

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

T.O. ROOF

SEBREE ARCHITECTS, INC.
97 Dover Street, Suite 400, Avon, Indiana 46123-7356
Phone (317) 272-7800 FAX (317) 272-7808
Web Site: <http://www.sebreearchitects.com>



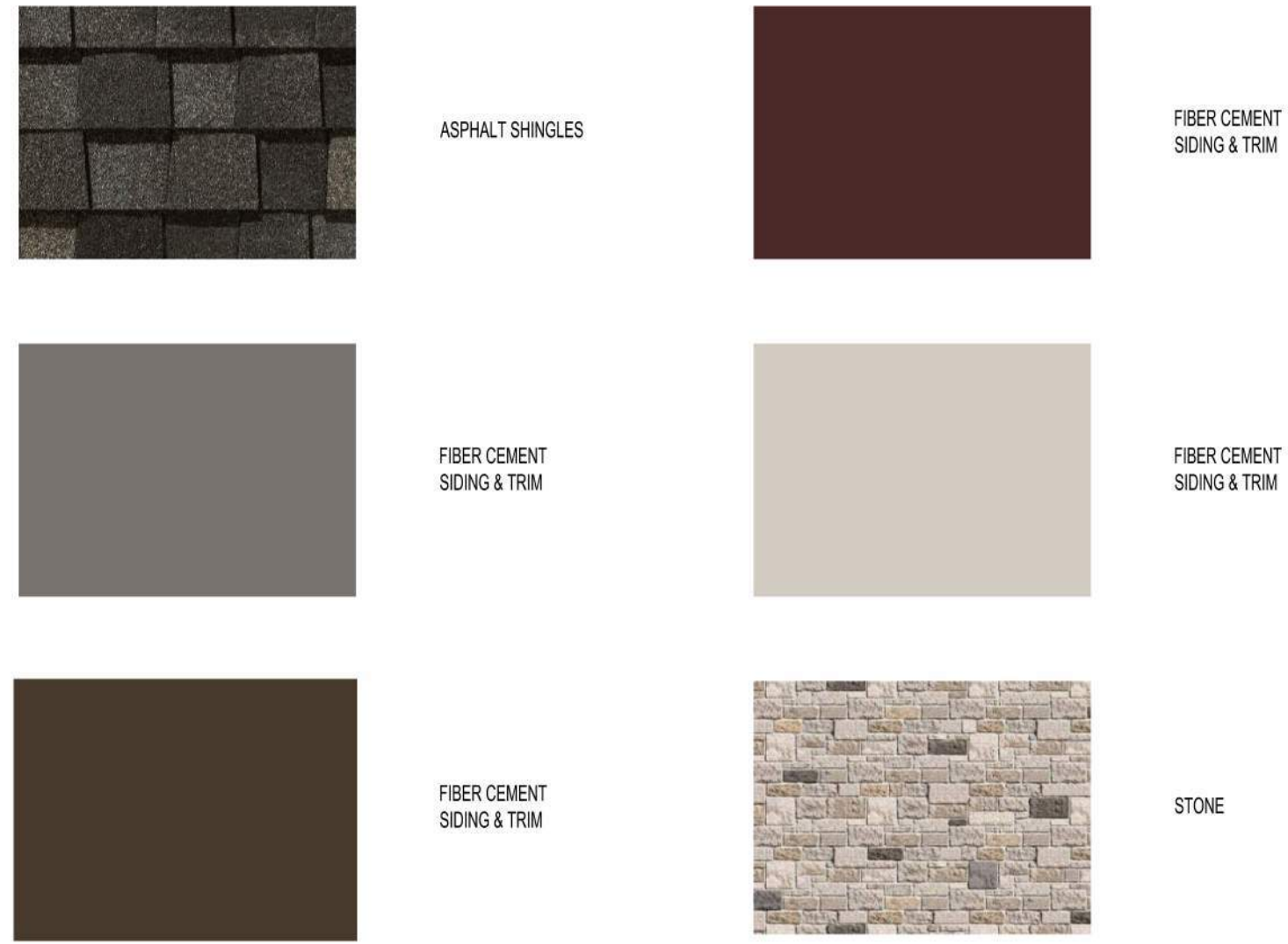
PARKER + PINE FILING #2
LOTS 1-3
MULTI-FAMILY PROJECT
PARKER, COLORADO

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
	04.19.21		COMMENT RESPONSES
	05.27.21		COMMENT RESPONSES
	06.21.24		COMMENT RESPONSES

DATE	DRAWN BY
PROJECT NO. 20013	CHECKED BY
BUILDING 2 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

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



5 BUILDING 4 WEST ELEVATION

NTS



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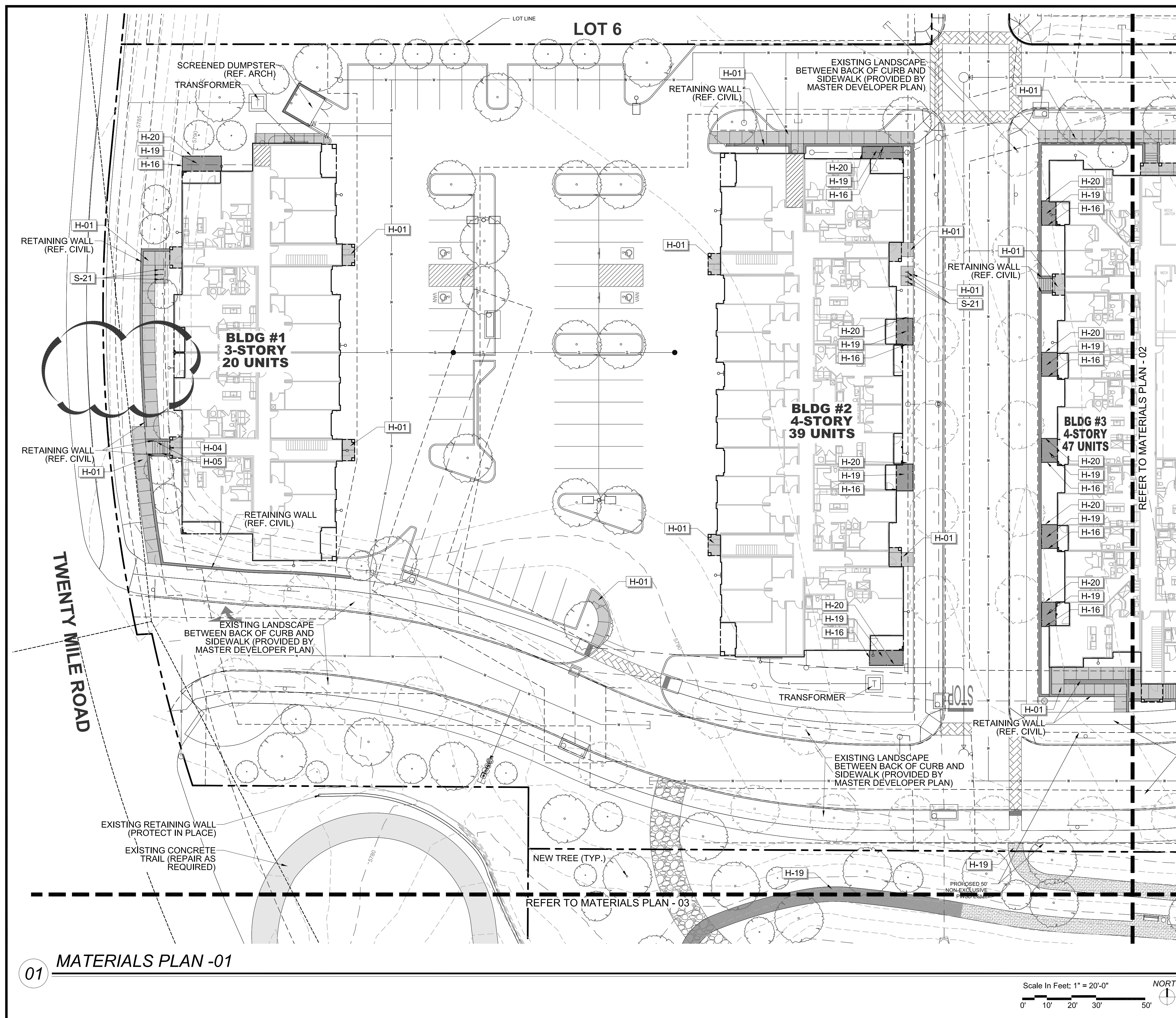
PARKER + PINE FILING #2
 LOTS 1-3
 MULTIFAMILY PROJECT
 PARKER, COLORADO

NOT FOR CONSTRUCTION

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DATE	DRAWN BY
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20013	

BUILDING 4
 COLORED ELEVATIONS



01 MATERIALS PLAN -01

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

NO.	REVISION	BY	DATE	APPR.

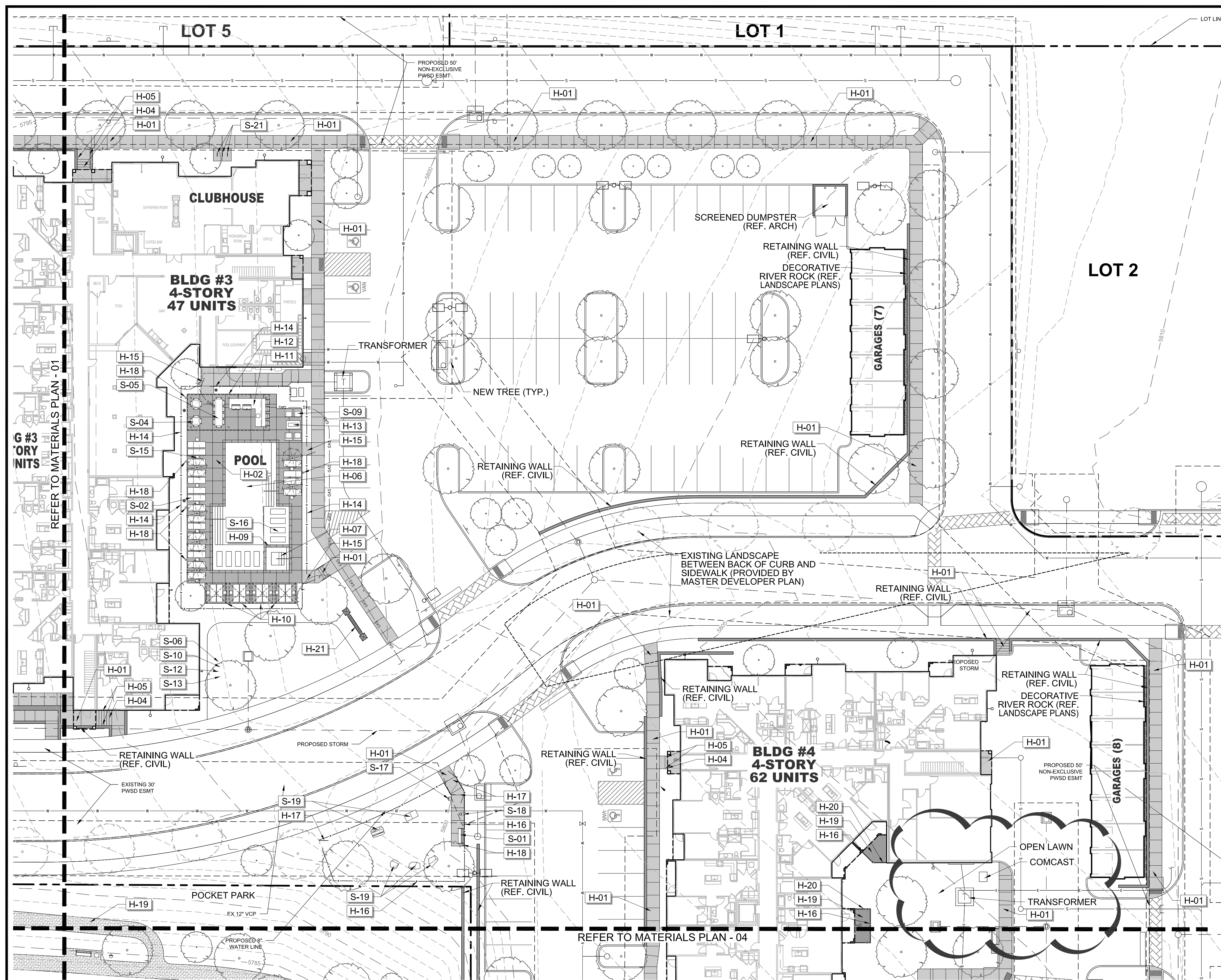
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923

DESIGNED BY: NAS
DRAWN BY: NAS
CHECKED BY: TGC
DATE: 07/24/24

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

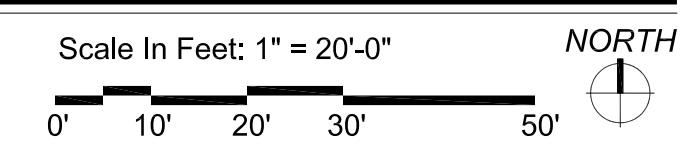
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S-21	BIKE RACKS

01 MATERIALS PLAN - 02



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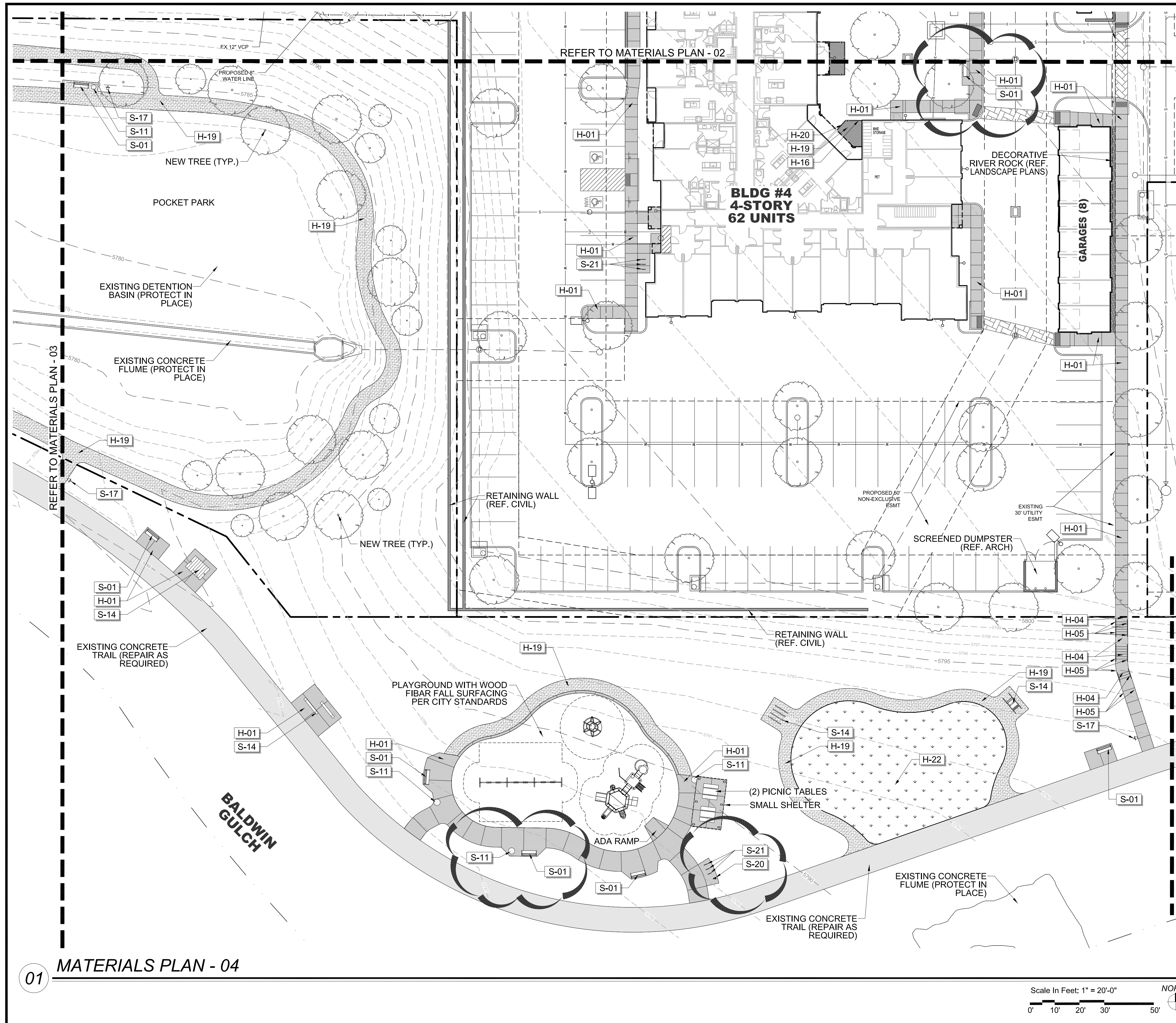
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1051 GREENWOOD SPRINGS
BLVD. GREENWOOD, IN 46043 317-866-7923

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MATERIALS PLAN

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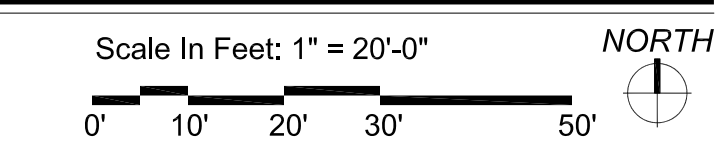
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S-21	BIKE RACKS

01 MATERIALS PLAN - 04



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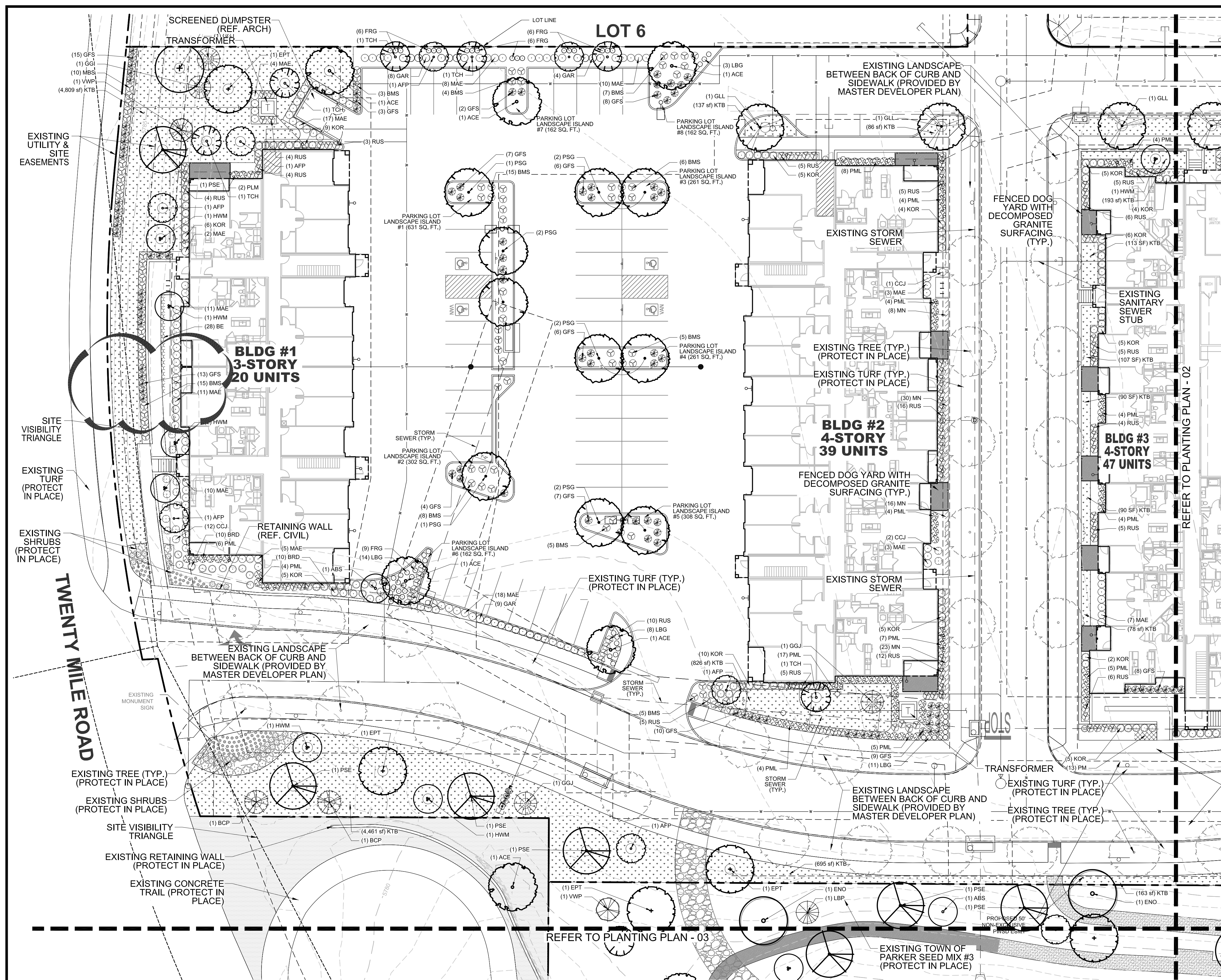
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923

DESIGNED BY: NAS
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16 OF 49

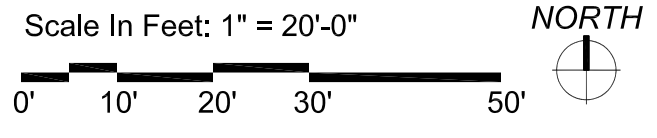


PLANTING LEGEND

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
(Symbol)	ACE	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
(Symbol)	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'
(Symbol)	ENO	ENGLISH OAK	QUERCUS ROBUR
(Symbol)	EPT	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'
(Symbol)	IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'
(Symbol)	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
(Symbol)	GLL	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'
ORNAMENTAL TREES			
(Symbol)	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
(Symbol)	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'
(Symbol)	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
(Symbol)	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'
EVERGREEN/CONIFEROUS TREES			
(Symbol)	VWP	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'
(Symbol)	LBP	LIMBER PINE	PINUS FLEXILIS
(Symbol)	BCP	BRISTLECONE PINE	PINUS ARISTATA
(Symbol)	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'
DECIDUOUS & EVERGREEN SHRUBS			
(Symbol)	CPB	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'
(Symbol)	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
(Symbol)	RUS	RUSSIAN SAGE	PROVSKIA ATRIPICIFOLIA
(Symbol)	KOR	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'
(Symbol)	GFS	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
(Symbol)	PML	MEYER LILAC	
(Symbol)	KBW	KOREAN BOXWOOD	BUXUS 'KOREAN'
(Symbol)	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'
(Symbol)	GAR	GOLDEN ARBORVITAE	THUJA ORIENTALIS 'AUREA NANA'
LOW/SPREADING SHRUBS			
(Symbol)	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
(Symbol)	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
(Symbol)	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENALTHI 'HANCOCK'
PERENNIALS			
(Symbol)	DF	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'
(Symbol)	PM	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
(Symbol)	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
(Symbol)	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
(Symbol)	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
(Symbol)	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'
ORNAMENTAL GRASSES			
(Symbol)	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'
(Symbol)	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
(Symbol)	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA KARL FOERSTER'
(Symbol)	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM
TURF GRASSES			
(Symbol)	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND
SEED MIXES			
(Symbol)	SM3	TOWN OF PARKER SEED MIX #3	LOW-GROWTH MIX
DECOMPOSED GRANITE, DECORATIVE RIVER ROCK AND HARDWOOD MULCH			
(Symbol)	DECOMPOSED GRANITE DOG YARDS & TRAIL AT DETENTION BASIN		
(Symbol)	DECORATIVE RIVER ROCK GROUND COVER BEHIND GARAGES		
(Symbol)	HARDWOOD MULCH IN ALL SHRUB PLANTING BEDS PER PLAN		

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 INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD AND NOTES.



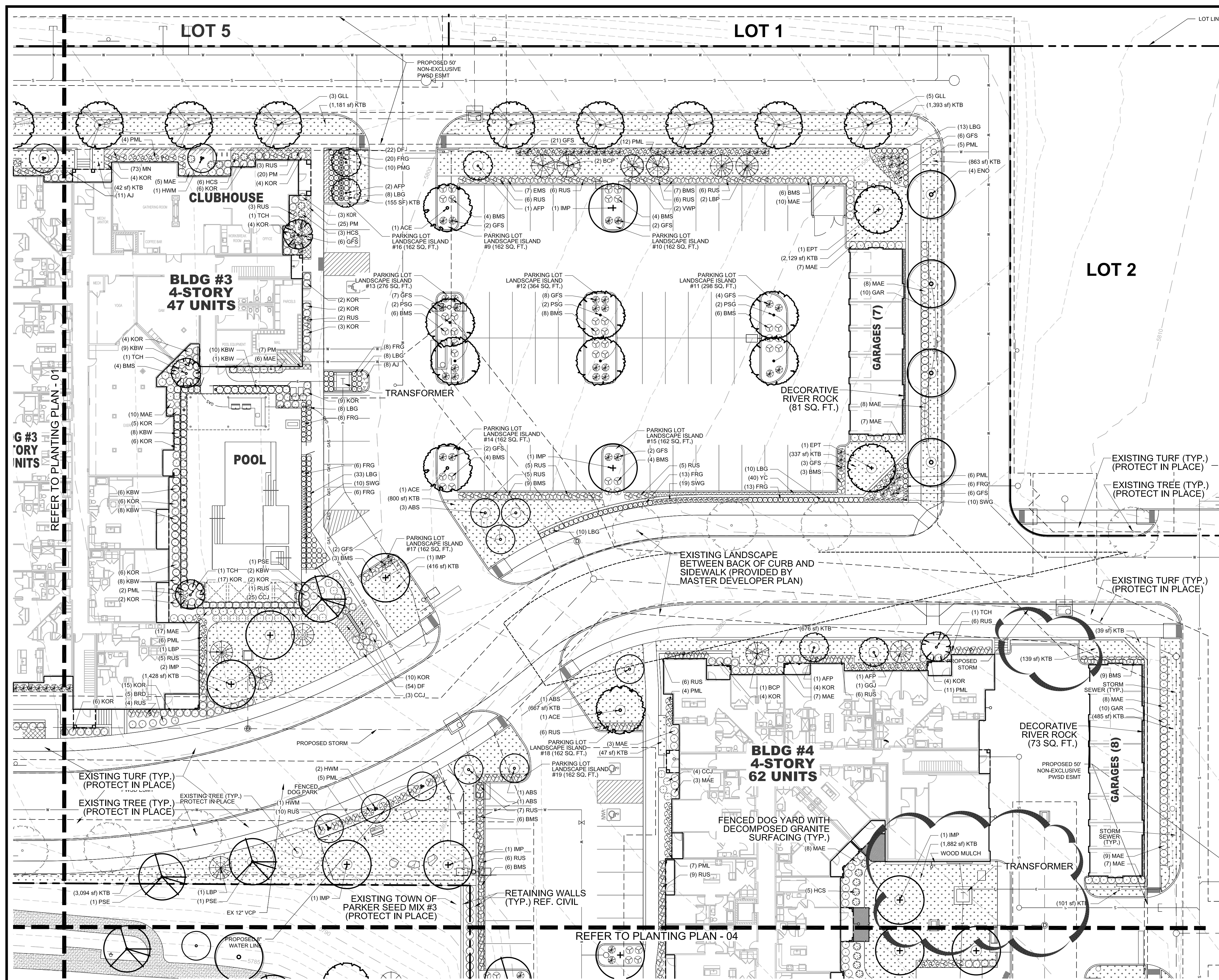
PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 PLANTING PLAN

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

DESIGNED BY: NAS
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PLANTING LEGEND

SYMBOL TAG COMMON NAME BOTANIC NAME

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	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'
	ENO	ENGLISH OAK	QUERCUS ROBUR
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	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'
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	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'

ORNAMENTAL GRASSES			
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		DECORATIVE RIVER ROCK	GROUNDCOVER BEHIND GARAGES
		HARDWOOD MULCH	IN ALL SHRUB PLANTING BEDS PER PLAN

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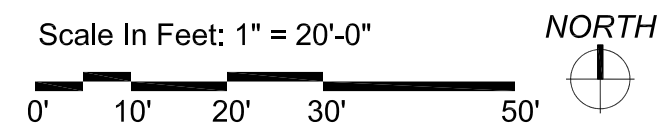
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01 PLANTING PLAN - 02

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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 ATRIPPLICIFOLIA	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	364	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	1,694								
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	187	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	543								
TURF GRASSES										
	KTB	29,319 SQ. FT.	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT BLENDED HYBRID TURF GRASS	SOD	N/A	N/A	M	SOLID SOD	
SEED MIXES										
	SM3	28,974 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

STREETSCAPE LANDSCAPING REQUIREMENTS:	RD NORTH OF BLDG. #2 & #3 (430 LINEAR FEET OF FRONTAGE) TREES REQUIRED: 12 TREES PROVIDED: 11 (LIMITED BY PARALLEL PARKING)
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 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:	TOTAL PARKING LOT AREA : 84,395 SQ. FT. TOTAL LANDSCAPE ISLANDS AREA: 8,909 SQ. FT. (10.55% OF PARKING LOT AREA)
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.	TREES REQUIRED: 49 TREES PROVIDED: 49 SHRUBS REQUIRED: 342 SHRUBS PROVIDED: 342 NOTE: SEE SHEET 28 OF 49 FOR PARKING LOT ISLAND LANDSCAPING EXHIBIT

SITE PERIMETER LANDSCAPING REQUIREMENTS:	WEST OF BLDG #1: (220 LINEAR FEET OF PROPERTY LINE FRONTAGE) TREES REQUIRED 8 TREES PROVIDED 8 SHRUBS REQUIRED 37 SHRUBS PROVIDED 37
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.	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

EXISTING TREES ON-SITE					
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: 07/24/24

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