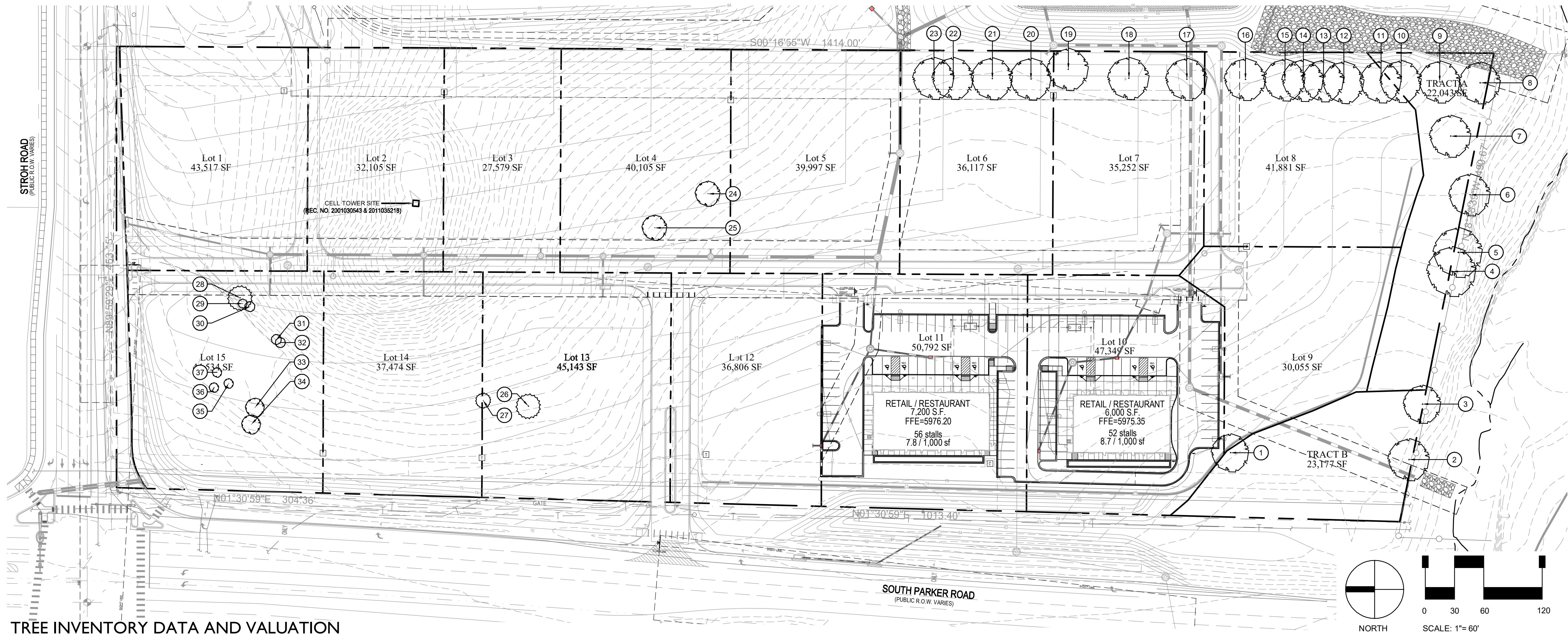




TREE INVENTORY DATA AND VALUATION

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) New 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 PAID IN TREE MITIGATION

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

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 BREAST 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 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 PREVISIONS 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.

Sterling Design Associates, Inc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
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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.

TREE PRESERVATION PLAN

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: JLNW
approved by: JLNW
project no.: 2015-015

date: 10/20/17

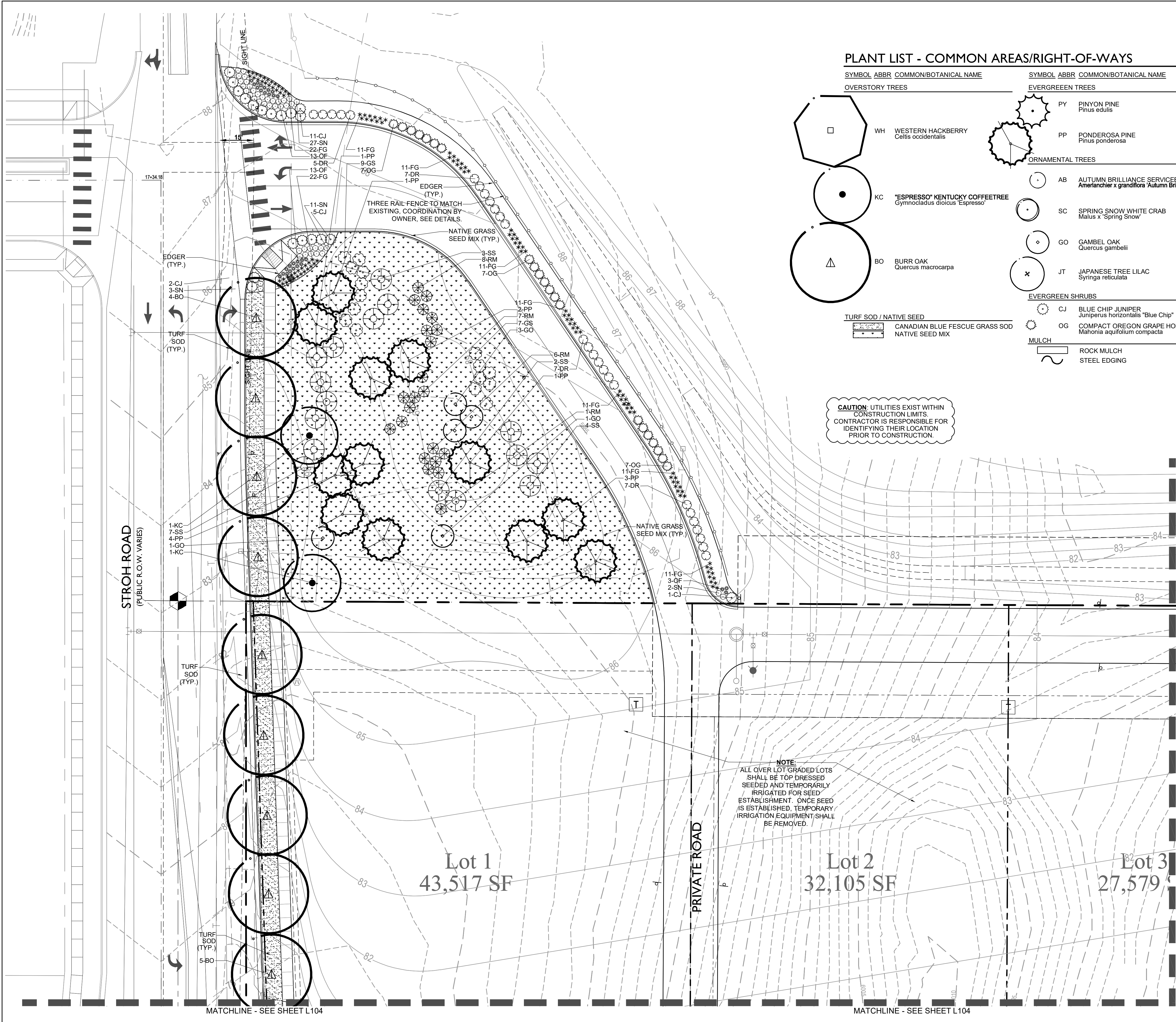
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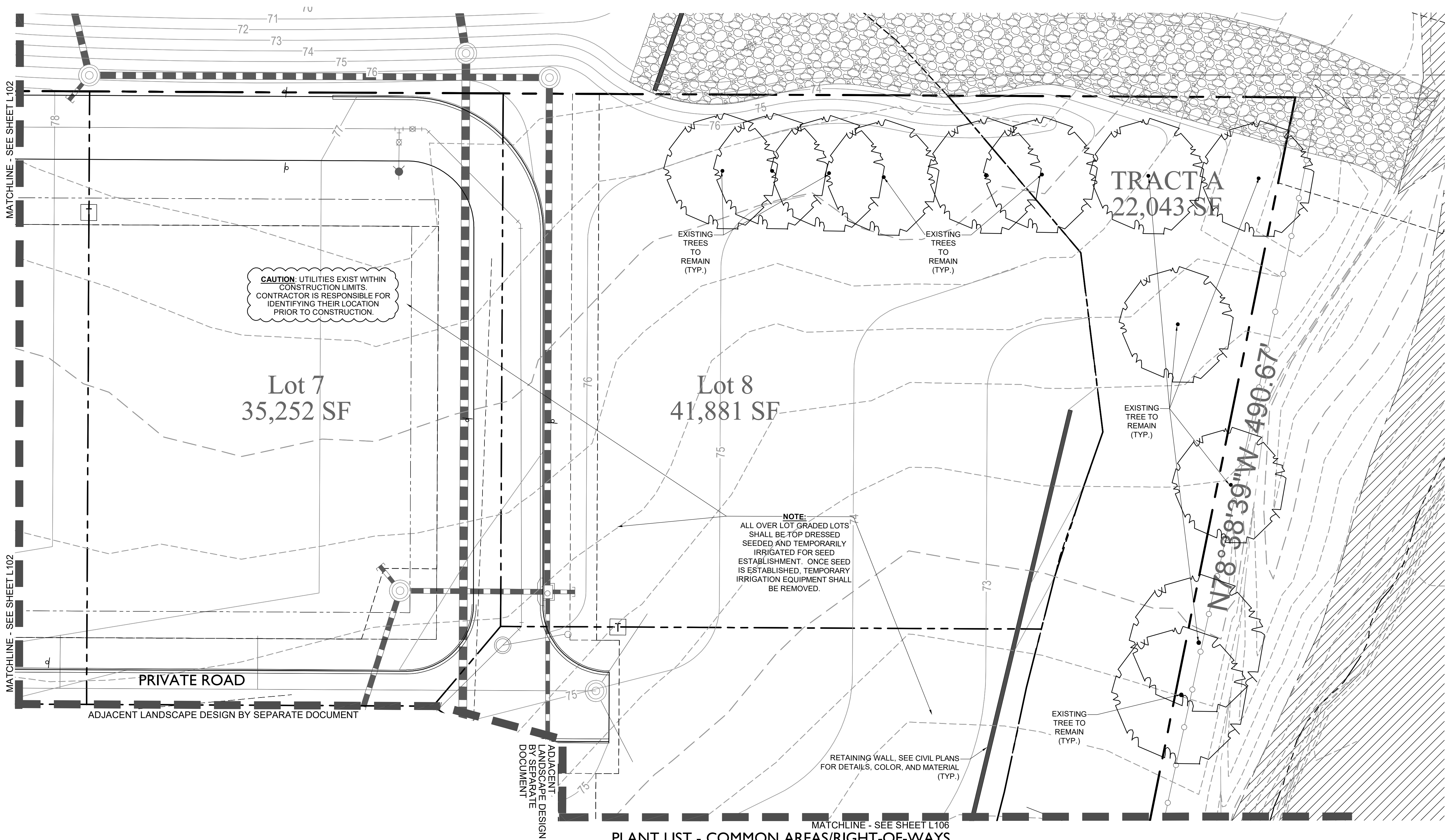
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Perception Design Group, Inc.
Consulting Civil Engineers
6901 South Pierce Street, Suite 315
Parker, Colorado 80126
303-232-8088



PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL			ABBR			COMMON/BOTANICAL NAME			SYMBOL			ABBR			COMMON/BOTANICAL NAME																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

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>

TURF SOD / NATIVE SEED

	CANADIAN BLUE FESCUE GRASS SOD
	NATIVE SEED MIX

SYMBOL ABBR COMMON/BOTANICAL NAME

EVERGREEN TREES

	PY	PINYON PINE <i>Pinus edulis</i>
	PP	PONDEROSA PINE <i>Pinus ponderosa</i>

ORNAMENTAL TREES

	AB	AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanchier x grandiflora</i> 'Autumn Brilliance'
	SC	SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>
	GO	GAMBEL OAK <i>Quercus gambellii</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

SYMBOL ABBR COMMON/BOTANICAL NAME

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>Aamelanchier canadensis</i>
	⊙ BM	BLUE MIST SPIREA <i>Calypsopteris 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 - 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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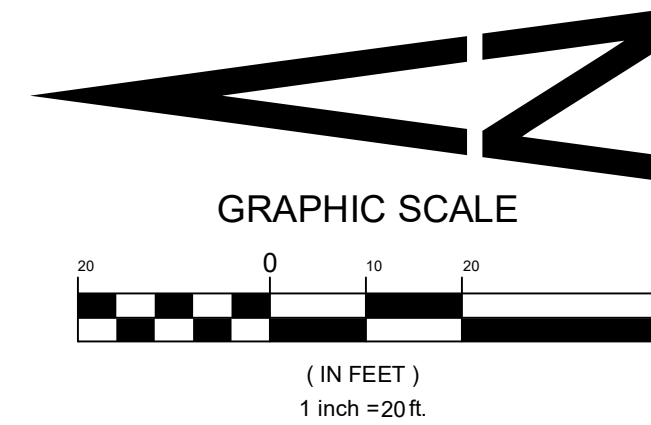
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COLORADO REG # 30226
FOR AND ON BEHALF OF
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LANDSCAPE PLAN - COMMON AREAS / R.O.W.

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



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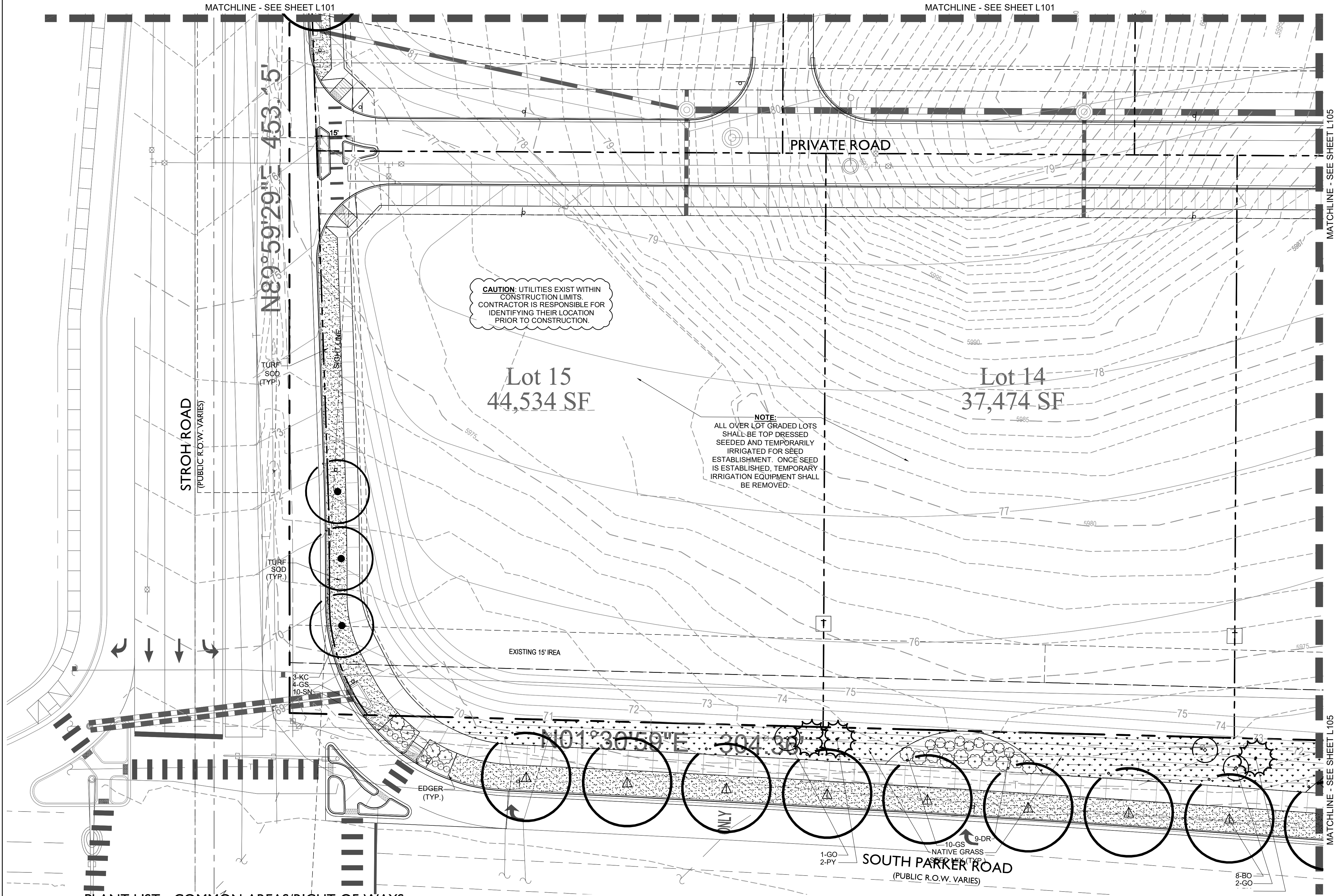
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ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC.

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

date: 10/20/17

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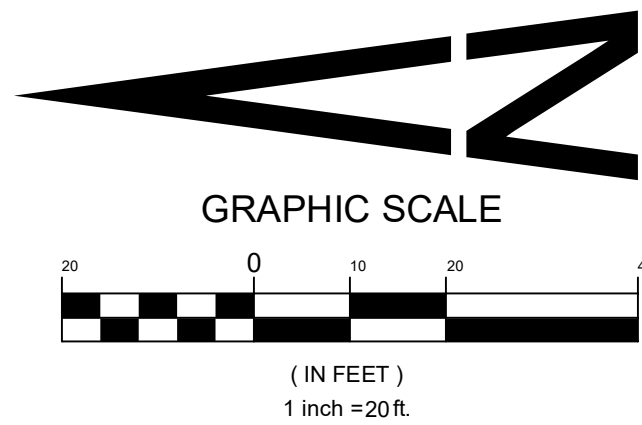
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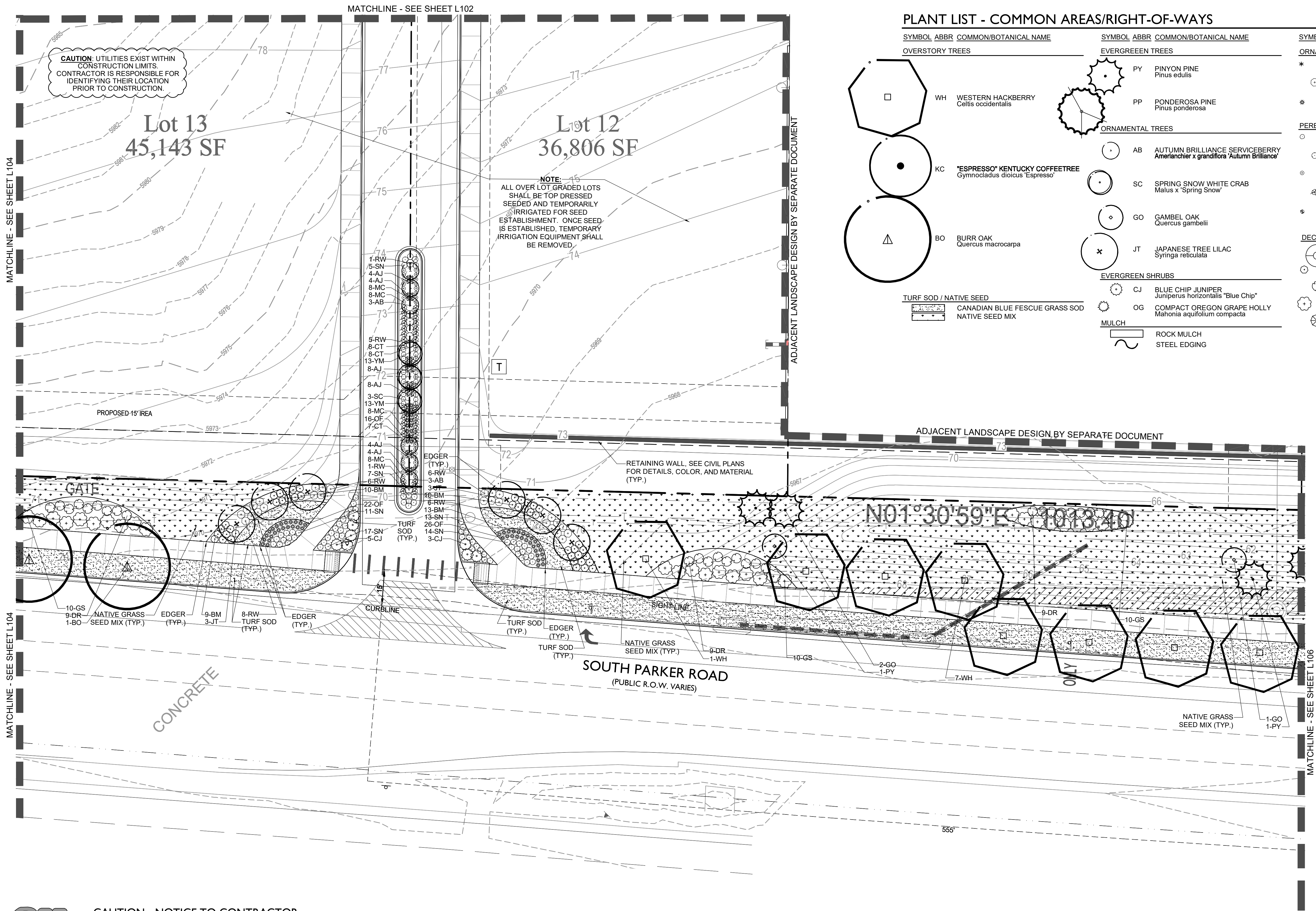
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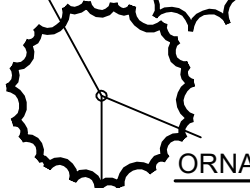
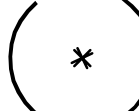
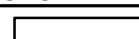
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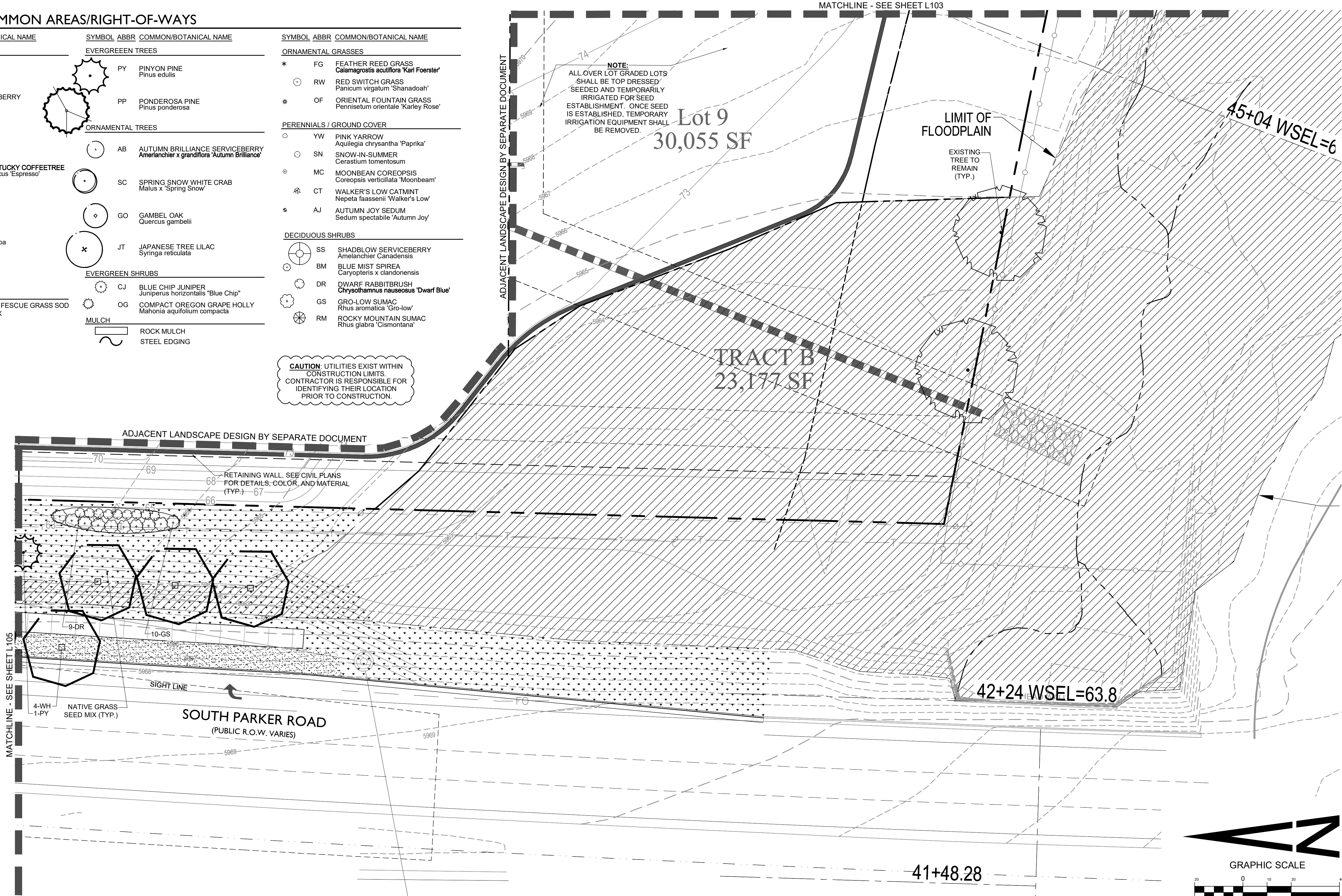
PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

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

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	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'
				AB	AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	PERENNIALS / GROUND COVER		
				SC	SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>		YW	PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
				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'
TURF SOD / NATIVE SEED			DECIDUOUS SHRUBS				CT	WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'
		CANADIAN BLUE FESCUE GRASS SOD		SS	SHADBLOW SERVICEBERRY <i>Amelanchier Canadensis</i>		AJ	AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
		NATIVE SEED MIX		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'			
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			MULCH					
					ROCK MULCH			
					STEEL EDGING			

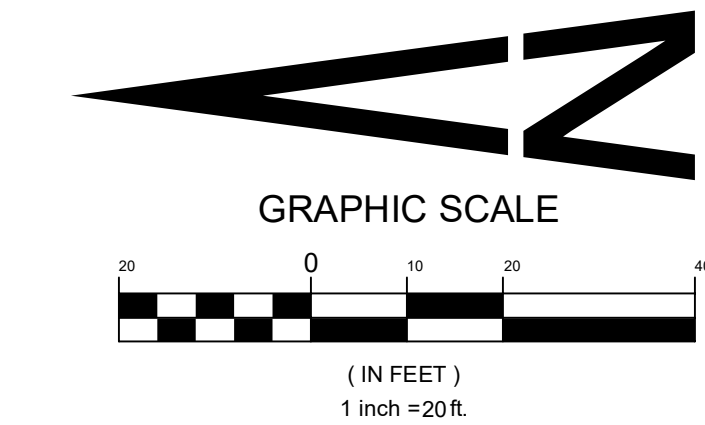
CAUTION: UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



Know what's Below.
Call before you dig.

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



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

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

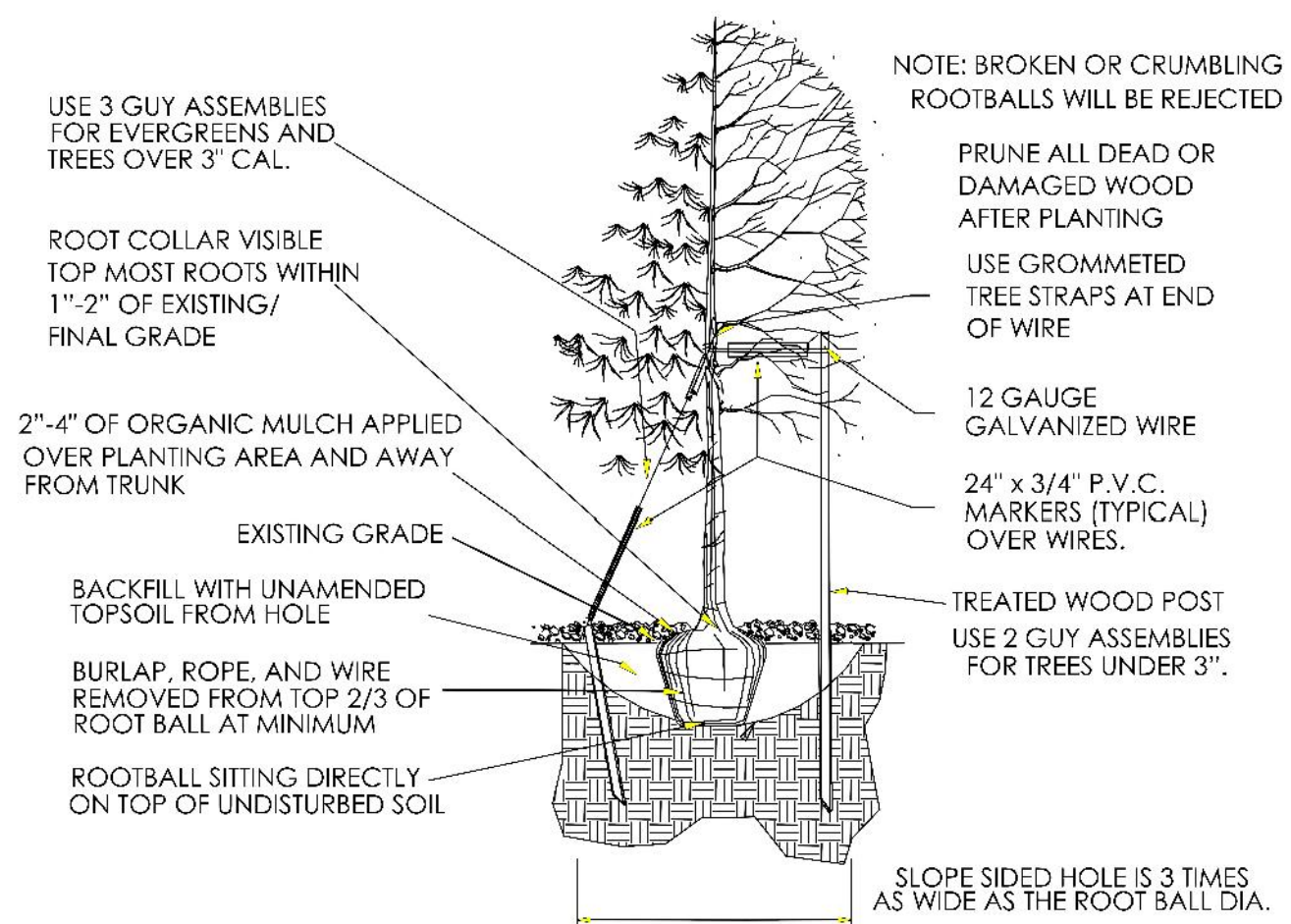
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PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
09/27/18	4TH SUBMITTAL	
08/30/18	3RD SUBMITTAL	
06/18/18	TREE PRESERVATION PLAN REVIEW	
04/27/18	2ND SUBMITTAL	
02/28/18	2ND SUBMITTAL	
10/20/17	INITIAL SUBMITTAL	

Perception Design Group, Inc.
Consulting Civil Engineers
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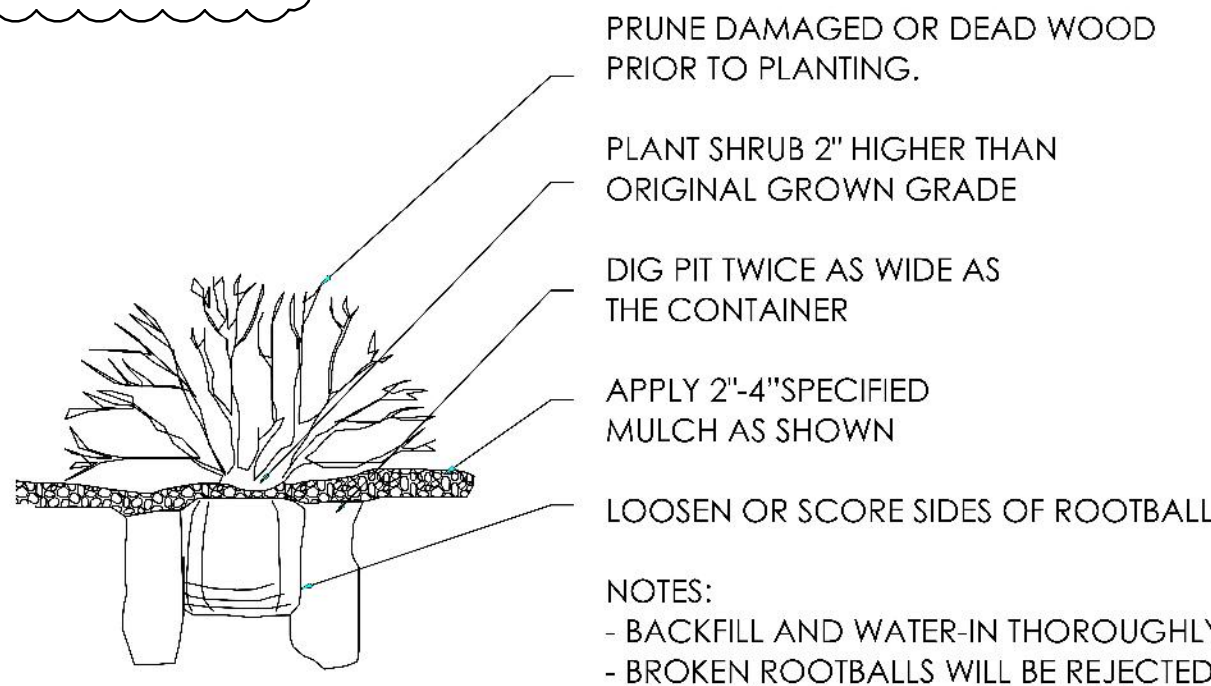
TOWN OF PARKER PLANTING STANDARDS



- 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.
- Rescuing 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

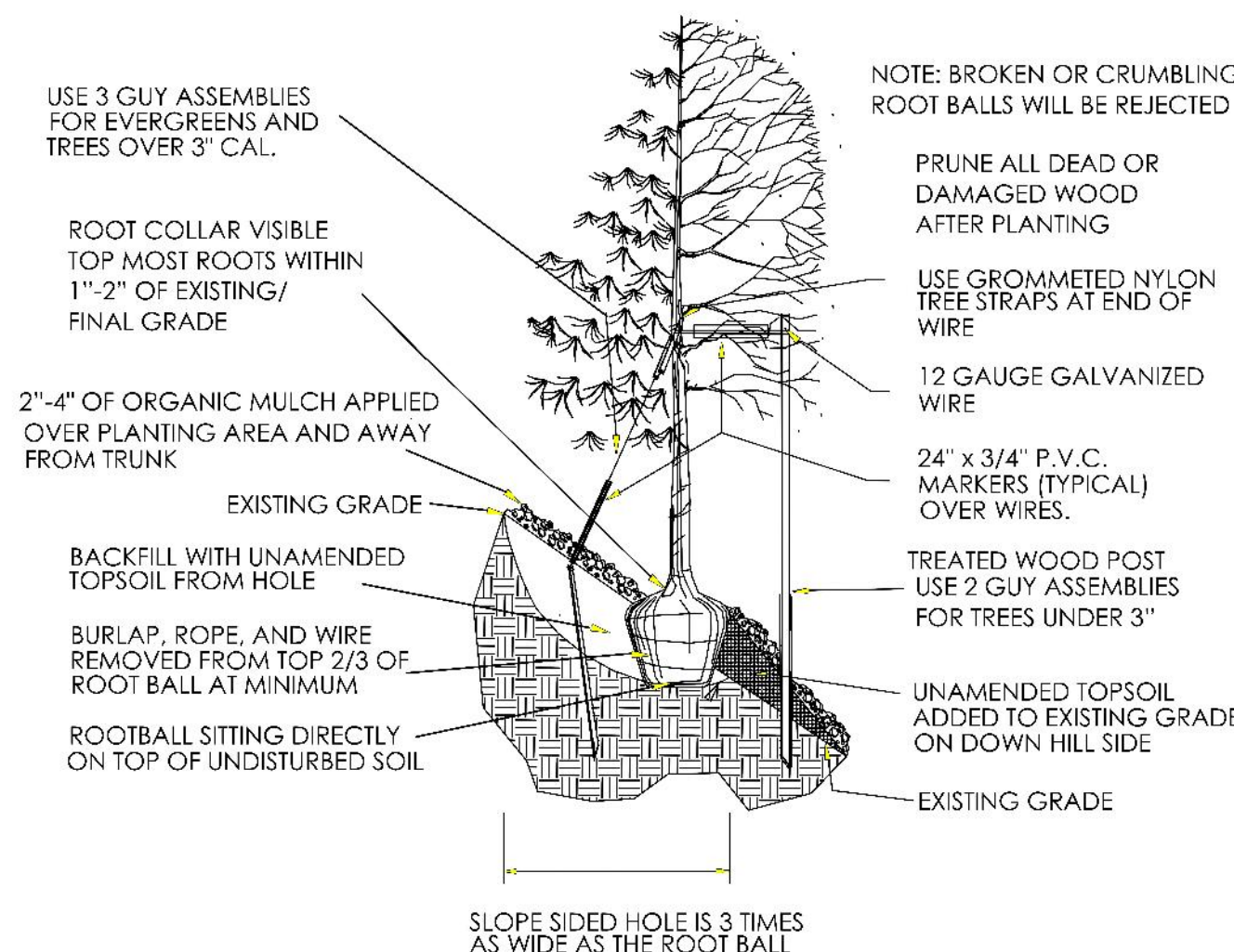
NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.

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.



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	Low Water Native Grass and Spray Shrubs & Perennials			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)
	Turf (6,000sf = 1 SFE)	High Water Turf (6,000sf = 1 SFE)	Perennials (10,000sf = 1 SFE)				
70,419 sf total					Temp Irrigation		
Area #1	14,193 sf x 1 = 14.193	0 sf x .6 = 0	9,120 sf x .3 = 2.736	47,106 sf x 0 = 0	16,929sf	6,000	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	24,265 SF	17 TREES (1/1,500), 81 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.

DESCRIPTION	EVERGREEN	DECIDUOUS	PROVIDED
TREES	19	61	25%

LANDSCAPE COVERAGE:
OVERALL LANDSCAPE LANDSCAPE AREA: 70,419 SF (100.0%)
MINIMUM LANDSCAPE COVERAGE (MIN 75%) 52,815 SF (75.0%)
LANDSCAPE AREA COVERAGE PROPOSED: 63,167 SF (89.7%)
*INCLUDES PLANTED BED SF, TURF, NATIVE SEED MIX, AND EVERGREEN TREES.

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</i> 'Espresso'	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>Amerlanclier x grandiflora</i> 'Autumn Brilliance'	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							
7 PY			PINYON PINE <i>Pinus edulis</i>	6' HT. B&B	25' X 20'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
12 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 dandonensis</i>	#5	3' X 3'	LOW	SPACING PER PLAN FULL FORM
71 DR			DWARF RABBITBRUSH <i>Oryzopharmus nauseosus</i> 'Dwarf Blue'	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
70 GS			GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'	#5 (12"-15" HT.)	2' X 6'	LOW	SPACING PER PLAN FULL FORM
22 RM			ROCKY MOUNTAIN SUMAC <i>Rhus glabra</i> 'Cismontana'	#5 (15"-18" HT.)	6' X 5'	LOW	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
27 CJ			BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	#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</i> 'Karl Foerster' (ESTABLISHED)	#1	4.5' X 2'	LOW	SPACING PER PLAN FULL FORM
35 RW			RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah' (ESTABLISHED)	#1	3.5' X 2.5'	LOW	SPACING PER PLAN FULL FORM
* 93 OF			ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose' (ESTABLISHED)	#1	2.5' X 2'	LOW	SPACING PER PLAN FULL FORM
PERENNIALS / GROUND COVER							
26 YW			PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
120 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</i> 'Moonbeam'	#1	1.5' X 1.5'	LOW	SPACING PER PLAN FULL FORM
36 CT			WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
32 AJ			AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'	#1	2' X 1'	LOW	SPACING PER PLAN FULL FORM
TURF SOD / NATIVE SEED							
14,193 SF			CANADIAN BLUE FESCUE GRASS SOD			GRASS SOD	SEE LANDSCAPE NOTES
47,106 SF			NATIVE/WILDFLOWERS SEED MIX			GRASS SEED	SEE SEED NOTES
MULCH							
			COLOR/MATERIAL:	-ROCK MULCH			
			AREA:	-9,120 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.

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 _____

Perception
Design Group, Inc.

Consulting Civil Engineers
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Littleton, Colorado 80120
303-232-8088

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
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LANDSCAPE DETAILS & COMMON AREAS /
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design by: J.L.W.
approved by: J.L.W.
project no.: 2015-015

date: 10/20/17

SHEET

L107



Know what's Below.
Call before you dig.

STANDARD LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 AN 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).
6. 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.

7. RIGHT OF REJECTION

- OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME.
8. 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.
9. PLANT MATERIAL

- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI 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.
10. 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.
11. 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.
12. SODDING

- SOD SHALL BE CANADIAN BLUE FESCUE GRASS BY TURF MASTERS (970) 493-8311. SOIL PREP., INSTALL, AND WATER ACCORDING TO TURF MASTERS GUIDELINES.
13. IRRIGATION

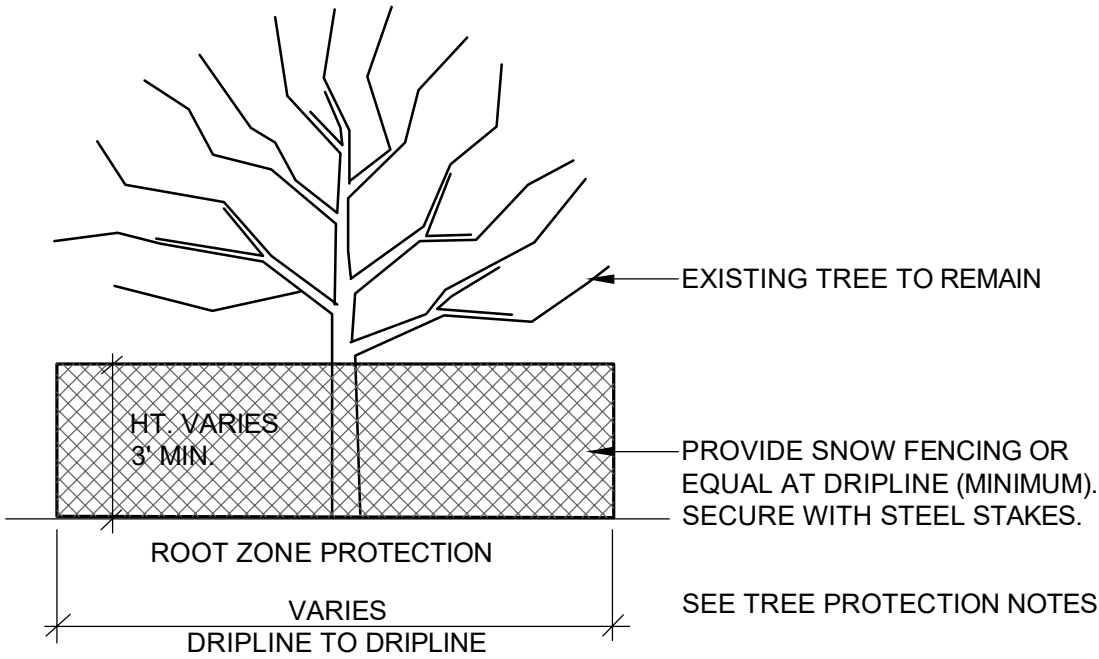
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS 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).

TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES

1. 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.
2. 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, 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.
3. 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.
4. 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.
5. 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.
6. IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.
7. LANDSCAPE AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
8. 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.

TREE PROTECTION NOTES

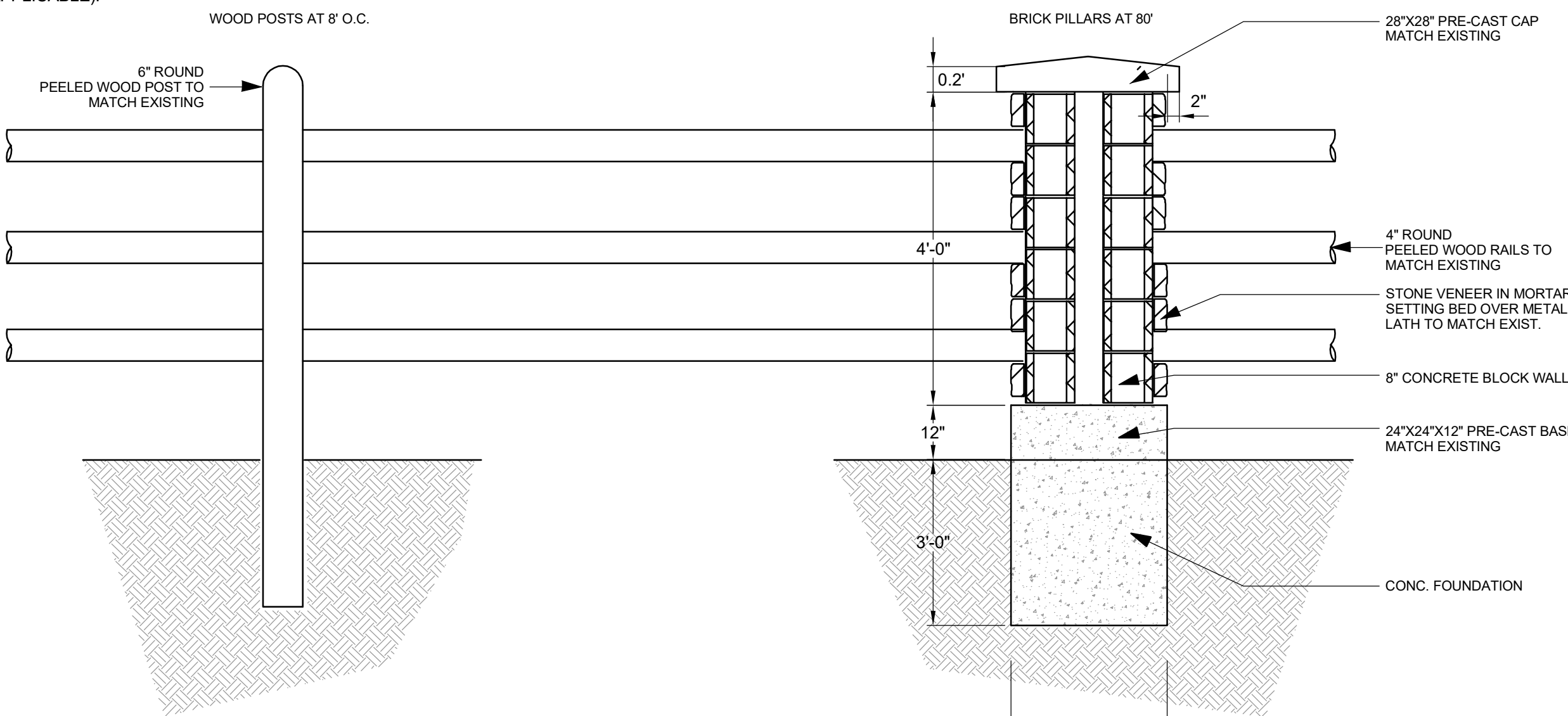
1. USE JURISDICTIONAL TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
2. TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. THE JURISDICTION MAY STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. 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.
4. FENCING SHALL BE 3 FEET TALL SNOW FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
5. NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
6. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
7. 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.
8. 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.
9. 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.
10. 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.



EXISTING TREE PROTECTION

NOT TO SCALE

1



FENCE REPLACEMENT DETAIL

NOT TO SCALE

2

SEED NOTES

1. ALL SEED MIXES SUGGESTED THROUGH: WESTERN NATIVE SEED COMPANY P.O. BOX 188 COALDALE, CO 81222 (719) 942-3935		<u>'TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)</u> SEEDING RATE: 3 LBS/1000 SQ. FT.	
		%	<u>COMMON NAME</u>
		25%	EPHRAIM CRESTED WHEATGRASS
		23%	SHEEP FESCUE
		18%	PERENNIAL RYEGRASS
		13%	CANADA BLUEGRASS
		12%	BARLEY OR OATS
		9%	BLUE FESCUE
WOOD FIBER MULCH		46	
15-15-15 ORGANIC FERTILIZER		9	
ORGANIC BINDER		4	

SEED ESTABLISHMENT NOTES

1. INSTALL PER SEED PROVEYOR'S AND/OR MANUFACTURE'S RECOMMENDATIONS.
2. 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.
3. 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.
4. 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.
5. 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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Perception

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303-922-8088

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

09/27/18	4TH SUBMITTAL	
08/30/18	3RD SUBMITTAL	
06/18/18	TREE PRESERVATION PLAN REVIEW	
04/27/18	2ND SUBMITTAL	
02/28/18	1ST SUBMITTAL	
10/20/17	INITIAL SUBMITTAL	
	DATE	
	DESCRIPTION	
		REVISIONS

LANDSCAPE NOTES

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

Sterling Design Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, C.D., P.E., 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

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