

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:

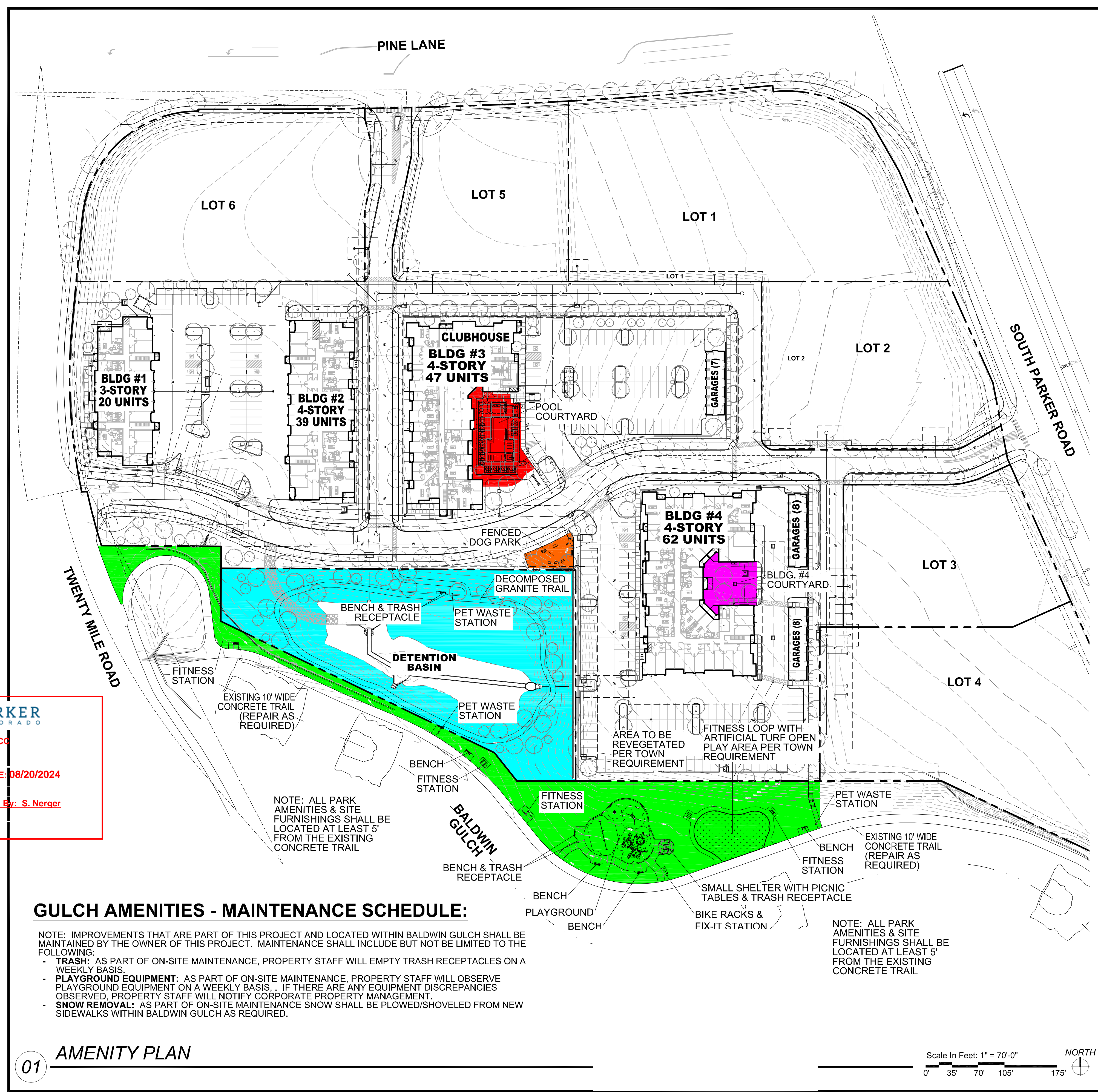
POOL:		POOL (1,150 SQ. FT.), HOT TUB (81 SQ. FT.), 4 CABANAS, SHADE STRUCTURE.	AREA: 6,035 SQ. FT.
COURTYARD:		OUTDOOR KITCHEN WITH 2 NATURAL GAS GRILLS & SINK, FIRE FEATURE, SITE FURNISHINGS, 6 POWER/USB PEDESTALS, POOL ENCLOSURE FENCE & LANDSCAPING	AREA: 3,140 SQ. FT.
BUILDING #4:		SITE FURNISHINGS INCLUDING HAMMOCK, TABLE FOR GAMES AND OUTDOOR GAMES INCLUDING CORNHOLE, GIANT JENGA & LANDSCAPING	AREA: 1,600 SQ. FT.
FENCED DOG PARK:		1,600 SQ. FT. FENCED DOG PARK WITH A BENCH, PET WASTE STATION, DOG PLAY STRUCTURES, POWER/USB PEDESTAL & LANDSCAPING	AREA: 50,095 SQ. FT.
DETENTION BASIN:		1,000 LINEAR FEET DECOMPOSED GRANITE WALKING TRAIL, 3 BENCHES, TRASH RECEPTACLE, PET WASTE STATION & LANDSCAPING	AREA: 41,933 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	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



GULCH AMENITIES - MAINTENANCE SCHEDULE:

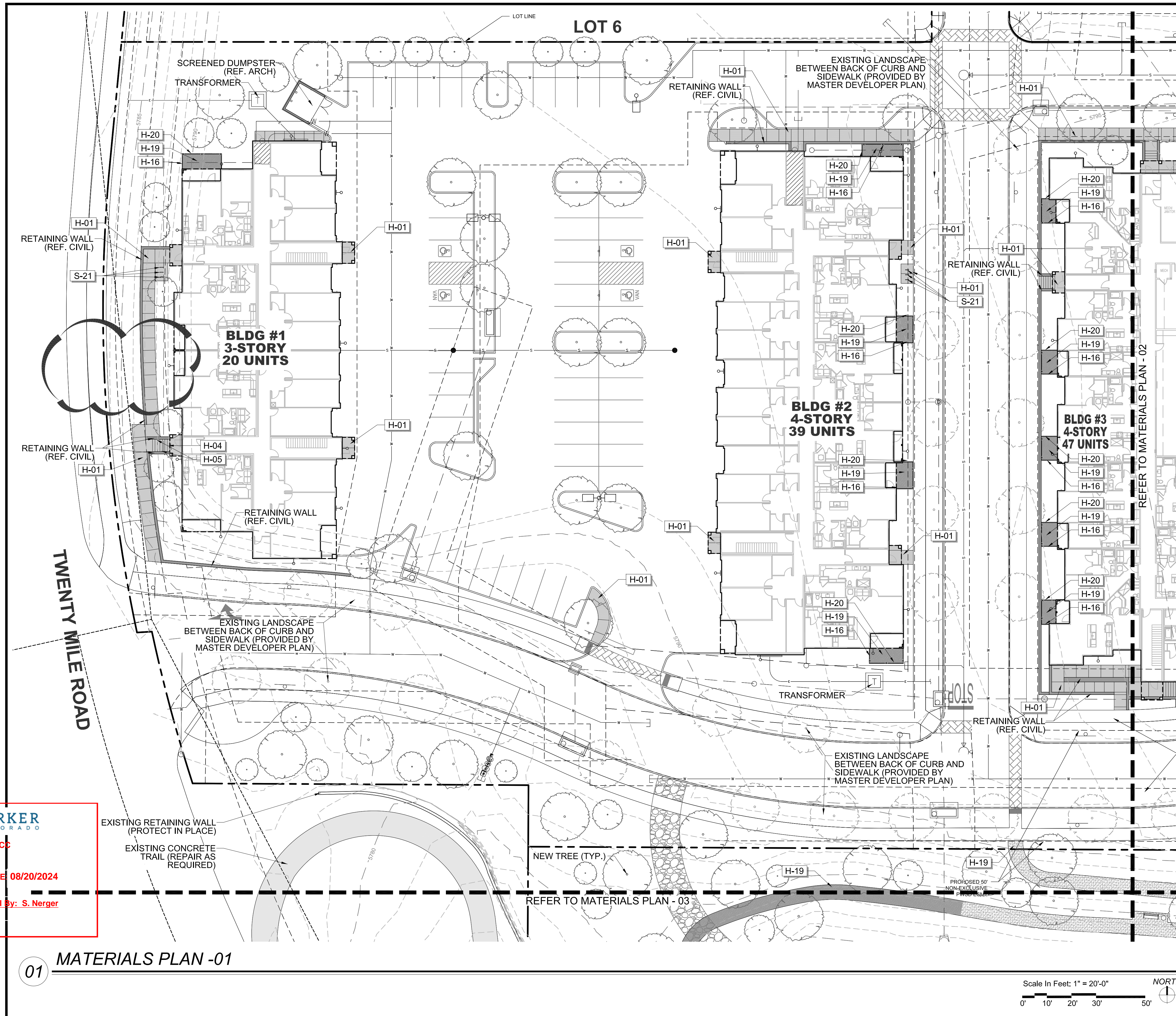
- NOTE: IMPROVEMENTS THAT ARE PART OF THIS PROJECT AND LOCATED WITHIN BALDWIN GULCH SHALL BE MAINTAINED BY THE OWNER OF THIS PROJECT. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- TRASH:** AS PART OF ON-SITE MAINTENANCE, PROPERTY STAFF WILL EMPTY TRASH RECEPTACLES ON A WEEKLY BASIS.
 - PLAYGROUND EQUIPMENT:** AS PART OF ON-SITE MAINTENANCE, PROPERTY STAFF WILL OBSERVE PLAYGROUND EQUIPMENT ON A WEEKLY BASIS. IF THERE ARE ANY EQUIPMENT DISCREPANCIES OBSERVED, PROPERTY STAFF WILL NOTIFY CORPORATE PROPERTY MANAGEMENT.
 - SNOW REMOVAL:** AS PART OF ON-SITE MAINTENANCE SNOW SHALL BE PLOWED/SHOVELED FROM NEW SIDEWALKS WITHIN BALDWIN GULCH AS REQUIRED.

NOTE: ALL PARK AMENITIES & SITE FURNISHINGS SHALL BE LOCATED AT LEAST 5' FROM THE EXISTING CONCRETE TRAIL

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APPROVED DATE: 08/20/2024
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: 05/27/21
 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	Omitted
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

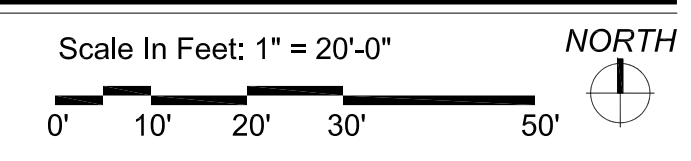
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MULTI-FAMILY SITE PLAN
MATERIALS PLAN

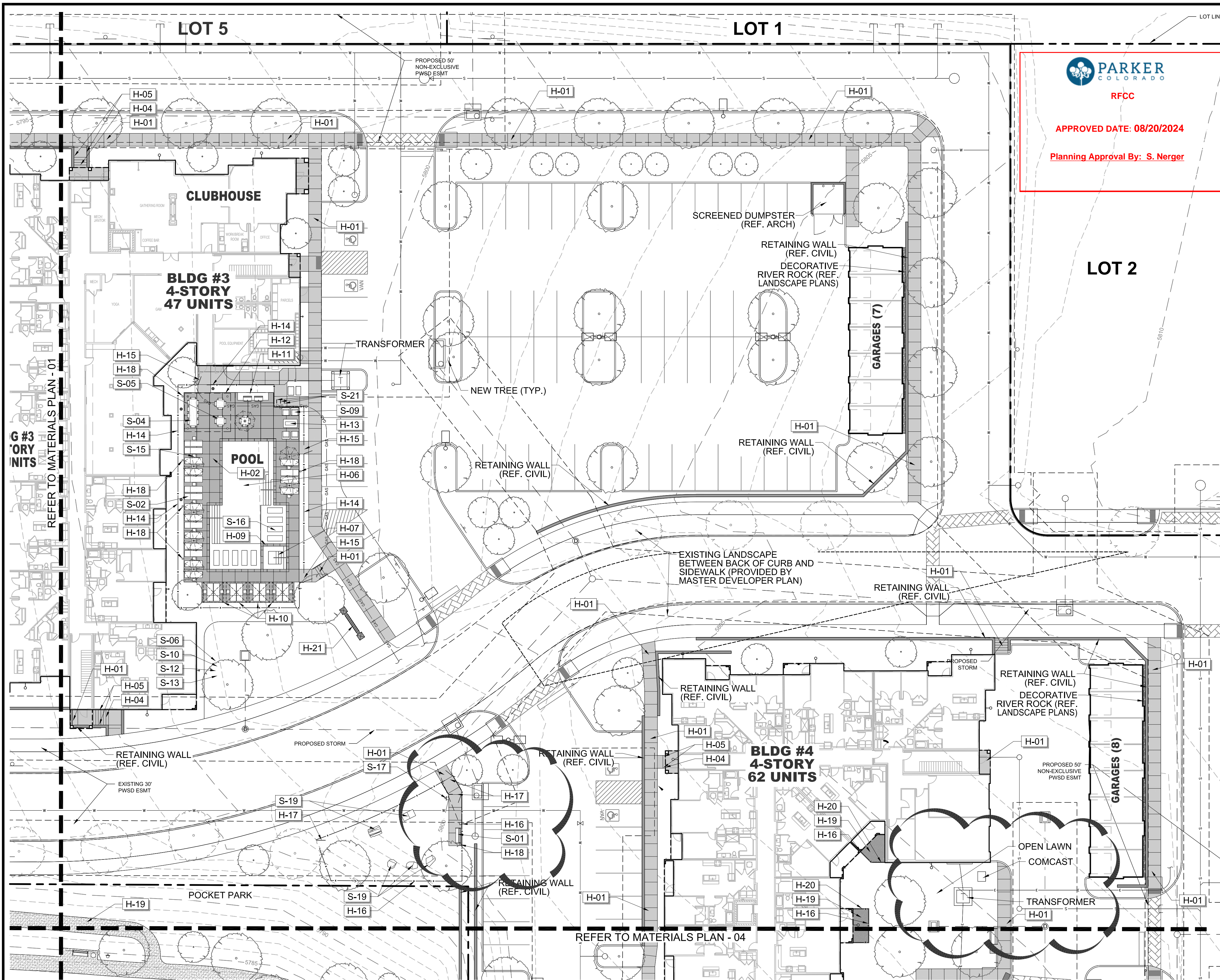
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PROJECT NO. 096481002

13 OF 49

PARKER COLORADO
RFCO
APPROVED DATE 08/20/2024
Planning Approval By: S. Nergler

01 MATERIALS PLAN -01






PARKER
 COLORADO
 RFCC
 APPROVED DATE: 08/20/2024
 Planning Approval By: S. Nerger

REFERENCE NOTES SCHEDULE

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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	
S-19	DOG PARK PLAY STRUCTURES
S-20	BIKE FIX-IT STATION
S-21	BIKE RACKS

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 BLD. GREENWOOD, IN 46143 317-866-7923

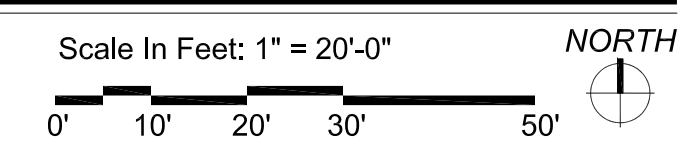
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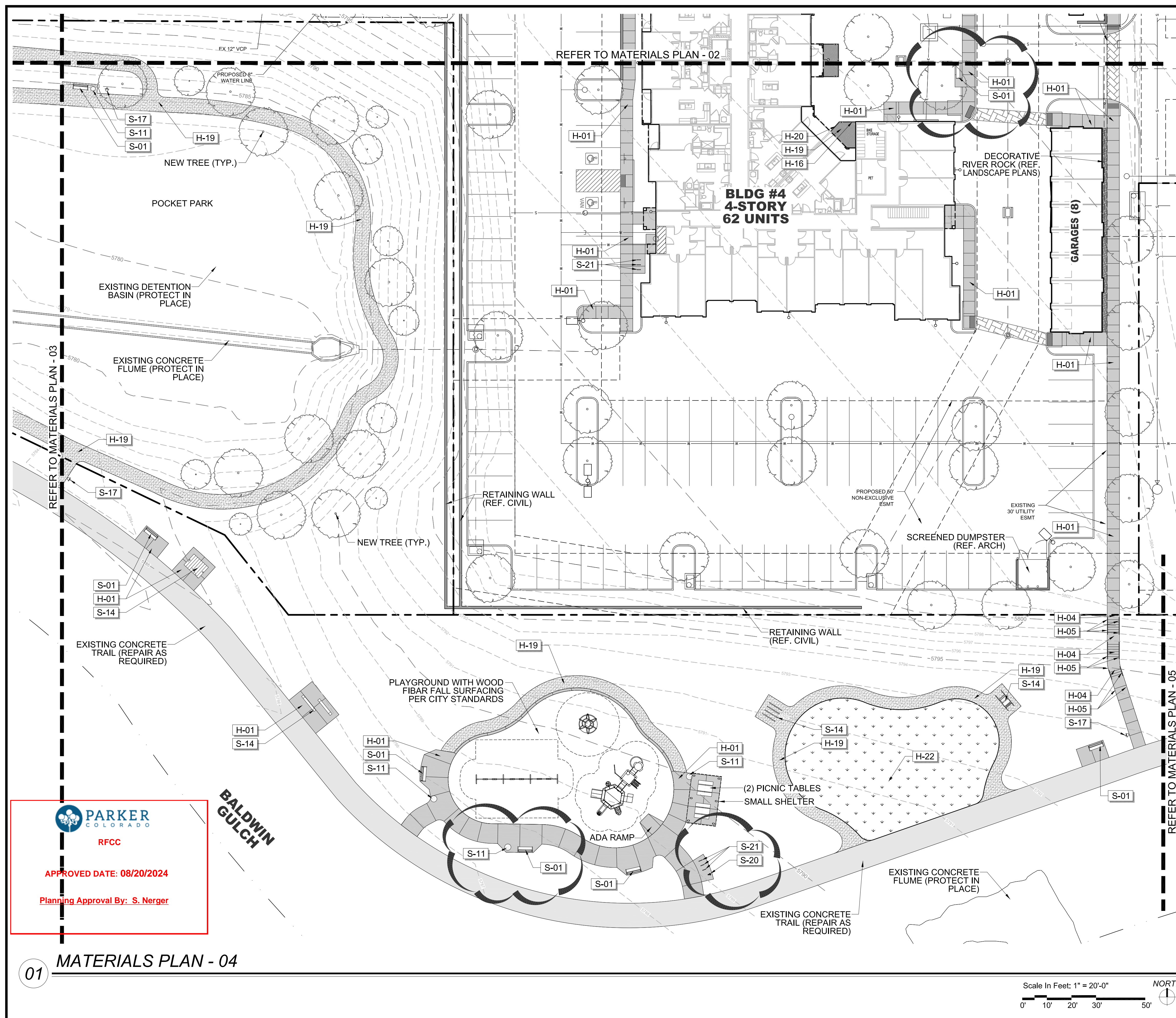
PROJECT NO. 096481002

01 MATERIALS PLAN - 02



REFER TO MATERIALS PLAN - 01
 G #3
 ORY
 NITS

REFER TO MATERIALS PLAN - 04



REFERENCE NOTES SCHEDULE

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S-09	OUTDOOR LOUNGE CHAIR
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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.

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

DESIGNED BY: NAS
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MATERIALS PLAN

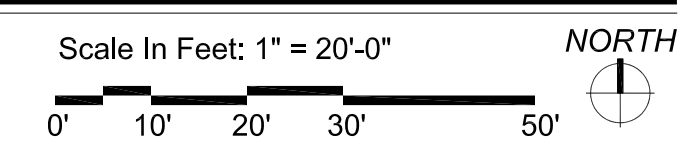
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16 OF 49

PARKER COLORADO
RFCC

APPROVED DATE: 08/20/2024
Planning Approval By: S. Nerger

01 MATERIALS PLAN - 04





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



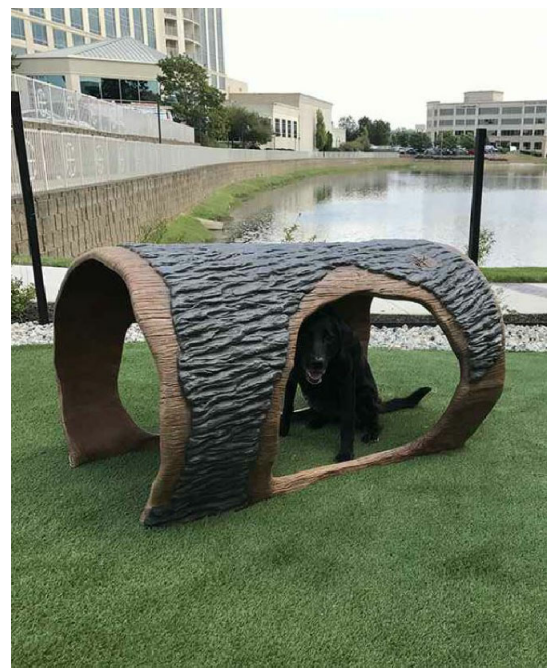
Omitted



SPECIFICATIONS:
MANUFACTURER
 GREAT AMERICAN PROPERTY MANAGEMENT
MODEL
 METAL DELUXE PET WASTE STATION - DOG ART
 SKU: RCPAW3B
SIGNAGE MESSAGE
 THROW US A BONE, GREEN
CONTACT:
 GREAT AMERICAN PROPERTY MANAGEMENT
 6701 CONCORD PARK DRIVE
 HOUSTON, TX 77040
 P: 1-800-676-3979

NOTES:
 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

NOTES:
 1. INSTALL DOG PLAY EQUIPMENT PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
 2. REFER TO MATERIALS PLAN FOR DOG PLAY EQUIPMENT LOCATIONS.

4 DOG PARK PLAY STRUCTURES (S-19)
 IMAGE NOT TO SCALE



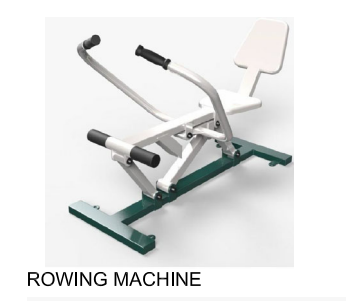
SPECIFICATIONS:
MANUFACTURER
 LUJO LIVING
 WWW.LUJOLIVING.COM
PRODUCT
 FREE-STANDING HAMMOCK - DOUBLE QUILTED
 TAJ COLLECTION
MATERIAL/COLOR
 FABRIC COLOR: LEAD CHINE

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

NOTES:
 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:
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 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: H@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
 0274X 24.5H
COLOR
 WHITE
CONTACT:
 HEATHER PITTMAN
 PO BOX 868
 HALEYVILLE, AL 35565
 EMAIL: H@TEXASCRAFT.COM
 PHONE: 800-315-5692
 WWW.TEXASCRAFT.COM

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10 IN-POOL CHAISE LOUNGE CHAIR (S-16)
 IMAGE NOT TO SCALE



RFCC

APPROVED DATE: 08/20/2024

Planning Approval By: S. Nerger



Final Document
 Subject to Conditions In Approval Letter

APPROVED DATE: 07/16/2021
 Planning Approval By: S. Nerger

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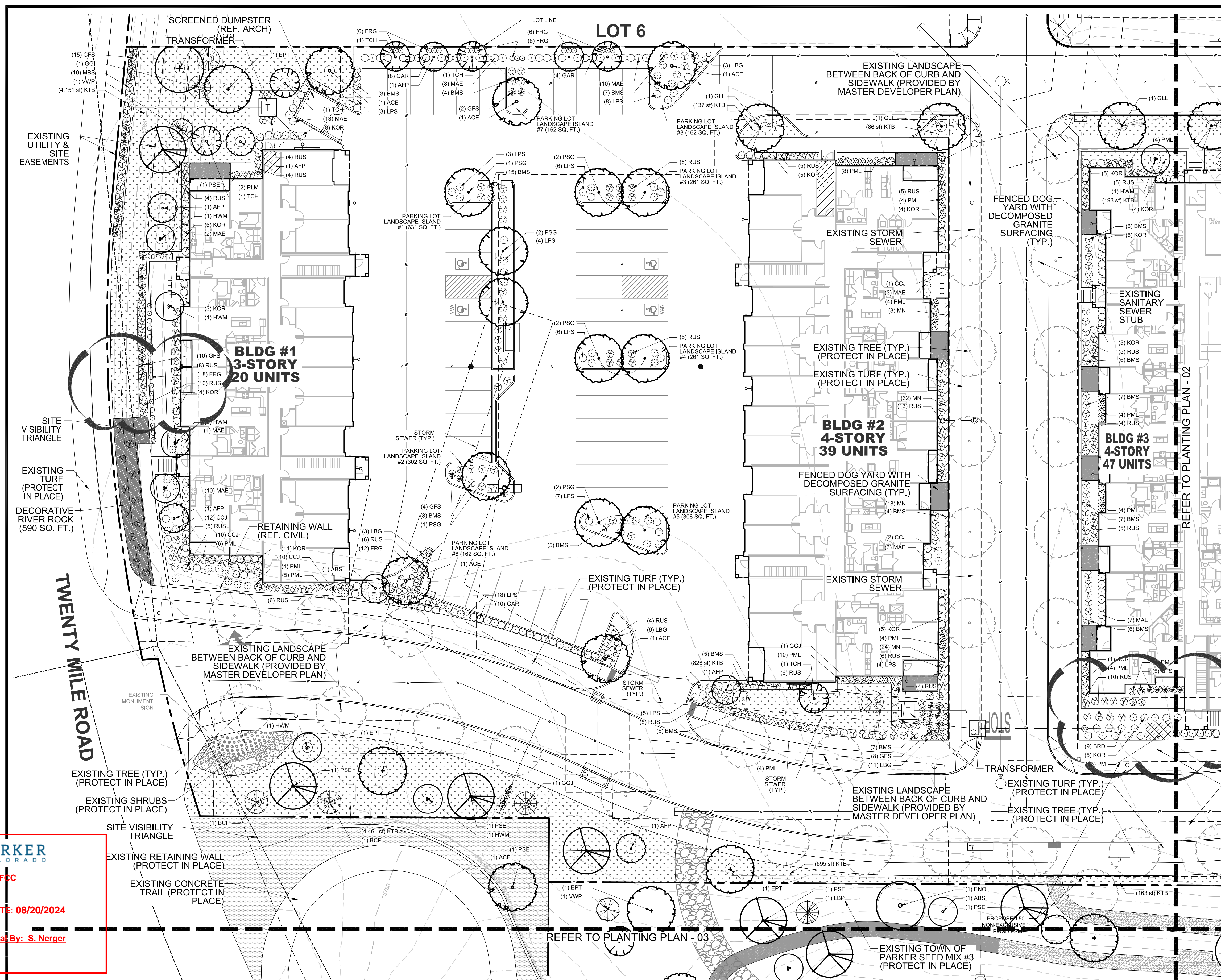
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PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 SITE DETAILS

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

Nicholas Allen Smith
 Registered Landscape Architect of the
 State of COLORADO
 Registration Number: 1436
 NOT FOR
 CONSTRUCTION

PROJECT NO.
 096481002



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 CORDATA '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)	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLAUDONENSIS 'BLUE MIST'
(Symbol)	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
(Symbol)	KOR	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'
(Symbol)	GFS	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
(Symbol)	PML	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'
(Symbol)	KBW	KOREAN BOXWOOD	BUXUS 'KOREAN'
(Symbol)	MAE	MANHATTAN EUONYMUS	EUONYMUS KAWATSCHII 'MANHATTAN'
(Symbol)	GAR	GOLDEN ARBOR VITAE	THUJA ORIENTALIS 'AURUM NANA'
(Symbol)	LPS	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'
(Symbol)	BUB	BURNING BUSH	EUONYMUS ALATUS

LOW SPREADING SHRUBS			
(Symbol)	CCJ	CADZARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
(Symbol)	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
(Symbol)	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUILLI '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		

NO.	REVISION	BY	DATE	APPR.



DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 08/05/24

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

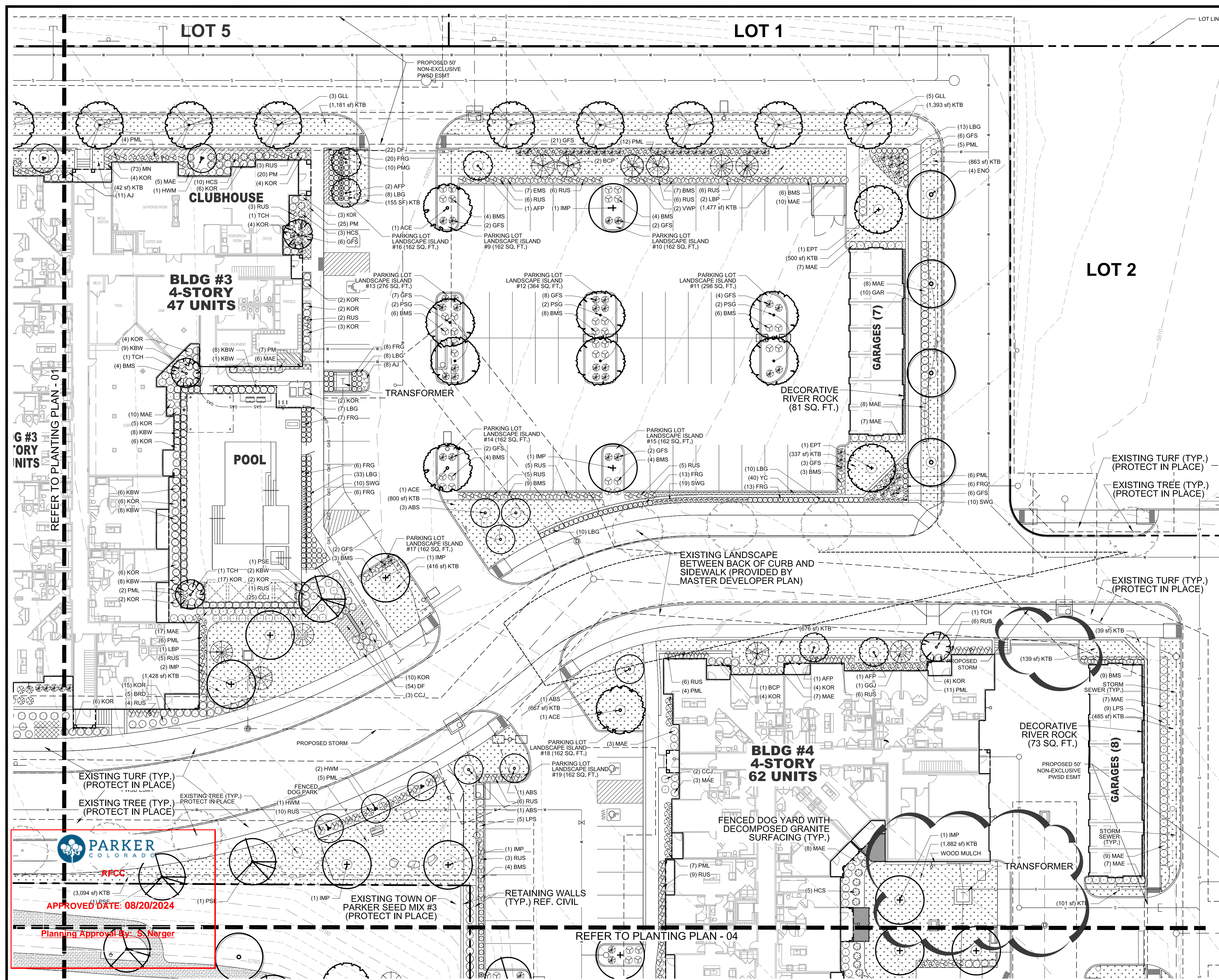
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 Nicholas Allen Smith
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 Registration Number: 1436
NOT FOR CONSTRUCTION
 PROJECT NO. 096481002

PARKER COLORADO
 RF&C
 APPROVED DATE: 08/20/2024
 Planning Approval By: S. Nerger

01 PLANTING PLAN - 01

NOTE: CANOPY TREES SHALL MAINTAIN 7' FROM SUBSURFACE UTILITIES. FIELD VERIFY PRIOR TO INSTALLATION
 Scale In Feet: 1" = 20'-0"
 NORTH

NOTE: REFERENCE SHEET 27 FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD AND NOTES.



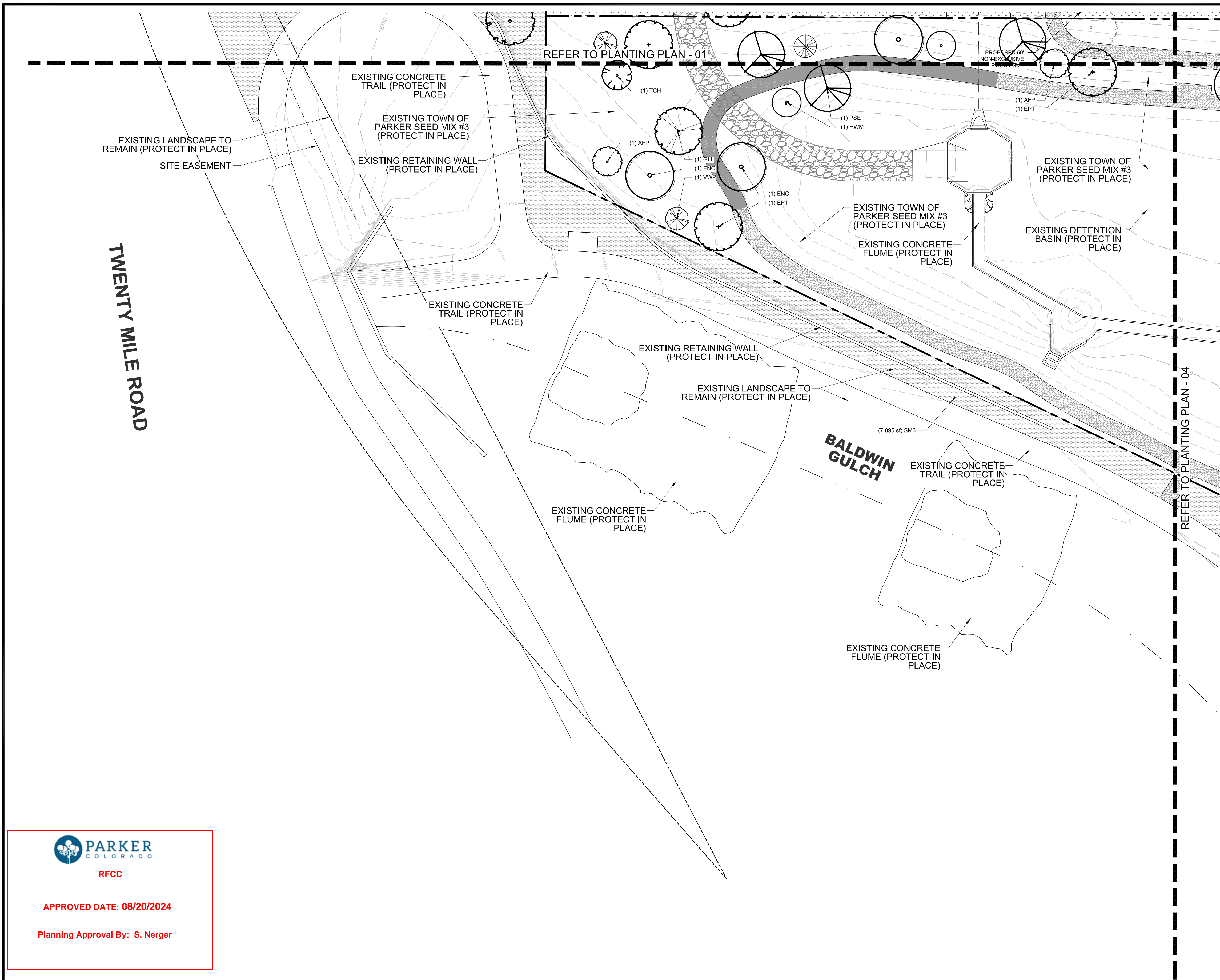
PLANTING LEGEND

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 CORDATA '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 FLEXILIS 'VANDERWOLF'S PYRAMID'
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'
DECIDUOUS & EVERGREEN SHRUBS			
	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 KIUNTSCHOWII 'MANHATTAN'
	GAR	GOLDEN ARBOR VITAE	THUJA ORIENTALIS 'AURORANA'
	LPS	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'
	BUB	BURNING BUSH	EUONYMUS ALATUS
LOW SPREADING SHRUBS			
	CCJ	CAROLINA CARPET JUNIPER	JUNIPERUS SABINA 'CAROLINA CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUILLII '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 #3	LOW-GROWTH MIX
DECOMPOSED GRANITE, DECORATIVE RIVER ROCK AND HARDWOOD MULCH			
		DECOMPOSED GRANITE	DOG YARDS & TRAIL AT DETENTION BUSIN
		DECORATIVE RIVER ROCK	GROUNDCOVER BEHIND GARAGES
		HARDWOOD MULCH	IN ALL SHRUB PLANTING BEDS PER PLAN

THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923
 DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 08/05/24
 PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 PLANTING 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
 23 OF 49

01 PLANTING PLAN - 02

NOTE: CANOPY TREES SHALL MAINTAIN 7' FROM SUBSURFACE UTILITIES. FIELD VERIFY PRIOR TO INSTALLATION
 Scale In Feet: 1" = 20'-0" 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'
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			
	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 KUNTSCHOWII 'MANHATTAN'
	GAR	GOLDEN ARBOR VITAE	THUJA ORIENTALIS 'AURORA HAWA'
	LPS	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'
	BUB	BURNING BUSH	EUONYMUS ALATUS
LOW SPREADING SHRUBS			
	CCJ	CALSARY CARPET JUNIPER	JUNIPERUS SABINA 'CALSARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUULTII '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	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

REVISION NO. BY DATE

DESIGNED BY: NAS
DRAWN BY: NAS
CHECKED BY: TGC
DATE: 08/05/24

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.
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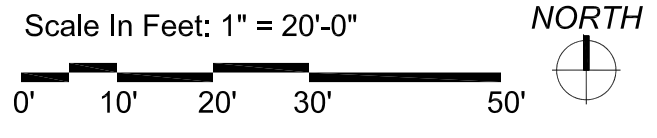
PARKER COLORADO
RFCC

APPROVED DATE: 08/20/2024

Planning Approval By: S. Nerger

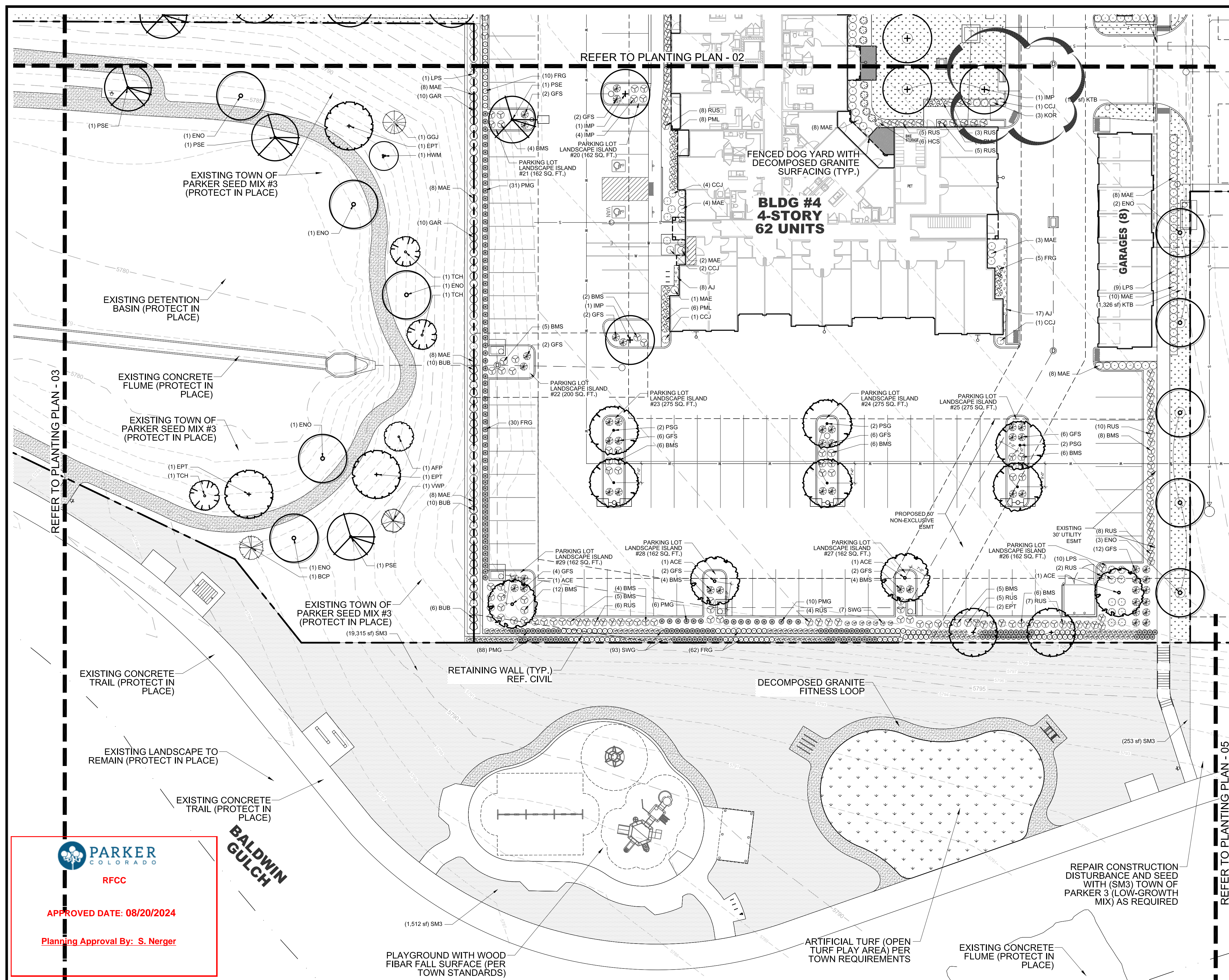
01 PLANTING PLAN - 03

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.





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'
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	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
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	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA 'AUTUMN BRILLANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'

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	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'

DECIDUOUS & EVERGREEN SHRUBS			
	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 ELIUNYMUS	ELIUNYMUS KAWATSCHII 'MANHATTAN'
	GAR	GOLDEN ARBOR VITAE	THUJA ORIENTALIS 'AURORAVITAE'
	LPS	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'
	BUB	BURNING BUSH	EUONYMUS ALATUS

LOW SPREADING SHRUBS			
	CCJ	CALSARY CARPET JUNIPER	JUNIPERUS SABINA 'CALSARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUILLII '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 #3	LOW-GROWTH MIX

DECOMPOSED GRANITE, DECORATIVE RIVER ROCK AND HARDWOOD MULCH			
		DECOMPOSED GRANITE	DOG YARDS & TRAIL AT DETENTION BASIN
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NOTE: REFERENCE SHEET 27 FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD AND NOTES.



NO.	REVISION	BY	DATE	APPR.

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

DESIGNED BY: NAS
 DRAWN BY: NAS
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 DATE: 08/05/24

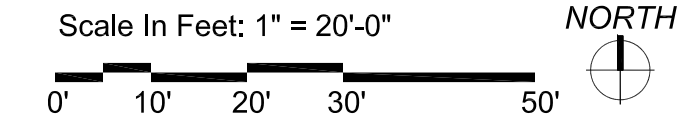
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PARKER COLORADO
 RFCC
 APPROVED DATE: 08/20/2024
 Planning Approval By: S. Nerger

01 PLANTING PLAN - 04

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



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	17	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	14	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		104									
ORNAMENTAL TREES											
	HWM	13	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2" CAL.	20	15	M	BALLED & BURLAPPED	25	
	ABS	8	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		50									
EVERGREEN/CONIFEROUS TREES											
	VWP	6	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'	6' HT.	15	10	L-M	BALLED & BURLAPPED	24	
	LBP	4	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		24									
DECIDUOUS SHRUBS											
	BMS	277	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL.	3	3	L-M	MATCHING, CONTAINER FULL		
	RUS	322	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	4	4	L-M	MATCHING, CONTAINER FULL		
	KOR	192	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL		
	GFS	161	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL		
	PML	158	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	5	5	M	MATCHING, CONTAINER FULL		
	KBW	50	KOREAN BOXWOOD	BUXUS 'KOREAN'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL		
	MAE	258	MANHATTAN EUONYMUS	EUONYMUS KIANTSCHOWICA 'MANHATTAN'	5 GAL.	5	5	M	MATCHING, CONTAINER FULL		
	GAR	52	GOLDEN ARBOVITAE	THUJA ORIENTALIS 'UREA NANA'	5 GAL.	5	4	M	MATCHING, CONTAINER FULL		
	LPS	103	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL		
	BUB	26	BURNING BUSH	EUONYMUS ALATUS	5 GAL.	3	3	M	MATCHING, CONTAINER FULL		
SUBTOTAL		1,599									
LOW/SPREADING SHRUBS											
	CCJ	74	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	3 GAL.	1	6	L-M	MATCHING, CONTAINER FULL		
	BRD	14	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	3 GAL.	1	6	L-M	MATCHING, CONTAINER FULL		
	HCS	24	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	3 GAL.	3	5	L-M	MATCHING, CONTAINER FULL		
SUBTOTAL		112									
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	179	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 GAL.	4	3	L-M	MATCHING		
	SWG	139	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL.	5	3	L-M	MATCHING		
	FRG	217	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	4	3	L-M	MATCHING		
	LBG	115	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	1 GAL.	3	3	L-M	MATCHING		
SUBTOTAL		650									
TURF GRASSES											
	KTB	28,049 SQ. FT.	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT BLENDED HYBRID TURF GRASS	SOD	N/A	N/A	M	SOLID SOD		
SEED MIXES											
	SM3	28,975 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			
	3 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 PLACES 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)
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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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EXISTING TREES ON-SITE				
TYPE OF TREE	LEGEND	CRITERIA FOR REMOVAL	CONDITION	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

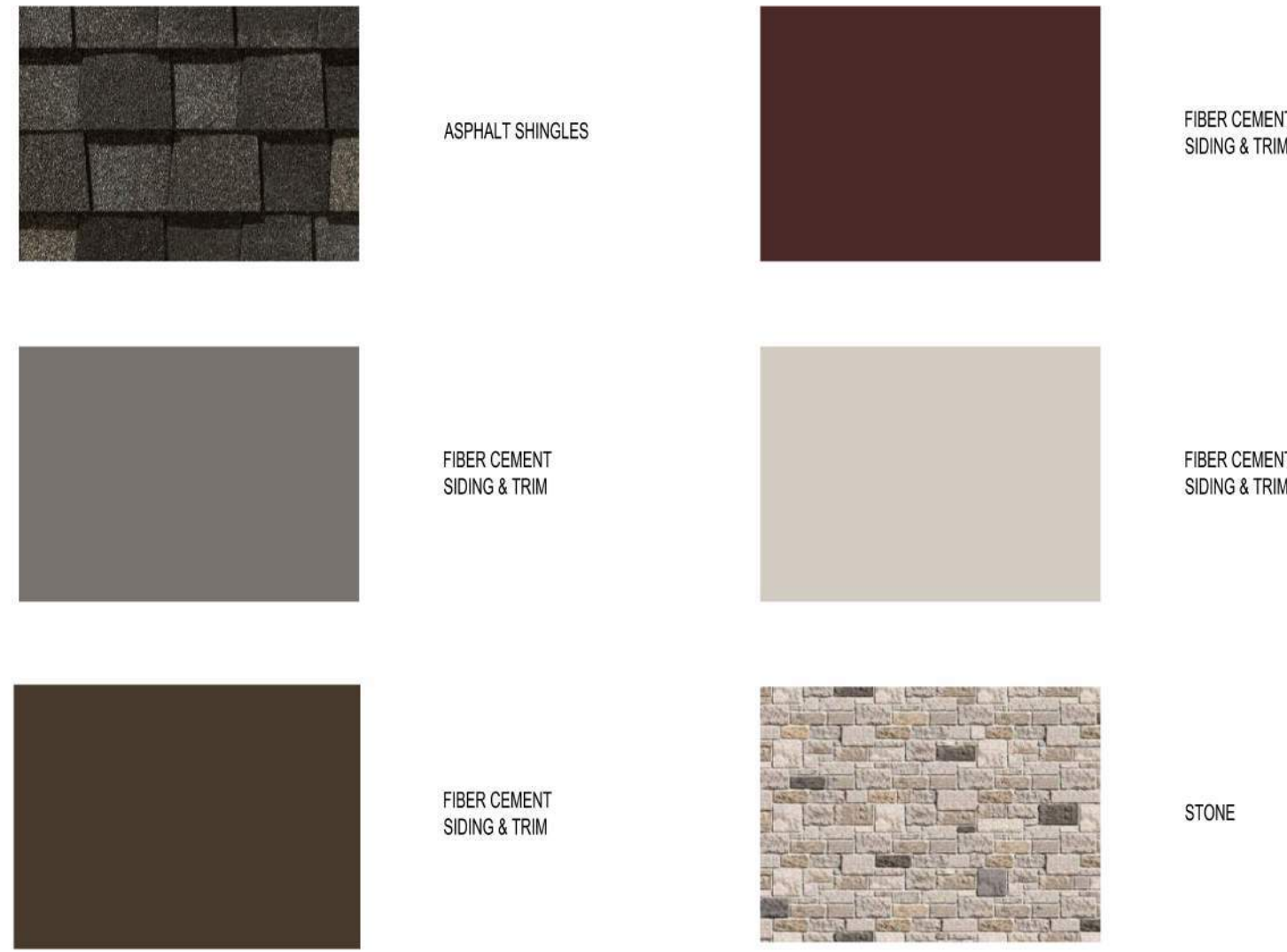
DESIGNED BY: NAS
DRAWN BY: NAS
CHECKED BY: TGC
DATE: 08/05/24

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

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



APPROVED DATE: 08/20/2024
 Planning Approval By: S. Nerger



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

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

DATE	DRAWN BY
PROJECT NO.	CHECKED BY
20013	
BUILDING 4 COLORED ELEVATIONS	