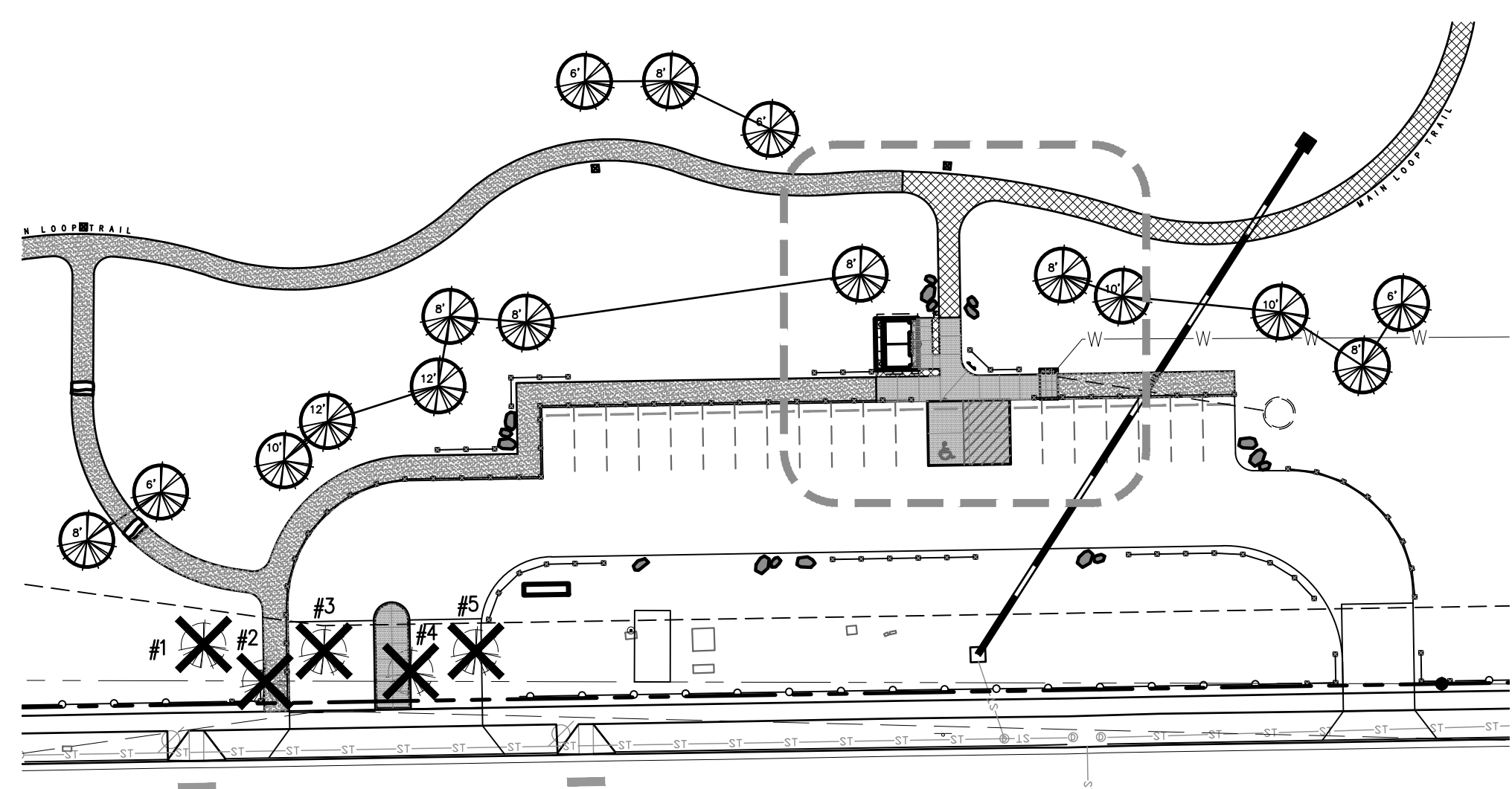


EAST MAINSTREET

1 PARKING LOT ENLARGEMENT

SCALE: 1"=20'-0"



2 TREE CONSERVATION EXHIBIT

SCALE: 1"=40'-0"

TREE LEGEND

- EXISTING EVERGREEN TREE
- EXISTING EVERGREEN TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE
- EXISTING DECIDUOUS TREE TO BE REMOVED

TREE CONSERVATION NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, ALL TREES AND SHRUBS ON THE SITE SHALL BE CLEARLY IDENTIFIED IN THE FIELD AS EITHER "PRESERVE," "RELOCATE" OR "REMOVE" BY THE PROPERTY OWNER. TOWN STAFF SHALL VERIFY THE IDENTIFICATION OF TREES AND SHRUBS ACCORDING TO THE APPROVED TREE CONSERVATION PLAN. TREE OR SHRUB REMOVAL OR REPLACEMENT SHALL NOT COMMENCE UNTIL THE LANDOWNER HAS OBTAINED WRITTEN VERIFICATION OF THE FIELD IDENTIFICATIONS IN ACCORDANCE WITH THE APPROVED TREE CONSERVATION PLAN WITHIN THIRTY (30) DAYS OF WRITTEN NOTIFICATION OF FIELD STAKING. TREES AND SHRUBS TO BE SAVED MAY BE IDENTIFIED IN GROUPS.
2. DURING DEVELOPMENT OR RAZING ACTIVITY, THE LANDOWNER SHALL CAUSE TO BE INSTALLED EFFECTIVE PROTECTION AROUND ALL TREE PRESERVATION AREAS AND SHALL FURTHER INSTALL MECHANISMS SUCH AS TREE WELLS (DEPENDENT UPON SPECIES), RETAINING WALLS OR OTHER STRUCTURES NECESSARY TO PROTECT INDIVIDUAL TREES AND SHRUBS DESIGNATED FOR PRESERVATION. SUCH PROTECTIVE MEASURES SHALL BE SPECIFIED ON THE TREE CONSERVATION PLAN AND SHALL BE DESIGNED AND INSTALLED IN A MANNER CONSISTENT WITH GOOD HORTICULTURAL PRACTICES AND SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR, WITH A RECOMMENDATION FROM THE PARKS AND RECREATION DEPARTMENT.
3. THE TOWN SHALL FIELD VERIFY ALL LOCATIONS, SIZES AND QUANTITIES OF REPLACEMENT OR RELOCATED TREES AND SHRUBS PRIOR TO THE WARRANTY PERIOD ACCEPTANCE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT. IF NO PUBLIC IMPROVEMENTS ARE INVOLVED, VERIFICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WARRANTY PERIOD ACCEPTANCE OR CERTIFICATES OF OCCUPANCY SHALL NOT BE AUTHORIZED UNTIL WRITTEN VERIFICATION OF COMPLIANCE WITH THE TREE CONSERVATION PLAN IS OBTAINED FROM THE TOWN.
4. ANY REPLACEMENT OR RELOCATED TREE OR SHRUB WHICH DIES WITHIN ONE (1) YEAR OF WRITTEN VERIFICATION OF COMPLIANCE SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT GROWING SEASON WITH THE SAME APPROVED SIZE AND SPECIES OF THE TREE OR SHRUB WHICH DIED.

TREE EVALUATION						
Tree	Species	DBH	TA or ATA (in^2)	Status	Condition Rating%	Appraised Value
1	AP	5	20	Remove	NA	NA/below 6"
2	AP	7	38	Remove	75	\$830.00
3	AP	8	50	Remove	75	\$1,050.00
4	AP	7.5	44	Remove	75	\$940.00
5	AP	6	28	Remove	75	\$640.00
Total Appraised Value						\$3,460.00
Total Trees to be Removed						\$3,460.00
Tree Replacement Value (13 Trees)						\$12,800.00



Final Document
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APPROVED DATE: 02/01/2023

Planning Approval By: Carolyn Parkinson

PROJECT NUMBER: 17279.00 DATE: 01.11.2023
DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

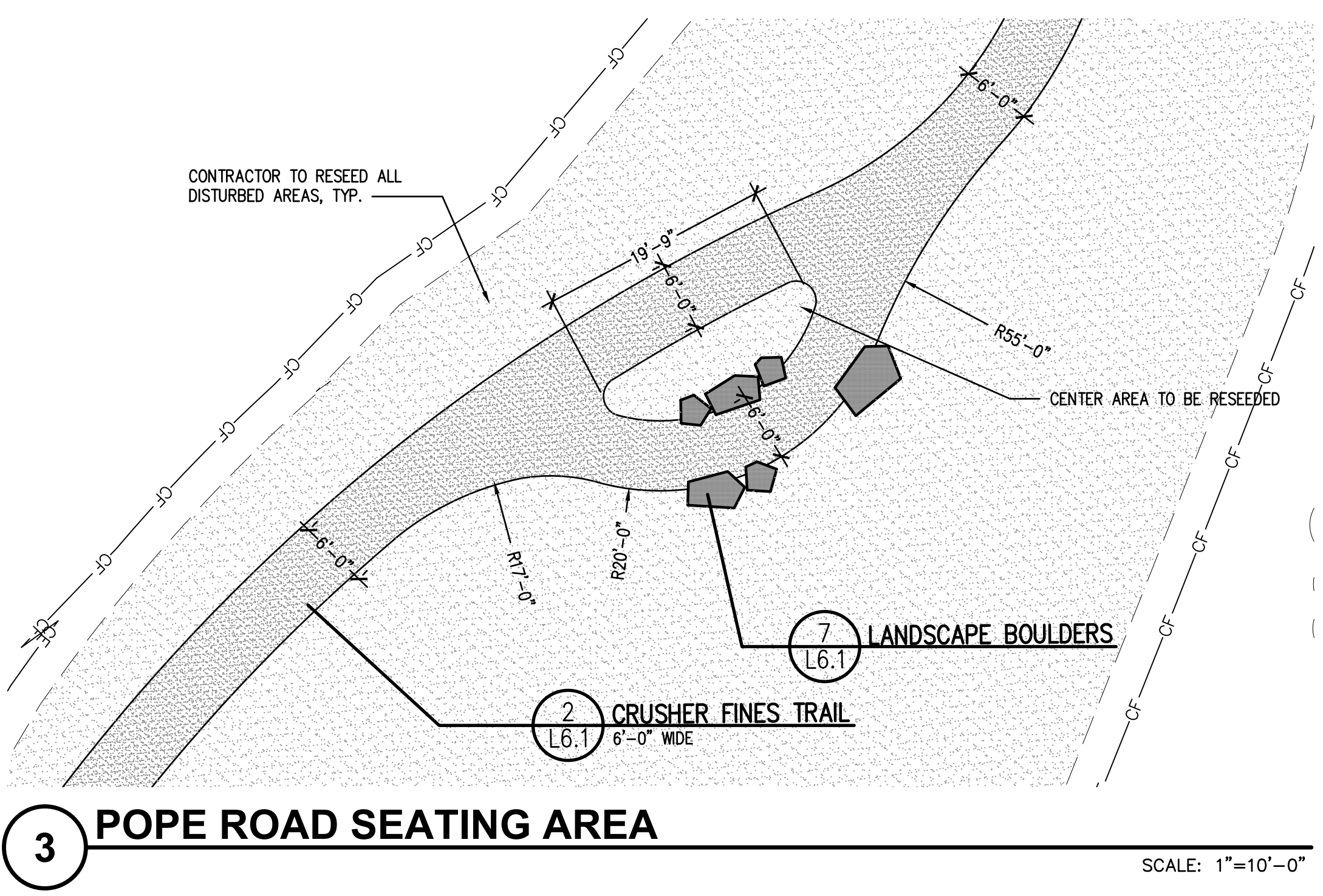
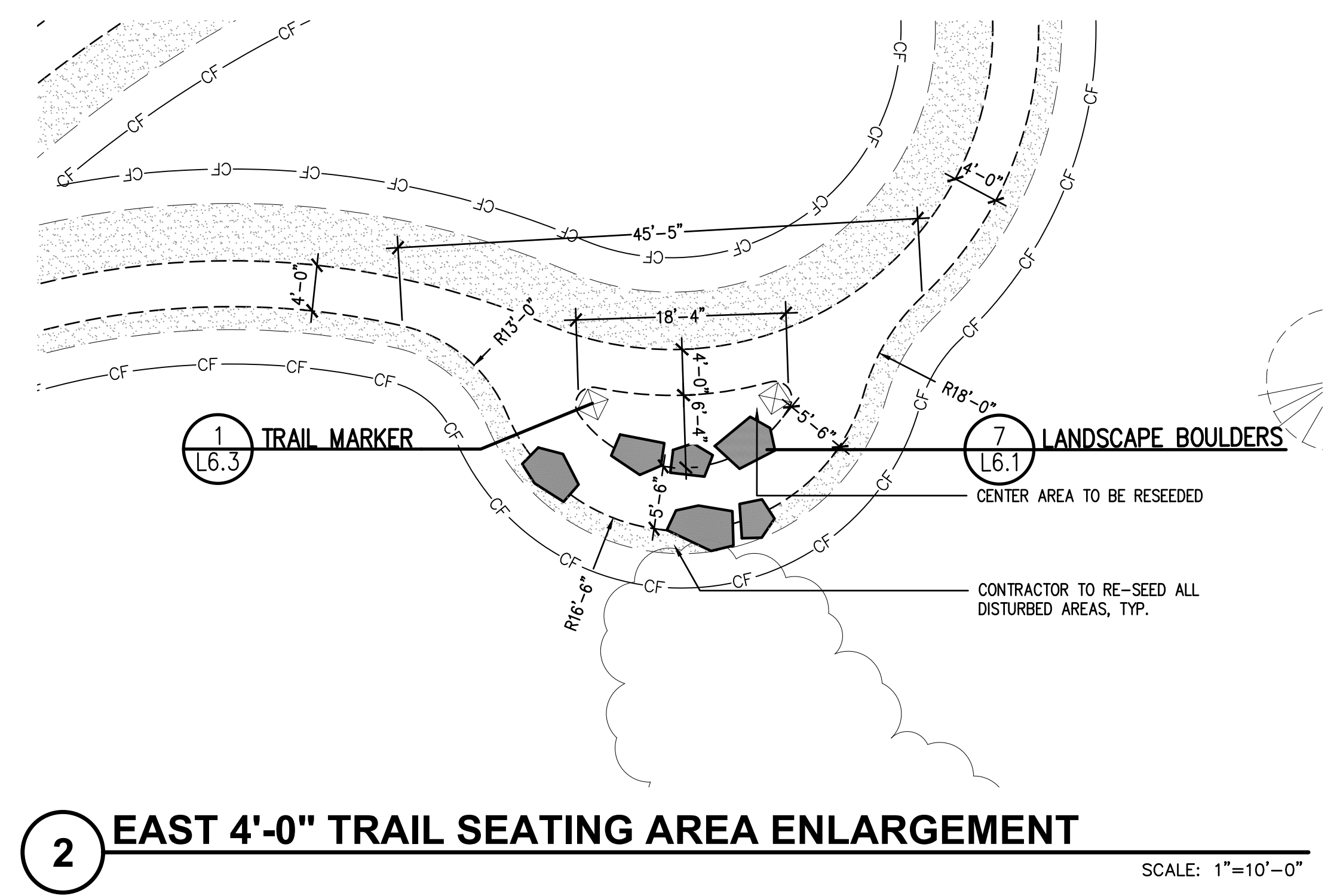
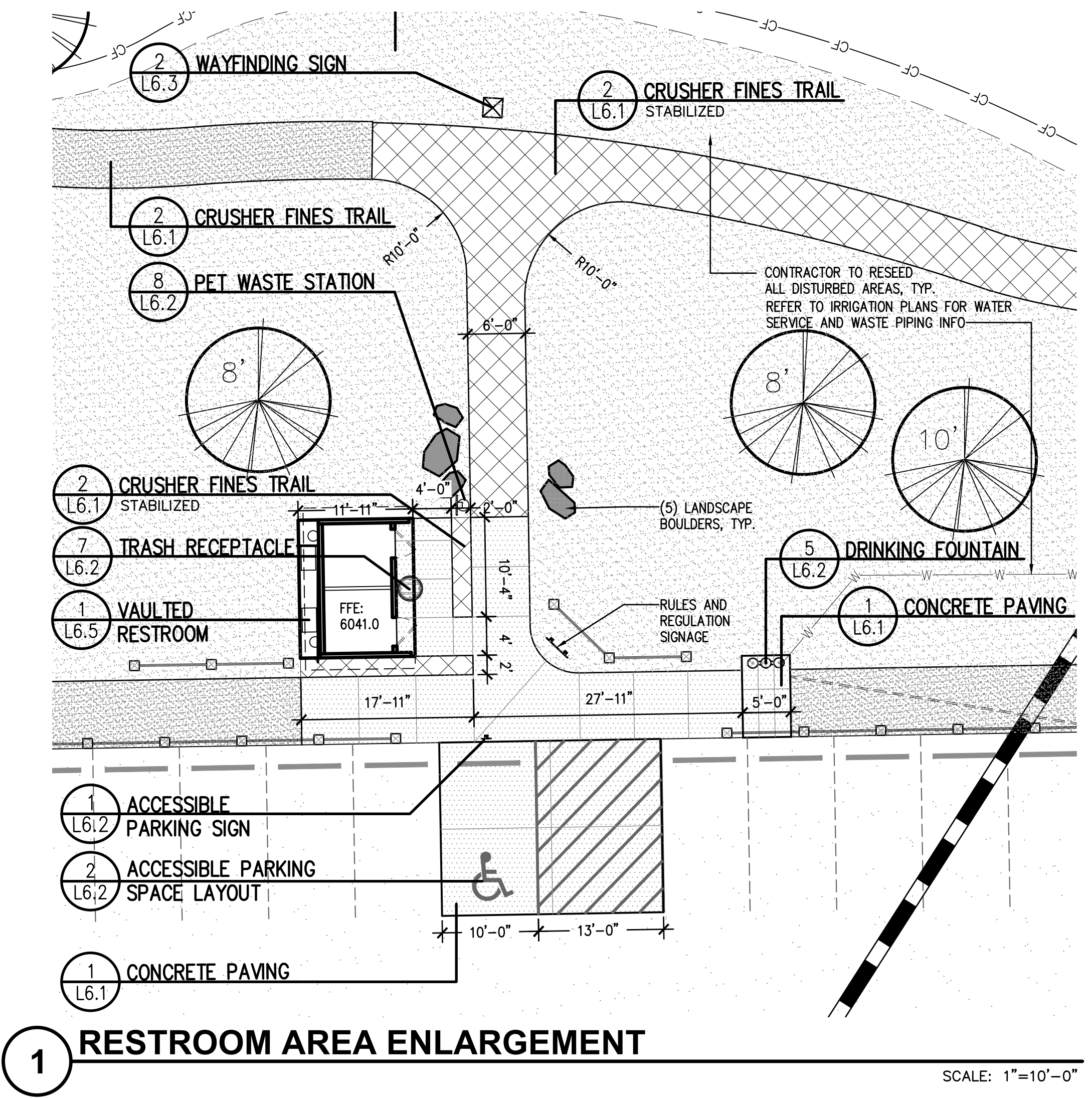
REVISIONS:

JOB DESCRIPTION: SITE PLAN SUBMITTAL

SHEET TITLE: ENLARGEMENT PLANS

SCALE: 1"=20'-0"
SHEET NUMBER:





PARKER COLORADO

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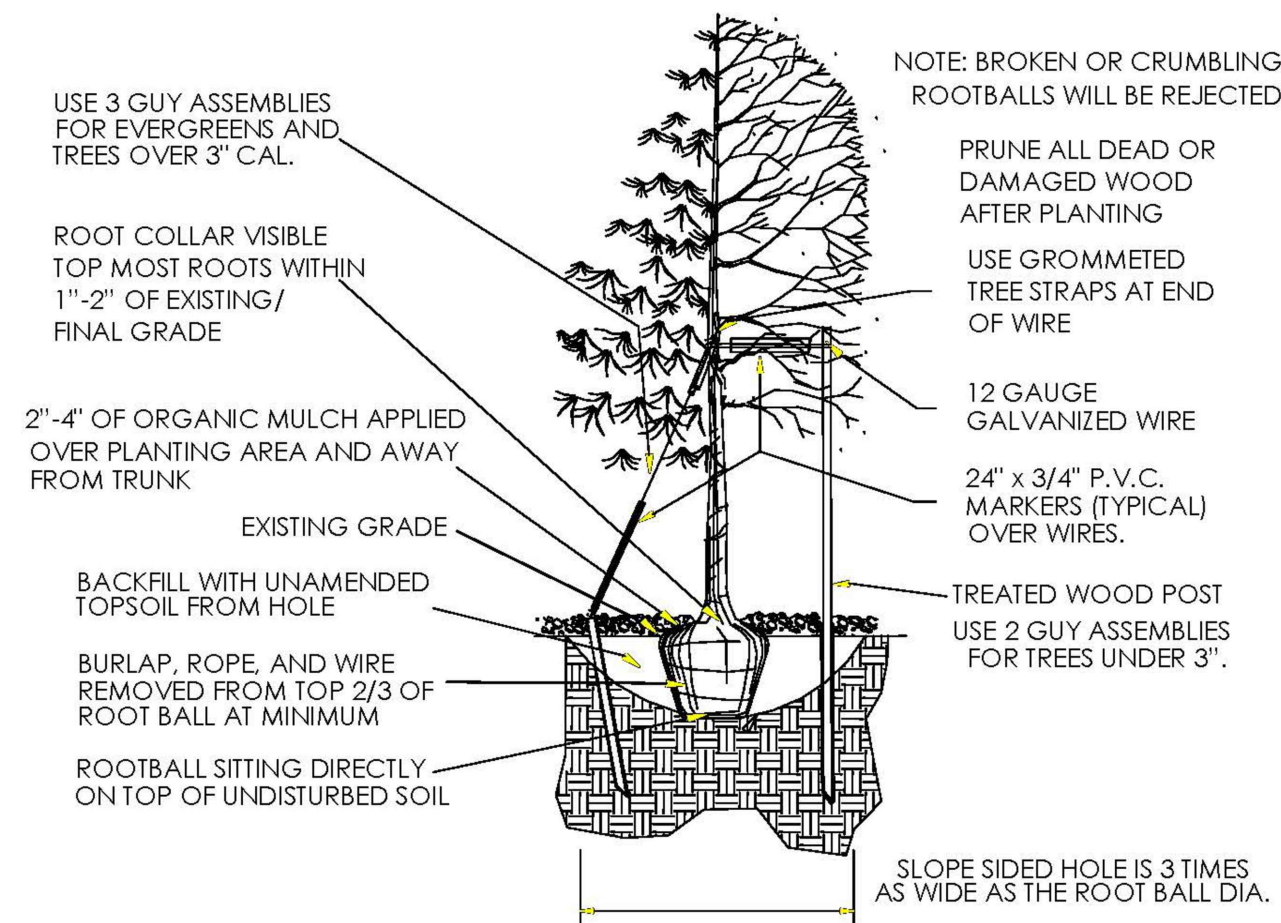
APPROVED DATE: 02/01/2023

Planning Approval By: Carolyn Parkinson

NORTH

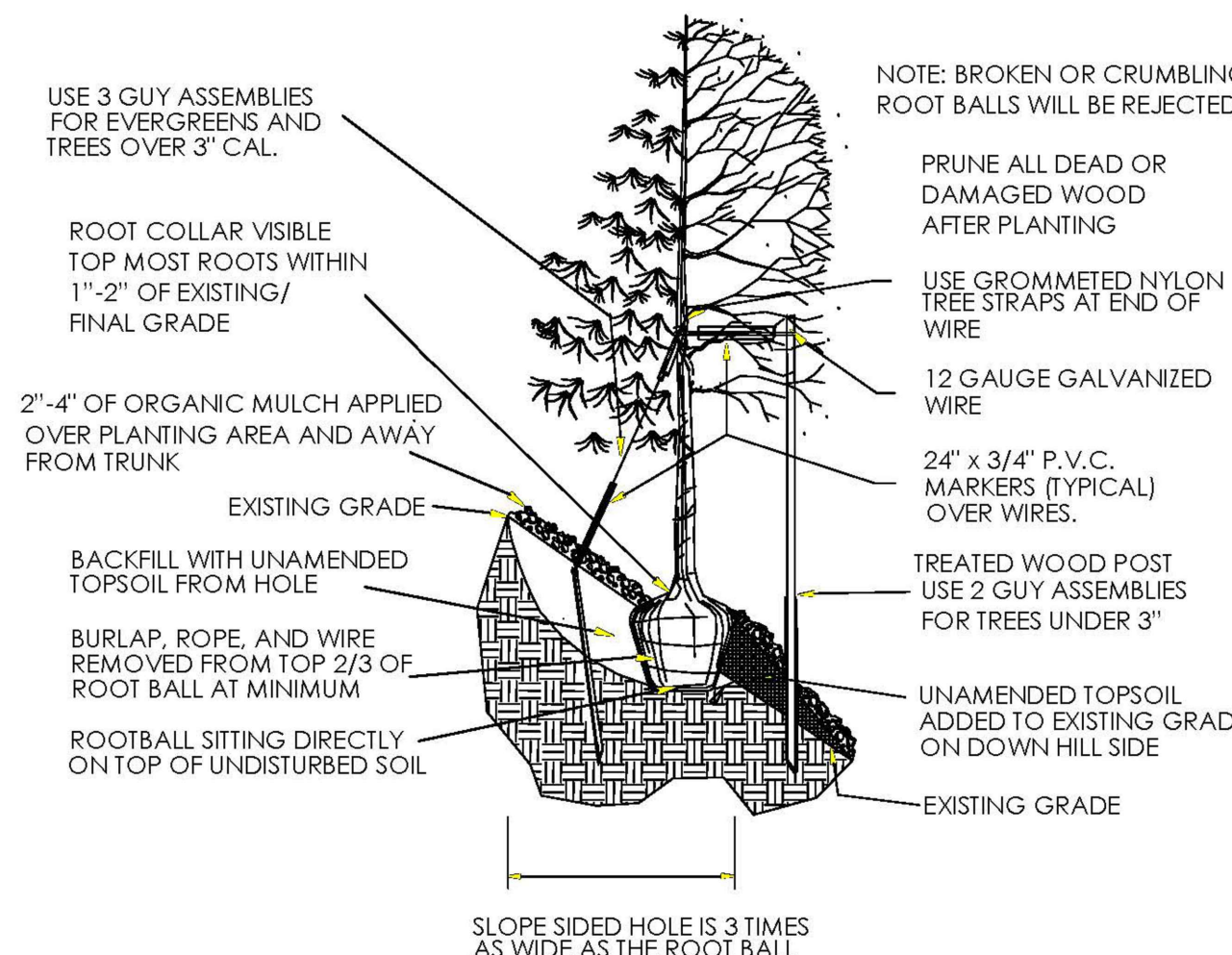
0 5 10 20
SCALE 1"=10'-0"

811
Know what's below.
Call before you dig.



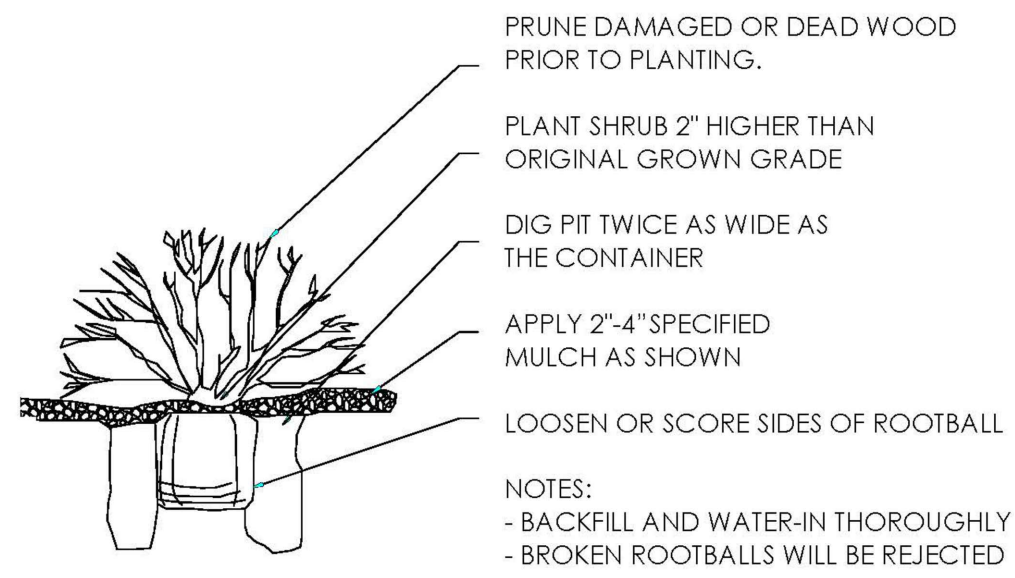
TREE PLANTING NOTES:

- 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 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 LOOSEND 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. 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 TYPICAL DECIDUOUS AND EVERGREEN TREE PLANTING
TOWN OF PARKER STANDARD DETAIL SCALE: NTS

2 TYPICAL TREE PLANTING - SLOPES
TOWN OF PARKER STANDARD DETAIL SCALE: NTS



3 TYPICAL SHRUB PLANTING
TOWN OF PARKER STANDARD DETAIL SCALE: NTS

GENERAL PLANTING & LANDSCAPE NOTES

- ALL PLANT MATERIAL IS TO BE APPROVED BY TOWN OF PARKER STAFF AND LANDSCAPE ARCHITECT PRIOR TO ARRIVING ON SITE FOR INSTALLATION. NO LESS THAN ONE WEEK NOTICE TO REVIEW AT NURSERY IS REQUIRED.
- ALL TREE LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SUB-SOIL ALONG FLATWORK AND WALKWAYS TO ACCOMMODATE TOPSOIL, SOIL AMENDMENTS AND, IF APPLICABLE, MULCH DEPTH.
- ALL AREAS TO BE PLANTED OR SEEDED WILL HAVE THE TOPSOIL INSTALLED. THESE AREAS WILL THEN BE TILLED TO A MINIMUM 6" DEPTH INCORPORATING A-1 ORGANICS BIOCOMP CLASS 1 COMPOST AT A MINIMUM RATE OF 4 C.Y. PER 1000 S.F. DURING THE TILLING PROCESS. THE DISTURBED AREAS OF THE SITE WILL THEN BE FINE GRADED IN PREPARATION FOR SEEDING, OR PLANTING AS SPECIFIED IN PLANS.
- ALL SHRUB PLANTINGS AND TREE PLANTINGS WILL RECEIVE A MINIMUM OF 4" OF WESTERN RED CEDAR MULCH ("GORILLA HAIR") OR APPROVED SUBSTITUTE. REFER TO TREE DETAIL FOR MULCH REQUIREMENTS, SHRUBS SHALL HAVE 12" WIDE MULCH RING INSTALLED AROUND EACH SHRUB. THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL ON ALL SEEDED AND/OR PLANTED AREAS UNTIL FINAL PROJECT ACCEPTANCE.
- ALL PLANT MATERIALS WILL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN AND STATE OF COLORADO INDUSTRY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. SYMBOLS ON ALL SHRUBS AND TREES SHALL TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. ALL FINE GRADING APPROVED BY TOWN OF PARKER AND LANDSCAPE ARCHITECT PRIOR TO SEEDING.
- CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK AND MARK ALL LOCATIONS WHEN SLEEVE IS PLACED UNDER CONCRETE WALK OR CURB & GUTTER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALKWAYS, IRRIGATION SYSTEM AND OTHER EXISTING STRUCTURES THAT IS A RESULT OF HIS WORK, AT NO ADDITIONAL COST TO THE OWNER.

PLANT LIST

Symbol	Common Name	Botanical Name	Min. Size
	EVERGREEN TREES Ponderosa Pine	Pinus ponderosa	6-12' ht, B&B, Specimen
	DECIDUOUS SHRUBS Rabbitbrush	Ericameria nauseosa	# 5, container

SEED MIXES

HARVIE OPEN SPACE SPECIAL NATIVE UPLAND SEED MIXTURE		
COMMON NAME	VARIETY	PLS/ACRE
Western Wheatgrass	Rosana	3
Thickspike Wheatgrass	Critana	1
Streambank Wheatgrass	Sodar	2
Slender Wheatgrass	Revenue	2
Snake River Wheatgrass	Secar	1
Beardless Bluebunch Wheatgrass	Whitmar	1.5
Indian Ricegrass	Nezpar, Rimrock, Paloma	2
Sheep Fescue	Azure, Covar	0.5
Arizona Fescue	Redondo	0.6
Prairie Sandreed	Goshen	1.25
Needleandthread Grass	VNS	3
Green Needlegrass	Lodorm	1
Prairie Junegrass	VNS	0.2
Sandberg Bluegrass	High Plains	0.2
Canby Bluegrass	Canbar	0.4
Blue Grama	Bad River	0.5
Sideoats Grama	Butte, Pierre	2
Little Bluestem	Cimarron, Camper	1.5
Big Bluestem	Bison, Champ, Pawnee	1
Blue Flax	Maple Grove	2
Indian Blanketflower	VNS	2
Yellow Prairie Coneflower	VNS	0.4
Prairie Aster	VNS	0.2
Fringed Sagewort	VNS	0.1
Prairie (Louisiana) Sagewort	VNS	0.1
Common Winterfat	VNS	0.1
Douglas Rabbitbrush	VNS	0.3
Rubber Rabbitbrush	VNS	0.5
Total PLS Pounds/Acre		30.35

DHM DESIGN
900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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RAY J. HARVIE OPEN SPACE
SITE PLAN SUBMITTAL
20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00	DATE: 01.11.2023
DESIGNED: MTW	
DRAWN: MTW	
CHECKED: MTW	

REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

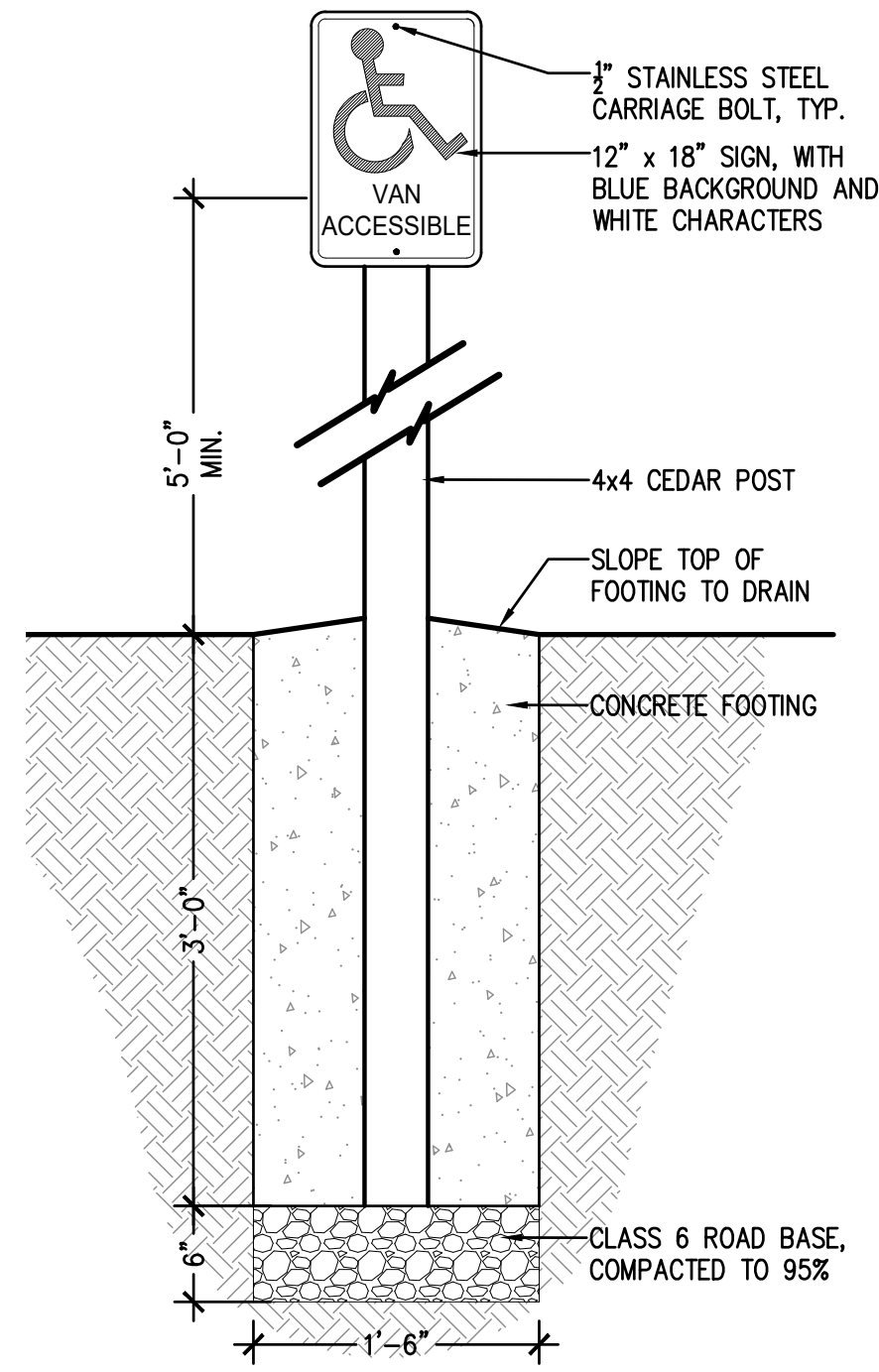
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SITE DETAILS

SCALE: AS SHOWN
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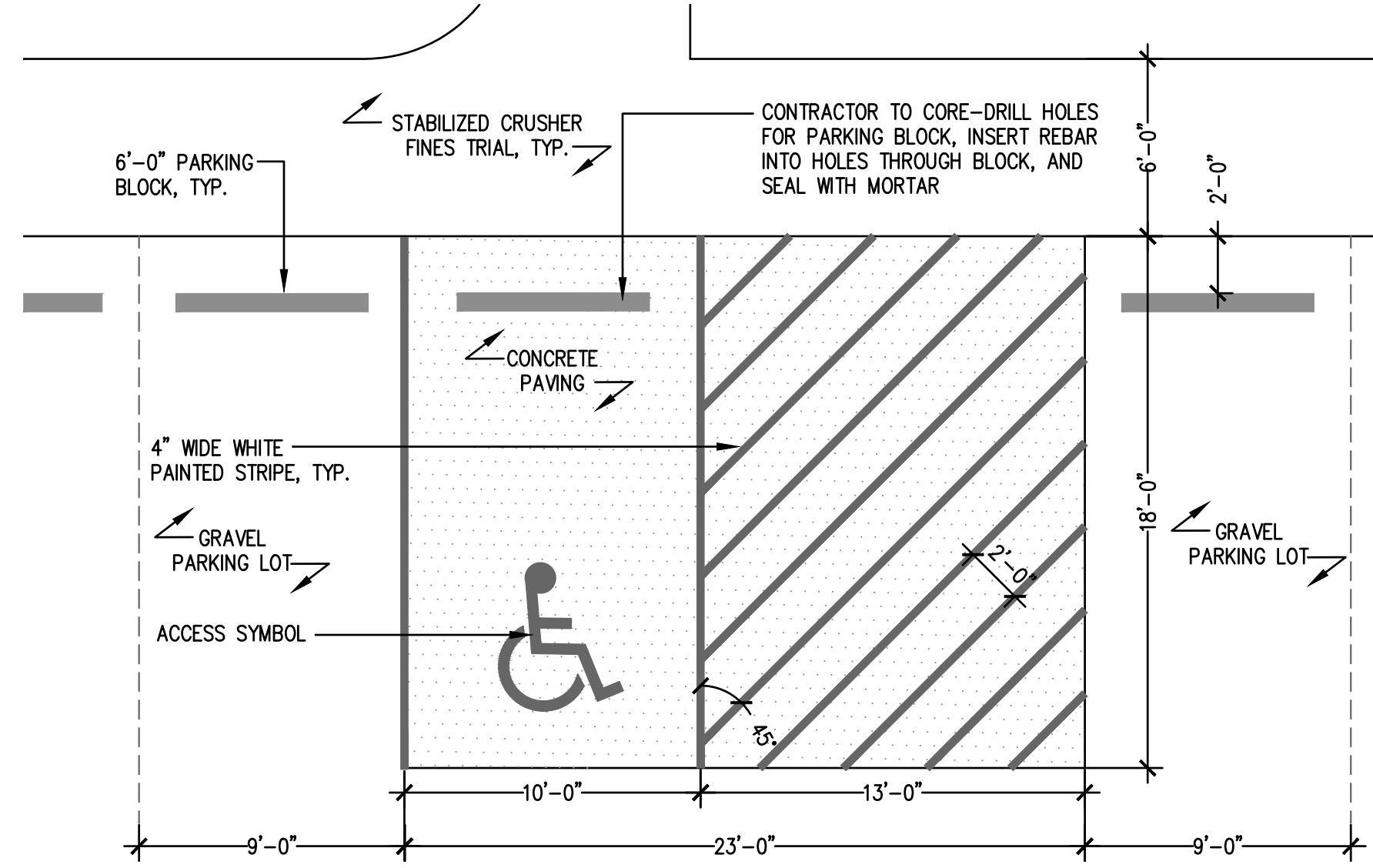
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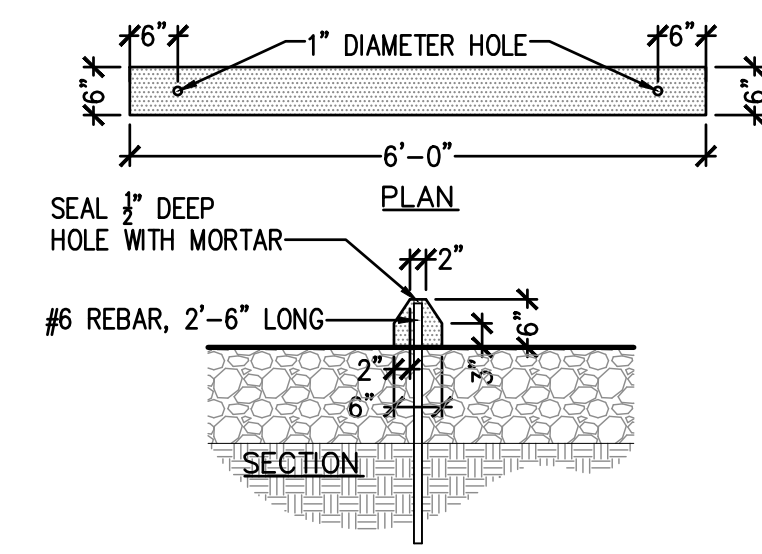




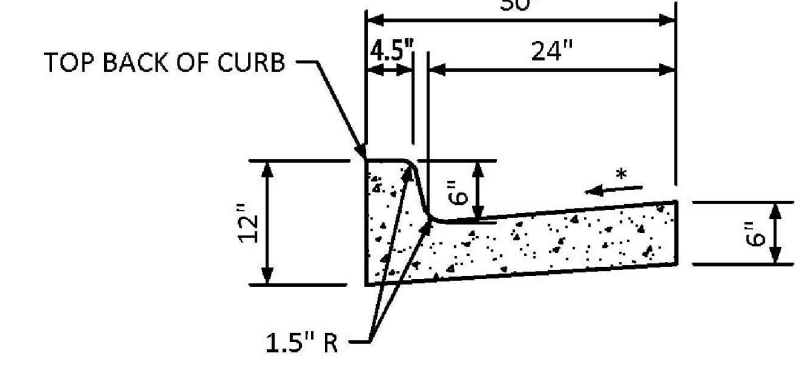
1 ACCESSIBLE PARKING SIGN
NOT TO SCALE



2 ACCESSIBLE PARKING SPACE LAYOUT
NOT TO SCALE



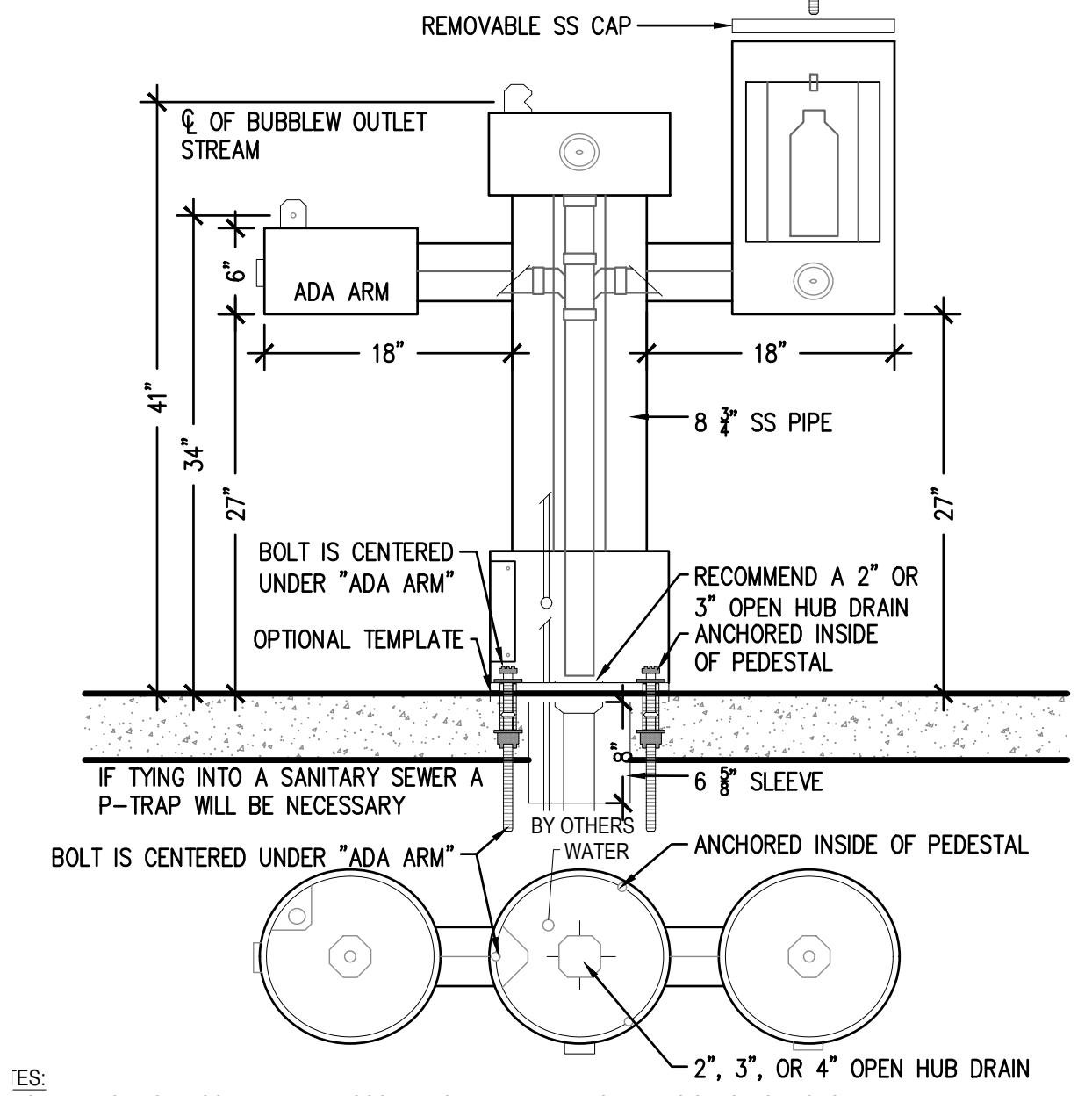
3 PARKING BLOCK
NOT TO SCALE



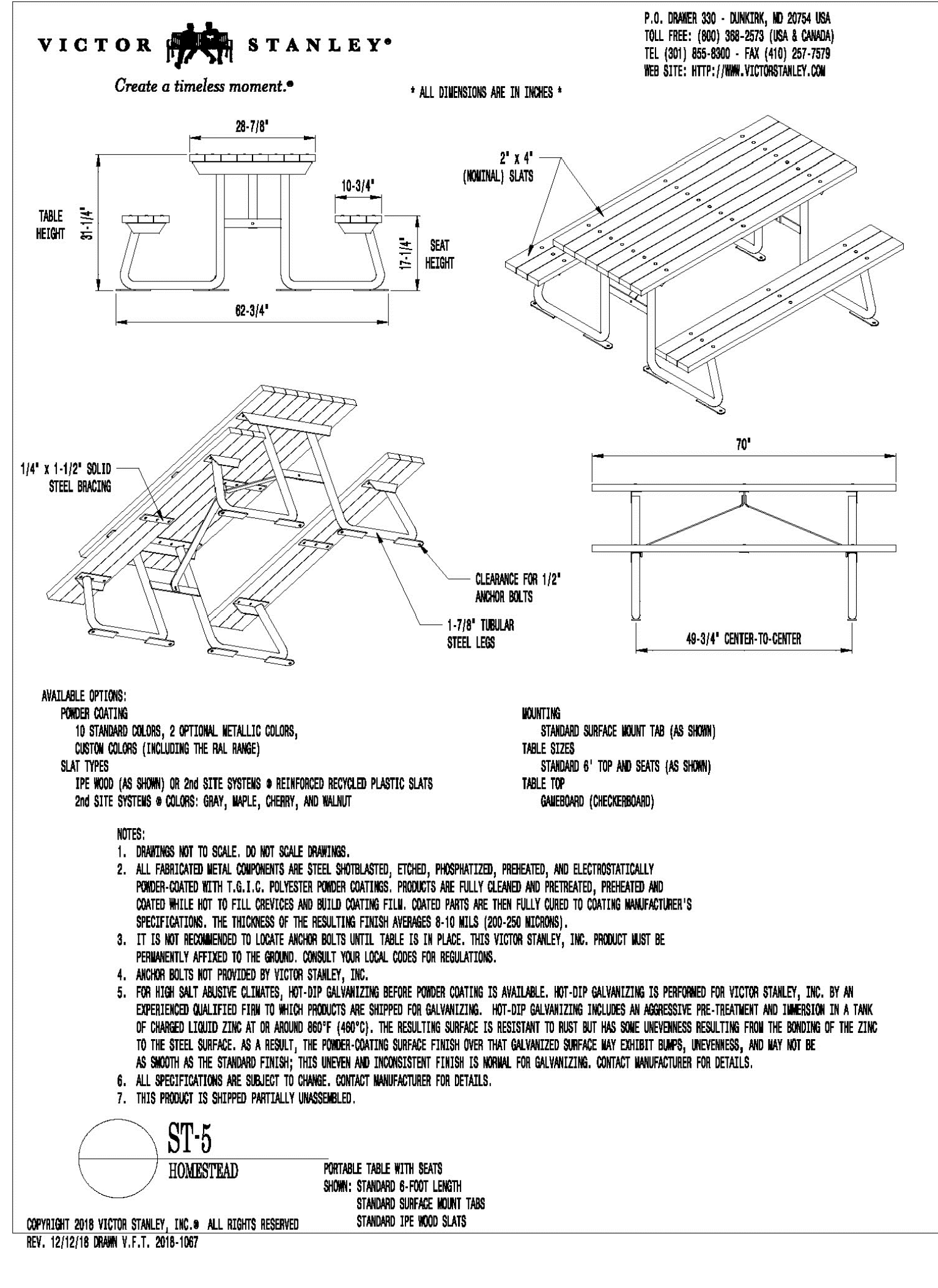
4 CURB AND GUTTER
(TOWN OF PARKER STANDARD DETAIL) NOT TO SCALE

PARKER COLORADO
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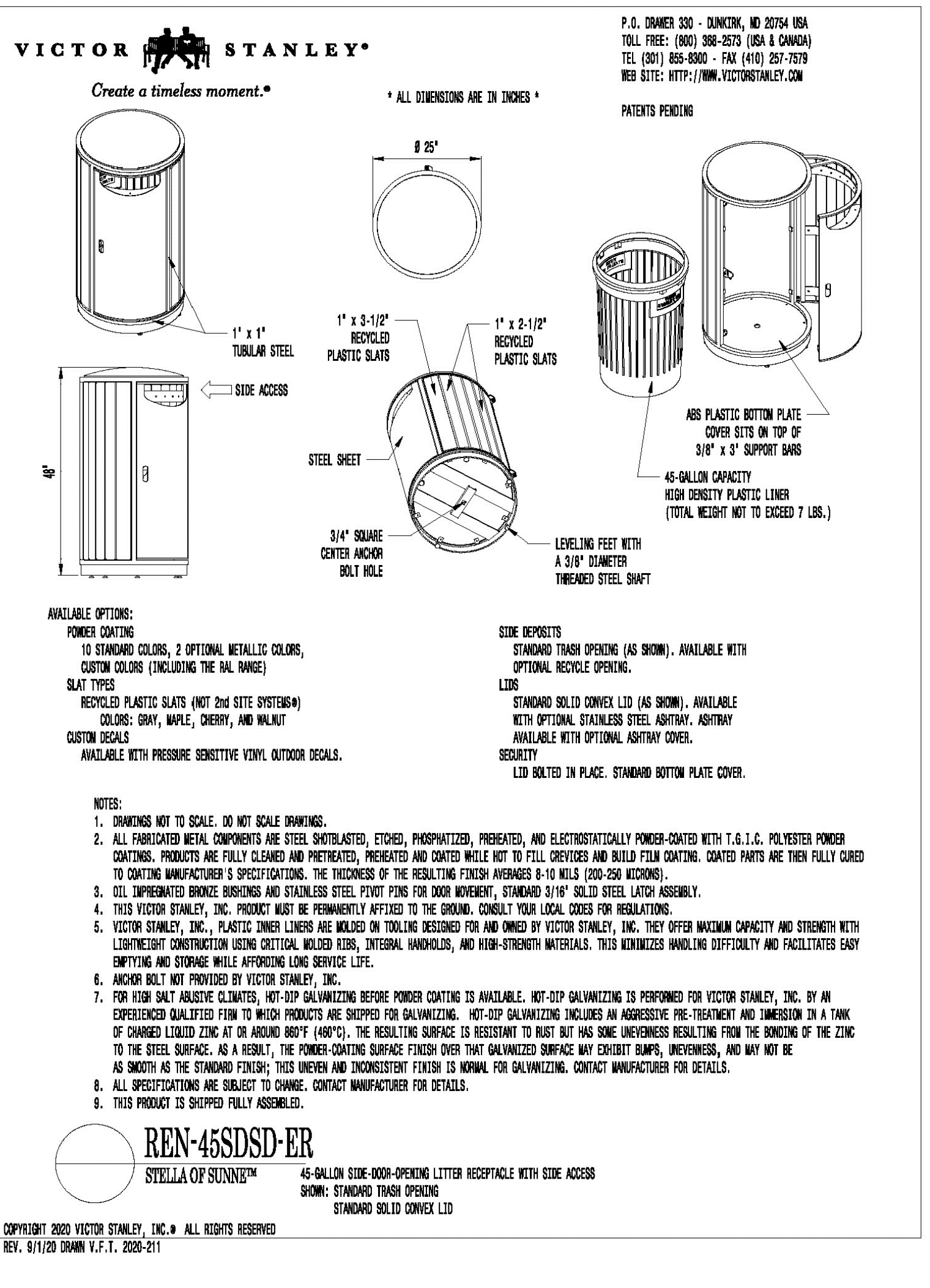
- NOTE:
1. DETAIL TO PROVIDE INFO ON SPECIFIC FOUNTAIN MODEL ONLY
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
3. REFER TO IRRIGATION PLANS FOR SERVICE AND WASTE INFO, AMONG OTHER INFORMATION



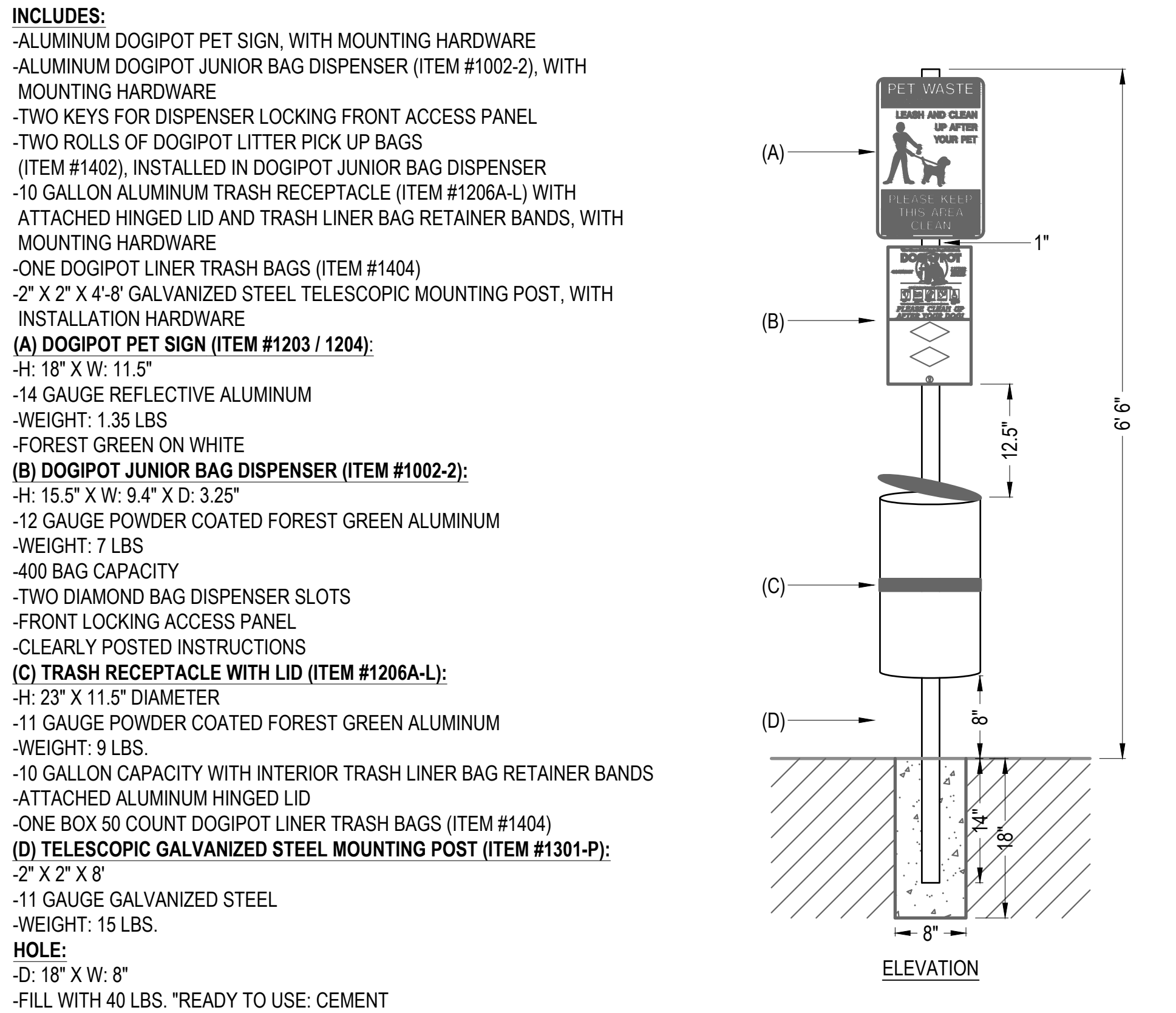
5 DRINKING FOUNTAIN
MANUFACTURER: MOST DEPENDABLE FOUNTAINS, INC. NOT TO SCALE
MODEL: 2440 SMSS W/ BOTTLE FILLER
COLOR: ORANGE
MOUNTING: ANCHORED TO CONCRETE FLATWORK
SUPPLIED BY: MOST DEPENDABLE FOUNTAINS, INC. OR APPROVED SUBSTITUTE



6 PICNIC TABLE
MANUFACTURER: VICTOR STANLEY
MODEL: ST-5
COLOR: TOP & SEATS: IPE WOOD
SUPPLIED BY: VICTOR STANLEY (301)-855-8300
OR APPROVED SUBSTITUTE
NOT TO SCALE



7 TRASH RECEPTACLE
MANUFACTURER: VICTOR STANLEY
MODEL: REN-45SDSD-ER
COLOR: IPE WOOD & BLACK
MOUNTING: SURFACE MOUNT
SUPPLIED BY: VICTOR STANLEY (301)-855-8300
OR APPROVED SUBSTITUTE
NOT TO SCALE



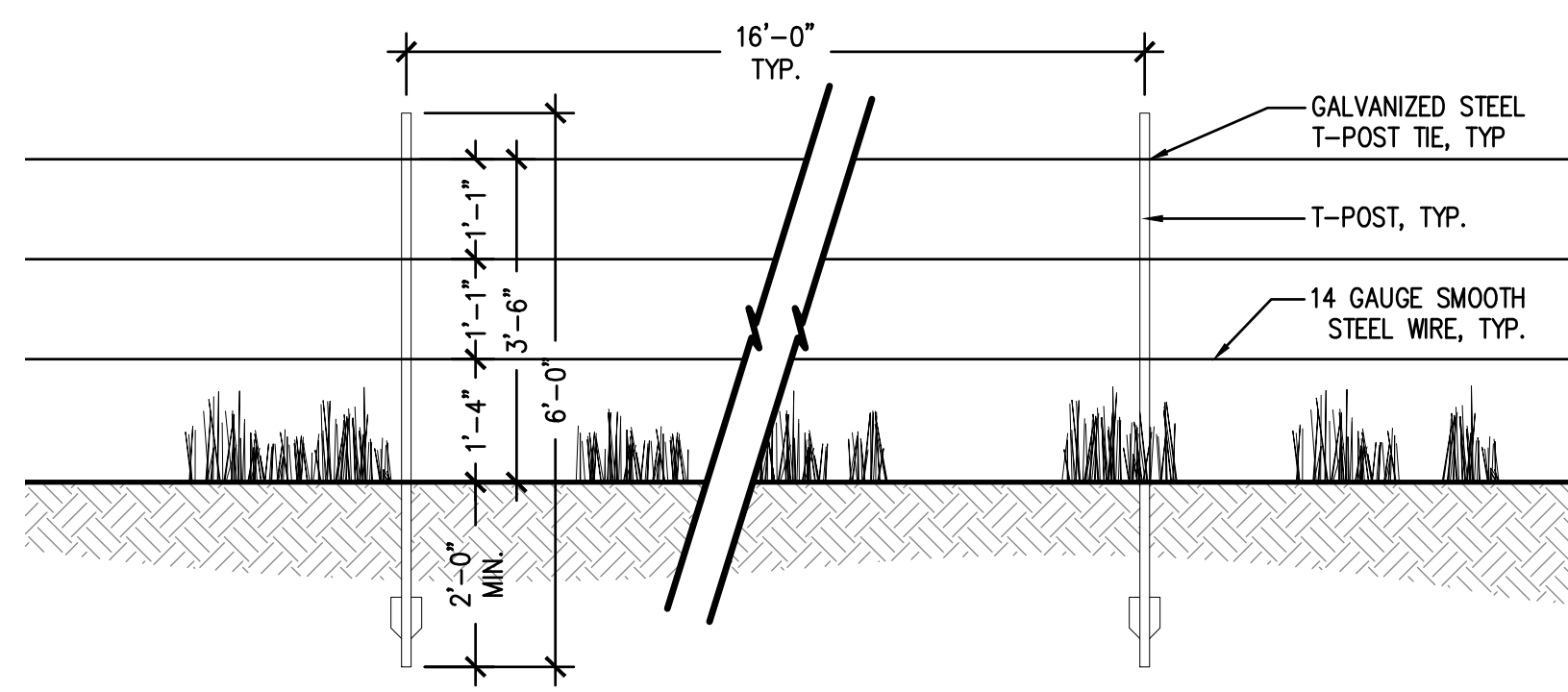
8 PET WASTE STATION
MANUFACTURER: DOGIPOT
MODEL: #1003-L
COLOR: BLACK
MOUNTING: SURFACE MOUNT
SUPPLIED BY: DOGIPOT (407)-855-8300 - WWW.DOGIPOT.COM
OR APPROVED SUBSTITUTE
NOT TO SCALE

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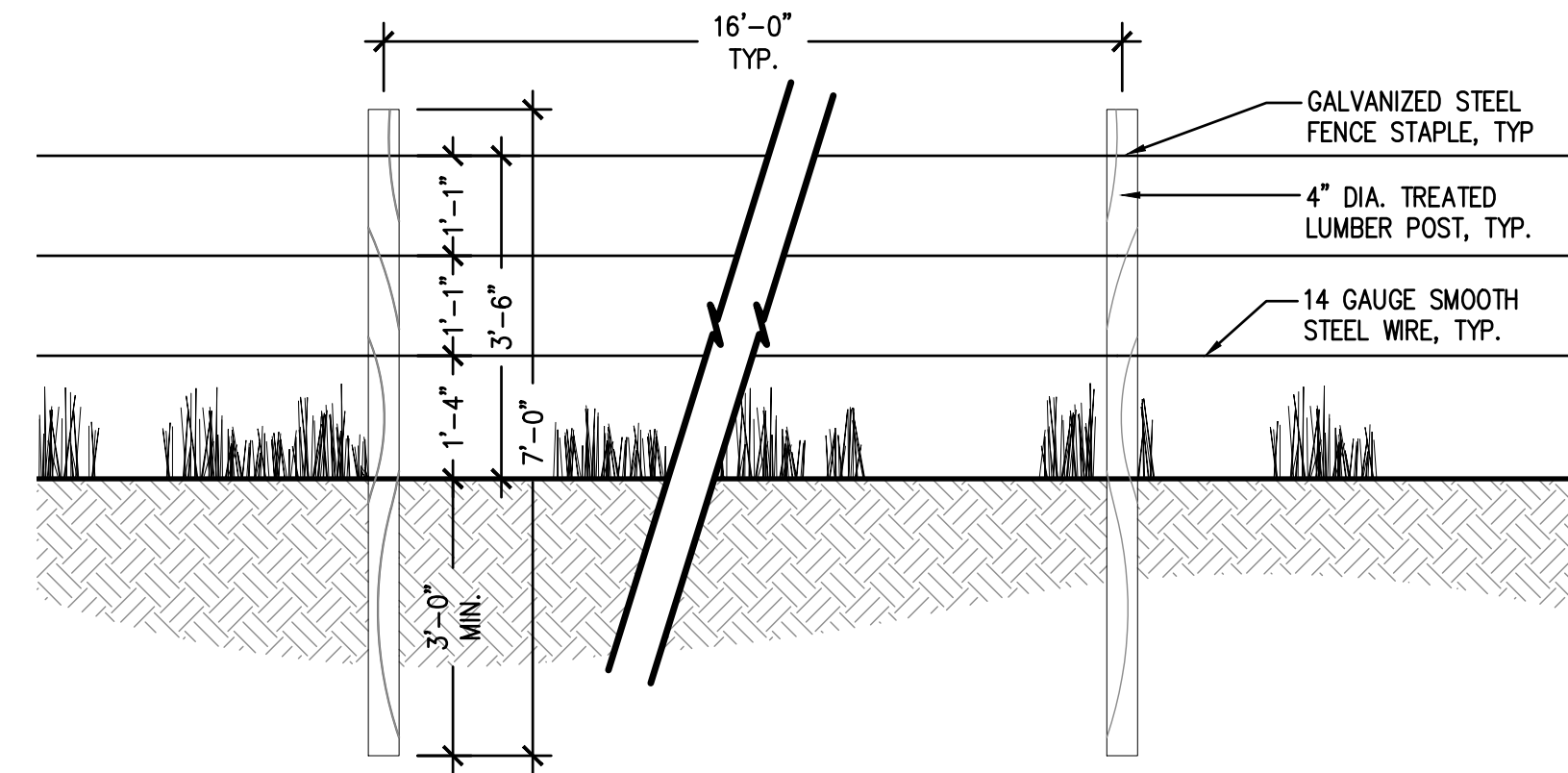
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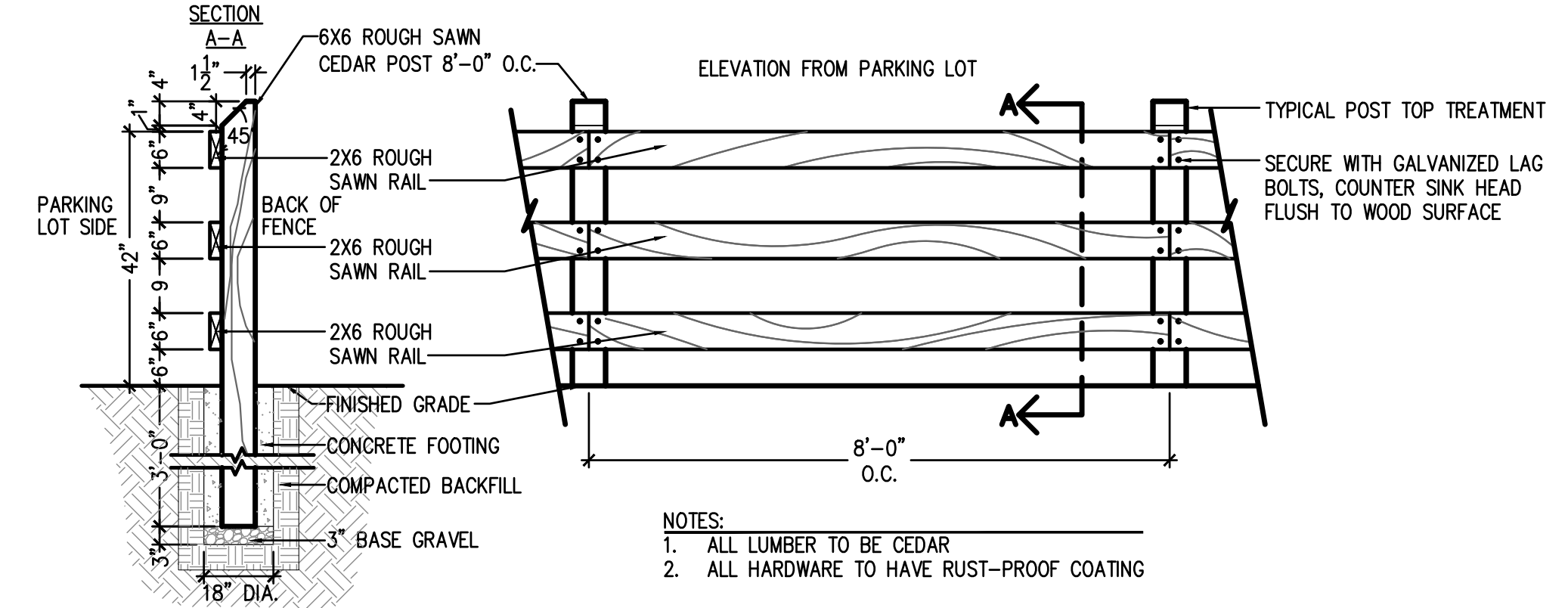
PROJECT NUMBER: 17279.00 DATE: 01.11.2023
DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW
REVISIONS:
JOB DESCRIPTION: SITE PLAN SUBMITTAL
SHEET TITLE: SITE DETAILS
SCALE: AS SHOWN
SHEET NUMBER:
L6.2
Know what's below. Call before you dig.



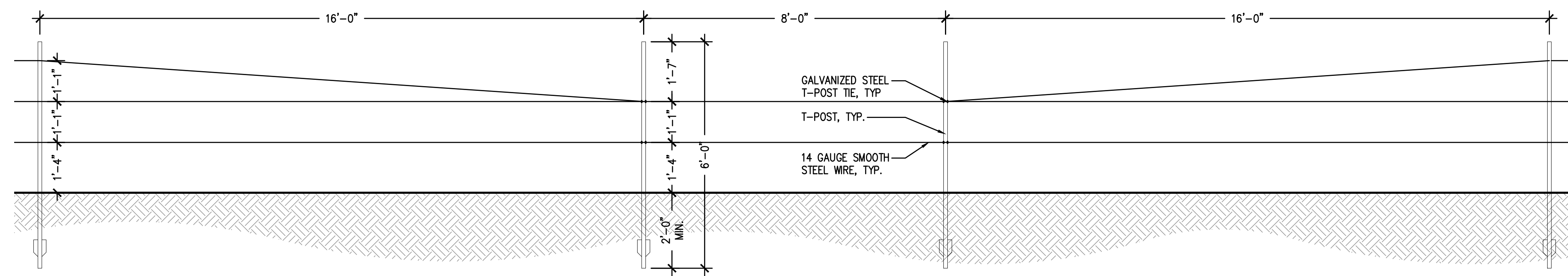
1 SMOOTH WIRE FENCE WITH T-POSTS
NOT TO SCALE



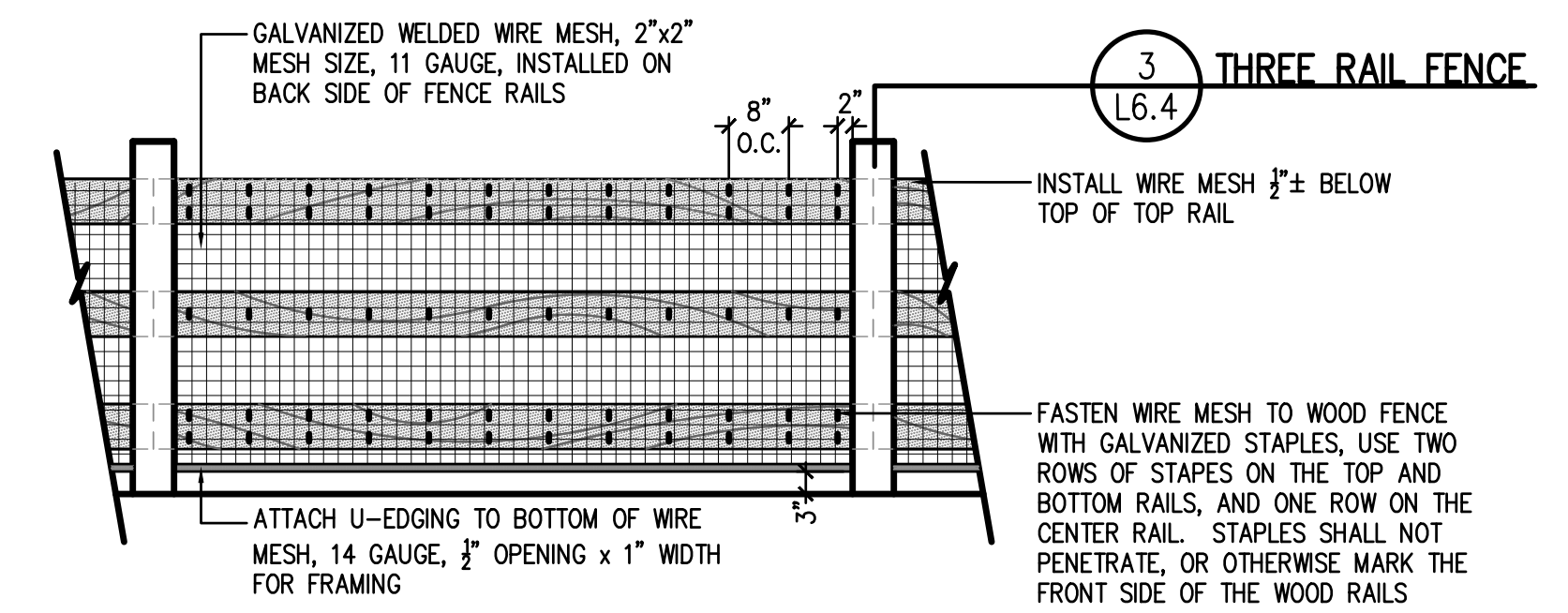
2 SMOOTH WIRE FENCE WITH WOOD POSTS
NOT TO SCALE



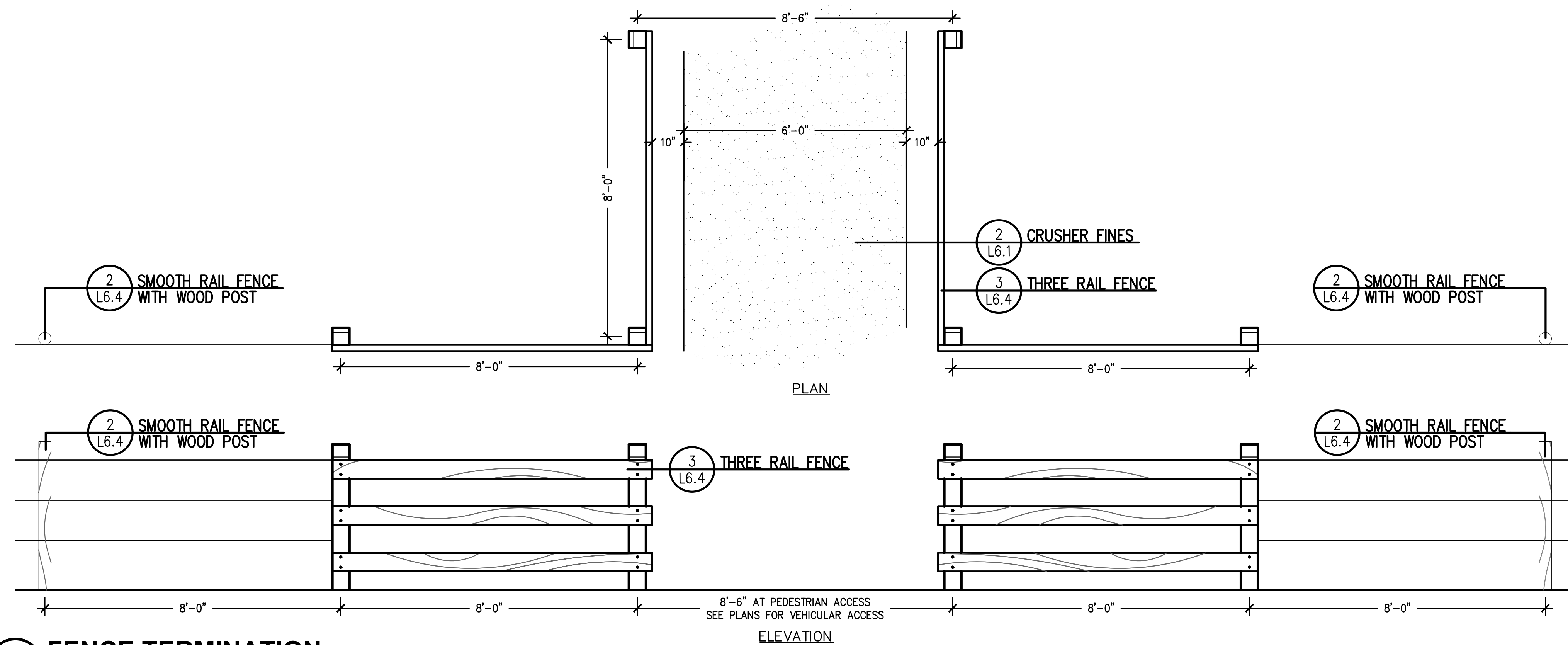
3 THREE RAIL FENCE
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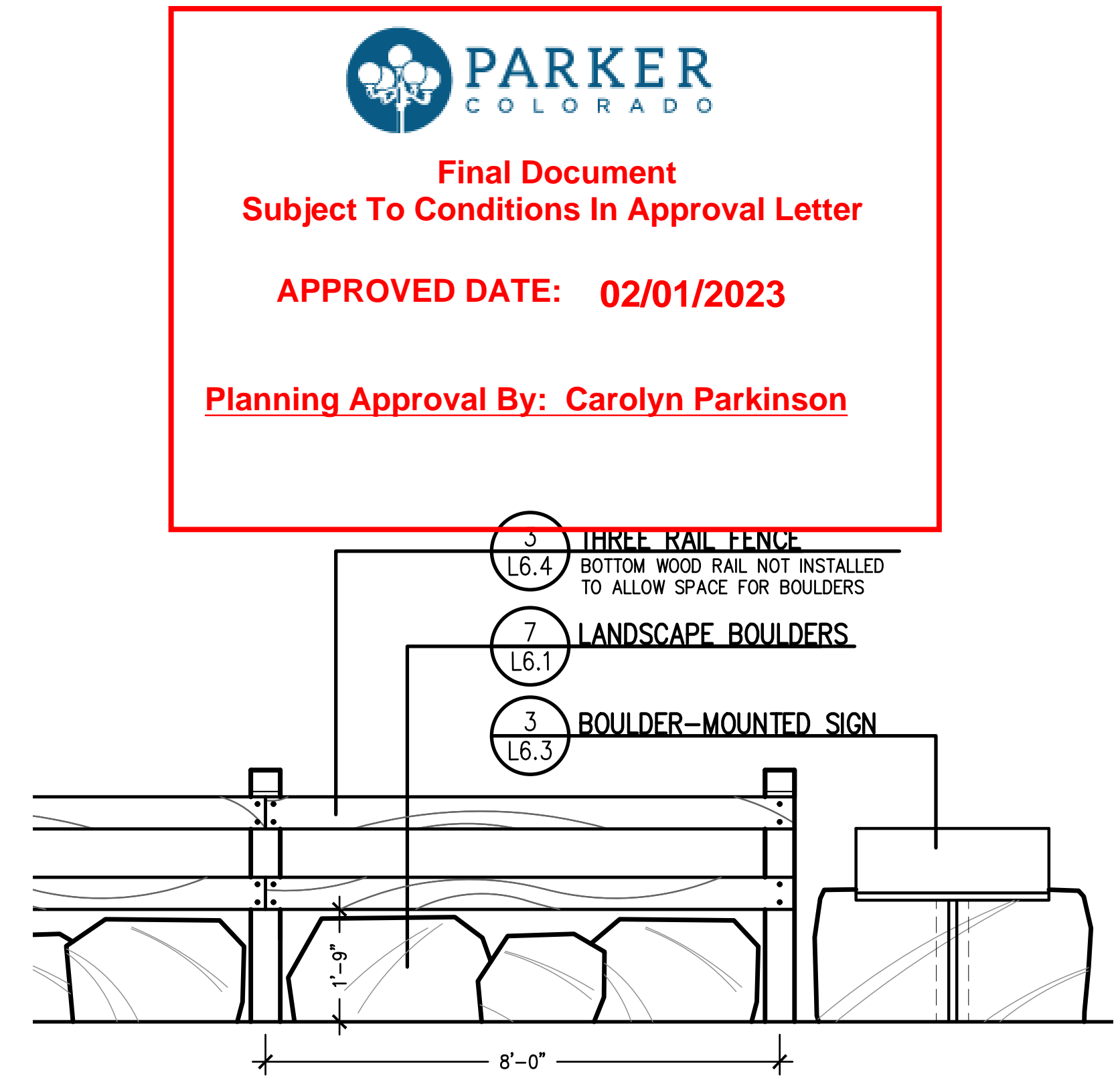
4 WILDLIFE CROSSING AT SMOOTH WIRE FENCE
NOT TO SCALE



5 WOOD RAIL FENCE WITH WIRE MESH AT BRIDGE
NOT TO SCALE



6 FENCE TERMINATION
NOT TO SCALE



7 TWO-RAIL WOOD FENCE WITH LANDSCAPE BOULDERS
NOT TO SCALE



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