

# COMPARK VILLAGE SOUTH

## SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

### LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



## Belford Avenue Streetscape Project Limits

### Site Improvement Plan Amendment No. 1

Town of Parker, CO

**OWNER**  
Belford Avenue North Metropolitan District  
4100 East Mississippi Avenue, Suite 500  
Denver, CO 80246  
(303) 964-8800



Job No: 2020-09  
Date: 03-17-2021  
06-17-2021

**LANDSCAPE ARCHITECT**  
Plan West, Inc.  
767 Santa Fe Drive  
Denver, CO 80204  
(303) 741-1411

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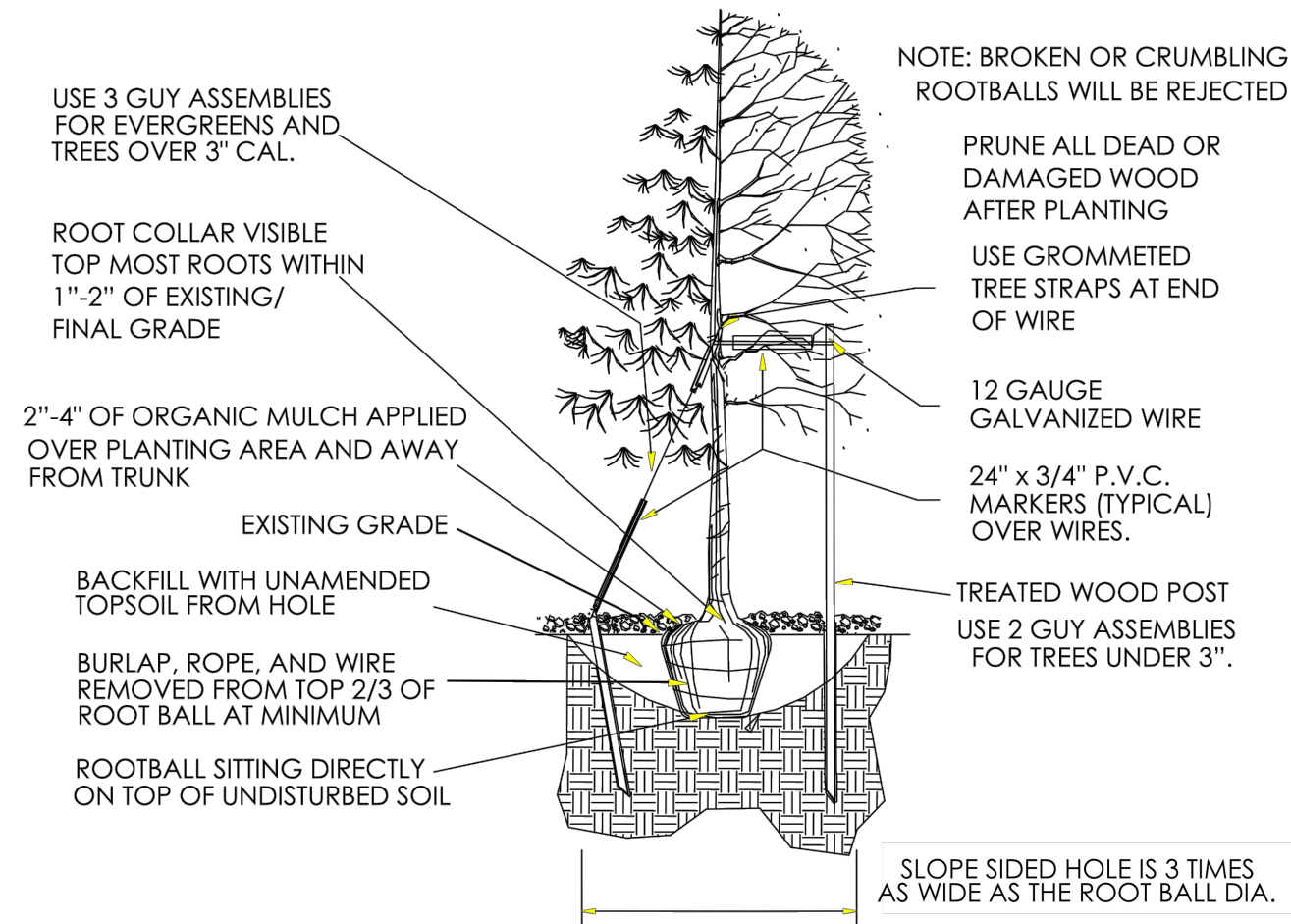
**PLANNING  
SITE DESIGN  
ENTITLEMENTS  
LANDSCAPE ARCHITECTURE**

SHEET: 01 of 09

# COMPARK VILLAGE SOUTH

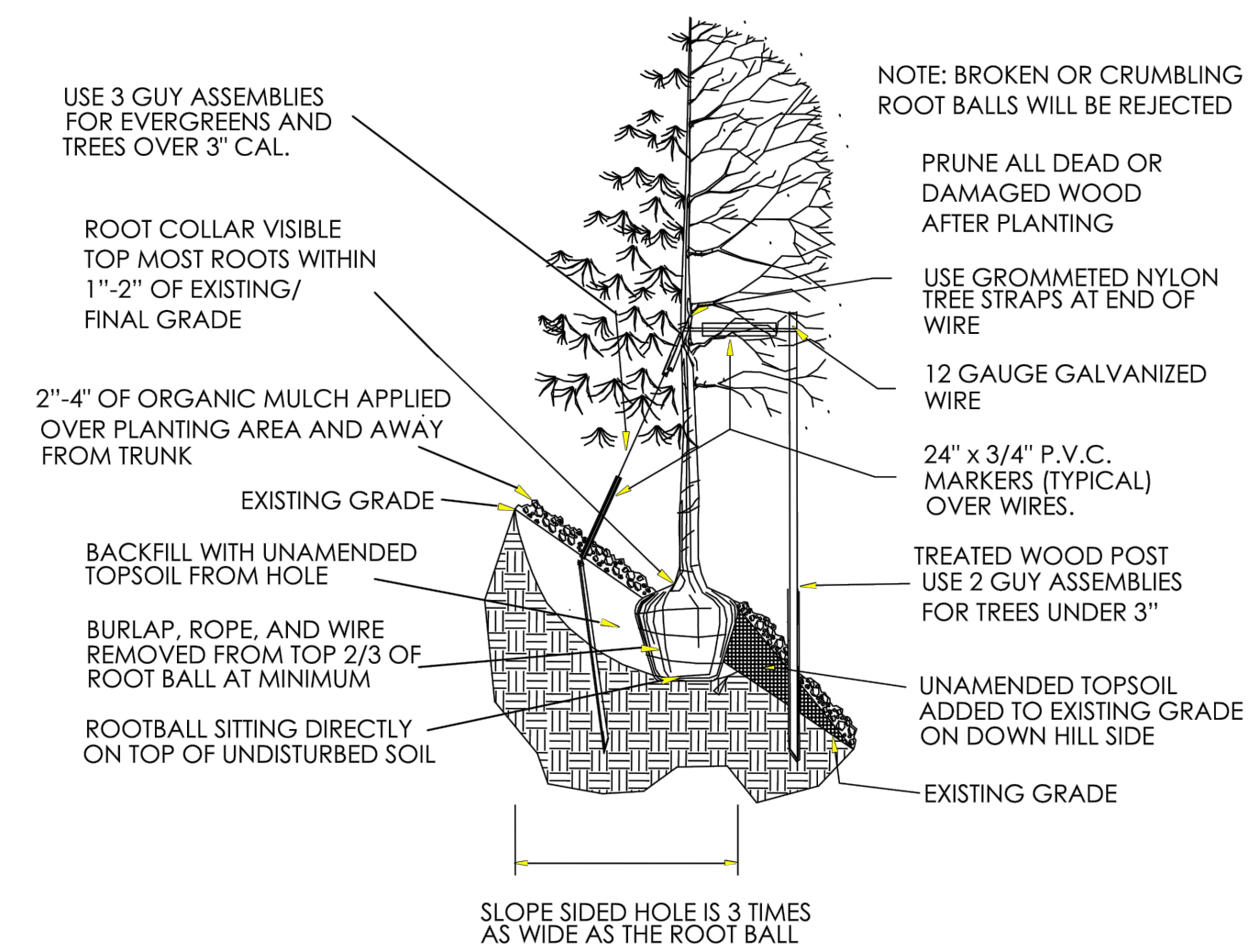
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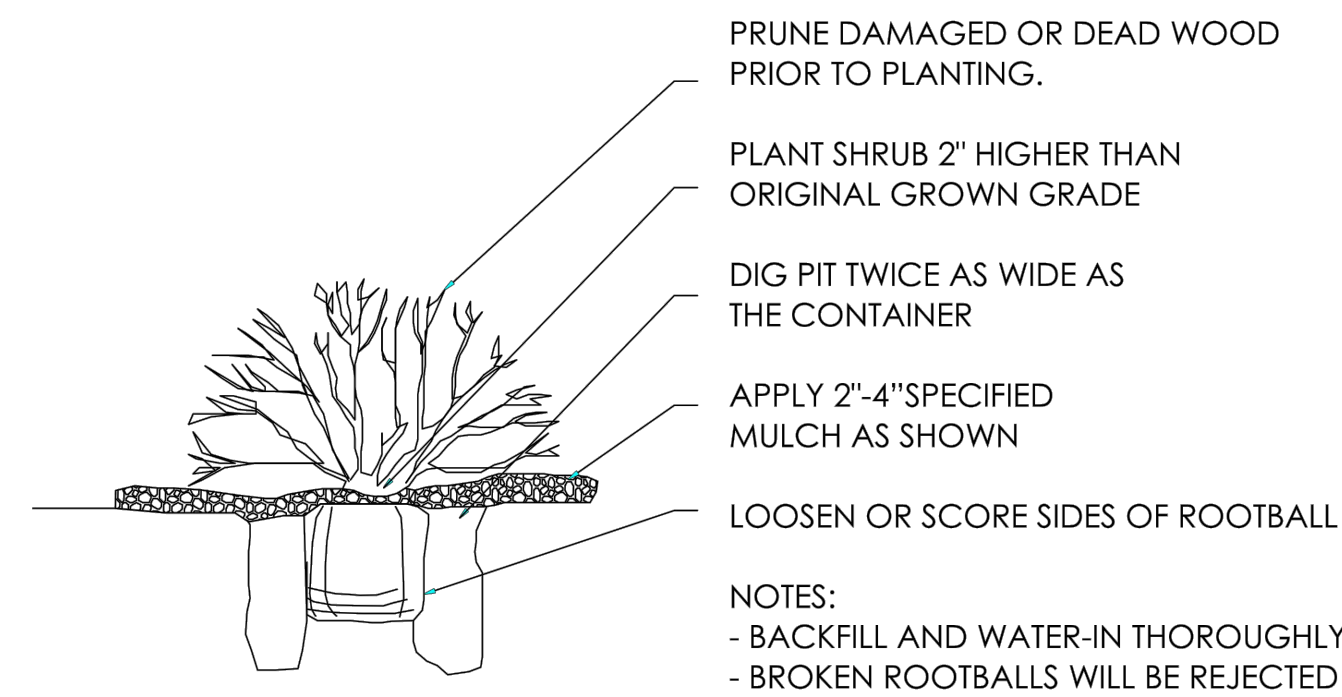


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do 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.

**1 TOWN OF PARKER TREE DETAIL** NOT TO SCALE



**2 TOWN OF PARKER TREE DETAIL ON SLOPE** NOT TO SCALE



**3 TOWN OF PARKER SHRUB DETAIL** NOT TO SCALE

#### PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	MATURE HEIGHT x WIDTH
	CO	20	Common Hackberry	<i>Celtis occidentalis</i>	B & B	2.5"Cal	60' x 40'
	TR	23	Redmond American Linden	<i>Tilia americana 'Redmond'</i>	B & B	2.5"Cal	50' x 40'
	UN	36	New Harmony American Elm	<i>Ulmus americana 'New Harmony'</i>	B & B	2.5"Cal	60' x 40'
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	MATURE HEIGHT x WIDTH
	CV	12	Winter King Hawthorn	<i>Crataegus viridis 'Winter King'</i>	B & B	2"Cal	30' x 20'
	KP	16	Golden Rain Tree	<i>Koelreuteria paniculata</i>	B & B	2"Cal	30' x 25'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT x WIDTH	
	AP	86	Panchito Manzanita	<i>Arctostaphylos x 'Panchito'</i>	5 gal	2' x 4'	
	CC	99	Dark Knight Bluebeard	<i>Caryopteris x clandonensis 'Dark Knight'</i>	5 gal	3' x 3'	
	CS	254	Variegated Redtwig Dogwood	<i>Cornus sericea 'Ivory Halo'</i>	5 gal	5' x 5'	
	JS	286	Sea Green Pfitzer Juniper	<i>Juniperus x pfitzeriana 'Sea Green'</i>	5 gal	5' x 6'	
	PO	275	Dwarf Ninebark	<i>Physocarpus opulifolius 'Little Devil' TM</i>	5 gal	4' x 4'	
	PP	94	Pawnee Buttes Sand Cherry	<i>Prunus besseyi 'P011S' TM</i>	5 gal	1.5' x 5'	
	VB	171	Mini Man Dwarf Manchurian Viburnum	<i>Viburnum burejaeticum 'P017S' TM</i>	5 gal	4' x 4'	
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT x WIDTH	
	HS	153	Blue Oat Grass	<i>Helictotrichon sempervirens</i>	5 gal	24-36" x 24-36"	
	MS	261	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	5 gal	24-36" x 24-36"	
	MC	118	Regal Mist Pink Muhly Grass	<i>Muhlenbergia capillaris 'Lenca' TM</i>	5 gal	18-30" x 18-30"	
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT x WIDTH	
	HP	287	Purple De Oro Daylily	<i>Hemerocallis x 'Purple De Oro'</i>	1 gal	15-20" x 12-18"	
	LS	174	Snow Lady Shasta Daisy	<i>Leucanthemum x superbum 'Snow Lady'</i>	1 gal	12" x 15"	
	RF	192	Indian Summer Coneflower	<i>Rudbeckia fulgida 'Indian Summer'</i>	1 gal	12-15" x 36-48"	

#### PROPOSED PROGRAM

- LARGE SHADE TREES SPACED AT 35' O.C. TO CREATE A CONTINUOUS CANOPY AND STRONG EDGE TO THE STREET
- ORNAMENTAL POCKETS OF SHRUBS AND ORNAMENTAL GRASSES ADD INTEREST AND CREATE DIVERSE BUFFERING ALONG BELFORD AVENUE
- ACCENT SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS ADD INTEREST AND COLOR TO INTERSECTIONS
- PLANTS ARE SELECTED FROM PARKER'S APPROVED STREET TREE LIST AND RECOMMENDED PLANT LIST.

## Belford Avenue Streetscape Notes & Details

### Site Improvement Plan Amendment No. 1

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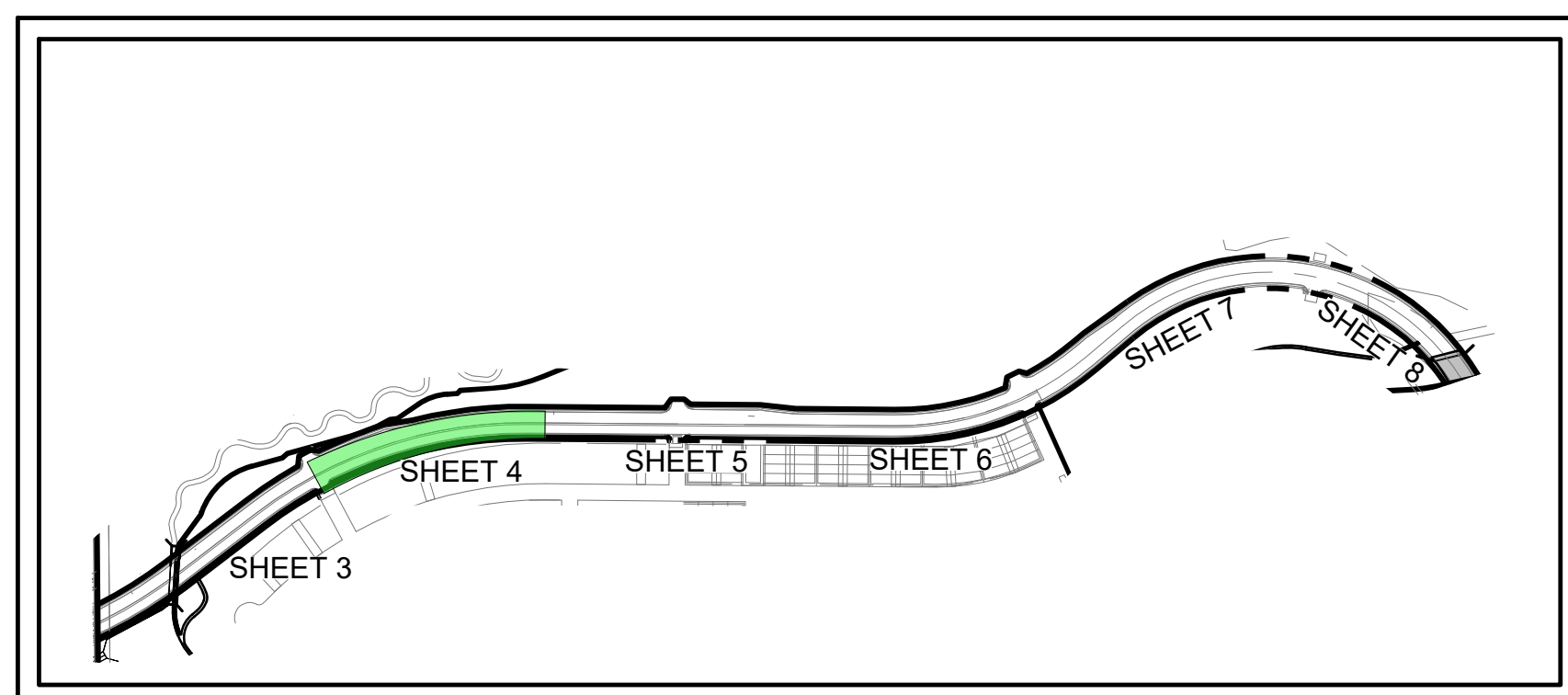
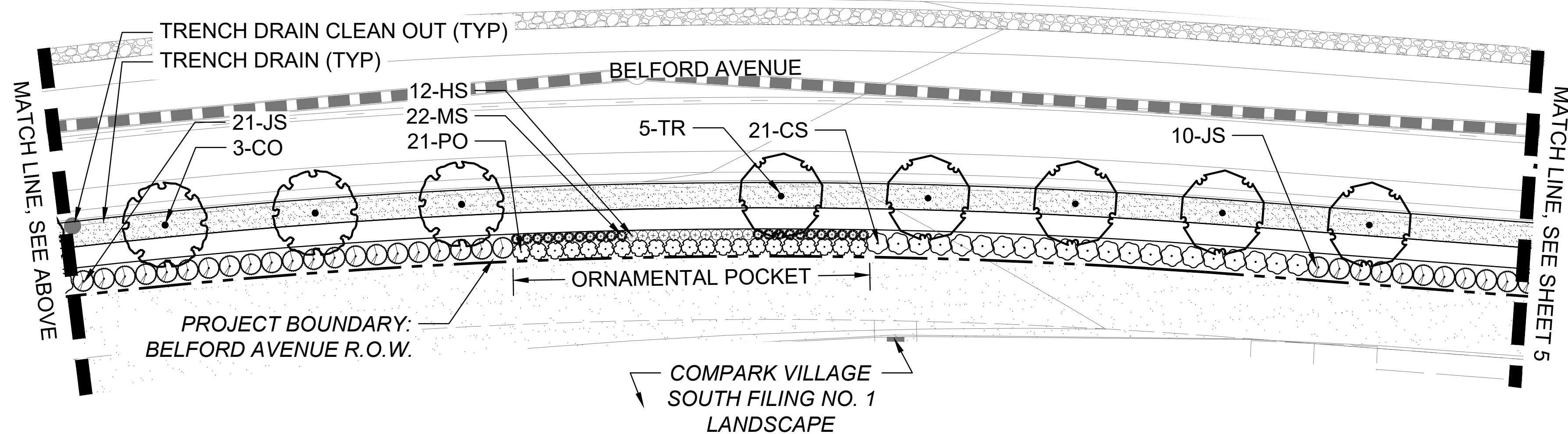
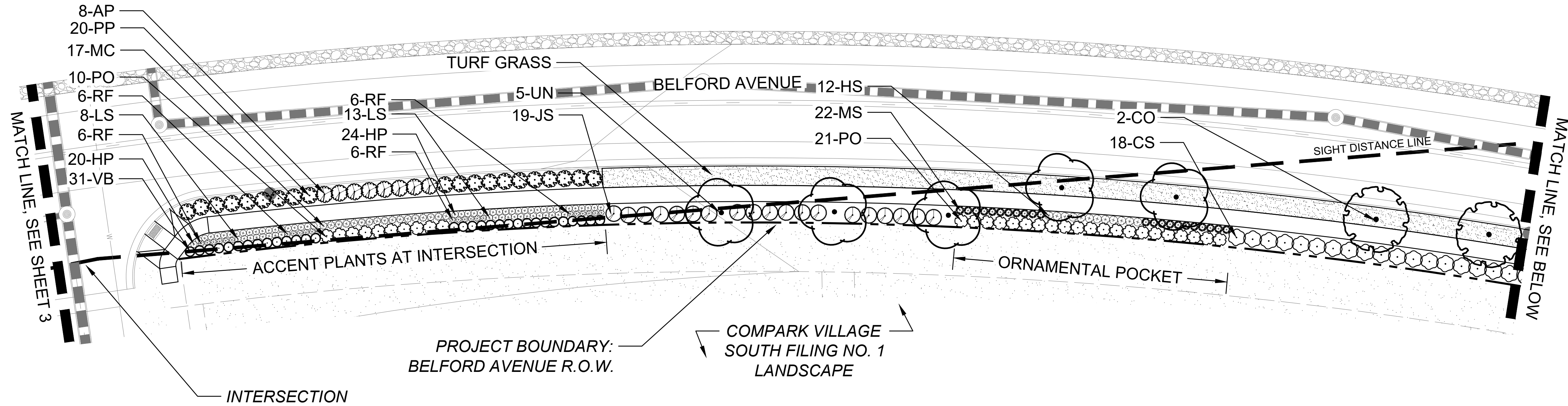
SHEET: 02 of 09



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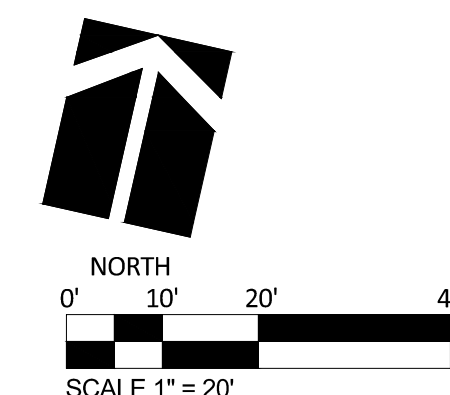
## SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

### LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



KEY MAP

SCALE: 1" = 300'



## Belford Avenue Streetscape Conceptual Planting Design Site Improvement Plan Amendment No. 1

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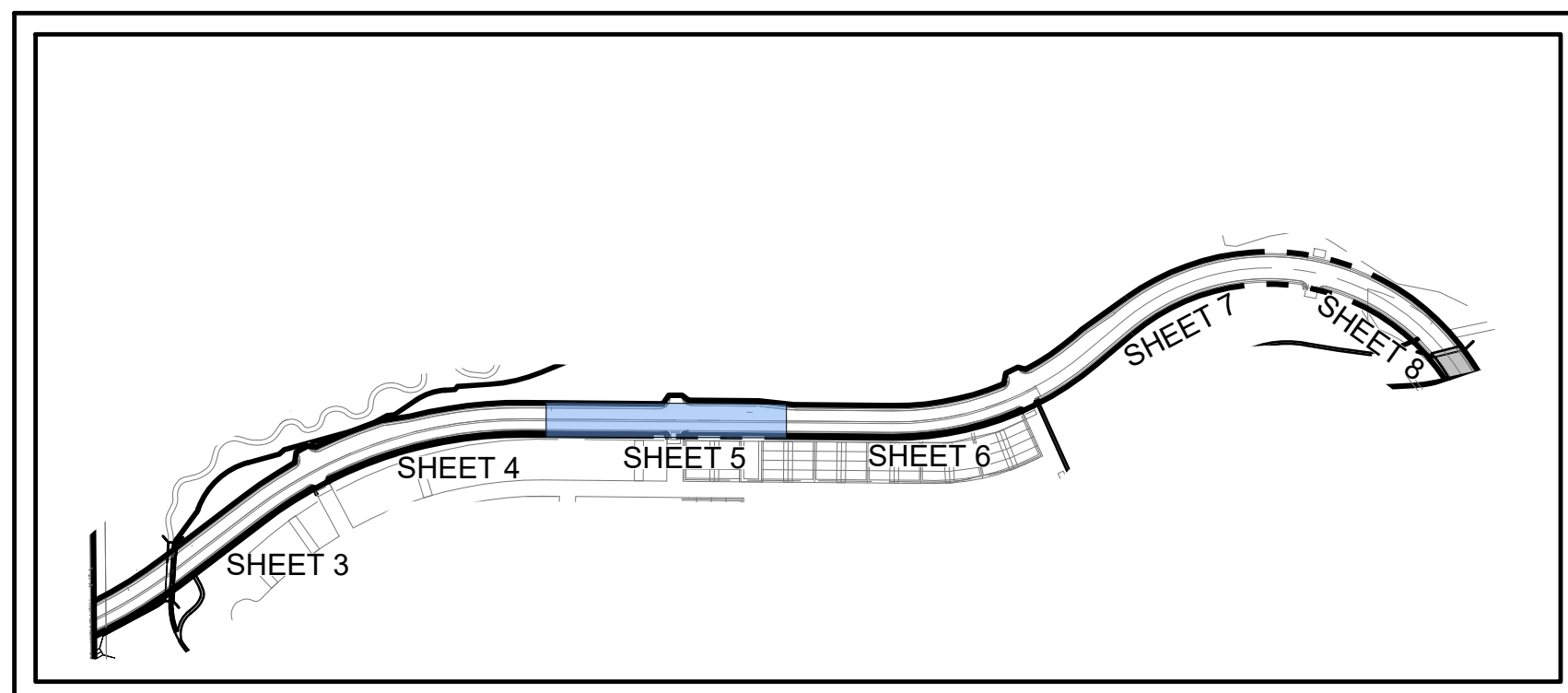
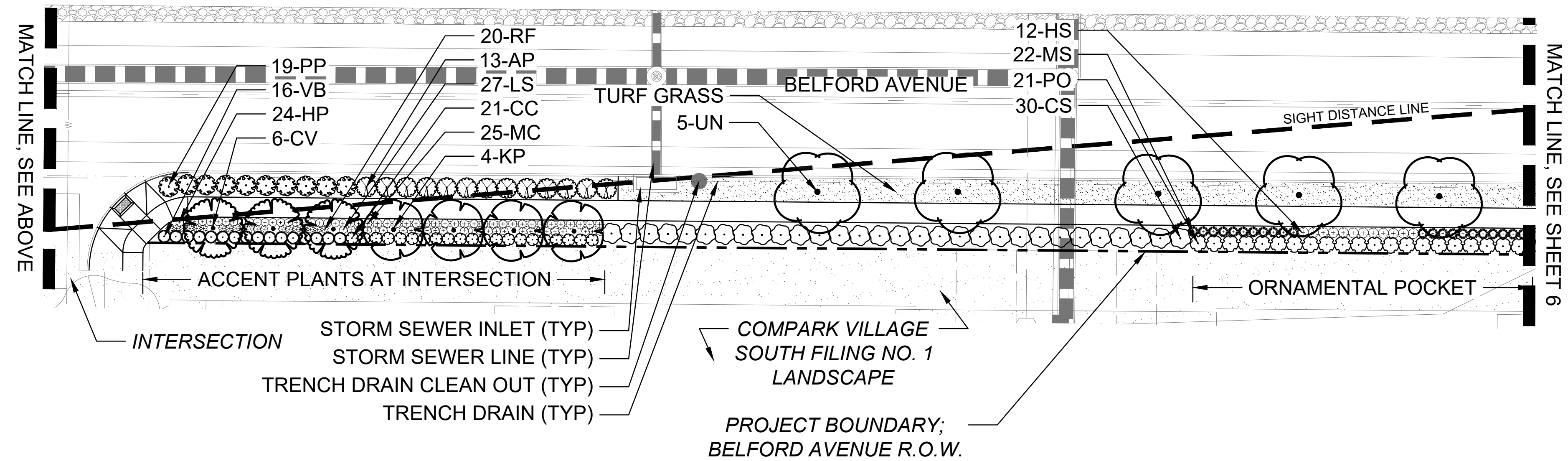
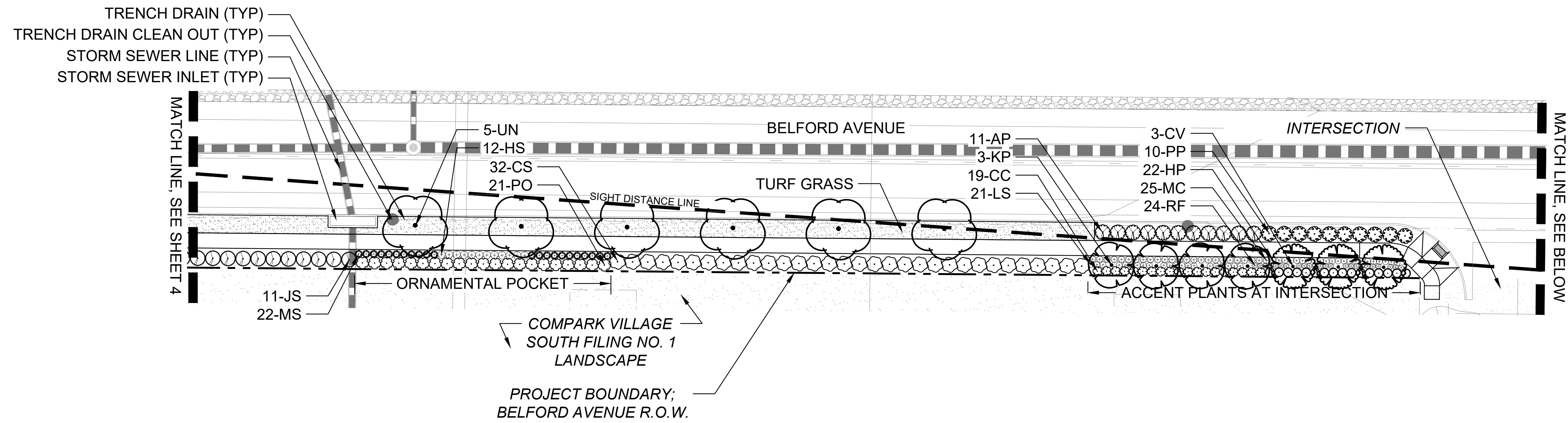
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**SHEET:** 04 of 09

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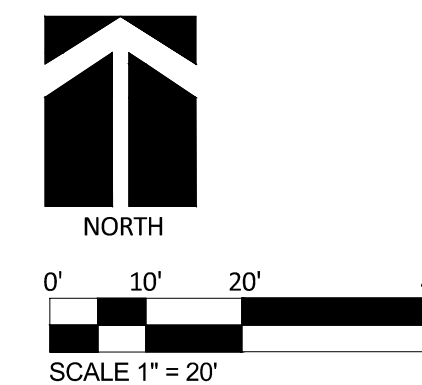
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## Belford Avenue Streetscape

### Conceptual Planting Design

#### Site Improvement Plan Amendment No. 1

Town of Parker, CO



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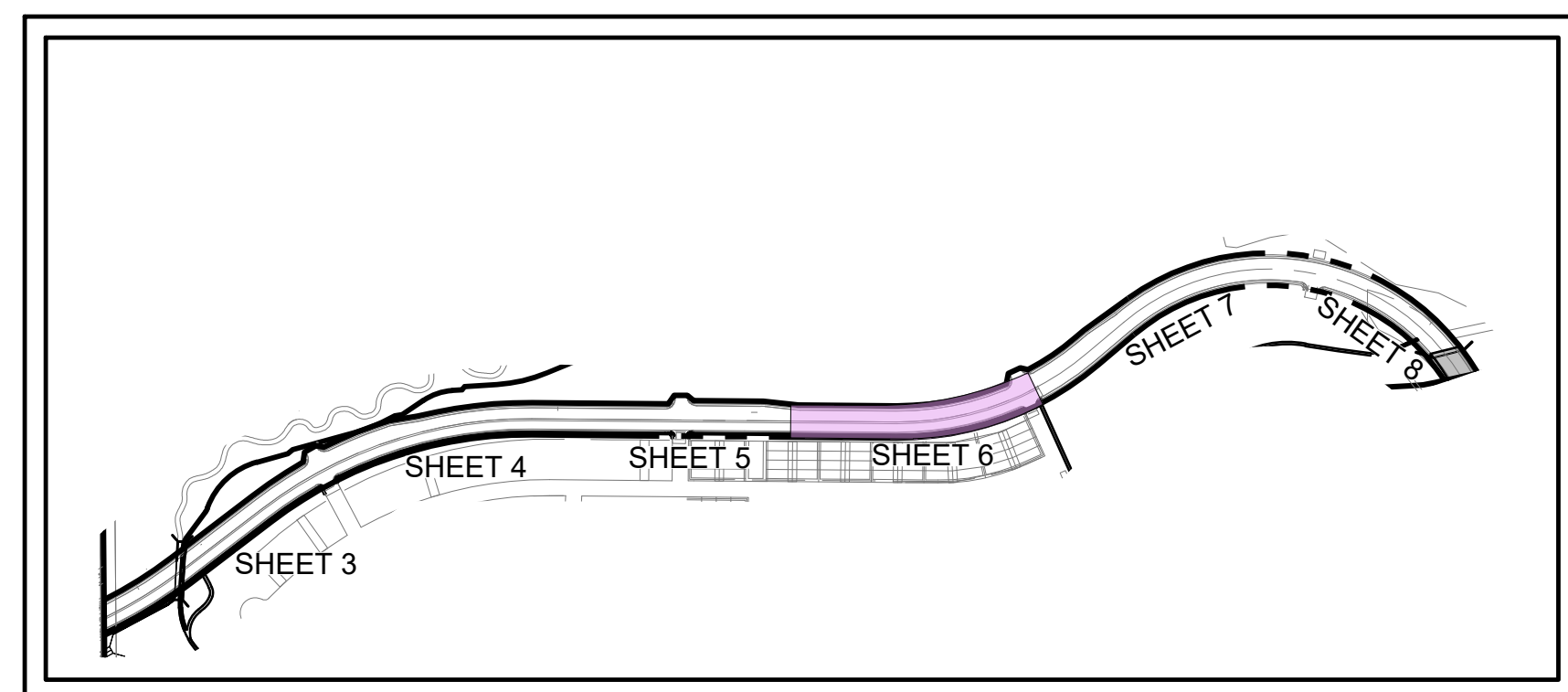
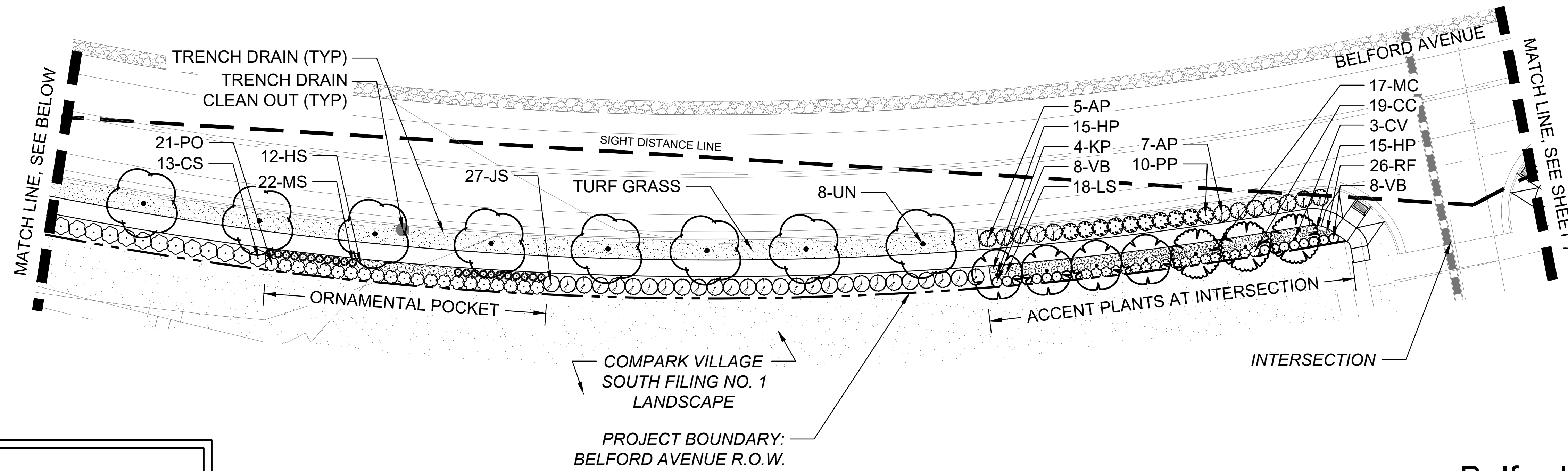
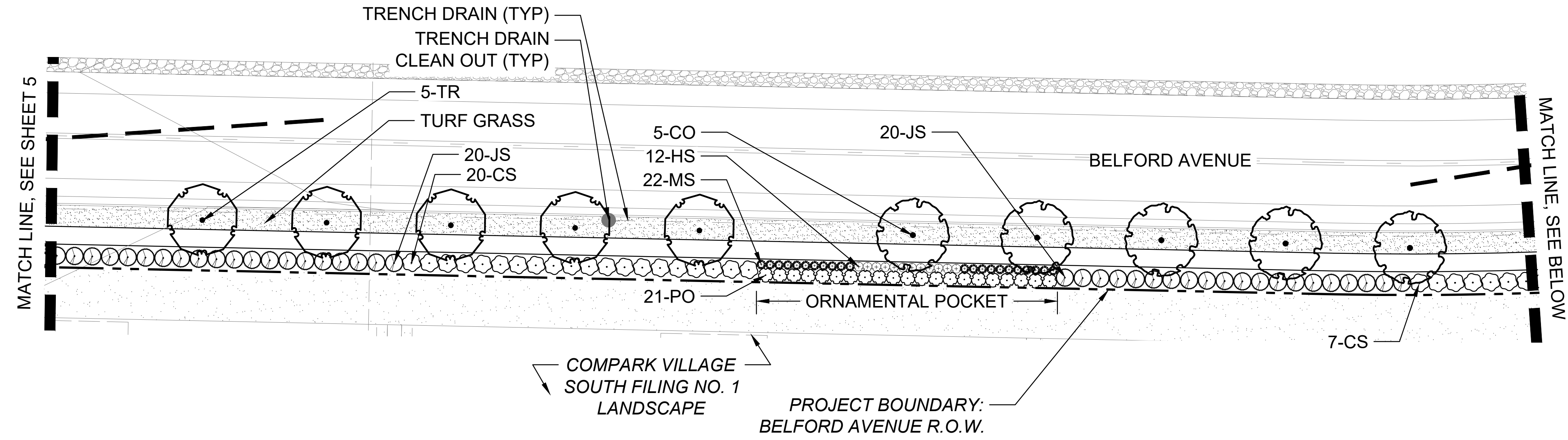
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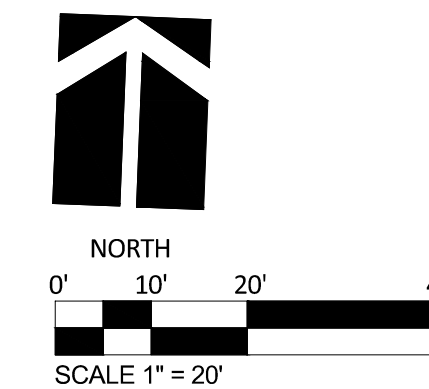
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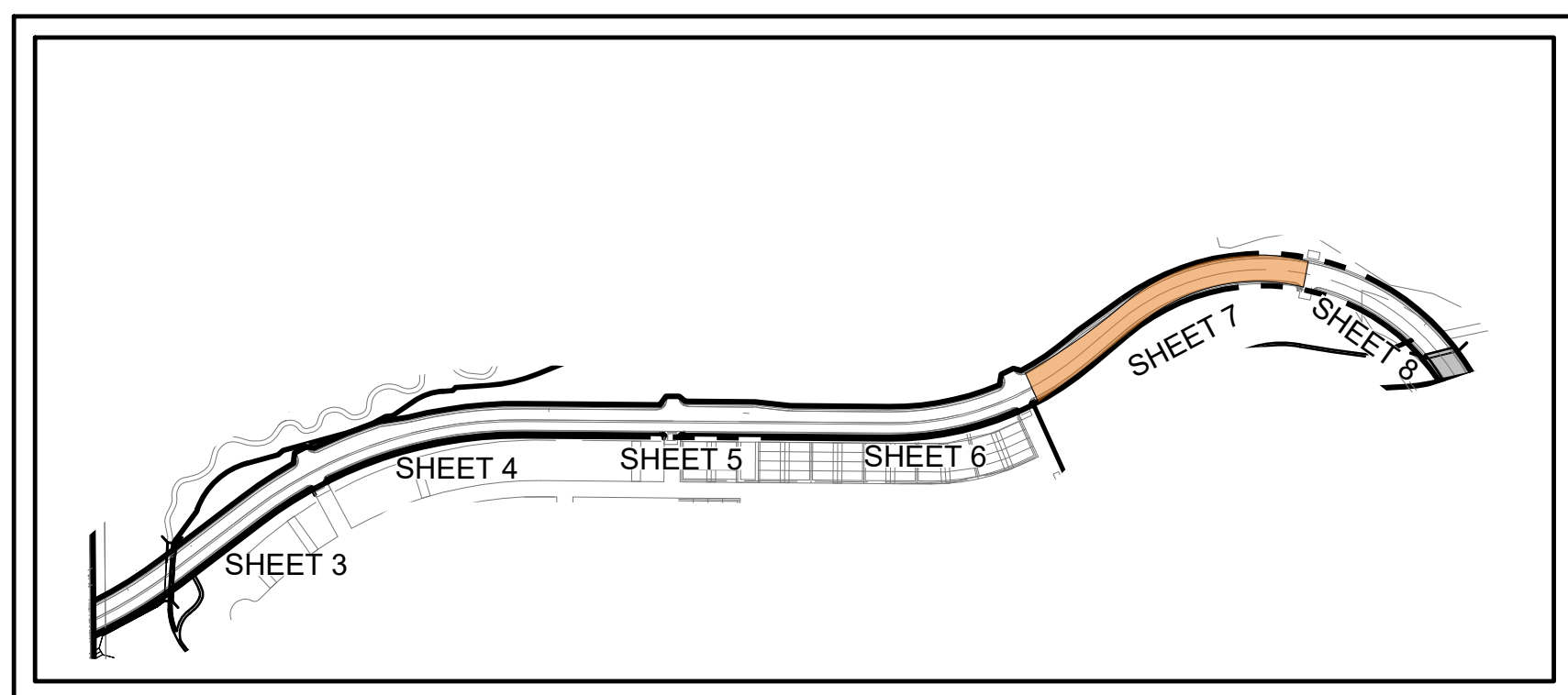
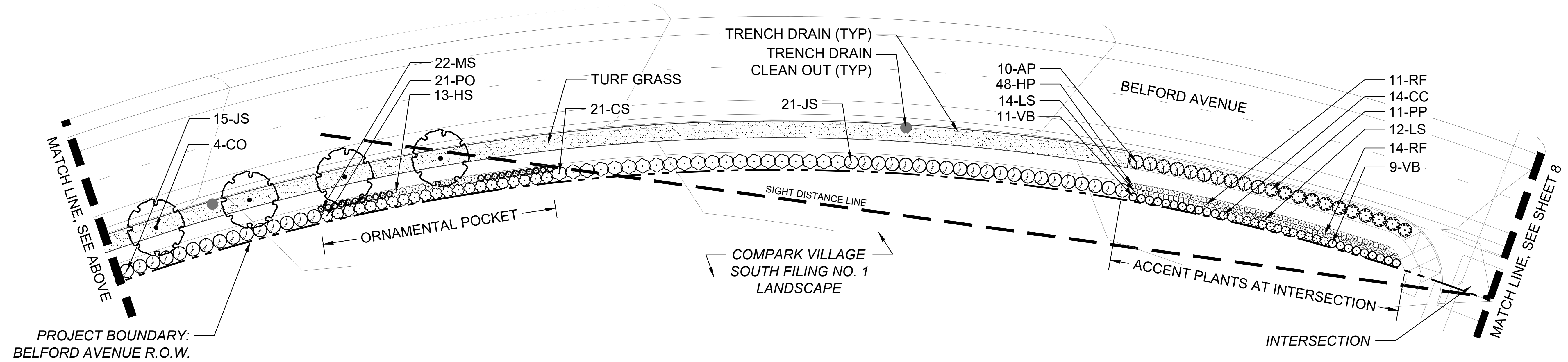
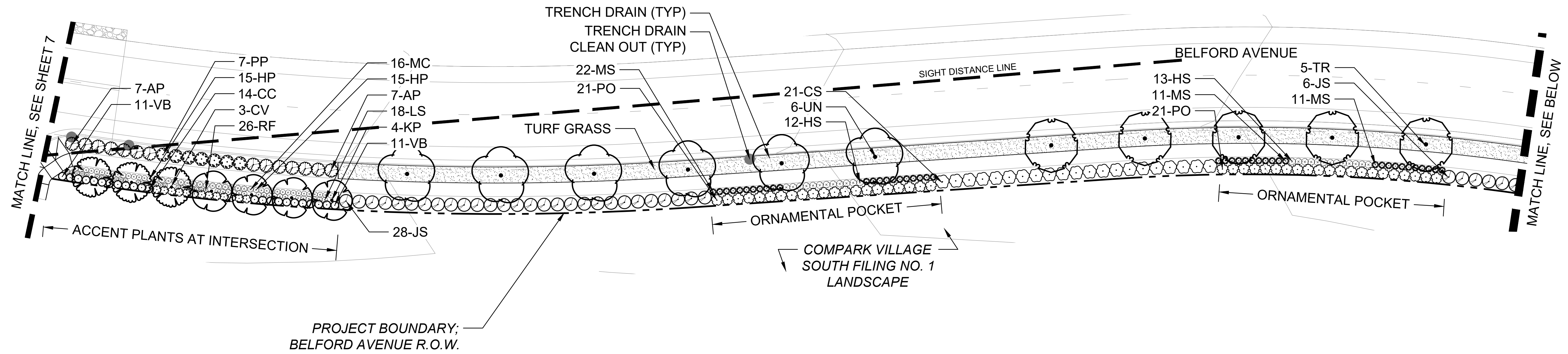
SHEET: 06 of 09

**Belford Avenue Streetscape**  
**Conceptual Planting Design**  
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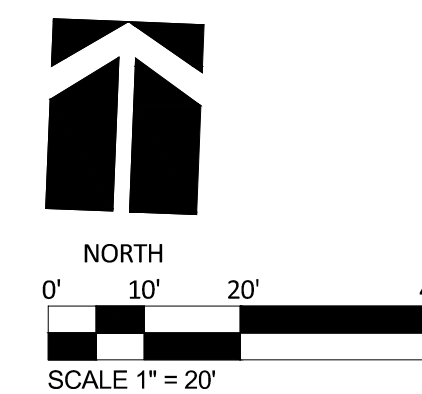


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## Belford Avenue Streetscape Conceptual Planting Design Site Improvement Plan Amendment No. 1

Town of Parker, CO



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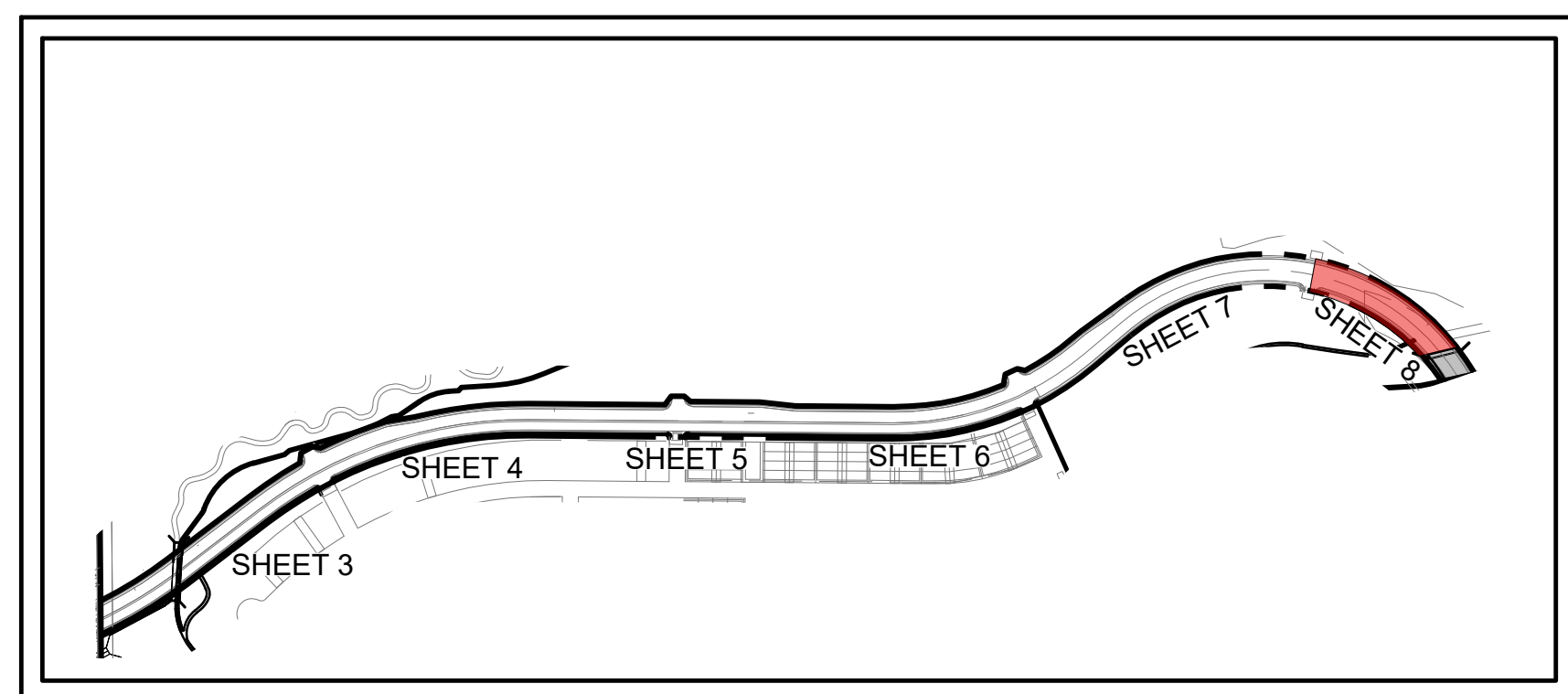
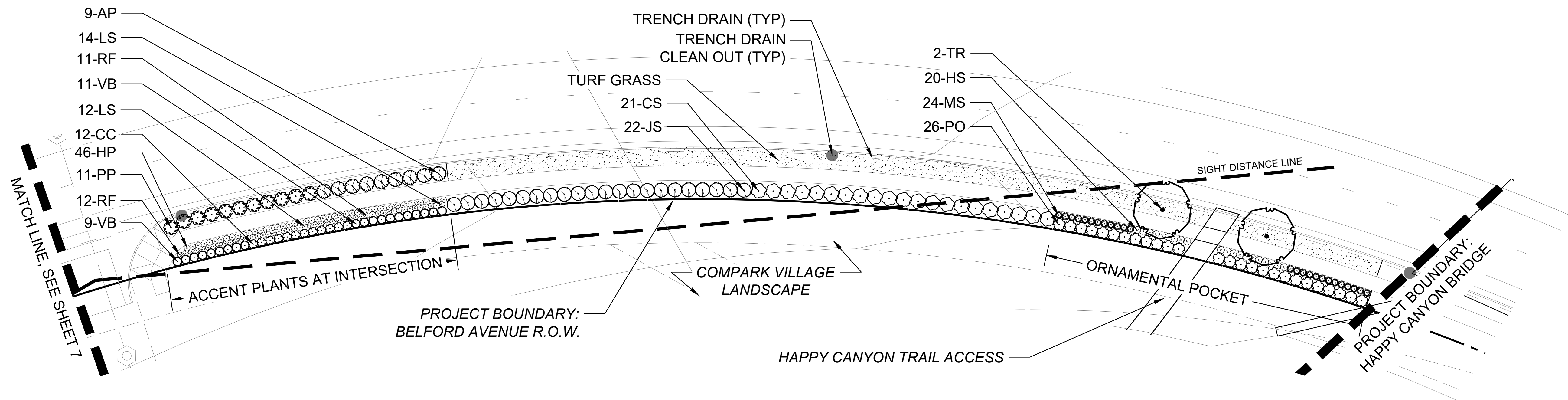
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**SHEET:** 07 of 09

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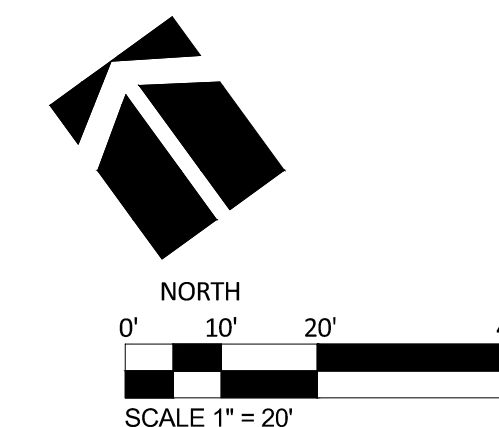


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**SHEET:** 08 of 09

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#### NATIVE SEED NOTES:

- NATIVE SEED PROPOSED WITHIN THE NORTH HALF OF BELFORD AVENUE ROW AND THE LIMIT OF DISTURBED AREA FROM BELFORD AVENUE CONSTRUCTION WILL BE INCLUDED WITH THE EROSION CONTROL PLANS
- NATIVE SEED IRRIGATION WILL BE PROVIDED WITH THE BELFORD AVENUE STREETSCAPE LANDSCAPE AND IRRIGATION PLANS

## Belford Avenue Streetscape Limit of Irrigated Native Seed - Disturbed Area Site Improvement Plan Amendment No. 1

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