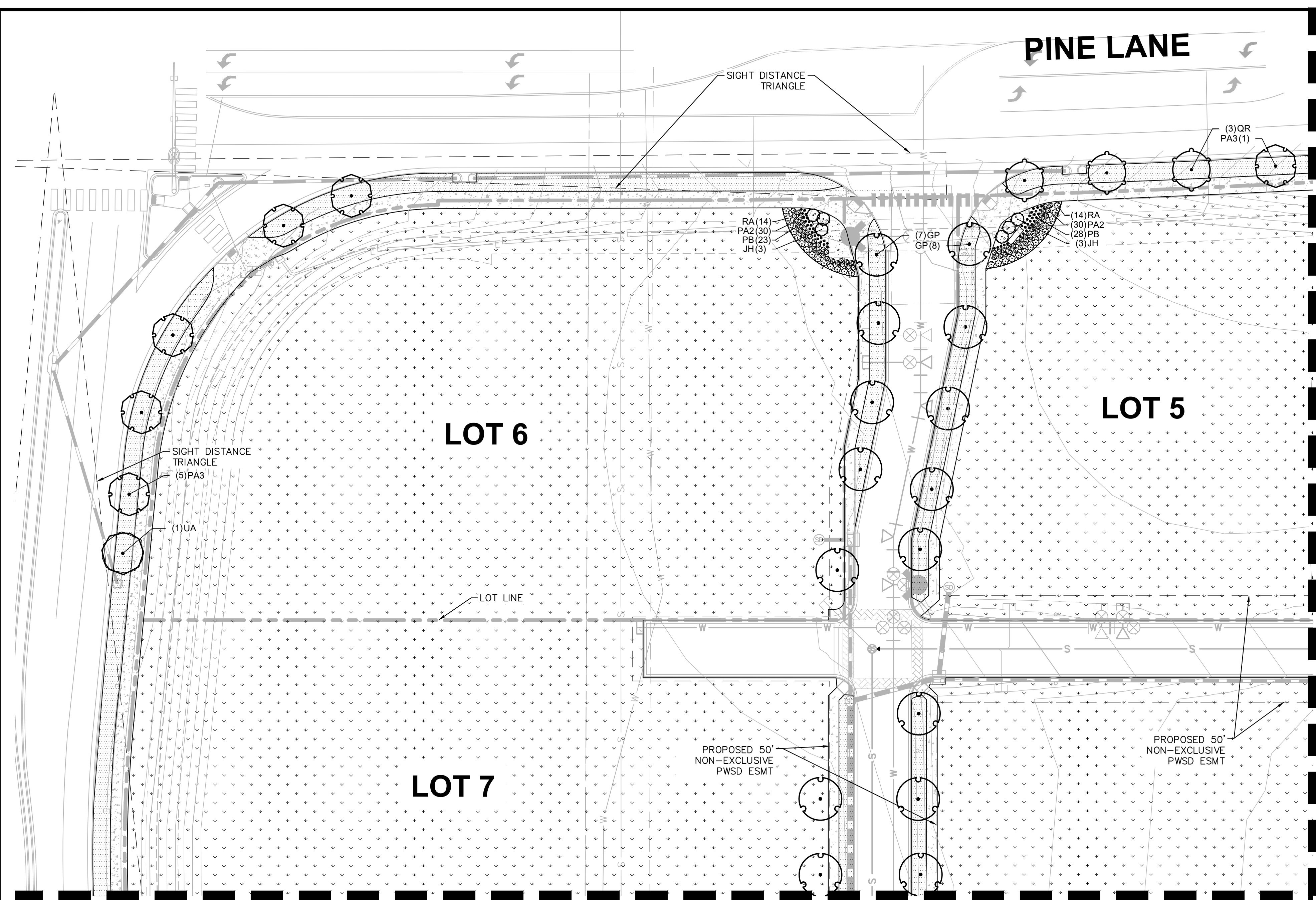


L:\dev\096502001 - mixed use parker -\CADD\plansheets\096502001A.dwg Brockwell, Nicholas 10/6/2016 10:57 AM
 THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PERSON AND CLIENT FOR WHOM IT WAS PREPARED. REVIEW OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREET TREES		
1 TREE/ 40 LF	60 TREES	37 TREES*
MINIMUM SITE LANDSCAPING STANDARDS		
SITE AREA: 694,869 SF	104,109 SF	705,365 SF
15% TOTAL SITE AREA		
*23 TREES OMITTED DUE TO UTILITY / EASEMENT AND SIGHT TRIANGLE CONFLICTS		

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2020 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: 03/11/20

PARKER & PINE MINOR DEVELOPMENT FILING NO.1
 PARKER, CO
 CONSTRUCTION DOCUMENTS
 LANDSCAPE PLAN

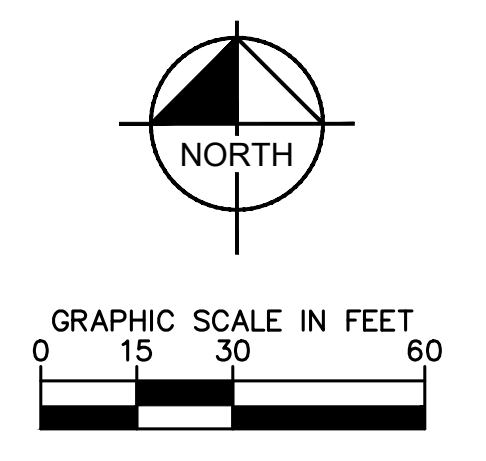
PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.
 PROJECT NO.
 096502001
 DRAWING NAME
 096502001LA

L1.1

PLANT SCHEDULE

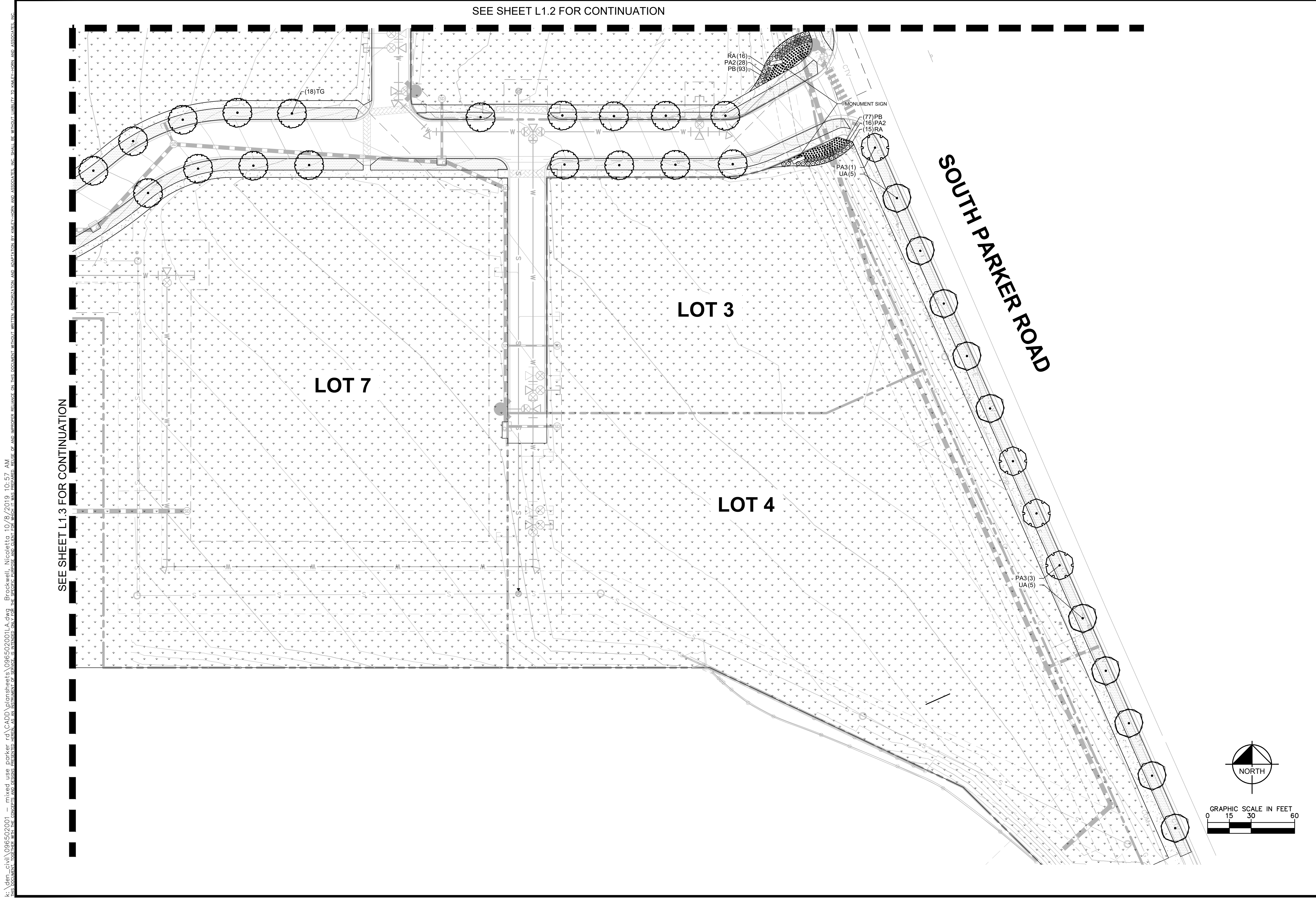
TREES	CODE	BOTANICAL NAME	COMMON NAME
	GP	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO
	PA3	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR
	QR	QUERCUS ROBUR	ENGLISH OAK
	TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
	UA	ULMUS X 'ACCOLADE'	ACCOLADE ELM
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	JH	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER
	PA2	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	PB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS
	RA	RIBES ALPNUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT
	KB	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS
	RM	RIVER ROCK MULCH 1-1/2"	3" DEPTH
	SM2	TOWN OF PARKER SEED MIX 3	TOWN OF PARKER SEED MIX 3



SEE SHEET L1.3 FOR CONTINUATION

SEE SHEET L1.2 FOR CONTINUATION



SEE SHEET L1.2 FOR CONTINUATION

SEE SHEET L1.3 FOR CONTINUATION

k:\den_civil\096502001\mixed use parker rd\CADD\plansheets\096502001LA.dwg Brockwell, Nicoletta 10/8/2019 10:57 AM

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

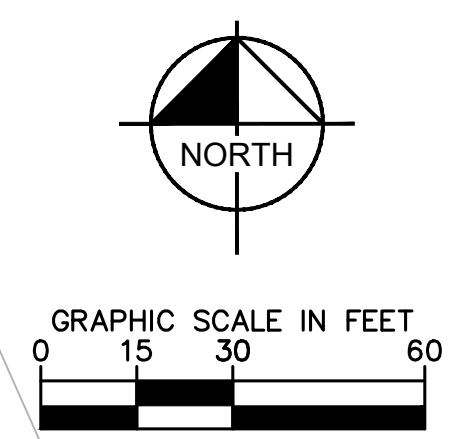
DESIGNED BY: NBB
DRAWN BY: NBB
CHECKED BY: CPH
DATE: 03/11/20

PARKER & PINE MINOR DEVELOPMENT FILING NO.1
PARKER, CO
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

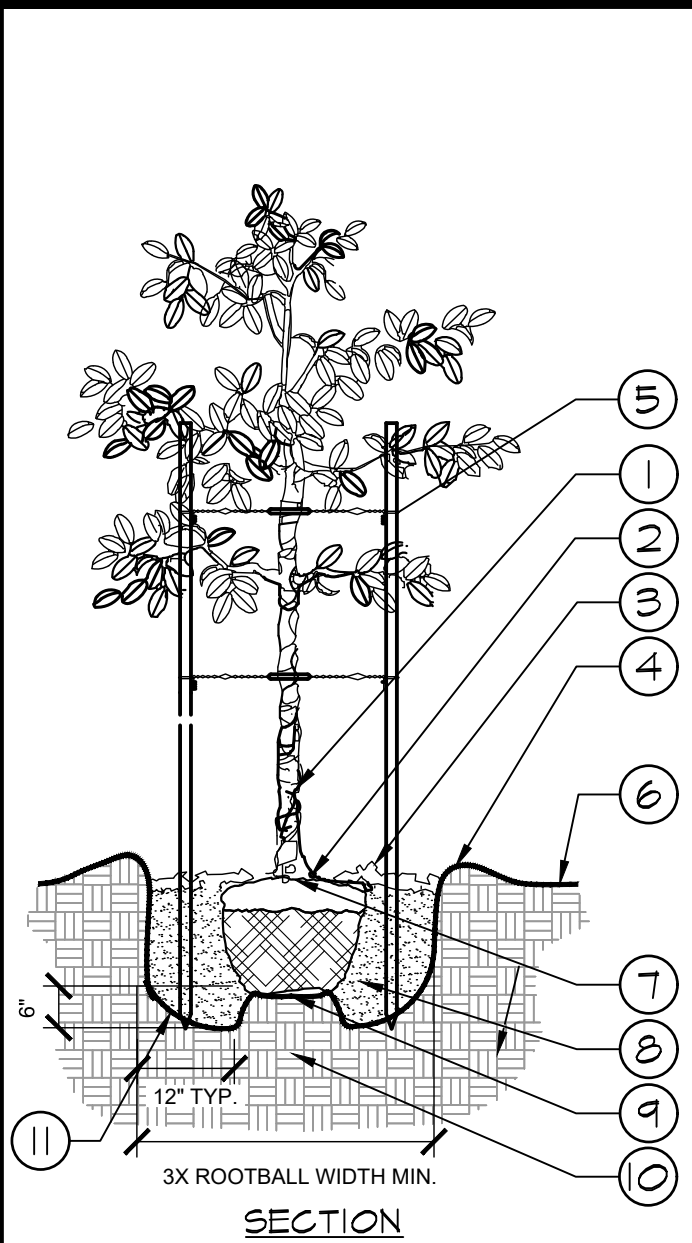
PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096502001
DRAWING NAME
096502001LA

L1.4

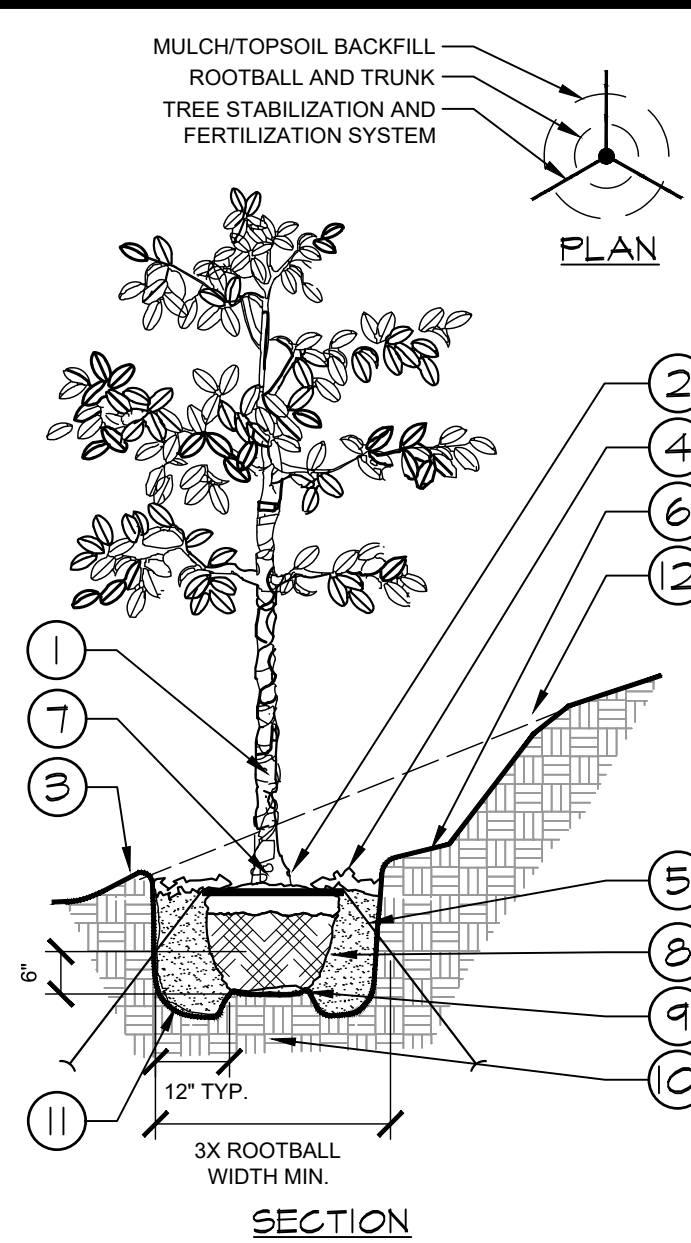


N:\denver\096502001 - mixed use parker\096502001A.dwg
 B:\rockwell\Nichols\10/16/2019 10:57 AM
 THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR DISTRIBUTION OF THIS INFORMATION IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF KIMLEY-HORN AND ASSOCIATES, INC.



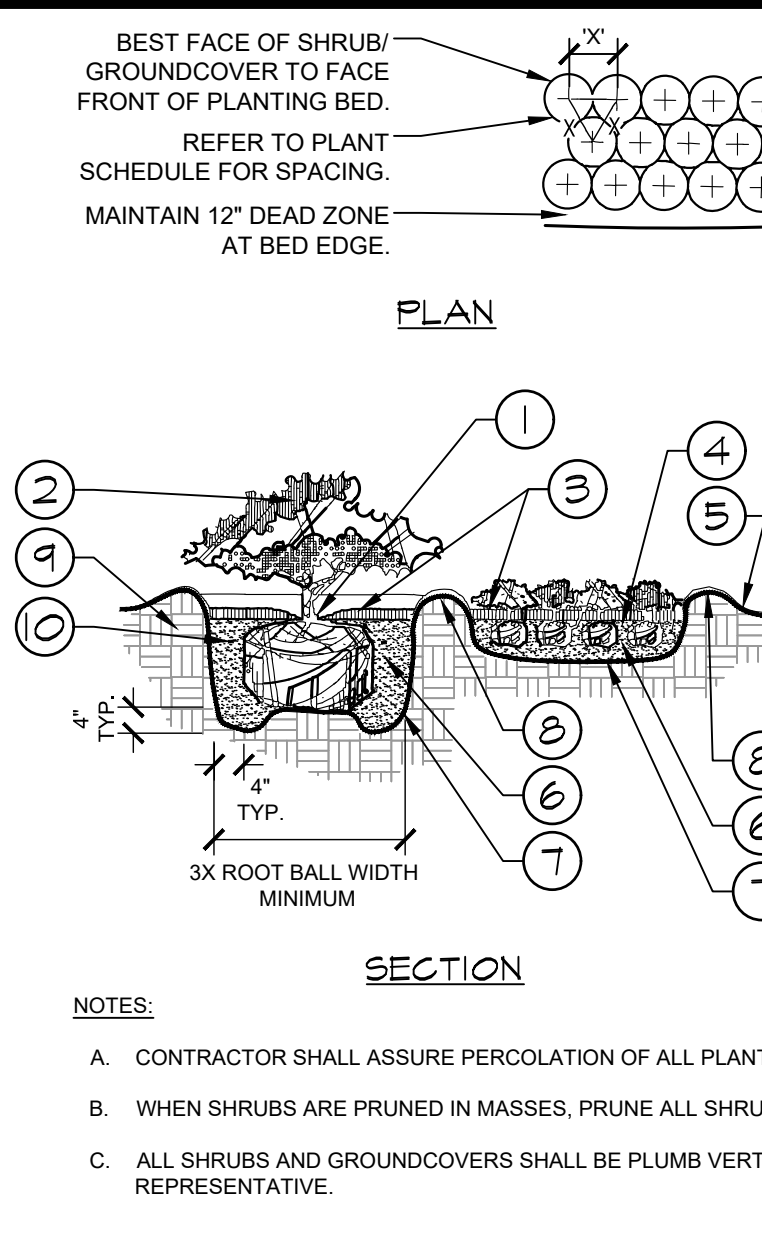
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
 - 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
 - 3 3" MINIMUM MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOIL. MULCH RING FOR TREES SHALL BE 6" DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - 4 4" HIGH BERM, FIRMLY COMPACTED.
 - 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 GIRDLING 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



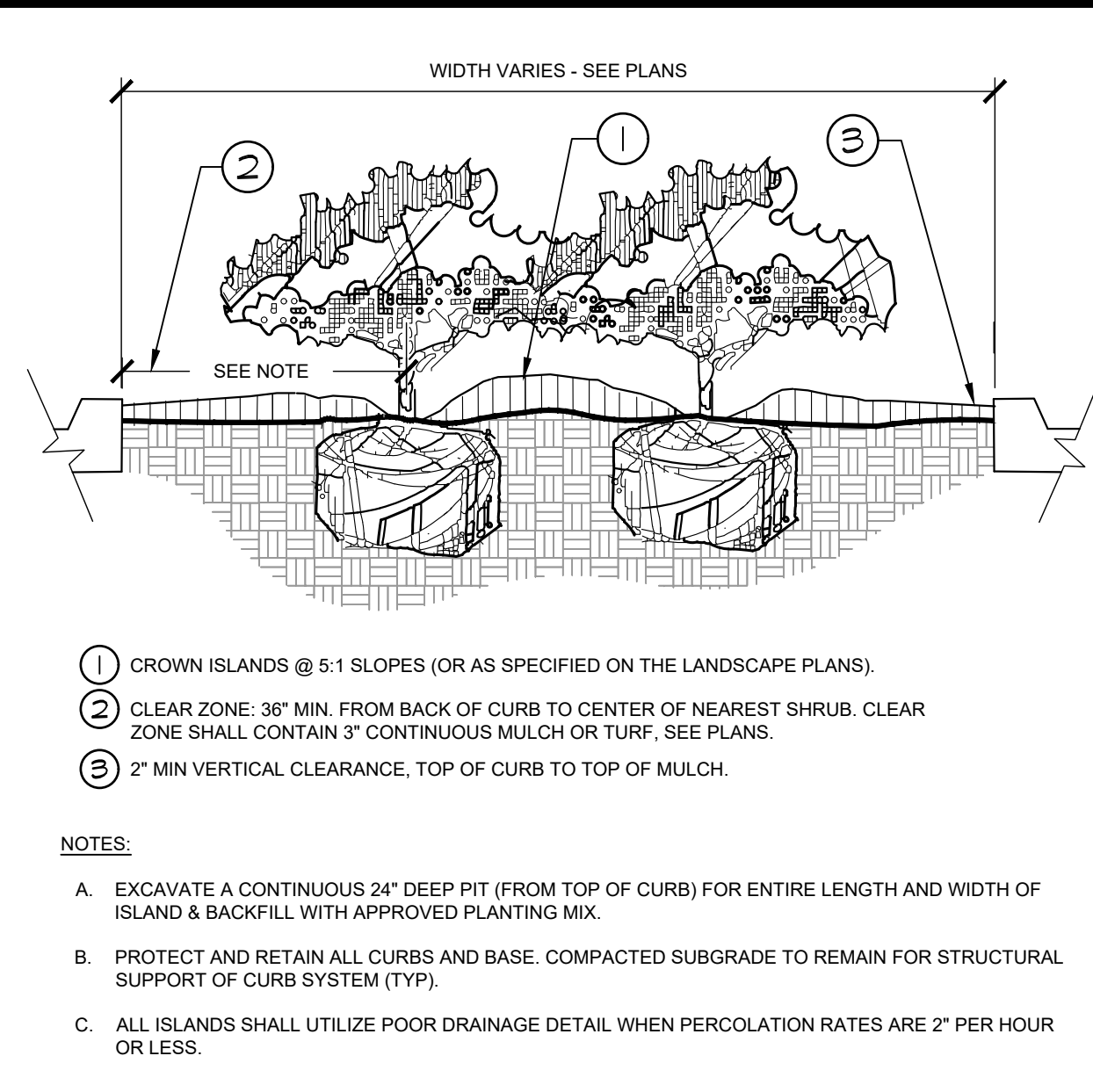
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
 - 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
 - 3 4" HIGH BERM, FIRMLY COMPACTED.
 - 4 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOIL. MULCH RING FOR TREES SHALL BE 6" DIAMETER (MIN.) OR AS DIRECTED BY 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 GIRDLING 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

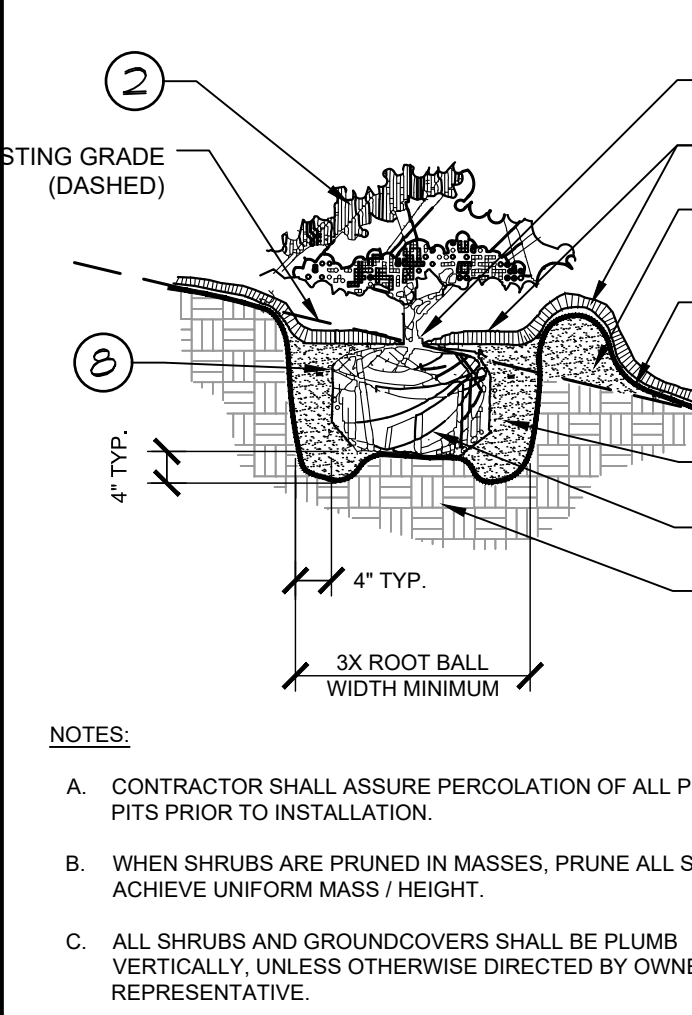


- 1 TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
 - 2 PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
 - 3 3" MULCH LAYER AS SPECIFIED.
 - 4 EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
 - 5 FINISHED GRADE (SEE GRADING PLAN).
 - 6 PREPARED PLANTING 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

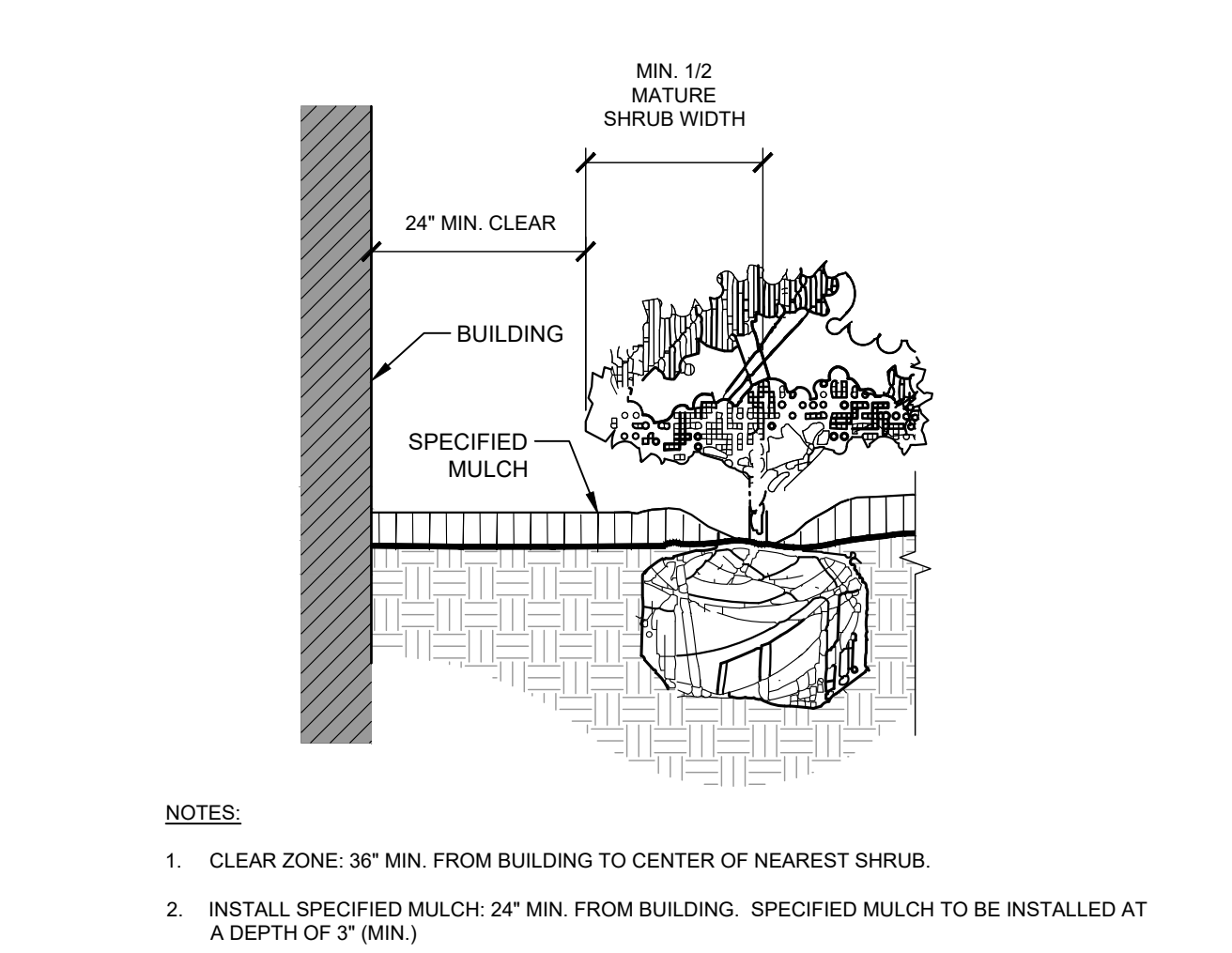


4 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION

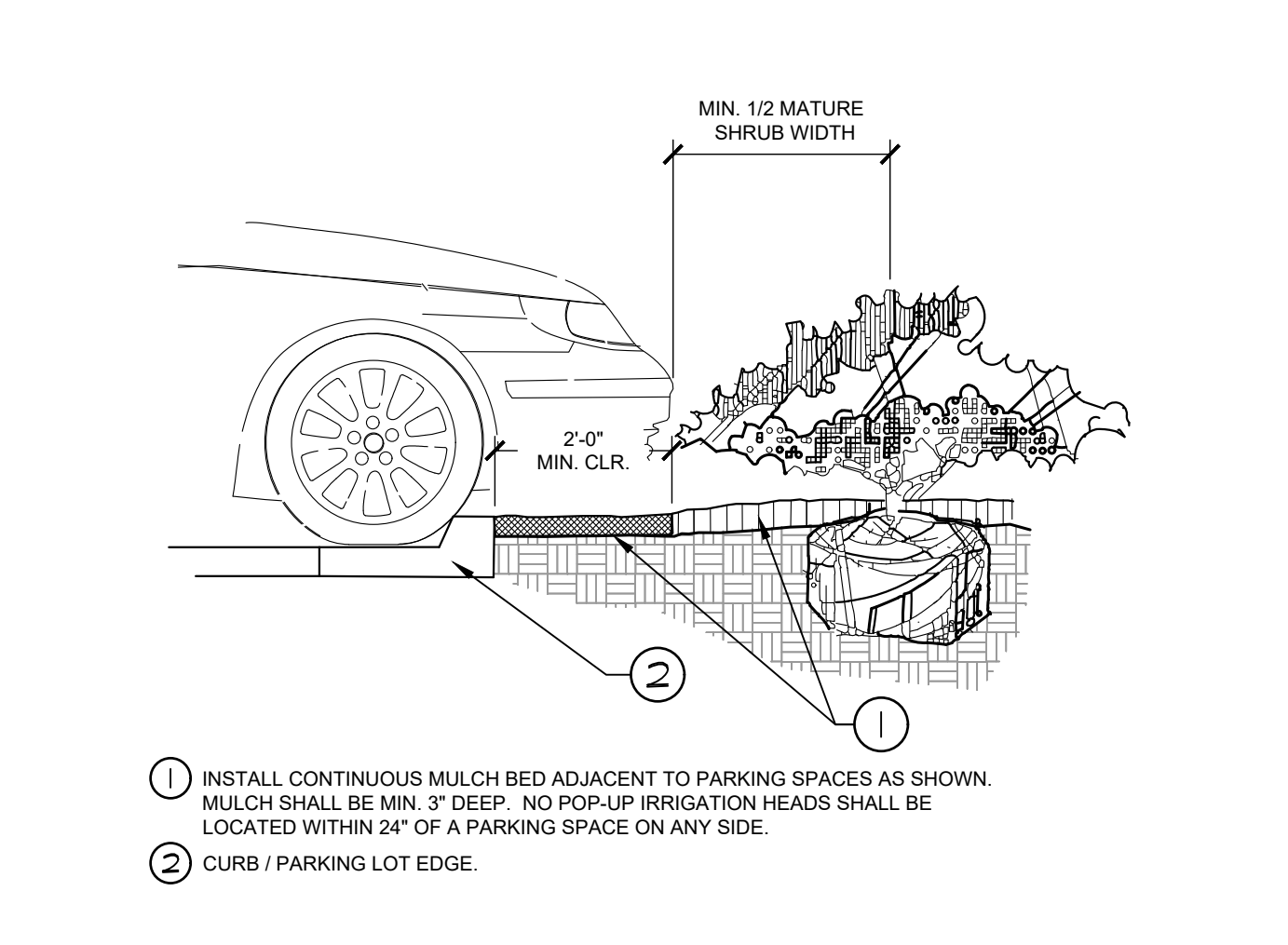


- 1 TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
 - 2 PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - 3 3" MINIMUM OF MULCH AS SPECIFIED, WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
 - 4 SOIL BERM TO HOLD WATER. 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.

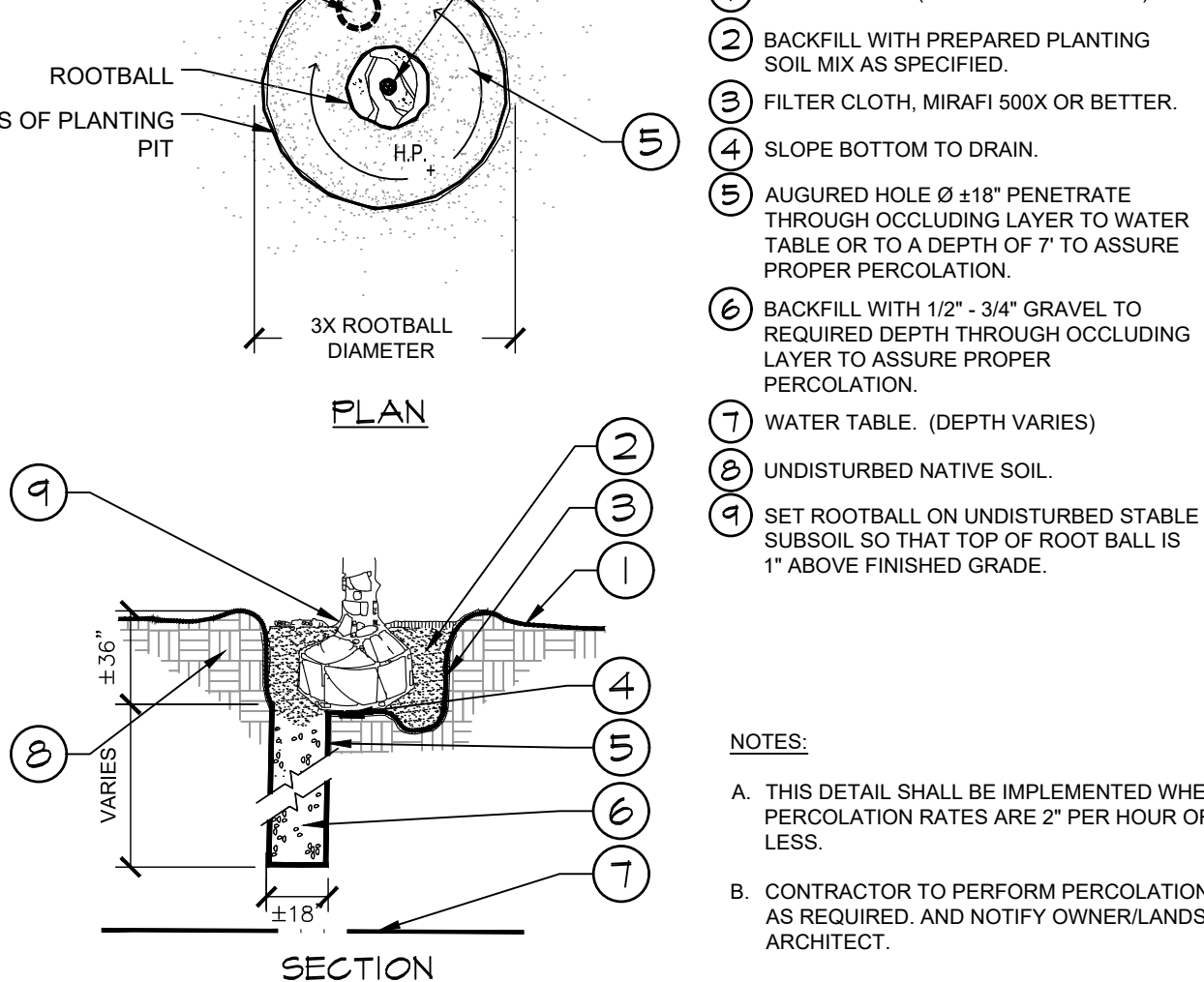
5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION



6 PLANTINGS ADJACENT TO BUILDINGS
SECTION



7 PARKING SPACE/CURB PLANTING
SECTION



8 POOR DRAINAGE CONDITION
SECTION / PLAN

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2020 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: 03/11/20

PARKER & PINE MINOR DEVELOPMENT FILING NO. 1
 PARKER, CO
 CONSTRUCTION DOCUMENTS
 LANDSCAPE DETAILS

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096502001
 DRAWING NAME
 096502001LA

L1.6

