

Perception
Design Group, Inc.
Consulting Civil Engineers
6907 South Pierce Street, Suite 315
Parker, Colorado 80126
303.232.8688

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
10/01/17	INITIAL SUBMITTAL

TREE INVENTORY DATA AND VALUATION

TREE #	SPECIES	CONDITION	SIZE-DSH*	MITIGATION	COMMENTS
1	Silver Maple/Acer platanoides	Good	38	Preserve	Prune
2	Cottonwood/Populus sargentii	Good	73	Preserve	
3	Cottonwood/Populus sargentii	Good	67	Preserve	
4	Cottonwood/Populus sargentii	Fair	72	Preserve	
5	Cottonwood/Populus sargentii	Good	44	Preserve	
6	Cottonwood/Populus sargentii	Good	74	Preserve	Low trunk fork
7	Cottonwood/Populus sargentii	Fair	61	Preserve	
8	Cottonwood/Populus sargentii	Very Good	118	Preserve	
9	Cottonwood/Populus sargentii	Good	68	Preserve	
10	Cottonwood/Populus sargentii	Fair	64	Preserve	
11	Cottonwood/Populus sargentii	Good	68	Remove	
12	Cottonwood/Populus sargentii	Good	62	Remove	
13	Cottonwood/Populus sargentii	Fair	51	Remove	Low trunk fork
14	Cottonwood/Populus sargentii	Good	64	Remove	
15	Cottonwood/Populus sargentii	Good	54	Remove	
16	Cottonwood/Populus sargentii	Good	98	Remove	
17	Cottonwood/Populus sargentii	Good	106	Remove	
18	Cottonwood/Populus sargentii	Good	112	Remove	
19	Cottonwood/Populus sargentii	Good	49	Remove	
20	Cottonwood/Populus sargentii	Good	108	Remove	
21	Cottonwood/Populus sargentii	Good	84	Remove	
22	Cottonwood/Populus sargentii	Good	72	Remove	Low trunk fork
23	Cottonwood/Populus sargentii	Good	70	Remove	
24	American Elm/Ulmus Americana	Fair/Good	25	Remove	Prune
25	American Elm/Ulmus Americana	Good	22	Remove	Prune
26	Ponderosa Pine/Pinus ponderosa	Very Good	24	Remove	
27	Austrian Pine/Pinus nigra	Good	16	Remove	Prune
28	Blue Spruce/Picea pungens	Poor/Fair	17	Remove	Weak/thin
29	Mugho Pine/Pinus mugho	Poor/Fair	17 / 27	Remove	Mis-shapen
30	Blue Spruce/Picea pungens	Very Good	25	Remove	
31	Ponderosa Pine/Pinus ponderosa	Very Good	19	Remove	
32	Ponderosa Pine/Pinus ponderosa	Very Good	29	Remove	
33	Norway Maple/Acer platanoides	Very Good	52	Remove	
34	Crabapple/Acer platanoides	Very Good	74	Remove	Prune
35	Gray Juniper/Juniperus sp., variety unknown	Good/Very Good	23	Remove	
36	Gray Juniper/Juniperus sp., variety unknown	Fair	14	Remove	Storm damage
37	Gray Juniper/Juniperus sp., variety unknown	Fair	10	Remove	Storm damage

* (DSH) - DIAMETER (OR CALIPER) MEASURED INCHES AT STANDARD HEIGHT, 4.5 FEET ABOVE THE SOIL GRADE.

TREE INVENTORY NOTES

- VALUATION: WE USED THE WIDELY ACCEPTED FORMULA METHOD (TFM) TO CALCULATE THESE TREE VALUATIONS BASED ON THE GUIDE FOR PLANT APPRAISAL, 9TH EDITION AND ISA ROCKY MOUNTAIN, SPECIES RATING AND APPRAISAL FACTORS GUIDE.
- FOR THE JUNIPER VALUATION, WE APPLIED THE SPECIES RATING VALUES AND PRICING FOR WHITE FIR, ABIES CONCOLOR - SINCE THESE ARE BOTH NATIVE COLORADO TREES THAT HAVE SOMEWHAT SIMILAR GROWING REQUIREMENTS. TREE VALUATIONS WERE BASED ON BOTH BALLED AND BURLAPED (B&B) - SPECIAL ORDER OR SPADED PRICING.
- A SEPARATE FORM CONVEYING TFM VALUES AND COST HAS BEEN SUBMITTED TO THE TOWN.

LEGEND

- EX. EVERGREEN TREE
- EX. DECIDUOUS TREE

Landscape information shall be part of the MDP application.

Landscape information needs to be provided with the Minor Development Plat (MDP) application.

TREE PRESERVATION NOTES

- THIS TREE PRESERVATION PLAN WAS DONE IN ACCORDANCE WITH THE TOWN OF PARKER MUNICIPAL CODE. BOB HOWEY, ISA CERTIFIED ARBORIST AND ASCA CONSULTING ARBORIST, WORKING FOR/AS TREE ANALYSIS GROUP, LLC (TAG) IS PROVIDING THIS TREE ASSESSMENT AND VALUATION FOR THE 37 TREES AS INDICATED ON THE PROVIDED SITE PLAN AND BASED ON THE INSPECTION ON 10/1/2017. SOME OF THESE TREES ARE INTENDED TO REMAIN WITH THE PLANNED NEW DEVELOPMENT AND SOME ARE TO BE REMOVED FROM THE DEVELOPMENT SITE LOCATED AT THE SOUTHEAST CORNER OF STROH ROAD AND PARKER ROAD, PARKER, CO.
- ENFORCEMENT OF THE TREE PRESERVATION SHALL BE IN ACCORDANCE WITH THE TOWN'S MUNICIPAL CODE.
- THE REMOVAL OR DESTRUCTION OF EACH TREE AND SHRUB IN VIOLATION OF THE PROVISIONS OF THIS SECTION FOR EACH DAY THE VIOLATION HAS OCCURRED IN VIOLATION OF AN APPROVED TREE CONSERVATION PLAN BY THE TOWN SHALL BE CONSIDERED A SEPARATE OFFENCE.
- IN ADDITION TO THE REMEDIES DESCRIBED IN THIS SECTION, THE TOWN MAY REFUSE TO ISSUE ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY UNTIL THE VIOLATION IS CURED.
- TREES AND SHRUBS DESIGNATED AS "PRESERVE" ON THE CONSERVATION PLAN SHALL BE PROTECTED FROM DAMAGE CAUSED BY CONSTRUCTION-RELATED ACTIVITIES IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY THE ISA OR THE TCA.
- SEE LANDSCAPE PLAN FOR LOCATION, SIZE, AND SPECIES OF PROPOSED PLANTING MATERIAL.

Sterling Design Associates, Inc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
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PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, C.D. P.L.A., COLORADO REGISTRATION LA 304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

TREE PRESERVATION PLAN

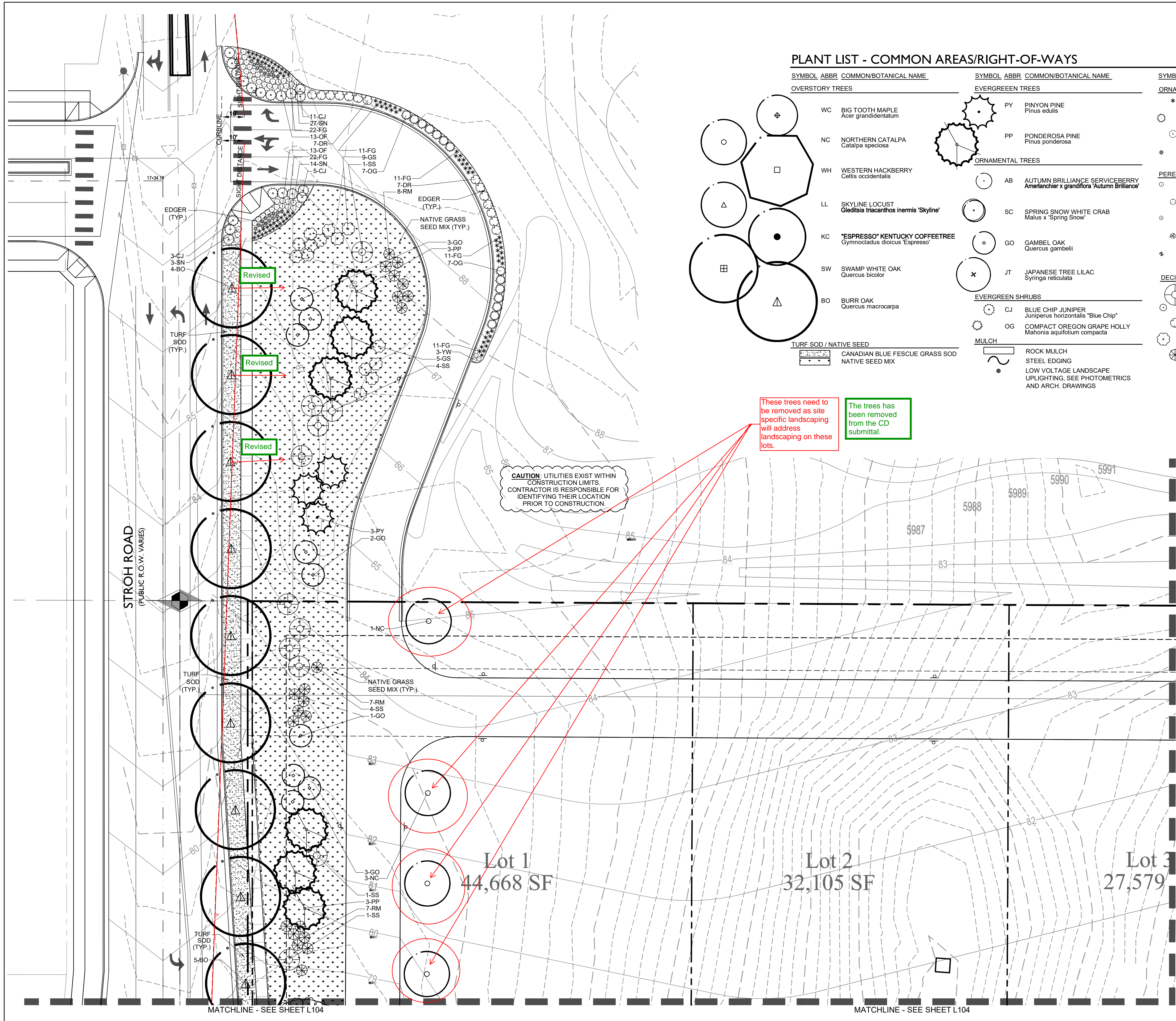
PARKER POINTE
TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JLW
approved by: JLW
project no.: 2015-015

date: 10/20/17

SHEET

L100



PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME
OVERSTORY TREES			EVERGREEN TREES			ORNAMENTAL GRASSES		
WC		BIG TOOTH MAPLE <i>Acer grandidentatum</i>	PY		PINYON PINE <i>Pinus edulis</i>	* FG		FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'
NC		NORTHERN CATALPA <i>Catalpa speciosa</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	MG		MAIDEN GRASS <i>Miscanthus sinensis</i>
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	ORNAMENTAL TREES			RW		RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'
LL		SKYLINE LOCUST <i>Gleditsia triacanthos</i> 'Skyline'	AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanchier x grandiflora</i> 'Autumn Brilliance'	* OF		ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'
KC		'ESPRESSO' KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>	PERENNIALS / GROUND COVER		
SW		SWAMP WHITE OAK <i>Quercus bicolor</i>	GO		GAMBEL OAK <i>Quercus gambelii</i>	YW		PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
BO		BURR OAK <i>Quercus macrocarpa</i>	JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>	SN		SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
TURF SOD / NATIVE SEED			EVERGREEN SHRUBS			MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
		CANADIAN BLUE FESCUE GRASS SOD	CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	CT		WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'
		NATIVE SEED MIX	OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium</i> compacta	AJ		AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
			MULCH			DECIDUOUS SHRUBS		
					ROCK MULCH	SS		SHADBLow SERVICEBERRY <i>Amelanchier Canadensis</i>
					STEEL EDGING	BM		BLUE MIST SPIREA <i>Caryopteris x claudensis</i>
					LOW VOLTAGE LANDSCAPE UPLIGHTING, SEE PHOTOMETRICS AND ARCH. DRAWINGS	DR		DWARF RABBITBRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'

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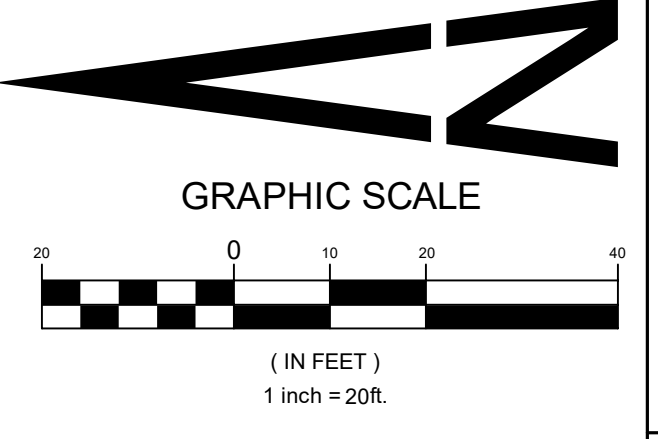
These trees need to be removed as site specific landscaping will address landscaping on these lots.

The trees has been removed from the CD submittal.

CAUTION: UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

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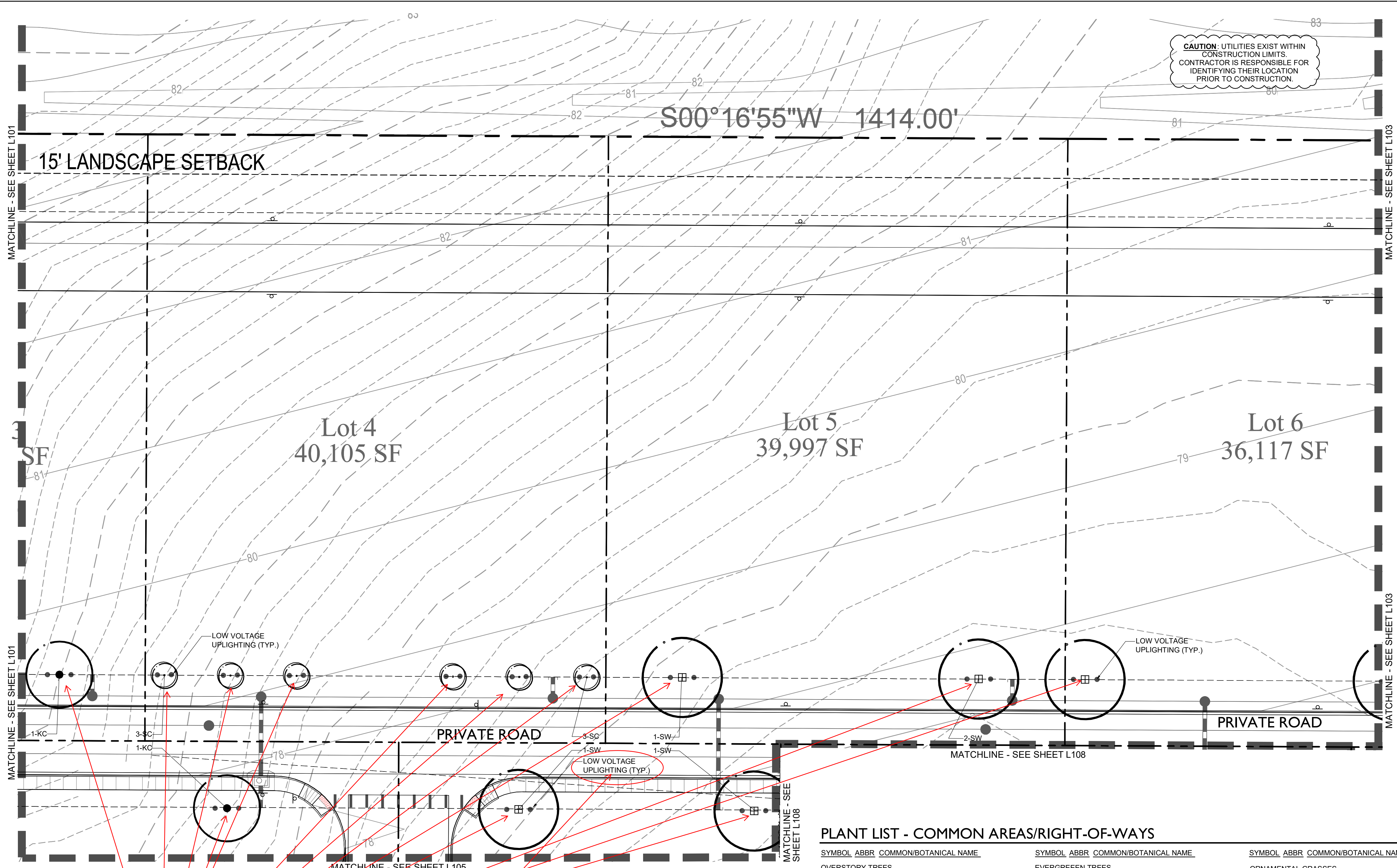
Perception Design Group, Inc.
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 6901 South Pierce Street, Suite 315
 Greenwood Village, Colorado 80126
 303.232.8988

NO.	DATE	DESCRIPTION
1	10/20/17	INITIAL SUBMITTAL

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E.
 COLORADO REG # 30226
 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

LANDSCAPE PLAN - COMMON AREAS / R.O.W.
 PARKER POINT
 LOTS 1 THRU 14 AND TRACT A, PARKER POINT FILING NO. 1
 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

design by: JLW
 approved by: JLW
 project no.: 2015-015
 date: 10/20/17
 SHEET
L101



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S00°16'55"W 1414.00'

15' LANDSCAPE SETBACK

Lot 4
40,105 SF

Lot 5
39,997 SF

Lot 6
36,117 SF

PRIVATE ROAD

PRIVATE ROAD

PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME
OVERSTORY TREES			EVERGREEN TREES			ORNAMENTAL GRASSES		
WC		BIG TOOTH MAPLE <i>Acer grandidentatum</i>	PY		PINYON PINE <i>Pinus edulis</i>	* FG		FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'
NC		NORTHERN CATALPA <i>Catalpa speciosa</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	MG		MAIDEN GRASS <i>Miscanthus sinensis</i>
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	⊙ RW		RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'
LL		SKYLINE LOCUST <i>Gleditsia triacanthos inermis</i> 'Skyline'	SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>	* OF		ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'
KC		'ESPRESSO' KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	GO		GAMBEL OAK <i>Quercus gambelii</i>	PERENNIALS / GROUND COVER		
SW		SWAMP WHITE OAK <i>Quercus bicolor</i>	JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>	⊙ YW		PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
BO		BURR OAK <i>Quercus macrocarpa</i>	EVERGREEN SHRUBS			⊙ SN		SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
TURF SOD / NATIVE SEED			CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	⊙ MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
CANADIAN BLUE FESCUE GRASS SOD			OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	⊙ CT		WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'
NATIVE SEED MIX			MULCH			⊙ AJ		AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
			ROCK MULCH			DECIDUOUS SHRUBS		
			STEEL EDGING			⊙ SS		SHADBLow SERVICEBERRY <i>Amelanchier canadensis</i>
			LOW VOLTAGE LANDSCAPE UPLIGHTING, SEE PHOTOMETRICS AND ARCH. DRAWINGS			⊙ BM		BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>
						⊙ DR		DWARF RABBITBRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'
						⊙ GS		GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'
						⊙ RM		ROCKY MOUNTAIN SUMAC <i>Rhus glabra</i> 'Cismontana'

The trees has been removed from the CD submittal.

These trees need to be removed as site specific landscaping will address landscaping on these lots.

Need to provide elevations and details.

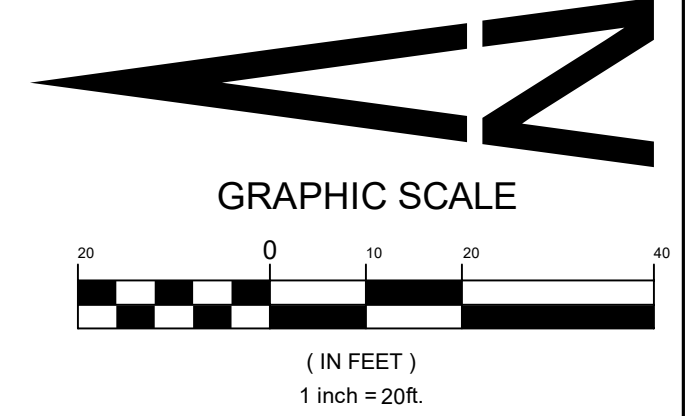
Low Voltage information has been removed from the landscape plan.

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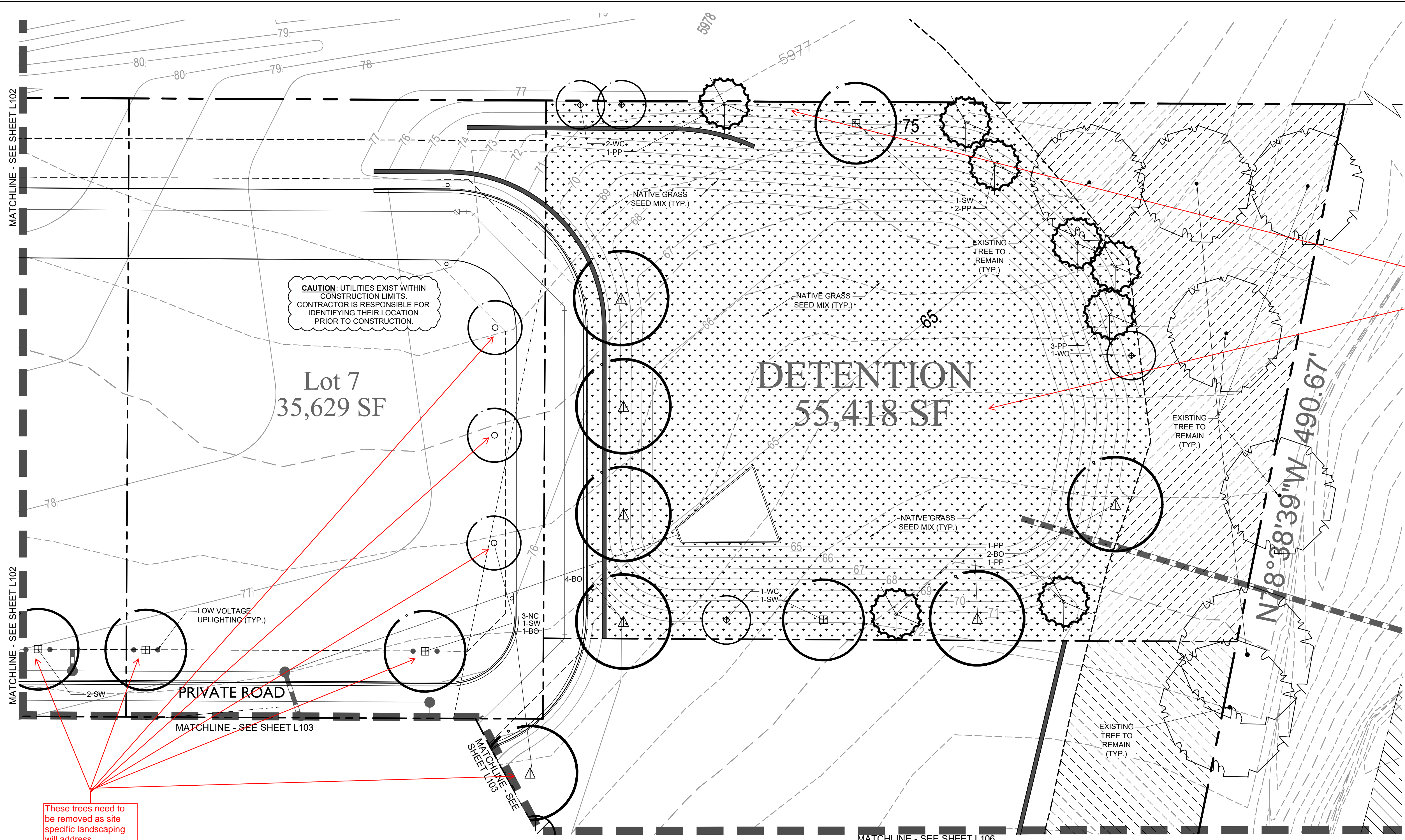
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1	10/20/17	INITIAL SUBMITTAL

LANDSCAPE PLAN - COMMON AREAS / R.O.W.

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JLW
approved by: JLW
project no.: 2015-015
date: 10/20/17
SHEET
L102



The site plan has been revised, additional existing trees has been preserved.

Need to consistently show the drainage and preserve the trees on the east side of this development.

These trees need to be removed as site specific landscaping will address landscaping on these lots.

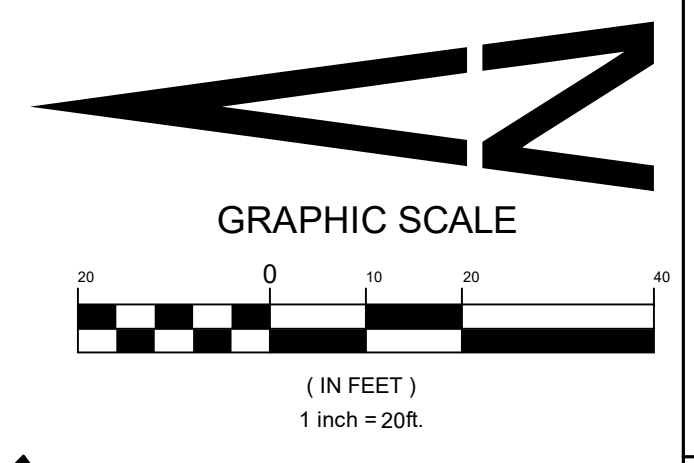
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KC		"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>	PERENNIALS / GROUND COVER		
SW		SWAMP WHITE OAK <i>Quercus bicolor</i>	GO		GAMBEL OAK <i>Quercus gambelii</i>	YW		PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
BO		BURR OAK <i>Quercus macrocarpa</i>	JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>	SN		SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
		TURF SOD / NATIVE SEED			EVERGREEN SHRUBS	MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
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						GS		GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'
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REVISIONS

LANDSCAPE PLAN - COMMON AREAS / R.O.W.

PARKER POINTE
 LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
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design by: JLW
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Know what's Below.
Call before you dig.

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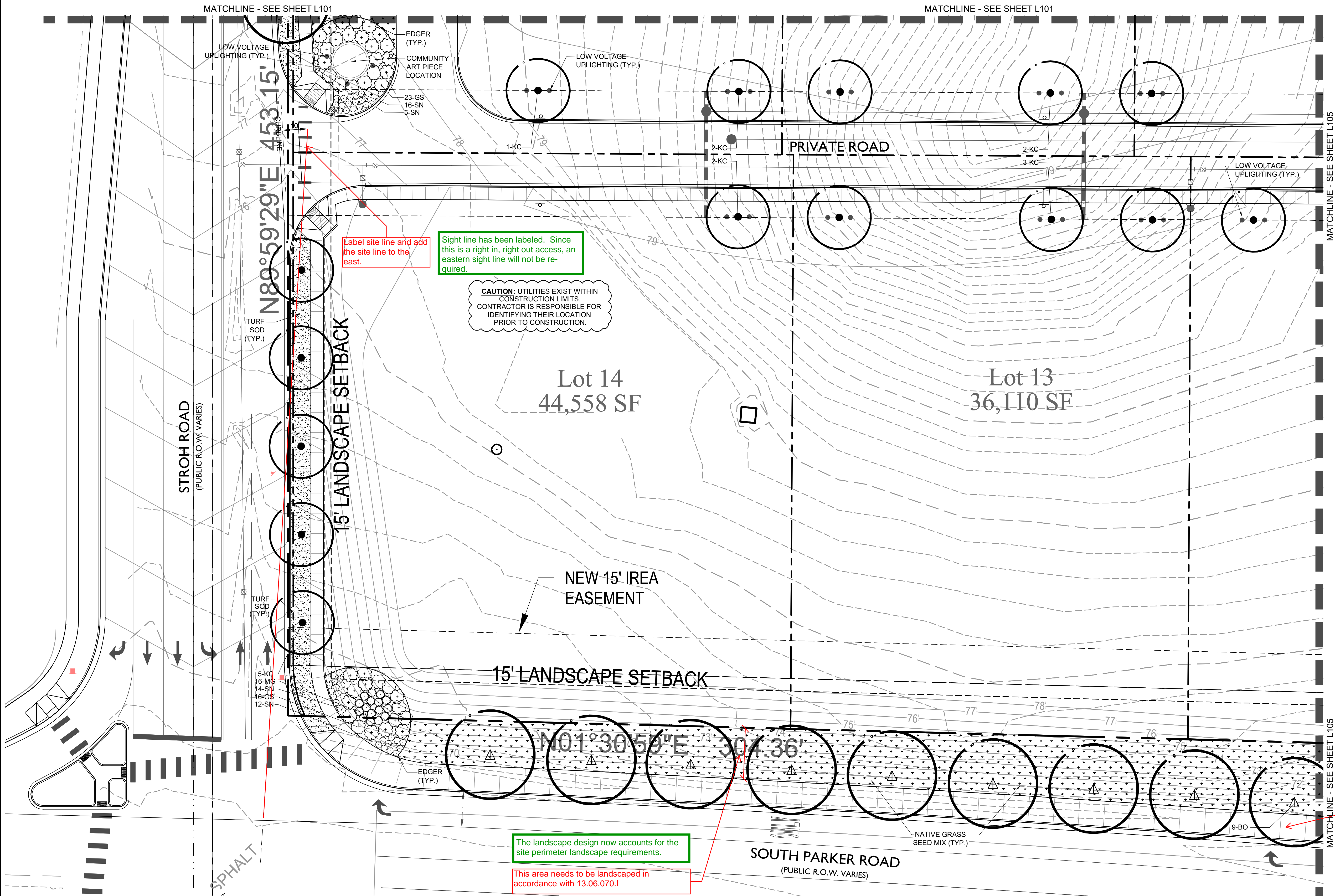
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LANDSCAPE PLAN - COMMON AREAS / R.O.W.

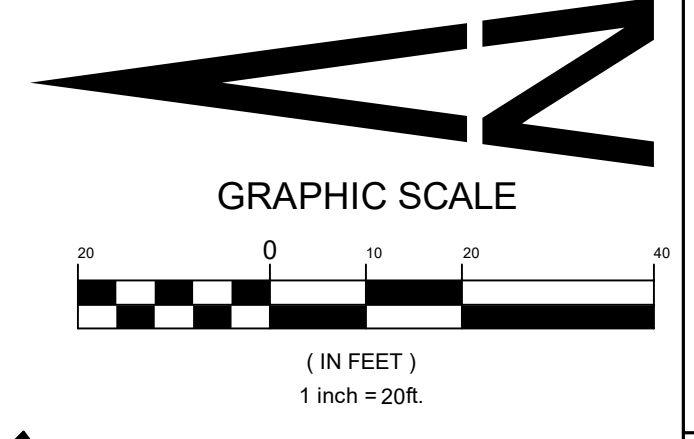
PARKER POINTE
 LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

design by: JLW
 approved by: JLW
 project no.: 2015-015
 date: 10/20/17
 SHEET
L104



PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME
OVERSTORY TREES														
WC		BIG TOOTH MAPLE <i>Acer grandidentatum</i>	KC		"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	PY		PINYON PINE <i>Pinus edulis</i>	FG	*	FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'	AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanche x grandiflora</i> 'Autumn Brilliance'
NC		NORTHERN CATALPA <i>Catalpa speciosa</i>	SW		SWAMP WHITE OAK <i>Quercus bicolor</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	MG		MAIDEN GRASS <i>Miscanthus sinensis</i>	SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	BO		BURR OAK <i>Quercus macrocarpa</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	OF	*	ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'	GO		GAMBEL OAK <i>Quercus gambelii</i>
LL		SKYLINE LOCUST <i>Gleditsia triacanthos inermis</i> 'Skyline'	EVERGREEN SHRUBS			PERENNIALS / GROUND COVER			DECIDUOUS SHRUBS			JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>
TURF SOD / NATIVE SEED			CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	YW		PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'	SS		SHADBLOW SERVICEBERRY <i>Amelanchier canadensis</i>			
CANADIAN BLUE FESCUE GRASS SOD			OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	SN		SNOW-IN-SUMMER <i>Cerastium tomentosum</i>	BM		BLUE MIST SPIREA <i>Corylopsis x glandonensis</i>			
NATIVE SEED MIX			MULCH			MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'	DR		DWARF RABBITBRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'			
			RM		ROCK MULCH	CT		WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'	GS		GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'			
					STEEL EDGING	AJ		AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'	RM		ROCKY MOUNTAIN SUMAC <i>Rhus glabra</i> 'Cismontana'			
					LOW VOLTAGE LANDSCAPE UPLIGHTING, SEE PHOTOMETRICS AND ARCH. DRAWINGS									



Sterling Design Associates, llc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, C.D., P.L.A. COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
10/20/17	INITIAL SUBMITTAL

LANDSCAPE PLAN - COMMON AREAS / R.O.W.

PARKER POINTE
 LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

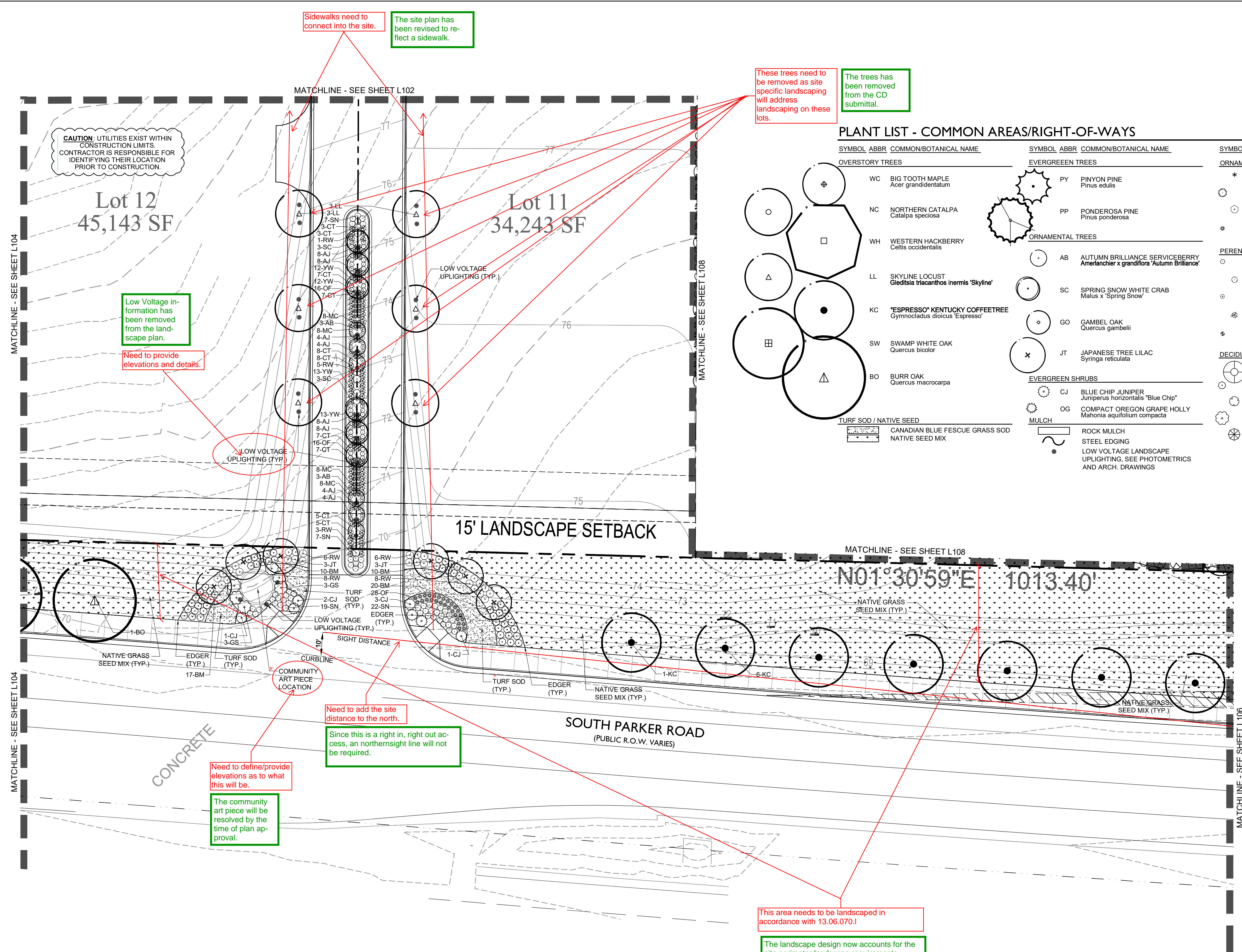
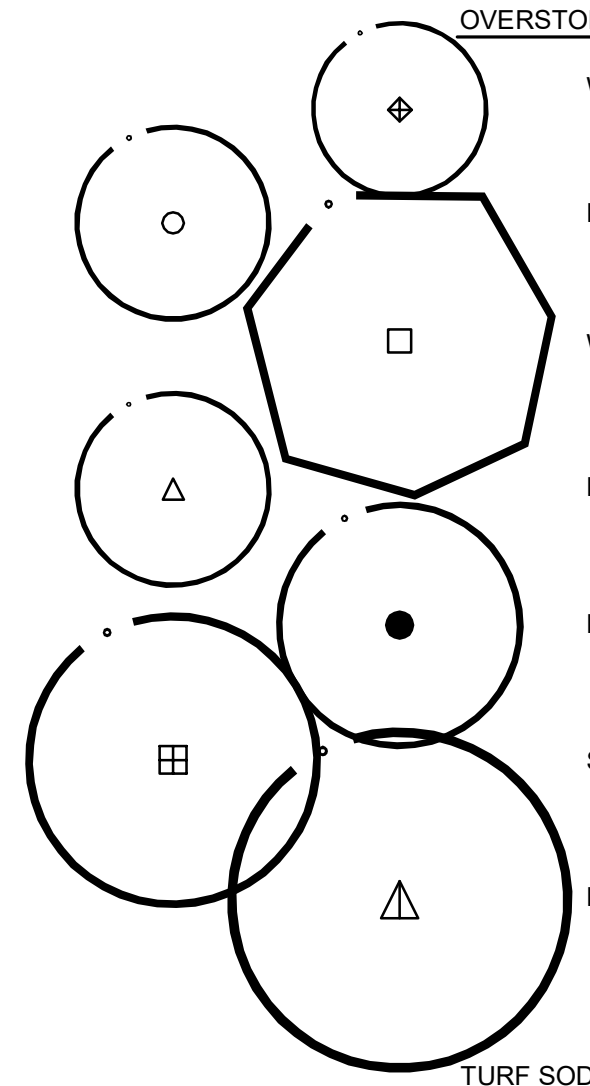
design by: JLW
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 project no.: 2015-015

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L105

PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME
OVERSTORY TREES			EVERGREEN TREES			ORNAMENTAL GRASSES		
WC		BIG TOOTH MAPLE <i>Acer grandidentatum</i>	PY		PINYON PINE <i>Pinus edulis</i>	* FG		FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'
NC		NORTHERN CATALPA <i>Catalpa speciosa</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	MG		MAIDEN GRASS <i>Miscanthus sinensis</i>
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	ORNAMENTAL TREES			RW		RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'
LL		SKYLINE LOCUST <i>Gleditsia triacanthos inermis</i> 'Skyline'	AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanchier x grandiflora</i> 'Autumn Brilliance'	* OF		ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'
KC		'ESPRESSO' KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>	PERENNIALS / GROUND COVER		
SW		SWAMP WHITE OAK <i>Quercus bicolor</i>	GO		GAMBEL OAK <i>Quercus gambelii</i>	YW		PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
BO		BURR OAK <i>Quercus macrocarpa</i>	JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>	SN		SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
TURF SOD / NATIVE SEED			EVERGREEN SHRUBS			MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
		CANADIAN BLUE FESCUE GRASS SOD	CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	CT		WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'
		NATIVE SEED MIX	OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	AJ		AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
MULCH			DECIDUOUS SHRUBS			SS		SHADBLOW SERVICEBERRY <i>Amelanchier Canadensis</i>
		ROCK MULCH				BM		BLUE MIST SPIREA <i>Caryophyllus x clandonensis</i>
		STEEL EDGING				DR		DWARF RABBITBRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'
		LOW VOLTAGE LANDSCAPE UPLIGHTING, SEE PHOTOMETRICS AND ARCH. DRAWINGS				GS		GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'
						RM		ROCKY MOUNTAIN SUMAC <i>Rhus glabra</i> 'Cismontana'



Sidewalks need to connect into the site.
 The site plan has been revised to reflect a sidewalk.

These trees need to be removed as site specific landscaping will address landscaping on these lots.
 The trees has been removed from the CD submittal.

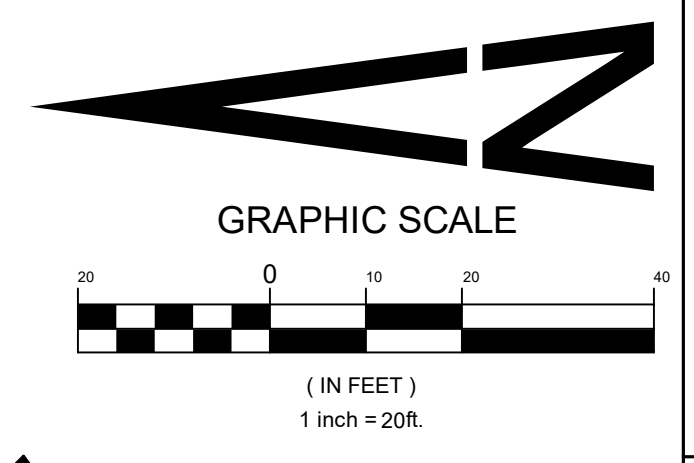
Low Voltage information has been removed from the landscape plan.
 Need to provide elevations and details.

Need to add the site distance to the north.
 Since this is a right in, right out access, a north-sight line will not be required.

Need to define/provide elevations as to what this will be.
 The community art piece will be resolved by the time of plan approval.

This area needs to be landscaped in accordance with 13.06.070.1

The landscape design now accounts for the site perimeter landscape requirements.



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

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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 Littleton, CO 80120
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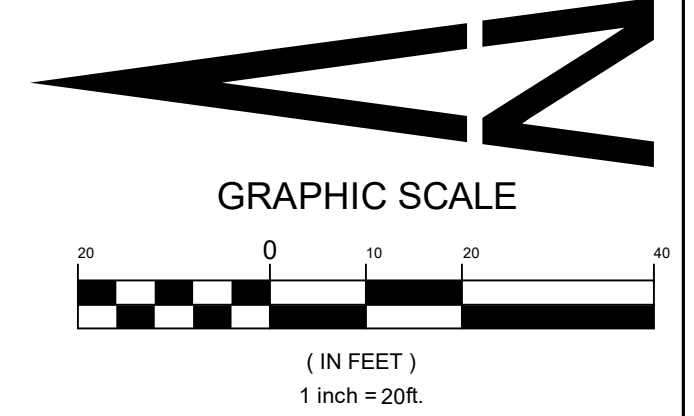
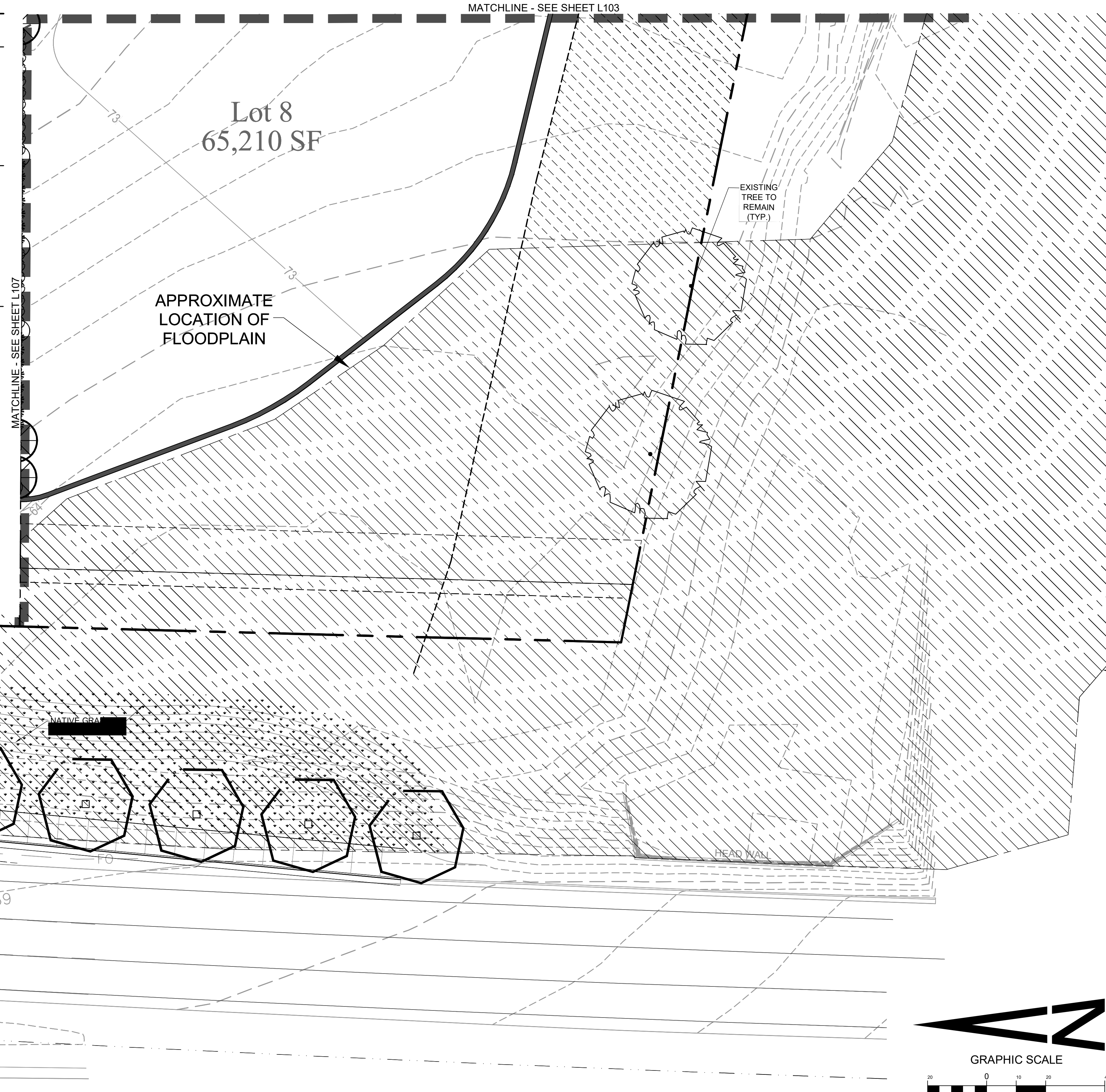
PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME
OVERSTORY TREES								
WC		BIG TOOTH MAPLE <i>Acer grandidentatum</i>	PY		PINYON PINE <i>Pinus edulis</i>	* FG		FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'
NC		NORTHERN CATALPA <i>Catalpa speciosa</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	MG		MAIDEN GRASS <i>Miscanthus sinensis</i>
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	ORNAMENTAL TREES			RW		RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'
LL		SKYLINE LOCUST <i>Gleditsia triacanthos inermis</i> 'Skyline'	AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanchier x grandiflora</i> 'Autumn Brilliance'	* OF		ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'
KC		'ESPRESSO' KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>	PERENNIALS / GROUND COVER		
SW		SWAMP WHITE OAK <i>Quercus bicolor</i>	GO		GAMBEL OAK <i>Quercus gambelii</i>	YW		PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
BO		BURR OAK <i>Quercus macrocarpa</i>	JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>	SN		SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
TURF SOD / NATIVE SEED								
		CANADIAN BLUE FESCUE GRASS SOD	EVERGREEN SHRUBS			MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
		NATIVE SEED MIX	CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	CT		WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'
			OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	AJ		AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
			MULCH			DECIDUOUS SHRUBS		
					SS		SHADBLOW SERVICEBERRY <i>Amelanchier Canadensis</i>	
					BM		BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>	
					DR		DWARF RABBITBRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'	
					GS		GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'	
					RM		ROCKY MOUNTAIN SUMAC <i>Rhus glabra</i> 'Cismontana'	

CAUTION: UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

This area needs to be landscaped in accordance with 13.06.070.1

The landscape design now accounts for the site perimeter landscape requirements.



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Perception Design Group, Inc.
 Consulting Civil Engineers
 6901 South Pierce Street, Suite 315
 Greenwood Village, Colorado 80126
 303.232.8988

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVISON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION	REVISIONS
1	10/20/17	INITIAL SUBMITTAL	

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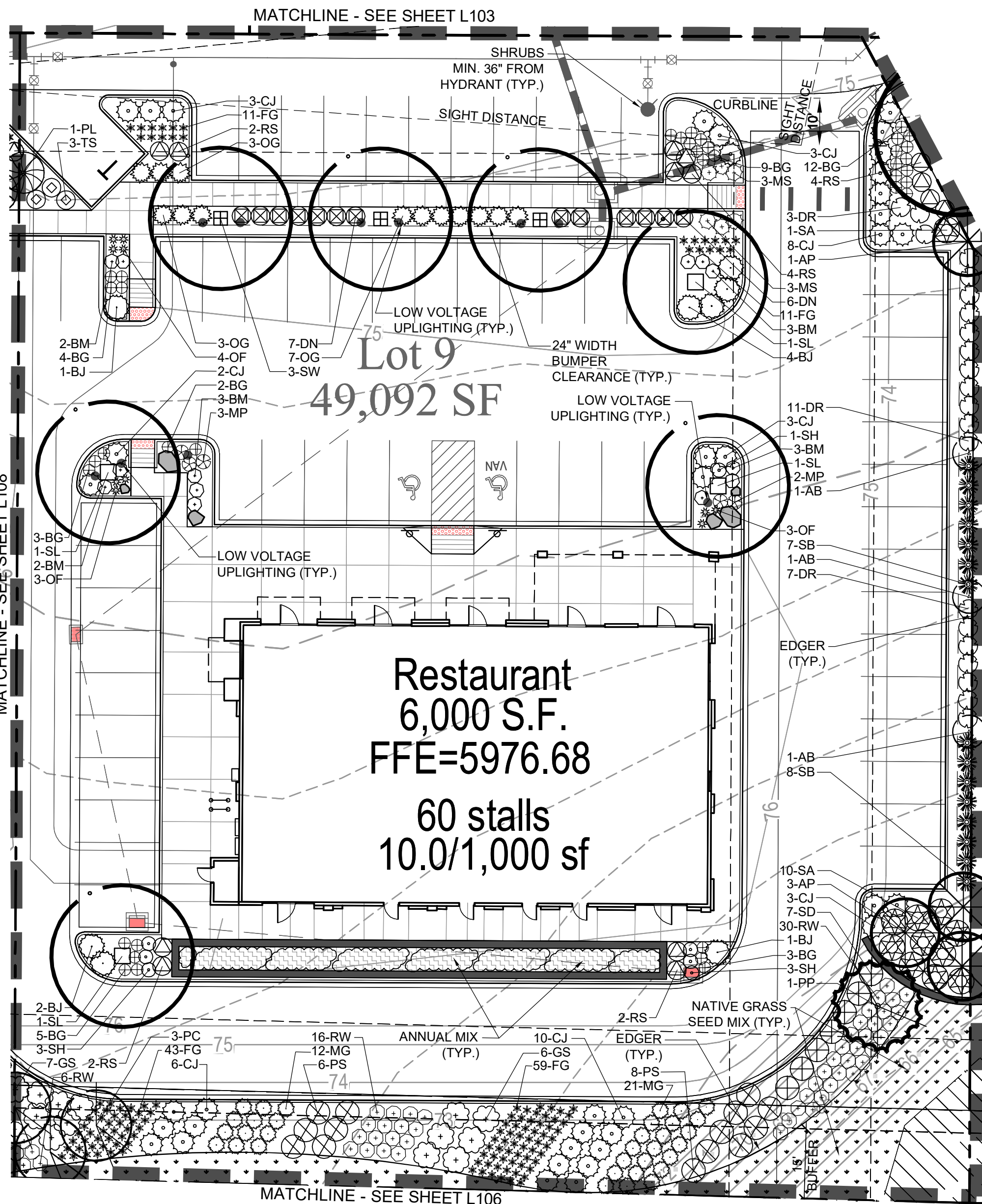
design by: JLW
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 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 2009 W. Littleton Blvd. #300
 Littleton, CO 80120
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PLANT LIST - LOT 9

SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPD.	HYDROZONE	REMARKS
OVERSTORY TREES							
4 SL			SHADEMASTER LOCUST <i>Gleditsia triacanthos inermis</i> 'Shademaster'	2.0" CAL. B&B	50' X 35'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
3 SW			SWAMP WHITE OAK <i>Quercus bicolor</i>	2.0" CAL. B&B	50' X 40'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
ORNAMENTAL TREES							
4 AB			AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlancheier x grandiflora</i> 'Autumn Brilliance'	1.5" CAL. B&B	18' X 10'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
3 PC			PRAIRIEFIRE PINK CRAB <i>Malus 'Prairiefire'</i>	1.5" CAL. B&B	20' X 20'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
4 AP			AUSTRIAN PINE <i>Pinus nigra</i>	6' HT. B&B	50' X 25'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
1 PP			PONDEROSA PINE <i>Pinus ponderosa</i>	6' HT. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
13 BM			BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>	#5 (18"-24" HT.)	3' X 3'	LOW	SPACING PER PLAN FULL FORM
21 DR			DWARF RABBITBRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
7 SH			SUNBURST HYPERICUM <i>Hypericum frondosum</i> 'Sunburst'	#5 (12"-15" HT.)	3' X 3'	LOW	SPACING PER PLAN FULL FORM
14 RS			RUSSIAN SAGE <i>Rhus trilobata</i>	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
13 DN			LITTLE DEVIL NINEBARK <i>Physocarpus opulifolius</i> 'Donna May'	#5 (12"-15" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
14 PS			PAWNEE BUTTES SAND CHERRY <i>Prunus besseyi</i> 'Pawnee Buttes'	#5 (18" HT.)	1.5' X 5'	LOW	SPACING PER PLAN FULL FORM
7 SD			WESTERN SAND CHERRY <i>Prunus besseyi</i> 'Western'	#5 (18"-24" HT.)	5' X 5'	LOW	SPACING PER PLAN FULL FORM
13 GS			GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'	#5 (12"-15" HT.)	2' X 6'	LOW	SPACING PER PLAN FULL FORM
3 TS			THREE LEAF SUMAC <i>Rhus trilobata</i>	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
11 SA			SNOWMOUND SPIREA <i>Spiraea nipponica</i> 'Snowmound'	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
1 PL			COMMON PURPLE LILAC <i>Syringa vulgaris</i>	#5 (18"-24" HT.)	15' X 8'	LOW	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
15 SB			SPANISH GOLD BROOM <i>Cytisus purgan</i> 'Spanish Gold'	#5 (18"-24" SPD.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
38 CJ			BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
8 BJ			BUFFALO JUNIPER <i>Juniperus sabinna</i> 'Buffalo'	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
13 OG			COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	#5 (12"-15" HT.)	3' X 5'	LOW	SPACING PER PLAN FULL FORM
ORNAMENTAL GRASSES							
124 FG			FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'	#1 (ESTABLISHED)	4.5' X 2'	LOW	SPACING PER PLAN FULL FORM
38 BG			BLUE AVENA GRASS <i>Helictotrichon sempervirens</i>	#1 (ESTABLISHED)	1.75' X 2.5'	LOW	SPACING PER PLAN FULL FORM
33 MG			MAIDEN GRASS <i>Miscanthus sinensis</i>	#1 (ESTABLISHED)	5' X 3'	LOW	SPACING PER PLAN FULL FORM
52 RW			RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'	#1 (ESTABLISHED)	3.5' X 2.5'	LOW	SPACING PER PLAN FULL FORM
10 OF			ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'	#1 (ESTABLISHED)	2.5' X 2'	LOW	SPACING PER PLAN FULL FORM
PERENNIALS / GROUND COVER							
5 MP			ROCKY MOUNTAIN PENSTEMON <i>Penstemon strictus</i>	#1	4' X 3'	LOW	SPACING PER PLAN FULL FORM
6 MS			MOJAVE SAGE <i>Salvia pachyphylla</i>	#1	3' X 3'	LOW	SPACING PER PLAN FULL FORM

LANDSCAPE DATA - LOT 9

ONSITE
 LOT AREA: 49,092 SF
 LANDSCAPE AREA REQUIRED (MIN 15%): 7,364 SF (15.0%)
 TOTAL LANDSCAPE AREA PROPOSED: 8,896 SF (18.1%)

VEGETATION REQUIRED:

DESCRIPTION	AREA	REQUIRED	PROVIDED
TREES	15,840*	11 (1/1,500)	18
SHRUBS	15,840*	53 (5/1,500)	191

*43,704 LOT - 6,000 BLDG SF - 21,864 SF REQUIRED PARKING (PARKING STALLS & CIRCULATION AISLES WITH PARKING STALL ACCESS)

DIVERSITY:
 A MINIMUM OF TWENTY-FIVE PERCENT (25%) AND A MAXIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN TREES:

DESCRIPTION	EVERGREEN	DECIDUOUS	PROVIDED
TREES	5	13	27%

LANDSCAPE COVERAGE:
 MINIMUM LANDSCAPE COVERAGE (MIN 75%): 6,672 SF (75.0%)
 LANDSCAPE AREA COVERAGE PROPOSED: 7,784 SF (87.5%)*
 *INCLUDES PLANTING BED SF, EVERGREEN TREES, UTILITY EQUIPMENT, BOULDERS AND OPEN ROCK MULCH AREAS

STREETSCAPE LANDSCAPING

DESCRIPTION	AREA	REQUIRED	PROVIDED
EASTERN PRIVATE RD.	158 LF	4 TREES (1/40)	4 TREES

SITE PERIMETER LANDSCAPING

DESCRIPTION	AREA	REQUIRED	PROVIDED
NORTH EDGE	50 LF	2 TREES (1/40), 7 SHRUBS (5/40)	2 TREES, 12 SHRUBS
WEST EDGE	203 LF	5 TREES (1/40), 25 SHRUBS (5/40)	5 TREES, 49 SHRUBS
SOUTH EDGE	234 LF	6 TREES (1/40), 30 SHRUBS (5/40)	6 TREES, 48 SHRUBS

NOTE:
 NO TURF GRASS IS PROPOSED WITHIN THE PROJECT LIMITS.

TOWN OF PARKER WATER TAP WORKSHEET

ParkerWater & SANITATION DISTRICT
 Landscape/Irrigation Worksheet
 Project Name: Parker and Stroh Site Lot 9
 Landscape/Irrigation Tap address (physical location of tap) SE Corner of S. Parker and Stroh Road

Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Sub-Total of Non-Irrigated area (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
8,896 sf total						
Area #1	0 sf x 1 = 0	0 sf x .6 = 0	7,293 sf x .3 = 2,188	1,603 sf x 0 = 0	2,188 sf	6,000
						0.4 SFE's
				1,603		

Worksheet Completed by: Joseph L. Wilson, PLA, CID
 Company: Sterling Design Associates, LLC
 Address: 2009 W. Littleton Blvd. #300, Littleton, CO 80120
 Phone #: 303-794-4727 ext 207

Owner/Developer: Dan Yacovetta
 Attn: ----
 Billing Address: ----
 Phone #: ----

ET Controller (with Rain Sensor)

Manufacturer	HUNTER I-CORE W/ SOLAR-SYNC
Model number	IC-4200-M/SOLAR-SYNC-SEN

Tap Size Requirements:
 0 - 1 SFE's requires a 3/4-inch tap
 1.1 - 2.0 SFE's requires a 1-inch tap
 2.1 - 4.0 SFE's requires a 1 1/2-inch tap
 4.1 - 7.0 SFE's requires a 2-inch tap
 7.1 - 16.0 SFE's requires a 3-inch tap

CAUTION - NOTICE TO CONTRACTOR

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TOWN SIGNATURE BLOCK

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEER CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR _____ DATE _____

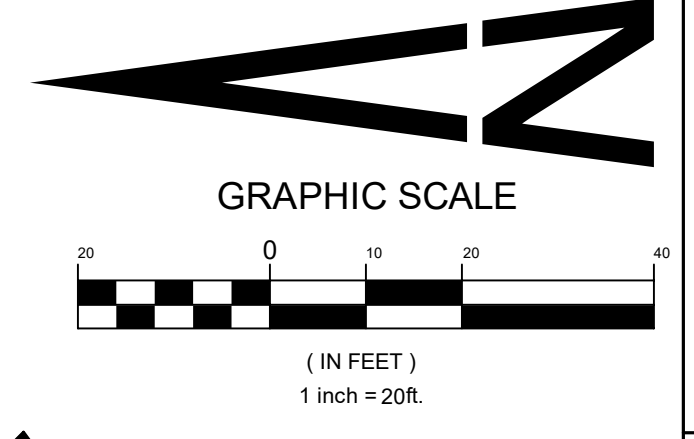
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER _____ DATE _____

TOWN OF PARKER, PUBLIC WORKS MANAGER, TRANSPORTATION _____ DATE _____

LANDSCAPING ACKNOWLEDGEMENT

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APPLICANT AND/OR OWNER _____ DATE _____



Sterling Design Associates, Ilc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, CID, P.E., COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

Perception Design Group, Inc.
 Consulting Civil Engineers
 6901 South Pierce Street, Suite 315
 Greenwood Village, Colorado 80120
 303-232-8088

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
10/20/17	INITIAL SUBMITTAL	
	REVISIONS	

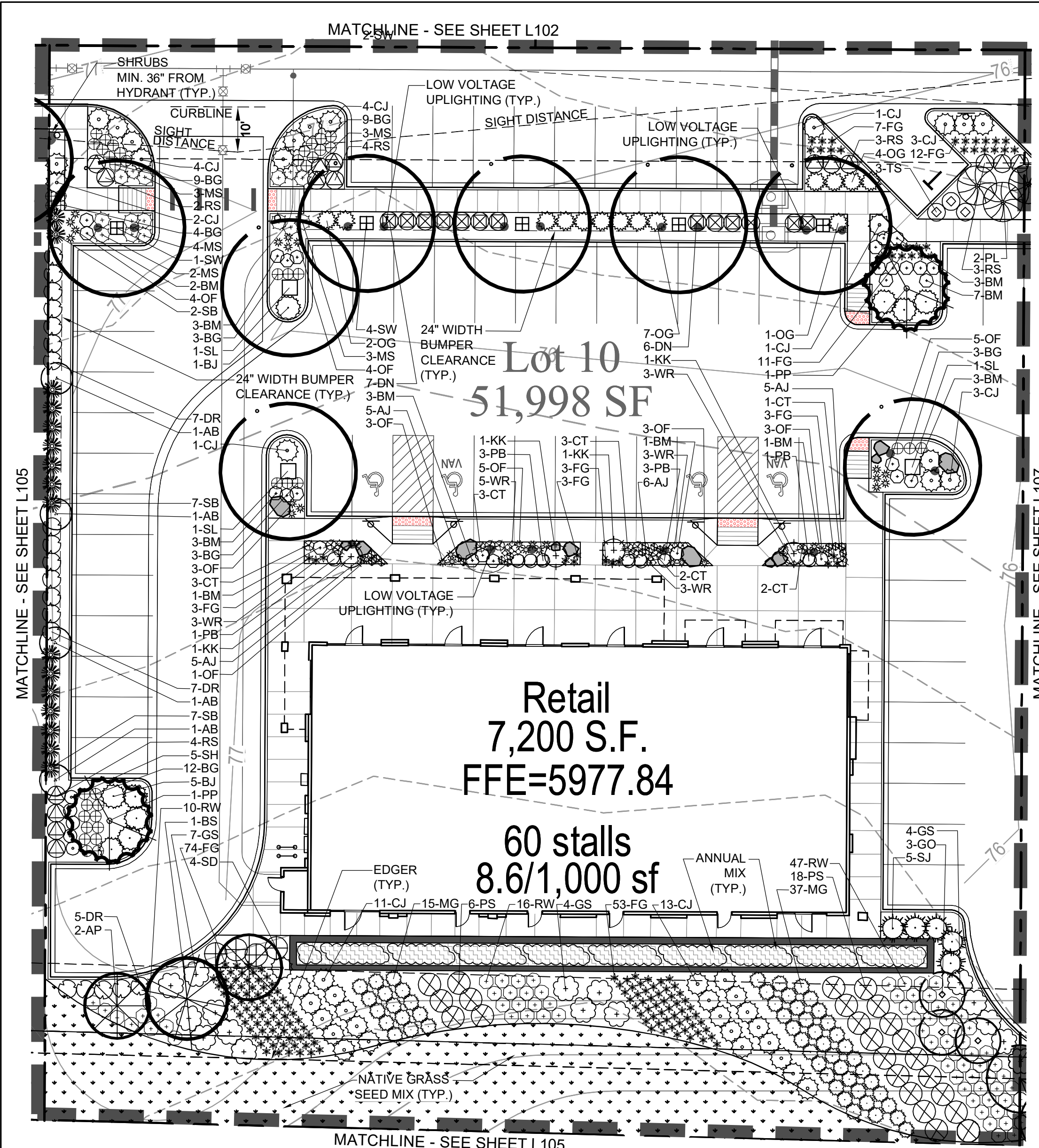
LANDSCAPE PLAN - LOT 9 & LEGEND

PARKER POINTE
 LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

design by: JLW
 approved by: JLW
 project no.: 2015-015

date: 10/20/17

SHEET
L107



PLANT LIST - LOT 10

SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPD.	HYDROZONE	REMARKS
OVERSTORY TREES							
3 SL			SHADEMASTER LOCUST <i>Gleditsia triacanthos inermis</i> 'Shademaster'	2.0" CAL. B&B	50' X 35'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
5 SW			SWAMP WHITE OAK <i>Quercus bicolor</i>	2.0" CAL. B&B	50' X 40'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
ORNAMENTAL TREES							
4 AB			AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanche x grandiflora</i> 'Autumn Brilliance'	1.5" CAL. B&B	18' X 10'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
3 GO			GAMBEL OAK <i>Quercus gambelii</i>	1.5" CAL. B&B	20' X 15'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
EVERGREEN TREES							
1 BS			COLORADO BLUE SPRUCE <i>Picea pungens</i> var. <i>glauca</i>	6' HT. B&B	60' X 30'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
2 AP			AUSTRIAN PINE <i>Pinus nigra</i>	6' HT. B&B	50' X 25'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
2 PP			PONDEROSA PINE <i>Pinus ponderosa</i>	6' HT. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
8 PB			CRIMSON PYGMY BARBERRY <i>Berberis thunbergii</i> 'Atropurpurea Nana'	#5 (12"-15" HT.)	2' X 3'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
27 BM			BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>	#5 (18"-24" HT.)	3' X 3'	LOW	SPACING PER PLAN FULL FORM
19 DR			DWARF RABBITBRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
5 SH			SUNBURST HYPERICUM <i>Hypericum frondosum</i> 'Sunburst'	#5 (12"-15" HT.)	3' X 3'	LOW	SPACING PER PLAN FULL FORM
16 RS			RUSSIAN SAGE <i>Rhus trilobata</i>	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
13 DN			LITTLE DEVIL NINEBARK <i>Physocarpus opulifolius</i> 'Donna May'	#5 (12"-15" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
24 PS			PAWNEE BUTTES SAND CHERRY <i>Prunus besseyi</i> 'Pawnee Buttes'	#5 (18" HT.)	1.5' X 5'	LOW	SPACING PER PLAN FULL FORM
4 SD			WESTERN SAND CHERRY <i>Prunus besseyi</i> 'Western'	#5 (18"-24" HT.)	5' X 5'	LOW	SPACING PER PLAN FULL FORM
15 GS			GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'	#5 (12"-15" HT.)	2' X 6'	LOW	SPACING PER PLAN FULL FORM
3 TS			THREE LEAF SUMAC <i>Rhus trilobata</i>	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
2 PL			COMMON PURPLE LILAC <i>Syringa vulgaris</i>	#5 (18"-24" HT.)	15' X 8'	LOW	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
4 KK			KINKINICK <i>Arctostaphylos uva-ursi</i>	#5 (12"-15" HT.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
16 SB			SPANISH GOLD BROOM <i>Cytisus purgan</i> 'Spanish Gold'	#5 (18"-24" SPD.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
43 CJ			BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
5 SJ			SEA GREEN JUNIPER <i>Juniperus x media</i>	#5 (18"-24" HT.)	8' X 5'	LOW	SPACING PER PLAN FULL FORM
9 BJ			BUFFALO JUNIPER <i>Juniperus sabinna</i> 'Buffalo'	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
14 OG			COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	#5 (12"-15" HT.)	3' X 5'	LOW	SPACING PER PLAN FULL FORM
ORNAMENTAL GRASSES							
169 FG			FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'	#1 (ESTABLISHED)	4.5' X 2'	LOW	SPACING PER PLAN FULL FORM
43 BG			BLUE AVENA GRASS <i>Helictotrichon sempervirens</i>	#1 (ESTABLISHED)	1.75' X 2.5'	LOW	SPACING PER PLAN FULL FORM
52 MG			MAIDEN GRASS <i>Miscanthus sinensis</i>	#1 (ESTABLISHED)	5' X 3'	LOW	SPACING PER PLAN FULL FORM
73 RW			RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'	#1 (ESTABLISHED)	3.5' X 2.5'	LOW	SPACING PER PLAN FULL FORM
31 OF			ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'	#1 (ESTABLISHED)	2.5' X 2'	LOW	SPACING PER PLAN FULL FORM
PERENNIALS / GROUND COVER							
17 WR			WHITE CONEFLOWER <i>Echinacea purpurea</i> 'Alba'	#1	2.5' X 1.5'	LOW	SPACING PER PLAN FULL FORM
14 CT			WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
15 MS			MOJAVE SAGE <i>Salvia pachyphylla</i>	#1	3' X 3'	LOW	SPACING PER PLAN FULL FORM
20 AJ			AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'	#1	2' X 1'	LOW	SPACING PER PLAN FULL FORM

SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPD.	HYDROZONE	REMARKS
ANNUALS (PLANTER POTS AND OWNER SPECIFIED AREAS ONLY - MAY INCLUDE BUT NOT LIMITED TO)							
699 SF			SNAP DRAGONS <i>Antirrhinum majus</i>	#1	3' X 1'	LOW	SPACING PER PLAN FULL FORM
			COSMOS <i>Cosmos bipinnatus</i>	#1	3' X 1'	LOW	SPACING PER PLAN FULL FORM
			GLOBE AMARANTH <i>Gomphrena globosa</i>	#1	1.5' X 1.5'	LOW	SPACING PER PLAN FULL FORM
			BLACK MONDO GRASS <i>Ophiopogon planiscapus</i> 'Nigrescens'	#1	1' X 1'	LOW	SPACING PER PLAN FULL FORM
			PURPLE FOUNTAIN GRASS <i>Pennisetum setaceum</i> 'Rubrum'	#1	3' X 2'	LOW	SPACING PER PLAN FULL FORM
			CLARY SAGE <i>Salvia sclarea</i>	#1	3' X 2'	LOW	SPACING PER PLAN FULL FORM
			NASTURTIUM <i>Tropaeolum majus</i> 'Alaska'	#1	1' X 1'	LOW	SPACING PER PLAN FULL FORM
NATIVE SEED							
3,560 SF			NATIVE SEED MIX		GRASS SEED		SEE SEED NOTES
MULCH							
			COLOR/MATERIAL: -ROCK MULCH AREA: -8,643 SF TYPE: -1"-4" DIA. MULTI-COLOR ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH RINGS (4" THICK). SEE LANDSCAPE NOTES.				
			COLOR/MATERIAL: -WOOD MULCH AREA: -699 SF TYPE: -4" THICK OF DOUBLE SHREDDED BARK MULCH				
			STEEL EDGING - 375 LF				
			12 GRANITE BOULDERS 24"-48" DIA. SIZE				
			LOW VOLTAGE LANDSCAPE UPLIGHTING, SEE PHOTOMETRICS AND ARCH. DRAWINGS				

LANDSCAPE DATA - LOTS 10

ONSITE		
LOT AREA:	51,999 SF	
LANDSCAPE AREA REQUIRED (MIN 15%):	7,800 SF (15.0%)	
TOTAL LANDSCAPE AREA PROPOSED:	12,902 SF (24.8%)	

VEGETATION REQUIRED:			
DESCRIPTION	AREA	REQUIRED	PROVIDED
TREES	22,394"	15 (1/1,500)	20
SHRUBS	22,394"	75 (5/1,500)	224

*51,999 LOT - 7,200 BLDG SF - 22,405 SF REQUIRED PARKING (PARKING STALLS & CIRCULATION AISLES WITH PARKING STALL ACCESS)

DIVERSITY:
A MINIMUM OF TWENTY-FIVE PERCENT (25%) AND A MAXIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN TREES:

DESCRIPTION	EVERGREEN	DECIDUOUS	PROVIDED
TREES	5	15	25%

LANDSCAPE COVERAGE:
MINIMUM LANDSCAPE COVERAGE (MIN 75%) 9,676 SF (75.0%)
LANDSCAPE AREA COVERAGE PROPOSED: 11,186 SF (86.7%)
*INCLUDES PLANTING BED SF, EVERGREEN TREES, UTILITY EQUIPMENT, BOULDERS AND OPEN ROCK MULCH AREAS

STREETSCAPE LANDSCAPING			
DESCRIPTION	AREA	REQUIRED	PROVIDED
EASTERN PRIVATE RD.	190 LF	5 TREES (1/40)	5 TREES

SITE PERIMETER LANDSCAPING			
DESCRIPTION	AREA	REQUIRED	PROVIDED
SOUTH EDGE	50 LF	2 TREES (1/40), 7 SHRUBS (5/40)	2 TREES, 15 SHRUBS
WEST EDGE	216 LF	6 TREES (1/40), 27 SHRUBS (5/40)	6 TREES, 76 SHRUBS
NORTH EDGE	233 LF	6 TREES (1/40), 29 SHRUBS (5/40)	5 TREES, 39 SHRUBS

NOTE:
NO TURF GRASS IS PROPOSED WITHIN THE PROJECT LIMITS.

TOWN OF PARKER WATER TAP WORKSHEET - LOT 10

ParkerWater & SANITATION DISTRICT
Landscape/Irrigation Worksheet
Project Name: Parker and Stroh Site Lot 10
Landscape/Irrigation Tap address (physical location of tap) SE Corner of S. Parker and Stroh Road

Landscape Area	TURF (6,000sf = 1 SFE)	High Water (10,000sf = 1 SFE)	Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area	Sub-Total of (calculated) Areas	PWSDF one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
12,902 sf total								
Area #1	0 sf x 1 = 0	0 sf x .6 = 0	9,342 sf x .3 = 2,803	3,560 sf x 0 = 0		2,803 sf	6,000	0.5 SFE's

Worksheet Completed by: Joseph L. Wilson, PLA, CID
Company: Sterling Design Associates, LLC
Address: 2009 W. Littleton Blvd. #300, Littleton, CO 80120
Phone #: 303-794-4727 ext 207
Owner/Developer: Dan Yacovetta
Attn: ----
Billing Address: ----
Phone #: ----

ET Controller (with Rain Sensor)	Tap Size Requirements:
Manufacturer: HUNTER I-CORE W/ SOLAR-SYNC	0 - 1 SFE's requires a 3/4-inch tap
Model number: IC-4200-M/SOLAR-SYNC-SEN	1.1 - 2.0 SFE's requires a 1-inch tap
	2.1 - 4.0 SFE's requires a 1 1/2-inch tap
	4.1 - 7.0 SFE's requires a 2-inch tap
	7.1 - 16.0 SFE's requires a 3-inch tap

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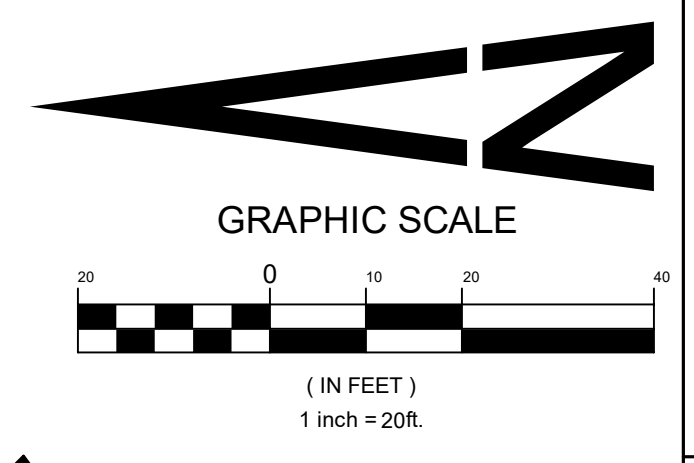
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TOWN OF PARKER, PUBLIC WORKS DIRECTOR _____ DATE _____
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER _____ DATE _____
TOWN OF PARKER, PUBLIC WORKS MANAGER, TRANSPORTATION _____ DATE _____
APPLICANT AND/OR OWNER _____ DATE _____

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design by: JLW
approved by: JLW
project no.: 2015-015
date: 10/20/17
SHEET
L107

Perception Design Group, Inc.
Consulting Civil Engineers
6901 South Pierce Street, Suite 315
Denver, Colorado 80226
303.232.6088

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

10/20/17 INITIAL SUBMITTAL
DATE DESCRIPTION

REVISIONS

LANDSCAPE PLAN - LOT 10 & LEGEND

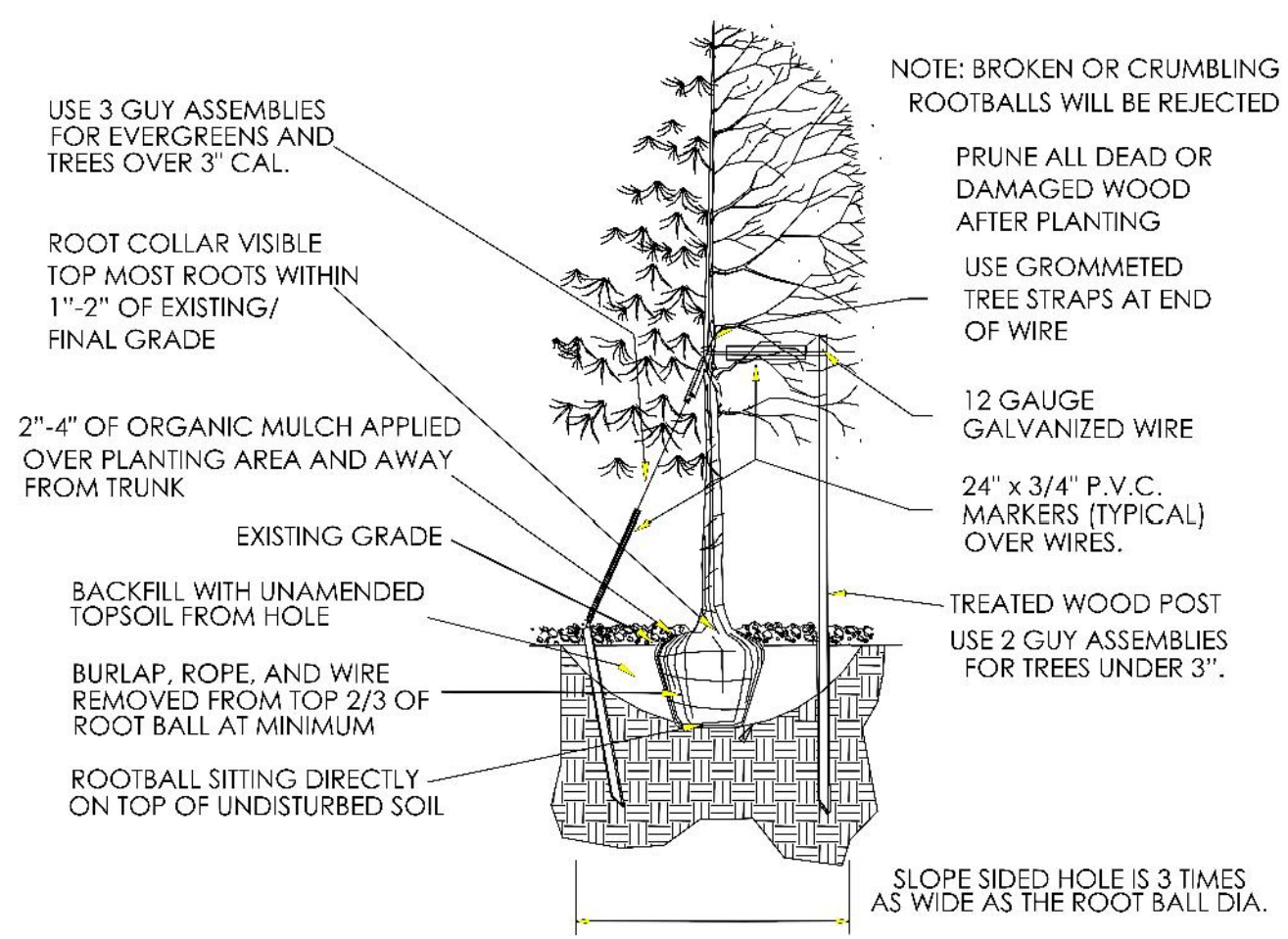
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
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PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, CID, PLA, COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



TOWN OF PARKER PLANTING STANDARDS

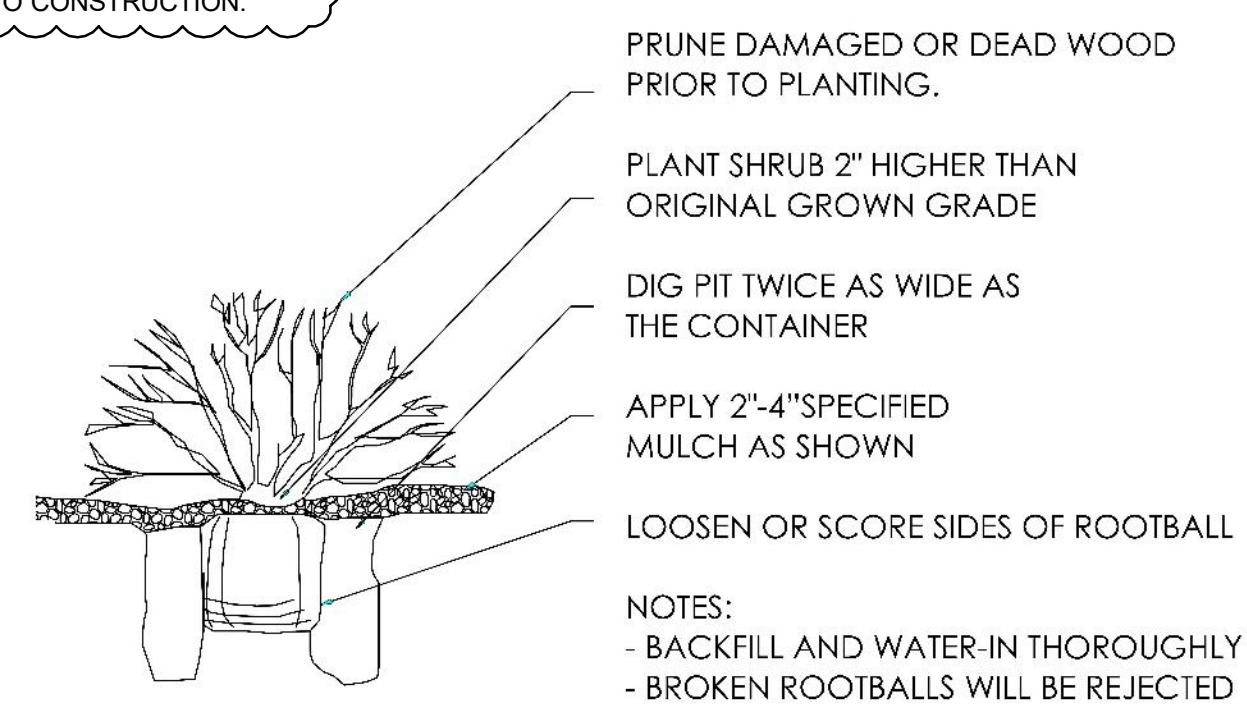


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened 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 areas. 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.

TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER PLANTING DETAIL - SHRUBS

CAUTION: UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



LANDSCAPING ACKNOWLEDGEMENT

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APPLICANT AND/OR OWNER _____ DATE _____

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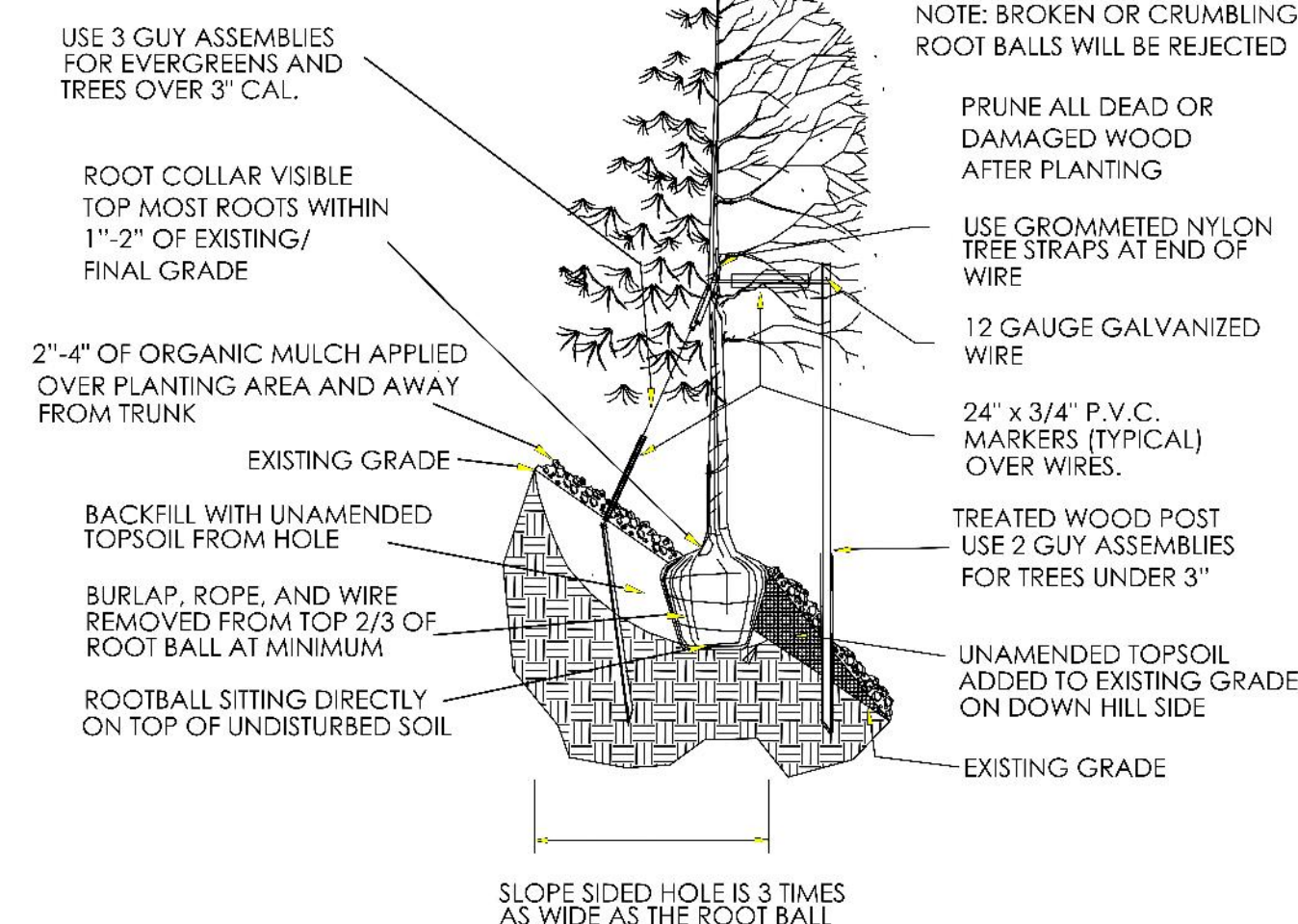
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Know what's Below. Call before you dig.

TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



TOWN OF PARKER WATER TAP WORKSHEET - COMMON AREAS/R.O.W.



Landscape/Irrigation Worksheet

Project Name: Parker and Stroh Site Overall

Landscape/Irrigation Tap address (physical location of tap) SE Corner of S. Parker and Stroh Road

Landscape Area	High Water TURF (6,000sf = 1 SFE)	Native Grass and Perennials (10,000sf = 1 SFE)	Drip Irrigated Spray Shrubs & Perennials (20,000sf = 1 SFE)	Sub-Total of Non-Irrigated area (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)	
							Temp Irrigation
110,103 sf total							
Area #1	5,217 sf x 1 = 5,217	0 sf x .6 = 0	9,736 sf x .3 = 2,921	98,150 sf x 0 = 0	7,238 sf	6,000	1.5 SFE's

Worksheet Completed by: Joseph L. Wilson, PLA, CID
 Company: Sterling Design Associates, LLC
 Address: 2009 W. Littleton Blvd. #300, Littleton, CO 80120
 Phone #: 303-794-4727 ext 207

Owner/Developer: Dan Yacovetta
 Attn: ----
 Billing Address: ----
 Phone #: ----

ET Controller (with Rain Sensor)

Manufacturer	HUNTER I-CORE W/ SOLAR-SYNC
Model number	IC-4200-M/SOLAR-SYNC-SEN

Tap Size Requirements:
 0 - 1 SFE's requires a 3/4-inch tap
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 7.1 - 16.0 SFE's requires a 3-inch tap

LANDSCAPE DATA - COMMON AREAS/RIGHT-OF-WAYS

ONSITE VEGETATION REQUIRED:

DESCRIPTION	AREA	REQUIRED	PROVIDED
TREES	63,737*	43 (1/1,500)	50
SHRUBS	63,737*	213 (6/1,500)	203

*NOTE: AREA INCLUDES NW ENTRY COMMON AREA, MEDIANS, DETENTION AREA, AND COMMON LANDSCAPE AREA INSIDE PROPERTY LINES.

DIVERSITY: A MINIMUM OF TWENTY-FIVE PERCENT (25%) AND A MAXIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN TREES:

DESCRIPTION	EVERGREEN	DECIDUOUS	PROVIDED
TREES	17	26	34%

LANDSCAPE COVERAGE: MINIMUM LANDSCAPE COVERAGE (MIN 75%) 47,803 SF (75.0%)
 LANDSCAPE AREA COVERAGE PROPOSED: 53,794 SF (84.4%)
 *INCLUDES PLANTING BED SF, EVERGREEN TREES, UTILITY EQUIPMENT, AND OPEN ROCK MULCH AREAS

STREETSCAPE LANDSCAPING

DESCRIPTION	AREA	REQUIRED	PROVIDED
S. PARKER ROAD	1,210 LF	31 TREES (1/40)	32 TREES
STROH ROAD	565 LF	14 TREES (1/40)	14 TREES
DETENTION N. PRIVATE RD.	156 LF	4 TREES (1/40)	4 TREES

SITE PERIMETER LANDSCAPING

DESCRIPTION	AREA	REQUIRED	PROVIDED
DETENTION EASTERN EDGE	167 LF	5 TREES (1/40)	5 TREES
DETENTION SOUTH EDGE	222 LF	6 TREES (1/40)	6 TREES
DETENTION WEST EDGE	186 LF	5 TREES (1/40)	5 TREES

TOWN SIGNATURE BLOCK

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEER CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED, AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, PUBLIC WORKS DIRECTOR _____ DATE _____

TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER _____ DATE _____

TOWN OF PARKER, PUBLIC WORKS MANAGER, TRANSPORTATION _____ DATE _____

PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPD.	HYDROZONE	REMARKS
OVERSTORY TREES							
4	WC		BIG TOOTH MAPLE <i>Acer grandidentatum</i>	2.0" CAL. B&B	20' X 20'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
7	NC		NORTHERN CATALPA <i>Catalpa speciosa</i>	2.0" CAL. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
9	WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	2.0" CAL. B&B	60' X 40'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
6	LL		SKYLINE LOGJIST <i>Gleditsia triacanthos inermis 'Skyline'</i>	2.0" CAL. B&B	45' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
24	KC		"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica 'Espresso'</i>	2.0" CAL. B&B	50' X 35'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
10	SW		SWAMP WHITE OAK <i>Quercus bicolor</i>	2.0" CAL. B&B	50' X 40'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
26	BO		BURR OAK <i>Quercus macrocarpa</i>	2.0" CAL. B&B	70' X 50'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
ORNAMENTAL TREES							
6	AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanche x grandiflora 'Autumn Brilliance'</i>	1.5" CAL. B&B	18' X 10'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
12	SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>	1.5" CAL. B&B	20' X 15'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
9	GO		GAMBEL OAK <i>Quercus gambelii</i>	1.5" CAL. B&B	20' X 15'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
6	JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>	1.5" CAL. B&B	20' X 20'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
EVERGREEN TREES							
3	PY		PINYON PINE <i>Pinus edulis</i>	6' HT. B&B	25' X 20'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
14	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	6' HT. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
11	SS		SHADBLow SERVICEBERRY <i>Amerlanche canadensis</i>	#5 (18"-24" HT.)	15' X 10'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
57	BM		BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>	#5	3' X 3'	LOW	SPACING PER PLAN FULL FORM
14	DR		DWARF RABBITBRUSH <i>Chrysothamnus nauseosus 'Dwarf Blue'</i>	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
59	GS		GRO-LOW SUMAC <i>Rhus aromatica 'Gro-low'</i>	#5 (12"-15" HT.)	2' X 6'	LOW	SPACING PER PLAN FULL FORM
22	RM		ROCKY MOUNTAIN SUMAC <i>Rhus glabra 'Cismontana'</i>	#5 (15"-18" HT.)	6' X 5'	LOW	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
26	CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis 'Blue Chip'</i>	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
14	OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	#5 (12"-15" HT.)	3' X 5'	LOW	SPACING PER PLAN FULL FORM
ORNAMENTAL GRASSES							
*	88	FG	FEATHER REED GRASS <i>Calamagrostis acutiflora 'Karl Foerster'</i>	#1 (ESTABLISHED)	4.5' X 2'	LOW	SPACING PER PLAN FULL FORM
	16	MG	MAIDEN GRASS <i>Miscanthus sinensis</i>	#1 (ESTABLISHED)	5' X 3'	LOW	SPACING PER PLAN FULL FORM
	37	RW	RED SWITCH GRASS <i>Panicum virgatum 'Shanadoah'</i>	#1 (ESTABLISHED)	3.5' X 2.5'	LOW	SPACING PER PLAN FULL FORM
*	86	OF	ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale 'Karley Rose'</i>	#1 (ESTABLISHED)	2.5' X 2'	LOW	SPACING PER PLAN FULL FORM
PERENNIALS / GROUND COVER							
	53	YW	PINK YARROW <i>Aquilegia chrysantha 'Paprika'</i>	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
	146	SN	SNOW-IN-SUMMER <i>Cerastium tomentosum</i>	#1	1' X 2.5'	LOW	SPACING PER PLAN FULL FORM
	32	MC	MOONBEAN COREOPSIS <i>Coreopsis verticillata 'Moonbeam'</i>	#1	1.5' X 1.5'	LOW	SPACING PER PLAN FULL FORM
	60	CT	WALKER'S LOW CATMINT <i>Nepeta faassenii 'Walker's Low'</i>	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
	48	AJ	AUTUMN JOY SEDUM <i>Sedum spectabile 'Autumn Joy'</i>	#1	2' X 1'	LOW	SPACING PER PLAN FULL FORM
TURF SOD / NATIVE SEED							
5,217 SF			CANADIAN BLUE FESCUE GRASS SOD		GRASS SOD		SEE LANDSCAPE NOTES
98,150 SF			NATIVE SEED MIX		GRASS SEED		SEE SEED NOTES
MULCH							
			COLOR/MATERIAL: -ROCK MULCH				
			AREA: -6,736 SF				
			TYPE: -1"-4" DIA. MULTI-COLOR ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH RINGS (4" THICK). SEE LANDSCAPE NOTES.				
			STEEL EDGING - 685 LF				
			LOW VOLTAGE LANDSCAPE UPLIGHTING, SEE PHOTOMETRICS AND ARCH. DRAWINGS				

Perception Design Group, Inc.
 Consulting Civil Engineers
 6901 South Pierce Street, Suite 315
 Colorado Springs, Colorado 80926
 303-572-8088

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
10/20/17	INITIAL SUBMITTAL
	REVISIONS

LANDSCAPE DETAILS & COMMON AREAS / R.O.W. LEGEND

PARKER POINTE
 LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

Sterling Design Associates, Ilc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, CID, P.L.A. COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

design by: JLW
 approved by: JLW
 project no.: 2015-015
 date: 10/20/17
 SHEET
 L109

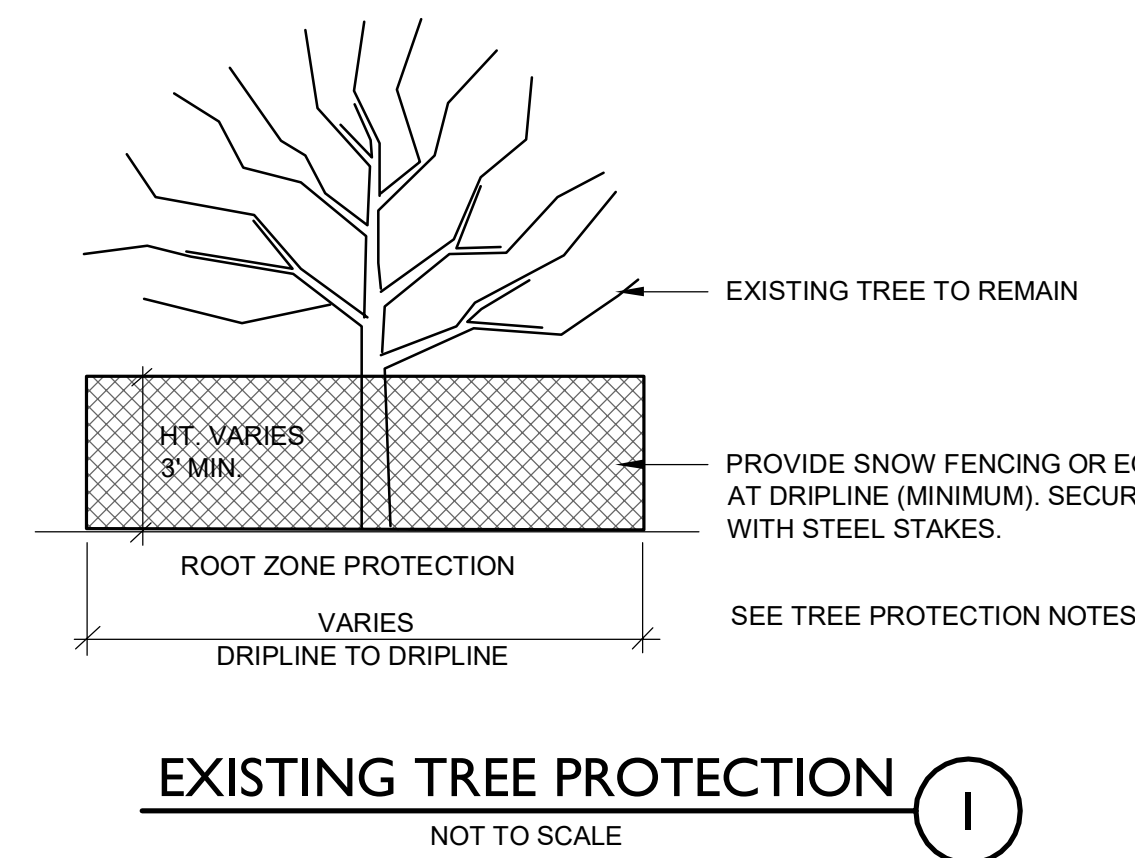
STANDARD LANDSCAPE NOTES

- COORDINATION**
 - THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, AND IRRIGATION PLANS, STANDARDS AND SPECIFICATIONS, TO FORM COMPLETE INFORMATION REGARDING THIS SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY AND UP-TO-DATE ISSUE PLAN SETS.
 - ALL LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
 - MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR THE GOVERNING JURISDICTION CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS.
 - IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES.
- COMPLIANCE**
 - ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING ANY STANDARDS AND SPECIFICATIONS.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE STATE'S LANDSCAPE CONTRACTORS ASSOCIATION.
- GUARANTEE**
 - ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE AND REPAIR/REPLACE ANY PORTIONS OF THE IRRIGATION SYSTEM AS NECESSARY IN THAT TIME.
- COMPLETION AND MAINTENANCE**
 - FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
 - LANDSCAPE MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, RE-GRADING, REPLANTING, DISEASE AND INSECT PROTECTION. IF SITE IS TO OPEN DURING WINTER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER AND LANDSCAPE ARCHITECT ON TIMING FOR THE INSTALLATION OF PLANT MATERIAL. THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.
 - GRADING MAINTENANCE: DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THESE NOTES, THE GRADING PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.
 - IRRIGATION MAINTENANCE: DURING THE LANDSCAPE MAINTENANCE PERIOD, ALL IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- SITE CONDITIONS**
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS TO REMAIN. THE CONTRACTOR SHALL REPLACE ANY SUCH PLANTS DAMAGED DURING CONSTRUCTION/MAINTENANCE PERIODS WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- DAMAGE AND CLEANING**
 - CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION**
 - OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME.
- SOIL PREPARATION**
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE

- SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT OR APPROVED EQUAL AT A RATE OF 4.0 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. AMENDMENT SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- PLANT MATERIAL**
 - ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANS Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
 - TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- PLANTING**
 - TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. NO T-STAKES SHALL BE USED FOR TREES.
 - TREES INSTALLATION PROCEDURE: SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3" ABOVE FINISH GRADE. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH. REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 - TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING.
 - BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH EDGE AS SPECIFIED IN THE LEGEND. EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. WHEN STEEL EDGING IS SPECIFIED, ALL STEEL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- MULCH**
 - AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE SIZE OF THE OF SHRUB, PERENNIAL, AND ORNAMENTAL GRASS'S CONTAINER/ROOTBALL. TREE RING SIZE SHALL REFERENCE INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE STATE'S LANDSCAPE CONTRACTORS ASSOCIATION.
 - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 - INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS OR APPROVED EQUAL. INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS.
- SODDING**
 - SOD SHALL BE CANADIAN BLUE FESCUE GRASS BY TURF MASTERS (970) 493-8311. SOIL PREP., INSTALL, AND WATER ACCORDING TO TURF MASTERS GUIDELINES.
- IRRIGATION**
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
 - ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED. SODDED/SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
 - THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE PER LOCAL, STATE, AND FEDERAL CODE.
 - REFER TO THE IRRIGATION PLAN (AS APPLICABLE).

TREE PROTECTION NOTES

- USE JURISDICTIONAL TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. THE JURISDICTION MAY STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
- FENCING SHALL BE 3 FEET TALL SNOW FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED.
- THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING.
- UNAUTHORIZED TREE REMOVAL OR DAMAGE IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF ALL EXISTING TREES TO REMAIN, PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.



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.
- NON-LIVING 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 OR 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.
- LANDSCAPE 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 ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

SEED NOTES

ALL SEED MIXES AVAILABLE THROUGH:		"HIGH PLAINS / FOOTHILLS GRASS MIX"	
WESTERN NATIVE SEED COMPANY P.O. BOX 188 COALDALE, CO 81222 (719) 942-3935		FOR ELEVATIONS BETWEEN 4,500' - 7,000' SEEDING RATE: 3 LBS/1000 SQ.FT.	
%	SCIENTIFIC NAME	COMMON NAME	
35	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA	
15	PASCOPYRUM SMITHII	WESTERN WHEATGRASS	
10	ELYMUS ELYMOIDES	BOTTLEBRUSH SQUIRRELTAIL	
10	ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	
5	ANDROPOGON GERARDII	BIG BLUESTEM	
5	BOUTELOUA GRACILIS	BLUE GRAMA	
5	ORYZOPSIS HYMENOIDES	INDIAN RICEGRASS	
5	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	
5	SPOROBOLUS CRYPTANDRUS	SAND DROPSEED	
5	STIPA VIRIDULA	GREEN NEEDLEGRASS	

SEED ESTABLISHMENT NOTES

- INSTALL PER SEED PROVEYOR'S AND/OR MANUFACTURE'S RECOMMENDATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
- FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDED AREAS.

Perception
Design Group, Inc.

Consulting Civil Engineers
1801 South Pierce Street, Suite 315
Colorado Springs, Colorado 80926
303-232-8988

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	INITIAL	DESCRIPTION	REVISIONS
1	10/20/17		INITIAL SUBMITTAL	

LANDSCAPE NOTES

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO



Know what's Below.
Call before you dig.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Sterling Design Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

design by: JLW
approved by: JLW
project no.: 2015-015

date: 10/20/17

SHEET

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, C.D., P.L.A. COLORADO REGISTRATION LA-384 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

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