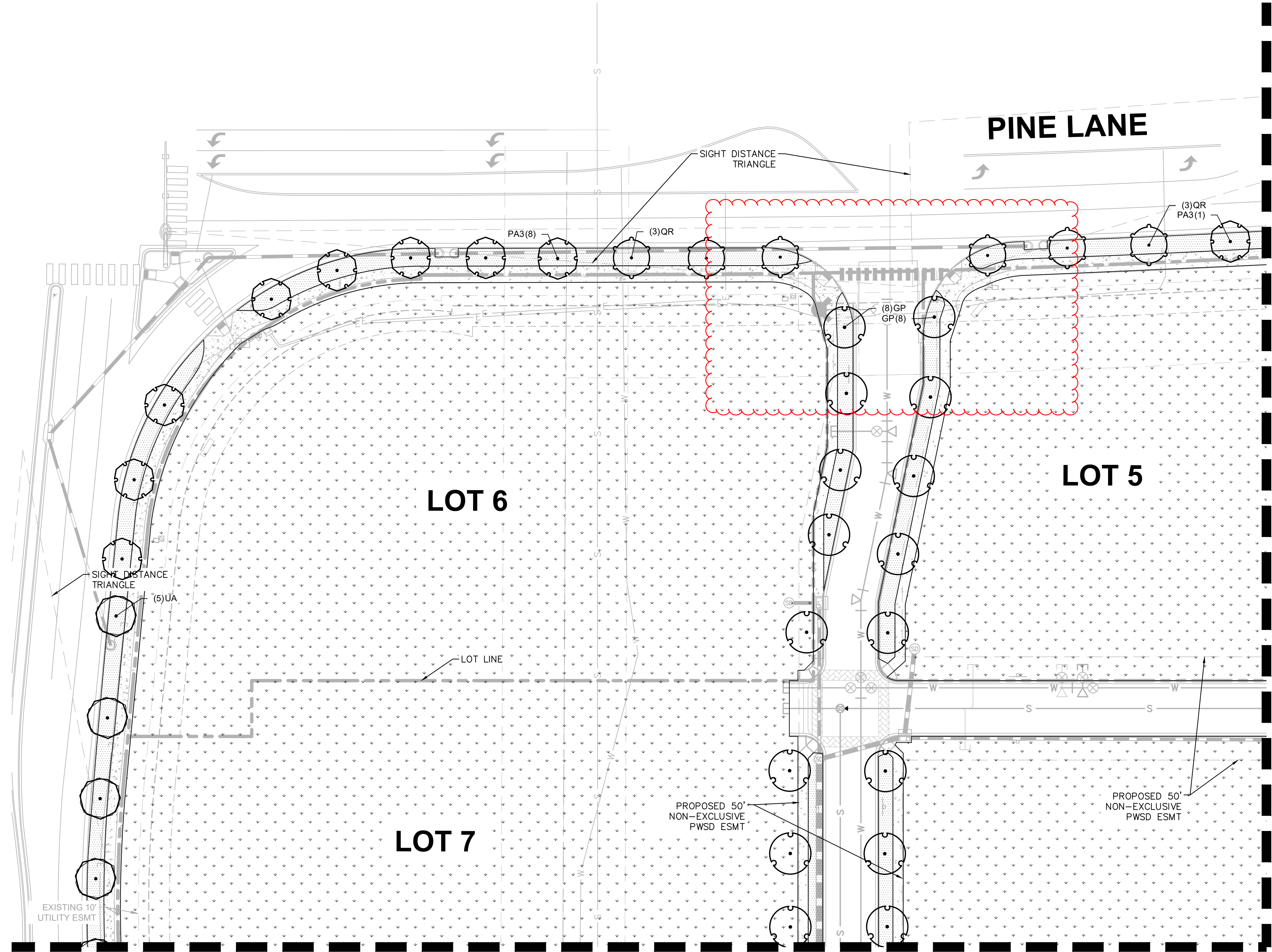


L:_dev_civil\096502001 - revised - Parker - CADD\plan sheets\096502001A.dwg Hester, Christopher 10/18/2019, 10:57 AM
 THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE PROJECT AND SITE SPECIFIC PURPOSES AND SHOULD NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



SEE SHEET L1.3 FOR CONTINUATION

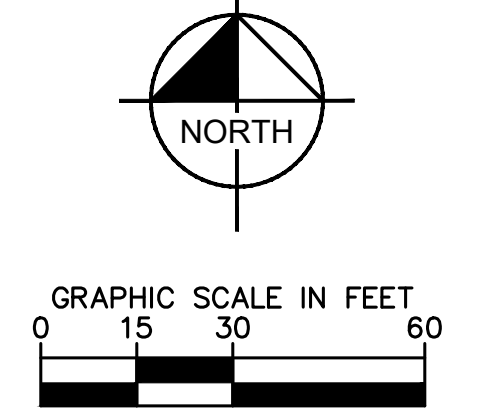
SEE SHEET L1.2 FOR CONTINUATION

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREET TREES		
1 TREE/ 40 LF	128 TREES	120 TREES*
MINIMUM SITE LANDSCAPING STANDARDS		
SITE AREA: 694,869 SF	104,109 SF	13,761 SF
15% TOTAL SITE AREA		
*8 TREES OMITTED DUE TO UTILITY / EASEMENT CONFLICTS		

All landscape areas that are common to the overall development need to be detailed fully on this master landscape plan. This would include a plant table and all applicable calculations for these areas. Detailed landscape plans were included in a previous submittal and should provide the info needed for this requirement. Completion of this landscaping will be a requirement within the SIA prior to probationary acceptance, along with the streetscape.

Please show site triangles on all sheets to ensure streetscape does not encroach.



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: NBB
 DRAWN BY: NBB
 CHECKED BY: CPH
 DATE: 11/14/19

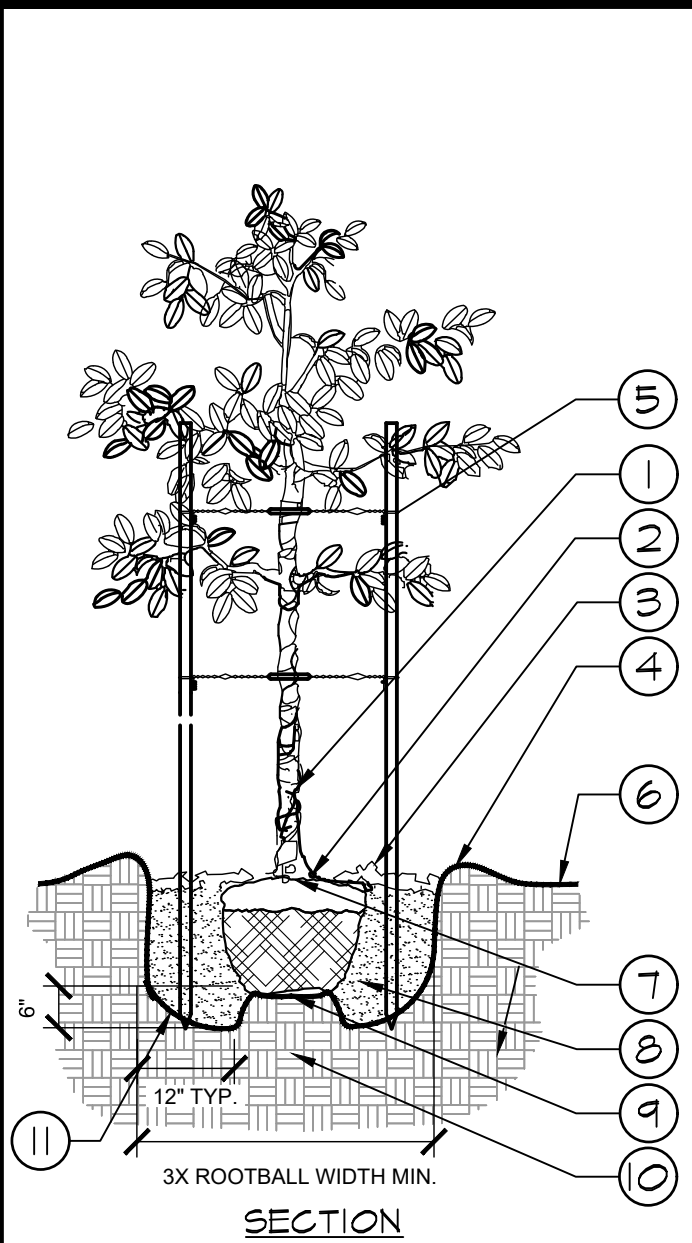
PARKER & PINE
 PARKER, CO
 CONSTRUCTION DOCUMENTS
 LANDSCAPE PLAN

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 Kimley-Horn and Associates, Inc.

PROJECT NO.
096502001
 DRAWING NAME
096502001LA

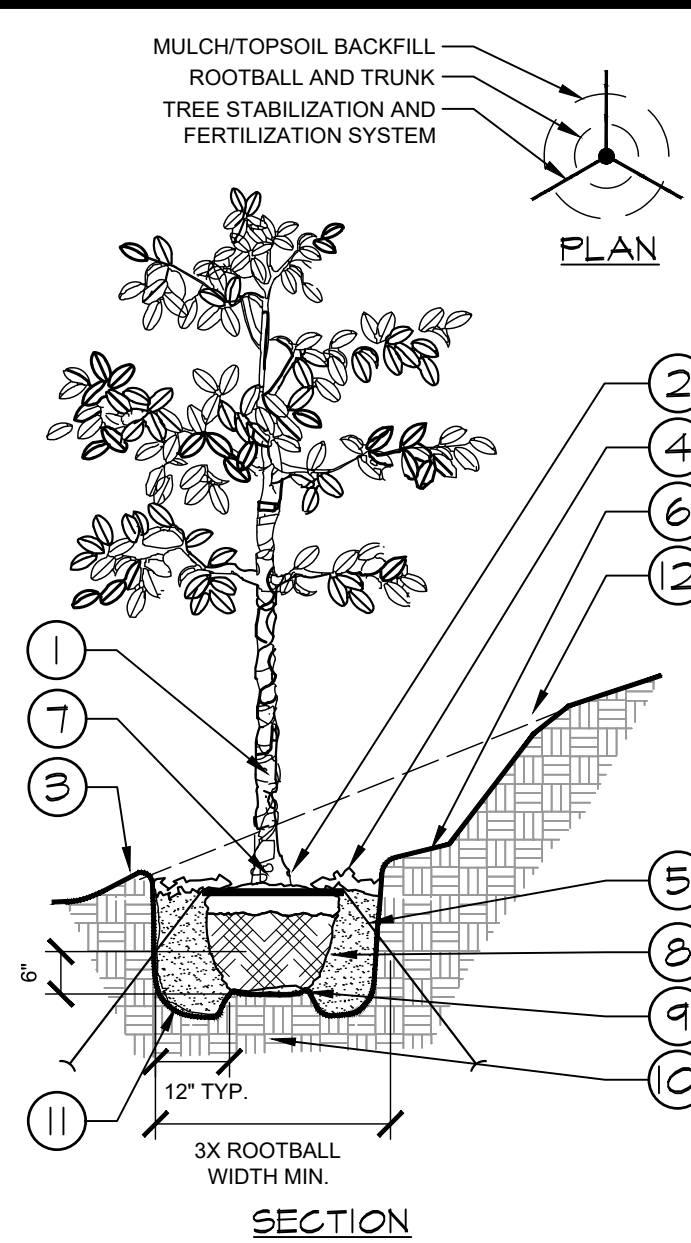
L1.1

1. User: s:\1\096502001 - mixed use parker, CO\sheet\096502001LA.dwg
 2. Date: 11/14/19
 3. Title: PARKER & PINE PARKER, CO CONSTRUCTION DOCUMENTS LANDSCAPE DETAILS
 4. Author: NBB
 5. Check: CPH
 6. Plot Date: 11/14/19
 7. Project No: 096502001
 8. Drawing Name: 096502001LA
 9. Scale: L1.6
 10. Description: PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn and Associates, Inc.



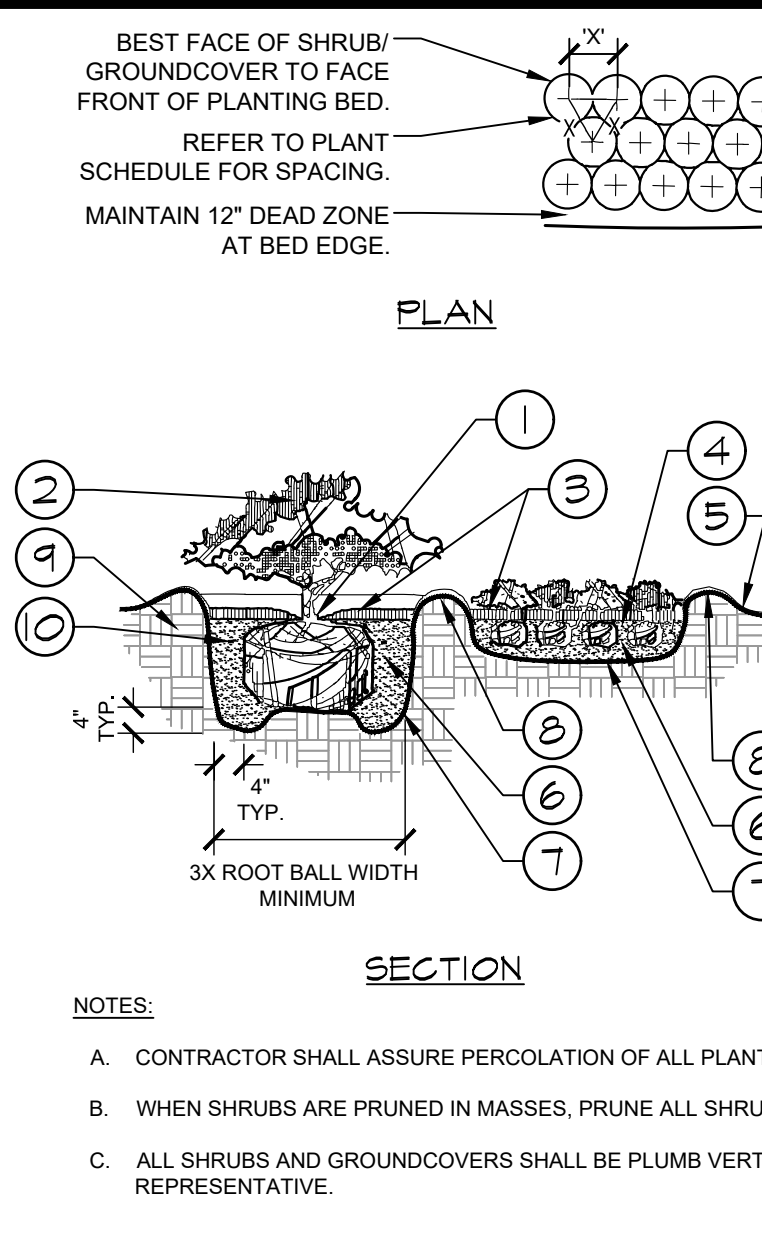
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
 - 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
 - 3 3" MINIMUM MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOIL. MULCH RING FOR TREES SHALL BE 6" DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - 4 4" HIGH BERM, FIRMLY COMPACTED.
 - 5 8" x 2" TREATED LODGE POLE PINE TREE STAKES, TWO (2) PER TREE, AVOID PENETRATING ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE, STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE.
 - 6 FINISHED GRADE. (SEE GRADING PLAN)
 - 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 - 8 PREPARED PLANTING SOIL AS SPECIFIED.
 - 9 TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
 - 10 UNDISTURBED NATIVE SOIL.
 - 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
- NOTES:
 A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLIE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
 C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 TREE PLANTING
SECTION / PLAN



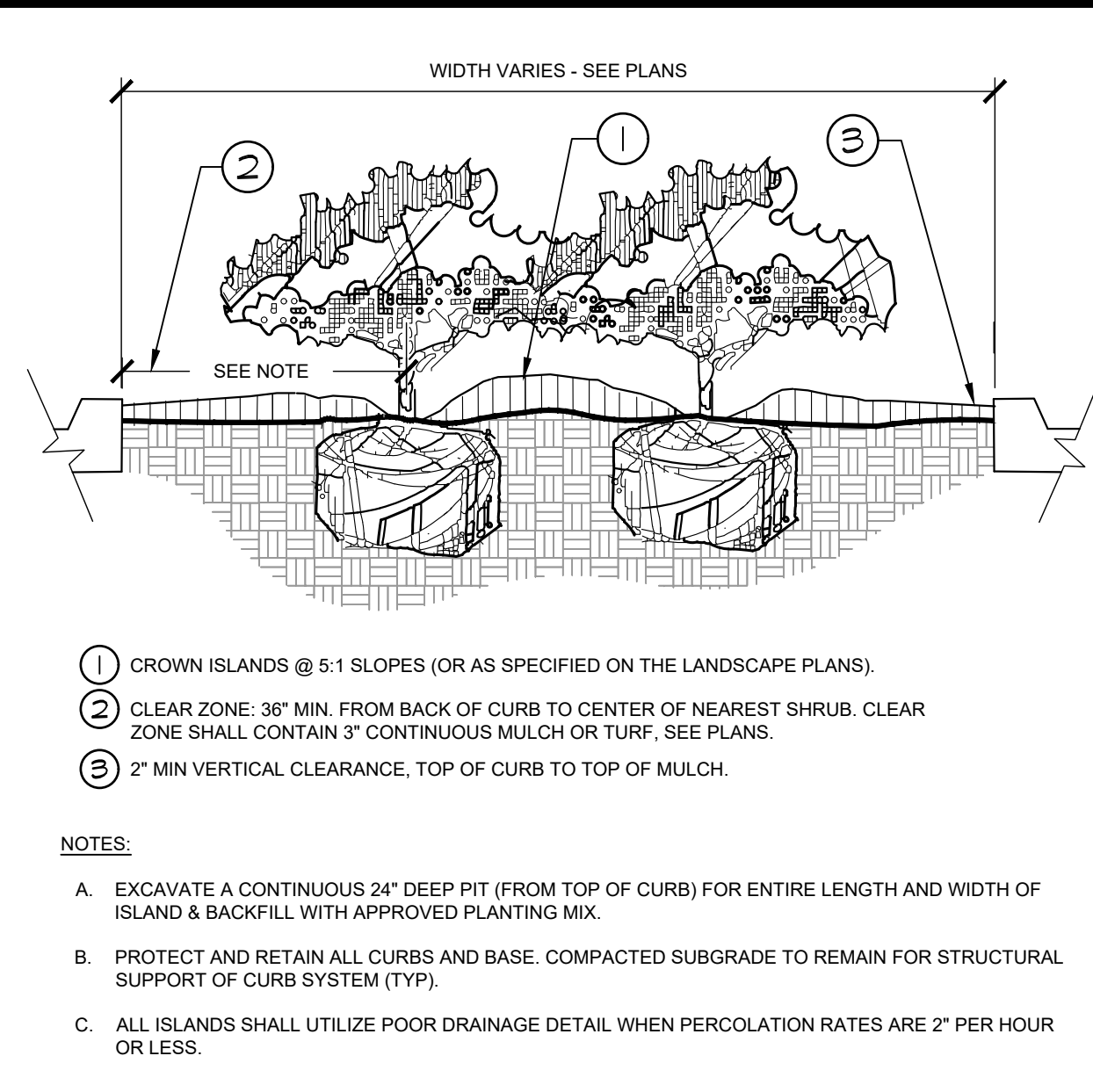
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
 - 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
 - 3 4" HIGH BERM, FIRMLY COMPACTED.
 - 4 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOIL. MULCH RING FOR TREES SHALL BE 6" DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - 5 TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - 6 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
 - 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 - 8 PREPARED PLANTING SOIL AS SPECIFIED.
 - 9 ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
 - 10 UNDISTURBED NATIVE SOIL.
 - 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
 - 12 CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.
- NOTES:
 A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLIE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
 C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 TREE PLANTING ON A SLOPE
SECTION / PLAN

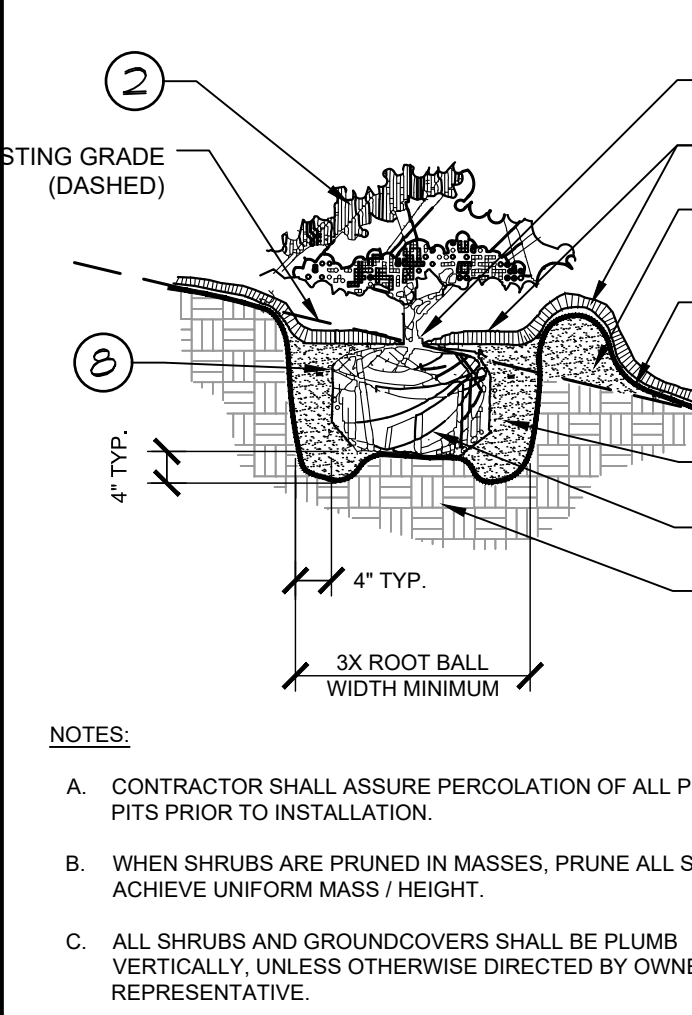


- 1 TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
 - 2 PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
 - 3 3" MULCH LAYER AS SPECIFIED.
 - 4 EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
 - 5 FINISHED GRADE (SEE GRADING PLAN).
 - 6 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
 - 7 SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
 - 8 4" HIGH BERM FIRMLY COMPACTED.
 - 9 UNDISTURBED NATIVE SOIL.
 - 10 FERTILIZER TABLETS (MAX 3" DEEP)
- NOTES:
 A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
 C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN

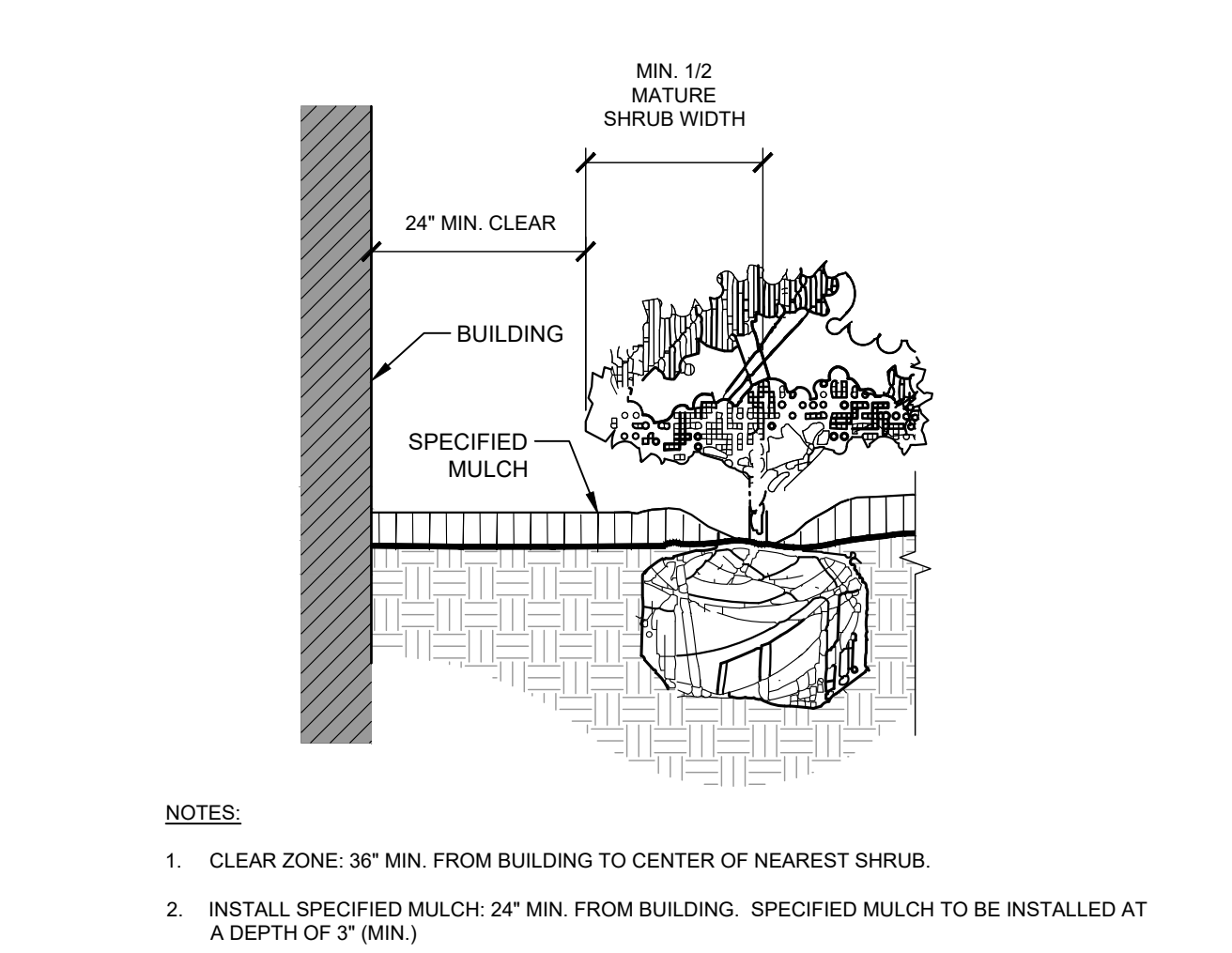


4 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION

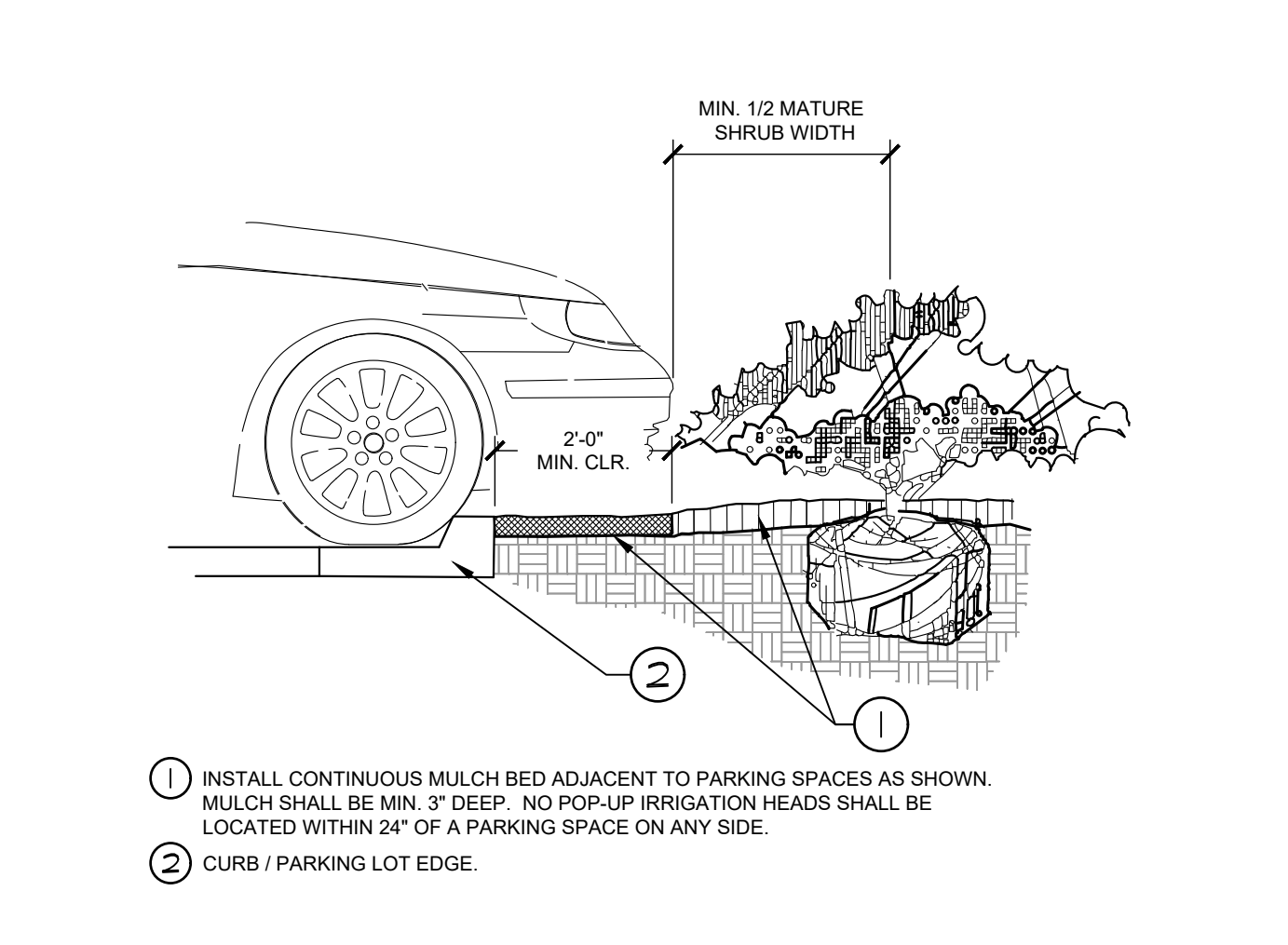


- 1 TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
 - 2 PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - 3 3" MINIMUM OF MULCH AS SPECIFIED, WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
 - 4 SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT BERM TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
 - 5 FINISHED GRADE (SEE GRADING PLAN)
 - 6 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
 - 7 SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
 - 8 FERTILIZER TABLETS (MAX 3" DEEP).
 - 9 UNDISTURBED NATIVE SOIL.
- NOTES:
 A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
 C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

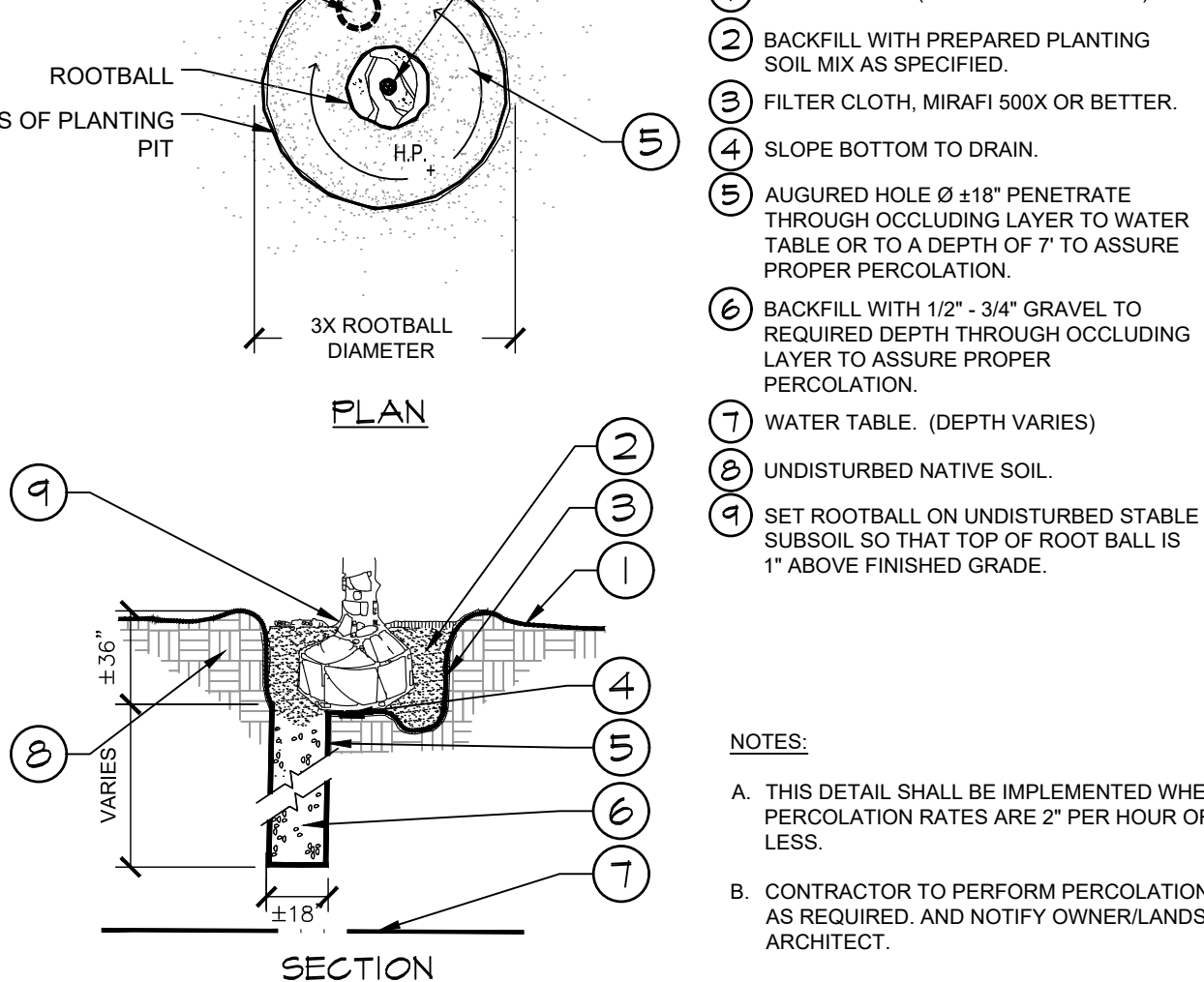
5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION



6 PLANTINGS ADJACENT TO BUILDINGS
SECTION



7 PARKING SPACE/CURB PLANTING
SECTION



8 POOR DRAINAGE CONDITION
SECTION / PLAN

NO.	REVISION	BY	DATE	APPROV.

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L1.6

