

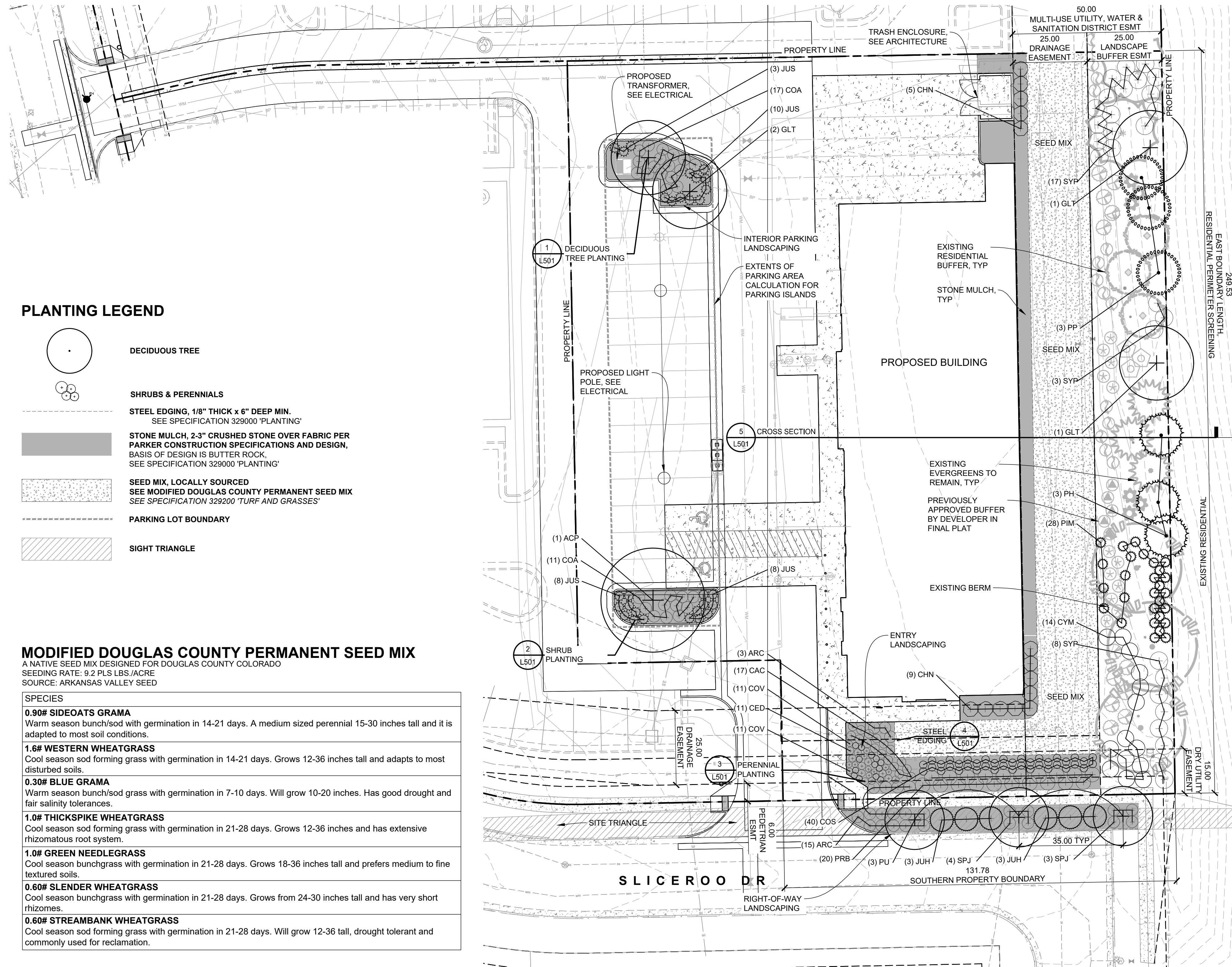


LANDSCAPE PLAN REQUIREMENTS

ZONING: PD, PLANNED DEVELOPMENT

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
13.06.070 (f)(2)	Xeriscap requirements.	NO LIMITATION ON USE OF PREFERRED TURF GRASS	5,411 SF PREFERRED TURF GRASS / 46,637.68 SF	NO LIMITATION	9.6% PREFERRED TURF GRASS
13.06.070 (l)(2)	Minimum site landscaping standards	COMMERCIAL MIN - 15%	46,637.68 SF x 15%	6,995.65 SF	8,917.31 SF (ROW NOT INCLUDED)
13.06.070 (l)(2)a	Minimum site landscaping standards	75% LIVE COVERAGE	9,724.70 SF x 75%	7,293.53 SF	9,350.12 SF (96.14%) (ROW INCLUDED)
13.06.070 (l)(5)	Minimum site landscaping standards	1 TREE PER 1,500 SF OF LANDSCAPE	8,917.31 SF / 1,500 SF	6 TREES	11 TREES*
13.06.070 (l)(5)	Minimum site landscaping standards	5 SHRUBS PER 1,500 SF OF LANDSCAPE	(8,917.31 SF / 1,500 SF) x 5	30 SHRUBS	225 SHRUBS*
13.06.070 (l)(5)c	Minimum site landscaping standards	25% MIN AND 50% MAX EVERGREEN TREES	11 TREES x 25% 11 TREES x 50%	3 MIN 6 MAX	6 EVERGREEN TREES
13.06.070 (m)(3)c	Streetscape landscaping	1 TREE PER 40 FEET	131.78 LF / 40	3 TREES	TREES 35 FEET APART
13.06.070 (p)(2)	Parking lot interior landscaping	10 % TOTAL PARKING AREA	5,896 SF x 10%	589.60 SF	865 SF
13.06.070 (p)(4)b	Parking lot interior landscaping	1 TREE / 162 SF 1 TREE SUBSTITUTED FOR 10 SHRUBS	NORTH ISLAND: 493.79 SF / 162 SF	3 TREES	2 TREES, 1 TREE SUBSTITUTED FOR 10 SHRUBS
13.06.070 (p)(4)b	Parking lot interior landscaping	5 SHRUBS PER 162 SF + 1 SHRUB PER ADDITIONAL 15 SF	NORTH ISLAND: (486 SF / 162 SF) x 5 + (7.79 SF / 15 SF) x 1	16 SHRUBS	30 SHRUBS
13.06.070 (p)(4)b	Parking lot interior landscaping	1 TREE / 162 SF 1 TREE SUBSTITUTED FOR 10 SHRUBS	SOUTH ISLAND: 371.30 SF / 162 SF	2 TREES	1 TREE, 1 TREE SUBSTITUTED FOR 10 SHRUBS
13.06.070 (p)(4)b	Parking lot interior landscaping	5 SHRUBS / 162 SF	SOUTH ISLAND: (324 SF / 162 SF) x 5 + (47.3 SF / 15 SF) x 1	14 SHRUBS	27 SHRUBS
13.06.070 (q)(2)	Site perimeter landscaping	1 TREE FOR EACH 25 LINEAL FEET	249.53 LF / 25 LF	10 TREES	8 TREES, 2 TREES SUBSTITUTED FOR 20 SHRUBS
13.06.070 (q)(2)	Existing Residential	Site perimeter landscaping	5 SHRUBS FOR EACH 25 LINEAL FEET (249.53 LF / 25 LF) x 5	50 SHRUBS	70 SHRUBS
13.06.070 (q)(3)	Existing Residential	Site perimeter landscaping	40% MIN 60% MAX EVERGREEN TREES	11 TREES x 40% 11 TREES x 60%	5 TREES MIN 7 TREES MAX 6 EVERGREEN TREES
13.06.070 (q)(2)	Existing Nonresidential	Site perimeter landscaping	1 TREE FOR EACH 40 LINEAL FEET	4 TREES	0 TREES, 4 TREES SUBSTITUTED FOR 40 SHRUBS
13.06.070 (q)(2)	Existing Nonresidential	Site perimeter landscaping	5 SHRUBS FOR EACH 40 LINEAL FEET (131.78 LF / 40 LF) x 5	20 SHRUBS	60 SHRUBS

*TOTAL PROPOSED TREES AND SHRUBS PROVIDED WITHIN PROPERTY BOUNDARY



PLANTING LEGEND

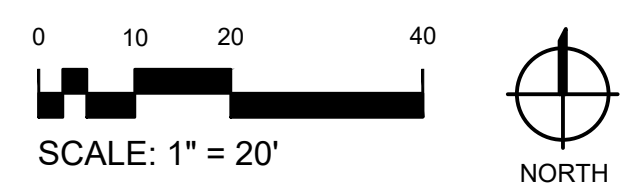
- DECIDUOUS TREE
- SHRUBS & PERENNIALS
- STEEL EDGING, 1/8" THICK x 6" DEEP MIN. SEE SPECIFICATION 329000 'PLANTING'
- STONE MULCH, 2-3" CRUSHED STONE OVER FABRIC PER PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN, BASIS OF DESIGN IS BUTTER ROCK, SEE SPECIFICATION 329000 'PLANTING'
- SEED MIX, LOCALLY SOURCED SEE MODIFIED DOUGLAS COUNTY PERMANENT SEED MIX SEE SPECIFICATION 329200 'TURF AND GRASSES'
- PARKING LOT BOUNDARY
- SIGHT TRIANGLE

MODIFIED DOUGLAS COUNTY PERMANENT SEED MIX

A NATIVE SEED MIX DESIGNED FOR DOUGLAS COUNTY COLORADO
SEEDING RATE: 9.2 PLS LBS /ACRE
SOURCE: ARKANSAS VALLEY SEED

SPECIES	DESCRIPTION
0.90# SIDEOATS GRAMA	Warm season bunch/sod with germination in 14-21 days. A medium sized perennial 15-30 inches tall and it is adapted to most soil conditions.
1.6# WESTERN WHEATGRASS	Cool season sod forming grass with germination in 14-21 days. Grows 12-36 inches tall and adapts to most disturbed soils.
0.30# BLUE GRAMA	Warm season bunch/sod grass with germination in 7-10 days. Will grow 10-20 inches. Has good drought and fair salinity tolerances.
1.0# THICKSPIKE WHEATGRASS	Cool season sod forming grass with germination in 21-28 days. Grows 12-36 inches and has extensive rhizomatous root system.
1.0# GREEN NEEDLEGRASS	Cool season bunchgrass with germination in 21-28 days. Grows 18-36 inches tall and prefers medium to fine textured soils.
0.60# SLENDER WHEATGRASS	Cool season bunchgrass with germination in 21-28 days. Grows from 24-30 inches tall and has very short rhizomes.
0.60# STREAMBANK WHEATGRASS	Cool season sod forming grass with germination in 21-28 days. Will grow 12-36 tall, drought tolerant and commonly used for reclamation.

1 PLANTING PLAN



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	ESTIMATED YEARS TO MATURITY	
ACP	1	ACER PLATANOIDES 'FAIRVIEW'	PANCHITO MANZANITA	2" CAL.	B&B	45" H X 35" W	20-30 YRS	
GLT	4	GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	2" CAL.	B&B	50" H X 35" W	25-35 YRS	
PP	3	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	6" HT.	B&B	20'-30" H X 10'-20" W	30-40 YRS	
PH	3	PINUS HELDREICHII	BOSNIAN PINE	6" HT.	B&B	20-40" H X 10'-15" W	20-50 YRS	
PU	3	PYRUS USSURIENSIS 'PRAIRIE GEM PEAR'	PRAIRIE GEM PEAR	2" CAL.	B&B	20-25" H X 20" W	15-20 YRS	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	SPACING	ESTIMATED YEARS TO MATURITY
ARC	19	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.	POT	1.5" H X 4" W	48" o.c.	3-7 YRS
CAC	17	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL.	POT	3" H X 3" W	36" o.c.	3-5 YRS
CHN	14	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL.	POT	4.5" H X 4.5" W	60" o.c.	2-4 YRS
COS	40	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.	POT	2-3" H X 2-3" W	30" o.c.	5-10 YRS
COA	28	COTONEASTER APICULATUS 'TOM THUMB'	TOM THUMB COTONEASTER	5 GAL.	POT	1" H X 4" W	48" o.c.	5-7 YRS
CYM	14	CYTISUS X 'MINSTEAD'	MINSTEAD BROOM	5 GAL.	POT	5'-6" H X 5'-6" W	66" o.c.	3-5 YRS
JUH	6	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	5 GAL.	POT	0.5" H X 6-8" W	96" o.c.	8-10 YRS
JUS	29	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL.	POT	2" H X 3-5" W	42" o.c.	5-10 YRS
PIM	28	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL.	POT	3.4" H X 3.4" W	42" o.c.	10-15 YRS
PRB	20	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	5 GAL.	POT	1-1.5" H X 5-8" W	60" o.c.	4-6 YRS
SPJ	7	SPIREA JAPONICA 'ALPINA'	DAFINE SPIREA	5 GAL.	POT	2" H X 4" W	48" o.c.	7-10 YRS
SYP	28	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL.	POT	6-8" H X 6-8" W	72" o.c.	3-5 YRS
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	SPACING	ESTIMATED YEARS TO MATURITY
CED	11	CENTAUREA DEALBATA	PINK BACHELOR BUTTON	1 GAL.	POT	2" H X 2.5" W	30" o.c.	2-3 YRS
COV	11	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL.	POT	2" H X 2" W	24" o.c.	1-3 YRS
RUF	13	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL.	POT	2" H X 2" W	24" o.c.	2-4 YRS

PLANTING COVERAGE

SPECIES	QUANTITY	SF PER PLANT	TOTALS (SF)
ARC	19	12.57	238.83
CAC	17	7.07	120.19
CHN	14	19.63	274.82
COS	40	4.91	196.40
COA	28	12.57	351.96
CYM	14	23.76	332.64
JUH	6	50.27	301.62
JUS	29	9.62	278.98
PIM	28	9.62	269.36
PRB	20	28.27	565.40
SPJ	7	12.57	87.99
SYP	28	28.27	791.56
CED	11	4.91	54.01
COV	11	3.14	34.54
RUF	13	3.14	40.82
TOTAL PLANT AREA			3,939.12
TOTAL SEEDED AREA			5,411
TOTAL LIVING GROUND COVER AREA			9,350.12
TOTAL ON SITE & ROW LANDSCAPE AREA			9,724.70
			9,350.12 SF / 9,724.70 = 96.14%
OVERALL COVERAGE PERCENTAGE			96.14%

NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.

SIGNATURE OF APPLICANT

DATE