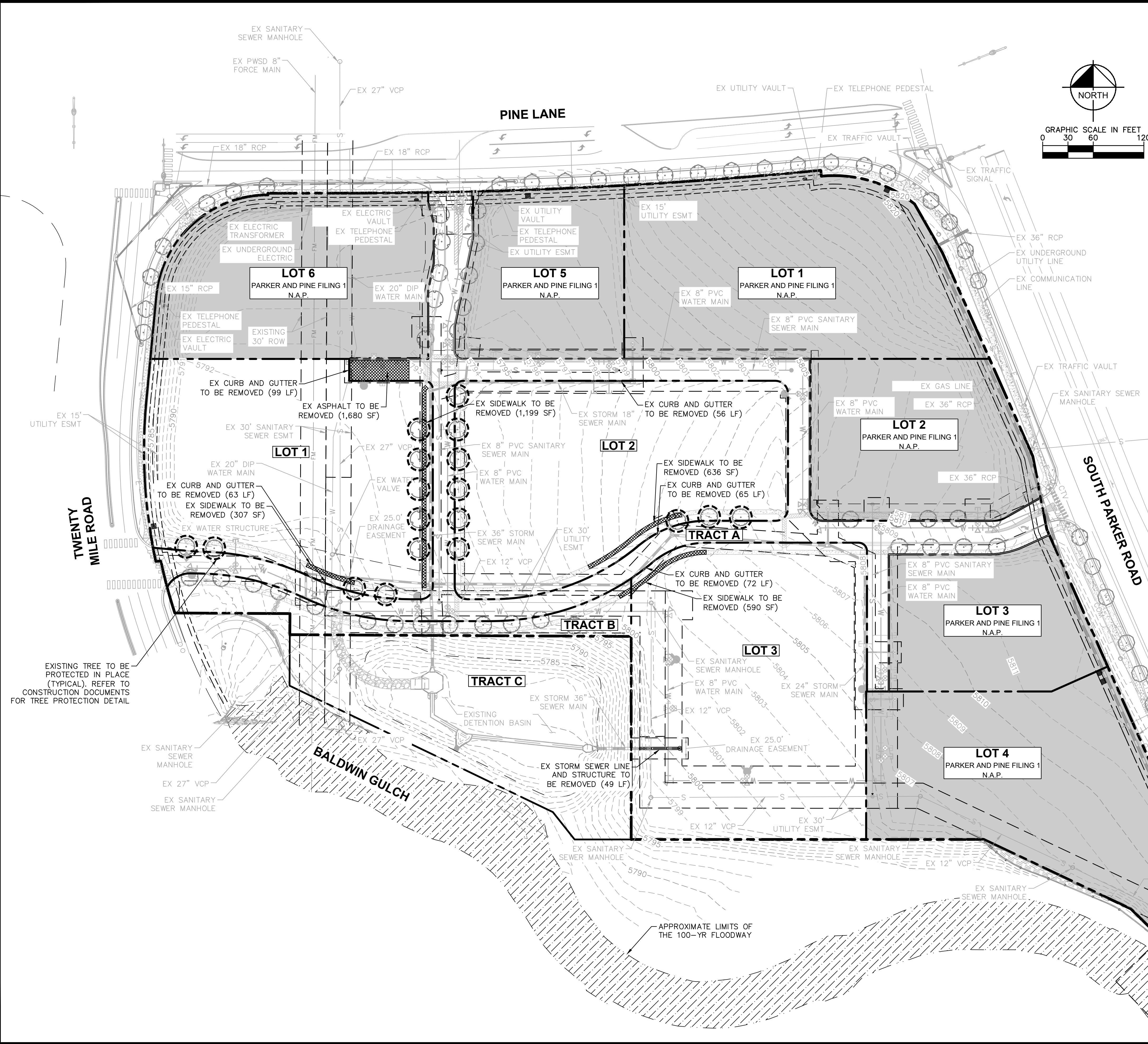


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LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING FORCE PIPE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELECOMM LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING CABLE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CCTV LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER BEND
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER SERVICE
- EXISTING SANITARY SEWER SERVICE
- EXISTING SANITARY SEWER BEND
- EXISTING STORM INLET
- EXISTING OUTLET STRUCTURE
- DEMO PAVEMENT REFER TO PLANS FOR TYPE
- DEMO CURB AND GUTTER
- NOT A PART (N.A.P.)
- EXISTING TREE TO BE PROTECTED IN PLACE. REFER TO THE CONSTRUCTION DOCUMENTS FOR TREE PROTECTION DETAIL.

- ### DEMOLITION NOTES
1. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
 2. UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014. AND PARKER AND PINE FILING NO.1 CONSTRUCTION PLANS BY KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2021 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: 05/27/21

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

PARKER COLORADO

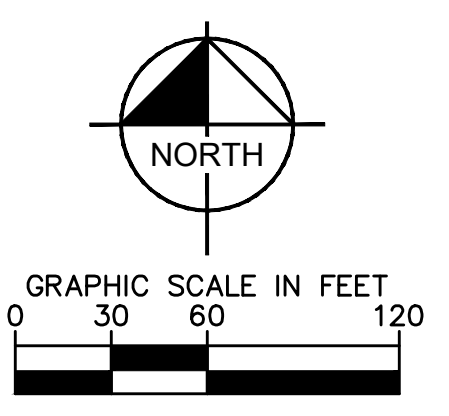
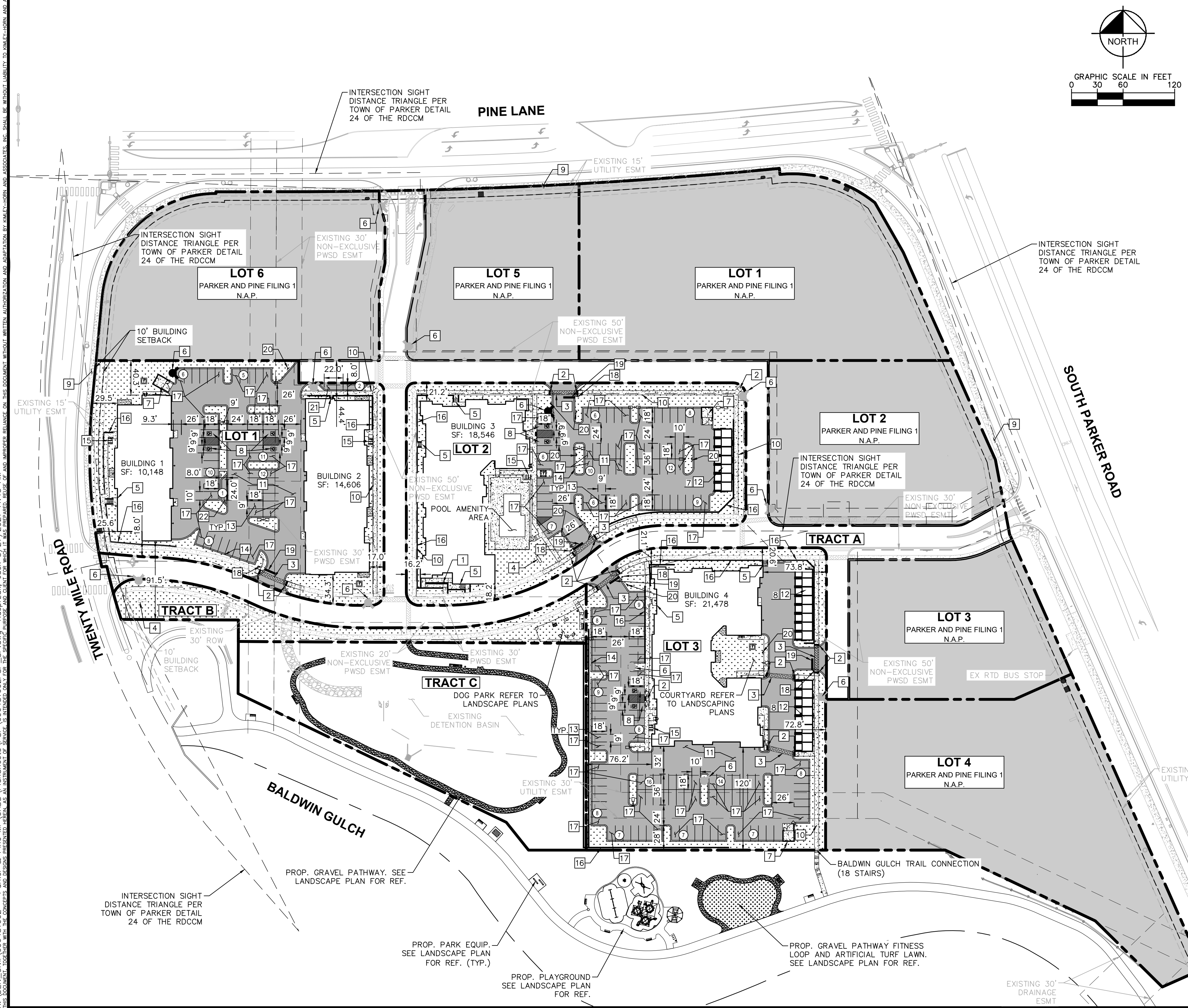
Final Document
 Subject To Conditions In Approval Letter

APPROVED DATE: 07/16/2021

Planning Approval By: S. Nerger

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Kimley»Horn
 Kimley-Horn and Associates, Inc.
 PROJECT NO.
 096481002
 DRAWING NAME
 096481002PSP_DM
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LEGEND

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

- KEY NOTES**
- 1 PROPOSED ADA ACCESSIBLE SIDEWALK RAMP
 - 2 PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
 - 3 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
 - 4 PROPOSED MONUMENT SIGN.
 - 5 PROPOSED PRIVATE STAIRWAY. WIDTH PER PLAN
 - 6 EXISTING/PROPOSED FIRE HYDRANT.
 - 7 PROPOSED TRASH ENCLOSURE.
 - 8 PROPOSED ADA PARKING STALLS.
 - 9 EXISTING 8' CONCRETE SIDEWALK.
 - 10 PROPOSED 5' CONCRETE SIDEWALK.
 - 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
 - 12 DETACHED GARAGE. PARKING COUNT PER PLAN.
 - 13 PROPOSED STANDARD 9'X18' PARKING STALL
 - 14 PROPOSED STANDARD CURB AND GUTTER
 - 15 PROPOSED 6 STALL BICYCLE PARKING
 - 16 PROPOSED RETAINING WALL
 - 17 PROPOSED ISLAND ADJACENT 10'X18' PARKING STALL
 - 18 PROPOSED STOP SIGN R-1
 - 19 PROPOSED STOP BAR
 - 20 PROPOSED NO PARKING - FIRE LANE SIGN R8-31
 - 21 PROPOSED 8'X22' PARALLEL PARKING STALL
 - 22 PROPOSED 8'X24' PARALLEL PARKING STALL

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

NO.	REVISION	BY	DATE	APPRO

Kimley»Horn
 2021 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: 05/27/21

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

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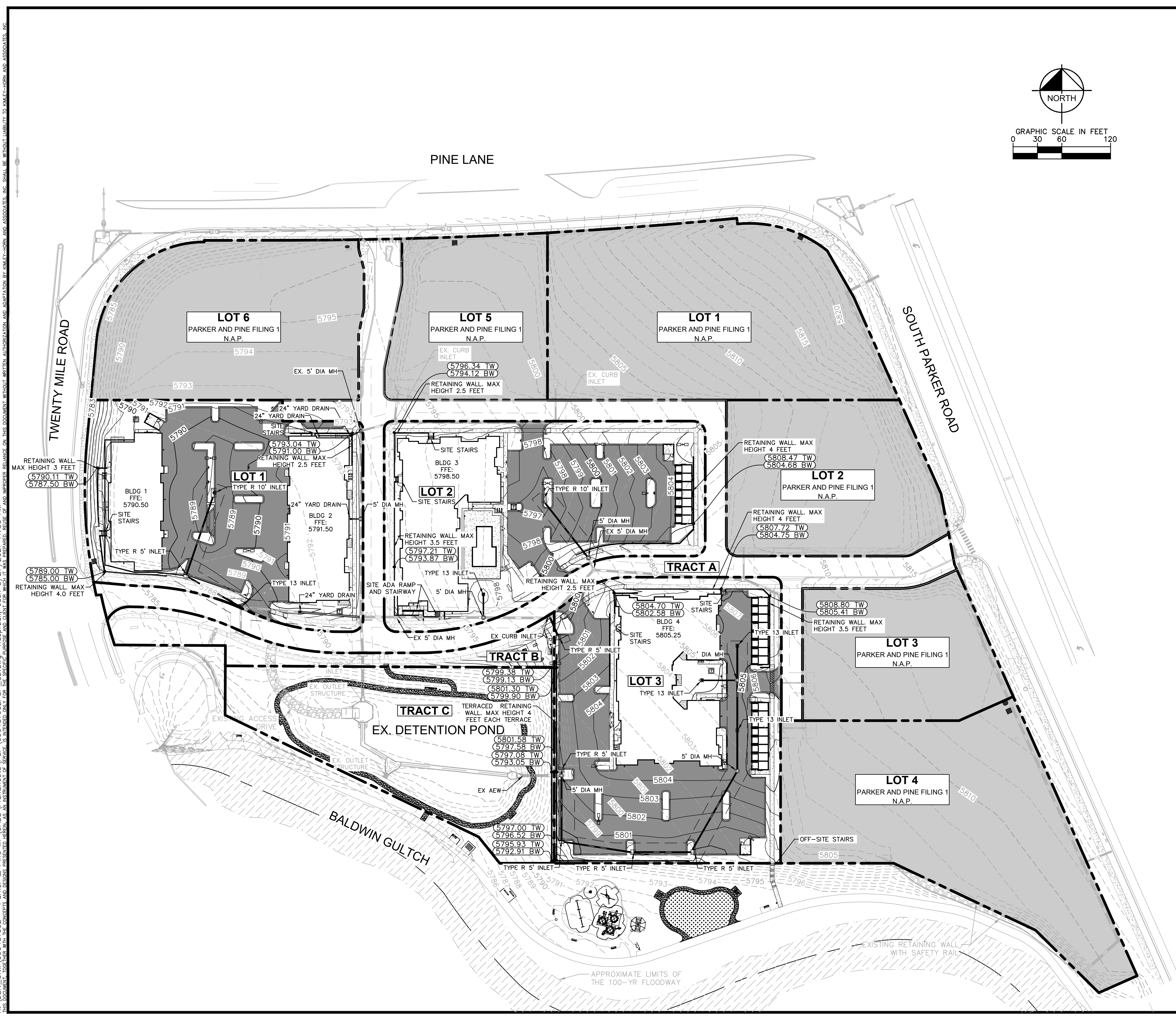
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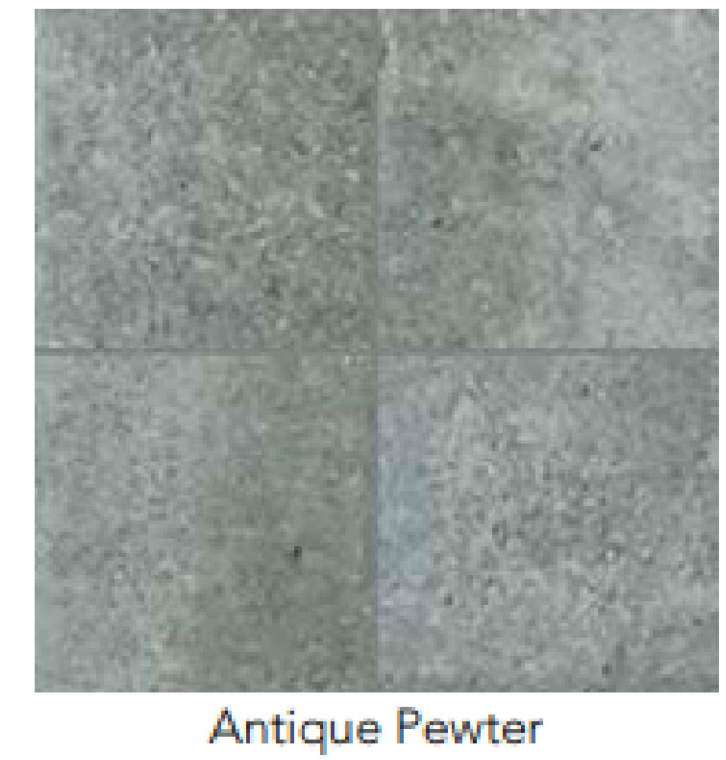


LEGEND

- 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 ANTIQUE PEWTER SPLIT FACE CMU BLOCK BY KEYSTONE OR APPROVED EQUIVALENT. MATERIAL SHOW BELOW:



NO.	REVISION	BY	DATE	APPR

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 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

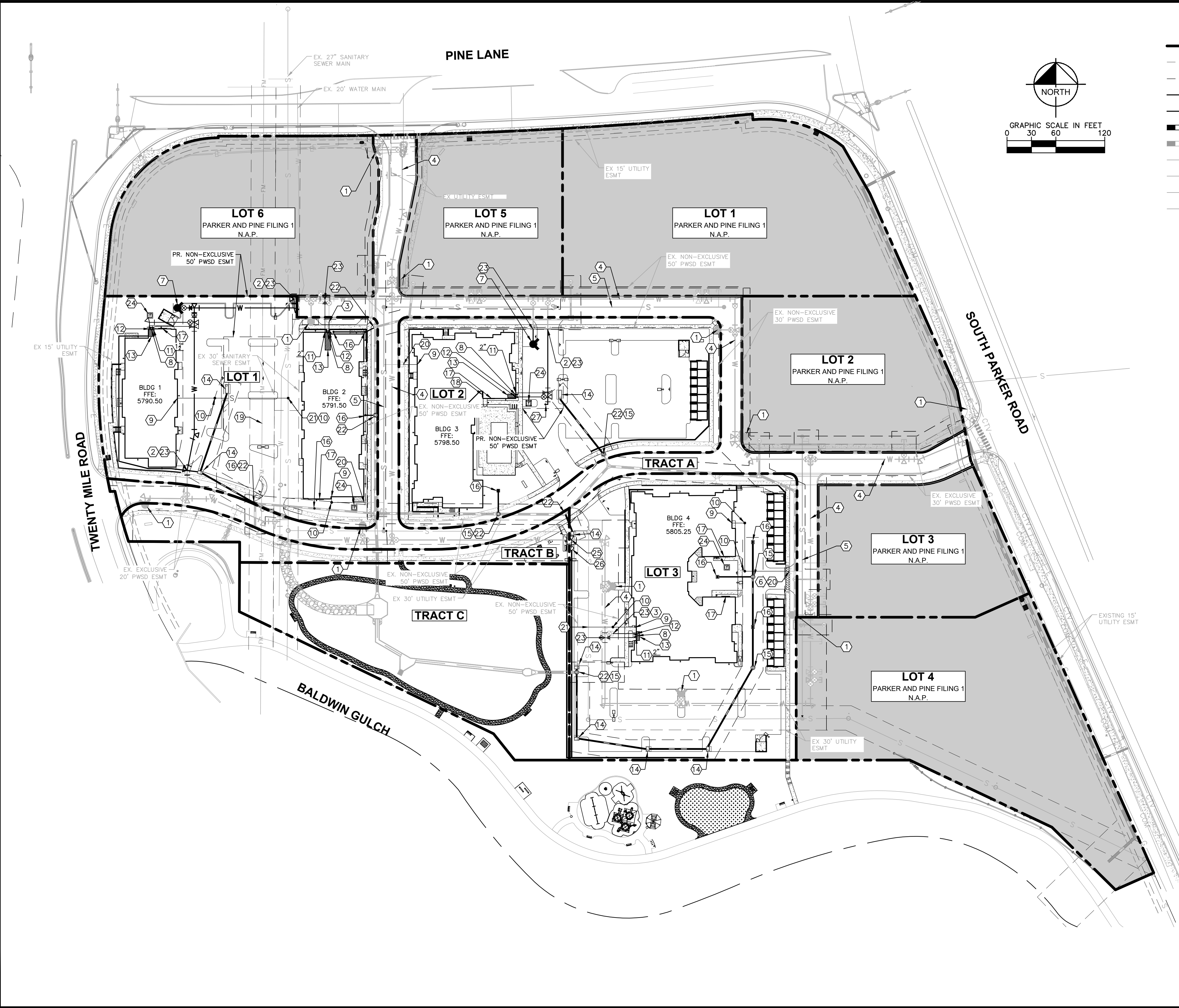
DESIGNED BY: DLS
 DRAWN BY: JRK
 CHECKED BY: DLS
 DATE: 05/27/21

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

PARKER COLORADO
 Final Document
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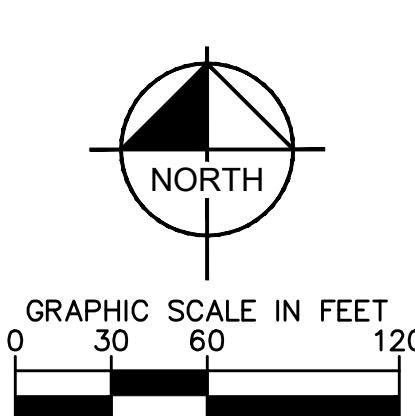
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UTILITY LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM DRAINAGE LINE
	EXISTING STORM DRAINAGE LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING ELECTRIC LINE
	PROPOSED FIRE HYDRANT W/ BOLLARDS
	PROPOSED METER
	PROPOSED WATER VALVE
	PROPOSED TEE / BEND
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE W/ FLOW ARROWS
	NOT A PART (N.A.P.)

- ### SITE KEYNOTES
- ① EXISTING FIRE HYDRANT
 - ② EXISTING 8" STUB W/TEMP BLOW-OFF
 - ③ EXISTING 6" FIRE SERVICE W/TEMP BLOW-OFF
 - ④ EXISTING 8" WATER MAIN
 - ⑤ EXISTING 8" SEWER MAIN
 - ⑥ EXISTING 6" SEWER STUB
 - ⑦ PROPOSED FIRE HYDRANT WITH 6" GATE VALVE
 - ⑧ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
 - ⑨ PROPOSED 6" SANITARY SEWER BUILDING POINT OF CONNECTION (P.O.C.)
 - ⑩ PROPOSED SANITARY SEWER CLEANOUT
 - ⑪ PROPOSED DOMESTIC WATER SERVICE BUILDING P.O.C. WATER METER/TAP SIZE PER PLAN
 - ⑫ PROPOSED 6" FIRE SERVICE BUILDING P.O.C.
 - ⑬ PROPOSED FIRE RISER ROOM
 - ⑭ PROPOSED CURB INLET
 - ⑮ PROPOSED STORM MANHOLE
 - ⑯ PROPOSED AREA INLET
 - ⑰ PROPOSED BUILDING ELECTRIC METER LOCATION
 - ⑱ PROPOSED BUILDING GAS METER LOCATION
 - ⑲ EXISTING PWS 8" FORCE MAIN
 - ⑳ CONNECT TO EXISTING SANITARY SEWER STUB
 - ㉑ CONNECT TO EXISTING SANITARY SEWER MAIN PER PWS STANDARDS.
 - ㉒ TIE INTO EXISTING STORM SEWER SYSTEM
 - ㉓ CONNECT TO EXISTING WATER MAIN PER PWS STANDARDS
 - ㉔ PROPOSED TRANSFORMER LOCATION
 - ㉕ PROPOSED 1.5" IRRIGATION TAP
 - ㉖ PROPOSED IRRIGATION METER PIT
 - ㉗ PROPOSED WATER MAIN BLOW OFF VALVE PER PWS STANDARDS



NO.	REVISION	BY	DATE	APPR

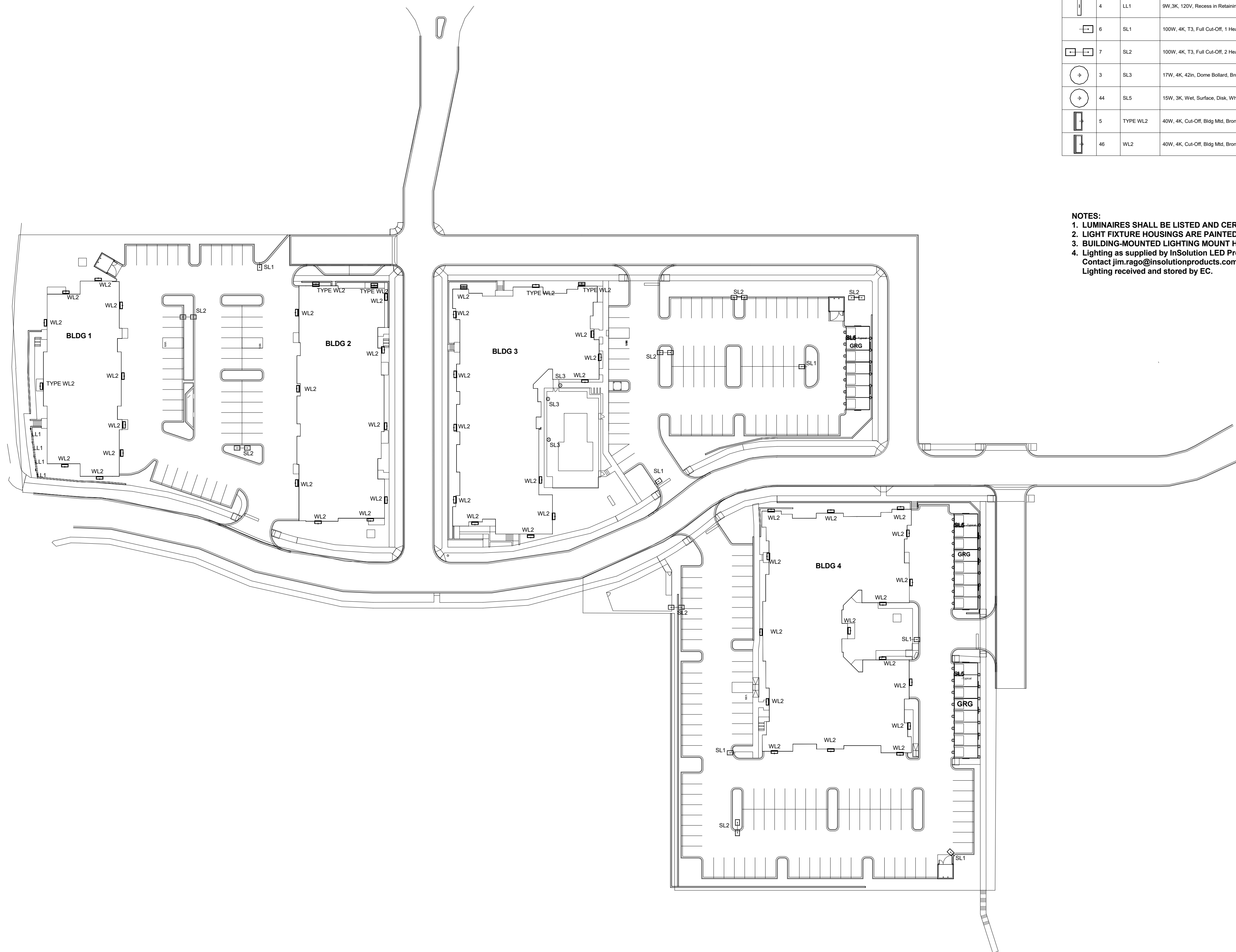
Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
 DRAWN BY: JRK
 CHECKED BY: DLS
 DATE: 05/27/21

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

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

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 096481002
 DRAWING NAME
 096481002PSP_UT
05 OF 49



Symbol	Qty	Label	Description	Lum. Watts	LED Lumens	BUG Rating	HEIGHT AFG
LL1	4	LL1	9W, 3K, 120V, Recess in Retaining Wall, Ptd Bk	8.18	372	B0-U3-G1	1.5
SL1	6	SL1	100W, 4K, T3, Full Cut-Off, 1 Head on Embedded FBGL	100	11188	B2-U0-G2	25
SL2	7	SL2	100W, 4K, T3, Full Cut-Off, 2 Heads on Embedded FBGL	100	11188	B2-U0-G2	25
SL3	3	SL3	17W, 4K, 42in, Dome Bollard, Bronze Paint	18	1229	B1-U3-G1	3.5
SL5	44	SL5	15W, 3K, Wet, Surface, Disk, White	15	1025	B1-U2-G1	8
TYPE WL2	5	TYPE WL2	40W, 4K, Cut-Off, Bldg Mtd, Bronze Paint	43	4991	B1-U0-G1	20
WL2	46	WL2	40W, 4K, Cut-Off, Bldg Mtd, Bronze Paint	43	4991	B1-U0-G1	20

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 LED Products.
 Contact jim.rago@insolutionproducts.com
 Lighting received and stored by EC.



InSolution LLC
 5157 E 64th St
 Indianapolis, IN 46220
 jim.rago@insolutionproducts.com

#	Date	Comments
	04/19/2021	Lighting Responses to Staff Comments 03
	05/28/2021	Lighting Responses to Staff Comments 04

Drawn By:	Checked By:
jrigo	jrigo

04/19/2021

Scale: 1in = 50ft

PARKER AND PINE FILING NO.2
 PLOTS 1-3 PARKER, CO
 SITE LIGHTING PLAN

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



InSolution LLC
 5157 E 64th St
 Indianapolis, IN 46220
 jim.rago@insolutionproducts.com

Date	Comments
04/19/2021	Lighting Responses to Staff Comments 03
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#	Revisions

Drawn By: jrago
 Checked By: jrago
 04/19/2021

Scale: 1in = 50ft

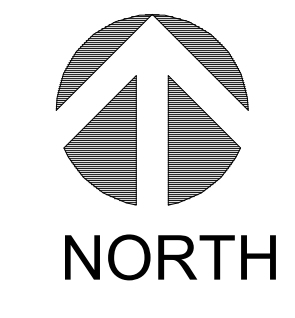
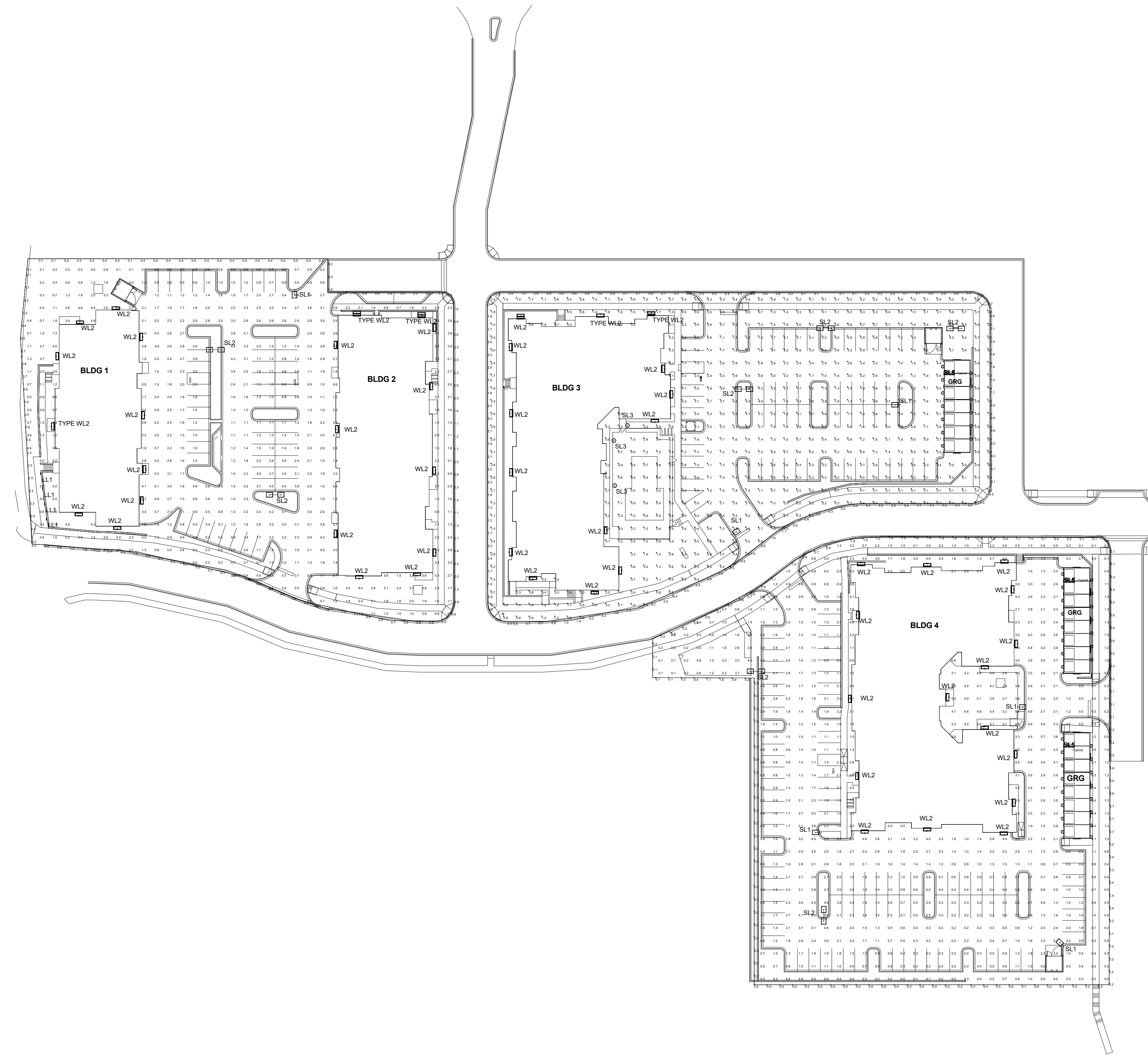
Site Lighting Schedule - 21-0525 Parker Site INS-LITE

Symbol	Qty	Label	Description	Lum. Watts	LED Lumens	BUG Rating	HEIGHT AFG
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	7	SL2	100W, 4K, T3, Full Cut-Off, 2 Heads on Embedded FBGL	100	11188	B2-U0-G2	25
	3	SL3	17W, 4K, 42in, Dome Bollard, Bronze Paint	18	1229	B1-U3-G1	3.5
	44	SL5	15W, 3K, Wet Surface, Disk, White	15	1025	B1-U2-G1	8
	5	TYPE WL2	40W, 4K, Cut-Off, Bldg Mtd, Bronze Paint	43	4991	B1-U0-G1	20
	46	WL2	40W, 4K, Cut-Off, Bldg Mtd, Bronze Paint	43	4991	B1-U0-G1	20

- NOTES:
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 - Lighting as supplied by InSolution LED Products.
 Contact jim.rago@insolutionproducts.com
 Lighting received and stored by EC.

SITE ILLUMINANCE		
MINIMUM	MAXIMUM	AVERAGE
0.1	7.8	1.73

SITE UNIFORMITY RATIOS		
RESIDENTIAL AREA	AVG:MIN	MAX:MIN
DRIVEWAYS	4:1	11:1
WALKWAYS	2:1	3:1
PARKING	4:1	6:1



ABBREVIATIONS

A	AD ADJ AFS ALT ALUM APPROX ARCH	AREA DRAIN ADJACENT ABOVE FINISHED GRADE ALTERNATE ALUMINUM APPROXIMATE ARCHITECT(URAL)	L	L LT LP	LENGTH LIGHT LOW POINT
B	BC BLDG BLKG BOC BOT BR BS BW	BOTTOM OF CURB BUILDING BLOCKING BACK OF CURB BOTTOM BOTTOM OF RAMP BOTTOM OF STAIR BOTTOM OF WALL	M	MAS MATL MAX MECH MED MFR MIN MISC MTL	MASONRY MATERIAL MAXIMUM MECHANICAL MEDIUM MANUFACTURER MINIMUM MISCELLANEOUS METAL
C	CEM CIP CJ CO COL CONT CONC CU FT	CEMENT CAST IN PLACE CONTROL JOINT CONCRETE MASONRY UNIT CLEANOUT COLUMN CONTINUOUS CONCRETE CUBIC FEET	N	N NIC NO NOM NTS	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
D	DD DE DI DIA DIAG DIM DN DS DWG(S)	DECK DRAIN DRAINAGE EASEMENT DRAIN INLET DIAMETER DIAGONAL DIMENSION DOWN DOWN SPOUT DRAWING(S)	O	OC OD OPNG OPP	ON CENTER OUTSIDE DIAMETER OPENING OPPOSITE
E	E EA EJ EL ELEC EOP EQ EQIP ESMT EW EXP EXIST EXT	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL EDGE OF PAVEMENT EQUAL EQUIPMENT EASEMENT EACH WAY EXPANSION EXISTING EXTERIOR	P	PB PERF PNL PNT PSI PT POB POC PROP	PLANT BED PERFORATED PANEL PAINT(ED) POUNDS/SQUARE INCH PRESSURE TREATED POINT OF BEGINNING POINT OF CURVATURE PROPOSED
F	FAB FDC FH FIN FOC FT FTG	FABRIC FIRE DEPT. CONNECTION FIRE HYDRANT FINISH FACE OF CURB FOOT, FEET FOOTING	Q	QTY	QUANTITY
G	GA GAL GALV GC GV	GAUGE GALLON GALVANIZED GENERAL CONTRACTOR GATE VALVE	R	RAD REINF REQD REV R.O.W	RADIUS REINFORC(E), (ING) REQUIRED REVISION RIGHT OF WAY
H	HDW HDWD HORZ HP HT	HARDWARE HARDWOOD HORIZONTAL HIGH POINT HEIGHT	S	S SB SCHED SD SF SIM SQ SSMH STL SSTL STD SUSP SW SYM	SOUTH SETBACK SCHEDULE(E), (ED) STORM DRAIN SQUARE FOOT, FEET SIMILAR SQUARE SANITARY SEWER MANHOLE STEEL STAINLESS STEEL STANDARD SUSPENDED SIDEWALK SYMBOL
I	ID INCL INSUL INT INV	INSIDE DIAMETER INCLUDE INSULATION INTERIOR INVERT	T	TBD TC THK TR TS TW TYP	TO BE DETERMINED TOP OF CURB THICKNESS TOP OF RAMP TOP OF STAIR TOP OF WALL TYPICAL
J	JB JT	JUNCTION BOX JOINT	U	UE U.N.O	UTILITY EASEMENT UNLESS NOTED OTHERWISE
K	KO	KNOCK OUT	V	VERT VIF	VERTICAL VERIFY IN FIELD
L	L LT LP	LENGTH LIGHT LOW POINT	W	W W/O WID WL WM WT WWM	WEST, WIDE, WIDTH WITH WITHOUT WOOD WATER LINE WATER METER WEIGHT WELDED WIRE MESH

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

MATERIALS + PAVING NOTES:

- ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
 - PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
- THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE..
- CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
 - DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
- CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
 - AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
 - SLUMP: 3 TO 5 INCHES
 - AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
- CONCRETE THICKNESS:
 - PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
 - ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
- CONCRETE REINFORCING:
 - 4" THICK PAVING; #3s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 6" THICK PAVING; #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 8" THICK PAVING; #5s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
 - ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
- CONTROL JOINTS (TROWEL OR SAW CUT)
 - TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
 - SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
 - SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
 - SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
- EXPANSION JOINTS
 - PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
 - PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
 - CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
- ALL CONSTRUCTION JOINTS SHALL BE SAWN. CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
- CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
- BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
- PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
- PAVEMENT MARKINGS
 - PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCAL STANDARDS.
 - FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
 - ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
 - PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED, PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
- CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
- ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

- MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
- MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
- ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
- ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.

GENERAL NOTES:

- BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: KIMLEY-HORN AND ASSOCIATES, INC.
- ARCHITECTURAL INFORMATION IS FROM PLANS BY: SEEBREE ARCHITECTS, INC.
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDED BY THE LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
- CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
- ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

- ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE TOWN OF PARKER STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST VERSION)
- EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
- ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
- BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY ENGINEERING SERVICE COMPANY. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
- BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
- PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
- JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
- FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
- CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
- ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
- IN NO CASE SHALL A CUT PAVES BE LESS THAN 1/3 FULL PAVES SIZE.
- PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVES FIELDS, VERIFY ACTUAL PAVES SIZES AND LAYOUT OF THE PAVES FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVES SIZES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

- STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
- WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
- REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
- ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
- CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
- CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
- REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES, NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
- GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
- GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.



Final Document
Subject to Conditions in Approval Letter

APPROVED DATE: 07/16/2021

Planning Approval By: S. Nergler

NO.	REVISION	BY	DATE



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
 GENERAL NOTES & LEGEND

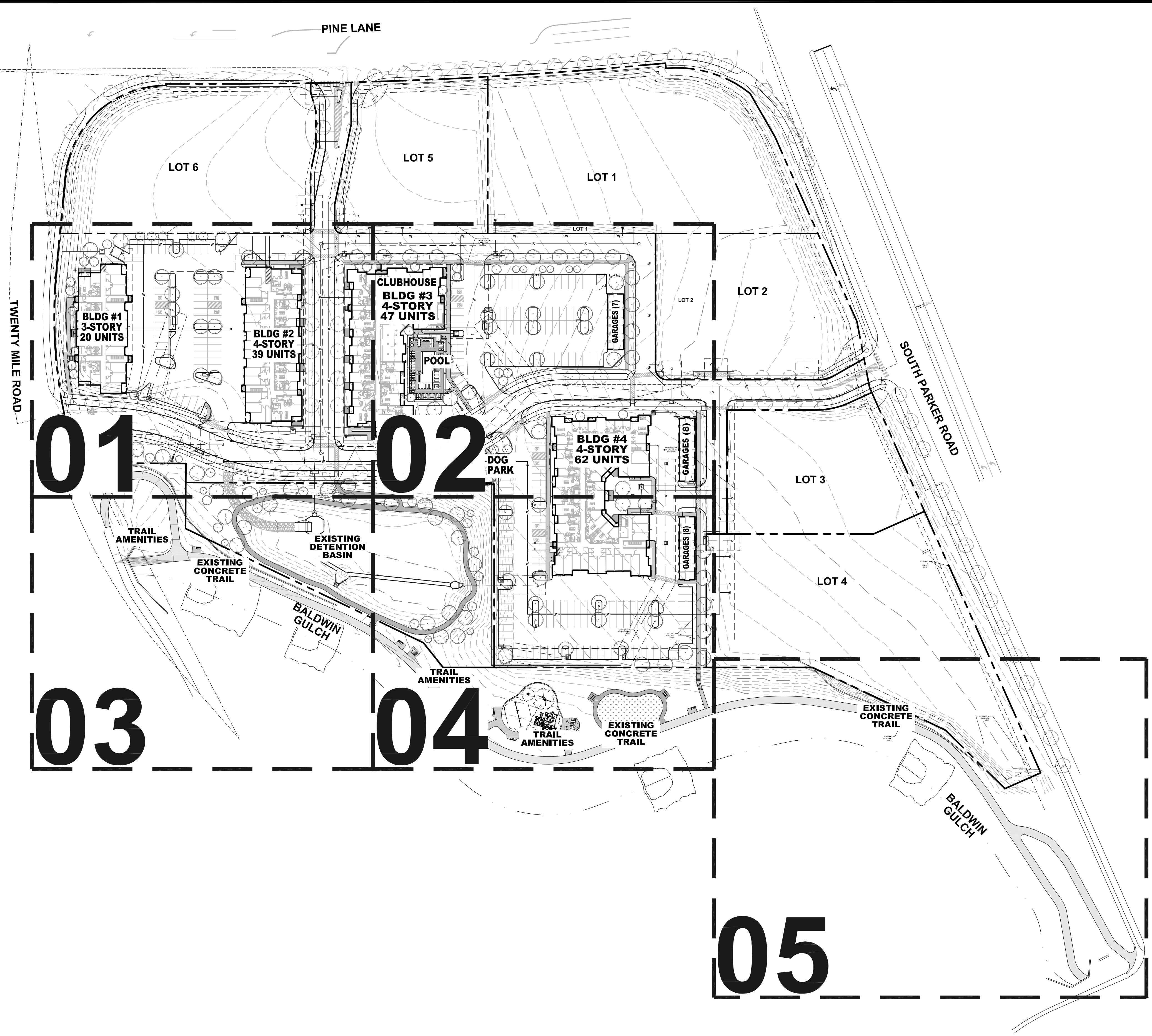
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FOR REVIEW PURPOSES ONLY
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BIDDING, PERMITTING OR
CONSTRUCTION.

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

NOT FOR CONSTRUCTION

PROJECT NO.
096481002





01

02

03

04

05

01 OVERALL PLAN

Scale In Feet: 1" = 70'-0"
 0' 35' 70' 105' 175'

PARKER COLORADO
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 Planning Approval by: *[Signature]*
 Call before you dig.

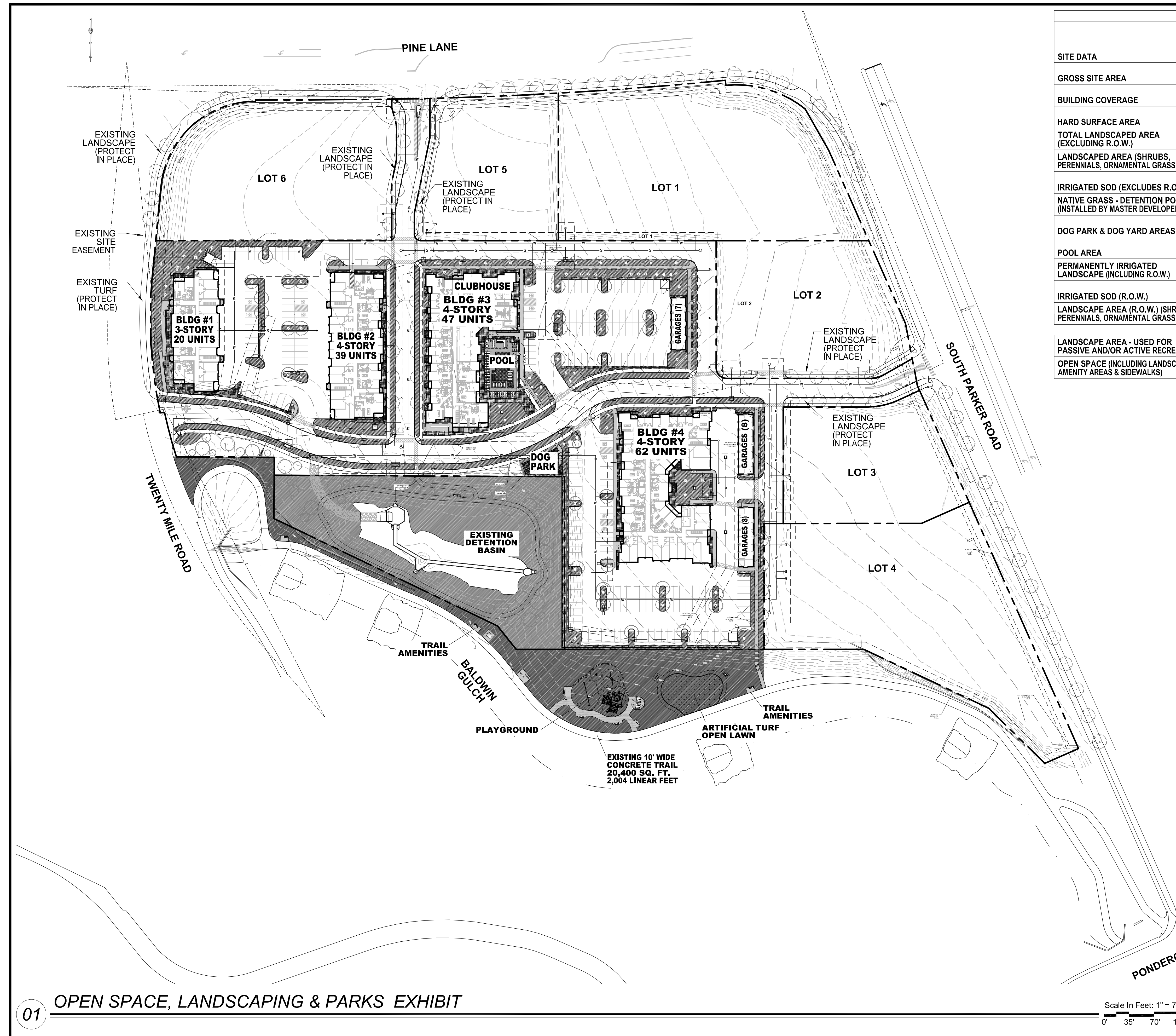
NO.	REVISION	BY	DATE	APPR.

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 MULTI-FAMILY SITE PLAN
 OVERALL PLAN

PRELIMINARY
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 096481002



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	64,778	N/A	N/A	N/A	15.5%	N/A
HARD SURFACE AREA	156,381	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.)	29,201	N/A	N/A	N/A	8.1%	N/A
NATIVE GRASS - DETENTION POND (INSTALLED BY MASTER DEVELOPER)	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.)	50	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) 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) 41,933 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 ONE BENCH, ONCE PET WASTE STATION AND ONE TRASH RECEPTACLE.

OFF-SITE: SIX BENCHES, FOUR EXERCISE STATIONS, TWO PET WASTE STATIONS, TWO TRASH RECEPTACLES, PLAYGROUND AND SMALL SHELTER 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.

NO.	REVISION	BY	DATE	APPR.

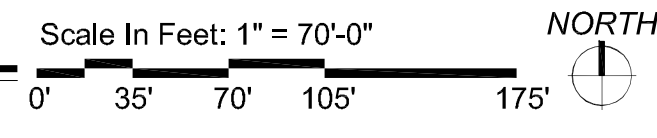
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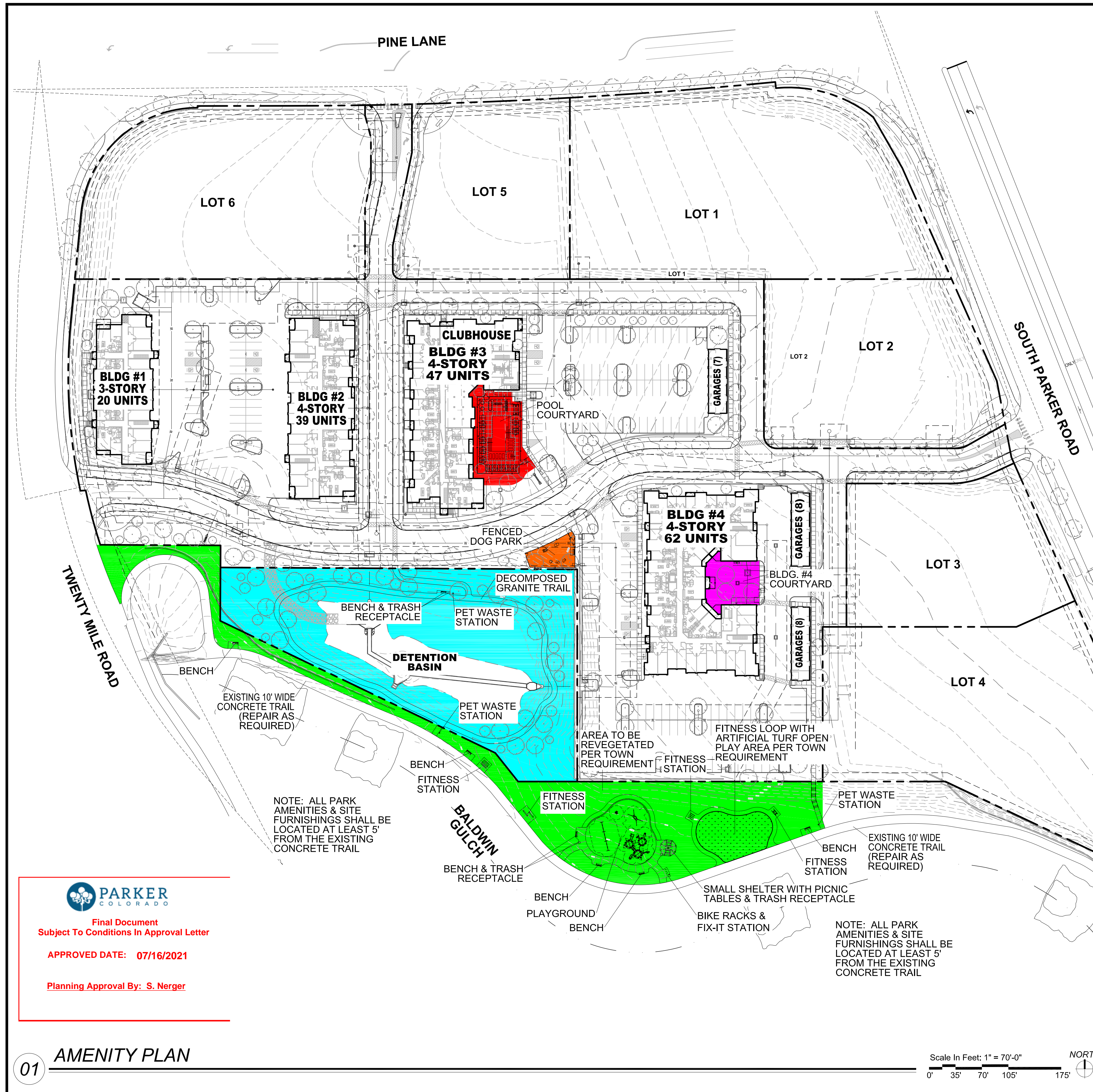
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01 OPEN SPACE, LANDSCAPING & PARKS EXHIBIT



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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.

AMENITY DESCRIPTIONS & AREAS:

POOL:	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.
BUILDING #4: COURTYARD	SITE FURNISHINGS INCLUDING HAMMOCK, TABLE FOR GAMES AND OUTDOOR GAMES INCLUDING CORNHOLE, GIANT JENGA & LANDSCAPING	AREA: 3,140 SQ. FT.
FENCED DOG PARK	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.
DETENTION BASIN	1,000 LINEAR FEET DECOMPOSED GRANITE WALKING TRAIL, 3 BENCHES, TRASH RECEPTACLE, PET WASTE STATION & LANDSCAPING	AREA: 50,095 SQ. FT.
BALDWIN GULCH	IMPROVEMENTS TO EXISTING 10' WIDE CONCRETE TRAIL, TRAILHEAD, 6 BENCHES, 3 TRASH RECEPTACLES, 2 PET WASTE STATIONS, 4 FITNESS STATIONS, PLAYGROUND, PICNIC SHELTER, 2 PICNIC TABLES, D.G. FITNESS LOOP & ARTIFICIAL TURF OPEN TURF PLAY AREA	AREA: 41,933 SQ. FT.
TOTAL AREA: 102,803 SQ. FT. (2.36 ACRES)		

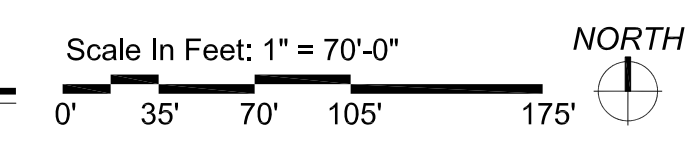
REQUIRED AMENITIES FOR ALL PARKS (PER SECTION 2, PARAGRAPH 13.07.140(c)(10a) OF PARKS DEDICATIONS ORDINANCE NO. 3.231.3)

- (a) REQUIRED AMENITIES FOR ALL PARKS. THE FOLLOWING AMENITIES ARE REQUIRED FOR ALL PARKS REGARDLESS OF THE OPTIONAL AMENITIES SELECTED FROM SUBPARAGRAPH b. BELOW.
- LANDSCAPING SHALL BE PROVIDED FOR ALL IMPERVIOUS AREAS NOT USED FOR OTHER AMENITIES.
 - TABLES AND SEATING SHALL BE PROVIDED, SUCH AS BENCHES, CHAIRS, PICNIC TABLES, AND ADA SEATING.
 - INTERNAL ACCESS PATHWAYS SHALL BE PROVIDED TO AND BETWEEN PARK AMENITIES, PARKING AREAS, AND THE PERIMETER.
 - OPEN TURF PLAY AREAS SHALL BE PROVIDED.
 - UNIVERSAL AND INCLUSIVE PLAY ELEMENTS SHALL BE PROVIDED TO ACCOMMODATE ALL AGES AND ABILITIES.
 - DOG WASTE STATIONS SHALL BE PROVIDED AT ALL SEATING AREAS WITH A MINIMUM OF THREE (3) PER PARK.
 - TRASH RECEPTACLES SHALL BE PROVIDED AT ALL SEATING AREAS WITH A MINIMUM OF THREE (3) PER PARK.
 - ALL NEIGHBORHOOD PARKS SHALL PROVIDE A SMALL SHELTER SERVING A CAPACITY OF BETWEEN FIVE (5) AND TEN (10) USERS.

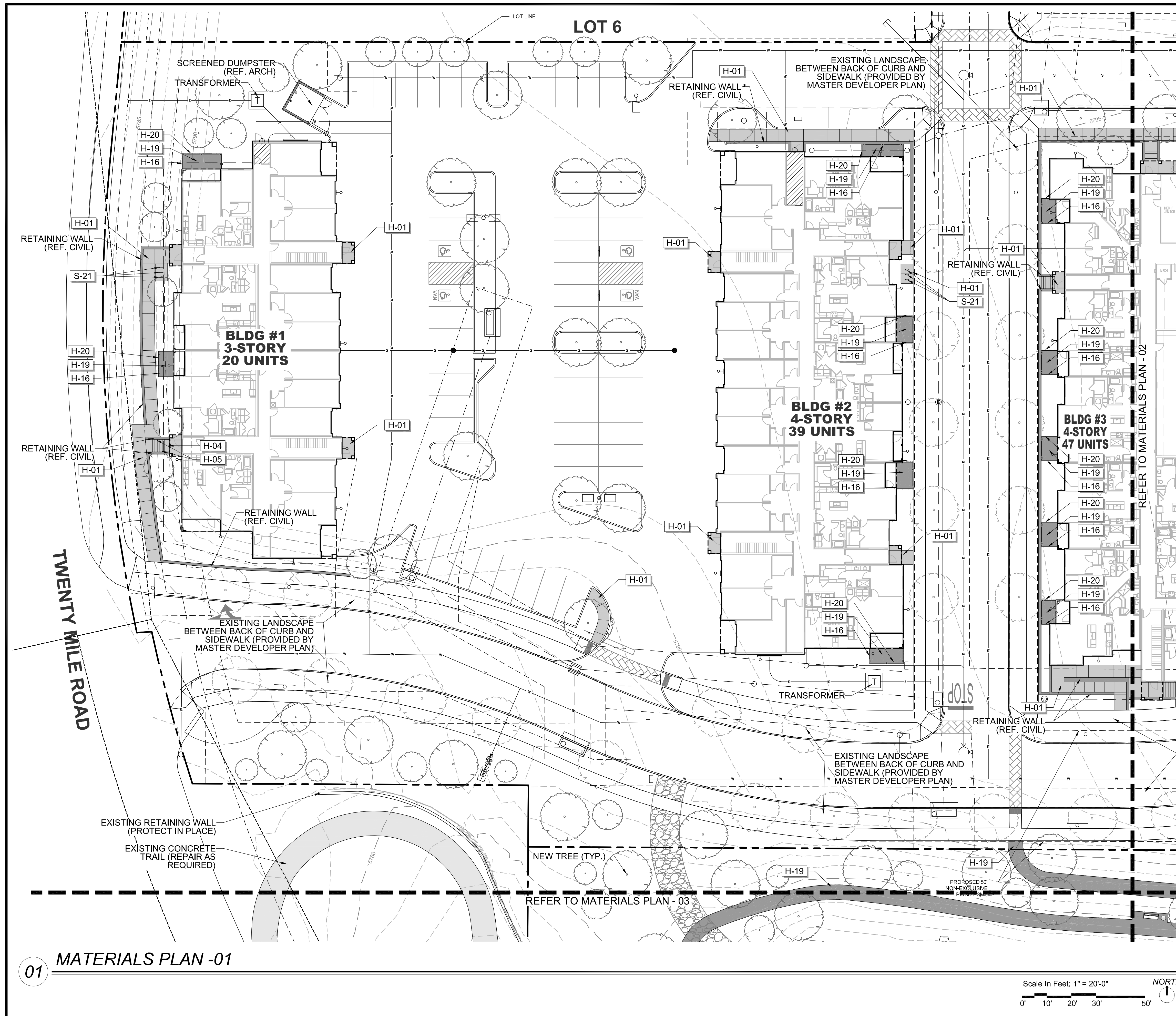
OPTIONS FOR PARKS AND OPEN SPACE AMENITIES (PER SCHEDULE 13.07.140A OF PARKS DEDICATIONS ORDINANCE NO. 3.231.3)

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

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 Planning Approval By: S. Nerger



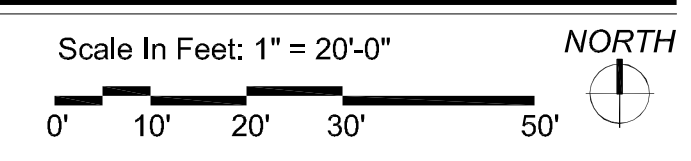
THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923
 DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 07/23/21
 PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 AMENITY PLAN
 PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED 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
 12 OF 49



REFERENCE NOTES SCHEDULE

SYMBOL	HARDSCAPE DESCRIPTION
H-01	CONCRETE PAVING - SIDEWALK
H-02	CONCRETE PAVING - POOL DECK
H-04	CONCRETE STEPS
H-05	METAL HANDRAIL
H-06	POOL, TO MEET ALL APPLICABLE ADA AND POOL CODES, 1,150 SQ. FT.
H-07	HOT TUB, AT GRADE, 9' X 9' (81 SQ. FT.)
H-08	METAL POOL HANDRAIL
H-09	POOL COPING - CONCRETE TO MATCH POOL DECK
H-10	CABANAS, PREFAB METAL WITH CANVAS TOP & SIDES
H-11	OUTDOOR KITCHEN (COORDINATE GAS, WATER AND ELECTRICAL WITH MEP AND CIVIL)
H-12	TUBE STEEL SHADE STRUCTURE WITH STANDING SEAM METAL ROOF (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
H-13	FIRE TABLE - NATURAL GAS, BROWN JORDAN FIRES 12"-18" HT. (COORDINATE NATURAL GAS LINE WITH PLUMBING AND CIVIL)
H-14	6' HT. POOL FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-15	6' HT. X 42" WIDTH POOL FENCE GATE, TO MATCH POOL FENCE. ACCESS CONTROL. (COORDINATE WITH MEP)
H-16	4' HT. DOG PARK FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-17	4' HT. X 42" WIDTH GATE, TO MATCH DOG PARK FENCE.
H-18	POWER/USB PEDESTAL (SEE ELECTRICAL PLAN FOR CONDUIT) 7 TOTAL
H-19	DECOMPOSED GRANITE (COMPACTED)
H-20	METAL LANDSCAPE EDGING
H-21	MONUMENT SIGN (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
H-22	ARTIFICIAL TURF
SYMBOL	SITE FURNISHING DESCRIPTION
S-01	BENCH
S-02	CHAISE LOUNGE
S-03	UMBRELLA
S-04	4 TOP TABLE AND CHAIRS
S-05	COMMUNAL TABLE AND CHAIRS
S-06	HAMMOCK
S-08	OUTDOOR LOUNGE COUCH
S-09	OUTDOOR LOUNGE CHAIR
S-10	CORNHOLE
S-11	TRASH RECEPTACLE
S-12	COFFEE TABLE FOR JENGA
S-13	GIANT OUTDOOR JENGA
S-14	FITNESS STATIONS
S-15	SIDE TABLE
S-16	IN POOL CHAISE LOUNGE
S-17	PET WASTE STATION
S-18	PET DRINKING FOUNTAIN
S-19	DOG PARK PLAY STRUCTURES
S-20	BIKE FIX-IT STATION
S-21	BIKE RACKS

01 MATERIALS PLAN -01



NO.	REVISION	BY	DATE	APPR.

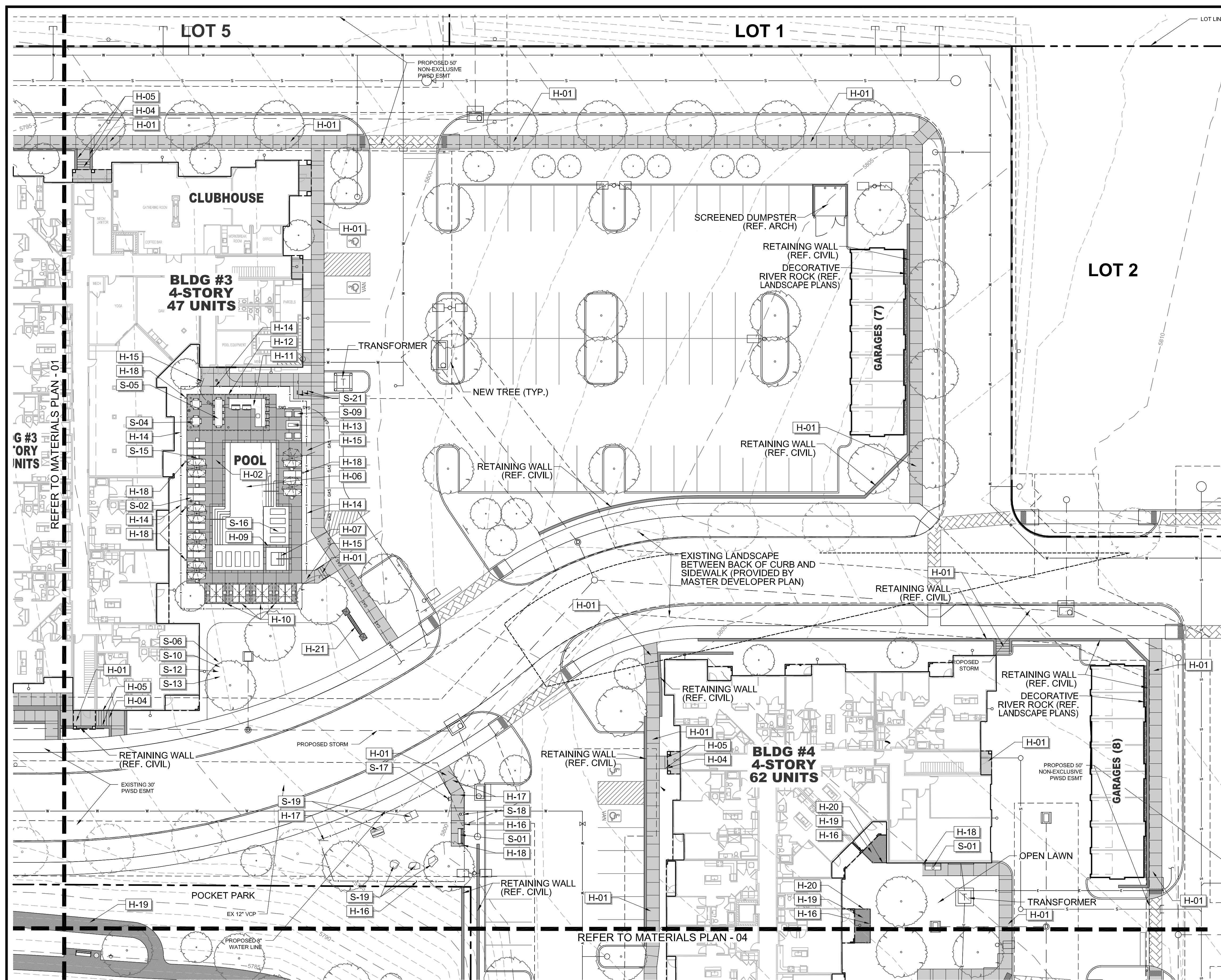
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46043 317-866-7923

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
MATERIALS PLAN

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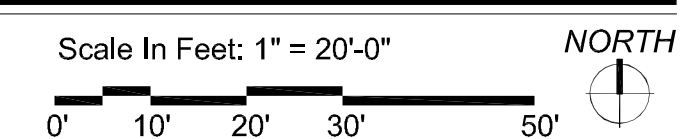
13 OF 49



REFERENCE NOTES SCHEDULE

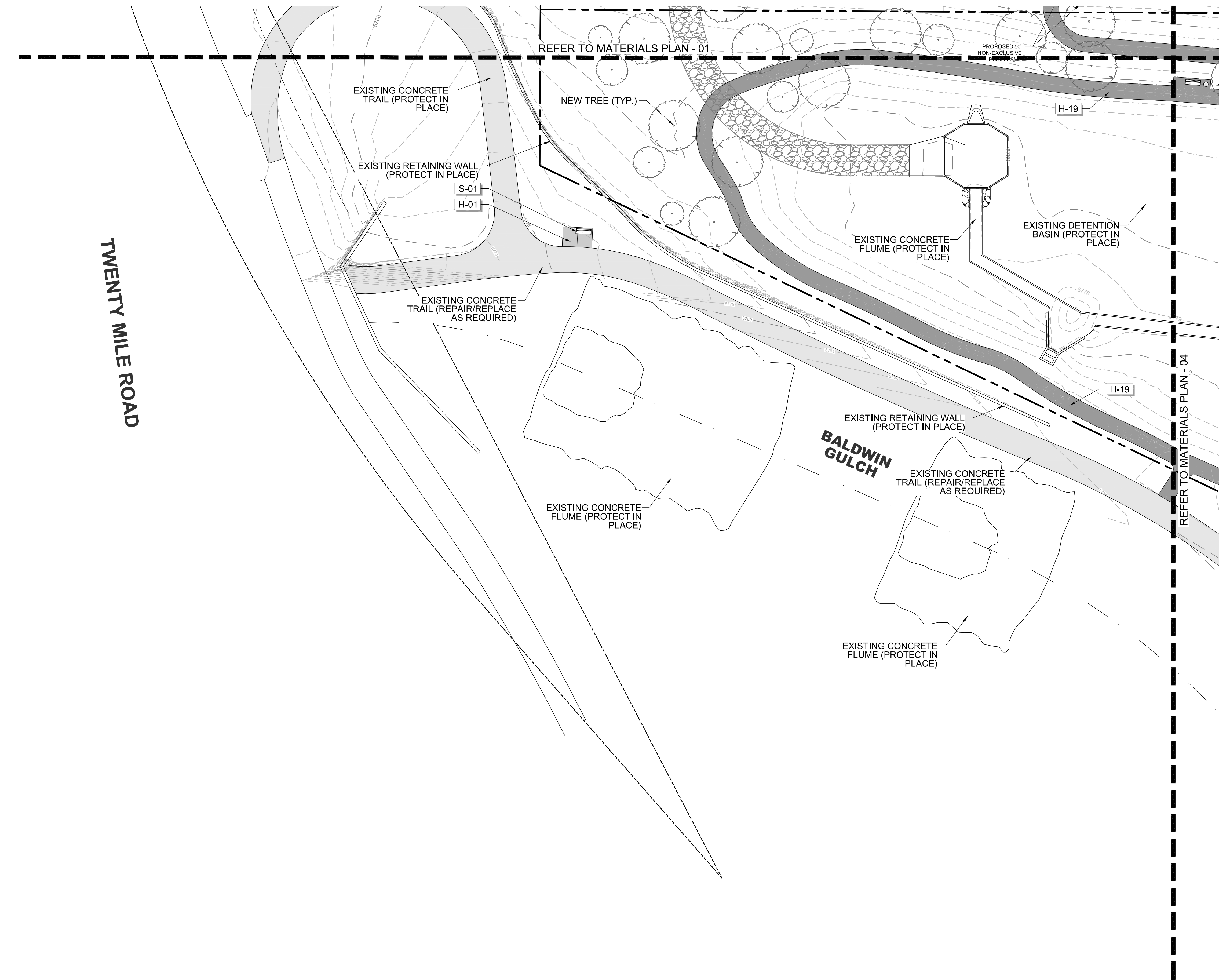
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S-20	BIKE FIX-IT STATION
S-21	BIKE RACKS

01 MATERIALS PLAN - 02

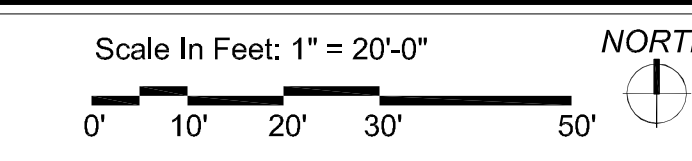


NO.	REVISION	BY	DATE
<p>1051 GREENWOOD SPRINGS BLVD. GREENWOOD, IN 46043 317-866-7923</p>			
DESIGNED BY: NAS DRAWN BY: NAS CHECKED BY: TGC DATE: 05/27/21			
PARKER AND PINE FILING NO. 2 LOTS 1-3 PARKER, CO MULTI-FAMILY SITE PLAN MATERIALS PLAN			
PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION. Nicholas Allen Smith Registered Landscape Architect of the State of COLORADO Registration Number: 1436 NOT FOR CONSTRUCTION			
PROJECT NO. 096481002			
14 OF 49			

Final Document
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01 MATERIALS PLAN - 03



REFERENCE NOTES SCHEDULE

SYMBOL	HARDSCAPE DESCRIPTION
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H-05	METAL HANDRAIL
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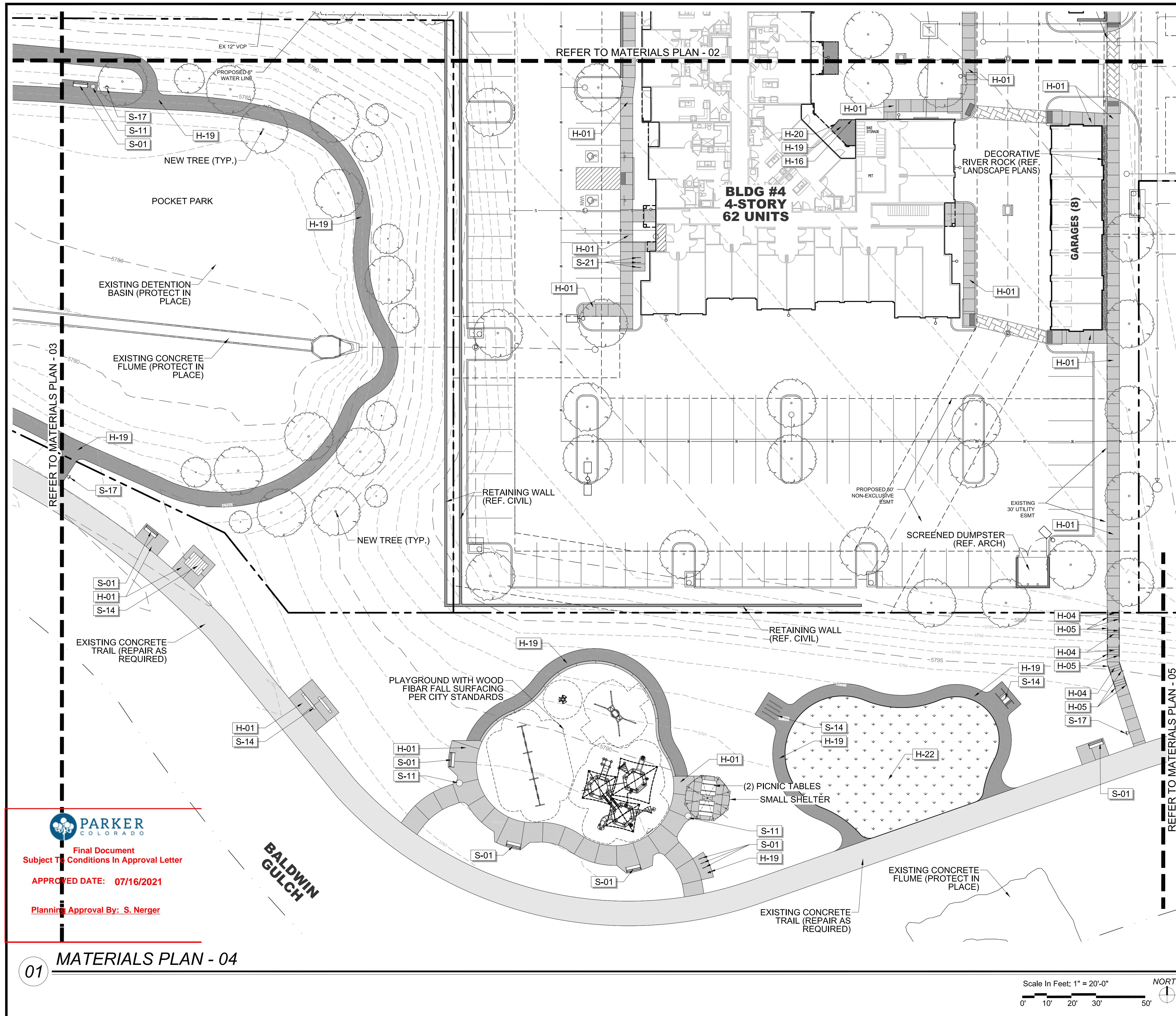
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 1051 GREENWOOD SPRINGS
 BLD. GREENWOOD, IN 46043 317-866-7923

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 1051 GREENWOOD SPRINGS
 BLD. GREENWOOD, IN 46143 317-686-7923

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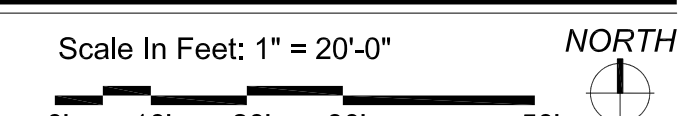
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MATERIALS PLAN

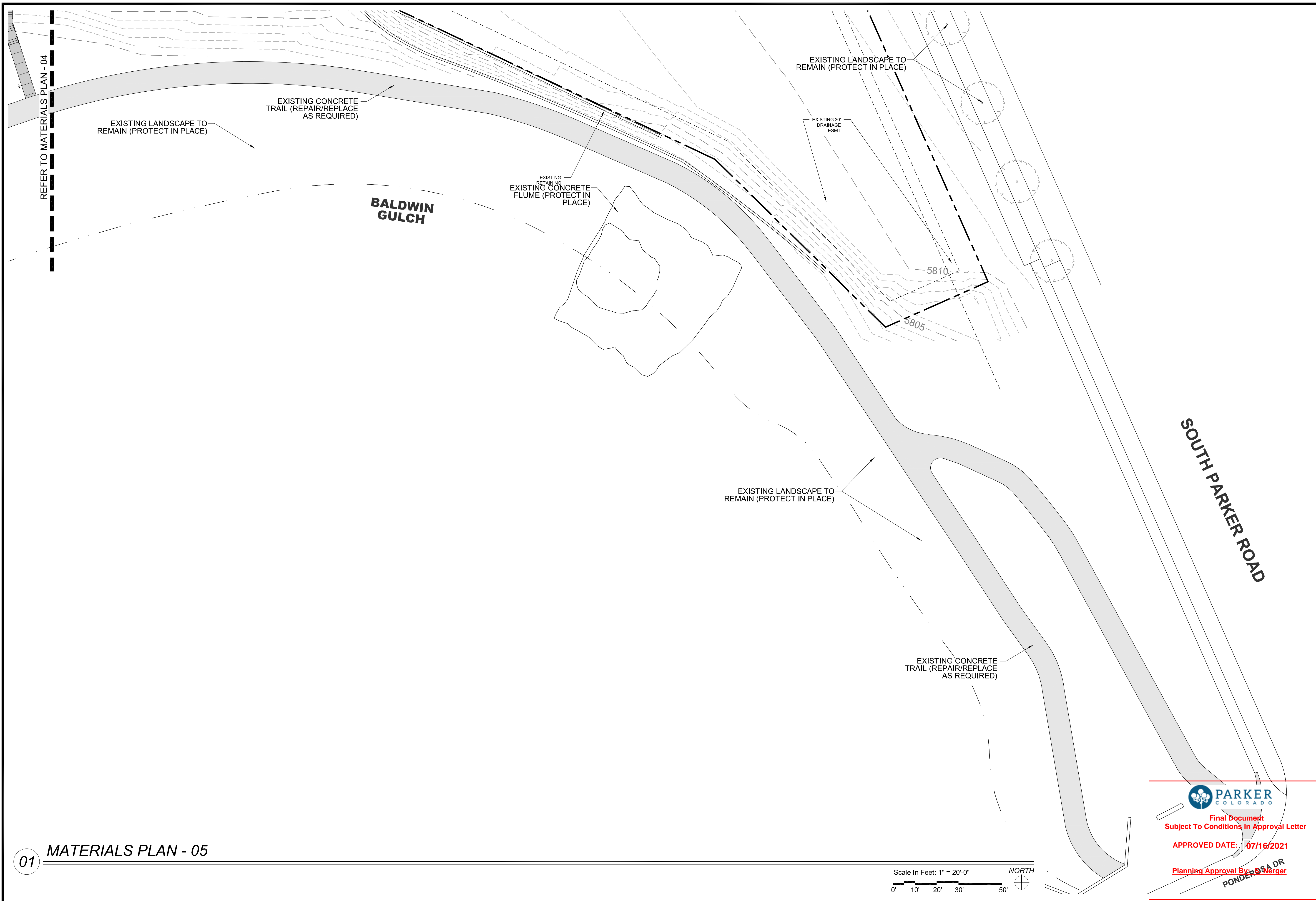
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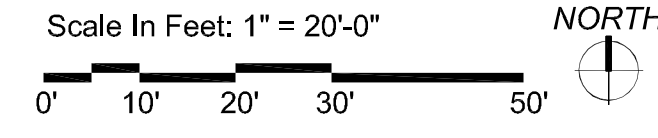
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01 MATERIALS PLAN - 04





01 MATERIALS PLAN - 05




PARKER COLORADO
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 Planning Approval By: 

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

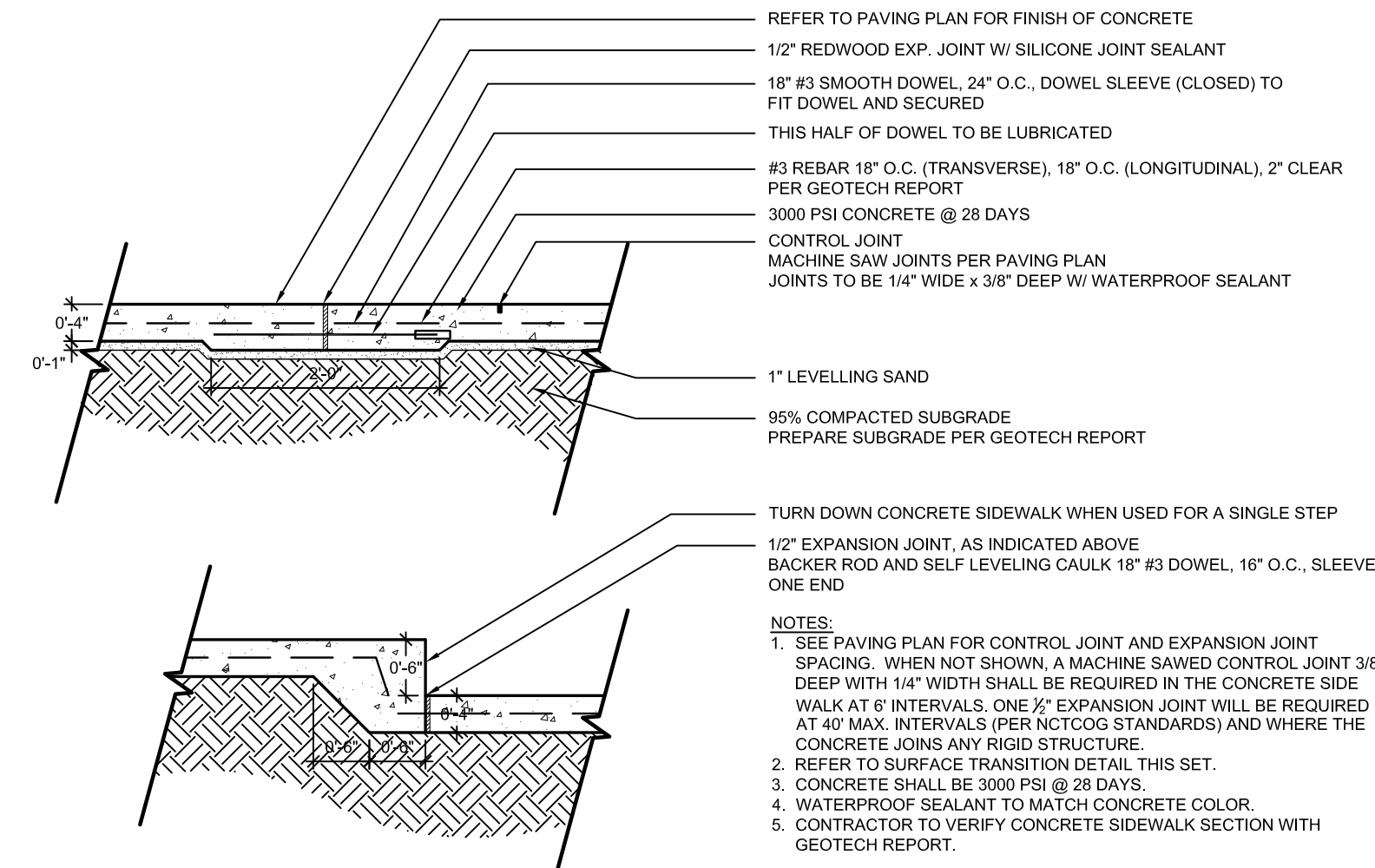
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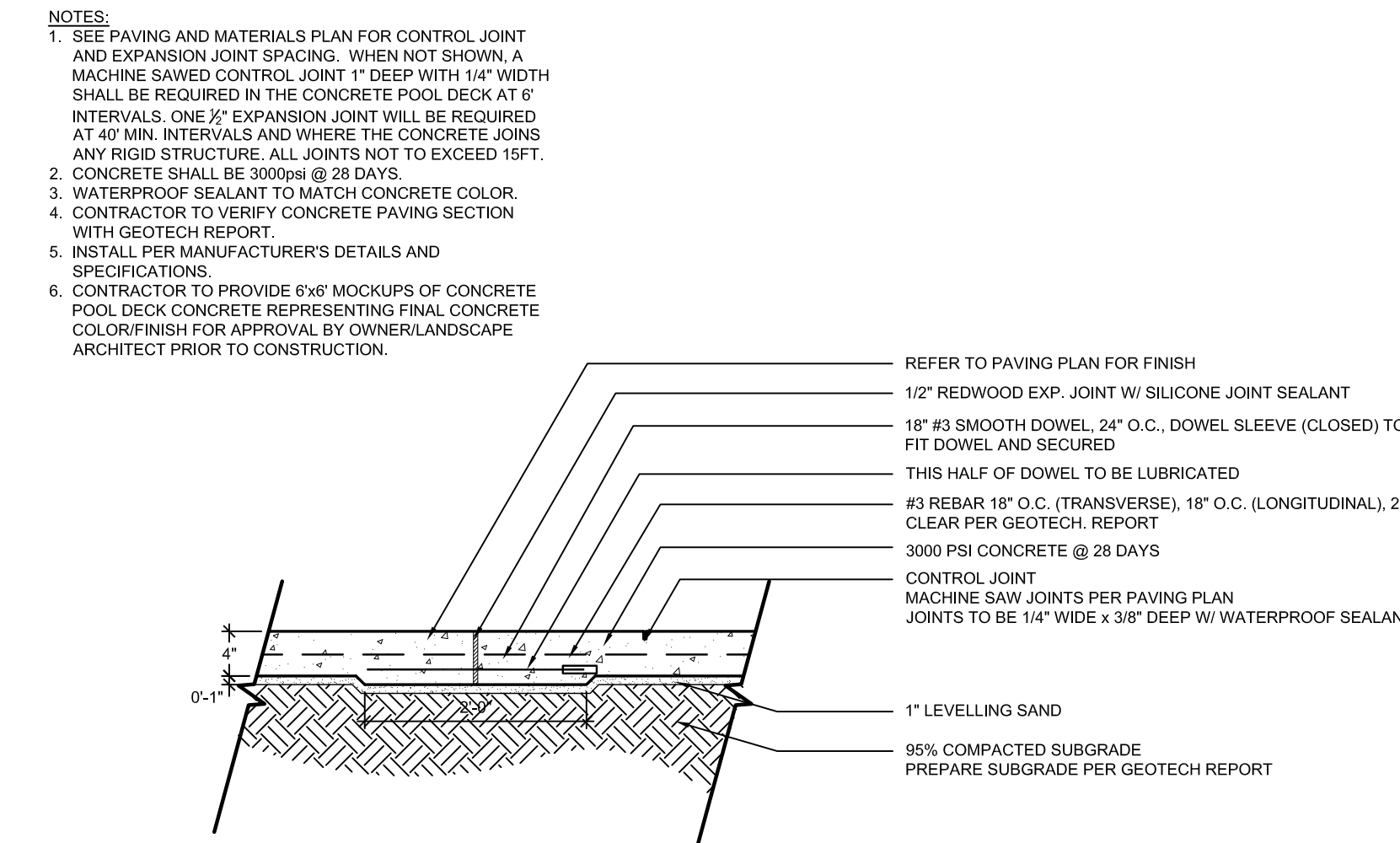
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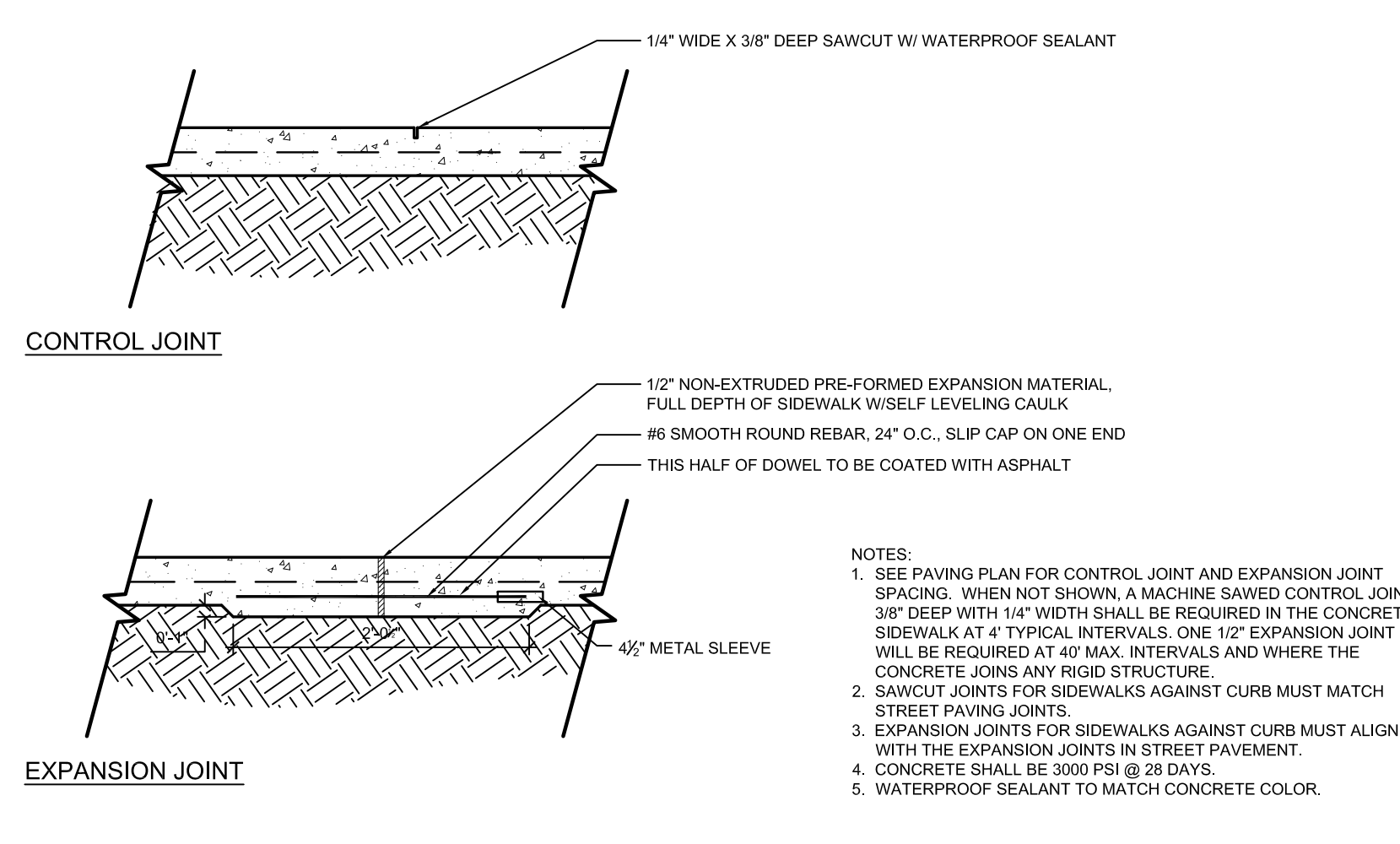
PROJECT NO. 096481002



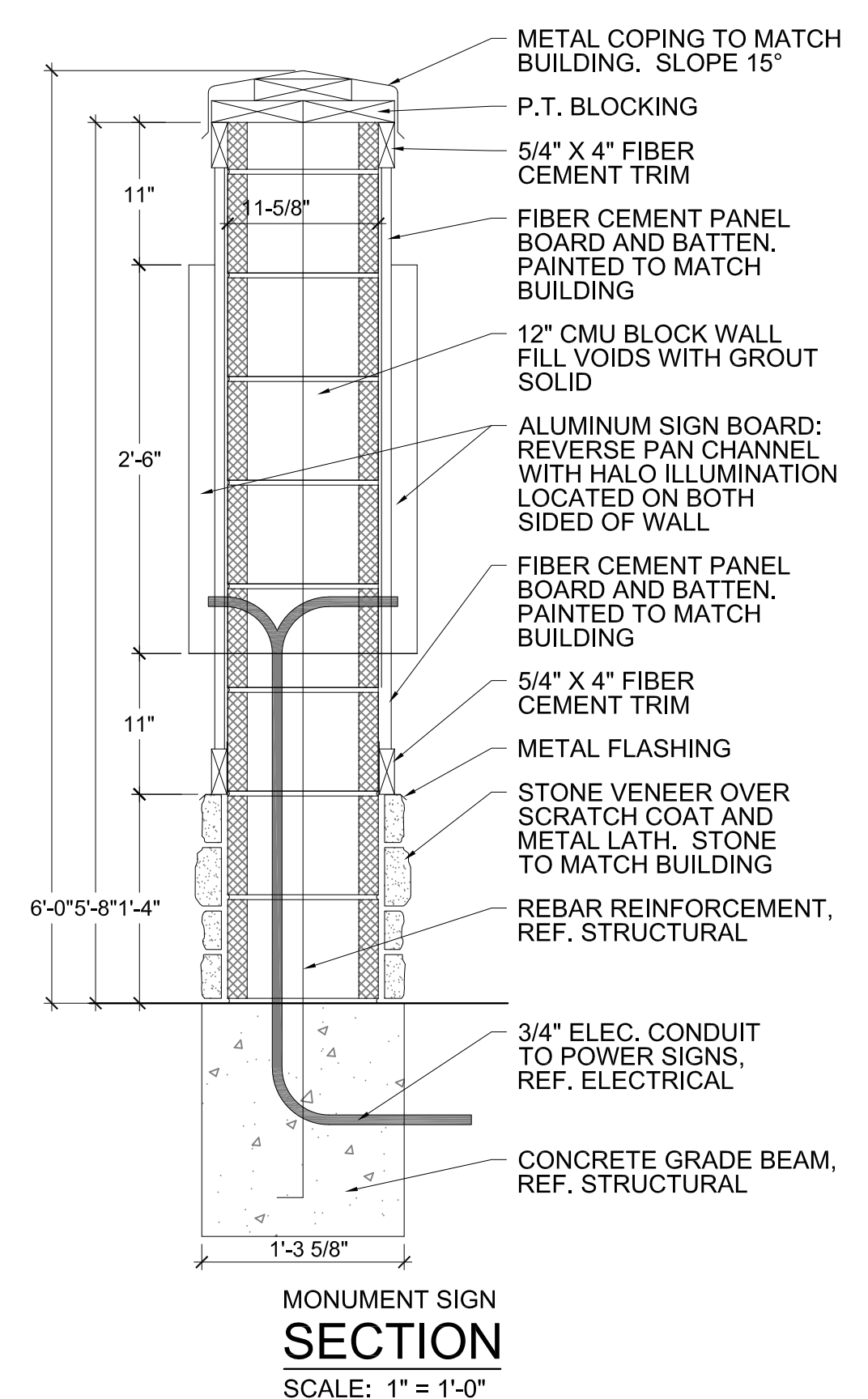
1 CONCRETE PAVING - SIDEWALK (H-01)
SECTION NOT TO SCALE



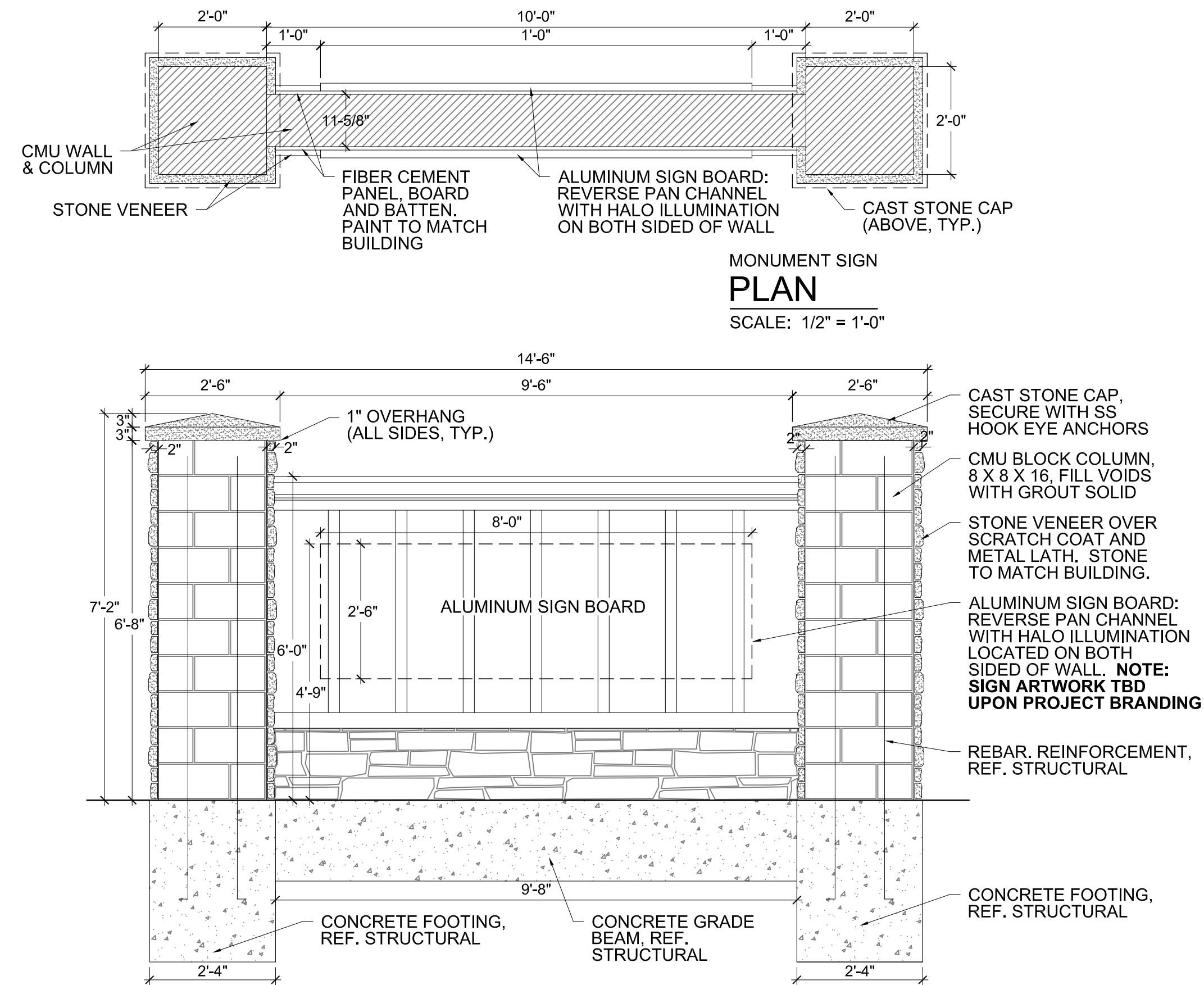
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SECTION NOT TO SCALE



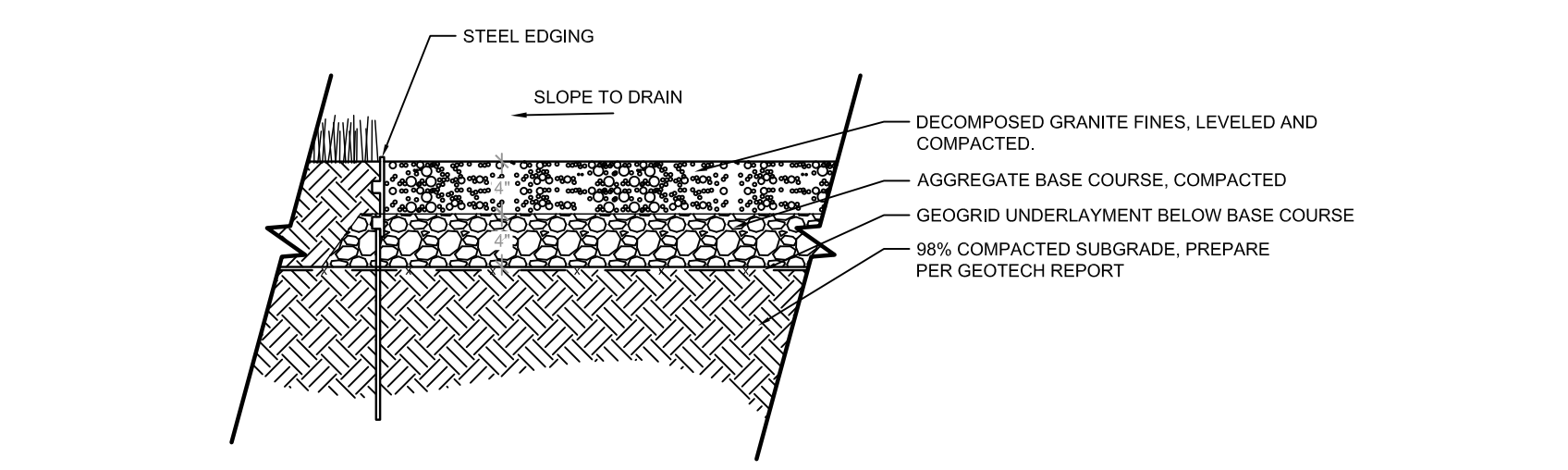
3 CONCRETE JOINTS (H-01 & H-02)
SECTION NOT TO SCALE



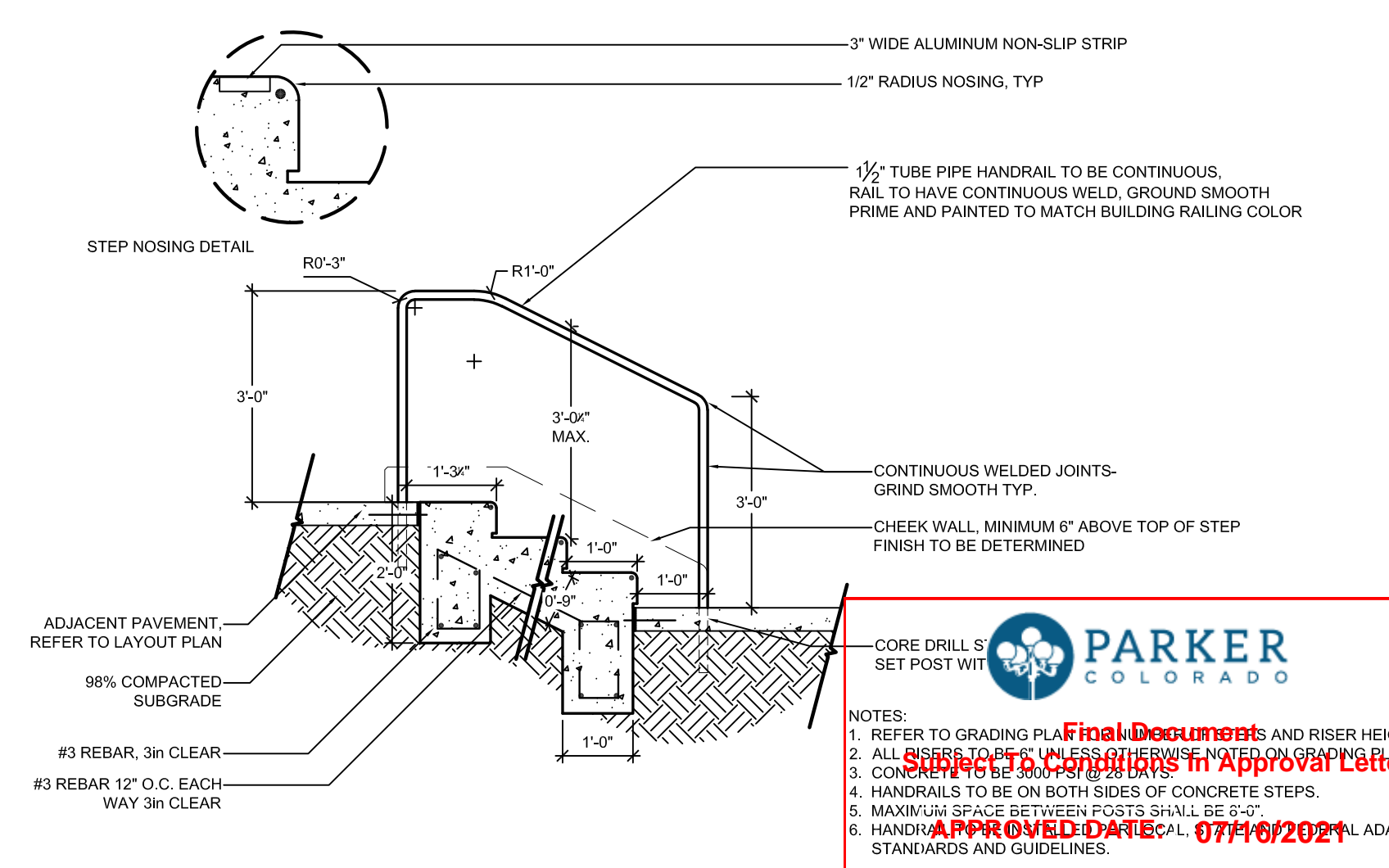
4 MONUMENT SIGN - DOUBLE SIDED (H-21)
PLAN, SECTION & ELEVATION SCALE VARIES



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

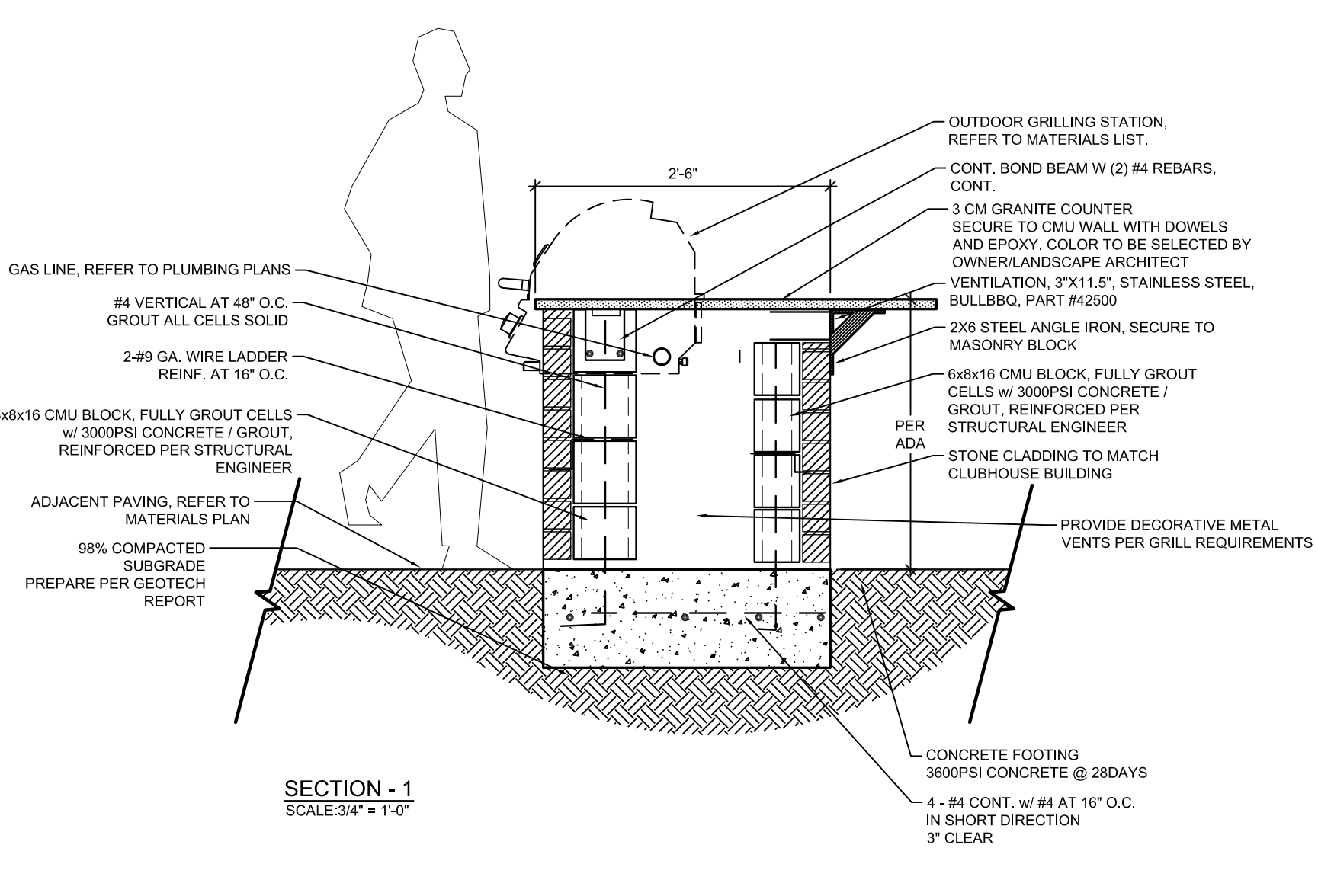
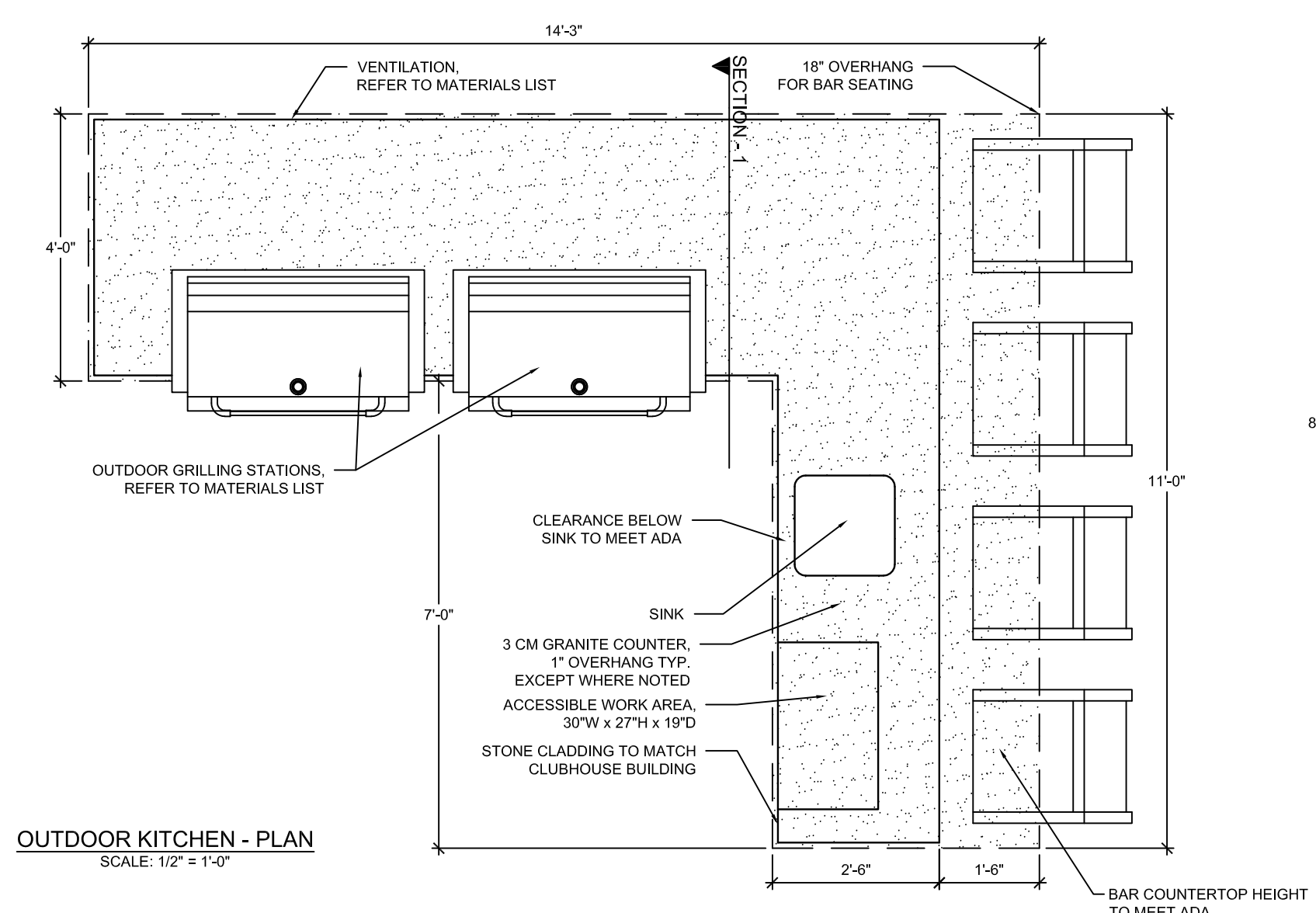
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MULTI-FAMILY SITE PLAN
SITE DETAILS

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PROJECT NO. 096481002



MATERIALS LIST

OUTDOOR GRILL STATION
38" BRASSIA STAINLESS STEEL NATURAL GAS GRILL WITH WINDSHIELD FRAME BY BULLBQ

GRILL JACKET
38" GRILL INSULATION JACKET BY BULLBQ

DOUBLE ACCESS DOORS
180X STAINLESS STEEL DOUBLE ACCESS DOORS BY OCI

MANUFACTURERS:
GRILL APPLIANCES AND FURNISHINGS
BULL OUTDOOR PRODUCTS
2465 WEST WALNUT AVE.
RIALTO CA, 92376
PHONE: (800) 521-2855

NOTES:

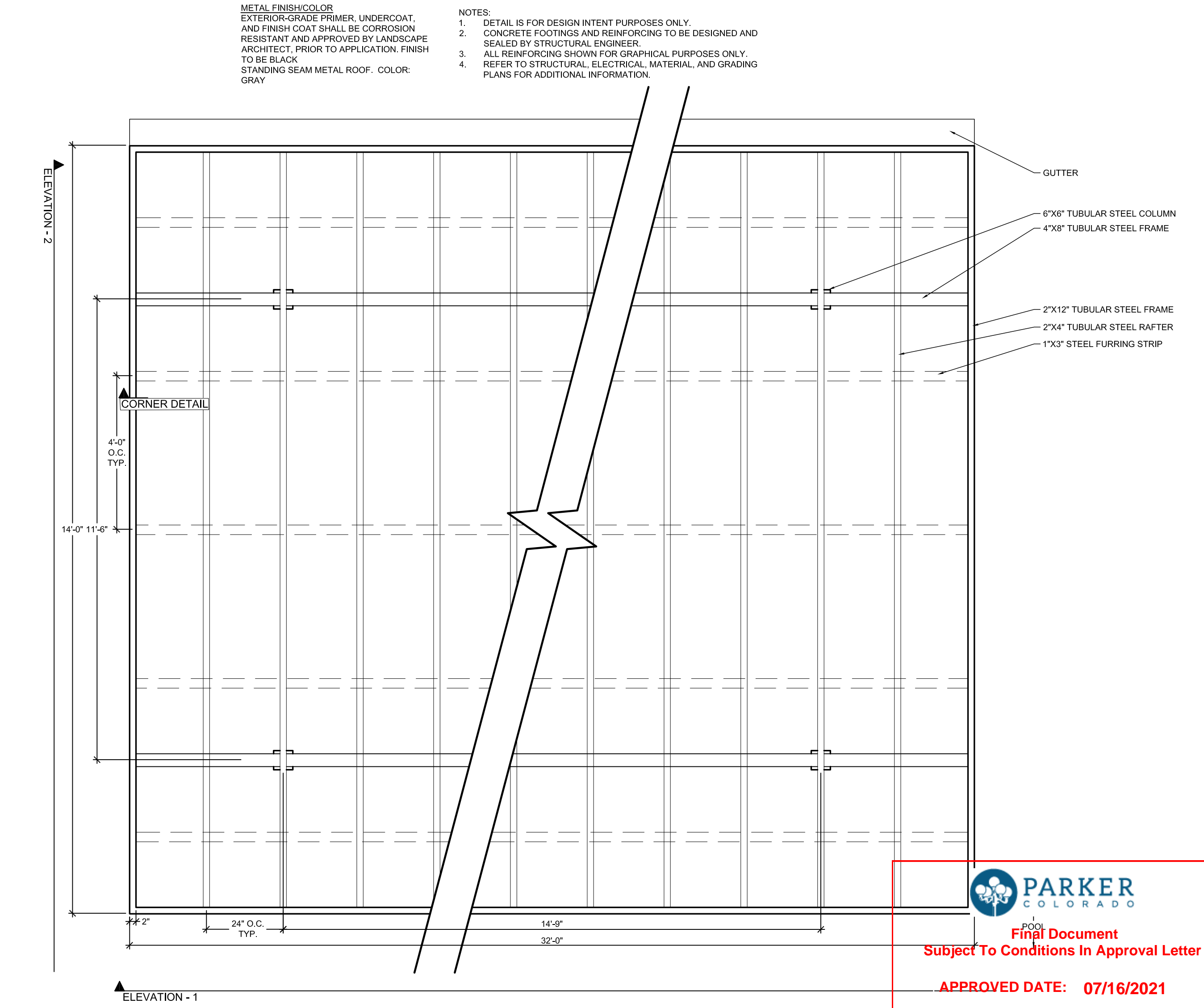
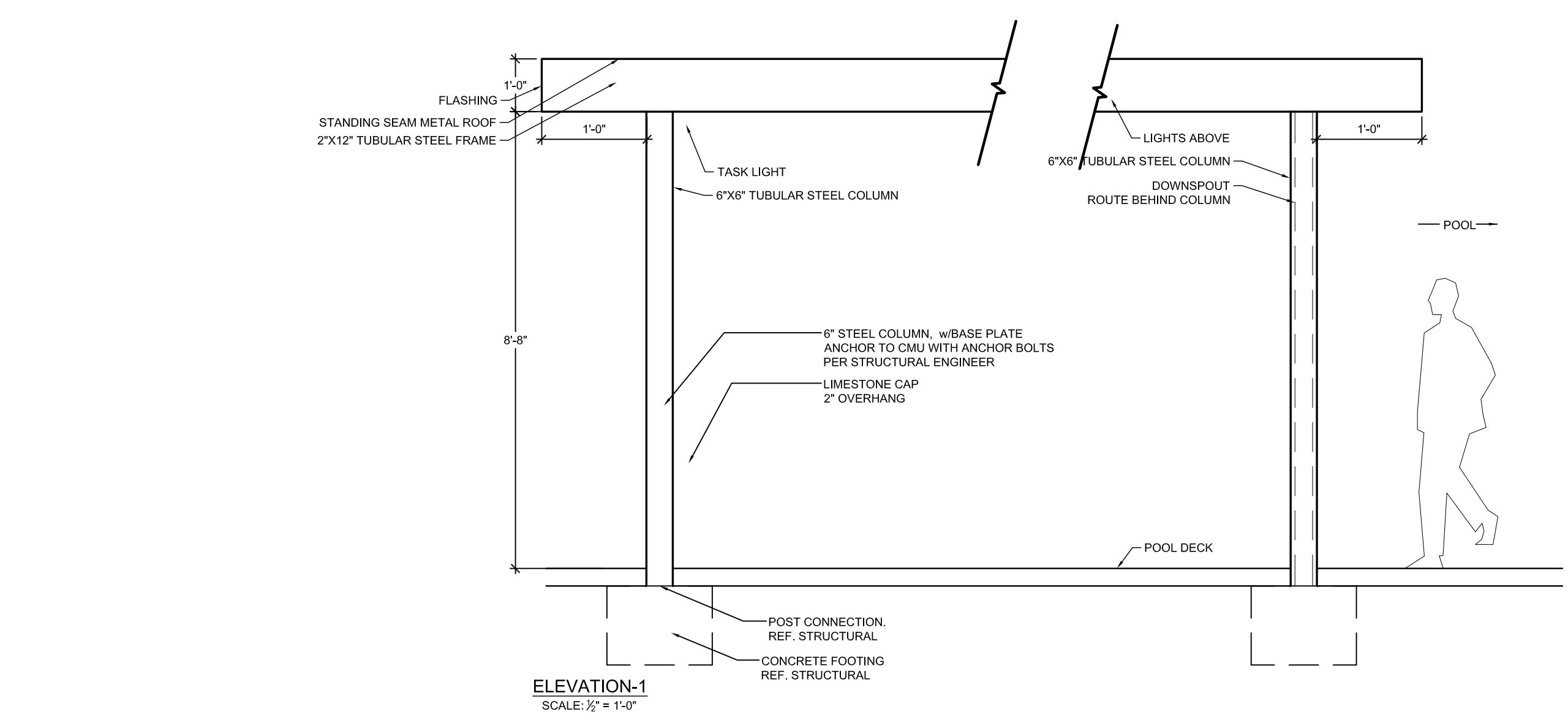
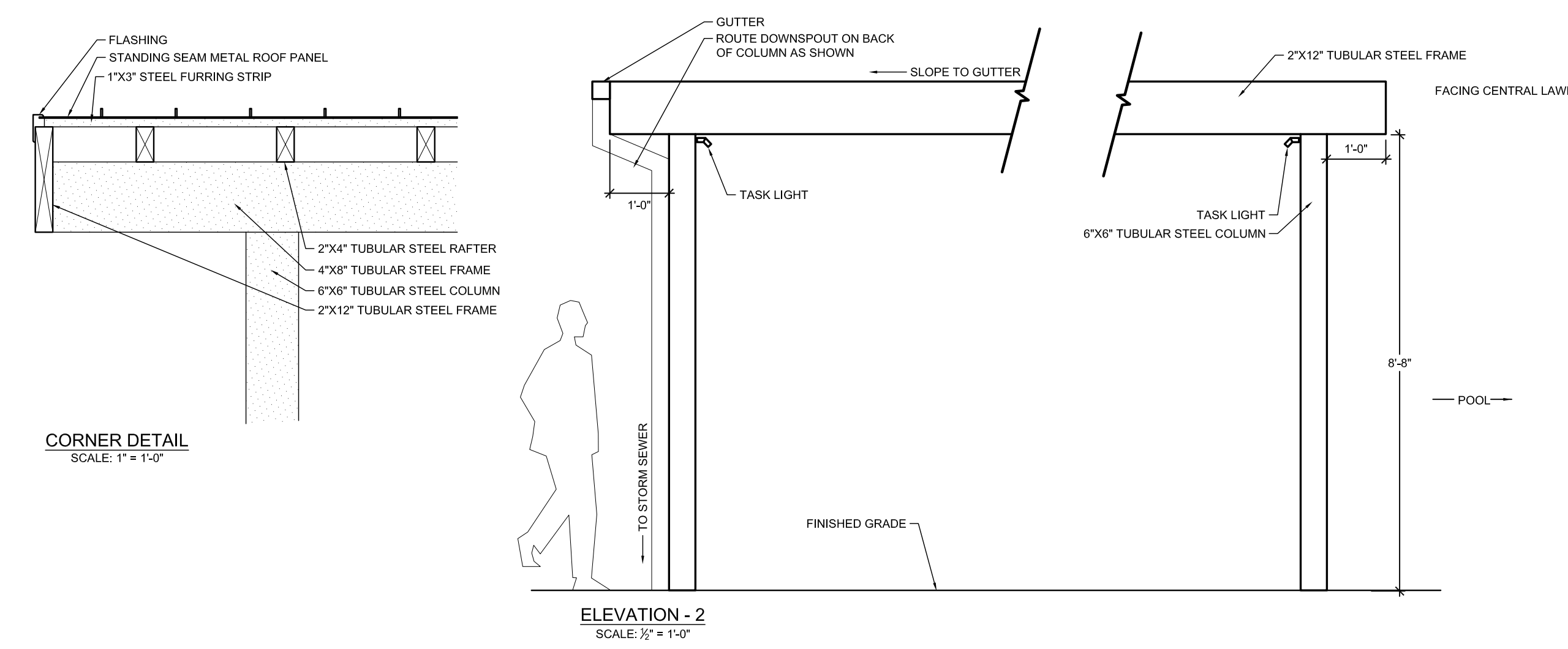
1. ALL WALLS, CONCRETE FOOTINGS AND REINFORCING TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS AND REVIEWED FOR DESIGN INTENT BY OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL REINFORCING SHOWN FOR GRAPHICAL PURPOSES ONLY.
3. CONTRACTOR TO INSTALL CONCRETE COUNTERTOP PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
4. GRILL ASSEMBLY TO INCLUDE BUT NOT LIMITED TO GRILL, GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING, AUTOMATIC SHUT-OFF GAS TIMER SWITCH AND VENTILATION.
5. 1.1. AUTOMATIC SHUT-OFF GAS TIMER SWITCH AND GAS SHUT-OFF VALVE ASSEMBLY TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. SHALL BE MOUNTED WITHIN ACCESSIBLE REACH RANGE OF 15" TO 48" AFF, AND SHALL BE OPERABLE WITH LESS THAN 5 LBS OF FORCE.
6. REFER TO MANUFACTURER'S DETAILS AND INSTRUCTIONS FOR ALL OUT DIMENSIONS FOR GAS GRILL AND ACCESS DOORS.
7. CONTRACTOR TO INSTALL GRILL AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
8. REFER TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MATERIAL, AND GRADING PLANS FOR ADDITIONAL INFORMATION.

GENERAL GRILL INSTALLATION INSTRUCTIONS:

1. CONTRACTOR TO INSTALL GRILL, GRILL AREA COMPONENTS, AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
2. THE GRILL SHOULD NOT BE PLACED UNDER OR ON TOP OF ANY SURFACE THAT WILL BURN.
3. DO NOT OBSTRUCT THE FLOW OF COMBUSTION AND VENTILATION AIR AROUND THE GRILL HOUSING.
4. GAS VALVES ARE PRESET AT THE FACTORY TO OPERATE ON LP OR NATURAL GAS.
5. UPPER AND LOWER LEVEL VENTS MUST BE PROVIDED FOR COMBUSTION AIR ON BOTH SIDES OF BUILT-IN CABINET. VENTS ON BQ INSERT MUST REMAIN UNOBSTRUCTED TO ALLOW FOR COMBUSTION AIR AND VENTILATION. UPPER VENTS MUST BE LOCATED WITHIN 5 INCHES/127 MM FROM THE TOP OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE VENT. LOWER VENTS MUST BE LOCATED WITHIN 1 INCH/25.4 MM FROM THE BOTTOM OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE FIRST VENT OPENINGS AND NO MORE THAN 5 INCHES/127 MM FROM THE BOTTOM OF THE ISLAND ENCLOSURE TO THE TOP OF THE VENT.
6. VENTS MUST BE PROVIDED FOR COMBUSTION AIR AND VENTILATION ON BOTH SIDES OF BUILT-IN CABINET.
7. THE SIDES AND BACK OF THE GRILL SHOULD NOT BE ANY CLOSER THAN 21 INCHES/533 MM TO COMBUSTIBLE CONSTRUCTION.

1 OUTDOOR KITCHEN (H-11)
PLAN, SECTION, ELEVATION

SCALE: VARIES



2 TUBE STEEL SHADE STRUCTURE (H-12)
PLAN, ELEVATION, SECTION

SCALE VARIES

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

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PARKER, CO
MULTI-FAMILY SITE PLAN
SITE DETAILS

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

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/16/2021

Planning Approval By: S. Nergler

NOT FOR CONSTRUCTION
PROJECT NO. 096481002

19 OF 49



NO.	REVISION	BY	DATE	APPR.



SPECIFICATIONS:

MANUFACTURER:
BROWN JORDAN FIRES
WWW.BROWNJORDANFIRES.COM

PRODUCT:
FLO FIRE TABLE
SQM: 6.3 FLO.GH.G
65" L x 34.9" W x 13.3" H

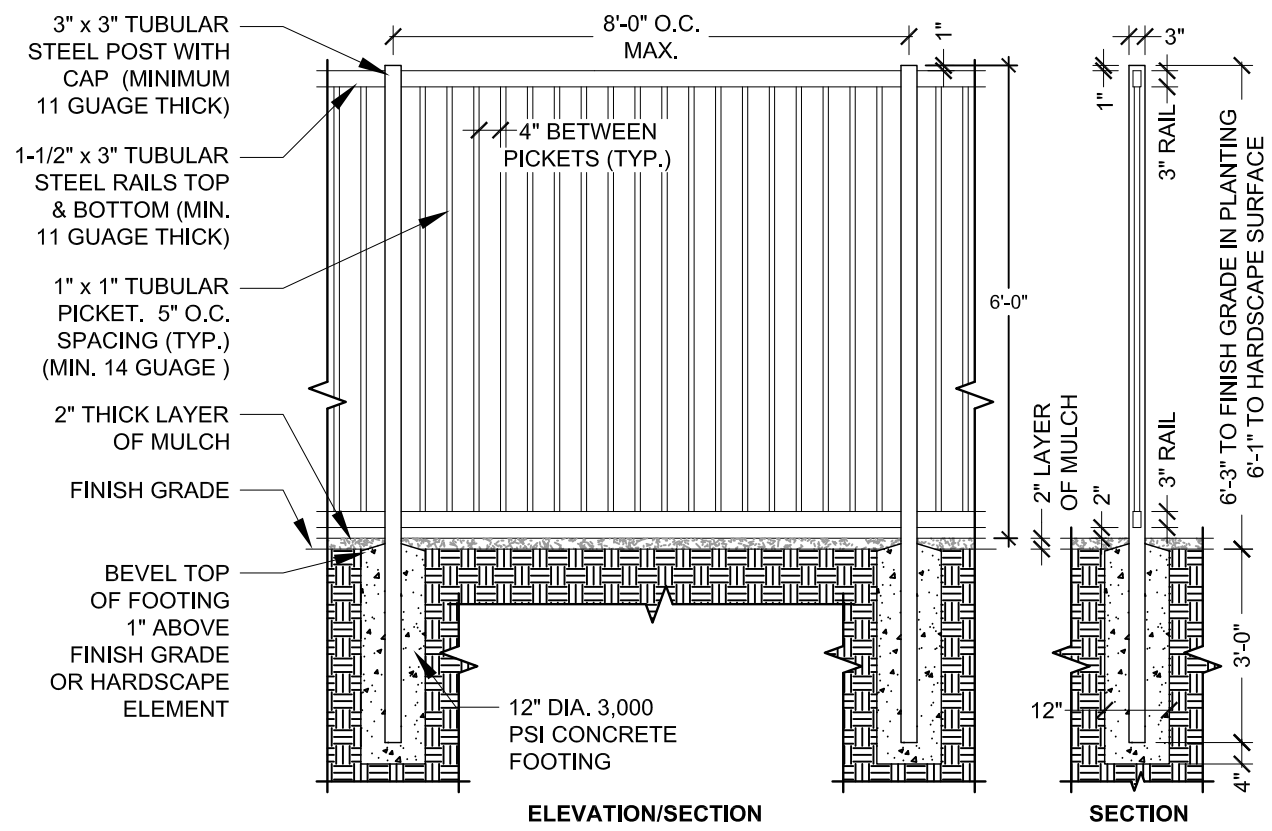
MATERIAL/COLOR:
MATERIAL: CONCRETE
BURNER: STAINLESS STEEL
COLOR: GRAPHITE
FUEL: NATURAL GAS (55,000 BTU/HR)

NOTE:
1. REFER TO MATERIAL PLAN FOR FIRE TABLE LOCATION.
2. INSTALL BENCH PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

1 FIRE TABLE (H-13)

IMAGE

NOT TO SCALE

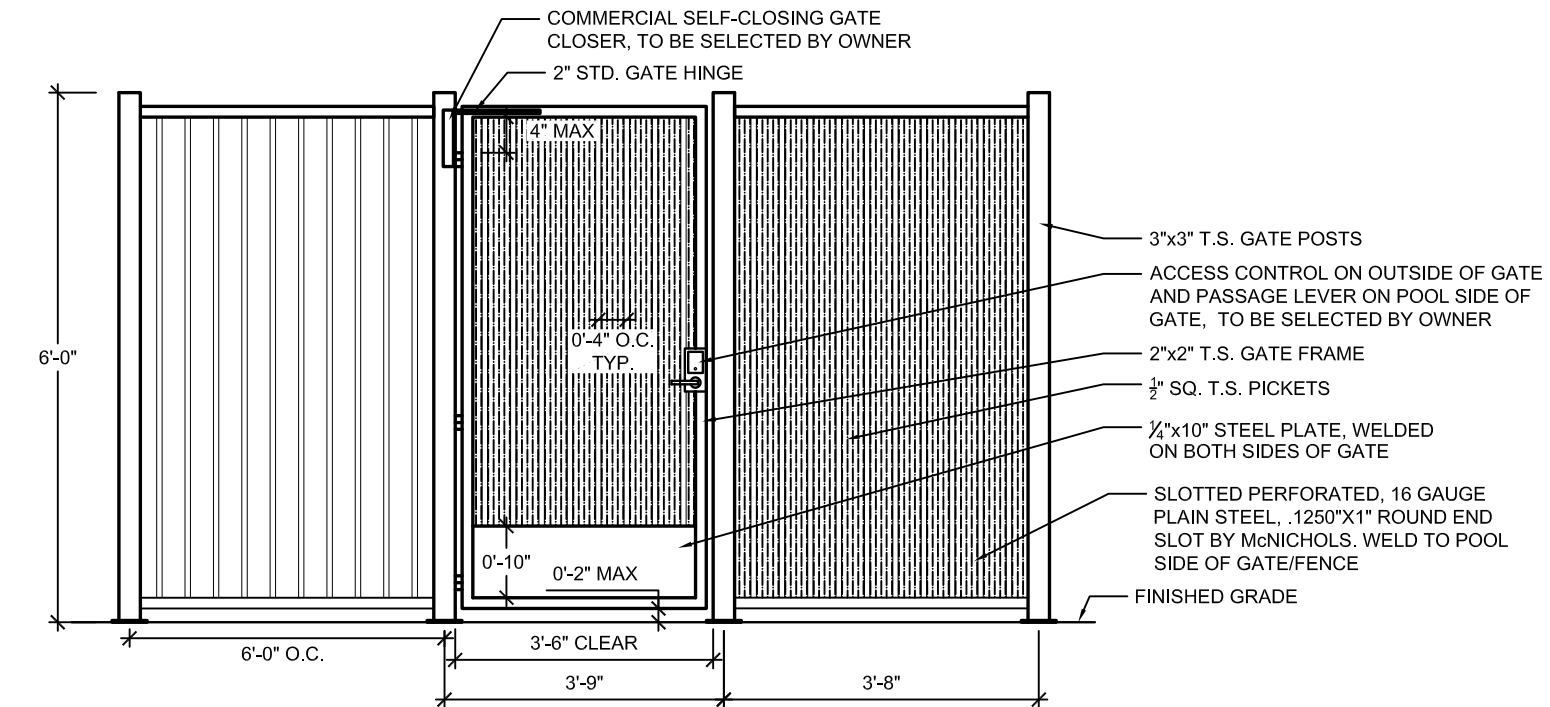


FENCE COLOR TO BE BLACK

2 6' HT. POOL FENCE (H-14)

SECTION ELEVATION

NOT TO SCALE



GATE COLOR TO BE BLACK

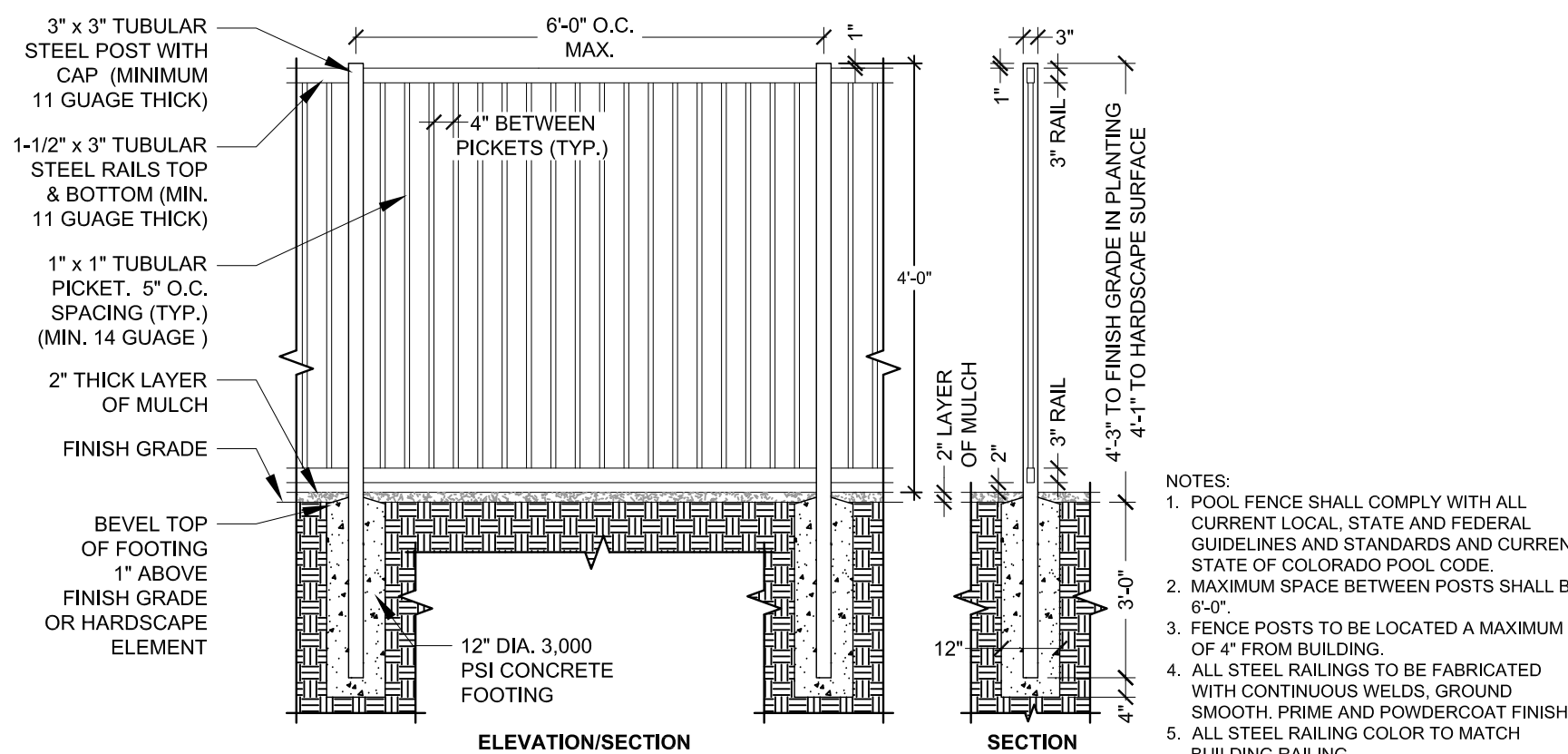
NOTES:

1. ALL GATES TO BE INSTALLED WITH EMERGENCY LOCKBOX.
2. GATE OPENING TO BE 3'-6" CLEAR.
3. THE GATE AND FENCE SHALL HAVE NO OPENINGS GREATER THAN 0.5 INCH WITHIN 18 INCHES OF THE RELEASE MECHANISM.
4. AT ALL POOL GATES, THE MANEUVERING CLEARANCES AT THE PUSH AND PULL SIDES OF THE GATES ARE PROVIDED INCLUDING AN ADDITIONAL 18" ADJACENT TO THE LATCH FOR A FORWARD PULL SIDE APPROACH AND AN ADDITIONAL 12" ADJACENT TO THE LATCH FOR A FORWARD PUSH SIDE APPROACH TO A GATE WITH BOTH A CLOSER AND A LATCH.
5. ALL STEEL GATE AND RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH.
6. PRIME AND POWDERCOAT FINISH ALL STEEL PARTS. ALL STEEL COLOR TO MATCH FENCE COLOR.
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. ALL GATES TO COMPLY WITH CURRENT LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.
9. REFER TO MATERIALS PLAN FOR POOL GATE LOCATIONS.

3 6' HT. X 42" WIDTH POOL GATE (H-15)

ELEVATION

1/2" = 1'-0"

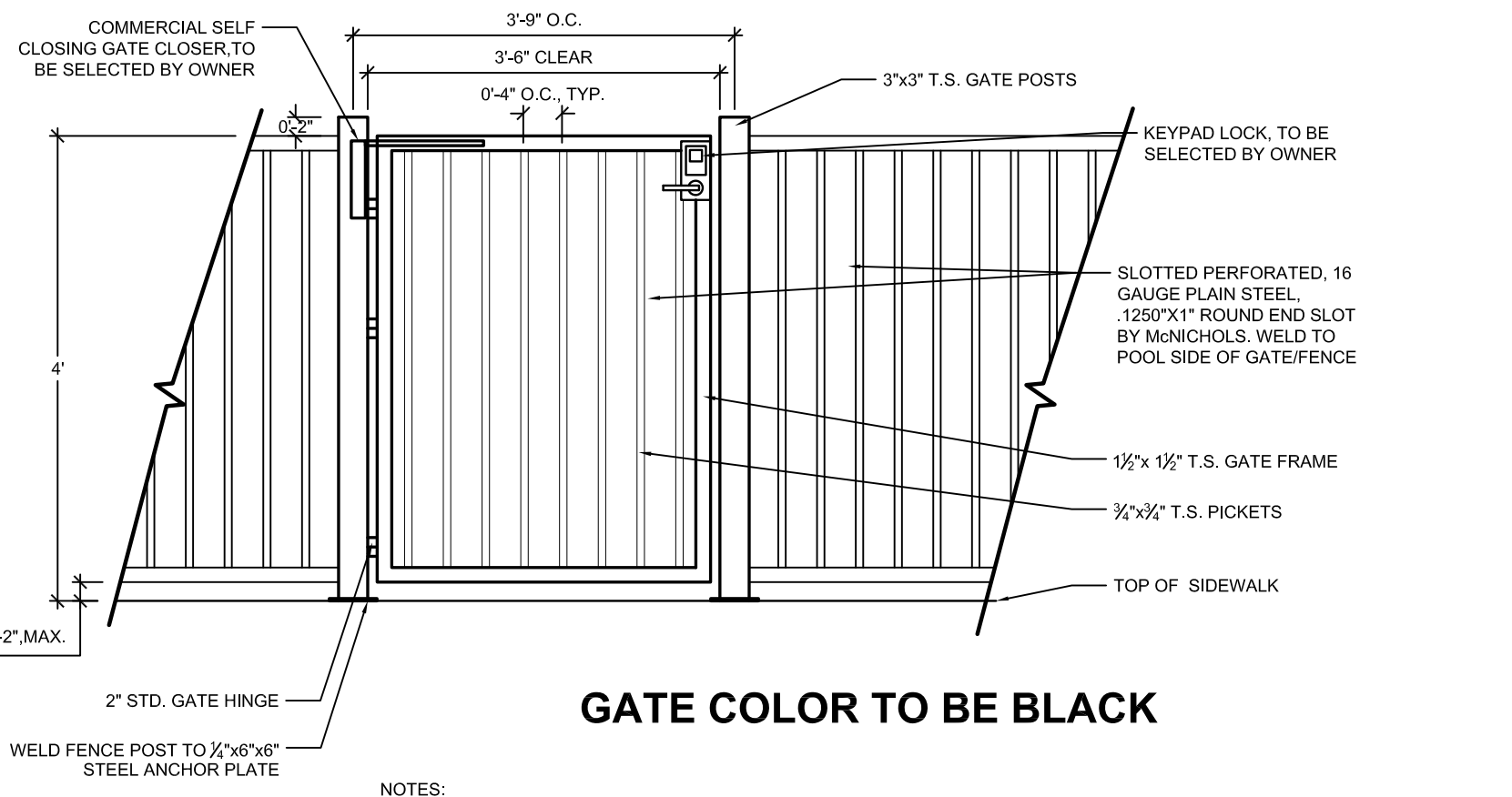


FENCE COLOR TO BE BLACK

4 4' HT. DOG PARK FENCE (H-16)

SECTION ELEVATION

NOT TO SCALE

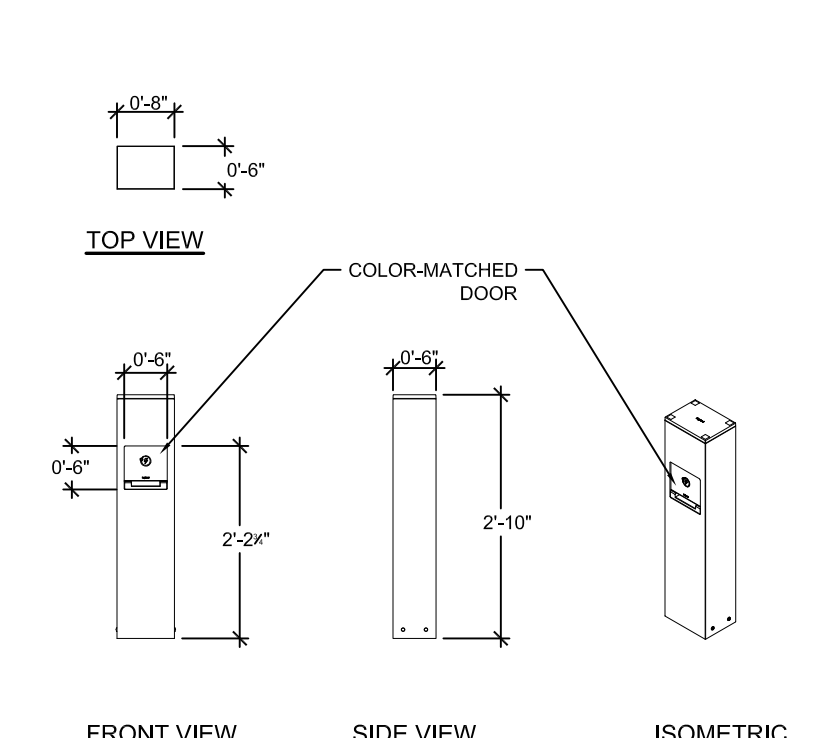


GATE COLOR TO BE BLACK

5 4' HT. X 42" WIDTH DOG PARK GATE (H-17)

SECTION

NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER:
LANDSCAPE FORMS - LEGRAND

PRODUCT:
BM (OUTDOOR POWER)
PP (POWER PEDESTAL)
1GTU (2-GANG, 1 DUPLICATION RECEPTACLE & 1 4-PORT USB OUTLET)

COLOR:
LSL (SILVER)

CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 972.740.3373

NOTE:
1. REFER TO LIGHTING PLAN FOR LOCATION.
2. INSTALL POWER PEDESTAL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

6 POWER/USB PEDESTAL (H-18)

PLAN, ELEVATION, ISOMETRIC

NOT TO SCALE



MANUFACTURER:
RESORT CABANAS

STYLE:
PACIFICA CABANAS

SIZE:
8' X 8'

FABRIC:
SUNBRELLA SHADE

COLOR:
SLATE 4084-0000

FRAME:
GALVANIZED STEEL, POWDER COATED BLACK

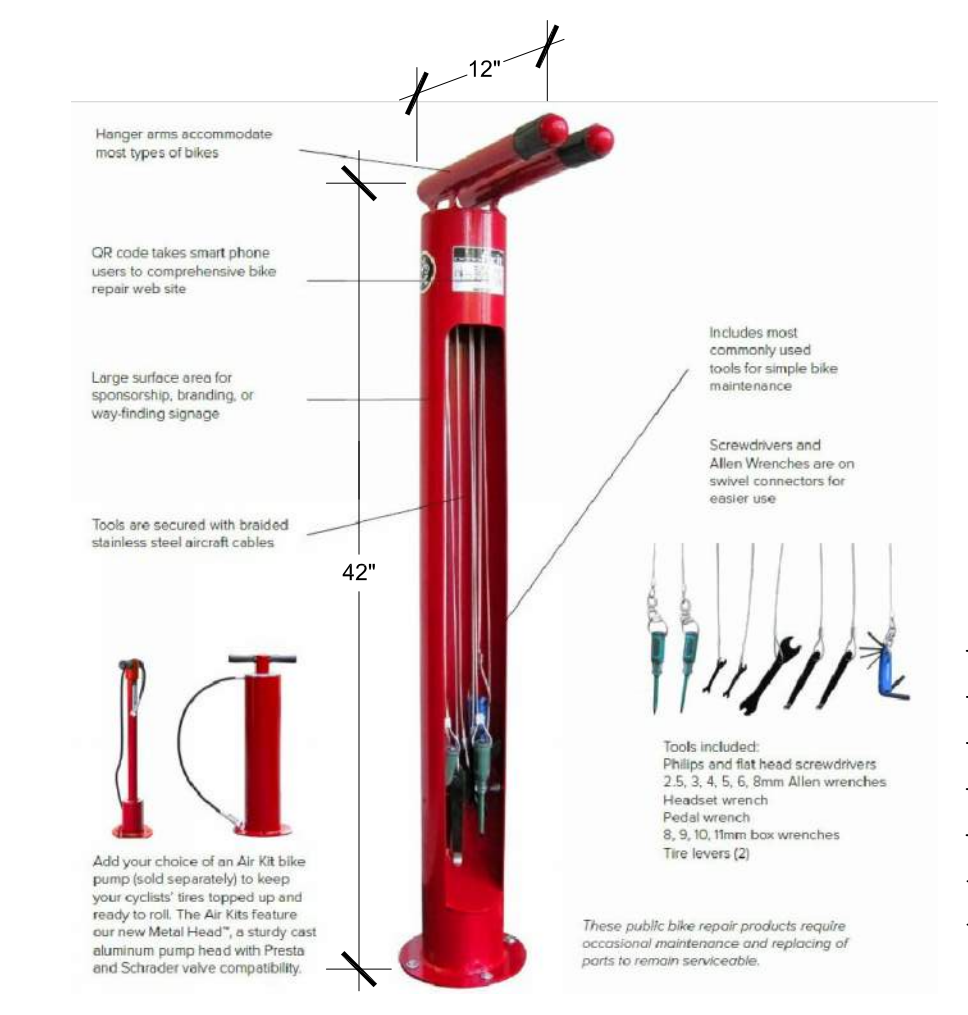
NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. CONTRACTOR TO PROVIDE PRODUCT SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.
3. METAL COLOR: BLACK
4. CANVAS COLOR:



7 PREFABRICATED CABANA (H-10)

SECTION

NTS



8 BIKE FIX-IT STATION (S-20)

SECTION

NOT TO SCALE



9 BIKE RACK (S-21)

SECTION

NOT TO SCALE

Final Document

APPROVED DATE: 07/16/2021

Planning Approval By: S. Neger

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

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

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
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Registration Number: 1436

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PROJECT NO. 096481002

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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) 853-5318
 www.byoplground.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-1.800.676.3979
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 BLD, 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

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



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



SPECIFICATIONS:
MANUFACTURER
 TEXACRAFT
PRODUCT
 NEXUS ROSEWOOD STACK CHAISE LOUNGE
 M7709
 35.5"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

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



SPECIFICATIONS:
MANUFACTURER
 TEXASCRAFT
PRODUCT
 IN-POOL LOUNGER
 2374X245H
COLOR
 WHITE
CONTACT
 HEATHER PITTMAN
 PO BOX 868
 HALEYVILLE, AL 35565
 EMAIL: HH@TEXASCRAFT.COM
 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.

10 IN-POOL CHAISE LOUNGE CHAIR (S-16)
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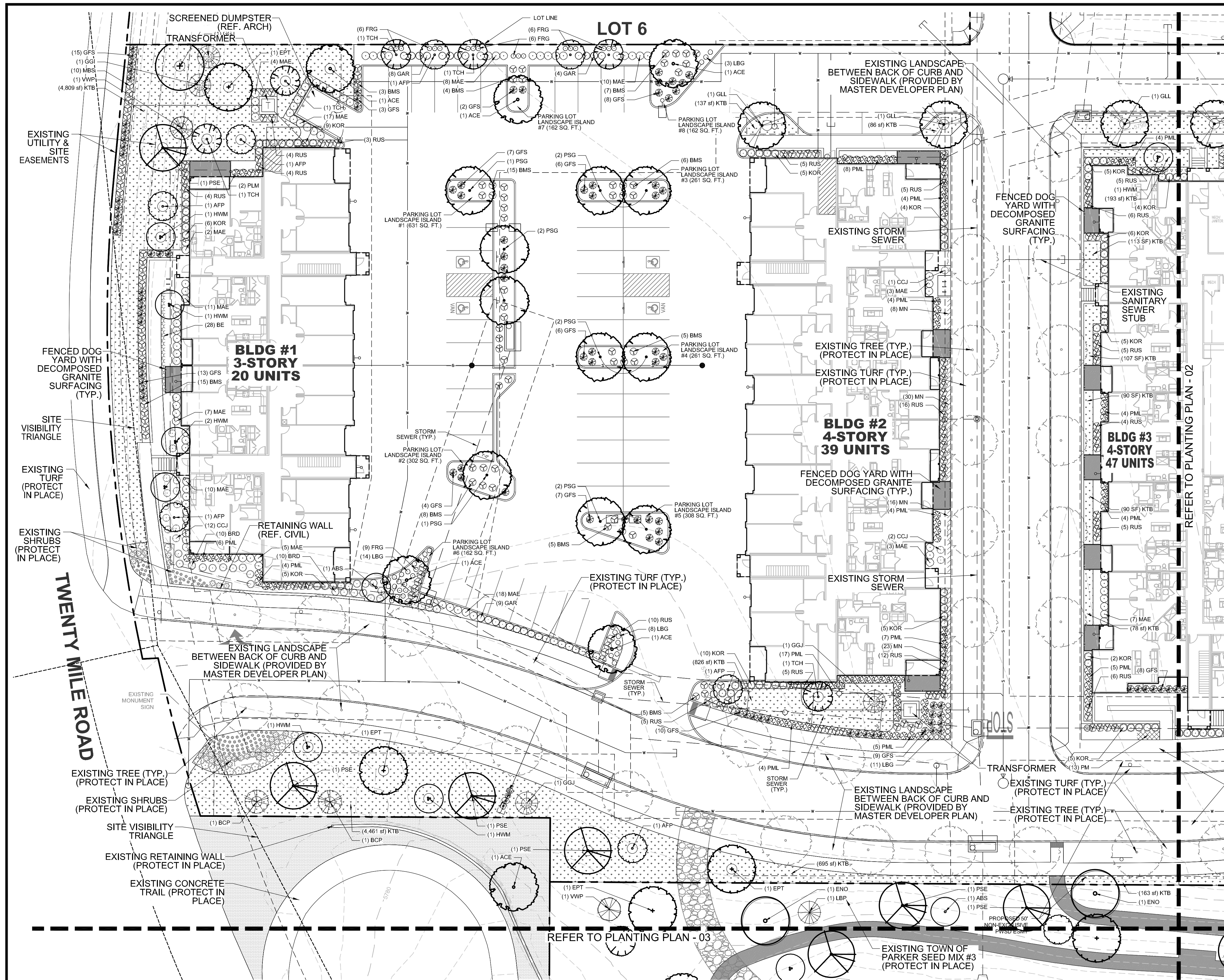
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 DATE: 04/19/21

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 MULTI-FAMILY SITE PLAN
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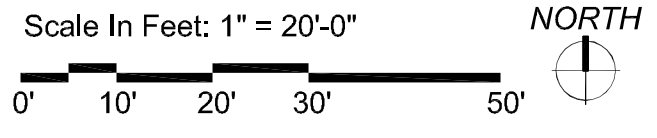


PLANTING LEGEND

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/CONIFEROUS 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 CLAUDONENSIS 'BLUE MIST'
	RUS	RUSSIAN SAGE	PROVSKIA 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 KIAUTSCHOVICA 'MANHATTAN'
	GAR	GOLDEN ARBORVITAE	THUJA ORIENTALIS 'AUREA NANA'
LOW/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHEMULTI 'HANCOCK'
PERENNIALS			
	DF	DWARF BLANKETFLOWER	GALLIARDIA 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
SEED MIXES			
	SM3	TOWN OF PARKER SEED MIX #3	PARKER COLORADO MIX
DECOMPOSED GRANITE, DECORATIVE RIVER ROCK AND HARDWOOD MULCH			
	CG	DECOMPOSED GRANITE	DECOMPOSED GRANITE
	DRR	DECORATIVE RIVER ROCK	DECORATIVE RIVER ROCK
	HM	HARDWOOD MULCH	HARDWOOD MULCH

01 PLANTING PLAN - 01

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



NOTE: REFERENCE SHEET 27 FOR COMPLETE LANDSCAPE SCHEDULE. APPROVED DATE: 02/15/2024. Call before you dig.

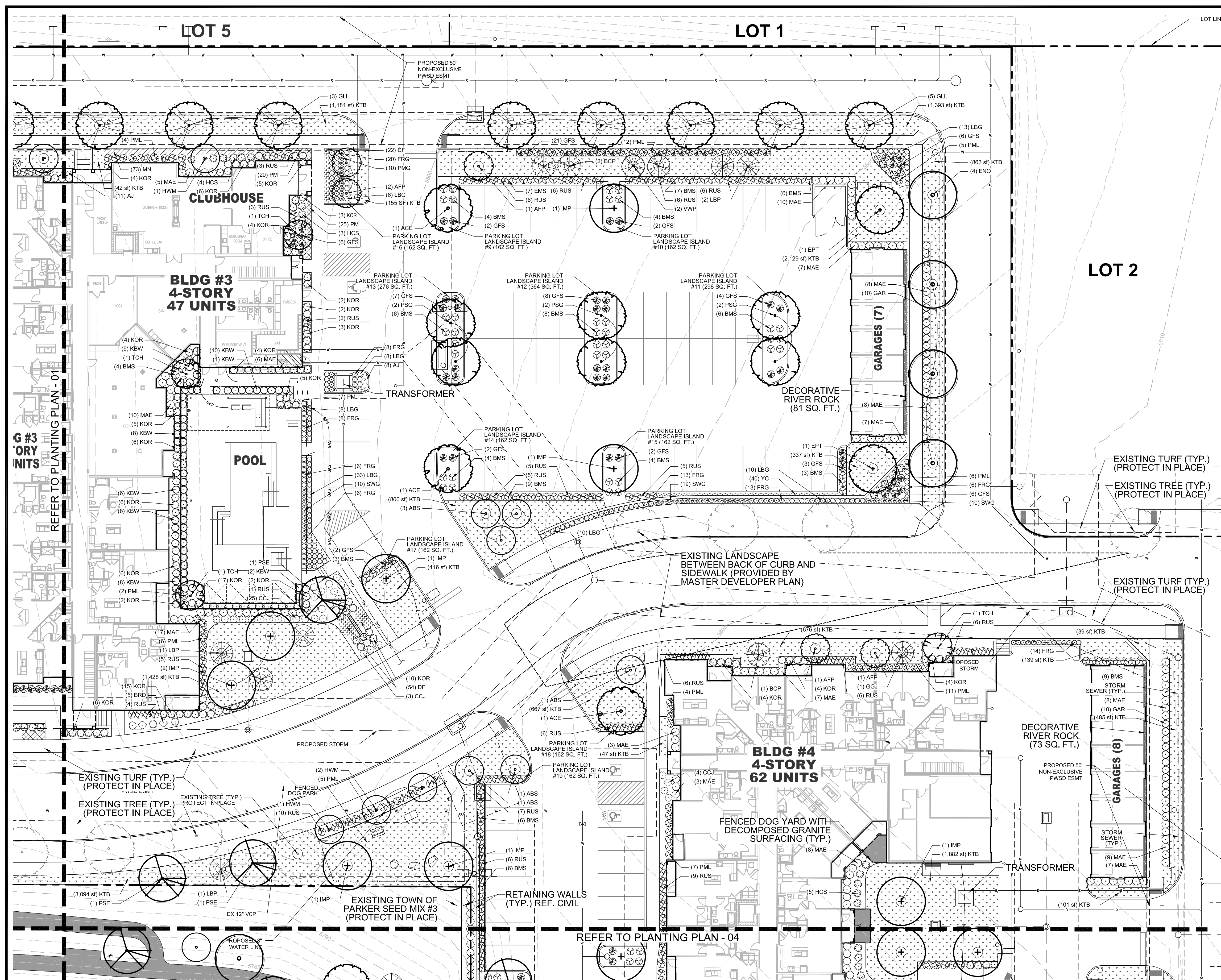
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 DRAWN BY: NAS
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 DATE: 05/27/21

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 46043 317-866-7923

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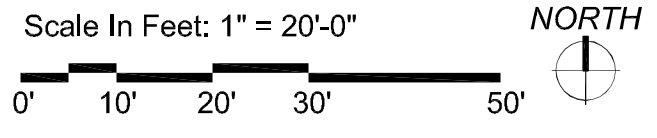


PLANTING LEGEND

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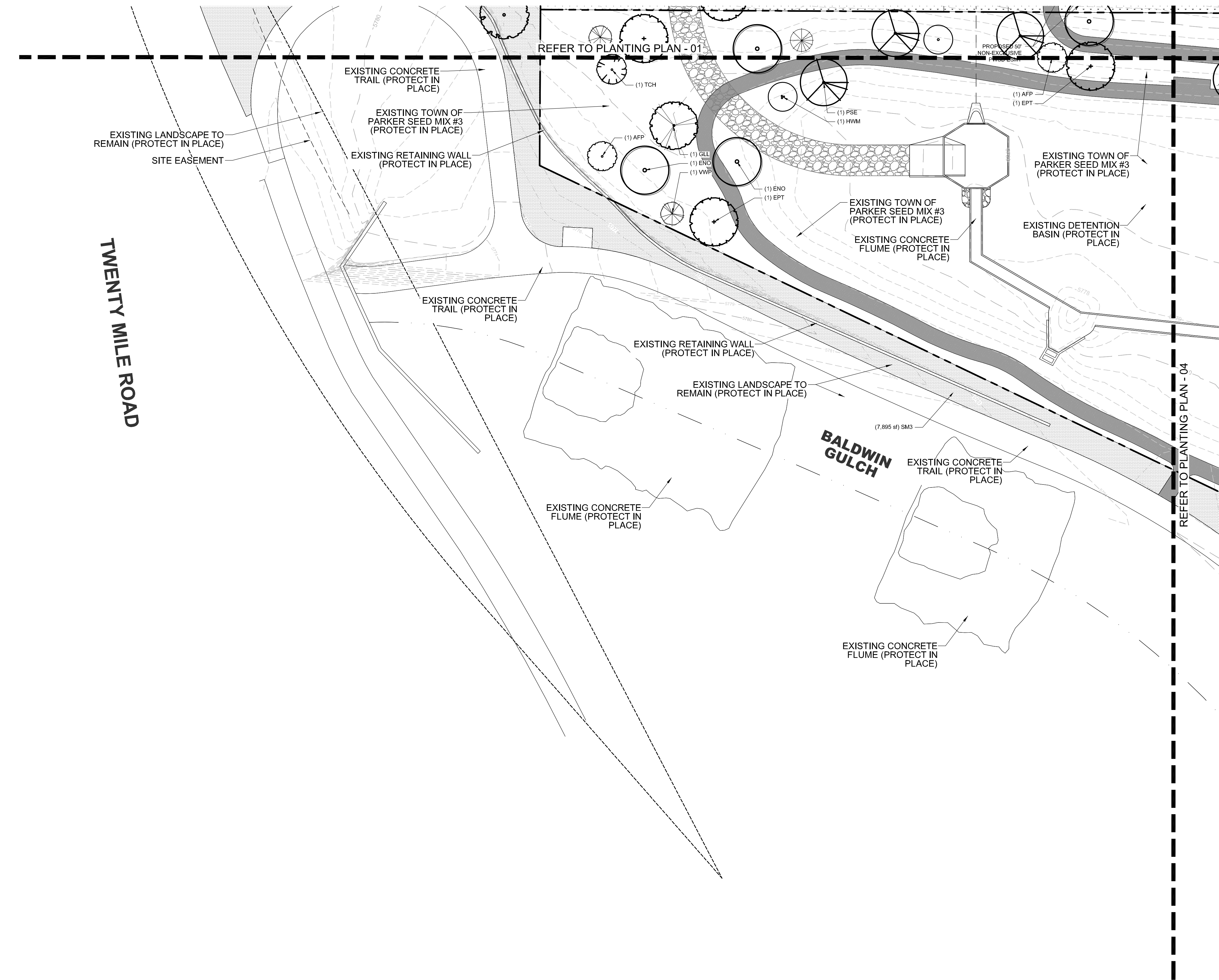
01 PLANTING PLAN - 02

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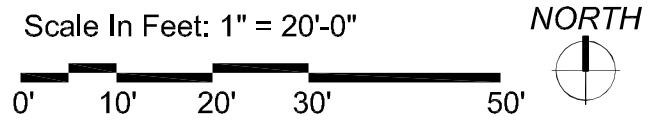
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THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46043 317-866-7923
 DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 05/27/21
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 PARKER, CO
 MULTI-FAMILY SITE PLAN
 PLANTING PLAN
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 23 OF 49



01 PLANTING PLAN - 03

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PLANTING LEGEND

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	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 BRILLIANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLIANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'
EVERGREEN/CONIFEROUS 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 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'
LOW/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUULTII 'HANCOCK'
PERENNIALS			
	DF	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'
	PM	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'
ORNAMENTAL GRASSES			
	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'
	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM
TURF GRASSES			
	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND
SEED MIXES			
	SM3	TOWN OF PARKER SEED MIX	PARKER COLORADO H MIX
DECOMPOSED GRANITE, DECORATIVE RIVER ROCK AND HARDWOOD MULCH			
		DECOMPOSED GRANITE	DECOMPOSED GRANITE
		DECORATIVE RIVER ROCK	GROUND COVER BEHIND GARAGES
		HARDWOOD MULCH	IN ALL SHRUB PLANTING BEDS PER PLAN

NOTE: REFERENCE SHEET 27 FOR COMPLETE LANDSCAPE SCHEDULE. APPROVED DATE: 07/15/2024. Call before you dig.

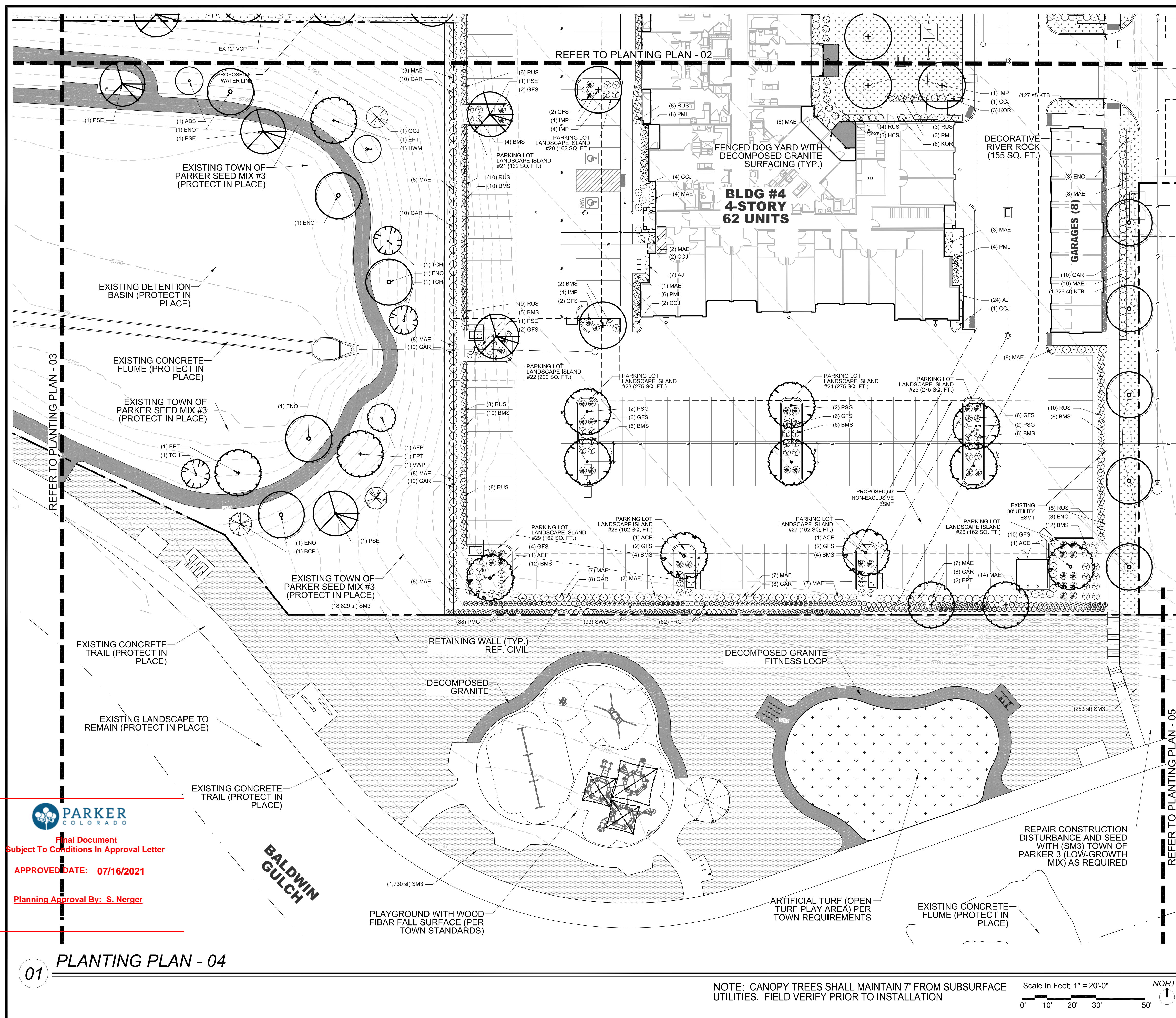
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46043 317-866-7923

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 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
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 GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'

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 CHENALTII '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
BLVD., 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

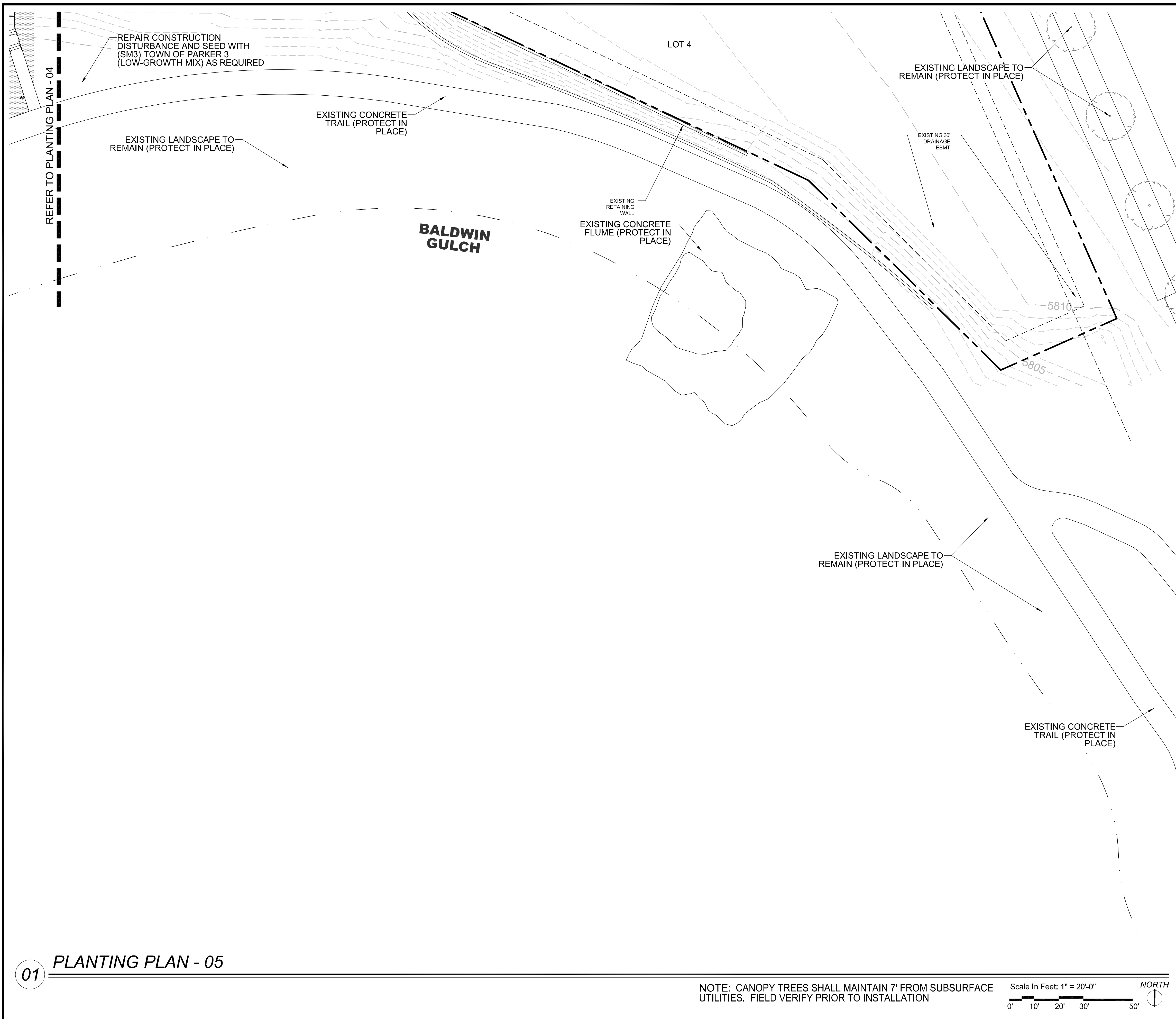
01 PLANTING PLAN - 04

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

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

0' 10' 20' 30' 50'

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.



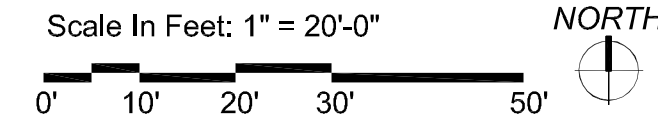
DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 05/27/21

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: Below.
 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 PLACED 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
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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.

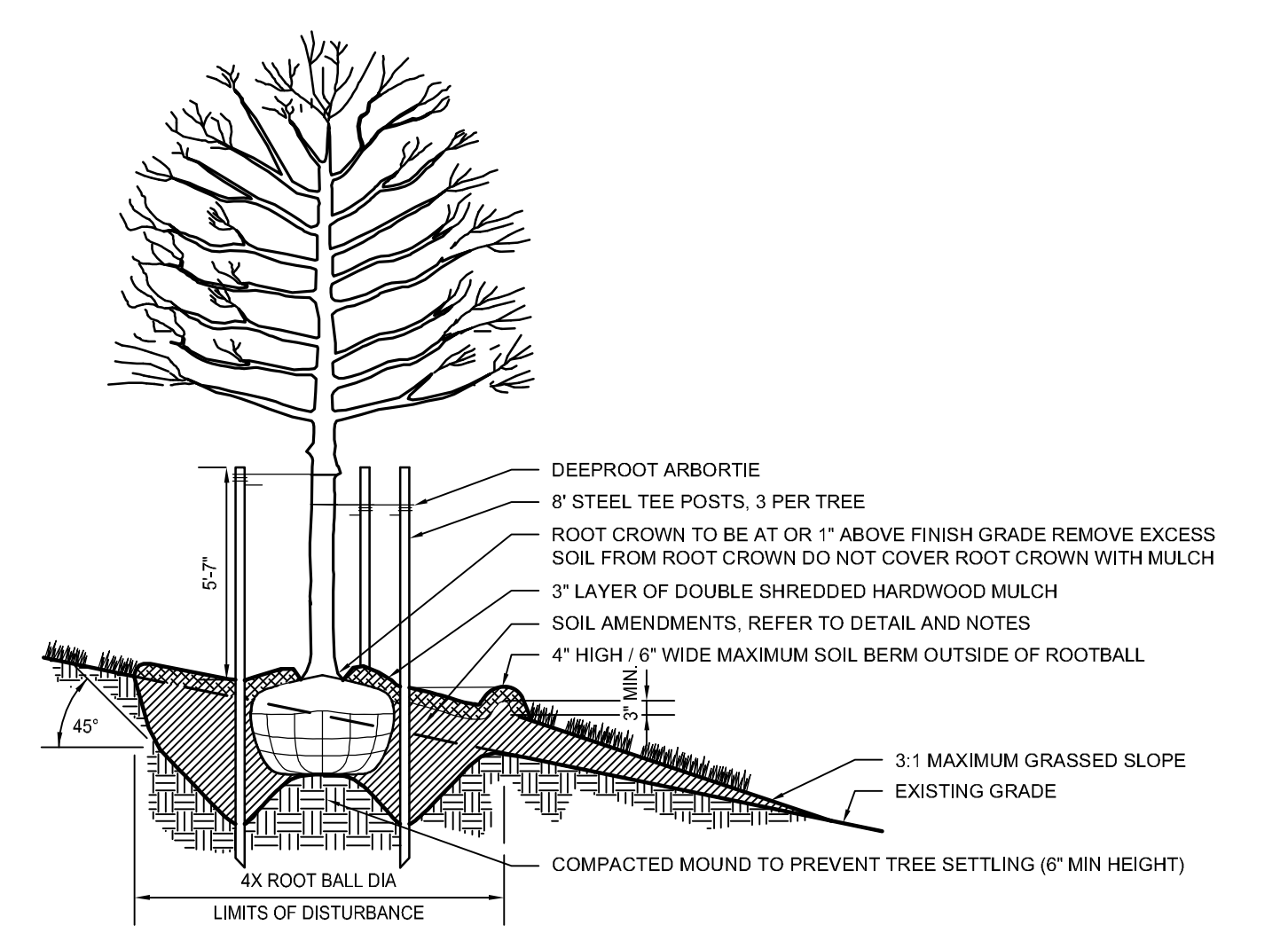
THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46043 317-866-7923

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

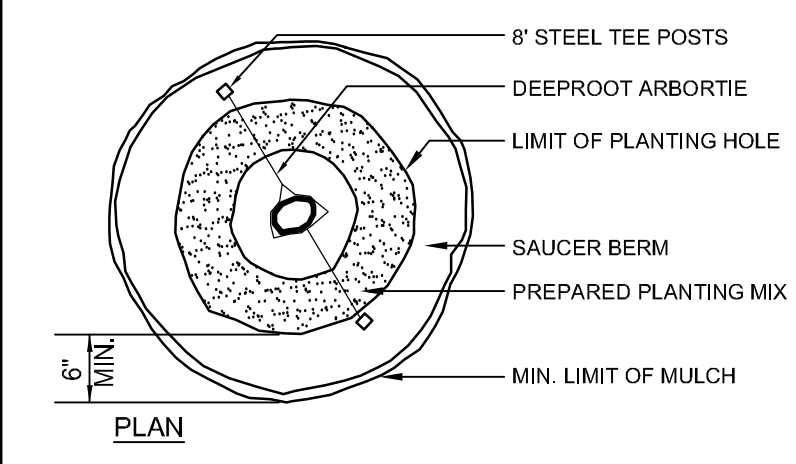
PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 PLANTING SCHEDULE, NOTES & TABULATIONS

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

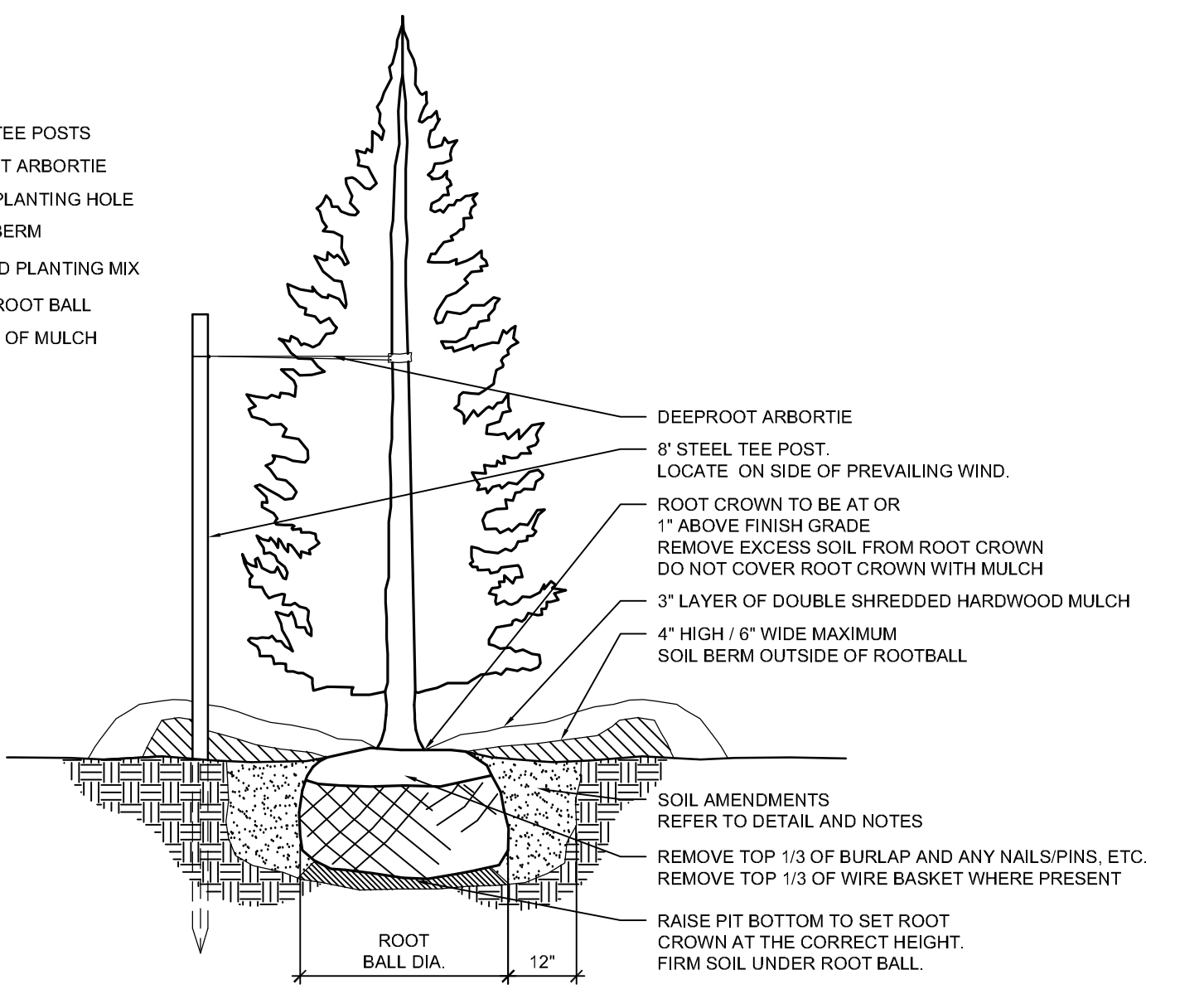
- NOTES:**
1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BURLAP AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
 2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP CONTAINERS. STRAPPING WIRE OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
 3. INSTALL TOP OF PLANT BALL EVEN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



1 TREE PLANTING ON SLOPE
SECTION NTS

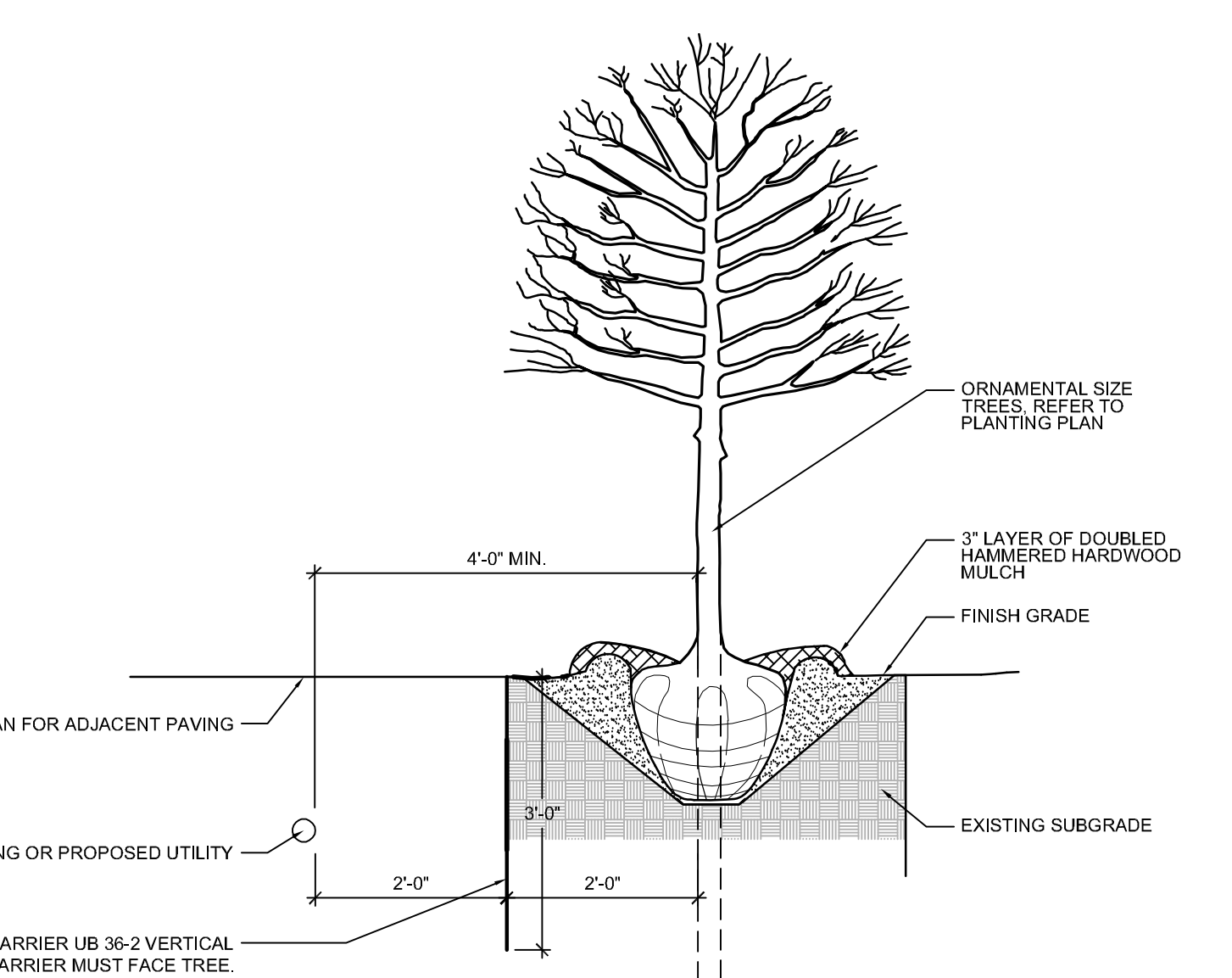


- NOTES:**
1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
 2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP CONTAINERS. STRAPPING WIRE OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
 3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
 4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
 5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
 6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
 7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
 8. RESEED UNMULCHED, DISTURBED AREAS.
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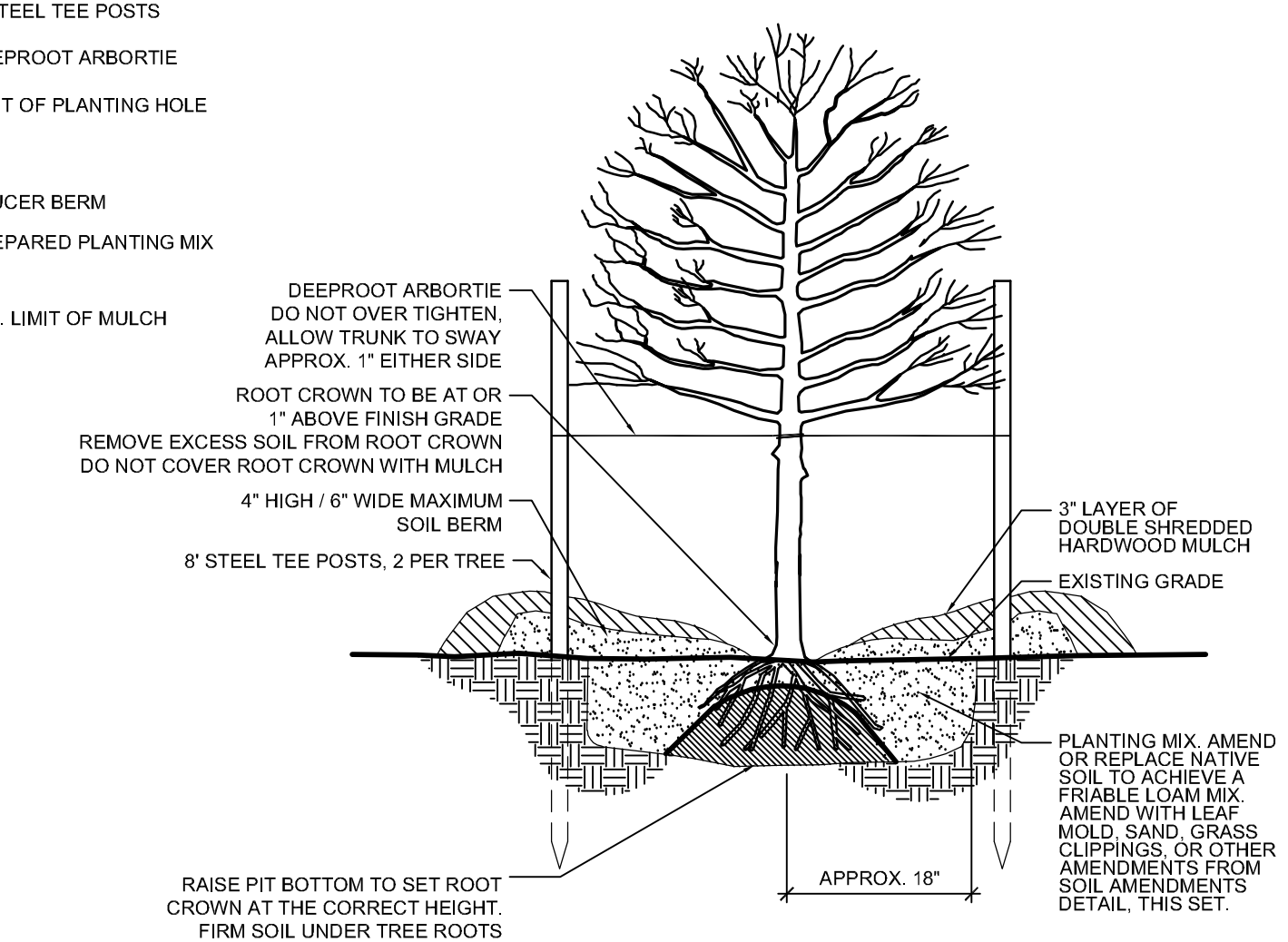
2 EVERGREEN TREE PLANTING
SECTION NTS

- 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.



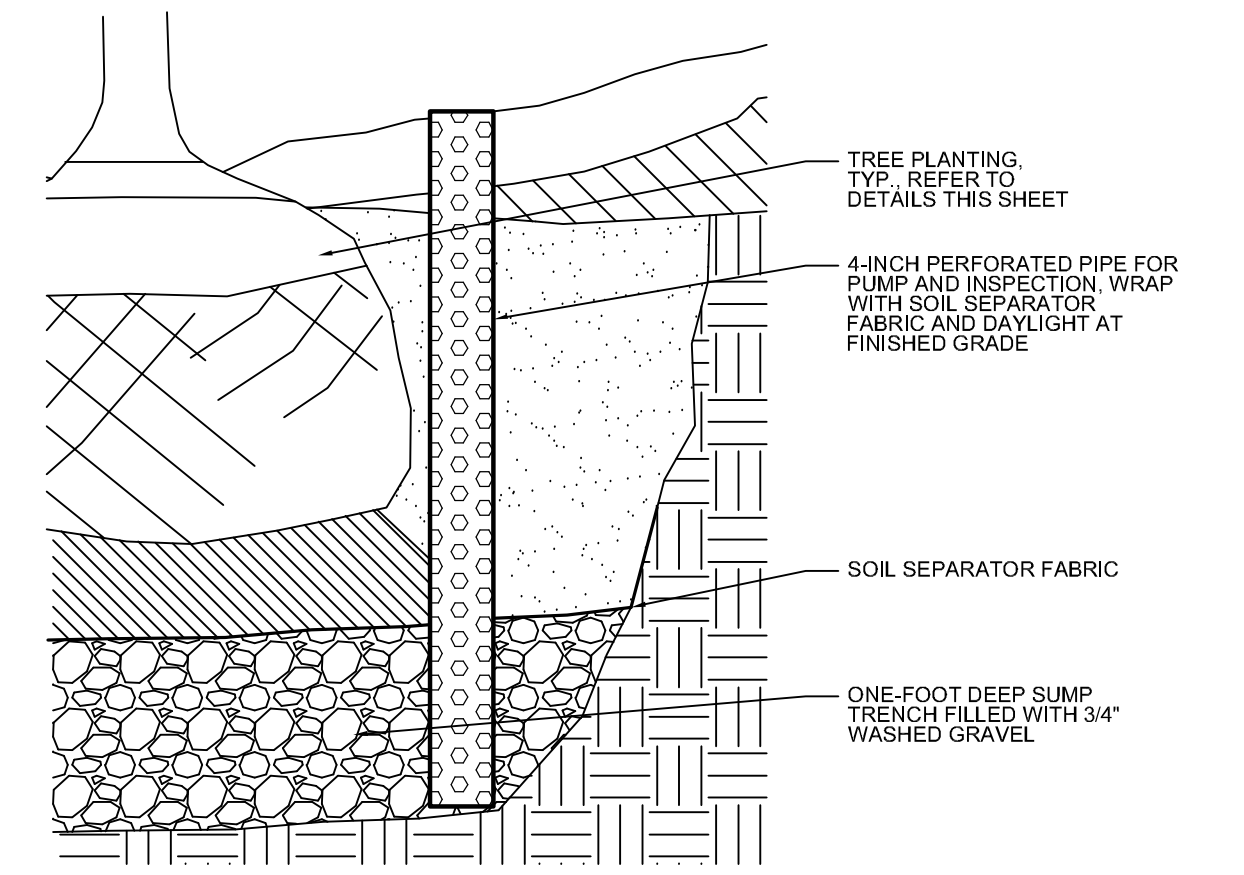
4 ROOT BARRIER
SECTION NTS

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



3 FRUIT TREE PLANTING
SECTION NTS

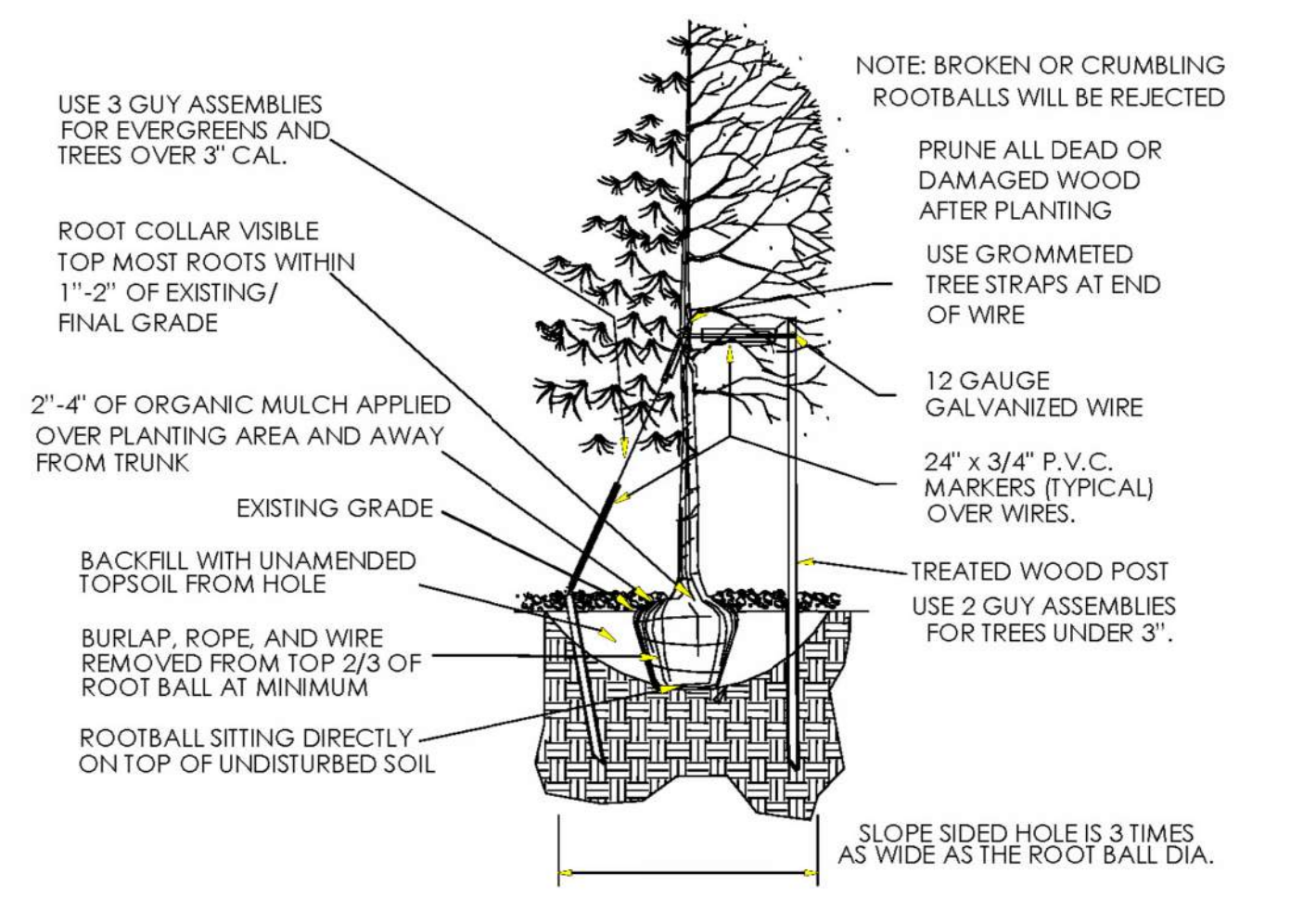
5 TREE PIT SUMP
SECTION NTS



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 TRIANGLES SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE TOWN OF PARKER'S ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL.
5. WITHIN ANY GIVEN STREET BLOCK, A MAXIMUM OF FIVE (5) AND MINIMUM OF THREE (3) SHADE TREE SPECIES SHALL BE SELECTED TO LIMIT OVER-USE OF ONE SPECIES. EXCEPTIONS CAN BE SUBMITTED FOR CONSIDERATION, AND WILL BE APPROVED/DISAPPROVED DURING THE SITE PLAN REVIEW PROCESS. SELECT PLANT MATERIALS WITH SIMILAR CHARACTERISTICS SUCH AS COLOR AND FORM TO PROVIDE UNIFORMITY WITHIN THE BLOCK CONCENTRATING SPECIES WITH ORNAMENTAL CHARACTERISTICS AT VISTAS AND INTERSECTIONS.
6. SOIL AMENDMENTS SHALL BE ADDED TO PLANTING BED AREAS TO PROMOTE THE HEALTH AND VIGOR OF THE PROPOSED PLANT MATERIALS.
7. ALL NEW TREES SHALL BE STAKED AND GUYED
8. PROVIDE STAKES (MINIMUM 2" X2") AND DEADMEN OF SOUND NEW HARDWOOD, TREATED SOFTWOOD, OR REDWOOD, FREE OF KNOV 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.

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.

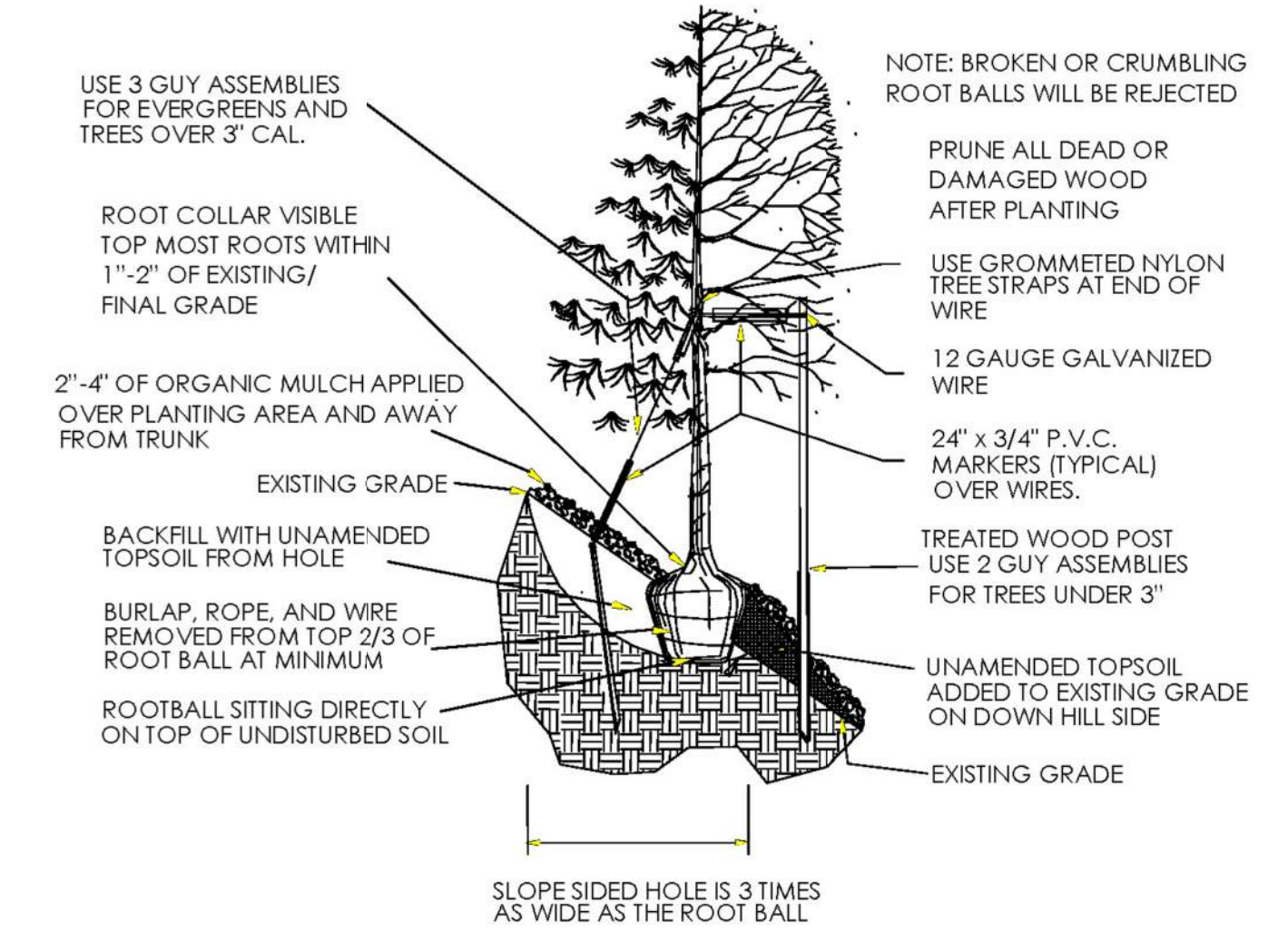
Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.

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.

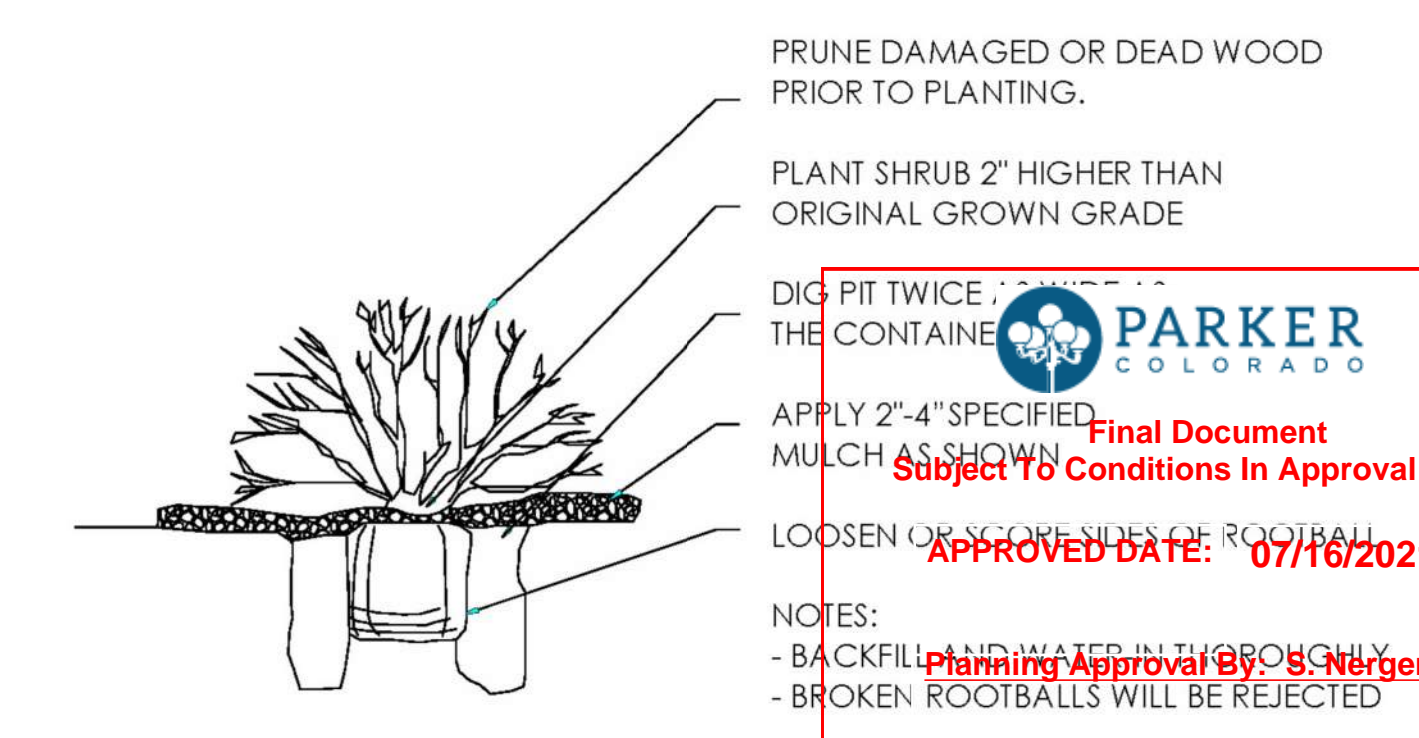
Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.

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
CHECKED BY: TGC
DATE: 05/27/21

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

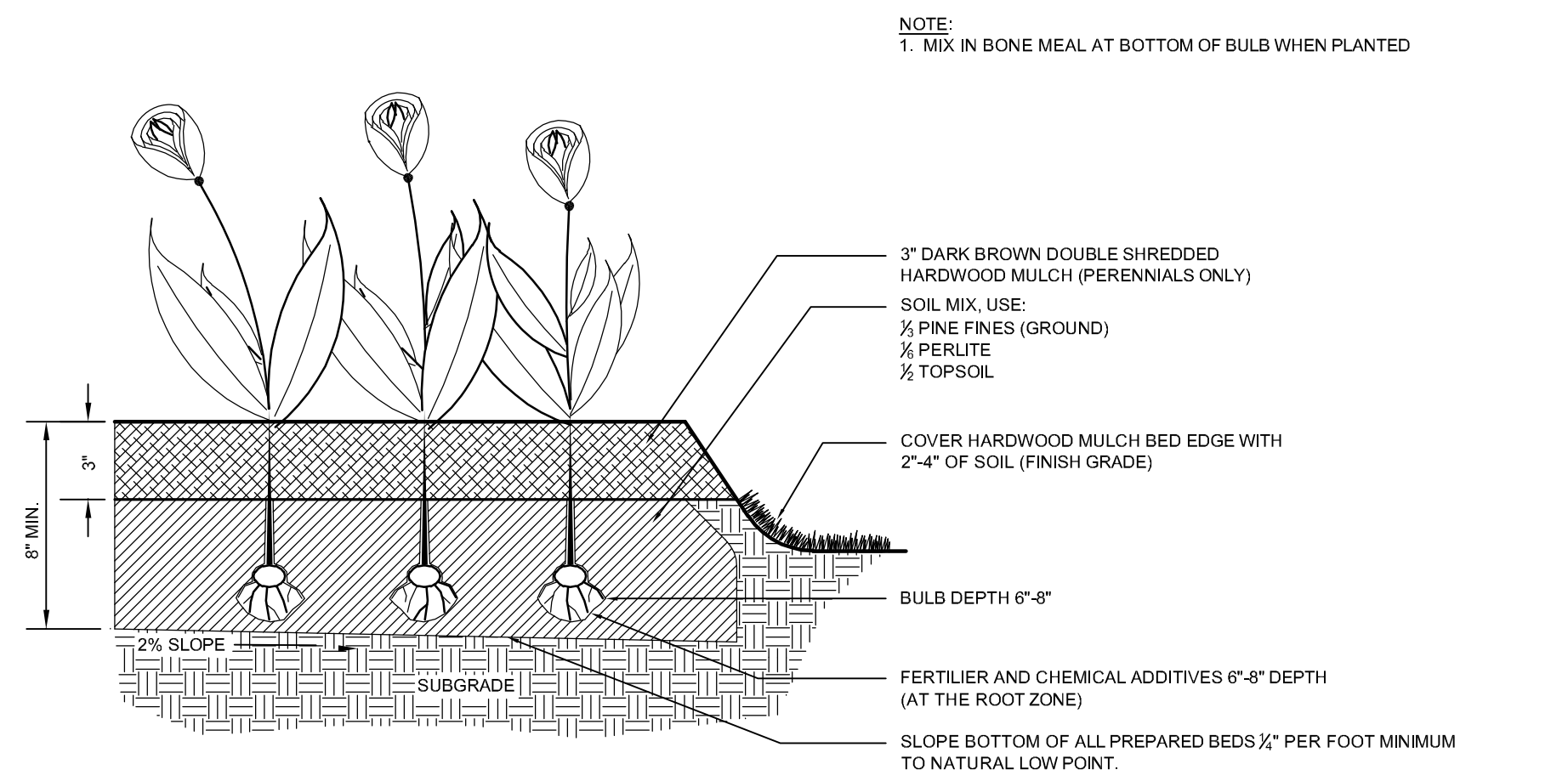
PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION.

PARKER COLORADO

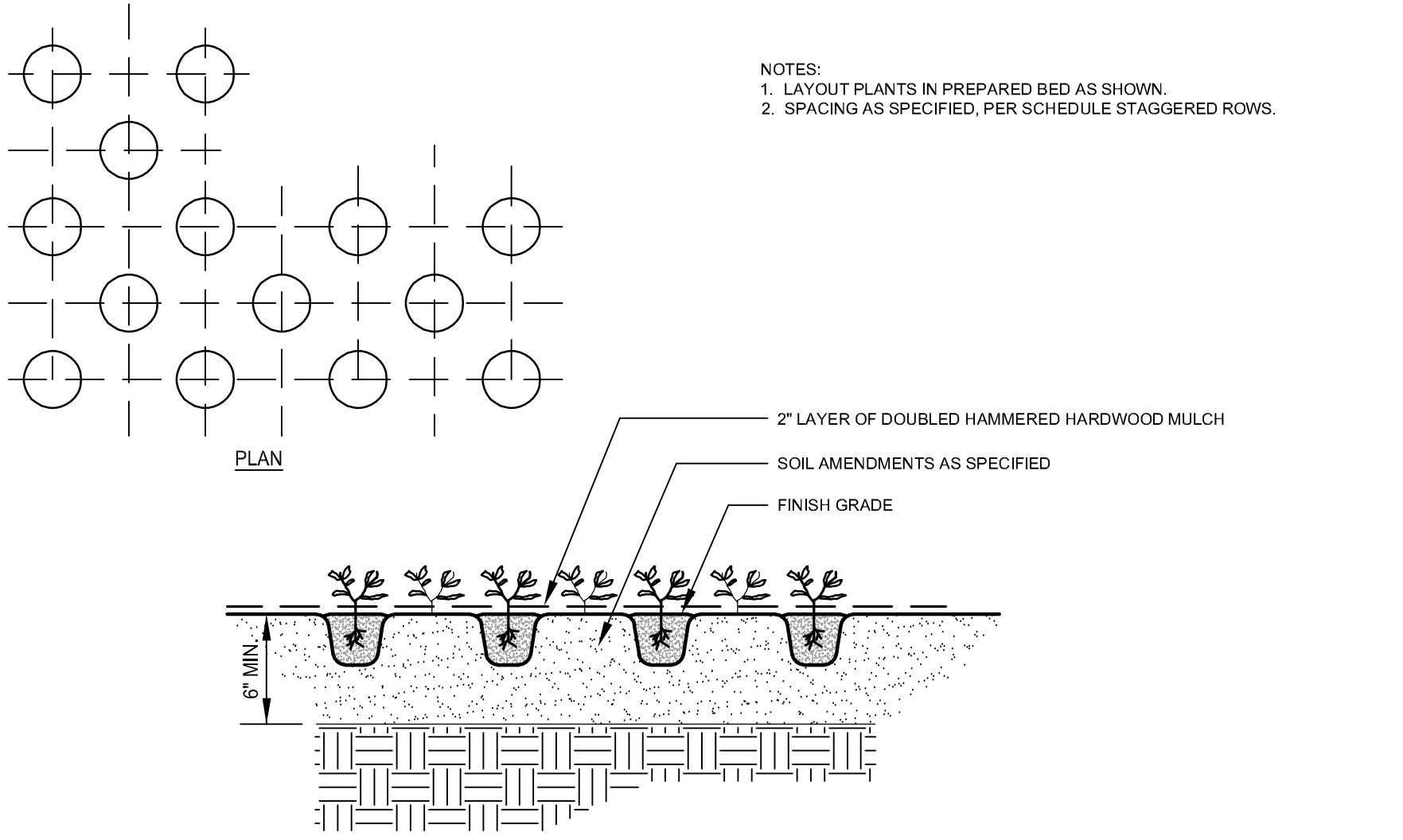
Nicholas Allen Smith
Registered Landscape Architect of the State of COLORADO
Registration Number: 1436

NOT FOR CONSTRUCTION

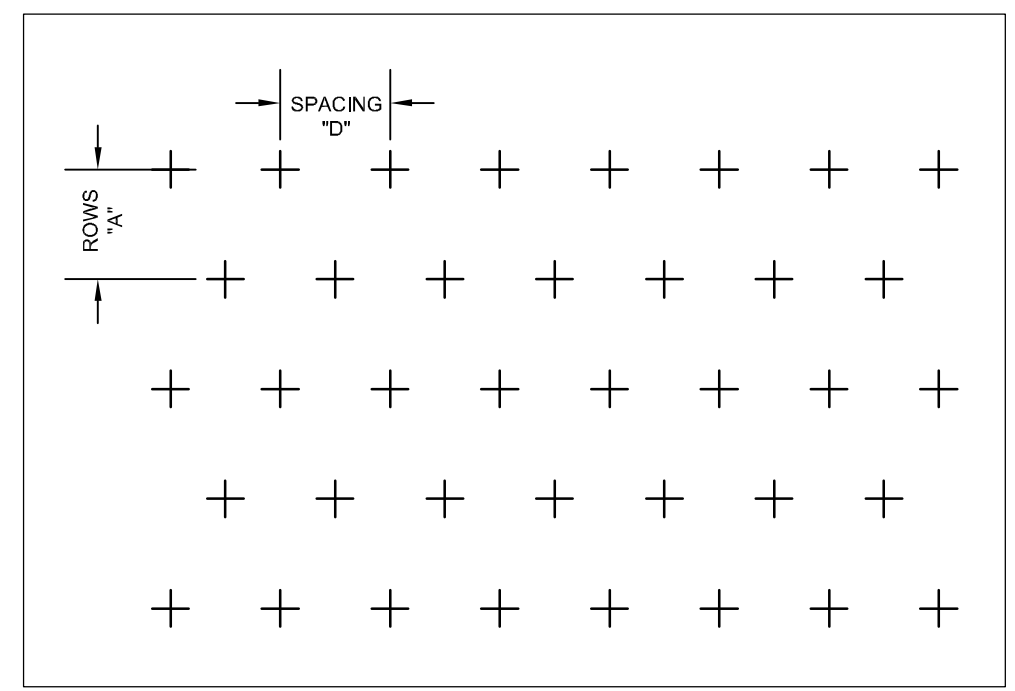
PROJECT NO. 096481002



1 PLANTING BED FOR ANNUALS AND PERENNIALS
SECTION NTS

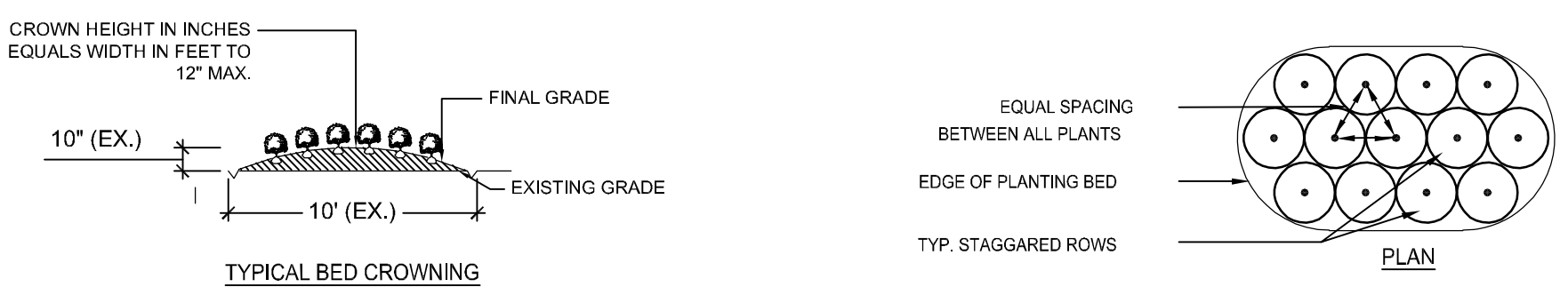
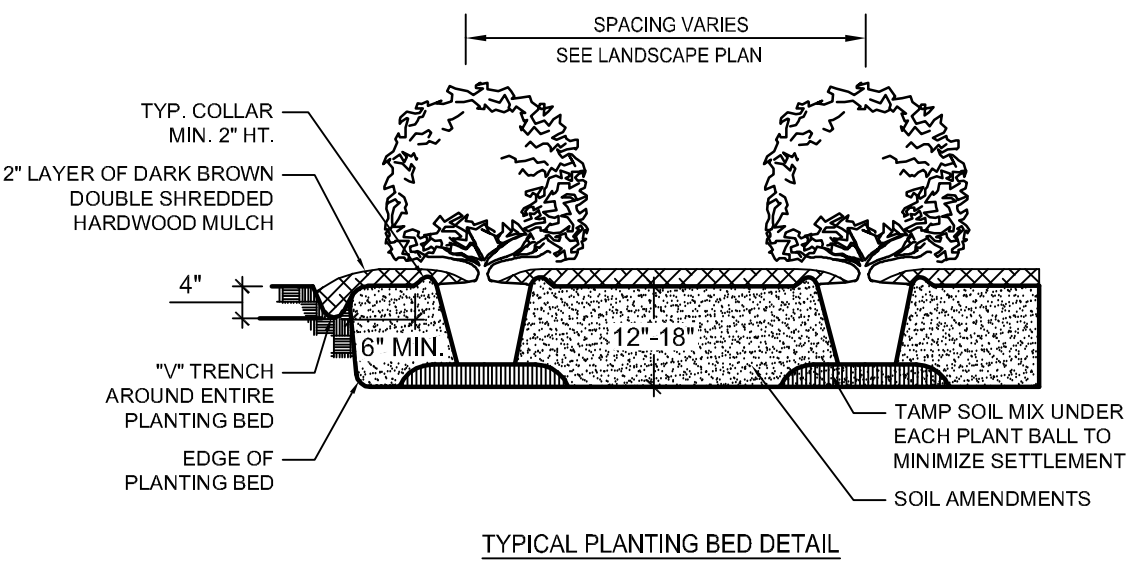


2 GROUND COVER PLANTING
PLAN AND SECTION NTS



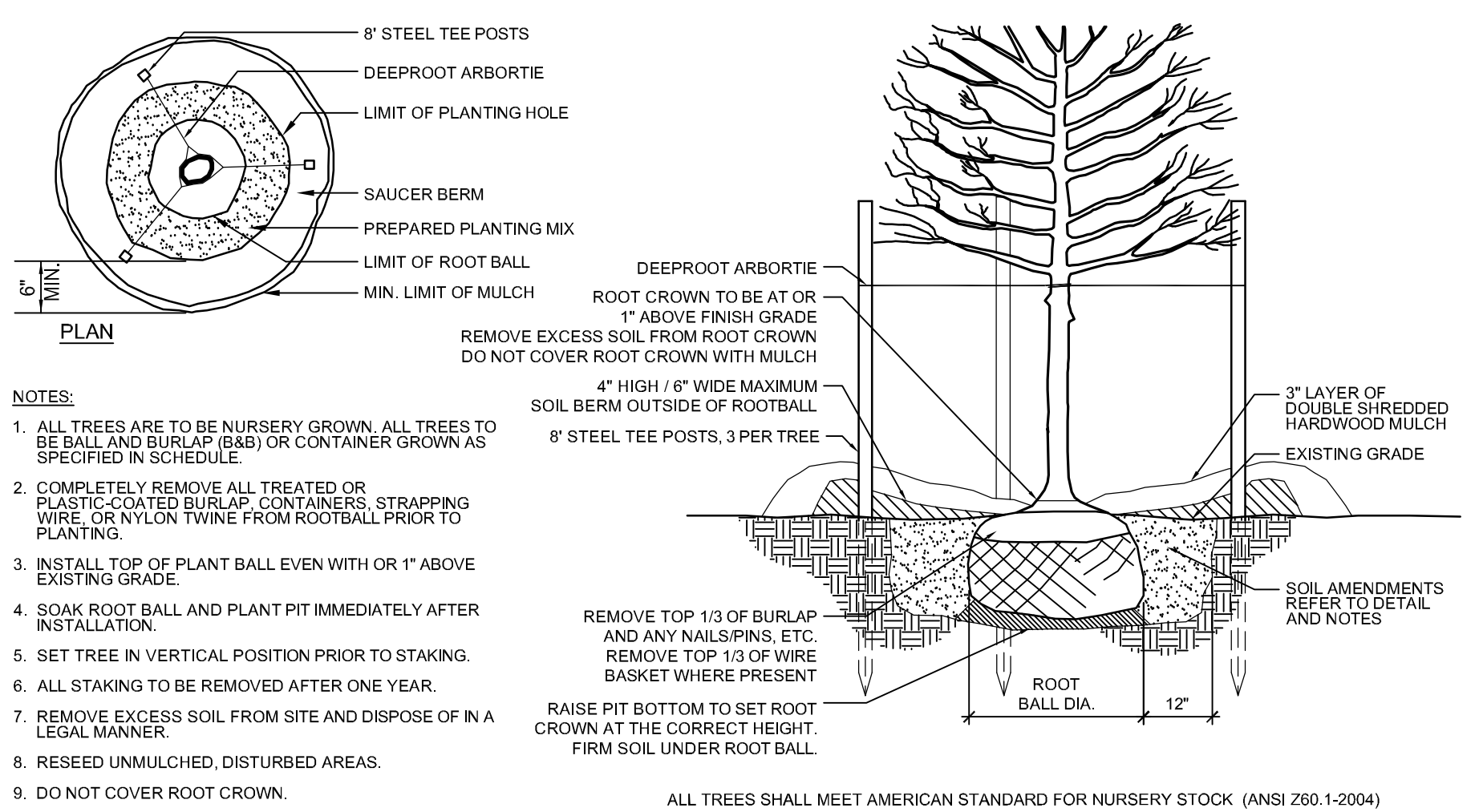
SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5 3/16" O.C.	4.61
8" O.C.	6 15/16" O.C.	2.60
10" O.C.	8 2/3" O.C.	1.86
12" O.C.	10 3/8" O.C.	1.15
15" O.C.	13" O.C.	0.73
18" O.C.	15 9/16" O.C.	0.51
24" O.C.	20 13/16" O.C.	0.29

- 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.

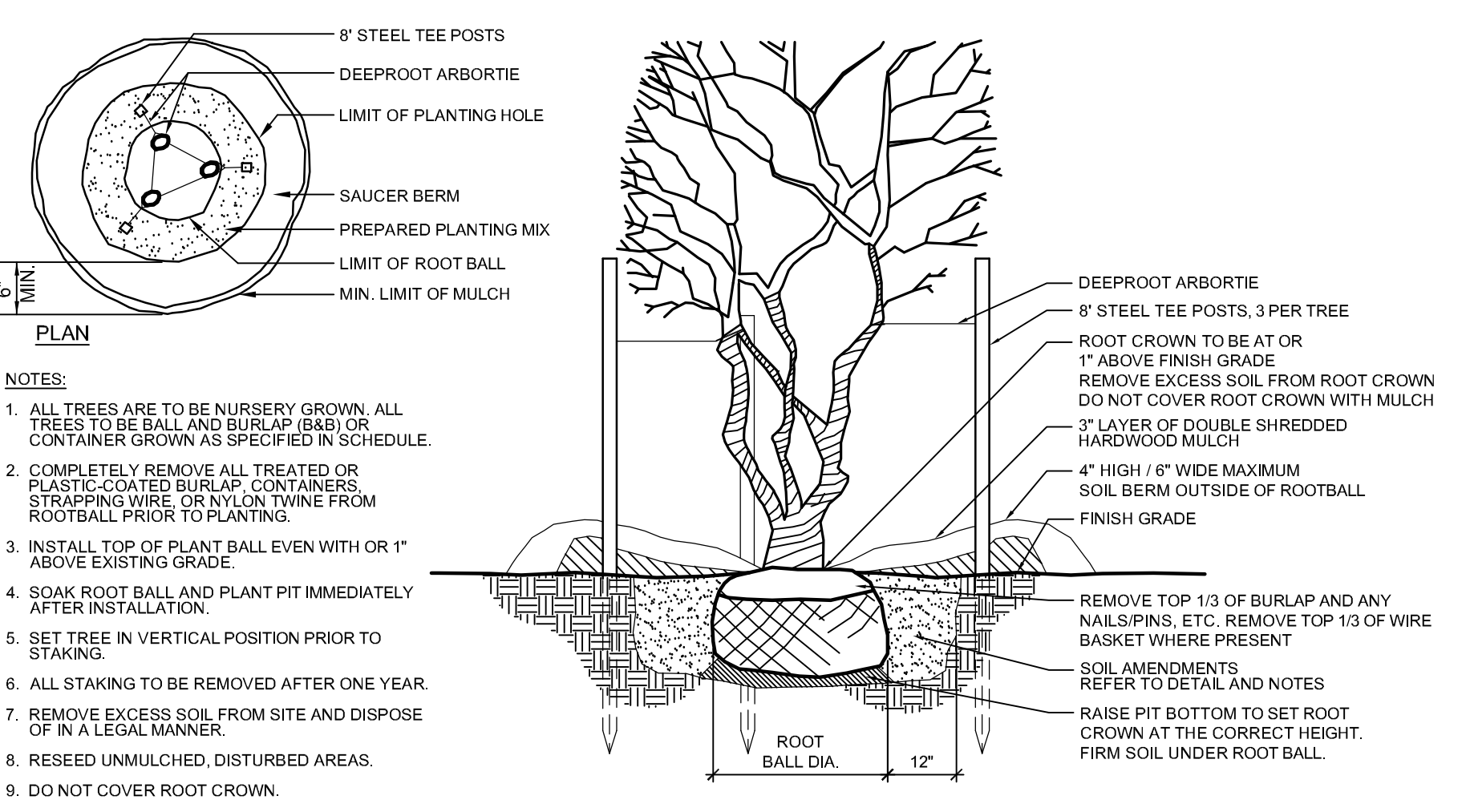


4 SHRUB PLANTING BED
PLAN AND SECTION NTS

3 TRIANGULAR SPACING FOR SHRUBS & GROUND COVERS
PLAN NTS



6 TREE PLANTING
SECTION NTS

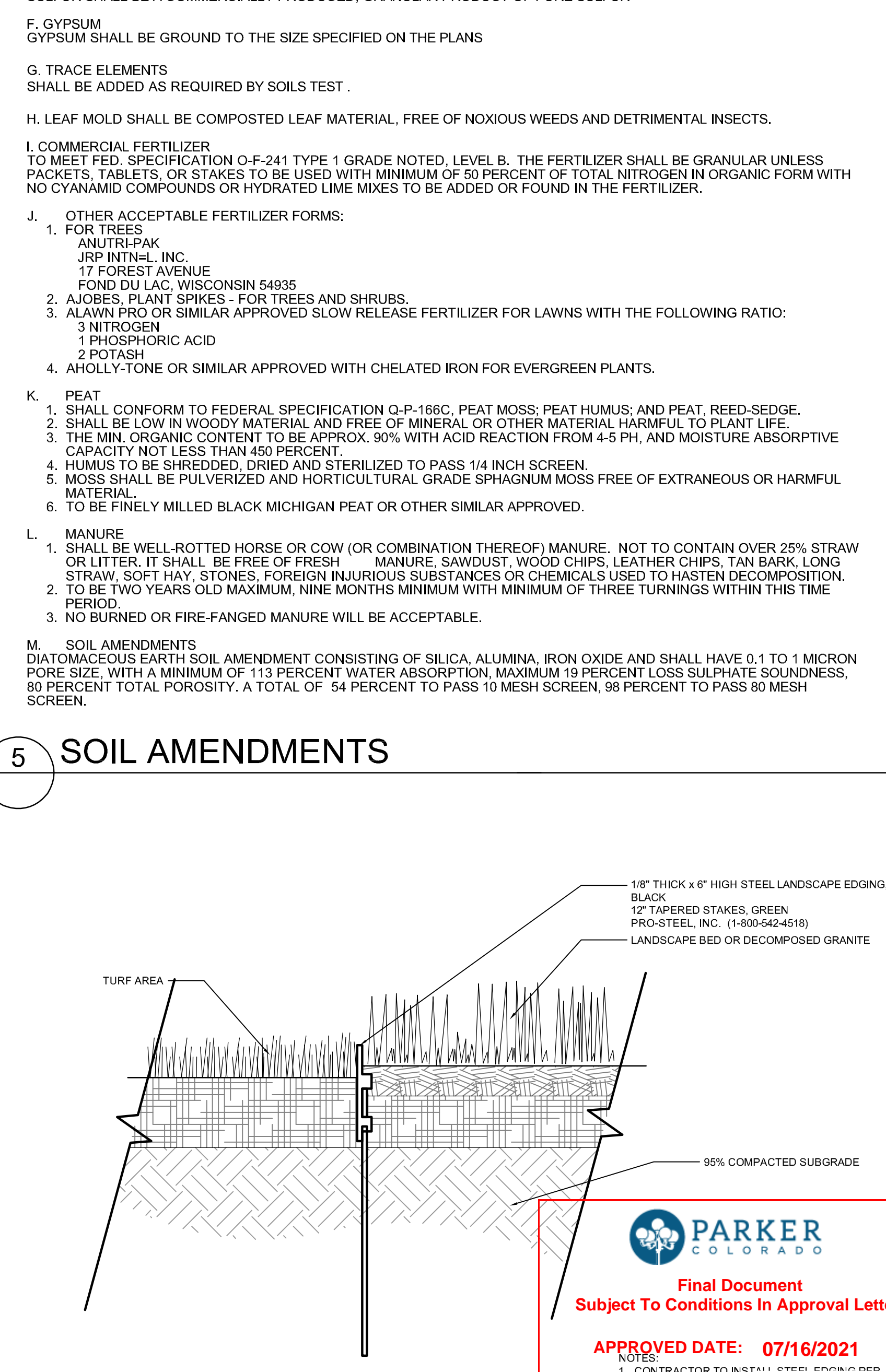


7 MULTI-TRUNK TREE
SECTION AND PLAN NTS

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, NUTSEDGE, 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-SEDGE.
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

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
 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
 30 OF 49

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. NERGER**

NO.	REVISION	BY	DATE	APPR.

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

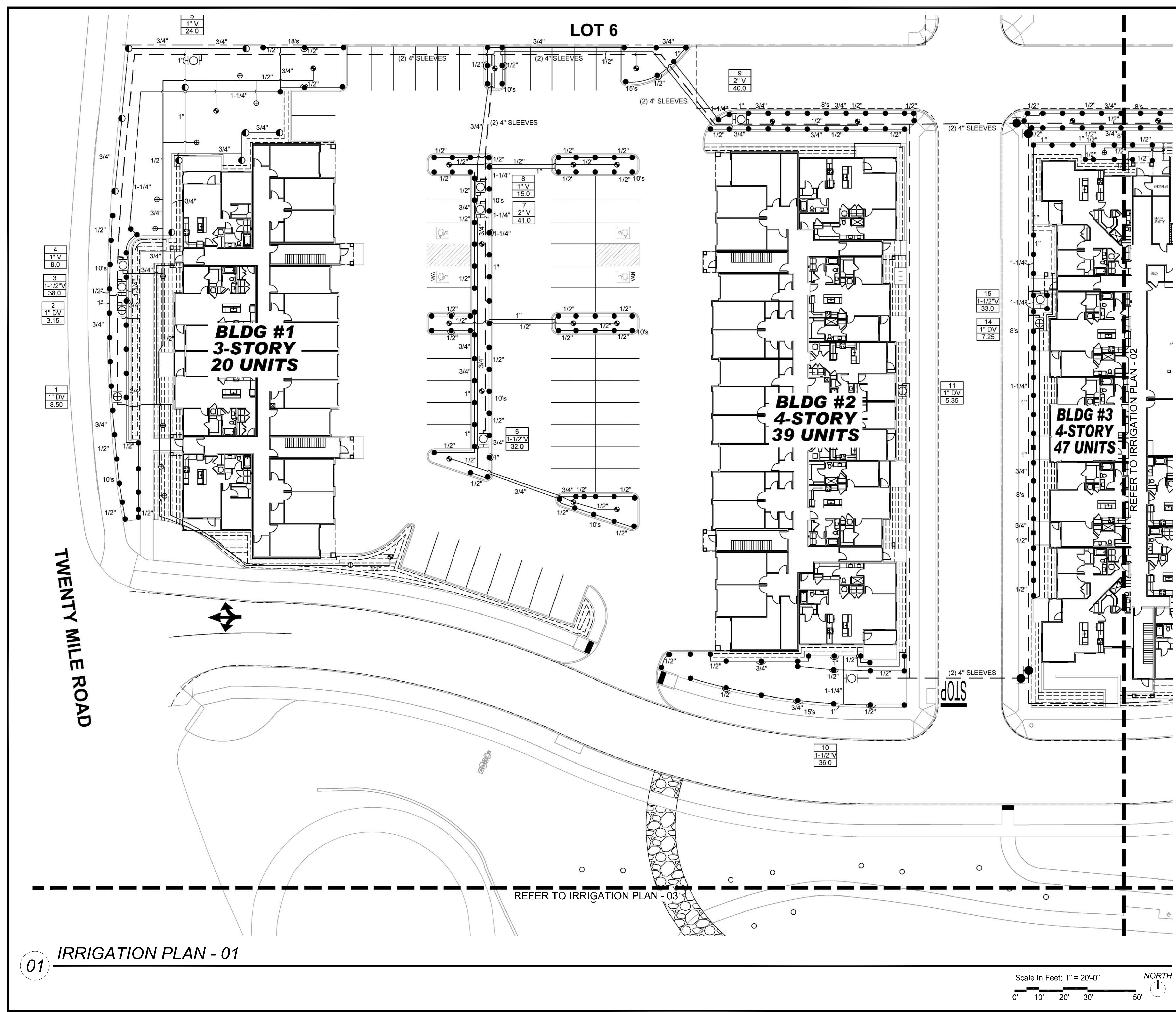
PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY SITE PLAN
IRRIGATION PLAN

PRELIMINARY
FOR REVIEW PURPOSES ONLY
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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 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 by:  Nicholas Allen Smith
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NO.	REVISION	BY	DATE

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

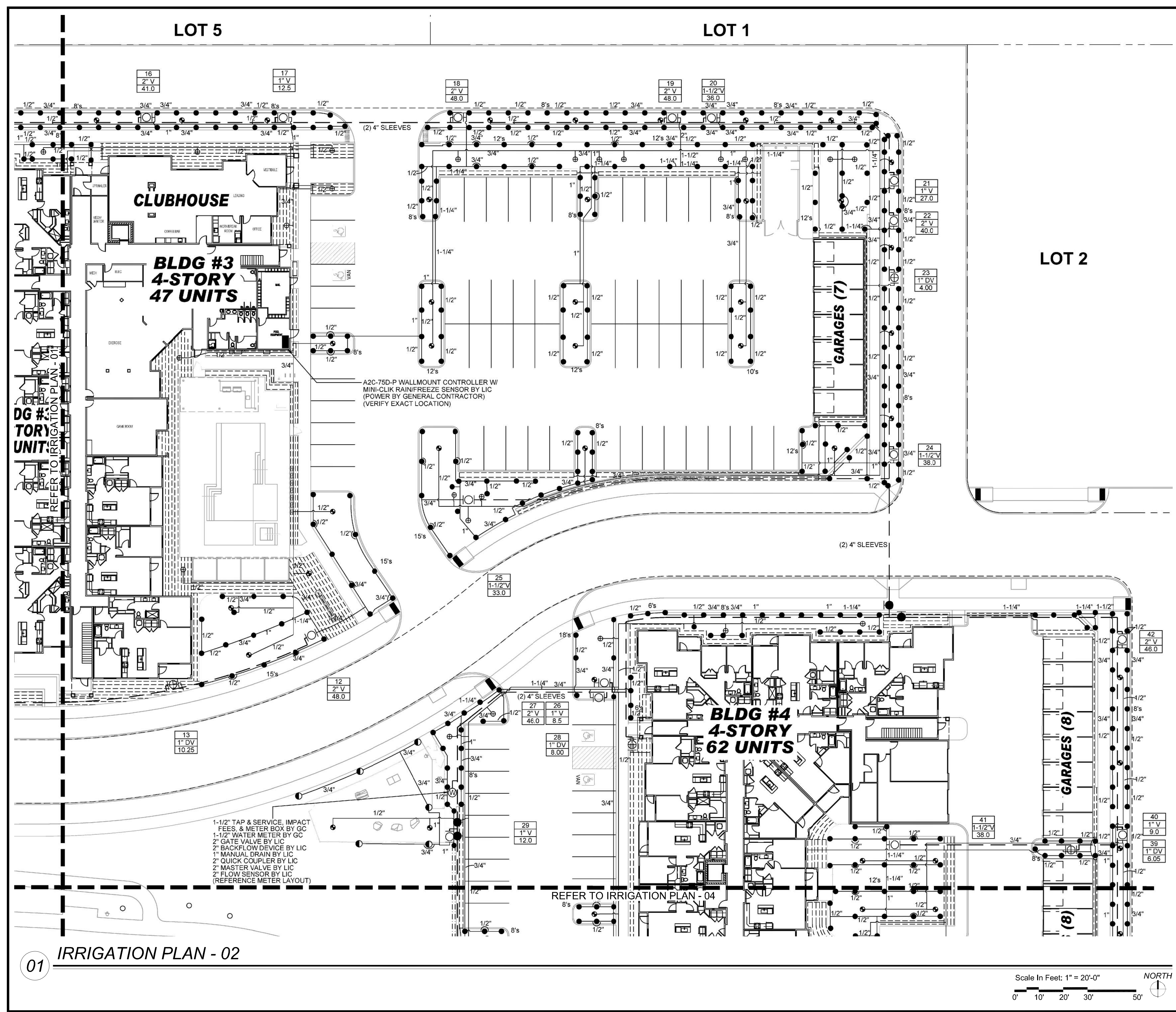


DESIGNED BY: SAH
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CHECKED BY: TGC
DATE: 05/27/21

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

PARKER COLORADO
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PROJECT NO. 096481002



01 IRRIGATION PLAN - 02

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

NO.	REVISION	BY	DATE	APPR.

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



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

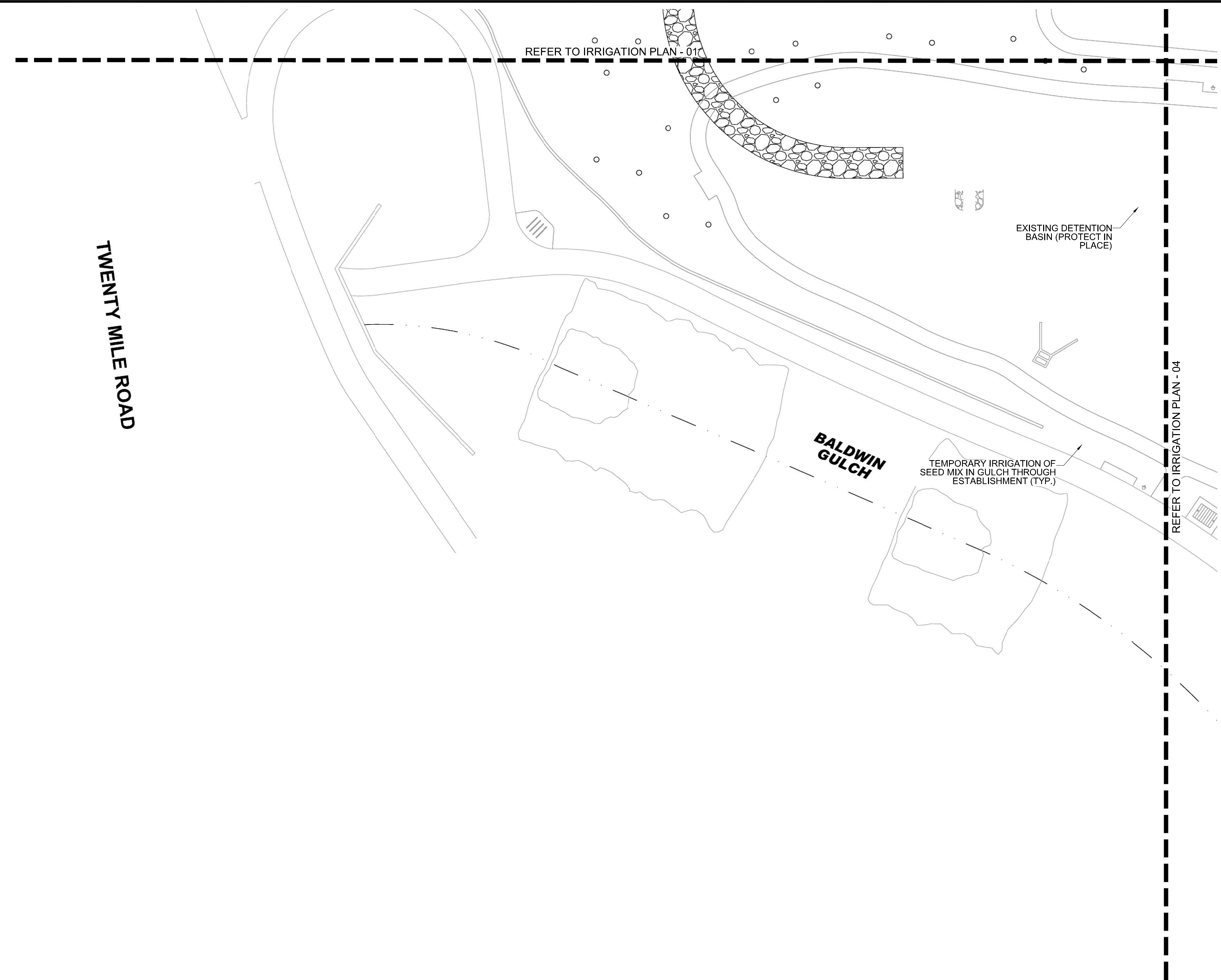
PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY SITE PLAN
IRRIGATION PLAN

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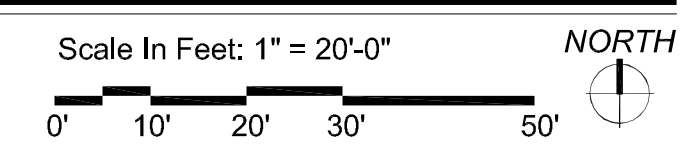
Nicholas Allen Smith
Registered Landscape Architect of the
State of COLORADO
Registration Number: 1436

**NOT FOR
CONSTRUCTION**

PROJECT NO.
096481002



01 IRRIGATION PLAN - 03



PARKER
COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/16/2021

Planning Approval By:  Nicholas Allen Smith
Call before you dig.

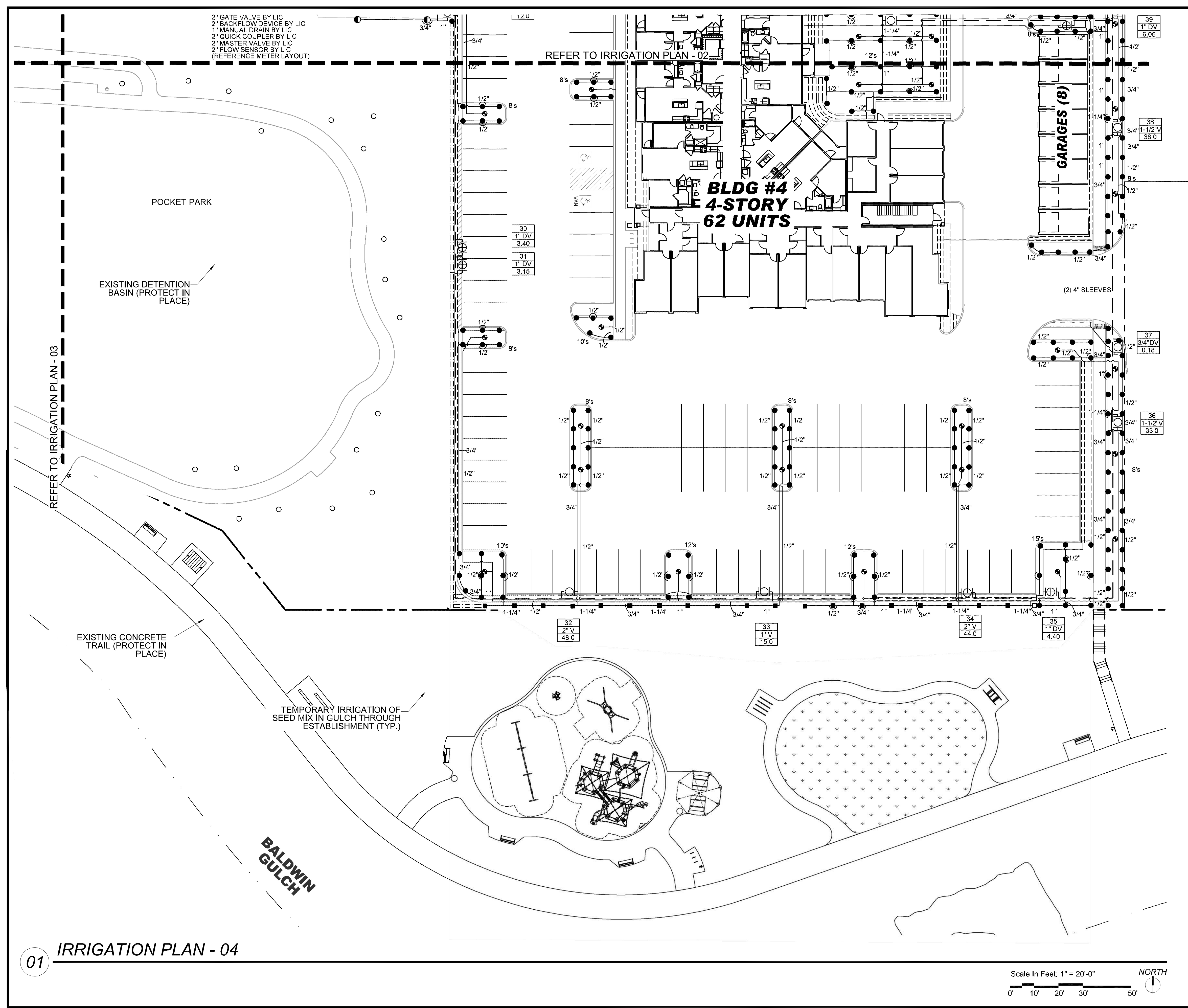
NO.	REVISION	BY	DATE	APPR.



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

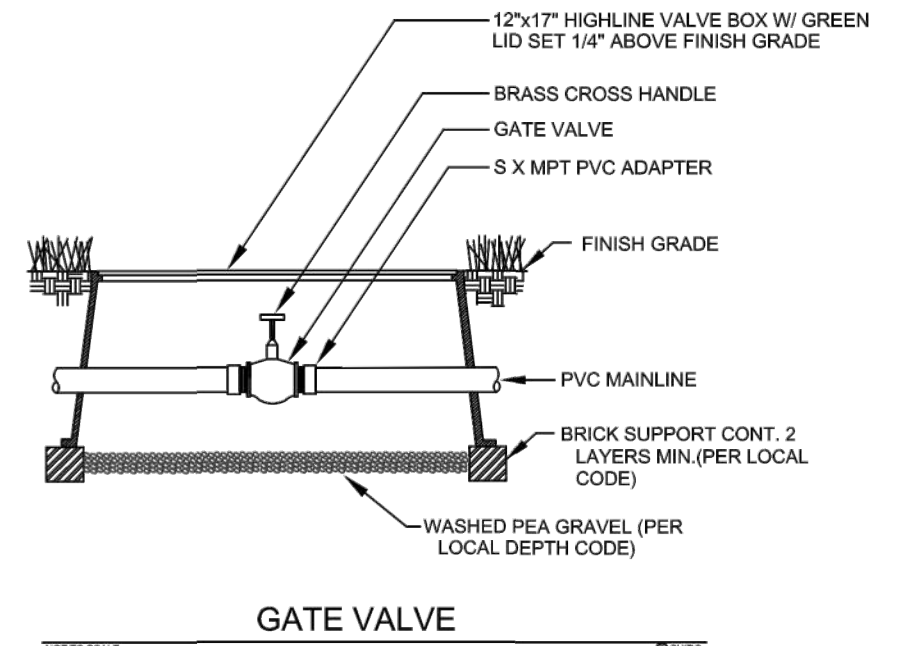
PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY SITE PLAN
IRRIGATION PLAN

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Nicholas Allen Smith
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PROJECT NO.
096481002

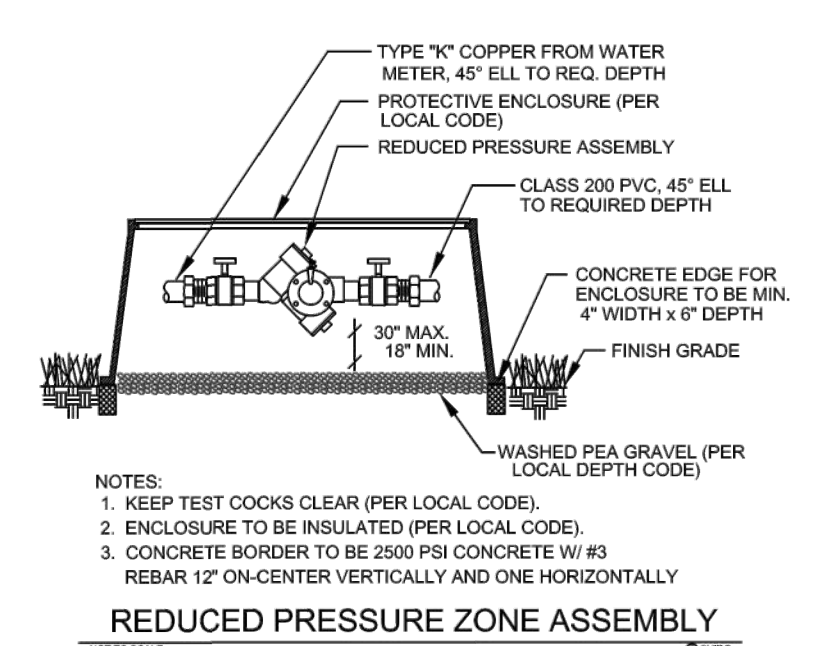


01 IRRIGATION PLAN - 04

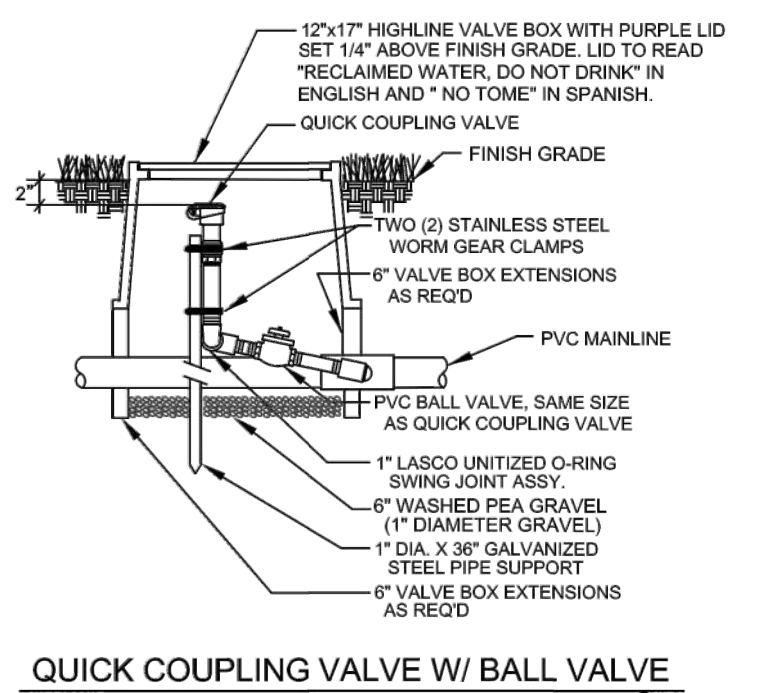
PARKER COLORADO
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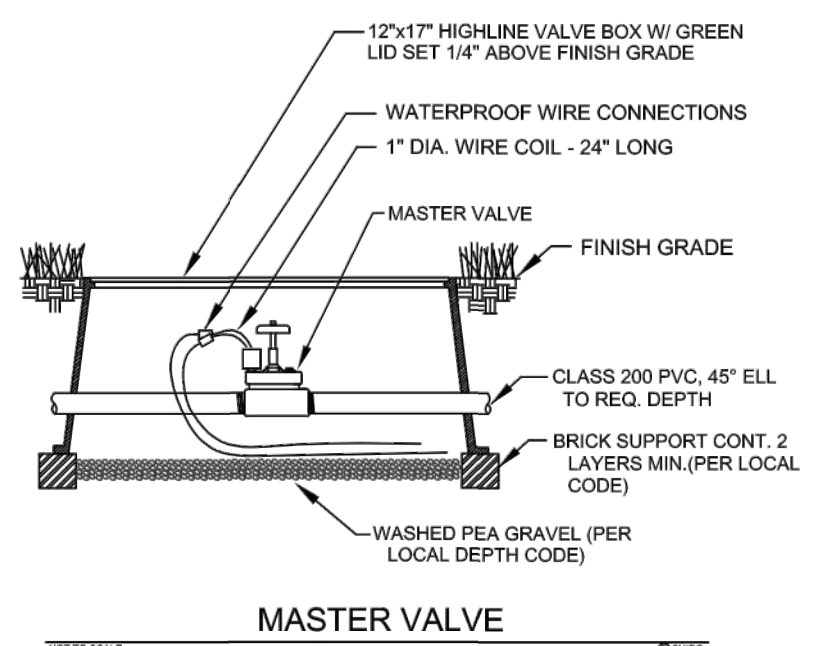
GATE VALVE



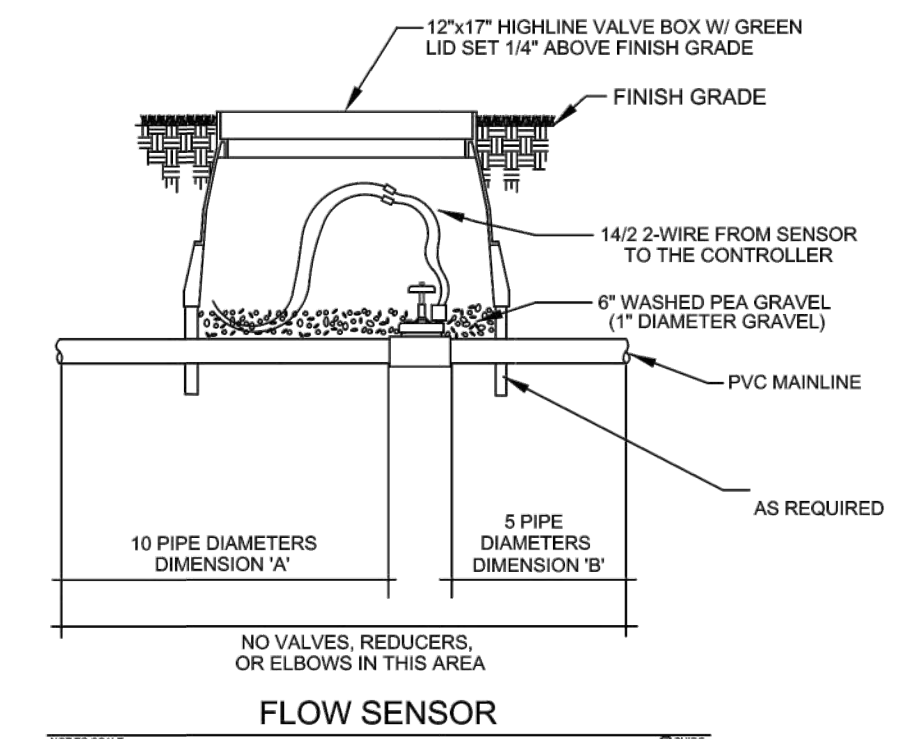
REDUCED PRESSURE ZONE ASSEMBLY



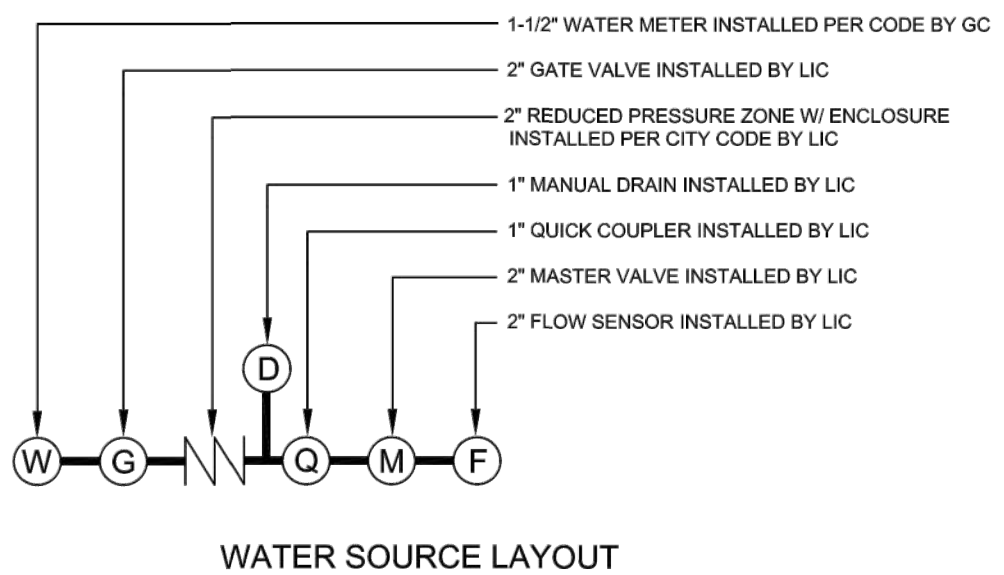
QUICK COUPLING VALVE W/ BALL VALVE



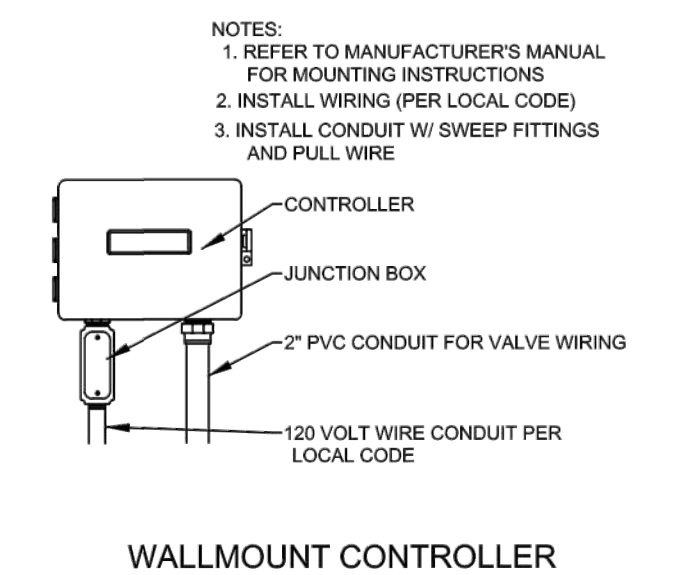
MASTER VALVE



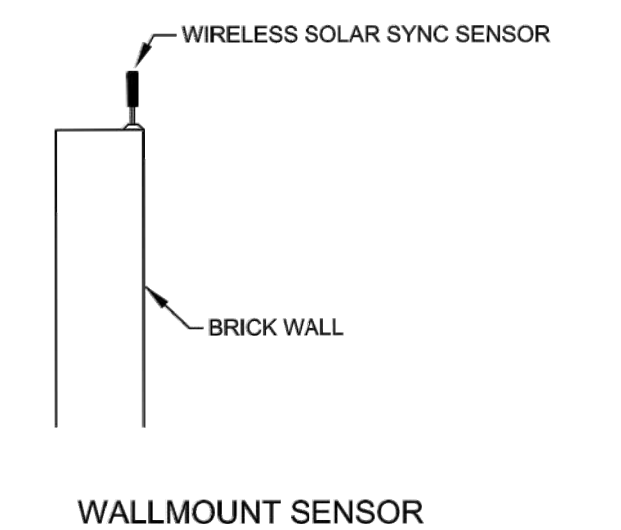
FLOW SENSOR



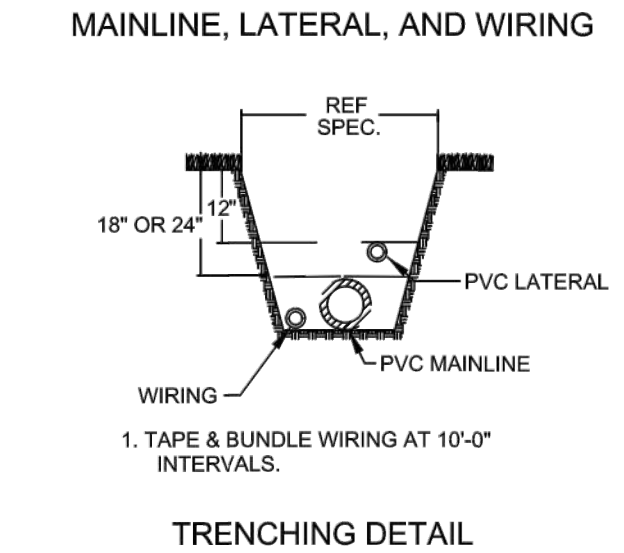
WATER SOURCE LAYOUT



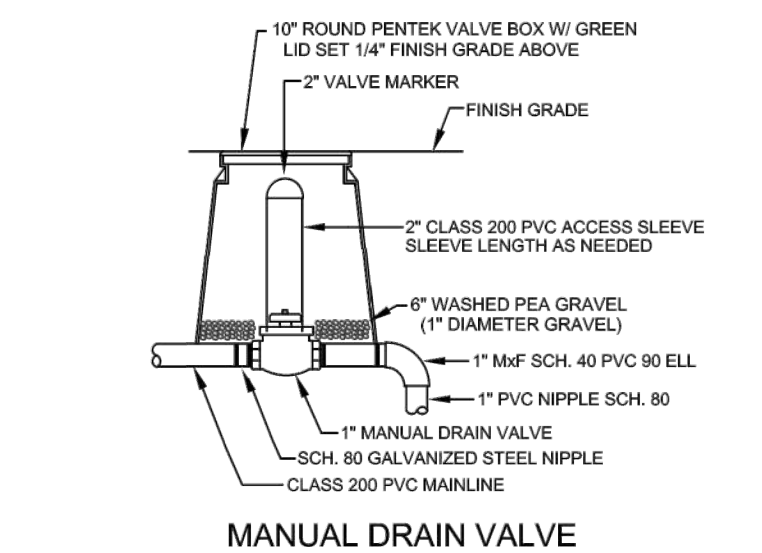
WALLMOUNT CONTROLLER



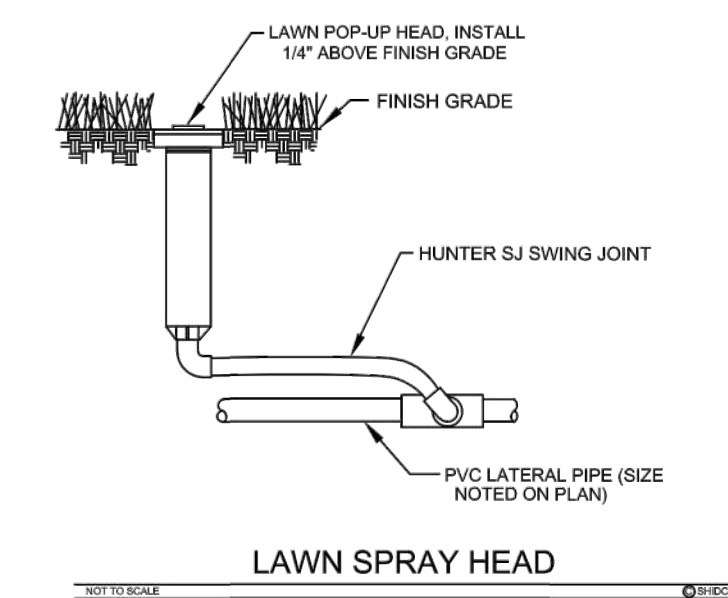
WALLMOUNT SENSOR



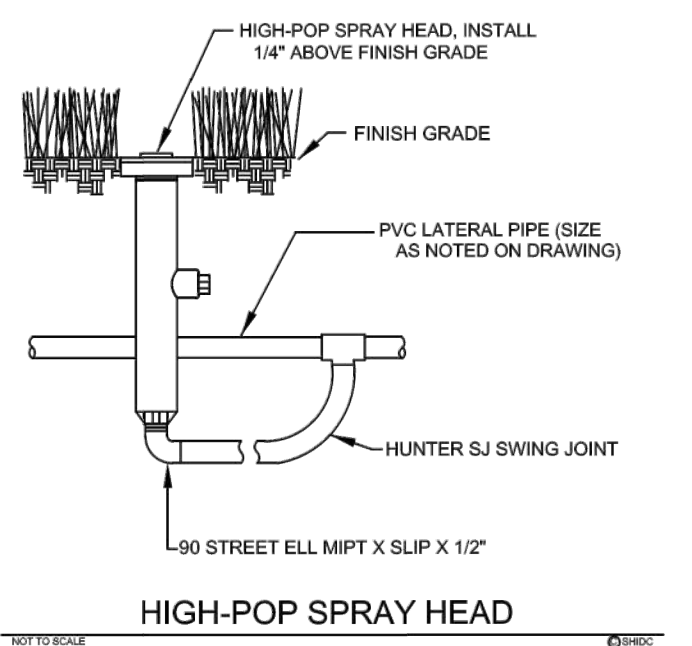
TRENCHING DETAIL



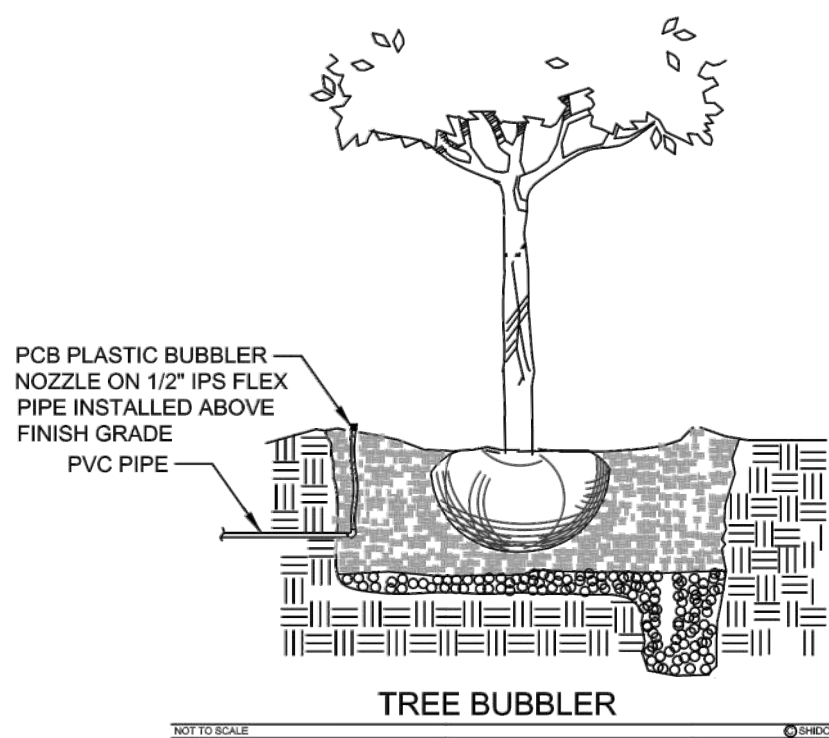
MANUAL DRAIN VALVE



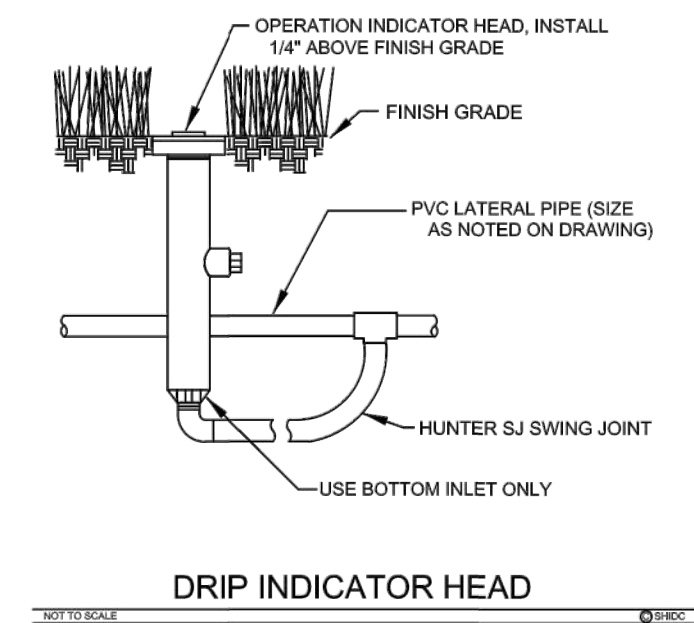
LAWN SPRAY HEAD



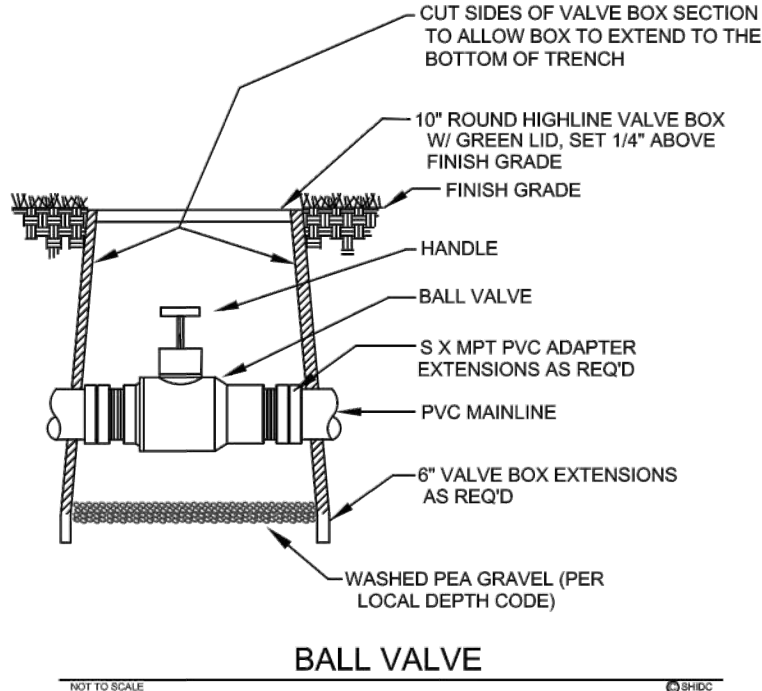
HIGH-POP SPRAY HEAD



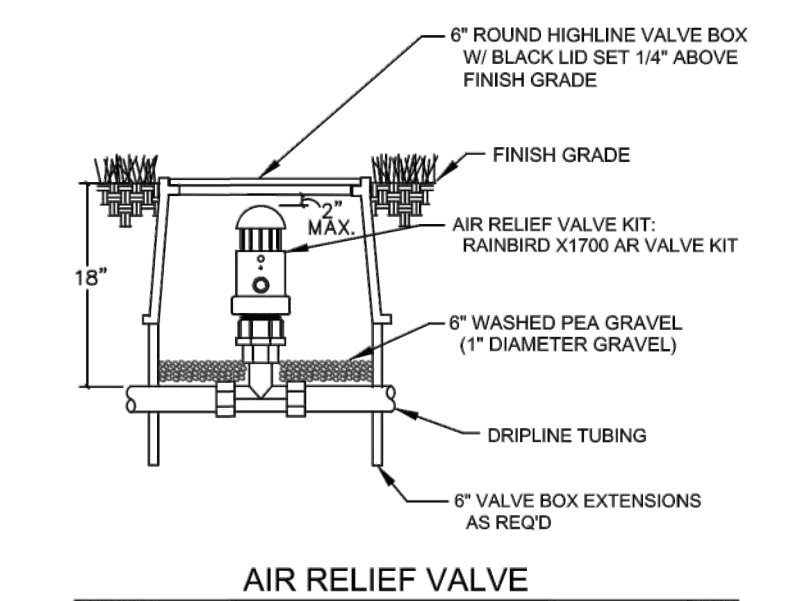
TREE BUBBLER



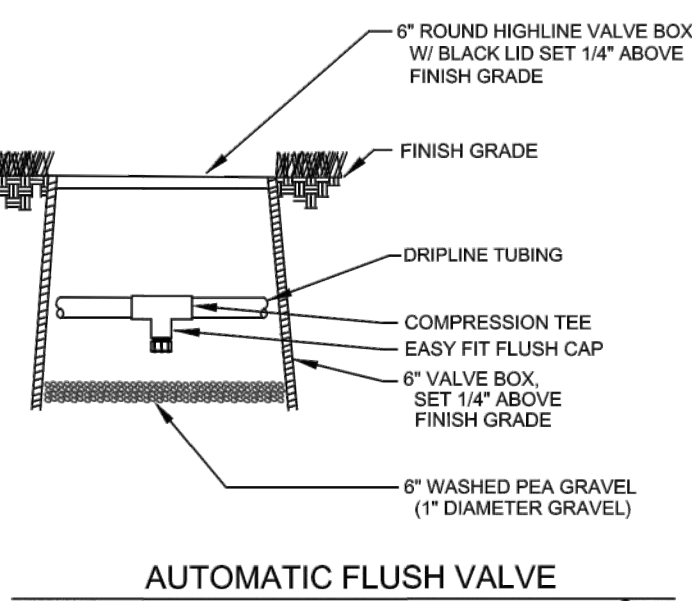
DRIP INDICATOR HEAD



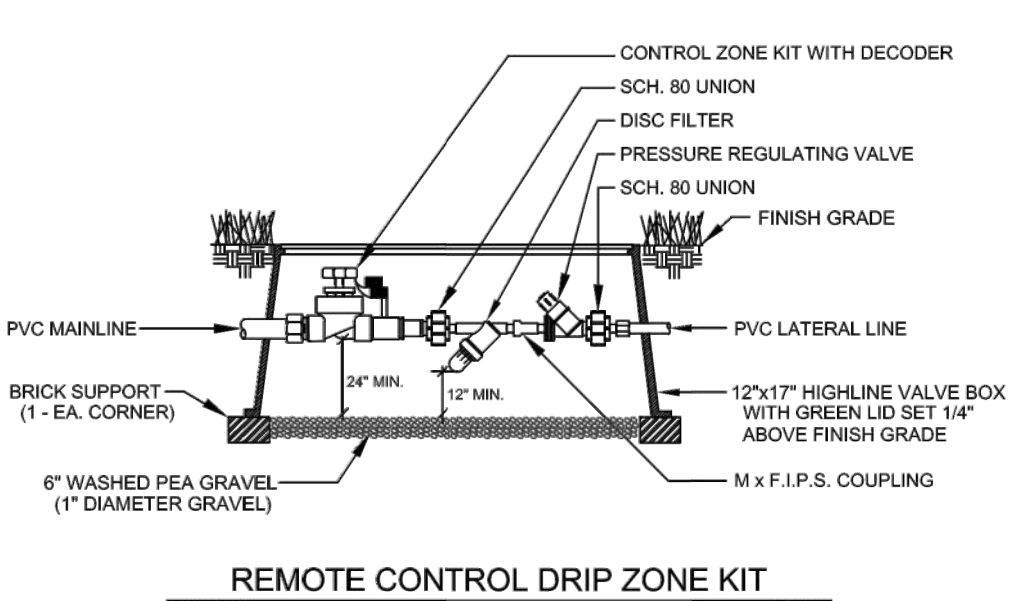
BALL VALVE



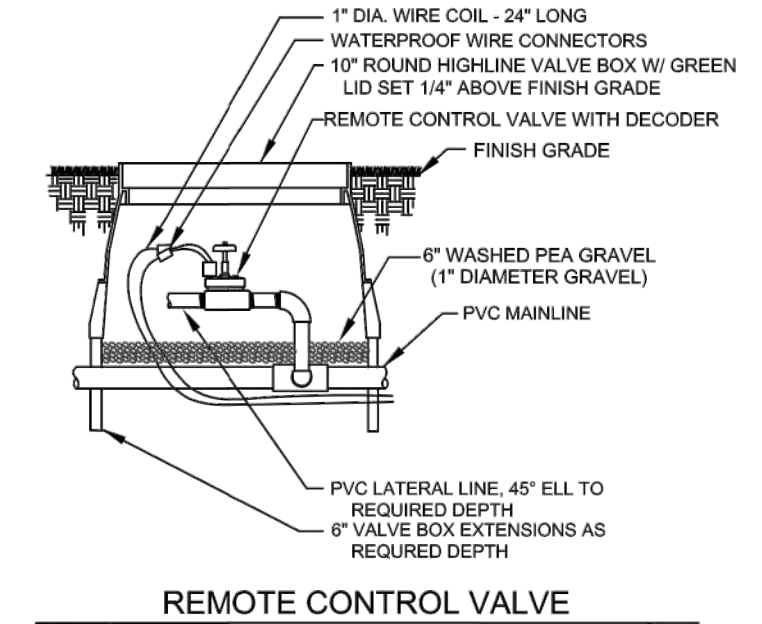
AIR RELIEF VALVE



AUTOMATIC FLUSH VALVE



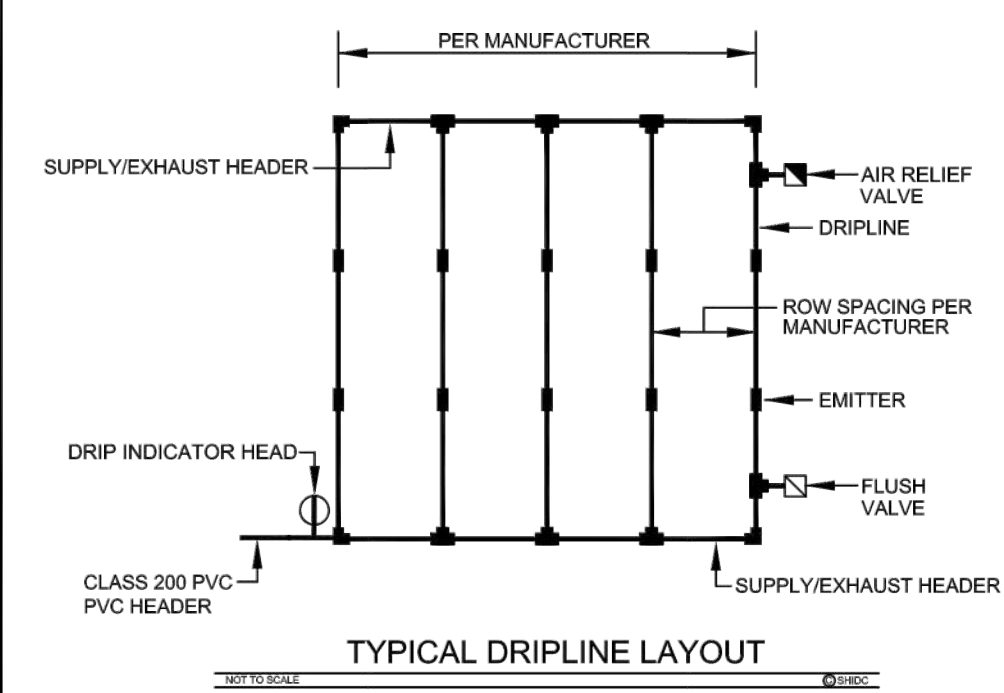
REMOTE CONTROL DRIP ZONE KIT



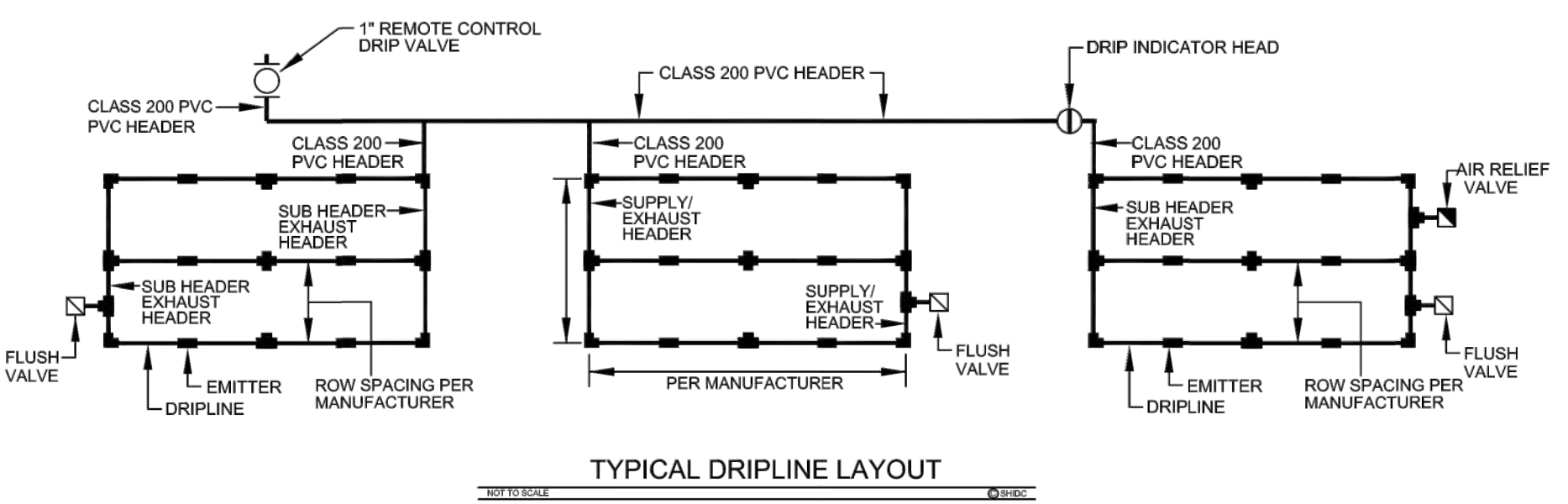
REMOTE CONTROL VALVE

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"

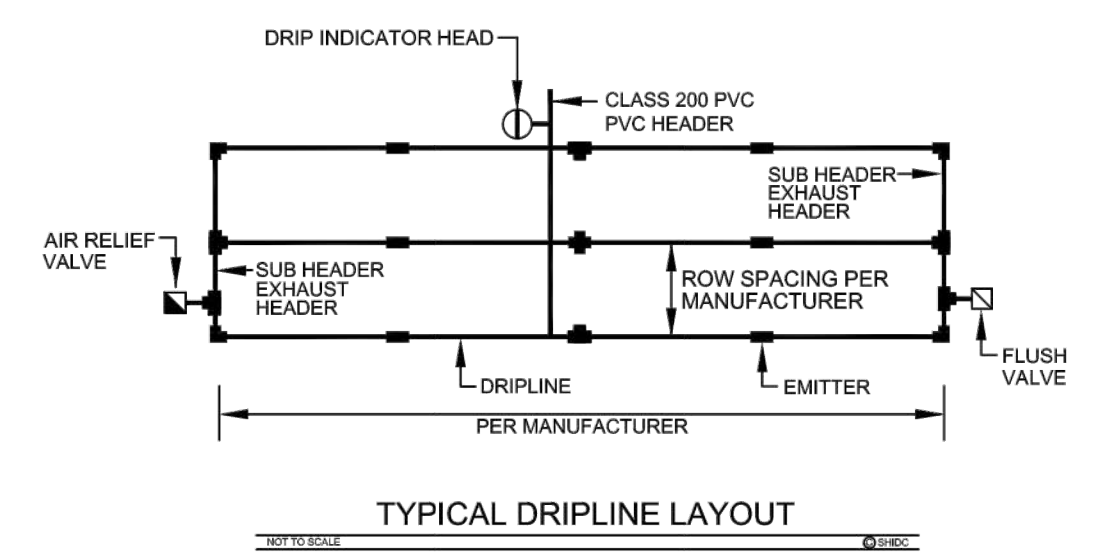
PVC PIPE SIZE CHART



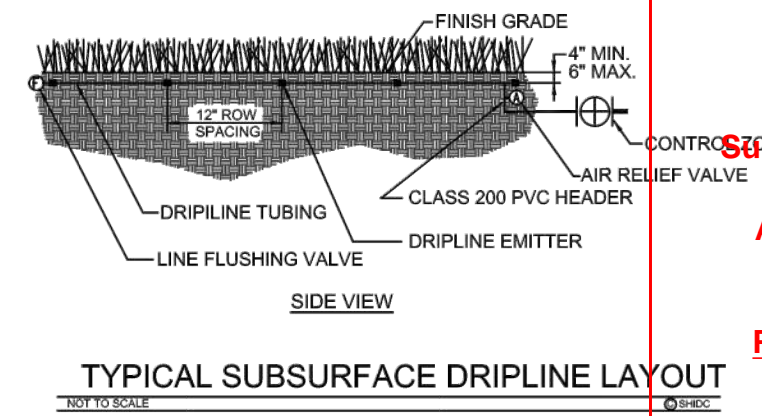
TYPICAL DRIPLINE LAYOUT



TYPICAL DRIPLINE LAYOUT



TYPICAL DRIPLINE LAYOUT



TYPICAL SUBSURFACE DRIPLINE LAYOUT

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	APPR.

THE GARRETT COMPANIES
 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

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

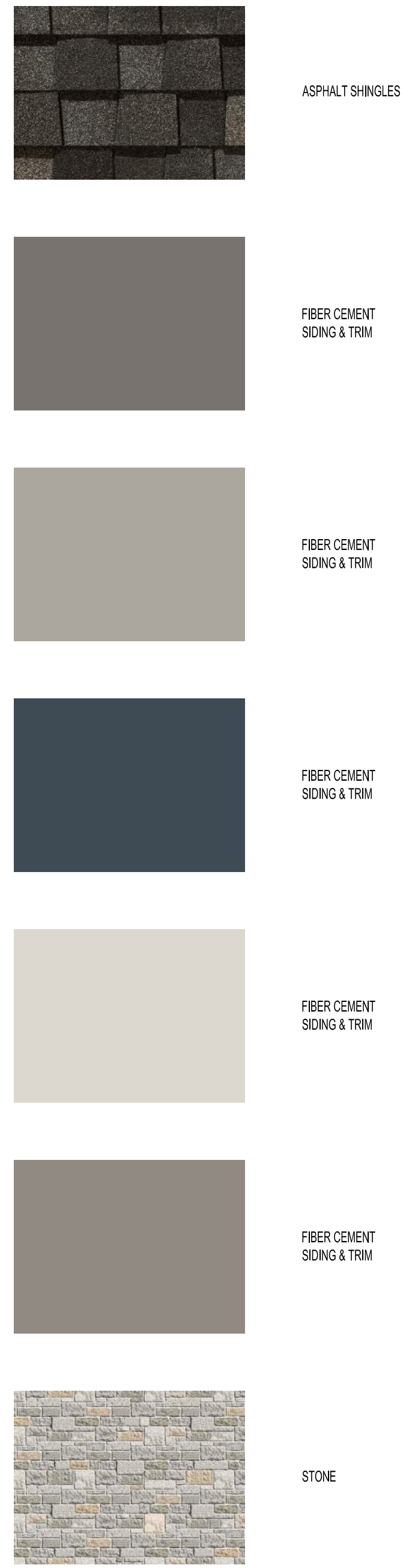


Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: 07/16/2021

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

MATERIAL PALETTE



GLAZING INFORMATION (NON GARAGE AREAS)
 FIRST FLOOR: 26%
 TYPICAL UPPER LEVEL: 27%

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



4 BUILDING 1 WEST ELEVATION
 NTS



3 BUILDING 1 SOUTH ELEVATION
 NTS



2 BUILDING 1 NORTH ELEVATION
 NTS



1 BUILDING 1 EAST ELEVATION
 NTS

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

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PARKER + PINE FILING #2
 LOTS 1-3
 MULTI-FAMILY PROJECT
 PARKER, COLORADO

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
		COMMENT RESPONSES	
		COMMENT RESPONSES	
04.19.21			
05.27.21			

DATE	DRAWN BY
PROJECT NO.	CHECKED BY
20013	
BUILDING 1 COLORED ELEVATIONS	

MATERIAL PALETTE

-  ASPHALT SHINGLES
-  FIBER CEMENT SIDING & TRIM
-  FIBER CEMENT SIDING & TRIM
-  FIBER CEMENT SIDING & TRIM
-  FIBER CEMENT SIDING & TRIM
-  FIBER CEMENT SIDING & TRIM
-  STONE

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



2 BUILDING 1 PERSPECTIVE
NTS



1 BUILDING 1 PERSPECTIVE
NTS

PARKER
COLORADO

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PARKER + PINE FILING #2
LOTS 1-3
 MULTI-FAMILY PROJECT
 PARKER, COLORADO

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
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	05.27.21		COMMENT RESPONSES

DATE	DRAWN BY
PROJECT NO. 20013	CHECKED BY
BUILDING 1 COLORED ELEVATIONS	

MATERIAL PALETTE



ASPHALT SHINGLES



FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



STONE

GLAZING INFORMATION (NON GARAGE AREAS)

FIRST FLOOR: 26%
TYPICAL UPPER LEVEL: 25%

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



4 BUILDING 2 EAST ELEVATION
NTS



3 BUILDING 2 SOUTH ELEVATION
NTS



2 BUILDING 2 NORTH ELEVATION
NTS



1 BUILDING 2 WEST ELEVATION
NTS



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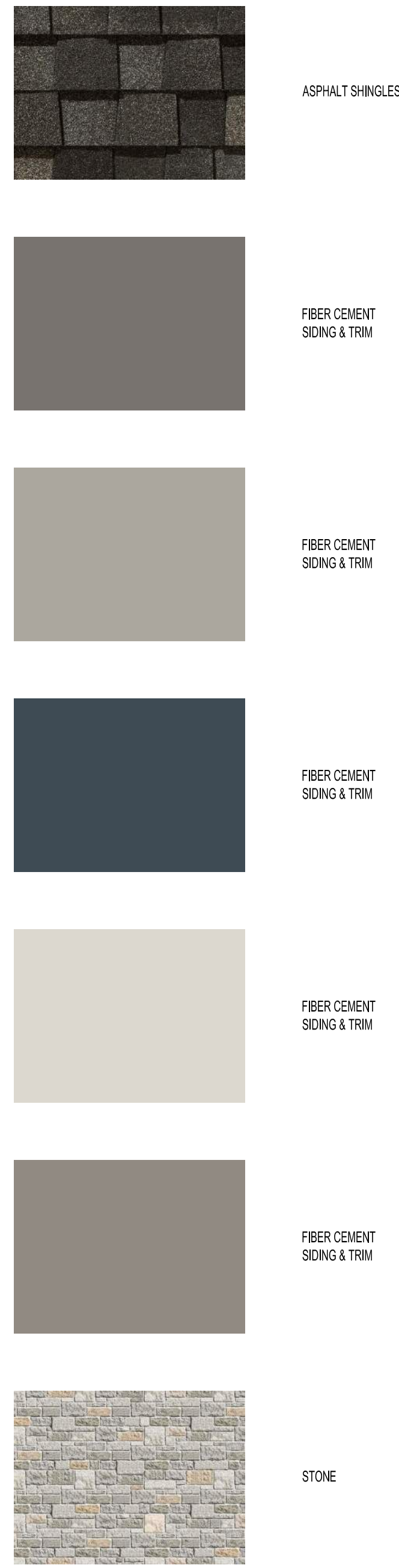


PARKER + PINE FILING #2
LOTS 1-3
MULTI-FAMILY PROJECT
PARKER, COLORADO

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
			COMMENT RESPONSES
			COMMENT RESPONSES
04.19.21			
05.27.21			

MATERIAL PALETTE



GLAZING INFORMATION

FIRST FLOOR:	27%
SECOND FLOOR:	26%
TYPICAL UPPER LEVEL:	26%

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



4 BUILDING 3 WEST ELEVATION
NTS



3 BUILDING 3 SOUTH ELEVATION
NTS



2 BUILDING 3 NORTH ELEVATION
NTS



1 BUILDING 3 EAST ELEVATION
NTS

PARKER COLORADO
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LOTS 1-3
MULTI-FAMILY PROJECT
PARKER, COLORADO

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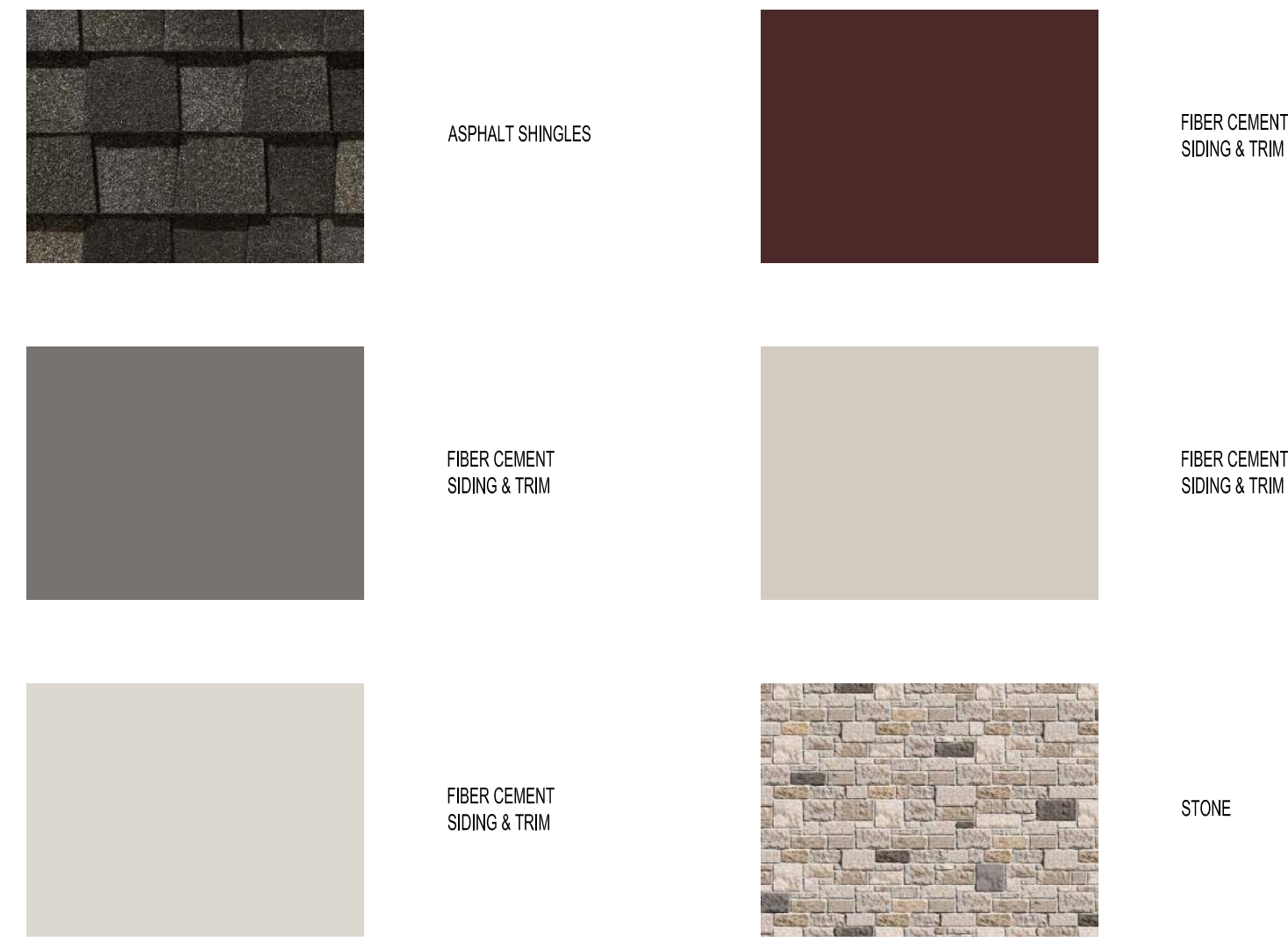
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		COMMENT RESPONSES
		COMMENT RESPONSES
04.19.21		
05.27.21		

DATE: 04.19.21 05.27.21

PROJECT NO. 20013

BUILDING 3
COLORED ELEVATIONS

MATERIAL PALETTE



GLAZING INFORMATION (NON GARAGE AREAS)
 FIRST FLOOR NON-GARAGE AREAS: 31%
 TYPICAL UPPER LEVEL: 28%

HEIGHT INFORMATION
 APPROXIMATELY 56' ABOVE GRADE



5 BUILDING 4 WEST ELEVATION
 NTS

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



4 BUILDING 4 SOUTH ELEVATION
 NTS



3 BUILDING 4 NORTH ELEVATION
 NTS



2 BUILDING 4 COURTYARD ELEVATION
 NTS



1 BUILDING 4 EAST ELEVATION
 NTS

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PARKER + PINE FILING #2
 LOTS 1-3
 MULTI-FAMILY PROJECT
 PARKER, COLORADO

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
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05.27.21			COMMENT RESPONSES

DATE: _____ DRAWN BY: _____
 PROJECT NO: 20013 CHECKED BY: _____
 BUILDING 4 COLORED ELEVATIONS

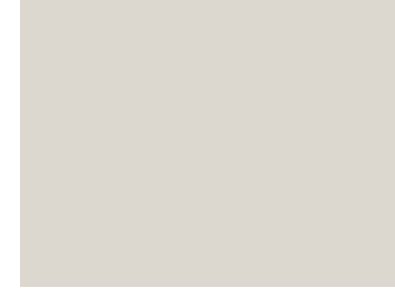
MATERIAL PALETTE



ASPHALT SHINGLES



FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



STONE

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



2 BUILDING 4 PERSPECTIVE
NTS



1 BUILDING 4 PERSPECTIVE
NTS

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MULTI-FAMILY PROJECT
PARKER, COLORADO

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BUILDING 4 COLORED ELEVATIONS	

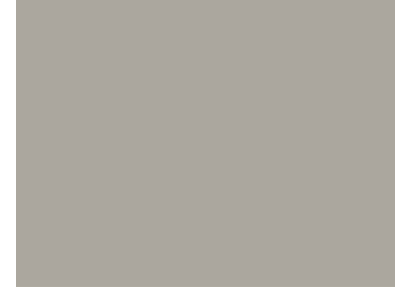
MATERIAL PALETTE



ASPHALT SHINGLES



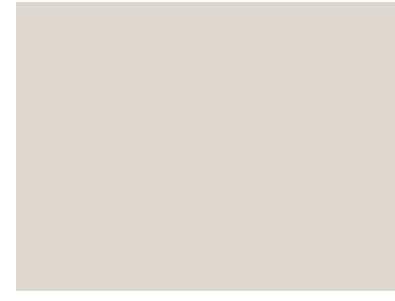
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FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



FIBER CEMENT SIDING & TRIM



FIBER CEMENT TRIM

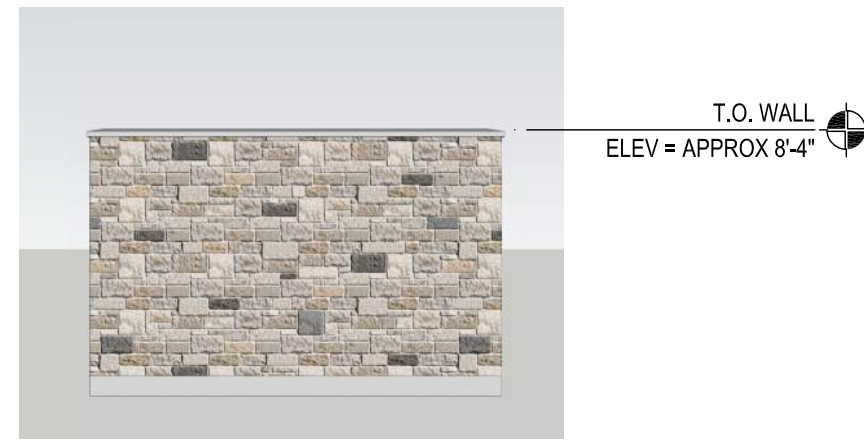


STONE

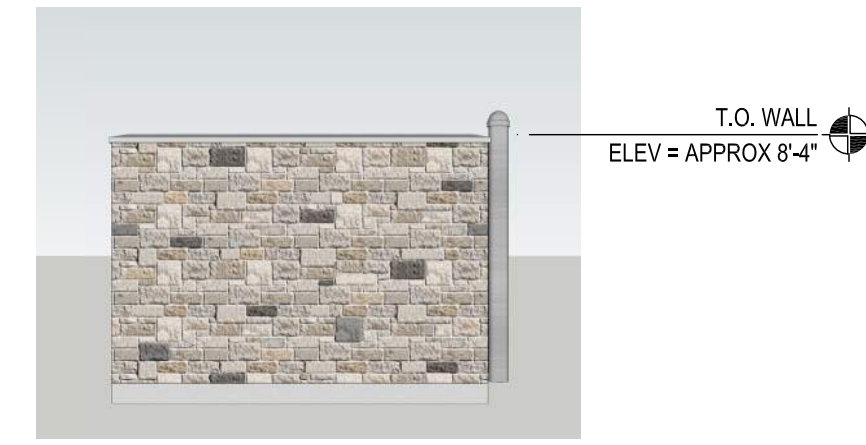


STONE

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



12 ENCLOSURE LOT 3 REAR ELEVATION
NTS



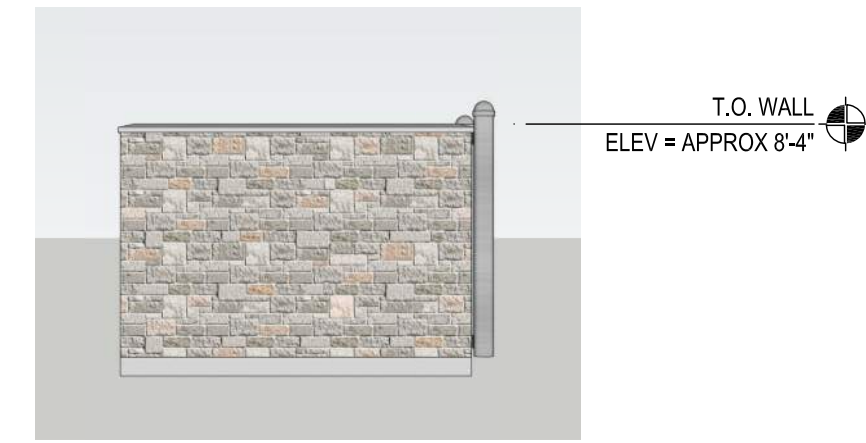
11 ENCLOSURE LOT 3 END ELEVATION
NTS



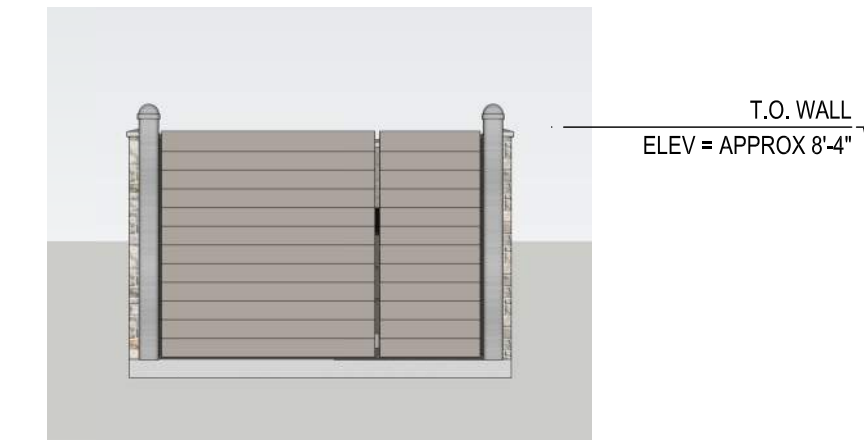
10 ENCLOSURE LOT 3 FRONT ELEVATION
NTS



9 ENCLOSURE LOTS 1 & 2 REAR ELEVATION
NTS



8 ENCLOSURE LOTS 1 & 2 END ELEVATION
NTS



7 ENCLOSURE LOTS 1 & 2 FRONT ELEVATION
NTS



6 GARAGE B REAR ELEVATION
NTS



5 GARAGE A REAR ELEVATION
NTS



4 GARAGE B END ELEVATION
NTS



3 GARAGE A END ELEVATION
NTS



2 GARAGE B FRONT ELEVATION
NTS



1 GARAGE A FRONT ELEVATION
NTS

PARKER COLORADO

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PARKER + PINE FILING #2
LOTS 1-3
 MULTI-FAMILY PROJECT
 PARKER, COLORADO

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
04.19.21	05.27.21	COMMENT RESPONSES
		COMMENT RESPONSES

DATE: 07/16/2021 DRAWN BY:
 PROJECT NO: 20013 CHECKED BY:
 ACCESSORY STRUCTURES COLORED ELEVATIONS



3 SITE VIEW FROM WEST
NTS

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



2 SITE VIEW FROM SOUTHEAST
NTS



1 SITE VIEW FROM NORTH
NTS

PARKER
COLORADO

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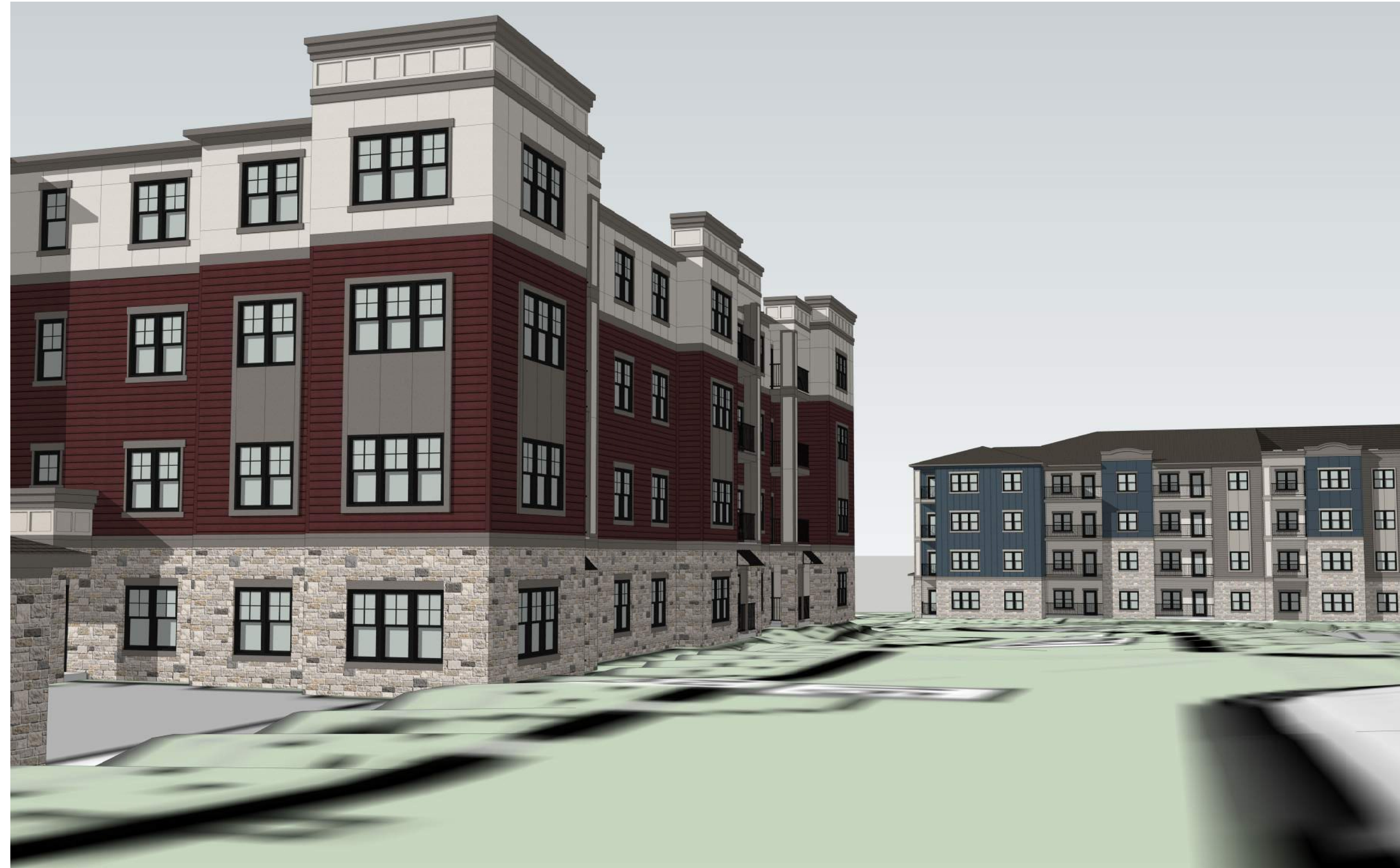
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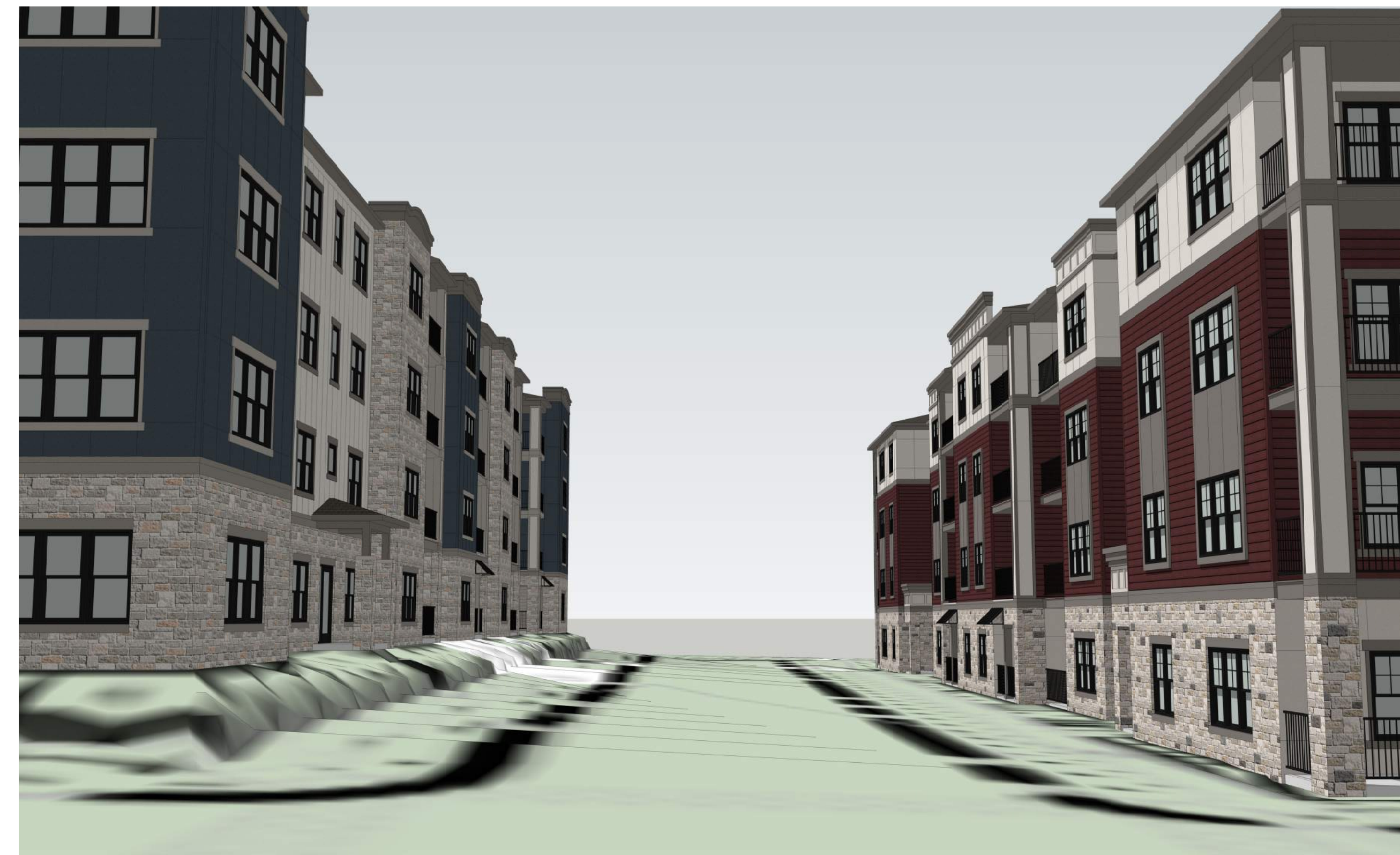
PARKER + PINE FILING #2
LOTS 1-3
 MULTI-FAMILY PROJECT
 PARKER, COLORADO

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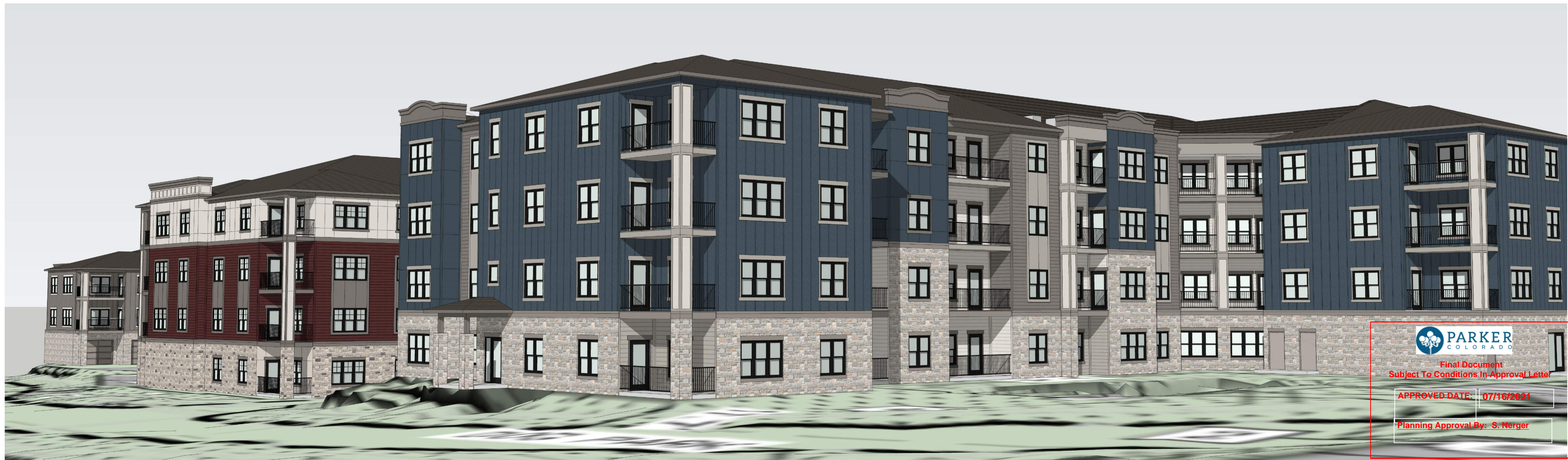


3 BUILDINGS 3 & 4
VIEW FROM EAST
NTS



2 BUILDINGS 2 & 3
VIEW FROM NORTH INTERSECTION
NTS

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



1 BUILDINGS 1, 2 & 3
VIEW FROM LOT 3
NTS

PARKER COLORADO
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PARKER + PINE FILING #2
LOTS 1-3
MULTI-FAMILY PROJECT
PARKER, COLORADO

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	04.19.21		COMMENT RESPONSES
	05.27.21		COMMENT RESPONSES

DATE	DRAWN BY
PROJECT NO.	CHECKED BY
20013	
SITE COLORED ELEVATIONS	



5 BUILDING 4
VIEW FROM TRAIL
NTS

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



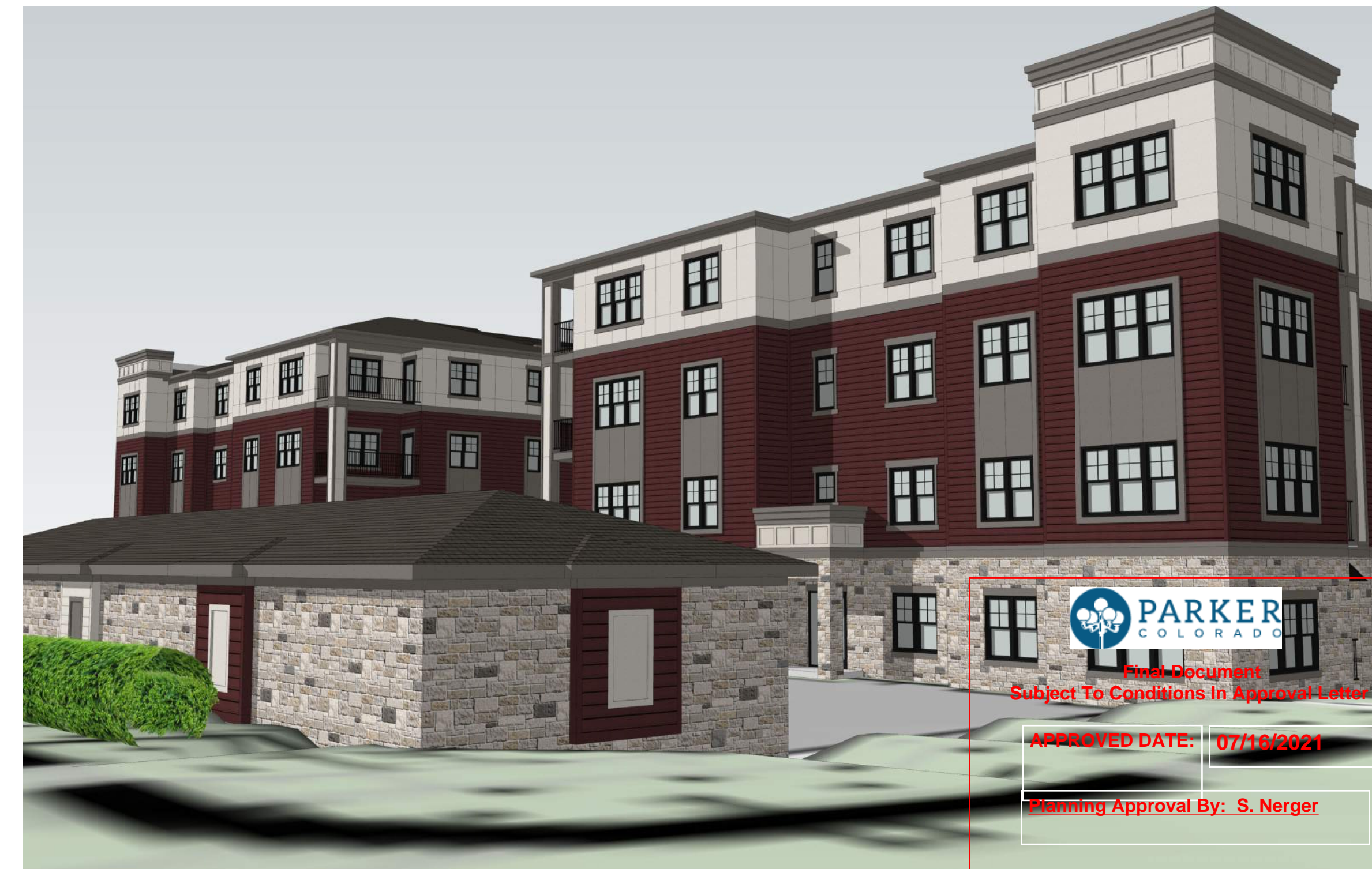
4 BUILDING 4
VIEW FROM TRAIL
NTS



3 BUILDING 4
VIEW FROM TRAIL
NTS



2 BUILDING 4
VIEW FROM EAST
NTS



1 BUILDING 4
VIEW FROM NORTHEAST
NTS

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PARKER + PINE FILING #2
LOTS 1-3
MULTI-FAMILY PROJECT
PARKER, COLORADO

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DATE: _____ DRAWN BY: _____
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SITE COLORED ELEVATIONS