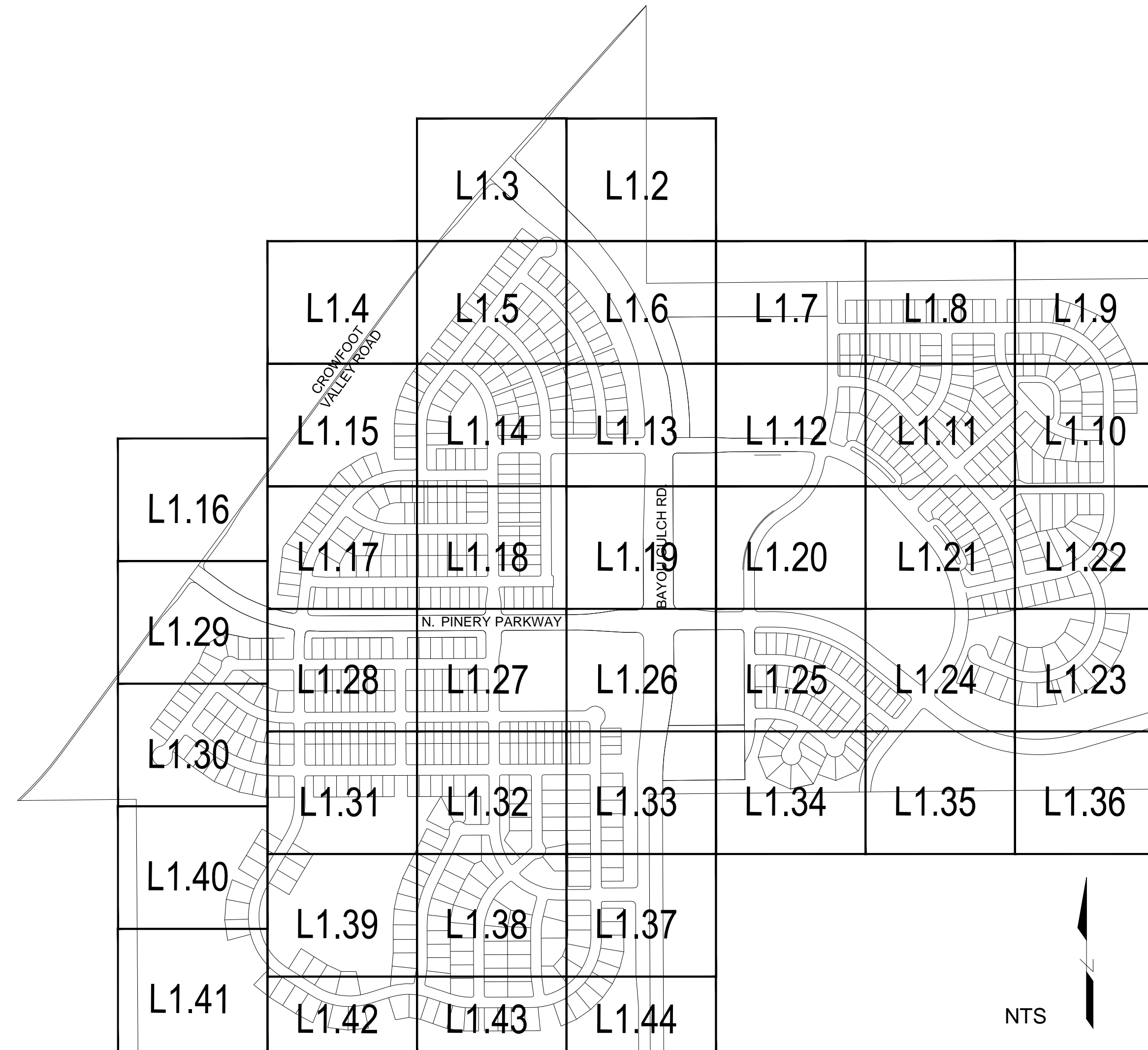
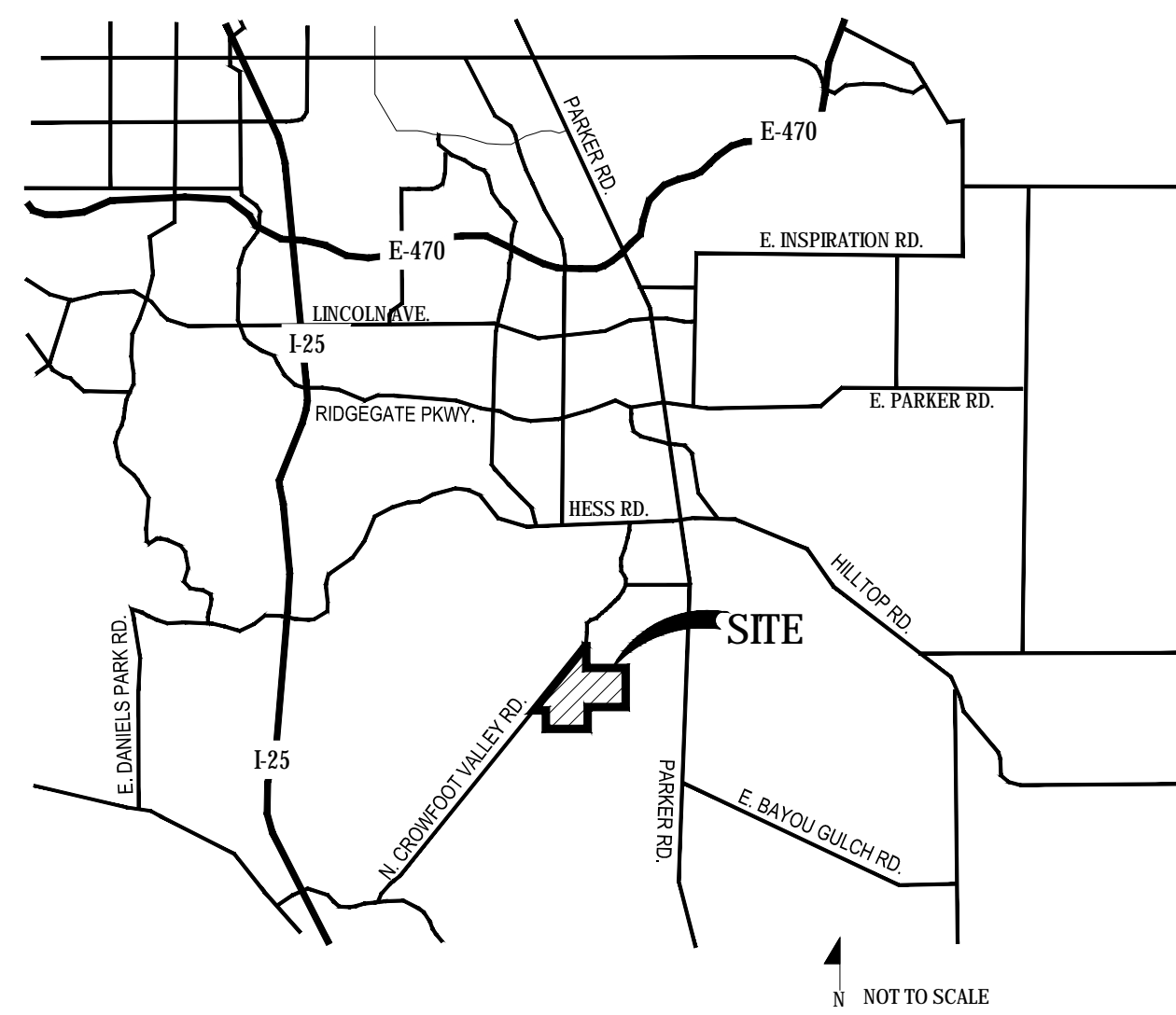


TRAILS AT CROWFOOT PRELIMINARY LANDSCAPE PLAN

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

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 STANDARDS 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.

OWNER / DEVELOPER PLANNER / LANDSCAPE ARCHITECT CIVIL ENGINEER

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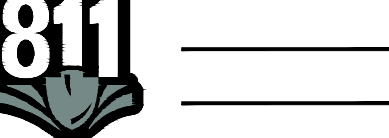
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TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 11.11.16
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2nd SUBM. 04.24.17
3rd SUBM.



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 WORK WITHIN 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 INDICATED 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 6' 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, 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 FOR 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 OR SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
- SEEDED 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.
 - IF CLOSURE OF THE ROAD OR OTHER OBSTACLE PREVENTS THE CONTRACTOR FROM PLANTING TREES AT THE SPECIFIED LOCATIONS, THE CONTRACTOR SHALL CONSULT WITH 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 6-4" 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 AREAS. 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS. 3) CONTROLLED 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.
- SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
 - 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.
 - DO NOT APPLY TO A DEPTH OF ONE-HALF INCH (1/2").
 - 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

FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, A SOIL PUNGENT MAY BE USED, OR THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A GENERAL HERBICIDE. 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 TO THE SURFACE. (3) 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 TO THE SURFACE. (4) IRRIGATE TO ENCOURAGE GERMINATION OF WEED SEEDS NEAR THE SURFACE. MOST SEEDS WILL GERMINATE WITHIN TWO WEEKS IF CONSISTENT MOISTURE IS AVAILABLE. 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PLANT SCHEDULE

DECIDUOUS TREES

QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
AE	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL	45' X 35'
AS	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5" CAL	50' X 30'
BR	BETULA NIGRA	RIVER BIRCH	B & B	2.5" CAL	50' X 50'
CS	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL	50' X 45'
HAC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	50' X 30'
GS	GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL	45' X 50'
GI	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL	45' X 45'
GK	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5" CAL	45' X 50'
OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B & B	2.5" CAL	30' X 30'
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5" CAL	80' X 80'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL	50' X 50'
QC	QUERCUS MACDANIELLI 'CLEMONS' TM	HERITAGE OAK	B & B	2.5" CAL	70' X 45'
QM	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL	70' X 70'
QM2	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL	50' X 50'
QR	QUERCUS RUBRA	RED OAK	B & B	2.5" CAL	50' X 45'
RAL	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL	50' X 30'
TG2	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5" CAL	60' X 50'
TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL	60' X 40'
UP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL	50' X 40'

EVERGREEN TREES

QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
JS	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6"-8" HT	15' X 8'
PP	PINUS EDULIS	PINON PINE	B & B	6"-8" HT	25' X 20'
VAN	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B & B	6"-8" HT	25' X 15'
PN	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6"-8" HT	50' X 30'
PPI	PINUS PONDEROSA	PONDEROSA PINE	B & B	6"-8" HT	50' X 30'
PSP	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6"-8" HT	50' X 25'

ORNAMENTAL TREES

QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
AG2	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B & B	2" CAL	15' X 10'
AH	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL	30' X 15'
WKH	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2" CAL	30' X 30'
SC2	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL	30' X 20'

ANNUALS/PERENNIALS

QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
AHC	AGASTACHE X 'CORANADO RED'	ANISE HYSSOP	1 GAL	2.5' X 3'	LOW
CV	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADEAF COREOPSIS	1 GAL	1.5' X 1.5'	LOW
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'	LOW
BES	RUDBECKIA FULGIDA SULLIVANTI 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'	LOW
SP	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER	1 GAL	2.5' X 1.5'	LOW

DECIDUOUS SHRUBS

QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
SSB	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	5 GAL	12' X 8'	LOW
CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL		
CI	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'	LOW
RB	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL	4' X 4'	LOW
CB	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'	LOW-MOD-HIGH
CD2	COTONEASTER DIVARICATUS	SPREADING COTONEASTER	5 GAL	6' X 6'	LOW-MOD
CH	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X 5'	MODERATE
FN	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL	12' X 8'	LOW
PS2	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL		
PA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'	VERY LOW
PD	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	3' X 3'	LOW
PJ	POTENTILLA FRUTICOSA 'JACKMANI'	JACKMAN'S POTENTILLA	5 GAL	3' X 4'	LOW
SCH	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18' X 6'	LOW
RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 8'	LOW
RT	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	4' X 5'	VERY LOW
RG	RIBES AUREUM	GOLDEN CURRANT	5 GAL	4' X 6'	LOW
FMR	ROSA MEIDLAND SERIES 'FIRE'	FIRE MEIDLAND ROSE	5 GAL	2' X 4'	LOW
RW	ROSA MEIDLAND SERIES 'WHITE'	WHITE MEIDLAND ROSE	5 GAL	2' X 4'	LOW
SP2	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL	8' X 8'	MODERATE
VL	VIBURNUM LANTANA 'MOHICAN'	MOHICAN WAYFARING TREE	5 GAL	10' X 10'	LOW

EVERGREEN SHRUBS

QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
AC	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	4' X 5'	LOW
AP	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1.5' X 5'	LOW
CSM	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'	LOW
EC	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER	5 GAL	2' X 5'	LOW-MOD
JB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8' X 7'	LOW
JH	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	1.5' X 6'	VERY LOW
BUJ	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6'	LOW
PS	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5'	LOW

ORNAMENTAL GRASSES

QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5' X 2'	LOW
BOG	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	3' X 2'	LOW-MOD
MG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL	4' X 5'	MEDIUM
MY	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	5 GAL	3' X 3'	HIGH
PH	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	5 GAL		
PB2	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	5 GAL		

GROUND COVERS

QTY	BOTANICAL NAME	COMMON NAME	CONT
102,346 SF	BLUEGRASS SOD	BLUEGRASS SOD	SOD
711,179 SF	BUFFALO GRASS	BUFFALO GRASS	SOD
114,272 SF	ROCK MULCH GREY, 4" DIA. COBBLE	ROCK MULCH GREY, 4" DIA. COBBLE	MULCH
36,487 SF	ROCK MULCH TAN, 4" DIA. COBBLE	ROCK MULCH TAN, 4" DIA. COBBLE	MULCH
3,480,979 SF	SEED MIX 1	SEED MIX 1	SEED
342,067 SF	SEED MIX 2	SEED MIX 2	SEED
222,359 SF	SEED MIX 3 - DETENTION	SEED MIX 3 - DETENTION	SEED

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 GODETIA	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
CANDYUFT	2,770,000	0.12
SCARLET FLAX		
BLUE FLAX		
SWEET ALYSSUM		
CORN POPPY		
DWARF RED CONEFLOWER		
BLACK-EYED SUSAN		
CATCHFLY		
MOSS VERBENA		

SEEDING RATE

8-10 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
BLAND 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 TRIANGLE.
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.

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgruopco.com
#3, 8-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, 1.303.531.4908

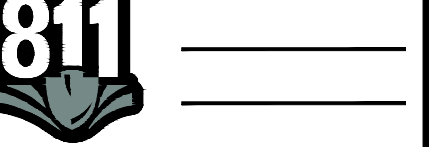
Engineering



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
INITIAL SUBM: 02.08.17
2nd SUBM: 04.24.17
3rd SUBM: _____

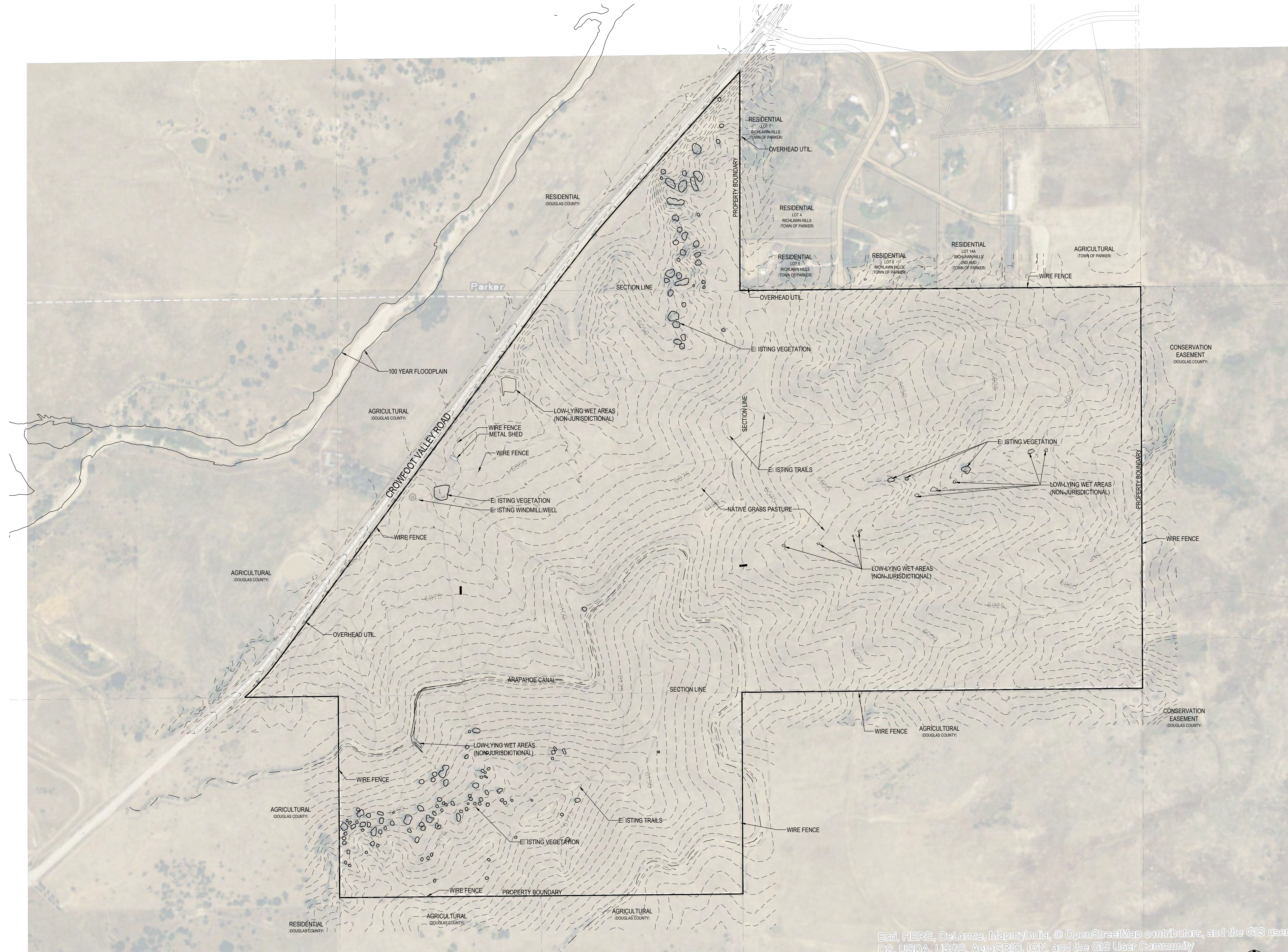


Sheet Name
PLANT & SEED SCHEDULE

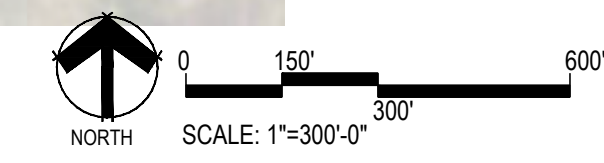
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L0.2

Y:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS.DWG
Wednesday, August 31, 2016



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community
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■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



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■ Engineering ■



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ENGLEWOOD, CO 80112
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TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN

(NOT FOR CONSTRUCTION)

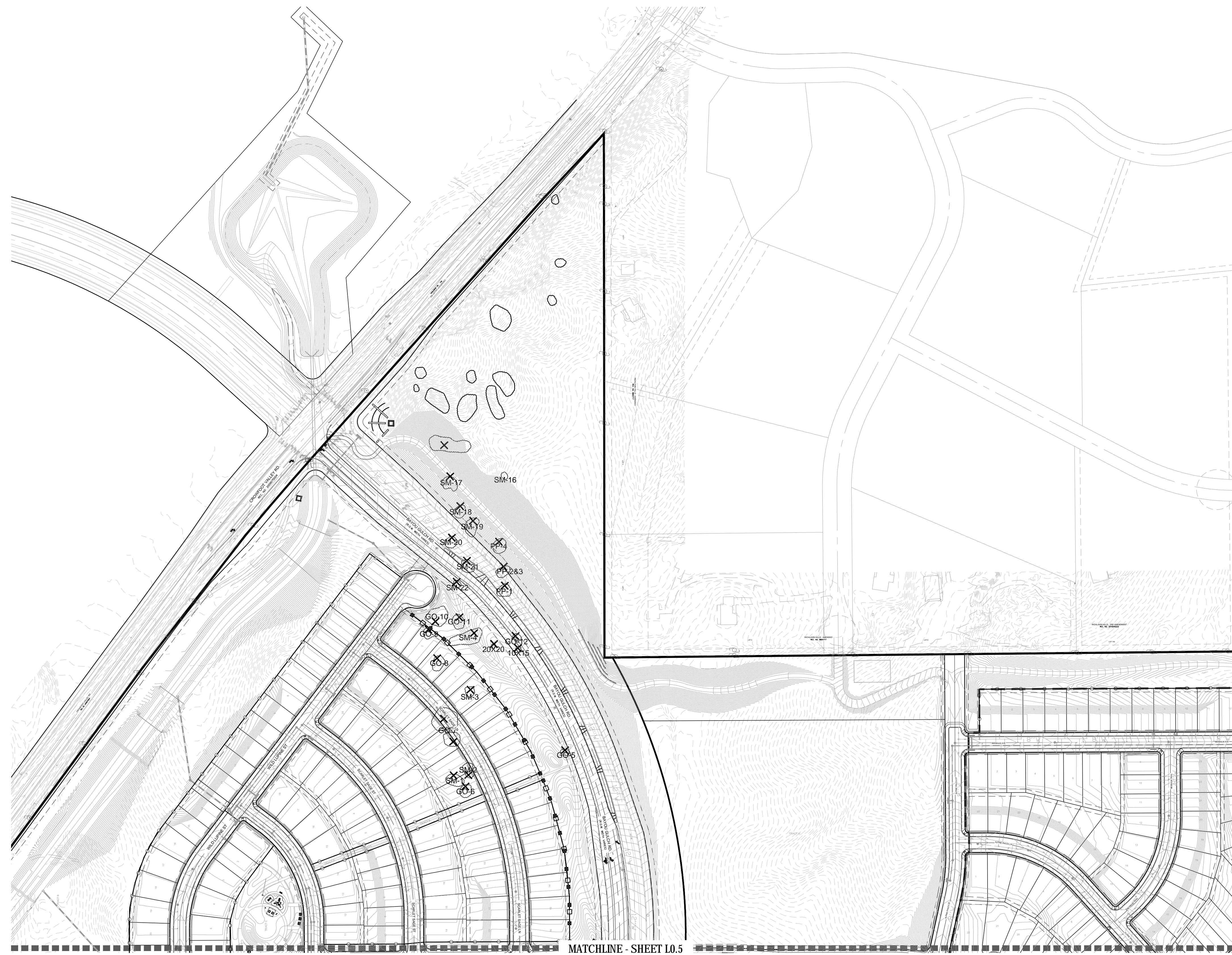
Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 11.11.16
Date: INITIAL SUBM
02.08.17
2nd SUBM
04.24.17
3rd SUBM



■ Sheet Name ■
EXISTING CONDITIONS

■ Sheet Number ■

L0.3



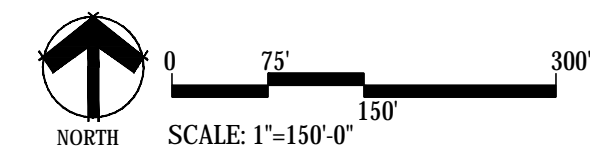
Tree #	Species	Appraised Value
PP1	Ponderosa Pine	\$ 2,118
PP3	Ponderosa Pine	\$ 792
PP4	Ponderosa Pine	\$ 1,752
SM-1	Gambel Oak	\$ 567
SM-2	Sumac	\$ 378
SM-3	Sumac	\$ 567
5	Sumac	\$ 2,835
6	Gambel Oak	\$ 378
7	Gambel Oak	\$ 1,488
17	Gambel Oak	\$ 1,134
18	Gambel Oak	\$ 3,780
19	Gambel Oak	\$ 744
20	Sumac	\$ 126
21	Gambel Oak	\$ 1,786
22	Gambel Oak	\$ 697
23	Gambel Oak	\$ 659
24	Gambel Oak	\$ 814
25	Sumac	\$ 213
26	Sumac	\$ 425
28	Gambel Oak	\$ 116
30	Gambel Oak	\$ 1,637
81	Gambel Oak	\$ 1,395
82	Gambel Oak	\$ 1,241
83	Gambel Oak	\$ 581
84	Gambel Oak	\$ 1,191
85	Gambel Oak	\$ 458
86	Gambel Oak	\$ 1,119
87	Gambel Oak	\$ 1,383
88	Gambel Oak	\$ 595
90	Gambel Oak	\$ 1,488
91	Gambel Oak	\$ 697
93	Gambel Oak	\$ 1,383
94	Gambel Oak	\$ 4,018
99	Gambel Oak	\$ 373
100	Gambel Oak	\$ 349
101	Gambel Oak	\$ 149
102	Gambel Oak	\$ 1,637
TOTAL TREE VALUE		41,063

Number of trees new to be replaced: \$41,063/\$430= 95 Trees

Based on Section 13.10.110 F(2) The requirements for replacement trees and shrubs may be satisfied by a fee in lieu of the value of the required replacement plant, paid to the Town, or by planting trees and shrubs of appropriate value, as provided by Paragraph (1) above, elsewhere, if one (1) of the following conditions is met: Trees to be removed will be replaced by new trees along N. Pinery Parkway and Bayou Gulch Road based on an average price of \$430 average tree price for 2.5" Cal. Deciduous Trees, 2.5" Cal. Ornamental Trees, and 6'-8' Ht. Evergreen Trees.

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.



■ Prepared For ■
 E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

■ Land Planning ■

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 1.303.531.4905 . 1.303.531.4908

■ Engineering ■

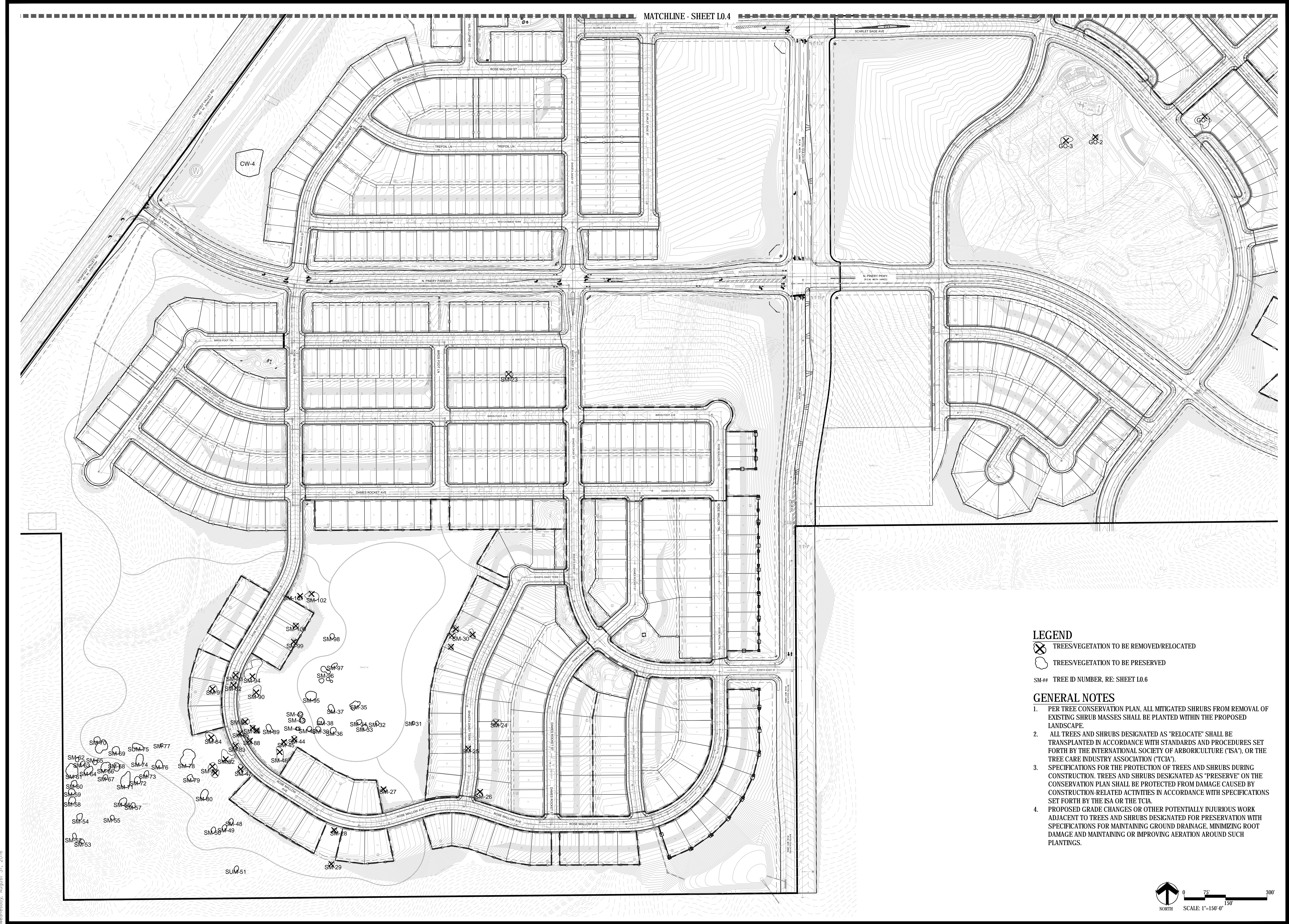
CVL
 CONSULTANTS
 10333 E. DRY CREEK RD. #240
 ENGLEWOOD, CO 80112
 720-482-9526

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
 INITIAL SUBM: 02.08.17
 2nd SUBM: 04.24.17
 3rd SUBM: _____
 Know what's below.
 Call before you dig.

■ Sheet Name ■
TREE CONSERVATION PLAN

■ Sheet Number ■
L0.4

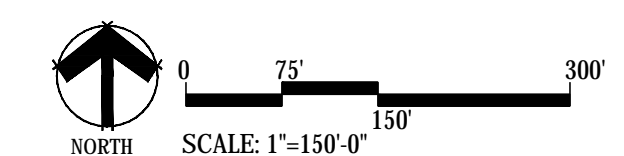


LEGEND

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

GENERAL NOTES

1. PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
2. 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).
3. 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.
4. 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.



Y:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS.DWG
Wednesday, August 31, 2016

■ Prepared For ■
ESX MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

■ Land Planning ■

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■ Sheet Name ■
TREE CONSERVATION PLAN

■ Sheet Number ■
L0.5

EXISTING TREE TABLE

Project: PCS-Crowfoot Area: Native Pines and Shrubs Page 1 of 2
 Date: October 9, 2016
 By: Keith Worley, Forester

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
PP1	PP	19.0	40	150			0.8	0.6	0.2	3.8			\$ 2,118	\$ 2,118	eroded roots, drought stress
PP2A	PP	12.0	30	120			0.8	0.6	0.2	2.4			\$ 463	\$ 463	eroded roots, drought stress
PP2B	PP	8.0	25	120			0.8	0.6	0.2	1.6			\$ 227	\$ 227	eroded roots, drought stress
PP3	PP	16.0	30	130			0.8	0.6	0.2	3.2			\$ 792	\$ 792	eroded roots, drought stress
PP4	PP	15.0	40	120			0.8	0.6	0.5	7.5			\$ 1,752	\$ 1,752	fair condition
CW1A	CW	19.0	45	50			0.65	0.6	0.1	1.9			\$ 453	\$ 453	severe decay
CW1B	CW	15.0	40	50			0.65	0.6	0.1	1.5			\$ 291	\$ 291	severe decay
201	GO	10.0				13	0.7	0.6	0.3	3.0	39.0		\$ 830	\$ 10,790	
202	GO	6.0				1	0.7	0.6	0.1	0.6	0.6		\$ 116	\$ 116	
203	GO	10.0				3	0.7	0.6	0.1	1.0	3.0		\$ 277	\$ 830	
205	GO	6				8	0.7	0.6	0.1	0.6	4.8		\$ 116	\$ 930	
206	GO	5				1	0.7	0.6	0.1	0.5	0.5		\$ 89	\$ 89	
207	GO	6				20	0.7	0.6	0.1	0.6	12.0		\$ 116	\$ 2,325	
208	GO	7				17	0.7	0.6	0.1	0.7	11.9		\$ 149	\$ 2,530	
209	GO	7				5	0.7	0.6	0.1	0.7	3.5		\$ 149	\$ 744	
210	GO	8				10	0.7	0.6	0.1	0.8	8.0		\$ 186	\$ 1,864	
211	GO	6				2	0.7	0.6	0.1	0.6	1.2		\$ 116	\$ 232	
212	GO	6				2	0.7	0.6	0.1	0.6	1.2		\$ 116	\$ 232	
SM-212	GO				300		0.7	0.6	0.3			90.0	\$ 78	\$ 284	
SM-1	GO				600		0.7	0.6	0.3			180.0	\$ 78	\$ 567	
SM-2	SUM				400		0.7	0.6	0.3			120.0	\$ 78	\$ 378	
SM-3	SUM				600		0.7	0.6	0.3			180.0	\$ 78	\$ 567	
4	SUM				800		0.7	0.6	0.3			240.0	\$ 78	\$ 756	
5	SUM				3000		0.7	0.6	0.3			900.0	\$ 78	\$ 2,835	
6	GO				400		0.7	0.6	0.3			120.0	\$ 78	\$ 378	
7	GO	7				10	0.7	0.6	0.1	0.7	7.0		\$ 149	\$ 1,488	
8	GO	7				14	0.7	0.6	0.1	0.7	9.8		\$ 149	\$ 2,083	
9	GO	7				9	0.7	0.6	0.1	0.7	6.3		\$ 149	\$ 1,339	
10	SUM				800		0.7	0.6	0.3			240.0	\$ 78	\$ 756	
11	SUM				600		0.7	0.6	0.3			180.0	\$ 78	\$ 567	
12	SUM				4800		0.7	0.6	0.3			1440.0	\$ 78	\$ 4,536	
13	SUM				2000		0.7	0.6	0.3			600.0	\$ 78	\$ 1,890	
14	GO				300		0.7	0.6	0.3			90.0	\$ 78	\$ 284	
15	SUM				12000		0.7	0.6	0.3			3600.0	\$ 78	\$ 11,340	
16	GO	8				1	0.7	0.6	0.1	0.8	0.8		\$ 186	\$ 186	
17	GO				1200		0.7	0.6	0.3			360.0	\$ 78	\$ 1,134	
18	GO				4000		0.7	0.6	0.3			1200.0	\$ 78	\$ 3,780	
19	GO	7				5	0.7	0.6	0.1	0.7	3.5		\$ 149	\$ 744	
20	SUM				400		0.7	0.6	0.1			40.0	\$ 26	\$ 126	
21	GO	7				12	0.7	0.6	0.1	0.7	8.4		\$ 149	\$ 1,786	
22	GO	6				6	0.7	0.6	0.1	0.6	3.6		\$ 116	\$ 697	
23	GO	11				2	0.7	0.6	0.1	1.1	2.2		\$ 329	\$ 659	
24	GO	6				7	0.7	0.6	0.1	0.6	4.2		\$ 116	\$ 814	
25	SUM				225		0.7	0.6	0.3			67.5	\$ 78	\$ 213	
26	SUM				450		0.7	0.6	0.3			135.0	\$ 78	\$ 425	
27	GO	6				1	0.7	0.6	0.1	0.6	0.6		\$ 116	\$ 116	
28	GO	6				1	0.7	0.6	0.1	0.6	0.6		\$ 116	\$ 116	
29	GO	6				1	0.7	0.6	0.1	0.6	0.6		\$ 116	\$ 116	
30	GO	7				11	0.7	0.6	0.1	0.7	7.7		\$ 149	\$ 1,637	
31	GO	7				1	0.7	0.6	0.1	0.7	0.7		\$ 149	\$ 149	
32	GO	8				1	0.7	0.6	0.1	0.8	0.8		\$ 186	\$ 186	
33	GO	6				1	0.7	0.6	0.1	0.6	0.6		\$ 116	\$ 116	
34	GO	8				1	0.7	0.6	0.1	0.8	0.8		\$ 186	\$ 186	
35	GO	10				5	0.7	0.6	0.1	1.0	5.0		\$ 277	\$ 1,383	
36	GO	8				4	0.7	0.6	0.1	0.8	3.2		\$ 186	\$ 746	
37	GO	6				8	0.7	0.6	0.1	0.6	4.8		\$ 116	\$ 930	
38	GO	7				3	0.7	0.6	0.1	0.7	2.1		\$ 149	\$ 446	
39	GO	7				2	0.7	0.6	0.1	0.7	1.4		\$ 149	\$ 298	
40	GO	6				2	0.7	0.6	0.1	0.6	1.2		\$ 116	\$ 232	
41	GO	11				2	0.7	0.6	0.1	1.1	2.2		\$ 329	\$ 659	
42	GO	6				1	0.7	0.6	0.1	0.6	0.6		\$ 116	\$ 116	
43	GO	6				3	0.7	0.6	0.1	0.6	1.8		\$ 116	\$ 349	
44	GO	6				4	0.7	0.6	0.1	0.6	2.4		\$ 116	\$ 465	
45	GO	6				4	0.7	0.6	0.1	0.6	2.4		\$ 116	\$ 465	
46	GO	8				9	0.7	0.6	0.1	0.8	7.2		\$ 186	\$ 1,678	
47	GO	7				6	0.7	0.6	0.1	0.7	4.2		\$ 149	\$ 893	
48	GO	8				2	0.7	0.6	0.1	0.8	1.6		\$ 186	\$ 373	
SUBTOTAL FOR MITIGATION INCHES													184.0	9782.5	\$ 79,047
													(Inches)	(Sq. Ft.)	\$ Value

Tree #	Species	Appraised Value
PP1	Ponderosa Pine	\$ 2,118
PP3	Ponderosa Pine	\$ 792
PP4	Ponderosa Pine	\$ 1,752
SM-1	Gambel Oak	\$ 567
SM-2	Sumac	\$ 378
SM-3	Sumac	\$ 567
5	Sumac	\$ 2,835
6	Gambel Oak	\$ 378
7	Gambel Oak	\$ 1,488
17	Gambel Oak	\$ 1,134
18	Gambel Oak	\$ 3,780
19	Gambel Oak	\$ 744
20	Sumac	\$ 126
21	Gambel Oak	\$ 1,786
22	Gambel Oak	\$ 697
23	Gambel Oak	\$ 659
24	Gambel Oak	\$ 814
25	Sumac	\$ 213
26	Sumac	\$ 425

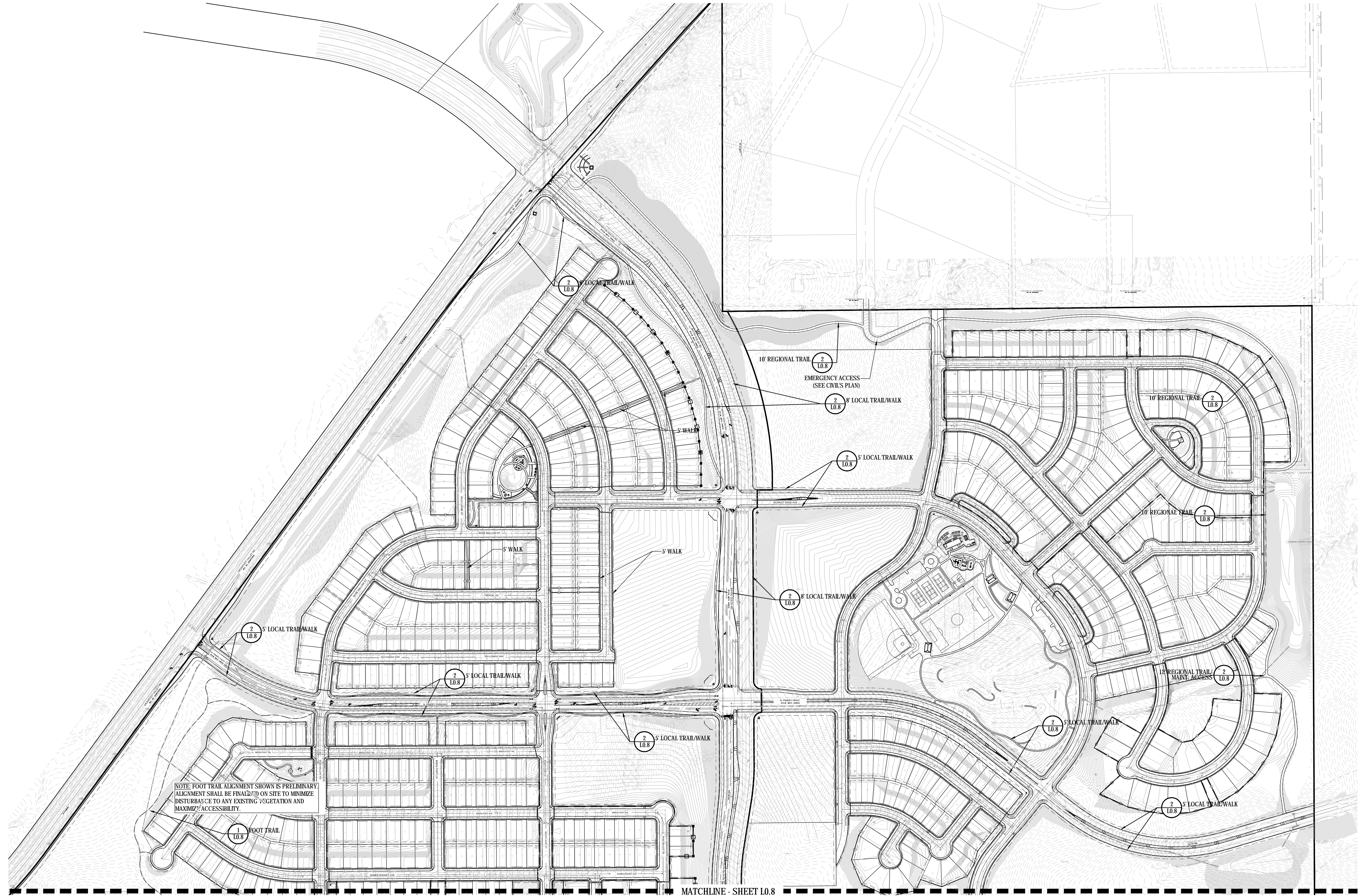
28	Gambel Oak	\$ 116
30	Gambel Oak	\$ 1,637
81	Gambel Oak	\$ 1,395
82	Gambel Oak	\$ 1,241
83	Gambel Oak	\$ 581
84	Gambel Oak	\$ 1,191
85	Gambel Oak	\$ 458
86	Gambel Oak	\$ 1,119
87	Gambel Oak	\$ 1,383
88	Gambel Oak	\$ 595
90	Gambel Oak	\$ 1,488
91	Gambel Oak	\$ 697
93	Gambel Oak	\$ 1,383
94	Gambel Oak	\$ 4,018
99	Gambel Oak	\$ 373
100	Gambel Oak	\$ 349
101	Gambel Oak	\$ 149
102	Gambel Oak	\$ 1,637
TOTAL TREE VALUE		41,063
Number of trees new to be replaced: \$41,063/\$430= 95 Trees		

Based on Section 13.10.110 F(2) The requirements for replacement trees and shrubs may be satisfied by a fee in lieu of the value of the required replacement plant, paid to the Town, or by planting trees and shrubs of appropriate value, as provided by Paragraph (1) above, elsewhere, if one (1) of the following conditions is met: Trees to be removed will be replaced by new trees along N. Pinery Parkway and Bayou Gulch Road based on an average price of \$430 average tree price for 2.5" Cal. Deciduous Trees, 2.5" Cal. Ornamental Trees, and 6'-8' Ht. Evergreen Trees.

Project: PCS-Crowfoot Area: Native Pines and Shrubs Page 2 of 2
 Date: October 9, 2016
 By: Keith Worley, Forester

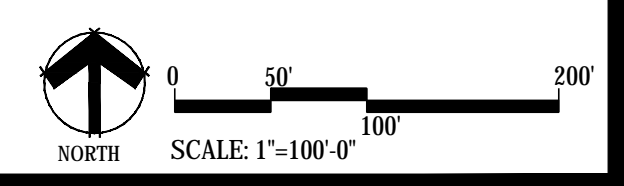
TREE #	SPECIES	DBH (average)	HGT	AGE	Square feet	# Stems	SPEC %	LOC %	COND %	MITIGATION Inches/stem	Mitigation per clump	Mitigation Shrubs, Ft²	\$ VALUE per stem	\$ Value per clump	COMMENTS
49	GO	7.0				2	0.7	0.6	0.1	0.7	1.4		\$ 149	\$ 298	
50	GO	8.0				1	0.7	0.6	0.1	0.8	0.8		\$ 186	\$ 186	
51	SUM				450		0.7	0.6	0.3			135.0		\$ 425	
52	GO	7.0				4	0.7	0.6	0.1	0.7	2.8		\$ 149	\$ 595	
53	GO	8.0				1	0.7	0.6	0.1	0.8	0.8		\$ 186	\$ 186	
54	GO	8.0				2	0.7	0.6	0.1	0.8	1.6		\$ 186	\$ 373	
55	GO	8.0				1	0.7	0.6	0.1	0.8	0.8		\$ 186	\$ 186	
56	GO	8.0				4	0.7	0.6	0.1	0.8	3.2		\$ 186	\$ 746	
57	GO	8.0				1	0.7	0.6	0.1	0.8	0.8		\$ 186	\$ 186	
58	GO	7.0				8	0.7	0.6	0.1	0.7	5.6		\$ 149	\$ 1,191	
59	GO	6.0				9	0.7	0.6	0.1	0.6	5.4		\$ 116	\$ 1,046	
60	GO	6				3	0.7	0.6	0.1	0.6	1.8		\$ 116	\$ 349	
61	GO	7				27	0.7	0.6	0.1	0.7	18.9		\$ 149	\$ 4,018	
62	GO	6				3	0.7	0.6	0.1	0.6	1.8		\$ 116	\$ 349	
63	GO	7				1	0.7	0.6	0.1	0.7	0.7		\$ 149	\$ 149	
64	GO	7				4	0.7	0.6	0.1	0.7	2.8		\$ 149	\$ 595	
65	GO	6				4	0.7	0.6	0.1	0.6	2.4		\$ 116	\$ 465	
66	GO	6				5	0.7	0.6	0.1	0.6	3.0		\$ 116	\$ 581	
67	GO	6				1	0.7	0.6	0.1	0.6	0.6		\$ 116	\$ 116	
68	GO	7				3	0.7	0.6	0.1	0.7	2.1		\$ 149	\$ 446	
69	GO	6				5	0.7	0.6	0.1	0.6	3.0		\$ 116	\$ 581	
70	GO	7				13	0.7	0.6	0.1	0.7	9.1		\$ 149	\$ 1,935	
71	GO	6				30	0.7	0.6	0.1	0.6	18.0		\$ 116	\$ 3,487	
72	GO	5				11	0.7	0.6	0.1	0.5	5.5		\$ 89	\$ 975	
73	GO	7				3	0.7	0.6	0.1	0.7	2.1		\$ 149	\$ 446	
74	GO	7				8	0.7	0.6	0.1	0.7	5.6		\$ 149	\$ 1,191	

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Wednesday, August 31, 2016



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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■ Land Planning ■

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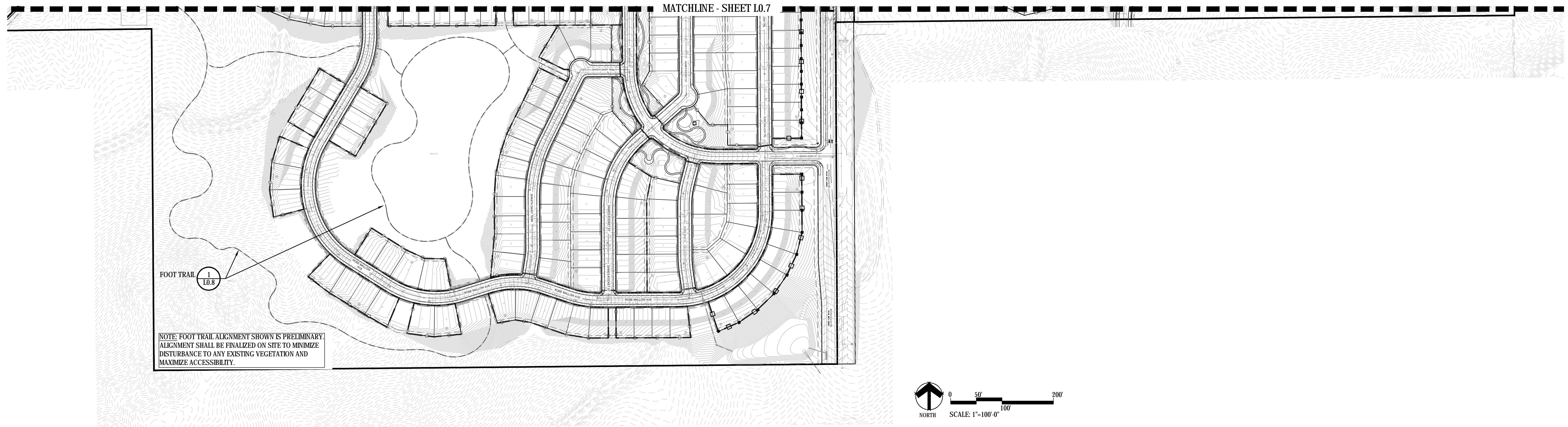
Know what's below.
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■ Sheet Name ■
TRAILS PLAN & DETAILS

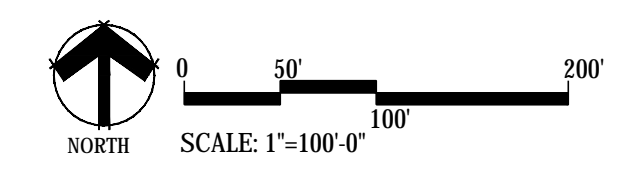
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TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)



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

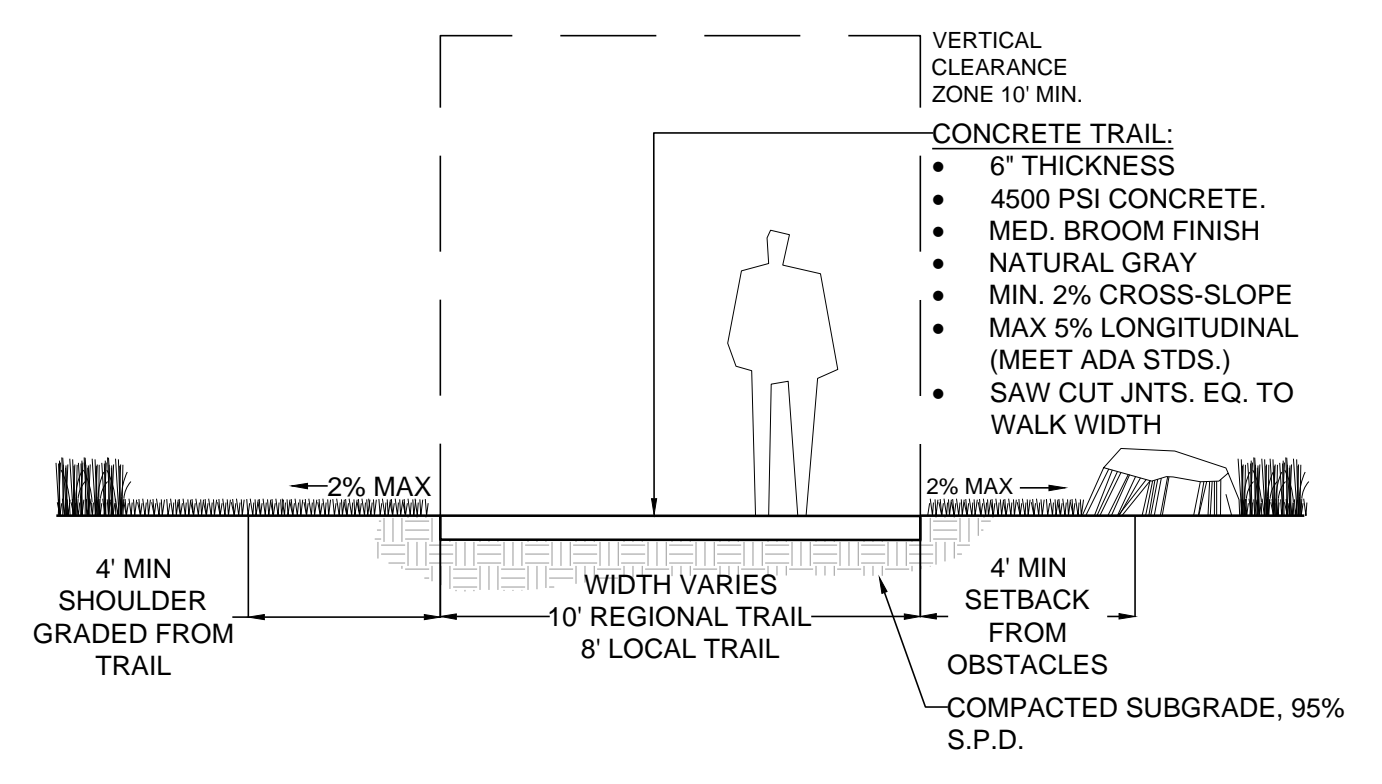
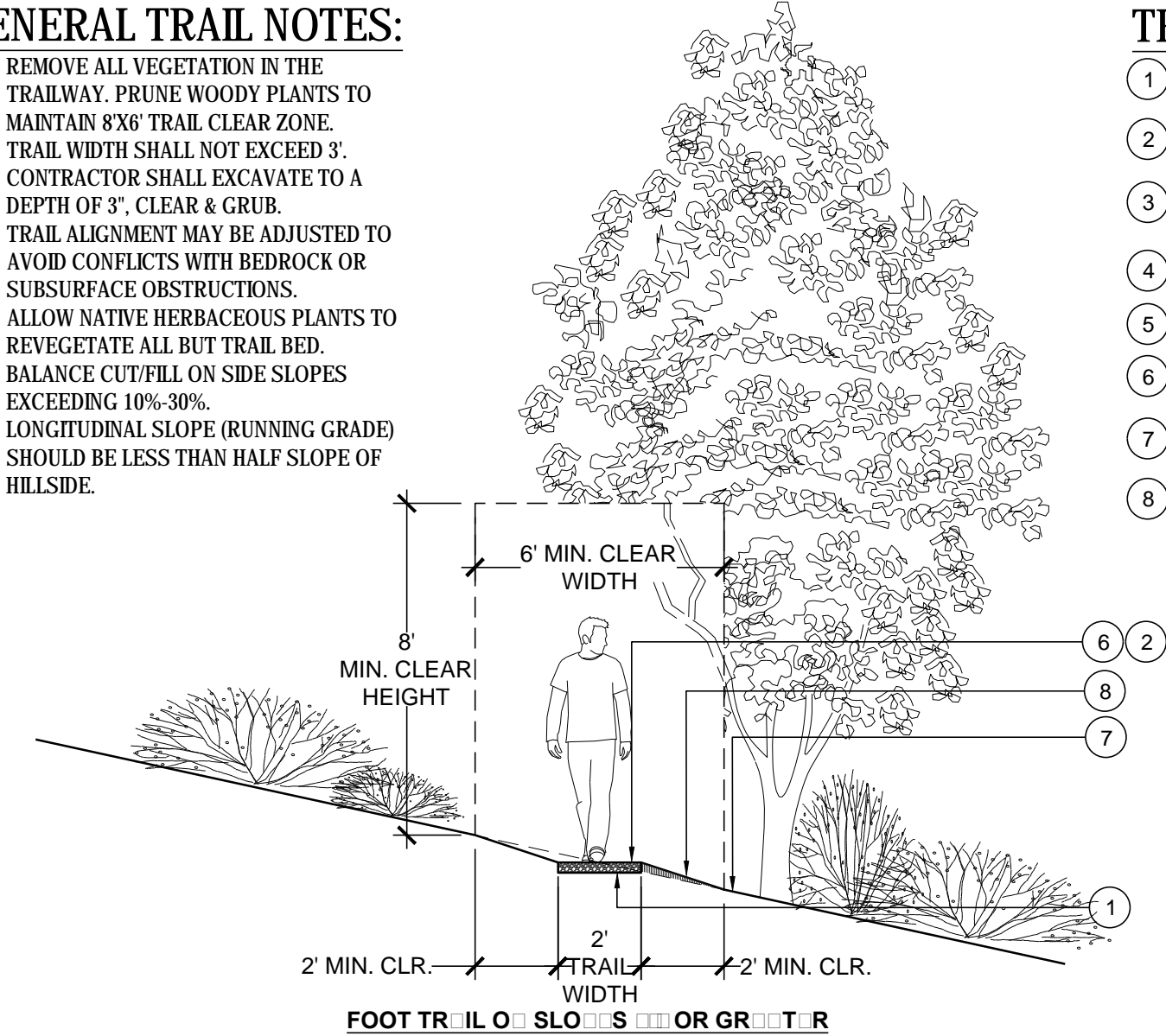
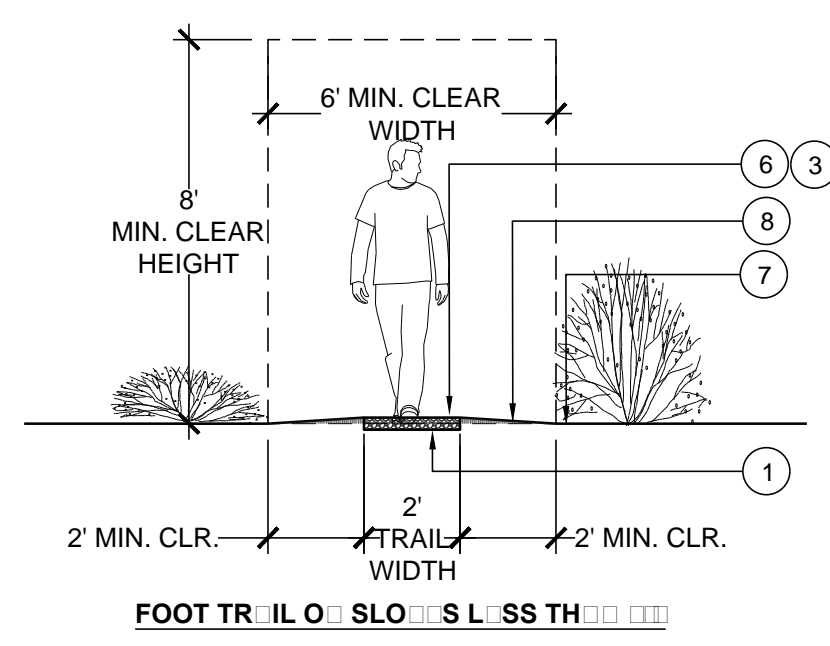


GENERAL TRAIL NOTES:

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.
3. TRAIL ALIGNMENT MAY BE ADJUSTED TO AVOID CONFLICTS WITH BEDROCK OR SUBSURFACE OBSTRUCTIONS.
4. ALLOW NATIVE HERBACEOUS PLANTS TO REVEGETATE ALL BUT TRAIL BED.
5. BALANCE CUT/FILL ON SIDE SLOPES EXCEEDING 10%-30%.
6. 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%-5% 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

Y:\HESSE RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-LODSCP PLANS.DWG Wednesday, August 31, 2016

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TRAILS PLAN & DETAILS

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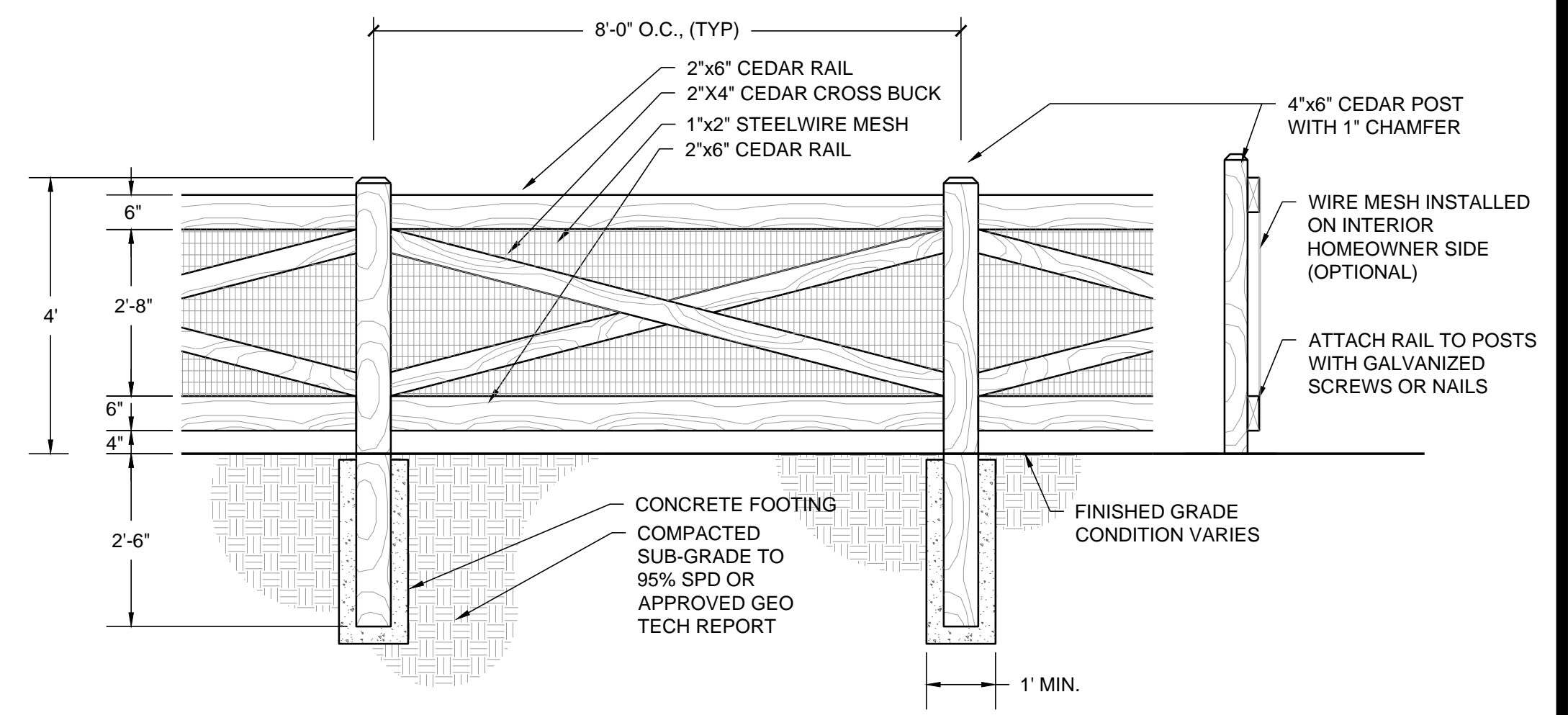
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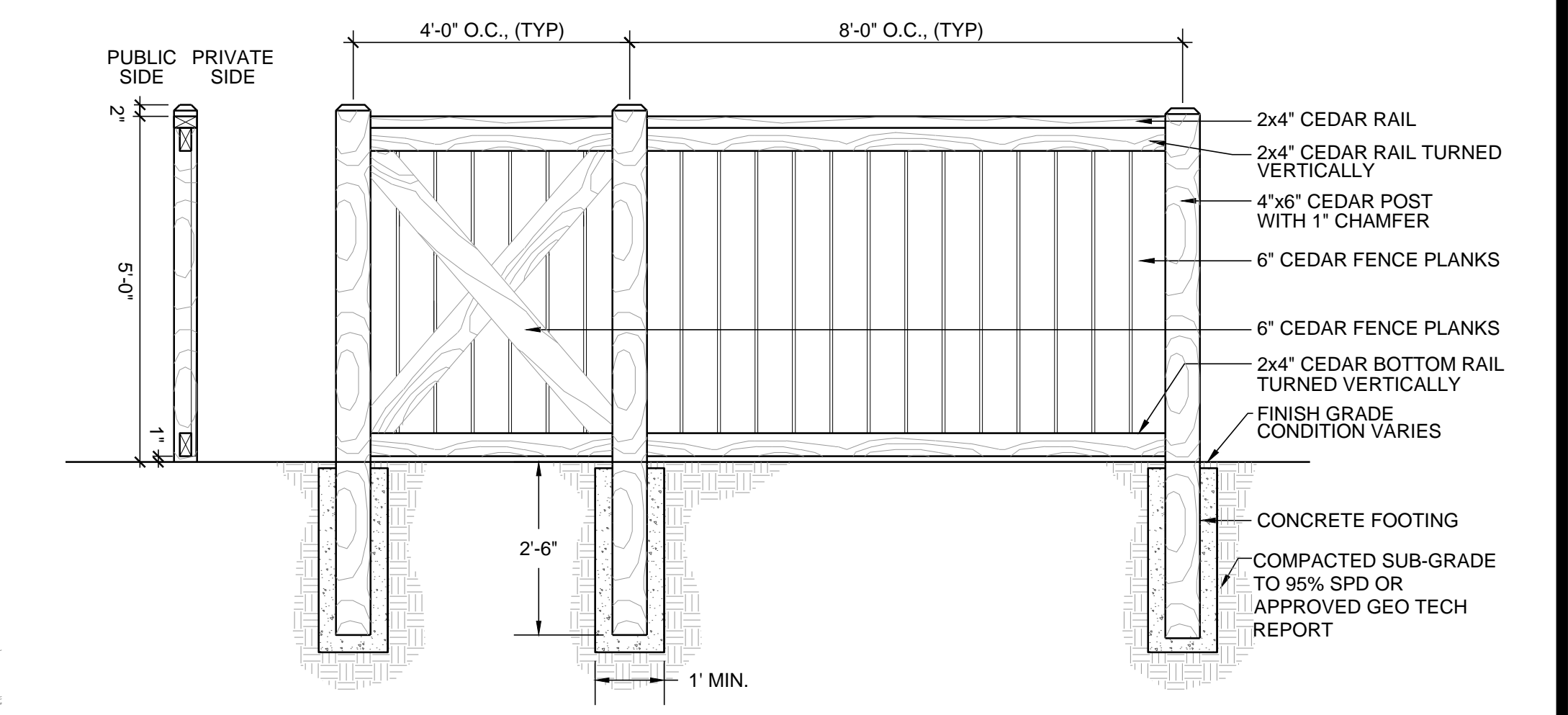


1 FENCING PLAN
NOT TO SCALE

- 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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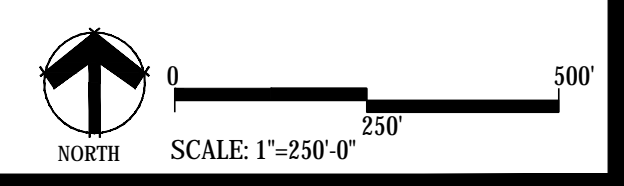
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Sheet Number
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Wednesday, August 31, 2016



PROPERTY LINE



■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■
people creating spaces
pcs group inc. www.pcsgruopco.com
#3, 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

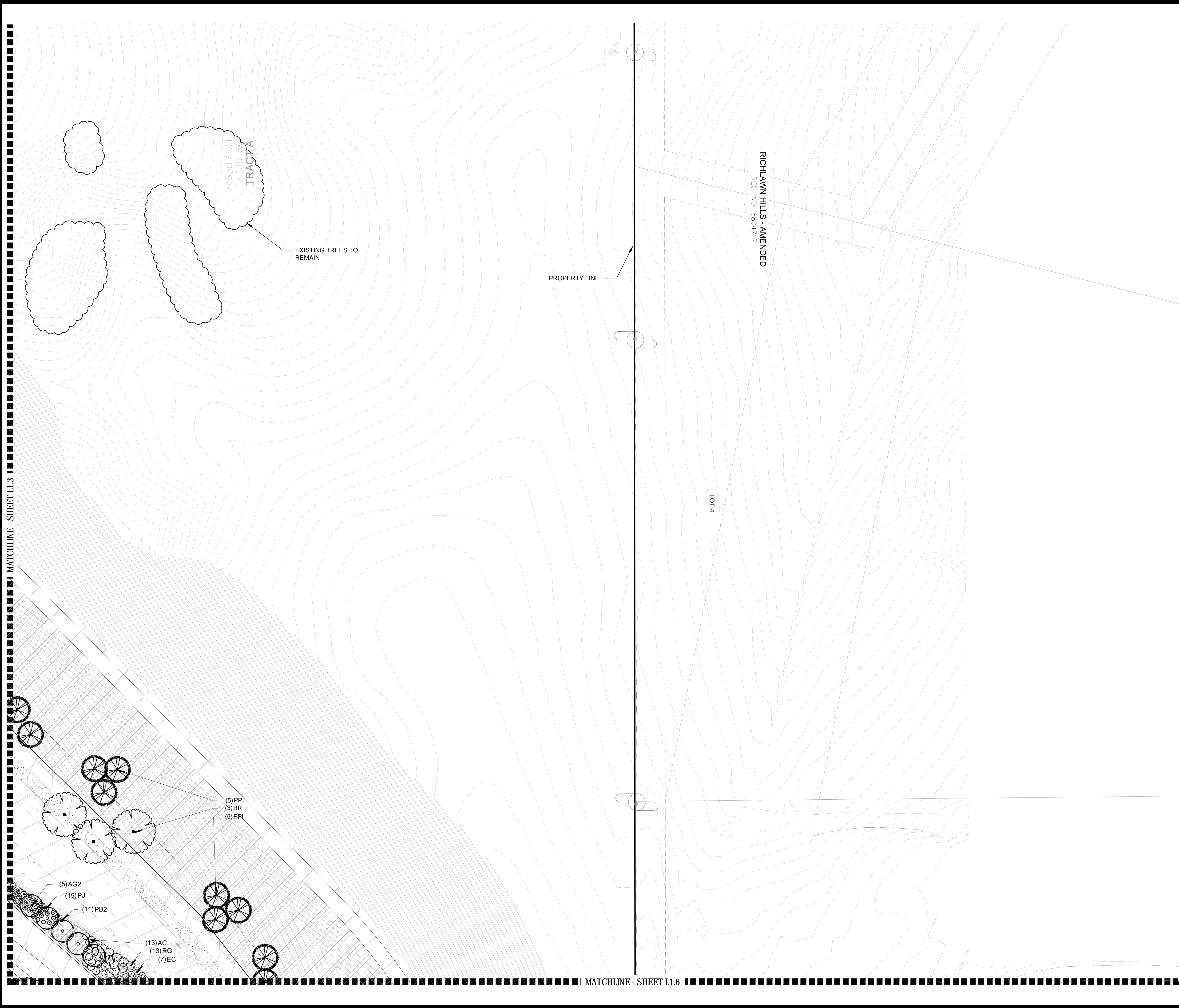
TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 11.11.16
INITIAL SUBM
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■ Sheet Name ■
OVERALL LANDSCAPE PLAN

■ Sheet Number ■
L1.1

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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

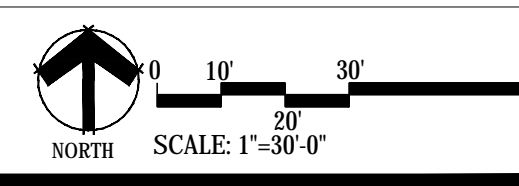
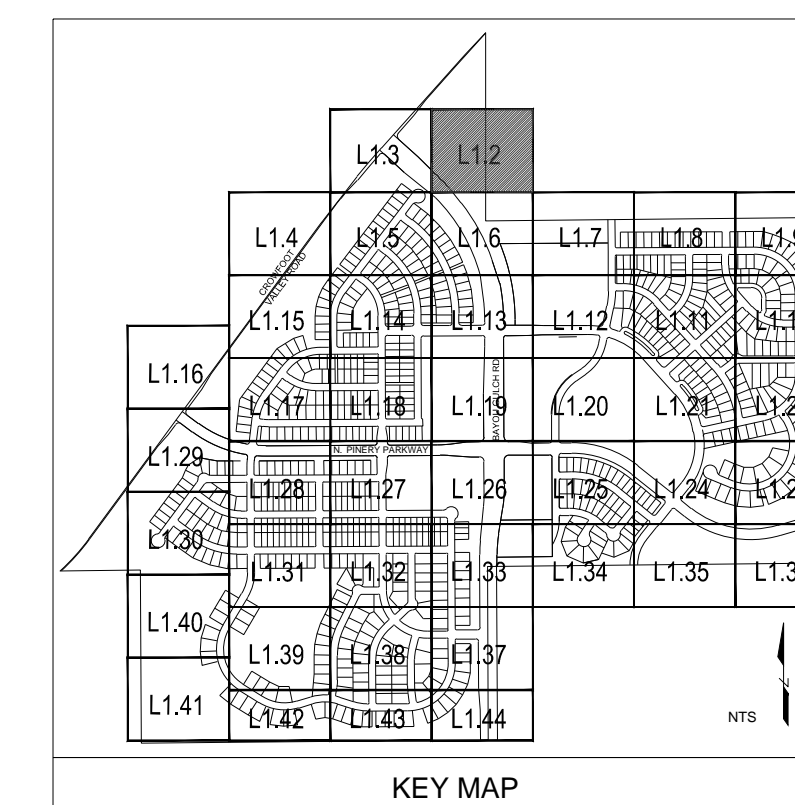
ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINKISHON FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

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
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SSB	SASKATOON SERVICEBERRY
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RT	THREE LEAF SUMAC
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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
OK	FEATHER REED GRASS
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MG	MAIDEN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

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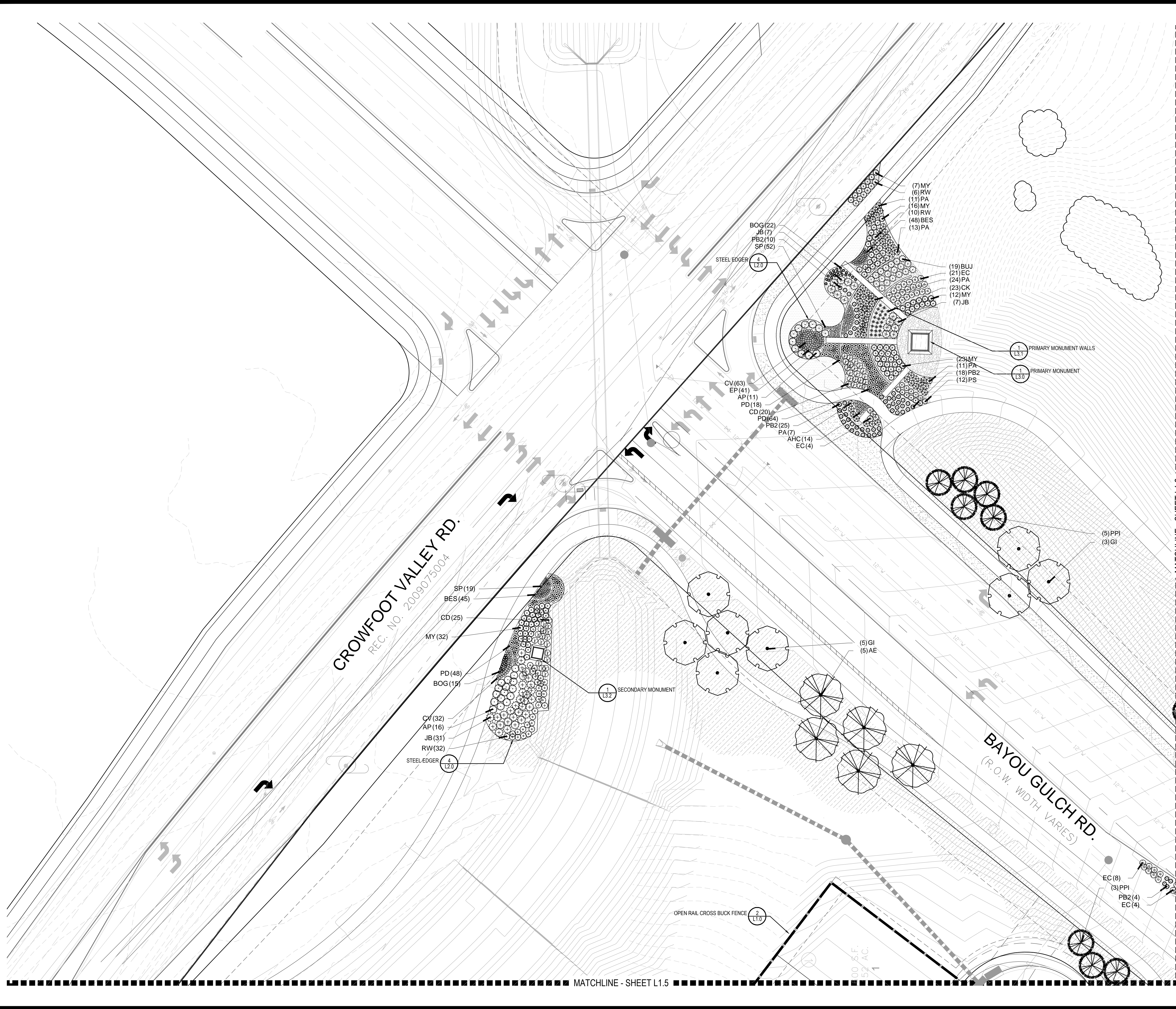
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Sheet Name
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Wednesday, August 31, 2016



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	DECIDUOUS TREES
UP AMERICAN ELM	UP AMERICAN ELM
OV AMERICAN HOPHORNBEAM	OV AMERICAN HOPHORNBEAM
PO AMERICAN SYCAMORE	PO AMERICAN SYCAMORE
QM BURR OAK	QM BURR OAK
QM2 CHINKAPIN OAK	QM2 CHINKAPIN OAK
HAC COMMON HACKBERRY	HAC COMMON HACKBERRY
AE EMERALD QUEEN MAPLE	AE EMERALD QUEEN MAPLE
TG2 GLENLEVEN LITTLELEAF LINDEN	TG2 GLENLEVEN LITTLELEAF LINDEN
TG GREENSPICE LITTLELEAF LINDEN	TG GREENSPICE LITTLELEAF LINDEN
OC HERITAGE OAK	OC HERITAGE OAK
GI IMPERIAL HONEYLOCUST	GI IMPERIAL HONEYLOCUST
GK KENTUCKY COFFEE TREE	GK KENTUCKY COFFEE TREE
CS NORTHERN CATALPA	CS NORTHERN CATALPA
QR RED OAK	QR RED OAK
RAL REDMOND AMERICAN LINDEN	RAL REDMOND AMERICAN LINDEN
BR RIVER BIRCH	BR RIVER BIRCH
AS SCHWEDLER MAPLE	AS SCHWEDLER MAPLE
QB SHADEMASTER LOCUST	QB SHADEMASTER LOCUST
QB SWAMP WHITE OAK	QB SWAMP WHITE OAK
EVERGREEN TREES	EVERGREEN TREES
PN AUSTRIAN BLACK PINE	PN AUSTRIAN BLACK PINE
PP PINON PINE	PP PINON PINE
PPI PONDEROSA PINE	PPI PONDEROSA PINE
PSP SCOTCH PINE	PSP SCOTCH PINE
VAN VANDERWOLF'S PYRAMID PINE	VAN VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	ORNAMENTAL TREES
AH HOT WINGS TATARIAN MAPLE	AH HOT WINGS TATARIAN MAPLE
AG2 ROCKY MOUNTAIN MAPLE	AG2 ROCKY MOUNTAIN MAPLE
SC2 SPRING SNOW CRAB APPLE	SC2 SPRING SNOW CRAB APPLE
WKH WINTER KING HAWTHORN	WKH WINTER KING HAWTHORN
ANNUALS/PERENNIALS	ANNUALS/PERENNIALS
AHC ANISE HYSSOP	AHC ANISE HYSSOP
BES BLACK-EYED SUSAN	BES BLACK-EYED SUSAN
SP PINCUSHION FLOWER	SP PINCUSHION FLOWER
EP PURPLE CONEFLOWER	EP PURPLE CONEFLOWER
CV THREADLEAF COREOPSIS	CV THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	DECIDUOUS SHRUBS
CD BLUE MIST SHRUB	CD BLUE MIST SHRUB
SP2 DWARF ARCTIC WILLOW	SP2 DWARF ARCTIC WILLOW
FMR FIRE MEIDLAND ROSE	FMR FIRE MEIDLAND ROSE
PD GOLD DROP POTENTILLA	PD 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
ML MORICAN WAYFARING TREE	ML 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
SB RED TWIG DOGWOOD	SB 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	EVERGREEN SHRUBS
JB BLUE CHIP JUNIPER	JB BLUE CHIP JUNIPER
BUJ BUFFALO JUNIPER	BUJ BUFFALO JUNIPER
JH HUGHES JUNIPER	JH HUGHES JUNIPER
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PS MUGO PINE	PS MUGO PINE
AP PANCHITO MANZANITA	AP PANCHITO MANZANITA
EC PURPLE-LEAF WINTER CREEPER	EC PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	ORNAMENTAL GRASSES
BOG BLUE OAT GRASS	BOG BLUE OAT GRASS
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CK FEATHER REED GRASS	CK 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	GROUND COVERS
BLUEGRASS SOD	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
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KEY MAP

SCALE: 1"=30'-0"

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

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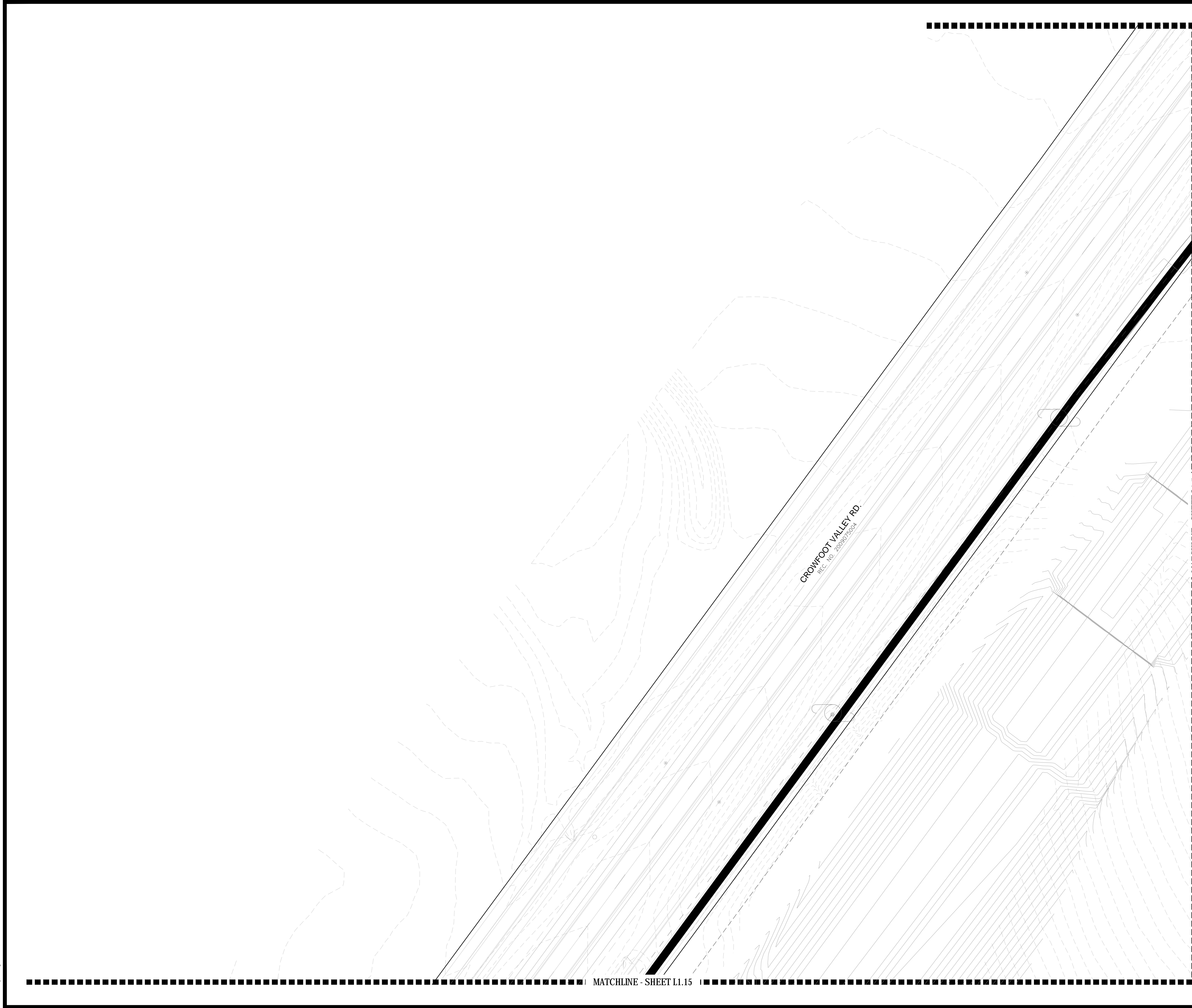
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Sheet Name: LANDSCAPE PLAN

Sheet Number: L1.3

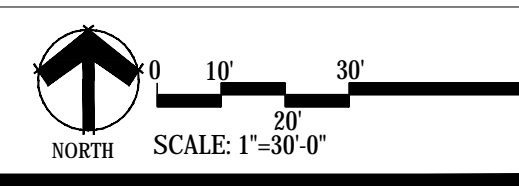
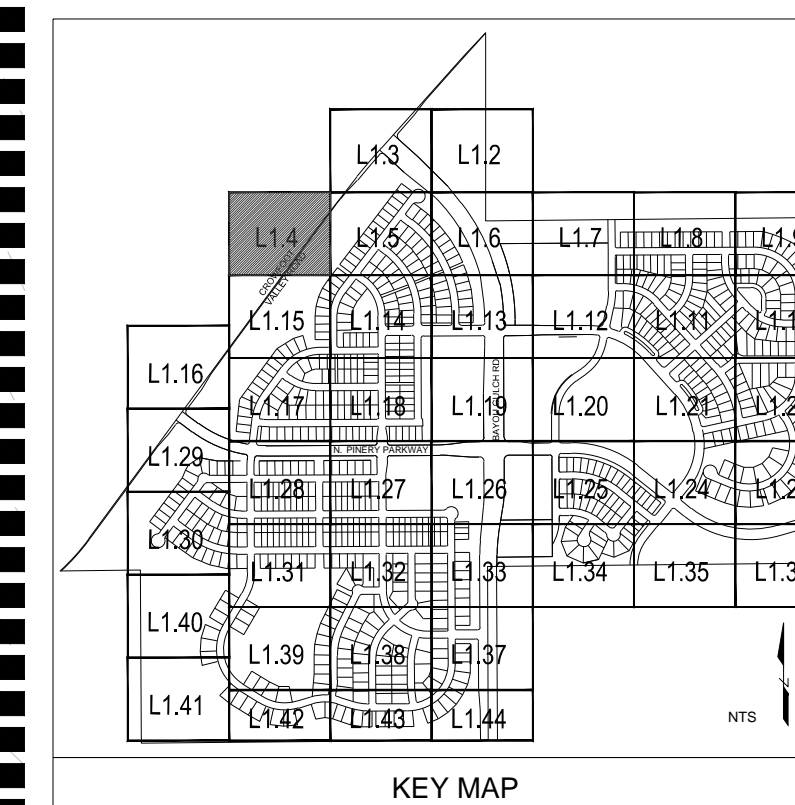
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UP AMERICAN ELM	AMERICAN HOPHORNBEAM
OV AMERICAN SYCAMORE	BURR OAK
PO CHINKAPIN OAK	CHINKAPIN OAK
QM COMMON HACKBERRY	COMMON HACKBERRY
HAC EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
AE GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
TG GREENSPIRE LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
OC HERITAGE OAK	HERITAGE OAK
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GK KENTUCKY COFFEE TREE	KENTUCKY COFFEE TREE
CS NORTHERN CATALPA	NORTHERN CATALPA
QR RED OAK	RED OAK
RAL REDMOND AMERICAN LINDEN	REDMOND AMERICAN LINDEN
BR RIVER BIRCH	RIVER BIRCH
AS SCHWEDLER MAPLE	SCHWEDLER MAPLE
QB 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
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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
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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
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
VL MORICAN WAYFARING TREE	MORICAN WAYFARING TREE
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
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PB2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
MG MAIDEN GRASS	MAIDEN GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	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

COMMON NAME	COMMON NAME
BLUEGRASS SOD	BLUEGRASS SOD
BUFFALO GRASS	BUFFALO GRASS
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Engineering



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MATCHLINE - SHEET L1.2

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Sheet Name
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Sheet Number

L1.6



MATCHLINE - SHEET L1.3

MATCHLINE - SHEET L1.7

MATCHLINE - SHEET L1.5

MATCHLINE - SHEET L1.6

MATCHLINE - SHEET L1.8

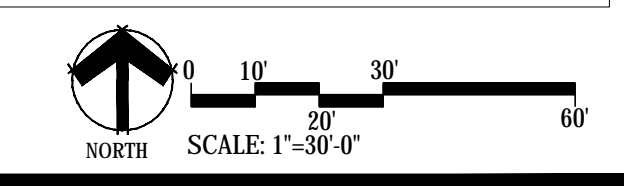
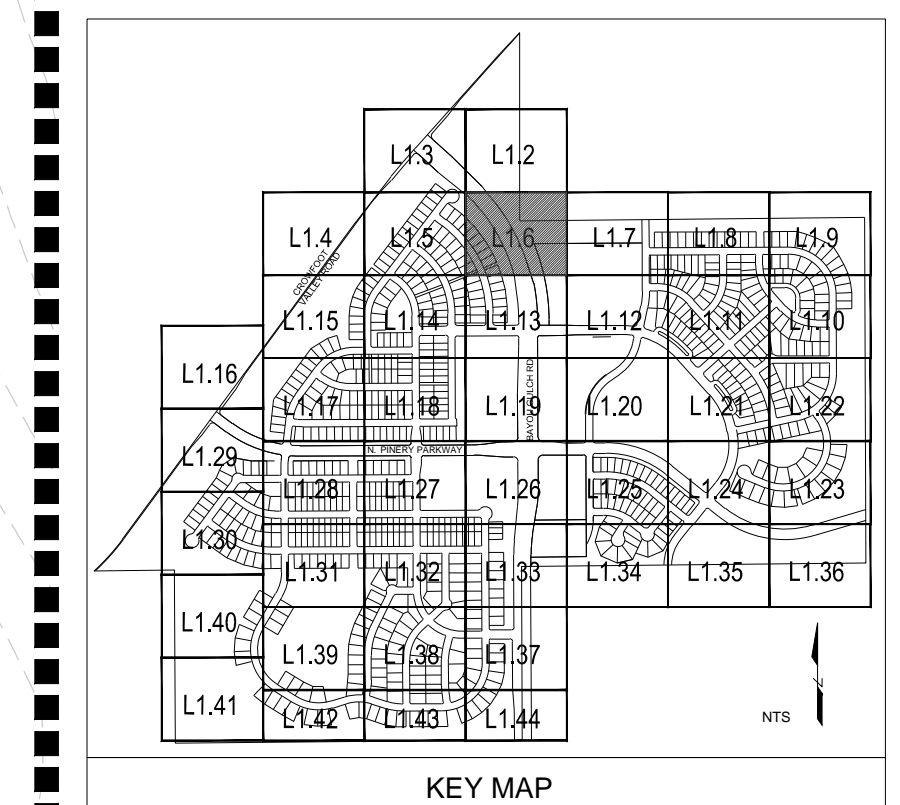
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MATCHLINE - SHEET L1.10

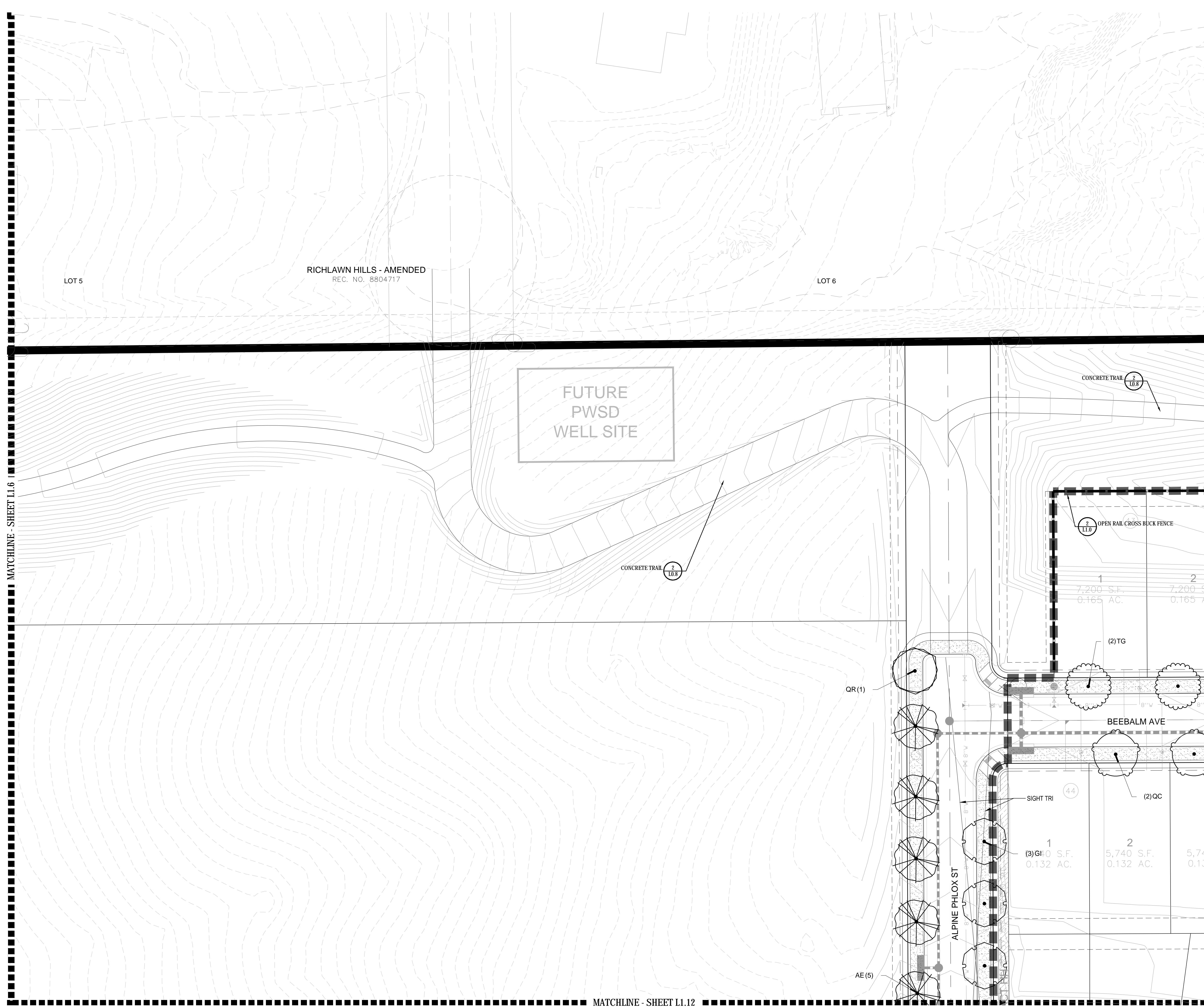
MATCHLINE - SHEET L1.11

MATCHLINE - SHEET L1.12

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Wednesday, August 31, 2016



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Wednesday, August 31, 2016

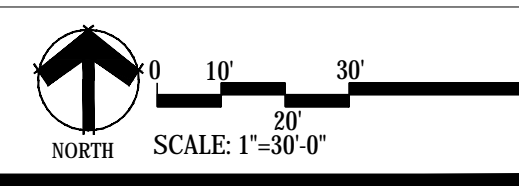
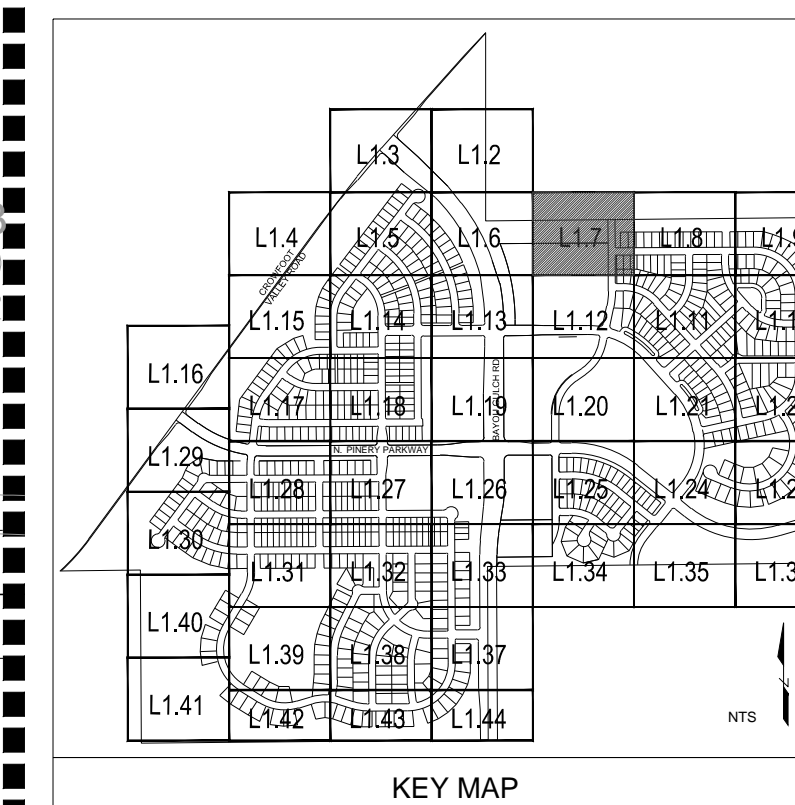


PLANT & GROUND COVER LIST

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
GU	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	PINKISHON 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
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
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PH	BLUE SWITCH GRASS
OK	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
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CVL
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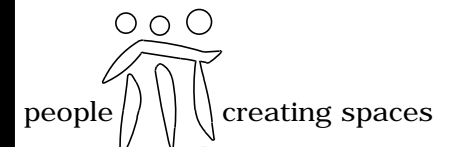
TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	11.11.16
	INITIAL SUBM
	02.08.17
	2nd SUBM
	04.24.17
	3rd SUBM

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811

Sheet Name
LANDSCAPE PLANS

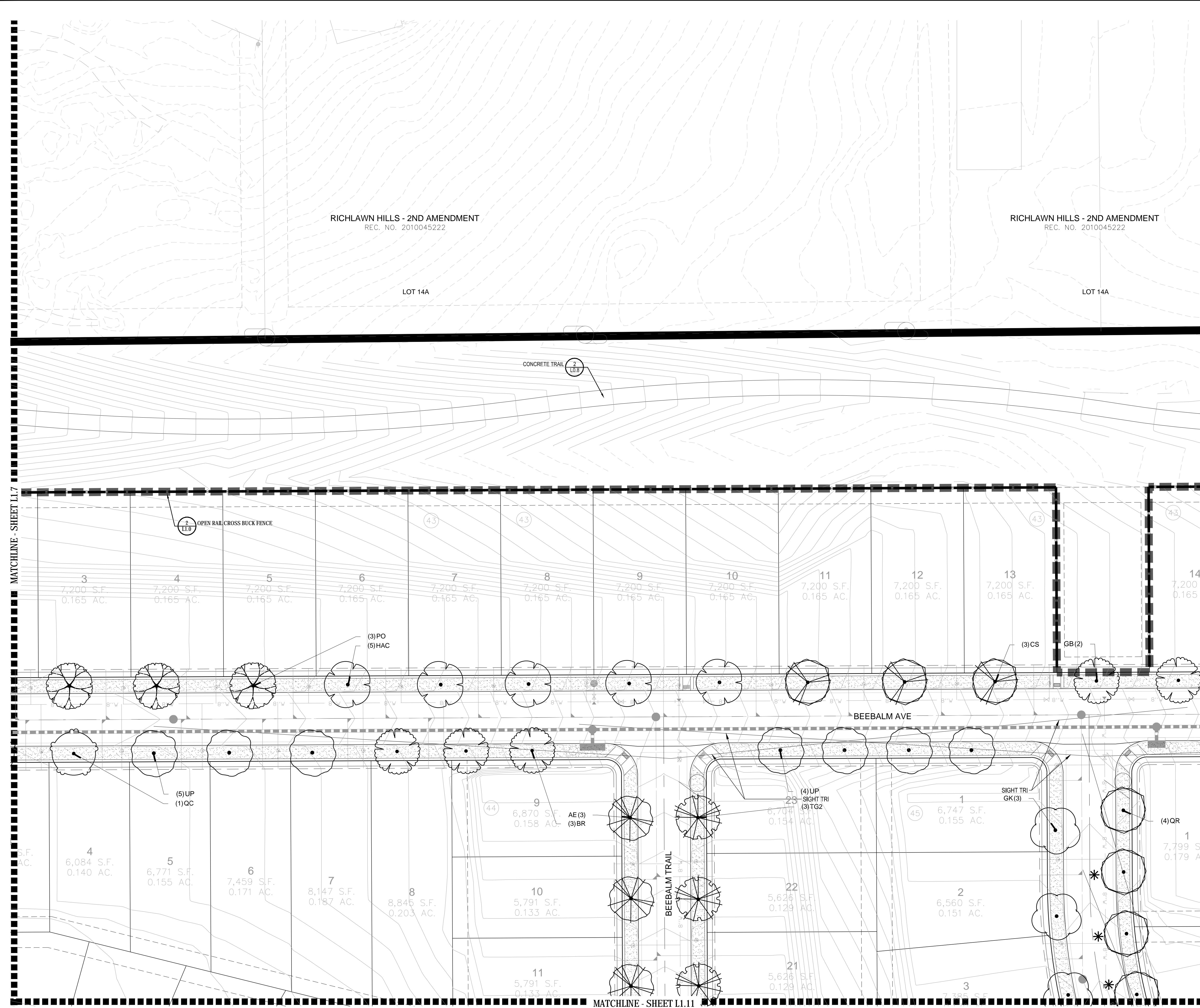
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TRAILS AT CROWFOOT
PARKER, COLORADO
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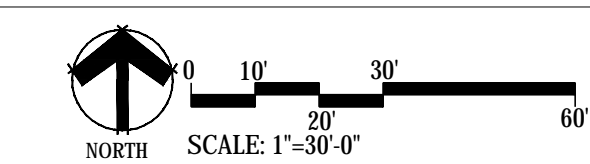
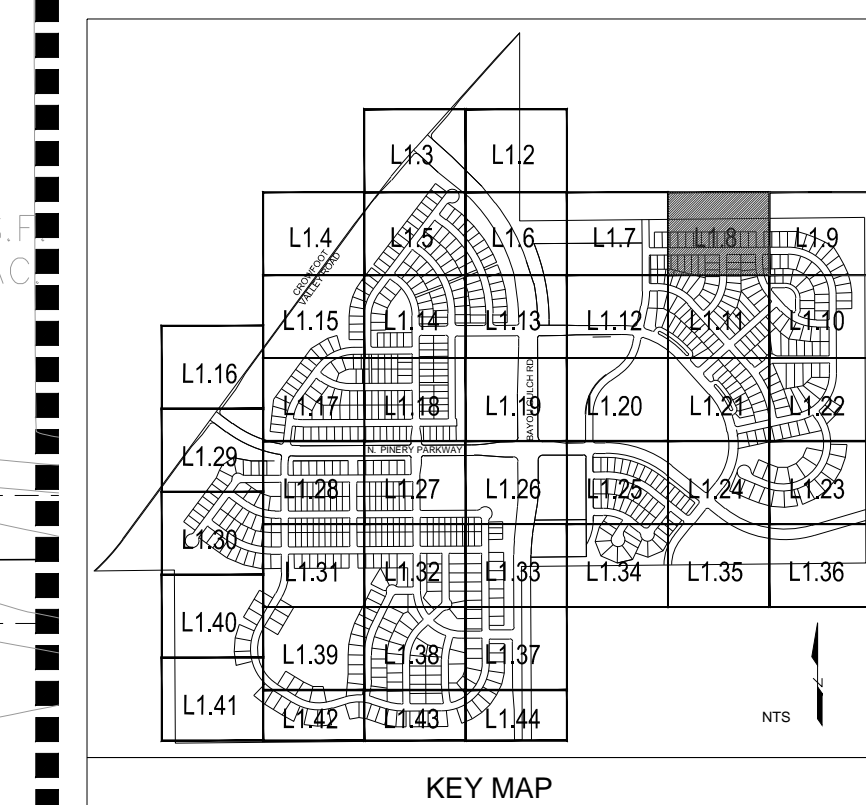
PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HOPHORNBEAM
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QM	BURR OAK
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EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS
CD	BLUE MIST SHRUB
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FMR	FIRE MEIDLAND ROSE
FD	GOLD DROP POTENTILLA
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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
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
AC	MANZANITA
CSM	MOONLIGHT BROOM
PS	MUGO PINE
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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
BLUEGRASS SOD	
BUFFALO GRASS	
ROCK MULCH GREY, 4" DIA. COBBLE	
ROCK MULCH TAN, 4" DIA. COBBLE	
SEED MIX 1	
SEED MIX 2	
* TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE	



GROUND COVERS

COMMON NAME
BLUEGRASS SOD
BUFFALO GRASS
ROCK MULCH GREY, 4" DIA. COBBLE
ROCK MULCH TAN, 4" DIA. COBBLE
SEED MIX 1
SEED MIX 2
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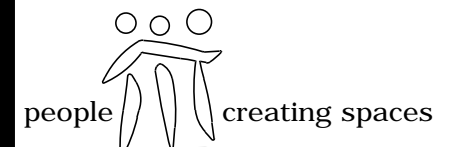
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Drawn by: JWI, BEM, GG
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TRAILS AT CROWFOOT
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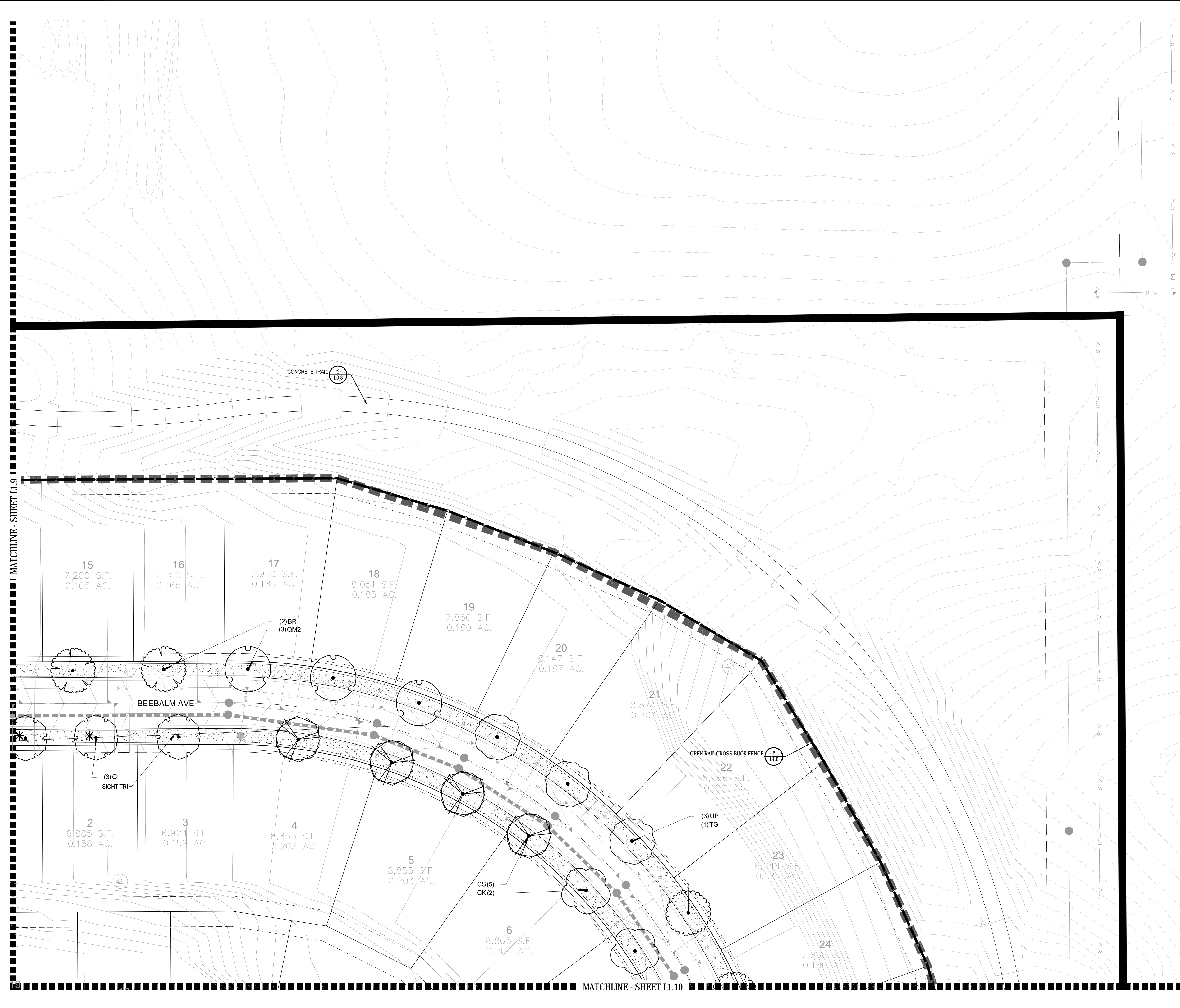
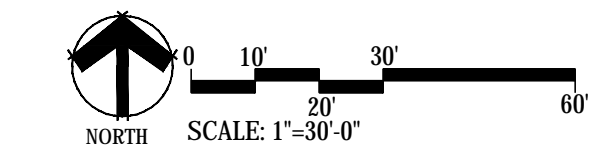
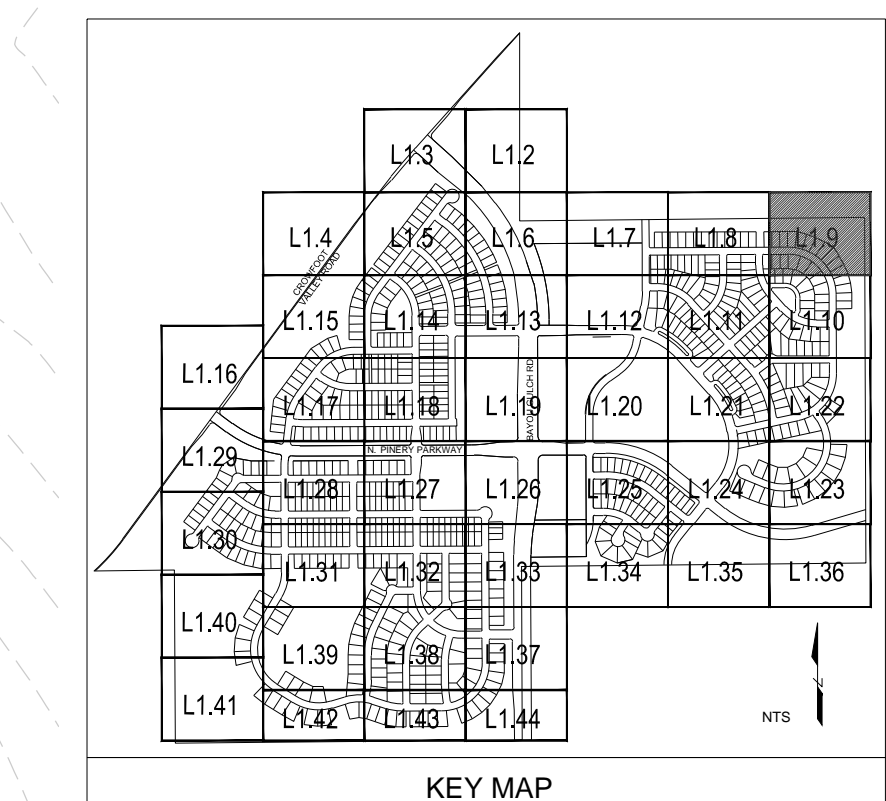
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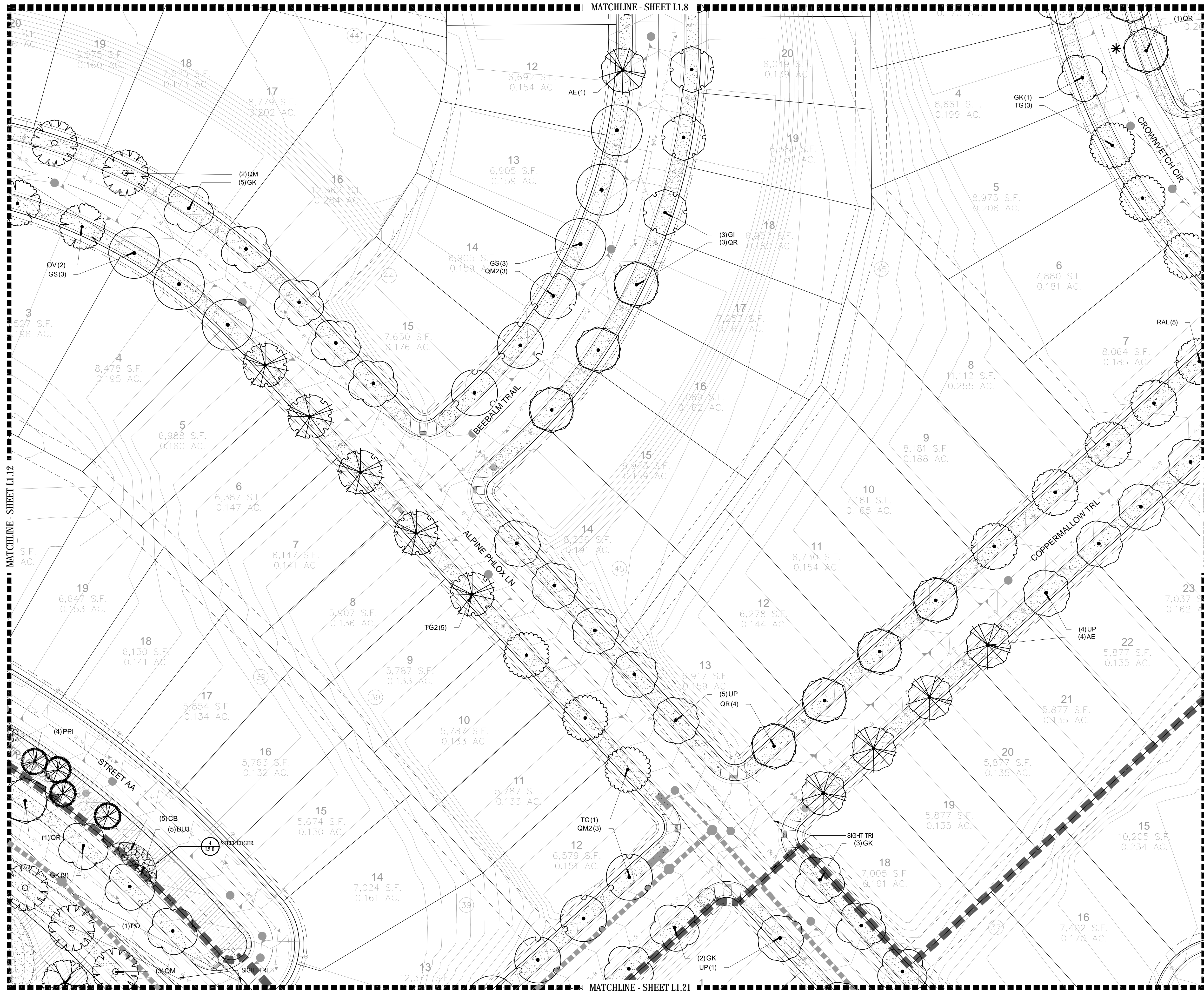
PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN HOPHORNBEAM
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TG2 KENTUCKY COFFEE TREE	IMPERIAL HONEYLOCUST
OC NORTHERN CATALPA	KENTUCKY COFFEE TREE
GI NORTHERN CATALPA	RED OAK
GK REDMOND AMERICAN LINDEN	RIVER BIRCH
QR REDMOND AMERICAN LINDEN	SCHWEDLER MAPLE
BR REDMOND AMERICAN LINDEN	SHADEMASTER LOCUST
AS SWAMP WHITE OAK	SWAMP WHITE OAK
QB	
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
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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
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SSB SASKATOON SERVICEBERRY	SASKATOON SERVICEBERRY
CD2 SPREADING COTONEASTER	SPREADING COTONEASTER
RT THREE LEAF SUMAC	THREE LEAF SUMAC
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MATCHLINE - SHEET L1.8

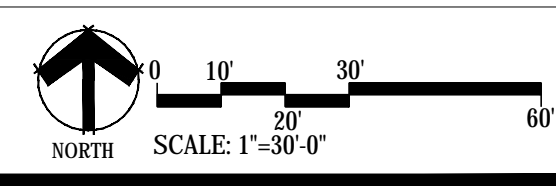
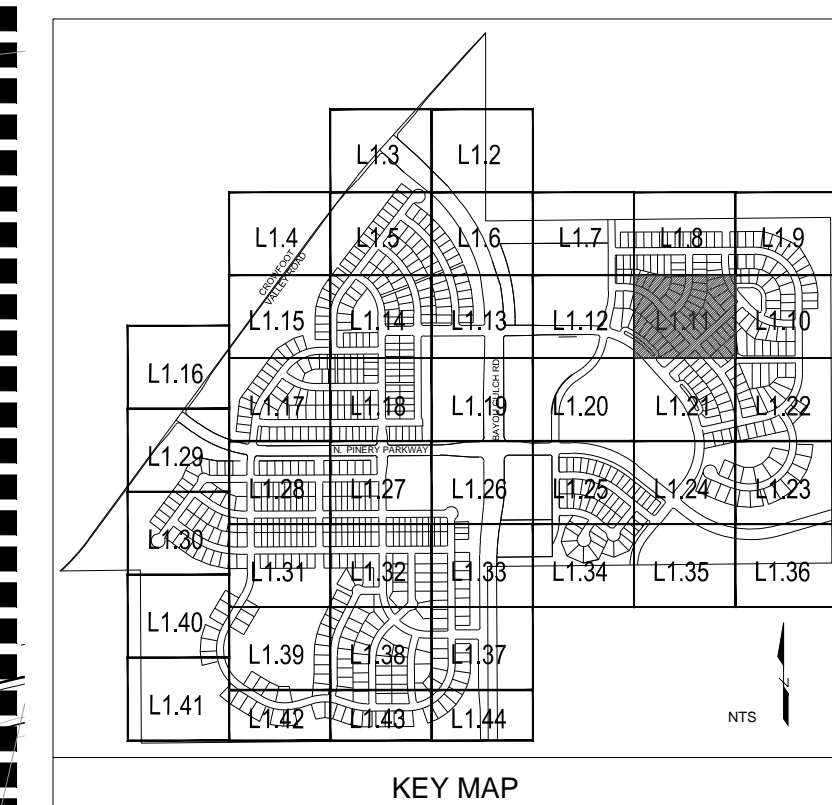


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Wednesday, August 31, 2016

MATCHLINE - SHEET L1.6

