

TREE INVENTORY DATA AND VALUATION

TREE #	SPECIES	CONDITION	SIZE-DSH*	MITIGATION	TFM VALUATION \$	COMMENTS
1	Silver Maple/Acer platanoides	Good	38	Remove	\$4,660	Prune
2	Cottonwood/Populus sargentii	Good	73	Preserve	-\$11,900-	
3	Cottonwood/Populus sargentii	Good	67	Preserve	-\$10,000-	
4	Cottonwood/Populus sargentii	Fair	72	Preserve	-\$9,200-	
5	Cottonwood/Populus sargentii	Good	44	Preserve	-\$4,840-	
6	Cottonwood/Populus sargentii	Good	74	Preserve	-\$12,200-	Low trunk fork
7	Cottonwood/Populus sargentii	Fair	61	Preserve	-\$6,700-	
8	Cottonwood/Populus sargentii	Very Good	118	Preserve	-\$37,400-	
9	Cottonwood/Populus sargentii	Good	68	Preserve	-\$10,200-	
10	Cottonwood/Populus sargentii	Fair	64	Preserve	-\$7,300-	
11	Cottonwood/Populus sargentii	Good	68	Preserve	-\$6,800-	
12	Cottonwood/Populus sargentii	Good	62	Preserve	-\$5,700-	
13	Cottonwood/Populus sargentii	Fair	51	Preserve	-\$3,040-	Low trunk fork
14	Cottonwood/Populus sargentii	Good	64	Preserve	-\$6,000-	
15	Cottonwood/Populus sargentii	Good	54	Preserve	-\$6,100-	
16	Cottonwood/Populus sargentii	Good	98	Remove	\$14,300	
17	Cottonwood/Populus sargentii	Good	106	Remove	\$16,700	
18	Cottonwood/Populus sargentii	Good	112	Remove	\$18,700	
19	Cottonwood/Populus sargentii	Good	49	Remove	\$3,350	
20	Cottonwood/Populus sargentii	Good	108	Remove	\$17,400	
21	Cottonwood/Populus sargentii	Good	84	Remove	\$10,500	
22	Cottonwood/Populus sargentii	Good	72	Remove	\$7,700	Low trunk fork
23	Cottonwood/Populus sargentii	Good	70	Remove	\$7,200	
24	American Elm/Ulmus Americana	Fair/Good	25	Remove	\$600	Prune
25	American Elm/Ulmus Americana	Good	22	Remove	\$400	Prune
26	Ponderosa Pine/Pinus ponderosa	Very Good	24	Remove	\$4,700	
27	Austrian Pine/Pinus nigra	Good	16	Remove	\$150	Prune
28	Blue Spruce/Picea pungens	Poor/Fair	17	Remove	\$150	Weak/thin
29	Mugho Pine/Pinus mugho	Poor/Fair	17 / 27	Remove	\$0	Mis-shapen
30	Blue Spruce/Picea pungens	Very Good	25	Remove	\$870	
31	Ponderosa Pine/Pinus ponderosa	Very Good	19	Remove	\$330	
32	Ponderosa Pine/Pinus ponderosa	Very Good	29	Remove	\$880	
33	Norway Maple/Acer platanoides	Very Good	52	Remove	\$4,540	
34	Crabapple/Acer platanoides	Very Good	74	Remove	\$3,390	Prune
35	Gray Juniper/Juniperus sp., variety unknown	Good/Very Good	23	Remove	\$590	
36	Gray Juniper/Juniperus sp., variety unknown	Fair	14	Remove	\$230	Storm damage
37	Gray Juniper/Juniperus sp., variety unknown	Fair	10	Remove	\$60	Storm damage
---	(35) Ponderosa Pines, 25'-30' ht. on Colorado Golf Club Property as Credit	---	12 Average	Transplant	-\$99,750	---

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

\$17,650 TOTAL TO BE REMOVED

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 SPAVED PRICING.
- A SEPARATE FORM CONVEYING TFM VALUES AND COST HAS BEEN SUBMITTED TO THE TOWN.

LEGEND

- EX. EVERGREEN TREE
- EX. DECIDUOUS TREE

ADDITIONAL COLORADO GOLF CLUB TREE MITIGATION VALUATIONS NOTES

- THE TOWN OF PARKER HAS AGREED TO COUNT THE TREES PROVIDED BY PARKER POINTE OWNER WITHIN THE COLORADO GOLF CLUB PROPERTY AS CREDIT TO THE OVERALL TFM VALUATION FEE.
- THE FOLLOWING VALUATION COSTS WAS PROVIDED BY, 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.
- THE FOLLOWING COST FOR TRANSPLANTED (35) PONDEROSA PINES, 25' -30' HEIGHT SHALL BE BASED ON THE TRUNK FORMULA METHOD FOR AN AVERAGE 12" DIAMETER SIZE AT BREST HEIGHT, VALUED AT \$2,850, PER TREE. TOTAL COST: \$99,750.

TREE PRESERVATION NOTES

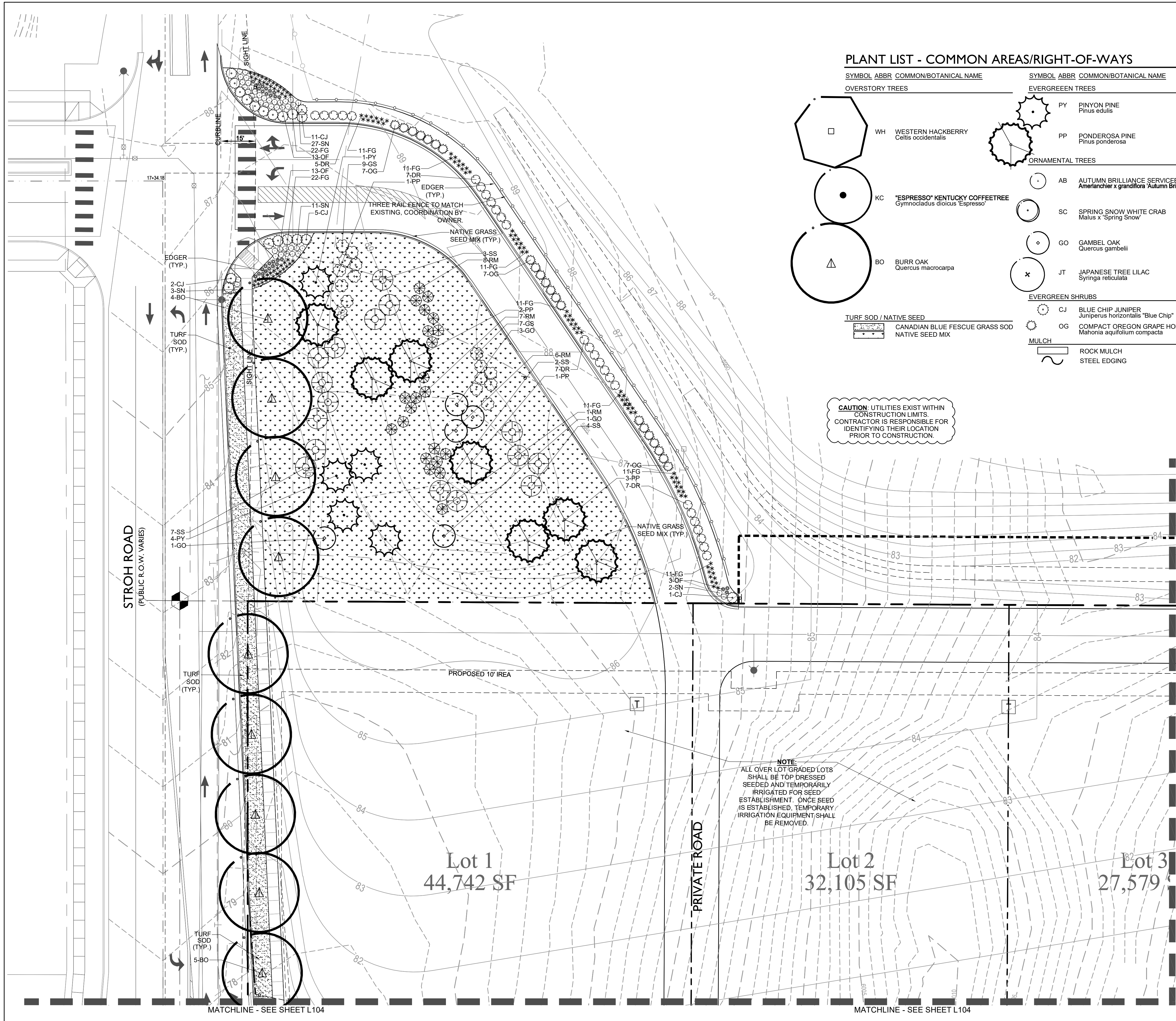
- THIS TREE PRESERVATION PLAN WAS DONE IN ACCORDANCE WITH THE TOWN OF PARKER MUNICIPAL CODE. BOB HOWEY, ISA CERTIFIED ARBORIST AND ASCA CONSULTING ARBORIST, WORKING FOR/AS TREE ANALYSIS GROUP, LLC (TAG) IS PROVIDING THIS TREE ASSESSMENT AND VALUATION FOR THE 37 TREES AS INDICATED ON THE PROVIDED SITE 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 STROTH 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 TCIA.
- SEE LANDSCAPE PLAN FOR LOCATION, SIZE, AND SPECIES OF PROPOSED PLANTING MATERIAL.

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
06/18/18	TREE PRESERVATION PLAN REVIEW
04/27/18	2ND SUBMITTAL
10/20/17	INITIAL SUBMITTAL

TREE PRESERVATION PLAN

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



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 TREES		
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	PY		PINYON PINE <i>Pinus edulis</i>	AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanchier x grandiflora 'Autumn Brilliance'</i>
KC		"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica 'Espresso'</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>
BO		BURR OAK <i>Quercus macrocarpa</i>	GO		GAMBEL OAK <i>Quercus gambelii</i>	JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>
TURF SOD / NATIVE SEED			EVERGREEN SHRUBS			MULCH		
CANADIAN BLUE FESCUE GRASS SOD			CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis 'Blue Chip'</i>	ROCK MULCH		
NATIVE SEED MIX			OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	STEEL EDGING		

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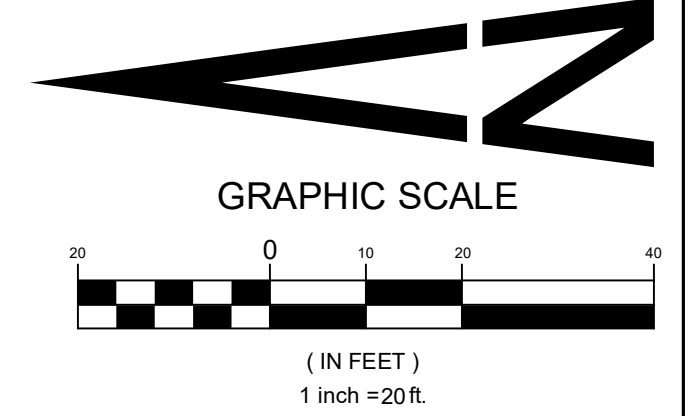
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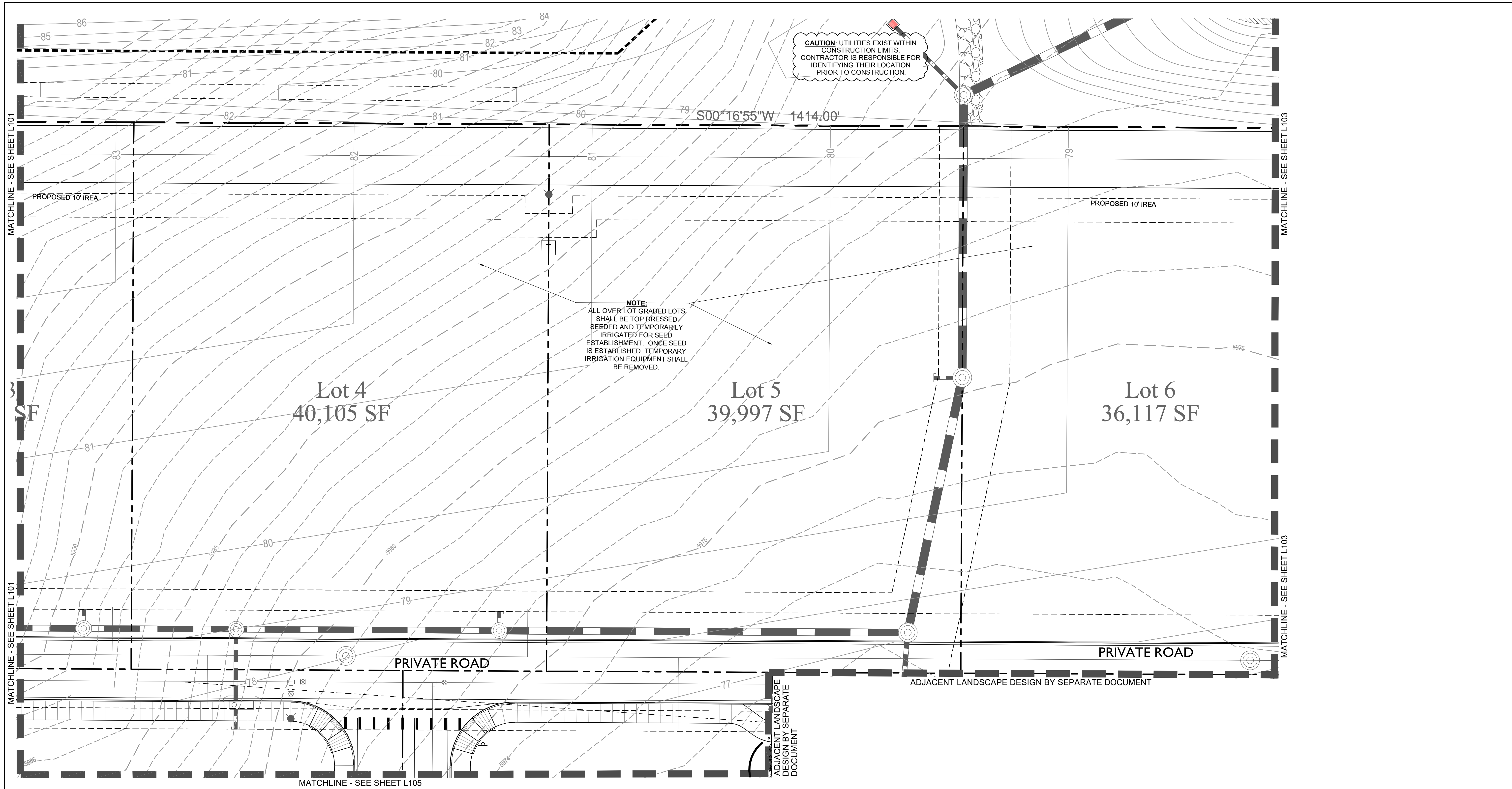
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LANDSCAPE PLAN - COMMON AREAS / R.O.W.

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

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



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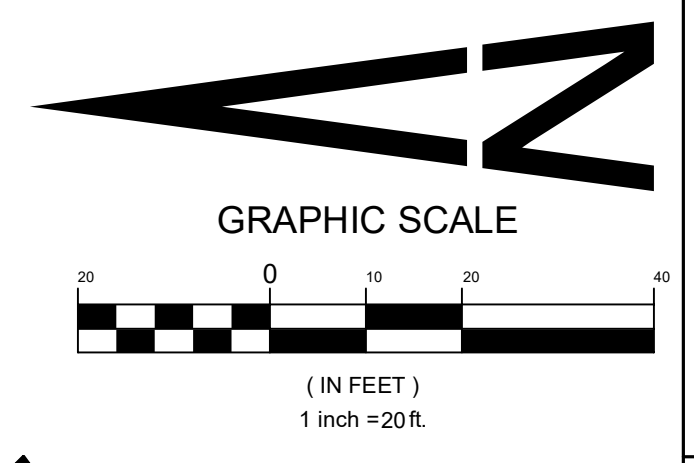
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KC		"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	PY		PINYON PINE <i>Pinus edulis</i>	FG	*	FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'	AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlancheier x grandiflora</i> 'Autumn Brilliance'
BO		BURR OAK <i>Quercus macrocarpa</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	RW		RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'	SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	EVERGREEN SHRUBS			OF	*	ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'	GO		GAMBEL OAK <i>Quercus gambellii</i>
TURF SOD / NATIVE SEED											
		CANADIAN BLUE FESCUE GRASS SOD	CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	SS		SHADBLOW SERVICEBERRY <i>Amelanchier Canadensis</i>	JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>
		NATIVE SEED MIX	OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	BM		BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>			
MULCH											
		ROCK MULCH	CT		WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'	DR		DWARF RABBITRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'			
		STEEL EDGING	AJ	*	AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'	GS		GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'			
						RM		ROCKY MOUNTAIN SUMAC <i>Rhus glabra</i> 'Cismontana'			



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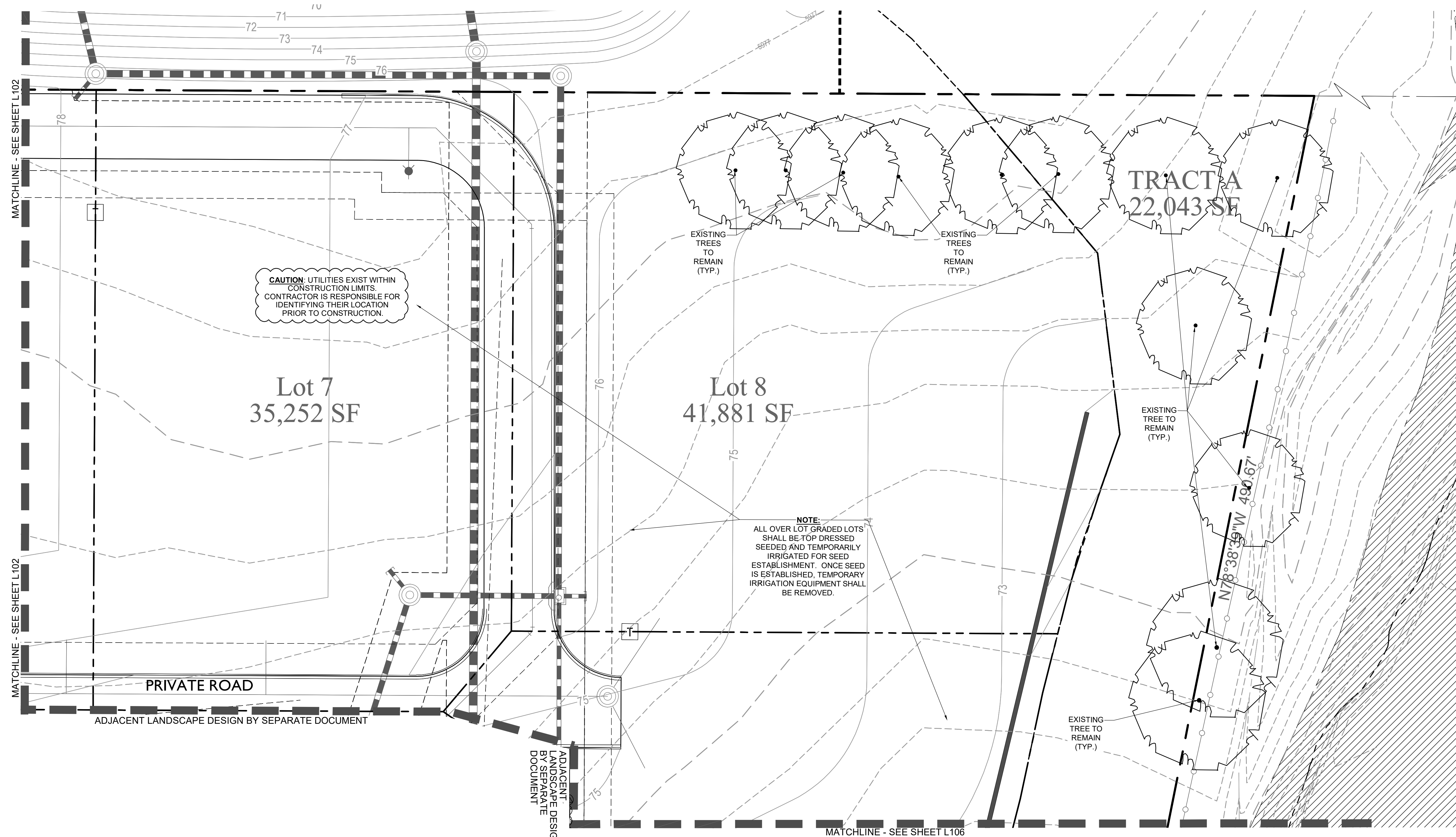
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design by: JLW
 approved by: JLW
 project no.: 2015-015
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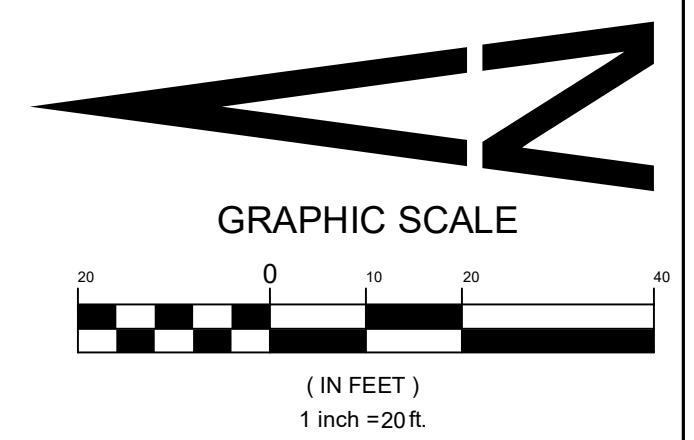


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	BO	BURR OAK <i>Quercus macrocarpa</i>	ORNAMENTAL TREES				OF	ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'
TURF SOD / NATIVE SEED				AB	AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	PERENNIALS / GROUND COVER		
		CANADIAN BLUE FESCUE GRASS SOD NATIVE SEED MIX		SC	SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>		YW	PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
MULCH				GO	GAMBEL OAK <i>Quercus gambelli</i>		SN	SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
		ROCK MULCH		JT	JAPANESE TREE LILAC <i>Syringa reticulata</i>		MC	MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
		STEEL EDGING	EVERGREEN SHRUBS				CT	WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'
				CJ	BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'		AJ	AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
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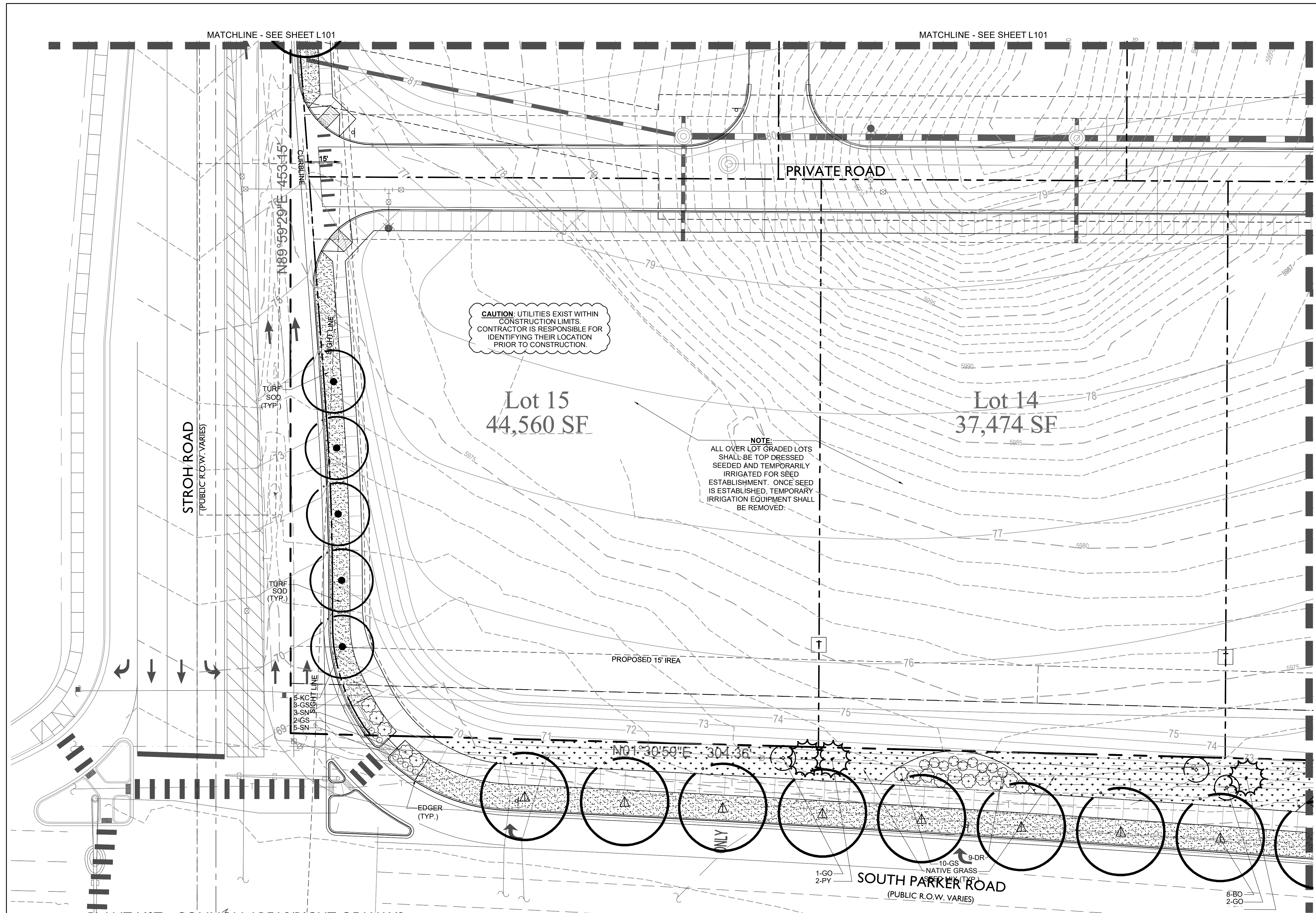
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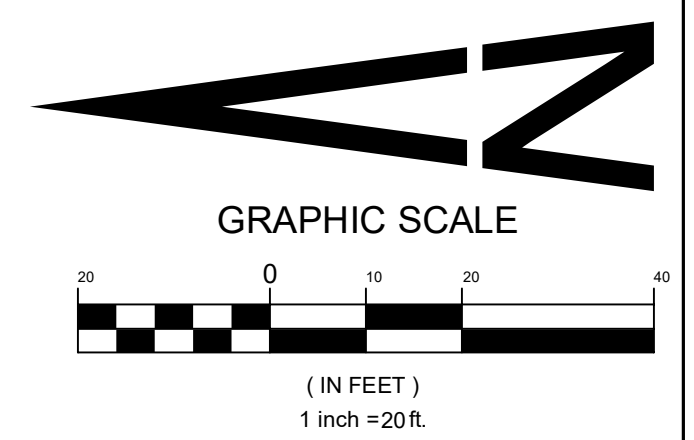
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BO		BURR OAK <i>Quercus macrocarpa</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	SN		SNOW-IN-SUMMER <i>Cerastium tomentosum</i>	RW		RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'	SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	EVERGREEN SHRUBS			MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'	OF		ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'			
TURF SOD / NATIVE SEED														
CANADIAN BLUE FESCUE GRASS SOD														
NATIVE SEED MIX														
PERENNIALS / GROUND COVER														
DECIDUOUS SHRUBS														
WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'														
AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'														
SHADBLOW SERVICEBERRY <i>Amelanchier Canadensis</i>														
BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>														
DWARF RABBITRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'														
GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'														
ROCKY MOUNTAIN SUMAC <i>Rhus glabra</i> 'Cismontana'														
MULCH														
ROCK MULCH														
STEEL EDGING														



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	REVISIONS
06/18/18	TREE PRESERVATION PLAN REVIEW	
04/27/18	2ND SUBMITTAL	
02/28/18	2ND SUBMITTAL	
10/20/17	INITIAL SUBMITTAL	

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 STROTH ROAD
 PARKER, COLORADO

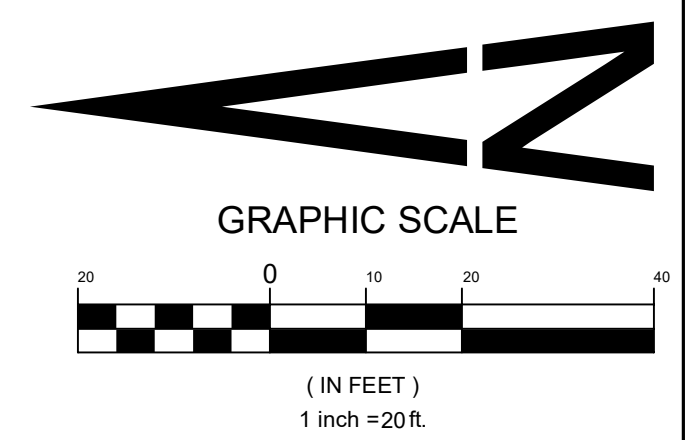
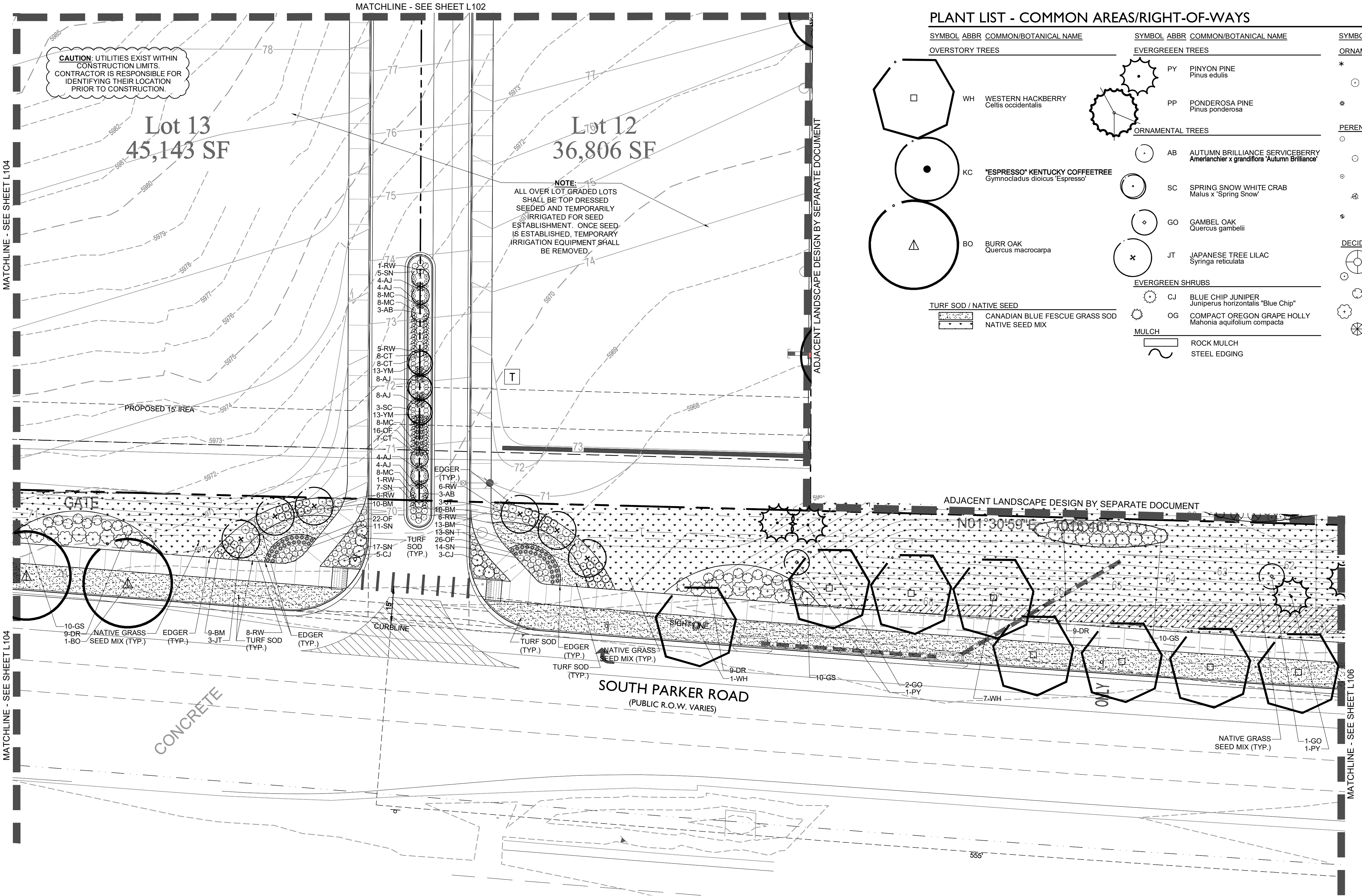
design by: JLW
 approved by: JLW
 project no.: 2015-015

date: 10/20/17

SHEET
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		
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	PY		PINYON PINE <i>Pinus edulis</i>	* FG		FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'
KC		"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	○ RW		RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'
BO		BURR OAK <i>Quercus macrocarpa</i>	ORNAMENTAL TREES			* OF		ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'
TURF SOD / NATIVE SEED			AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanche x grandiflora</i> 'Autumn Brilliance'	PERENNIALS / GROUND COVER		
CANADIAN BLUE FESCUE GRASS SOD			SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>	○ YW		PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
NATIVE SEED MIX			GO		GAMBEL OAK <i>Quercus gambelii</i>	○ SN		SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
			JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>	○ MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
			EVERGREEN SHRUBS			⊗ CT		WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'
			CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	⊗ AJ		AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
			OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	DECIDUOUS SHRUBS		
			MULCH			⊗ SS		SHADBLOW SERVICEBERRY <i>Amerlanche Canadensis</i>
			ROCK MULCH			⊗ BM		BLUE MIST SPIREA <i>Garyopteris x clandonensis</i>
			STEEL EDGING			⊗ 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'



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

CAUTION - NOTICE TO CONTRACTOR

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- 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 POHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

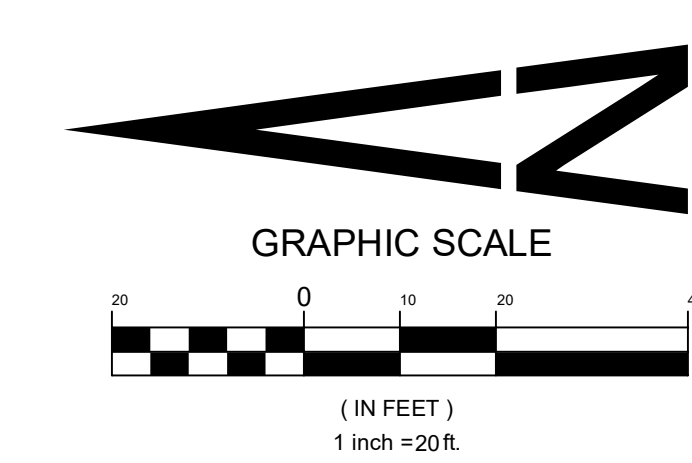
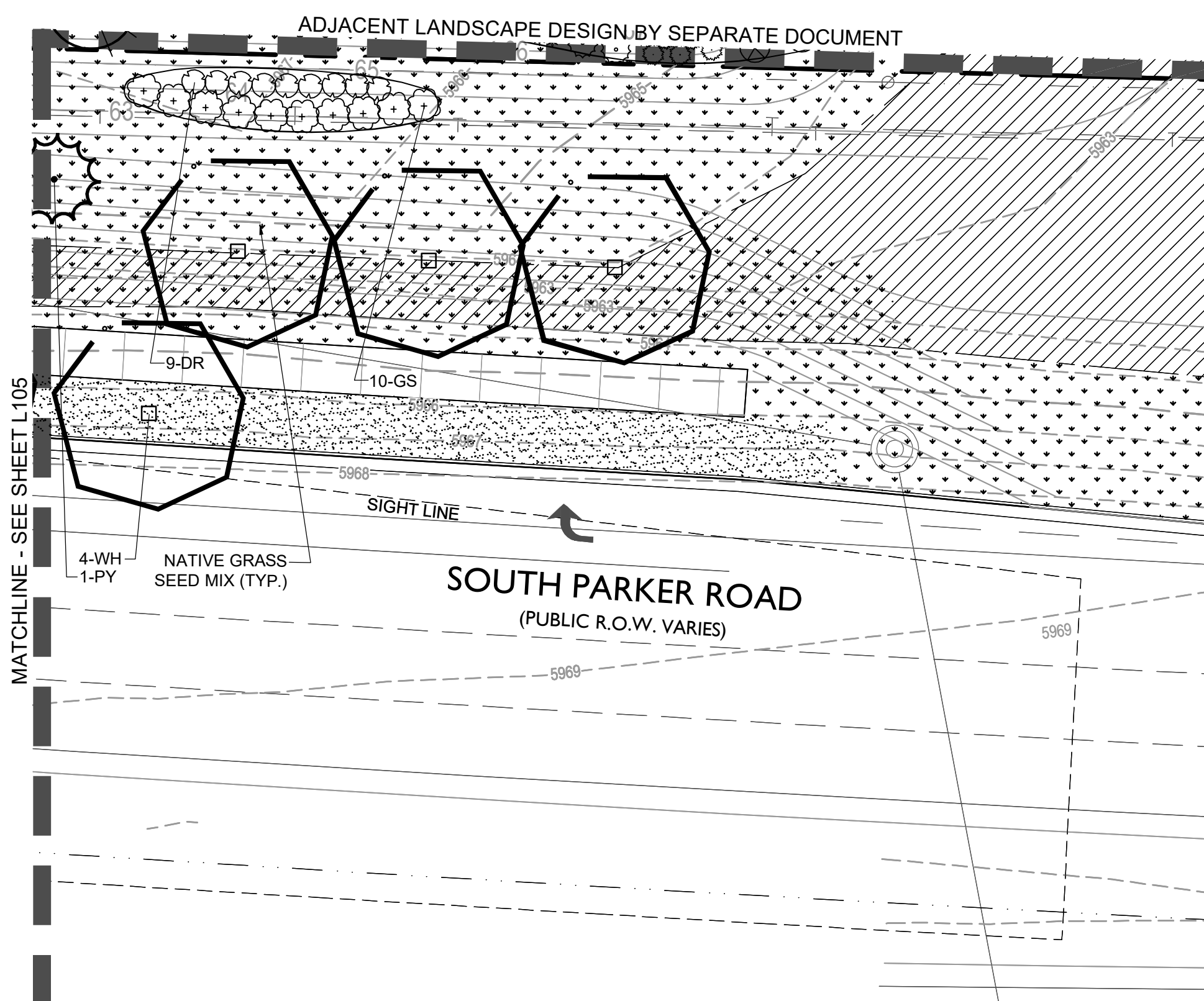
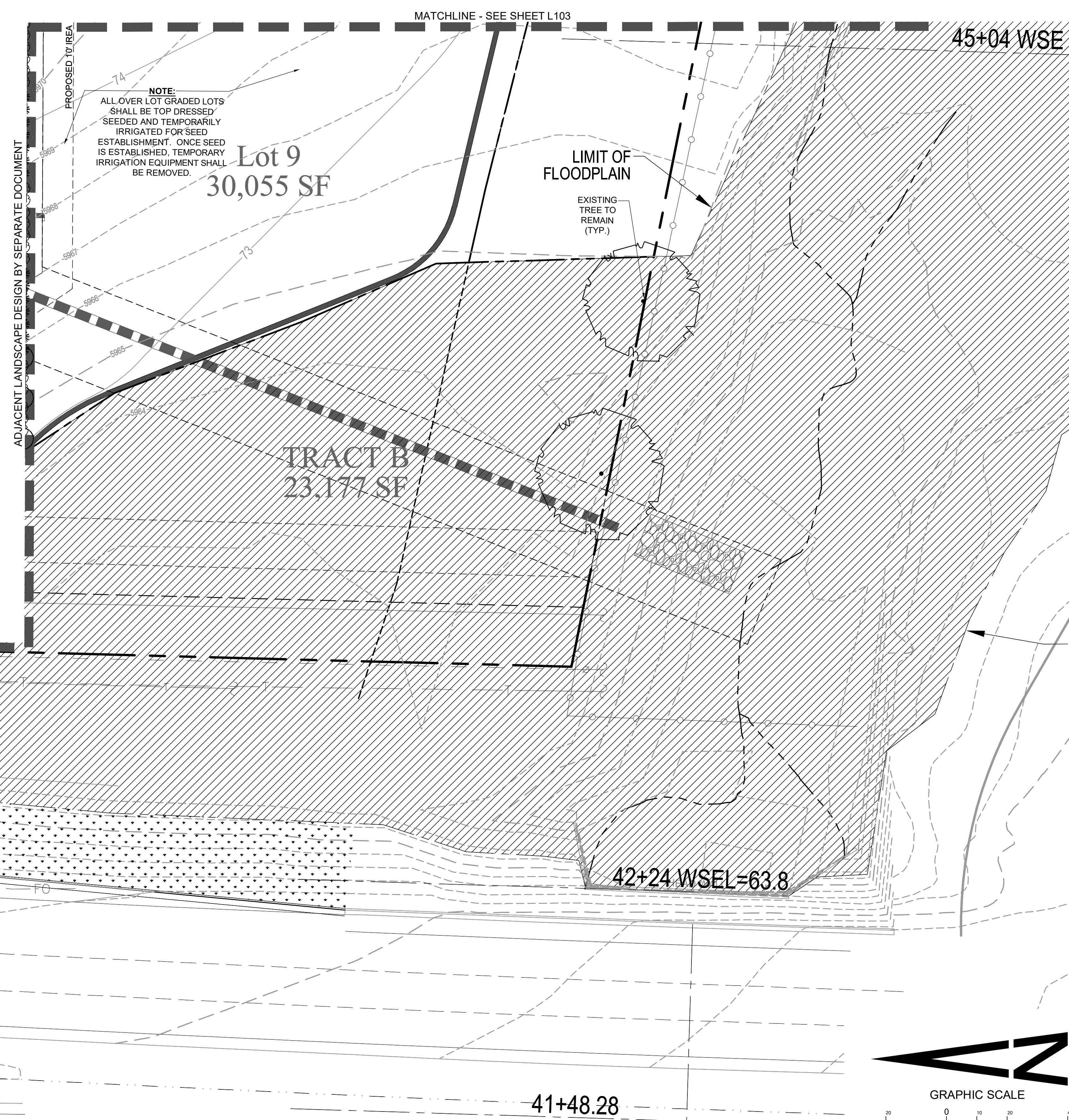
Sterling Design Associates, Ilc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

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

PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME
OVERSTORY TREES								
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>						
KC		'ESPRESSO' KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'						
BO		BURR OAK <i>Quercus macrocarpa</i>						
EVERGREEN TREES								
PY		PINYON PINE <i>Pinus edulis</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>			
ORNAMENTAL TREES								
AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>	GO		GAMBEL OAK <i>Quercus gambelii</i>
JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>						
EVERGREEN SHRUBS								
CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>			
MULCH								
		ROCK MULCH			STEEL EDGING			
TURF SOD / NATIVE SEED								
		CANADIAN BLUE FESCUE GRASS SOD			NATIVE SEED MIX			
ORNAMENTAL GRASSES								
* FG		FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'	* RW		RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'	* OF		ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'
PERENNIALS / GROUND COVER								
YW		PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'	SN		SNOW-IN-SUMMER <i>Cerastium tomentosum</i>	MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
CT		WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'	AJ		AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'			
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'			

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Perception Design Group, Inc.
 Consulting Civil Engineers
 6901 South Pierce Street, Suite 315
 Littleton, Colorado 80120
 303.232.6988

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NO.	DATE	DESCRIPTION	REVISIONS
06/18/18		TREE PRESERVATION PLAN REVIEW	
04/27/18		2ND SUBMITTAL	
02/28/18		2ND SUBMITTAL	
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
L106



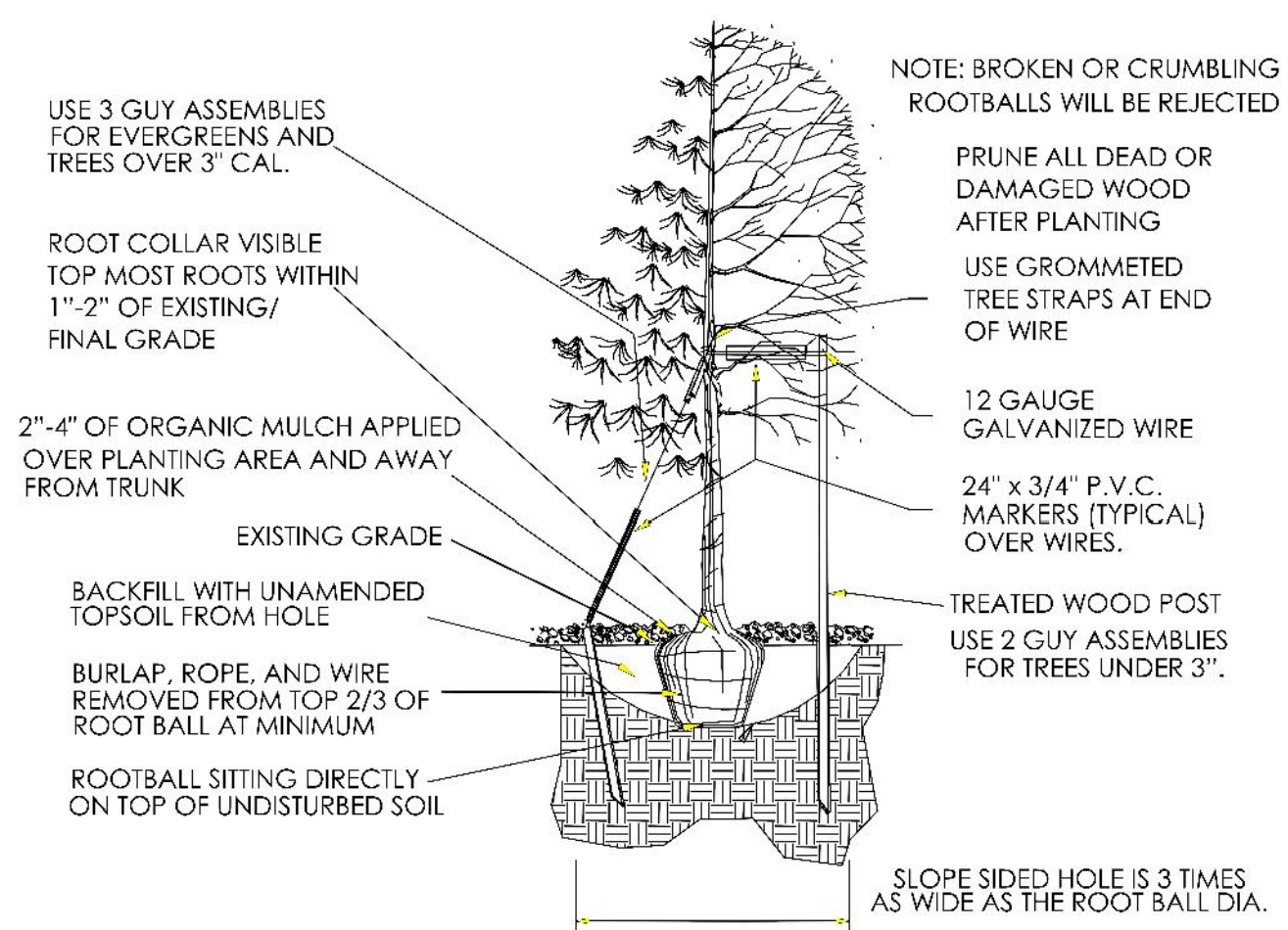
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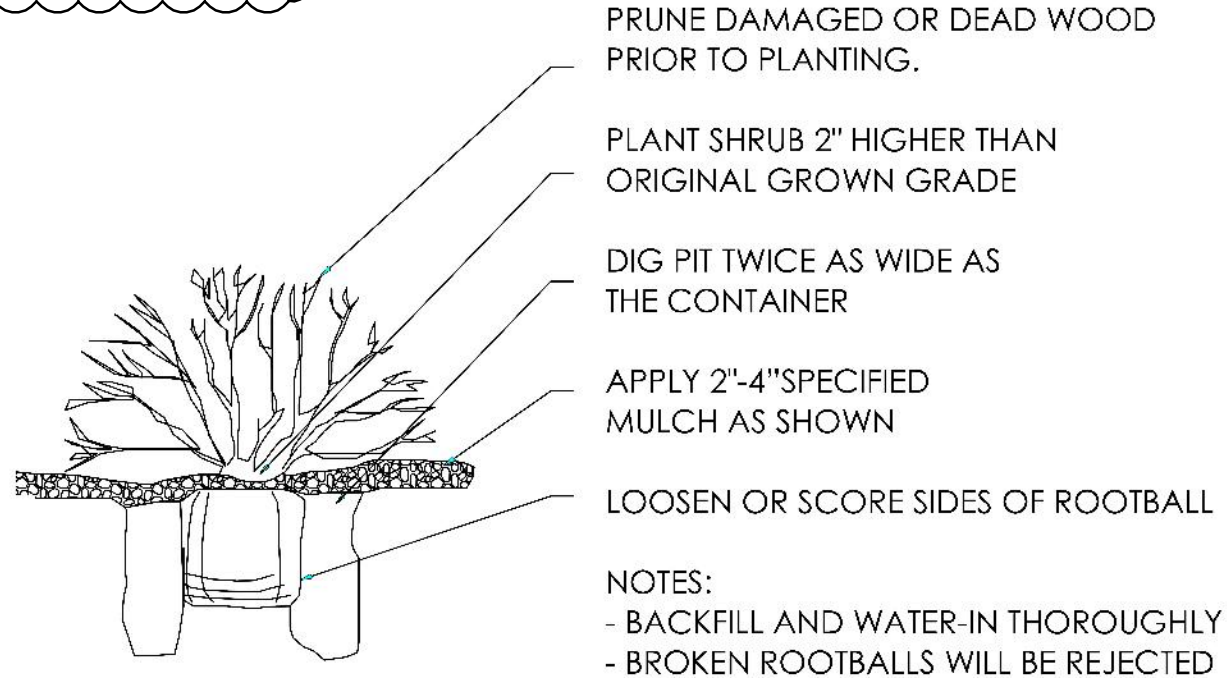
TOWN OF PARKER PLANTING STANDARDS



- 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

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LANDSCAPING ACKNOWLEDGEMENT

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

APPLICANT AND/OR OWNER _____ DATE _____

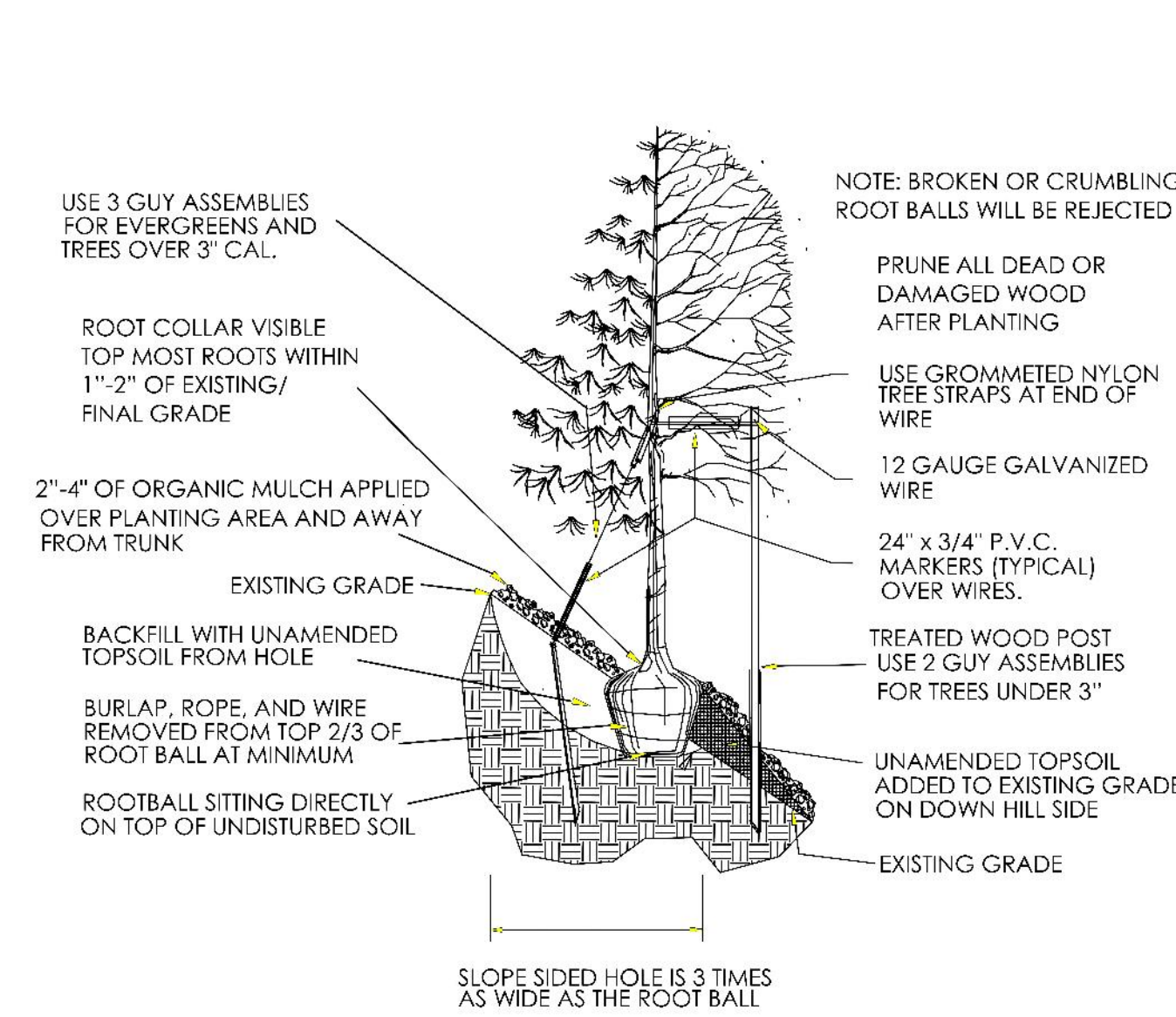
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TOWN OF PARKER PLANTING STANDARDS



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

ParkerWater & SANITATION DISTRICT
 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)	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)
71,735 sf total						
Area #1	13,927 sf x 1 = 13,927	0 sf x .6 = 0	9,206 sf x .3 = 2,762	48,602 sf x 0 = 0	16,689 sf	6,000
			Drip for Trees/Shrubs			2.8 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-XX00-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

LANDSCAPE DATA - COMMON AREAS/RIGHT-OF-WAYS

STREETSCAPE LANDSCAPING	DESCRIPTION	AREA	REQUIRED	PROVIDED
S. PARKER ROAD		885 LF	22 TREES (1/40)	22 TREES
	STROH ROAD	565 LF	14 TREES (1/40)	14 TREES

GENERAL ONSITE LANDSCAPING REQUIREMENTS	DESCRIPTION	AREA	REQUIRED	PROVIDED
WEST EDGE		27,434 SF	18 TREES (1/1,500), 92 SHRUBS (5/1,500)	18 TREES, 150 SHRUBS
	MEDIANS	948 SF	1 TREES (1/1,500), 4 SHRUBS (5/1,500)	9 TREES, 0 SHRUBS
	NE CORNER ENTRY	25,756 SF	17 TREES (1/1,500), 83 SHRUBS (5/1,500)	17 TREES, 120 SHRUBS

DIVERSITY: A MINIMUM OF TWENTY-FIVE PERCENT (25%) AND A MAXIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN TREES.
 TREES: EVERGREEN 19, DECIDUOUS 61, PROVIDED 25%

LANDSCAPE COVERAGE:
 OVERALL LANDSCAPE LANDSCAPE AREA: 71,735 SF (100.0%)
 MINIMUM LANDSCAPE COVERAGE (MIN 75%): 53,802 SF (75.0%)
 LANDSCAPE AREA COVERAGE PROPOSED: 64,490 SF (89.9%)
 *INCLUDES PLANTED BED SF, TURF, NATIVE SEED MIX, AND EVERGREEN TREES.

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	MATURE HT. X SPD.	HYDROZONE	REMARKS
OVERSTORY TREES							
12 WH			WESTERN HACKBERRY <i>Celtis occidentalis</i>	2.5" CAL. B&B	60' X 40'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
5 KC			"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica 'Espresso'</i>	2.5" CAL. B&B	50' X 35'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
19 BO			BURR OAK <i>Quercus macrocarpa</i>	2.5" CAL. B&B	70' X 50'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
ORNAMENTAL TREES							
6 AB			AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	1.5" CAL. B&B	18' X 10'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
3 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
10 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							
12 PY			PINYON PINE <i>Pinus edulis</i>	6' HT. B&B	25' X 20'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
7 PP			PONDEROSA PINE <i>Pinus ponderosa</i>	6' HT. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
16 SS			SHADBLOW SERVICEBERRY <i>Amelanchier Canadensis</i>	#5 (18"-24" HT.)	15' X 10'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
42 BM			BLUE MIST SPIREA <i>Caryopteris x glandonensis</i>	#5	3' X 3'	LOW	SPACING PER PLAN FULL FORM
71 DR			DWARF RABBITBRUSH <i>Chrysothamnus nauseosus 'Dwarf Blue'</i>	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
71 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							
27 CJ			BLUE CHIP JUNIPER <i>Juniperus horizontalis 'Blue Chip'</i>	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
21 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							
* 121 FG			FEATHER REED GRASS <i>Calamagrostis acutiflora 'Karl Foerster'</i>	#1 (ESTABLISHED)	4.5' X 2'	LOW	SPACING PER PLAN FULL FORM
35 RW			RED SWITCH GRASS <i>Panicum virgatum 'Shanadoah'</i>	#1 (ESTABLISHED)	3.5' X 2.5'	LOW	SPACING PER PLAN FULL FORM
* 93 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							
26 YW			PINK YARROW <i>Aquilegia chrysantha 'Paprika'</i>	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
118 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
36 CT			WALKER'S LOW CATMINT <i>Nepeta faassenii 'Walker's Low'</i>	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
32 AJ			AUTUMN JOY SEDUM <i>Sedum spectabile 'Autumn Joy'</i>	#1	2' X 1'	LOW	SPACING PER PLAN FULL FORM
TURF SOD / NATIVE SEED							
14,195 SF			CANADIAN BLUE FESCUE GRASS SOD		GRASS SOD		SEE LANDSCAPE NOTES
48,602 SF			NATIVE/WILDFLOWERS SEED MIX		GRASS SEED		SEE SEED NOTES
MULCH							
			COLOR/MATERIAL:		-ROCK MULCH		
			AREA:		-9,118 SF		
			TYPE:		-2"-4" DIA. MULTI-COLOR ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH RINGS (4" THICK). SEE LANDSCAPE NOTES.		
					STEEL EDGING - 1,145 LF		

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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DATE	DESCRIPTION	REVISIONS
06/18/18	TREE PRESERVATION PLAN REVIEW	
04/27/18	2ND SUBMITTAL	
02/28/18	2ND SUBMITTAL	
10/20/17	INITIAL SUBMITTAL	

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

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



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date: 10/20/17

SHEET

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

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