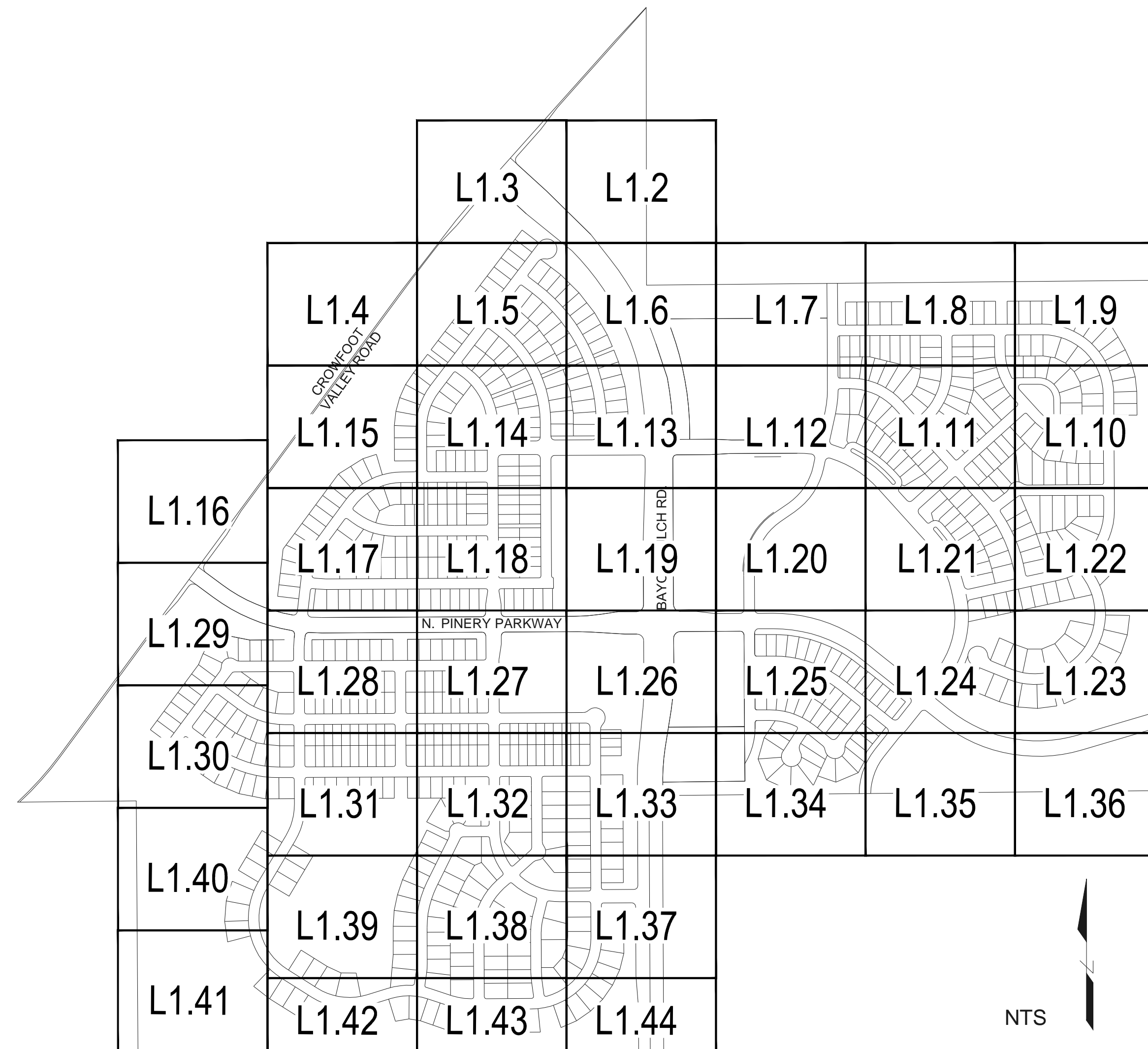
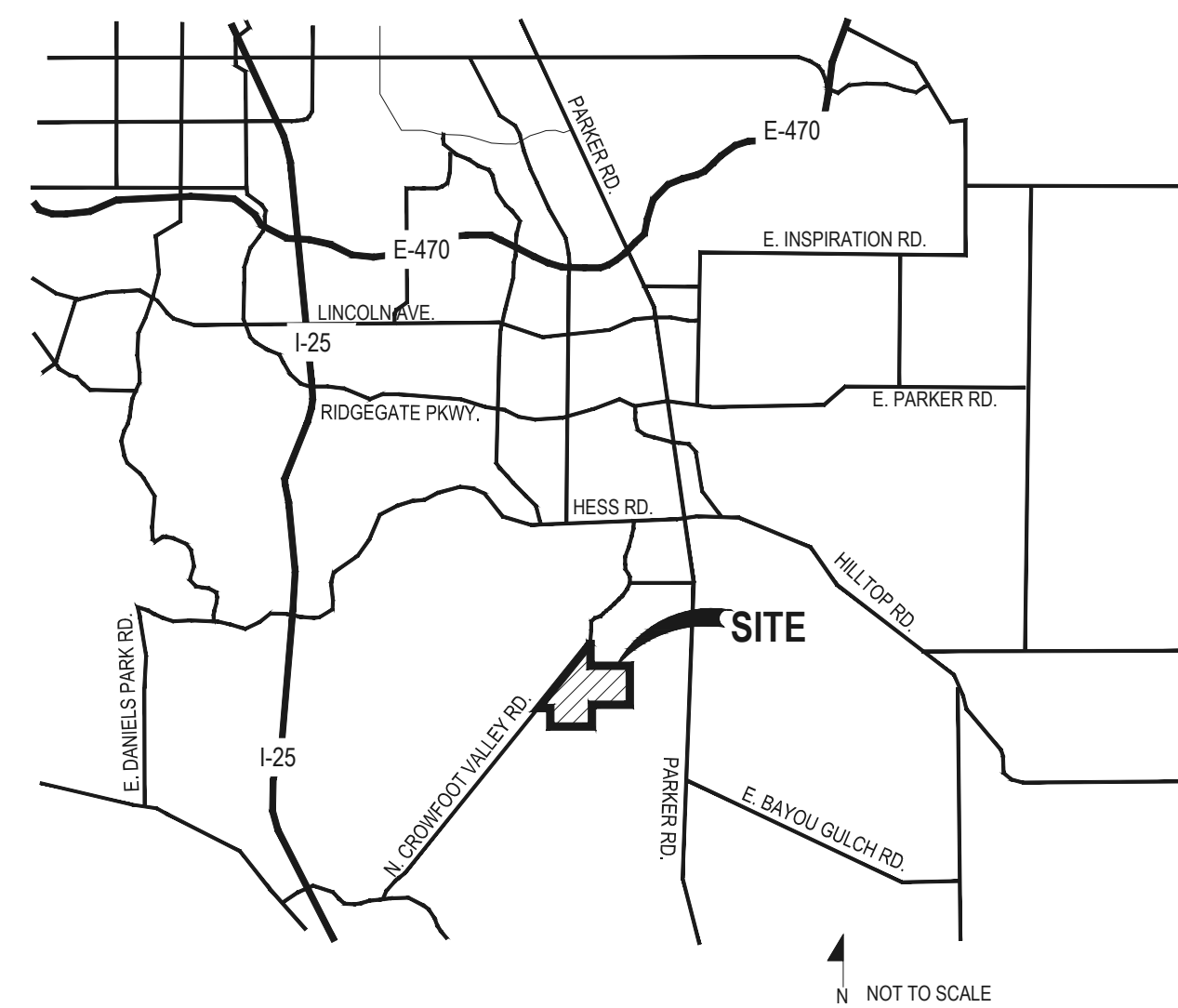


TRAILS AT CROWFOOT PRELIMINARY LANDSCAPE PLAN

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
L1.45	PARK ENLARGEMENTS
L2.0-L2.3	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	1 DEMOLITION NOTE
B&B = BALL AND BURLAP	F.F. = FINISH FLOOR	P.O.B. = POINT OF BEGINNING	2 CONSTRUCTION NOTE
BOC = BACK OF CURB	F.G. = FINISH GRADE	P.O.C. = POINT OF CONNECTION	
B.M. = BENCH MARK	FIN. = FINISH	P.V.C. = POLYVINYL CHLORIDE	
BLDG. = BUILDING	F.H. = FIRE HYDRANT	PIPE	ELEVATION IDENTIFICATION
B.S. = BOTTOM OF STAIR	FL = FLOW LINE	PL = PROPERTY LINE	5280.10 SPOT ELEVATION
B.W. = BOTTOM OF WALL	FTG. = FOOTING	R = RADIUS	5280.10 ELEVATION
CAL. = CALIPER	FT. = FEET	R.C.P. = REINFORCED CONCRETE PIPE	
C.B. = CATCH BASIN	GA. = GAUGE	R.O.W. = RIGHT OF WAY	DETAIL IDENTIFICATION
CL CATCH BASIN CENTER LINE	GALV. = GALVANIZED	REQD. = REQUIRED	1 12 DETAIL NUMBER
C.O. = CLEANOUT	H.W. = HEAD WALL	REINF. = REINFORCED	1 12 DETAIL NAME
COL. = COLUMN	H.P. = HIGH POINT	SHT. = SHEET	1 12 SHEET NUMBER
CONC. = CONCRETE	HT. = HEIGHT	SPEC. = SPECIFICATIONS	
CONT. = CONTINUOUS	HORIZ. = HORIZON	SQ. = SQUARE	
CONTR. = CONTRACTOR	I.D. = INNER DIAMETER	S.F. = SQUARE FEET	
C.F. = CUBIC FEET	IN. = INCH	S.V. = SQUARE YARD	
C.Y. = CUBIC YARD	INW. = INWERT	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	TYP. = TYPICAL	
DWG. = DRAWING	M.H. = MAN HOLE	VERT. = VERTICAL	
EA. = EACH	MIN. = MINIMUM	W/O = WITH OUT	
ELEV. = ELEVATION	MISC. = MISCELLANEOUS	W.W.M. = WOVEN WIRE MESH	
EXIST. = EXISTING	N.I.C. = NOT IN CONTRACT		
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-CONFORMANCE 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.
- 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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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.
04.24.17
3rd SUBM.
06.30.17
4th SUBM.
10.05.17
5th 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 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 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, 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 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 OVER 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.
 - 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"-9" 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) CONTROLLER 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:
 - 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.

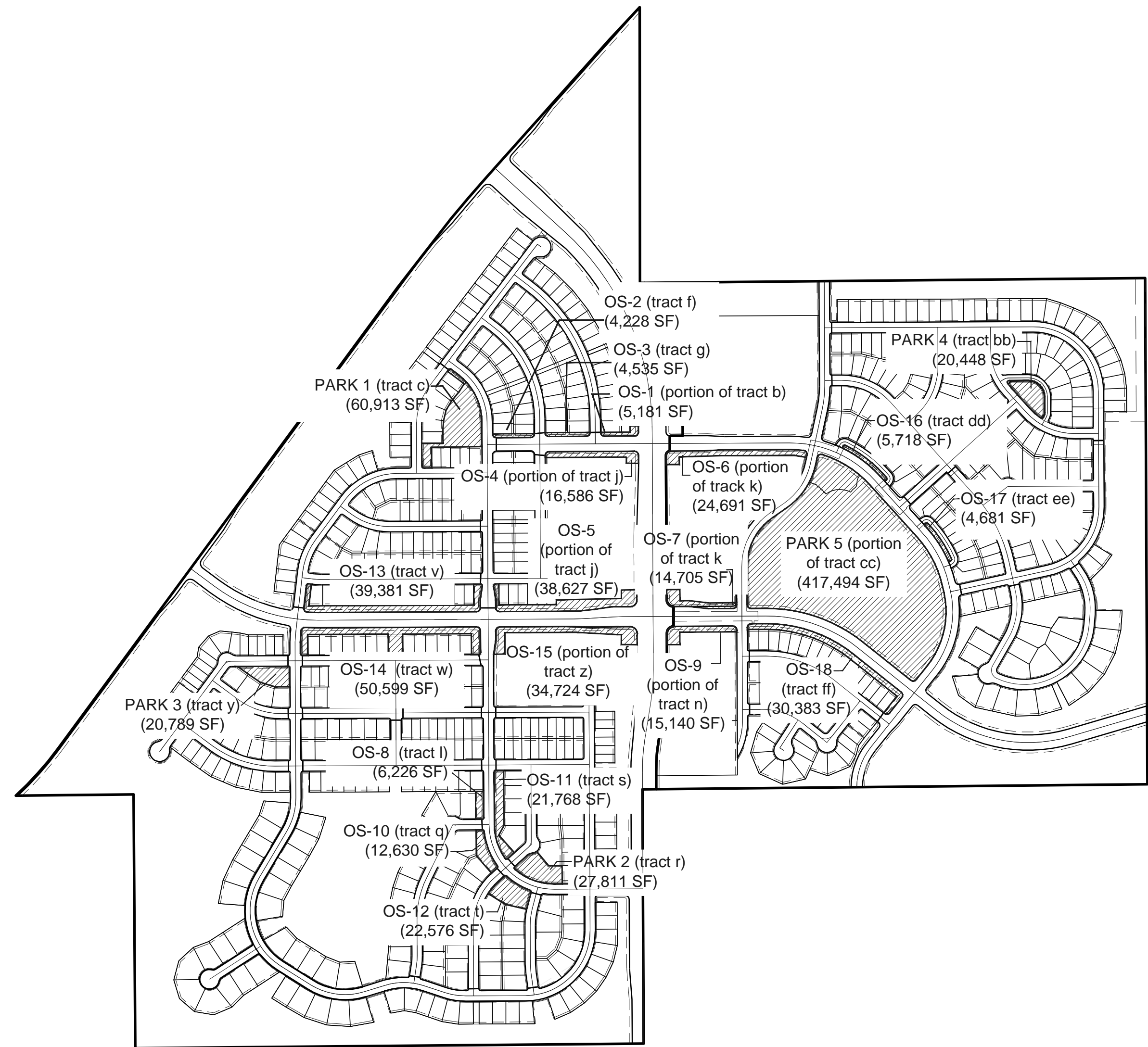
IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECT'S EROSION CONTROL METHODS, BMP'S AND ALL CITY CODES AND REQUIREMENTS.

- 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.
 - 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 REQUIRED	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			352,379 SF		235	243	1,175	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)			38,627 SF		26	29	129	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)			6,226 SF		4	17	21	-	
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)			34,724 SF		23	21	116	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)			30,383 SF		20	22	101	120	
TOTAL PARK AREAS			547,455 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 (TRACT Y)			20,789 SF		14	18	69	34	
PARK 4 (TRACT BB)			20,448 SF		14	19	68	126	
PARK 5 (PORTION OF TRACT CC)			417,494 SF		278	277	1,392	1,064	
TOTALS					1,457	1,477	2,999	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 feet.
 ***Hardscape and non plantable areas are subtracted from open space area calculations

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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: 06.30.17
 4th SUBM: 10.05.17
 5th SUBM: 10.05.17

Sheet Name
 LANDSCAPE NOTES & TABULATIONS

Sheet Number

L0.1

PLANT SCHEDULE

DECIDUOUS TREES

	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 HORNBEAM	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	BURK 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

	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
WBJ	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	B & B	6-8" HT	20' X 6'
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'
PSP	PINUS FLEXILIS	LIMBER PINE	B & B	6-8" HT	50' X 25'
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'

ORNAMENTAL TREES

	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

	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'	THREADLEAF COREOPSIS	1 GAL	1.5' X 1.5'	LOW
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'	LOW
BES	RUDBECKIA FULGIDA SULLIVANTII '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

	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR_ZONE
SSB	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	5 GAL	12' X 8'	LOW
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' X 10'	LOW
CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	3' X 4'	MODERATE
CI	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'	LOW
RB	CHRYSOETHAMNUS 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
EA	EUONYMUS ALATUS	WINGED EUONYMUS	5 GAL	15' X 12'	LOW
FN	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL	6' X 6'	LOW
PS2	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'	LOW
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 6"	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

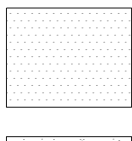
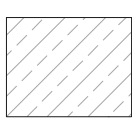
EVERGREEN SHRUBS

	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR_ZONE
AC	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' 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 10"	LOW
JH	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	1.5' X 6"	VERY LOW
BLU	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

	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	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	3' X 2"	LOW-MOD
MG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X 5"	MEDIUM
PQG	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	1 GAL	6' X 5"	LOW-MOD
MY	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3' X 3"	HIGH
PH	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	5' X 3"	MODERATE
PH2	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	5 GAL		
PB2	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	1' X 2"	MODERATE

GROUND COVERS

	BOTANICAL NAME	COMMON NAME	CONT
	BLUEGRASS SOD RE: LANDSCAPE NOTES	BLUEGRASS SOD	SOD
	BUFFALO GRASS RE: LANDSCAPE NOTES	BUFFALO GRASS	SOD
	CRUSHER FINES CRUSHER FINES	CRUSHER FINES	MULCH
	FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH	MULCH
	ROCK MULCH GREY, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 4" DIA. COBBLE	MULCH
	ROCK MULCH TAN, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 4" DIA. COBBLE	MULCH
	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED
	SEED MIX 2 TOWN OF PARKER - SEED MIX 2, RE: LANDSCAPE NOTES	SEED MIX 2	SEED

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

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	1,750,000	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
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
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.

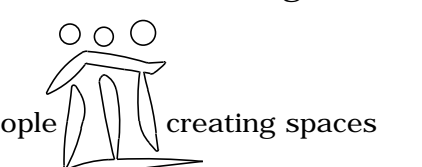
NOTES:

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.
7. NO TREES CAN BE PLACED WITHIN 7 FEET OF ANY STORM SEWER

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com
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1007 16th street, denver, co 80265
1.303.531.4905, 1.303.531.4908

Engineering



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ENGLEWOOD, CO 80112
720-482-9526

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

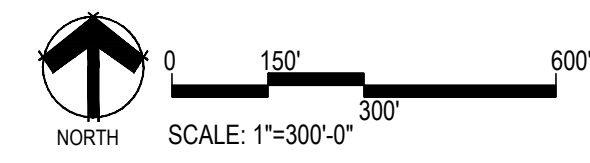
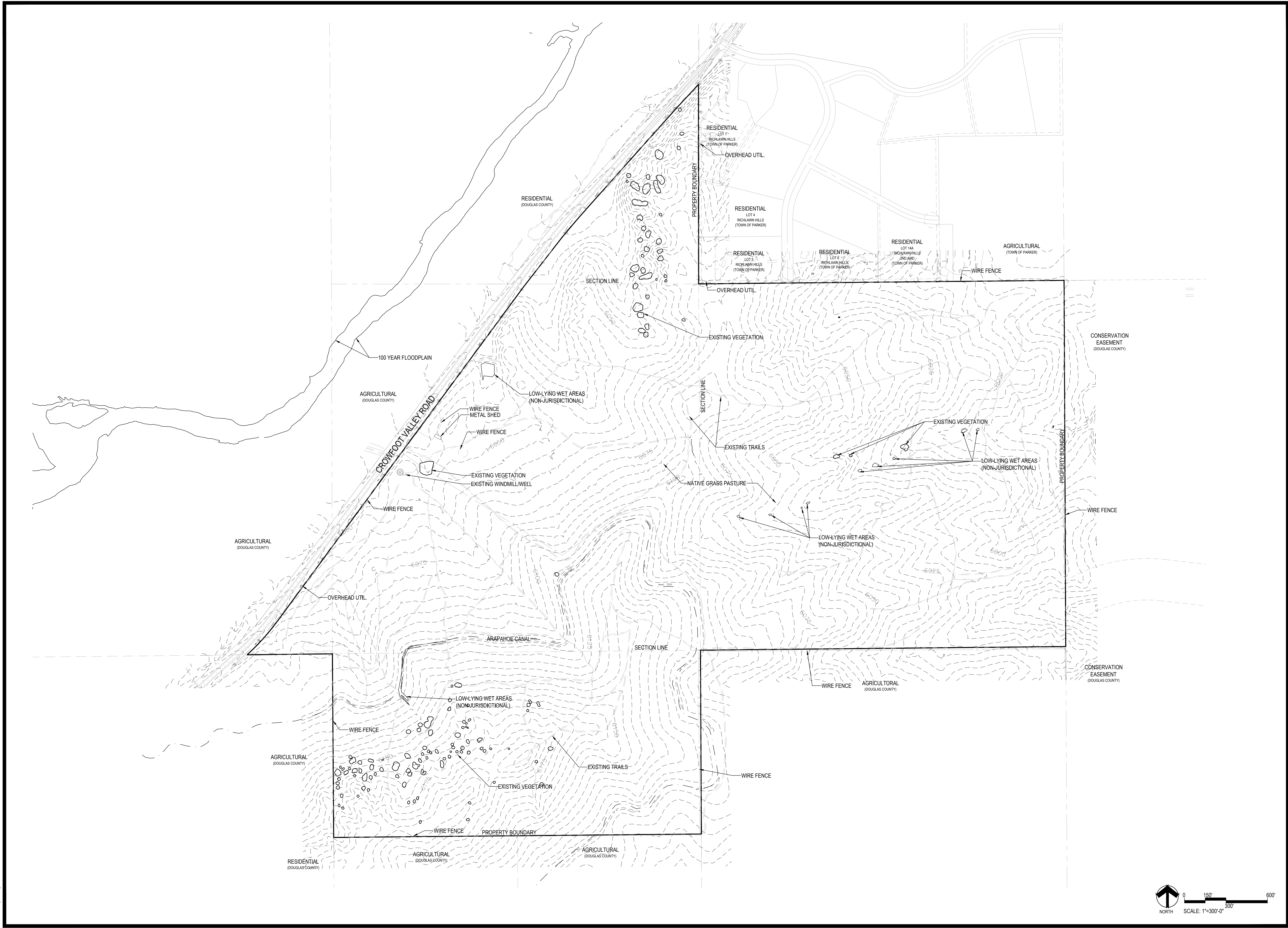
Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	11.11.16
	INITIAL SUBM.
	02.08.17
	2nd SUBM.
	04.24.17
	06.30.17
	3rd SUBM.
	10.05.17
	4th SUBM.
	05. SUBM.

Sheet Name
PLANT & SEED SCHEDULE

Sheet Number

L0.2

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



Prepared For

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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

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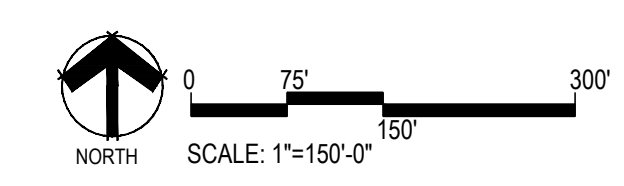
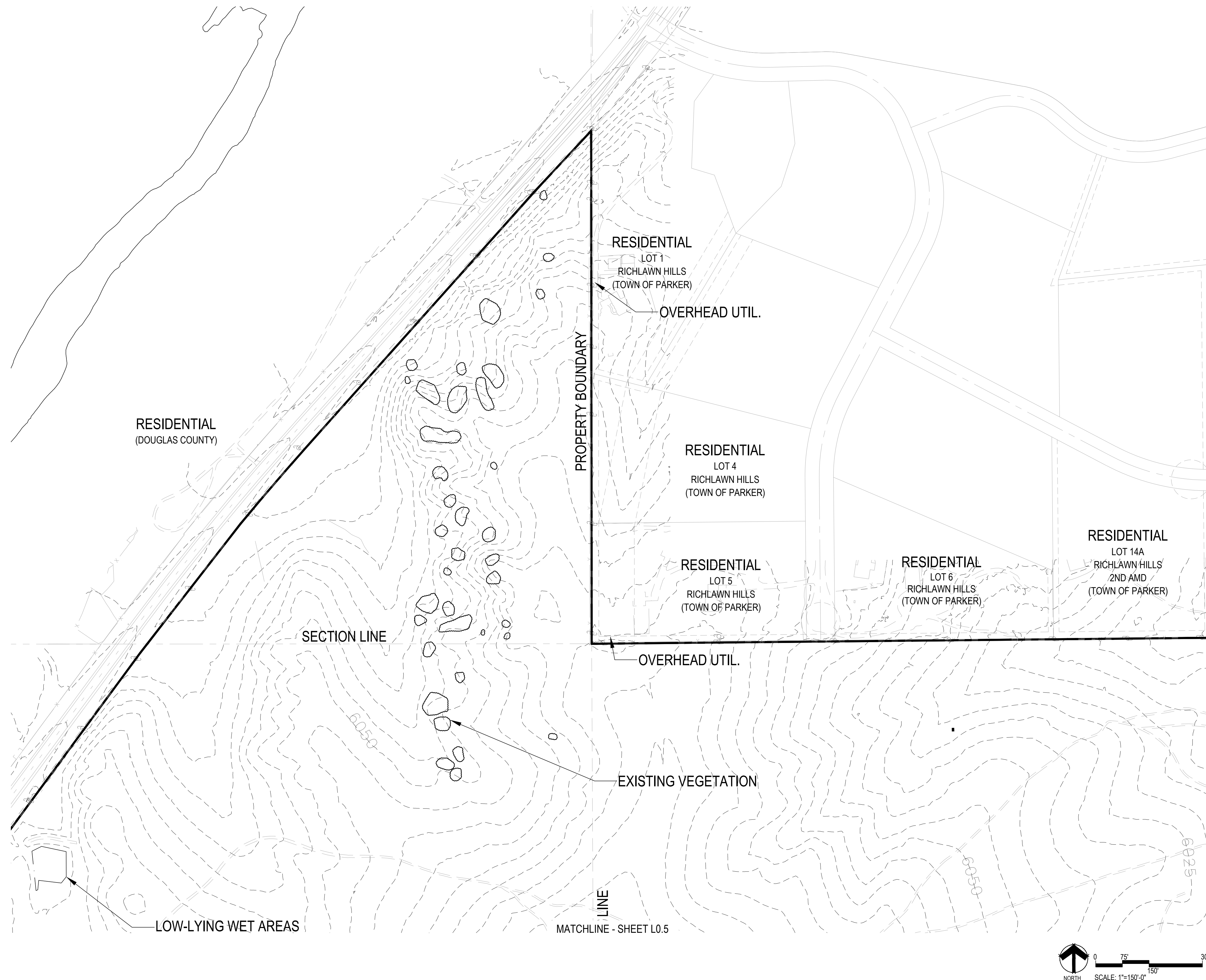
TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	11.11.16
	INITIAL SUBM.
	02.08.17
	04.24.17
	2nd SUBM.
	06.30.17
	3rd SUBM.
	10.05.17
	4th SUBM.
	06.30.17
	5th SUBM.

Sheet Name
EXISTING CONDITIONS

Sheet Number
L0.3

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



Trees to be Removed		
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
44	Gambel Oak	\$ 465
45	Gambel Oak	\$ 465
46	Gambel Oak	\$ 1,678
47	Gambel Oak	\$ 893
48	Gambel Oak	\$ 373
49	Gambel Oak	\$ 298
50	Gambel Oak	\$ 186
56	Gambel Oak	\$ 746
57	Gambel Oak	\$ 186
68	Gambel Oak	\$ 446
71	Gambel Oak	\$ 3,487
72	Gambel Oak	\$ 975
73	Gambel Oak	\$ 446
74	Gambel Oak	\$ 1,191
75	Sumac	\$ 425
76	Gambel Oak	\$ 1,181
77	Gambel Oak	\$ 95
78	Gambel Oak	\$ 2,976
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
89	Gambel Oak	\$ 1,152
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		58,727

Number of new trees to be replaced: \$58,727 / \$430= 137 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

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

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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. 06.30.17
4th SUBM. 10.05.17
5th SUBM. 01.10.18

Know what's below.
Call before you dig.

811

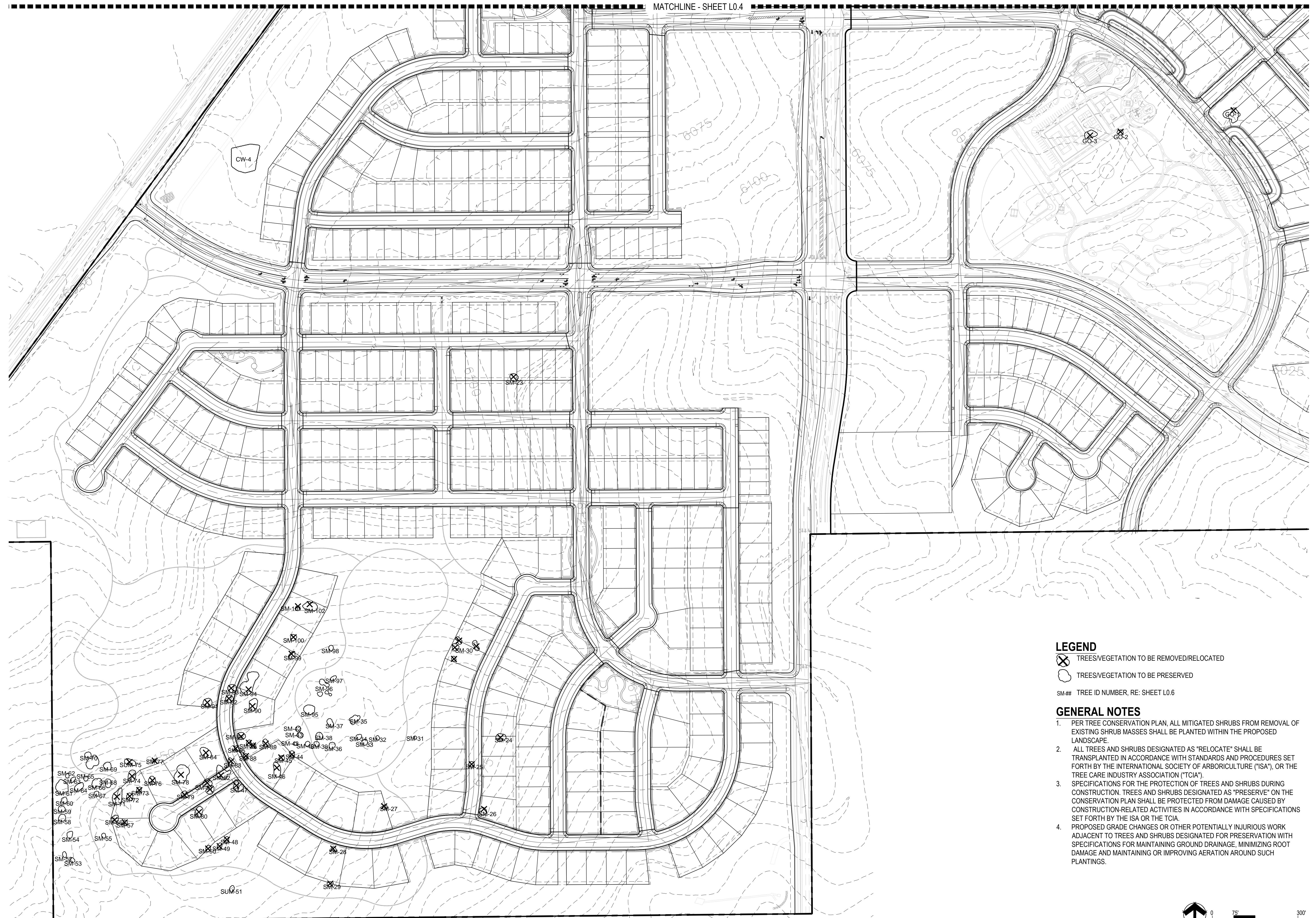
Sheet Name

TREE CONSERVATION PLAN



Sheet Number

L0.4

MATCHLINE - SHEET L0.4

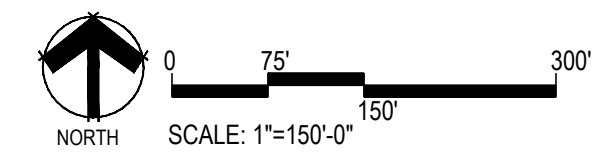


LEGEND

-  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:\HSS_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HSS-LDSCP_PLANS.DWG
Wednesday, August 31, 2016


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

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 1.303.531.4905 f.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
	02.08.17
	04.24.17
	06.30.17
	10.05.17
	5th SUBM.

Know what's below.
 Call before you dig.


■ 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
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72	Gambel Oak	\$ 975
73	Gambel Oak	\$ 446
74	Gambel Oak	\$ 1,191
75	Sumac	\$ 425
76	Gambel Oak	\$ 1,181
77	Gambel Oak	\$ 95
78	Gambel Oak	\$ 2,976
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
89	Gambel Oak	\$ 1,152
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
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102	Gambel Oak	\$ 1,637
TOTAL TREE VALUE		58,727
Number of new trees to be replaced: \$58,727 / \$430= 137 Trees		

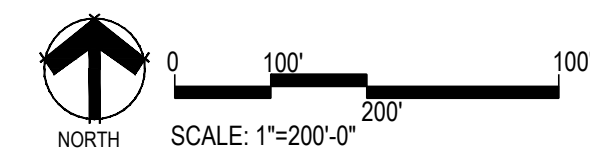
Project: PCS-Crowfoot Area: Native Pines and Shrubs Page 2 of 2
 Date: October 9, 2016
 By: Keith Worley, Forester

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			</										

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Wednesday, August 31, 2016



MATCHLINE - SHEET L0.8



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CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com
435 S. 190th Independence plaza
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Engineering



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720-482-9526

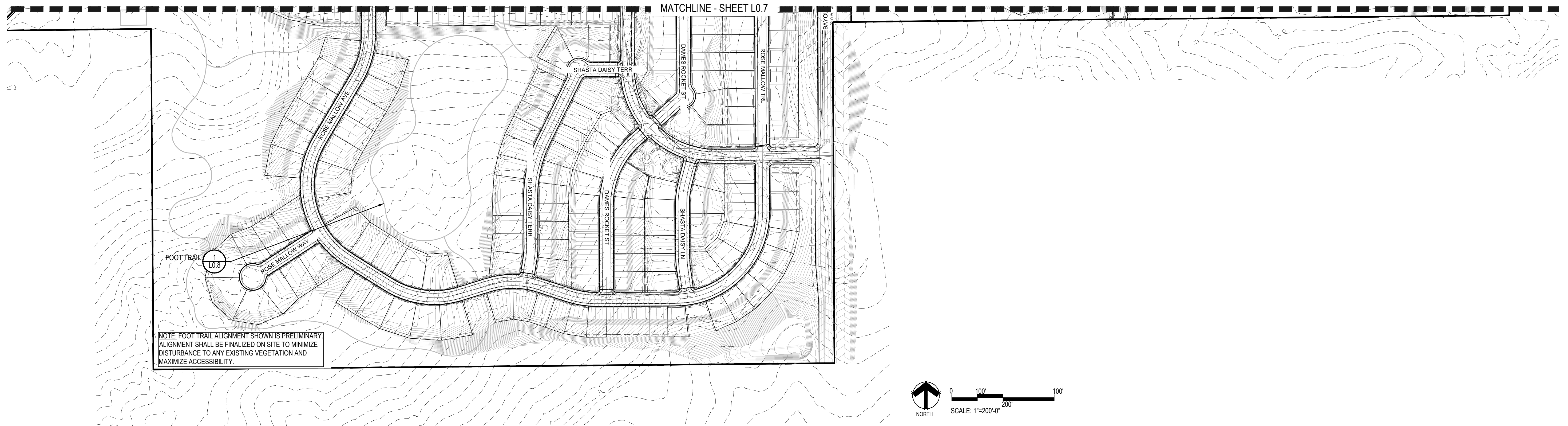
TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	11.11.16
Date:	INITIAL SUBM 02.08.17
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	4th SUBM 10.05.17
	5th SUBM

Sheet Name
TRAILS PLAN & DETAILS

Sheet Number

L0.7



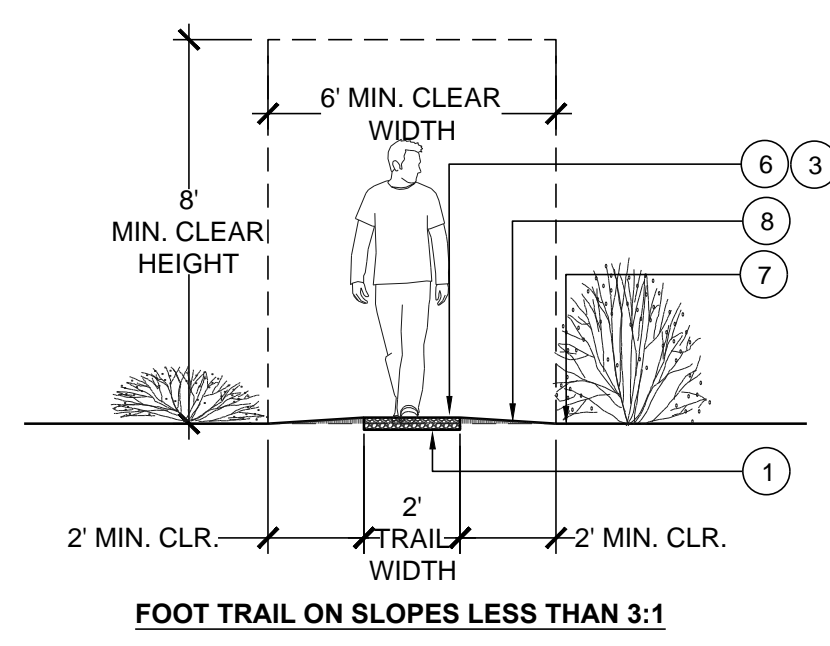
NOTE: FOOT TRAIL ALIGNMENT SHOWN IS PRELIMINARY. ALIGNMENT SHALL BE FINALIZED ON SITE TO MINIMIZE DISTURBANCE TO ANY EXISTING VEGETATION AND MAXIMIZE ACCESSIBILITY.

GENERAL TRAIL NOTES:

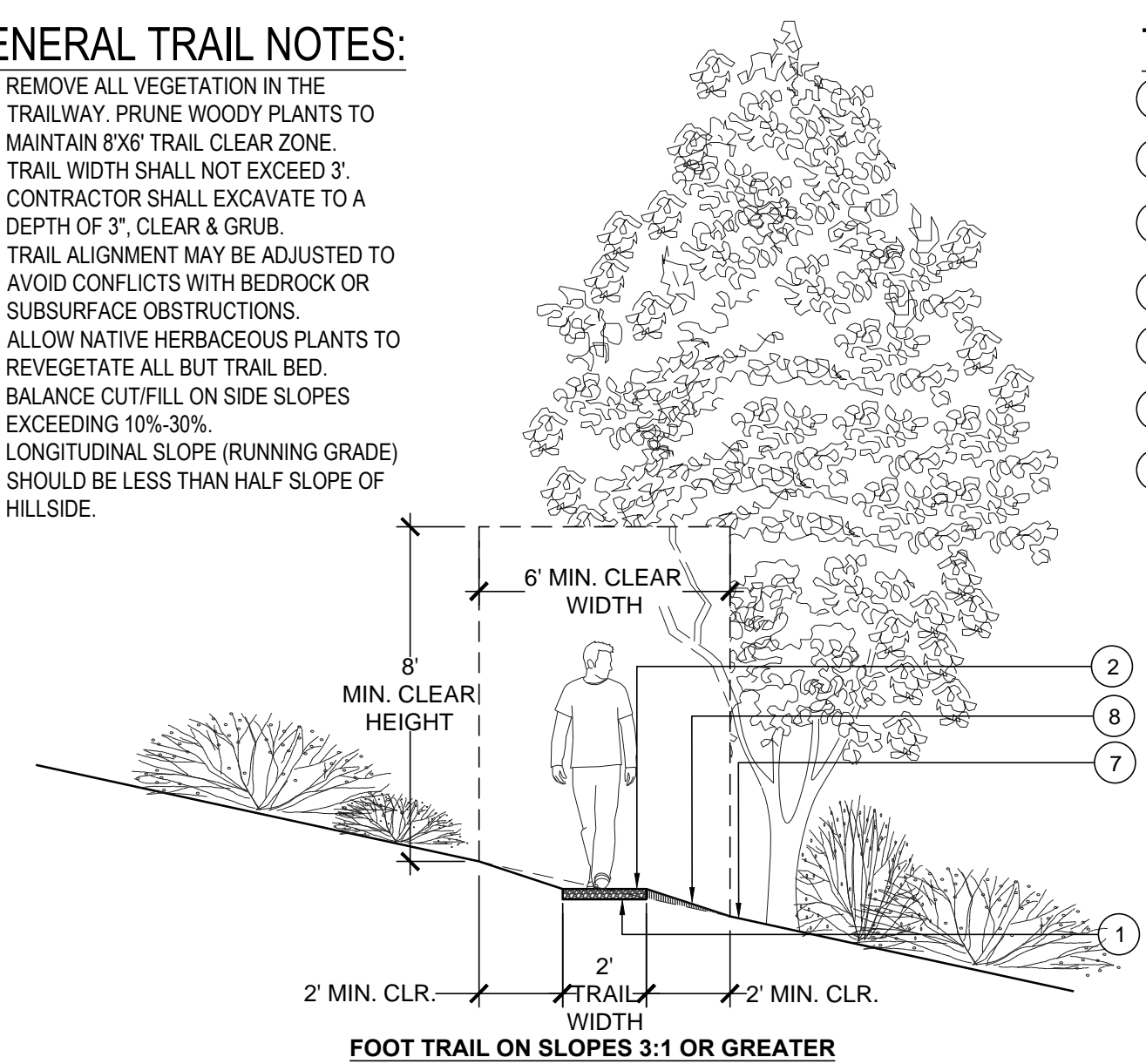
1. REMOVE ALL VEGETATION IN THE TRAILWAY. PRUNE WOODY PLANTS TO MAINTAIN 8'x6' TRAIL CLEAR ZONE.
2. TRAIL WIDTH SHALL NOT EXCEED 3'. CONTRACTOR SHALL EXCAVATE TO A DEPTH OF 3", CLEAR & GRUB. TRAIL ALIGNMENT MAY BE ADJUSTED TO AVOID CONFLICTS WITH BEDROCK OR SUBSURFACE OBSTRUCTIONS.
3. ALLOW NATIVE HERBACEOUS 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:

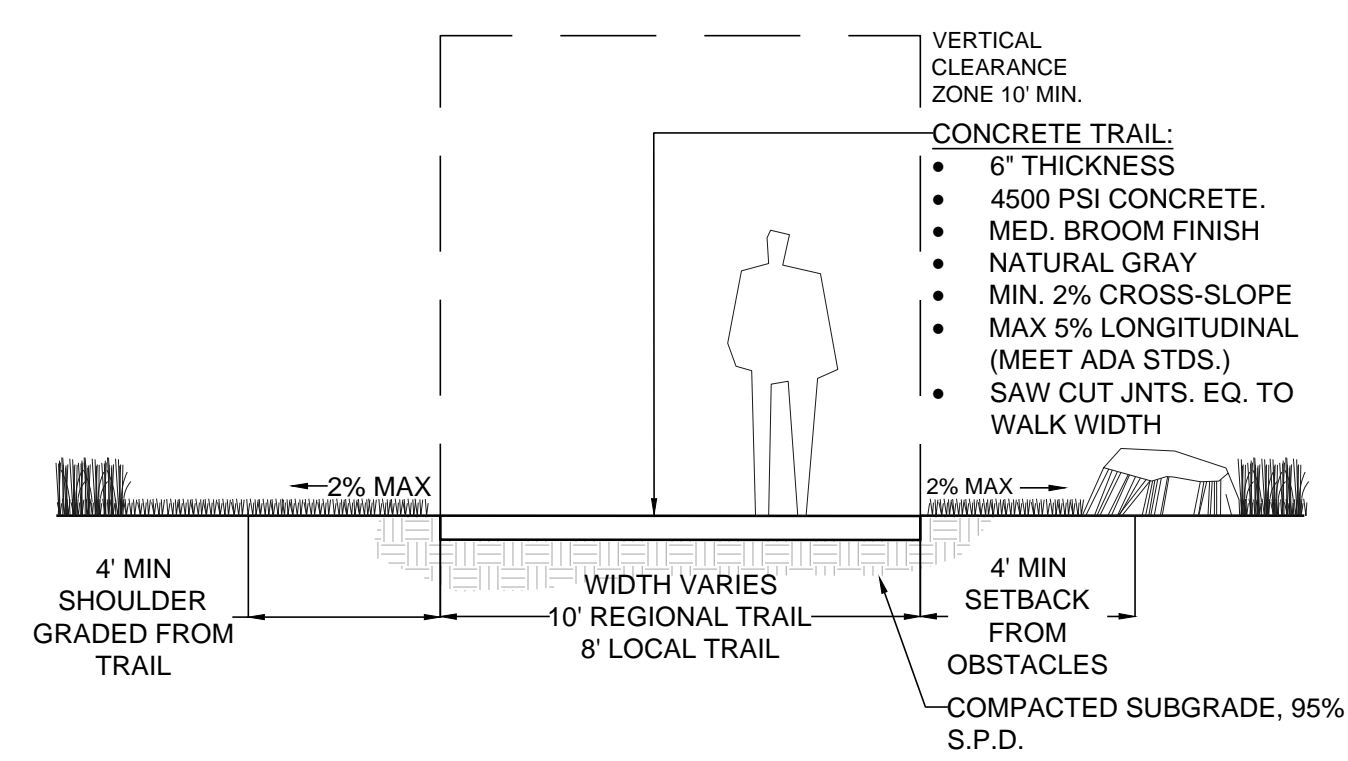
1. EXCAVATE NATIVE SOIL TO A DEPTH OF 2' TO 3".
2. SLOPE 2%-5% FOR DRAINAGE
3. CROWN FOR DRAINAGE
4. PRUNE LIMBS AS REQUIRED
5. CUT SLOPE NOT TO EXCEED 3:1
7. EXISTING GRADE
8. SPREAD EXCAVATED SOIL TO SIDES OF TRAIL FEATHER BACK TO EXISTING GRADE (6" MAX DPTH. NEAR TREE/SHRUB TRUNKS OR USE EXCESS SOIL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



FOOT TRAIL ON SLOPES LESS THAN 3:1



FOOT TRAIL ON SLOPES 3:1 OR GREATER



- CONCRETE TRAIL:**
- 6" THICKNESS
 - 4500 PSI CONCRETE.
 - MED. BROOM FINISH
 - NATURAL GRAY
 - MIN. 2% CROSS-SLOPE
 - MAX 5% LONGITUDINAL (MEET ADA STDS.)
 - SAW CUT JNTS. EQ. TO WALK WIDTH

1 FOOT TRAIL NOT TO SCALE

2 CONCRETE TRAIL NOT TO SCALE

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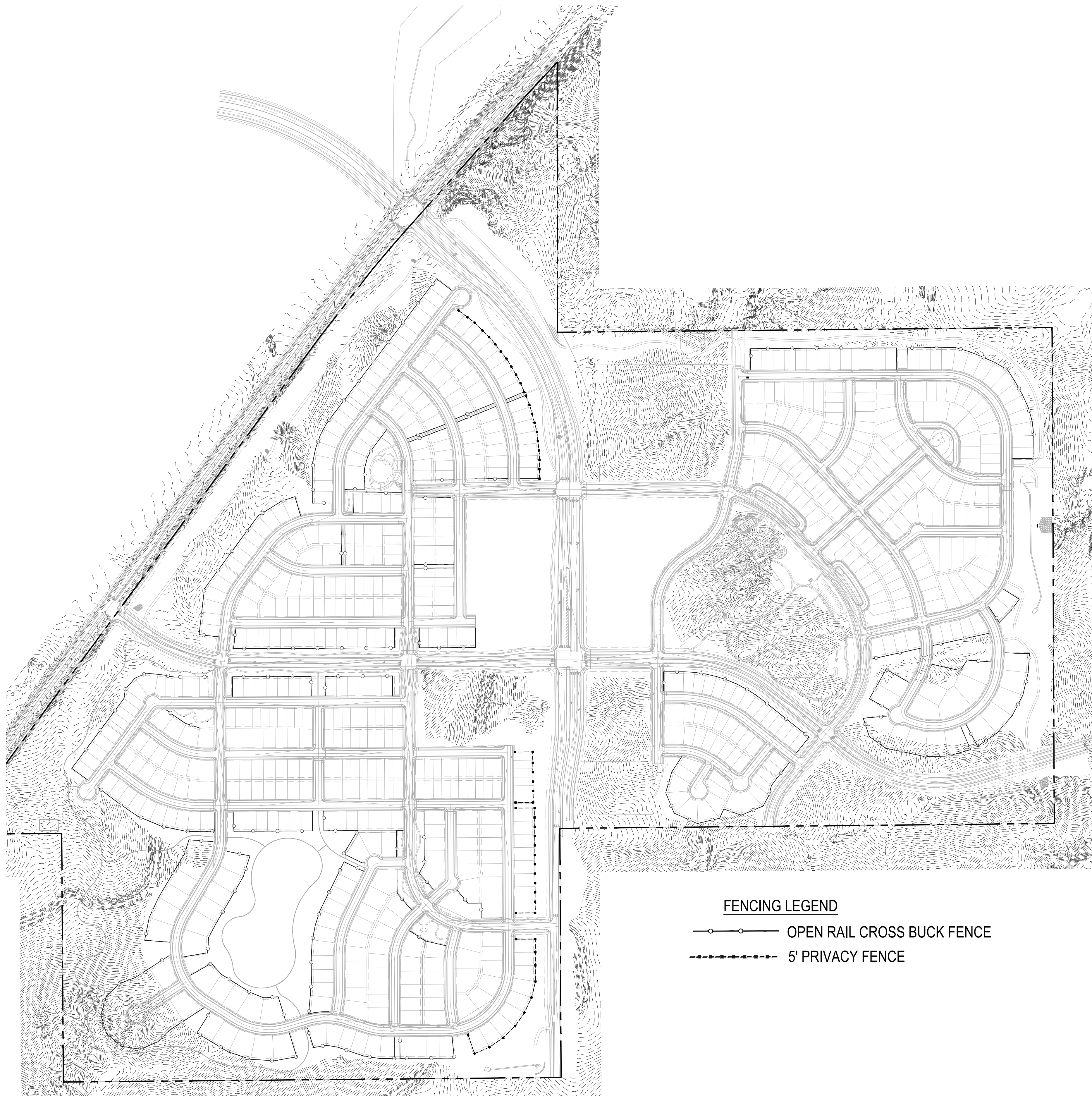
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	5th SUBM.

Sheet Name
TRAILS PLAN & DETAILS

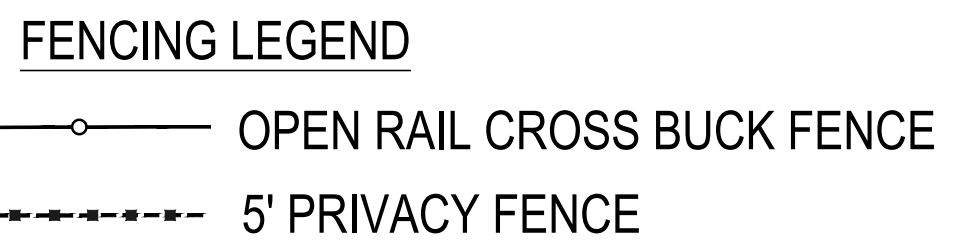
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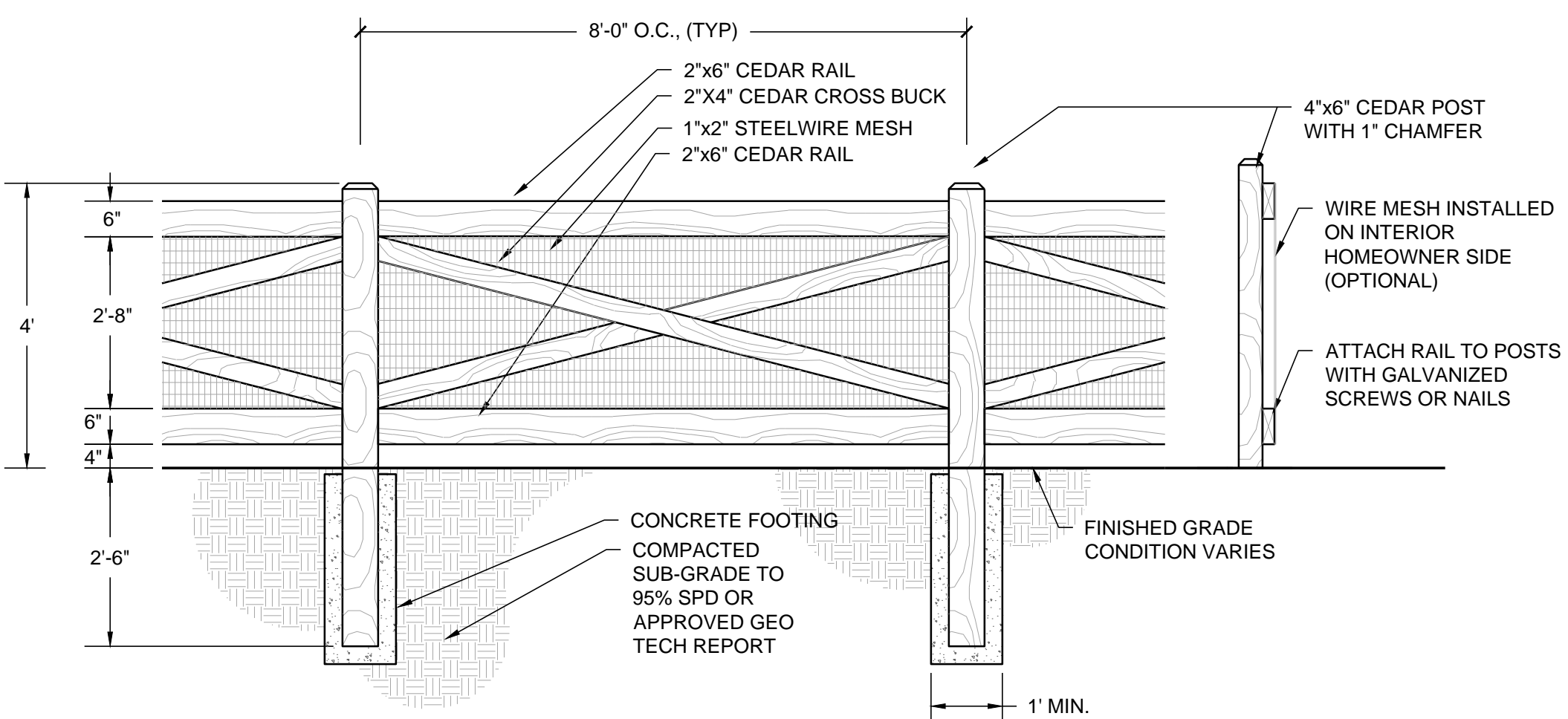
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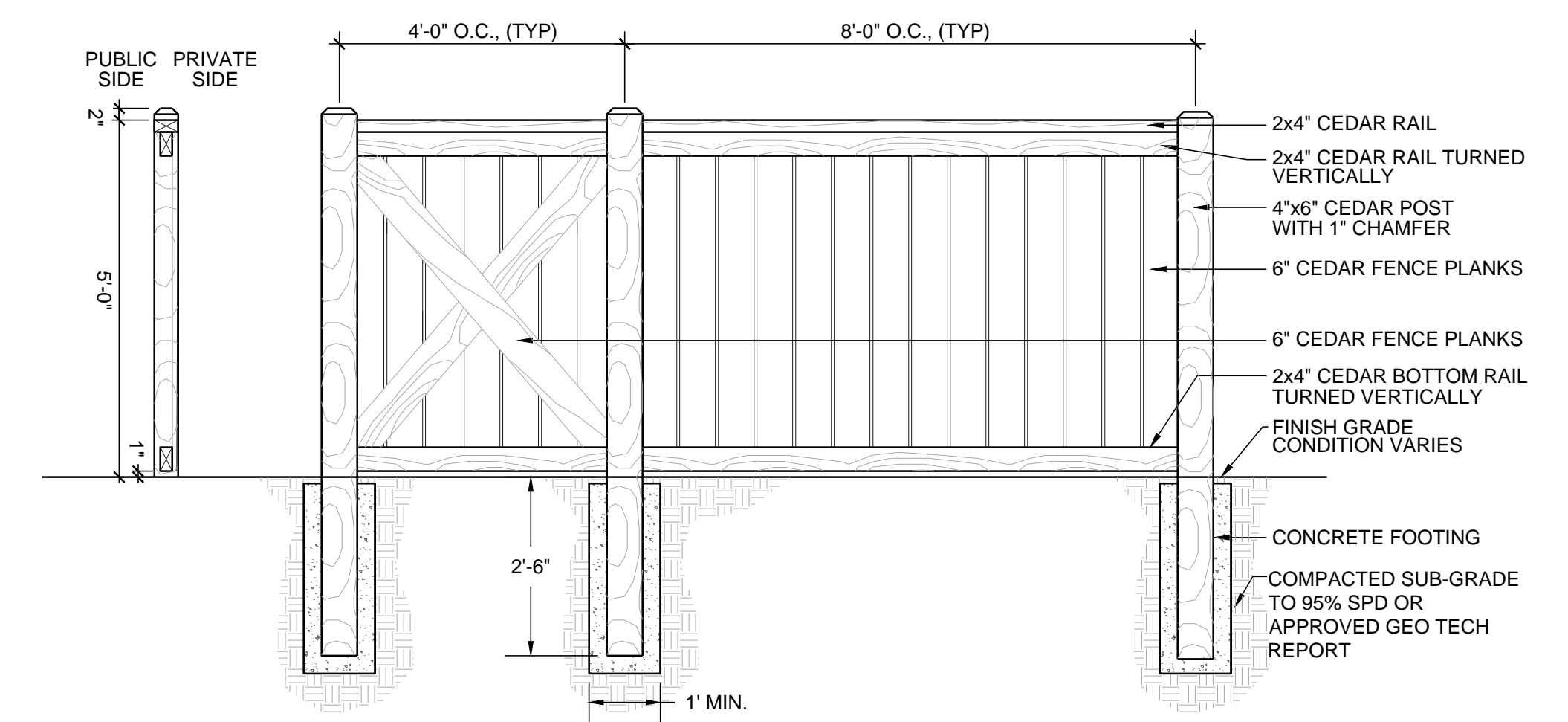
1 FENCING PLAN
NOT TO SCALE



- 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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720-482-9526

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

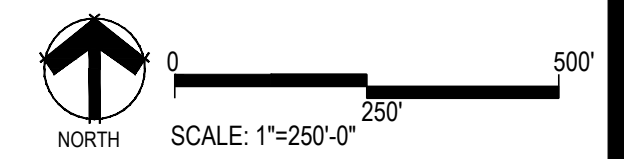
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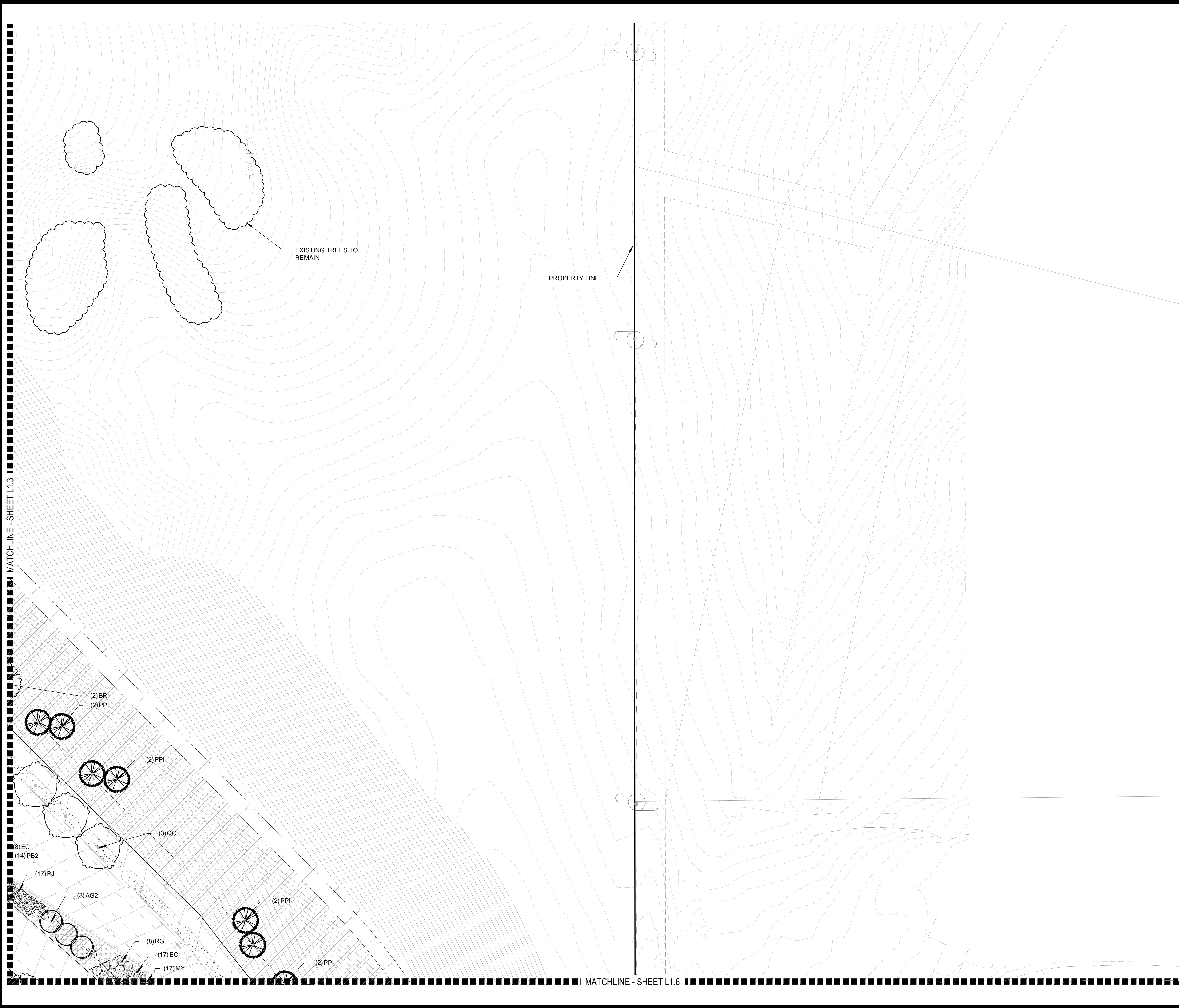
TRAILS AT CROWFOOT
 PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
 (NOT FOR CONSTRUCTION)

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Checked by:	PCS STAFF
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■ Sheet Name ■
 OVERALL LANDSCAPE PLAN

■ Sheet Number ■
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Wednesday, August 31, 2016

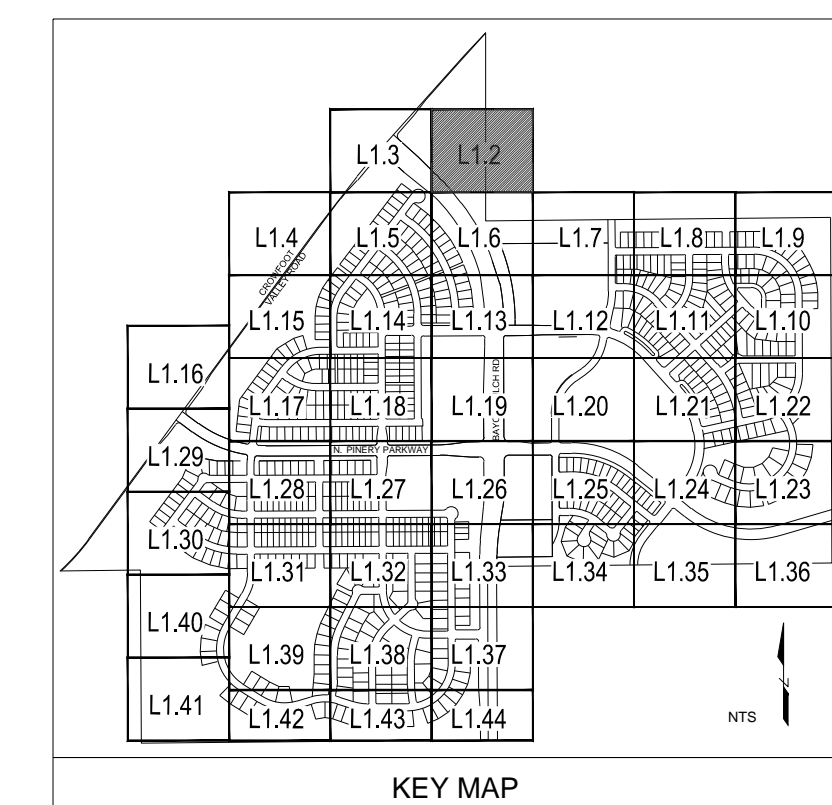


PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	AMERICAN ELM
UP	AMERICAN HORNBEAM
OV	AMERICAN SYCAMORE
PO	BURR OAK
QM	CHINKAPIN OAK
QZ	COMMON HACKBERRY
HAC	EMERALD QUEEN MAPLE
AE	GLENLEVEN LITTLELEAF LINDEN
TG2	GREENSPIRE LITTLELEAF LINDEN
TG	HERITAGE OAK
OC	IMPERIAL HONEYLOCUST
GI	KENTUCKY COFFEE TREE
GK	NORTHERN CATALPA
CS	RED OAK
QR	REDMOND AMERICAN LINDEN
RAL	RIVER BIRCH
BR	SCHWEDLER MAPLE
AS	SHADEMASTER LOCUST
GS	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE
WBJ	WICHITA BLUE JUNIPER
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	PIPOUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEDICLAND ROSE
PD	GOLD DROP POTENTILLA
RG	GOLDEN CURRANT
RHU	GROU-LW FRAGRANT SUMAC
PJ	JACKMAN'S POTENTILLA
CI	LITTLE LEAF MOUNTAIN MAHOGANY
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
RB	RABBITRUSH
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 MEDICLAND ROSE
EA	WINGED EUONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
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
BGG	BLUE OAT GRASS
PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PH2	HAMELN DWARF FOUNTAIN GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
PQG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
[Pattern]	BLUEGRASS SOD
[Pattern]	BUFFALO GRASS
[Pattern]	CRUSHER FINES
[Pattern]	FIBAR PLAYGROUND MULCH
[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



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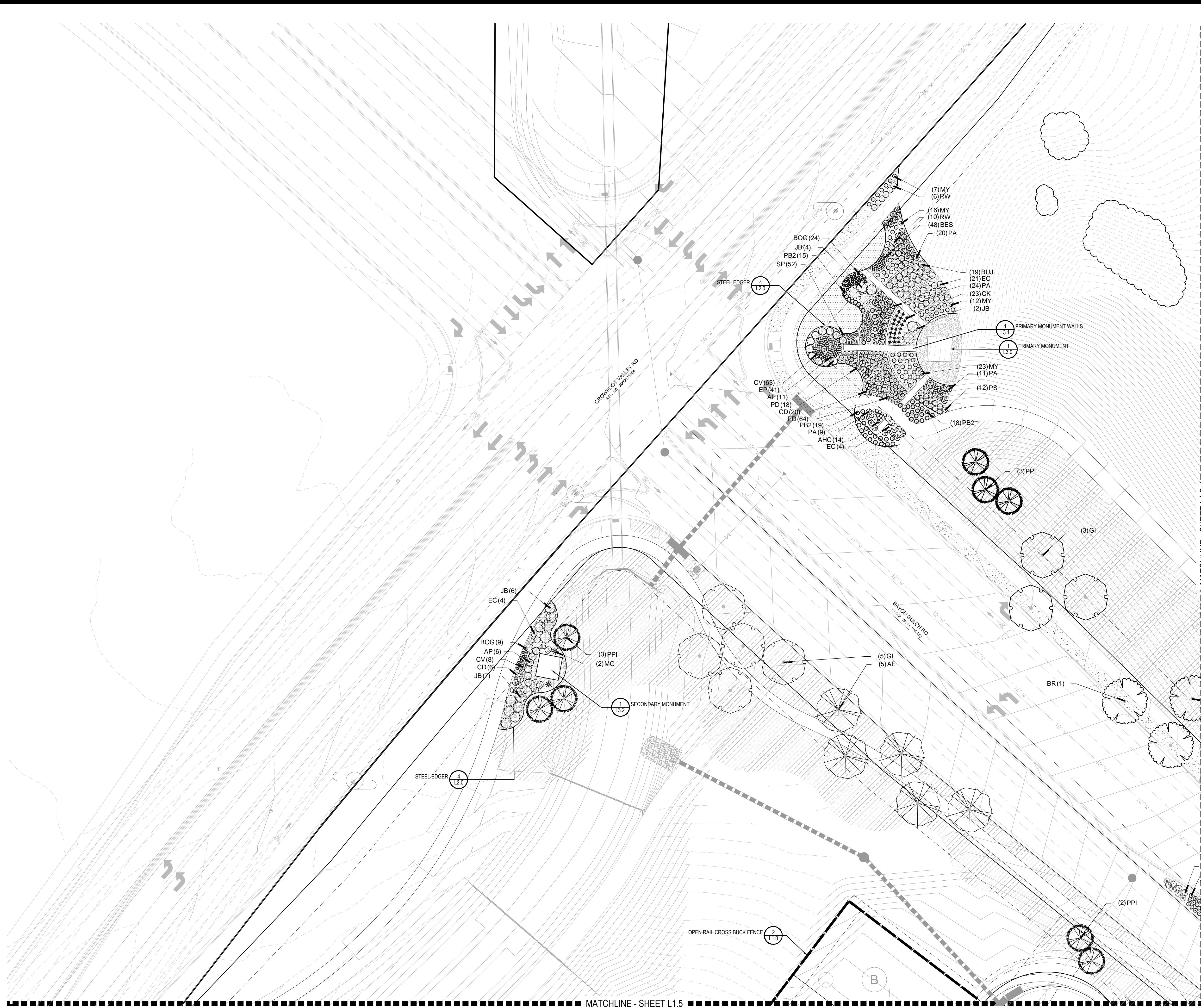
TRAILS AT CROWFOOT
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 11.11.16
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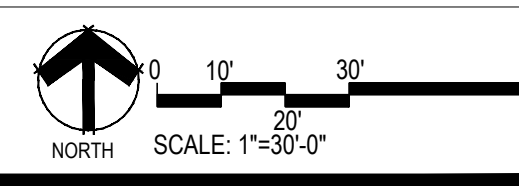
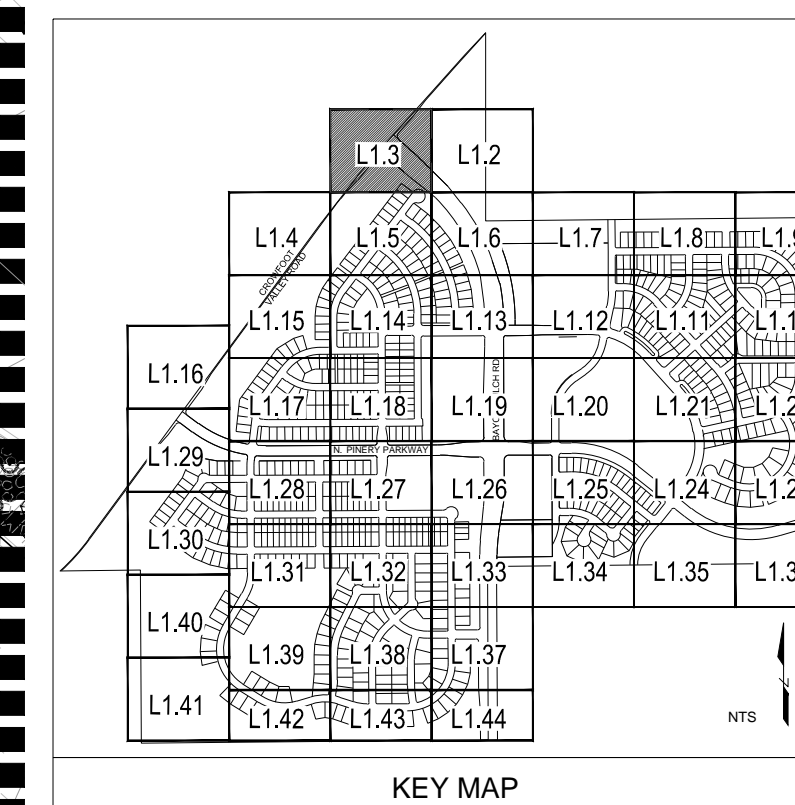
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Wednesday, August 31, 2016



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN BLACK PINE
OV AMERICAN HORSEBEAM	LIBBER PINE
PO AMERICAN SYCAMORE	PSP PINON PINE
OM BURR OAK	PP PINON PINE
OM2 CHINKAPIN OAK	PPI PONDEROSA PINE
HAC COMMON HACKBERRY	VAN VANDERWOLF'S PYRAMID PINE
AE EMERALD QUEEN MAPLE	WBJ WICHITA BLUE JUNIPER
TG2 GLENLEVEN LITTLELEAF LINDEN	ORNAMENTAL TREES
TO GREENSPIRE LITTLELEAF LINDEN	AH HOT WINGS TATARIAN MAPLE
OC HERITAGE OAK	AG2 ROCKY MOUNTAIN MAPLE
GI IMPERIAL HONEYLOCUST	SC2 SPRING SNOW CRAB APPLE
GK KENTUCKY COFFEE TREE	WKH 'WINTER KING' HAWTHORN
GS NORTHERN CATALPA	ANNUALS/PERENNIALS
OR RED OAK	AHC ANISE HYSSOP
RAL REDMOND AMERICAN LINDEN	BES BLACK-EYED SUSAN
BR RIVER BIRCH	SP PINCUSHION FLOWER
AS SCHWEDLER MAPLE	EP PURPLE CONEFLOWER
QB SHADENMASTER LOCUST	CV THREADLEAF COREOPSIS
QB SWAMP WHITE OAK	DECIDUOUS SHRUBS
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	CD BLUE MIST SHRUB
PSP LIBBER PINE	SP2 DWARF ARCTIC WILLOW
PP PINON PINE	FMR FIRE MEDIC AND ROSE
PPI PONDEROSA PINE	PD GOLD DROP POTENTILLA
VAN VANDERWOLF'S PYRAMID PINE	RG GOLDEN CURRANT
WBJ WICHITA BLUE JUNIPER	RHU GROUND FRAGRANT SUMAC
ORNAMENTAL TREES	PJ JACKMAN'S POTENTILLA
AH HOT WINGS TATARIAN MAPLE	CI LITTLE LEAF MOUNTAIN MAHOGANY
AG2 ROCKY MOUNTAIN MAPLE	VL MOHICAN WAYFARING TREE
SC2 SPRING SNOW CRAB APPLE	FN NEW MEXICO PRIVET
WKH 'WINTER KING' HAWTHORN	SCH PAWNEE BUTTES SAND CHERRY
ANNUALS/PERENNIALS	RB RABBITRUSH
AHC ANISE HYSSOP	CB RED TWIG DOGWOOD
BES BLACK-EYED SUSAN	CH ROCK COTONEASTER
SP PINCUSHION FLOWER	PS2 ROCKY MOUNTAIN PENSTEMON
EP PURPLE CONEFLOWER	PA RUSSIAN SAGE
CV THREADLEAF COREOPSIS	SSB SASKATOON SERVICEBERRY
DECIDUOUS SHRUBS	CD2 SPREADING COTONEASTER
COMMON NAME	RT THREE LEAF SUMAC
CD BLUE MIST SHRUB	EA WHITE MIDLAND ROSE
SP2 DWARF ARCTIC WILLOW	AG WINGED EUONYMUS
FMR FIRE MEDIC AND ROSE	AG 'AUTUMN BRILLIANCE' SERVICEBERRY
PD GOLD DROP POTENTILLA	EVERGREEN SHRUBS
RG GOLDEN CURRANT	COMMON NAME
RHU GROUND FRAGRANT SUMAC	JB BLUE CHIP JUNIPER
PJ JACKMAN'S POTENTILLA	BUJ BUFFALO JUNIPER
CI LITTLE LEAF MOUNTAIN MAHOGANY	JH HUGHES JUNIPER
VL MOHICAN WAYFARING TREE	AC MANZANITA
FN NEW MEXICO PRIVET	CSM MOONLIGHT BROOM
SCH PAWNEE BUTTES SAND CHERRY	PS MUGO PINE
RB RABBITRUSH	AP PANCHITO MANZANITA
CB RED TWIG DOGWOOD	EC PURPLE-LEAF WINTER CREEPER
CH ROCK COTONEASTER	ORNAMENTAL GRASSES
PS2 ROCKY MOUNTAIN PENSTEMON	COMMON NAME
PA RUSSIAN SAGE	BOG BLUE OAT GRASS
SSB SASKATOON SERVICEBERRY	PH BLUE SWITCH GRASS
CD2 SPREADING COTONEASTER	CK FEATHER REED GRASS
RT THREE LEAF SUMAC	PH2 HAMLEN DWARF FOUNTAIN GRASS
EA WHITE MIDLAND ROSE	PB2 LITTLE BUNNY FOUNTAIN GRASS
AG WINGED EUONYMUS	MG MAIDEN GRASS
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	PQG PORCUPINE GRASS
EVERGREEN SHRUBS	MY YAKU JIMA DWARF MAIDEN GRASS
COMMON NAME	GROUND COVERS
JB BLUE CHIP JUNIPER	COMMON NAME
BUJ BUFFALO JUNIPER	BLUEGRASS SOD
JH HUGHES JUNIPER	BUFFALO GRASS
AC MANZANITA	CRUSHER FINES
CSM MOONLIGHT BROOM	FIBAR PLAYGROUND MULCH
PS MUGO PINE	ROCK MULCH GREY, 4" DIA. COBBLE
AP PANCHITO MANZANITA	ROCK MULCH TAN, 4" DIA. COBBLE
EC PURPLE-LEAF WINTER CREEPER	SEED MIX 1
ORNAMENTAL GRASSES	SEED MIX 2
COMMON NAME	* TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE
BOG BLUE OAT GRASS	
PH BLUE SWITCH GRASS	
CK FEATHER REED GRASS	
PH2 HAMLEN DWARF FOUNTAIN GRASS	
PB2 LITTLE BUNNY FOUNTAIN GRASS	
MG MAIDEN GRASS	
PQG PORCUPINE GRASS	
MY YAKU JIMA DWARF MAIDEN GRASS	

COMMON NAME	COMMON NAME
BLUEGRASS SOD	BLUEGRASS SOD
BUFFALO GRASS	BUFFALO GRASS
CRUSHER FINES	CRUSHER FINES
FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH
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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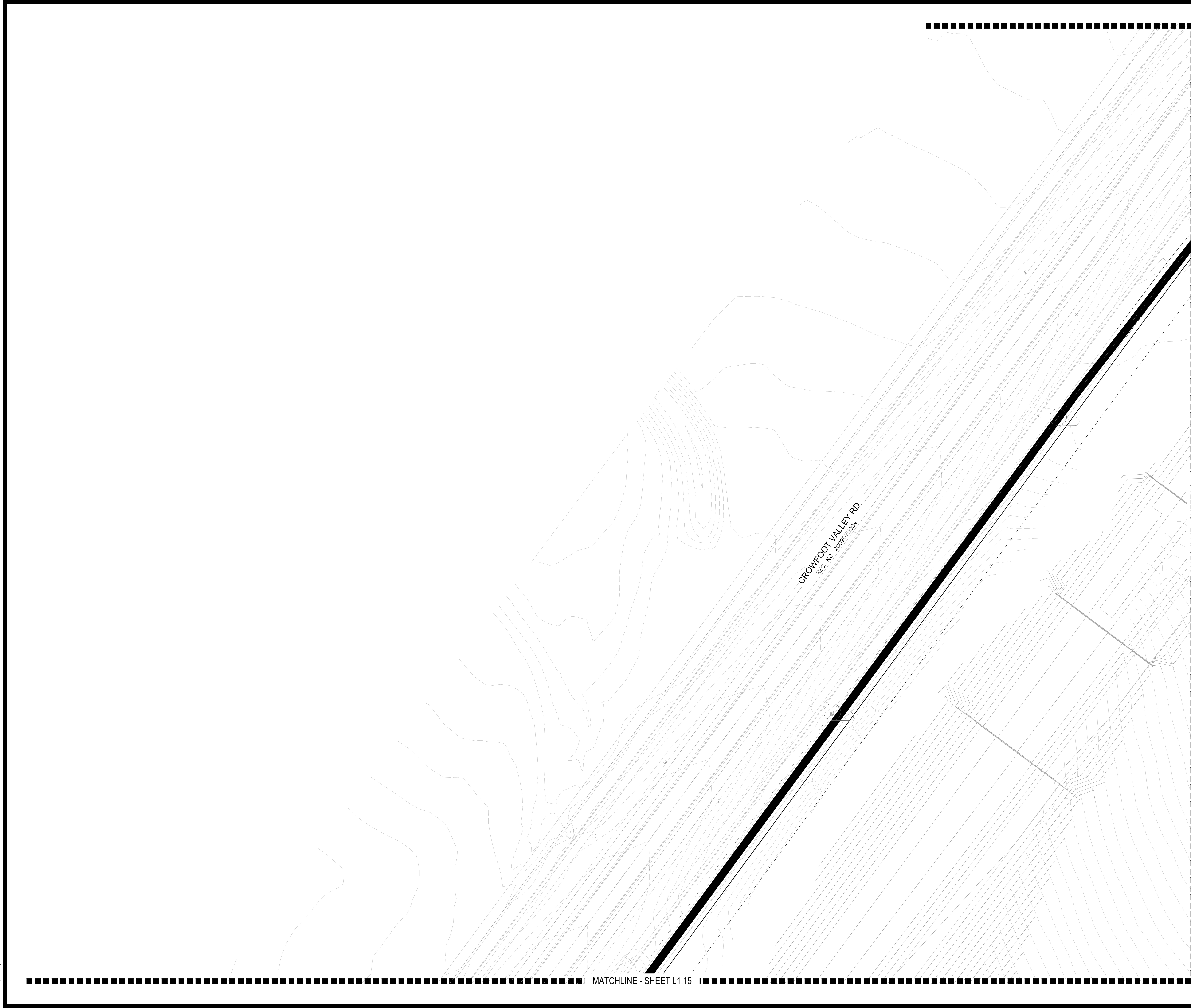
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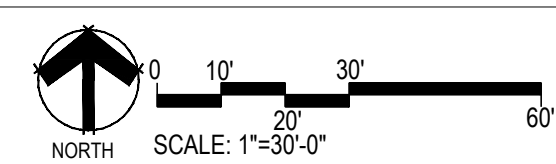
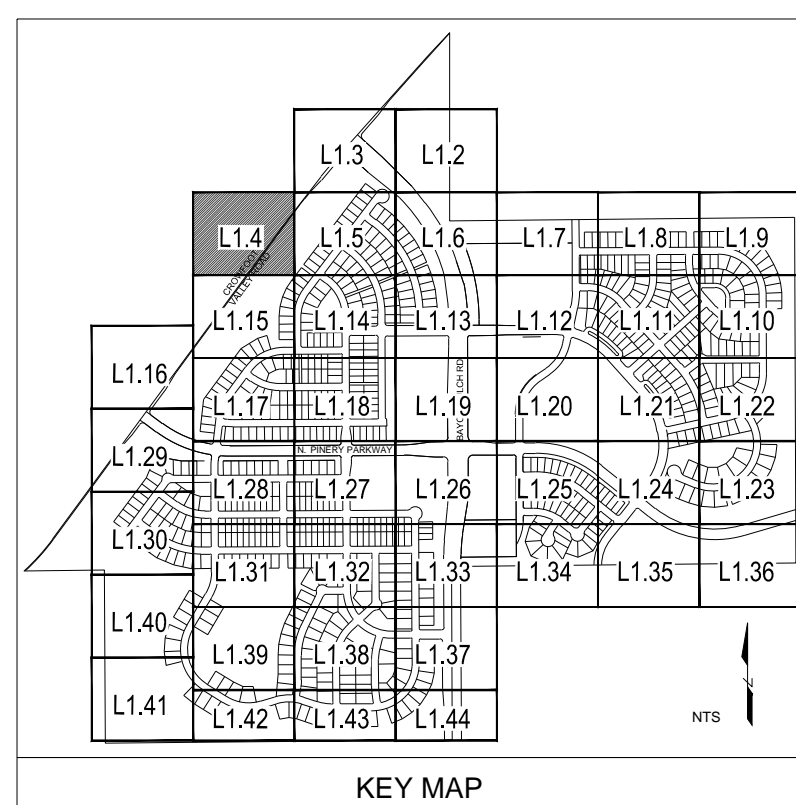
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Wednesday, August 31, 2016



PLANT & GROUND COVER LIST

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DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN ELM
OV AMERICAN HORSEBEAM	AMERICAN Sycamore
PO BURR OAK	BURR OAK
OM CHINKAPIN OAK	COMMON HACKBERRY
HAC EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
AE GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
TG 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
QB SHADEMASTER LOCUST	SHADEMASTER LOCUST
QB SWAMP WHITE OAK	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PSP LIMBER PINE	LIMBER PINE
PP PINON PINE	PINON PINE
PPI PONDEROSA PINE	PONDEROSA PINE
VAN VANDERWOLF'S PYRAMID PINE	VANDERWOLF'S PYRAMID PINE
WBJ WICHITA BLUE JUNIPER	WICHITA BLUE JUNIPER
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 MEADOW ROSE	FIRE MEADOW ROSE
PD GOLD DROP POTENTILLA	GOLD DROP POTENTILLA
RG GOLDEN CURRANT	GOLDEN CURRANT
RHU GROUND FRAGRANT SUMAC	GROUND FRAGRANT SUMAC
PJ JACKMAN'S POTENTILLA	JACKMAN'S POTENTILLA
CI LITTLE LEAF MOUNTAIN MAHOGANY	LITTLE LEAF MOUNTAIN MAHOGANY
VL MOHICAN WAYFARING TREE	MOHICAN WAYFARING TREE
FN NEW MEXICO PRIVET	NEW MEXICO PRIVET
SCH PAWNEE BUTTES SAND CHERRY	PAWNEE BUTTES SAND CHERRY
RB RABBITRUSH	RABBITRUSH
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 MEADOW ROSE	WHITE MEADOW ROSE
EA WINGED EUONYMUS	WINGED EUONYMUS
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
JB BLUE CHIP JUNIPER	BLUE CHIP JUNIPER
BUJ BUFFALO JUNIPER	BUFFALO JUNIPER
JH HUGHES JUNIPER	HUGHES JUNIPER
AC MANZANITA	MANZANITA
CSM MOONLIGHT BROOM	MOONLIGHT BROOM
PS MUGO PINE	MUGO PINE
AP PANCHITO MANZANITA	PANCHITO MANZANITA
EC PURPLE-LEAF WINTER CREEPER	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG BLUE OAT GRASS	BLUE OAT GRASS
FH BLUE SWITCH GRASS	BLUE SWITCH GRASS
CK FEATHER REED GRASS	FEATHER REED GRASS
PH2 HAMELN DWARF FOUNTAIN GRASS	HAMELN DWARF FOUNTAIN GRASS
PS2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
MG MAIDEN GRASS	MAIDEN GRASS
PQG PORCUPINE GRASS	PORCUPINE GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
[Pattern]	BLUEGRASS SOD
[Pattern]	BUFFALO GRASS
[Pattern]	CRUSHER FINES
[Pattern]	FIBAR PLAYGROUND MULCH
[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



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

Drawn by: JWI, BEM, GG
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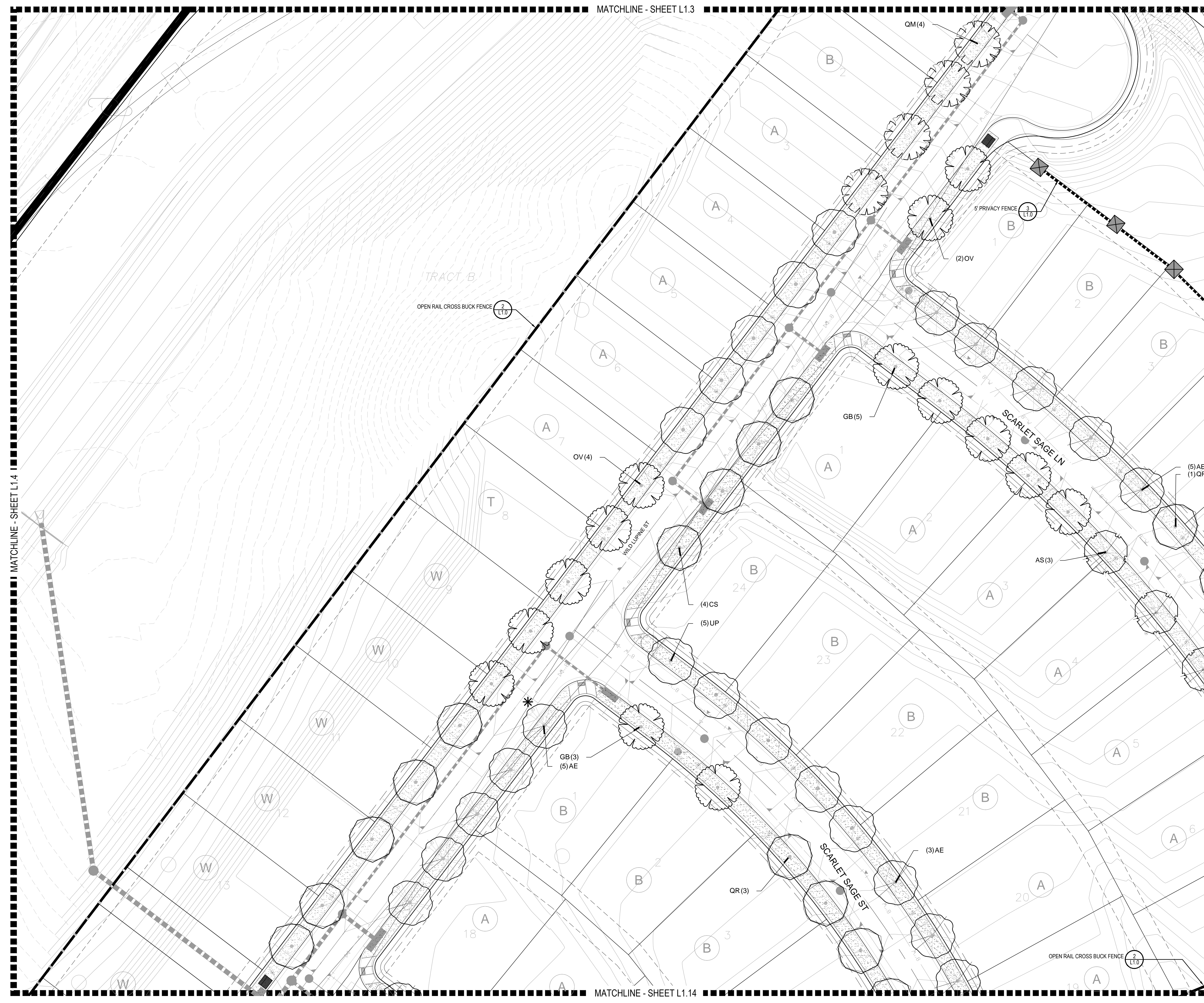
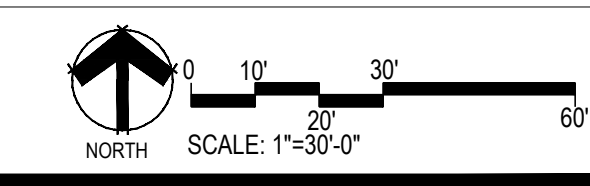
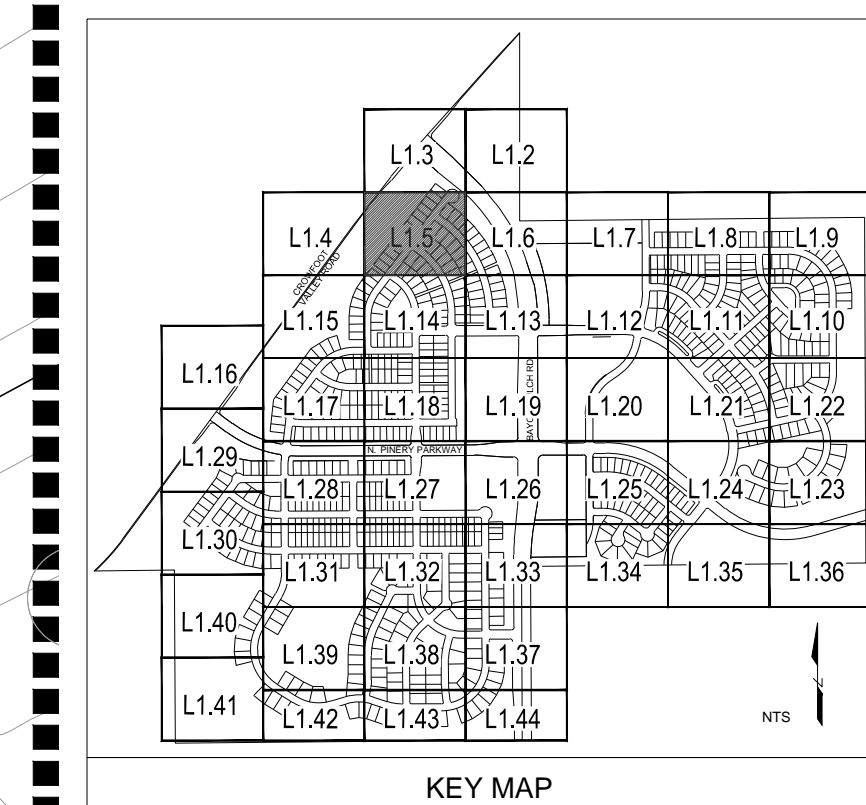
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LANDSCAPE PLAN

Sheet Number
L1.4

MATCHLINE - SHEET L1.3

PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN ELM
OV AMERICAN HORNBEEAM	AMERICAN HORNBEEAM
PO AMERICAN SYCAMORE	AMERICAN SYCAMORE
OM BURR OAK	BURR OAK
QM2 CHINKAPIN OAK	CHINKAPIN OAK
HAC COMMON HACKBERRY	COMMON HACKBERRY
AE EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
TG2 GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
TO GREENSPIRE LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
OC HERITAGE OAK	HERITAGE OAK
GI IMPERIAL HONEYLOCUST	IMPERIAL HONEYLOCUST
GK KENTUCKY COFFEE TREE	KENTUCKY COFFEE TREE
GS NORTHERN CATALPA	NORTHERN CATALPA
OR 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
GS SWAMP WHITE OAK	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PSP LIMBER PINE	LIMBER PINE
PP PINON PINE	PINON PINE
PPI PONDEROSA PINE	PONDEROSA PINE
VAN VANDERWOLF'S PYRAMID PINE	VANDERWOLF'S PYRAMID PINE
WBJ WICHITA BLUE JUNIPER	WICHITA BLUE JUNIPER
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
EP PINCUSHION FLOWER	PINCUSHION FLOWER
CV PURPLE CONEFLOWER	PURPLE CONEFLOWER
CD THREADLEAF COREOPSIS	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	COMMON NAME
CD BLUE MIST SHRUB	BLUE MIST SHRUB
SP2 DWARF ARCTIC WILLOW	DWARF ARCTIC WILLOW
FMR FIRE MEADOW ROSE	FIRE MEADOW ROSE
PD GOLD DROP POTENTILLA	GOLD DROP POTENTILLA
RG GOLDEN CURRANT	GOLDEN CURRANT
RHU GROUND FRAGRANT SUMAC	GROUND FRAGRANT SUMAC
PJ JACKMAN'S POTENTILLA	JACKMAN'S POTENTILLA
CI LITTLE LEAF MOUNTAIN MAHOGANY	LITTLE LEAF MOUNTAIN MAHOGANY
VL MOHICAN WAYFARING TREE	MOHICAN WAYFARING TREE
FN NEW MEXICO PRIVET	NEW MEXICO PRIVET
SCH PAWNEE BUTTES SAND CHERRY	PAWNEE BUTTES SAND CHERRY
RB RABBITRUSH	RABBITRUSH
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
EA WHITE MEIDLAND ROSE	WHITE MEIDLAND ROSE
AG WINGED EUONYMUS	WINGED EUONYMUS
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
B BLUE CHIP JUNIPER	BLUE CHIP JUNIPER
BUJ BUFFALO JUNIPER	BUFFALO JUNIPER
JH HUGHES JUNIPER	HUGHES JUNIPER
AC MANZANITA	MANZANITA
CSM MOONLIGHT BROOM	MOONLIGHT BROOM
PS MUGO PINE	MUGO PINE
AP PANCHITO MANZANITA	PANCHITO MANZANITA
EC PURPLE-LEAF WINTER CREEPER	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BGG BLUE OAT GRASS	BLUE OAT GRASS
PH BLUE SWITCH GRASS	BLUE SWITCH GRASS
CK FEATHER REED GRASS	FEATHER REED GRASS
PH2 HAMLEN DWARF FOUNTAIN GRASS	HAMLEN DWARF FOUNTAIN GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
MG MAIDEN GRASS	MAIDEN GRASS
POG PORCUPINE GRASS	PORCUPINE GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
[Pattern]	BLUEGRASS SOD
[Pattern]	BUFFALO GRASS
[Pattern]	CRUSHER FINES
[Pattern]	FIBAR PLAYGROUND MULCH
[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



MATCHLINE - SHEET L1.4

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TRAILS AT CROWFOOT
PARKER, COLORADO
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Drawn by:	JWI, BEM, GG
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Sheet Name
LANDSCAPE PLANS

Sheet Number
L1.5

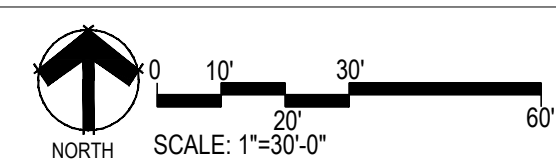
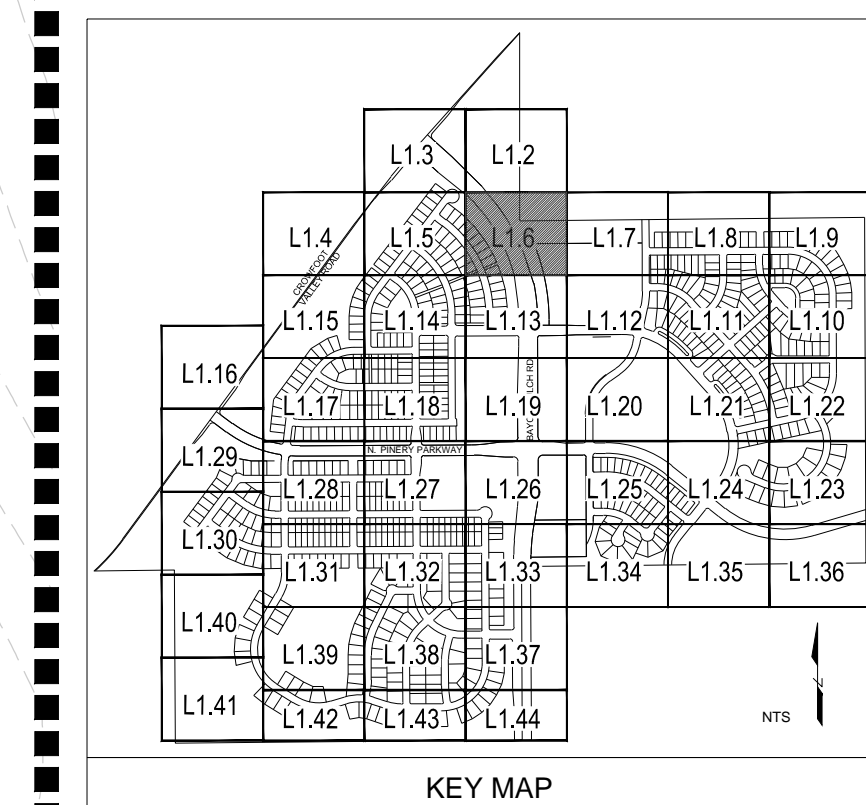
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Wednesday, August 31, 2016

MATCHLINE - SHEET L1.2

PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AUSTRIAN BLACK PINE
OV AMERICAN HORSEBEAM	LIMBER PINE
OM BURR OAK	PINON PINE
QM2 CHINKAPIN OAK	PONDEROSA PINE
HAC COMMON HACKBERRY	VANDERWOLF'S PYRAMID PINE
AE EMERALD QUEEN MAPLE	WICHITA BLUE JUNIPER
TG2 GREENSPICE LITTLELEAF LINDEN	
TG GREENSPICE LITTLELEAF LINDEN	ORNA MENTAL TREES
QC HERITAGE OAK	AH HOT WINGS TATARIAN MAPLE
GI IMPERIAL HONEYLOCUST	AG2 ROCKY MOUNTAIN MAPLE
GK KENTUCKY COFFEE TREE	SC2 SPRING SNOW CRAB APPLE
GS NORTHERN CATALPA	WKH 'WINTER KING' HAWTHORN
QR RED OAK	
RAL REDMOND AMERICAN LINDEN	ANNUALS/PERENNIALS
BR RIVER BIRCH	AHC ANISE HYSSOP
AS SCHWEDLER MAPLE	BES BLACK-EYED SUSAN
QB SHADEMASTER LOCUST	EP PINCUSHION FLOWER
SWAMP WHITE OAK	CV PURPLE CONEFLOWER
	CV THREADLEAF COREOPSIS
EVERGREEN TREES	DECIDUOUS SHRUBS
PN AUSTRIAN BLACK PINE	CD BLUE MIST SHRUB
PSP LIMBER PINE	SP2 DWARF ARCTIC WILLOW
PP PINON PINE	FR FIRE MEADOW ROSE
PPI PONDEROSA PINE	PD GOLD DROP POTENTILLA
VAN VANDERWOLF'S PYRAMID PINE	RG GOLDEN CURRANT
WBJ WICHITA BLUE JUNIPER	RHU GROUND FRAGRANT SUMAC
	CI JACKMAN'S POTENTILLA
ORNA MENTAL TREES	VL LITTLE LEAF MOUNTAIN MAHOGANY
AH HOT WINGS TATARIAN MAPLE	MOHICAN WAYFARING TREE
AG2 ROCKY MOUNTAIN MAPLE	FN NEW MEXICO PRIVET
SC2 SPRING SNOW CRAB APPLE	SCH PAWNEE BUTTES SAND CHERRY
WKH 'WINTER KING' HAWTHORN	RB RABBITRUSH
	CB RED TWIG DOGWOOD
ANNUALS/PERENNIALS	CH ROCK COTONEASTER
AHC ANISE HYSSOP	PS2 ROCKY MOUNTAIN PENSTEMON
BES BLACK-EYED SUSAN	PA RUSSIAN SAGE
EP PINCUSHION FLOWER	SSB SASKATOON SERVICEBERRY
CV PURPLE CONEFLOWER	CD2 SPREADING COTONEASTER
CV THREADLEAF COREOPSIS	RT THREE LEAF SUMAC
	EA WHITE MEADOW ROSE
DECIDUOUS SHRUBS	AG WINGED EUONYMUS
CD BLUE MIST SHRUB	RG 'AUTUMN BRILLIANCE' SERVICEBERRY
SP2 DWARF ARCTIC WILLOW	
FR FIRE MEADOW ROSE	EVERGREEN SHRUBS
PD GOLD DROP POTENTILLA	BUJ BLUE CHIP JUNIPER
RG GOLDEN CURRANT	BUJ BUFFALO JUNIPER
RHU GROUND FRAGRANT SUMAC	JH HUGHES JUNIPER
CI JACKMAN'S POTENTILLA	AC MANZANITA
VL LITTLE LEAF MOUNTAIN MAHOGANY	CSM MOONLIGHT BROOM
MOHICAN WAYFARING TREE	PS MUGO PINE
FN NEW MEXICO PRIVET	AP PANCHITO MANZANITA
SCH PAWNEE BUTTES SAND CHERRY	EC PURPLE-LEAF WINTER CREEPER
RB RABBITRUSH	
CB RED TWIG DOGWOOD	ORNA MENTAL GRASSES
CH ROCK COTONEASTER	BOG BLUE OAT GRASS
PS2 ROCKY MOUNTAIN PENSTEMON	PH BLUE SWITCH GRASS
PA RUSSIAN SAGE	CK FEATHER REED GRASS
SSB SASKATOON SERVICEBERRY	PH2 HAMELN DWARF FOUNTAIN GRASS
CD2 SPREADING COTONEASTER	PZ2 LITTLE BUNNY FOUNTAIN GRASS
RT THREE LEAF SUMAC	MG MAIDEN GRASS
EA WHITE MEADOW ROSE	PQG PORCUPINE GRASS
AG WINGED EUONYMUS	MY YAKU JIMA DWARF MAIDEN GRASS
RG 'AUTUMN BRILLIANCE' SERVICEBERRY	
	GROUND COVERS
EVERGREEN SHRUBS	COMMON NAME
BUJ BLUE CHIP JUNIPER	BLUEGRASS SOD
BUJ BUFFALO JUNIPER	BUFFALO GRASS
JH HUGHES JUNIPER	CRUSHER FINES
AC MANZANITA	FIBAR PLAYGROUND MULCH
CSM MOONLIGHT BROOM	ROCK MULCH GREY, 4" DIA. COBBLE
PS MUGO PINE	ROCK MULCH TAN, 4" DIA. COBBLE
AP PANCHITO MANZANITA	SEED MIX 1
EC PURPLE-LEAF WINTER CREEPER	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
CRUSHER FINES	CRUSHER FINES
FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH
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	* TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE



MATCHLINE - SHEET L1.3

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TRAILS AT CROWFOOT
 PARKER, COLORADO
PRELIMINARY LANDSCAPE PLAN
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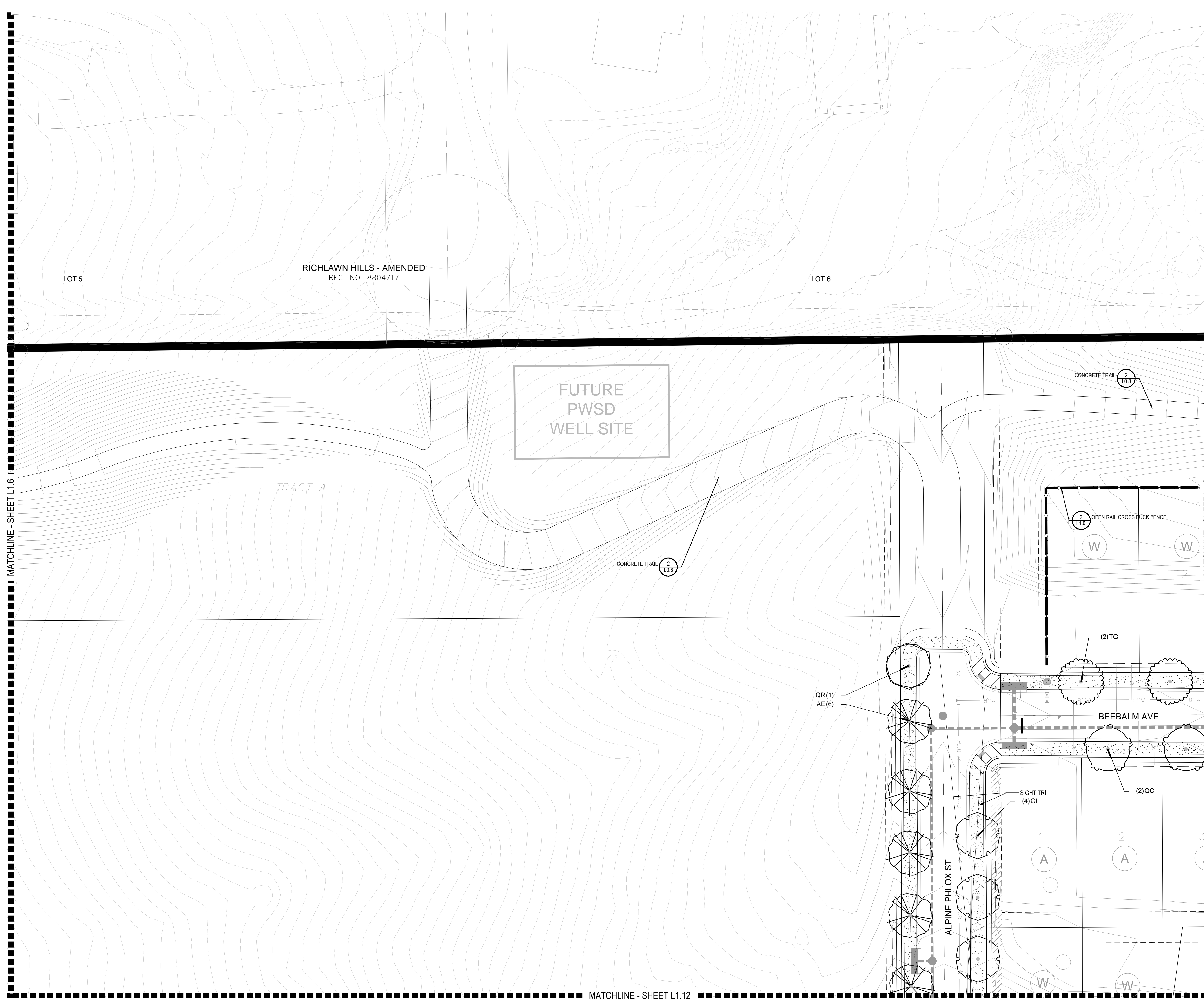
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Sheet Name
LANDSCAPE PLANS

Sheet Number
L1.6

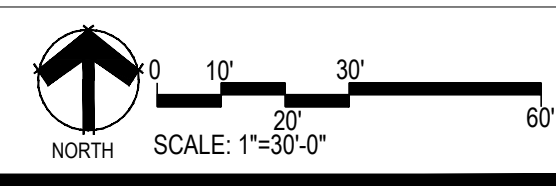
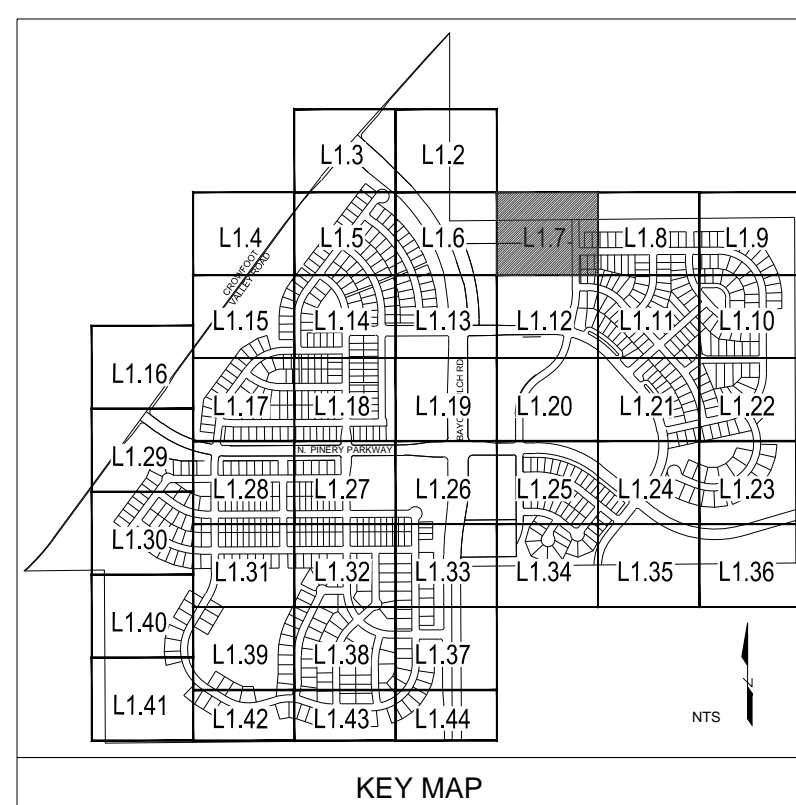
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 Wednesday, August 31, 2016

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Wednesday, August 31, 2016



PLANT & GROUND COVER LIST

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DECIDUOUS TREES	COMMON NAME
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OV AMERICAN HORNBEEAM	LIMBER PINE
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OM2 CHINKAPIN OAK	PONDEROSA PINE
HAC COMMON HACKBERRY	VANDERWOLF'S PYRAMID PINE
AE EMERALD QUEEN MAPLE	WICHITA BLUE JUNIPER
TG2 GLENLEVEN LITTLELEAF LINDEN	
TG GREENSPIRE LITTLELEAF LINDEN	ORNAMENTAL TREES
QC HERITAGE OAK	AH HOT WINGS TATARIAN MAPLE
GI IMPERIAL HONEYLOCUST	AG2 ROCKY MOUNTAIN MAPLE
GK KENTUCKY COFFEE TREE	SC2 SPRING SNOW CRAB APPLE
SS NORTHERN CATALPA	WKH 'WINTER KING' HAWTHORN
QR RED OAK	
RAL REDMOND AMERICAN LINDEN	ANNUALS/PERENNIALS
BR RIVER BIRCH	AHC COMMON NAME
AS SCHWEDLER MAPLE	AH ANISE HYSSOP
QB SHADEMASTER LOCUST	BES BLACK-EYED SUSAN
GS SWAMP WHITE OAK	EP PINCUSHION FLOWER
	EP PURPLE CONEFLOWER
	CV THREADLEAF COREOPSIS
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	CD BLUE MIST SHRUB
PSP LIMBER PINE	SP2 DWARF ARCTIC WILLOW
PP PINON PINE	FMR FIRE MEADOW ROSE
PPI PONDEROSA PINE	PD GOLD DROP POTENTILLA
VAN VANDERWOLF'S PYRAMID PINE	RG GOLDEN CURRANT
WBJ WICHITA BLUE JUNIPER	RHU GROUND FRAGRANT SUMAC
	PJ JACKMAN'S POTENTILLA
	CI LITTLE LEAF MOUNTAIN MAHOGANY
	VL MOHICAN WAYFARING TREE
	FN NEW MEXICO PRIVET
	SCH PAWNEE BUTTES SAND CHERRY
	RB RABBITBRUSH
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	CH ROCK COTONEASTER
	PS2 ROCKY MOUNTAIN PENSTEMON
	PA RUSSIAN SAGE
	SSB SASKATOON SERVICEBERRY
	CD2 SPREADING COTONEASTER
	RT THREE LEAF SUMAC
	RW WHITE MEADOW ROSE
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	B BLUE CHIP JUNIPER
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	CSM MOONLIGHT BROOM
	PS MUGO PINE
	AP PANCHITO MANZANITA
	EC PURPLE-LEAF WINTER CREEPER
	ORNAMENTAL GRASSES
	BGG BLUE OAT GRASS
	TI BLUE SWITCH GRASS
	CK FEATHER REED GRASS
	PH2 HAMELN DWARF FOUNTAIN GRASS
	P22 LITTLE BUNNY FOUNTAIN GRASS
	MG MAIDEN GRASS
	PQG PORCUPINE GRASS
	MY YAKU JIMA DWARF MAIDEN GRASS
	GROUND COVERS
	BLUEGRASS SOD
	BUFFALO GRASS
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	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 4" DIA. COBBLE
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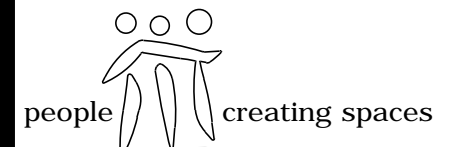
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TRAILS AT CROWFOOT
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Sheet Name
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Sheet Number
L1.7



TRAILS AT CROWFOOT
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Sheet Name
LANDSCAPE PLANS

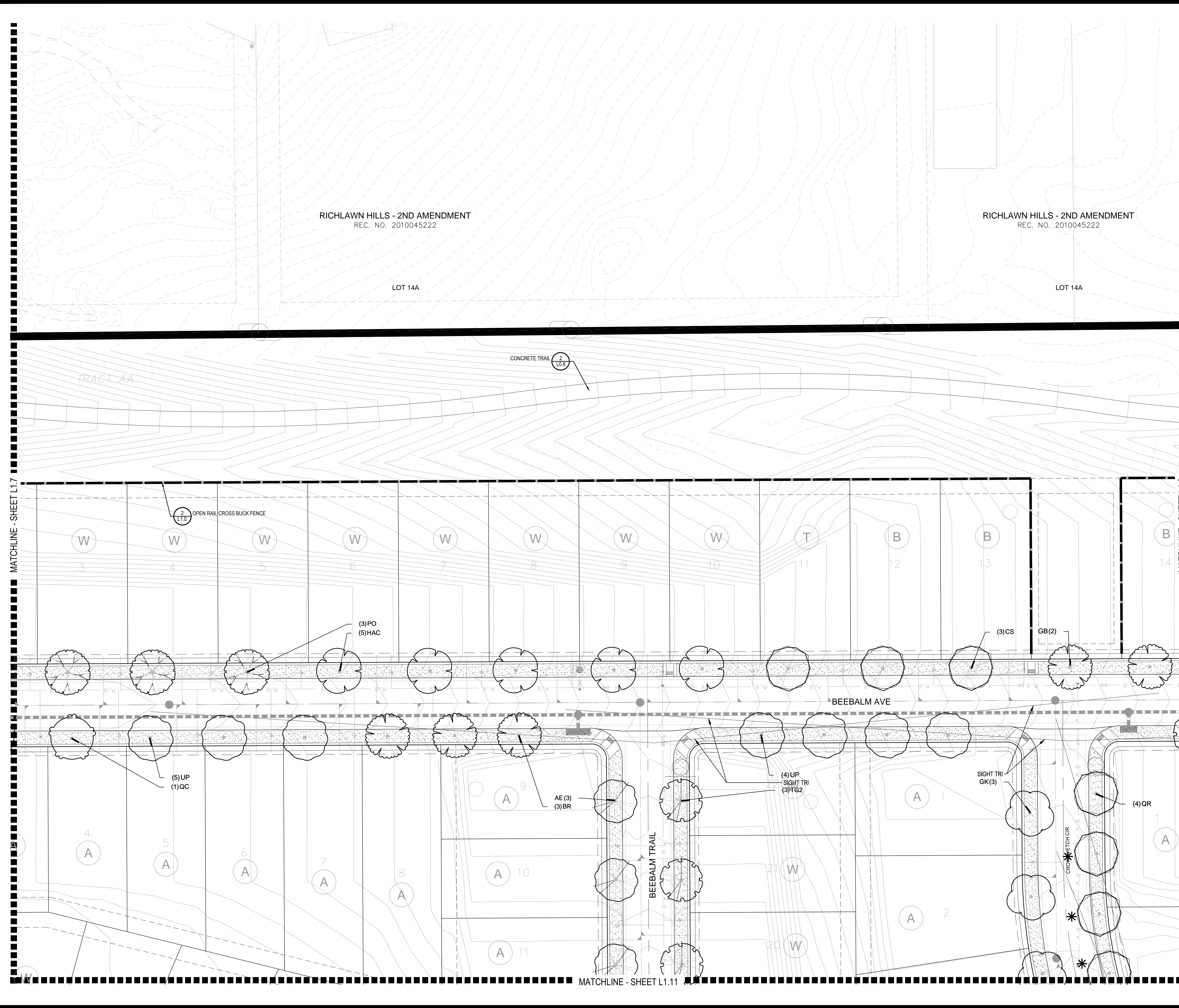
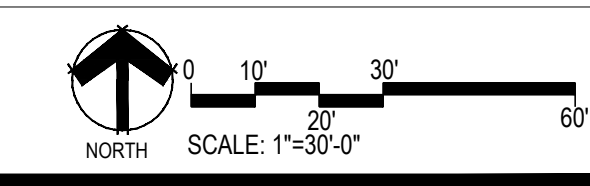
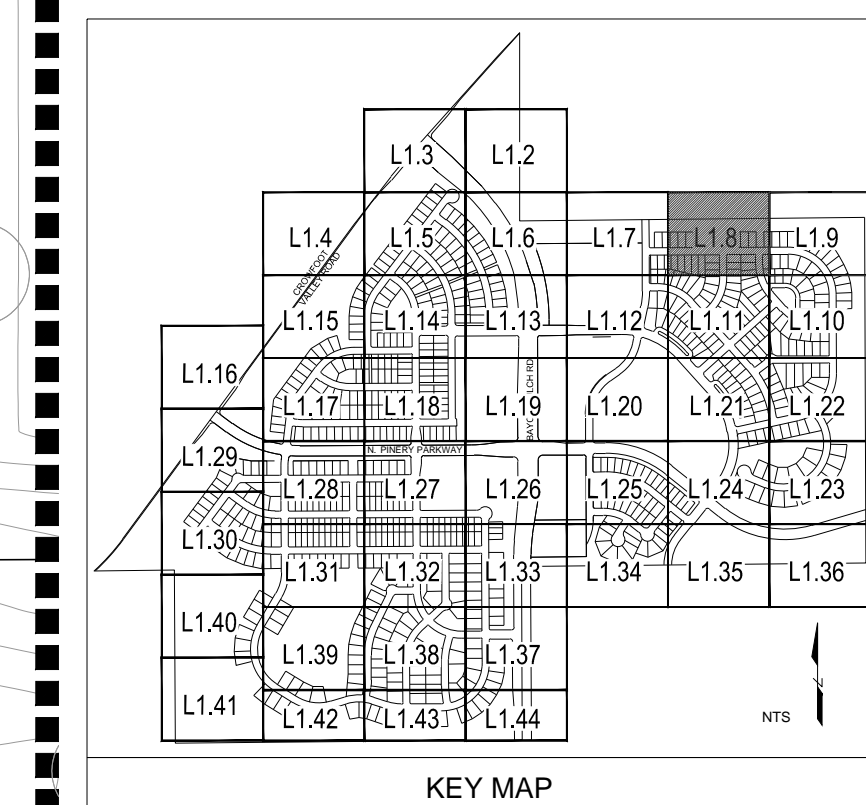
Sheet Number

L1.8

PLANT & GROUND COVER LIST

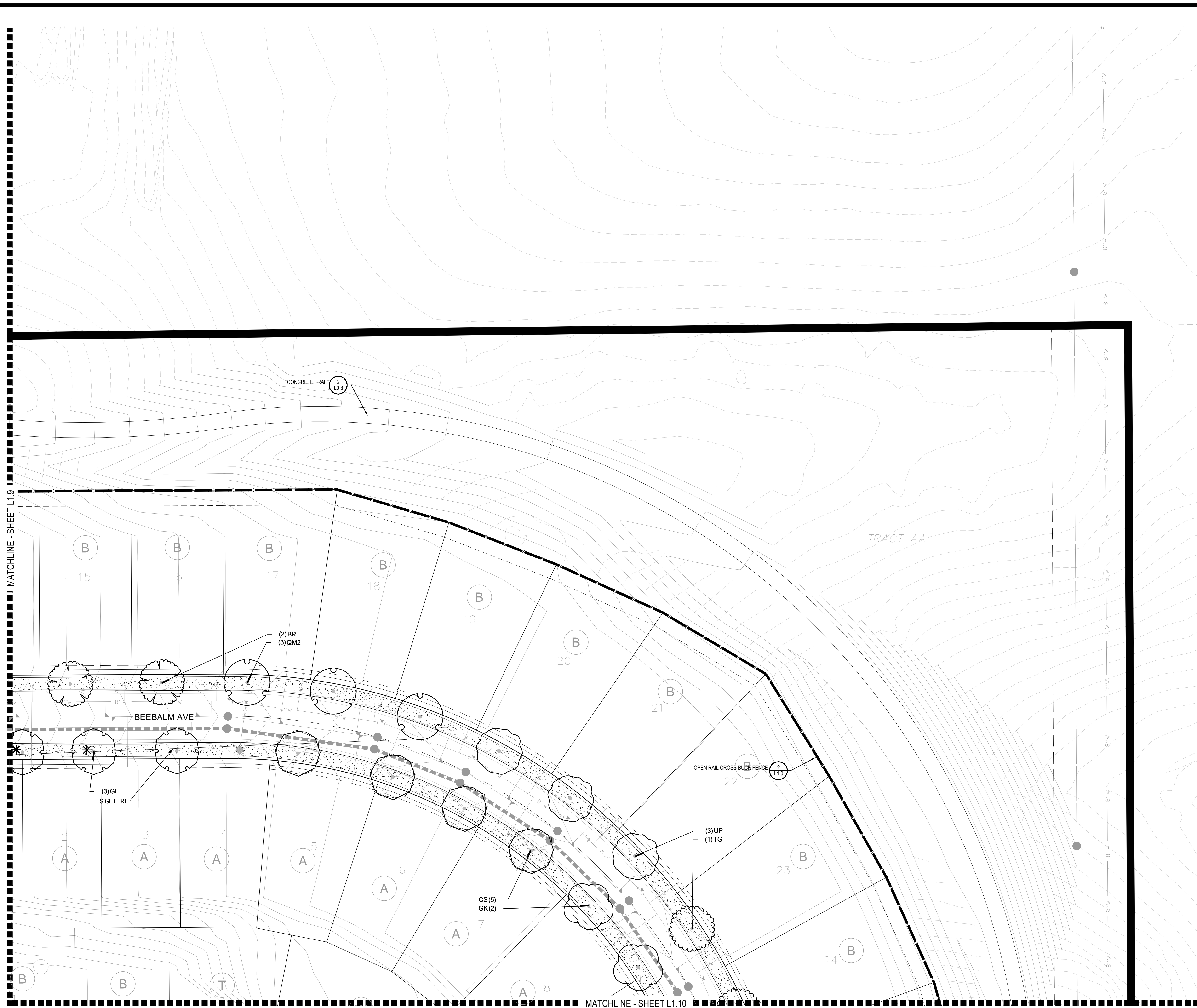
COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEEAM
PO	AMERICAN SYCAMORE
OM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
GS	NORTHERN CATALPA
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
QB	SHADEMASTER LOCUST
GS	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE
WBJ	WICHITA BLUE JUNIPER
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 MEDICAND ROSE
PD	GOLD DROP POTENTILLA
RG	GOLDEN CURRANT
RHU	GROU-LOW FRAGRANT SUMAC
PJ	JACKMAN'S POTENTILLA
CI	LITTLE LEAF MOUNTAIN MAHOGANY
VL	MOHICAN 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
EA	WHITE MEIDLAND ROSE
AG	WINGED EUONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
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
PH2	HAMELN DWARF FOUNTAIN GRASS
PZ2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
POG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
	BLUEGRASS SOD
	BUFFALO GRASS
	CRUSHER FINES
	FIBAR PLAYGROUND MULCH
	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

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEEAM
PO	AMERICAN SYCAMORE
OM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
GS	NORTHERN CATALPA
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
QB	SHADEMASTER LOCUST
GS	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE
WBJ	WICHITA BLUE JUNIPER
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
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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 MEDICAND ROSE
PD	GOLD DROP POTENTILLA
RG	GOLDEN CURRANT
RHU	GROU-LOW FRAGRANT SUMAC
PJ	JACKMAN'S POTENTILLA
CI	LITTLE LEAF MOUNTAIN MAHOGANY
VL	MOHICAN 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
EA	WHITE MEIDLAND ROSE
AG	WINGED EUONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
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
PH2	HAMELN DWARF FOUNTAIN GRASS
PZ2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
POG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
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	BUFFALO GRASS
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	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 4" DIA. COBBLE
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	SEED MIX 1
	SEED MIX 2
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Wednesday, August 31, 2016

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Wednesday, August 31, 2016

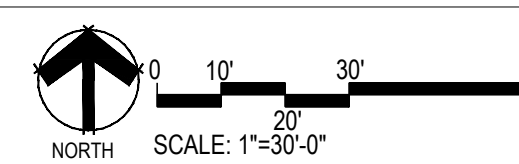
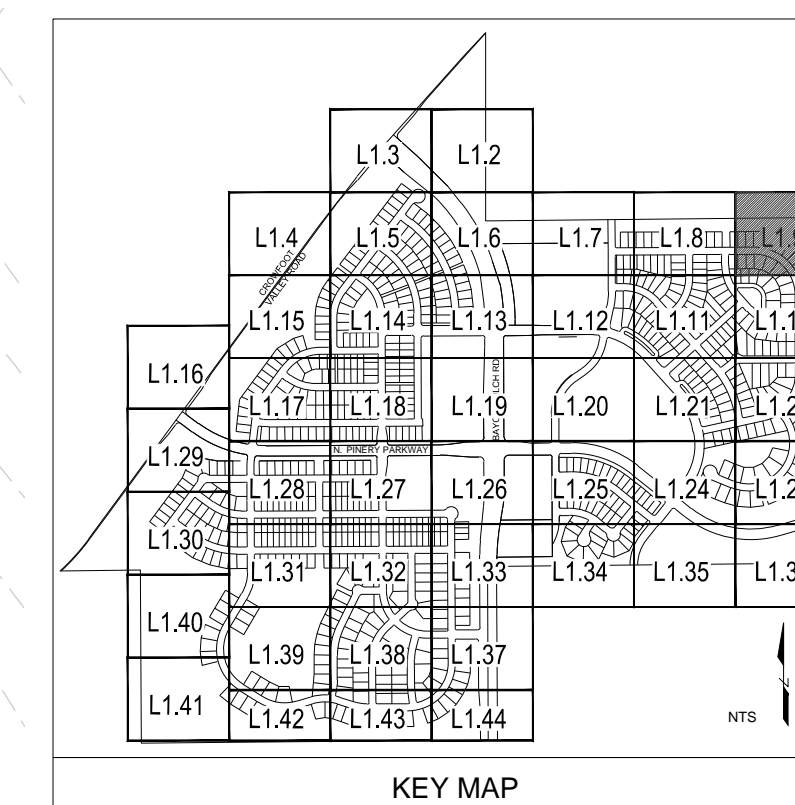


PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN ELM
OV AMERICAN HORSEBEAM	AMERICAN HORSEBEAM
PO BURR OAK	BURR OAK
QM2 CHINKAPIN OAK	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
GI IMPERIAL HONEYLOCUST	IMPERIAL HONEYLOCUST
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
GB SWAMP WHITE OAK	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PSP LIMBER PINE	LIMBER PINE
PP PINON PINE	PINON PINE
PPI PONDEROSA PINE	PONDEROSA PINE
VAN VANDERWOLF'S PYRAMID PINE	VANDERWOLF'S PYRAMID PINE
WBJ WICHITA BLUE JUNIPER	WICHITA BLUE JUNIPER
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 MEADOW ROSE	FIRE MEADOW ROSE
PD GOLD DROP POTENTILLA	GOLD DROP POTENTILLA
RG GOLDEN CURRANT	GOLDEN CURRANT
RHU GROUND FRAGRANT SUMAC	GROUND FRAGRANT SUMAC
PJ JACKMAN'S POTENTILLA	JACKMAN'S POTENTILLA
CI LITTLE LEAF MOUNTAIN MAHOGANY	LITTLE LEAF MOUNTAIN MAHOGANY
VL MOHICAN WAYFARING TREE	MOHICAN 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
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
EA WHITE MEADOW ROSE	WHITE MEADOW ROSE
AG WINGED EUONYMUS	WINGED EUONYMUS
RW 'AUTUMN BRILLIANCE' SERVICEBERRY	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
JB BLUE CHIP JUNIPER	BLUE CHIP JUNIPER
BUJ BUFFALO JUNIPER	BUFFALO JUNIPER
JH HUGHES JUNIPER	HUGHES JUNIPER
AC MANZANITA	MANZANITA
CSM MOONLIGHT BROOM	MOONLIGHT BROOM
PS MUGO PINE	MUGO PINE
AP PANCHITO MANZANITA	PANCHITO MANZANITA
EC PURPLE-LEAF WINTER CREEPER	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG BLUE OAT GRASS	BLUE OAT GRASS
PH BLUE SWITCH GRASS	BLUE SWITCH GRASS
CK FEATHER REED GRASS	FEATHER REED GRASS
PH2 HAMLEN DWARF FOUNTAIN GRASS	HAMLEN DWARF FOUNTAIN GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
MG MAIDEN GRASS	MAIDEN GRASS
POG PORCUPINE GRASS	PORCUPINE GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS

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

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Prepared For

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



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



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

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

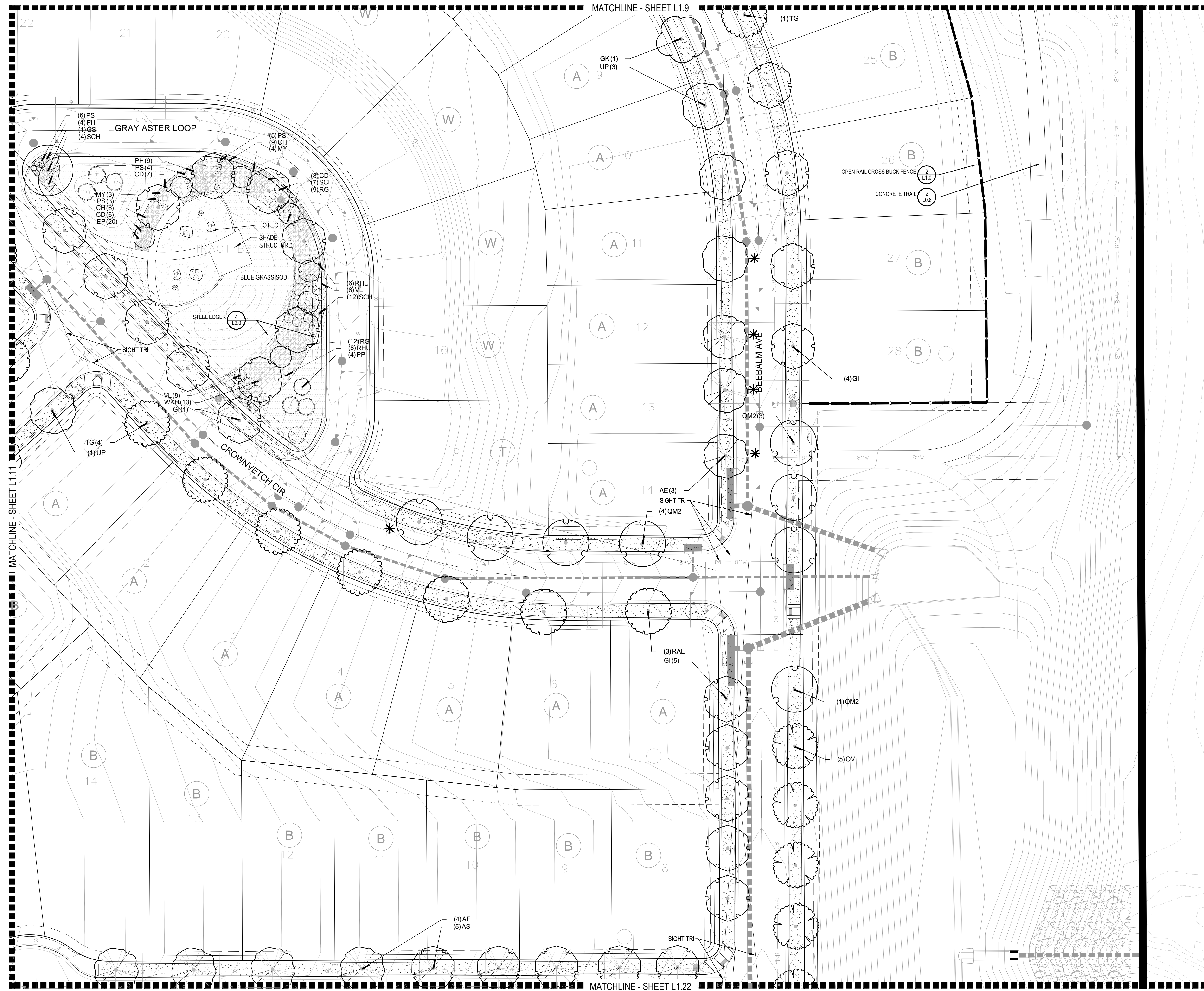
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Checked by:	PCS STAFF
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	5th SUBM

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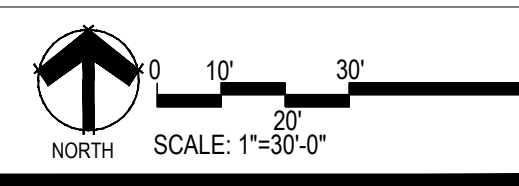
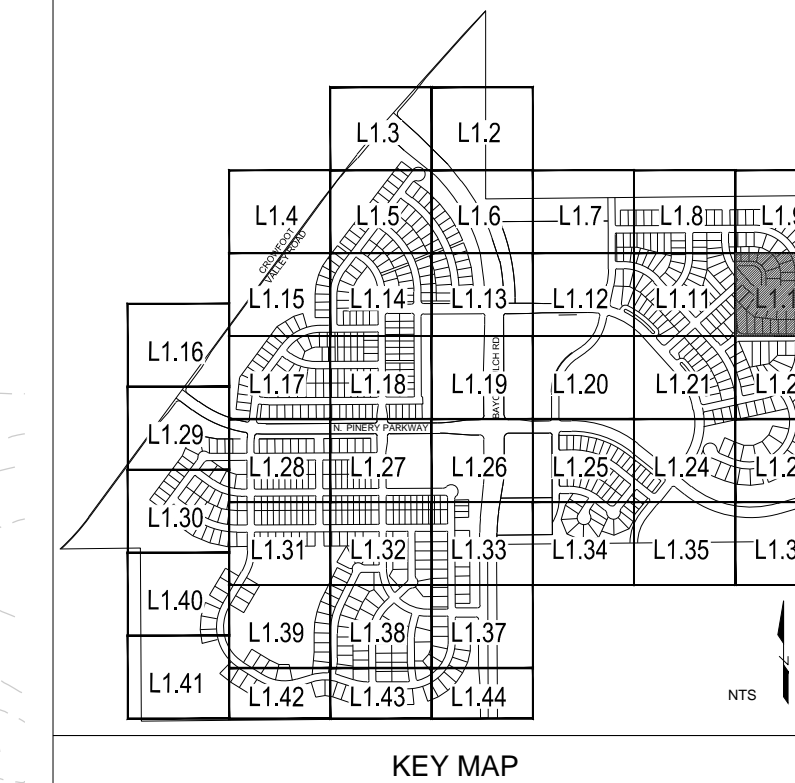
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Wednesday, August 31, 2016



PLANT & GROUNDCOVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN ELM
OV AMERICAN HORSEBEAM	AMERICAN SYCAMORE
PO BURR OAK	CHINKAPIN OAK
OM COMMON HACKBERRY	EMERALD QUEEN MAPLE
HAC GLENLEVEN LITTLELEAF LINDEN	GREENSPICE LITTLELEAF LINDEN
AE HERITAGE OAK	IMPERIAL HONEYLOCUST
TG KENTUCKY COFFEE TREE	NORTHERN CATALPA
OC RED OAK	REDMOND AMERICAN LINDEN
GI RIVER BIRCH	SCHWEDLER MAPLE
GK SWAMP WHITE OAK	SHADEMASTER LOCUST
CS SWAMP WHITE OAK	
OR	
RAL	
BR	
AS	
GS	
QB	
EVERGREEN TREES	COMMON NAME
PN AUSTRALIAN BLACK PINE	LIMBER PINE
PSP PINON PINE	PONDEROSA PINE
PP VANDERWOLF'S PYRAMID PINE	WICHITA BLUE JUNIPER
PPI	
VAN	
WBJ	
ORNAMENTAL TREES	COMMON NAME
AH HOT WINGS TATARIAN MAPLE	AG2 ROCKY MOUNTAIN MAPLE
SC2 SPRING SNOW CRAB APPLE	WKH 'WINTER KING' HAWTHORN
WKH	
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 MEDICAND ROSE	PD GOLD DROP POTENTILLA
RG GOLDEN CURRANT	RHU GRO-LOW FRAGRANT SUMAC
PJ JACKMAN'S POTENTILLA	CI LITTLE LEAF MOUNTAIN MAHOGANY
VL MOHICAN WAYFARING TREE	FN NEW MEXICO PRIVET
SCH PAWNEE BUTTES SAND CHERRY	RB RABBITRUSH
CB RED TWIG DOGWOOD	CH ROCK COTONEASTER
PS2 ROCKY MOUNTAIN PENSTEMON	PA RUSSIAN SAGE
SSB SASKATOON SERVICEBERRY	CD2 SPREADING COTONEASTER
RT THREE LEAF SUMAC	EA WHITE MEIDLAND ROSE
AG WINGED EUONYMUS	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
JB BLUE CHIP JUNIPER	JH BUFFALO JUNIPER
AC HUGHES JUNIPER	CSM MANZANITA
PS MOONLIGHT BROOM	MUGO MUGO PINE
EC PANCHITO MANZANITA	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG BLUE OAT GRASS	PH BLUE SWITCH GRASS
CK FEATHER REED GRASS	PH2 HAMLEN DWARF FOUNTAIN GRASS
P22 LITTLE BUNNY FOUNTAIN GRASS	MG MAIDEN GRASS
PQG PORCUPINE GRASS	MY YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
[Pattern]	BLUEGRASS SOD
[Pattern]	BUFFALO GRASS
[Pattern]	CRUSHER FINES
[Pattern]	FIBAR PLAYGROUND MULCH
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
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[Pattern]	SEED MIX 1
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Land Planning
people creating spaces
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TRAILS AT CROWFOOT
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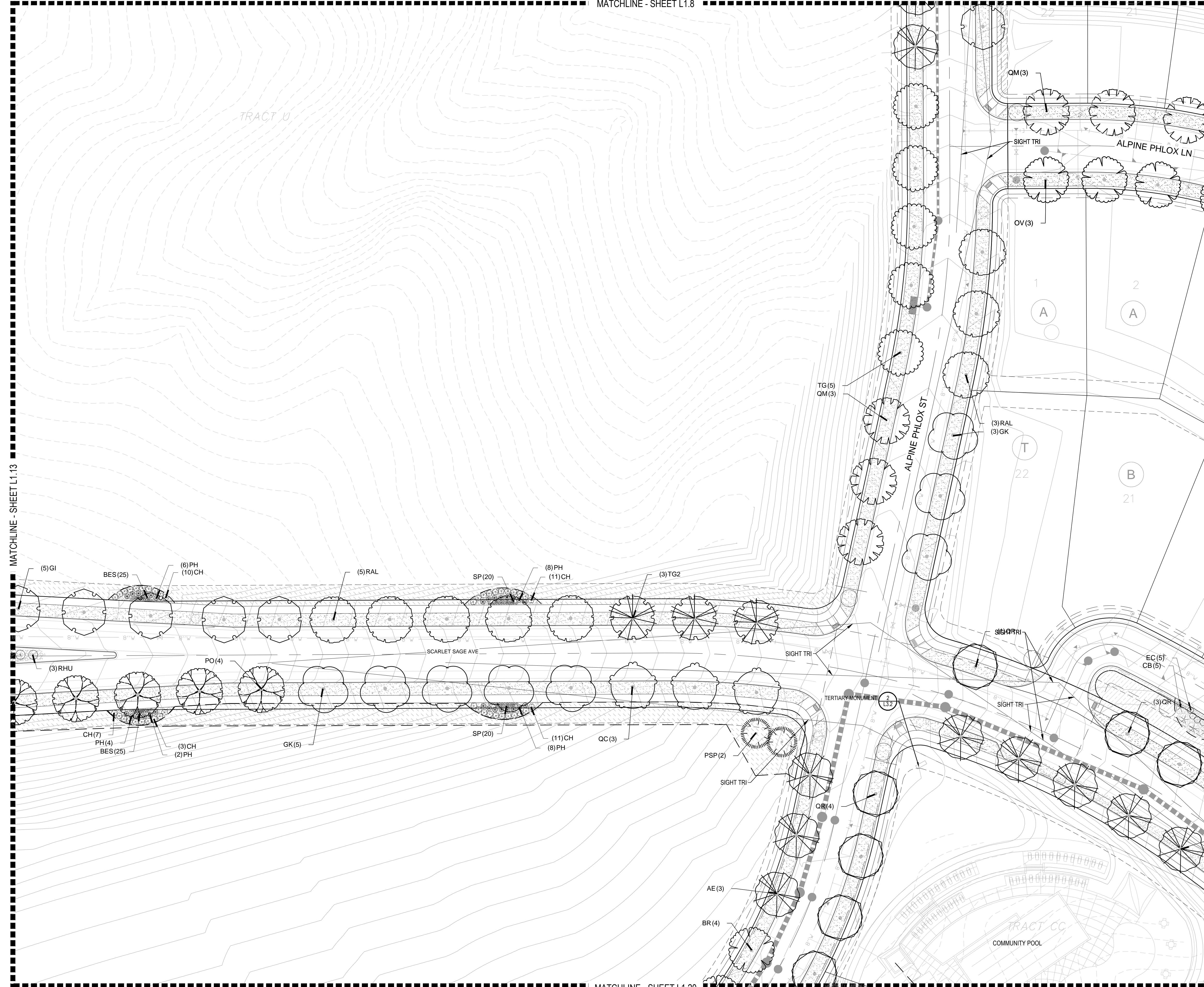
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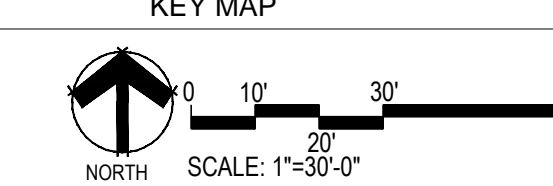
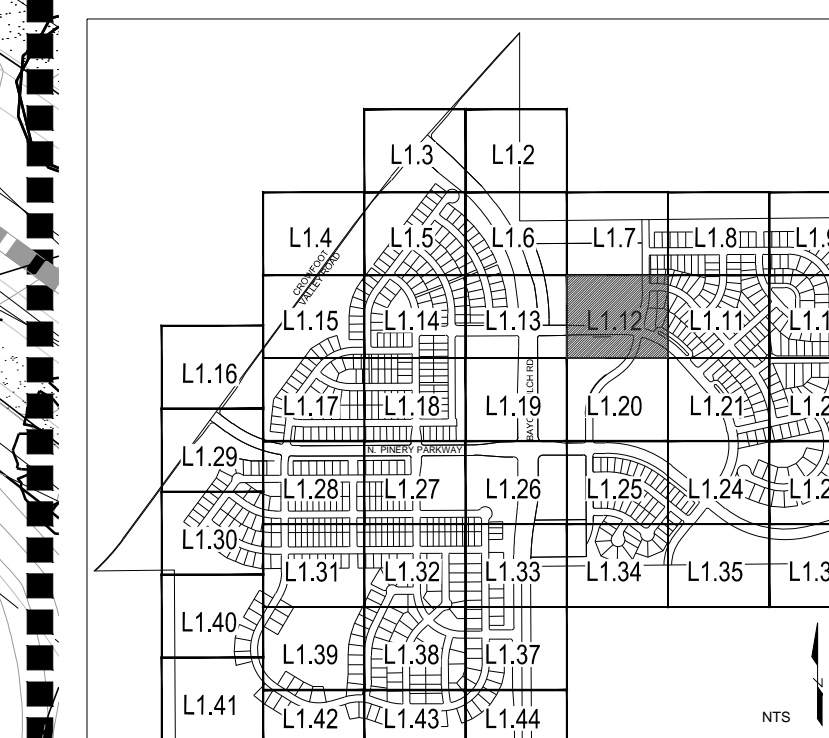
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PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	COMMON NAME
OV AMERICAN HORSEBEAM	COMMON NAME
PO AMERICAN SYCAMORE	COMMON NAME
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TG2 GREENLEAF LITTLELEAF LINDEN	COMMON NAME
TG GREENSPIRE LITTLELEAF LINDEN	COMMON NAME
OC HERITAGE OAK	COMMON NAME
GI IMPERIAL HONEYLOCUST	COMMON NAME
GK KENTUCKY COFFEE TREE	COMMON NAME
OR NORTHERN CATALPA	COMMON NAME
RS RED OAK	COMMON NAME
RAL REDMOND AMERICAN LINDEN	COMMON NAME
BR RIVER BIRCH	COMMON NAME
AS SCHWEDLER MAPLE	COMMON NAME
QB SHADEMASTER LOCUST	COMMON NAME
SW SWAMP WHITE OAK	COMMON NAME
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	COMMON NAME
PSP LIMBER PINE	COMMON NAME
PP PINON PINE	COMMON NAME
PPI PONDEROSA PINE	COMMON NAME
VAN VANDERWOLF'S PYRAMID PINE	COMMON NAME
WBJ WICHITA BLUE JUNIPER	COMMON NAME
ORNAMENTAL TREES	COMMON NAME
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SC2 SPRING SNOW CRAB APPLE	COMMON NAME
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ANNUALS/PERENNIALS	COMMON NAME
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CI LITTLE LEAF MOUNTAIN MAHOGANY	COMMON NAME
VL MOHICAN WAYFARING TREE	COMMON NAME
FN NEW MEXICO PRIVET	COMMON NAME
SCH PAWNEE BUTTES SAND CHERRY	COMMON NAME
RB RABBITRUSH	COMMON NAME
CB RED TWIG DOGWOOD	COMMON NAME
CH ROCK COTONEASTER	COMMON NAME
PS2 ROCKY MOUNTAIN PENSTEMON	COMMON NAME
PA RUSSIAN SAGE	COMMON NAME
SSB SASKATOON SERVICEBERRY	COMMON NAME
CD2 SPREADING COTONEASTER	COMMON NAME
RT THREE LEAF SUMAC	COMMON NAME
RW WHITE MEADOW ROSE	COMMON NAME
EA WINGED EUONYMUS	COMMON NAME
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	COMMON NAME
EVERGREEN SHRUBS	COMMON NAME
BU BLUE CHIP JUNIPER	COMMON NAME
JH BUFFALO JUNIPER	COMMON NAME
AC HUGHES JUNIPER	COMMON NAME
CSM MANZANITA	COMMON NAME
PS MOONLIGHT BROOM	COMMON NAME
AP MUGO PINE	COMMON NAME
EC PANCHITO MANZANITA	COMMON NAME
EC PURPLE-LEAF WINTER CREEPER	COMMON NAME
ORNAMENTAL GRASSES	COMMON NAME
BOG BLUE OAT GRASS	COMMON NAME
CK BLUE SWITCH GRASS	COMMON NAME
PH2 FEATHER REED GRASS	COMMON NAME
PH1 HAMMILL DWARF FOUNTAIN GRASS	COMMON NAME
MG LITTLE BUNNY FOUNTAIN GRASS	COMMON NAME
PQG MAIDEN GRASS	COMMON NAME
MY PORCUPINE GRASS	COMMON NAME
YAKU YAKU JIMA DWARF MAIDEN GRASS	COMMON NAME
GROUND COVERS	COMMON NAME
BLUEGRASS SOD	COMMON NAME
BUFFALO GRASS	COMMON NAME
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ROCK MULCH TAN, 4" DIA. COBBLE	COMMON NAME
SEED MIX 1	COMMON NAME
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* TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE	



COMMON NAME	COMMON NAME
BLUEGRASS SOD	COMMON NAME
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ROCK MULCH GREY, 4" DIA. COBBLE	COMMON NAME
ROCK MULCH TAN, 4" DIA. COBBLE	COMMON NAME
SEED MIX 1	COMMON NAME
SEED MIX 2	COMMON NAME
* TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE	



MATCHLINE - SHEET L1.20

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com
435 S. 180th Independence plaza
1007 16th street, denver, co 80245
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
Submission Date:	11.11.16
Initial Subm:	02.08.17
2nd Subm:	04.24.17
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4th Subm:	10.05.17
5th Subm:	

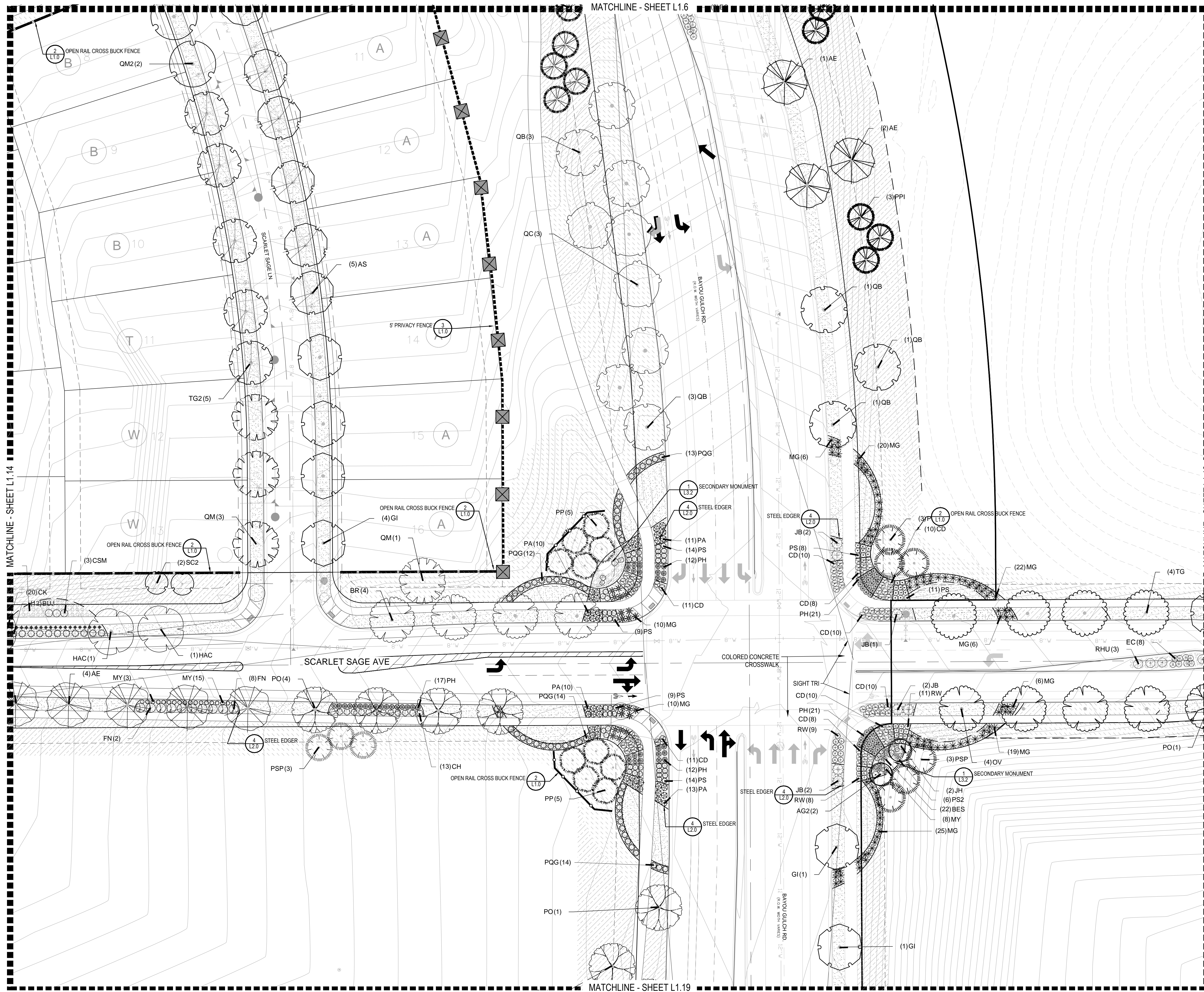
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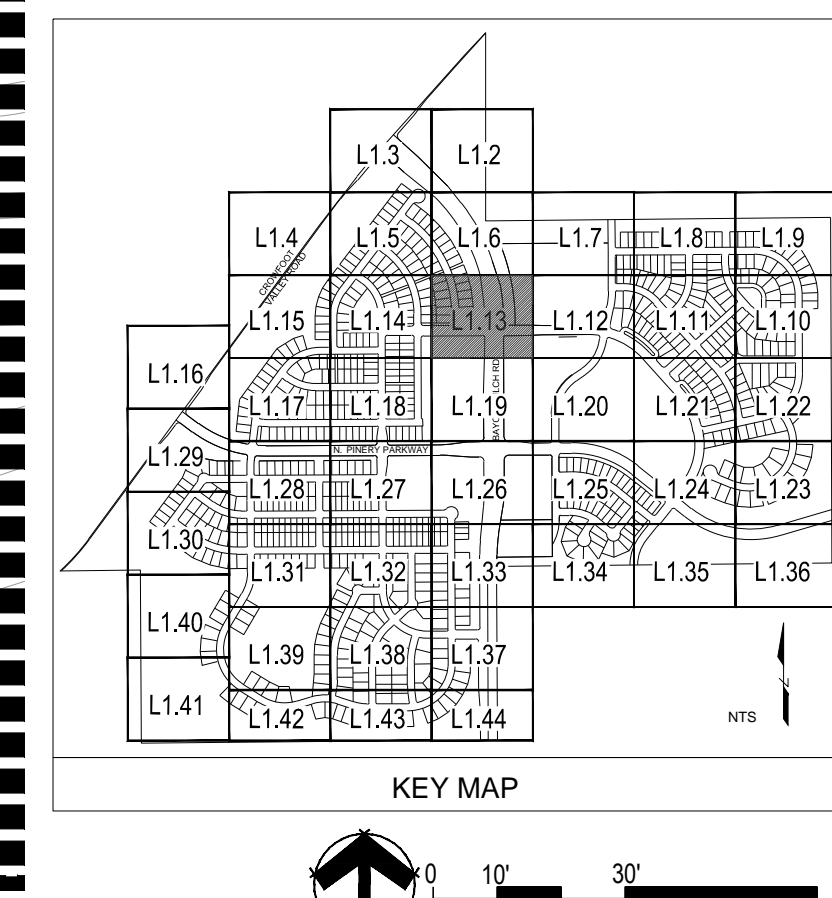
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Wednesday, August 31, 2016

MATCHLINE - SHEET L1.6



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AUSTRIAN BLACK PINE
OV AMERICAN HORSEBEAM	LIBBER PINE
PO BURR OAK	PINON PINE
OM CHINKAPIN OAK	PONDEROSA PINE
HAC COMMON HACKBERRY	VANDERWOLF'S PYRAMID PINE
AE EMERALD QUEEN MAPLE	WICHITA BLUE JUNIPER
TG2 GLENLEVEN LITTLELEAF LINDEN	
TG GREENSPIRE LITTLELEAF LINDEN	ORNAMENTAL TREES
OC HERITAGE OAK	AH HOT WINGS TATARIAN MAPLE
GI IMPERIAL HONEYLOCUST	AG2 ROCKY MOUNTAIN MAPLE
SK KENTUCKY COFFEE TREE	SC2 SPRING SNOW CRAB APPLE
CS NORTHERN CATALPA	WKH 'WINTER KING' HAWTHORN
QR RED OAK	
RAL REDMOND AMERICAN LINDEN	ANNUALS/PERENNIALS
BR RIVER BIRCH	AHC ANISE HYSSOP
AS SCHWEDLER MAPLE	BES BLACK-EYED SUSAN
QB SHADEMASTER LOCUST	EP PINCUSHION FLOWER
GS SWAMP WHITE OAK	CV THREADLEAF COREOPSIS
	DECIDUOUS SHRUBS
	CD BLUE MIST SHRUB
	SP2 DWARF ARCTIC WILLOW
	FMR FIRE MEADOW ROSE
	PD GOLD DROP POTENTILLA
	RG GOLDEN CURRANT
	RHU GROUND FRAGRANT SUMAC
	PJ JACKMAN'S POTENTILLA
	CI LITTLE LEAF MOUNTAIN MAHOGANY
	VL MOHICAN WAYFARING TREE
	FN NEW MEXICO PRIVET
	SCH PAWNEE BUTTES SAND CHERRY
	RB RABBITRUSH
	CB RED TWIG DOGWOOD
	CH ROCK COTONEASTER
	PS2 ROCKY MOUNTAIN PENSTEMON
	PA RUSSIAN SAGE
	SSB SASKATOON SERVICEBERRY
	CD2 SPREADING COTONEASTER
	RT THREE LEAF SUMAC
	EA WHITE MEADOW ROSE
	AG WINGED EUONYMUS
	'AUTUMN BRILLIANCE' SERVICEBERRY
	EVERGREEN SHRUBS
	B 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
	PQG BLUE OAT GRASS
	FH BLUE SWITCH GRASS
	CK FEATHER REED GRASS
	PH2 HAMLEN DWARF FOUNTAIN GRASS
	PSB LITTLE BUNNY FOUNTAIN GRASS
	MG MAIDEN GRASS
	PQG PORCUPINE GRASS
	MY YAKU JIMA DWARF MAIDEN GRASS
	GROUND COVERS
	CG BLUEGRASS SOD
	BG BUFFALO GRASS
	CF CRUSHER FINES
	FM FIBAR PLAYGROUND MULCH
	CG2 ROCK MULCH GREY, 4" DIA. COBBLE
	CG3 ROCK MULCH TAN, 4" DIA. COBBLE
	SM SEED MIX 1
	SM2 SEED MIX 2
	* TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE



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Checked by: PCS STAFF
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6th SUBM: 10.05.17

Sheet Name
LANDSCAPE PLANS

Sheet Number

L1.13

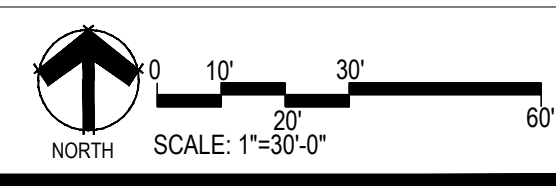
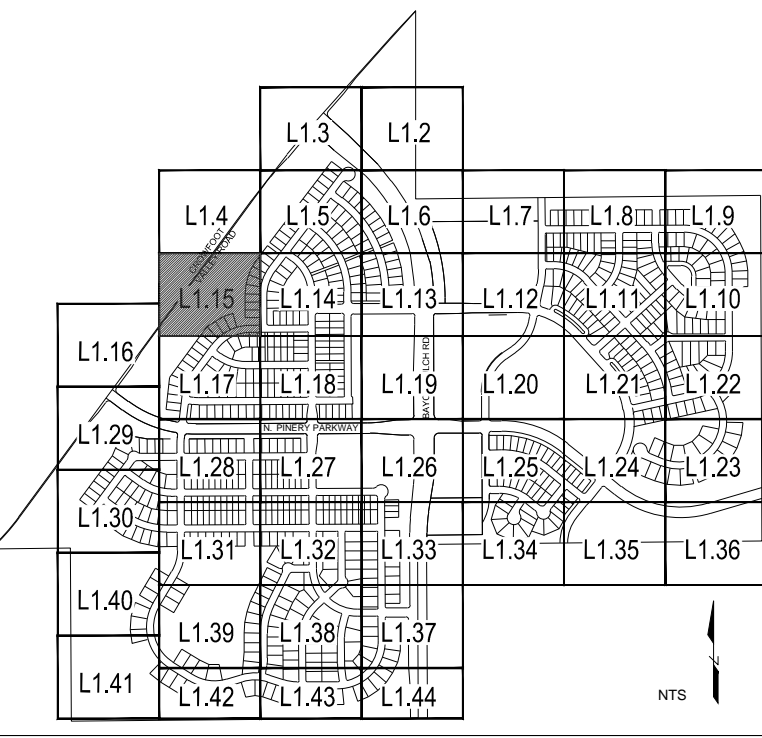
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Wednesday, August 31, 2016



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN ELM
PO AMERICAN HORSEBEAM	AMERICAN Sycamore
OM BURR OAK	BURR OAK
OM2 CHINKAPIN OAK	COMMON HACKBERRY
HAC COMMON HACKBERRY	EMERALD QUEEN MAPLE
AE EMERALD QUEEN MAPLE	GLENLEVEN LITTLELEAF LINDEN
TG2 GREENSPIRE LITTLELEAF LINDEN	HERITAGE OAK
TG HERITAGE OAK	IMPERIAL HONEYLOCUST
GI IMPERIAL HONEYLOCUST	KENTUCKY COFFEE TREE
GK KENTUCKY COFFEE TREE	NORTHERN CATPALE
OR RED OAK	REDMOND AMERICAN LINDEN
OR REDMOND AMERICAN LINDEN	RIVER BIRCH
BR RIVER BIRCH	SCHWEDLER MAPLE
AS SCHWEDLER MAPLE	SHADEMASTER LOCUST
AS SHADEMASTER LOCUST	SWAMP WHITE OAK
QB SWAMP WHITE OAK	
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PSP LIMBER PINE	PINON PINE
PP PINON PINE	PONDEROSA PINE
PPI PONDEROSA PINE	VANDERWOLF'S PYRAMID PINE
VAN VANDERWOLF'S PYRAMID PINE	WICHITA BLUE JUNIPER
WBJ WICHITA BLUE JUNIPER	
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	'WINTER KING' HAWTHORN
WKH 'WINTER KING' HAWTHORN	
ANNUALS/PERENNIALS	COMMON NAME
AHC ANISE HYSSOP	ANISE HYSSOP
BES BLACK-EYED SUSAN	PINCUSHION FLOWER
EP PURPLE CONEFLOWER	THREADLEAF COREOPSIS
CV THREADLEAF COREOPSIS	
DECIDUOUS SHRUBS	COMMON NAME
CD BLUE MIST SHRUB	BLUE MIST SHRUB
SP2 DWARF ARCTIC WILLOW	FIRE MEADOW ROSE
FMR FIRE MEADOW ROSE	GOLD DROP POTENTILLA
PD GOLD DROP POTENTILLA	GOLDEN CURRANT
RG GOLDEN CURRANT	GROUNDWATER SUMAC
RHU GROUNDWATER SUMAC	JACKMAN'S POTENTILLA
PJ JACKMAN'S POTENTILLA	LITTLE LEAF MOUNTAIN MAHOGANY
CI LITTLE LEAF MOUNTAIN MAHOGANY	MOHICAN WAYFARING TREE
VL MOHICAN WAYFARING TREE	NEW MEXICO PRIVET
FN NEW MEXICO PRIVET	PAWNEE BUTTES SAND CHERRY
SCH PAWNEE BUTTES SAND CHERRY	RABBITRUSH
RB RABBITRUSH	RED TWIG DOGWOOD
CB RED TWIG DOGWOOD	ROCK COTONEASTER
CH ROCK COTONEASTER	ROCKY MOUNTAIN PENSTEMON
PS2 ROCKY MOUNTAIN PENSTEMON	RUSSIAN SAGE
PA RUSSIAN SAGE	SASKATOON SERVICEBERRY
SSB SASKATOON SERVICEBERRY	SPREADING COTONEASTER
CD2 SPREADING COTONEASTER	THREE LEAF SUMAC
RT THREE LEAF SUMAC	WHITE MEADOW ROSE
RW WHITE MEADOW ROSE	WINGED EUONYMUS
EA WINGED EUONYMUS	'AUTUMN BRILLIANCE' SERVICEBERRY
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	
EVERGREEN SHRUBS	COMMON NAME
JB BLUE CHIP JUNIPER	BLUE CHIP JUNIPER
BUJ BLUE CHIP JUNIPER	BUFFALO JUNIPER
JH BUFFALO JUNIPER	HUGHES JUNIPER
AC HUGHES JUNIPER	MANZANITA
CSM MANZANITA	MOONLIGHT BROOM
PS MOONLIGHT BROOM	MUGO PINE
AP MUGO PINE	PANCHITO MANZANITA
EC PANCHITO MANZANITA	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG BLUE OAT GRASS	BLUE SWITCH GRASS
PH BLUE SWITCH GRASS	FEATHER REED GRASS
CK FEATHER REED GRASS	HAMELN DWARF FOUNTAIN GRASS
PH2 HAMELN DWARF FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	MAIDEN GRASS
MG MAIDEN GRASS	PORCUPINE GRASS
PQG PORCUPINE GRASS	YAKU JIMA DWARF MAIDEN GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	
GROUND COVERS	COMMON NAME
	BLUEGRASS SOD
	BUFFALO GRASS
	CRUSHER FINES
	FIBAR PLAYGROUND MULCH
	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



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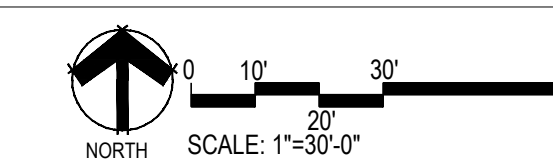
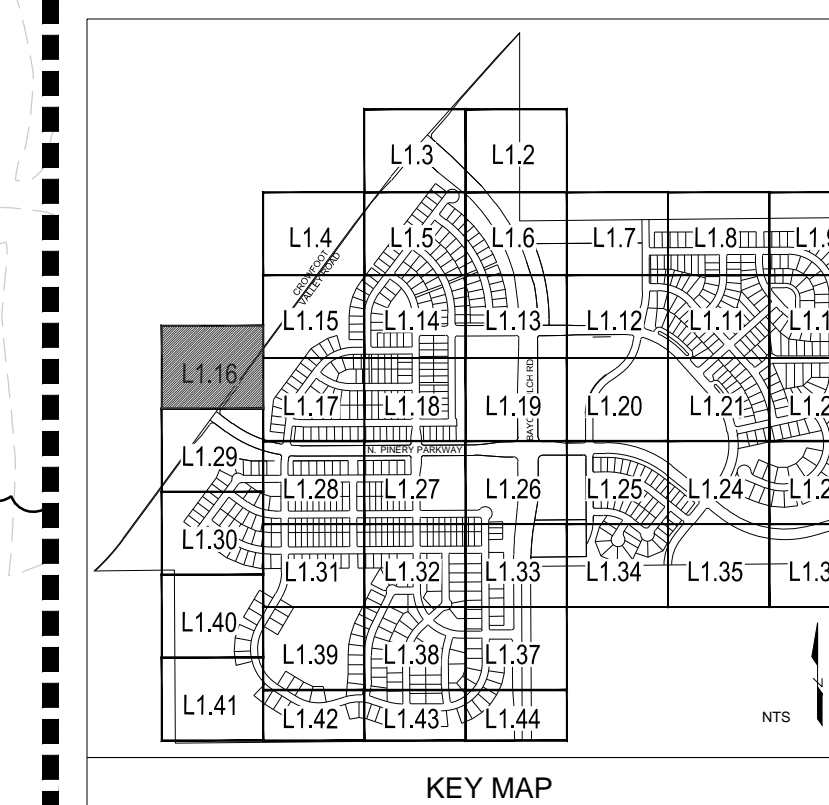
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Wednesday, August 31, 2016

PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN ELM
PO AMERICAN HORSEBEAM	AMERICAN SYCAMORE
OM BURR OAK	BURR OAK
OM2 CHINKAPIN OAK	COMMON HACKBERRY
HAC EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
AE GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
TG GREENSPIRE LITTLELEAF LINDEN	HERITAGE OAK
TO HERITAGE OAK	IMPERIAL HONEYLOCUST
OC IMPERIAL HONEYLOCUST	KENTUCKY COFFEE TREE
GI KENTUCKY COFFEE TREE	NORTHERN CATALPA
OK RED OAK	RED OAK
CS REDMOND AMERICAN LINDEN	RIVER BIRCH
OR RIVER BIRCH	SCHWEDLER MAPLE
BR SCHWEDLER MAPLE	SHADEMASTER LOCUST
AS SHADEMASTER LOCUST	SWAMP WHITE OAK
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EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
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AH HOT WINGS TATARIAN MAPLE	HOT WINGS TATARIAN MAPLE
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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	PURPLE CONEFLOWER
EP PURPLE CONEFLOWER	THREADLEAF COREOPSIS
CV THREADLEAF COREOPSIS	
DECIDUOUS SHRUBS	COMMON NAME
CD BLUE MIST SHRUB	BLUE MIST SHRUB
SP2 DWARF ARCTIC WILLOW	DWARF ARCTIC WILLOW
FMR FIRE MEADOW ROSE	GOLD DROP POTENTILLA
PD GOLD DROP POTENTILLA	GOLDEN CURRANT
RG GOLDEN CURRANT	GRAND FLOWER SUMAC
RHU JACKMAN'S POTENTILLA	JACKMAN'S POTENTILLA
CI LITTLE LEAF MOUNTAIN MAHOGANY	LITTLE LEAF MOUNTAIN MAHOGANY
VL MOHICAN WAYFARING TREE	MOHICAN WAYFARING TREE
FN NEW MEXICO PRIVET	PAWNEE BUTTES SAND CHERRY
SCH PAWNEE BUTTES SAND CHERRY	RABBITBUSH
RB RABBITBUSH	RED TWIG DOGWOOD
CB RED TWIG DOGWOOD	ROCK COTONEASTER
CH ROCK COTONEASTER	ROCKY MOUNTAIN PENSTEMON
PS2 RUSSIAN SAGE	RUSSIAN SAGE
PA SASKATOON SERVICEBERRY	SASKATOON SERVICEBERRY
SSB SPREADING COTONEASTER	SPREADING COTONEASTER
CD2 THREE LEAF SUMAC	THREE LEAF SUMAC
RT WHITE MEIDLAND ROSE	WINGED EUONYMUS
EA WINGED EUONYMUS	'AUTUMN BRILLIANCE' SERVICEBERRY
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PQG PORCUPINE GRASS	YAKU JIMA DWARF MAIDEN GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	
GROUND COVERS	COMMON NAME
[Pattern]	BLUEGRASS SOD
[Pattern]	BUFFALO GRASS
[Pattern]	CRUSHER FINES
[Pattern]	FIBAR PLAYGROUND MULCH
[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
CRUSHER FINES	CRUSHER FINES
FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH
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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L1.16