


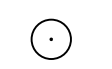
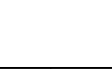






# SITE PLAN HORSE CREEK COMMERCIAL

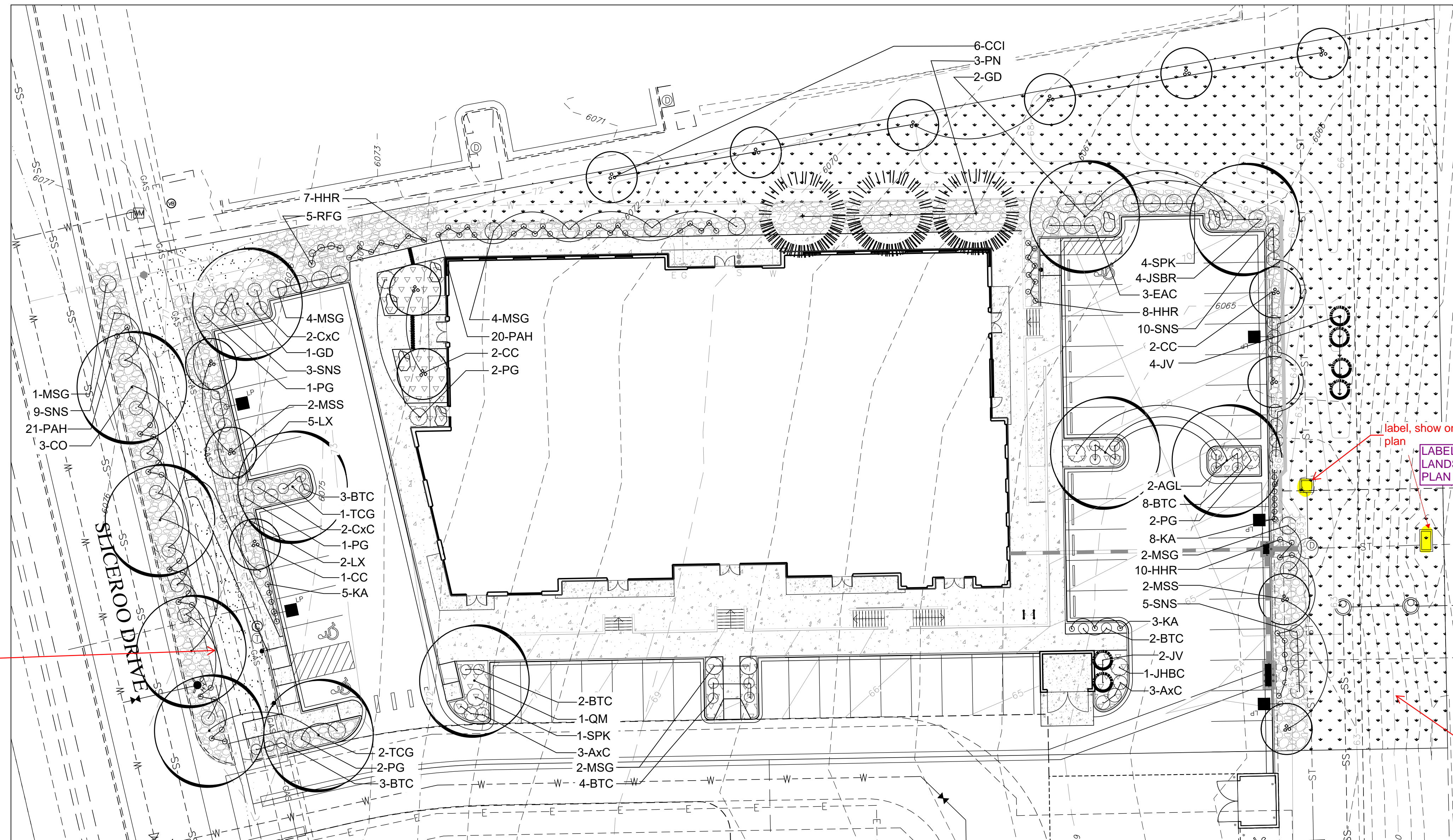
LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## PLANT LEGEND

-  DECIDUOUS CANOPY TREES
-  ORNAMENTAL TREES
-  EVERGREEN TREES
-  EVERGREEN SHRUBS
-  DECIDUOUS SHRUBS
-  PERENNIALS
-  3/4" - 2" RIVER ROCK MULCH
-  BLUEGRASS TURF
-  WOOD MULCH

## PROPOSED PLANT LIST

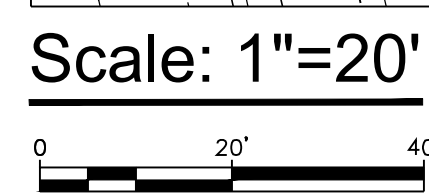
PLANTING SCHEDULE								
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE
Trees								
Deciduous	AGL	2	Aesculus glabra	Ohio Buckeye	2.5" Cal	20'-40'	B & B	M
	CO	3	Celtis Occidentalis	Western Hackberry	2.5" Cal	50'	B & B	M
	GD	3	Gumnocladus Dioicus	Kentucky Coffeetree	2.5" Cal	50'	B & B	L
	TCG	3	Tilia Cordata 'Greenspire'	Greenspire Linden	2.5" Cal	50'	B & B	M
Ornamental	QM	1	Quercus macrocarpa	Bur Oak	2.5" Cal	60'	B & B	M
	CCI	6	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" Cal	15'-20'	B & B	M
	CC	5	Cercis canadensis	Eastern Redbud	2" Cal	20'-30'	B & B	M
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	JV	6	Juniperus scopularum	Rocky Mountain Juniper	6" Ht	15'-20'	B & B	L-M
Evergreen	PN	3	Pinus Nigra 'Arnold's Sentinel'	Austrian Pine	6" Ht	40'-60'	B & B	M
	Shrubs							
Deciduous	AxC	6	Arctostaphylos X Coloradoensis	Panchito Manzanita	5 Gal	3'	5' OC	L
	CxC	6	Arctostaphylos x coloradoensis	Panchito Manzanita	5 Gal	4'	4' OC	L
	BTC	22	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberr	5 Gal	2'-3'	5' OC	L
	EAC	3	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 Gal	6'-8'	3' OC	L
	SNS	27	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 Gal	3'-4'	3' OC	L
	SPK	5	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal	6'-8'	5' OC	L
	LX	7	Ligustrum x vicaryi	Golden Vicary Privet	5 Gal	6'-8'	4' OC	L
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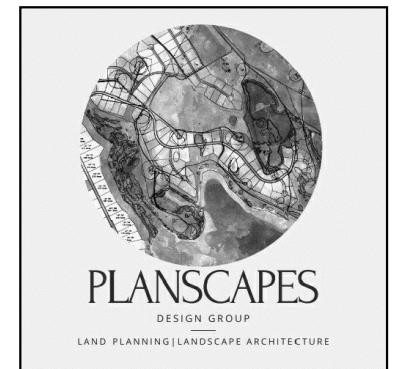
show limits of sidewalk with solid lines  
REVISED TO SHOW SIDEWALK OUTLINE

label, show on site plan  
LABEL ADDED TO LANDSCAPE PLAN

landscaping will need to be enhanced to meet P3 requirements  
LANDSCAPING ENHANCED



LANDSCAPE PLAN  
DOUGAS 234 FILING NO. 6, AMD. 2  
DATE: FEBRUARY 12, 2025  
SHEET L 1



# SITE PLAN

# HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## PLANT NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. 4 CU.YRDS./1000 SQ.FT. OF ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN (10) FEET OF POTABLE AND NONPOTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON POTABLE IRRIGATION MAINS AND SERVICES.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL TURF AREAS TO BE SODDED AND IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED 3" DEEP WITH 3/4" - 2" RIVER ROCK PLACED ON WEED BARRIER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/2" X 4" STEEL SET LEVEL WITH TOP OF GRADE.
- TOPSOIL. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.

## MINIMUM STANDARDS

ROW LANDSCAPING CALCULATIONS			
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	TREES PROPOSED
WEST 1 TREE /40'	150 LF	4	4

show 75% required (% and sq footage)

A TOTAL LANDSCAPE REQUIREMENTS TABLE HAS BEEN ADDED.

PERIMETER LANDSCAPING CALCULATIONS					
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	SHRUBS REQUIRED	TREES PROPOSED	SHRUBS PROPOSED
EAST 1 TREE 5 SHRUBS/30'	210 LF	7	35	7	35*

\* 18 of which are perennials due to utility conflicts.

grasses may substitute for shrubs (One ornamental grass in a five-gallon container or three ornamental grasses in one-gallon containers may be substituted for one shrub)

CALCULATIONS UPDATED.

perimeter landscaping applies to all sides except south. show buffer widths, tree/shrub count

north - P1  
east - P3 (fence, evergreen requirements)  
west - P2 (parking lot adjacent to ROW)

THE ADDITIONAL PERIMETER AREAS HAVE BEEN ADDED TO THE TABLE.

parking lot interior landscape table needed. break out LS islands, show square footage and tree/shrub requirements. 10% of parking lot must be landscaped.

PARKING LOT TABLE ADDED.

REVISED. cover sheet shows 23,768sf of landscaping

plant schedule shows 36 trees, 89 shrubs  
CALCULATIONS UPDATED.

## PLANT REQUIREMENTS

MINIMUM SITE LANDSCAPE CALCULATIONS FOR 68,488 sq ft		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 15% of Lot	10,273 sq ft	28,507 sq ft
TREES 1/1,500 sq ft	7	22
SHRUBS 5/1,500 sq ft	35	79
MAX. IRRIGATED TURF = 15%	1,541 sq ft max.	934 sq ft
EVERGREEN TREES	25% - 50% OVERALL 40% - 60% PERIMETER	5 EVERGREEN / 22 TREES 25% OVERALL 4 EVERGREEN / 7 TREES 57% PERIMETER
75% OF LIVE COVER	7,704 sq ft	15,700 sq ft

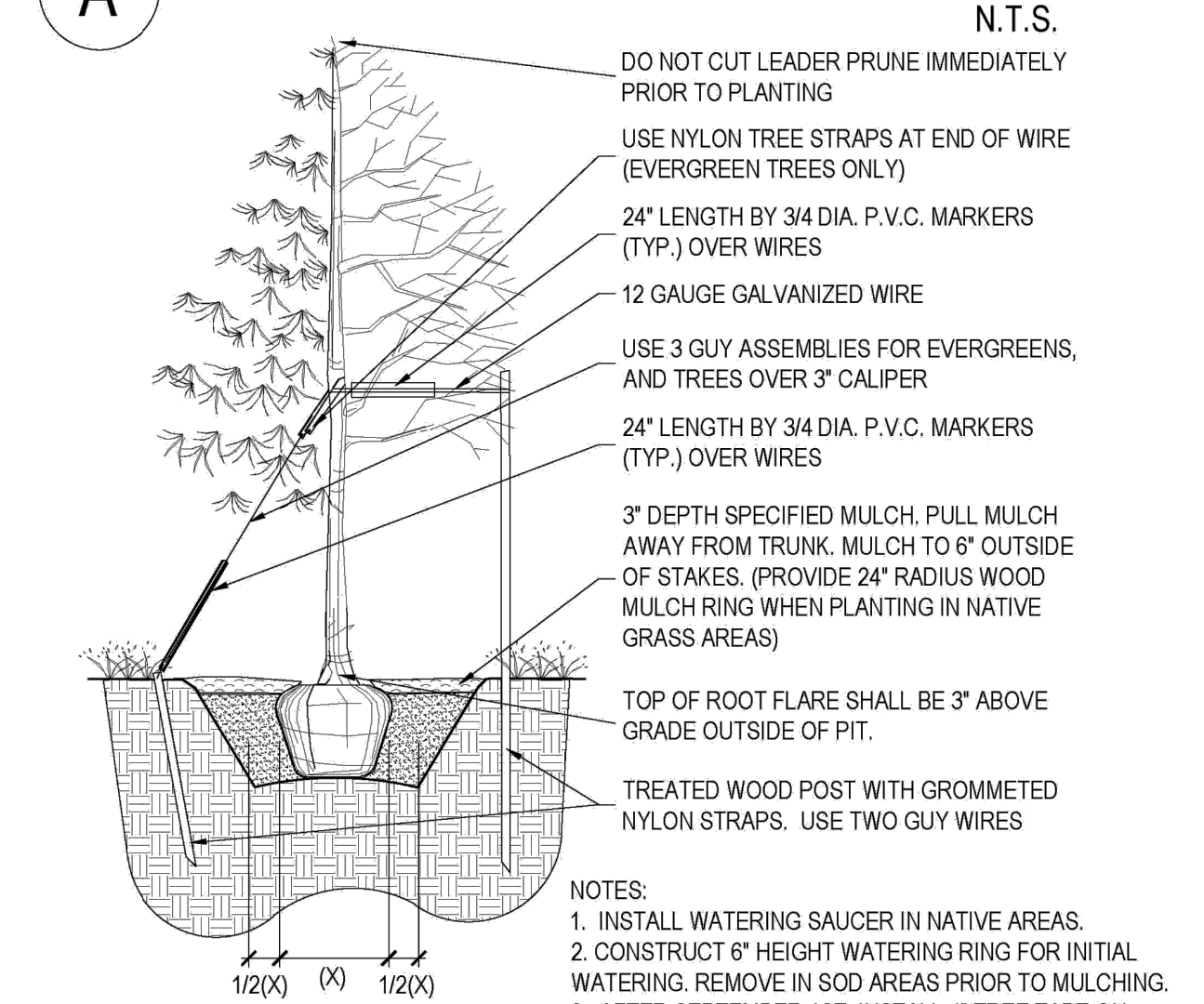
calculations based off amount of LS provided.  
19 trees, 95 shrubs  
CALCULATIONS UPDATED.

calculation based off living material (7,704)

1155sf max

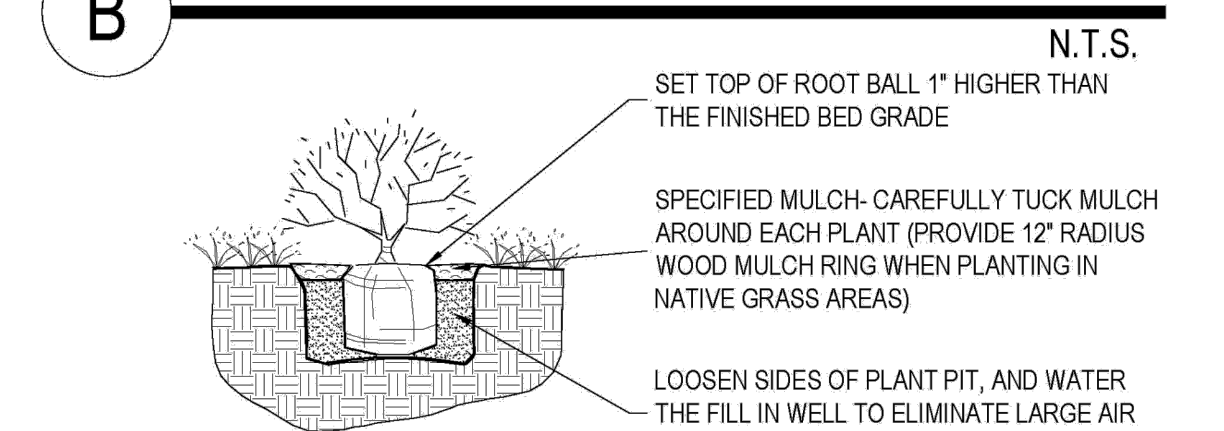
CALCULATIONS UPDATED.

### A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



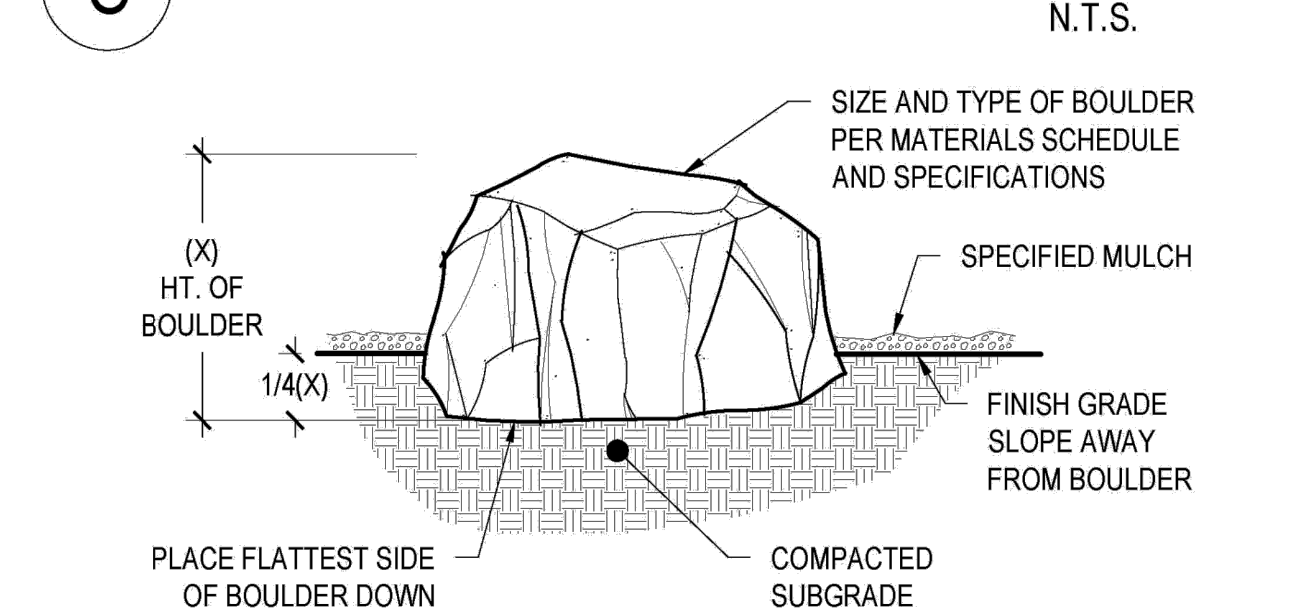
- NOTES:
- INSTALL WATERING SAUCER IN NATIVE AREAS.
  - CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING. REMOVE IN SOD AREAS PRIOR TO MULCHING.
  - AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
  - COMPLETELY REMOVE WIRE BASKET, ALL TWINE & PLASTIC. REMOVE BURLAP OFF TOP 2/3 OF BALL.
  - FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.

### B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



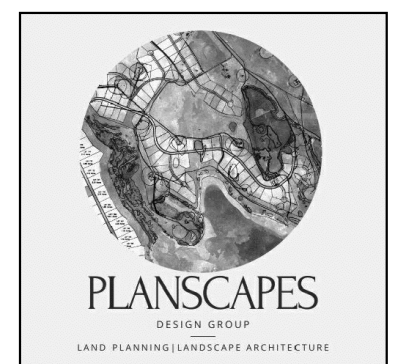
- NOTES:
- PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
  - CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
  - DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
  - TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
  - FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
  - FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
  - SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

### C LANDSCAPE BOULDER



- NOTES:
- CONTACT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF BOULDERS.
  - BURY 1/4 OF THE TOTAL HEIGHT OF EACH BOULDER INTO THE GROUND.
  - PROVIDE POSITIVE DRAINAGE AWAY FROM EACH BOULDER.
  - THOROUGHLY COMPACT, PUDDLE AND STABILIZE BACKFILL, AND SURROUNDING GRADES PRIOR TO COMPLETION.
  - DO NOT PLACE BOULDERS IN FLOWLINE OF SWALES OR ANY LOCATION WHERE DRAINAGE COULD BE INHIBITED BY BOULDERS.

LANDSCAPE DETAILS  
DOUGAS 234 FILING NO. 6, AMD. 2  
DATE: FEBRUARY 12, 2025  
SHEET L 2

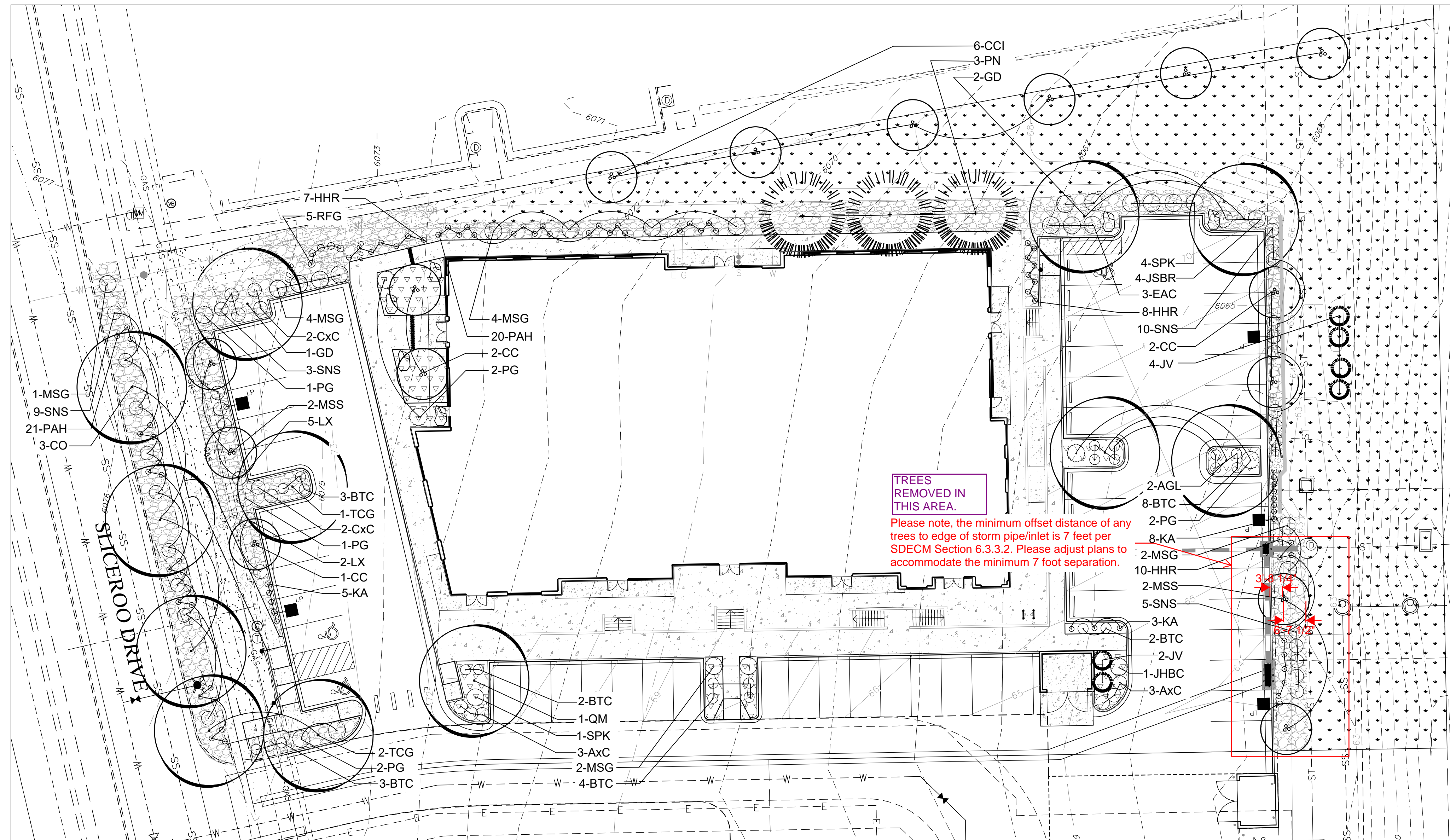


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|  | ORNAMENTAL TREES       |  | 3/4" - 2" RIVER ROCK MULCH |
|  | EVERGREEN TREES        |  | BLUEGRASS TURF             |
|  | EVERGREEN SHRUBS       |  | WOOD MULCH                 |
|  | DECIDUOUS SHRUBS       |  |                            |



Scale: 1"=20'



Please include sight triangles in the landscape plan and avoid plans for trees within these areas. While the Town does not regulate sight distance for access points along private roadways, it is highly recommended by Town staff that sight lines in accordance with Town standard detail 24 be evaluated by design staff to ensure safe ingress and egress from the property. It is also important to note that sight triangles for private access points onto private roadways is the responsibility of the property owner to maintain.

SIGHT TRIANGLES ADDED.

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