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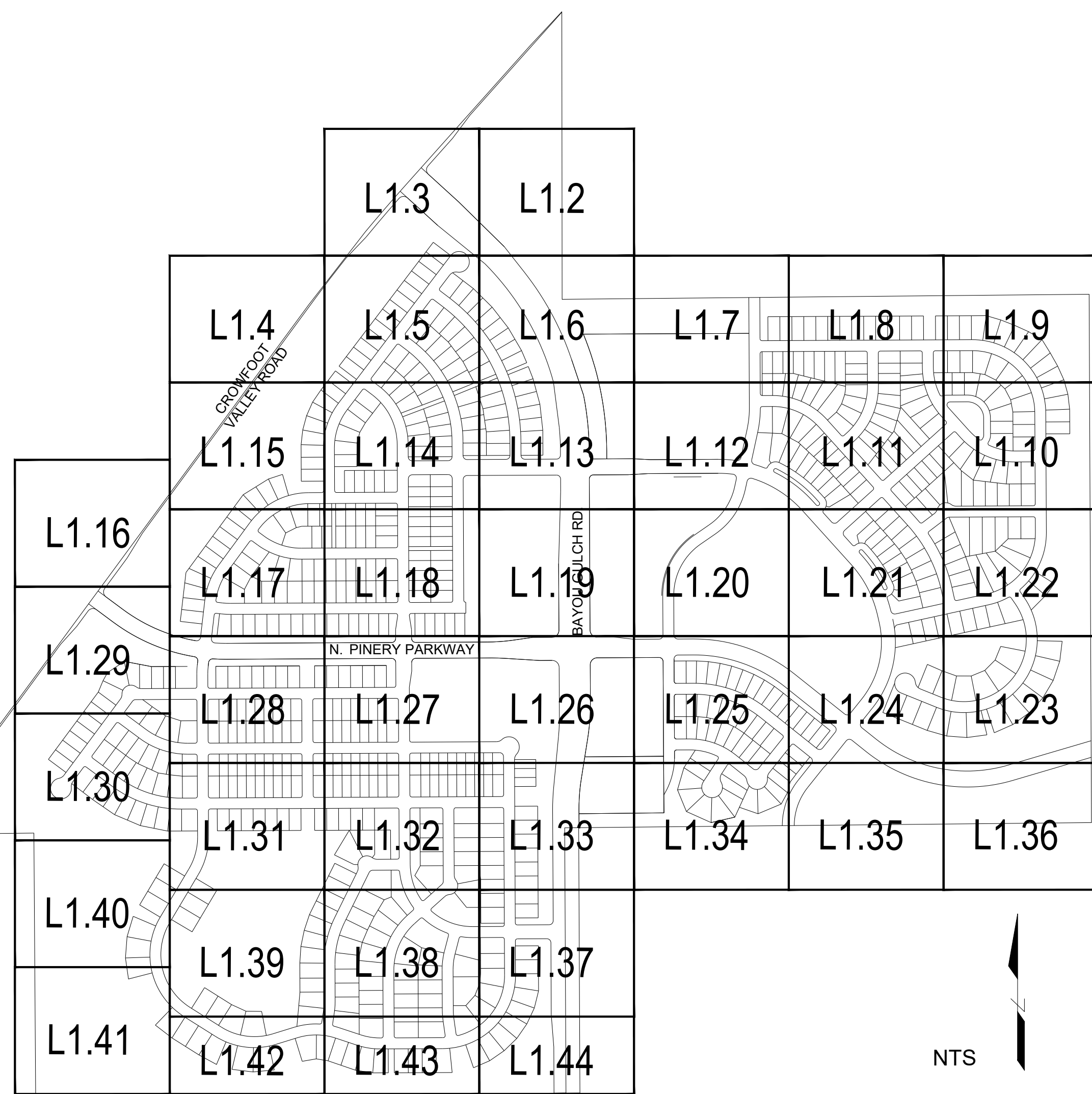
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

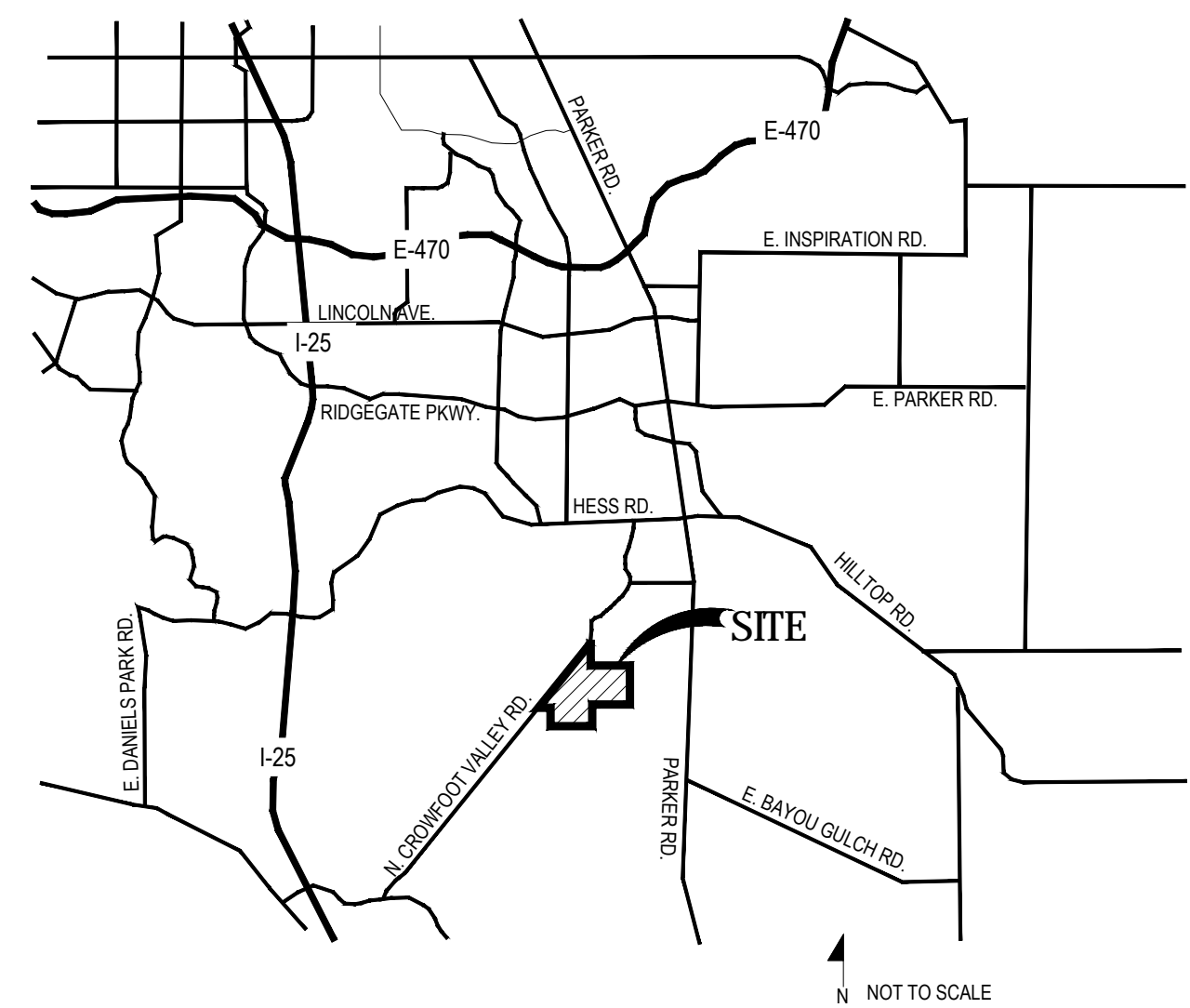
GENERAL NOTES

- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE WORK AREA LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- CONTRACTOR SHALL MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

SHEET KEY



VICINITY MAP

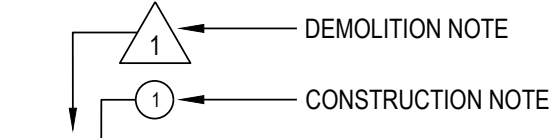


Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & TABULATIONS
L0.2	PLANT & SEED SCHEDULE
L0.3	EXISTING CONDITIONS
L0.4	TREE CONSERVATION PLAN
L0.5	TREE CONSERVATION PLAN
L0.6	TREE CONSERVATION PLAN
L0.7	TRAILS PLAN & DETAILS
L0.8	TRAILS PLAN & DETAILS
L1.0	FENCING PLAN & DETAILS
L1.1	OVERALL LANDSCAPE PLAN
L1.2-L1.44	LANDSCAPE PLANS
L2.0	SITE & LANDSCAPE DETAILS
L3.0-L3.2	MONUMENT SIGN DETAILS

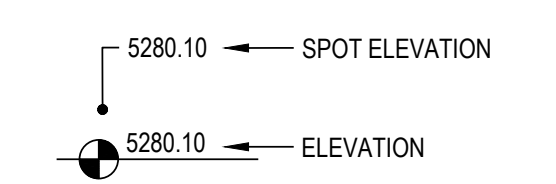
SYMBOLS & ABBREVIATIONS

- AC = ACRE
- APPROXIMATE = APPROX
- B&B = BALL AND BURLAP
- BOC = BACK OF CURB
- B.M. = BENCH MARK
- BLDG = BUILDING
- B.S. = BOTTOM OF STAIR
- B.W. = BOTTOM OF WALL
- CAL = CALIPER
- C.B. = CATCH BASIN
- CL CATCH BASIN CENTER LINE
- C.O. = CLEANOUT
- COL. = COLUMN
- CONC. = CONCRETE
- CONT. = CONTINUOUS
- CONTR = CONTRACTOR
- C.F. = CUBIC FEET
- C.Y. = CUBIC YARD
- DET. = DETAIL
- DIM. = DIMENSION
- DIA. = DIAMETER
- DWG. = DRAWING
- EA. = EACH
- ELEV. = ELEVATION
- EXIST. = EXISTING
- E.P. = EDGE OF PAVING
- EXP. = EXPANSION
- E.W. = EACH WAY
- F.F. = FINISH FLOOR
- F.G. = FINISH GRADE
- FIN. = FINISH
- F.H. = FIRE HYDRANT
- FL. = FLOW LINE
- FTG. = FOOTING
- FT. = FEET
- GA. = GAUGE
- GALV. = GALVANIZED
- H.W. = HEAD WALL
- H.P. = HIGH POINT
- HT. = HEIGHT
- HORIZ. = HORIZON
- ID. = INNER DIAMETER
- IN. = INCH
- INW. = INWERT
- L.P. = LOW POINT
- L.F. = LINEAR FEET
- MAX. = MAXIMUM
- M.H. = MAN HOLE
- MIN. = MINIMUM
- MISC. = MISCELLANEOUS
- N.I.C. = NOT IN CONTRACT
- E.P. = EDGE OF PAVING
- N.T.S. = NOT TO SCALE
- O.C. = ON CENTER
- O.D. = OUTSIDE DIAMETER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF CONNECTION
- P.V.C. = POLYVINYL CHLORIDE
- PIPE
- PL. = PROPERTY LINE
- R. = RADIUS
- R.C.P. = REINFORCED CONCRETE PIPE
- R.O.W. = RIGHT OF WAY
- REQD. = REQUIRED
- REINF. = REINFORCED
- SHT. = SHEET
- SPEC. = SPECIFICATIONS
- SQ. = SQUARE
- S.F. = SQUARE FEET
- S.Y. = SQUARE YARD
- S.S. = STAINLESS STEEL
- T.C. = TOP OF CURB
- T.S. = TOP OF STAIR
- T.W. = TOP OF WALL
- TYP. = TYPICAL
- VERT. = VERTICAL
- W/O = WITH OUT
- W.W.M. = WOVEN WIRE MESH

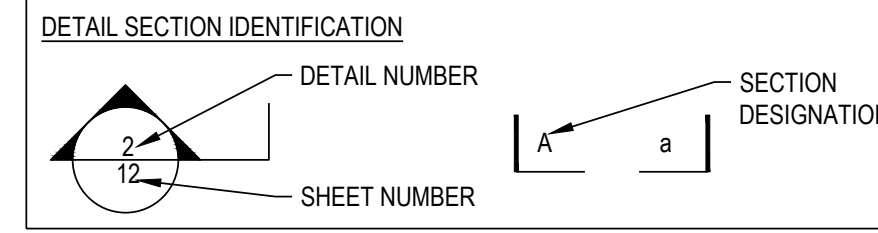
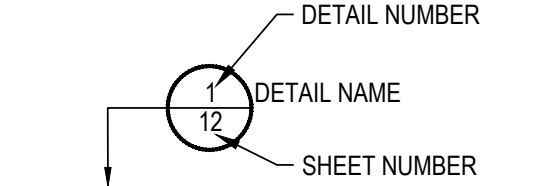
NOTE IDENTIFICATION



ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering _____ Date _____

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative _____ Date _____

(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

Y:\HESR_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP_PLANS.DWG Wednesday, August 31, 2016

OWNER / DEVELOPER
ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE ARCHITECT
people creating spaces
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CIVIL ENGINEER
CVL CONSULTANTS
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Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 11.11.16
INITIAL SUBM
02.08.17
2nd SUBM
Call before you dig.
811

Sheet Name
LANDSCAPE COVER SHEET

Sheet Number
L0.0

LANDSCAPE NOTES

SITE PREP

- LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
- ALL WORK SHALL CONFORM TO LOCAL MUNICIPAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
- SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
- SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION AWAY FROM THE LOCAL JURISDICTION. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
- TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
- ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT ROTOTILLED AT A MIN. 8" DEPTH AT A RATE OF 4 CUBIC YARDS PER 1,000 SF.
- CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECH REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF PATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY LANDSCAPE ARCHITECT.

TURF, PLANT & GROUND COVER MATERIAL

- ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
- ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
- TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH REPORTS SHALL BE THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
- MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, AREAS OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 8' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY

FINE GRADING NOTES

- SLOPES NOT TO EXCEED 4:1 MAX. - 1% MIN.
- SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS. FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES (75 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
- STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
- STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
- STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMINGLING WITH SUBSOIL.
- REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.
- FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL.
- UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE. FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.

SEEDING ESTABLISHMENT NOTES:

- SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
- SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONABLE WEEDS WITH A MAXIMUM CROP OF ONE-TENTH PERCENT (0.1%) AND MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT A RATE OF 3 C.Y. PER 1000 SQUARE FEET, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-HALF INCH (1/2"). DRILLING SHALL BE DONE IN 2 SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
- SEEDING AREAS MAY REQUIRE TEMPORARY ABOVE GROUND SPRAY IRRIGATION UNTIL ESTABLISHMENT. IRRIGATION SHALL BE REMOVED UPON ACCEPTANCE BY THE CITY. WHERE STEEP SLOPES OCCUR, LANDSCAPE CONTRACTOR MAY REQUIRE VARIOUS METHODS OF TEMPORARY

LANDSCAPE ARCHITECT IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.

- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.
- ANY TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY LANDSCAPE ARCHITECT PRIOR TO DOING WORK.
- PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
- IF SPECIFIED PLANTS ARE NOT COMMERCIALY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

PLANTING BEDS

- ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS.
- ROCK MULCH AROUND VEGETATION SHALL CONTAIN 1 1/2"-2" DIA. ROUND RIVER COBBLE, TAN COLOR, 4" DEPTH.
- WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
- EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 12-GAUGE, GREEN COLOR, ROLLED-TOP, STEEL EDGING OR EQUIVALENT. ANY NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6" OF THEIR TRUNKS.

HARDSCAPE

- REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.

IRRIGATION

- PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE PERAS. 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROL TO INCLUDE RAIN SHUT-OFF 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER DEMAND.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM STANDARDS FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATIONS DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECH REPORT.
- TURF & IRRIGATED NATIVE AREAS (WHERE APPLICABLE) SHALL BE IRRIGATED BY AUTOMATIC POP-UP SPRAY SYSTEM. SHRUBS & PLANTING BEDS SHALL BE IRRIGATED WITH DRIP/BUBBLER SYSTEM.
- ALL TREES & SHRUBS OUTSIDE OF BEDS WITHIN NATIVE AREAS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM.
- REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.

MAINTENANCE

- CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE CITY AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
- SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
- ALL PLANT MATERIAL WILL BE COVERED BY A WARRANTY PERIOD. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE LOCAL MUNICIPALITY) SHALL BE REPLACED. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
- LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

- PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
12. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - A. AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
 - B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
- GRADING ON SLOPES: INSTALL EROSION STABILIZATION FABRIC PER MANUFACTURERS RECOMMENDATIONS ON SLOPED SURFACES EQUAL TO OR GREATER THAN A RATIO OF 1) VERTICAL FOOT TO 3) HORIZONTAL FEET.
- CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
- PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
- REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
- WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
- TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

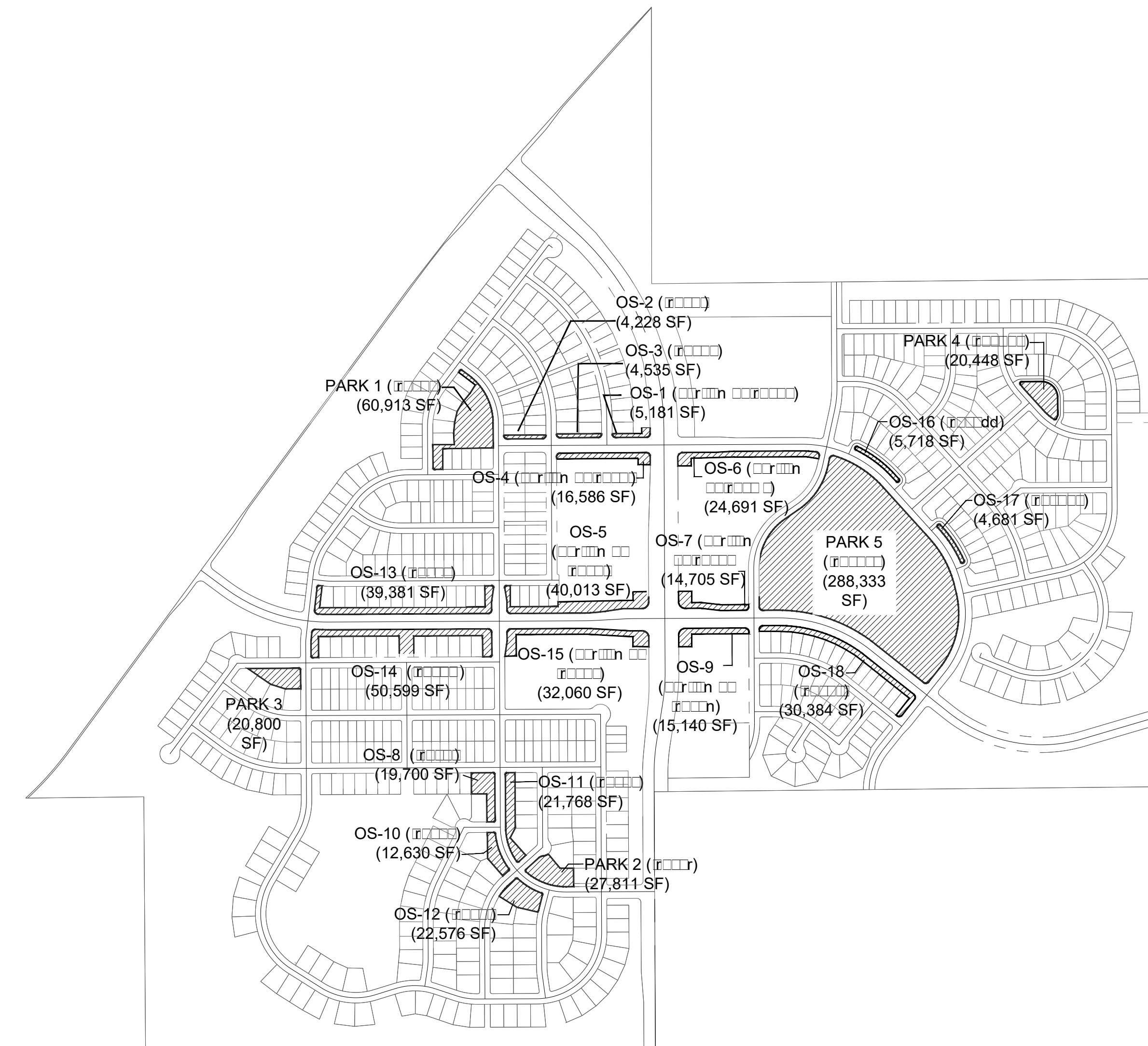
IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECT'S EROSION CONTROL METHODS, BMP'S AND ALL CITY CODES AND REQUIREMENTS.

- MULCH WILL BE HYDRO MULCH. HYDRO MULCH SHALL BE CONWED 200 AND TACKIFIER OR APPROVED SUBSTITUTE MEETING THE FOLLOWING REQUIREMENTS:
 - VIRGIN WOOD CELLULOSE FIBER: MAY NOT CONTAIN ANY SUBSTANCE OR FIBER THAT MAY INHIBIT GERMINATION OF GROWTH OF GRASS SEEDS AND PLANTS.
 - DYE TO APPROPRIATE COLOR TO ALLOW PROPER METERING OF APPLICATION.
 - FIBERS MUST HAVE ABILITY TO BECOME EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER.
 - WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER - LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO UNDERLYING SOIL.
 - WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
 - MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NOT WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
 - ORGANIC TACKIFIER MAY BE SUPPLIED WITH HYDROMULCH FIBERS OR BE ADDED AT A LATER TIME.

WEED MANAGEMENT

BEFORE SEEDING, REMOVE EXISTING WEEDS BY PULLING, TILLING UNDER AND/OR APPLYING A GLYPHOSATE HERBICIDE SUCH AS ROUNDUP®, OR BY A COMBINATION OF THESE METHODS. FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, A SOIL FUNGICIDE MAY BE USED, OR THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A GENERAL HERBICIDE. IN VERY WEEDY AREAS, THE FOLLOWING METHOD IS SUGGESTED: (1) TILL SOIL OR SPRAY VEGETATION WITH ROUNDUP®, WHEN USING AN HERBICIDE, ALLOW VEGETATION TO DIE, THEN RAKE OUT THE DEAD DEBRIS. IF PERENNIAL WEEDS SUCH AS BINDWEED ARE PRESENT, USING AN HERBICIDE IS MORE EFFECTIVE THAN TILLING. (2) IRRIGATE TO ENCOURAGE GERMINATION OF WEED SEEDS NEAR THE SURFACE. MOST SEEDS WILL GERMINATE WITHIN TWO WEEKS IF CONSISTENT MOISTURE IS AVAILABLE. DO NOT TILL THE SOIL AGAIN BECAUSE THIS WILL BRING EVEN MORE WEED SEEDS UP TO THE SURFACE. (3) SPRAY ANY NEW GROWTH WITH ROUNDUP®, (4) AFTER RAKING OUT DEAD VEGETATION, ALLOW SOIL TO RECOVER FOR 4 WEEKS BEFORE PLANTING SEE. A RECOVERY PERIOD OF THIS DURATION IS ADVISABLE BECAUSE EXTENSIVE USE OF GLYPHOSATE HERBICIDES MAY CAUSE A DELAY IN GERMINATION AND IN THE VIGOROUS GROWTH OF SEEDLINGS. ONCE THE SEEDS HAVE GERMINATED, FURTHER WEED CONTROL IS USUALLY NECESSARY. IF PRACTICAL, PULL ALL WEEDS AS SOON AS THEY CAN BE IDENTIFIED. OTHER SUCCESSFUL TECHNIQUES ARE SPOT SPRAYING WITH A GENERAL HERBICIDE OR SELECTIVELY CUTTING WEEDS WITH A STRING TRIMMER. BE SURE TO REMOVE WEEDS BEFORE THEY RESEED. ONCE ESTABLISHED, NATIVE AREAS MAY BE MOWED TWICE A SEASON OR AS REQUIRED TO MINIMIZE WEED GROWTH. FURTHER MOWING ADJACENT TO ROADWAYS AND PARK AREAS MAY BE REQUIRED AS SEASONAL DROUGHT AND FIRE CONDITIONS MAY DICTATE.

LANDSCAPE AREAS



AREA	TYP	LANDSCAPE QUANTITIES							
		E	AREA / LENGTH	UNI T	TREES REQUIRE	TREES PROVIDE	SHRUBS REQUIRED	SHRUBS PROVIDED	TREE EQUIVALENT
TOTAL R.O.W. TREES			34,272 LF		857	865			
R.O.W. Abutting Open Space			16,506	LF	413	387	N/A	N/A	
NORTH PINERY PARKWAY			9,766	LF	244	243	N/A	N/A	
BAYOU GULCH ROAD			8,000	LF	200	235	N/A	N/A	
TOTAL OPEN SPACE AREAS			364,576 SF		243	243	1,215	1,226	
OS-1 (PORTION OF TRACT B)			5,181	SF	3	4	17	30	
OS-2 (TRACT F)			4,228	SF	3	3	14	12	
OS-3 (TRACT G)			4,535	SF	3	3	15	15	
OS-4 (PORTION OF TRACT J)			16,586	SF	11	9	55	55	
OS-5 (PORTION OF TRACT J)			40,013	SF	27	29	133	147	
OS-6 (PORTION OF TRACT K)			24,691	SF	16	17	82	110	
OS-7 (PORTION OF TRACT K)			14,705	SF	10	6	49	55	
OS-8 (TRACT L)			19,700	SF	13	17	66	-	
OS-9 (PORTION OF TRACT N)			15,140	SF	10	12	50	62	
OS-10 (TRACT Q)			12,630	SF	8	7	42	42	
OS-11 (TRACT S)			21,768	SF	15	16	73	-	
OS-12 (TRACT T)			22,576	SF	15	10	75	92	
OS-13 (TRACT V)			39,381	SF	26	26	131	175	
OS-14 (TRACT W)			50,599	SF	34	34	169	169	
OS-15 (PORTION OF TRACT Z)			32,060	SF	21	21	107	107	
OS-16 (TRACT DD)			5,718	SF	4	4	19	19	
OS-17 (TRACT EE)			4,681	SF	3	3	16	16	
OS-18 (TRACT FF)			30,384	SF	20	22	101	120	
TOTAL PARK AREAS			547,466 SF		365	369	1,825	1,498	
PARK 1 (TRACT C)			60,913	SF	41	42	203	195	
PARK 2 (TRACT R)			27,811	SF	19	13	93	79	
PARK 3			20,800	SF	14	18	69	34	
PARK 4 (TRACT BB)			20,448	SF	14	19	68	126	
PARK 5 (TRACT CC)			417,494	SF	278	277	1,392	1,064	
TOTALS					1,465	1,477	3,040	2,724	

* 10 shrubs per 1 tree substitution

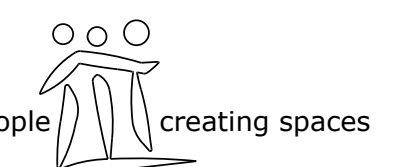
** Final landscape plans to reflect required tree and shrubs quantities per Town of Parker Landscape Regulations (Section 13.06.070) which require 1 tree & 5 shrubs per each 1,500 square

*** Hardscape and non plantable areas are subtracted from open space area calculations

Prepared For

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Land Planning



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Engineering



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ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submitted: 11.11.16
Date: INITIAL SUBM. 02.08.17
2nd SUBM.
Know what's below.
Call before you dig.
811

Sheet Name
LANDSCAPE NOTES & TABULATIONS

Sheet Number

L0.1

PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
DECIDUOUS TREES					
79	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B □ B	2.5" CAL	45' X 35'
152	ACER PLATANOIDES 'SCHWEDLER'	SCHWEDLER MAPLE	B □ B	2.5" CAL	50' X 30'
47	BETULA NIGRA	RIVER BIRCH	B □ B	2.5" CAL	50' X 50'
80	CATALPA SPECIOSA	NORTHERN CATALPA	B □ B	2.5" CAL	50' X 45'
109	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B □ B	2.5" CAL	50' X 30'
153	GLEDITSIA TRIACANTHOS 'NERMIS' 'SHADEMASTER' TM	SHADEMASTER LOCUST	B □ B	2.5" CAL	45' X 50'
152	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B □ B	2.5" CAL	45' X 45'
149	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B □ B	2.5" CAL	45' X 50'
80	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B □ B	2.5" CAL	30' X 30'
185	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B □ B	2.5" CAL	80' X 80'
71	QUERCUS BICOLOR	SWAMP WHITE OAK	B □ B	2.5" CAL	50' X 50'
103	QUERCUS MACDANIELLI 'CLEMONS' TM	HERITAGE OAK	B □ B	2.5" CAL	70' X 45'
118	QUERCUS MACROCARPA	BURR OAK	B □ B	2.5" CAL	70' X 70'
152	QUERCUS MUEHLBERGII	CHINKAPIN OAK	B □ B	2.5" CAL	50' X 50'
116	QUERCUS RUBRA	RED OAK	B □ B	2.5" CAL	50' X 45'
91	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B □ B	2.5" CAL	50' X 30'
123	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B □ B	2.5" CAL	60' X 50'
158	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B □ B	2.5" CAL	60' X 40'
131	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B □ B	2.5" CAL	50' X 40'
EVERGREEN TREES					
1	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B □ B	6'-8" HT	15' X 8'
25	PINUS EDULIS	PINON PINE	B □ B	6'-8" HT	25' X 20'
38	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B □ B	6'-8" HT	25' X 15'
110	PINUS NIGRA	AUSTRIAN BLACK PINE	B □ B	6'-8" HT	50' X 30'
79	PINUS PONDEROSA	PONDEROSA PINE	B □ B	6'-8" HT	50' X 30'
135	PINUS SYLVESTRIS	SCOTCH PINE	B □ B	6'-8" HT	50' X 25'
ORNAMENTAL TREES					
134	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B □ B	2" CAL	15' X 10'
42	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B □ B	2" CAL	30' X 15'
25	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' Hawthorn	B □ B	2" CAL	30' X 30'
14	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B □ B	2" CAL	30' X 20'
ANNUALS/PERENNIALS					
249	AGASTACHE X 'CORANADO RED'	ANISE HYSSOP	1 GAL	2.5' X 3'	LOW
404	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADEAF COREOPSIS	1 GAL	1.5' X 1.5'	LOW
299	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'	LOW
292	RUDBECKIA FULGIDA SULLIVANTI 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'	LOW
360	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER	1 GAL	2.5' X 1.5'	LOW
DECIDUOUS SHRUBS					
78	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	5 GAL	12' X 8'	LOW
233	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL		
139	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'	LOW
116	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL	4' X 4'	LOW
93	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'	LOW-MOD-HIGH
84	COTONEASTER DIVARICATUS	SPREADING COTONEASTER	5 GAL	6' X 6'	LOW-MOD
171	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X 5'	MODERATE
46	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL	12' X 8'	LOW
125	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL		
412	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'	VERY LOW
262	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	3' X 3'	LOW
84	POTENTILLA FRUTICOSA 'JACKMANI'	JACKMAN'S POTENTILLA	5 GAL	3' X 4'	LOW
151	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 6"	LOW
71	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 8'	LOW
147	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	4' X 5'	VERY LOW
102	RIBES AUREUM	GOLDEN CURRANT	5 GAL	4' X 6'	LOW
194	ROSA MEIDILAND SERIES 'FIRE'	FIRE MEIDILAND ROSE	5 GAL	2' X 4'	LOW
173	ROSA MEIDILAND SERIES 'WHITE'	WHITE MEIDILAND ROSE	5 GAL	2' X 4'	LOW
76	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL	8' X 8'	MODERATE
86	VIBURNUM LANTANA 'MOHICAN'	MOHICAN WAYFARING TREE	5 GAL	10' X 10'	LOW
EVERGREEN SHRUBS					
201	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	4' X 5'	LOW
48	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1.5' X 5	LOW
97	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'	LOW
224	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER	5 GAL	2' X 5'	LOW-MOD
125	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 7"	LOW
113	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	1.5' X 6"	VERY LOW
166	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6"	LOW
399	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5'	LOW
ORNAMENTAL GRASSES					
385	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5' X 2'	LOW
461	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	3' X 2'	LOW-MOD
225	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL	4' X 5'	MEDIUM
194	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	5 GAL	3' X 3'	HIGH
235	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	5 GAL		
210	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	5 GAL		
GROUND COVERS					
102,346 SF	BLUEGRASS SOD	BLUEGRASS SOD			SOD
711,179 SF	BUFFALO GRASS	BUFFALO GRASS			SOD
	RE LANDSCAPE NOTES				
114,272 SF	ROCK MULCH GREY, 4" DIA. COBBLE	ROCK MULCH GREY, 4" DIA. COBBLE			MULCH
	4" DEPTH, RE LANDSCAPE NOTES				
36,487 SF	ROCK MULCH TAN, 4" DIA. COBBLE	ROCK MULCH TAN, 4" DIA. COBBLE			MULCH
	4" DEPTH, RE LANDSCAPE NOTES				
3,480,979 SF	SEED MIX 1	SEED MIX 1			SEED
	TOWN OF PARKER - SEED MIX 1, RE LANDSCAPE NOTES				
342,067 SF	SEED MIX 2	SEED MIX 2			SEED
	TOWN OF PARKER - SEED MIX 2, RE LANDSCAPE NOTES				
222,359 SF	SEED MIX 3 - DETENTION	SEED MIX 3 - DETENTION			SEED
	TOWN OF PARKER - SEED MIX 1, RE LANDSCAPE NOTES				

SOD MIXES

BLUEGRASS SOD: 'ENVIROTURF' BY TURF MASTERS, LLC.
BUFFALO GRASS SOD: 'LEGACY' BUFFALOGASS BY GREEN VALLEY TURF CO.

SEED MIXES

TOWN OF PARKER

SEED MIX 1 (SIDE SLOPES OR BETWEEN WET & DRY AREAS)

COMMON NAME	SEEDS/LB	PLS/AC
SHEEP FESCUE (DURAR)	680,000	1.3
WESTERN WHEATGRASS	110,000	7.9
ALKALI SACATON	1,758,000	0.5
SLENDER WHEATGRASS	159,000	5.5
CANADIAN BLUEGRASS	2,500,000	0.3
SWITCHGRASS (PATHFINDER)	389,000	1.3
BLANKETFLOWER	132,000	0.25
PRAIRIE CONEFLOWER	1,230,000	0.20
PURPLE PRAIRIE CLOVER	210,000	0.20
GAYFEATHER	138,000	0.06
FLAX	293,000	0.20
PENSTEMON	592,000	0.20
YARROW	2,770,000	0.03

SEEDING RATE

DRILLED: 25 LBS/AC.
BROADCAST: 50 LBS/AC.

SEED MIX 2 (KNEE HIGH MIX-APPLEWOOD SEED CO.)

COMMON NAME	SEEDS/LB	PLS/AC
SIBERIAN WALLFLOWER	5,000,000	0.1
DWARF GOBETIA	389,000	2.2
LANCE-LEAVED COREOPSIS	110,000	7.9
DWARF PLAINS COREOPSIS	520,000	1.0
CHINESE FORGET-ME-NOT	400,000	0.1
ROCKET LARKSPUR	109,300,000	0.1
SWEET WILLIAM PINKS	110,000	1.0
AFRICAN DAISY	250,000	0.10
CALIFORNIA POPPY	250,000	0.12
ANNUAL BABY'S BREATH	1,450,000	0.12
CANDYTUFT	2,770,000	0.12
SCARLET FLAX		
BLUE FLAX		
SWEET ALYSSUM		
CORN POPPY		
DWARF RED CONEFLOWER		
BLACK-EYED SUSAN		
CATCHFLY		
MOSS VERBENA		

SEEDING RATE

DRILLED: 25 LBS/AC.
BROADCAST: 50 LBS/AC.

DETENTION MIX (HIGH WATER TABLE CONDITIONS)

COMMON NAME	SEEDS/LB	PLS/AC
REDTOP	5,000,000	0.1
SWITCHGRASS	389,000	2.2
WESTERN WHEATGRASS	110,000	7.9
INLAND SALTGRASS	520,000	1.0
WOOLY SEDGE	400,000	0.1
BALTIC RUSH	109,300,000	0.1
PRAIRIE CORDGRASS	110,000	1.0
NUTTALL'S SUNFLOWER	250,000	0.10
WILD BERGAMOT	250,000	0.12
YARROW	1,450,000	0.12
BLUE VERVAIN	2,770,000	0.12

SEEDING RATE

DRILLED: 25 LBS/AC.
BROADCAST: 50 LBS/AC.

NOTES:

1. DISTURBED AREAS TO BE RE-VEGETATED PER THE GRADING AND EROSION CONTROL PLANS.
2. PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
3. LANDSCAPE PLACEMENT IN THE TREE LAWN ADJACENT TO LOTS IS NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY AND UTILITY LOCATIONS.
4. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
5. SHRUBS AND PLANTINGS WILL BE NO TALLER THAN 3 FEET, AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET WITHIN THE SIGHT TRIANGLE.
6. TEMPORARY IRRIGATION FOR ESTABLISHMENT OF NATIVE VEGETATION MUST BE INSTALLED ABOVE GROUND, AND REMOVED IMMEDIATELY AFTER ESTABLISHMENT IS COMPLETE, OR IN NO CASE, ANY LONGER THAN ONE GROWING SEASON.



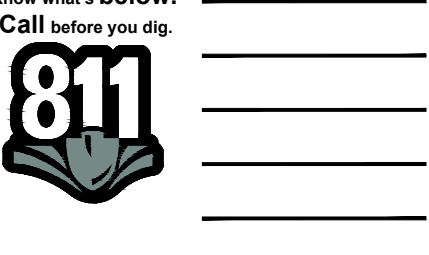
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TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 11.11.16
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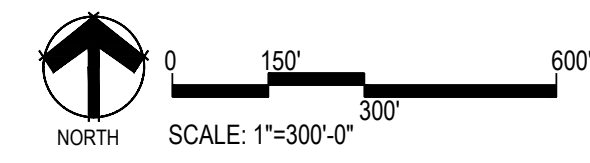
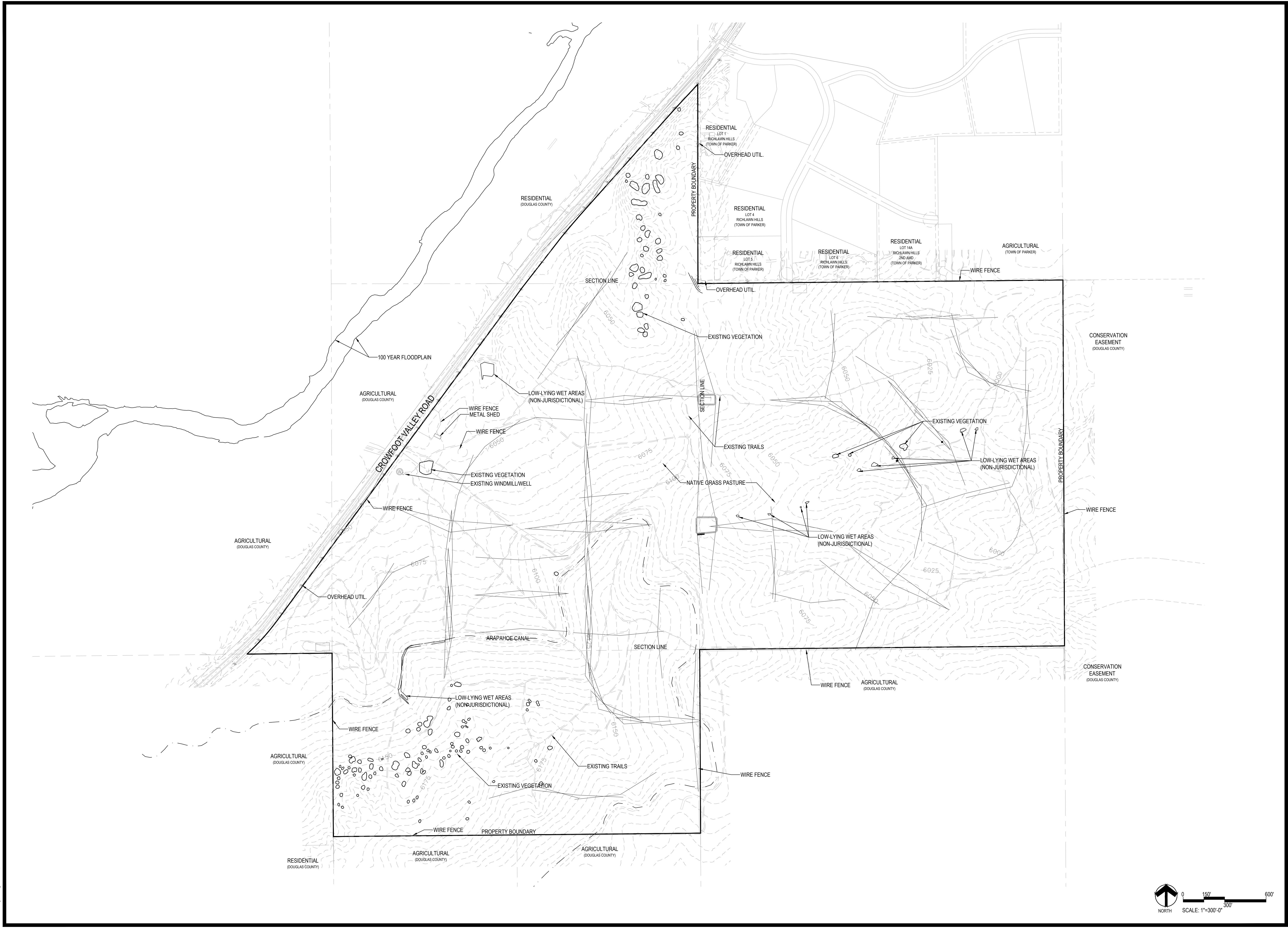


Sheet Name
PLANT & SEED SCHEDULE

Sheet Number

L0.2

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TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN

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Sheet Name
EXISTING CONDITIONS

Sheet Number
L0.3



MATCHLINE - SHEET L0.5

LEGEND

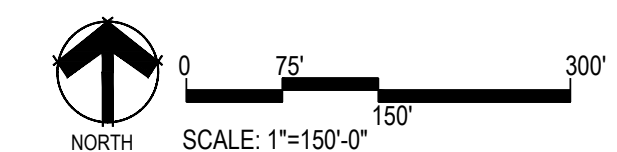
⊗ TREES/VEGETATION TO BE REMOVED/RELOCATED

○ TREES/VEGETATION TO BE PRESERVED

SM## TREE ID NUMBER, RE: SHEET L0.6

GENERAL NOTES

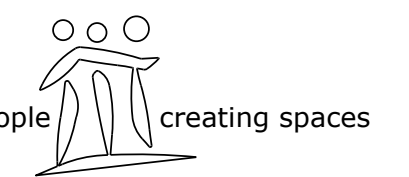
- PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
- ALL TREES AND SHRUBS DESIGNATED AS "RELOCATE" SHALL BE TRANSPLANTED IN ACCORDANCE WITH STANDARDS AND PROCEDURES SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE ("ISA"), OR THE TREE CARE INDUSTRY ASSOCIATION ("TCIA").
- SPECIFICATIONS FOR THE PROTECTION OF TREES AND SHRUBS DURING CONSTRUCTION. TREES AND SHRUBS DESIGNATED AS "PRESERVE" ON THE CONSERVATION PLAN SHALL BE PROTECTED FROM DAMAGE CAUSED BY CONSTRUCTION-RELATED ACTIVITIES IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY THE ISA OR THE TCIA.
- PROPOSED GRADE CHANGES OR OTHER POTENTIALLY INJURIOUS WORK ADJACENT TO TREES AND SHRUBS DESIGNATED FOR PRESERVATION WITH SPECIFICATIONS FOR MAINTAINING GROUND DRAINAGE, MINIMIZING ROOT DAMAGE AND MAINTAINING OR IMPROVING AERATION AROUND SUCH PLANTINGS.



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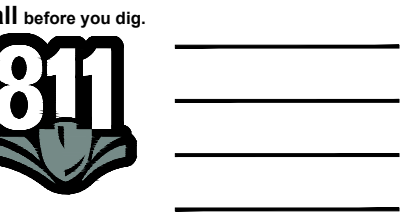
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TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

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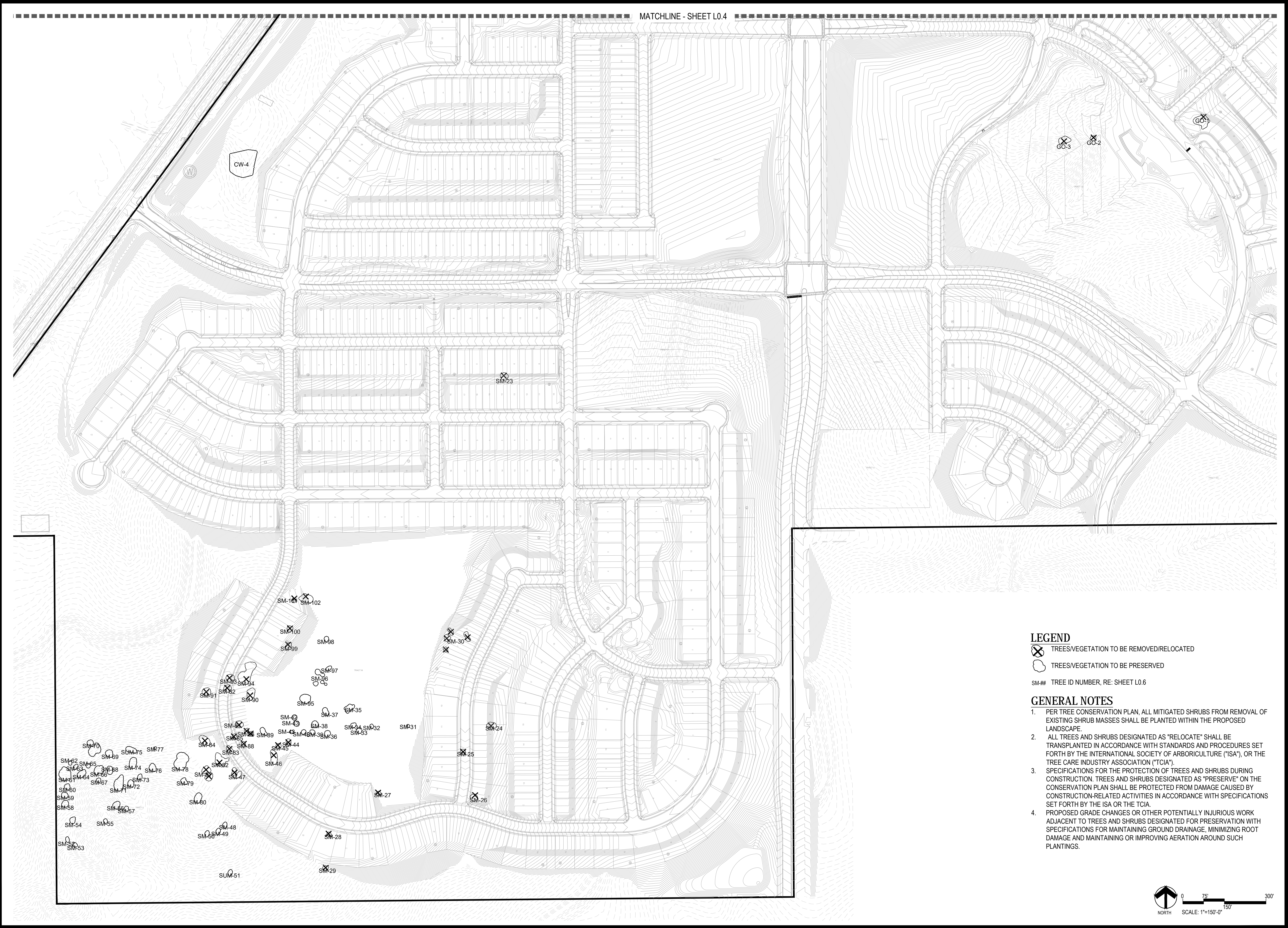
Sheet Name
TREE CONSERVATION PLAN

Sheet Number

L0.4



TRAILS AT CROWFOOT
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PRELIMINARY LANDSCAPE PLAN
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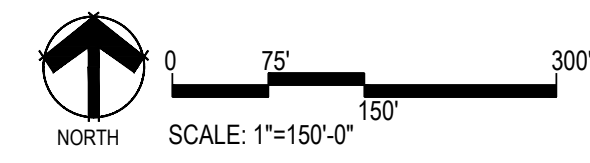


LEGEND

- TREES/VEGETATION TO BE REMOVED/RELOCATED
- TREES/VEGETATION TO BE PRESERVED
- SM## TREE ID NUMBER, RE: SHEET L0.6

GENERAL NOTES

- PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
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- SPECIFICATIONS FOR THE PROTECTION OF TREES AND SHRUBS DURING CONSTRUCTION. TREES AND SHRUBS DESIGNATED AS "PRESERVE" ON THE CONSERVATION PLAN SHALL BE PROTECTED FROM DAMAGE CAUSED BY CONSTRUCTION-RELATED ACTIVITIES IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY THE ISA OR THE TCIA.
- PROPOSED GRADE CHANGES OR OTHER POTENTIALLY INJURIOUS WORK ADJACENT TO TREES AND SHRUBS DESIGNATED FOR PRESERVATION WITH SPECIFICATIONS FOR MAINTAINING GROUND DRAINAGE, MINIMIZING ROOT DAMAGE AND MAINTAINING OR IMPROVING AERATION AROUND SUCH PLANTINGS.



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TREE CONSERVATION PLAN

Sheet Number

L0.5

EXISTING TREE TABLE

Project: PCS-Crowfoot Area: Native Pines and Shrubs
Date: October 9, 2016
By: Keith Worley, Forester

Table with columns: TREE #, SPECIES, DBH (Ave.), HGT, AGE, Square feet, # Stems, SPEC %, LOC %, COND %, MITIGATION (Inches/stem), Mitigation per clump, Mitigation Shrubs, Ft², \$ VALUE per stem, \$ Value per clump, COMMENTS. Includes rows for trees PP1 through 48 and shrub masses SM-1 through SM-3.

Project: PCS-Crowfoot Area: Native Pines and Shrubs
Date: October 9, 2016
By: Keith Worley, Forester

Continuation of Table from Page 1, containing rows for trees 49 through 102 and a summary table for mitigation inches and values.

- Notes:
1. All vegetation impacted by long-term drought and compaction by cattle.
2. Gambel oak clumps assessed as trees due to DBH > 6".
3. Average diameters used to generate tree value per oak clump.
4. Shrub masses typically three-leaf sumac or Gambel oak, or combination of both.
5. Shrub values based on 9 shrubs per 100 sq. ft., and value of \$315/100 sq. ft.
6. Mitigation inches adjusted for condition only.
7. Numerous shrubs are present on the site, but typically less than 100 sq. ft. in size.
8. If a tree value is given for Gambel oak, no value is given as a shrub mass, in order to avoid duplication of values.

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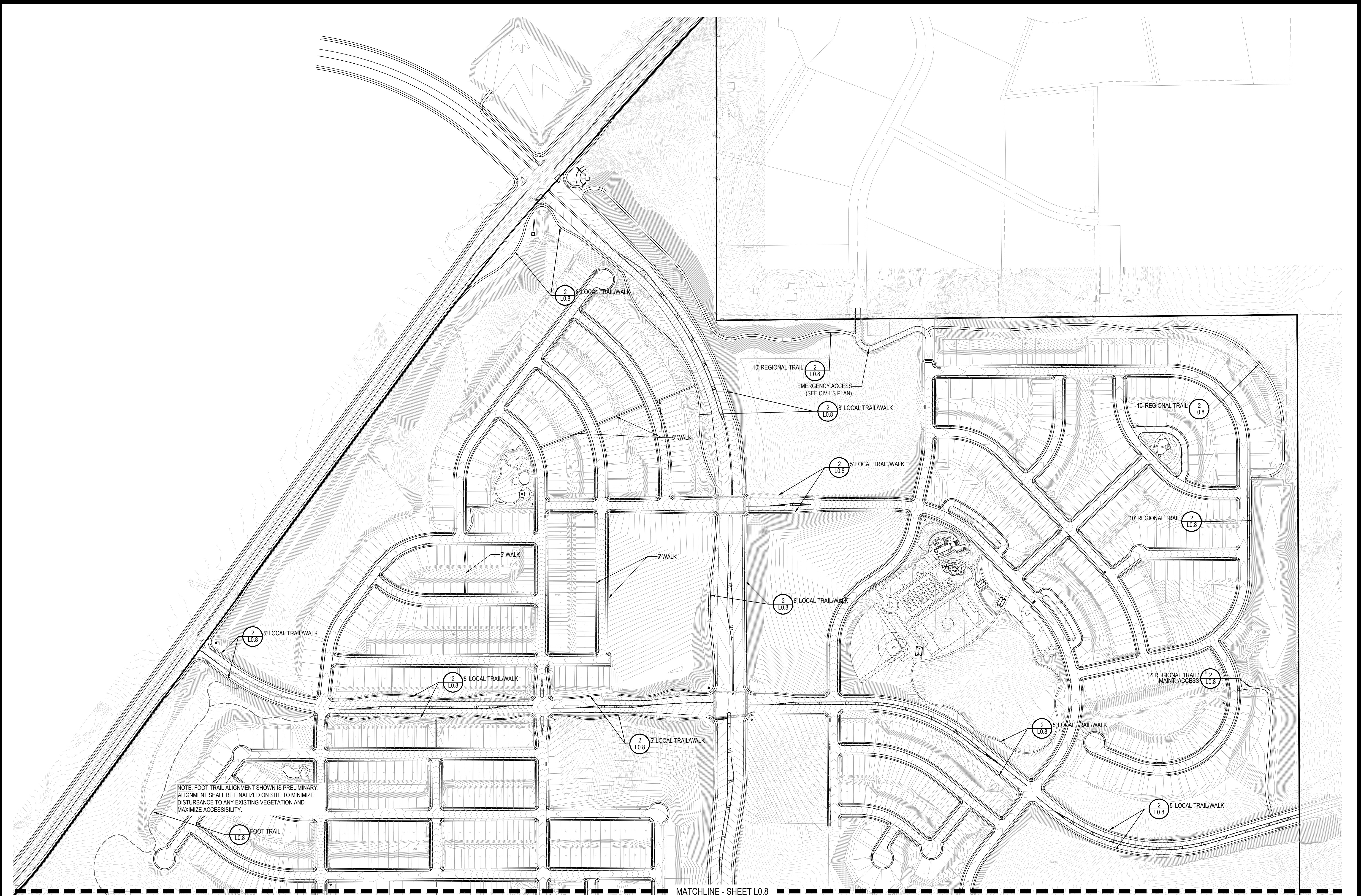
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TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

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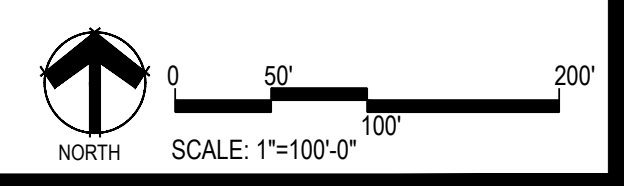
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NOTE: FOOT TRAIL ALIGNMENT SHOWN IS PRELIMINARY.
ALIGNMENT SHALL BE FINALIZED ON SITE TO MINIMIZE
DISTURBANCE TO ANY EXISTING VEGETATION AND
MAXIMIZE ACCESSIBILITY.

MATCHLINE - SHEET L0.8




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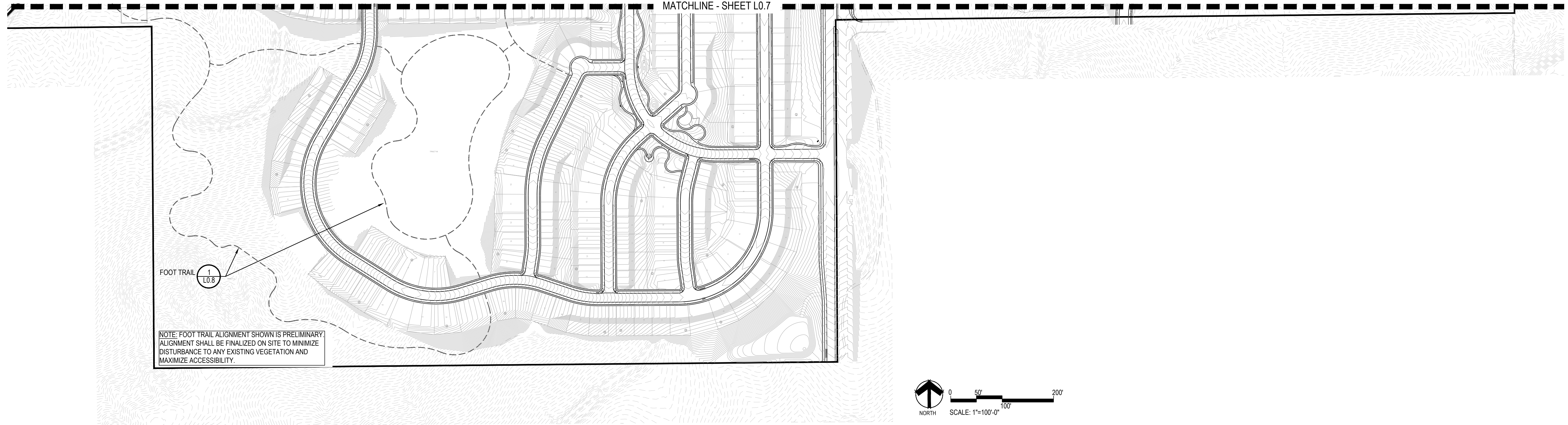
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 PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
 (NOT FOR CONSTRUCTION)

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■ Sheet Name ■
TRAILS PLAN & DETAILS

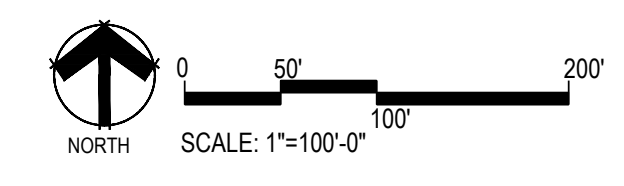
■ Sheet Number ■
L0.7

MATCHLINE - SHEET L0.7



FOOT TRAIL 1 L0.8

NOTE: FOOT TRAIL ALIGNMENT SHOWN IS PRELIMINARY. ALIGNMENT SHALL BE FINALIZED ON SITE TO MINIMIZE DISTURBANCE TO ANY EXISTING VEGETATION AND MAXIMIZE ACCESSIBILITY.

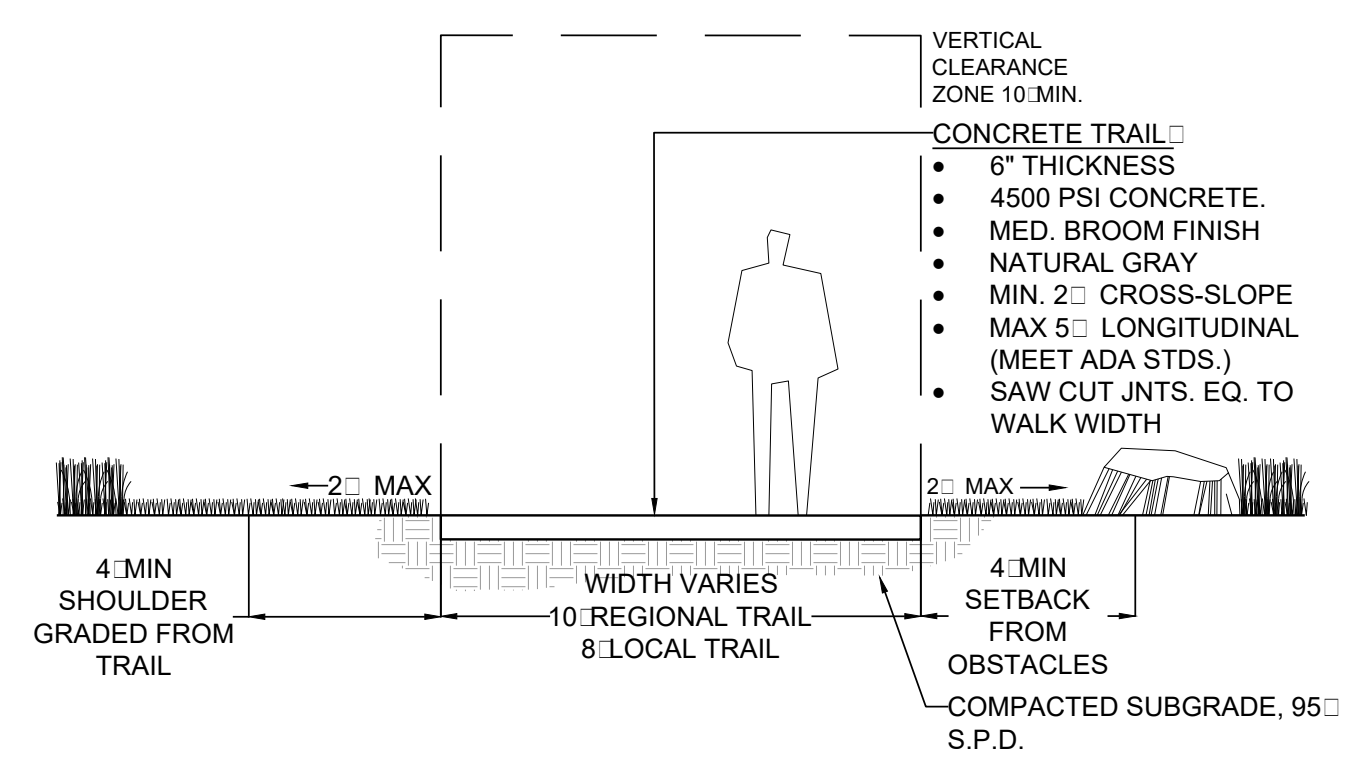
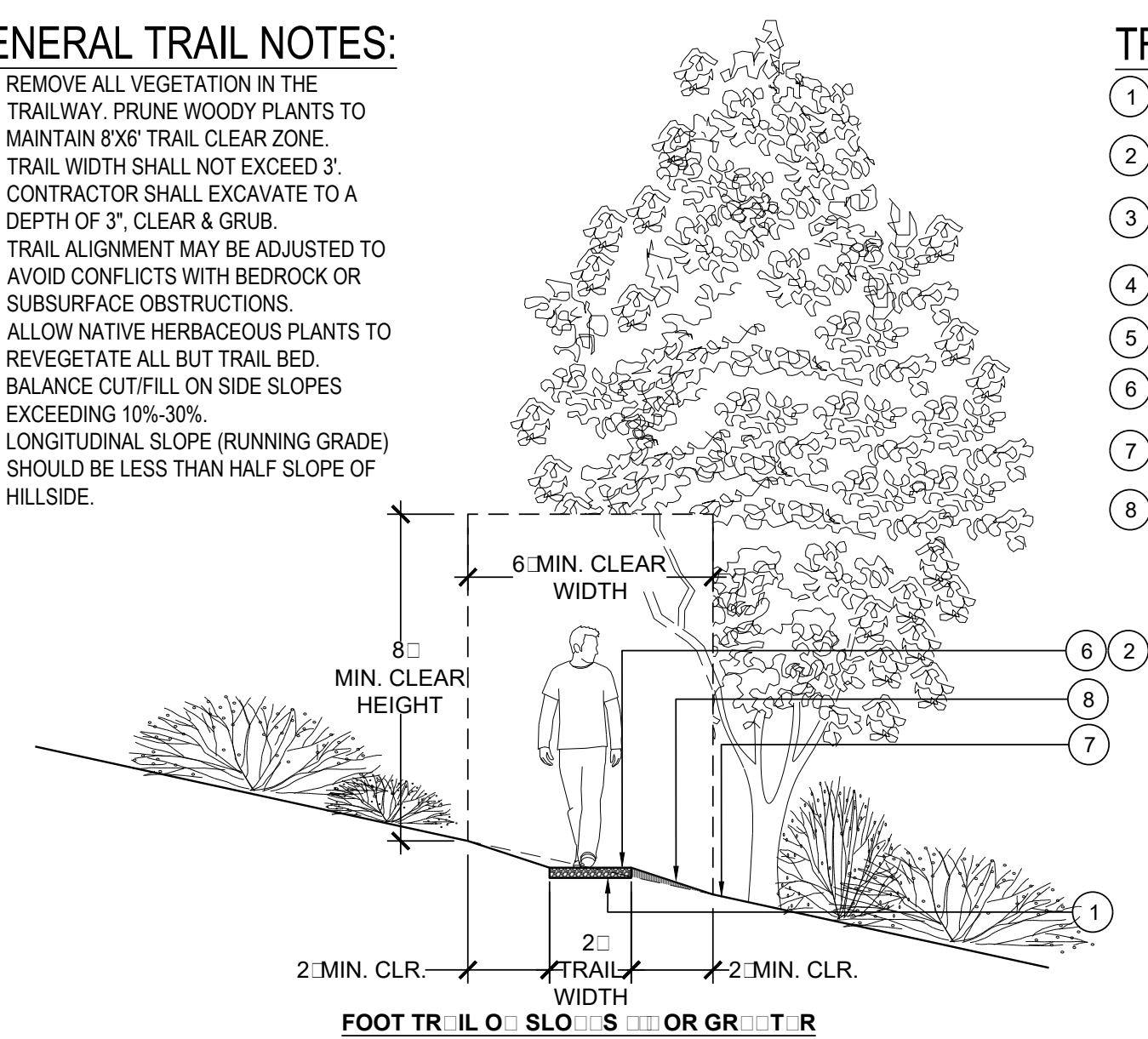
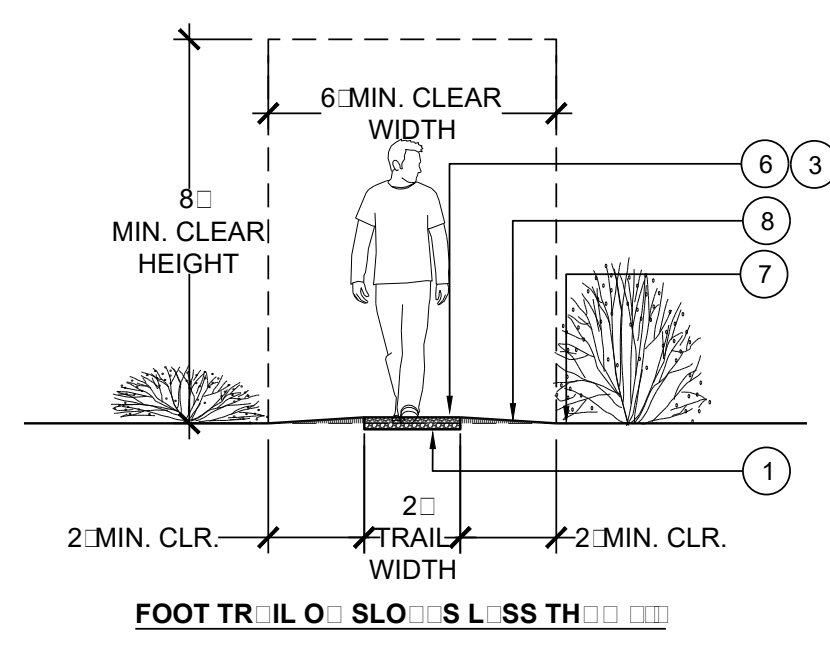


GENERAL TRAIL NOTES:

1. REMOVE ALL VEGETATION IN THE TRAILWAY. PRUNE WOODY PLANTS TO MAINTAIN 8'x6' TRAIL CLEAR ZONE.
2. TRAIL WIDTH SHALL NOT EXCEED 3'. CONTRACTOR SHALL EXCAVATE TO A DEPTH OF 3". CLEAR & GRUB. TRAIL ALIGNMENT MAY BE ADJUSTED TO AVOID CONFLICTS WITH BEDROCK OR SUBSURFACE OBSTRUCTIONS.
3. ALLOW NATIVE HERBACEOUS PLANTS TO REVEGETATE ALL BUT TRAIL BED.
4. BALANCE CUT/FILL ON SIDE SLOPES EXCEEDING 10%-30%.
5. LONGITUDINAL SLOPE (RUNNING GRADE) SHOULD BE LESS THAN HALF SLOPE OF HILLSIDE.

TRAIL CONSTRUCTION NOTES:

1. EXCAVATE NATIVE SOIL TO A DEPTH OF 2" TO 3".
2. SLOPE 2:1 FOR DRAINAGE.
3. CROWN FOR DRAINAGE.
4. PRUNE LIMBS AS REQUIRED.
5. CUT SLOPE NOT TO EXCEED 3:1.
6. RECYCLED ASPHALT MIN. 3" DPTH.
7. EXISTING GRADE.
8. SPREAD EXCAVATED SOIL TO SIDES OF TRAIL FEATHER BACK TO EXISTING GRADE (6" MAX DPTH. NEAR TREE/SHRUB TRUNKS OR USE EXCESS SOIL AS NEED TO FILL TRAIL LOW SPOTS.)



1 FOOT TRAIL NOT TO SCALE

2 CONCRETE TRAIL NOT TO SCALE

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TRAILS AT CROWFOOT
 PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
 (NOT FOR CONSTRUCTION)

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 Checked by: PCS STAFF
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Sheet Name
TRAILS PLAN & DETAILS

Sheet Number
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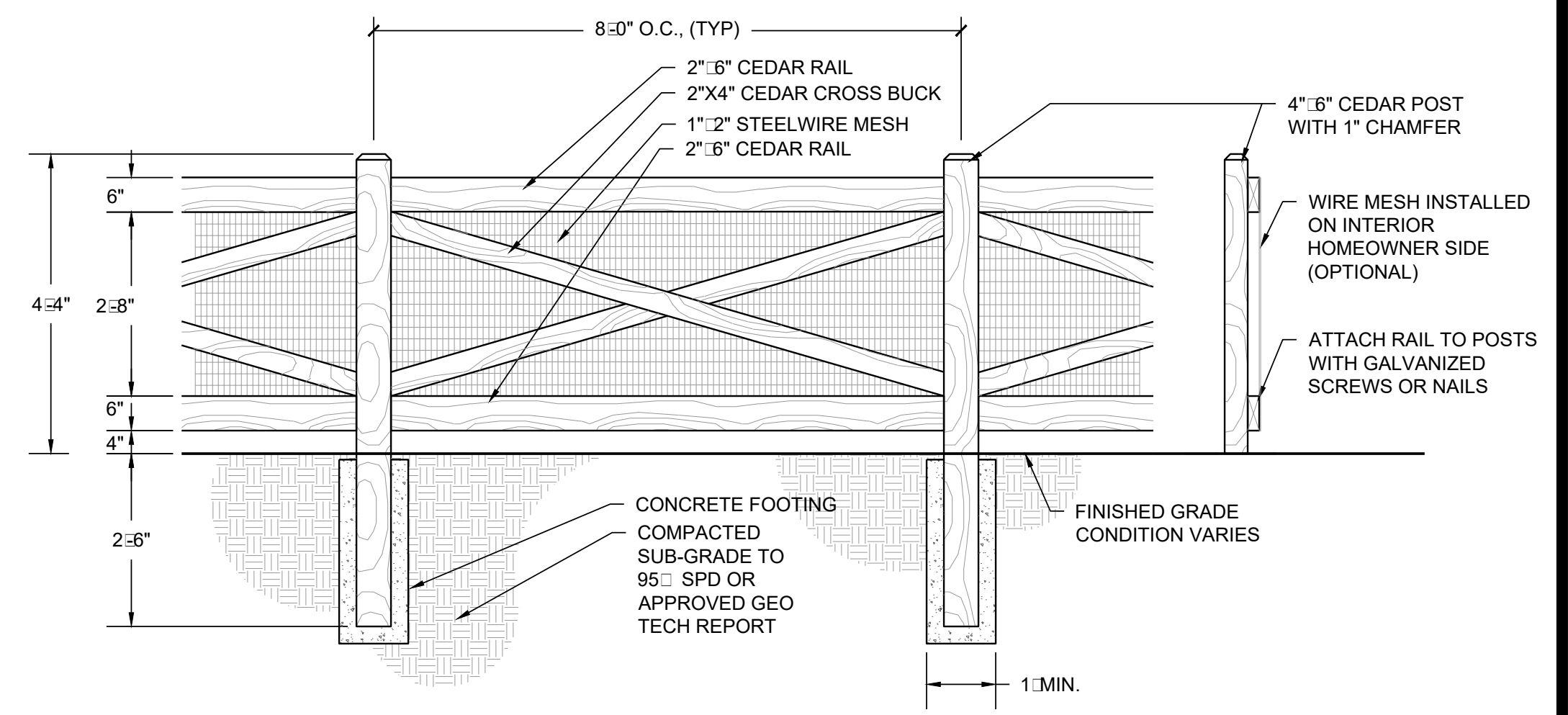
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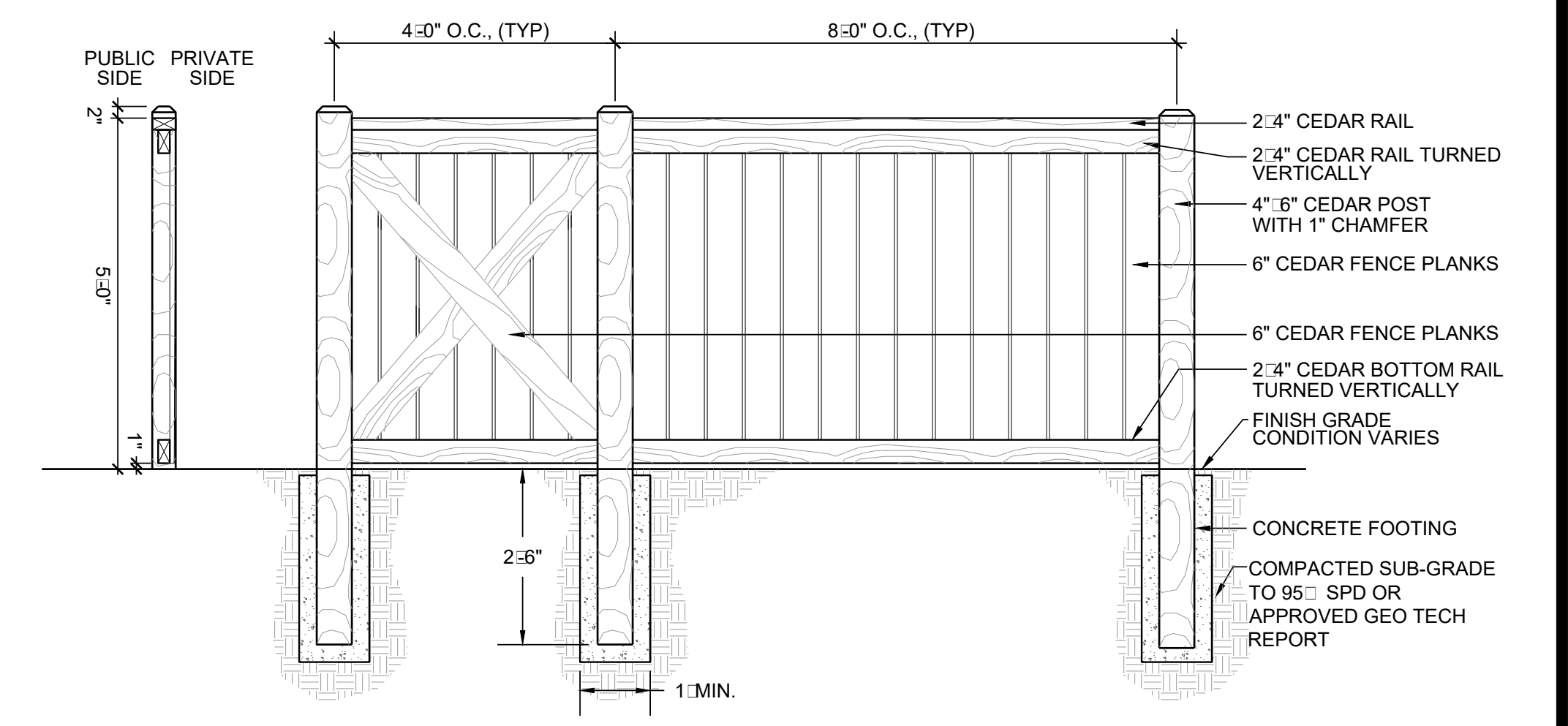
1 FENCING PLAN
NOT TO SCALE

FENCING LEGEND
 —○— OPEN RAIL CROSS BUCK FENCE
 - - - 5' PRIVACY FENCE

- NOTES:
 1. ALL WOOD TO BE ROUGH SAWN CEDAR.
 2. WOOD TO BE WEATHER AND ROT RESISTANT
 3. WOOD TO BE TREATED WITH DIAMOND VOGEL GS201 SPICE BROWN STAIN.
 4. RAILS SHALL BE INSTALLED ON ONE SIDE OF POST ONLY.



2 OPEN RAIL CROSS BUCK FENCE
NOT TO SCALE



NOTES:
 1. 4' PRIVACY FENCE PANEL TO BE BUILT AFTER EVERY THREE 8' PRIVACY FENCE PANEL SECTIONS.
3 5' PRIVACY FENCE
NOT TO SCALE

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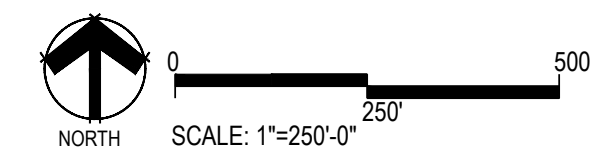
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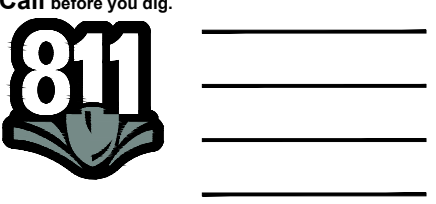
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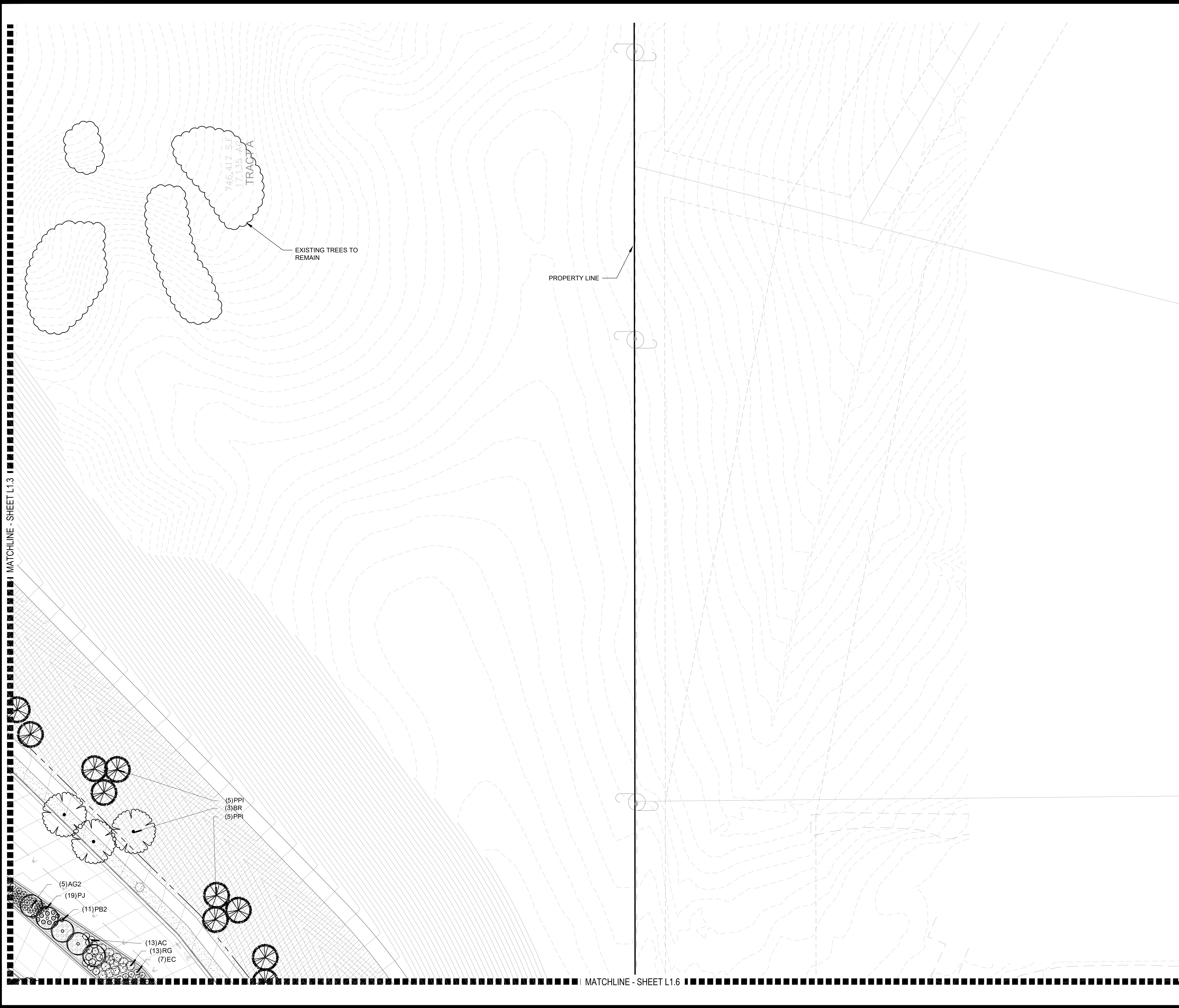
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OVERALL LANDSCAPE PLAN

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L1.1

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PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HOPHORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
OC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GB	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PP	PINON PINE
PPI	PONDEROSA PINE
PSP	SCOTCH PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	WINTER KING HAWTHORN

ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINKISHORN FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

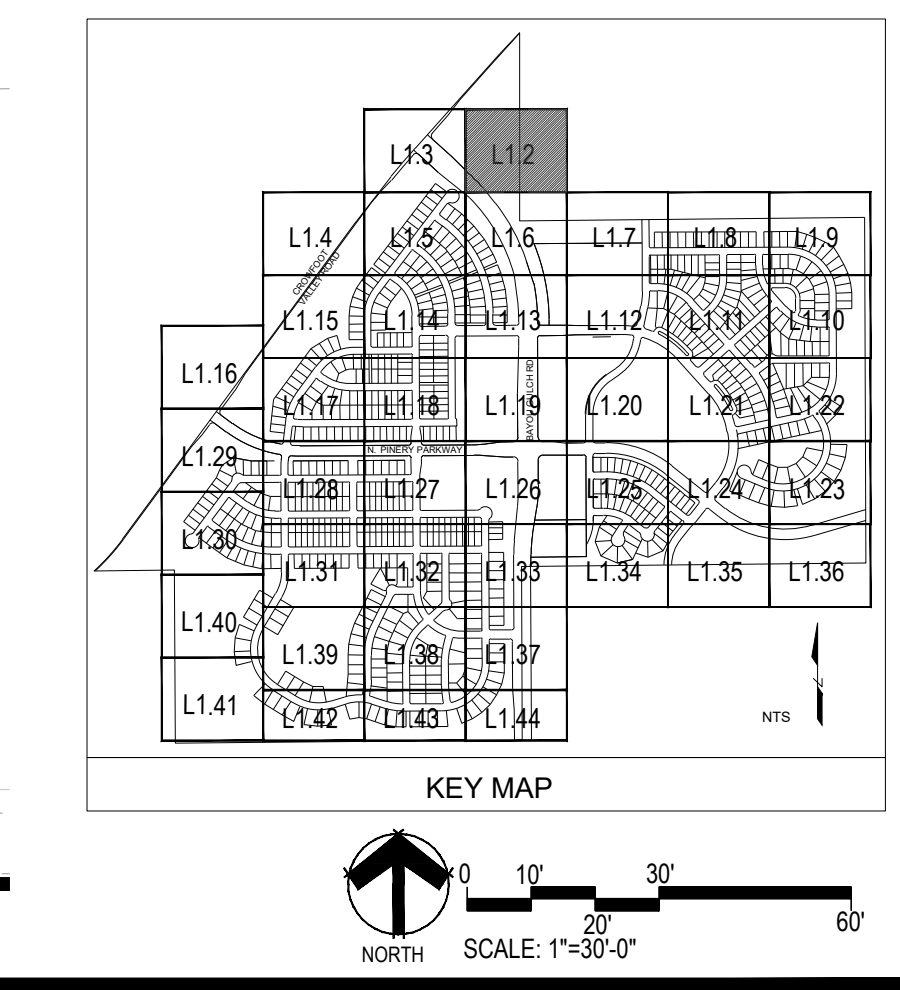
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RG	GOLDEN CURRANT
RHU	GRO-LOW FRAGRANT SUMAC
PJ	JACKMAN'S POTENTILLA
CI	LITTLE LEAF MOUNTAIN MAHOGANY
VL	MORICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
RB	RABBITBRUSH
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
AC	MANZANITA
CSM	MOONLIGHT BROOM
PS	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER

ORNAMENTAL GRASSES	COMMON NAME
BOG	BLUE OAT GRASS
PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
[Pattern]	BLUEGRASS SOD
[Pattern]	BUFFALO GRASS
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2

* TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE



Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcsgroupco.com
43.9-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, 1.303.531.4908

Engineering

CVL
CONSULTANTS

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

TRAILS AT CROWFOOT
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 11.11.16
Date: INITIAL SUBM 02.08.17
2nd SUBM

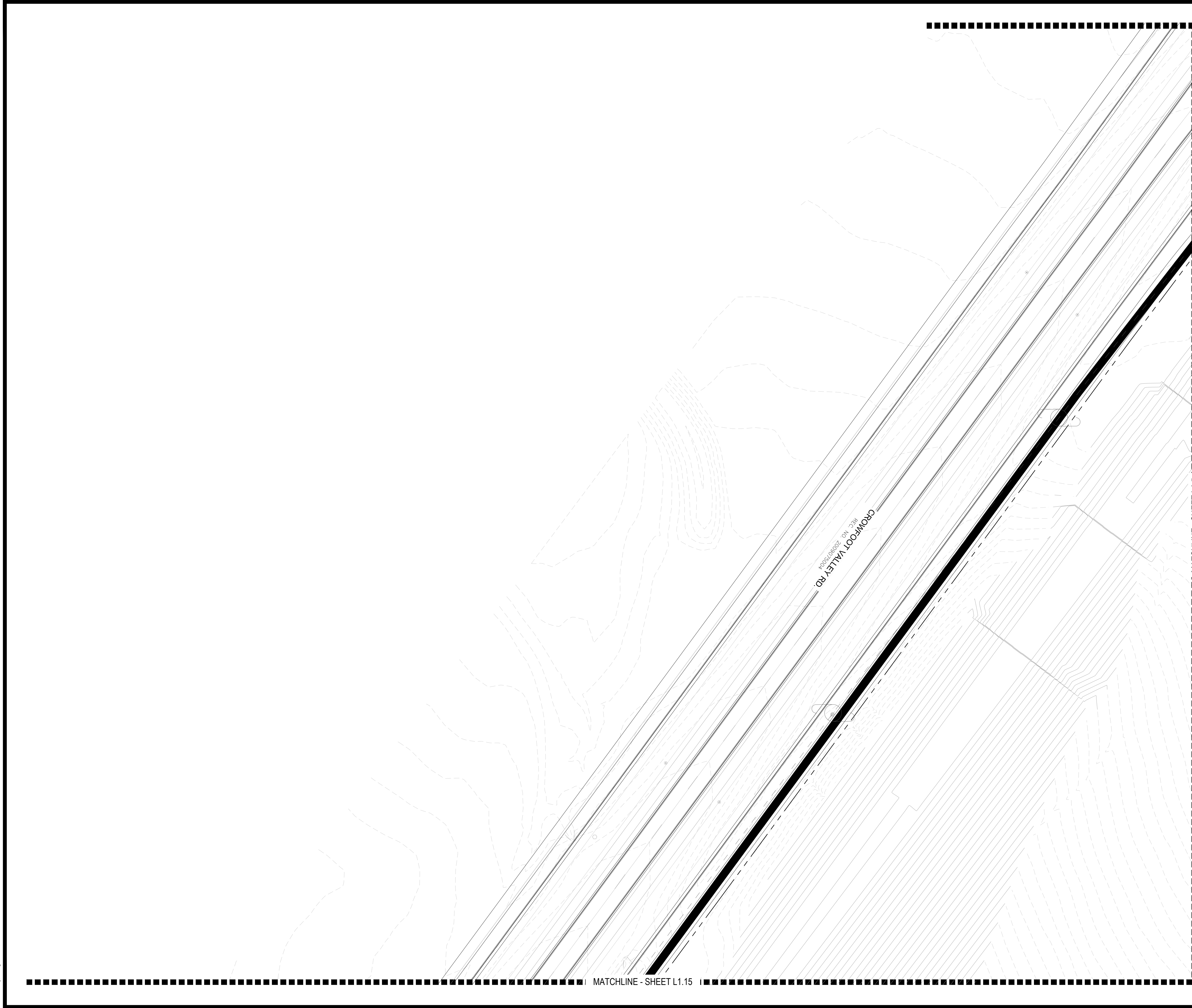
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Sheet Number
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Wednesday, August 31, 2016



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HOPHORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
OC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PP	PINON PINE
PPI	PONDEROSA PINE
PSP	SCOTCH PINE
VAN	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	'WINTER KING' HAWTHORN
ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEIDLAND ROSE
FD	GOLD DROP POTENTILLA
RG	GOLDEN CURRANT
RHU	GRO-LOW FRAGRANT SUMAC
PJ	JACKMAN'S POTENTILLA
CI	LITTLE LEAF MOUNTAIN MAHOGANY
LI	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
RB	RABBITBRUSH
CS	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDLAND ROSE
EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
AC	MANZANITA
CSM	MOONLIGHT BROOM
PS	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG	BLUE OAT GRASS
PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
[Pattern]	BLUEGRASS SOD
[Pattern]	BUFFALO GRASS
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
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[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
*	TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE

KEY MAP

NORTH SCALE: 1"=30'-0"

■ Prepared For ■

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CENTENNIAL, CO 80112

■ Land Planning ■

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■ Engineering ■

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TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN

(NOT FOR CONSTRUCTION)

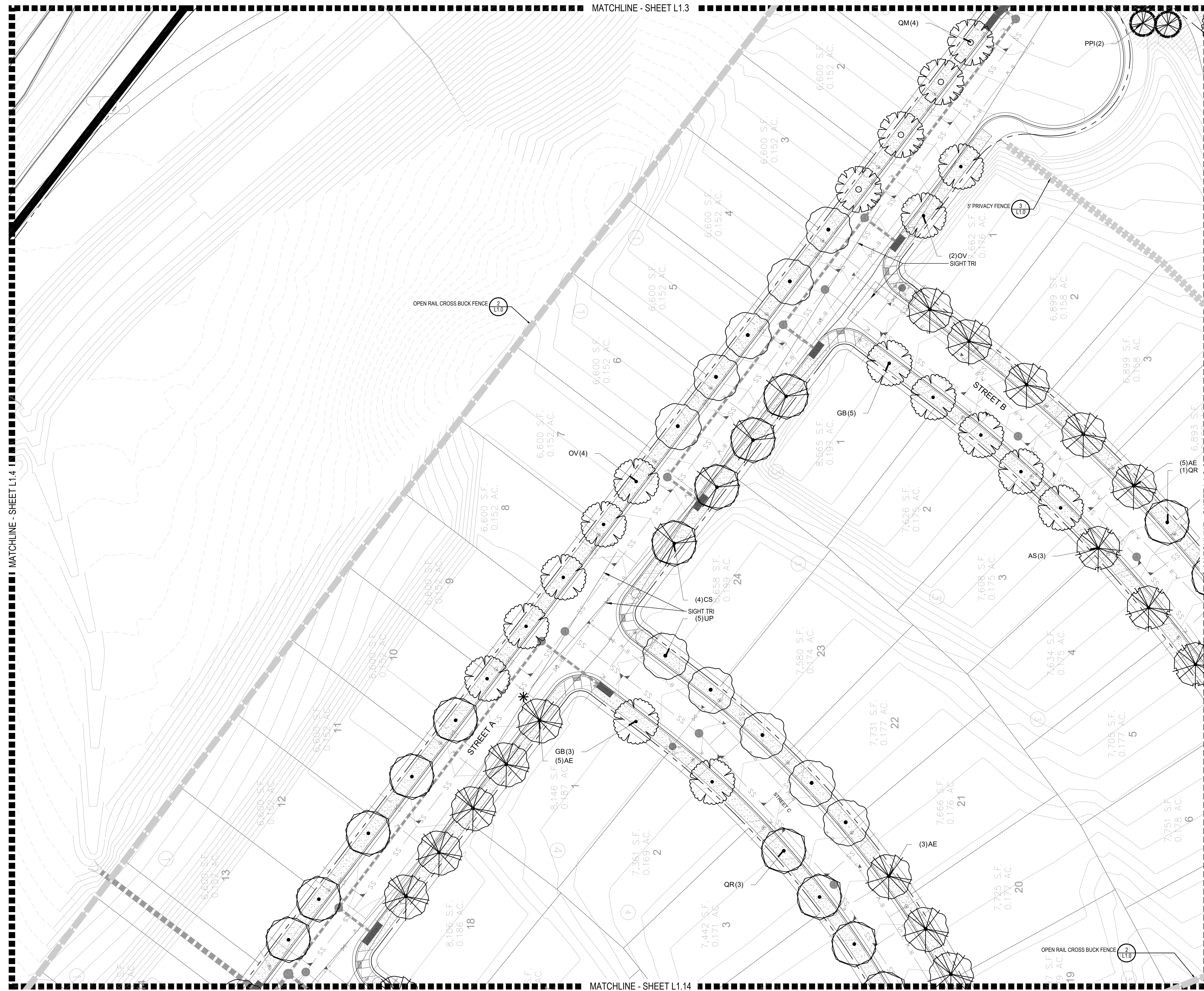
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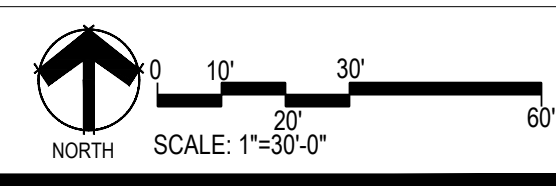
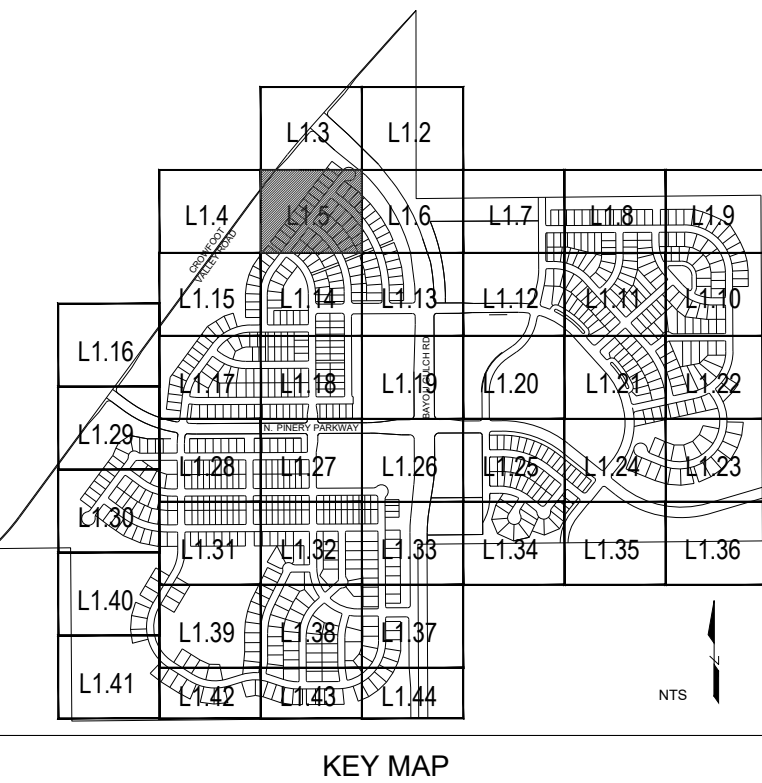
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Wednesday, August 31, 2016



PLANT & GROUNDCOVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	DECIDUOUS TREES
UP AMERICAN ELM	AMERICAN HOPHORNBEAM
OV AMERICAN HOPHORNBEAM	AMERICAN SYCAMORE
PO BURR OAK	CHINKAPIN OAK
QM2 COMMON HACKBERRY	EMERALD QUEEN MAPLE
HAC GLENLEVEN LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
AE HERITAGE OAK	IMPERIAL HONEYLOCUST
TG2 KENTUCKY COFFEE TREE	NORTHERN CATALPA
OC RED OAK	REDMOND AMERICAN LINDEN
GK RIVER BIRCH	SCHWEDLER MAPLE
CS REDMOND AMERICAN LINDEN	SHADEMASTER LOCUST
RAL RIVER BIRCH	SWAMP WHITE OAK
BR	
AS	
GS	
QB	
EVERGREEN TREES	EVERGREEN TREES
PN AUSTRIAN BLACK PINE	PINON PINE
PP PONDROSA PINE	SCOTCH PINE
PPI VANDERWOLF'S PYRAMID PINE	VAN
ORNAMENTAL TREES	ORNAMENTAL TREES
AH HOT WINGS TATARIAN MAPLE	AG2 ROCKY MOUNTAIN MAPLE
SC2 SPRING SNOW CRAB APPLE	WKH WINTER KING HAWTHORN
ANNUALS/PERENNIALS	ANNUALS/PERENNIALS
AHC ANISE HYSSOP	BES BLACK-EYED SUSAN
SP PINCUSHION FLOWER	EP PURPLE CONEFLOWER
CV THREADLEAF COREOPSIS	
DECIDUOUS SHRUBS	DECIDUOUS SHRUBS
CD BLUE MIST SHRUB	SP2 DWARF ARCTIC WILLOW
FMR FIRE MEIDLAND ROSE	FD GOLD DROP POTENTILLA
RG GOLDEN CURRANT	RHU GRO-LOW FRAGRANT SUMAC
PJ JACKMAN'S POTENTILLA	CI LITTLE LEAF MOUNTAIN MAHOGANY
LI MORICAN WAYFARING TREE	FN NEW MEXICO PRIVET
SCH PAWNEE BUTTES SAND CHERRY	RB RABBITBRUSH
CB RED TWIG DOGWOOD	CH ROCK COTONEASTER
PS2 ROCKY MOUNTAIN PENSTEMON	PA RUSSIAN SAGE
SSB SASKATOON SERVICEBERRY	CD2 SPREADING COTONEASTER
RT THREE LEAF SUMAC	RW WHITE MEIDLAND ROSE
EVERGREEN SHRUBS	EVERGREEN SHRUBS
JB BLUE CHIP JUNIPER	BUJ BUFFALO JUNIPER
JH HUGHES JUNIPER	AC MANZANITA
CSM MOONLIGHT BROOM	PS MUGO PINE
AP PANCHITO MANZANITA	EC PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	ORNAMENTAL GRASSES
BOG BLUE OAT GRASS	PH BLUE SWITCH GRASS
OK FEATHER REED GRASS	PB2 LITTLE BUNNY FOUNTAIN GRASS
MG MAIDEN GRASS	MY YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	GROUND COVERS
BLU GRASS SOD	BUFF GRASS
ROCK MULCH GREY, 4" DIA. COBBLE	ROCK MULCH TAN, 4" DIA. COBBLE
SEED MIX 1	SEED MIX 2
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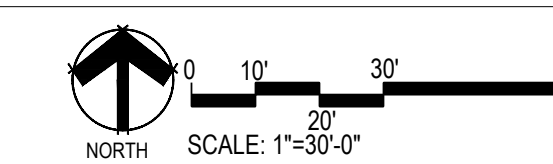
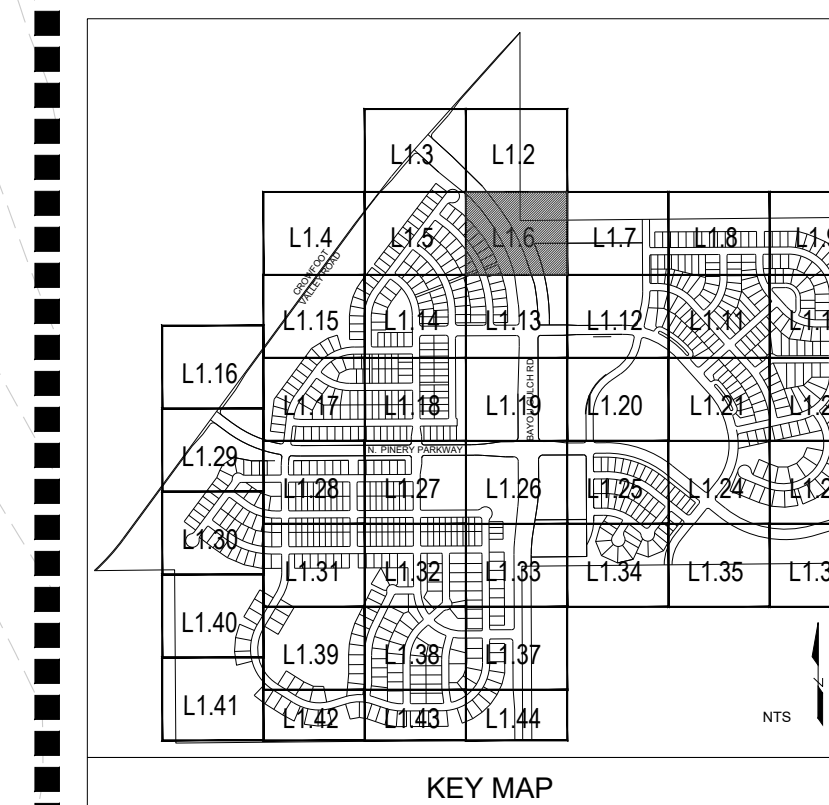
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MATCHLINE - SHEET L1.2

PLANT & GROUNDCOVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	DECIDUOUS TREES
UP AMERICAN ELM	AMERICAN HOPHORNBEAM
OV AMERICAN SYCAMORE	BURR OAK
PO COMMON HACKBERRY	CHINKAPIN OAK
QM EMERALD QUEEN MAPLE	GLENLEVEN LITTLELEAF LINDEN
HAC HERITAGE OAK	GREENSPIRE LITTLELEAF LINDEN
AE IMPERIAL HONEYLOCUST	KENTUCKY COFFEE TREE
TG KENTUCKY COFFEE TREE	NORTHERN CATALPA
OC RED OAK	RED OAK
GK REDMOND AMERICAN LINDEN	RIVER BIRCH
CS REDMOND AMERICAN LINDEN	SCHWEDLER MAPLE
RAL REDMOND AMERICAN LINDEN	SHADEMASTER LOCUST
BR SWAMP WHITE OAK	SWAMP WHITE OAK
AS	
GS	
QB	
EVERGREEN TREES	EVERGREEN TREES
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PP PINON PINE	PINON PINE
PPI PONDEROSA PINE	PONDEROSA PINE
PSP SCOTCH PINE	SCOTCH PINE
VAN VANDERWOLF'S PYRAMID PINE	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	ORNAMENTAL TREES
AH HOT WINGS TATARIAN MAPLE	HOT WINGS TATARIAN MAPLE
AG2 ROCKY MOUNTAIN MAPLE	ROCKY MOUNTAIN MAPLE
SC2 SPRING SNOW CRAB APPLE	SPRING SNOW CRAB APPLE
WKH WINTER KING HAWTHORN	WINTER KING HAWTHORN
ANNUALS/PERENNIALS	ANNUALS/PERENNIALS
AHC ANISE HYSSOP	ANISE HYSSOP
BES BLACK-EYED SUSAN	BLACK-EYED SUSAN
SP PINCUSHION FLOWER	PINCUSHION FLOWER
EP PURPLE CONEFLOWER	PURPLE CONEFLOWER
CV THREADLEAF COREOPSIS	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	DECIDUOUS SHRUBS
CD BLUE MIST SHRUB	BLUE MIST SHRUB
SP2 DWARF ARCTIC WILLOW	DWARF ARCTIC WILLOW
FMR FIRE MEIDLAND ROSE	FIRE MEIDLAND ROSE
FD GOLD DROP POTENTILLA	GOLD DROP POTENTILLA
RG GOLDEN CURRANT	GOLDEN CURRANT
RHU GRO-LOW FRAGRANT SUMAC	GRO-LOW FRAGRANT SUMAC
PJ JACKMAN'S POTENTILLA	JACKMAN'S POTENTILLA
CI LITTLE LEAF MOUNTAIN MAHOGANY	LITTLE LEAF MOUNTAIN MAHOGANY
IL MOHICAN WAYFARING TREE	MOHICAN WAYFARING TREE
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CH ROCK COTONEASTER	ROCK COTONEASTER
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CD2 SPREADING COTONEASTER	SPREADING COTONEASTER
RT THREE LEAF SUMAC	THREE LEAF SUMAC
RW WHITE MEIDLAND ROSE	WHITE MEIDLAND ROSE
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JB BLUE CHIP JUNIPER	BLUE CHIP JUNIPER
BUJ BUFFALO JUNIPER	BUFFALO JUNIPER
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AC MANZANITA	MANZANITA
CSM MOONLIGHT BROOM	MOONLIGHT BROOM
PS MUGO PINE	MUGO PINE
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OK FEATHER REED GRASS	FEATHER REED GRASS
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MG MAIDEN GRASS	MAIDEN GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS

COMMON NAME	COMMON NAME
GROUND COVERS	GROUND COVERS
[Pattern]	BLUEGRASS SOD
[Pattern]	BUFFALO GRASS
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
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[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
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MATCHLINE - SHEET L1.13

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Land Planning



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TRAILS AT CROWFOOT
PARKER, COLORADO
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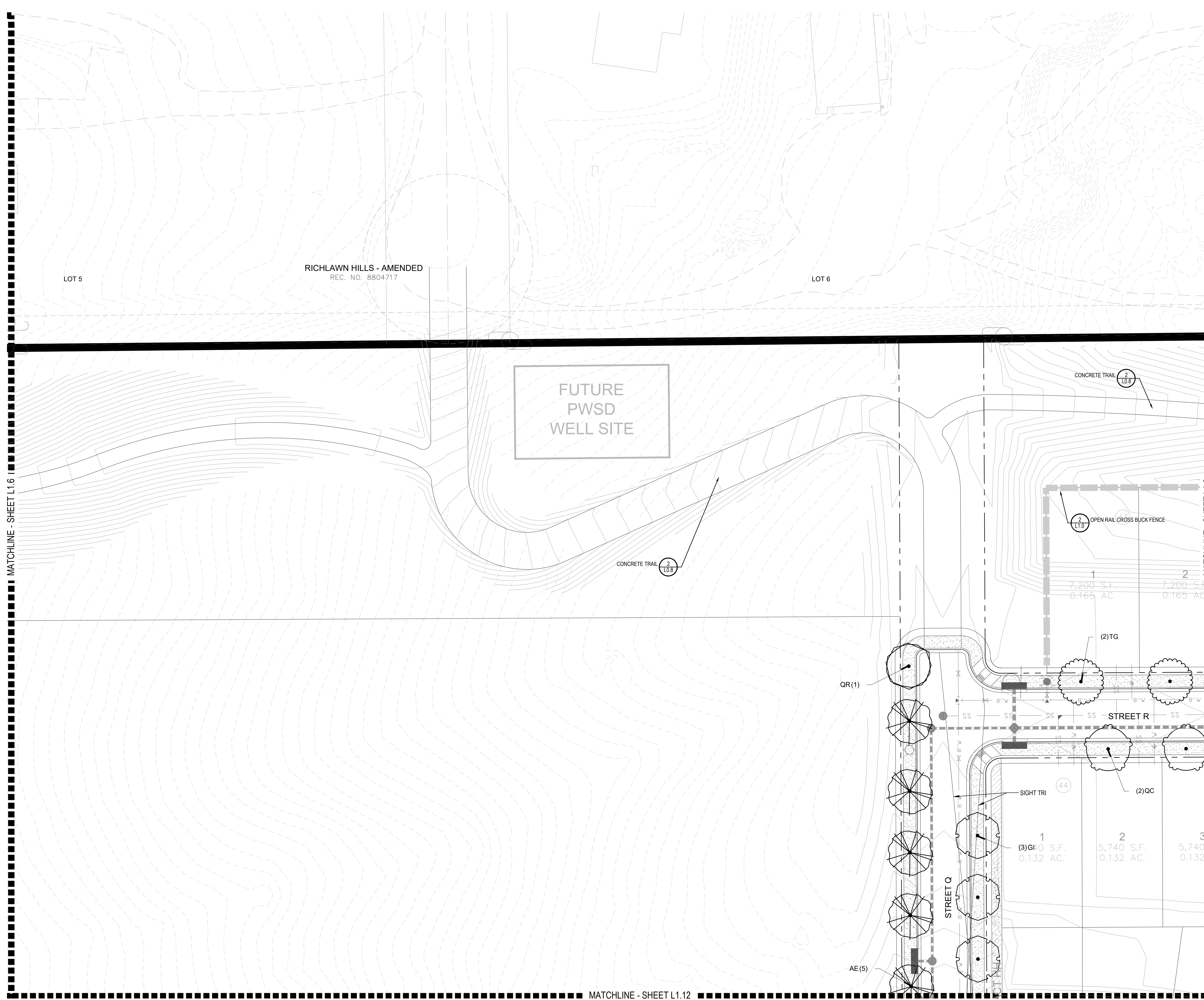
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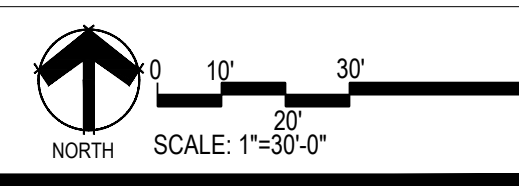
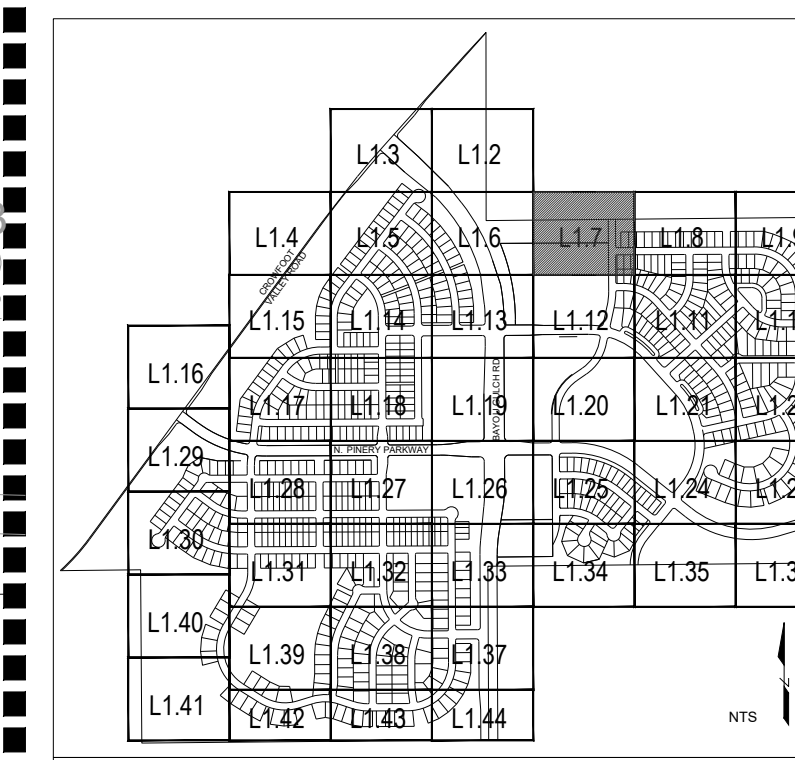
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PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
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PARKER, COLORADO
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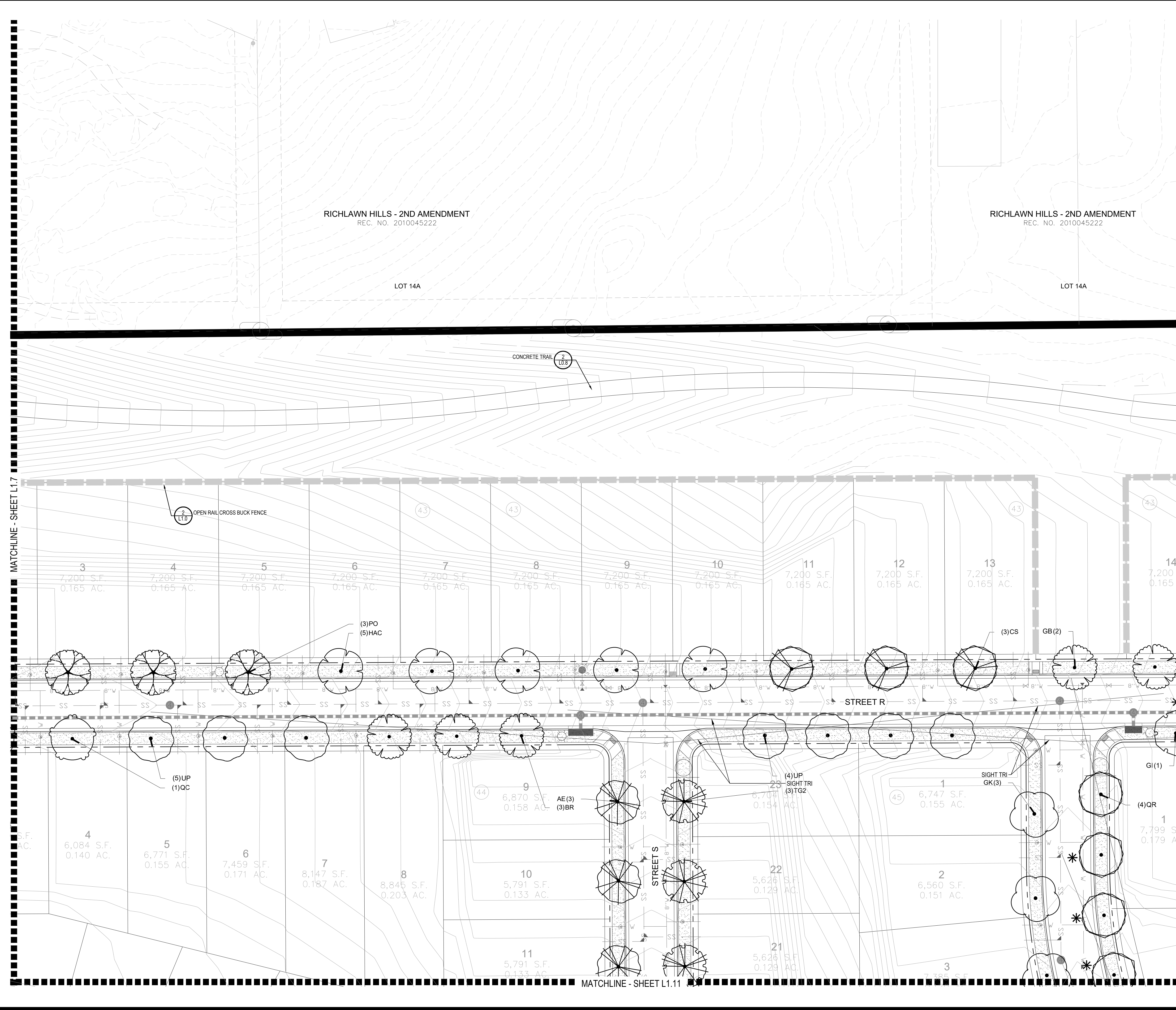
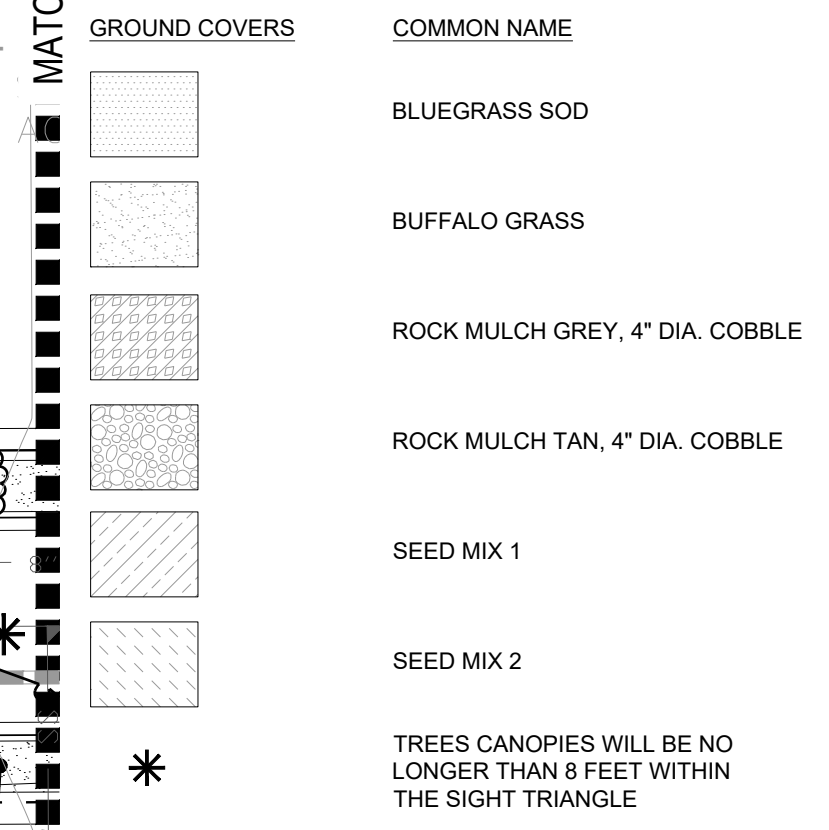
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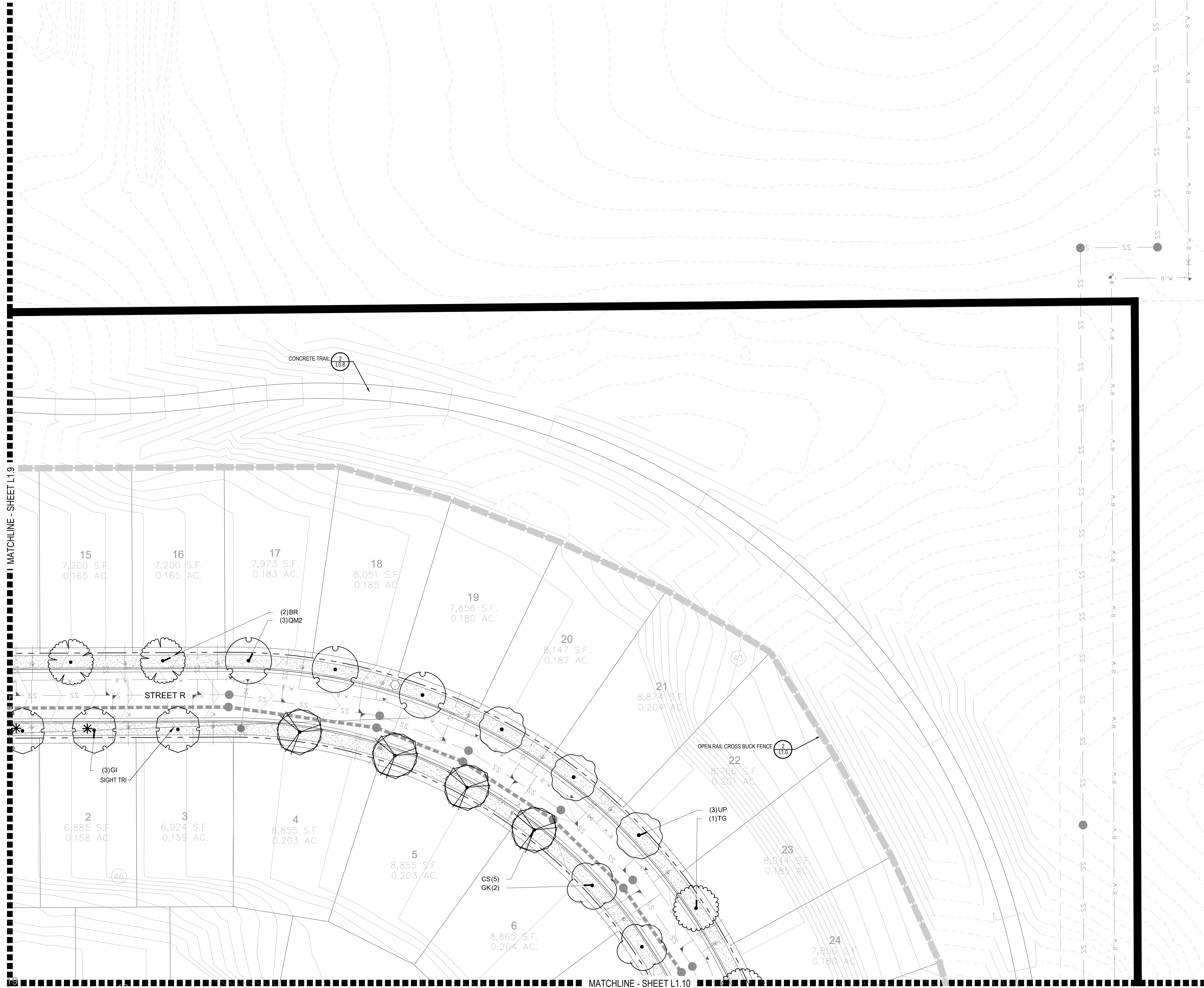
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HAC COMMON HACKBERRY	EMERALD QUEEN MAPLE
AE EMERALD QUEEN MAPLE	GLENLEVEN LITTLELEAF LINDEN
TG2 GLENLEVEN LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
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BR RIVER BIRCH	SCHWEDLER MAPLE
AS SCHWEDLER MAPLE	SHADEMASTER LOCUST
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VAN VANDERWOLF'S PYRAMID PINE	
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AG2 ROCKY MOUNTAIN MAPLE	SC2 SPRING SNOW CRAB APPLE
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SP PINCUSHION FLOWER	EP PURPLE CONEFLOWER
EP PURPLE CONEFLOWER	CV THREADLEAF COREOPSIS
CV THREADLEAF COREOPSIS	
DECIDUOUS SHRUBS	COMMON NAME
CD BLUE MIST SHRUB	SP2 DWARF ARCTIC WILLOW
SP2 DWARF ARCTIC WILLOW	FMR FIRE MEIDLAND ROSE
FMR FIRE MEIDLAND ROSE	FD GOLD DROP POTENTILLA
FD GOLD DROP POTENTILLA	RG GOLDEN CURRANT
RG GOLDEN CURRANT	RHU GRO-LOW FRAGRANT SUMAC
RHU GRO-LOW FRAGRANT SUMAC	PJ JACKMAN'S POTENTILLA
PJ JACKMAN'S POTENTILLA	CI LITTLE LEAF MOUNTAIN MAHOGANY
CI LITTLE LEAF MOUNTAIN MAHOGANY	VL MORICAN WAYFARING TREE
VL MORICAN WAYFARING TREE	FN NEW MEXICO PRIVET
FN NEW MEXICO PRIVET	SCH PAWNEE BUTTES SAND CHERRY
SCH PAWNEE BUTTES SAND CHERRY	RB RABBITBRUSH
RB RABBITBRUSH	CB RED TWIG DOGWOOD
CB RED TWIG DOGWOOD	CH ROCK COTONEASTER
CH ROCK COTONEASTER	PS2 ROCKY MOUNTAIN PENSTEMON
PS2 ROCKY MOUNTAIN PENSTEMON	PA RUSSIAN SAGE
PA RUSSIAN SAGE	SSB SASKATOON SERVICEBERRY
SSB SASKATOON SERVICEBERRY	CD2 SPREADING COTONEASTER
CD2 SPREADING COTONEASTER	RT THREE LEAF SUMAC
RT THREE LEAF SUMAC	RW WHITE MEIDLAND ROSE
RW WHITE MEIDLAND ROSE	
EVERGREEN SHRUBS	COMMON NAME
JB BLUE CHIP JUNIPER	BUJ BUFFALO JUNIPER
BUJ BUFFALO JUNIPER	JH HUGHES JUNIPER
JH HUGHES JUNIPER	AC MANZANITA
AC MANZANITA	CSM MOONLIGHT BROOM
CSM MOONLIGHT BROOM	PS MUGO PINE
PS MUGO PINE	AP PANCHITO MANZANITA
AP PANCHITO MANZANITA	EC PURPLE-LEAF WINTER CREEPER
EC PURPLE-LEAF WINTER CREEPER	
ORNAMENTAL GRASSES	COMMON NAME
BOG BLUE OAT GRASS	PH BLUE SWITCH GRASS
PH BLUE SWITCH GRASS	OK FEATHER REED GRASS
OK FEATHER REED GRASS	PB2 LITTLE BUNNY FOUNTAIN GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	MG MAIDEN GRASS
MG MAIDEN GRASS	MY YAKU JIMA DWARF MAIDEN GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	
GROUND COVERS	COMMON NAME
BLUEGRASS SOD	BUFFALO GRASS
BUFFALO GRASS	ROCK MULCH GREY, 4" DIA. COBBLE
ROCK MULCH GREY, 4" DIA. COBBLE	ROCK MULCH TAN, 4" DIA. COBBLE
ROCK MULCH TAN, 4" DIA. COBBLE	SEED MIX 1
SEED MIX 1	SEED MIX 2
SEED MIX 2	TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE



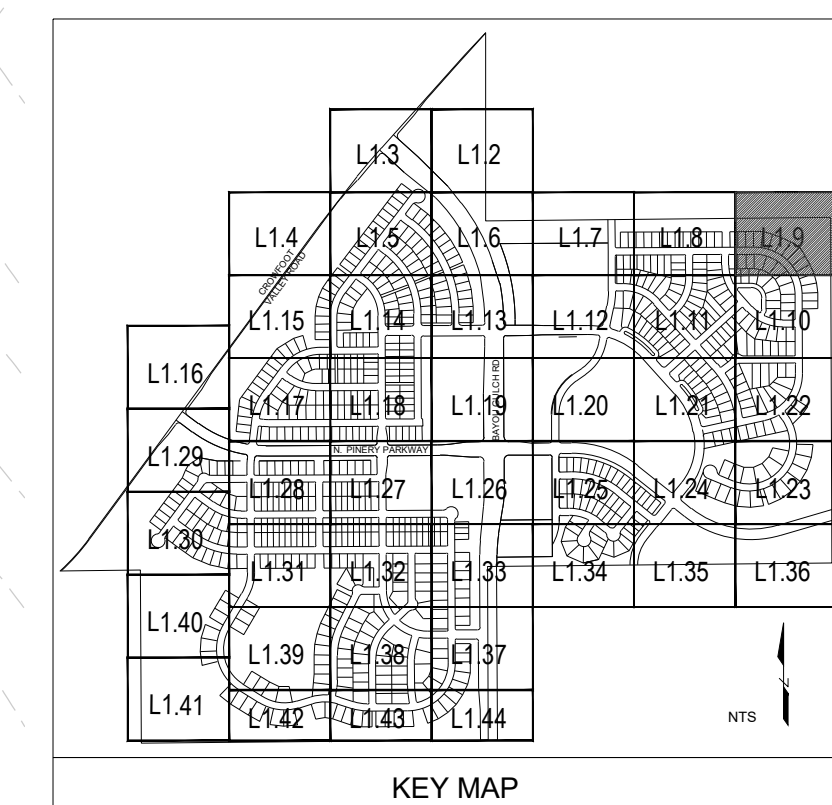
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Wednesday, August 31, 2016

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Wednesday, August 31, 2016



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN HOPHORNBEAM
OV AMERICAN SYCAMORE	BURR OAK
PO CHINKAPIN OAK	CHINKAPIN OAK
QM2 COMMON HACKBERRY	COMMON HACKBERRY
HAC EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
AE GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
TG2 GREENSPIRE LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
TG HERITAGE OAK	HERITAGE OAK
OC IMPERIAL HONEYLOCUST	IMPERIAL HONEYLOCUST
GI KENTUCKY COFFEE TREE	KENTUCKY COFFEE TREE
GK NORTHERN CATALPA	NORTHERN CATALPA
CS RED OAK	RED OAK
QR REDMOND AMERICAN LINDEN	REDMOND AMERICAN LINDEN
BR RIVER BIRCH	RIVER BIRCH
AS SCHWEDLER MAPLE	SCHWEDLER MAPLE
GS SHADEMASTER LOCUST	SHADEMASTER LOCUST
QB SWAMP WHITE OAK	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PP PINON PINE	PINON PINE
PPI PONDEROSA PINE	PONDEROSA PINE
PSP SCOTCH PINE	SCOTCH PINE
VAN VANDERWOLF'S PYRAMID PINE	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
AH HOT WINGS TATARIAN MAPLE	HOT WINGS TATARIAN MAPLE
AG2 ROCKY MOUNTAIN MAPLE	ROCKY MOUNTAIN MAPLE
SC2 SPRING SNOW CRAB APPLE	SPRING SNOW CRAB APPLE
WKH *WINTER KING HAWTHORN	*WINTER KING HAWTHORN
ANNUALS/PERENNIALS	COMMON NAME
AHC ANISE HYSSOP	ANISE HYSSOP
BES BLACK-EYED SUSAN	BLACK-EYED SUSAN
SP PINCUSHION FLOWER	PINCUSHION FLOWER
EP PURPLE CONEFLOWER	PURPLE CONEFLOWER
CV THREADLEAF COREOPSIS	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	COMMON NAME
CD BLUE MIST SHRUB	BLUE MIST SHRUB
SP2 DWARF ARCTIC WILLOW	DWARF ARCTIC WILLOW
FMR FIRE MEIDLAND ROSE	FIRE MEIDLAND ROSE
PD GOLD DROP POTENTILLA	GOLD DROP POTENTILLA
RG GOLDEN CURRANT	GOLDEN CURRANT
RHU GRO-LOW FRAGRANT SUMAC	GRO-LOW FRAGRANT SUMAC
PJ JACKMAN'S POTENTILLA	JACKMAN'S POTENTILLA
CI LITTLE LEAF MOUNTAIN MAHOGANY	LITTLE LEAF MOUNTAIN MAHOGANY
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FN NEW MEXICO PRIVET	NEW MEXICO PRIVET
SCH PAWNEE BUTTES SAND CHERRY	PAWNEE BUTTES SAND CHERRY
RB RABBITBRUSH	RABBITBRUSH
CB RED TWIG DOGWOOD	RED TWIG DOGWOOD
CH ROCK COTONEASTER	ROCK COTONEASTER
PS2 ROCKY MOUNTAIN PENSTEMON	ROCKY MOUNTAIN PENSTEMON
PA RUSSIAN SAGE	RUSSIAN SAGE
SSB SASKATOON SERVICEBERRY	SASKATOON SERVICEBERRY
CD2 SPREADING COTONEASTER	SPREADING COTONEASTER
RT THREE LEAF SUMAC	THREE LEAF SUMAC
RW WHITE MEIDLAND ROSE	WHITE MEIDLAND ROSE
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BUJ BUFFALO JUNIPER	BUFFALO JUNIPER
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MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS
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[Pattern]	BLUEGRASS SOD
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[Pattern]	SEED MIX 1
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*	TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE



Prepared For

ESX MANAGEMENT
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people creating spaces

pcs group inc. www.pcsgroupco.com
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CVL
CONSULTANTS

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

TRAILS AT CROWFOOT
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

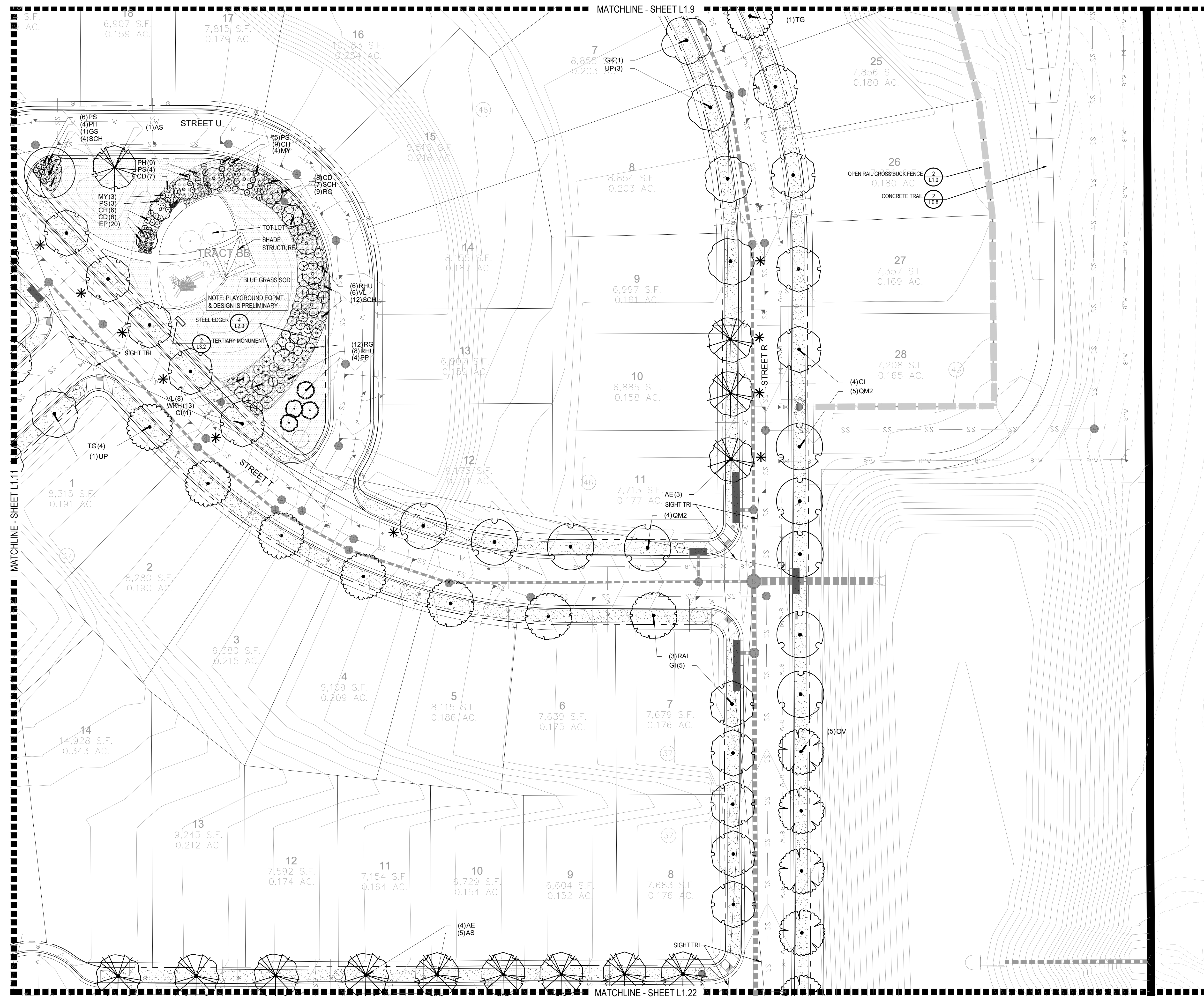
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Checked by: PCS STAFF
Submittal Date: 11.11.16
Date: INITIAL SUBM
02.08.17
2nd SUBM

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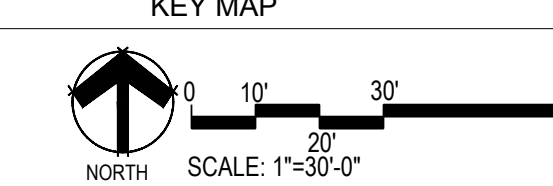
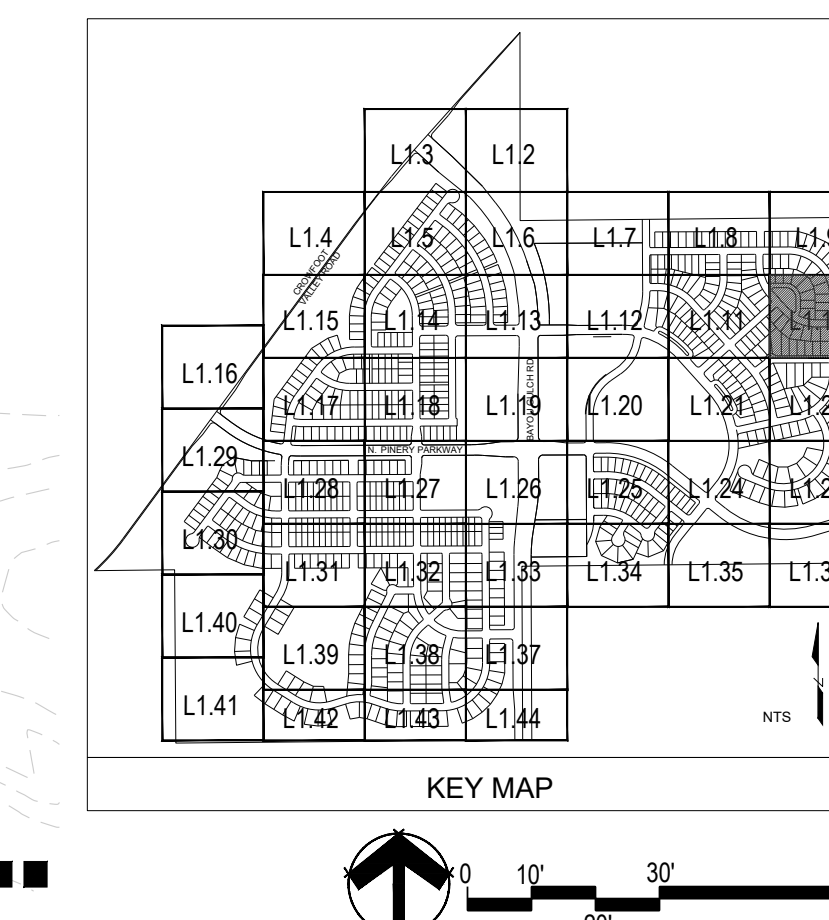
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Wednesday, August 31, 2016



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