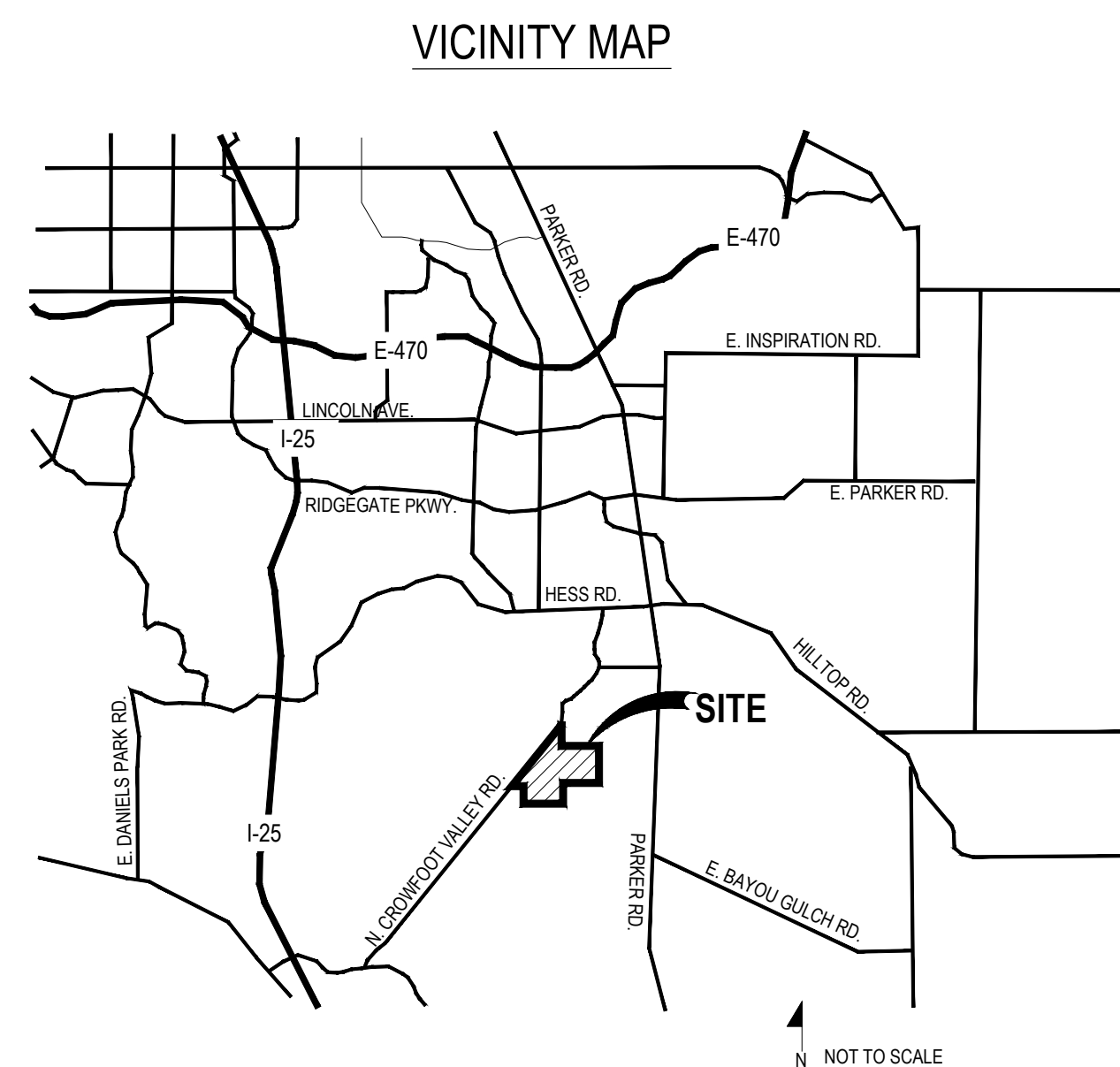
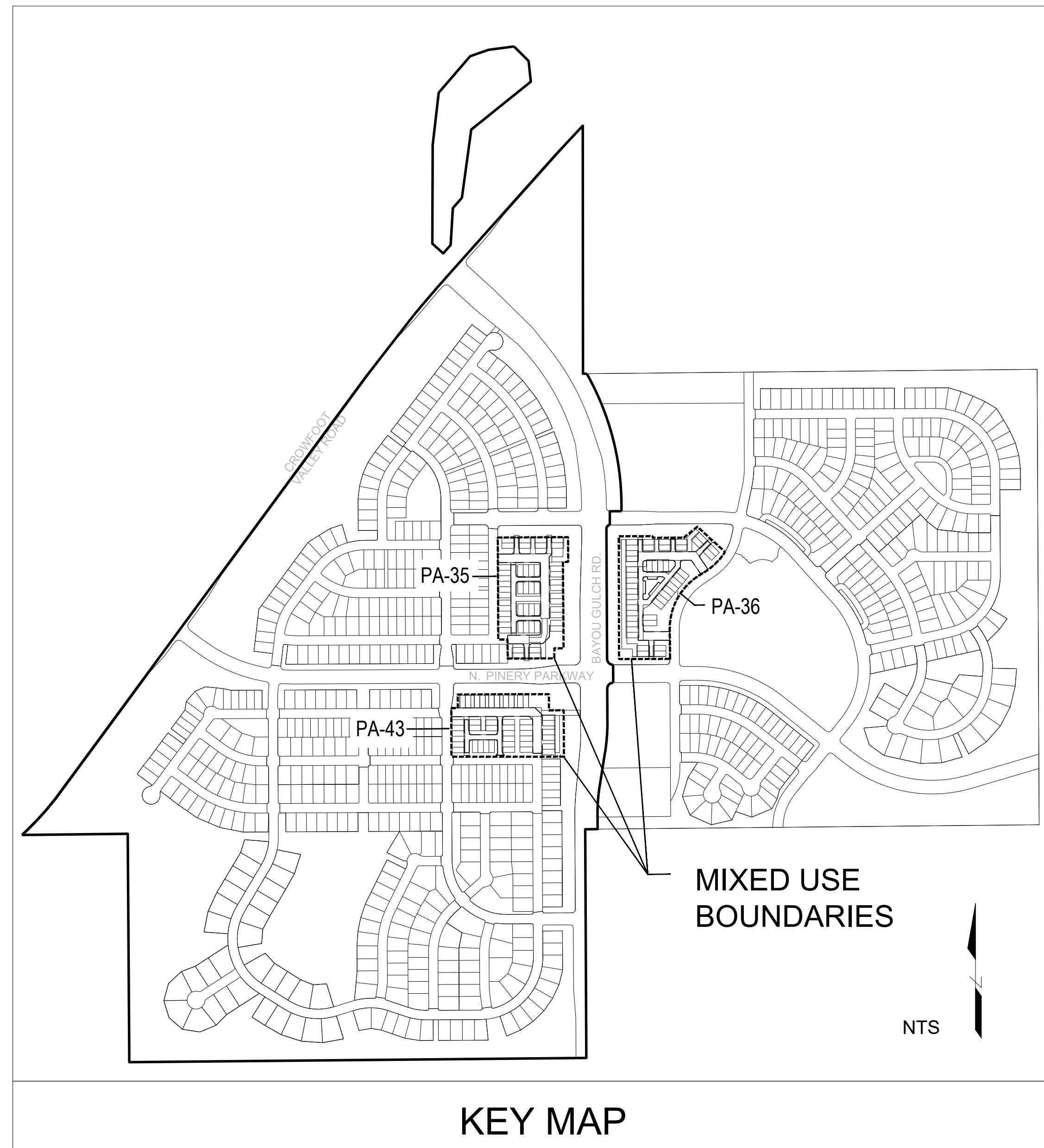


TRAILS AT CROWFOOT PRELIMINARY LANDSCAPE PLANS MIXED USE AREAS, PA-35, PA-36 & PA-43

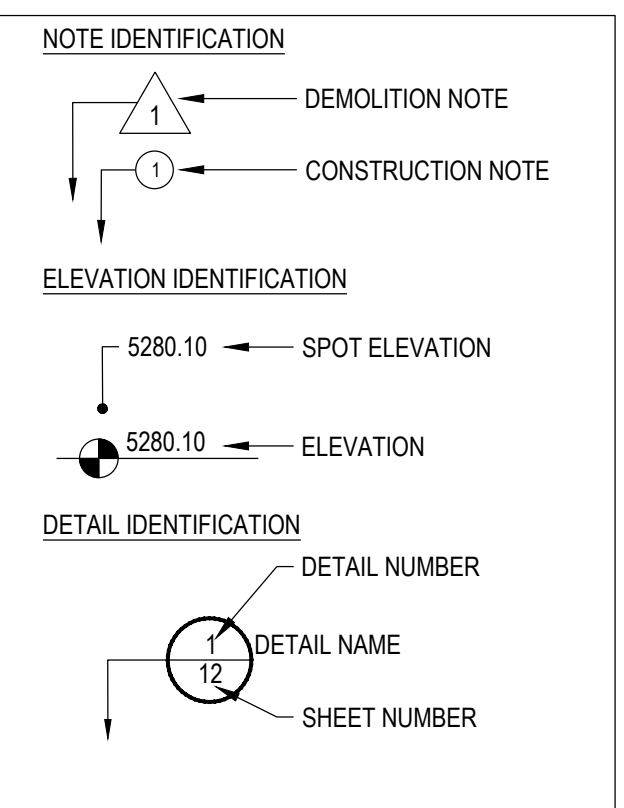


GENERAL NOTES

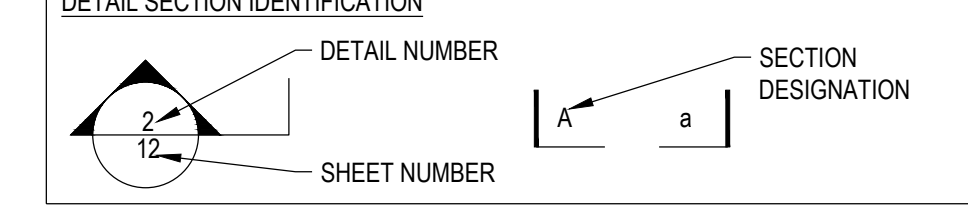
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING,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

SYMBOLS & ABBREVIATIONS

- | | | |
|-----------------------------|--------------------------|-----------------------------------|
| AC = ACRE | EXP. = EXPANSION | O.C. = ON CENTER |
| APPROXIMATE = APPROX. | E.W. = EACH WAY | O.D. = OUTSIDE DIAMETER |
| B&B = BALL AND BURLAP | F.F. = FINISH FLOOR | P.O.B. = POINT OF BEGINNING |
| 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 |
| B.S. = BOTTOM OF STAIR | FL = FLOW LINE | PL = PROPERTY LINE |
| B.W. = BOTTOM OF WALL | FTG. = FOOTING | R = RADIUS |
| CAL. = CALIPER | FT. = FEET | R.C.P. = REINFORCED CONCRETE PIPE |
| C.B. = CATCH BASIN | GA. = GAUGE | R.O.W. = RIGHT OF WAY |
| CL. CATCH BASIN CENTER LINE | GALV. = GALVANIZED | REQD. = REQUIRED |
| C.O. = CLEANOUT | H.W. = HEAD WALL | REINF. = REINFORCED |
| COL. = COLUMN | H.P. = HIGH POINT | SHT. = SHEET |
| 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.Y. = 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 | T.W. = TOP OF WALL |
| DWG. = DRAWING | M.H. = MAN HOLE | MIN. = MINIMUM |
| EA. = EACH | MISC. = MISCELLANEOUS | VERT. = VERTICAL |
| ELEV. = ELEVATION | N.I.C. = NOT IN CONTRACT | W/O = WITH OUT |
| EXIST. = EXISTING | N.T.S. = NOT TO SCALE | W.W.M. = WOVEN WIRE MESH |
| E.P. = EDGE OF PAVING | | |



Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L2.1	LANDSCAPE DETAILS
L2.2	LANDSCAPE DETAILS



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

PLANNER / LANDSCAPE ARCHITECT
people creating spaces
pcs group inc. www.pcsgruopco.com
#3, B-180 Independence plaza
1007 14th street, denver co 80265
1 303.531.4905, f 303.531.4908

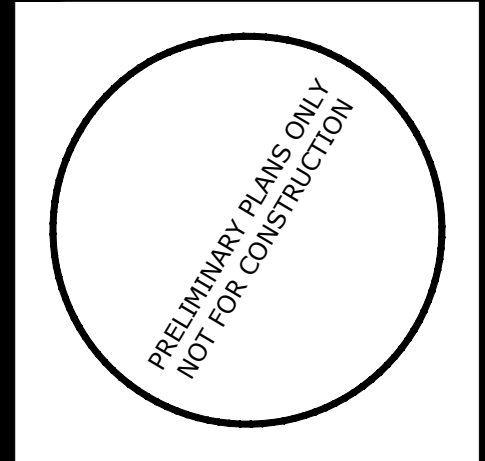
CIVIL ENGINEER
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10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

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ESX MANAGEMENT
7353 SOUTH ALTON WAY
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Land Planning
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TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS



Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submitted Date: 10.18.2017
Date: 11.24.2018
Call before you dig. 811 04.30.2018

Sheet Name
LANDSCAPE COVER SHEET

Sheet Number
L0.0

Y:\HESR_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP PLANS - MIXED USE.DWG
Wednesday, October 11, 2017

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 THATCH, 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. OVERLAP PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN WILL REQUIRE TOWN APPROVAL.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAS 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 IS 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 CONFLICTS KNOWN WILL RESULT IN 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

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

- SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROW HEADS. NOTIFY 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" Ø 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

- 1) 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.
- 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.

- 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 TAKFIER 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 FUMIGANT 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 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.

PLANT SCHEDULE

DECIDUOUS TREES	QTY
AE	11
AS	4
HAC	23
GS	16
GI	22
GK	5
OV	2
PO	13
QB	36
QR	1
RAL	3
TG2	17
TG	18

EVERGREEN TREES	QTY
PSP	34
PN	27
PPI	42

ORNAMENTAL TREES	QTY
ACM	8
AH	20
AT	11
WKH	27
SC	46


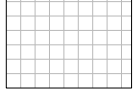



ANNUALS/PERENNIALS	QTY
AHC	53
EP	200
BES	104
SP	59

DECIDUOUS SHRUBS	QTY
SSB	16
AG	35
CD	150
CI	148
CB	18
CO2	6
CH	21
PS2	134
SJ	59
RHU	23
RT	5
RG	6
SP2	5

EVERGREEN SHRUBS	QTY
AC	15
AP	4
CSM	112
EC	39
JB	14
JH	18
BUJ	28
PS	68

ORNAMENTAL GRASSES	QTY
CK	359
BOG	54
MG	134
MY	8
PH	14
PH2	46

GROUND COVERS

GROUND COVERS	QTY
	151,317 SF
	884 SF
	13,583 SF
	3,309 SF
	243,527 SF

BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5"CAL	45' X 35'
ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5"CAL	50' X 30'
CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5"CAL	50' X 30'
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5"CAL	45' X 30'
GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEY LOCUST	B & B	2.5"CAL	45' X 45'
GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5"CAL	45' X 50'
OSTRYA VIRGINIANA	AMERICAN HORNBREAM	B & B	2.5"CAL	30' X 30'
PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5"CAL	80' X 80'
QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5"CAL	50' X 50'
QUERCUS RUBRA	RED OAK	B & B	2.5"CAL	50' X 45'
TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5"CAL	50' X 30'
TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5"CAL	60' X 50'
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5"CAL	60' X 40'

BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
PINUS FLEXILIS	LUMBER PINE	B & B	6"-8" HT	50' X 25'
PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6"-8" HT	50' X 30'
PINUS PONDEROSA	PONDEROSA PINE	B & B	6"-8" HT	50' X 30'

BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B	2"CAL	18' X 18'
ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2"CAL	30' X 15'
ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2"CAL	
CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2"CAL	30' X 30'
MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2"CAL	30' X 20'

BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
AGASTACHE X 'CORANADO RED'	ANISE HYSOPP	1 GAL	2.5' X 3'	LOW
ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'	LOW
RUBRACKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'	LOW
SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER	1 GAL	2.5' X 1.5'	LOW

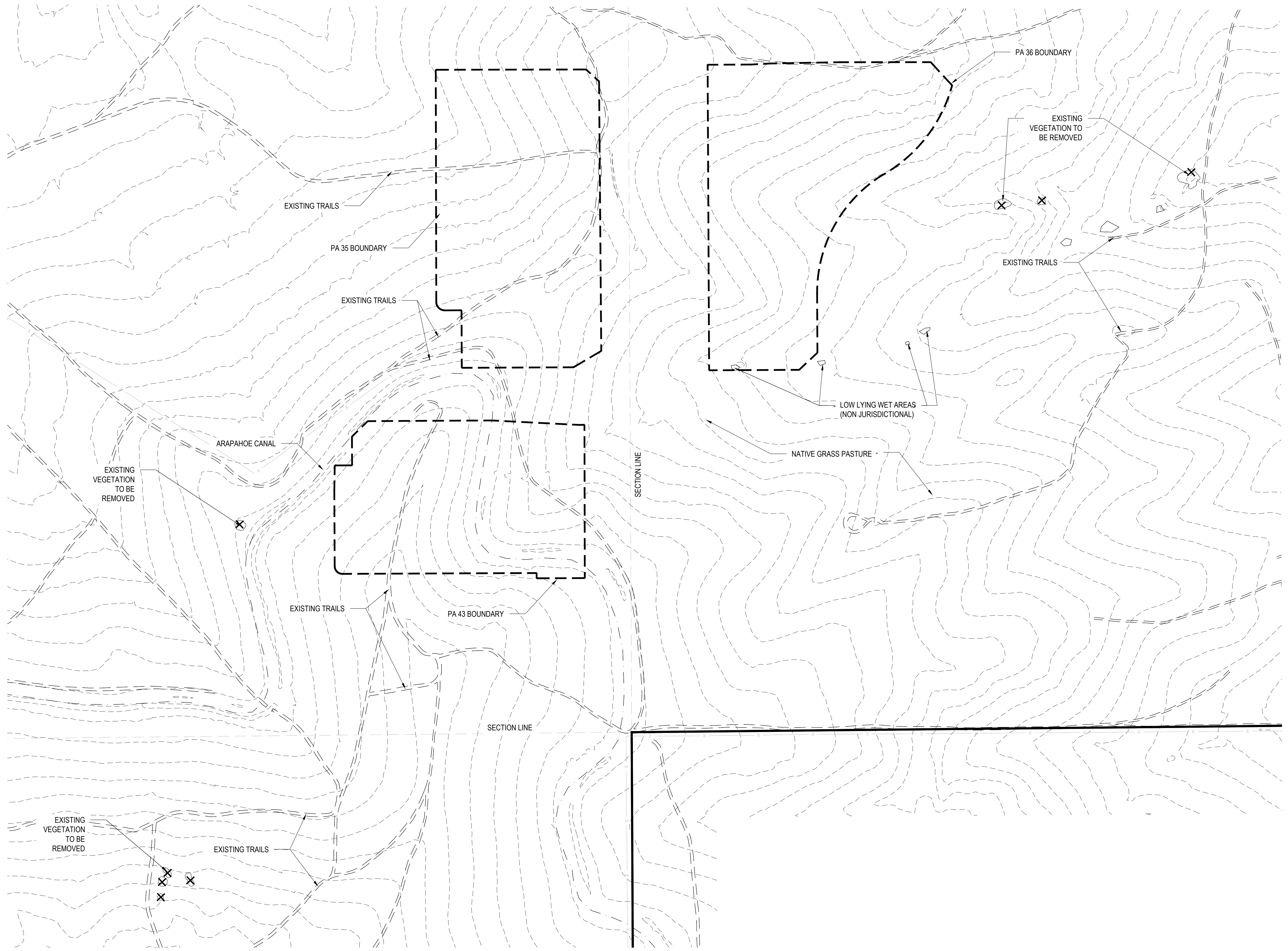
BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	5 GAL	12' X 8'	LOW
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' X 10'	LOW
CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	2'-3'	MODERATE
CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANI	5 GAL	5' X 5'	LOW
CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'	LOW-MOD-HI
COTONEASTER DIVARICATUS	SPREADING COTONEASTER	5 GAL	6' X 6'	LOW-MOD
COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X 5'	MODERATE
PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'	LOW
POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN'S POTENTILLA	5 GAL	3' X 4'	LOW
PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 6"	LOW
RHUS FRAGRANTICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6"	LOW
RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	4' X 5'	VERY LOW
RIBES AUREUM	GOLDEN CURRANT	5 GAL	4' X 6"	LOW
SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL	8' X 8"	MODERATE

BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5'	LOW
ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1.5' X 5'	LOW
CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'	LOW
EUONYMUS FORTUNEI 'COLORATA'	PURPLE LEAF WINTER CREEPER	5 GAL	2' X 5'	LOW-MOD
JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 10"	LOW
JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	15' X 6"	VERY LOW
JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6"	LOW
PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5'	LOW

BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5' X 2'	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2' X 2'	LOW-MOD
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X 5'	MEDIUM
MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3' X 3'	HIGH
PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	5' X 3'	MODERATE
PENNISSETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	5 GAL		

GROUND COVERS	QTY
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Wednesday, October 11, 2017



Prepared For

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

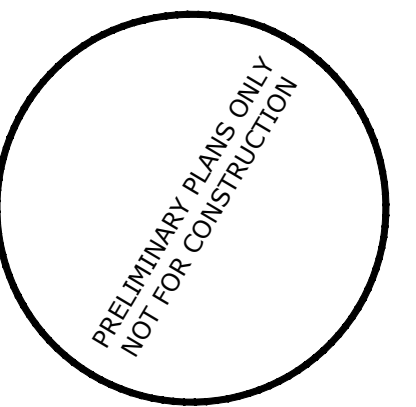


pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver, co 80265
1 303.531.4905, f 303.531.4908

Engineering



TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS



Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
Date: 11.24.2018
Know what's below. Call before you dig.



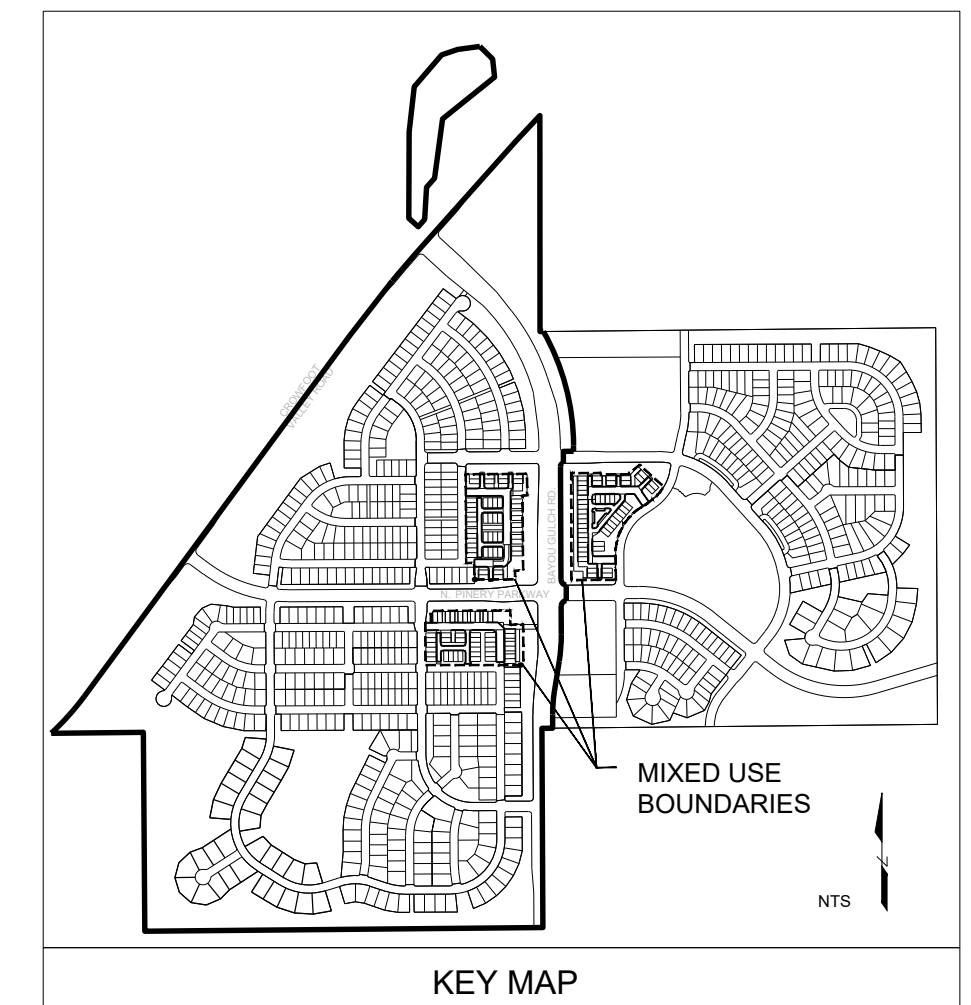
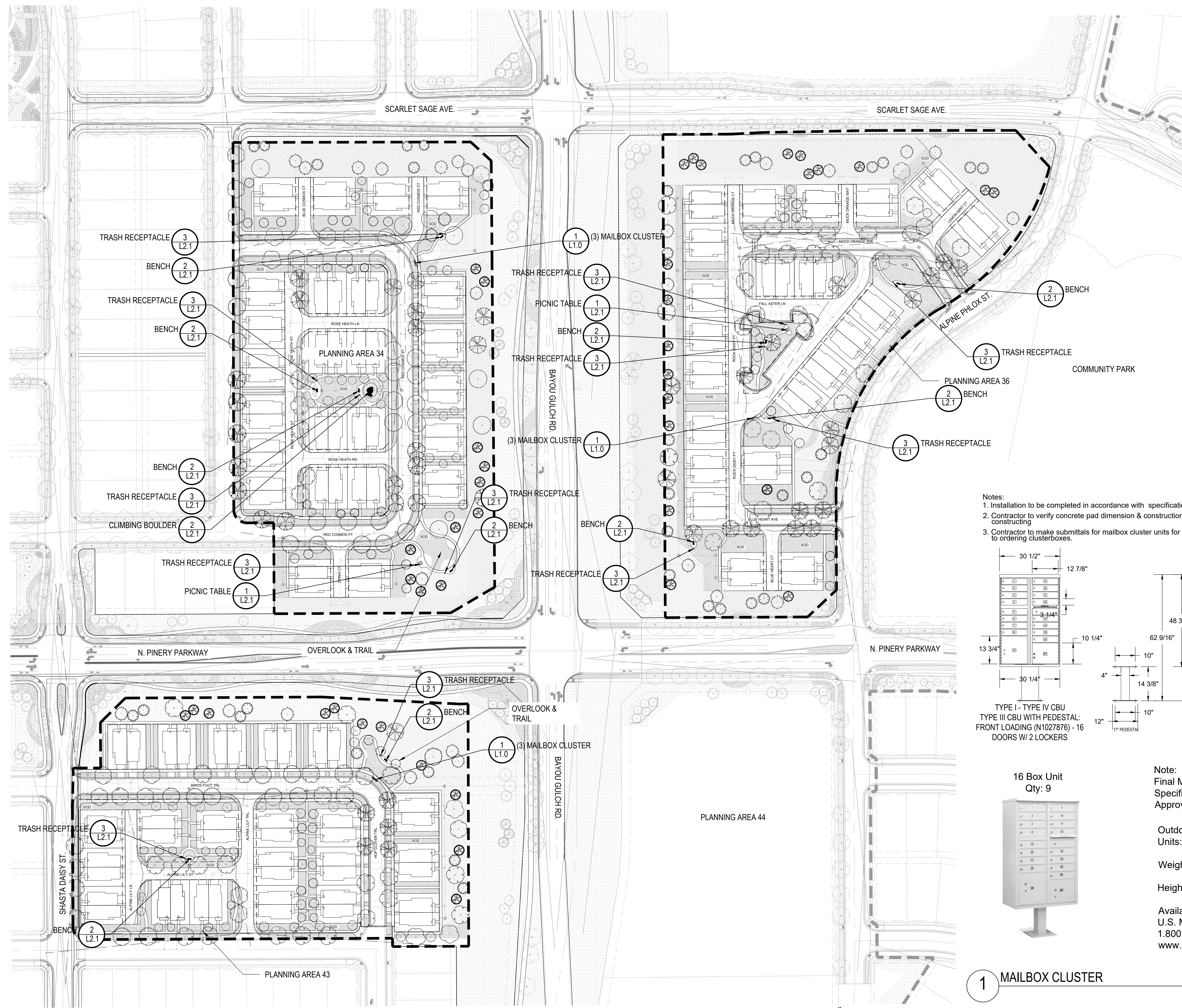
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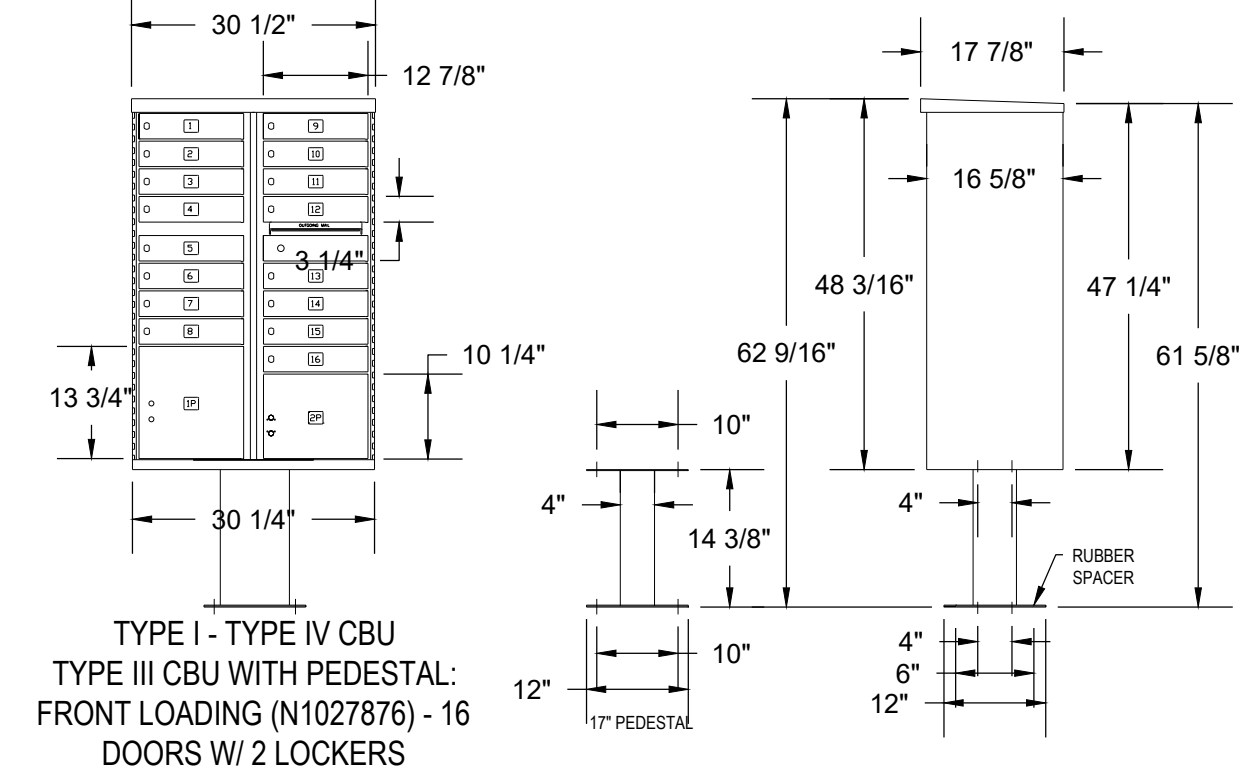
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Wednesday, October 11, 2017



- NOTES:
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
 4. MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
 5. ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.

- Notes:
1. Installation to be completed in accordance with specifications by factory authorized installers.
 2. Contractor to verify concrete pad dimension & construction specifications with USPS before constructing.
 3. Contractor to make submittals for mailbox cluster units for review & approval, with pricing info, prior to ordering clusterboxes.



POSTAL PRODUCTS UNLIMITED, INC
500 W OKLAHOMA AVE.
MILWAUKEE, WI 53207
TOLL FREE: 1-800-229-4500
PHONE: (414) 290-1500
FAX: (800) 570-0007
www.mailproducts.com

16 Box Unit
Qty: 9

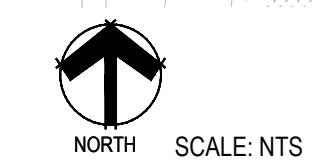
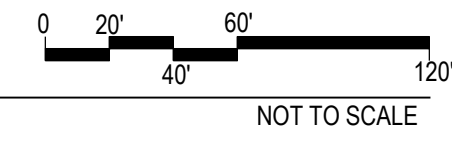


Note:
Final Mailbox Locations, Sizes and Specifications to be Coordinated and Approved by the U.S. Post Master.

Outdoor Pedestal Mailbox
Units: 12 Box (F181570-12)
16 Box (F181570-16)
Weight: 12 Box = 138 lbs
16 Box = 161 lbs
Height: 62" Width: 28.5" Depth: 17.5"

Available from:
U.S. Mail Supply
1.800.571.0147
www.usmailsupply.com

1 MAILBOX CLUSTER

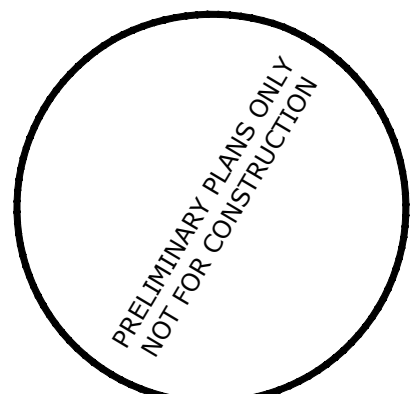


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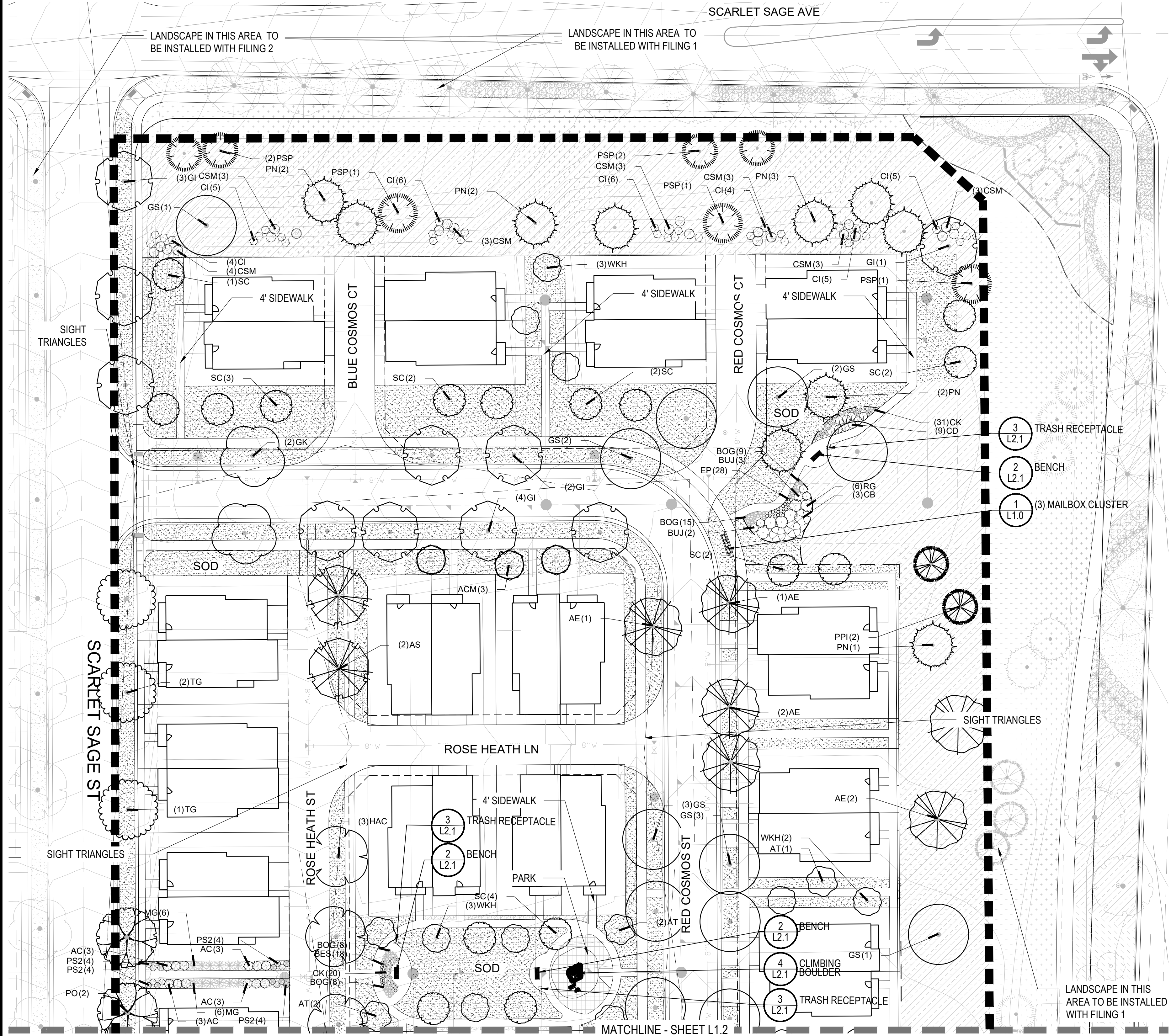
Land Planning
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, f.303.531.4908

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

TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO
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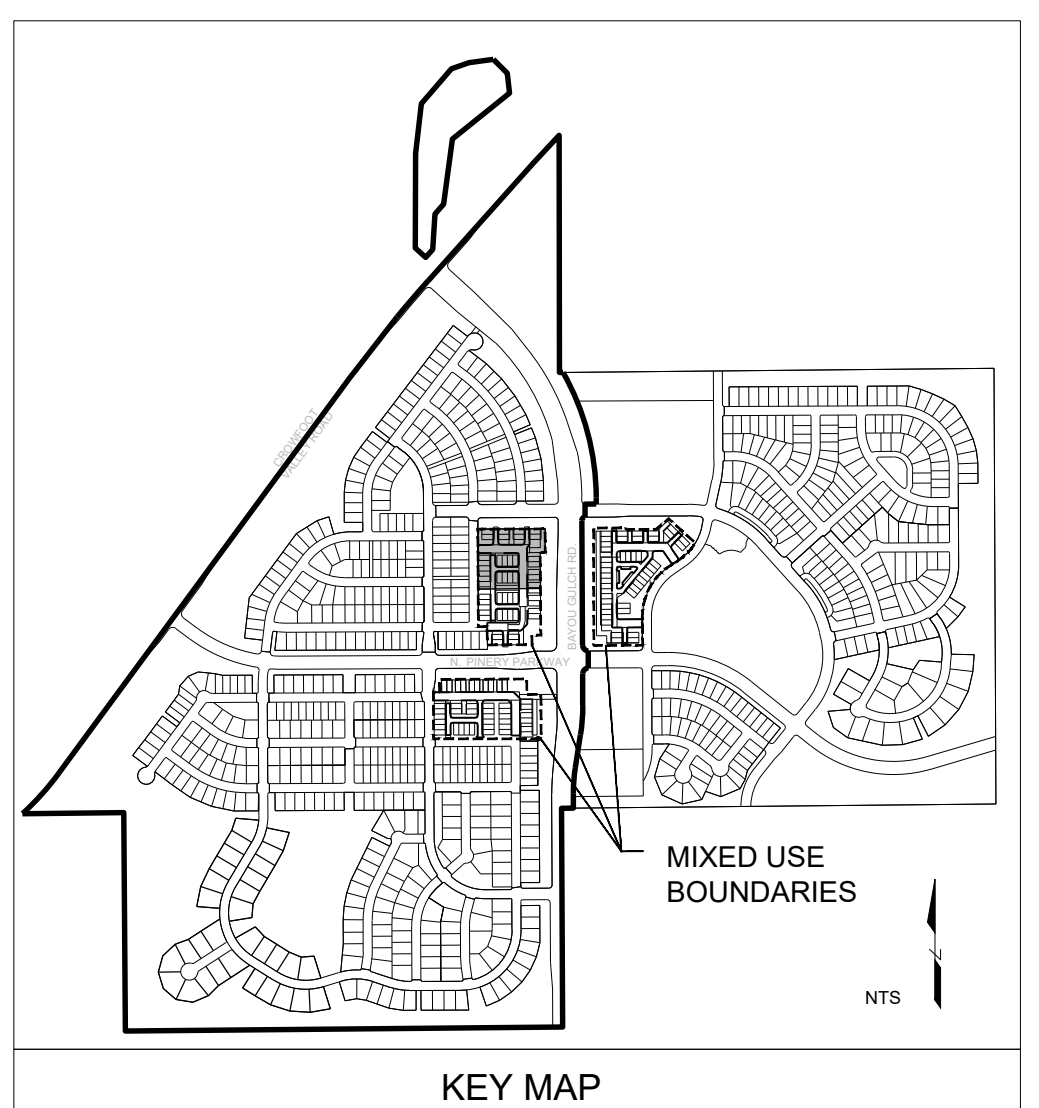
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Submittal Date: 10.18.2017
11.24.2018
Know what's below.
Call before you dig.
811
04.30.2018



PLANT SCHEDULE PA 35

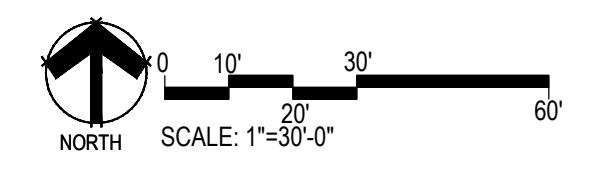
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AE	6	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5'CAL
AS	2	ACER PLATANOIDES 'SCHWEDLER'	SCHWEDLER MAPLE	B & B	2.5'CAL
HAC	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5'CAL
GS	16	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5'CAL
GI	10	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5'CAL
GK	2	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5'CAL
PO	13	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5'CAL
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5'CAL
TG	11	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5'CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
PSP	7	PINUS FLEXILIS	LIMBER PINE	B & B	6'-8" HT
PN	11	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT
PPI	11	PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8" HT
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
ACM	8	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B	2'CAL
AT	8	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2'CAL
WKH	11	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2'CAL
SC	23	MALUS X 'SPRING SNOW'	'SPRING SNOW' CRAB APPLE	B & B	2'CAL
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
EP	28	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'
BES	18	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' X 10'
CD	39	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	2'-3"
CI	35	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'
CB	6	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'
PS2	43	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'
SC2	8	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 6"
RHU	6	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6"
RG	6	RIBES AUREUM	GOLDEN CURRANT	5 GAL	4' X 6"
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AC	12	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5'
AP	4	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1.5' X 5'
CSM	22	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'
BUJ	5	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6"
PS	8	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CK	76	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5'X2'
BOG	40	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2' X 2'
MG	19	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X 5'
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	59,034 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD	
	884 SF	FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH	MULCH	
	470 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH	
	680 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH	
	72,373 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED	

- NOTES:
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 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
 - MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
 - ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.



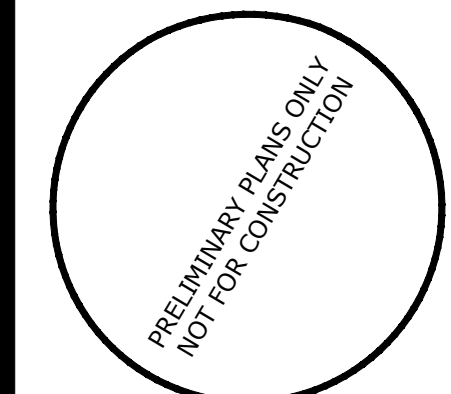
1 LANDSCAPE PLAN-PLANNING AREA 35-A

SCALE: 1"=30'-0"



Y:\HESR_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP PLANS - MIXED USE.DWG
Wednesday, October 11, 2017

TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

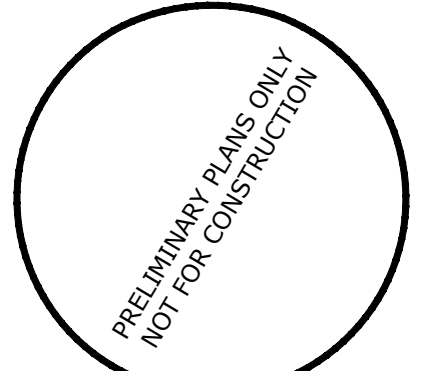


Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
Date: 11.24.2018
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Sheet Name: LANDSCAPE PLAN

Sheet Number: L1.1



Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
Date: 11.24.2018
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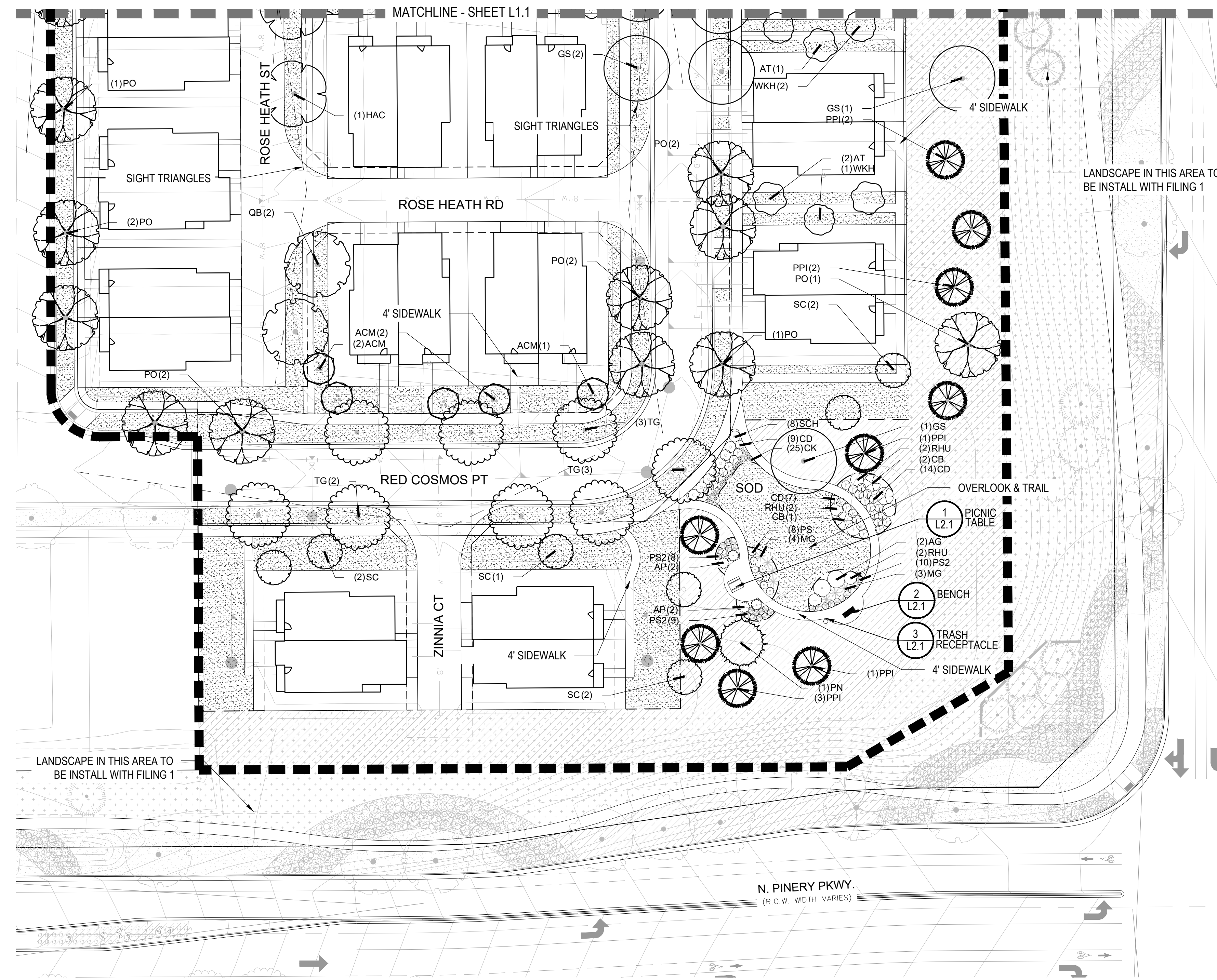
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LANDSCAPE PLAN

Sheet Number

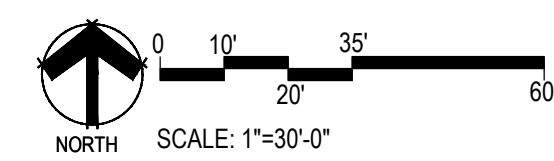
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PLANT SCHEDULE PA 35

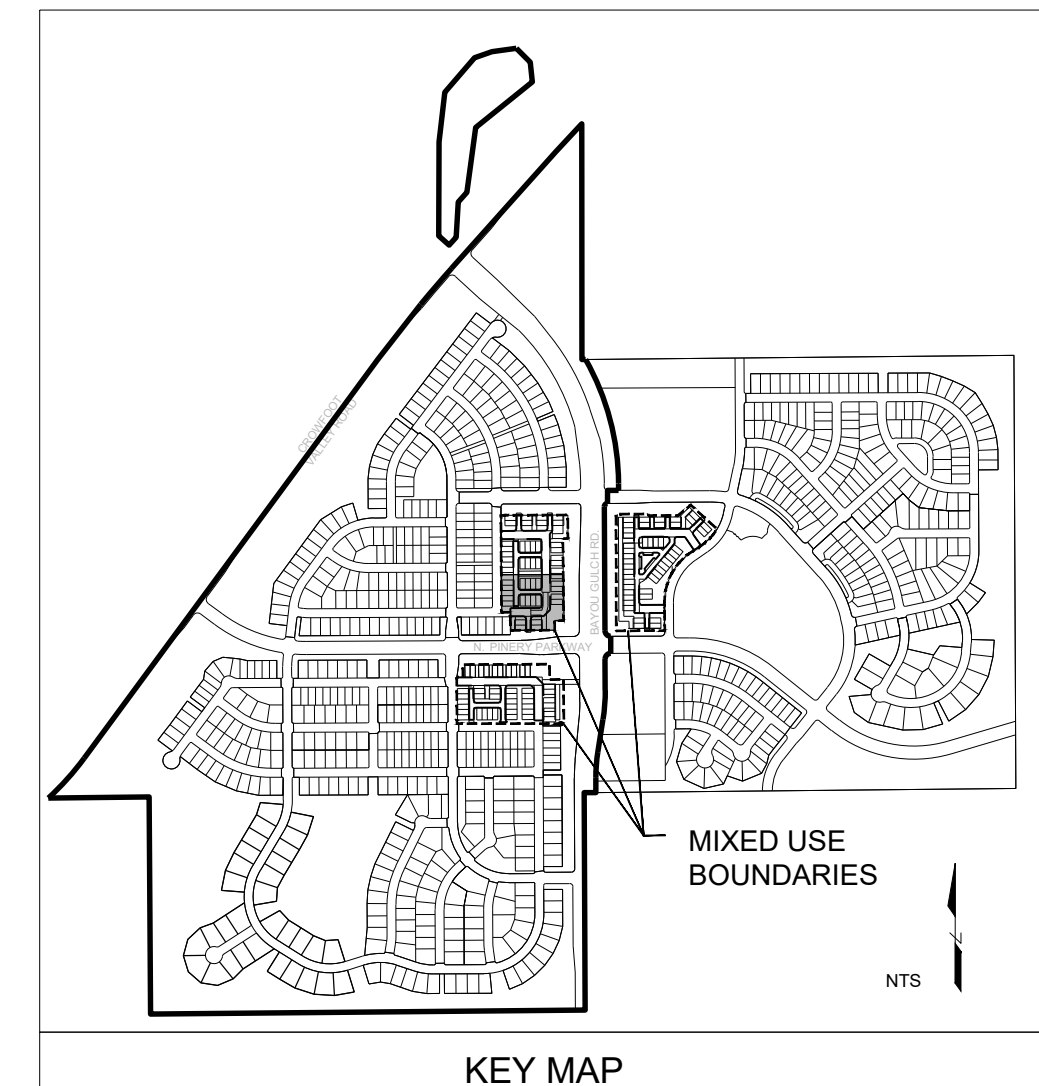
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
AE	6	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL	45' X 35'
AS	2	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5" CAL	50' X 30'
HAC	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	50' X 30'
GS	16	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL	45' X 50'
GI	10	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL	45' X 45'
GK	2	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5" CAL	45' X 50'
PO	13	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5" CAL	80' X 80'
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL	50' X 50'
TG	11	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL	60' X 40'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
PSP	7	PINUS FLEXILIS	LIMBER PINE	B & B	6"-8" HT	50' X 25'
PN	11	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6"-8" HT	50' X 30'
PPI	11	PINUS PONDEROSA	PONDEROSA PINE	B & B	6"-8" HT	50' X 30'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
ACM	8	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B	2" CAL	18' X 18'
AT	6	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2" CAL	30' X 30'
WKH	11	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2" CAL	30' X 30'
SC	23	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL	30' X 20'
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
EP	28	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'	LOW
BES	18	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'	LOW
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' X 10'	LOW
CD	39	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	2'-3'	MODERATE
CI	35	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'	LOW
CB	6	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'	LOW-MOD-H
PS2	43	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'	LOW
SCH	8	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 6"	LOW
RHU	6	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6"	LOW
RG	6	RIBES AUREUM	GOLDEN CURRANT	5 GAL	4' X 6"	LOW
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
AC	12	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5'	LOW
AP	4	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1.5' X 5'	LOW
CSM	22	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'	LOW
BUJ	5	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6'	LOW
PS	8	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5'	LOW
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
CK	76	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5' X 2'	LOW
BOG	40	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2' X 2'	LOW-MOD
MG	19	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X 5'	MEDIUM
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	59,034 SF	ENVIROTURF	ENVIROTURF	SOD		
	884 SF	FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH	MULCH		
	470 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH		
	680 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH		
	72,373 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED		



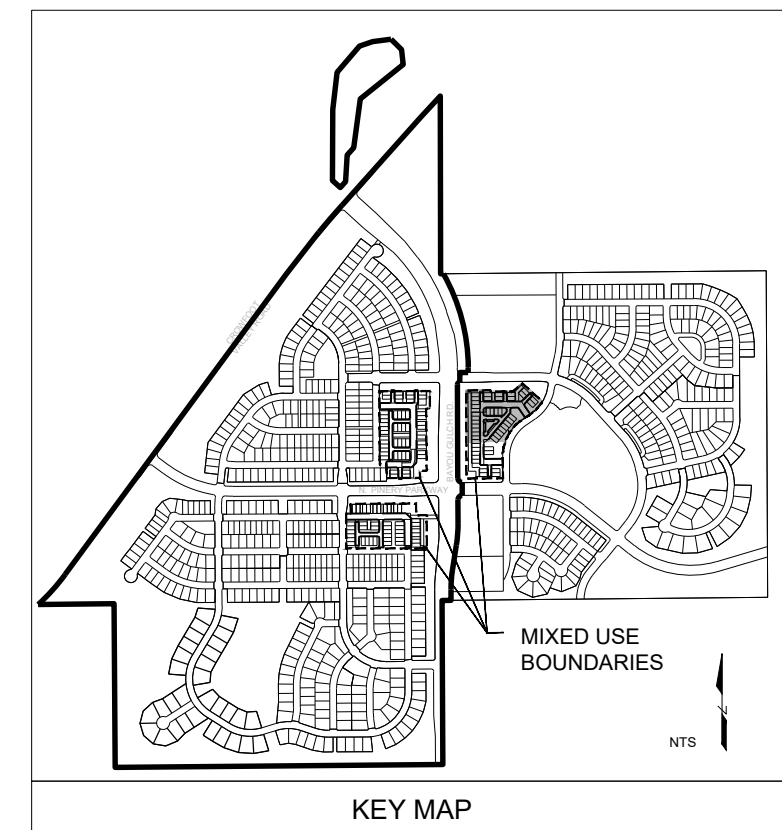
1 LANDSCAPE PLAN-PLANNING AREA 35-B
SCALE: 1"=30'-0"



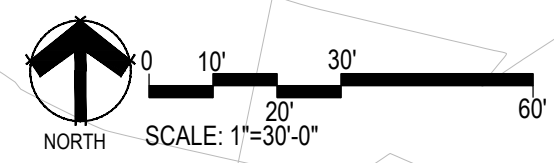
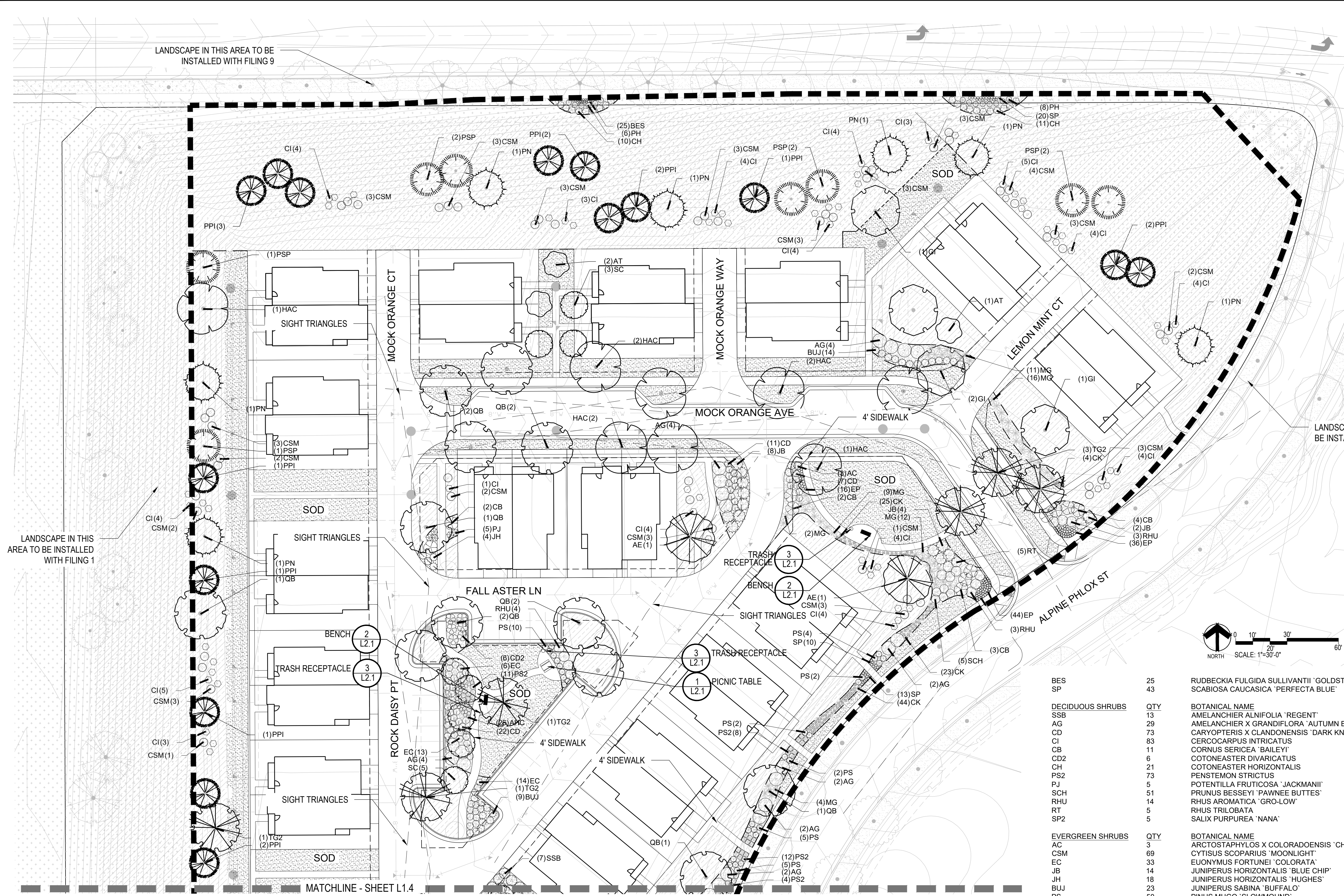
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Wednesday, October 11, 2017



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1 LANDSCAPE PLAN-PLANNING AREA 36-A

SCALE: 1"=30'-0"

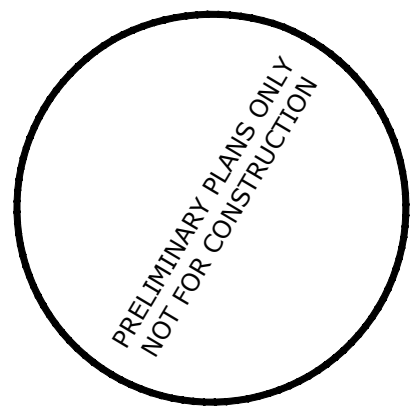
PLANT SCHEDULE PA 36

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME
AE	4	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE
AS	2	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE
HAC	8	CELTIS OCCIDENTALIS	COMMON HACKBERRY
GI	4	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST
OV	2	OSTRYA VIRGINIANA	AMERICAN HORNBEAM
QB	16	QUERCUS BICOLOR	SWAMP WHITE OAK
TG2	12	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME
PSP	19	PINUS FLEXILIS	LIMBER PINE
PN	10	PINUS NIGRA	AUSTRIAN BLACK PINE
PPI	20	PINUS PONDEROSA	PONDEROSA PINE
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME
AT	3	ALNUS TENUIFOLIA	THINLEAF ALDER
SC	13	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME
AHC	53	AGASTACHE X 'CORANADO RED'	ANISE HYSSOP
EP	153	ECHINACEA PURPUREA	PURPLE CONEFLOWER

BES	25	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN
SP	43	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
SSB	13	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY
AG	29	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY
CD	73	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB
CI	83	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY
CB	11	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD
CD2	6	COTONEASTER DIVARICATUS	SPREADING COTONEASTER
CH	21	COTONEASTER HORIZONTALIS	ROCK COTONEASTER
PS2	73	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
PJ	5	POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN'S POTENTILLA
SCH	51	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
RHU	14	RHUS AROMATICA 'GRO-LOW BUTTES'	GRO-LOW FRAGRANT SUMAC
RT	5	RHUS TRILOBATA	THREE LEAF SUMAC
SP2	5	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
AC	3	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA
CSM	69	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM
EC	33	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER
JB	14	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JH	18	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER
BUJ	23	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
PS	50	PINUS MUGO 'SLOWMOUND'	MUGO PINE
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME
CK	191	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
MG	89	MISCANTHUS SINENSIS 'GRACILIMUS'	MAIDEN GRASS
MY	5	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS
PH	14	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS
PH2	31	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	46,606 SF	ENVIROTURF	ENVIROTURF
	11,075 SF	RE: LANDSCAPE NOTES/STREETSCAPE ONLY	
	11,075 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDISCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE
	2,194 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDISCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE
	144,095 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1

TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS



Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
11.24.2018
04.30.2018



Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.3

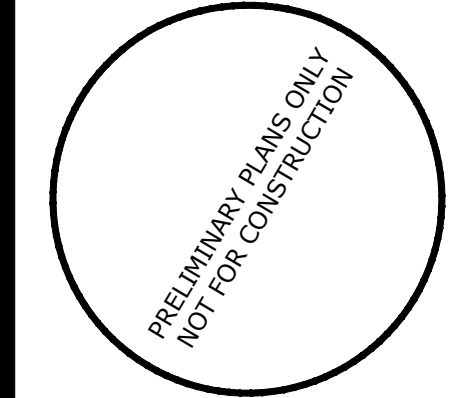


pcs group inc. www.pcsgruopco.com
#3, 8-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, f.303.531.4908



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

TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS



Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
Date: 11.24.2018
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Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.4

PLANT SCHEDULE PA 36

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AE	4	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL
AS	2	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5" CAL
HAC	8	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL
GI	4	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL
OV	2	OSTRYA VIRGINIANA	AMERICAN HORNBEEAM	B & B	2.5" CAL
QB	16	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL
TG2	12	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5" CAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
PSP	19	PINUS FLEXILIS	LIMBER PINE	B & B	6-8" HT
PN	10	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6-8" HT
PPI	20	PINUS PONDEROSA	PONDEROSA PINE	B & B	6-8" HT

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AT	3	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2" CAL
SC	13	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AHC	53	AGASTACHE X 'CORANADO RED'	ANISE HYSSOP	1 GAL	2.5' X 3'
EP	153	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'
BES	25	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'
SP	43	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER	1 GAL	2.5' X 1.5'

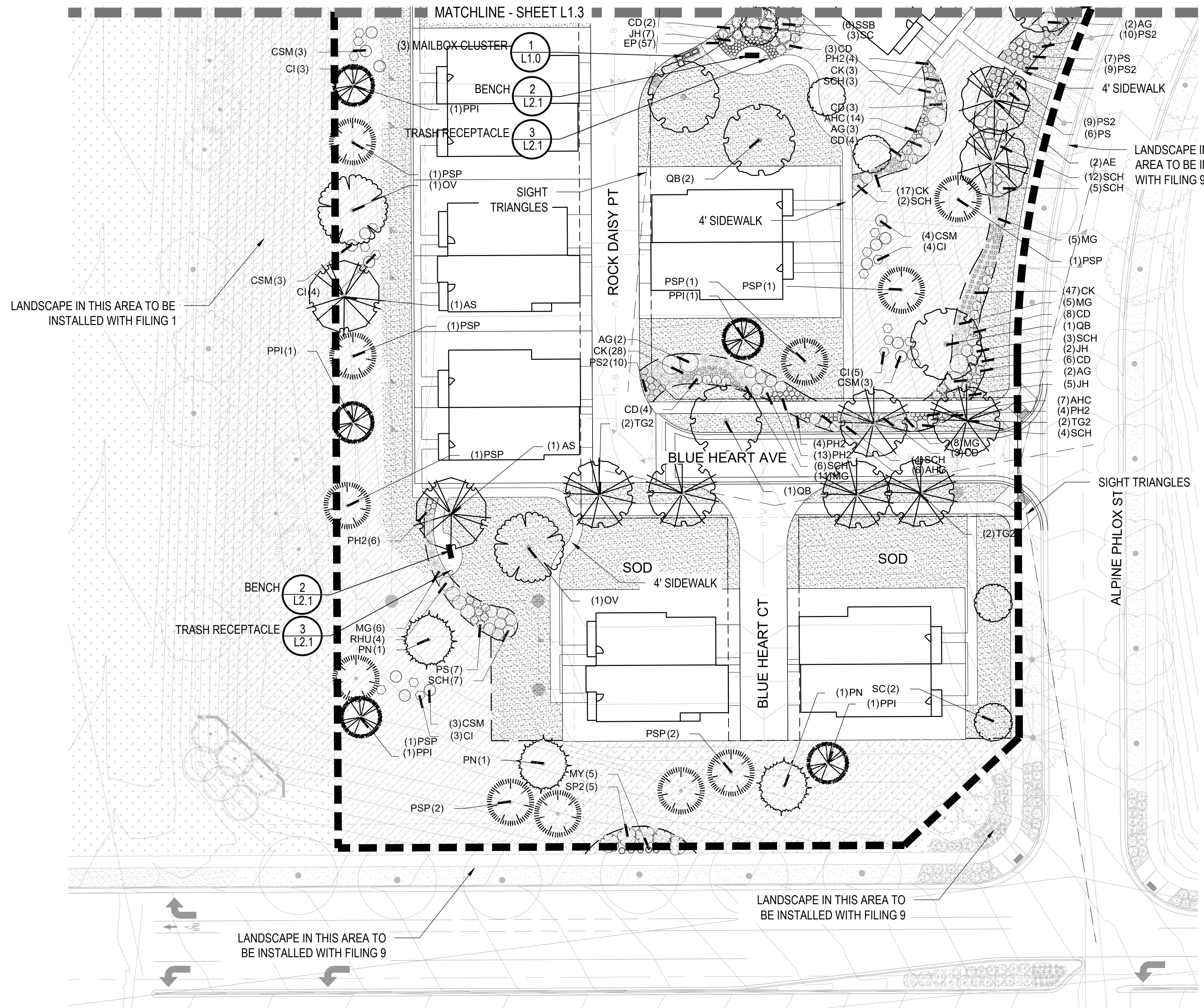
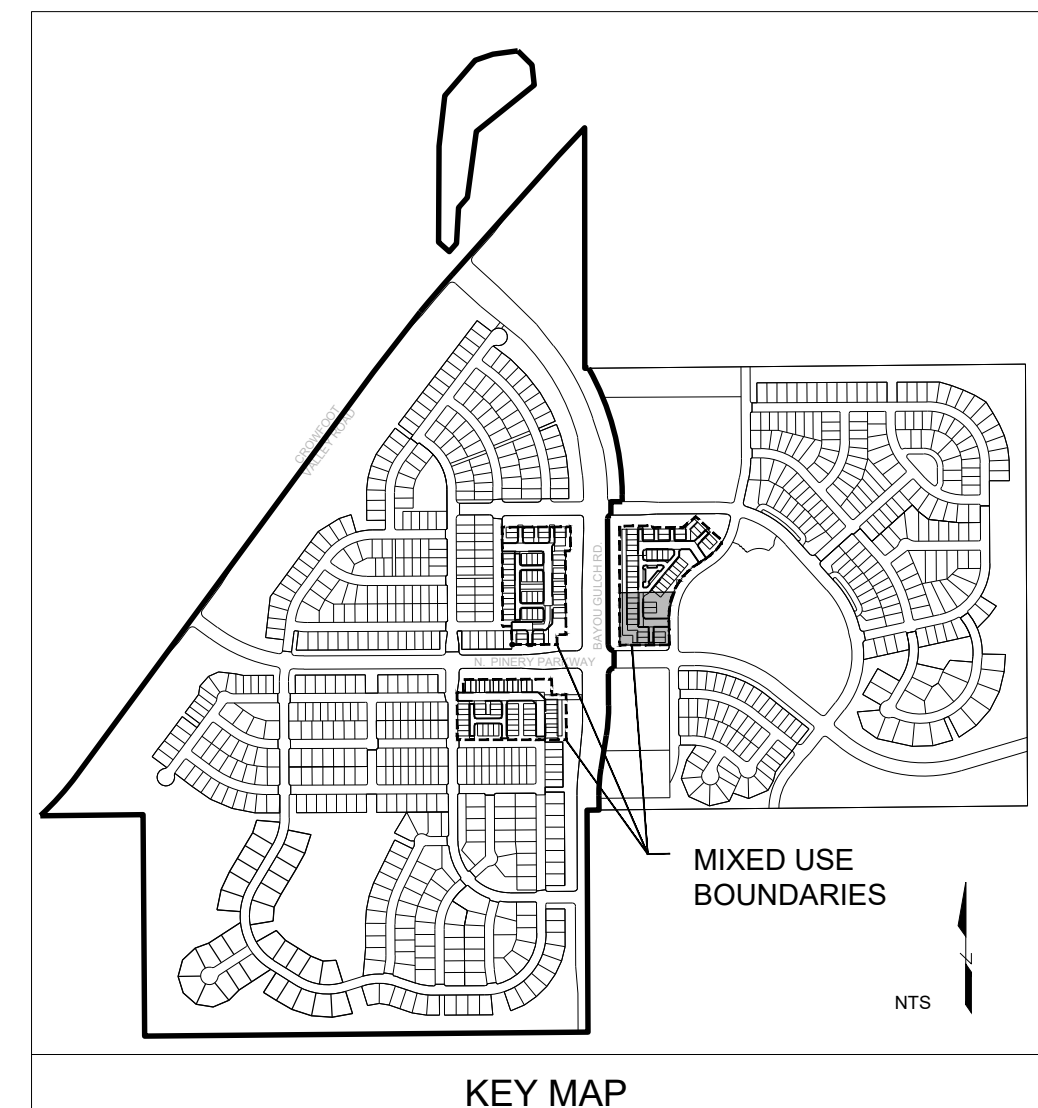
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
SSB	13	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	5 GAL	12' X 8'
AG	29	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' X 10'
CD	73	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	2'-3'
CI	83	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'
CB	11	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'
CD2	6	COTONEASTER DIVARICATUS	SPREADING COTONEASTER	5 GAL	6' X 6'
CH	21	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X 5'
PS2	73	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'
PJ	5	POTENTILLA FRUTICOSA 'JACKMANI'	JACKMAN'S POTENTILLA	5 GAL	3' X 4'
SCH	51	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 6"
RHU	14	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6"
RT	5	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	4' X 5"
SP2	5	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL	8' X 8"

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AC	3	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5"
CSM	69	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5"
EC	33	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER	5 GAL	2' X 5"
JB	14	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 10"
JH	18	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	1.5' X 6"
BUJ	23	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6"
PS	50	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5"

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CK	191	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5' X 2'
MG	89	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X 5"
MY	5	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3' X 3"
PH	14	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	5' X 3"
PH2	31	PENNISSETUM ALOPECUROIDES 'HADELN'	HADELN DWARF FOUNTAIN GRASS	5 GAL	

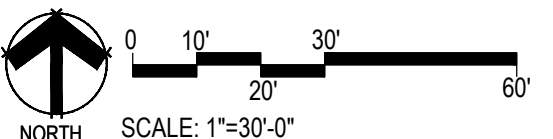
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	46,606 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD
	11,075 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH
	2,194 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH
	144,095 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
 - MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
 - ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.



1 LANDSCAPE PLAN-PLANNING AREA 36-B

SCALE: 1"=30'-0"



Y:\HSS_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HSS-LOSCP PLANS - MIXED USE.DWG
Wednesday, October 11, 2017

PLANT SCHEDULE PA 43

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME
AE	1	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE
HAC	11	CELTIS OCCIDENTALIS	COMMON HACKBERRY
GI	8	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST
GK	3	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE
QB	18	QUERCUS BICOLOR	SWAMP WHITE OAK
QR	1	QUERCUS RUBRA	RED OAK
RAL	3	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN
TG2	5	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN
TG	7	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME
PSP	6	PINUS FLEXILIS	LIMBER PINE
PN	6	PINUS NIGRA	AUSTRIAN BLACK PINE
PPI	11	PINUS PONDEROSA	PONDEROSA PINE

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME
AH	20	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARICUM MAPLE
WKH	16	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN
SC	10	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME
EP	19	ECHINACEA PURPUREA	PURPLE CONEFLOWER
BES	61	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN
SP	16	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
SSB	3	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY

AG	QTY	BOTANICAL NAME	COMMON NAME
CD	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY
CB	38	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB
CI	30	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY
PSZ	1	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD
RHU	18	FENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
	3	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC

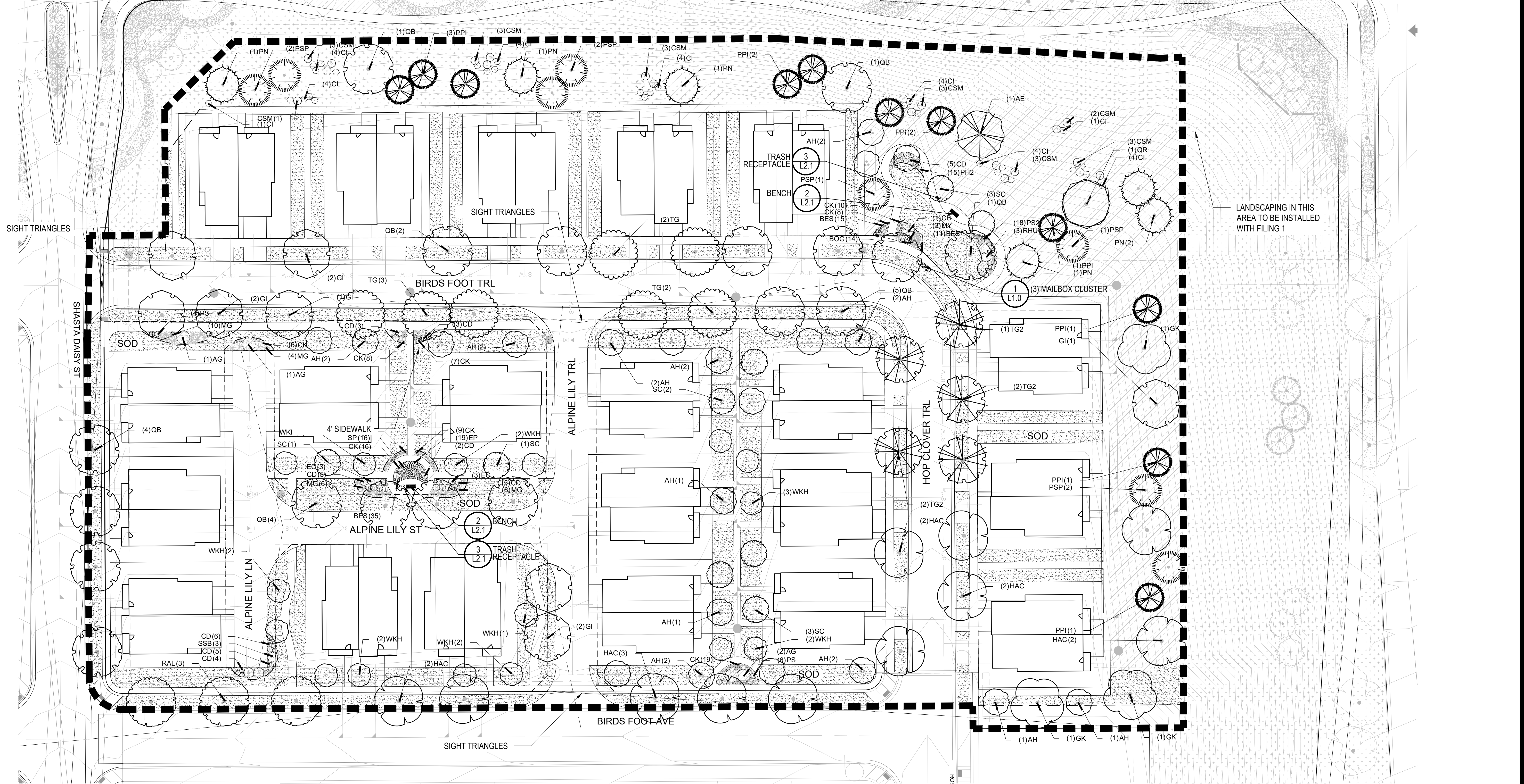
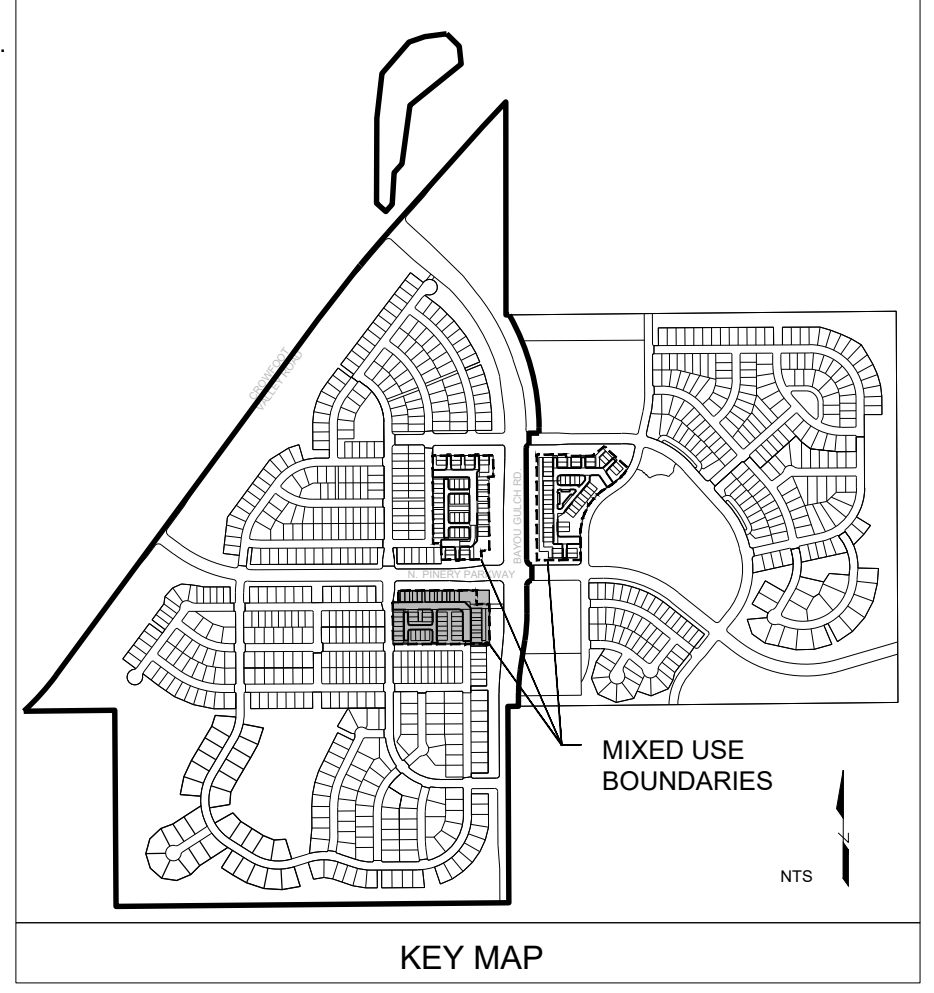
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
CSM	21	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM
EC	6	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER
PS	10	PINUS MUGO 'SLOWMOUND'	MUGO PINE

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME
CK	92	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
BOG	14	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
MG	26	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS
MY	3	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS
PH2	15	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	45,677 SF	ENVIROTURF	ENVIROTURF
	2,037 SF	ROCK MULCH GREY, 2" DIA. COBBLE	ROCK MULCH GREY, 2" DIA. COBBLE

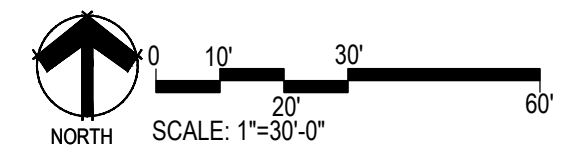
435 SF ROCK MULCH TAN, 2" DIA. COBBLE
 27,060 SF SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES

NOTES:
 1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
 4. MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
 5. ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.



1 LANDSCAPE PLAN-PLANNING AREA 43

SCALE: 1"=30'-0"

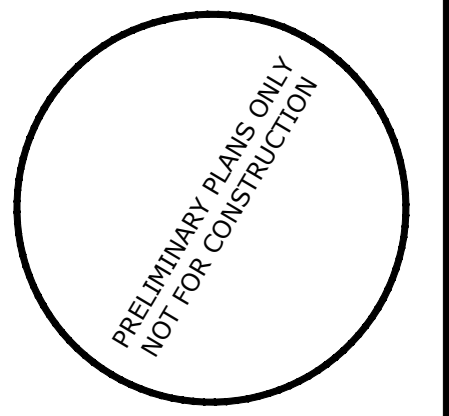


Prepared For
E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

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 1007 16th street, denver, co 80265
 1.303.531.4905 . 1.303.531.4908

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

TRAILS AT CROWFOOT
 MIXED USE
 PARKER, COLORADO
 PRELIMINARY LANDSCAPE PLANS

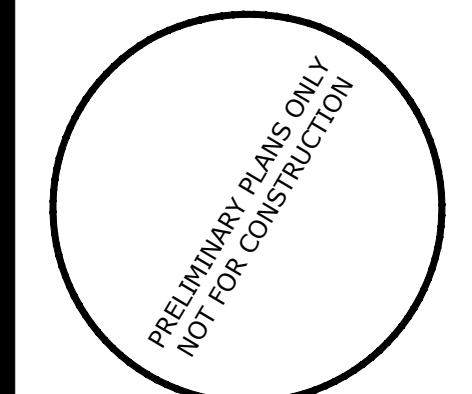


Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 10.18.2017
 Date: 11.24.2018
 Know what's below. Call before you dig. 811

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.5

Y:\HSS_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DIVISIONS\HSS-LDSCP PLANS - MIXED USE.DWG
 Wednesday, October 11, 2017



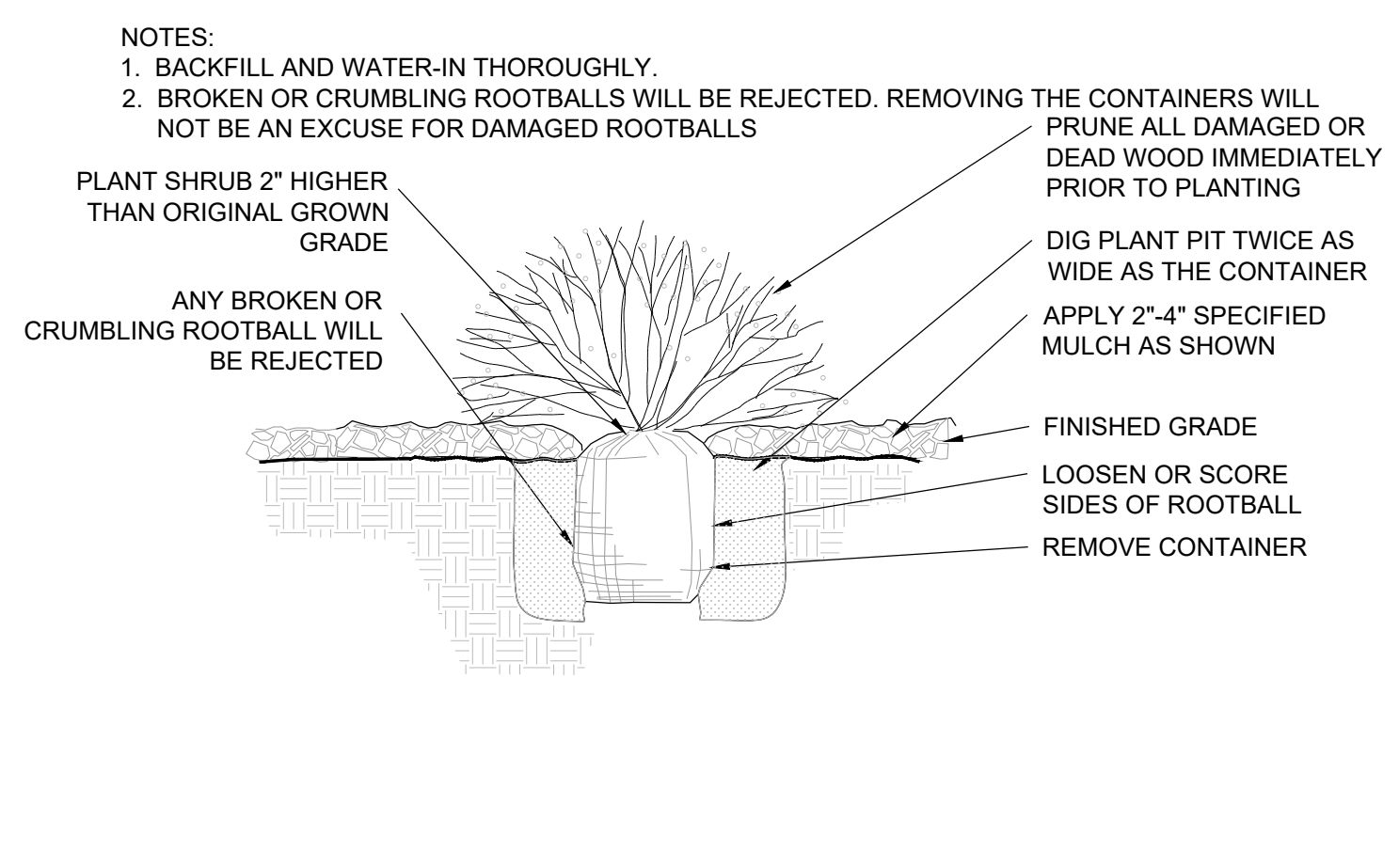
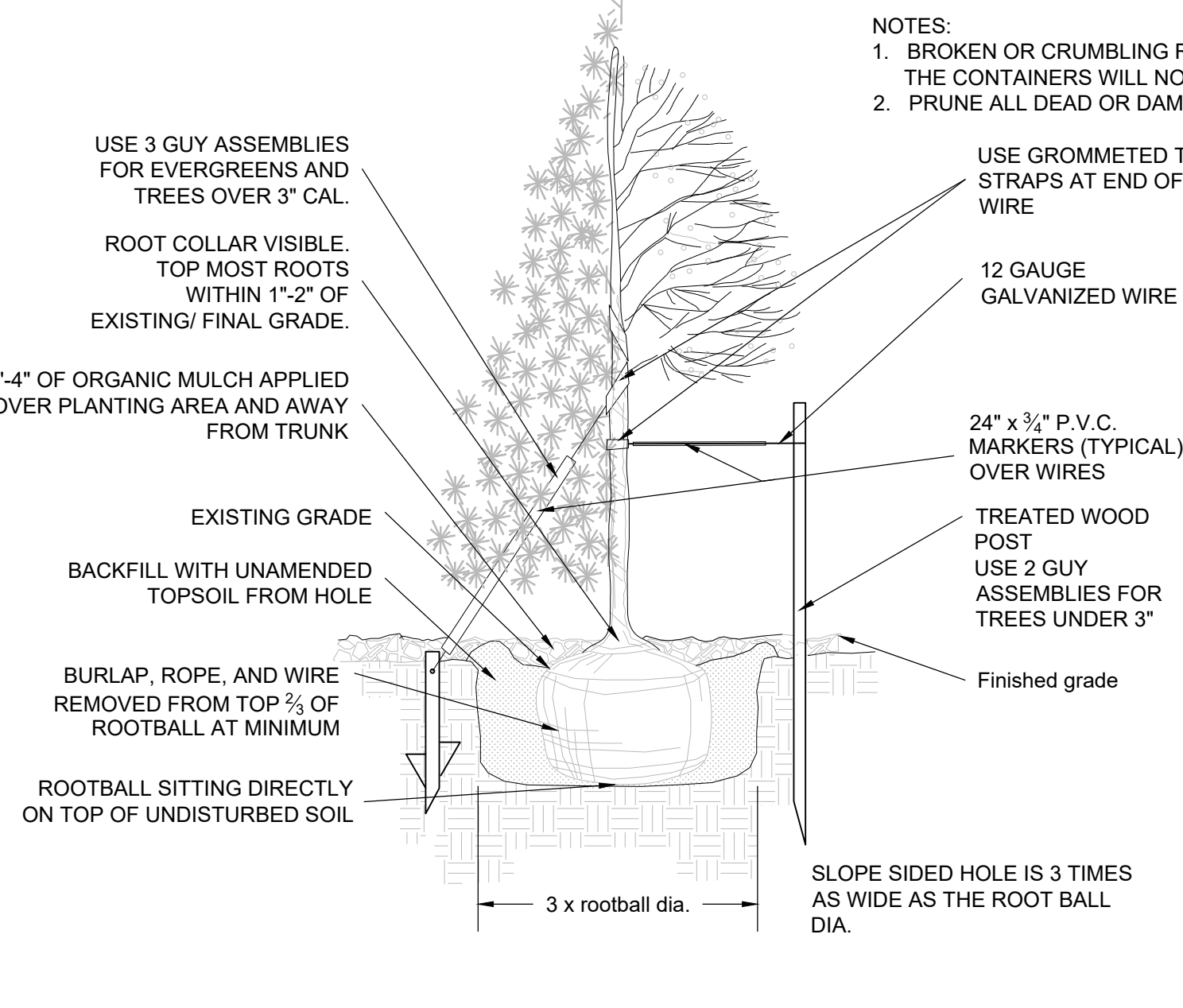
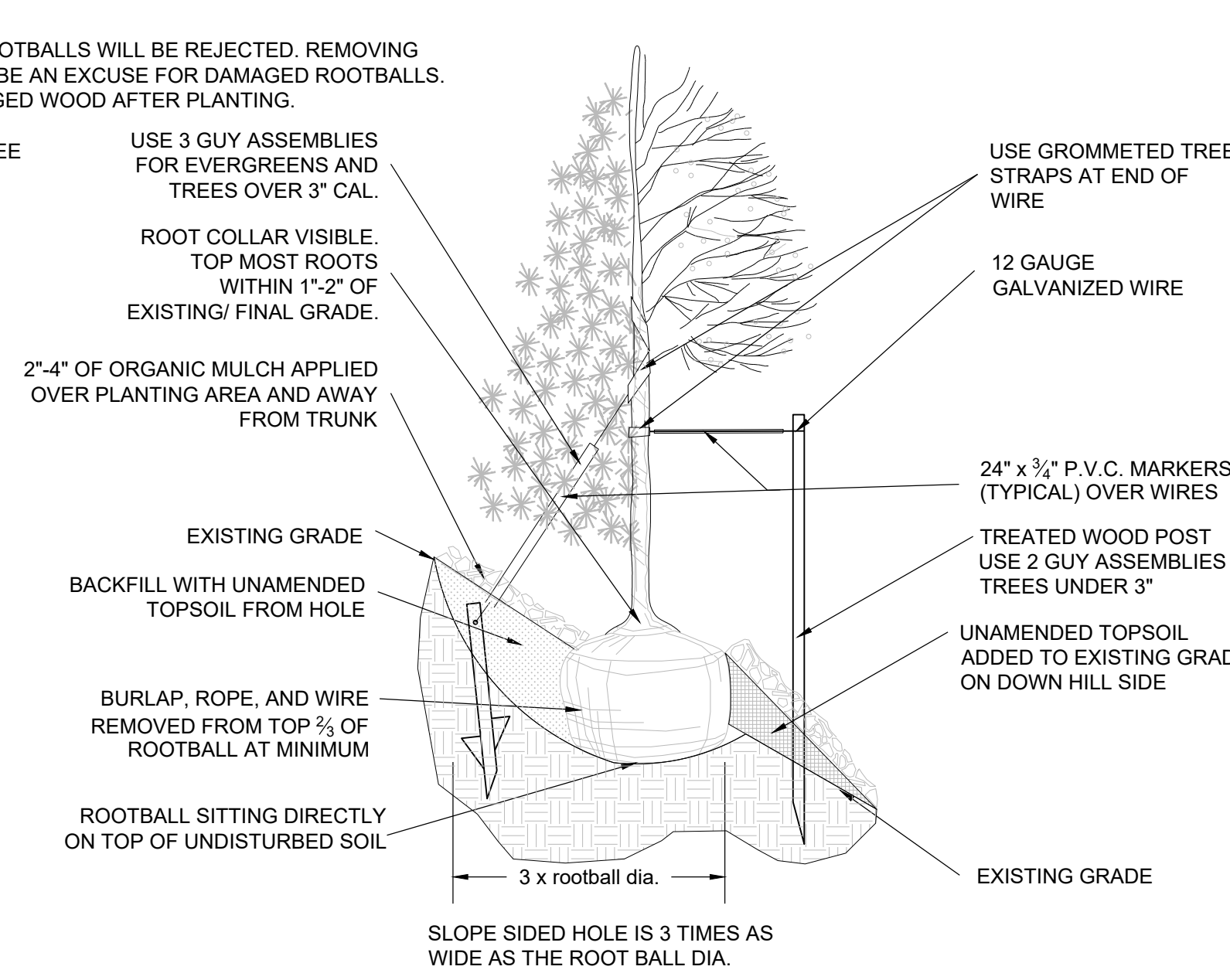
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Know what's below. Call before you dig. 811

Sheet Name
SITE & LANDSCAPE
DETAILS

Sheet Number

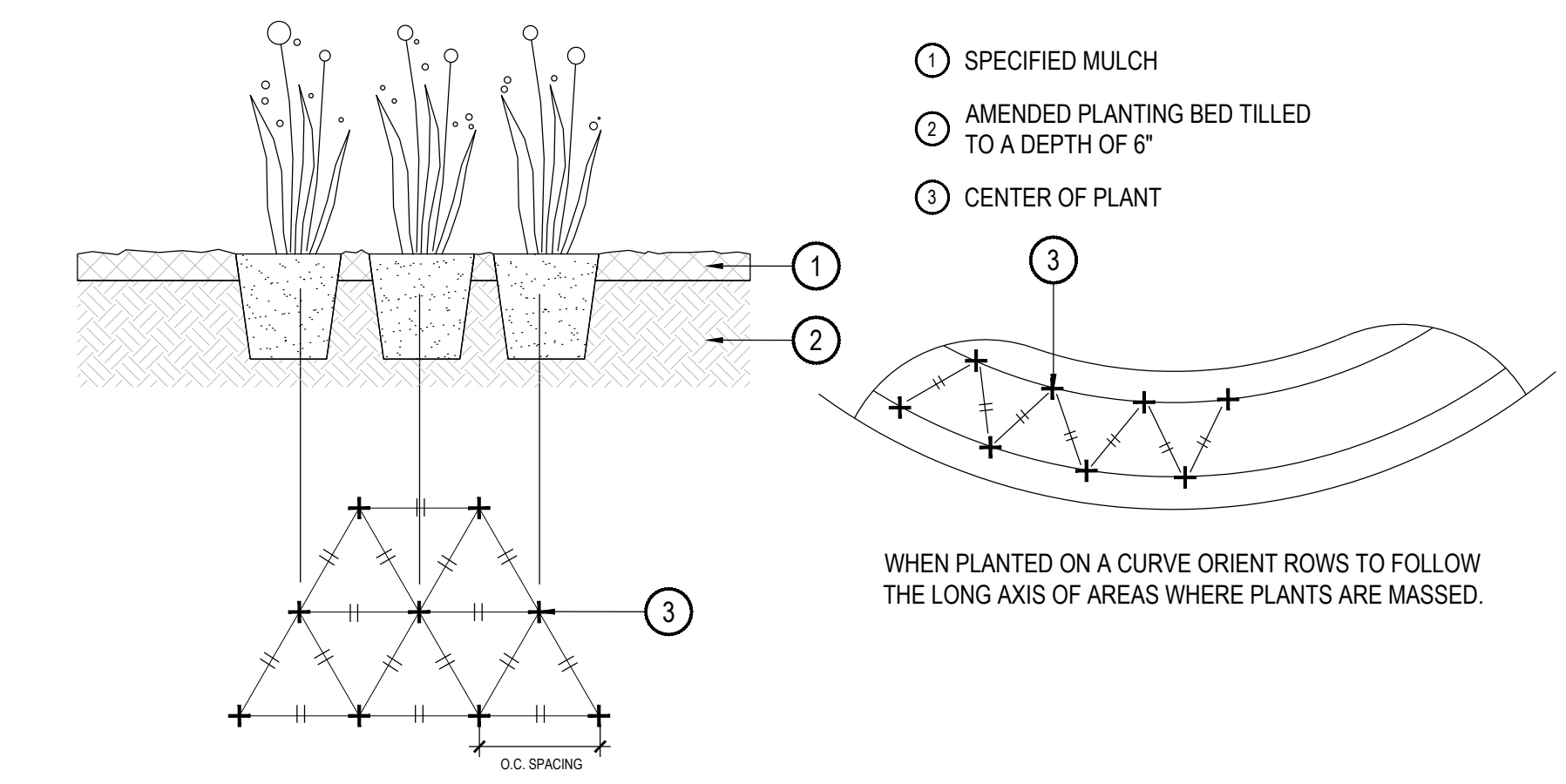
L2.0

- NOTES:
- ALL WORK TO BE DONE AT TIME OF PLANTING
 - PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
 - MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
 - EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSEND AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 - TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 - WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
 - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
 - RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

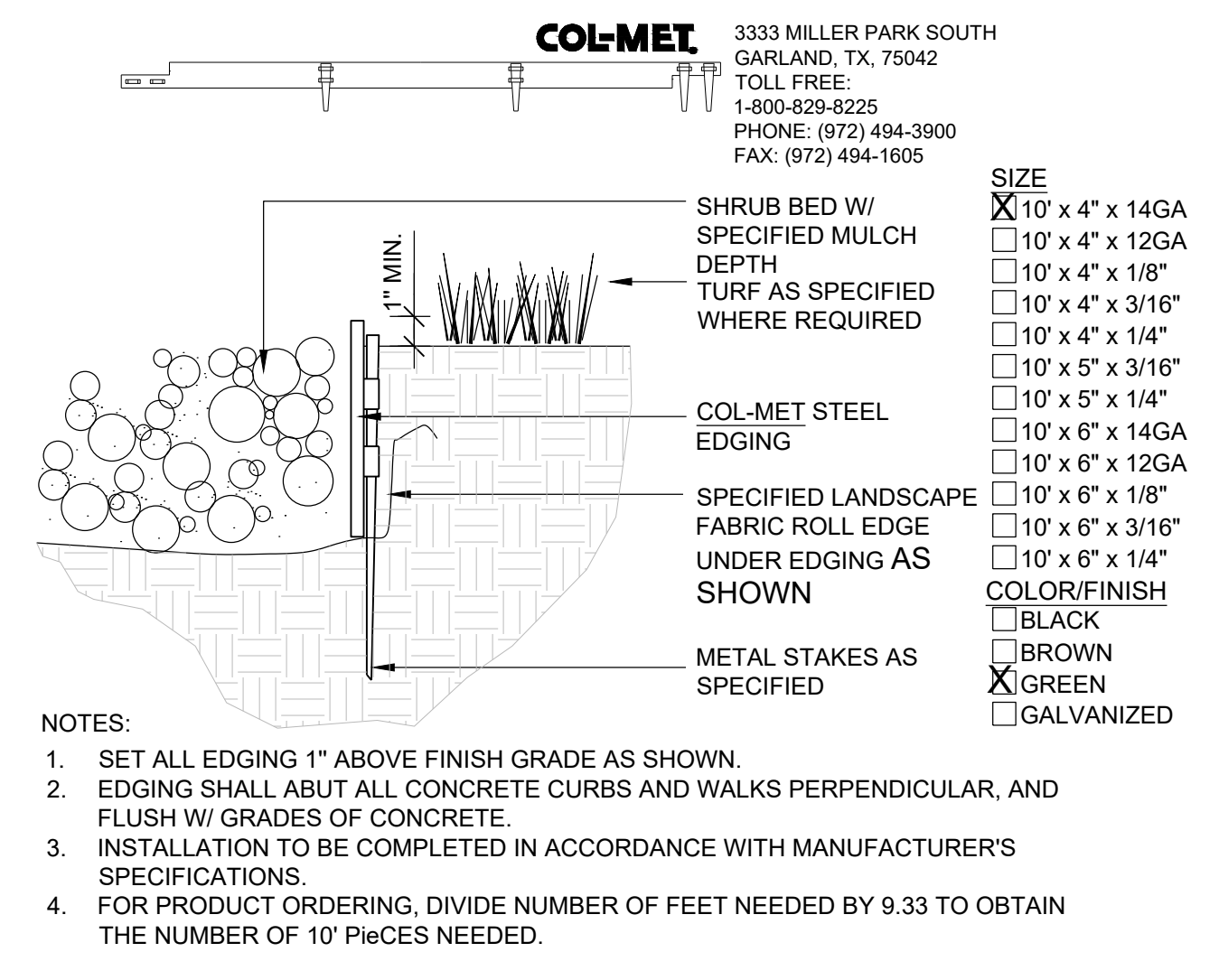


1 SHRUB PLANTING NOT TO SCALE

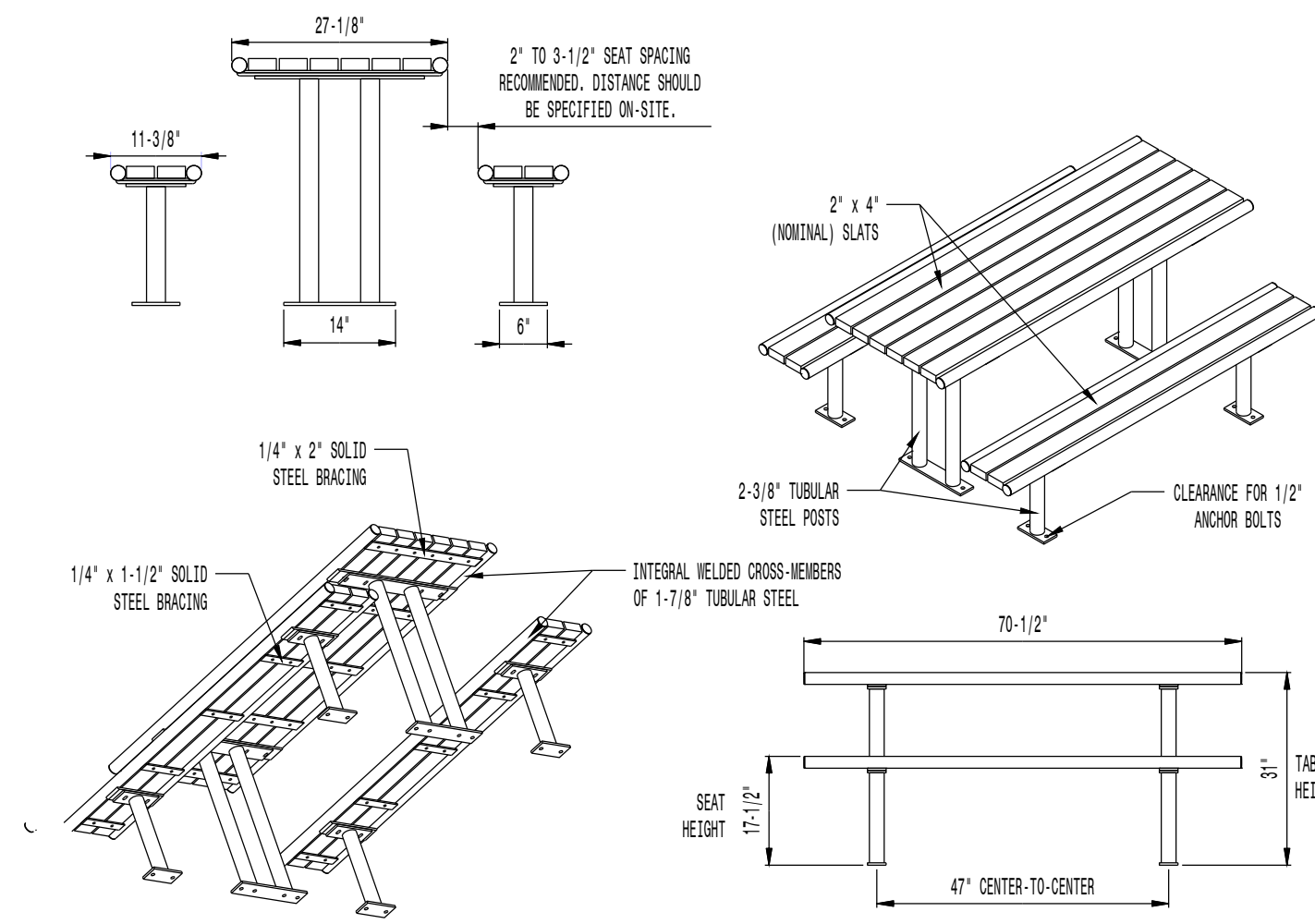
2 TREE PLANTING NOT TO SCALE



3 PERENNIAL OR GRASS PLANTING NOT TO SCALE



4 STEEL EDGER NOT TO SCALE

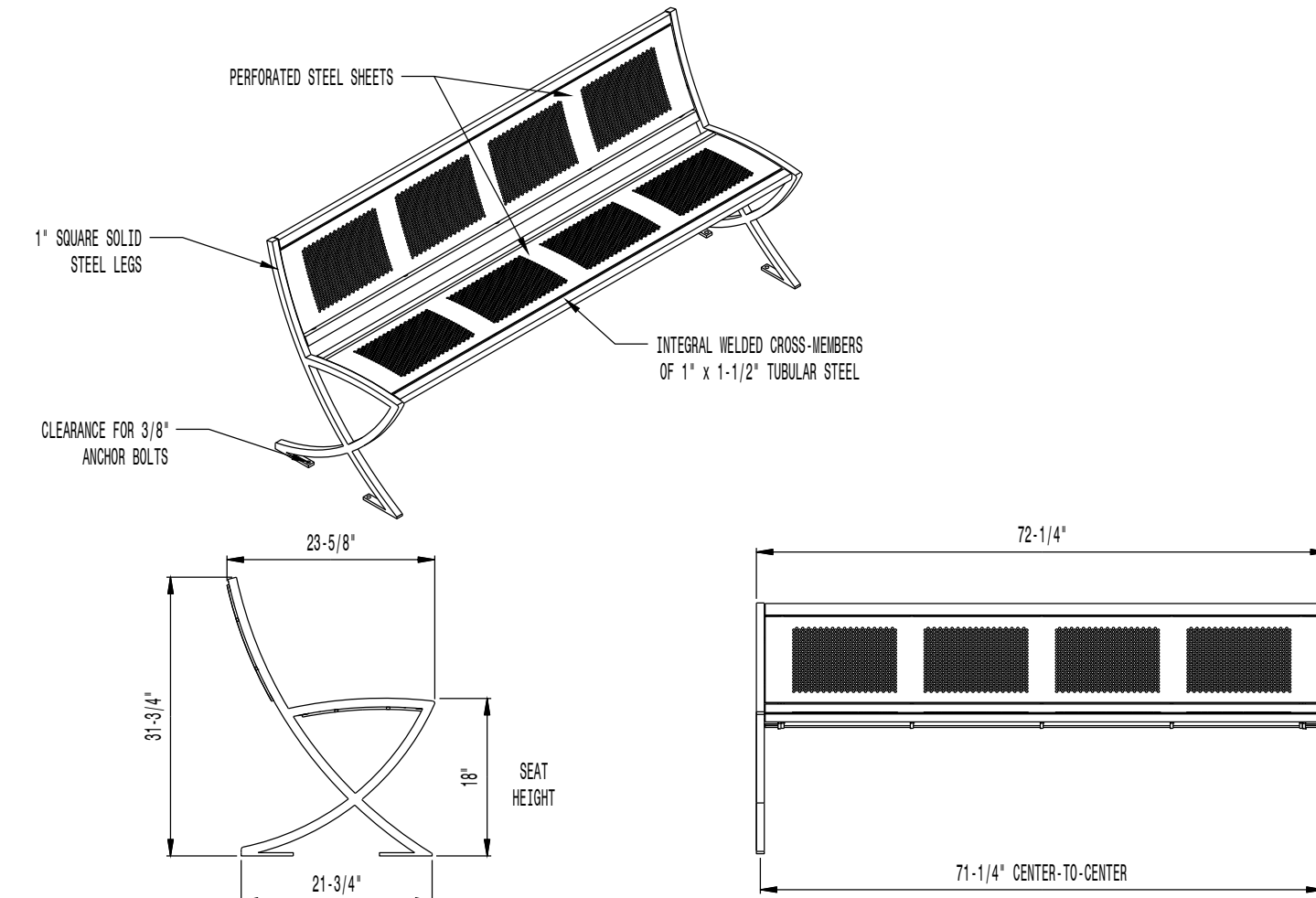


- AVAILABLE OPTIONS:**
- POWDER COATING**
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
- SLAT TYPES**
RECYCLED PLASTIC SLATS (NOT 2ND STAGES SYSTEMS)
COLORS: GRAY, MAPLE, CHERRY, AND WALNUT
SEE THE STREET/STEPS SLEEPER* FOR ADDITIONAL SLAT OPTIONS
- NOTES:**
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL TABLES AND BENCHES ARE IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.
- MOUNTING**
STANDARD SURFACE (AS SHOWN) AND IN-GROUND
AVAILABLE WITH ADA COMPLIANT LEG POSITIONING
ADA COMPLIANT TABLE/BENCH CONFIGURATION: 8' TABLE WITH 6' BENCHES
- LENGTHS**
STANDARD 6' LENGTH SHOWN
STANDARD 8'

MODEL: CM-56 SERIES (6' LENGTH)
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

1 PICNIC TABLE

NOT TO SCALE

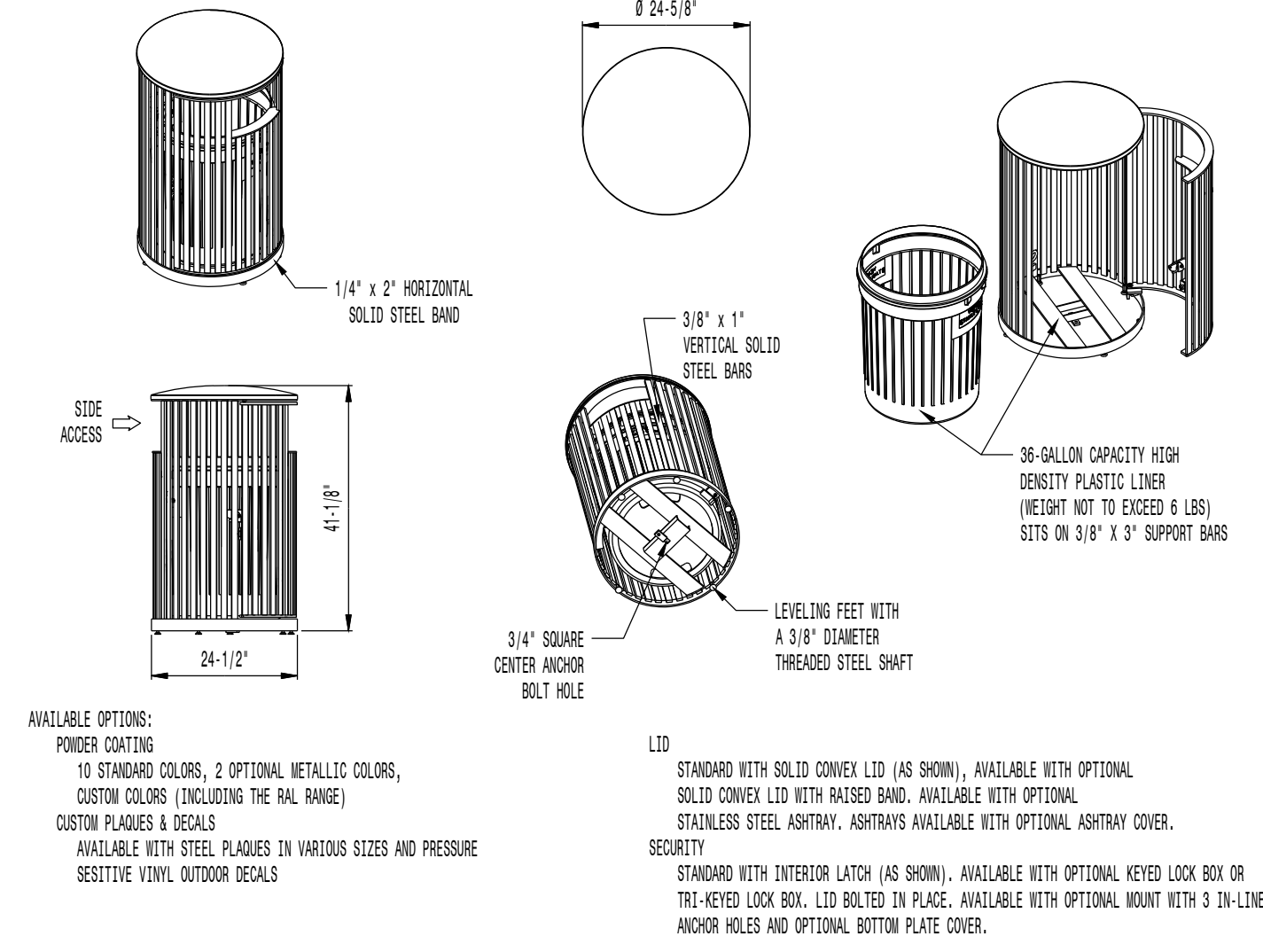


- AVAILABLE OPTIONS:**
- POWDER COATING**
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
- NOTES:**
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 800°F (426°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

MODEL: LILY BENCH LIL-20NA-P (6' LENGTH)
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

2 BENCH W/ BACK

NOT TO SCALE



- AVAILABLE OPTIONS:**
- POWDER COATING**
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
CUSTOM PLATES & DECALS
AVAILABLE WITH STEEL PLATES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS
- LID**
STANDARD WITH SOLID CONVEX LID (AS SHOWN). AVAILABLE WITH OPTIONAL SOLID CONVEX LID WITH RAISED BAND. AVAILABLE WITH OPTIONAL STAINLESS STEEL ASHTRAY. ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.
SECURITY
STANDARD WITH INTERIOR LATCH (AS SHOWN). AVAILABLE WITH OPTIONAL KEYS LOCK BOX OR THE KEYS LOCK BOX. LID BOLTED IN PLACE. AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.
- NOTES:**
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. OIL TREATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYS LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL WOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 800°F (426°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

MODEL: STEELSITE SERIES TRASH CAN SD-36
STANDARD CONVEX RIVETED LID
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

3 TRASH RECEPTACLE

NOT TO SCALE



MODEL: THE PINNACLE ROCK CLIMBER - #156065
MANUFACTURER: LANDSCAPE STRUCTURES
CONTACT: ISABEL KEEGAN
P: 303-783-1452

- NOTES:**
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

4 CLIMBING BOULDER

NOT TO SCALE

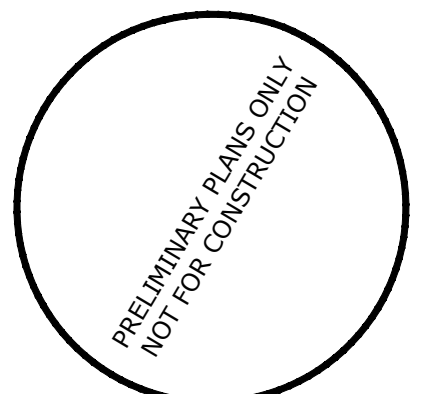


pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, f.303.531.4908



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

TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS



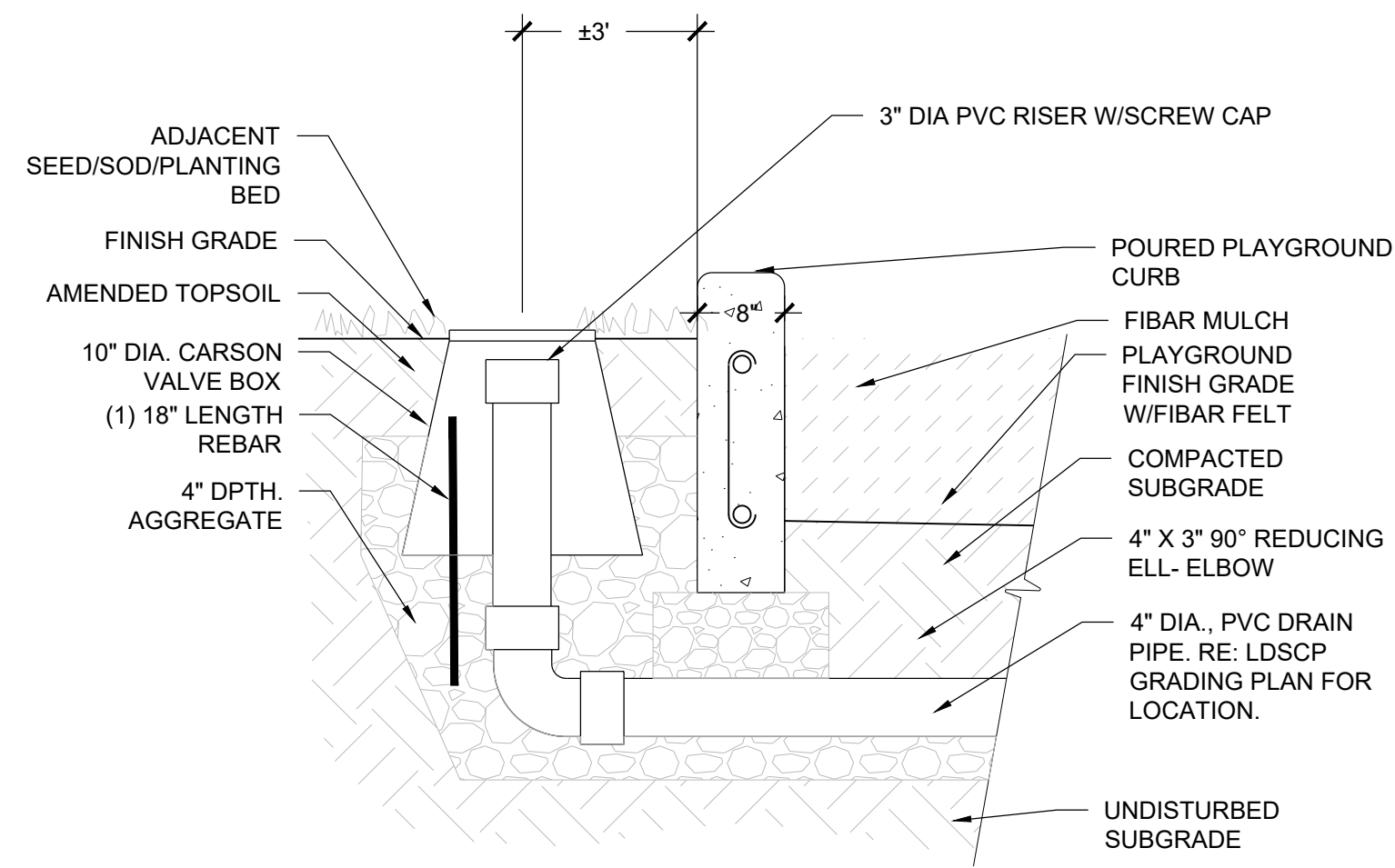
Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	10.18.2017
	11.24.2018
	04.30.2018



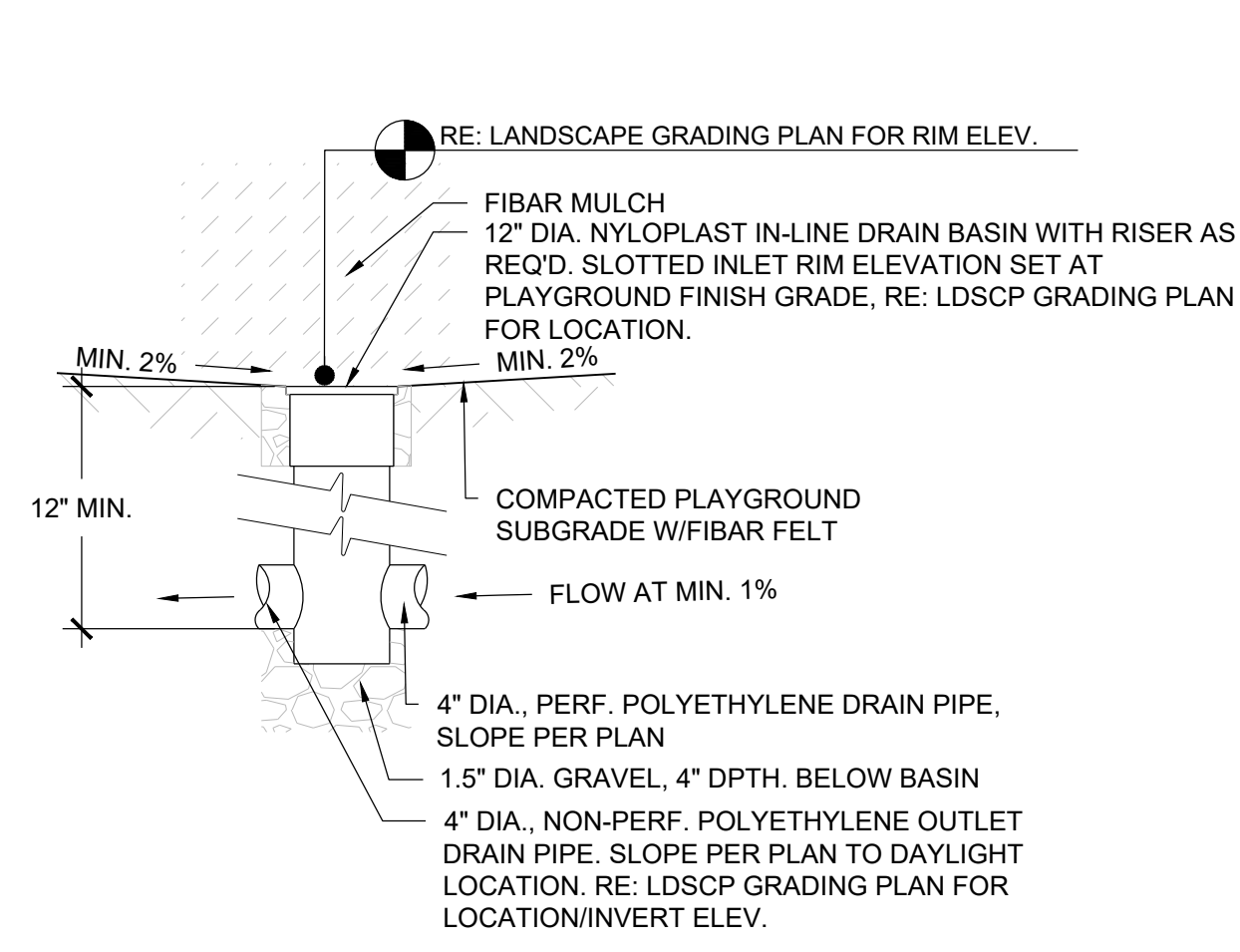
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SITE & LANDSCAPE DETAILS

Sheet Number

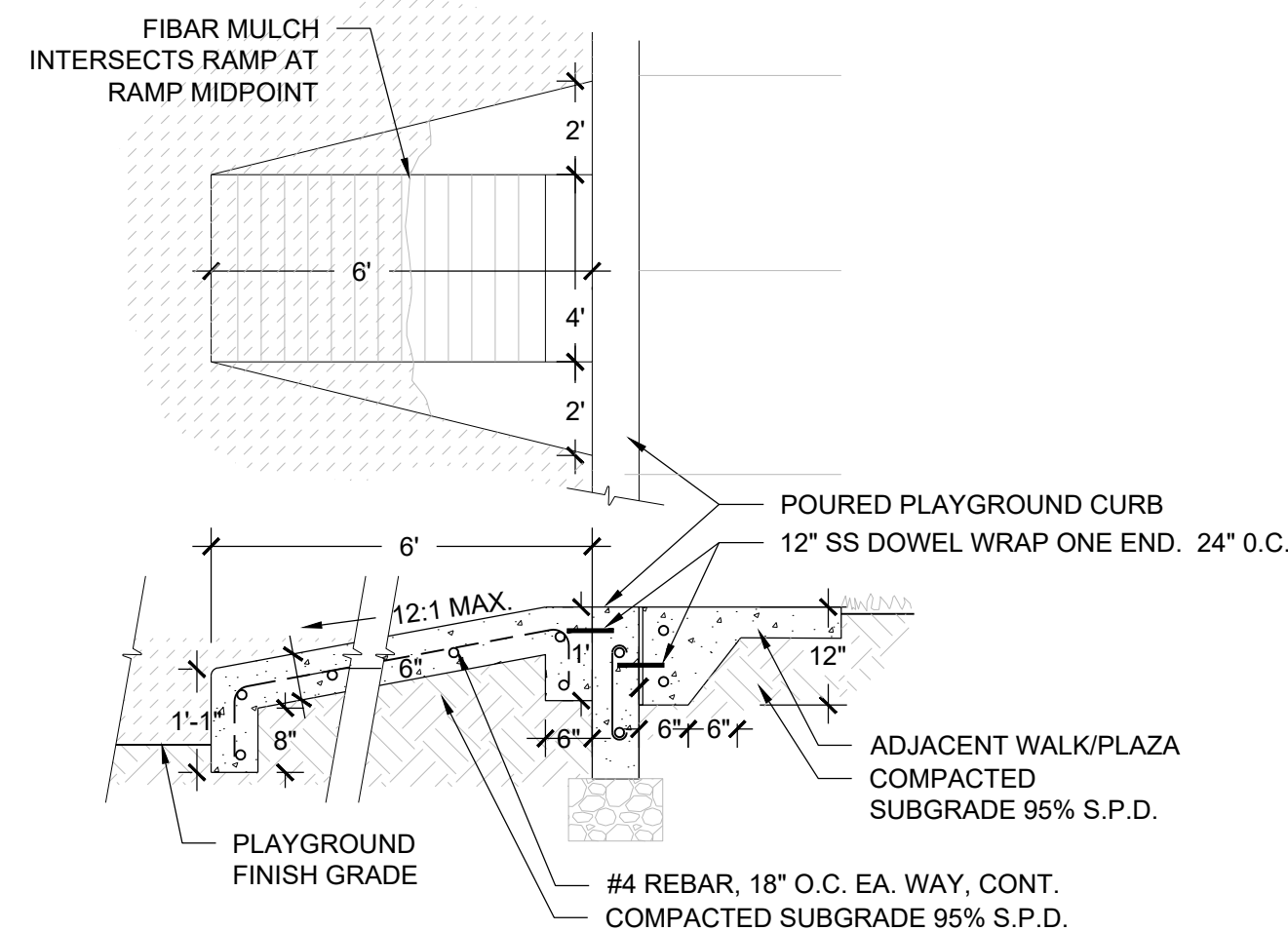
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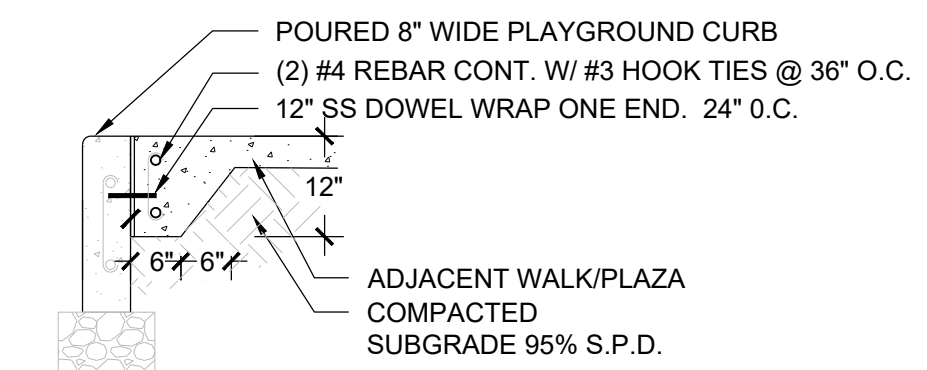
1 DRAIN CLEAN-OUT NOT TO SCALE



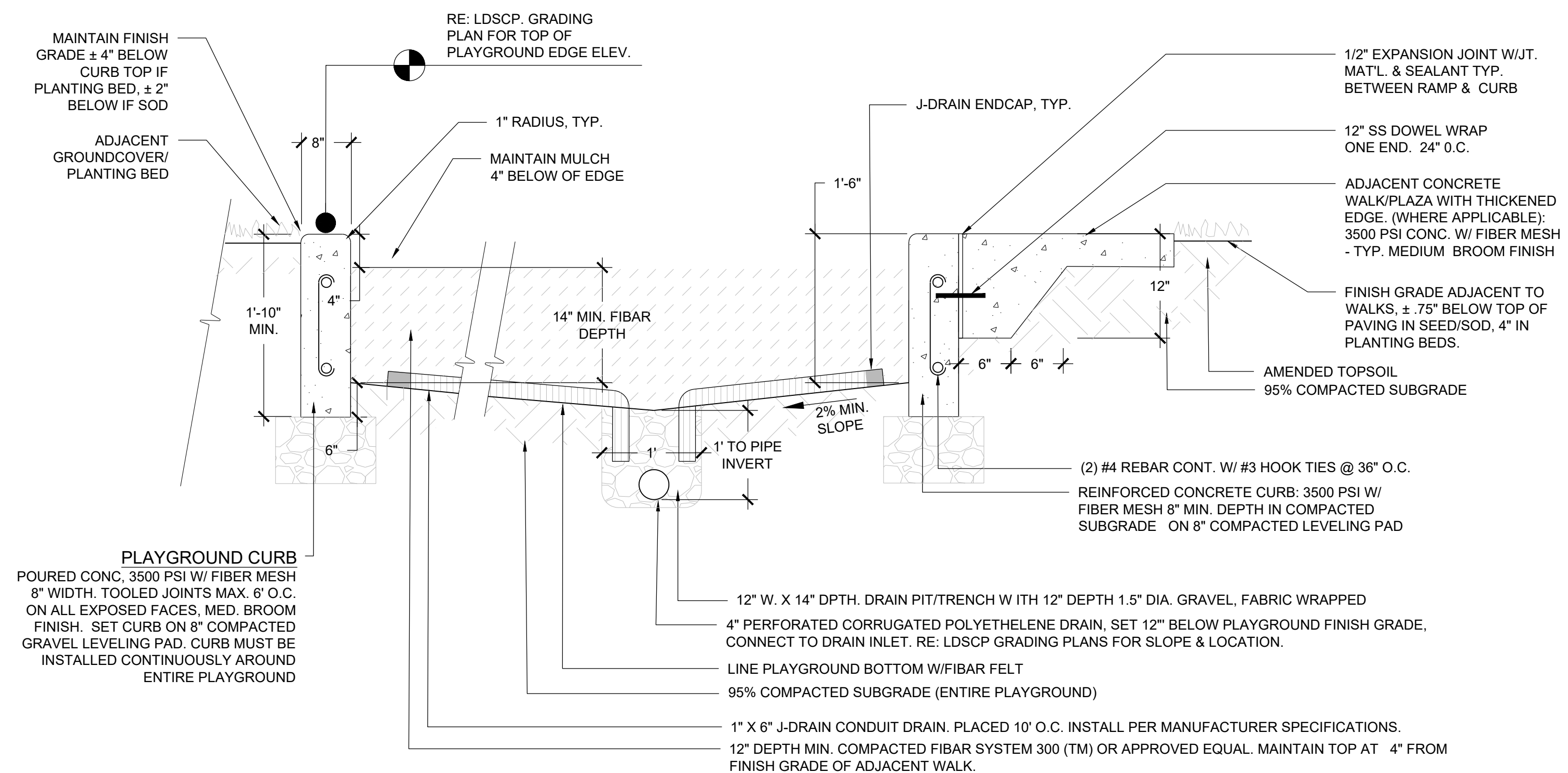
2 PLAYGROUND DRAIN NOT TO SCALE



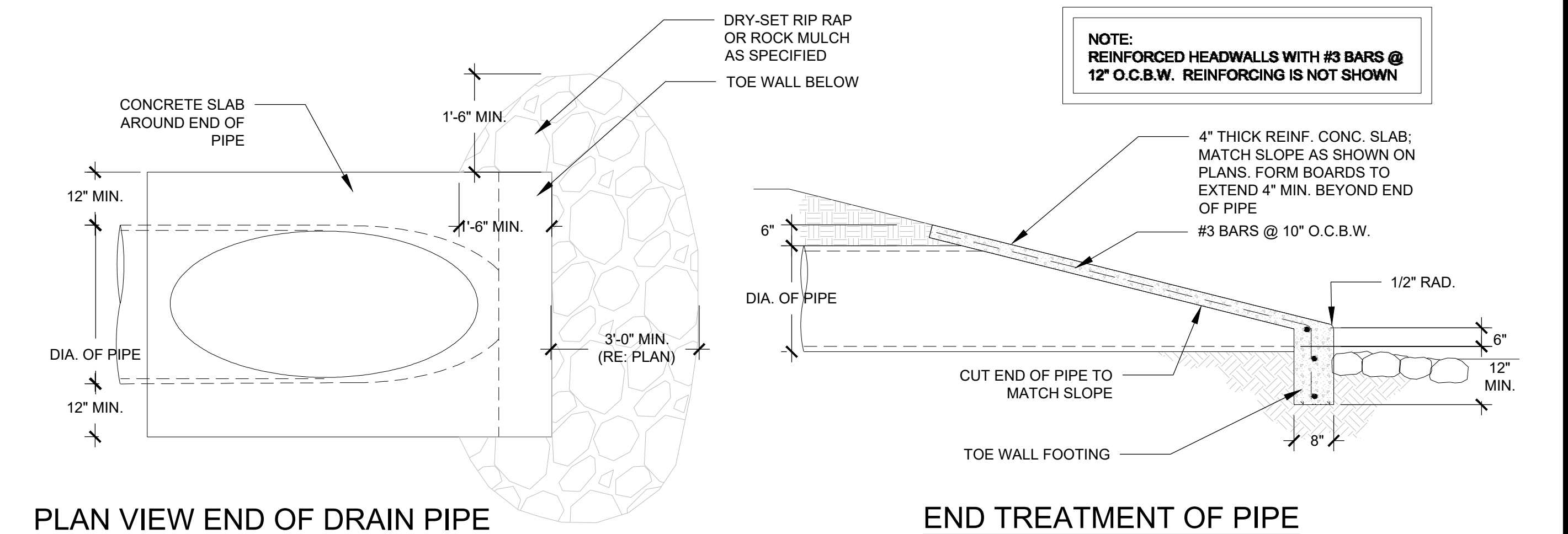
3 ADA PLAYGROUND RAMP NOT TO SCALE



4 PLAYGROUND CURB NOT TO SCALE



5 PLAYGROUND, CURB, SURFACE & DRAINAGE NOT TO SCALE



6 PLAYGROUND DAYLIGHTING NOT TO SCALE

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



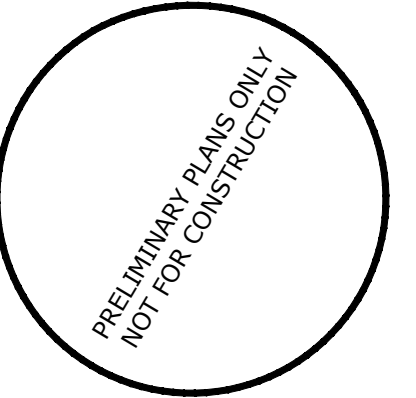
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver, co 80265
1 303.531.4905 . f 303.531.4908

Engineering

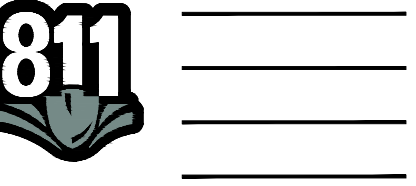


10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS



Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
Date: 11.24.2018
Know what's below. Call before you dig. 04.30.2018



Sheet Name
SITE & LANDSCAPE
DETAILS

Sheet Number

L2.2

Y:\HESR_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP_PLANS - MIXED USE.DWG
Wednesday, October 11, 2017