

PARKER
COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/24/2023

Planning Approval By: S. Nerger

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcs3group.co.com
#3, 8-180 independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, f.303.531.4908

Engineering

CVL
CONSULTANTS

10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS

AS2 - the planting south of the sidewalk in this area has not been installed as of 7/12/2023. A site plan for the commercial area is in review and proposes planting in this area. As such this site plan amendment is to remove the plantings south of the walk in the highlighted area above.

REVISION NOTES

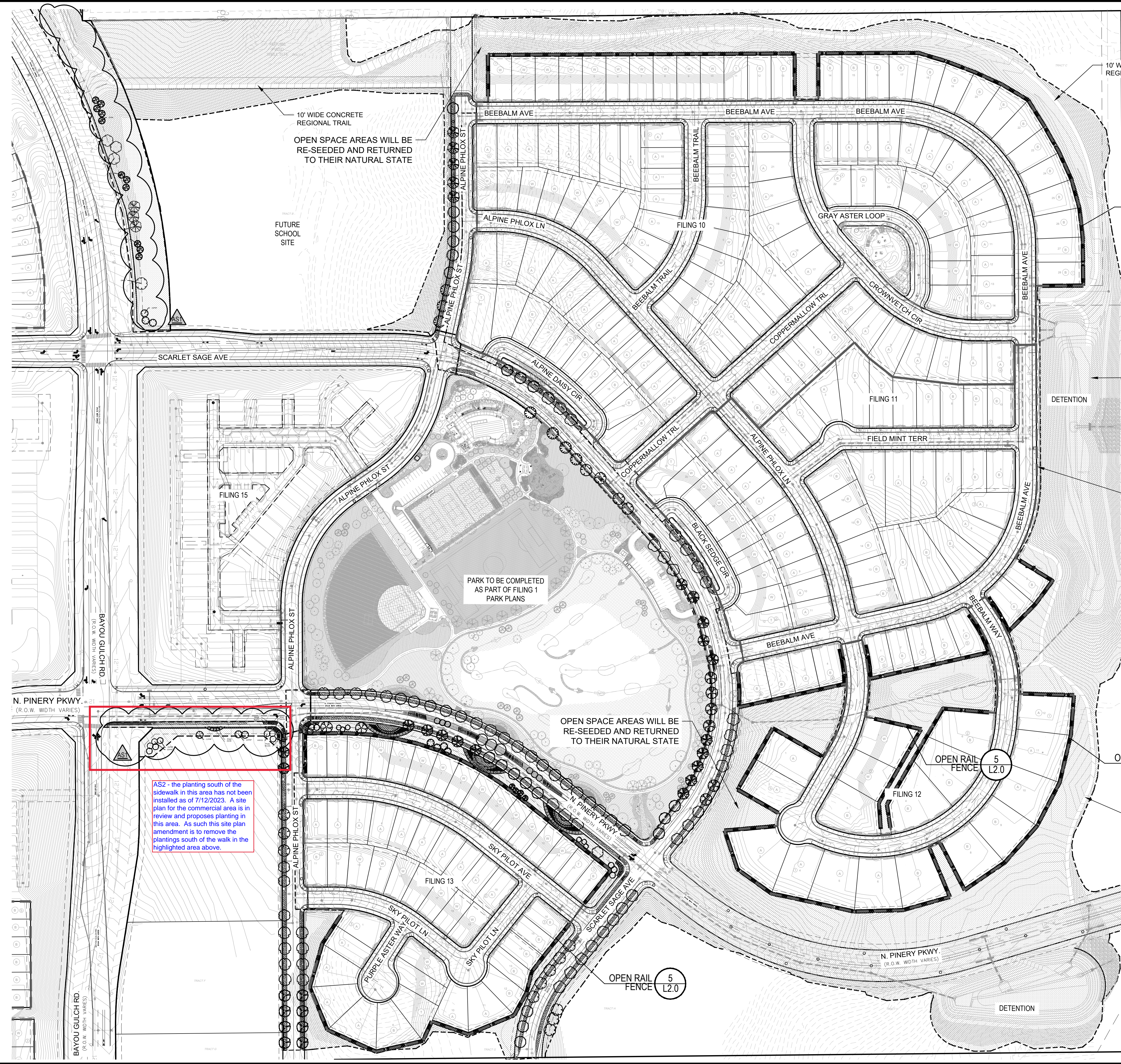
AS1 DESCRIPTION

- TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM FILING 9. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017
Date: 01.26.2017
Know what's below. Call before you dig.
811
02.20.2018
04.6.2018
08.10.2018
02.26.2020
05.27.2022

Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number
L1.1



ALL OPEN SPACE TRACTS ARE INTENDED TO BE RE-VEGETATED TO THEIR NATURAL STATE

10' WIDE CONCRETE REGIONAL TRAIL

OPEN SPACE AREAS WILL BE RE-SEEDED AND RETURNED TO THEIR NATURAL STATE

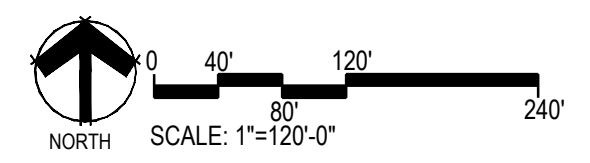
10' WIDE CONCRETE REGIONAL TRAIL

LEGEND

OPEN RAIL FENCE

GROUND COVERS	QTY	BOTANICAL NAME
[Pattern]	44,899 SF	ENVIROTURF RE: LANDSCAPE NOTES
[Pattern]	11,583 SF	ROCK MULCH GREY, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES
[Pattern]	2,374 SF	ROCK MULCH TAN, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES
[Pattern]	228,348 SF	NATIVE SEED FROM FILING 1

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'
 - OPEN SPACE TRACTS SHALL BE RE-SEEDED AND RETURNED TO THEIR NATURAL STATE



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