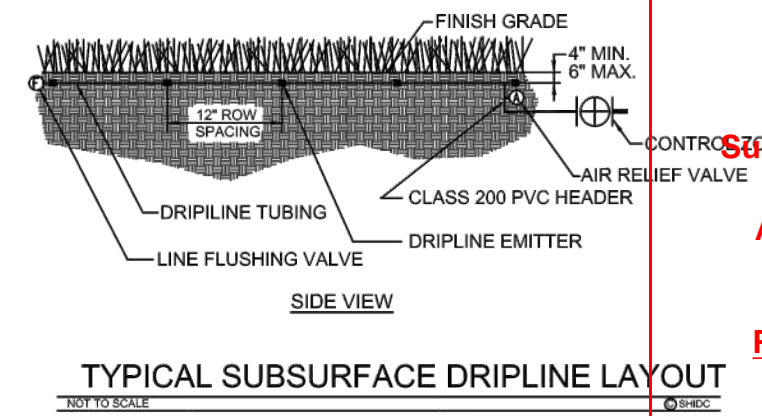
TYPICAL DRIPLINE LAYOUT



TYPICAL DRIPLINE LAYOUT



TYPICAL DRIPLINE LAYOUT



TYPICAL SUBSURFACE DRIPLINE LAYOUT

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

DESIGNED BY: SAH
 DRAWN BY: SAH
 CHECKED BY: TGC
 DATE: 04/19/21

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

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 Nicholas Allen Smith
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NOTES:

- ALL VALVE WIRING SHALL BE HUNTER ID1 (14-2UF) DOUBLE JACKETED. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZE. WIRE SPLICES SHALL BE 3M DBRY6 PERMANENT AND WATERPROOF TWO-WIRE CONNECTORS PER THE SPECIFICATIONS.
- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- PIPING AND VALVES IN PAVING SHOWN FOR CLARITY, INSTALL IN ADJACENT PLANTING BED OR LAWN AREA.
- LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER. MAINLINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER. ALL FITTINGS TO BE SCHEDULE 40 PVC. USE WELD-ON #705 SOLVENT AND #P-88 PRIMER FOR PVC CONNECTIONS PER THE SPECIFICATIONS.
- SIZE ALL LATERAL PIPING PER MANUFACTURER'S RECOMMENDATIONS OF NOT EXCEEDING 5 FPS. REFERENCE PIPE SIZE CHART.
- CONNECT LAWN, HIGH-POP, AND DRIP INDICATOR HEADS TO LATERAL PIPING WITH HUNTER 1/2" SJ SWING JOINT. CONNECT ROTARY HEADS TO LATERAL PIPE WITH HUNTER HSJ SWING JOINT.
- INSTALL QUICK COUPLING VALVES IN TWELVE BY SEVENTEEN (12"x17") INCH HIGHLINE VALVE. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH HUNTER HSJ SWING JOINT. SUPPLY OWNER WITH ONE (1) COUPLER KEY WITH SWIVEL HOSE BIBB EACH. VALVES TO BE INSTALLED SO THAT TOP OF QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX TOP. PURPLE LID READS "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
- PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX AND HARDWIRED WITHIN FIVE (5) FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR.
- INSTALL REMOTE CONTROL VALVES WITH DECODER AND WIRE SPLICES IN TEN (10") INCH ROUND HIGHLINE VALVE BOXES.
- INSTALL SLEEVES UNDER ALL HARDSCAPE SURFACES SUCH AS ROADS, DRIVES, WALKS, ETC. WHETHER SHOWN OR NOT. SLEEVES SHALL BE SCHEDULE 40 PVC, SIZED AS NOTED ON PLANS AND INSTALLED BY LANDSCAPE IRRIGATION CONTRACTOR.
- ADJUST NOZZLES FOR SITUATIONS THAT REQUIRE LESS THAN 90° DEGREE RADIUS SPRAY. NO OVERSPRAY ALLOWED ON ANY HARDSCAPE SURFACES.
- DESIGN PRESSURE IS 66.0 PSI. STATIC PRESSURE IS 95 PSI. TEN DAYS PRIOR TO START OF CONSTRUCTION, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN STATED DO NOT START WORK UNTIL NOTIFIED TO PROCEED BY OWNER.
- MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) TO BE EIGHTEEN (18") INCHES AND MINIMUM HORIZONTAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- INSTALL REMOTE CONTROL DRIP ZONE KIT VALVES IN TWELVE BY SEVENTEEN (12"x17") INCH HIGHLINE VALVE BOX.
- INSTALL DRIPLINE MINIMUM OF 2" AND A MAXIMUM OF 4" FROM HARDSCAPE SURFACES. STAKE DRIPLINE AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE INSTALLATION. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OF 5'-0" PER SECOND IN DRIPLINE.
- PROVIDE AND INSTALL DISTRIBUTION TUBING, STAKES, EMITTERS, TRANSFER FITTINGS, DIFFUSER BUG CAP, QF DRIPLINE HEADERS, CONTROL ZONE KITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE DRIP SYSTEM. ALL PVC HEADER PIPING TO BE CLASS 200 PVC SOLVENT WELD PIPE. INSERT XF BARBED INSERT FITTINGS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL RAINBIRD OPERATION INDICATOR FOR EACH DRIP ZONE.
- AIR RELIEF VALVE TO BE RAINBIRD AR VALVE KIT INSTALLED IN A SIX-INCH (6") RAINBIRD PVB ROUND VALVE BOX WITH BLACK LID AND 6" OF GRAVEL SUMP. FLUSH VALVES TO BE 1/2" LASCO BALL VALVE ON IPS FLEXIBLE PIPE AND 1/2" SCHEDULE 40 FITTINGS INSTALLED IN A SIX-INCH (6") RAINBIRD PVB ROUND VALVE BOX WITH BLACK LID AND 6" OF GRAVEL SUMP.
- ALL XFS CV DRIPLINE AND DISTRIBUTION TUBING TO BE INSTALLED BELOW FINISH GRADE APPROXIMATELY 4" TO 6" PER MANUFACTURER'S RECOMMENDATIONS. ALL DRIPLINE TO BE INSTALLED MIN. OF 12" ROW SPACING UNLESS INSTRUCTED OTHERWISE. VERIFY THE EXACT EMITTER FLOW, EMITTER SPACING, AND ROW SPACING WITH MANUFACTURER PRIOR TO INSTALLING TO PROVIDE PROPER PRECIPITATION RATE BASED ON PLANT MATERIAL AND SOIL TYPE. TUBING TO BE STAKED WITH RAINBIRD 12 GA. GALVANIZED TIE DOWNS. INSTALL STAKES EVERY 3'-0" ALONG ENTIRE LENGTH OF TUBING AND A MINIMUM OF 24" FROM ANY FITTINGS.
- INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY ONE (1) AIR RELIEF VALVE AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
- WHERE POSSIBLE LOCATE ALL MAINLINES, VALVES, OR CONTROL WIRES SHALL BE LOCATED AND INSTALLED OUTSIDE RIGHT-OF-WAY.
- THIS PROJECT MAY REQUIRE THE "STACKING" OF DRIP ZONES IN THE CONTROLLER TO ACHIEVE THE RUNTIME. DO NOT EXCEED 60 GALLONS PER MINUTE BASED ON THE DESIGN HYDRAULICS OF THE SYSTEM.
- PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE ROOT ZONES. CONTRACTOR MUST STAKE DITCHES AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING OR DIGGING.
- PROVIDE ALL LABOR AND MATERIAL NECESSARY TO INSTALL HUNTER TWO-WIRE SYSTEM PER THE MANUFACTURER'S RECOMMENDATIONS. THIS WORK TO INCLUDE BUT NOT LIMITED TO A2C-75D DECODER CONTROLLER, ICD DECODERS, ID1 14 AWG DECODER CABLE, ROAM-XLKIT, LINE SURGE PROTECTION, GROUNDING, ETC. FOR A COMPLETE AND FULLY AUTOMATED IRRIGATION SYSTEM. FOR ANY QUESTIONS REGARDING THIS WORK, CONTACT THE LOCAL HUNTER REPRESENTATIVE.
- ALL STATE OF COLORADO LAWS/RULES AND ALL LOCAL CITY OF DENVER CODES/ORDINANCES ARE MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS CAUTIONED TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF COLORADO OR LOCAL PARKER CODES CONCERNING LANDSCAPE IRRIGATION.

IRRIGATION LEGEND:

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
●	LAWN SPRAY HEAD	HUNTER (30 PSI)	PROS-04-CV WITH MPR PLASTIC NOZZLE ON HUNTER SJ SWING JOINT
■	LAWN CENTER STRIP HEAD	HUNTER (30 PSI)	PROS-04-CV PRS40 W/ SS-530 ROTATOR NOZZLE ON HUNTER SJ SWING JOINT
□	LAWN END STRIP HEAD	HUNTER (30 PSI)	PROS-04 W/ PRS-40 LCS/RCS-515 ROTATOR NOZZLE ON HUNTER SJ SWING JOINT
○	GATOR BAG	TREE GATOR	20 GALLON
⊕	BUBBLER HEAD	HUNTER (30 PSI)	PCB-50 PLASTIC BUBBLER NOZZLE ON HUNTER SJ SWING JOINT
⊕	BUBBLER HEAD	HUNTER (30 PSI)	PCB-10 PLASTIC BUBBLER NOZZLE ON HUNTER SJ SWING JOINT
○	REMOTE CONTROL VALVE	HUNTER	ICV-G-FS SERIES WITH DECODER AND ACCU-SYNC PRESSURE REGULATOR, REFER TO PLANS FOR SIZE
●	BALL VALVE	LASCO	COMPACT, LINE SIZE
■	CONTROLLER	HUNTER	A2C-75D-P STAINLESS STEEL WALLMOUNT WIRELESS SOLAR SYNC SENSOR
—	MAINLINE PIPING	REFER TO SPEC.	2-1/2" CLASS 200 PVC
—	LATERAL PIPING	REFER TO SPEC.	3/4" & LARGER - CLASS 200 PVC 1/2" - CLASS 315 PVC
⊕	REMOTE CONTROL DRIP VALVE	RAINBIRD	XCZ-100-PRB-COM CONTROL ZONE KIT W/ DECODER, REFER TO PLAN FOR SIZE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
—	DRIP HEADER PIPING	REFER TO SPEC.	3/4" CLASS 200 PVC UNLESS NOTED OTHERWISE
⋮	PLANTING BED DRIPLINE TUBING	RAINBIRD	XFS-06-12 AT 12" O.C. WITH XF INSERT FITTINGS, TDS-050 GALVANIZED STAKES, QF HEADERS AND OPERATION INDICATOR
⋮	TURF SOD DRIPLINE TUBING	HUNTER	PLD-CV-06-18 AT 18" O.C. WITH PLD INSERT FITTINGS, 12 GA. GALVANIZED STAKES AND DRIP INDICATOR HEAD
Ⓜ	WATER METER	REFER TO SPEC.	PER LOCAL BUILDING CODE
Ⓞ	GATE VALVE	NIBCO	#T-113, REFER TO PLAN FOR SIZE
Ⓝ	BACKFLOW PREVENTER	FEBCO	#825YA IN GUARDSHACK MODEL #GS-2 W/ FROST GUARD BAG MODEL #FG-2 FOR WINTERIZATION
Ⓧ	MANUAL DRAIN VALVE	McDONALD	3/4" #6101
▲	QUICK COUPLING VALVE	HUNTER	HQ-44-LRC WITH LOCK
Ⓜ	MASTER VALVE	HUNTER	ICV-G-FS W/ DECODER, REFER TO PLAN FOR SIZE
Ⓧ	FLOW SENSOR	HUNTER	FCT-200 W/ DECODER
⋮	STATION NUMBER VALVE SIZE GPM (APPROX.)		

ParkerWater & SANITATION DISTRICT LANDSCAPE/IRRIGATION WORKSHEET
Tap sizing for dedicated irrigation taps

Project Information	
Project Name:	Parker and Pine Filing No. 2 Lots 1 - 3
Irrigation Tap Address:	
*physical location of tap	
Worksheet Submission Details	
Prepared By:	Nicholas A. Smith (Landscape Architect)
Company:	The Garrett Companies
Company Address:	1051 Greenwood Springs Blvd, Suite 101 Greenwood, IN 46143
Submission Date:	12/10/2020
Phone:	765-748-9506
Owner/Developer Information	
Owner/Developer:	The Garrett Companies
Phone:	317-886-7923
Attn:	Karl Stout
Billing Address:	1051 Greenwood Springs Blvd, Suite 101 Greenwood, IN 46143
ET Controller Information (with Rain Sensor)	
Manufacturer:	Hunter
Model Number:	A2C-75D-P Stainless Steel Wallmount Wireless Solar Sync Sensor

****PLEASE CONTINUE TO 'CALCULATOR' TAB FOR LANDSCAPE/IRRIGATION WORKSHEET****

ParkerWater & SANITATION DISTRICT LANDSCAPE/IRRIGATION WORKSHEET
Tap sizing for dedicated irrigation taps

Yellow fields require user input

Irrigation Water Requirement = (ETo x PF x LA)/IE	
Define Landscape & Irrigation System:	
High Water Use Plant Material *Cool season turfgrass (Kentucky bluegrass)	
Plant Factor (PF, %)	High 0.9
Landscape Area (LA, sq ft)	33881
Irrigation Efficiency (IE, %)	Overhead 0.65
High-Moderate Water Use Plant Material *Hybrid grass types (Texas hybrids, fescue, etc.)	
Plant Factor (PF, %)	High-Med 0.8
Landscape Area (LA, sq ft)	0
Irrigation Efficiency (IE, %)	Overhead 0.65
Moderate Water Use Plant Material *Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.)	
Plant Factor (PF, %)	Med 0.5
Landscape Area (LA, sq ft)	15089
Irrigation Efficiency (IE, %)	Drip 0.9
Low Water Use Plant Material *Xeric trees/shrubs/perennials, native grass mixes	
Plant Factor (PF, %)	Low 0.25
Landscape Area (LA, sq ft)	0
Irrigation Efficiency (IE, %)	Drip 0.9
*PWSO holds final discretion for determining appropriate plant factor designations based on landscape plan submission	
Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines	
Site Summary:	
Total Irrigated Area (sq ft)	48970
Avg Plant Factor (%)	0.78
Avg Irrigation Efficiency (%)	0.73
Peak monthly ET, Parker, CO:	
Peak monthly ET (July):	7.56 in
Irrigation Water Requirement (IWR):	
Peak monthly IWR:	259178 gal
Maximum flow requirement	27.1 GPM
* Max. flow requirements are based on peak monthly irrigation demands and follow PWSO's watering guidelines	
Hydraulic Requirements:	
Tap Size (in)	Max GPM v = 7.5 fps
3/4"	10
1"	18
1 1/2"	40
2"	71
3"	189
4"	380
* 2" and smaller assumes Seamless K Copper Tube 3" and larger assumes Ductile Iron Pipe Class 350	
Tap Size Requirement	1 1/2"
System Design Pressure:	66 PSI
<input type="checkbox"/> Design pressure has been field tested & verified <input type="checkbox"/> This form has been completed in compliance with PWSO's Engineering Standards & Specifications Manual regarding irrigation design specifics	



NO.	REVISION	DATE	APPR.



DESIGNED BY: SAH
DRAWN BY: SAH
CHECKED BY: TGC
DATE: 04/19/21

**PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY SITE PLAN
IRRIGATION NOTES AND LEGEND**

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



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/16/2021

Planning Approval is shown below.
Call before you dig.



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

NOT FOR CONSTRUCTION

PROJECT NO.
096481002