

LANDSCAPE AND HARDSCAPE PACKAGE

PARKER AND PINE MULTI-FAMILY

CONSTRUCTION DOCUMENTS

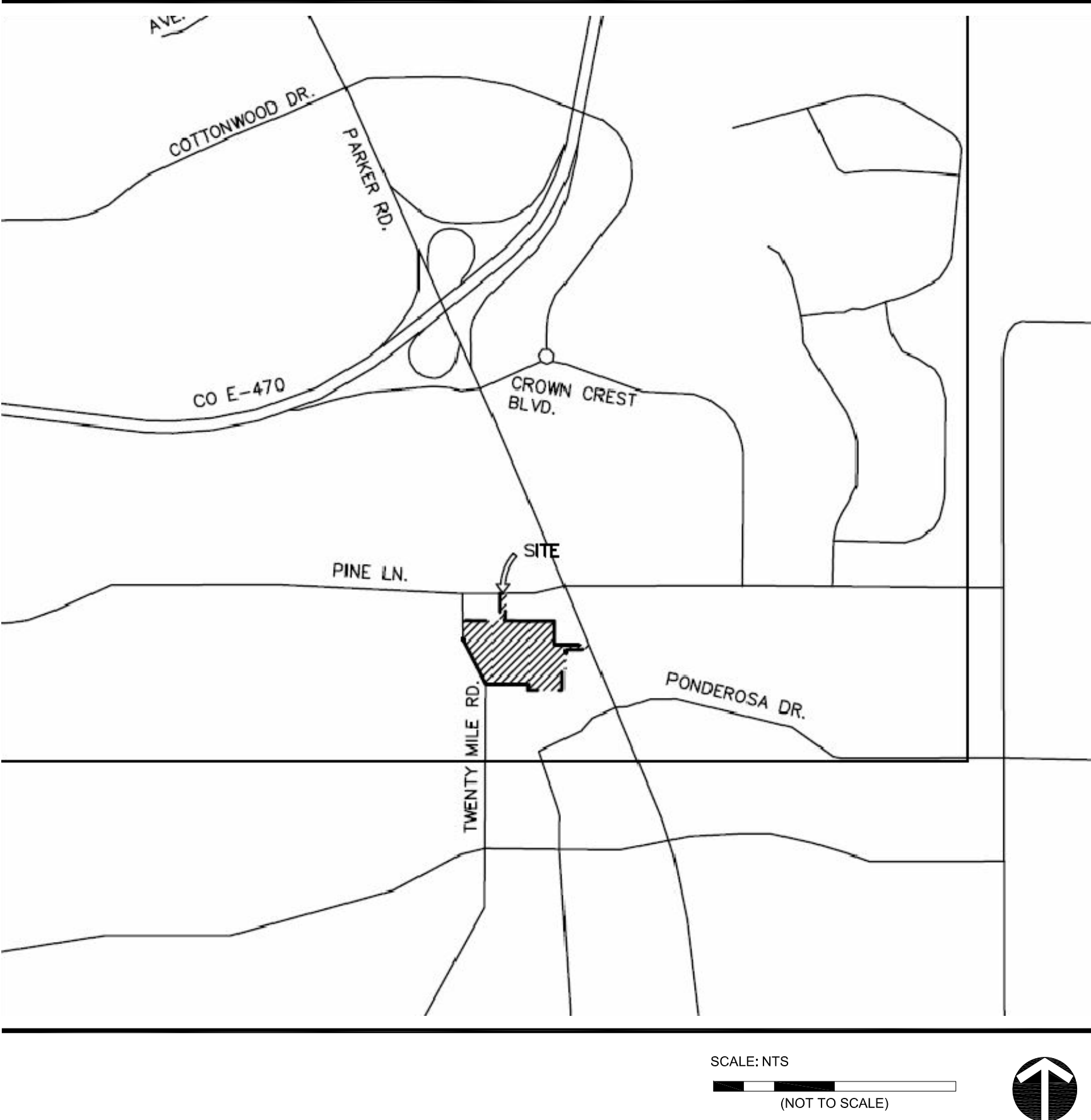
PARKER, COLORADO

DATE: 08.21.2020

SHEET INDEX

LANDSCAPE	
SHEET NUMBER	SHEET TITLE
--	COVER SHEET
L000	GENERAL NOTES & LEGEND
L001	OVERALL SITE PLAN
L100	MATERIALS PLAN
L101	MATERIALS PLAN
L102	MATERIALS PLAN
L103	MATERIALS PLAN
L400	SITE DETAILS
L401	SITE DETAILS
L402	SITE DETAILS
L403	SITE DETAILS
L600	PLANTING PLAN
L601	PLANTING PLAN
L602	PLANTING PLAN
L603	PLANTING PLAN
L604	PLANTING SCHEDULE, NOTES & TABULATIONS
L605	LANDSCAPE DETAILS
L606	LANDSCAPE DETAILS & NOTES

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD
GREENWOOD, INDIANA 46143
317.886.7923

LANDSCAPE ARCHITECT
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD
GREENWOOD, INDIANA 46143
765.748.9506
CONTACT NAME: NICK SMITH

ARCHITECT
SEEBREE ARCHITECTS, INC.
97 DOVER ST., SUITE 400
AVON, INDIANA 46123
317.272.7800
CONTACT NAME: DAWN LAYTON

IRRIGATION
SETH HEIDMAN IRRIGATION DESIGN
DALLAS, TEXAS
972.816.5151

SENIOR DEVELOPMENT MANAGER
KARL STOUT
1051 GREENWOOD SPRINGS BLVD
GREENWOOD, INDIANA 46143
317.886.7926

INTERIOR DESIGNER
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD
GREENWOOD, INDIANA 46143
463.444.7030
CONTACT NAME: KATE SULLIVAN

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES
4582 S ULSTER ST., STE 1500
DENVER, CO 80237
303.228.2318
CONTACT NAME: DAN SKEEHAN

SURVEYOR
ENGINEERING SERVICE COMPANY
1300 S POTOMA ST., STE 126
AURORA, CO 80012
303.337.1393
CONTACT NAME: CHARLES BECKSTROM, PLS



NOT FOR
CONSTRUCTION

ABBREVIATIONS

A	AD	AREA DRAIN	L	L	LENGTH
	ADJ	ADJACENT		LT	LIGHT
	AFG	ABOVE FINISHED GRADE		LP	LOW POINT
	ALT	ALTERNATE			
	ALUM	ALUMINIUM			
B	APPROX	APPROXIMATE	M	MAS	MASONRY
	ARCH	ARCHITECT(URAL)		MATL	MATERIAL
				MAX	MAXIMUM
				MECH	MECHANICAL
				MED	MEDIUM
	BC	BOTTOM OF CURB		MFR	MANUFACTURER
	BLDG	BUILDING		MIN	MINIMUM
	BOC	BACK OF CURB		MISC	MISCELLANEOUS
	BOT	BOTTOM		MTL	METAL
	BR	BOTTOM OF RAMP	N	N	NORTH
	BS	BOTTOM OF STAIR		NIC	NOT IN CONTRACT
	BW	BOTTOM OF WALL		NO	NUMBER
				NOM	NOMINAL
				NTS	NOT TO SCALE
C	CEM	CEMENT	O	OC	ON CENTER
	CIP	CAST IN PLACE		OD	OUTSIDE DIAMETER
	CJ	CONTROL JOINT		OPNG	OPENING
	CMU	CONCRETE MASONRY UNIT		OPP	OPPOSITE
	CO	CLEANOUT			
	COL	COLUMN	P	PB	PLANT BED
	CONT	CONTINUOUS		PERF	PERFORATED
	CONC	CONCRETE		PNT	PANEL
	CUF	CUBIC FEET		PSI	PAINT(ED)
				PT	POUNDS/SQUARE INCH
D	DD	DECK DRAIN		POB	PRESSURE TREATED
	DE	DRAINAGE EASEMENT		POC	POINT OF BEGINNING
	DI	DRAIN INLET		PROP	POINT OF CURVATURE
	DIA	DIAMETER			PROPOSED
	DIAG	DIAGONAL	Q	QTY	QUANTITY
	DIM	DIMENSION			
	DN	DOWN			
	DWS	DOWN SPOUT			
	DWG(S)	DRAWING(S)			
E	E	EAST	R	RAD	RADIUS
	EA	EACH		REINF	REINFORC(E), (ING)
	EJ	EXPANSION JOINT		REOD	REQUIRED
	EL	ELEVATION		REV	REVISION
	ELEC	ELECTRIC(AL)		R.O.W	RIGHT OF WAY
	EOP	EDGE OF PAVEMENT	S	S	SOUTH
	EQ	EQUAL		SB	SETBACK
	EQUIP	EQUIPMENT		SCHED	SCHEDULE(E), (ED)
	ESMT	EASEMENT		SD	STORM DRAIN
	EW	EACH WAY		SF	SQUARE FOOT, FEET
	EXP	EXPANSION		SIM	SIMILAR
	EXIST	EXISTING		SQ	SQUARE
	EXT	EXTERIOR		SSMH	SANITARY SEWER MANHOLE
				STL	STEEL
				SSTL	STAINLESS STEEL
F	FAB	FABRIC	T	STD	STANDARD
	FDC	FIRE DEPT. CONNECTION		SUSP	SUSPENDED
	FH	FIRE HYDRANT		SW	SIDEWALK
	FIN	FINISH		SYM	SYMBOL
	FOC	FACE OF CURB	U	UE	UTILITY EASEMENT
	FT	FOOT, FEET		U.N.O	UNLESS NOTED OTHERWISE
	FTG	FOOTING			
G	GA	GAUGE	V	VERT	VERTICAL
	GAL	GALLON		VIF	VERIFY IN FIELD
	GALV	GALVANIZED			
	GC	GENERAL CONTRACTOR			
	GV	GATE VALVE			
			W	W	WEST, WIDE, WIDTH
				W/O	WITH
				WD	WOOD
				WL	WATER LINE
				WM	WATER METER
H	HDW	HARDWARE		WT	WEIGHT
	HDWD	HARDWOOD		WWM	WELDED WIRE MESH
	HORZ	HORIZONTAL			
	HP	HIGH POINT			
	HT	HEIGHT			
I	ID	INSIDE DIAMETER			
	INCL	INCLUDE			
	INSUL	INSULATION			
	INT	INTERIOR			
	INV	INVERT			
			J	JB	JUNCTION BOX
				JT	JOINT
K	KO	KNOCK OUT			
L	L	LENGTH			
	LT	LIGHT			
	LP	LOW POINT			

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

MATERIALS + PAVING NOTES:

- ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
 - PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
- THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE..
- CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
 - DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
- CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
 - AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
 - SLUMP: 3 TO 5 INCHES
 - AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
- CONCRETE THICKNESS:
 - PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
 - ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
- CONCRETE REINFORCING:
 - 4" THICK PAVING: #3s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 8" THICK PAVING: #5s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH, SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
 - ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
- CONTROL JOINTS (TROWEL OR SAW CUT)
 - TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
 - SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
 - SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
 - SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
- EXPANSION JOINTS
 - PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
 - PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
 - CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
- ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
- CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
- BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
- PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
- PAVEMENT MARKINGS
 - PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCAL STANDARDS.
 - FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
 - ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
 - PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
- CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
- ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

- MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
- MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
- ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
- ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.

GENERAL NOTES:

- BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: KIMLEY-HORN
- ARCHITECTURAL INFORMATION IS FROM PLANS BY: SEEBREE ARCHITECTS, INC.
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDED BY THE LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
- CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
- ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

- ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE TOWN OF PARKER STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST VERSION)
- EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
- ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
- BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY ENGINEERING SERVICE COMPANY. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
- BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
- PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
- JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
- FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
- CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
- ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
- IN NO CASE SHALL A CUT PAVES BE LESS THAN 1/3 FULL PAVES SIZE.
- PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVES FIELDS, VERIFY ACTUAL PAVES SIZES AND LAYOUT OF THE PAVES FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVES SIZES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

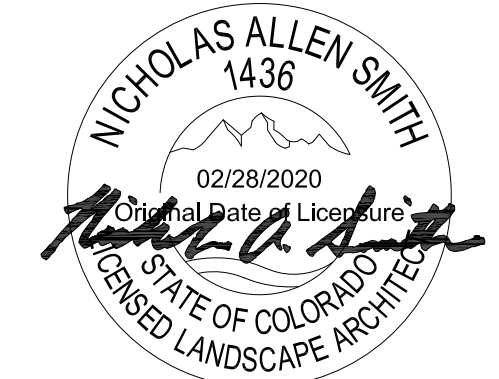
GRADING NOTES:

- STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADINGINTENT ONLY.
- WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
- REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
- ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
- CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
- CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
- REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
- GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
- GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.



THE GARRETT COMPANIES
LANDSCAPE ARCHITECTURE

317-886-7923
1051 GREENWOOD SPRINGS BLVD #101
GREENWOOD, IN 46143
www.thegarretco.com



08/21/2020

NOT FOR
CONSTRUCTION

PARKER AND PINE MULTI-FAMILY

OVERALL SITE

PARKER, COLORADO

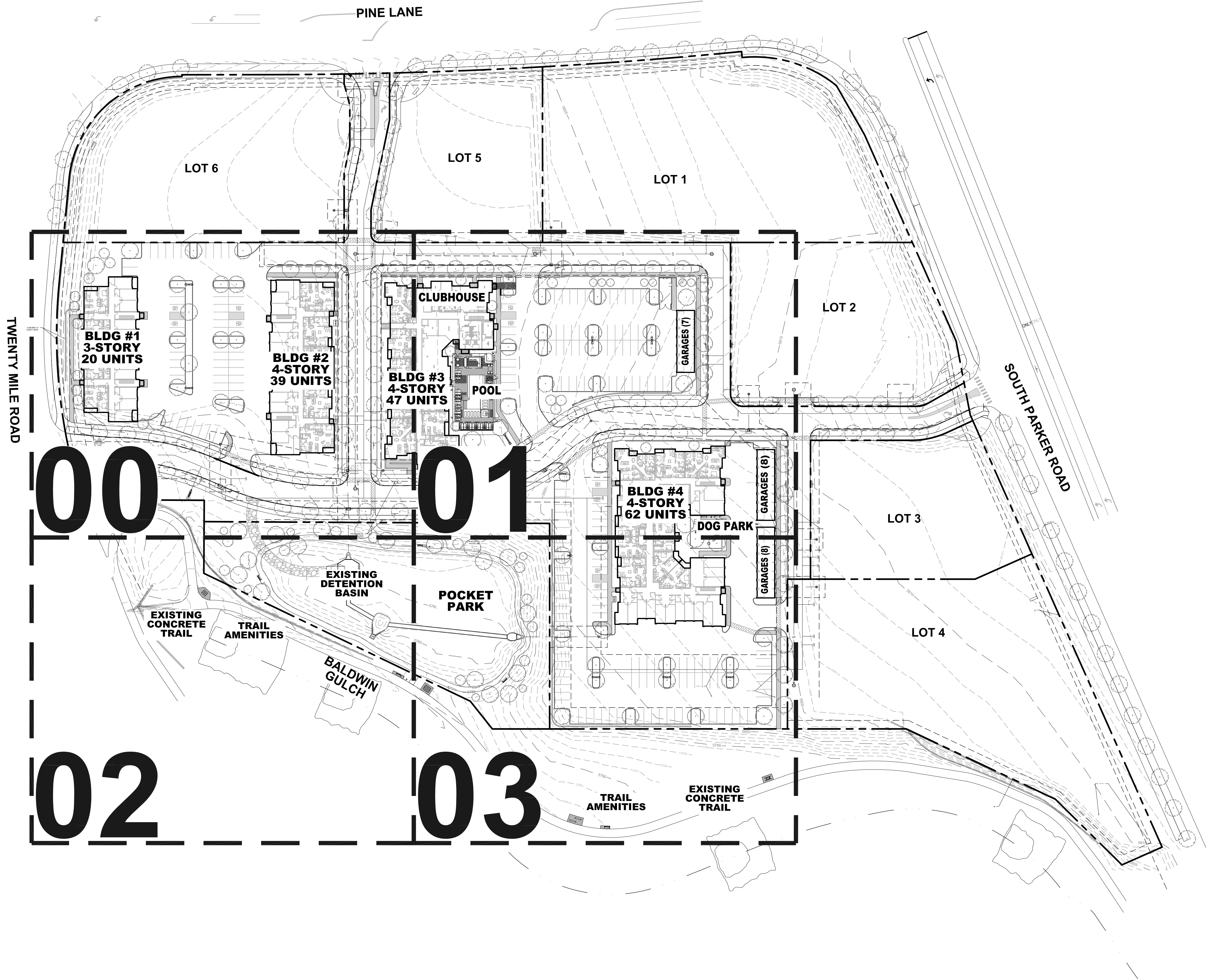
LANDSCAPE PLANS



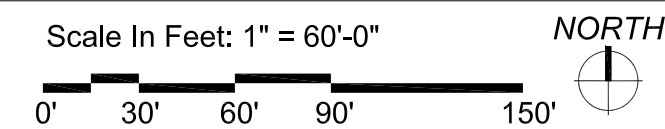
811
CALL BEFORE YOU DIG!
IT'S THE LAW!

GENERAL NOTES &
LEGEND

L000



01 OVERALL SITE PLAN



811
CALL BEFORE YOU DIG!
IT'S THE LAW!

**NOT FOR
CONSTRUCTION**

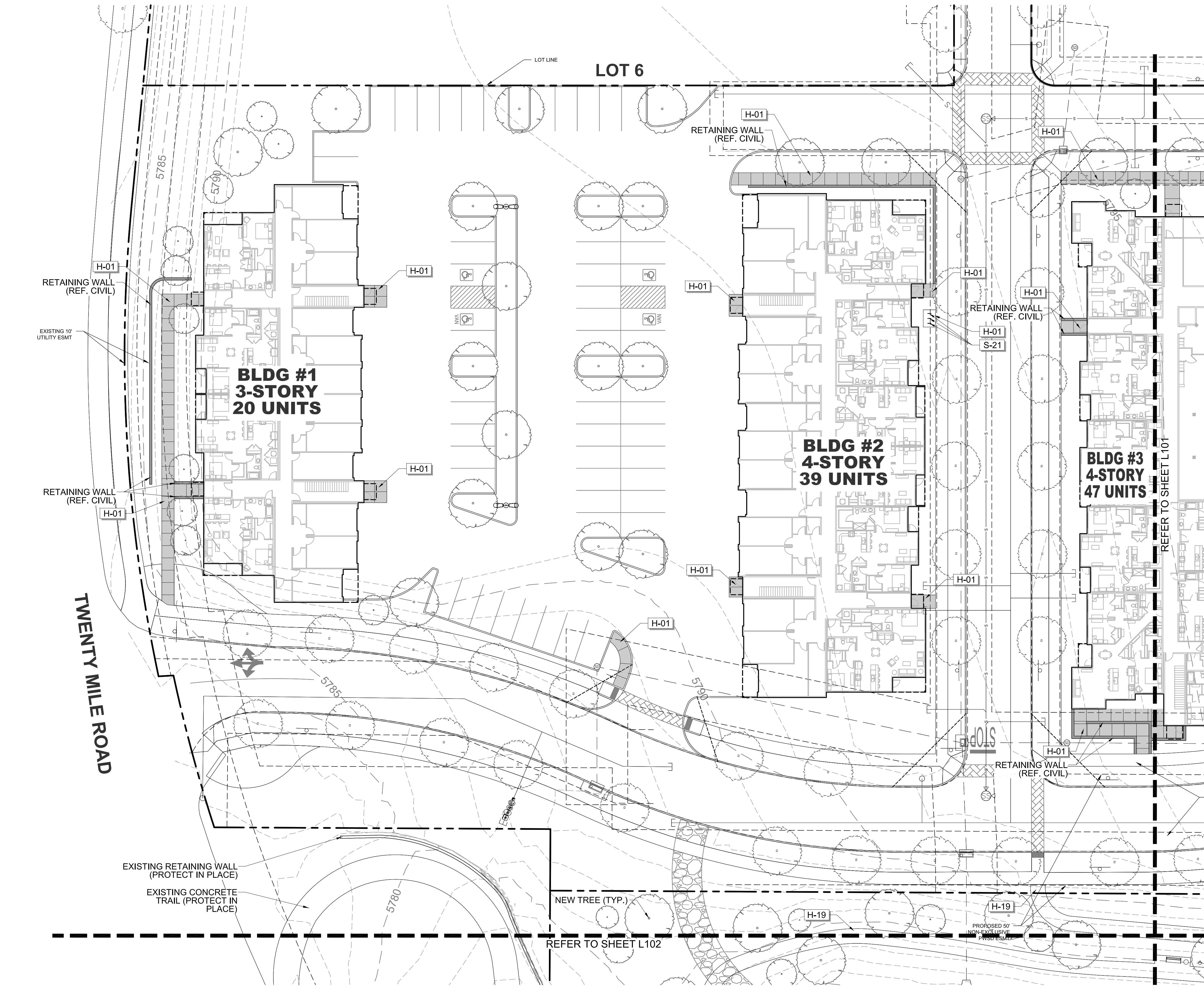
PROJECT #: 19-XX
DRAWN BY: NAS

CONSTRUCTION DOCUMENTS 08.21.2020
ISSUE FOR CONSTRUCTION

REVISION SCHEDULE		
#	DATE	DESCRIPTION

**OVERALL SITE
PLAN**

L001



01 MATERIALS PLAN

REFERENCE NOTES SCHEDULE

SYMBOL	HARDSCAPE DESCRIPTION
H-01	CONCRETE PAVING - SIDEWALK
H-02	CONCRETE PAVING - POOL DECK
H-03	CONCRETE PAVING - DECORATIVE PAVERS
H-04	CONCRETE STEPS
H-05	METAL HANDRAIL
H-06	POOL, TO MEET ALL APPLICABLE ADA AND POOL CODES, 1,150 SQ. FT.
H-07	HOT TUB, AT GRADE, 9' X 9'
H-08	METAL POOL HANDRAIL
H-09	POOL COPING - CONCRETE TO MATCH POOL DECK
H-10	CABANAS, CEDAR WITH LOUVERED CEDAR SCREENS
H-11	OUTDOOR KITCHEN TO INCLUDE 2 GAS GRILLS, SINK AND UNDER COUNTER REFRIGERATOR, CMU WITH STONE VENEER TO MATCH BUILDING. (COORDINATE GAS, WATER AND ELECTRICAL WITH MEP AND CIVIL)
H-12	TUBE STEEL SHADE STRUCTURE WITH STANDING SEAM METAL ROOF (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
H-13	FIRE TABLE - NATURAL GAS, BROWN JORDAN FIRES 12"-18" HT. (COORDINATE NATURAL GAS LINE WITH PLUMBING AND CIVIL)
H-14	6' HT. POOL FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-15	6' HT. X 42" WIDTH POOL FENCE GATE, TO MATCH POOL FENCE. ACCESS CONTROL. (COORDINATE WITH MEP)
H-16	4' HT. DOG PARK FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-17	4' HT. X 42" WIDTH GATE, TO MATCH DOG PARK FENCE.
H-18	POWER/USB PEDESTAL (SEE ELECTRICAL PLAN FOR CONDUIT) 7 TOTAL
H-19	DECOMPOSED GRANITE (COMPACTED)
H-20	METAL LANDSCAPE EDGING
H-21	MONUMENT SIGN (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
SYMBOL	SITE FURNISHING DESCRIPTION
S-01	BENCH
S-02	CHAISE LOUNGE
S-03	UMBRELLA
S-04	4 TOP TABLE AND CHAIRS
S-05	COMMUNAL TABLE AND CHAIRS
S-06	HAMMOCK
S-08	OUTDOOR LOUNGE COUCH
S-09	OUTDOOR LOUNGE CHAIR
S-10	CORNHOLE
S-11	TRASH RECEPTACLE
S-12	COFFEE TABLE FOR JENGA
S-13	GIANT OUTDOOR JENGA
S-14	FITNESS STATIONS
S-15	SIDE TABLE
S-16	IN POOL CHAISE LOUNGE
S-17	PET WASTE STATION
S-18	PET DRINKING FOUNTAIN
S-19	DOG PARK PLAY STRUCTURES
S-20	BIKE FIX-IT STATION
S-21	BIKE RACKS



THE GARRETT COMPANIES

LANDSCAPE ARCHITECTURE

317-886-7923
1051 GREENWOOD SPRINGS BLVD #101
GREENWOOD, IN 46143
www.thegarrettcos.com

08/21/2020

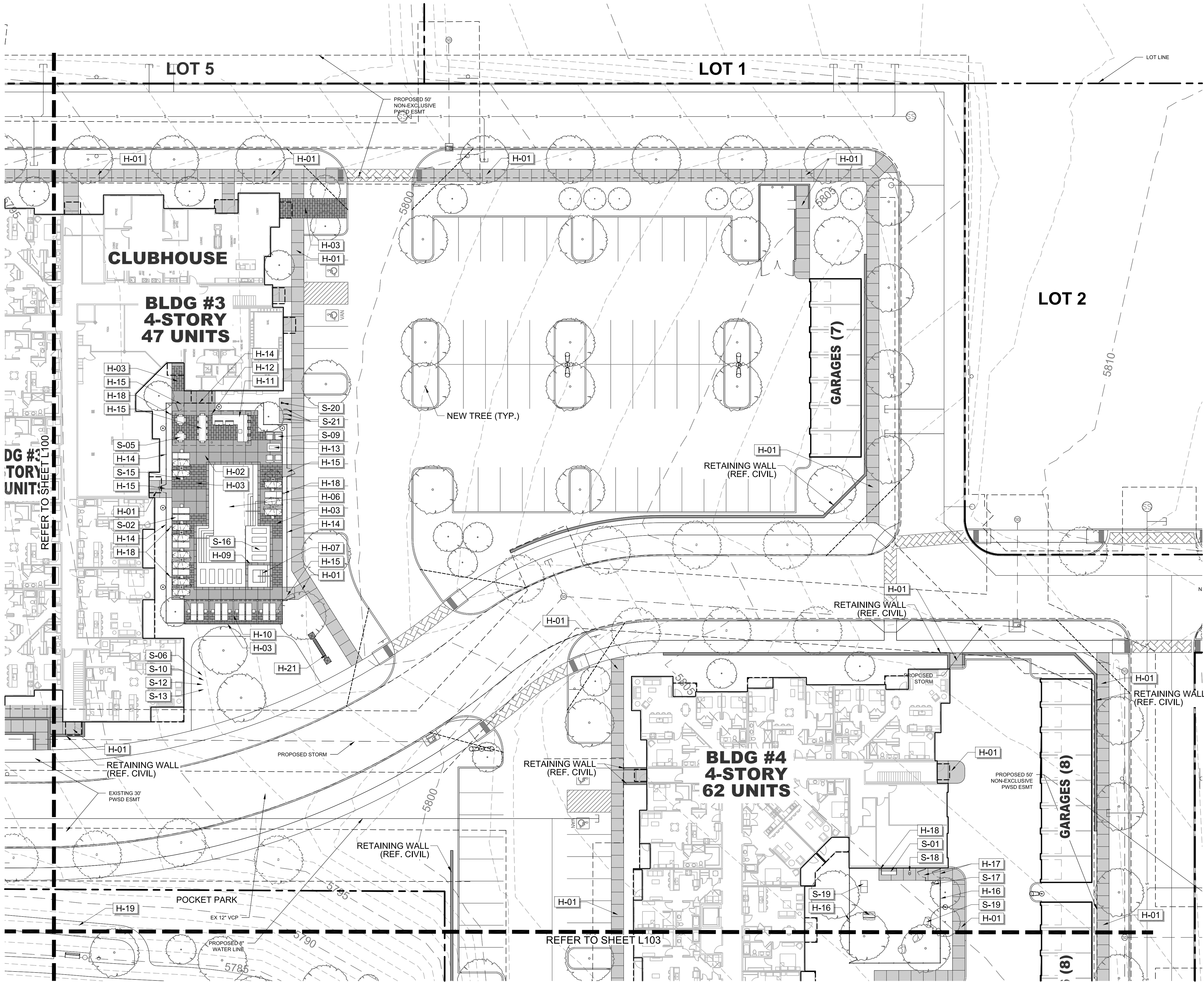
NOT FOR CONSTRUCTION

PROJECT #:	19-XX	
DRAWN BY:	NAS	
CONSTRUCTION DOCUMENTS ISSUE FOR CONSTRUCTION	08.21.2020 —	
REVISION SCHEDULE		
#	DATE	DESCRIPTION

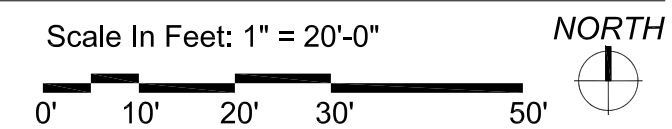
PARKER AND PINE MULTI-FAMILY
OVERALL SITE
PARKER, COLORADO
LANDSCAPE PLANS

MATERIALS PLAN

L100



01 MATERIALS PLAN



REFERENCE NOTES SCHEDULE

SYMBOL	HARDSCAPE DESCRIPTION
H-01	CONCRETE PAVING - SIDEWALK
H-02	CONCRETE PAVING - POOL DECK
H-03	CONCRETE PAVING - DECORATIVE PAVERS
H-04	CONCRETE STEPS
H-05	METAL HANDRAIL
H-06	POOL, TO MEET ALL APPLICABLE ADA AND POOL CODES, 1,150 SQ. FT.
H-07	HOT TUB, AT GRADE, 9' X 9'
H-08	METAL POOL HANDRAIL
H-09	POOL COPING - CONCRETE TO MATCH POOL DECK
H-10	CABANAS, CEDAR WITH LOUVERED CEDAR SCREENS
H-11	OUTDOOR KITCHEN TO INCLUDE 2 GAS GRILLS, SINK AND UNDER COUNTER REFRIGERATOR, CMU WITH STONE VENEER TO MATCH BUILDING. (COORDINATE GAS, WATER AND ELECTRICAL WITH MEP AND CIVIL)
H-12	TUBE STEEL SHADE STRUCTURE WITH STANDING SEAM METAL ROOF (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
H-13	FIRE TABLE - NATURAL GAS, BROWN JORDAN FIRES 12"-18" HT. (COORDINATE NATURAL GAS LINE WITH PLUMBING AND CIVIL)
H-14	6' HT. POOL FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-15	6' HT. X 42" WIDTH POOL FENCE GATE, TO MATCH POOL FENCE. ACCESS CONTROL. (COORDINATE WITH MEP)
H-16	4' HT. DOG PARK FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-17	4' HT. X 42" WIDTH DUAL SWING GATE, TO MATCH DOG PARK FENCE.
H-18	POWER/USB PEDESTAL (SEE ELECTRICAL PLAN FOR CONDUIT) 7 TOTAL
H-19	DECOMPOSED GRANITE (COMPACTED)
H-20	METAL LANDSCAPE EDGING
H-21	MONUMENT SIGN (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)

SYMBOL	SITE FURNISHING DESCRIPTION
S-01	BENCH
S-02	CHAISE LOUNGE
S-03	UMBRELLA
S-04	4 TOP TABLE AND CHAIRS
S-05	COMMUNAL TABLE AND CHAIRS
S-06	HAMMOCK
S-08	OUTDOOR LOUNGE COUCH
S-09	OUTDOOR LOUNGE CHAIR
S-10	CORNHOLE
S-11	TRASH RECEPTACLE
S-12	COFFEE TABLE FOR JENGA
S-13	GIANT OUTDOOR JENGA
S-14	FITNESS STATIONS
S-15	SIDE TABLE
S-16	IN POOL CHAISE LOUNGE
S-17	PET WASTE STATION
S-18	PET DRINKING FOUNTAIN
S-19	DOG PARK PLAY STRUCTURES
S-20	BIKE FIX-IT STATION
S-21	BIKE RACKS



NOT FOR CONSTRUCTION

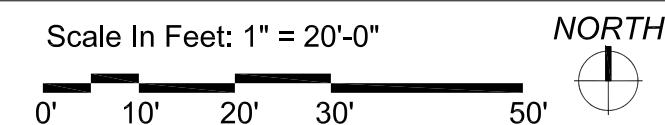
PROJECT #:	19-XX
DRAWN BY:	NAS
CONSTRUCTION DOCUMENTS ISSUE FOR CONSTRUCTION	08.21.2020 —
REVISION SCHEDULE	
#	DATE DESCRIPTION

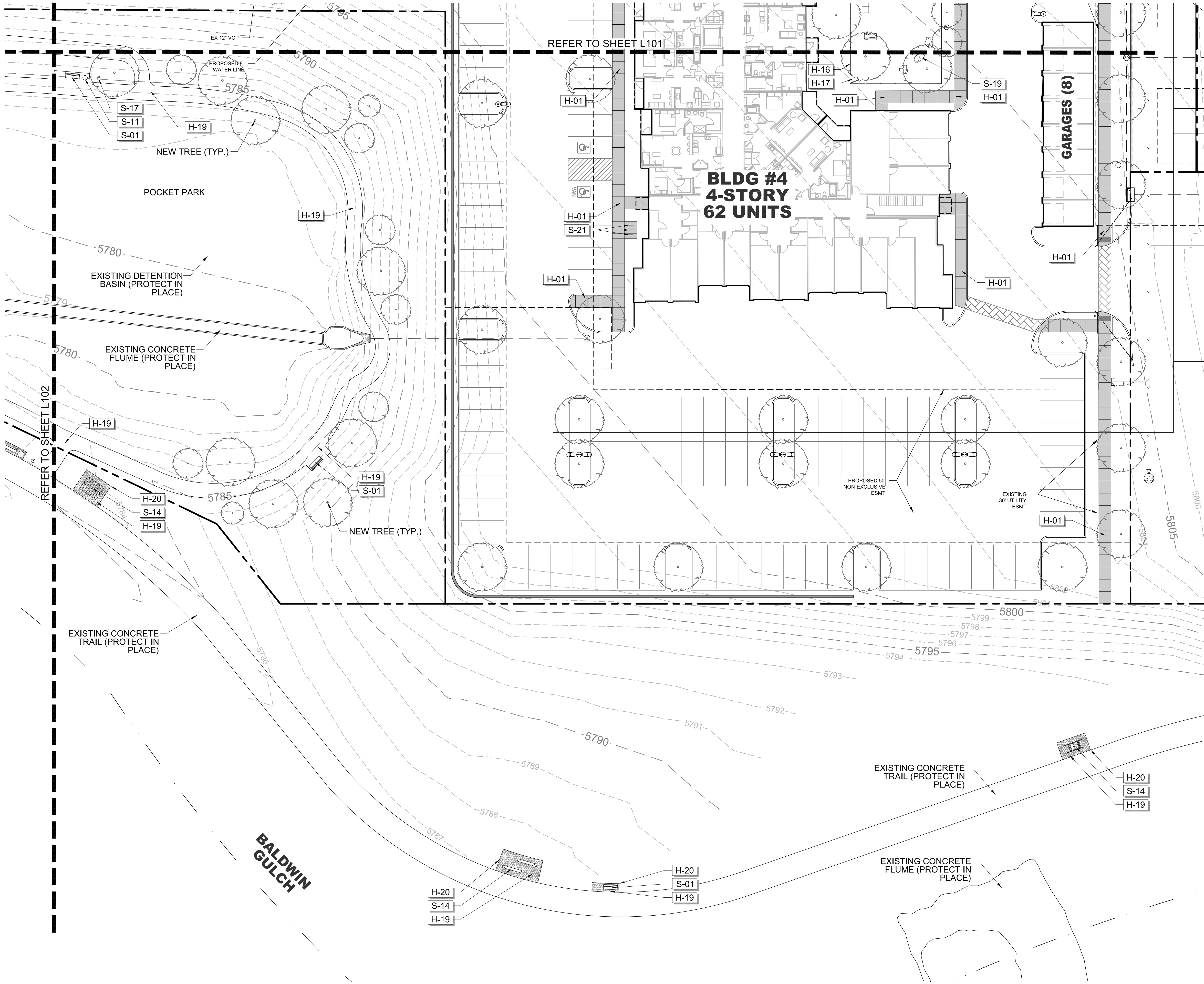
PARKER AND PINE MULTI-FAMILY
OVERALL SITE
PARKER, COLORADO
LANDSCAPE PLANS

MATERIALS PLAN

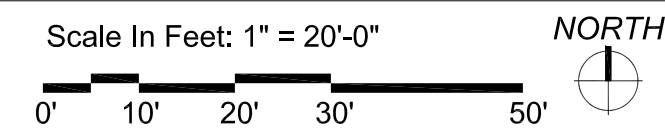


L101





01 MATERIALS PLAN



REFERENCE NOTES SCHEDULE

SYMBOL	HARDSCAPE DESCRIPTION
H-01	CONCRETE PAVING - SIDEWALK
H-02	CONCRETE PAVING - POOL DECK
H-03	CONCRETE PAVING - DECORATIVE PAVERS
H-04	CONCRETE STEPS
H-05	METAL HANDRAIL
H-06	POOL, TO MEET ALL APPLICABLE ADA AND POOL CODES, 1,150 SQ. FT.
H-07	HOT TUB, AT GRADE, 9' X 9'
H-08	METAL POOL HANDRAIL
H-09	POOL COPING - CONCRETE TO MATCH POOL DECK
H-10	CABANAS, CEDAR WITH LOUVERED CEDAR SCREENS
H-11	OUTDOOR KITCHEN TO INCLUDE 2 GAS GRILLS, SINK AND UNDER COUNTER REFRIGERATOR. CMU WITH STONE VENEER TO MATCH BUILDING. (COORDINATE GAS, WATER AND ELECTRICAL WITH MEP AND CIVIL)
H-12	TUBE STEEL SHADE STRUCTURE WITH STANDING SEAM METAL ROOF (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
H-13	FIRE TABLE - NATURAL GAS, BROWN JORDAN FIRES 12"-18" HT. (COORDINATE NATURAL GAS LINE WITH PLUMBING AND CIVIL)
H-14	6' HT. POOL FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-15	6' HT. X 42" WIDTH POOL FENCE GATE, TO MATCH POOL FENCE. ACCESS CONTROL. (COORDINATE WITH MEP)
H-16	4' HT. DOG PARK FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-17	4' HT. X 42" WIDTH DUAL SWING GATE, TO MATCH DOG PARK FENCE.
H-18	POWER/USB PEDESTAL (SEE ELECTRICAL PLAN FOR CONDUIT) 7 TOTAL
H-19	DECOMPOSED GRANITE (COMPACTED)
H-20	METAL LANDSCAPE EDGING
H-21	MONUMENT SIGN (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
SYMBOL	SITE FURNISHING DESCRIPTION
S-01	BENCH
S-02	CHAISE LOUNGE
S-03	UMBRELLA
S-04	4 TOP TABLE AND CHAIRS
S-05	COMMUNAL TABLE AND CHAIRS
S-06	HAMMOCK
S-08	OUTDOOR LOUNGE COUCH
S-09	OUTDOOR LOUNGE CHAIR
S-10	CORNHOLE
S-11	TRASH RECEPTACLE
S-12	COFFEE TABLE FOR JENGA
S-13	GIANT OUTDOOR JENGA
S-14	FITNESS STATIONS
S-15	SIDE TABLE
S-16	IN POOL CHAISE LOUNGE
S-17	PET WASTE STATION
S-18	PET DRINKING FOUNTAIN
S-19	DOG PARK PLAY STRUCTURES
S-20	BIKE FIX-IT STATION
S-21	BIKE RACKS



811
CALL BEFORE YOU DIG!
IT'S THE LAW!



THE GARRETT COMPANIES
LANDSCAPE ARCHITECTURE
317-886-7923
1051 GREENWOOD SPRINGS BLVD #101
GREENWOOD, IN 46143
www.thegarrettcos.com



08/21/2020

NOT FOR
CONSTRUCTION

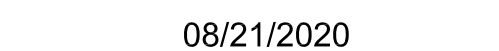
PROJECT #:	19-XX	
DRAWN BY:	NAS	
CONSTRUCTION DOCUMENTS ISSUE FOR CONSTRUCTION		
08.21.2020 —		
REVISION SCHEDULE		
#	DATE	DESCRIPTION

PARKER AND PINE MULTI-FAMILY
OVERALL SITE
PARKER, COLORADO
LANDSCAPE PLANS

MATERIALS PLAN



317-886-7923
1051 GREENWOOD SPRINGS BLVD #101
GREENWOOD, IN 46143
www.thegarrettco.com



PROJECT #:	19-XX
DRAWN BY:	NAS

REVISION SCHEDULE		
#	DATE	DESCRIPTION

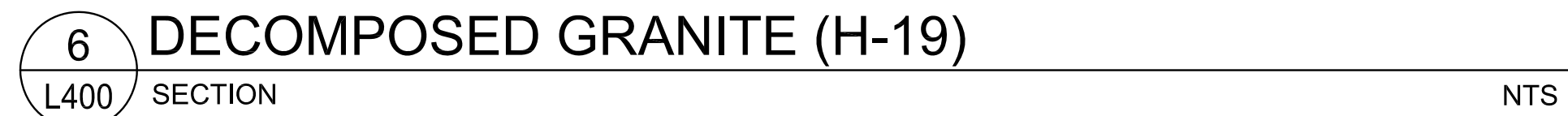
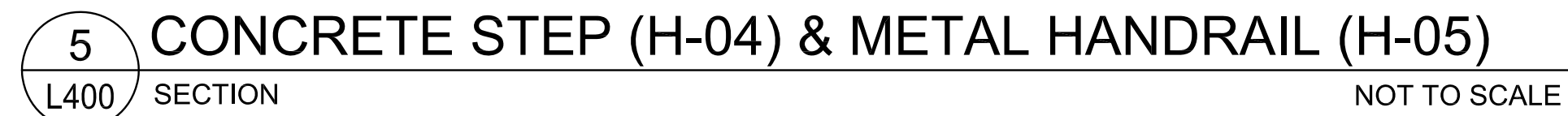
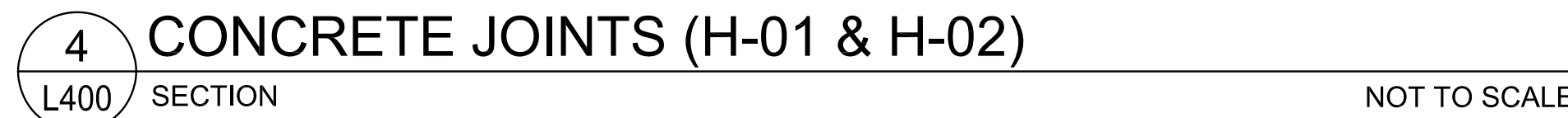
OVERALL SITE

LANDSCAPE PIANOS

L400



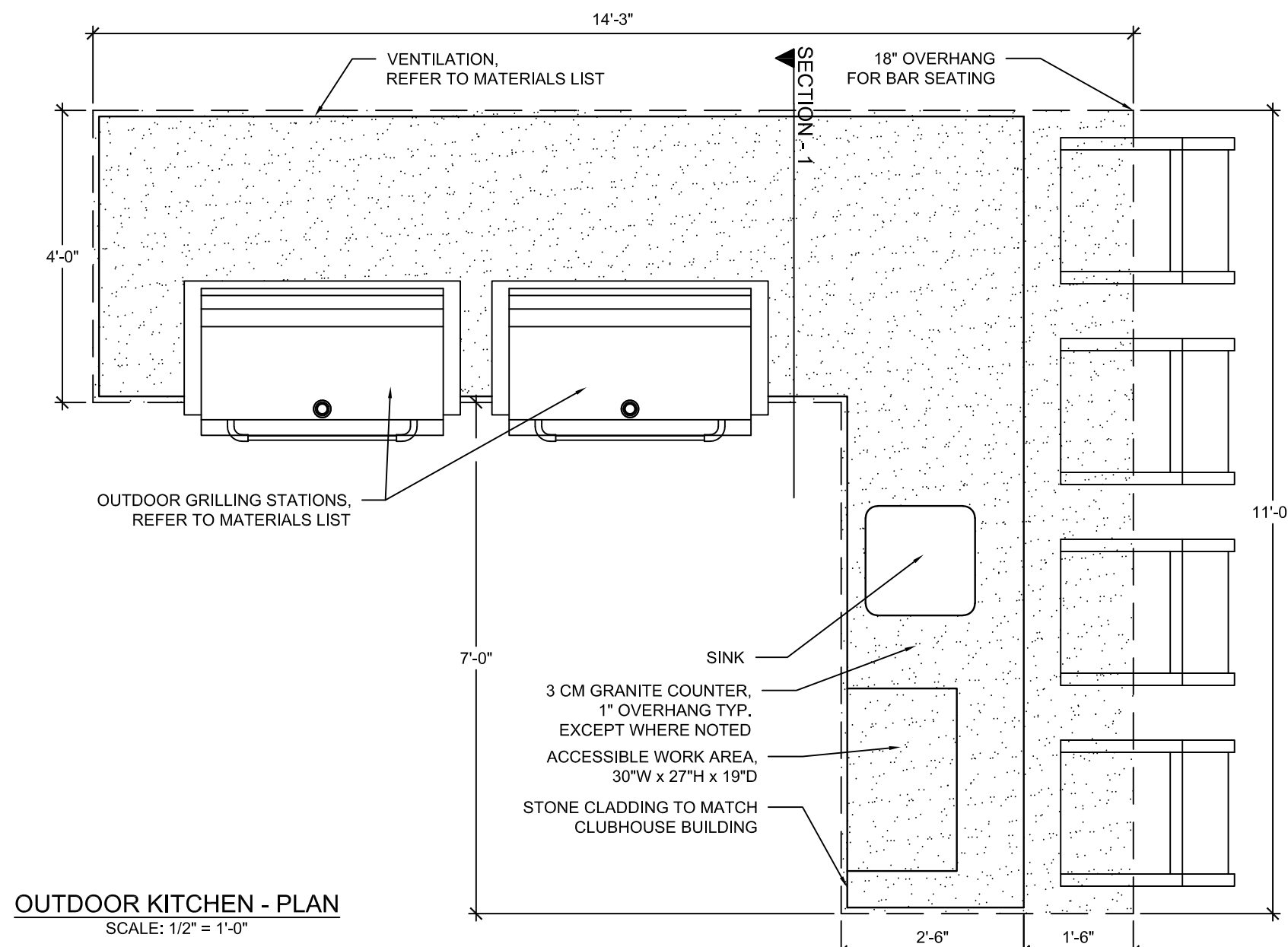
2 CONCRETE PAVING - POOL DECK (H-02)



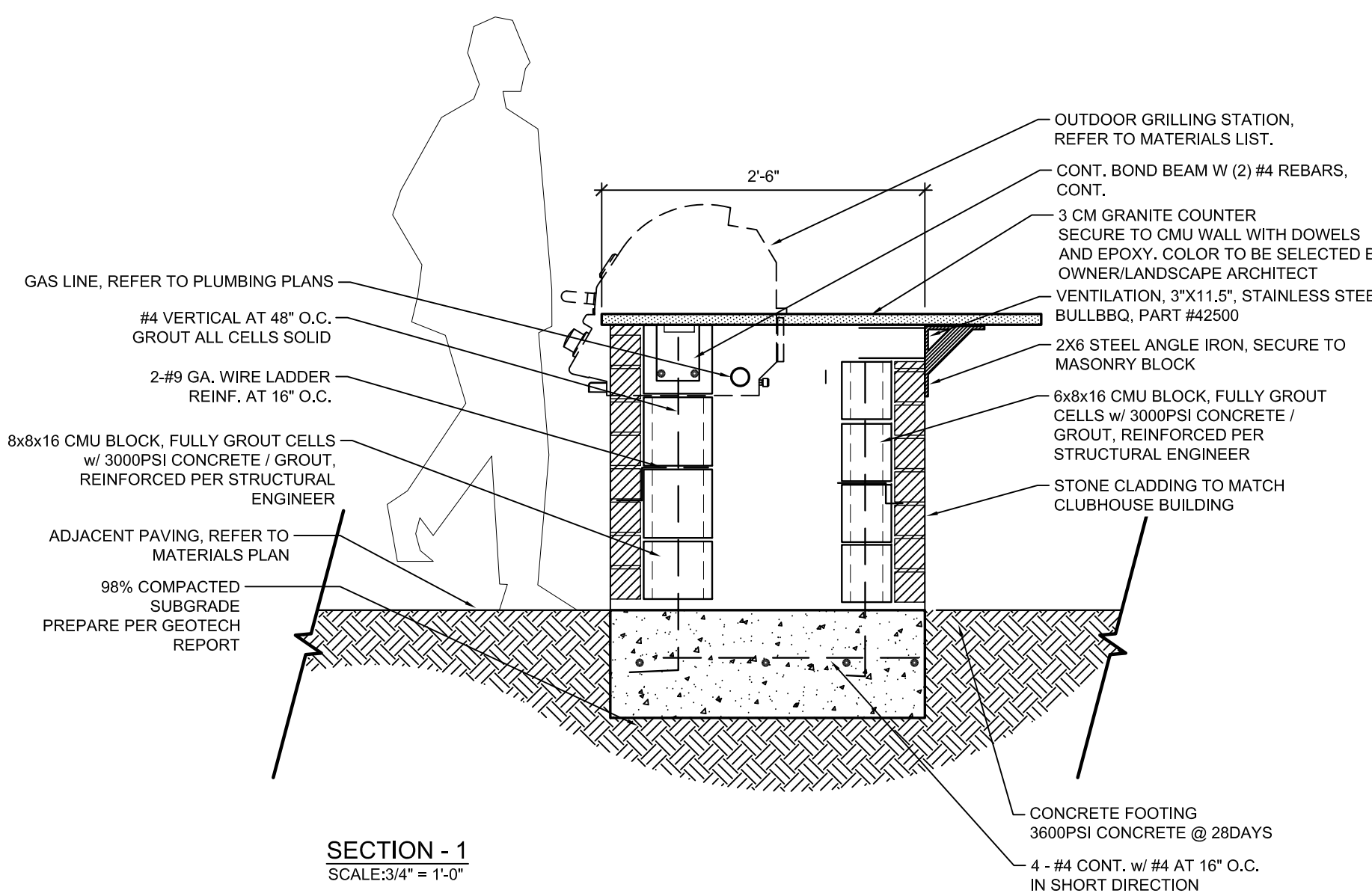
NOTES:

1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO TO BE REVIEWED AND APPROVED FOR DESIGN INTENT BY LANDSCAPE ARCHITECT PRIOR TO ORDERING OF MATERIAL AND BEGINNING OF CONSTRUCTION.
3. CONTRACTOR TO PROVIDED MOISTURE GUARD OF WOOD AND STAIN PRIOR TO INSTALLATION AND PURCHASING OF LUMBER MATERIAL AND INSTALLATION.
4. ALL METAL TO MATCH ARCHITECTURAL RAILING COLOR.
5. ALL METAL TO HAVE CONTINUOUS WELDS, GROUND SMOOTH, PRIME AND POWDERCOAT FINISH

NOT TO SCALE



OUTDOOR KITCHEN - PLAN
SCALE: 1/2" = 1'-0"



SECTION - 1
SCALE: 3/4" = 1'-0"

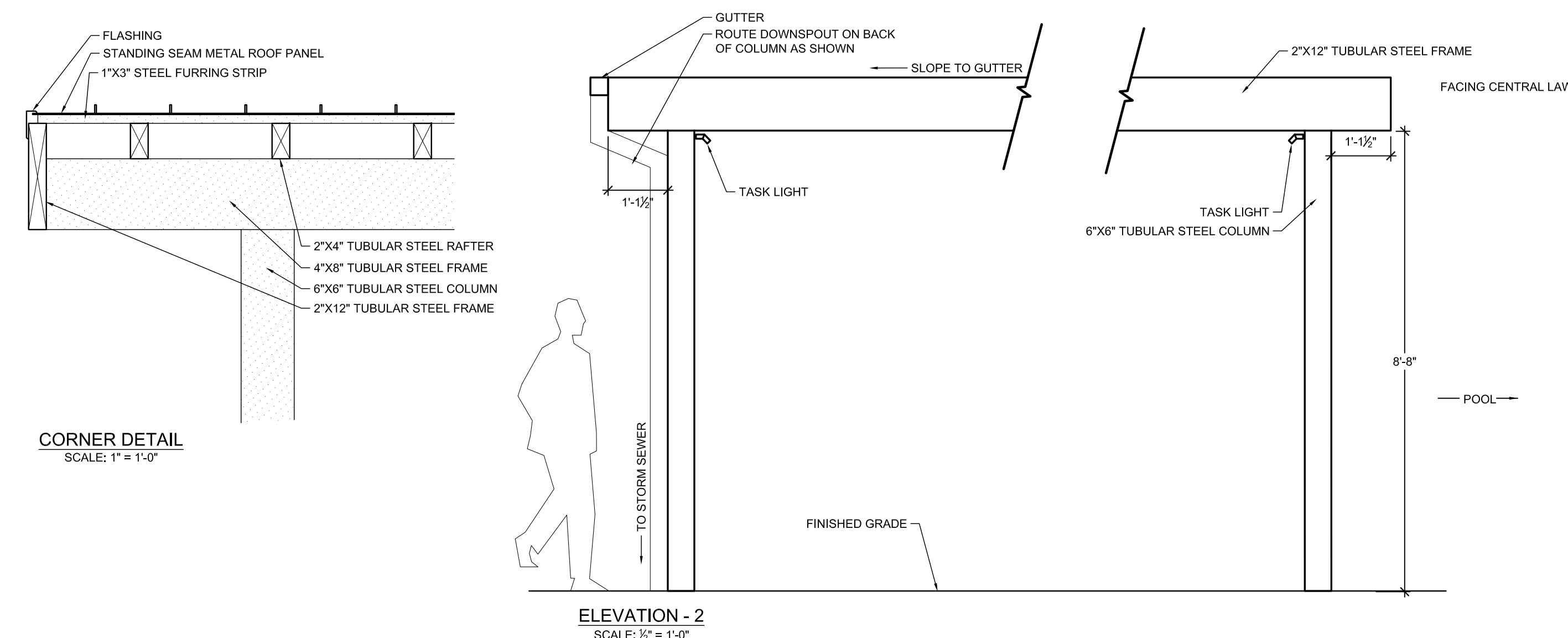
- MATERIALS LIST**
- OUTDOOR GRILL STATION**
36" BRAHMA STAINLESS STEEL NATURAL GAS GRILL
W/ FINISHING FRAME
BY BULLBBO
- GRILL JACKET**
36" GRILL INSULATION JACKET
BY BULLBBO
- DOUBLE ACCESS DOORS**
18X24 STAINLESS STEEL DOUBLE ACCESS DOORS
BY OCI
- *GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING TO BE LOCATED UNDER GRILL AND BEHIND ACCESS DOORS, PER LOCAL BUILDING CODE (REFER TO NOTE 6.1)
- NOTES:**
1. ALL WALLS, CONCRETE FOOTINGS AND REINFORCING TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER, CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS AND REVIEWED FOR DESIGN INTENT BY OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. ALL REINFORCING SHOWN FOR GRAPHICAL PURPOSES ONLY.
 3. CONTRACTOR TO INSTALL CONCRETE COUNTERTOP PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
 4. GRILL ASSEMBLY TO INCLUDE BUT NOT LIMITED TO GRILL, GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING, AUTOMATIC SHUT-OFF GAS TIMER SWITCH, AND VENTILATION.
 - 4.1. AUTOMATIC SHUT-OFF GAS TIMER SWITCH AND GAS SHUT-OFF VALVE ASSEMBLY TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, SHALL BE MOUNTED WITHIN ACCESSIBLE REACH RANGE OF 15" TO 48" AFF, AND SHALL BE OPERABLE WITH LESS THAN 5 LBS OF FORCE.
 5. REFER TO MANUFACTURER'S DETAILS AND INSTRUCTIONS FOR ALL CUT OUT DIMENSIONS FOR GAS GRILL AND ACCESS DOORS.
 6. CONTRACTOR TO INSTALL GRILL AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
 7. REFER TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MATERIAL, AND GRADING PLANS FOR ADDITIONAL INFORMATION.
- GENERAL GRILL INSTALLATION INSTRUCTIONS:**
1. CONTRACTOR TO INSTALL GRILL, GRILL AREA COMPONENTS, AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
 2. THE GRILL SHOULD NOT BE PLACED UNDER OR ON TOP OF ANY SURFACE THAT WILL BURN.
 3. DO NOT OBSTRUCT THE FLOW OF COMBUSTION AND VENTILATION AIR AROUND THE GRILL HOUSING.
 4. GAS VALVES ARE PRESET AT THE FACTORY TO OPERATE ON LP OR NATURAL GAS.
 5. UPPER AND LOWER LEVEL VENTS MUST BE PROVIDED FOR COMBUSTION AIR ON BOTH SIDES OF BUILT-IN CABINET. VENTS ON BBQ INSERT MUST REMAIN UNOBSTRUCTED TO ALLOW FOR COMBUSTION AIR AND VENTILATION. UPPER VENTS MUST BE LOCATED WITHIN 5 INCHES/12.7 CM/127 MM FROM THE TOP OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE VENT. LOWER VENTS MUST BE LOCATED WITHIN 1 INCH/2.54CM/25.4 MM FROM THE BOTTOM OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE FIRST VENT OPENINGS AND NO MORE THAN 5 INCHES/12.7 CM/127 MM FROM THE BOTTOM OF THE ISLAND ENCLOSURE TO THE TOP OF THE VENT.
 6. VENTS MUST BE PROVIDED FOR COMBUSTION AIR AND VENTILATION ON BOTH SIDES OF BUILT-IN CABINET.
 7. THE SIDES AND BACK OF THE GRILL SHOULD NOT BE ANY CLOSER THAN 21 INCHES/54 CM/533 MM TO COMBUSTIBLE CONSTRUCTION

MANUFACTURERS:

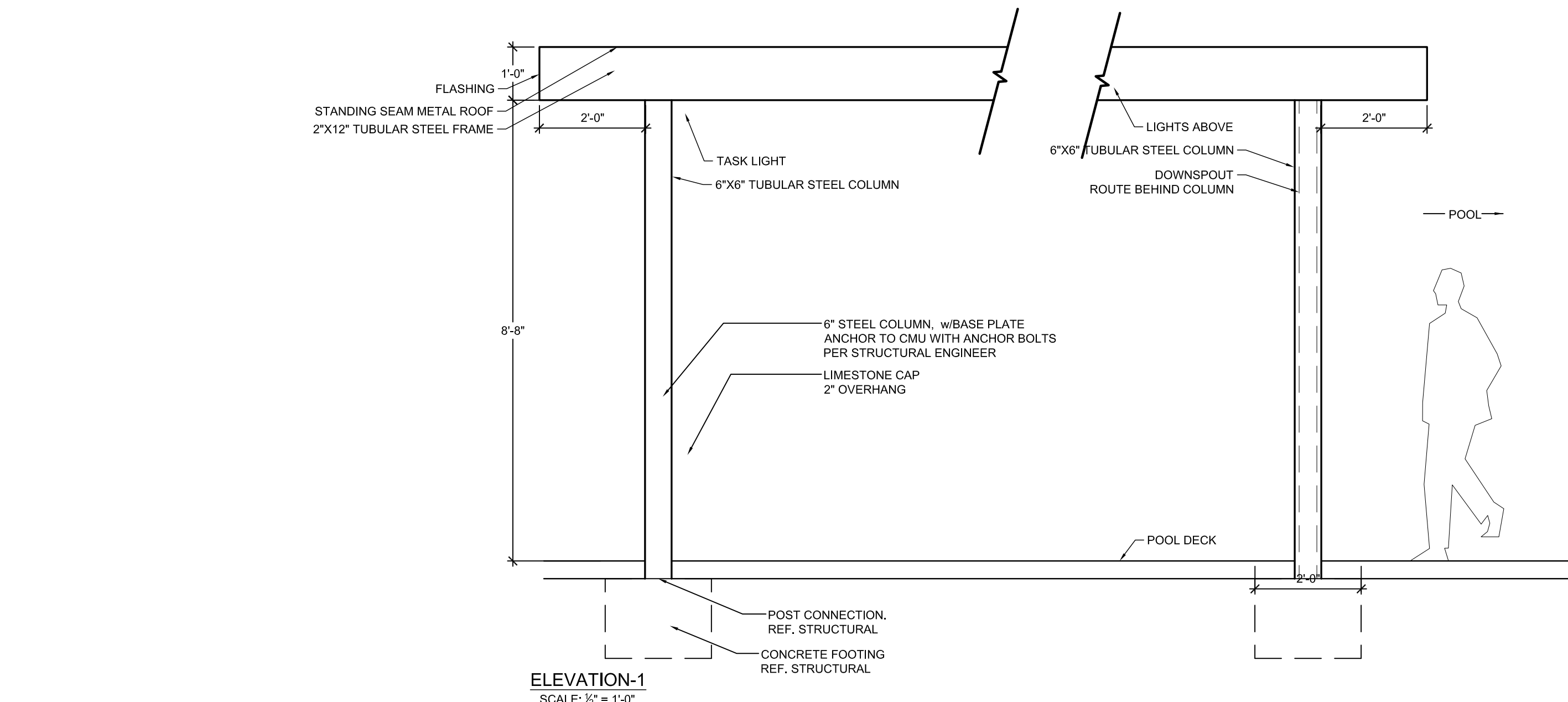
GRILL APPLIANCES AND FURNISHINGS
BULL OUTDOOR PRODUCTS
2483 WEST WALNUT AVE.
RIALTO CA, 92376
PHONE: (800) 521-2855

1 **OUTDOOR KITCHEN (H-11)**
L401 PLAN, SECTION, ELEVATION

SCALE: VARIES

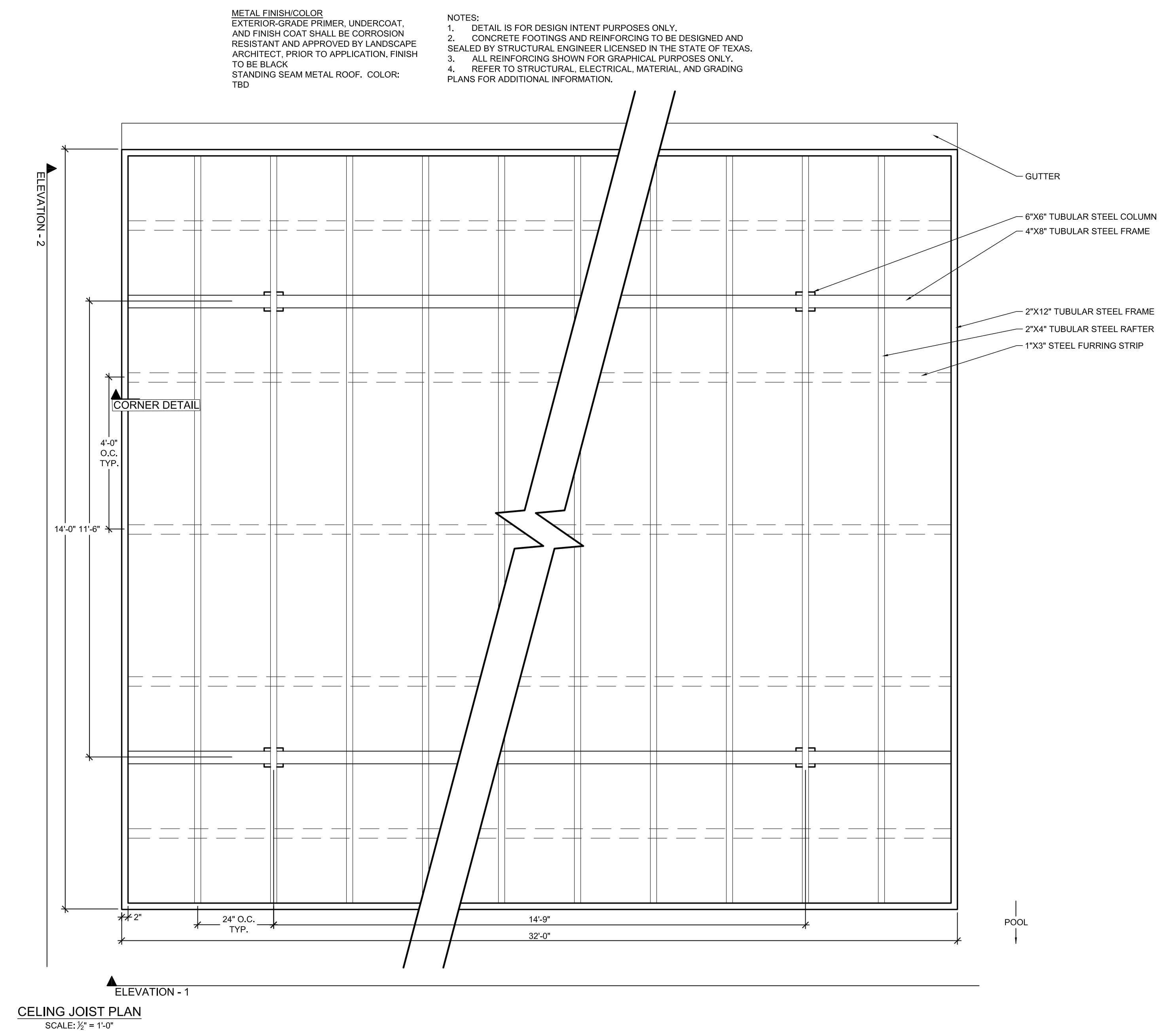


ELEVATION - 2
SCALE: 1/2" = 1'-0"



ELEVATION-1
SCALE: 1/2" = 1'-0"

2 **TUBE STEEL SHADE STRUCTURE (H-12)**
L401 PLAN, ELEVATION, SECTION



CEILING JOIST PLAN
SCALE: 1/2" = 1'-0"

SCALE: VARIES

THE GARRETT COMPANIES
LANDSCAPE ARCHITECTURE
317-866-7923
1051 GREENWOOD SPRINGS BLVD #101
GREENWOOD, IN 46143
www.thegarrettfco.com

08/21/2020

NOT FOR CONSTRUCTION

PROJECT #:	19-XX
DRAWN BY:	NAS

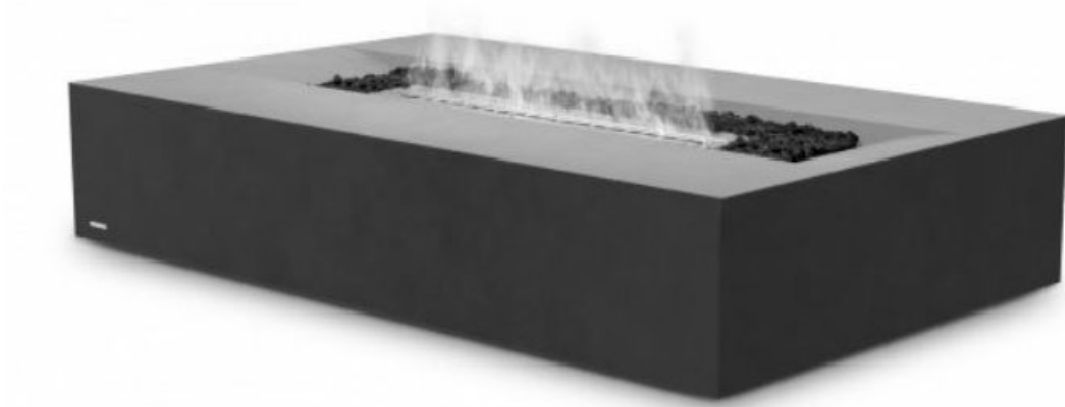
CONSTRUCTION DOCUMENTS ISSUE FOR CONSTRUCTION	08.21.2020 --
--	------------------

REVISION SCHEDULE		
#	DATE	DESCRIPTION

PARKER AND PINE MULTI-FAMILY
OVERALL SITE
PARKER, COLORADO
LANDSCAPE PLANS

SITE DETAILS

L401



SPECIFICATIONS:

MANUFACTURER
BROWN JORDAN FIRES
WWW.BROWNJORDANFIRES.COM

PRODUCT
FLO FIRE TABLE
SKU#: BJF-3.FLO.GH.G
65"L x 34.5"W x 13.3"H

MATERIAL/COLOR
MATERIAL: CONCRETE
BURNER: STAINLESS STEEL
COLOR: GRAPHITE
FUEL: NATURAL GAS (\$5,000 BTU/HR)

NOTE:
1. REFER TO MATERIAL PLAN FOR FIRE TABLE LOCATION.
2. INSTALL BENCH PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

1 FIRE TABLE (H-13)

L402 IMAGE

NOT TO SCALE

2 6' HT. POOL FENCE (H-14)

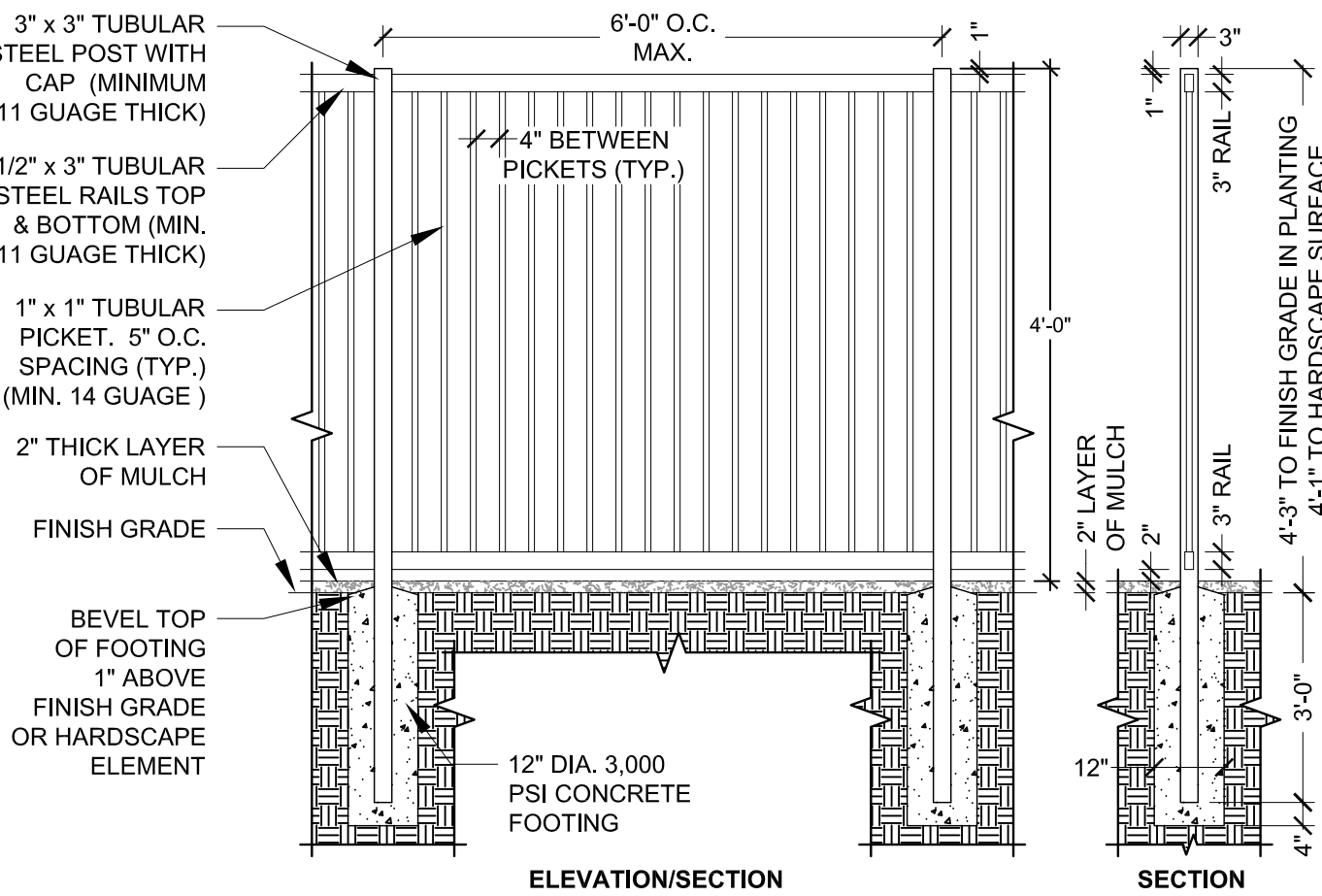
L402 SECTION ELEVATION

NOT TO SCALE

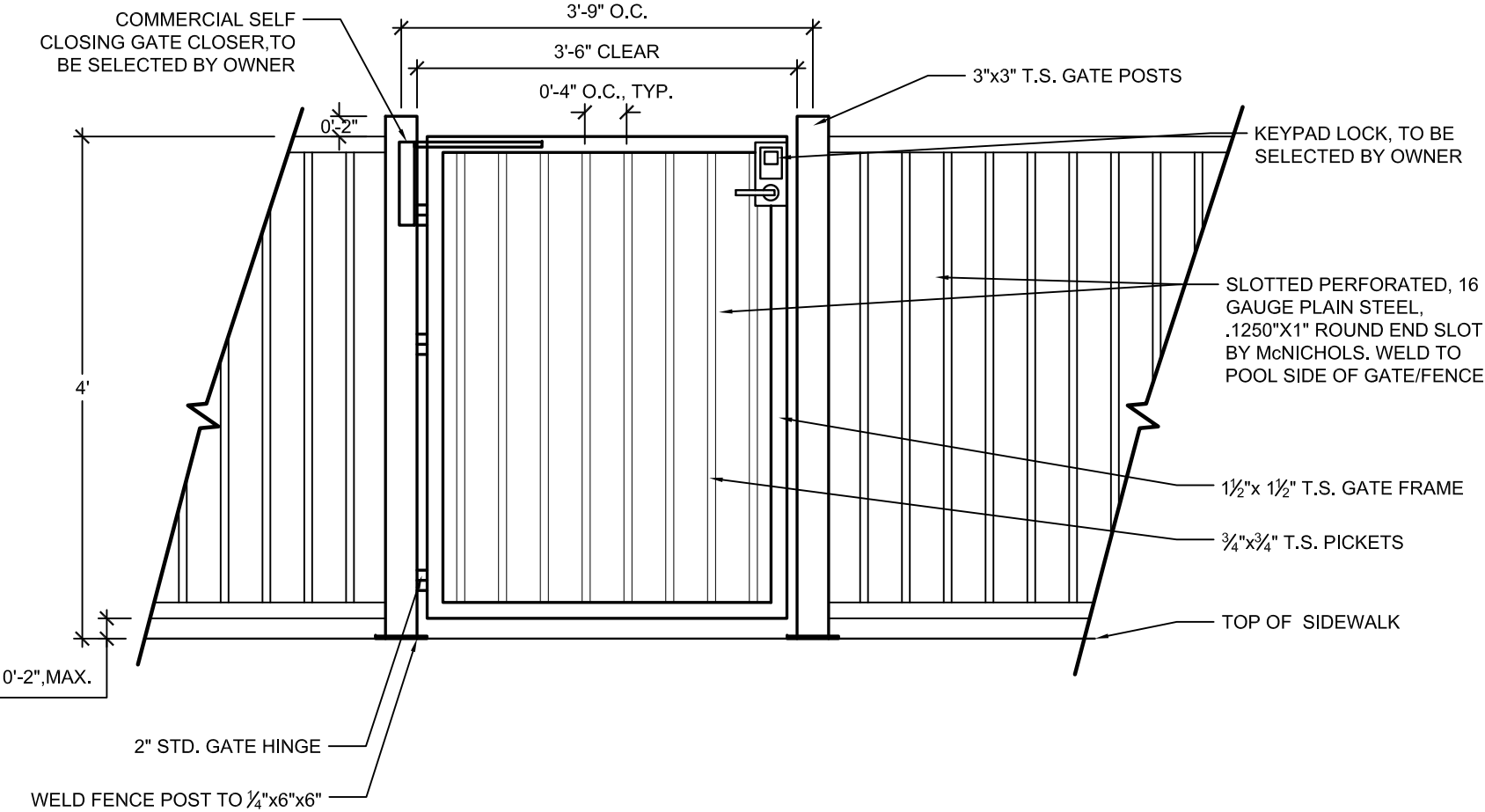
3 6' HT. X 42" WIDTH POOL GATE (H-15)

L402 ELEVATION

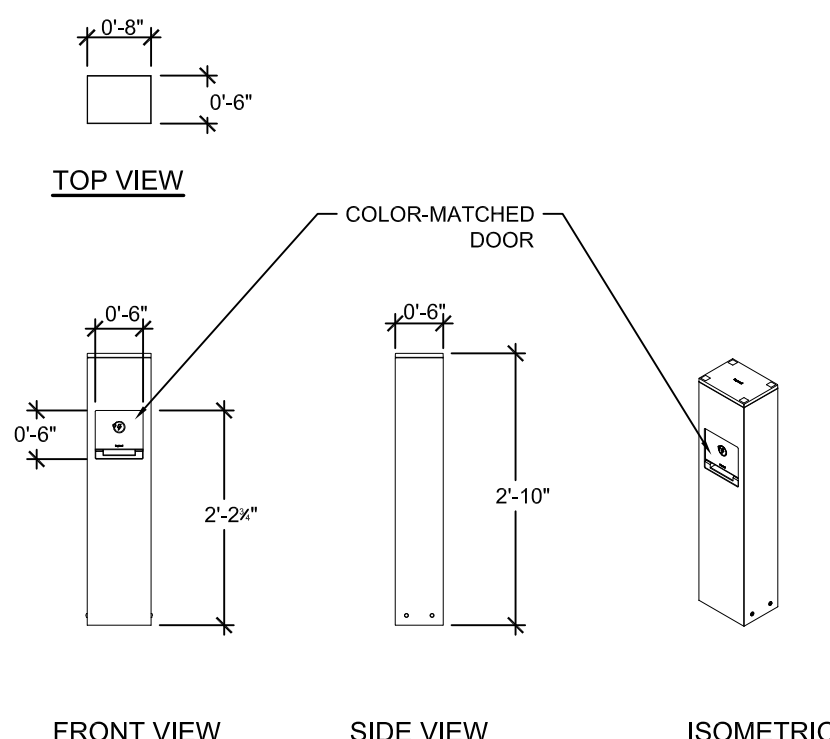
1/2" = 1'-0"



NOTES:
1. POOL FENCE SHALL COMPLY WITH ALL CURRENT LOCAL, STATE AND FEDERAL GUIDELINES AND STANDARDS AND CURRENT STATE OF COLORADO POOL CODE.
2. MAXIMUM SPACE BETWEEN POSTS SHALL BE 6'-0".
3. FENCE POSTS TO BE LOCATED A MAXIMUM OF 4' FROM BUILDING.
4. ALL STEEL RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH, PRIME AND POWDERCOAT FINISH.
5. ALL STEEL RAILING COLOR TO MATCH BUILDING RAILING.
6. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO VERIFY CONCRETE FOOTING SIZE AND REINFORCEMENT WITH GEOTECH REPORT PRIOR TO INSTALLATION.
8. REFER TO MATERIALS PLAN FOR FENCE LOCATION.



NOTES:
1. CONTRACTOR TO FABRICATE GATE FROM DEMOLISHED GATE MATERIALS WHERE POSSIBLE.
2. THE GATE AND FENCE SHALL HAVE NO OPENINGS GREATER THAN 0.5 INCH WITHIN 18 INCHES OF THE PANIC BAR BUTTON.
3. ALL STEEL GATE AND RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH, PRIME AND PAINT FINISH.
4. ALL STEEL COLOR TO MATCH BUILDING RAILING.
5. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
7. ALL GATES TO COMPLY WITH CURRENT LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.
8. REFER TO MATERIALS PLAN FOR POOL GATE LOCATIONS.
9. FINAL GATE DESIGN MAY VARY



SPECIFICATIONS:
MANUFACTURER
LANDSCAPE FORMS - LEGRAND
PRODUCT
BM (OUTDOOR POWER)
PP (POWER PEDESTAL)
1GU1 (2-GANG, 1 DUPLEX GFCI RECEPTACLE & 1 4-PORT USB OUTPUT)
COLOR
LSIL (L-SILVER)
CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 972.740.3373

NOTE:
1. REFER TO LIGHTING PLAN FOR LOCATION.
2. INSTALL POWER PEDESTAL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

4 4' HT. DOG PARK FENCE (H-16)

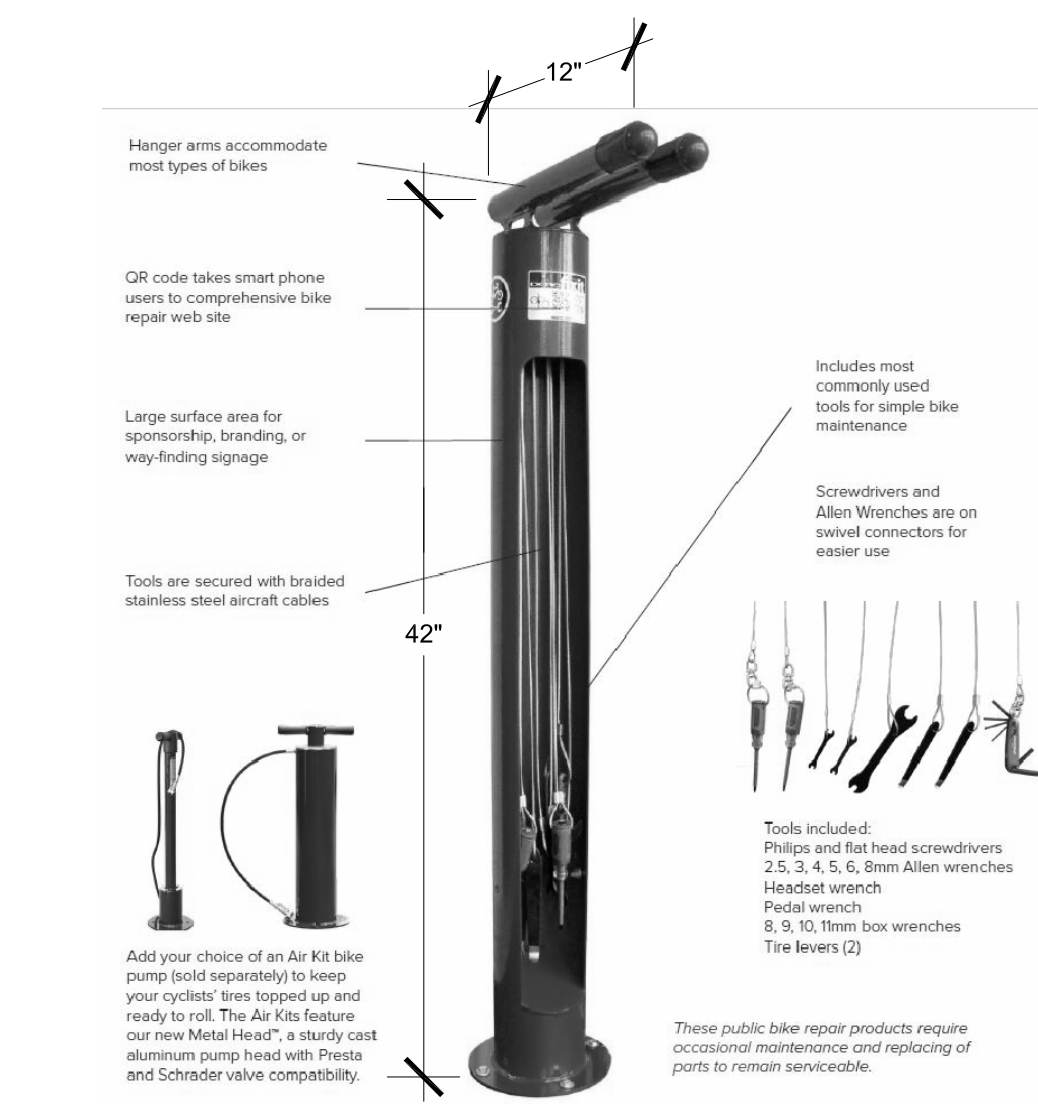
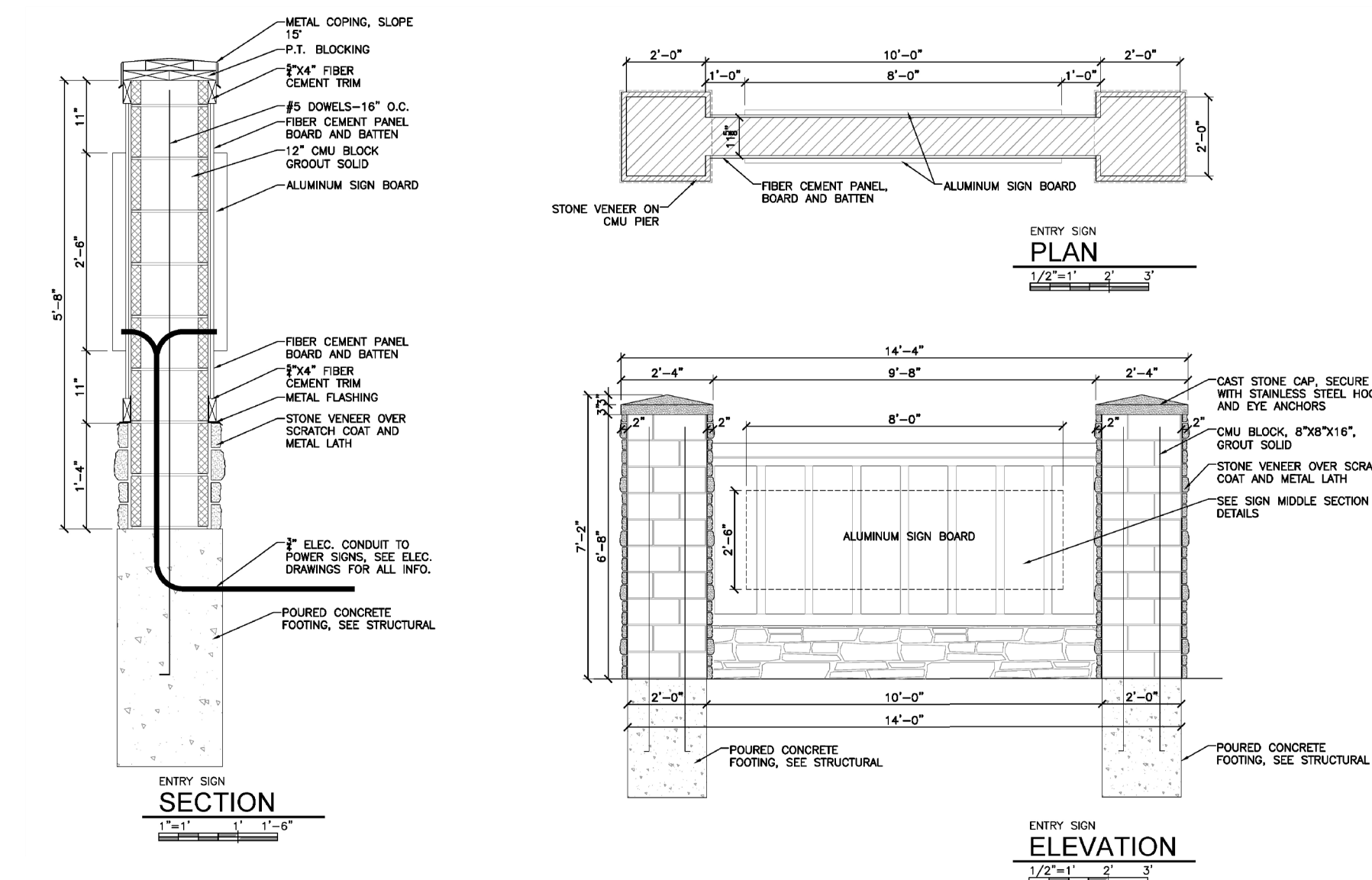
L402 SECTION ELEVATION

NOT TO SCALE

5 4' HT. X 42" WIDTH DOG PARK GATE (H-17)

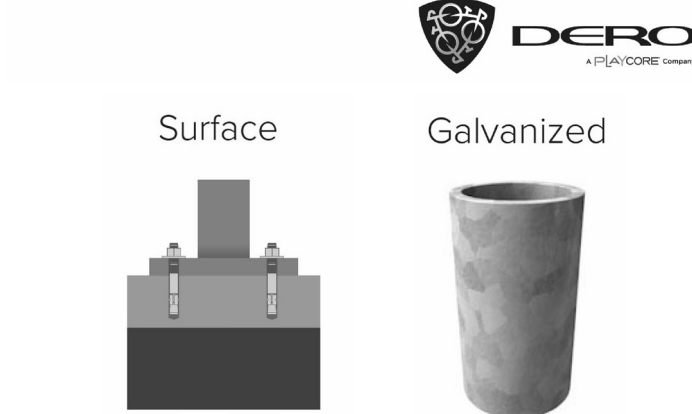
L402 SECTION

NOT TO SCALE



The Fixit includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs. The tools are securely attached to the stand with stainless steel cables and tamper-proof fasteners. Hanging the bike from the hanger arms allows the pedals and wheels to spin freely while making adjustments.

Patents D680,914 and US 9,498,880 B2



PRODUCT: DERO FIXIT, BIKE REPAIR STATION
MANUFACTURER: DERO 1-888-337-6729 WWW.DERO.COM
MOUNTING TYPE: SURFACE
FINISH: GALVANIZED
INCLUDED OPTIONS: AIR KIT BIKE PUMP
QUANTITY: 1

NOTES:
1. FIXIT STATION TO BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.
2. FIXIT STATION FINISH TO BE GALVANIZED.
3. FIXIT STATION SPACING PER MANUFACTURER'S RECOMMENDATIONS.

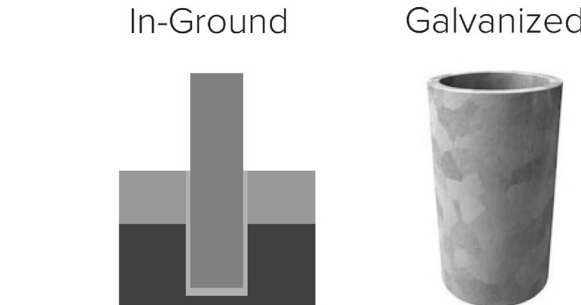
6 POWER/USB PEDESTAL (H-18)

L402 PLAN, ELEVATION, ISOMETRIC

NOT TO SCALE

Beefed Up Security

For added security and peace of mind, the Heavy Duty Hoop Rack uses a larger, thicker pipe than our standard Hoop Rack. The Heavy Duty Hoop meets APBP guidelines for u-lock compatibility and two points of support for the bike.



PRODUCT: DERO HOOP RACK HEAVY DUTY BIKE RACK
MANUFACTURER: DERO 1-888-337-6729 WWW.DERO.COM
MOUNTING TYPE: IN-GROUND
FINISH: GALVANIZED
QUANTITY: 3

NOTES:
1. BIKE RACK TO BE IN-GROUND MOUNTED PER MANUFACTURER'S SPECIFICATIONS.
2. BIKE RACK FINISH TO BE GALVANIZED.
3. BIKE RACK SPACING PER MANUFACTURER'S RECOMMENDATIONS.

7 MONUMENT SIGN (H-21)

L402 SECTION

NOT TO SCALE

8 BIKE FIX-IT STATION (S-20)

L402 SECTION

NOT TO SCALE

9 BIKE RACK (S-21)

L402 SECTION

NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER
VICTOR STANLEY

PRODUCT
PRSN4-10
6' LENGTH

COLOR/FINISH
FRAME: BLACK
SLATS: RECYCLED PLASTIC- MAPLE

CONTACT
SARAH KWON
(P): 410.257.7579
SARAHK@VICTORSTANLEY.COM
WWW.VICTORSTANLEY.COM

NOTE:
1. IMAGE IS FOR DESIGN INTENT PURPOSES ONLY.
2. REFER TO MATERIALS PLAN FOR BENCH LOCATIONS.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

1

BENCH (S-01)

L403

IMAGE

NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER
BYO RECREATION

MODEL
BYO-PE-8295

CONTACT:
BYO RECREATION, INC.
405 GOLFWAY WEST DRIVE, STE. 302
SAINT AUGUSTINE, FL 32095
(800) 853-5316
www.byoplground.com

NOTES:
1. INSTALL DOG WATER STATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE LEVER STYLE HANDLE IN LIEU OF GATE VALVE SHOWN.
2. REFER TO MATERIAL PLAN FOR DOG WATER STATION LOCATIONS.

2

PET DRINKING FOUNTAIN (S-18)

L403

IMAGE

NTS



SPECIFICATIONS:

MANUFACTURER
GREAT AMERICAN PROPERTY MANAGEMENT

MODEL
METAL DELUXE PET WASTE STATION - DOG ART
SKU: RKPWW3B

SIGNAGE MESSAGE
THROW US A BONE, GREEN

CONTACT:
GREAT AMERICAN PROPERTY MANAGEMENT
6701 CONCORD PARK DRIVE
HOUSTON, TX 77040
P:1.800.676.3979

NOTES:
1. REFER TO MATERIAL PLAN FOR PET WASTE STATION LOCATION.
2. INSTALL PET WASTE STATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. DISPENSER AND POST LOCATION SHALL BE WITHIN ACCESSIBLE REACH (10") FROM ADJACENT ACCESSIBLE ROUTE.

Throw Us A Bone, Green

3

PET WASTE STATION (S-17)

L403

IMAGE

NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER
LIVIN THE DOG LIFE

MODEL
HAMMIE'S TUNNEL HOUSE

CONTACT:
LIVIN THE DOG LIFE
3815 RIVER CROSSING PKWY #100
INDIANAPOLIS, IN 46240
800-931-1562
www.livinthedoglife.com



SPECIFICATIONS:

MANUFACTURER
BARKPARK

MODEL
STEPPING STONES

CONTACT:
BARKPARK
1675 LOCUST STREET
RED BUD, ILLINOIS 62278
800-458-5872
www.dogparkproduct.com



SPECIFICATIONS:

MANUFACTURER
LIVIN THE DOG LIFE

MODEL
MINI HILL CLIMB

CONTACT:
LIVIN THE DOG LIFE
3815 RIVER CROSSING PKWY #100
INDIANAPOLIS, IN 46240
800-931-1562
www.livinthedoglife.com

NOTES:
1. INSTALL DOG PLAY EQUIPMENT PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
2. REFER TO MATERIALS PLAN FOR DOG PLAY EQUIPMENT LOCATIONS.

4

DOG PARK PLAY STRUCTURES (S-19)

L403

IMAGE

NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER
LUJO LIVING
WWW.LUJOLIVING.COM

PRODUCT
FREE-STANDING HAMMOCK - DOUBLE QUILTED
TAJ COLLECTION

MATERIAL/COLOR
FABRIC COLOR: LEAD CHINE

NOTE:
1. REFER TO MATERIAL PLAN FOR HAMMOCK LOCATIONS.
2. INSTALL HAMMOCK PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

5

HAMMOCK (S-06)

L403

IMAGE

NOT TO SCALE



HORIZONTAL BAR



ROWING MACHINE



PARALLEL BARS



SEATED CHEST PRESS



PULL UP & DIP STATION



SEATED LAT PULL

SPECIFICATIONS:

MANUFACTURER
TRIACTIVE USA

PRODUCT
PARK & RECREATION/
OUTDOOR FITNESS EQUIPMENT

CONTACT INFORMATION:
TRIACTIVE USA
P: 800.509.0597
www.triactiveusa.com

NOTES:
1. REFER TO MATERIALS PLAN FOR LOCATIONS.
2. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

6

FITNESS STATIONS (S-14)

L403

IMAGE

NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER
QCP

PRODUCT
CORNHOLE

COLOR
FRENCH GREY

CONTACT INFORMATION:
ANTHONY VARGAS
P: 951.256.3228
anthony.vargas@qcp-corp.com

NOTE:
1. OR APPROVED EQUAL.
2. REFER TO MATERIALS PLAN FOR LOCATION.
3. (2) TWO TOTAL TARGETS

7

CORNHOLE (S-10)

L403

IMAGE

NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER
VICTOR STANLEY

PRODUCT
RTH-24
DOME LID

COLOR/FINISH
FRAME: BLACK
SLATS: RECYCLED PLASTIC- MAPLE

CONTACT
SARAH KWON
(P): 410.257.7579
SARAHK@VICTORSTANLEY.COM
WWW.VICTORSTANLEY.COM

NOTE:
1. IMAGE IS FOR DESIGN INTENT PURPOSES ONLY.
2. REFER TO MATERIALS PLAN FOR TRASH RECEPTACLE LOCATIONS.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

8

TRASH RECEPTACLE (S-11)

L403

IMAGE

NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER
TEXACRAFT

PRODUCT
NEXUS ROSEWOOD STACK CHAISE LOUNGE
M77009
30.5"W X 14.5"D X 14.5"H

COLOR
WEAVE

CONTACT
HEATHER PITTMAN
PO BOX 888
HALEYVILLE, AL 35565
EMAIL: H@TEXACRAFT.COM
PHONE: 800-313-6052
WWW.TEXACRAFT.COM



SPECIFICATIONS:

MANUFACTURER
TEXACRAFT

PRODUCT
IN-POOL LOUNGER
23"W X 24.5H

COLOR
WHITE

CONTACT
HEATHER PITTMAN
PO BOX 888
HALEYVILLE, AL 35565
EMAIL: H@TEXACRAFT.COM
PHONE: 800-313-6052
WWW.TEXACRAFT.COM

NOTE:
1. IMAGE IS FOR DESIGN INTENT PURPOSES ONLY.
2. REFER TO MATERIALS PLAN-FURNITURE FOR LOCATIONS.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

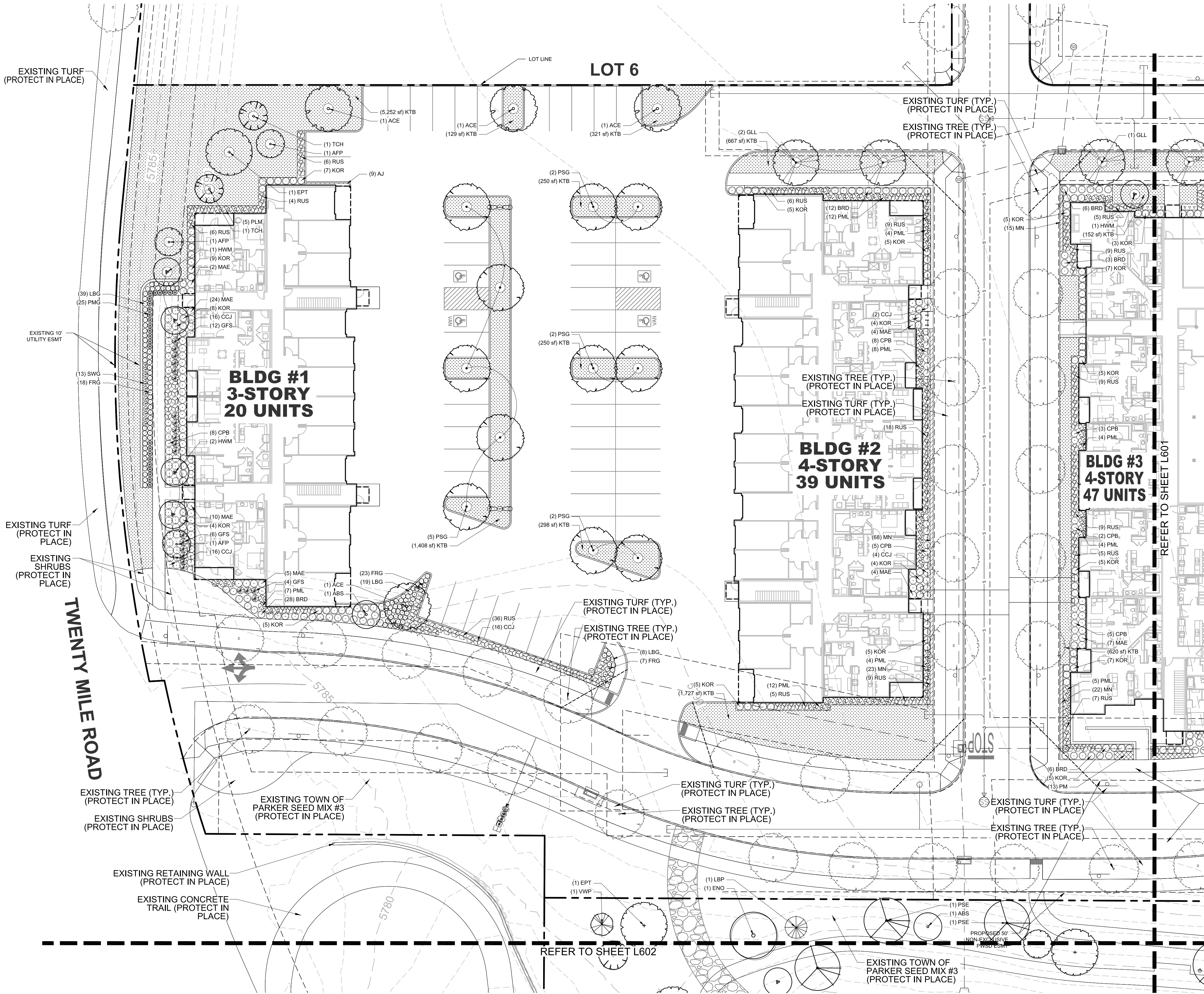
10

IN-POOL CHAISE LOUNGE CHAIR (S-16)

L403

IMAGE

NOT TO SCALE



PLANTING SCHEDULE

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
	ACE	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'
	ENO	ENGLISH OAK	QUERCUS ROBUR
	EPT	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'
	IMP	IMPERIAL HONEYLOCUST	GLEDTISIA TRICANTHOS 'INERMIS' IMPERIAL'
	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
	GLL	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'

ORNAMENTAL TREES			
	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'

EVERGREEN TREES			
	VWP	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'

DECIDUOUS SHRUBS			
	CPB	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA
	KOR	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'
	GFS	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
	PML	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'
	KBW	KOREAN BOXWOOD	BUXUS 'KOREAN'
	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUSCHOVICA 'MANHATTAN'

LOW/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUTII 'HANCOCK'

PERENNIALS			
	DF	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'
	PM	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'

ORNAMENTAL GRASSES			
	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'
	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM

TURF GRASSES			
	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND BY TURFMASTER SOD

NOTE: REFERENCE SHEET L604 FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD, HYDROZONE AND NOTES.

THE GARRETT COMPANIES
LANDSCAPE ARCHITECTURE
317-886-7923
1051 GREENWOOD SPRINGS BLVD #101
GREENWOOD, IN 46143
www.thegarrettlco.com

08/21/2020

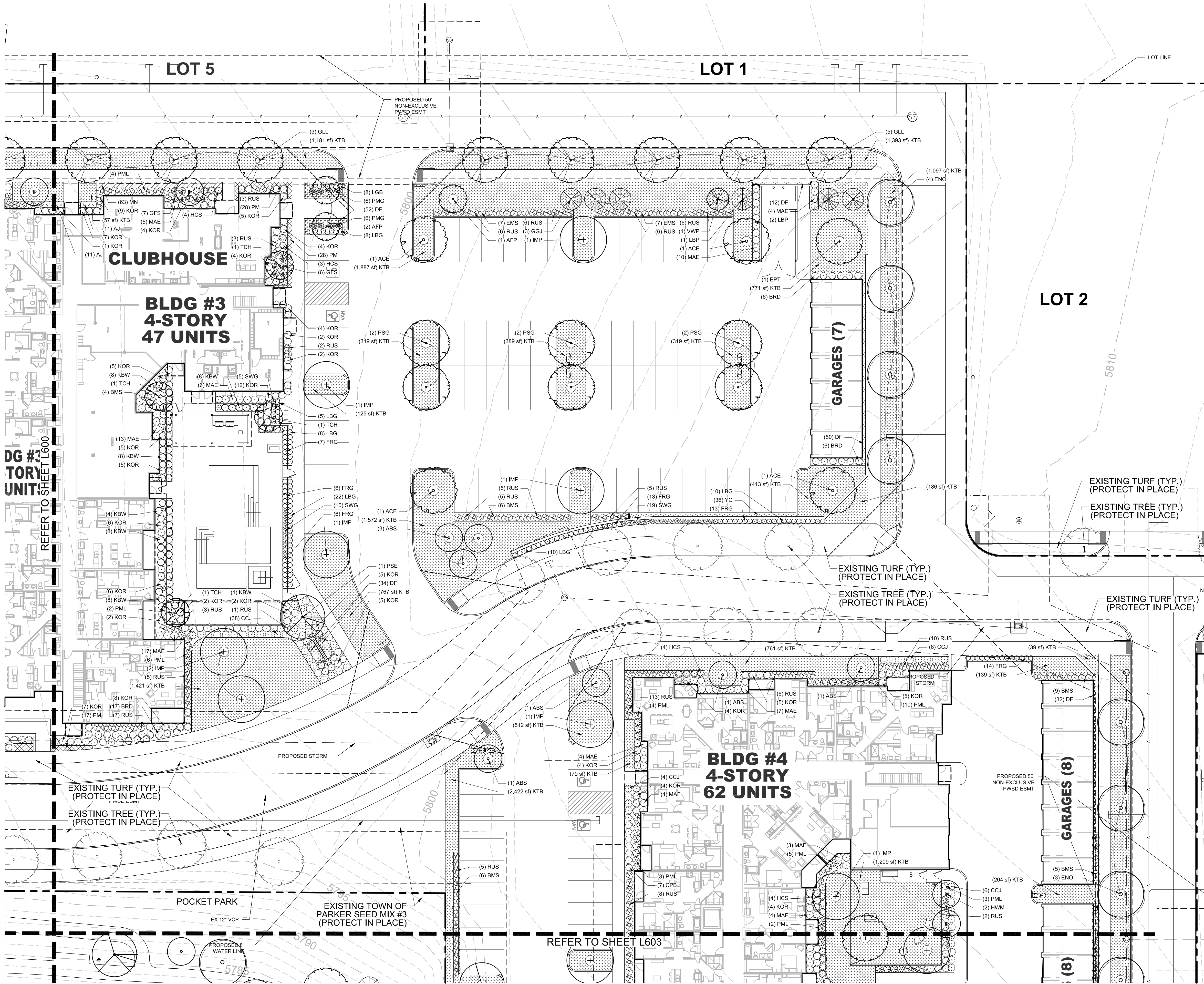
NOT FOR CONSTRUCTION

PROJECT #:	19-XX	
DRAWN BY:	NAS	
CONSTRUCTION DOCUMENTS ISSUE FOR CONSTRUCTION	08.21.2020 —	
REVISION SCHEDULE		
#	DATE	DESCRIPTION

PARKER AND PINE MULTI-FAMILY
OVERALL SITE
PARKER, COLORADO
LANDSCAPE PLANS

PLANTING PLAN

L600



PLANTING SCHEDULE

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
	ACE	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'
	ENO	ENGLISH OAK	QUERCUS ROBUR
	EPT	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'
	IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS 'INERMIS' IMPERIAL'
	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
	GLL	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'

ORNAMENTAL TREES			
	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'

EVERGREEN TREES			
	VWP	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'

DECIDUOUS SHRUBS			
	CPB	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA
	KOR	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'
	GFS	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
	PML	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'
	KBW	KOREAN BOXWOOD	BUXUS 'KOREAN'
	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'

LOW/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUTII 'HANCOCK'

PERENNIALS			
	DF	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'
	PM	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'

ORNAMENTAL GRASSES			
	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'
	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM

TURF GRASSES			
	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND BY TURFMASTER SOD

NOTE: REFERENCE SHEET L604 FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD, HYDROZONE AND NOTES.

THE GARRETT COMPANIES
LANDSCAPE ARCHITECTURE

317-866-7923
1051 GREENWOOD SPRINGS BLVD #101
GREENWOOD, IN 46143
www.thegarrettlco.com

08/21/2020

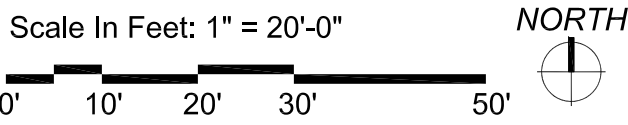
NOT FOR CONSTRUCTION

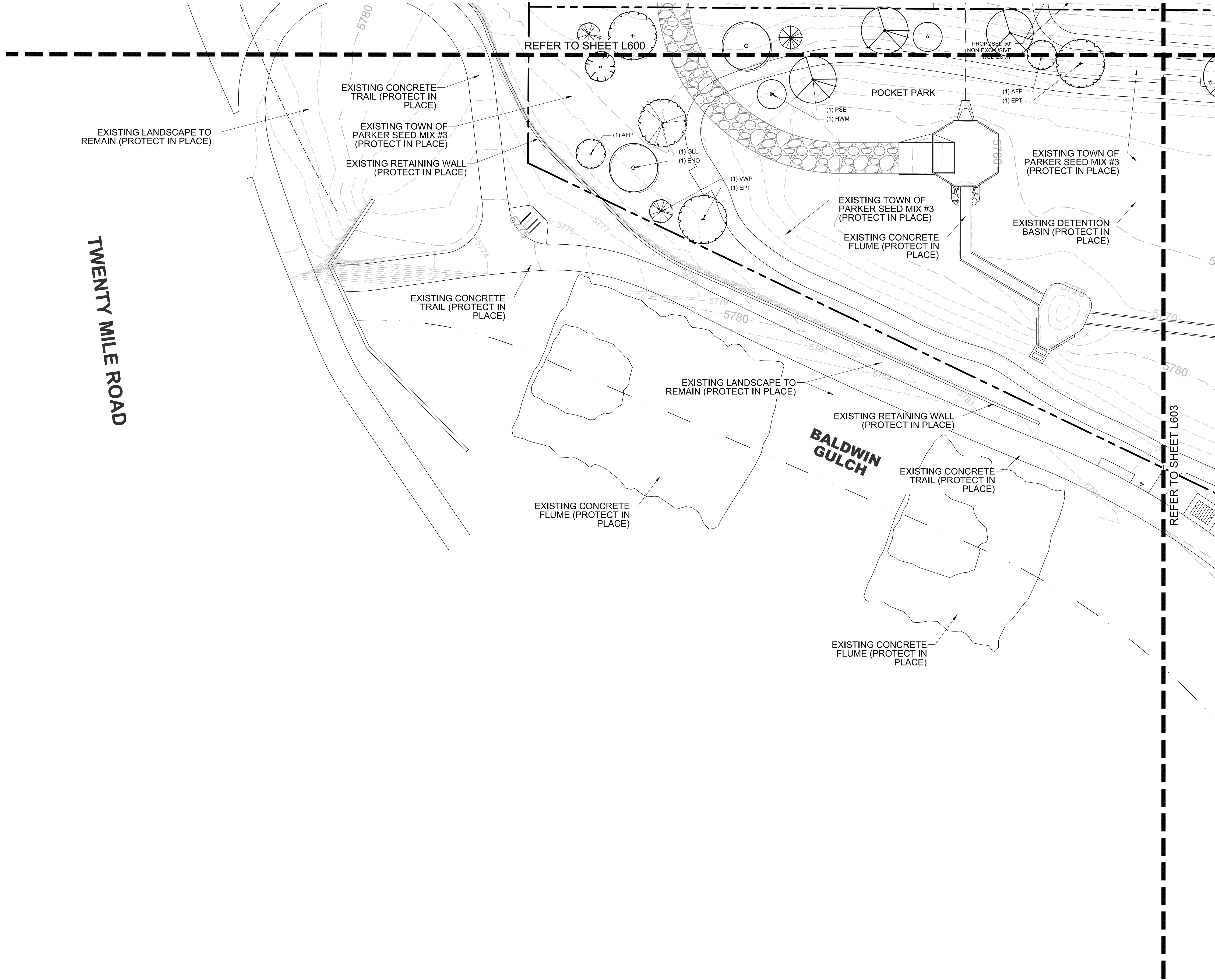
PROJECT #:	19-XX	
DRAWN BY:	NAS	
CONSTRUCTION DOCUMENTS ISSUE FOR CONSTRUCTION	08.21.2020 —	
REVISION SCHEDULE		
#	DATE	DESCRIPTION

PARKER AND PINE MULTI-FAMILY
OVERALL SITE
PARKER, COLORADO
LANDSCAPE PLANS

PLANTING PLAN

L601





PLANTING SCHEDULE

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
	ACE	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'
	ENO	ENGLISH OAK	QUERCUS ROBUR
	EPT	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'
	IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS 'INERMIS' IMPERIAL'
	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
	GLL	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'

ORNAMENTAL TREES			
	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'

EVERGREEN TREES			
	VWP	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'

DECIDUOUS SHRUBS			
	CPB	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA
	KOR	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'
	GFS	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
	PML	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'
	KBW	KOREAN BOXWOOD	BUXUS 'KOREAN'
	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'

LOW/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'

PERENNIALS			
	DF	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'
	PM	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'

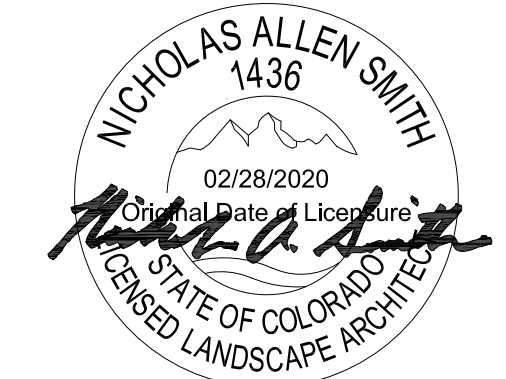
ORNAMENTAL GRASSES			
	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'
	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM

TURF GRASSES			
	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND BY TURFMASTER SOD

NOTE: REFERENCE SHEET L604 FOR COMPLETE LANDSCAPE SCHEDULE INCLUDING QUANTITIES, SIZE, HEIGHT, SPREAD, HYDROZONE AND NOTES.



THE GARRETT COMPANIES
LANDSCAPE ARCHITECTURE
317-886-7923
1051 GREENWOOD SPRINGS BLVD #101
GREENWOOD, IN 46143
www.thegarrettfco.com



08/21/2020

NOT FOR CONSTRUCTION

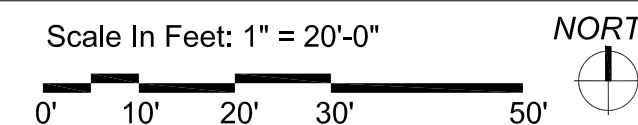
PROJECT #:	19-XX	
DRAWN BY:	NAS	
CONSTRUCTION DOCUMENTS ISSUE FOR CONSTRUCTION	08.21.2020 —	
REVISION SCHEDULE		
#	DATE	DESCRIPTION

PARKER AND PINE MULTI-FAMILY
OVERALL SITE
PARKER, COLORADO
LANDSCAPE PLANS

PLANTING PLAN

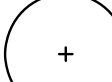
L602

PLANTING PLAN



811
CALL BEFORE YOU DIG
IT'S THE LAW!

PLANTING SCHEDULE

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
	ACE	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'
	ENO	ENGLISH OAK	QUERCUS ROBUR
	EPT	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'
	IMP	IMPERIAL HONEYLOCUST	GLEDTISIA TRICANTHOS INERMIS 'IMPERIAL'
	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
	GLL	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'

ORNAMENTAL TREES

	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'

EVERGREEN TREES

	VWP	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'

DECIDUOUS SHRUBS

	CPB	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
	RUS	RUSSIAN SAGE	PEROVSKIA TRIPLICIFOLIA
	KOR	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'
	GFS	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
	PML	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'
	KBW	KOREAN BOXWOOD	BUXUS 'KOREAN'
	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUSCHOWICHA 'MANHATTAN'

LOW/SPREADING SHRUBS

	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'

PERENNIALS

	DF	DWARF BLANKETFLOWER	GALLARDIA X GRANDIFLORA 'GOBLIN'
	PM	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'

ORNAMENTAL GRASSES

	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'
	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM

TURF GRASSES

	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND BY TURFMASTER SOD
---	------------	----------------------------------	--

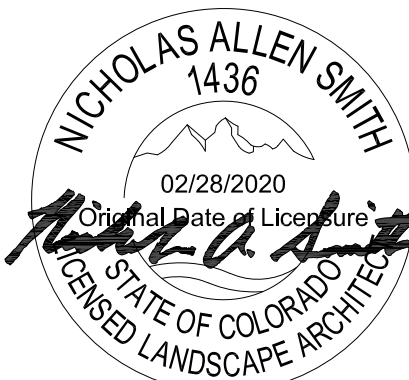
NOTE: REFERENCE SHEET L604 FOR COMPLETE
LANDSCAPE SCHEDULE INCLUDING QUANTITIES,
SIZE, HEIGHT, SPREAD, HYDROZONE AND NOTES.



THE GARRETT COMPANIES

LANDSCAPE ARCHITECTURE

317-886-7923
1051 GREENWOOD SPRINGS BLVD #101
GREENWOOD, IN 46143
www.thegarrettco.com



08/21/2020

**NOT FOR
CONSTRUCTION**

PROJECT #:	19-XX
DRAWN BY:	NAS

CONSTRUCTION DOCUMENTS	08.21.2020
ISSUE FOR CONSTRUCTION	—

REVISION SCHEDULE		
#	DATE	DESCRIPTION

PARKER AND PINE MULTI-FAMILY

PARKER, COLORADO

LANDSCAPE PLANS

PLANTING PLAN

L603

PLANTING SCHEDULE

SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT (FEET)	WIDTH (FEET)	HYDROZONE	NOTES	%
DECIDUOUS CANOPY TREES										
	ACE	12	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	2" CAL.	50	30	M-H	BALLED & BURLAPPED	13
	PSG	23	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	2" CAL.	40	30	M-H	BALLED & BURLAPPED	23
	ENO	17	ENGLISH OAK	QUERCUS ROBUR	2" CAL.	45	30	M-H	BALLED & BURLAPPED	18
	EPT	9	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'	2" CAL.	50	30	M-H	BALLED & BURLAPPED	10
	IMP	12	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'	2" CAL.	35	30	M-H	BALLED & BURLAPPED	13
	PSE	9	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2" CAL.	40	30	M-H	BALLED & BURLAPPED	10
	GLL	12	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'	2" CAL.	40	30	M-H	BALLED & BURLAPPED	13
SUBTOTAL		94								

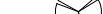
ORNAMENTAL TREES

	HWM	10	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'	1-1/2" CAL.	20	15	M	BALLED & BURLAPPED	26
	ABS	10	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'	1-1/2" CAL.	20	20	M	B & B, SINGLE TRUNK	26
	TCH	10	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'	1-1/2" CAL.	15	15	M	BALLED & BURLAPPED	26
	AFP	9	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	1-1/2" CAL.	20	15	M	BALLED & BURLAPPED	22
SUBTOTAL		39								

EVERGREEN TREES

	VWP	4	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'	6' HT.	15	10	L-M	BALLED & BURLAPPED	30
	LBP	4	LIMBER PINE	PINUS FLEXILIS	6' HT.	35	15	L-M	BALLED & BURLAPPED	30
	BCP	1	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	20	15	L-M	BALLED & BURLAPPED	10
	GGJ	4	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	6' HT.	20	15	L-M	BALLED & BURLAPPED	30
SUBTOTAL		13								

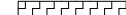
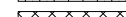
DECIDUOUS SHRUBS

	CPB	51	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'	5 GAL.	2	3	L-M	MATCHING, CONTAINER FULL
	BMS	147	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL.	3	3	L-M	MATCHING, CONTAINER FULL
	RUS	395	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	4	4	L-M	MATCHING, CONTAINER FULL
	KOR	256	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL
	GFS	50	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL
	PML	151	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	5	5	M	MATCHING, CONTAINER FULL
	KBW	45	KOREAN BOXWOOD	BUXUS 'KOREAN'	5 GAL.	3	3	M	MATCHING, CONTAINER FULL
	MAE	155	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	7 GAL.	5	5	M	MATCHING, CONTAINER FULL
SUBTOTAL		1,250							

LOW/SPREADING SHRUBS

	CCJ	113	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	3 GAL.	1	6	L-M	MATCHING, CONTAINER FULL
	BRD	84	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	3 GAL.	1	6	L-M	MATCHING, CONTAINER FULL
	HCS	22	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUTII 'HANCOCK'	3 GAL.	3	5	L-M	MATCHING, CONTAINER FULL
SUBTOTAL		219							

PERENNIALS (TRIANGULAR SPACING)

	DF	180	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'	4 IN. POTS.	1	2	L-M	18" O.C., CONT. FULL, TRIANGULAR SPACING
	PM	87	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'	4 IN. POTS.	1.5	1.5	M	18" O.C., CONT. FULL, TRIANGULAR SPACING
	YC	36	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA	4 IN. POTS.	2	2	M	18" O.C., CONT. FULL, TRIANGULAR SPACING
	BE	8	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	4 IN. POTS.	2	2	L-M	18" O.C., CONT. FULL, TRIANGULAR SPACING
	AJ	45	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	4 IN. POTS.	2	1.5	L-M	18" O.C., CONT. FULL, TRIANGULAR SPACING
	MN	191	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	4 IN. POTS.	2	2	M	18" O.C., CONT. FULL, TRIANGULAR SPACING
SUBTOTAL		547							

ORNAMENTAL GRASSES

	PMG	37	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 GAL.	4	3	L-M	MATCHING
	SWG	47	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL.	5	3	L-M	MATCHING
	FRG	107	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	4	3	L-M	MATCHING
	LBG	137	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	1 GAL.	3	3	L-M	MATCHING
SUBTOTAL		328							

TURF GRASSES

	KTB	33,511 SQ. FT.	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT BLENDED HYBRID TURF GRASS	SOD	N/A	N/A	M	SOLID SOD
SUBTOTAL:		33,511 SQ. FT.							

NOTE: QUANTITIES LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY QUANTITIES PER PLANS AND BRING AND DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES:

- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNERS' ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY. ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPRAYING, CULTIVATING OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
- NONLIVING 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 OF THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
- LANDSCAPING STRUCTURAL FEATURES (E.G. , FENCING, WALLS, PLANTER BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION.
- IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET. IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.
- LANDSCAPED AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
- FAILURE TO REPLACE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO THE ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- OWNER'S REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL AFTER CITY INSPECTION.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
- PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED.
- ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
- ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 2" DEPTH SHREDDED HARDWOOD MULCH. CONTRACTOR SHALL PROVIDE 1 GALLON BAG SAMPLE OF MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLE. ALL PERENNIAL AND ANNUAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- LANDSCAPE TO BE INSTALLED PER CITY STANDARD AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
- ALL SHRUB BEDS TO BE IRRIGATION WITH AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
- KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
- LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER, AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHINS MULCH, FERTILIZING; PRUNING, AND WEEING IN ALL LANDSCAPE AREAS.
- SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
- ALL EXISTING TREES, SHRUBS, GRASS, ROCKS, FENCE ON SITE SHALL BE REMOVED.
- A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE CESARE, INC. PROJECT NO. 16.174, AUGUST 17, 2016 #11 SURFACE DRAINAGE: C) WATERING WITHIN 5 FEET OF THE STRUCTURE SHOULD BE ELIMINATED. D) IF LAWN EDGING IS USED AROUND THE EXTERIOR OF THE STRUCTURE, IT SHOULD BE PERFORMED TO PREVENT PONDING OF SURFACE WATER IN THE VICITY OF THE BACKFILL SOILS. F) IF A SPRINKLER SYSTEM IS INSTALLED, THE SPRINKLER HEADS SHOULD BE PLACES SO THAT THE SPRAY FROM THE HEADS, UNDER FULL PRESSURES, DOES NOT FALL WITHIN 5 FEET OF FOUNDATION WALLS."

SITE DATA TABLE					
ZONING: PUD PARKER AUTO PLAZA 1ST AMD		PROPOSED USE: MULTI-FAMILY			
		TOTAL/ ACTUAL SF	MIN.NUMBER/ AREA SF REQUIRED	% OR # REQUIRED	% OR # PROVIDED
SITE DATA					
GROSS SITE AREA:		413,536 SF	N.A.	N.A.	100%
BUILDING COVERAGE:		68,635 SF	N.A.	N.A.	17%
HARD SURFACE AREA:		214,433 SF	N.A.	N.A.	51%
TOTAL LANDSCAPED AREA (EXCLUDING R.O.W.)		130,468 SF	N.A.	N.A.	32%
LANDSCAPED AREA:		130,468 SF			32%
(SHRUBS, PERENNIALS, ORNAMENTAL GRASSES)		14,628 SF	N.A.	N.A.	4%
EXISTING GRASS		62,992 SF	N.A.	N.A.	15%
NEW PERMANENTLY IRRIGATED GRASS		33,523 SF	N.A.	N.A.	13%

TREES:	192				
STREET TREES:	60	N.A.	N.A.	N.A.	N.A.
PARKING LOT INTERIOR LANDSCAPING:	A MIN. OF 10% OF PARKING LOT AREA ALLOCOTED TO LANDSCAPE ISLANDS				REQUIREMENT MET
SITE PERIMETER LANDSCAPE REQ.:	1 TREE AND 5 SHRUBS FOR EACH 30 LF OF EDGE				REQUIREMENT MET

LANDSCAPE REQUIREMENTS: ONE (1) TREE AND (5) SHRUBS SHALL BE PLANTED FOR EACH ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET OF LOT AREA NOT COVERED BY A BUILDING OR REQUIRED PARKING.	TREES (288,000 SQ. FT.)	N.A.	192	N.A.	192
	SHRUBS (288,000 SQ. FT.)	N.A.	960	N.A.	1250

EXISTING TREES					
TYPE OF TREE	LEGEND	CRITERIA FOR REMOVAL	CONDITION	CALIPER	MITIGATION TREES REQUIRED
THERE ARE NO EXISTING TREES ON SITE					



NOT FOR
CONSTRUCTION

PROJECT #:	19-XX
DRAWN BY:	NAS

CONSTRUCTION DOCUMENTS ISSUE FOR CONSTRUCTION	08.21.2020 --
--	------------------

REVISION SCHEDULE		
#	DATE	DESCRIPTION

PARKER AND PINE MULTI-FAMILY

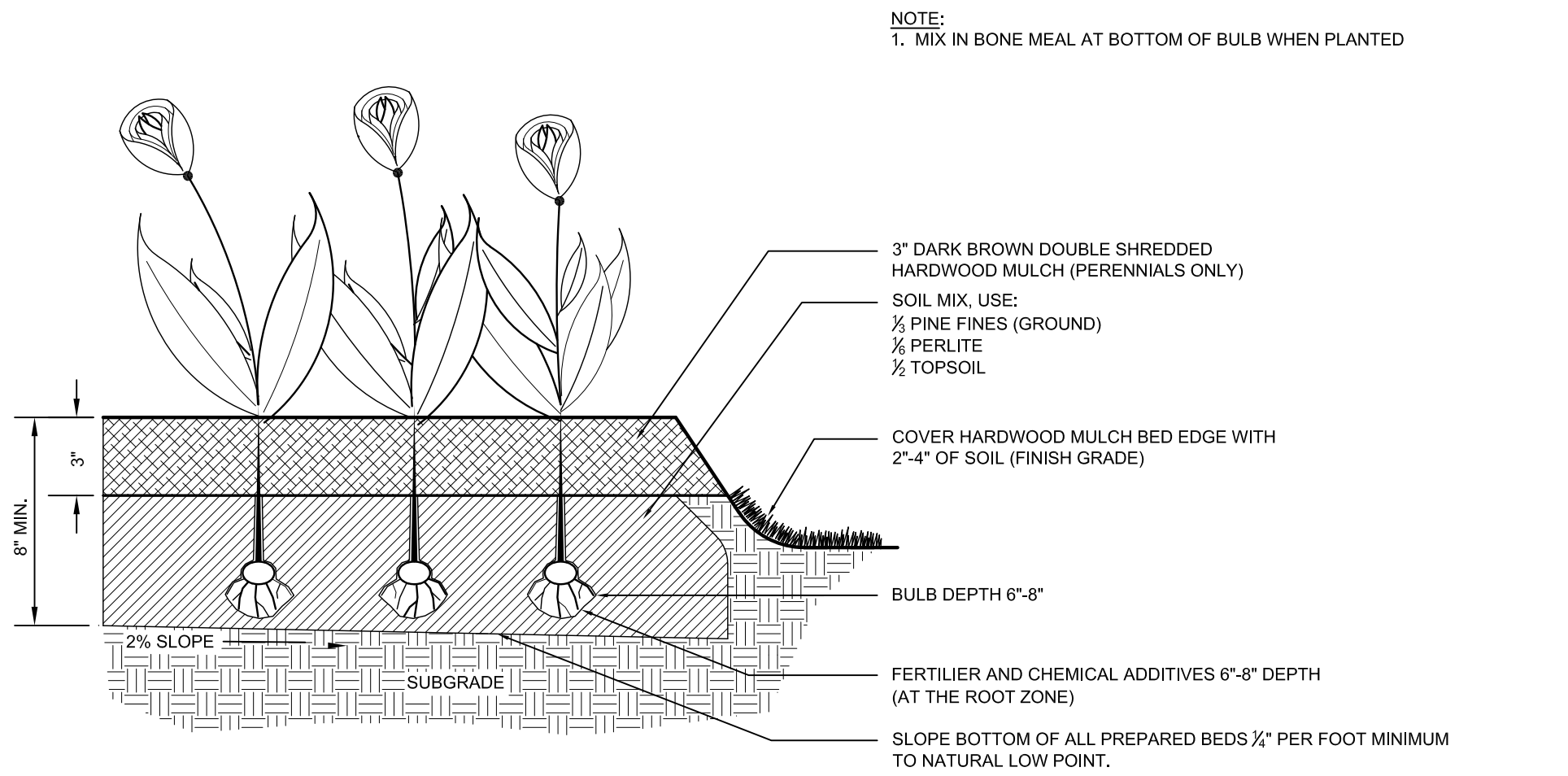
OVERALL SITE

PARKER, COLORADO

LANDSCAPE PLANS

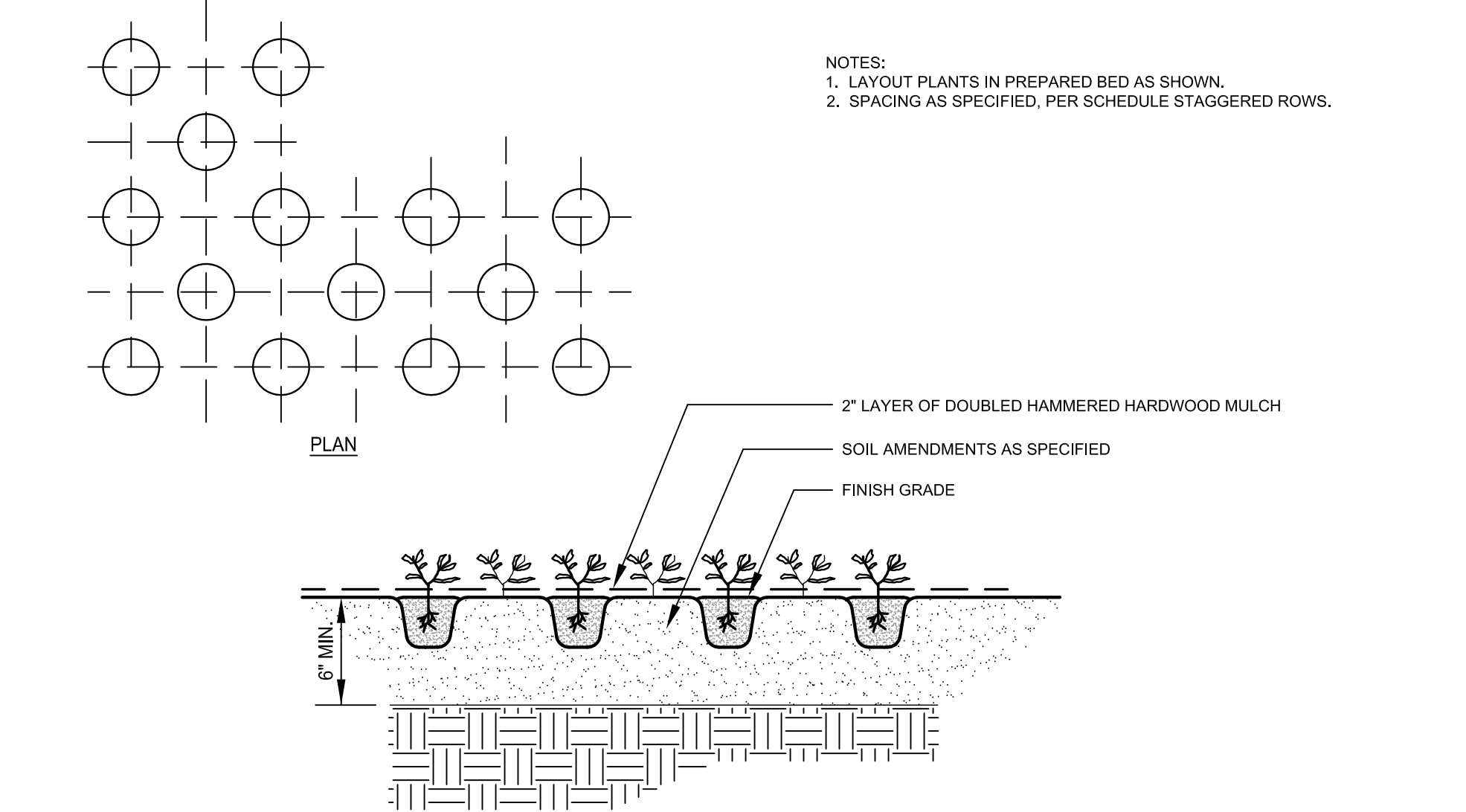
PLANTING
SCHEDULE, NOTES
& TABULATIONS

L604



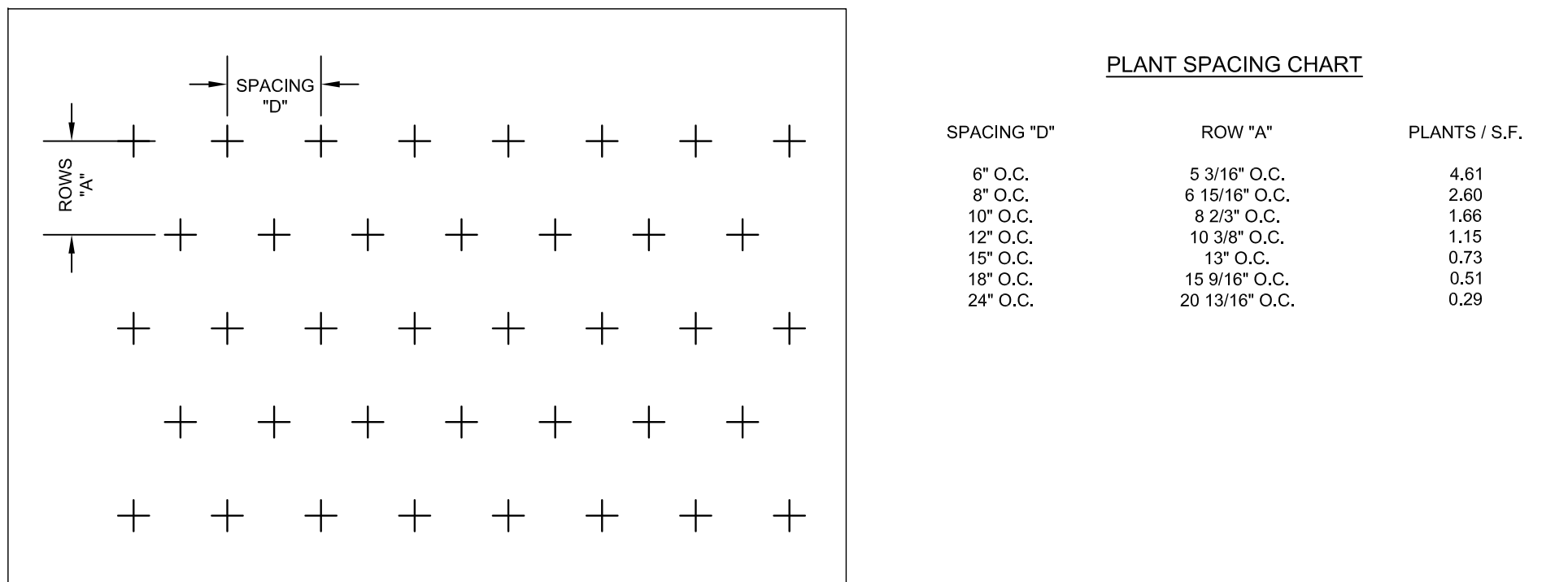
1 PLANTING BED FOR ANNUALS AND PERENNIALS

L605 SECTION NTS



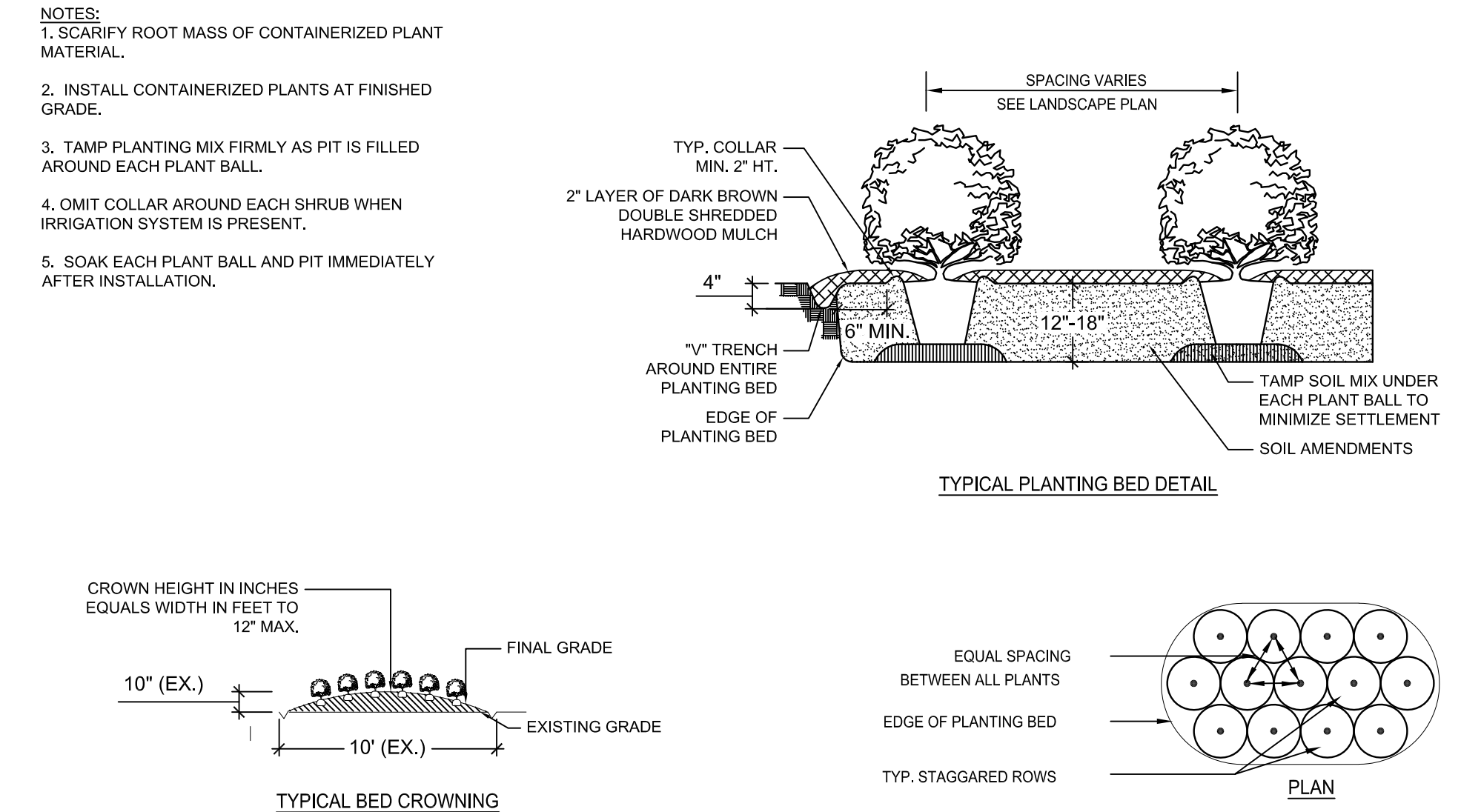
2 GROUND COVER PLANTING

L605 PLAN AND SECTION NTS



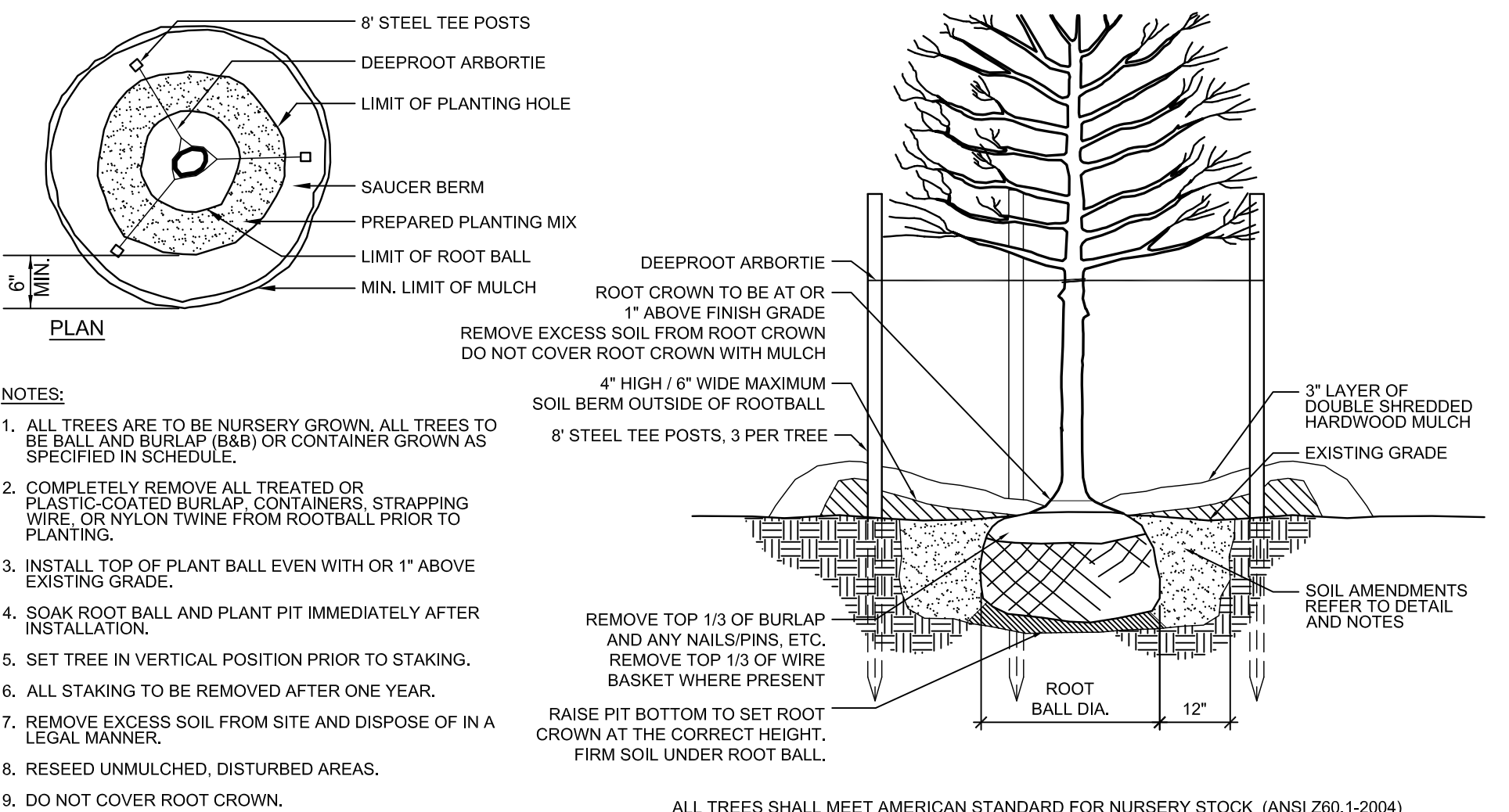
3 TRIANGULAR SPACING FOR SHRUBS & GROUND COVERS

L605 PLAN NTS



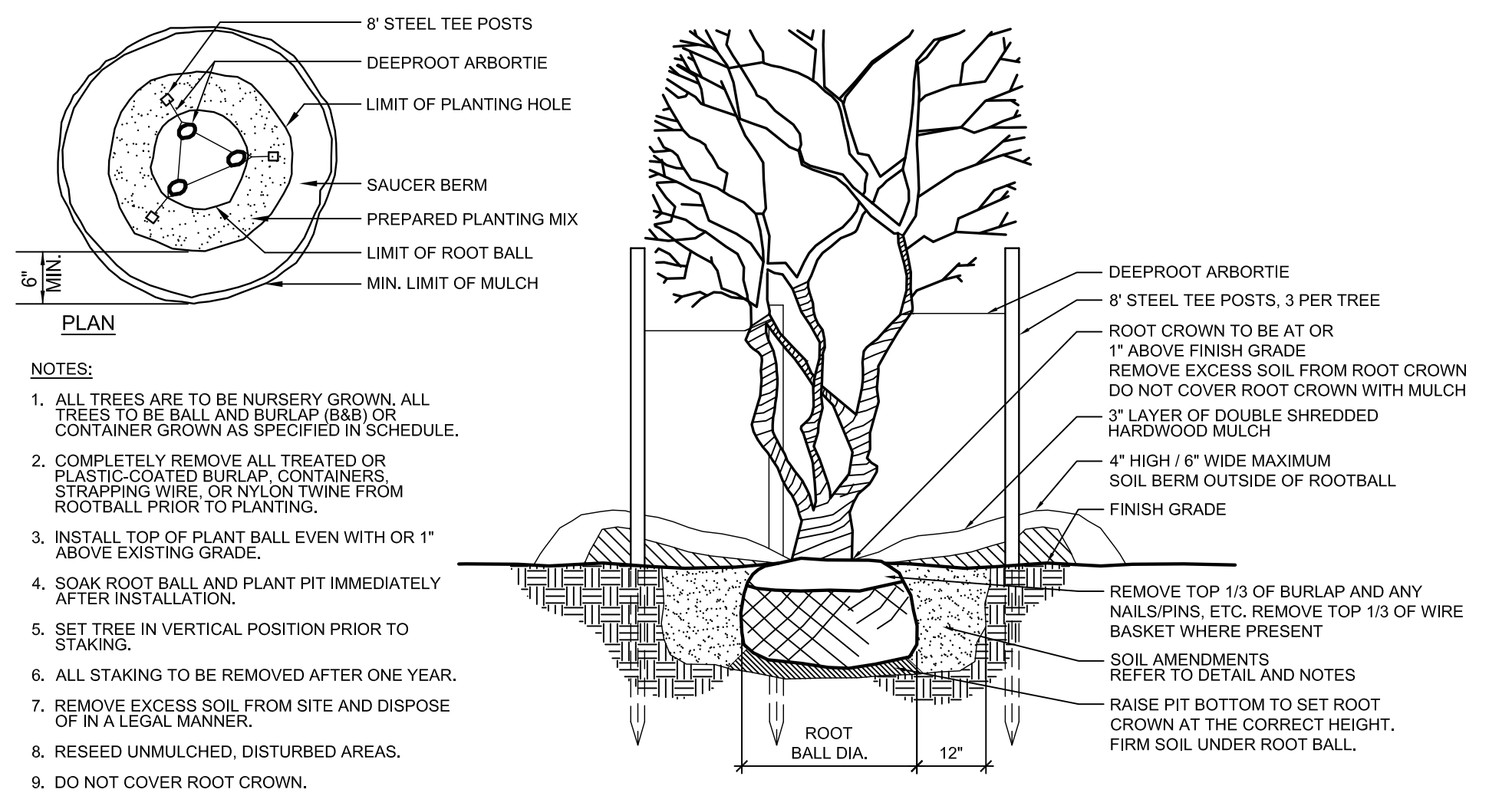
4 SHRUB PLANTING BED

L605 PLAN AND SECTION NTS



6 TREE PLANTING

L605 SECTION NTS



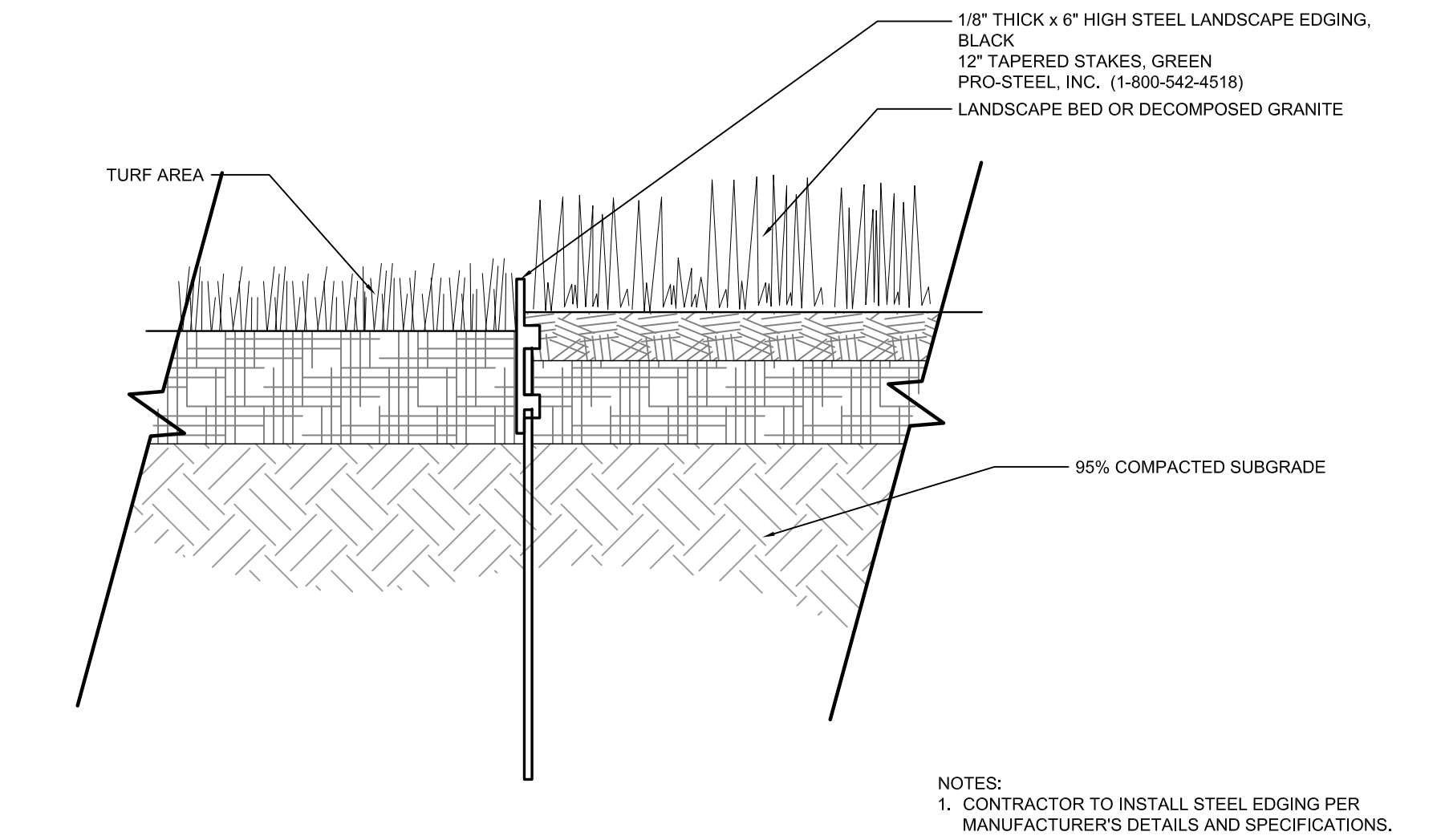
7 MULTI-TRUNK TREE

L605 SECTION AND PLAN NTS

- MATERIALS
- A. TOPSOIL
1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLODS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS.
3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER, PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.
- B. MULCH
SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUNDS SUPERINTENDENT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER'S AUTHORIZED AGENT AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.
- C. DOLOMITE LIME
SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES. ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND ATLEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.
- D. SAND
SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL
- E. SULFUR
SULFUR SHALL BE A COMMERCIALY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR
- F. GYPSUM
GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS
- G. TRACE ELEMENTS
SHALL BE ADDED AS REQUIRED BY SOILS TEST .
- H. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.
- I. COMMERCIAL FERTILIZER
TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.
- J. OTHER ACCEPTABLE FERTILIZER FORMS:
1. FOR TREES
ANUTRI-PAK
JRP INT'L, INC.
17 FOREST AVENUE
FOND DU LAC, WISCONSIN 54935
2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
3 NITROGEN
1 PHOSPHORIC ACID
2 POTASH
4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.
- K. PEAT
1. SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEGE.
2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT
4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEOUS OR HARMFUL MATERIAL.
6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.
- L. MANURE
1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNS WITHIN THIS TIME PERIOD.
3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.
- M. SOIL AMENDMENTS
DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY. A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.

5 SOIL AMENDMENTS

L605



8 STEEL EDGING

L605 SECTION NTS



NOT FOR CONSTRUCTION

PROJECT #:	19-XX
DRAWN BY:	NAS
CONSTRUCTION DOCUMENTS ISSUE FOR CONSTRUCTION	08.21.2020 --
REVISION SCHEDULE	
#	DATE DESCRIPTION

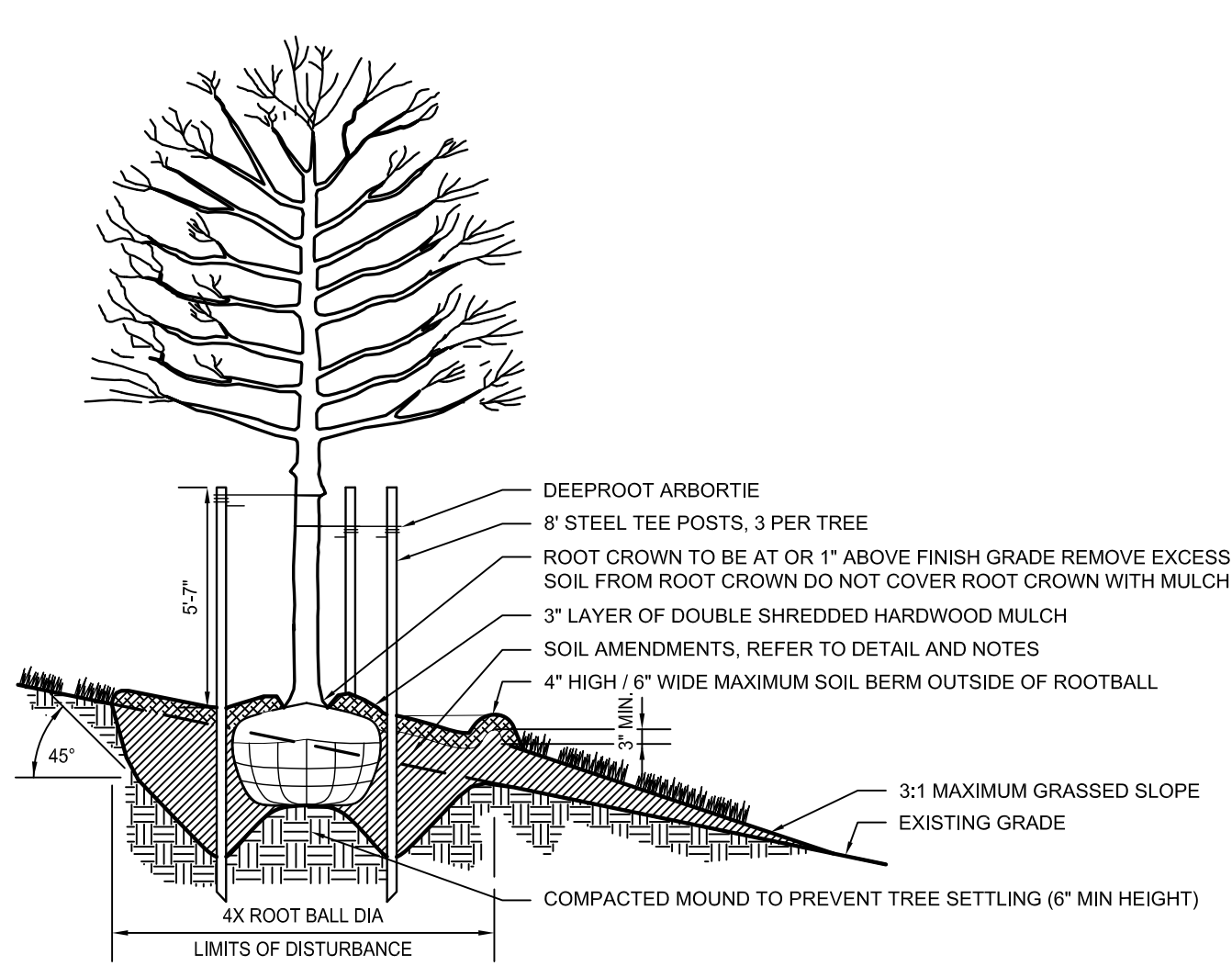
PARKER AND PINE MULTI-FAMILY
OVERALL SITE
PARKER, COLORADO
LANDSCAPE PLANS

LANDSCAPE DETAILS

L605

NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.

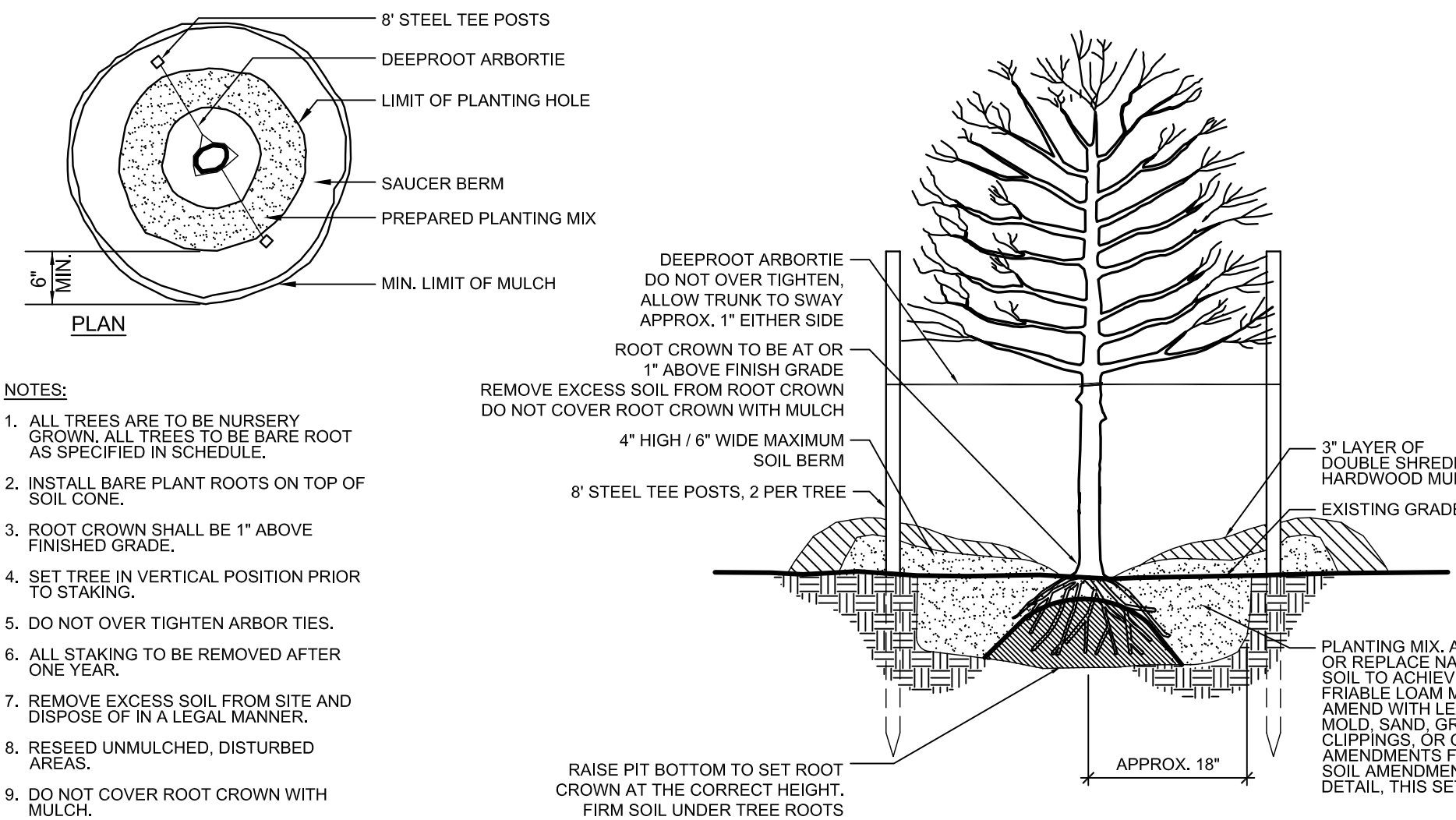


1 TREE PLANTING ON SLOPE

L606

SECTION

NTS



NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BARE ROOT AS SPECIFIED IN SCHEDULE.
2. INSTALL BARE PLANT ROOTS ON TOP OF SOIL CONE.
3. ROOT CROWN SHALL BE 1" ABOVE FINISHED GRADE.
4. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
5. DO NOT OVER TIGHTEN ARBOR TIES.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN WITH MULCH.

NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.

2 EVERGREEN TREE PLANTING

L606

SECTION

NTS

NOTES:

1. TREES / TREE WELLS SHALL NOT CONFLICT WITH EXISTING OR PROPOSED WATER OR WASTEWATER LINES OR APPURTENANCES AND SHALL NOT BE INSTALLED WITHIN A MINIMUM HORIZONTAL DISTANCE OF FOUR FEET (4') FROM THE OUTSIDE EDGE OF ANY PUBLIC OR PRIVATE UTILITY LINE OR APPURTENANCE TO THE OUTSIDE EDGE OF THE TREE.
2. ALL TREES INSTALLED WITHIN A HORIZONTAL SEPARATION DISTANCE OF EIGHT FEET (8') MAXIMUM TO FOUR FEET (4') MINIMUM FROM EXISTING OR PROPOSED WATER OR WASTEWATER APPURTENANCES. SHALL INCLUDE DEEP ROOT UB 36-2 ROOT BARRIER, OR APPROVED EQUAL. TO BE INSTALLED VERTICALLY, 36" FROM FINISHED GRADE, 2' FROM THE OUTER DIAMETER OF THE UTILITY PIPE / APPURTENANCE, AND 6" TO 2' FROM THE OUTSIDE EDGE OF THE TREE.

4 ROOT BARRIER

L606

SECTION

NTS

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

PLANTING NOTES:

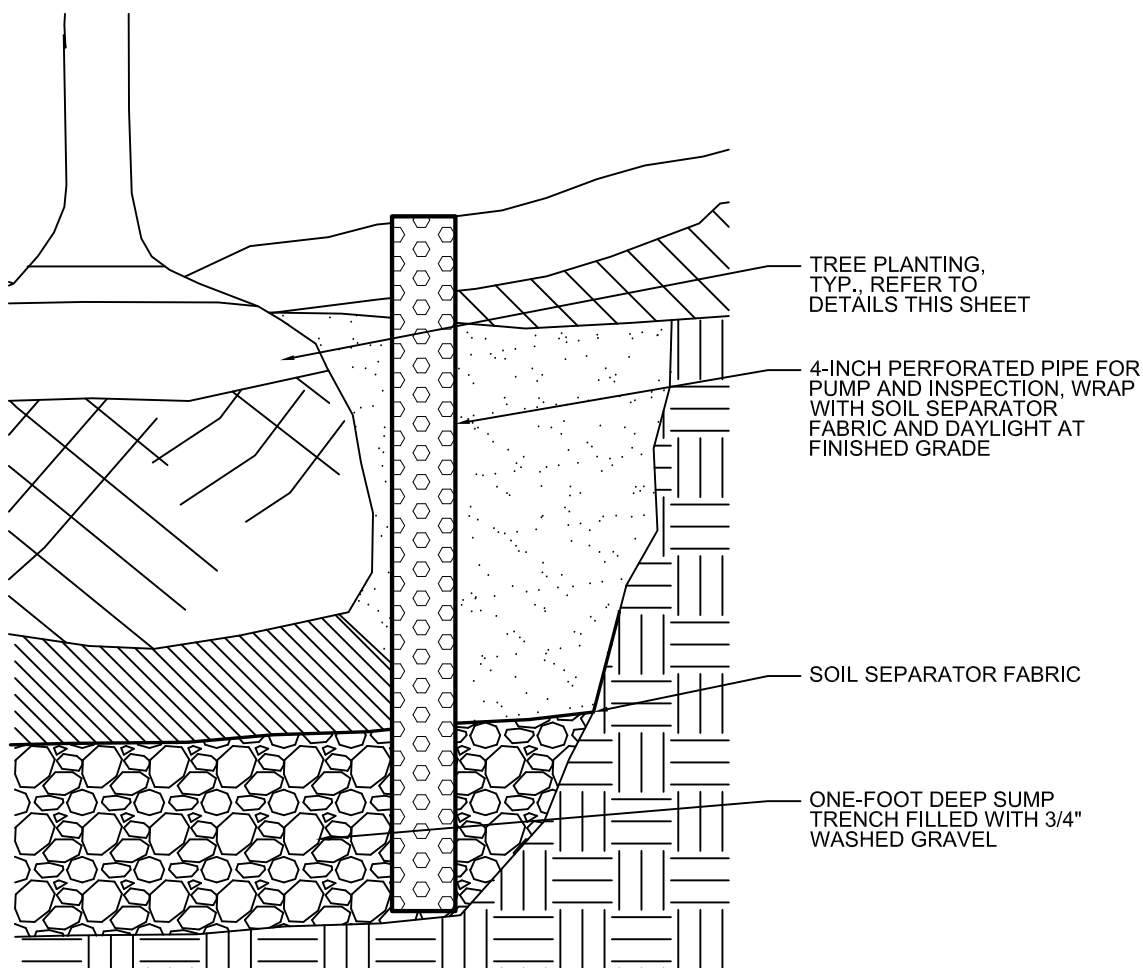
1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. HOWEVER, CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
3. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
4. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER CITY OF DENVER LANDSCAPE ORDINANCE.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
6. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE. SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR
7. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
8. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
9. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
10. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
11. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
14. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
16. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
17. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
18. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
19. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
20. ALL NEW PLANTING AREAS SHALL HAVE A SOIL COMPOSITION CONSISTENT WITH SANDY LOAM TO LOAM SOIL PROPERTIES AND ACIDITY RANGE OF PH 5.5 TO 7.0. CONTRACTOR TO PROVIDE A SOIL TEST OF THE EXISTING SOIL AND EITHER FULLY REPLACE OR AMEND THE EXISTING SOIL TO ACHIEVE THE SANDY LOAM TO LOAM SOIL PROPERTIES. CONTRACTOR TO SUBMIT SOIL TEST RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL PROVIDE A SOIL AMENDMENT PLAN TO ACHIEVE THE SOIL COMPOSITION DESCRIBED ABOVE.
21. SOIL AMENDMENTS SHALL BE SELECTED FROM THE SOIL AMENDMENTS PROVIDED IN THE PLANTING DETAILS.
22. AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF EXISTING SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEIOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
23. ALL NEW PLANTING AREAS, AMENDED SOILS SHALL BE TO A DEPTH OF 12"-18" FOR SHRUB AND GROUNDCOVER ZONES AND 24"-36" FOR TREE PITS.
24. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
25. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
26. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

3 FRUIT TREE PLANTING

L606

SECTION

NTS



5 TREE PIT SUMP

L606

SECTION

NTS



NOT FOR
CONSTRUCTION

PROJECT #:	19-XX
DRAWN BY:	NAS

CONSTRUCTION DOCUMENTS ISSUE FOR CONSTRUCTION	08.21.2020 --
--	------------------

REVISION SCHEDULE		
#	DATE	DESCRIPTION

PARKER AND PINE MULTI-FAMILY
OVERALL SITE

PARKER, COLORADO

LANDSCAPE PLANS

LANDSCAPE
DETAILS & NOTES

L606