AMENDED AND RESTATED RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS FOR

PARKDALE

As of May 15, 2024

TABLE OF CONTENTS

1	INTR	RODUCTION	5
	1.1	Basis for Guidelines	5
	1.2	Definitions	5
	1.3	Contents of Guidelines	5
	1.4	Architectural Review Committee or Representative	5
	1.5	ARC Contact Information	5
	1.6	Effect of the Declaration	6
	1.7	Effect of Governmental and Other Regulations	6
	1.8	Interference with Utilities	6
	1.9	Goal of Guidelines	6
2	PROG	CEDURES FOR ARC APPROVAL	7
	2.1	General	7
	2.2	Drawings or Plans	7
	2.3	Submission of Drawings and Plans	8
	2.4	Action by ARC	8
	2.5	Revisions and Additions to Approved Plans	8
	2.6	Completion of Work	8
	2.7	Inspection of Work	9
	2.8	Notice of Non-Compliance	9
	2.9	Correction of Non-Compliance	9
	2.10	Amendment	9
	2.11	Questions	9
3	SPEC	CIFIC TYPES OF IMPROVEMENTS / SITE RESTRICTIONS	10
	3.1	General	10
	3.2	Accessory Buildings	10
	3.3	Additions and Expansions	11
	3.4	Address Numbers	11
	3.5	Air Conditioning Equipment	11
	3.6	Antennae/Satellite Dishes	12
	3.7	Awnings	13
	3.8	Backyard Sport Pads	13
	3.9	Balconies	13
	3.10	Barbecue/Gas Grills	14
	3.11	Basketball Backboards	14
	3.12	Birdbaths	14
	3.13	Birdhouses and Bird Feeders	14

3.14	Carports	15
3.15	Clothes Lines and Hangers	15
3.16	Cloth or Canvas Overhangs	15
3.17	Decks	15
3.18	Dog Houses	16
3.19	Dog Runs	16
3.20	Doors	16
3.21	Drainage	16
3.22	Driveways	17
3.23	Evaporative Coolers	17
3.24	Exterior Lighting	17
3.25	Fences	17
3.26	Fire Pits.	19
3.27	Firewood Storage	19
3.28	Flags/Flagpoles	19
3.29	Gardens – Flower or Vegetable	20
3.30	Gazebos	20
3.31	Grading and Grade Changes	20
3.32	Greenhouses	20
3.33	Hanging of Clothes	20
3.34	Hot Tubs and Jacuzzis	20
3.35	Kennels	20
3.36	Landscaping	21
3.37	Lights and Lighting	22
3.38	Ornaments/Art - Landscape/Yard	23
3.39	Overhangs/Sunshades/Awnings- Cloth or Canvas	23
3.40	Painting	24
3.41	Patio Covers	24
3.42	Patios - Enclosed	24
3.43	Patios - Open	24
3.44	Paving	25
3.45	Pipes	25
3.46	Play Structures and Sports Equipment	25
3.47	Playhouses	25
3.48	Poles	25
3.49	Ponds and Water Features	26
3.50	Pools	26

3.51	Radio Antennae	26
3.52	Radon Mitigation Systems	26
3.53	Roofing Materials	26
3.54	Rooftop Equipment	27
3.55	Satellite Dishes	27
3.56	Saunas	27
3.57	Screen Doors	27
3.58	Seasonal Decorations	27
3.59	Security Devices.	27
3.60	Sheds	27
3.61	Shutters - Exterior	27
3.62	Siding	28
3.63	Signs	28
3.64	Solar Energy Devices	28
3.65	Spas	29
3.66	Statues or Fountains	29
3.67	Storage Sheds	29
3.68	Sunshades	29
3.69	Swamp Coolers	29
3.70	Swing Sets	29
3.71	Television Antennae	29
3.72	Tree Houses	29
3.73	Vanes	30
3.74	Vents	30
3.75	Walls	30
3.76	Walls, Retaining	30
3.77	Weather Vanes and Directionals	30
3.78	Wind Electric Generators	30
3.79	Windows Replacement	30
3.80	Windows: Tinting, Security Bars, Well Covers, etc.	30

1 <u>INTRODUCTION</u>

1.1 Basis for Guidelines

These Residential Improvement Guidelines and Site Restrictions for Parkdale (the "Guidelines") are intended to assist Owners living in the Parkdale community (the "Community") in implementing landscaping and other Improvements to their property. The Declaration of Covenants, Conditions and Restrictions of Parkdale (the "Declaration") requires prior approval from the Architectural Review Committee (the "ARC") before the construction, erection, placement, alteration, planting, application, installation or modification of any Improvement upon any Unit shall be made. In order to assist Owners, the Board of Directors (the "Board") of Parkdale Community Authority (the "Authority") desires to establish certain pre-approved designs for several types of Improvements and to exempt certain Improvements from the requirement for approval. This booklet contains the guidelines established by the Board with respect to property subject to the Declaration.

1.2 Definitions

All capitalized words and phrases used in these Guidelines shall have the meaning provided in the Declaration unless otherwise defined herein.

1.3 Contents of Guidelines

In addition to the introductory material, these Guidelines contain (A) a summary of procedures for obtaining approval from the ARC (see Section 2); and (B) a listing of specific types of improvements that Owners might wish to make with specific information as to each of these types of improvements (see Section 3).

1.4 Architectural Review Committee or Representative

The ARC consists of persons, representatives or a committee appointed to review requests for approval of architectural or site changes.

1.5 ARC Contact Information

The contact information of the ARC, persons, committee or representative authorized to administer the architectural review process is:

COMPANY NAME	OFFICE	ELECTRONIC CONTACT INFORMATION
Advance HOA Management, Inc. P.O. Box 370390 Denver, CO 80237	(303) 482-2213	https://parkdalemetrodistrict.com/

1.6 Effect of the Declaration

The Declaration governs the Property within the Community. Each Owner should review and become familiar with the Declaration. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration will control.

1.7 Effect of Governmental and Other Regulations

Use of property within the Community and any Improvements must comply with any applicable building codes and other governmental requirements and regulations. Owners are encouraged to contact the Town of Erie and/or Boulder County for further information and requirements for Improvements they wish to make.

APPROVAL BY THE ARC <u>DOES NOT</u> CONSTITUTE ASSURANCE THAT IMPROVEMENTS COMPLY WITH APPLICABLE GOVERNMENTAL REQUIREMENTS OR REGULATIONS OR THAT A PERMIT OR APPROVALS ARE NOT ALSO REQUIRED FROM APPLICABLE GOVERNMENTAL BODIES.

1.8 Interference with Utilities

In making Improvements to property, Owners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Owners should not construct any Improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting:

Utility Notification Center of Colorado 1-800-922-1987

1.9 Goal of Guidelines

Compliance with these Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Community. It is the responsibility of the ARC to ensure that all proposed Improvements meet or exceed the requirements of these Guidelines and to promote the highest quality design for the neighborhood. It is important that Improvements to property be made in harmony with and not detrimental to the rest of the Community. A spirit of cooperation with the ARC and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Guidelines and obtaining prior written approval for Improvements to property from the ARC, Owners will be protecting their financial investment and will help ensure that Improvements to property are compatible with standards established for the Community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the ARC's interpretation shall be final and binding.

2 PROCEDURES FOR ARC APPROVAL

2.1 General

As indicated in Section 3 of these Guidelines, there are some cases in which advance written approval of the ARC is not required if the Guidelines with respect to that specific type of Improvement are followed. In a few cases, as indicated in Section 3, a specific type of Improvement is not permitted under any circumstances. In all other cases, including Improvements not included in Section 3, advance, or prior written approval by the ARC is required before an Improvement to property is commenced.

2.2 Drawings or Plans

Owners are required to submit to the ARC a completed Architectural Review Request Form ("ARR"), which forms are available from the person or entity listed in Section 1.5, and complete plans and specifications (said plans and specifications to show exterior design, all dimensioning, materials, color(s), location of the Improvement, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required) prior to commencement of work on any Improvement to property. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect, or draftsman, and a simple drawing with dimensions and description will be sufficient. In the case of major Improvements, such as room additions, structural changes or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by the Owner, or professionally, the following guidelines should be followed in preparing drawings or plans:

- **A.** The drawing or plan should be done to scale and shall depict the property lines of your Unit and the outside boundary lines of the home as located on the Unit. If you have a copy of an improvement survey of your Unit obtained when you purchased it, this survey would be an excellent base from which to start.
- **B.** Existing Improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing Improvements include driveways, walks, decks, trees, shrubs, fences, etc. The proposed Improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed Improvement, including the materials to be used and the colors. For Example: Redwood deck, ten (10) feet by twelve (12) feet with two inch by four inch (2"x4") decking and natural stain.
- C. The plan or drawing and other materials should include the name of the Owner, the address of the home, and the e-mail address and telephone number where the Owner can be reached.
- **D.** The proposed Improvements must take into consideration the easements, building location restrictions and sight distance limitations at intersections.

- **E.** Owners should be aware that many Improvements require a permit from the Town of Erie and/or Boulder County or other governmental entities. The ARC reserves the right to require a copy of such permit as a condition of its approval.
- **F.** In some instances, elevation drawings of the proposed Improvement will be required. The elevation drawings should indicate materials.
- **G.** Photographs of existing conditions and of proposed materials and colors are encouraged to be included, and are helpful to convey the intended design, but should not be used solely to describe the proposed changes.

2.3 Submission of Drawings and Plans

Drawings or plans (minimum acceptable size 8.5" x 11") must be submitted to the ARC along with a completed ARR. Color photographs, brochures, paint swatches, etc. will help expedite the approval process. Specific dimensions and locations are required.

2.4 Action by ARC

The ARC will meet as required to review plans submitted for approval. The ARC may require submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. The ARC will act upon all requests in writing within forty-five (45) days after the complete submission of plans, specifications, and other materials and information as requested by the ARC. If the ARC fails to review and approve in writing (which may be with conditions and/or requirements) or disapprove, a request for architectural approval within forty-five (45) days after the complete submission of the plans, specifications, materials and other information with respect thereto, such request is deemed approved by the ARC.

2.5 Revisions and Additions to Approved Plans

Any revisions and/or additions to approved plans made by the Owner or as required by any governmental agency, must be re-submitted for approval by the ARC. The revised plans must follow the requirements as outlined above.

2.6 Completion of Work

After approval (which may be with conditions and/or requirements) of any proposed Improvement by the ARC, the proposed Improvement shall be completed and constructed as promptly and diligently as possible, and in complete conformity with all conditions and requirements of the approval. Failure to complete the proposed Improvement within one (1) year from the date of the approval (the "Completion Deadline"), or to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance; provided, however, that the ARC may grant extensions of time to individual Owners for completion of any proposed Improvements,

either (a) at the time of initial approval of such Improvements, or (b) upon the request of any Owner, provided such request is delivered to the ARC in writing and the Owner is diligently prosecuting completion of the subject Improvements or other good cause exists at the time such request is made.

2.7 Inspection of Work

The Authority, the Board, the ARC, or any of their duly authorized representatives, shall have the right to inspect any Improvement at any time, including prior to or after completion, in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Section.

2.8 Notice of Non-Compliance

If, as a result of inspections or otherwise, the ARC or the Board determines that any Improvement has been done without obtaining all required approvals (which may be with conditions and/or requirements), or was not done in substantial compliance with the approval that was granted, or has not been completed by the Completion Deadline, subject to any extensions of time granted pursuant to Section 2.6 hereof, then the ARC shall notify the Authority of the non-compliance, and the Authority shall then notify the applicant in writing of the non-compliance (the "Notice of Non-Compliance"). The Notice of Non-Compliance shall specify the particulars of the non-compliance.

2.9 Correction of Non-Compliance

If the ARC or the Board determines that a non-compliance exists, the Owner shall remedy or remove the same from the Unit within not more than forty-five (45) days from the date of receipt of the Notice of Non-Compliance. If such Owner does not comply within such period, the Authority may, at its option, record a notice of non-compliance against the Unit on which the non-compliance exists, may impose fines, penalties and interest, may remove the non-complying Improvement after any notice and hearing as may be required by the Declaration, or may otherwise remedy the non-compliance, and the Owner of the Unit shall reimburse the Authority, upon demand, for all costs and expenses, as well as anticipated costs and expenses, with respect thereto.

2.10 Amendment

These Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, and modified, reenacted, or otherwise changed by the Board.

2.11 Questions

If you have any questions about the foregoing procedures, feel free to call the ARC at the phone number and address listed in the Section 1.5 of these Guidelines.

3 SPECIFIC TYPES OF IMPROVEMENTS / SITE RESTRICTIONS

3.1 General

The following is a listing, in alphabetical order, of a wide variety of specific types of Improvements which Owners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed Improvement must be submitted to the ARC and written approval of the ARC obtained before the Improvements are made. In some cases, where it is specifically so noted, an Owner may proceed with the Improvements without advance approval if the Owner follows the stated guideline. In some cases, where specifically stated, some types of Improvements are prohibited. ARC review and approval is required on any external items not be listed below.

3.1.1 Variances

Approval of any proposed plans by the granting of a variance from compliance with any of the provisions of these Guidelines is at the sole discretion of the ARC when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require.

3.1.3 Waivers; No Precedent

The approval or consent of the ARC to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent as to any application or other matters whatsoever, as to which approval or consent may subsequently or additionally be required. Nor shall any such approval or consent be deemed to constitute a precedent in any other matter.

3.1.4 Liability

The ARC and the members thereof shall not be liable in damages to any person submitting requests for approval or to any approval, or failure to approve or disapprove in regard to any matter within its jurisdiction. The ARC shall not bear any responsibility for ensuring structural integrity or soundness of approved construction or modifications, or for ensuring compliance with building codes and other governmental requirements. The ARC will not make any investigation into title, ownership, easements, rights-of-way, or other rights appurtenant to property with respect to architectural requests and shall not be liable for any disputes relating to the same.

3.2 Accessory Buildings

Approval is required. Approval will be based upon, but not limited to, the following criteria:

A. Storage sheds and/or accessory buildings must be aesthetically compatible and

consistent with the style, materials, color(s) and character of the home and other homes in the same general area of the Community. Storage sheds and/or any accessory buildings shall not be more than ten (10) feet by ten (10) feet, and shall not be more than eleven (11) feet high at the peak. The roof pitch must be complementary to the existing roof on the home, unless otherwise approved by the ARC. Such storage sheds and/or accessory buildings must be permanent in nature and must be screened from view of adjacent Units and common areas.

- **B.** Siding, roofing, and trim materials must match those on the home, unless otherwise approved by the ARC. Metal, plastic, PVC and other materials not consistent with original construction by the Declarant or the Builder are not permitted. TREX and engineered composite wood type products consistent with original Declarant or Builder construction are permitted.
- C. The ARC, in reviewing and approving or denying an application for approval of a storage shed or accessory building, shall take into consideration lot size, square footage of the home, the existing grading, fence locations, landscape screenings, etc.
- **D.** Any utilities serving the storage shed or accessory building shall be underground.
- E. Playhouses, play structures and gazebos shall not be considered accessory buildings.
- **F.** Avoiding the placement of accessory buildings over the top of existing easements and in compliance with setbacks required of the home must be observed when placing storage sheds, accessory buildings, gazebos and playhouses. A copy of the home's plot plan filed with the location of the proposed accessory building is required with the ARR.

3.3 Additions and Expansions

Approval is required. Additions or expansions must be constructed of wood, masonite, glass, brick, stone, or other material as used in construction of the exterior of the home. The design must be the same or generally recognized as a complimentary architectural style and meet all design guidelines as may be applicable. Colors must be the same as that of the residence.

3.4 Address Numbers

Approval is required to replace, alter or relocate existing address numbers, unless the address numbers are replaced using the same style, color and type of number currently on the residence.

3.5 Air Conditioning Equipment

Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators installed after the initial construction.

Notwithstanding, approval is not required for replacement of existing air conditioning equipment with like equipment located in the same location as the equipment being replaced.

No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, or extended from windows. Ground mounted or exterior wall air conditioning equipment must be adequately screened from view from adjacent Units, and any such equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and minimize any noise to adjacent property Owners.

3.6 Antennae/Satellite Dishes

3.6.1 General Provisions

"Permitted Antennas" are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one meter in diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite; (c) an antenna which is designed to receive broadcast television broadcast signals; or (d) other antennas which are expressly permitted under applicable federal statutes or regulations. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such antenna will no longer be a Permitted Antenna for purposes of this Section. Installation of Permitted Antennas shall not require the approval of the ARC.

- **A.** All Permitted Antennas shall be installed with emphasis on being as unobtrusive as possible to the Community. To the extent that reception is not substantially degraded or costs unreasonably increased, all Permitted Antennas shall be screened from view from any street and nearby Units to the maximum extent possible, and placement shall be made in the following order of preference:
 - (1) Inside the structure of the house, not visible from the street
 - (2) Rear yard or side yard, behind and below the fence line
 - (3) Rear yard or side yard, mounted on the house, in the least visible location below roofline
 - (4) Side yard in front of wing fence, screened by and integrated into landscaping
 - (5) Back rooftop
 - (6) Front yard screened by and integrated into landscaping

- **B.** If more than one (1) location on the Unit allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.
- C. Permitted Antennas shall not encroach upon common areas or any other Owner's property.

3.6.2 Installation of Antennae/Satellite Dishes

- **A.** All installations must comply with all applicable building codes and other governmental regulations, and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent properties. Any installation must strictly comply with FCC guidelines.
- **B.** All Permitted Antennas shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.
- C. Owners are responsible for all costs associated with the Permitted Antenna, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the Permitted Antenna.
- **D.** All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Permitted Antennas, masts and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The Owner should check with the installer/vendor for the appropriate type of paint.
- **E.** All other antennas, not addressed above, are prohibited.

3.7 Awnings

Approval is required. Awnings should be an integral part of the house or patio design. The color shall be complimentary to the exterior of the residence.

See Section 3.39, Overhangs/Sunshades/Awnings – Cloth or Canvas.

3.8 Backyard Sport Pads.

Approval is required. Backyard, concrete pads for "sport" type courts must be approved by the ARC. The ARC will consider backyard sport courts based on pad size, Unit size, color(s) selected and proximity to other Units. Sport equipment installed or stored on or around the pad must be maintained at all times in a neat and clean manner.

3.9 Balconies

See Section 3.17, Decks.

3.10 Barbecue/Gas Grills

Approval is not required for portable barbecue grills, smokers, etc. All barbecue grills, smokers, etc. must be stored in the rear yard or within an enclosed structure, not visible from the front of the home. Approval is required for any permanent, built-in barbecue grills, smokers, outdoor kitchens or similar improvements. Owners are responsible for ensuring that any permanent, built-in barbeque grills, smoker, outdoor kitchens or similar improvements meet any setback or other requirements imposed by the Town of Erie/Lafayette or other any fire department or authority having jurisdiction.

3.11 Basketball Backboards

Approval is not required, subject to the following limitations. No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed if the following guidelines are met:

- **A.** Portable units cannot be placed in the public rights of way, streets, sidewalks or street lawns.
- **B.** Location must be in the driveway, at least half of the length of the driveway away from the street, or in the side or rear yard.
- C. Portable basketball backboards may be left out when not in use only if the backboard, hoop, and net are in good repair. Portable basketball backboards that are not in good repair, including the hoop and net, must be stored out of sight when not in use and may not be left out for more than 24 hours.
- **D.** Permanent garage or pole mounted basketball hoops are not permitted.

3.12 Birdbaths

Approval is not required, subject to the following limitations. Placement in front or side yard is not allowed. Birdbaths are only permitted in the rear yard.

See Section 3.66, Statues or Fountains.

3.13 Birdhouses and Bird Feeders

Approval is not required, subject to the following limitations. If installed in the rear yard and the size is limited to one foot by two feet, no approval is required. No more than three of each of a birdhouse or bird feeder shall be installed on any Unit. Birdhouses or bird feeders may be mounted on a pole, provided the pole shall not exceed five (5) feet in height.

3.14 Carports

Approval will not be granted.

3.15 Clothes Lines and Hangers

Approval is not required, subject to the following limitations. Clotheslines may only be placed in the rear yard. Fixed clotheslines and hangers are not permitted. Temporary drying structures will be permitted so long as such structures are used solely in the rear yard of a lot and are immediately removed from sight after each use. Retractable clotheslines with permanent fixtures require approval.

3.16 Cloth or Canvas Overhangs

See Section 3.39, Overhangs/Sunshades/Awnings – Cloth or Canvas.

3.17 Decks

Approval is required. The deck must be harmonious (in configuration, detail, material and color) with the architecture of the house. Modifications or additions to Declarant or Builder installed decks must incorporate the same materials, colors and detailing as the Declarant's or Builder's or approved existing deck. TREX or similar engineered composite wood type products are the preferred material for construction. Plastic, PVC or similar materials are prohibited.

The deck should be located so as not to create an unreasonable level of noise for adjacent Units.

Changes in grade or drainage pattern must not adversely affect adjoining properties and shall comply with drainage change requirements of the Declaration.

Patios and ground-level decks, combined, may not be more than fifty percent (50%) of the entire rear and side yard areas of the Unit unless otherwise approved by the ARC.

Upper-level decks shall be attached directly to the house. Only ground level decks may be approved as freestanding decks. Decks shall not extend beyond the Unit boundaries onto any common area. Depending on the location and orientation of the Unit, decks should not project beyond the side walls of the house. The side walls of the house are defined as the major (structural) side walls and do not include bay windows, chimney enclosures, porches or other such projections. In certain situations, stairs and some portions of the deck may extend up to 4' beyond the side walls.

A solid trim board shall be provided on any open side of the deck to conceal the joists and cut ends of the decking. Underdeck screening should be compatible with the architecture of the house and deck. Any lattice must be properly framed and recessed.

Railings and other features such as privacy screens for attached housing must match the design of the deck.

3.18 Dog Houses

Approval is required. Dog houses are restricted to ten (10) square feet and must be located in a fenced back yard or dog run. Dog houses must be installed at ground level, and must not be visible above the fence. Dog houses must also match the colors and materials of the exterior of the home. Limit of one dog house per Unit.

3.19 Dog Runs

Approval is required. Dog runs must be located in the rear or side yard, abutting the home and substantially screened from view of the street and the ground level of adjacent Units by planting fast-growing or mature trees or shrubs. Dog runs will be limited to two hundred (200) square feet, unless a variance is granted by the ARC. Dog run fences should be left natural in color and sealed to prevent weathering. Dog runs must be made of wood. Please refer to the fence details in **Exhibit A** for approved heights, stains and designs. Covers (ex: tarps, sheets, blankets, etc.) on dog runs are not allowed.

3.20 Doors

Approval is not required for an already existing main entrance door to a home or an accessory building if the material matches or is similar to existing doors on the house and if the color is generally accepted as a complementary color to that of existing doors on the house. Complementary colors would be the body, trim or accent colors of the house or white (for storm/screen doors).

- **A.** Storm Doors. Approval is not required for storm doors as long as the door is complimentary with the color scheme of the home. Owners wishing to utilize a different color must first obtain approval.
- **B.** Security Doors and Windows. All security or security-type doors and windows must be approved prior to installation.

3.21 Drainage

The Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern which exists at the time final grading of a Unit by the Declarant or a Builder is completed. When installing your landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The ARC may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping and all drainage from downspouts off the house should

conform to the established drainage pattern. Sump pump drainage should be discharged a reasonable distance from the adjacent property line(s) (in no case closer than five (5') feet), on the Owner's property, to allow for absorption. Adverse effects to adjacent properties, including Authority lands, sidewalks and streets, will not be tolerated.

3.22 Driveways

Approval is required for any changes or alterations to driveways. This includes construction of a pull-off area to the side of the driveway and/or concrete driveway extensions. Only clear sealant may be used on the driveway (no colors) and Owners will be required to maintain the driveways against oil spills, spalling/peeling/etc.

3.23 Evaporative Coolers

Approval is required. No rooftop or window mount installations are allowed.

See Section 3.5, Air Conditioning Equipment.

3.24 Exterior Lighting

See Section 3.37, Lights and Lighting.

3.25 Fences

3.25.1 General Statement

Fences constructed by the Declarant or a Builder along or abutting property lines, arterial streets, collector streets, and local streets may not be removed, replaced, painted a different color or altered without approval of the ARC.

- **A.** If any such fences constructed by the Declarant or a Builder which are located upon an Owner's property are damaged or destroyed, the Owner shall repair or recondition the same at the Owner's expense.
- **B.** Some fences may be located upon property owned by the Authority and, if so, the approval of the Authority shall also be obtained before any such fence is removed, replaced, painted or altered.
- C. No gates will be permitted to be installed in any Declarant or Builder-installed perimeter fencing along or abutting property lines, arterial streets, collector streets or local streets.

3.25.2 Theme Fencing

Theme Fencing is fencing that has been installed by the Declarant or a Builder along or abutting property lines on residential streets, parks, green belts, or non-

urban areas. No gates will be permitted to be installed in any Theme Fencing or perimeter fencing locations.

- **A.** Arterial/Perimeter Theme Fencing (along major roadways): No change in this fencing is permitted without approval of the ARC.
- **B.** Non-Arterial Theme Fencing: Open fence that is adjacent to or abuts open space shall not be changed.

3.25.3 Fence Designs

Approval is required for rear or side yard fences along property lines and such fences shall comply with the applicable fence specifications in **Exhibit A**, and the following.

- **A.** Double fencing of property lines is not permitted.
- **B.** Side yard "wing-fencing", adjacent to the home and the side yard property line, must be placed behind the front face of the home a minimum of ten (10') feet and a maximum of twenty (20') feet along the side yard.
- C. Walk-through gates located in the side yard wing-fence locations may not exceed a maximum width of four and one-half (4-1/2') feet and must be constructed of the same materials as the adjacent fence. No more than one side yard wing-fence gate is allowed.
- **D.** No double-gates are allowed.

3.25.4 Maintenance/Staining

All fences constructed on a Unit shall be maintained, repaired and replaced by the Owner of such Unit. Regular physical and aesthetic maintenance of fencing is required. All fences must be sealed with a clear waterproof sealant in accordance with the requirements in **Exhibit A**.

3.25.5 Additional Fence Requirements

- **A.** No electric fences are permitted (other than pet containment fencing installed below grade).
- **B.** It is important to remember that certain drainage patterns may exist along, or under, proposed fence locations. When constructing a fence, be sure to provide for adequate space between the fence and the ground to accommodate these drainage patterns.
- C. When making a submittal for fencing, include the desired finish of clear sealant

or stain in accordance with Section 3.25.4 above, and all other descriptive details, as well as a plot plan with the location of the fence clearly marked.

D. Owners should be aware that easements containing underground utility lines may exist within or on their Unit's property lines and as such, cannot be removed or relocated. Any fence installation will need to accommodate such underground utility line locations.

3.25.6 Prior Approved Fencing

To the extent that fencing has been previously approved by the ARC based on a prior version of these Guidelines, such fencing will be required to be compliant with this section and **Exhibit A** at such time as the fence is replaced, or whenever any repair is required or made to more than twenty five percent (25%) of the existing fencing material.

3.25.7 Pet Fencing

Pet fencing may include any invisible fence on or within the perimeter boundary of an Owner's site per the above fencing standards.

See Section 3.18, Dog Houses and Section 3.19, Dog Runs.

3.26 Fire Pits

Approval is required for all permanent or built-in structures. Owners are responsible for ensuring that any permanent or built-in structures meet any setback or other requirements imposed by the Town of Erie/Lafayette or other any fire department or authority having jurisdiction. Approval is not required for portable units.

3.27 Firewood Storage

All firewood must be located in the side or rear yard, must be neatly stacked, shall not be visible from any street or the ground level of any other Unit, and must not be located so as to block established drainage patterns.

3.28 Flags/Flagpoles

Approval is required for any freestanding flagpole.

Approval is not required for flagpoles mounted to the front of the residence provided that the flagpole does not exceed the height of the roofline of the residence. Flag size cannot exceed five (5) feet in length and three (3) feet in width. Flags may not be illuminated without prior written approval of the ARC. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb Owners of neighboring Units.

3.29 Gardens – Flower or Vegetable

Approval is not required for flower or vegetable gardens that do not exceed one hundred (100) total square feet. All flower gardens must be weeded, cared for and maintained.

3.30 Gazebos

Approval is required. A gazebo must be an integral part of the rear yard landscape plan and must be similar in material and design to the residence. The color must be generally accepted as a complementary color to the exterior of the residence.

3.31 Grading and Grade Changes

See Section 3.21, Drainage.

3.32 Greenhouses

Approval is required. Generally, greenhouses are discouraged due to the extensive maintenance required. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Adequate screening will be required.

3.33 Hanging of Clothes

See Section 3.15, Clothes Lines and Hangers.

3.34 Hot Tubs and Jacuzzis

Approval is required. Hot tubs and Jacuzzis must be an integral part of the deck or patio area and of the rear yard landscaping, and be installed in such a way that it is not immediately visible to adjacent property Owners and that it does not create an unreasonable level of noise for adjacent property Owners. In some instances, additional plant material around the hot tub may be required for screening. Non-vegetative screening materials should match or complement the house or deck structure. Prefabricated hot tub enclosures will be evaluated on a case-by-case basis, and may require additional plant material screening.

3.35 Kennels

Approval will not be granted. Breeding or maintaining animals for a commercial purpose is prohibited.

Also see Section 3.19, Dog Runs.

3.36 Landscaping

If not installed by the Developer or Builder, the first Owner of a Unit other than the Developer or Builder shall install the landscaping on a Unit within one (1) year of the date of conveyance of the Unit from the Developer or Builder to the first Owner.

Approval is required. The plot plan of the residence and yard must be provided at a measurable scale. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, the design must be approved. Xeriscape uses much less water than typical suburban residential landscape, but it does not mean that large areas of river rock or mulch will be allowed in place of green, growing plant material. Up to 80% of the landscaped area of a Unit may consist of drought-tolerant plantings.

Artificial turf may be installed in the rear yard of a Unit only, with the prior approval of the ARC. The color must be similar to the turf grass in the geographical area, preferably a blended, multi-color monofilament fiber, with a blade height of at least 1½" (or ½" for a putting green). Installation must include a weed barrier and a properly prepared and leveled aggregate base for drainage. Proper infill, which is not toxic to humans or pets, for residential application must be used. A weed suppressor must be used under seams, and the seams properly secured. While artificial turf is not a living material, artificial turf installed in the rear yard may be counted in the calculation of living plant material required to be installed.

Significant structural elements related to landscaping, such as retaining walls, paved areas, steps, etc., must be submitted for review and approval. Changes in grade or drainage pattern must not adversely affect adjoining properties and shall comply with drainage change requirements of the Declaration.

Plant materials should be appropriate in character, habitat, species, size (both installed and mature), number and arrangement for their purpose and surroundings.

Mulch material shall be selected recognizing that high winds may be present. Mulches that "knit" together and hold to the ground should be used. Owners are responsible for removal of any mulch material that blows into other Owners' property or the common areas of the Authority.

Stone used as accent elements, ground cover or paving material should be chosen so that its color, size and installation complement the architecture of the house, the natural environment and associated plan materials. Monolithic paving of yards or covering yards with decorative stones as a primary design element is prohibited.

See Exhibit A attached hereto for the current landscape requirements or minimums. All new landscape installations and Improvements must meet these requirements.

3.37 Lights and Lighting

Approval is not required for replacing existing lighting, including coach lights, with the same or similar lighting style and color as originally installed.

Otherwise, approval is required to modify or add exterior lighting.

Approval is required to install motion detector spotlights, spotlights, floodlights or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.).

- **A.** Considerations will include, but may not be limited to, the visibility, style and location of the fixture.
- **B.** Exterior lighting for security and/or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties (bullet type light fixtures are recommended).
- C. The use of flood lights is prohibited unless specifically activated by a security monitoring system.
- **D.** Ground lighting along walks must be maintained in a working and sightly manner. Low-voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts are to be maintained in good aesthetic repair, be functional, not be a tripping or other physical hazard along pedestrian pathways, and remain generally vertical in their presentation.
- **E.** The addition of a front yard light post will be allowed with approval and pursuant to the following:
 - (1) Exterior lights must be conservative in design and be as small in size as is reasonably practical.
 - (2) Exterior lighting should be directed toward the ground and be of low voltage to minimize glare onto neighboring properties and the street.
 - (3) Soft, outdoor pedestrian-oriented lighting should be used with dark colored lighting fixtures so as to be less obtrusive.
 - (4) The light post should match or complement the architecture of the home in design, size, color, and finish along with any existing light fixtures.
 - (5) Light posts shall be located at an appropriate distance from the right-of-way and property line to minimize glare onto neighboring properties and the street and should be integrated into the natural or architectural features of the site.
 - (6) Light or lamp posts shall not be erected higher than 6' feet from ground level, unless approved by the ARC.
 - (7) All lighting should not be intrusive to neighboring properties.

Holiday lighting and decorations do not require approval. It is required that they not be

installed more than thirty (30) days prior to the holiday. They shall be removed within thirty (30) days following the holiday.

As used herein, "Jellyfish Lights" shall refer to those certain rope-like LED lights installed on a home and intended to be of a more permanent nature (meaning installed and in place for any period longer than 60 days), regardless of the name brand of the lights intended to be so installed. The installation of any Jellyfish Lights requires ARC approval, and must meet the following criteria:

- Jellyfish Lights may only be installed on the outer portion of the exterior soffits of the home, behind the fascia or trim so that the light is directed downward and so that the light source is not directly visible from neighboring homes, common areas, or streets
- The colors displayed are not limited, but only one color may be displayed (meaning the colors may not rotate or change, except during the time holiday lighting is permitted) and Jellyfish Lights shall not be flashing (except during the time holiday lighting is permitted). Jellyfish Lights may only be illuminated from dusk until 11:00 p.m.
- The light cone from any Jellyfish Lights must stay on the property on which they are installed and shall not cause unreasonable glare to neighboring properties.

3.38 Ornaments/Art - Landscape/Yard

Approval is not required for yard ornaments which are installed in the rear yard and which are of a height less than three (3) feet.

Up to three (3) small (less than 12 inches in height) front yard ornaments may be installed in the front yard without approval, as long as the ornament is installed at ground level and the color and design integrate into the landscape.

Approval is required for any other yard ornaments.

See Section 3.66, Statues or Fountains.

3.39 Overhangs/Sunshades/Awnings- Cloth or Canvas

Approval is required. An overhang should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. A swatch of material to be used must be provided with the review submittal.

See Section 3.41, Patio Covers.

3.40 Painting

Approval is not required if color and/or color combinations are identical to the original manufacturer color established on the home and/or accessory improvement. Any changes to the color scheme must be submitted for approval and must conform to the general scheme of the Community.

- **A.** You will need to submit the ARR with your color samples, with a general description of the colors of the next four (4) houses on either side of your home (or photos showing the colors of the next four (4) houses on either side of your home).
- **B.** The ARC will not approve submittals without a description or photos of neighbors' paint colors.
- C. Outlining the garage door panels in a contrasting color or in a checker board design is not permitted.
- **D.** Most homes have multiple tone paint schemes (e.g., body color, trim color and accent color for shutters and doors). New colors submitted should preserve this multiple tone scheme.
- **E.** Color selections should be submitted to the ARC in the form of manufacturer's paint chips. Please indicate which color chips are for trim, body and accent (doors and shutters) color.
- **F.** In general, after approval, only those areas that are painted may be repainted and only those areas that are stained may be re-stained; unpainted and unstained areas (such as brick or stone) shall remain unpainted and unstained.

3.41 Patio Covers

Approval is required. Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Freestanding patio covers may be permitted as well as extensions of the roof.

3.42 Patios - Enclosed

See Section 3.3, Additions and Expansions.

3.43 Patios - Open

Approval is required. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property Owners. In some instances, additional plant material around the patio may be required for screening or integration into the landscape design. The patio and materials must be similar or generally accepted as a complementary color and design to the residence.

Patios and decks, combined, may not be more than fifty percent (50%) of the entire rear and side yard areas of the Unit unless otherwise approved by the ARC.

See Section 3.17, Decks.

3.44 Paving

Approval is required, regardless of whether for walks, driveways, patio areas or other purposes, and regardless of whether concrete, brick, flagstones, stepping stones, pre-cast patterned, or exposed aggregate concrete pavers are used as the paving material. Asphalt paving within the limits of the Units is not permitted.

See Section 3.11, Driveways.

3.45 Pipes

Approval is required for all exterior pipes, conduits and equipment. Adequate screening may also be required.

3.46 Play Structures and Sports Equipment

Approval is required. Consideration will be given to adjacent properties (a minimum five (5) foot setback from the property line, is required for trampolines, swing sets (swings as extended during use), fort structures, etc.) so as not to create an undue disturbance. In some instances, additional plant material around the equipment may be required for screening. Wood structures must be constructed of pressure treated or other weather resistant materials. All play equipment must be maintained in a good and sightly manner. The use of multi-colored cloth/canvas tarps will not be approved. Height of any play structure or sports equipment may not exceed twelve (12) feet.

3.47 Playhouses

Approval is not required if a structure is less than twenty four (24) square feet and less than six (6) feet high, from highest point to the ground.

Approval is required for structures greater than twenty four (24) square feet and/or greater than six (6) feet high, from the highest point to the ground.

See Section 3.2, Accessory Buildings.

3.48 Poles

See Section 3.28, Flags/Flagpoles.

3.49 Ponds and Water Features

Approval is required. Considerations by the ARC will include, but not be limited to, the following criteria:

- **A.** Must be integrated into landscape scheme.
- **B.** Setback shall be a minimum of five (5) feet from all property lines.
- C. Must not affect existing drainage on or off the Unit.
- **D.** Must be maintained at all times.
- **E.** The maximum height of all fountain/pool elements and their spray is not allowed to be higher than four (4) feet from the ground plane.

3.50 Pools

Above ground pools and temporary pools are prohibited. Notwithstanding, one (1) wading pool, if less than eighteen (18) inches high and eight (8) feet in diameter, per Unit, is permitted on a temporary basis without prior approval, if placed in the rear yard.

See Section 3.34, Hot Tubs and Jacuzzis.

3.51 Radio Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.52 Radon Mitigation Systems

Approval is not required as long as the equipment is painted in the same colors as utilized on the exterior of the house and is installed so as to minimize its visibility.

3.53 Roofing Materials

Approval is required for all roofing materials other than those originally used by the Builder. All buildings constructed on a Unit should be roofed with the same or greater quality and type of roofing material as originally used by the Builder.

Approval is not required for repairs to an existing roof with the same building material that exist on the building.

3.54 Rooftop Equipment

Approval is required. Equipment must be painted a color similar or generally accepted as complimentary to the roofing material of the house. All rooftop equipment shall be installed so as to minimize its visibility.

See Section 3.64, Solar Energy Devices.

3.55 Satellite Dishes

See Section 3.6, Antennae/Satellite Dishes.

3.56 Saunas

See Section 3.2, Accessory Buildings.

3.57 Screen Doors

See Section 3.20, Doors.

3.58 Seasonal Decorations

Approval is not required if installed on a Unit within thirty (30) days of a holiday, provided that an Owner is keeping with the Community standards, and provided that the decorations are removed within thirty (30) days of the holiday.

See Section 3.37, Lights and Lighting.

3.59 Security Devices.

Approval is not required. Security devices, including cameras and alarms, must be selected, located and installed so as to be an integral part of the house and not distract from the home's architecture and appearance. Cameras and housing sirens, speaker boxes, conduits and related exterior elements should be unobtrusive and inconspicuous. Such devices should be located where not readily visible and should be a color that blends with or matches the surface to which it is attached.

3.60 Sheds

See Section 3.2, Accessory Buildings.

3.61 Shutters - Exterior

Approval is required. Shutters should be appropriate for the architectural style of the home and be of the appropriate proportion to the windows they frame. Shutters should be the same color as the "accent" color of the home (typically the same as the front door or other

accent details).

3.62 Siding

Approval is required. Vinyl siding will not be allowed.

3.63 Signs

Except as provided herein, no more than one sign per twenty (20) feet of lineal lot frontage, and no more than forty-eight (48) inches by thirty-six (36) inches in size each, may be displayed on a property without prior approval. Signs may not be illuminated without the prior approval of the ARC. Any request for lighting must detail the type and location of the lighting, and any such lighting shall be placed so as not to disturb owners or occupants of neighboring homes.

Notwithstanding the above, Commercial Signs may be displayed on a property in accordance with the following. "Commercial Signs" are defined as signs that carry a message making or intended to make a profit, or advertising for the same purpose. The following Commercial Signs may be displayed:

- **A.** One for sale or for rent sign per Lot may be placed on a Lot during the marketing period of that Lot. Such sign must be removed upon sale or rent of the Lot.
- **B.** If work is actively being done on a property by a contractor engaged by the owner of the property, one Commercial Sign of the contractor doing such work may be displayed on that Lot during for the lesser of the time work is being performed or 60 days.

3.64 Solar Energy Devices

Approval is not required as long as the following criteria are met.

- **A.** All such devise must be integrated into the existing design of the home.
- **B.** The solar energy device is located on the roof of the residence located on the Unit, entirely within a fenced area of the Unit, or entirely within a fenced patio located on the Unit.
- **C.** If the solar energy device is located in the fenced area of the Unit or patio, no portion of the solar energy device may extend above the fence line.
- **D.** If the solar energy device is mounted on the roof of the residence located on the Unit, then:
 - (1) The solar energy device may not extend higher than or beyond the roofline;
 - (2) The solar energy device must conform to the slope of the roof and the top edge of the device must be parallel to the roofline; and

(3) The frame, support brackets, visible piping or wiring associated with the solar energy device must be silver, bronze or black, and shall not be visible from the street or adjacent Units.

Please also see Colorado Law C.R.S. 38-30-168, which governs the review and the Owner's installation of such devices.

3.65 Spas

See Section 3.34, Hot Tubs and Jacuzzis.

3.66 Statues or Fountains

Approval is not required if statues or fountains are installed in the rear yard and are not greater than four (4) feet in height from the highest point, including any pedestal.

Approval is required if the statue or fountain is proposed for the front yard. Statue or fountain location in the front yard should be located close to the main entrance of the house.

See Section 3.12, Birdbaths and Section 3.38, Ornaments/Art – Landscape/Yard

3.67 Storage Sheds

See Section 3.60, Sheds and Section 3.2, Accessory Buildings.

3.68 Sunshades

See Section 3.39, Overhangs/Awnings – Cloth or Canvas and Section 3.41, Patio Covers.

3.69 Swamp Coolers

See Section 3.5, Air Conditioning Equipment, Section 3.23, Evaporative Coolers, and Section 3.54, Rooftop Equipment.

3.70 Swing Sets

See Section 3.46, Play Structures and Sports Equipment.

3.71 Television Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.72 Tree Houses

Approval will not be granted. Tree houses are not permitted.

3.73 Vanes

See Section 3.77, Weather Vanes and Directionals.

3.74 Vents

See Section 3.54, Rooftop Equipment.

3.75 Walls

See Section 3.25, Fences and Section 3.76, Walls, Retaining.

3.76 Walls, Retaining

Approval is required. Front yard retaining walls shall not exceed thirty (30) inches in height. In the side yard, retaining walls up to thirty (30) inches high, with a planted slope above the wall, may be constructed. In no event shall rear yard retaining walls exceed four (4) feet in height unless installed by the Builder or the Declarant. Retaining walls shall not significantly alter the drainage patterns on the Unit or adjacent properties (including Authority or public areas). Retaining walls shall be constructed with boulders, stone, brick or split face modular concrete block facing units installed per manufacturer instructions.

New or old creosote treated timber railroad ties are prohibited.

3.77 Weather Vanes and Directionals

Approval is required.

3.78 Wind Electric Generators

Approval is required. In addition to ARC approval, windmills and any other type of fixture, which fall under the criteria of a wind generator, or are used to generate power etc., must meet the requirement of the C.R.S. 40-2-124 and any regulations of the Colorado Public Utilities Commission.

3.79 Windows Replacement

Approval is required except for replacement of existing windows with windows of the same size, type and exterior cladding and frame color. Considerations will include, but may not be limited to, size, color, existing and proposed window style and style of home.

3.80 Windows: Tinting, Security Bars, Well Covers, etc.

Approval is not required for window well covers that are manufactured with metal or plexiglass. All others will require ARC approval.

Approval is required for any visible window tinting. Highly reflective and/or dark tinting is considered too commercial for residential applications and is not permitted.

Approval is required for security bars and may not be approved on second story windows and other windows visible to the street.

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31

EXHIBIT A

LANDSCAPING AND FENCE TYPICALS/REQUIREMENTS

PARKDALE FILING NO.1 - LOT TYPICALS

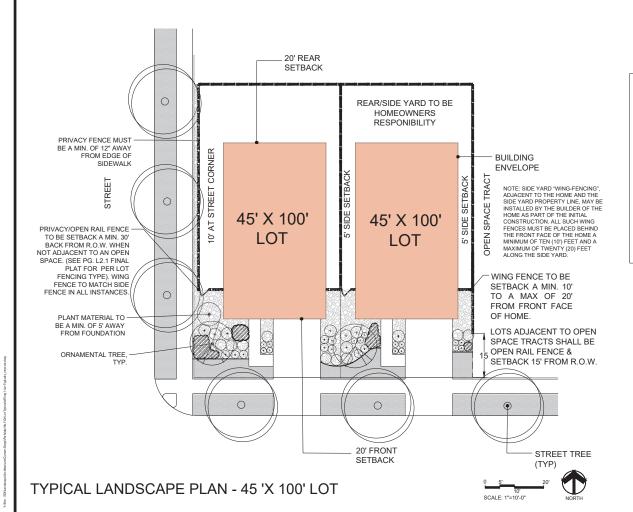
PRIVACY FENCE DETAIL

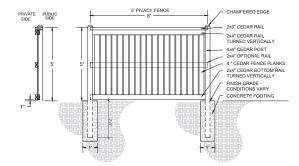
NOTE. FENCE TO HAVE A CLEAR STAIN FINISH FOR PROTECTION

TYPICAL LANDSCAPE PLAN NOTES

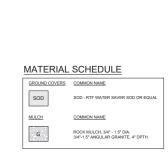
- THESE PLANS REFLECT LANDSCAPING THAT MEETS THE TOWN OF ERIE LANDSCAPE REQUIREMENTS AS SHOWN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING ADJUSTMENTS TO THESE PLANS TO ACCOMMODATE ANY VARIATIONS IN ARCHITECTURAL FOOTPRINT, SIDEWALK AND DRIVEWAY LOCATIONS, AC UNIT LOCATIONS, AND OTHER ADDISTINENTS TO TRESE PLANTS TO ACCOMMUDATE ANY VARIATIONS IN ARCHITECTURAL FOUTPRINT, SIDEWALK, AND DRIVEWAY LOCATIONS, ACTIVITY AND OTHE UTILITIES.
 TREES SHALL BE PLANTED AT LEAST 6 FROM LICH WATER AND SUPERLING UNITS. IN ADDITION TO THE RIGHT-OF-WAY LANDSCAPING DESCRIBED IN SECTION 10-64 E.T., THE PER TOWN OF ERIE UDO 10-64 E.Z. SINGLE-FAMILY AND DUPLEX DWELLING UNITS. IN ADDITION TO THE RIGHT-OF-WAY LANDSCAPING DESCRIBED IN SECTION 10-64 E.T., THE
- PROPERTY OWNER SHALL
- PROVIDE PERMANENT LANDSCAPING IN THE FRONT YARD OF EACH HOME. THERE SHALL BE A MINIMUM OF 75 PERCENT OF THE GROSS FRONT YARD AREA, EXCLUDING DRIVEWAYS, LANDSCAPED WITH LIVE PLANT MATERIALS, MATURE TREE AND SHAUD SCANOPIES MAY COUNT TOWARD THE 75 PERCENT REQUIREMENT. INSTALL LANDSCAPING WITHIN THE SIDE AND REAR YARD SUCH THAT 50 PERCENT FOR THE COMMISSION SHAUD REAR! YARDS IS LANDSCAPED WITH LIVE PLANT MATERIAL.
- MAINTAIN THE LANDSCAPING WITHIN THE AD JACENT STREET RIGHT-OF-WAY











LANDSCAPE REQUIREMENTS

Right of Way

40' min OC Street Trees

(per Town of Erie standards)

Front Yard

-Tree per Lot 1 ornamental/evergreen tree required

-Planting Requirement 75% Living Coverage

- 2 4 types of perennials, ornamental grasses and/or groundcovers planted in groups of 3 - 7 minimum
- 2 4 shrub types used in groups of similar plants
- -Plants must screen any exposed porch foundation

Rear/Side Yard

- -Planting Requirement 50% Living Coverage
- 1 2 types of perennials, ornamental grasses and/or groundcovers
- 1 2 types of shrubs



12500 W. 58TH AVE. #230 ARVADA. CO 80002

P: 720.638.5190

OEO, LLC 7353 SOUTH ALTON WA CENTENNIAL, CO 80112 303.770.9111



PARKDALE FILING NO. LANDSCAPE PLANS LOT TYPICALS

CGR CGR

SCALE:

3/7/2023

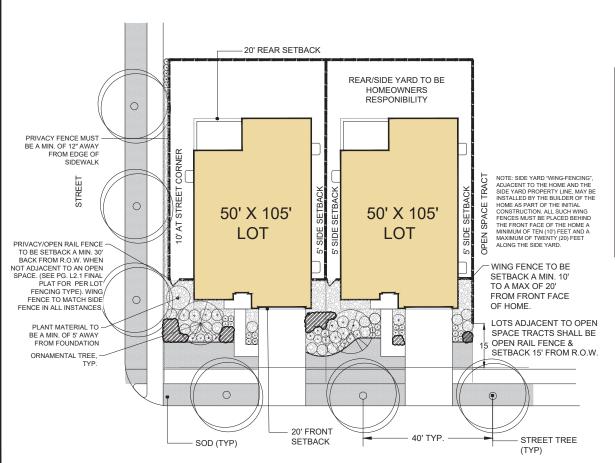
PARKDALE FILING NO.1 - LOT TYPICALS

TYPICAL LANDSCAPE PLAN NOTES

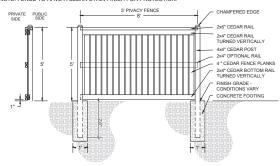
- THESE PLANS REFLECT LANDSCAPING THAT MEETS THE TOWN OF ERIE LANDSCAPE REQUIREMENTS AS SHOWN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING ADJUSTMENTS TO THESE PLANS TO ACCOMMODATE ANY VARIATIONS IN ARCHITECTURAL FOOTPRINT, SIDEWALK AND DRIVEWAY LOCATIONS, AC UNIT LOCATIONS, AND OTHER ADDISTINENTS TO TRESE PLANTS TO ACCOMMUDATE ANY VARIATIONS IN ARCHITECTURAL FOUTPRINT, SIDEWALK, AND DRIVEWAY LOCATIONS, ACTIVITY AND OTHE UTILITIES.
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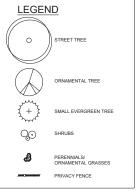
TYPICAL LANDSCAPE PLAN - 50'X100' LOT

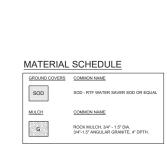
- PROPERTY OWNER SHALL
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- MAINTAIN THE LANDSCAPING WITHIN THE AD JACENT STREET RIGHT-OF-WAY
- STREET TREES TO STAY OUT OF SIGHT TRIANGLES AND 35' BACK FROM STOP SIGNS



PRIVACY FENCE DETAIL







LANDSCAPE REQUIREMENTS

Right of Way	
Street Trees	40' min OC
(per Town of Erie standards)	
Front Yard	

-Tree per Lot . . 1 ornamental/evergreen tree

-Planting Requirement 75% Living Coverage 2 - 4 types of perennials, ornamental grasses and/or groundcovers planted in groups of 3 - 7 minimum

2 - 4 shrub types used in groups of similar plants

-Plants must screen any exposed porch foundation

Rear/Side Yard

- -Planting Requirement 50% Living Coverage
 - 1 2 types of perennials, ornamental grasses and/or aroundcovers.
 - 1 2 types of shrubs



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P: 720.638.5190

OEO, LLC 7353 SOUTH ALTON WA CENTENNIAL, CO 80112 303.770.9111



PARKDALE FILING NO. LANDSCAPE PLANS LOT TYPICALS

CGR CGR

SCALE:

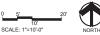
3/7/2023

SCALE: 1"=10'-0"

PARKDALE FILING NO.1 - LOT TYPICALS TYPICAL LANDSCAPE PLAN NOTES THESE PLANS REFLECT LANDSCAPING THAT MEETS THE TOWN OF ERIE LANDSCAPE REQUIREMENTS AS SHOWN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING PRIVACY FENCE DETAIL ADJUSTMENTS TO THESE PLANS TO ACCOMMODATE ANY VARIATIONS IN ARCHITECTURAL FOOTPRINT, SIDEWALK AND DRIVEWAY LOCATIONS, AC UNIT LOCATIONS, AND OTHER NOTE. FENCE TO HAVE A CLEAR STAIN FINISH FOR PROTECTION. TREES SHALL BE PLANTED AT LEAST 6' FROM ALL WATER AND SEWER LINES, AND AT LEAST 4' FROM SIDEWALKS. 5' PIVACY FENCE CHAMFERED EDGE TREES SPAILE BE FUND 10-64-E.2. SINGLE-FAMILY AND DUPLET WHEN, AND AT LEAST 4 PROW SIGNARD FOR THE UDO 10-64-E.2. SINGLE-FAMILY AND DUPLET WHEN LIGHT THE PROPERTY OWNER SHALL: 3.1. PROVIDER PERMANENT LANDSCAPING IN THE FRONT YARD OF EACH HOME. THERE SHALL BE A MINIMUM OF 75 PERCENT OF THE GROSS FRONT YARD AREA, EXCLUDING P: 720.638.5190 PROVIDE PERMINENT DANDOG-PINE IN THE PROVIT YARD OF DEATH PROVIDE. THERE SHIPL CAND FOR THE PROVIDE PROVIDE PROVIDE PROVIDE PROVIDED FOR THE PROVIDE PROVIDE PROVIDED FOR THE PR 2x4" CEDAR RAIL TURNED VERTICALLY 4x4" CEDAR POST 4. STREET TREES TO STAY OUT OF SIGHT TRIANGLES AND 35' BACK FROM STOP SIGNS 2x4" OPTIONAL RAIL 4 " CEDAR FENCE PLANKS 2x4" CEDAR BOTTOM RAIL TURNED VERTICALLY FINISH GRADE -CONDITIONS VARY CONCRETE FOOTING 20' REAR SETBACK NOTE: SIDE YARD "WING-FENCING" ADJACENT TO THE HOME AND THE SIDE YARD PROPERTY LINE MAY BE INSTALLED BY THE BUILDER OF THE HOME AS PART OF THE INITIAL CONSTRUCTION. ALL SUCH WING REAR/SIDE YARD TO BE FENCES MUST BE PLACED BEHIND THE FRONT FACE OF THE HOME A MINIMUM OF TEN (10') FEET AND A MAXIMUM OF **HOMEOWNERS** RESPONIBILITY TWENTY (20) FEET ALONG THE SIDE 0 MATERIAL SCHEDULE CORNER **LEGEND** GROUND COVERS COMMON NAME PRIVACY FENCE MUST SOD - RTF WATER SAVER SOD OR EQUAL SOD BE A MIN. OF 12" AWAY 0 STREET TREE FROM EDGE OF OPEN SPACE TRACT SIDEWALK MULCH COMMON NAME G S ΑT ORNAMENTAL TREE 0 60' X 110' 60' X 110' PRIVACY/OPEN RAIL FENCE TO BE SETBACK A MIN. 30' LOT LOT SMALL EVERGREEN TREE PARKDALE FILING NO. BACK FROM R.O.W. WHEN NOT ADJACENT TO AN OPEN SPACE, (SEE PG, L2.1 FINAL Qo SHRUBS PLAT FOR PER LOT WING FENCE TO BE FENCING TYPE). WING/ SETBACK A MIN. 10' FENCE TO MATCH SIDE TO A MAX OF 20' PERENNIAI S/ ORNAMENTAL GRASSES FENCE IN ALL INSTANCES FROM FRONT FACE PRIVACY FENCE OF HOME. PLANT MATERIAL TO BE A MIN. OF 5' AWAY FROM FOUNDATION ORNAMENTAL-LANDSCAPE REQUIREMENTS LOTS ADJACENT TO OPEN TREE (TYP) SPACE TRACTS SHALL BE Right of Way OPEN RAIL FENCE & Street Trees . 2 trees per lot. SETBACK 15' FROM R.O.W. (per Town of Erie standards) Front Yard -Tree per Lot 1 ornamental/evergreen tree 1' BAND OF 0 \circ COBBLE -Planting Requirement 75% Living Coverage MULCH WHEN ADJACENT TO

TYPICAL LANDSCAPE PLAN - 60'X110' LOT

SOD (TYP)



20' FRONT

SETBACK

OPEN SPACE

STREET TREE

(TYP)

*2 - 4 types of perennials, ornamental grasses and/or

groundcovers planted in groups of 3 - 7 minimum *2 - 4 shrub types used in groups of similar plants

*Plants must screen any exposed porch foundation

-Planting Requirement 50% Living Coverage

*1 - 2 types of perennials, ornamental grasses and/or groundcovers

*1 - 2 types of shrubs

*Plants must screen exposed porch foundation.

12500 W. 58TH AVE. #230 ARVADA. CO 80002

OEO, LLC 7353 SOUTH ALTON WA CENTENNIAL, CO 80112 303.770.9111



LANDSCAPE PLANS LOT TYPICALS

CGR CGR

SCALE:

3/7/2023

PARKDALE FILING NO.1 - LOT TYPICALS

DECIDUOUS TREES Rotonical Name	Compon Nome	Height x Spread	Spacing	Min Size
Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	50' x 40'	NA	2'Cal
Acer sacchanim "Flosh Fire"	Suga: Monle	40° X 35°	NA.	2'Col
Aesquius x comea 'Ft, McNair'	Ft. McNgir Horsechestnut	45' x 25'	NA.	2'Cal
Catalpa speciosa	Northern Catalga	50° x 40°	NA.	2'Col
Celtis occidentalis	Common Hackberry	20, X 30,	NA.	2'Col
Cercidiphyllum japonicum	Katsura Tree	35' X 35'	NA.	2'Col
Cladrastis kentukea	American Yellowwood	35, X 32,	NA.	2'Cal
Gleditsia tri, inermis 'Shademaster'	Shademaster Honeylocust	50, × 40,	NA.	2'Col
Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	50° x 40°	NA.	2'Col
Gleditsia triacanthas inermis 'Skyline'	Skyline Honeylocust	50' x 40'	NA.	2'Cal
Gymnocladus dioica	Kentucky Coffee Tree	60, X 50,	NA.	2'Col
Plotonus occidentolis	American Sycomore	70. X 60.	NA.	2'Col
Populus a ucumbratu	Lanceley Coulus	50" X <5"	NA	2°Cul
Quercus bicolor	Swamp White Ook	50° X 50°	NA.	2'Col
Quercus gambelii	Gambel Oak	20. X 20.	NA.	2°Cal
Quercus macrocarpa	Burr Oak	65° X 65°	NA.	2°Cal
Quercus muehlenbergii	Chintapin Oak	50° X 35°	NA.	2'Col
Quercus robur	English Oak	50° X 50°	NA	2'Cal
Quercus rubra	Red Ook	50° X 35°	NA	2'Cal
Salix alba "Tristis"	Golden Weeping Willow	50° X 50°	NA.	2'Col
Styphnolobium japonicum	Japarese Pagadatree	50° X 50°	NA	2'Col
Tilia americana "McKSentry"	Sentry Linden	40° x 25°	NA	2'Cal
Tilia cordata "Greenspire"	Greenspire Littleleaf Linden	40° X 30°	NA.	2°Col
Tilia tomentosa	Silver Linden	40° X 30°	NA	2'Cal
Ulmus americana 'New Harmony'	New Harmony American Elm	60° X 50°	NA .	2°Cal
Ulmus americana "Valley Forge"	American Elm	60' x 60'	NA.	2'Cal

Botanical Name	Comnon Name	Height x Spread	Spacing	Min Size
Acer ginnola	Amur Maple	20°X 15°	NA	2°Col
Acer grandidentatum	Bigtooth Maple	25" X 25"	NA	2°Cal
Acer totaricum	Tataran Maple	50, X 50,	NA	2°Cal
Acer x freemanii "Armstrong"	Armsrong Freeman Maple	50' X 15'	NA	2'Cal
Amelanchier grand. 'Autumn Brilliance'	"Autumn Brilliance" Serviceberry	25' x 20'	NA	2'Col
Aesculus glabra	Ohio Buckeye	20' x 30'	NA	2'Cal
Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	30' x 15'	NA	2'Cal
Cercis canadensis	Eastern Redbud Multi-trunk	25° X 25°	NA	2'Col
Crataegus sp.	Hawtom	15' x 30'	NA	2'Cal
Koetreutoria paniculata	Goldenrain Tree	25' x 25'	NA	2'Cal
Magnolia stellata 'Royal Star'	Royal Stor Magnolia	10' x 10'	NA	2'Cal
Malus sp.	Crabapple	15-25 x15-25	NA	2'Cal
Malus domestica "Golden Delicious"	Golden Delicious Apple	15° X 12°	NA	2'Cal
Malus domestica "Honeycrisp"	Honeycrisp Apple	15° X 12°	NA.	2'Col
Malus domestica "WineCrisp"	Wine Crisp Apple	15' X 12'	NA	2'Col
Malus cylopatric Welntoch'	McIntosh Semi-Dund Apple	12.15 X 10-14	NA	2°Cal
Malus sylvestris 'Sweet Sixteen'	Sweel Sixteen Apple	20-25' X 15-20'	NA	2°Cal
Malus x 'Red Delicious'	Red Delicious Apple	15' X 12'	NA.	2°Cal
Malus x 'Prairifire'	Prairiire Crob Apple	50, X 50,	NA	2°Cal
Malus x 'Spring Snow'	Spring Snow Crab Apple	50, X 50,	NA	2'Col
Prunus cerasifera "Newport"	Newport Plum	15-20 X 15-20	NA	2'Col
Prunus maackii	Amur Chokecherry	20-30' X 20-25'	NA	2ºCal
Prunus padus	Maydoy Tree	20-30' X 20-30'	NA	2'Cal
Prunus subhirtella 'Pendula'	Weeping Cherry	20-30' X 15-20'	NA.	2'Cal
Prunus virginiana 'Shubert'	Shubert Chokecherry	20-30' X 15-20'	NA	2'Cal
Prunus armeniaca 'Chinese'	Chinese Apricot	15' X 10'	NA	2'Cal
Prunus armeniaca 'Goldcot ·	Gold:ot Apricot	15:25 X 15:25	NA	2'Col
Prunus armeniaca "Moongold"	Moorgold Apricot	15-25 X 15-25	NA	2'Col
Prunus avium 'Stella'	Compact Stella Cherry	10' x 8'	NA	2'Cal
Prunus avium 'Lapins'	Lapins Cherry	15' X 10'	NA	2'Col
Prunus cerasus 'Montmorency'	Montmorency Sour Pie Cherry	15' X 10'	NA	2°Col
Prunus domestica 'Italian'	Italian Plum	15' X 15'	NA	2°Cal
Prunus domestica 'Stanley'	Stanley Plum	15' X 12'	NA	2'Col
Prunus 'Mount Royal'	Mouet Royal Plum	15x 10	NA	2'Cal
Prunus persica Elberta '	Elbera Peach	15' X 12'	NA	2'Cal
Prunus persica 'Polly'	Pally Peoch	12 X 10	NA	2'Col
Prunus persica 'Reliance'	Reha nee Peach	15' X 12'	NA	2'Col
Prunus 'Superior'	Superior Plum	15' X 10'	NA	2'Cal
Pyrus calleryana 'Aristocrat' TM	Aristocrat Flowering Pear	30, X 50,	NA	2°Cal
Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	25-30' X 12-15'	NA	2°Col
Pyrus communis 'Beaurre d'Anjou'	D' Anjou Pear	15' X 12'	NA.	2'Cal
Pyrus x 'Summercrisp'	Summercrisp Pear	15' X 15'	NA	2'Cal
Sorbus aucuparia 'Cardinal Royal'	Card nol Mountain Ash	30-35' X 15- 20'	NA	2'Col
Syringa reticulata	Japanese Tree Liloc	15-25' X I5-20'	NA	2'Col

Botanical Name	Common Name	Height x Spread	Specing	Min Size
Abies concolor	Whole Fir	40-60 X 20-30	NA .	6' Hr
Juniperus chinensis 'Spartan'	Spartan Juniper	15-20 X 4-6	NA	6. Ht
Juniperus scopulorum	Rocky Mountain Juniper	40° X 15°	NA.	6. Ht
Juniperus scopulorum 'Medoro'	Medora Juniper	15-20'X 3-5'	NA.	6. Hi
Juniperus scopulorum "Skyrockef"	Skyrocket Juniper	15-20 X 2-3	NA.	6' Hr
Juniperus virginiana	Eastern Red Cedar	40° X 5°	NA.	6, Hi
Picea abies 'Cupressina'	Fastigiate Norway Spruce	15-20 X 4-6'	NA.	6' Ht
Picea pungens	Colorado Spruce	60, X 52,	NA.	6' Hr
Picea pungens 'Baby Blue Eyes'	Boby Blue Eyes Dwarf Spruce	20-30 X 10-15	NA.	6. Ht
Picea pungens 'Bakeri'	Baker Spruce	35-40 X 15-20	NA.	6. Ht
Piceo pungens 'Hoopsii'	Hoopsii Spruce	20-25 X 10-12	NA.	6' Hr
Picea pungens 'Iseli Fastigiate'	Fostigiate Spruce	12-15 X 5-6	NA.	6' Hr
Pinus aristata	Bristlecone Pine	10. X 4.	NA.	6. Ht
Pinus cembra 'Swiss Stone'	Swiss Stone Pine	20-25 X 10-12	NA.	6' Hr
Pinus densiflora 'Umbraculifera'	Tanvasho Pine	6-10 (6-10	NA.	6. Hi
Pinus edulis	Pinon Pine	20° X 5	NA.	0.18
Pinus flexilis	Limber Pine	40° x 20°	NA	6. Ht
Pinus heldreichii	Bosnian Pine	20, X 5,	NA	6' Hr
Pinus niara	Austrian Black Pine	50° x 25°	NA	6' Hr
Pinus nigra 'Amold Sentinal'	Columnar Austrian Pine	20-25 X 5-7	NA.	6' Ht
Pinus ponderosa	Ponderosa Pine	60-80 X 25-30	NA	6' Hr
Pinus strobiformis	Southwestern White Pine	40-50 X 20-30	NA.	9, Ht
Pinus sylvestris	Scotch Pine	40° x 25°	NA.	6. Hi
Pseudotsuga menziesii	Douglas Fir	60. × 30.	NA	6. Ht
Theja occidentalis 'Emerala'	Emerald Arborvitae	10-15'X 3-4'	NA:	9. Ht
EVERGREEN AND BROADLEAF EVERG	REEN SHRUBS			
Botanical Name	Common Name	Height x Spread	Spacing	Min Size
Buxus species	Rowmond varieties	varies	3'00	5 Gallon
Cytisus Dallimorei 'Lena'	Leng Broom	3 X 4	3' o.c.	5 Gallon
Evorymus fortunei 'Coloratus'	Peopleheaf wintercreaper	18-24"× 0-4"	0'	1 Cullus
Euonymus fortunei 'Emerold Goisty'	Emerald Gaiety Euonymus	3 X 5	4' o.c.	5 Gallor
Euonymus kiautschovica 'Manhettan'	Manhattan Euonymus	4-6' X à-8'	4' o.c.	5 Gallori
Juniperus sp.	Spreading Juniper	81-31X6-101	4' o.c.	5 Gallori
Mahonia aguifolium	Oregon Grape Holly	4-6'X1-6'	4' o.c.	5 Gallor
Mahonia aquifolium 'Compacte'	Compact Oregon Grape Holly	3 X 3	3' o.c.	5 Gallon
Piceo obies 'Elegans'	Spreading Norway Spruce	3-4' X 3-6'	4' o.c.	5 Gallon
Picea pungens 'Globasa'	Globe Spruce	3 X 4	4' o.c.	5 Gallon
Pinus mugo 'Mops'	Miniature Mugo Pine	2-3"X 2-3"	3' o.c.	5 Gallon
Pinus sylvestris 'Hillside Creeper	Hillside Creeper	3 X 8	6' o.c.	5 Gallon
Pyracantha angustifolia 'Gnazan'	Gnome Pyrocontha	6' X 6'	6' o.c.	5 Gallon
Toxus species	Yew varieties	varies	4' o.c.	5 Gallon
Thuip occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	3 X 3	3' o.c.	5 Gallon

ouetain Mogle Alder Alder Nordberny Nordberny Alder Al	10.20 x 10.15 15.30 x 15.20 x 10.15 15.30 x 15.20 x 10.15 10.28 x 10.29 x 1	10 o.c. 10 o.c. 6 o.c. 6 o.c. 6 o.c. 4 o.c. 115 o.c. 6 o.c. 115 o.c. 6 o.c.	S Gallota S Gall
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wered Cotoneaster Bush haron ush e Privet Honeysuckle Bitterbush Flum D bwarf Cherry	8-12 X 4-6 8-12 X 8-12 6-10 X 6-8 8-10 X 6-8 10-12 X 10-12 4-6 X 6-8 6-12 X 6-12 2-10 X 2-6 8-12 X 6-8 6-8 X 6-8	4" o.c. 6" o.c. 6" o.c. 6" o.c. 8" o.c. 5" o.c.	5 Gallor 5 Gallor 5 Gallor 5 Gallor 5 Gallor 5 Gallor 5 Gallor
haron ush s Privet Honeysuckle Bitterbush Flum Dwarf Cherry	8-12 × 8-12 6-10 × 6-8 8-10 × 6-8 10-12 × 10-12 4-6 × 6-8 6-12 × 6-12 2-10 × 2-6 8-12 × 6-8 6-8 × 6-8	6' o.c. 6' o.c. 6' o.c. 8' o.c. 5' o.c.	5 Gallor 5 Gallor 5 Gallor 5 Gallor 5 Gallor 5 Gallor
haron ush e Privet Honeysuckle Bitterbush Plum Dwarf Cherry	6-10 X 6-8 8-10 X 6-8 10-12 X 10-12 4-6 X 6-8 6-12 X 6-12 2-10 X 2-6 8-12 X 6-8 6-8 X 6-8	6' o.c. 6' o.c. 8' o.c. 5' o.c.	5 Gallor 5 Gallor 5 Gallor 5 Gallor 5 Gallor
haron ush e Privet Honeysuckle Bitterbush Flum I Dwarf Cheny	8-10 x 6-8 10-12 x 10-12 4-6 x 6-8 6-12 x 6-12 2-10 x 2-6 8-12 x 6-8 6-8 x 6-8	6' o.c. 8' o.c. 5' o.c. 5' o.c.	5 Gallor 5 Gallor 5 Gallor 5 Gallor
ssh n Privet Honeysuckle Bitterbush Plum I Dwarf Cherry	10-12' X 10-12 4-6' X 6-8' 6-12' X 6-12' 2-10' X 2-6' 8-12' X 6-8' 6-8' X 6-8'	8' o.c. 5' o.c. 5' o.c.	5 Gallor 5 Gallor 5 Gallor
e Privet Honeysuckle Bitterbush Plum I Dwarf Cherry	4-6' X 6-8' 6-12' X 6-12' 2-10' X 2-6' 8-12' X 6-8' 6-8' X 6-8'	5' o.c. 5' o.c.	5 Gallo 5 Gallo
Honeysuckle Bitterbush Plum Dwarf Cherry	6-12' X 6-12' 2-10' X 2-6' 8-12' X 6-8' 6-8' X 6-8'	5' o.c.	5 Gallor
Bitterbush Plum Dwarf Cherry	2-10' X 2-6' 8-12' X 6-8' 6-8' X 6-8'		
Plum Dwarf Cherry	8-12' X 6-8' 6-8' X 6-8'	6 oc	
Dwarf Cherry	6-8' X 6-8'		2 Gallor
Dwart Cherry Cherry			5 Gallor
Cherry		5" o.c.	5 Gallor
	8-12 X 6-10	8" o.c.	5 Gallor
erry	8-12 X 6-8		5 Galla
of Plum	6-8' X 4-6'	8° o.c.	5 Galla
Oak	8-20' X 6-12'	6' o.c.	5 Gallor
r Buckthorn	8-12' X 3-4'	3 o.c.	5 Gallor
	8-15' X 8-10'	6' o.c.	5 Gollon
Sumac	10-25' X 10-25'	6' o.c.	5 Gallo
		4" o.c.	5 Gallo
ose	3-6' X 3-6'	4" o.c.	5 Gallo
lasberry	3-6' X 3-6'	3' o.c.	2 Gollo
berry		4" o.c.	1 Gallor
Hiss Raspberry	3-4' X 3-4'	4" o.c.	1 Gallor
Raspberry	5-6' X 3-4'	4' o.c.	5 Gallor
ock Rospberry	3-4' X 3-4'	4' o.c.	1 Gollon
in Blackherry	5.6 X 3.4"	400	1 Galla
erry		3° o.c.	2 Gallor
/illow	6-12 X 4-8	6' o.c.	5 Gallor
ntain Willow	6-8'X & 12'	6' o.c.	5 Gallor
lder			5 Gallor
		6' o.c.	5 Gallor
			5 Gallor
			5 Gallor
vd Vihumum			5 Gallor
		6' o.c.	5 Gallor
	teighorn Sumoc ose ose ose ose ose ose ose ose ose ose ose	one 3.8.4.3.6 control of the control	one 38.6.3.6 # 0.0. 38.6.3 # 0.0. 38.

MEDIUM SHRUBS (4-6' high) Botonical Name	Commor Name	Height x Spread	Spacing	Min Size
Berberis sp.	Borberry	4-6' X 4-6	3 o.c.	5 Gallon
Chaenomeles speciosa	Flowering Quince	4-6' X 4-8'	4 o.c.	5 Gallon
Comus sericea 1santi'	santi Doywood	4-6' X 4-6	4 o.c.	5 Gallon
Cotoneaster divaricatus	Spreading Cotoneaster	4-6' X 4-6		5 Gallon
	Tall Blue,Green Rabbitbrush	4-6'X 4-6	4 o.c.	
Ericameria nauseosa var. speciosa	Control Contro		4" o.c.	5 Gallon
Euonymus alata 'Compacta'	Dwarf Burning Bush	4-6' X 4-6	4" o.c.	5 Gallon
Follugia paradoxa	Apache Flume	3-6 X 3-6	4 O.C.	3 Oallon
Hydrongea species	Hydrangta varieties	3-6' X 3-6	4' o.c.	5 Gallon
Hydrongeo macrophylla Endless Summer	Endless Symmer Hydrongeg	3-5 X 3-5	4 o.c.	5 Gallon
Perovskia artiplicifolia	Russian Spae	3-5' X 3-5	4" o.c.	5 Gallon
Philadelphus vir. 'Winnesota Snowflake'	Minnesots Snowflake Mockorange	4-6' X 4-6	4" o.c.	5 Gallon
Physocarpus opulifolius 'Diablo'	Diablo Naebark	6-8 X 4-6	5' o.c.	5 Gallon
Purnus alandulosa rosea	Pink Flowing Almond	4.6' X 4.6'	4 o.c.	5 Gallon
Prunus tenella	Dwarf Rusian Almond	4-5' X 4-5	4' o.c.	5 Gallon
Ri _{sus} trilohoto	Three Lect Sumor	3.6 X 3.6	4 o.c.	5 Gallon
Ribes alpinum	Alpine Carront	3-6' X 3-6	4" o.c.	5 Gallon
Ribes gureum	Yellow Flawering Current	4-6' X 4-6	4 o.c.	5 Gallon
Ribes x nidiarolaria	lostoberri	3-4' X 3-4	4 o.c.	5 Gallon
Ribes x nidigrolana Ribes sativum 'Red Lake'	Red Lake Current	4' X 3'	3 0.0	5 Gallon
	Red Lake Current	3-4' X 3-4	3 o.c.	5 Gallon
Ribes uva-crispa Pixwell	Pixwell Gooseberry			
Rosa sp.	Shrub Roses	2-6' X 2-6	4" o.c.	5 Gallon
Solix irrorata	Blue Sten Willow	4-12 X 4-5	4" o.c.	5 Gallon
Sorboria sorbifolia	Ural Fals; Spirea	4-6' X 6-8	4" o.c.	5 Gallon
Spirea japonica 'Snowmound'	Snowmound Spirea	3-5' X 3-5	3 o.c.	5 Gallon
Spirea x vanhouttei	Vanhoutty Spirea	5-7' X 6-8	6' o.c.	5 Gallon
Syringa meyeri	Dwarf Korean Lilac	4-6' X 4-6	4" o.c.	5 Gallon
Syringa patula 'Wiss Kim'	Miss Kim Lifac	3-5' X 3-5	4 o.c.	5 Gallon
Vibumum trilobum 'Compactum'	Americar Compact Cranberrybush	4-5' X 4-5	4 o.c.	5 Gallon
Vihumum cordesii	Korean Spice Viburnum	4.6 X 4.6	4 o.c.	5 Gallon
Vibumum juddii	Judd Vibsenum	4-6' X 4-6	4 o.c.	5 Gallon
Waigalo flacida	Weigela	4.6.X.4.6	3 o.c.	5 Gallon
Transport of the Control of the Cont	Trengero .		0 0.0.	0.001011
	Commos Name	Halaht v Somad	Canalan	Min Cira
Botanical Name	Common Name	Height x Spread	Spacing	Min Size
Botanical Name Amorpha conescens	Leadplan	2-4' X 2-4'	3 o.c.	5 Gallon
Botanical Name Amorpha conescens Berberis thunbergii 'Crimson Pygmy'	Leadplan/ Crimson Pygmy Barberry	2-4' X 2-4' 1-2' X 1-2	3 o.c. 2 o.c.	5 Gallon 5 Gallon
Botanical Name Amorpha conescens Berberis thunbergii 'Crimson Pygmy' Caryopteris caladonersis	Leadplan Crimson Pygmy Barberry Blue MistSpirea	2-4 X 2-4 1-2 X 1-2 3-4 X 2-4	3' o.c. 2' o.c. 3.5' o.c.	5 Gallon 5 Gallon 5 Gallon
Botanical Name Amorpha conescens Berberis thunbergii 'Crimson Pygmy' Caryopteris calndonensis Cornus serica 'Kelseyii'	Leadplari Crimson Pygmy Barberry Blue MistSpirea Kelsey Dogwood	2-4 X 2-4 1-2 X 1-2 3-4 X 2-4 2-3 X 2-3	3 o.c. 2 o.c. 3.5 o.c. 3 o.c.	5 Gallon 5 Gallon 5 Gallon 5 Gallon
Botanical Name Amorpha conescens Berberis thunbergii 'Crimson Pygmy' Caryopteris caladonensis Comus serica Kelsoyii' Cotoneaster apiculatus	Leadplan' Crimson Pygmy Barberry Blue MistSpirea Kelsey Degwood Cranberr Cotoneaster	2-4 X 2-4 1-2 X 1-2 3-4 X 2-4 2-3 X 2-3 18-24* X 4-6	3 o.c. 2 o.c. 3.5 o.c. 3 o.c. 3 o.c.	5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon
Botanical Name Amospha canescens Berberis Hunbergii 'Crimson Pygmy' Caryoperis calndonensis Comus senica 'Kelseyii' Cotoneaster apiculatus Daphne x burkwoodi 'Carol Mackie'	Leadplani Crimson Pygmy Barberry Blue Mist Spirea Kelsey Dogwood Cranberri Cotoneaster Carol Mickle Daphne	2-4' X 2-4 1-2' X 1-2 3-4' X 2-4 2-3' X 2-3 18-24' X 4-6 3-5' X 3-5	3 o.c. 2 o.c. 3.5 o.c. 3 o.c. 3 o.c. 3 o.c.	5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon
Botonical Name Amorpha conescens Berberis thurbergii Crimson Pygmy' Conyoperis calndonensis Convus serica Kelseyii Cotoneaster opiculatus Daphne x burkwoodi Coroll Mackie' Daphne x burkwoodi Somenset'	Leadplari Crimson Pygrny Barberry Blue Misi Spirea Kelsey Degwood Cranberr Cotoneaster Corol Mcckie Daphne Somersel Dophne	2-4' X 2-4 1-2' X 1-2 3-4' X 2-4 2-3' X 2-3 18-24" X 4-6' 3-5' X 3-5 3-5' X 3-5	3 o.c. 2 o.c. 3.5 o.c. 3 o.c. 3 o.c. 3 o.c. 3 o.c.	5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon
Botonical Name Antorpha consecens Berberis thunbergii Crimson Pygmy Caryopperis calindonenais Comus serica Kelseyii Cotoneaster opiculatus Daphrea × Burkwoodi Carol Mackie' Daphrea × Burkwoodi Somensef' Ephadra viridii S	Leadplani Crimson Psymy Barberry Blue Mist Spirea Kaltery Dsgwood Crarberry Cotoneaster Carol McCkie Daphne Somersel Daphne Mormon Tea	2-4'X 2-4 1-2'X 1-2 3-4'X 2-4 2-3'X 2-3 18-24'X 4-6' 3-5'X 3-5 3-5'X 3-5 2-3'X 2-3	3 o.c. 2 o.c. 3.5 o.c. 3 o.c. 3 o.c. 3 o.c. 3 o.c. 2 o.c.	5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon
Botonical Name Amorpha conescers Berberis fluwbergii Crimson Pygmy' Conyopteris calndonensis Comus serica (Kelaya'i Cotoneaster optsulotus Daphne x butrisvoodi Carol Mackie' Daphne x butrisvoodi Somersef Ephedra viridis Ephedra viridis Ephedra viridis	Leadplani Crimson Pyrmy Barberry Blue Mist Spirea Katsey Degmood Cranberr Cotoneaster Carol McCitle Daphne Somersel Daphne Mormon Tea Dworf Blue Robbirbrush	2-4'X 2-4 1-2'X 1-2 3-4'X 2-4 2-3'X 2-3 18-24'X 4-6' 3-5'X 3-5 3-5'X 3-5 2-3'X 2-3 1-4'X 1-4'	3 o.c. 2 o.c. 3.5 o.c. 3 o.c. 3 o.c. 3 o.c. 2 o.c. 2 o.c.	5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon
Botanical Name Amorpha consecers Berberis thurbergii 'Crimson Pygmy' Conyoptaris colindorensis Comyoptaris colindorensis Comyoptaris colindorensis Colonometra opticulatus Duphre a burikvoodi Coroll Mackie' Duphre a burikvoodi Somensel' Epidedro virida Ericomeria nouveosa var. nouveosa Ericomeria nouveosa var. nouveosa Ericomeria ovueosa var. nouveosa	eadplant Crimson Figury Borberry Blue Mist Spirea Kelsey Dagwood Cronberr Cotoneaster Corol McKile Daphne Somense Daphne Mormon I fa Dworf Blue Robbithruh Arnold's Bwaf Forsythia	2-4'X 2-4 1-2'X 1-2 3-4'X 2-4 2-3'X 2-3 18-24'X 4-6' 3-5'X 3-5 3-5'X 3-5 2-3'X 2-3 1-4'X 1-4 2-3'X 3-6'	3 o.c. 2 o.c. 3.5 o.c. 3 o.c. 3 o.c. 3 o.c. 2 o.c. 3 o.c. 2 o.c. 3 o.c.	5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon
Botanical Name Amorpha consecens Berberisi Nturbergii Crimson Pygmy' Conyoptens colladorensis Comras serica Kelseyii Coteneaster apsiculohus Daphre a burkwoodi Coral Mackie Daphre a burkwoodi Somensel' Ejhedro viridis Fictomeria nouseosa var. nouseosa Forsyfikia intermedia 'Amordis Dworf' Hydrongo or Dworscorens	aodplari Cirnscan Tygrry Barberry Blue Mist Sprea Kateey Degread Teraberr Cotoneaster Corol McKle Daphne Somerael Daphne Mormon Fao Dwarf Blue Robbitbrush Arnolds Dwarf Forsythia Annobells Hydrongea	2.4 X 2.4 1-2 X 1-2 3.4 X 2.4 2.3 X 2.3 18.24 X 4.6 3.5 X 3.5 2.3 X 2.3 1-4 X 1-4 2.3 X 3.6 3.4 X 3.4	3 o.c. 2 o.c. 3.5 o.c. 3 o.c. 3 o.c. 3 o.c. 2 o.c. 3 o.c. 2 o.c. 3 o.c. 3 o.c.	5 Gallon 5 Gollon 5 Gallon 5 Gallon
Botanical Name Amorpha consessess Berbersi Rhusbergii Crimson Pygmy' Conyoperis coldonerisi Compagnica Coldonerisi Communication Dippire a burkwoodi Cond Mackie Doppire a burkwoodi Somener Eghedro virida Cricometer aputoodi Somener Eghedro virida Cricometer aputoodi Somener Eghedro virida Cricometer anoueodi virida C	acadplari Crimson Tyurry Barberry Blue Mist Spires Kelsey Dryecod Cranberr Catoneaster Corol McKels Daphre Somerset Dophne Morman Fan Annold's Bwar Foreshin Annolds's Mari Foreshin Annolds's Mari Greshin Annolds's Mari	2-4 X 2-4 1-2 X 1-2 3-4 X 2-4 2-3 X 2-3 18-24 X 4-5 3-5 X 3-5 3-5 X 3-5 2-3 X 2-3 1-4 X 1-4 2-3 X 3-6 3-4 X 3-4 2-3 X 3-6	3 o.c. 2 o.c. 3 o.c. 3 o.c. 3 o.c. 3 o.c. 2 o.c. 2 o.c. 3 o.c. 3 o.c. 18 o.c.	5 Gallon 5 G
Botanical Name Amorpha consessess Berbersi Rhusbergii Crimson Pygmy' Conyoperis coldonerisi Compagnica Coldonerisi Communication Dippire a burkwoodi Cond Mackie Doppire a burkwoodi Somener Eghedro virida Cricometer aputoodi Somener Eghedro virida Cricometer aputoodi Somener Eghedro virida Cricometer anoueodi virida C	aodplari Cirnscan Tygrry Barberry Blue Mist Sprea Kateey Degread Teraberr Cotoneaster Corol McKle Daphne Somerael Daphne Mormon Fao Dwarf Blue Robbitbrush Arnolds Dwarf Forsythia Annobells Hydrongea	2.4 X 2.4 1-2 X 1-2 3.4 X 2.4 2.3 X 2.3 18.24 X 4.6 3.5 X 3.5 2.3 X 2.3 1-4 X 1-4 2.3 X 3.6 3.4 X 3.4	3 o.c. 2 o.c. 3.5 o.c. 3 o.c. 3 o.c. 3 o.c. 2 o.c. 3 o.c. 2 o.c. 3 o.c. 3 o.c.	5 Gallon 5 G
COM STRUKES (under # high) Behanical Name Annopho consistent Behanical Name Annopho consistent Behanical Name Behanical Name Behanical Name Commander Comman	Jacobjani Jacobj	2-4 X 2-4 1-2 X 1-2 3-4 X 2-4 2-3 X 2-3 18-24* X 4-6 3-5 X 3-5 3-5 X 3-5 3-5 X 3-5 1-4 X 1-4 2-3 X 3-4 2-3 X 3-4 2-3 X 3-4 2-3 X 3-4	3 o.c. 2 o.c. 3 o.c. 2 o.c. 3 o.c. 3 o.c. 3 o.c. 3 o.c. 3 o.c. 3 o.c.	5 Gallon 5 Gallon 5 Gallon
Botanical Nane Amospha Consecues Berberis Husbargiii Criminon Pigmy Competent colleberatii Criminon Pigmy Competent colleberatii Comma serco Teleberii Cophre is burkesod. Somenert Epidendo virida Ericomerin noueseos var. noueseose Froprishe intermedia "Armolds Duorif "Hydrongen orboniccinii Ligantimu vilgare Teleberii Ligantimu vilgare Teleberiii Lig	Leadplari Cirmison Pigrup Barberry Blue Misr Sprea Kallery Degocod Cranberr Cotoneaster Cord Micche Daghre Somerset Dughne Mormon Tea Durd Blie Robbithush Parnold S board Fronythia Parnold Frony	2-4 X 2-4 1-2 X 1-2 3-4 X 2-4 2-3 X 2-3 18-24 X 4-6 3-5 X 3-5 3-5 X 3-5 3-5 X 3-5 2-3 X 2-3 1-4 X 1-4 2-3 X 3-6 3-4 X 3-4 2-3 X 3-6 3-4 X 3-4 3-5 X 3-6 3-6 X 3-6 3-7 X 3-6 3-7 X 3-6 3-7 X 3-7 3-7 X 3-7	3 o.c. 2 o.c. 3.5 o.c. 3 o.c.	5 Gallon 6 Gallon 7 Gallon 7 Gallon 7 Gallon 8 Gallon 8 Gallon 9 Gallon 9 Gallon 9 Gallon 9 Gallon
Botonical Names Amorpha Consecurin Spraym' Congoptins (coldonemia Service) Gengotin (coldonemia Service) Congoptins (coldonemia Service) Consecurin (coldonemia Service) Gengotin (coldone	Leadplay Leadplay Leadplay Blue Mild Spirea Shelay Dagwood Leadblay Leadbla	2-4 × 2-4 1-2 × 1-2 3-4 × 2-4 2-3 × 2-3 18-24 × 4-6 3-5 × 3-5 2-3 × 2-3 1-4 × 1-4 2-3 × 3-6 2-3 × 3-6 2-4 × 2-4	3 o.c. 2 o.c. 3.5 o.c. 3 o.c.	5 Gallon
Bolanical Name Amorpha Comisco Paymy Edeben the Mobergia Criminon Paymy Edeben the Mobergia Criminon Paymy Comes associa Referei Comes associa resocia Referei Comesti no cuesto cui re nonesces Foraphia in terminol Armold Dourd Payloningos alcomoscia Lessocia Transporta Terminol Ter	Loodplay Comisson Pagny Borberry Bhe MitsSprea Kelley Dispected anier Carel MacKe Daghee Comersel Daghee Mormon Fas Dund Bile Dabbillowsh Remold Should Foregraphic Mormon Fas Dund Bile Dabbillowsh Remold Should Foregraphic Fared Carel MacKet Daghee Dung Market Should Foregraphic Fared Carel Thompson Fared Carel Thompson Fared MacKet Daghee Dung Market Should Red MacKetoning Emercial Should Foregraphic Fared Market Should Red MacKetoning Emercial Should Foregraphic Dung Market Should Red MacKetoning Emercial Carel Market Should Red M	2.4 X2.4 1.2 X1.2 3.4 X2.4 2.3 X2.3 18.24 X1.62 3.5 X3.5 3.5 X3.5 2.3 X2.3 1.4 X1.4 2.3 X3.4 2.3 X3.4 2.3 X3.4 2.3 X3.4 2.3 X3.4 2.3 X3.4 2.3 X3.4 2.3 X3.4	3 o.c. 2 o.c. 3,5 o.c. 3 o.c. 18 o.c. 3 o.c. 3 o.c.	\$ Gallon
Botanical Name Amorpha consession and Paper Amorpha Consession and Paper Consession Selection and Consession an	Leadplay Leadplay Scrimson Pignyr Borberry Blue Mist Spirea She Mist Spirea Karley Dagoood Loraberr Cotoneoster Cord Micche Daghne Down She Beblinson Down Blue Rebellstruch Prod Sh Down Forsthila Annobells Hydrango Lodense Pivet Emerold Wood Howaysocklir Delf, Mist Sourflale Mockorange Williams Will	2.4 X2-4 1.2 X 1-2 3.4 X2-4 2.3 X2-3 18-24 X4-6 3.5 X3-5 3.5 X3-5 2.3 X2-3 1.4 X 1-4 2.3 X3-6 2.3 X3-6 2.3 X3-6 3.4 X3-4 2.3 X3-6 3.4 X3-4 2.3 X3-6 3.4 X3-6 3.4 X3-6 3.5 X3-6 3.6 X3-6 3.	3 o.c. 2 o.c. 3.5' o.c. 3 o.c. 4 o.c. 4 o.c.	\$ Gallon
Botanical Name Amorpha consistent Selection Inhologia Crimon Prygmy Gethern Inhologia Crimon Inhologia Gethern Inhologia Crimon Inhologia Gethern Inhologia Crimon Inhologia Gethern Inhologia Collente Gethern Inhologia Gethern	Londplane Firmon Typury Borbery Black Michighere Schleib Degrade Schleib Degra	2.4 X2-4 1.2 X 1-2 3.4 X2-4 2.3 X2-3 18.24 X 1-6 3.5 X 3-5 2.5 X 3-5 2.3 X 3-6 1.4 X 1-4 2.3 X 3-6 2.3 X 3-6 3.4 X 3-6 3.4 X 3-6 3.4 X 2-3 3.4 X 2-3 3.4 X 2-4 3.6 X 3-5 2.4 X 2-4 3.6 X 3-5 2.4 X 2-6 3.6 X 3-5 2.4 X 2-6 3.6 X 3-5 2.4 X 2-6 3.6 X 3-5 2.4 X 2-6 3.6 X 3-5 2.3 X 3-6	3 o.c. 2 o.c. 3.5 o.c. 3.5 o.c. 3 o.c. 4 o.c. 4 o.c. 4 o.c.	5 Gallon
Glostical Niene Amerija Consistan Piguri Control (Niene) Collina Piguri Collina P	Jendyson Finnen Fygrir Bothery Blan Mari Spring Blan Mari Spring Blan Mari Spring German State State State Command Depter Coral Marick Depter Coral Marick Depter Coral Marick Depter Coral Marick Depter Morman File Morman File Morman File Morman File	2.4 X2-4 1.2 X 1-2 3.4 X2-4 2.3 X2-3 18.24 X-4 2.3 X2-3 18.24 X-4 3.5 X3-5 3.5 X3-5 2.3 X3-5 1.4 X 1-4 2.3 X3-4 2.3 X3-4 2.4 X3-4 2.4 X3-4 2.5 X4-6 2.3 X4-6 2.	3 o.c. 2 o.c. 3.5' o.c. 3 o.c. 4 o.c. 4 o.c. 4 o.c. 4 o.c.	5 Gallon
Glosted Niene Amerika Carlos (1994). Consequence	Londpiane Formoon Ingring Botherry Base Modification Base Modification Lond Model Digitime Contract Contraction Contract Contraction Contract Contraction Contract Contraction Contract Contraction Contract Contraction Lond Mark Reddelibration According House London Model Reddelibration London Model London M	2.4 X2-4 1.2 X 1-2 3.4 X2-4 2.3 X2-3 18.24 X 1-6 3.5 X 3-5 2.5 X 3-5 2.5 X 3-5 2.3 X 3-6 2.3 X 3-6 2.3 X 3-6 3.4 X 3-6 3.4 X 2-3 3.4 X 2-3 3.4 X 2-3 3.6 X 3-5 2.3 X 3-6 2.3 X 3-6 2	3 o.c. 2 o.c. 3.5 o.c. 3.5 o.c. 3 o.c. 4 o.c. 4 o.c. 4 o.c. 4 o.c. 2 o.c. 2 o.c.	5 Gallon 6 Gallon 6 Gallon 7 Gallon 7 Gallon 7 Gallon 8 Gallon 8 Gallon 9 Gallon
Gootsel Neme America Constant Paper (compare constant Paper) Compare collections of the Constant Cons	sendplane - Fremon Ingrim Berhenry Fremon Ingrim Berhenry Jan & Margarian Jan	2.4 X2-4 1.2 X 1-2 3.4 X2-4 2.3 X2-3 18-24 X-6 18-24 X-6 3.5 X3-5 3.5 X3-5 2.3 X3-5 1.4 X 1-4 2.3 X3-4 2.3 X3-6 3.4 X3-4 2.3 X3-6 3.4 X3-6 2.3 X3-6 3.5 X3-6 3.6 X3-5 2.4 X2-6 2.3 X3-6 6.8 X4-6 2.3 X3-3 6.8 X4-6 2.3 X3-4 6.8 X4-6 2.3 X3-6 8.8 X4-6 2.3 X3-6 8.8 X4-6 2.3 X4-6 2.	3 o.c. 2 o.c. 3.5 o.c. 3 o.c. 4 o.c. 4 o.c. 4 o.c. 4 o.c. 5 o.c. 5 o.c. 5 o.c.	5 Gallen
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Glosted Niene Amerika Carlos (1994). Consequence	sendplane - Fremon Ingrim Berhenry Fremon Ingrim Berhenry Jan & Margarian Jan	2.4 X2-4 1.2 X 1-2 3.4 X2-4 2.3 X2-3 18-24 X-6 18-24 X-6 3.5 X3-5 3.5 X3-5 2.3 X3-5 1.4 X 1-4 2.3 X3-4 2.3 X3-6 3.4 X3-4 2.3 X3-6 3.4 X3-6 2.3 X3-6 3.5 X3-6 3.6 X3-5 2.4 X2-6 2.3 X3-6 6.8 X4-6 2.3 X3-3 6.8 X4-6 2.3 X3-4 6.8 X4-6 2.3 X3-6 8.8 X4-6 2.3 X3-6 8.8 X4-6 2.3 X4-6 2.	3 o.c. 2 o.c. 3.5 o.c. 3 o.c. 4 o.c. 4 o.c. 4 o.c. 4 o.c. 5 o.c. 5 o.c. 5 o.c.	5 Galion 6 Galion 6 Galion 7 Galion
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Botanical Name	Comnon Name	Heightx Spread	Spacing	Min Size
Achillea spp.	Yarraw Varieties	18-24°X 2-3	24° o.c.	1 Gallon
Agastache sp.	Hysscp Varieties	Varies	12-18" o.c.	1 Gallon
Ajuga sp.	Corpst Bugle	4-6° X 2-24°	24" o.c.	1 Gallon
Alchemilla mallis	Lady: Mantle	18-24'X 18-24'	18° o.c.	1 Gallon
Alyssum saxatile	Basket of Gold	12-18°X 12-18°	18° o.c.	1 Gallon
Anemone sp.	Windlower	1-2'X '2-18'	18° o.c.	1 Gallon
Anemone sylvestris	Snow Drop Windflower	12-18°X 12-18°	12° o.c.	1 Gallon
Aquilegia caerulea	Rocky Mountain Columbine	18.24'X 12-18'	18° o.c.	1 Gallon
Artemisia sp.	Soge	Varies	Varies	1 Gallon
Aster frikartii 'Monch'	Monch Aster	24-36'X 18-24'	18° o.c.	1 Gallon
Aster trikomi Monon Aster Sp.	Aster Aster	1-3 X 2-30°	18° o.c.	1 Gallon
Aster sp. Astilbe x grendsii	Folse Spireo	18,24'X 18-24"	18° o.c.	1 Gallon
Astribe x arendsii Aubriotia daltoidas "Purpla Gam"	Purple Reak Cross	18-24'A 10-24	18° o.c.	1 Gallon
Bergenia cardifolia	Heart -Leafed Bergenia	12-18'X 18-24'	18" o.c.	1 Gallon
Callirhoe involucrata	Poper Mallow	6-12" > 2-3"	24° o.c.	1 Gallon
Campanula carpatica	Carpythian Harebell	6-12"> 12-18"	18° o.c.	1 Gallon
			18° o.c.	1 Gallon
Campanula persicifolia	Harebell/Bellflower	18-24'X 12-18"		
Campanula rotundifolia	Native Bluebells	6-18" > 12-18"	18" o.c.	1 Gallon
Centaurea montana	Perernial Bachelor Button	12-24'X 24-36'	18" o.c.	1 Gallon
Centranthus ruber	Red Valerian	18-36'X 18-24'	24" o.c.	1 Gallon
Ceratosigma plumbaginoides	Plumbago	8-12" > 12-18"	18" o.c.	1 Gallon
Coreopsis verticullata "Moonbeam"	Moonbeam Coreopsis	12-18'X 12-18'	18° o.c.	1 Gallon
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	1-2'X6'	3.5° o.c.	5 Gallon
Delosperma sp.	Ice Plant	Varies	18" o.c.	1 Gallon
Dianthus sp.	Pinks	Varies	18" o.c.	1 Gallon
Diascia integerrima 'Coral Canyon'	Cora Carvon Twinspur	12-15'X 8-12"	12" o.c.	1 Gallon
Dicentra sp.	Bleeding Hearts	Varies	18" o.c.	1 Gallon
Duchesnia indica	False Strawberry	2-6" X 8-24"	24" o.c.	1 Gallon
Echinocea spp.	Condlower varieties	24-36"X 18-24"	24" o.c.	1 Gallon
Epilobium canum latifolium	Humningbird Flower	18-24'X 18-24'	18" o.c.	1 Gallon
Erysimum kotschyanum	Wallfower	1-3"x6"	12" o.c.	1 Gallon
Euonymus fortunei 'Coloratus'	Purpleleof wintercreeper	18-24"X 3-4"	3° o.c.	1 Gollon
Euphorbia polychroma	Cushion Source	12-24'X 24-36"	24" o.c.	1 Gallon
Euphorbia myrxinites	Myrtle Spurge	6-12"> 12-18"	18° o.c.	1 Gallon
Fragaria 'Fort Laramie'	Ft. Laramie Everb, Strawberry	1-2 X -3	2' o.c.	4° pots
Fragaria 'Ocallala'	Ogalala Everbearing Strawberry	1-2 X -3'	2° o.c.	4" pots
Fragaria Ogaliala Fragaria spp.	June Bearing Strawberry Var.	1-2 X -3'	2° o.c.	4" pots
Gaillardia arista	Blanket Flower	18-24'X 18-24'	18° o.c.	1 Gallon
Galium odorotum	Swee Woodolff	6-8' X 3-12"	18° o.c.	1 Gallon
Garum adorarum Gaura lindheimeri	Whirling Butterflies	2-3 X 8-24*	24" n.c.	1 Gollon
Gazania sap.	Hardy Gazania	2-3 X 0-24 2-4" X 3-10"	10° o.c.	1 Gallon
	Cransbill	12-18'X 18-24'	10° o.c.	1 Gallon
Geranium sp.	Avers Varietes	6-24") 6-18"	18" o.c.	
Geum spp.		3-6" X 8-24"		1 Gallon
Glechoma hederacea Gypsophila sp.	Ground lay	3-6" X 8-24" Varies	24" o.c. 18" o.c.	1 Gallon
	Baby) Breath			
Helionthemum sp.	Sun Fose	6-12") 18-24"	18" o.c.	1 Gallon
Heliopsis helionthoides	False Sunflower	36-42"X 12-24"	24" o.c.	1 Gallon
Hemerocallis sp.	Dayliy	12-36°X 12-36°	24" o.c.	1 Gallon
Heuchera sp.	Cora Bells	Varies	24" o.c.	1 Gallon
Hosta sp.	Hosto	12-24'X 12-24'	18" o.c.	1 Gallon
Iberis sempervirens	Condy Tuft	8-12" > 18-24"	24° o.c.	1 Gallon
Ipomopsis aggregata	Scarlett Gilia	6-24") 12-18"	18" o.c.	1 Gallon
Iris germanica	Bearded Iris	2-3' X '2-18"	18" o.c.	1 Gallon
Iris pumila	Dwarl Iris	8-12" > 8-12"	12" o.c.	1 Gallon
Iris siberica	Siberon Iris	3-4" X "8-24"	24" o.c.	1 Gallon
Knifophia 'Corallina'	Torch Lily	3-4' X '8-24"	18° o.c.	1 Gallon
Lavandula angustifloia	Lawerder	12-24'X 12-18'	18° o.c.	1 Gallon

GROUNDCOVERS AND PERENNIALS,				
Botanical Name	Common Name	Height x Spread	Spacing	Min Size
Liatris spicata	Gayfeother	Varies	24" o.c.	1 Gallon
Linium sp.	Flox	Varies	18' o.c.	1 Gallon
Mahonia repens	Oregon Grope	12-18" X 12-18"	24° o.c.	1 Gallon
Monarda sp.	Bee-Balm	2-3 X 1-3	18' o.c.	1 Gollon
Nepeta sp.	Cotmint	Varies	18° o.c.	1 Gallon
Oenothera sp.	Evening Primrose	Vories	24° o.c.	I Gotton
Origanum laevigatum 'Herrerhausen'	Purple Oregano	18-24" X 18-24"	18° o.c.	1 Gallon
Osteospermum sp.	Perennial Sun Daisy	8-12" X 10-15"	14" o.c.	1 Gollon
Paeonia lactifolia	Peory	24-36" X 24-36"	24" o.c.	1 Gollon
Papaver orientale 'Salmon'	Salmon Oriental Poppy	24-36" X 18-24"	18° o.c.	1 Gallon
Penstemon sp.	Penstemon	Vories	18' o.c.	1 Gollon
Persicaria offinis	Himoloyan Border Jewel	6-8° X 18-24°	18° o.c.	1 Gollon
			18" O.C.	1 Gollon
Phlox sp.	Phlox varieties	Varies	18" o.c.	
Phyostegia virginiana	Obedient Plant	24-36" X 18-24"	18° o.c.	1 Gollon
Platycodon grandiflorus	Balloon Flower	12-24" x 12-18"	18° o.c.	1 Gollon
Rheum rhabarbarum Victoria	Rhubarb	3-5' X 4-5'	4' o.c.	1 Gallon
Rosmarinus offcinalis 'Arp'	Lemon Rosemary	2-4' X 2-3'	2' o.c.	1 Gallon
Rudbeckia sp.	Black-Eyed Susan	Varies	24" o.c.	1 Gallon
Salvia officinalis	Garden Sage	18-24" X 18-24"	24° o.c.	1 Gollon
Salvia sp.	Salvia varieties	18-24° X 12-18°	24° o.c.	1 Gollon
Santolina sp.	Lowender Cotton	12.18° X 12.18°	24° o.c.	1 Gollon
	Soopwort Cotton	Vories	18" o.c.	1 Gollon
Saponaria sp.	Stonecrop	Varies	24° o.c.	1 Gallon
Sedum sp.		12-18° X 12-18°		
Stachys byzantina 'Silver Carpet'	Flowerless Lamb's Ear		18° o.c.	1 Gollon
Teucrium sp.	Germander	8-12" X 8-12"	12' o.c.	1 Gallon
Thalictrum Sp.	Meadowrue	1-4' X 12-24"	18' o.c.	1 Gallon
Thymus sp.	Thyme	1/2°-4" X 12-18'	18° o.c.	1 Gallon
Veronica Sp.	Speedwell	Varies	18° o.c.	1 Gallon
Vinca minor 'Bowlesii'	Bowles Periwinkle	4-6° X 12-18°	24° o.c.	1 Gollon
ORNAMENTAL GRASSES				-
Botonical Name	Common Name	Height x Spread	Spacing	Min Size
Achnotherum hymenoides	Indian Rice Grass	15:18° X 12:18°	12' o.c.	1 Gollon
Andropogon gerordi	Big Bluestern Gross	5-6'X2-3	3 o.c.	1 Gallon
			5 o.c.	
Colomograstis sp.	Feather Reed Gross Varieties	3 • 4' X 2-3'	2-3' o.c.	1 Gollon
Carex morrowii	Sedge Gross	12-18" X 12 • 16"	12' o.c.	1 Gollon
Chasmonthium latifolium	Northern Soo Oats	2-3' X 18-24"	18' o.c.	1 Gellen
Deschampsia caespitosa	Tufted Hair Grass	2-3' X 18-24"	24" o.c.	1 Gollon
Eragrostis trichodes	Sand Love Grass	2-3 X 2-3	24° o.c.	1 Gallon
Festuca sp.	Fescue Grass Varieties	4-10" X 6-10"	8-12" o.c.	1 Gallon
Helictotrichon sempervirens	Blue Avena Grass	2-3' X 18-24"	24" o.c.	1 Gollon
Misconthus sinensis Varieties	Maiden Grass Varieties	Varies	Varies	1 Gallon
Muhlenbergia capillaris 'Reacl Mist'	Regal Mist Muhly Grass	3-4' X 3-4'	3' o.c.	1 Gallon
Nosella tenuissima	Mexican Feather Grass	2-3 X 1-2	18° o.c.	1 Gollon
Nolina microcarpa	Mexican Feather Grass Bear Grass	2-3 X 1-2 2-3 X 2-3		1 Gollon
Norma microcarpa	bear Grass		3 o.c.	1 Gollon
Panicum virgatum Varieties	Switch Grass Varieties	3-5' X 16-20"	18° o.c.	1 Gollon
Pennisetum setoceum (Hordy Var.)	Hardy Fountain Grass	Varies	Varies	
Saccharum rovennae	Plume Gross	10-15' X 5-6'	5' o.c.	1 Gollon
Schizachyrium scoparium	Little Blue Stem	2-3' X 18-24"	18' o.c.	1 Gollon
Sorghastrum nutans	Blue Indian Grass	5-6' X 2-3'	24° o.c.	1 Gallon
VINES AND CLIMBERS			_	
Botanical Name	Common Name	Height x Spread	Spacing	Min Size
Aristolochia durior	Dutchman's Pipe	30	As desired	1 Gollon
Campsis radicans	Trumpet Vine	25-50	As desired	1 Gallon
Clematis sp.	Clemotis	6-10'	As desired	1 Gallon
	Native Hop Vone	Vine	As desired	1 Gollon
Humulus lupulus neomexicara	Hall's Honeysuckle	15-25	As desired	1 Gollon
Lonicera japonica 'Halliana'		30-50	As desired	1 Gallon
Lonicera japonico 'Halliana' Parthenocissus tricuspidata	Boston Ivy		As desired	1 Gallon
Lonicera japonico 'Halliana' Parthenocissus tricuspidata	Boston Ivy Silver Lace Vine	25-35'+		
Lonicera japonico 'Halliano' Parthenocissus tricuspidata Polygonum auberti	Boston Ivy Silver Lace Vine Climbing Rose	25-35'+ 8-20'	As desired	5 Gollon
Lonicera japonico 'Halliana' Parthenocissus tricuspidata Polygonum auberti Rosa sp.	Silver Lace Vine Climbing Rose		As desired	
Humulus lupulus neomenicana Lonicera japonica Halliano' Parthenocissus tricuspidata Polygonum auberti Rosa sp. Vilis sp.	Silver Lace Vine Climbing Rose Grape	8-20' 30-50'	As desired As desired	1 Gallon
Lonicera japonica 'Halliana' Parthenocissus tricuspidata Polygonum auberti Rosa sp. Vitis sp. Vitis labrusca 'Eastern Concod'	Silver Lace Vine Climbing Rose Grape Concord Grape	8-20' 30-50' 20-25' X 3-4'	As desired As desired 3' o.c.	1 Gollon 1 Gollon
Lonicera japonica 'Halliana' Partheracissus tricuspidata Palygonum auberti Rosa sp. Vitis sp. Vitis labrusca 'Eastern Concad' Vitis labrusca 'Himrod'	Silver Lace Vine Climbing Rose Grape Concord Grape Himrod White Grape	8-20 30-50 20-25 X 3-4 20-25 X 3-4	As desired As desired 3' o.c. 3' o.c.	1 Gallon 1 Gallon 1 Gallon
Lonicera japonica 'Halliana' Parthenocissus tricuspidata Polygonum auberti Rosa sp. Vitis sp. Vitis labrusca 'Eastern Concod'	Silver Lace Vine Climbing Rose Grape Concord Grape	8-20' 30-50' 20-25' X 3-4'	As desired As desired 3' o.c.	1 Gollon 1 Gollon

OEO, LLC 7353 SOUTH ALTON WA' CENTENNIAL, CO 80112 303.770.9111

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SHEET INFO:

PARKDALE FILING NO. 1

LANDSCAPE PLANS

LOT TYPICALS

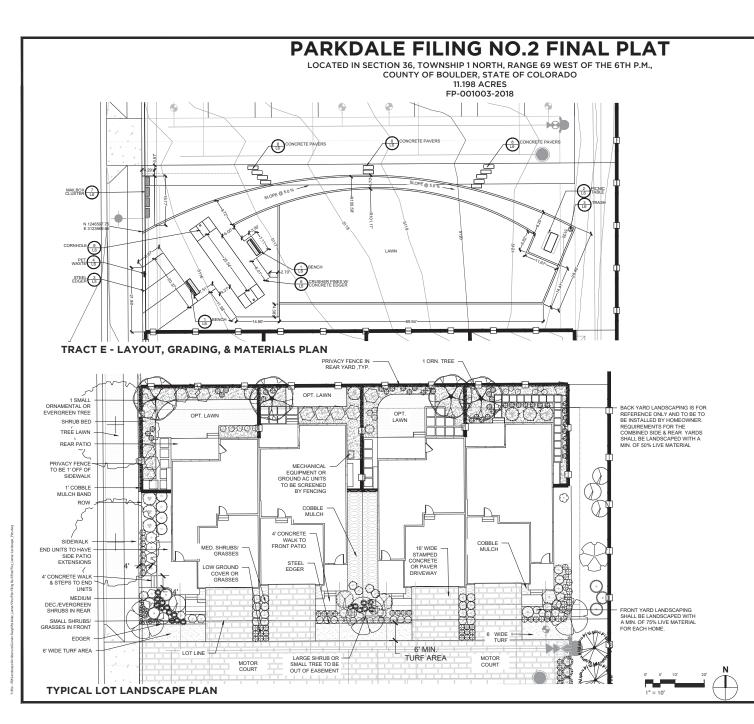
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LAYOUT NOTES

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LANDSCAPE GRADING NOTES 1. SLOPES NOT TO EXCEED 4:1 MAX. - 1% MIN.

- SLOPES NOT TO EXCEED 4.1 MAX. 1% MIM. SATISFACTORY SOLE: ASTIM DEAT SOLE CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, GP, A COMBINATION OF HISSE GROUP SYMBOLS. FREE OF ROCK FROZEN MATERIALS, VEGETATION, AND OTHER DELETRIOUS MATTER STERP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINALISM WITH LIDDERLY MISSE SUBJOURCE OF OTHER WASTE.

- PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
 STRE DESTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
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- INCH (25 MM).

 B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
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NOTE: IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTLITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE / SOCREMING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ESSUANC OF THE CERTIFICATE OF OCCUPANCY, OF RINAL INSPECTION AS PAULOBALE.



P: 720.638.5190

OEO, LLC 7353 SOUTH ALTON WA CENTENNIAL, CO 80112 303.770.9111



2 **ENLARGEMENTS** <u>N</u>0 FILING **PARKDALE** LANDSCAPE

001003-2018

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DESIGNED BY: 1"=10"

10/04/18