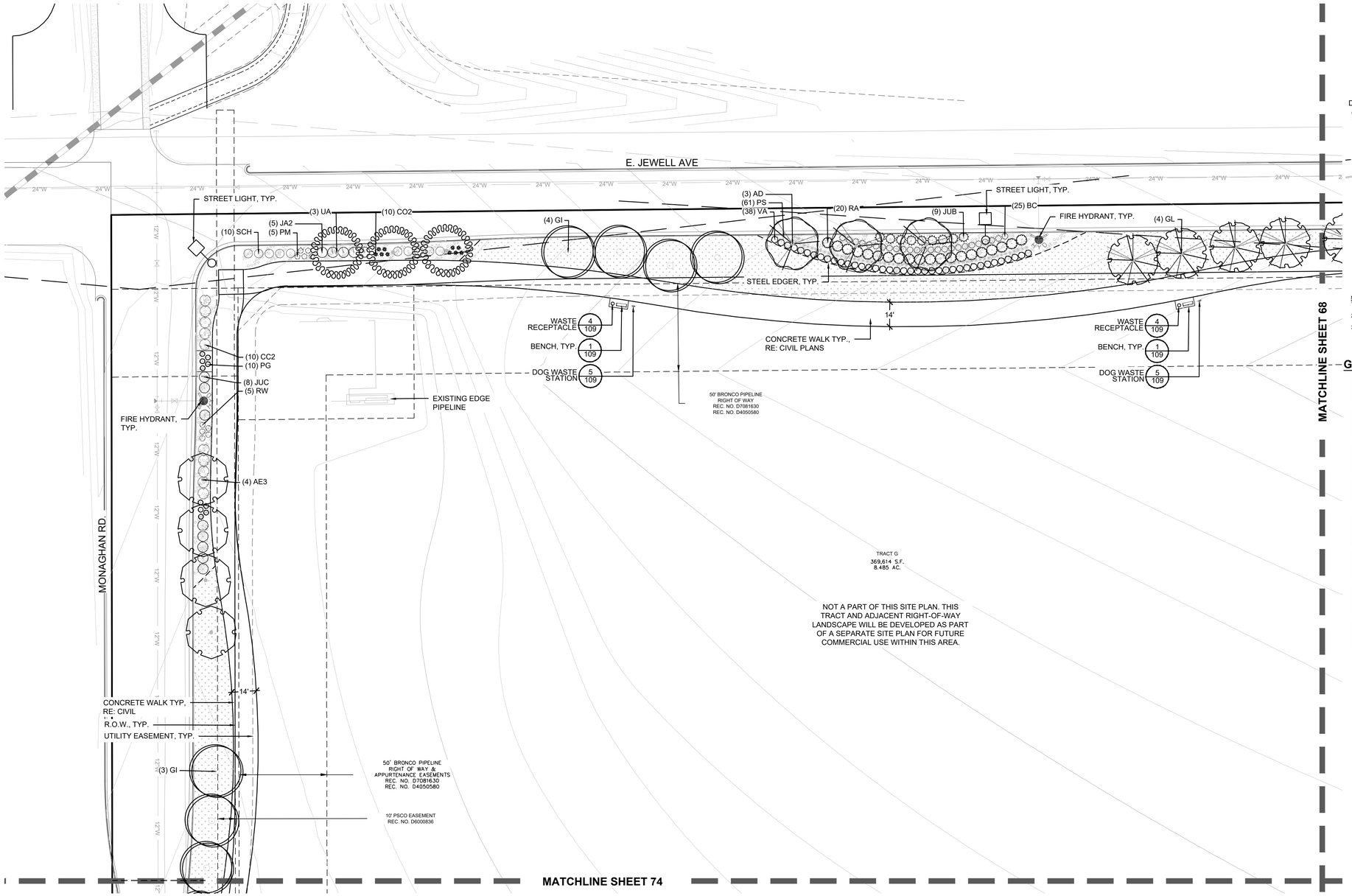
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



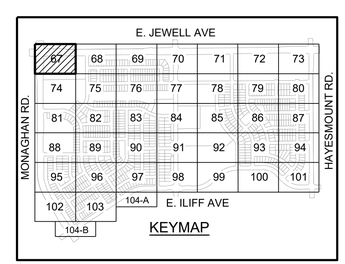
MATERIAL LEGEND

DECIDUOUS TREES
EVERGREEN TREES
ORNAMENTAL TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
PERENNIALS
STEEL EDGER
CONCRETE EDGER
BENCHES
WASTE RECEPTACLE
DOG WASTE STATION
BBQ GRILL
BIKE RACK
PICNIC TABLE
SHADE SHELTER
FIRE HYDRANT, RE: CIVIL
STREET LIGHT, SEE NOTE 3
THREE RAIL SPLIT FENCE
PRIVACY FENCE
PILASTER
NEIGHBORHOOD SIGN

NOTE
1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL LOCATION OF PLANT MATERIAL WITHIN CURBSIDE LANDSCAPE WILL BE DETERMINED IN THE FIELD ONCE FINAL DRIVEWAY LOCATIONS ARE KNOWN.
3. STREET LIGHT POLES LOCATIONS SHOWN ON LANDSCAPE PLANS ARE APPROXIMATE. FINAL LIGHT POLE LOCATIONS WILL BE SHOWN ON ON LIGHTING PLANS. LANDSCAPE CONTRACTOR SHALL ADJUST TREE LOCATIONS IN THE FIELD IF CONFLICTS OCCUR. TREES SHALL BE PLANTED NO CLOSER THAN 20' FROM THE CENTER OF STREET LIGHTS.

GROUNDCOVER LEGEND

SOD	SOD	BLUEGRASS SOD
CC	CC	CRUSHER FINES
FB	FB	FIBAR
RM	RM	ROCK MULCH, 2"- 4" COBBLE
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



NORTH
0 10' 20' 30' 60'
SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
www.pcsgroupco.com
2000 Lincoln Street
Denver, CO 80203
ATTN: JOHN PRESTWICH
303-531-4905

people creating spaces

Cottonwood Creek Investors, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

DRAWN BY:	GG	SCALE:	AS SHOWN
CHECKED BY:	RCS	FILE NO:	R0031139.00
DATE:	APRIL 2024		

SHEET NUMBER 67 OF 115

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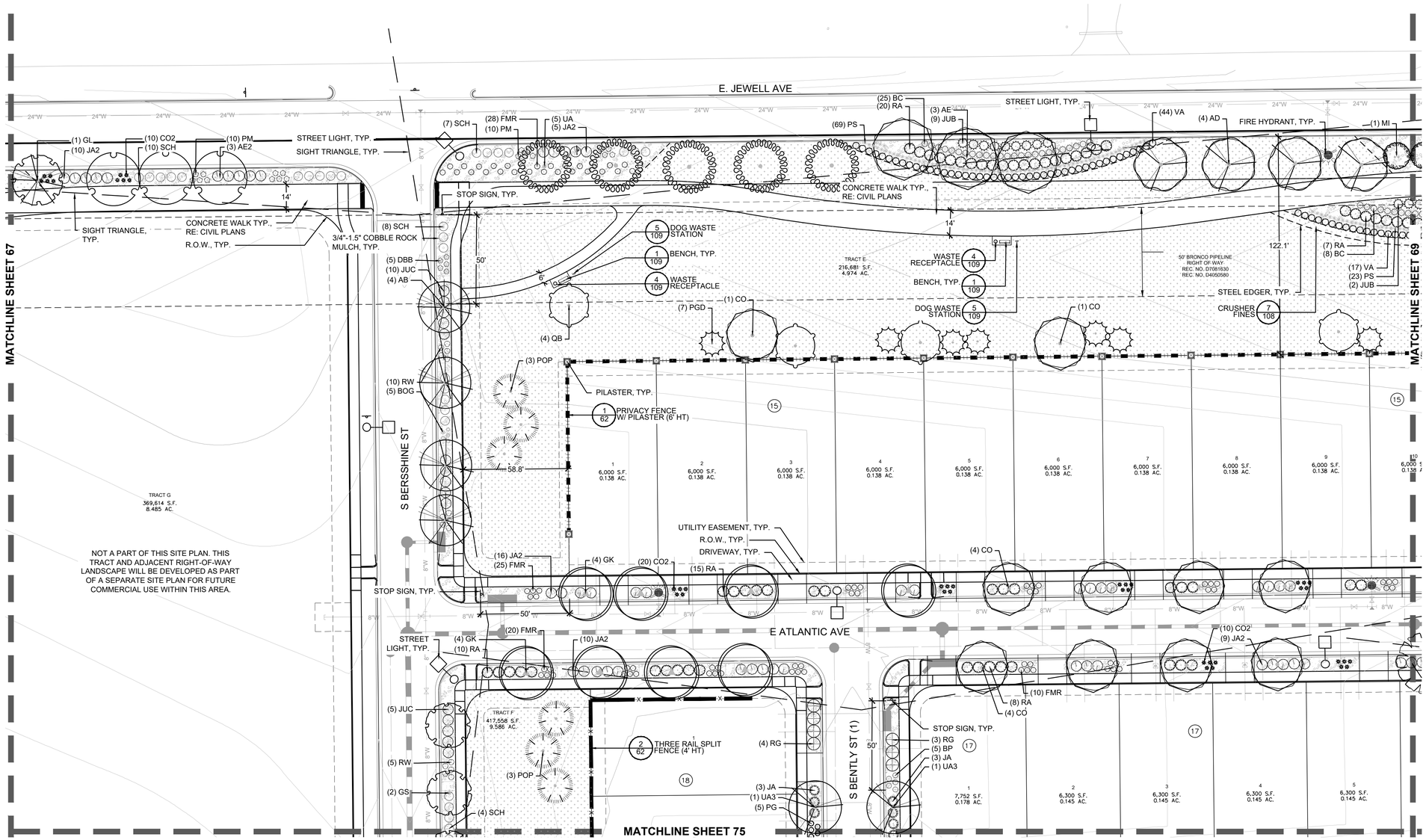
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

- STEEL EDGER
- CONCRETE EDGER
- BENCHES
- WASTE RECEPTACLE
- DOG WASTE STATION
- BBQ GRILL
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GROUNDCOVER LEGEND

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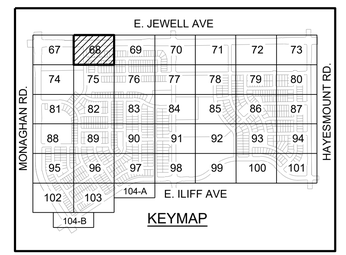
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



NORTH SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

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2000 S. Colorado Blvd.
Tower One, Suite 240
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303-531-4905

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C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO: R00311139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

SHEET NUMBER 68 OF 115

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COTTONWOOD CREEK - SITE PLAN 1

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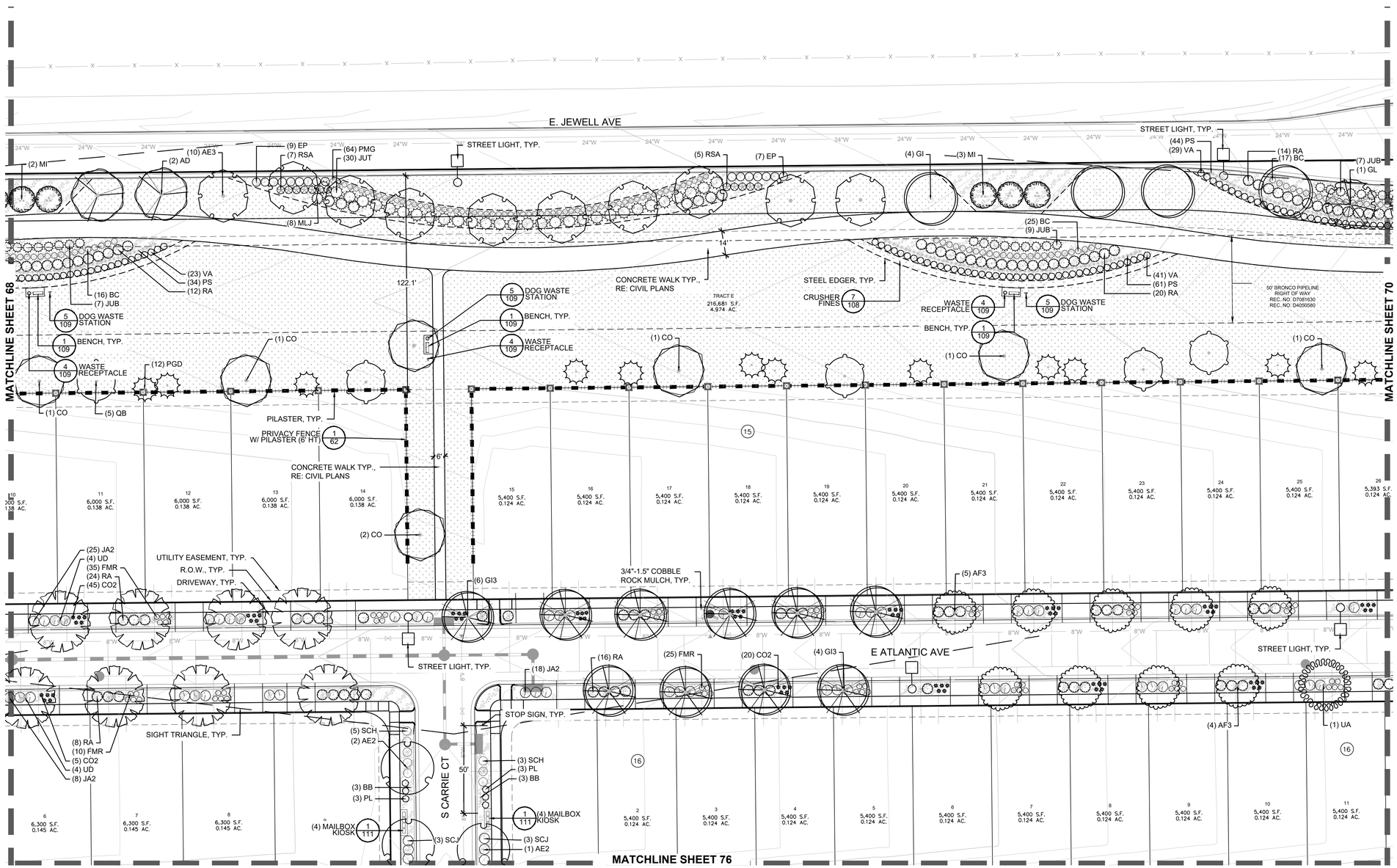
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

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RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DETENTION SEED MIX
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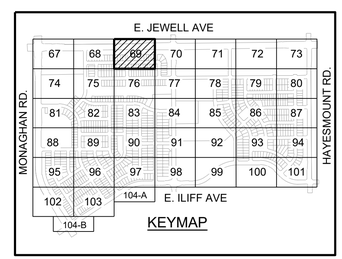

NORTH
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SCALE: 1"=30'-0"

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:	R00311139.00
DRAWN BY:	GG	CHECKED BY:	PCS
DATE:	APRIL 2024		

SHEET NUMBER 69 OF 115

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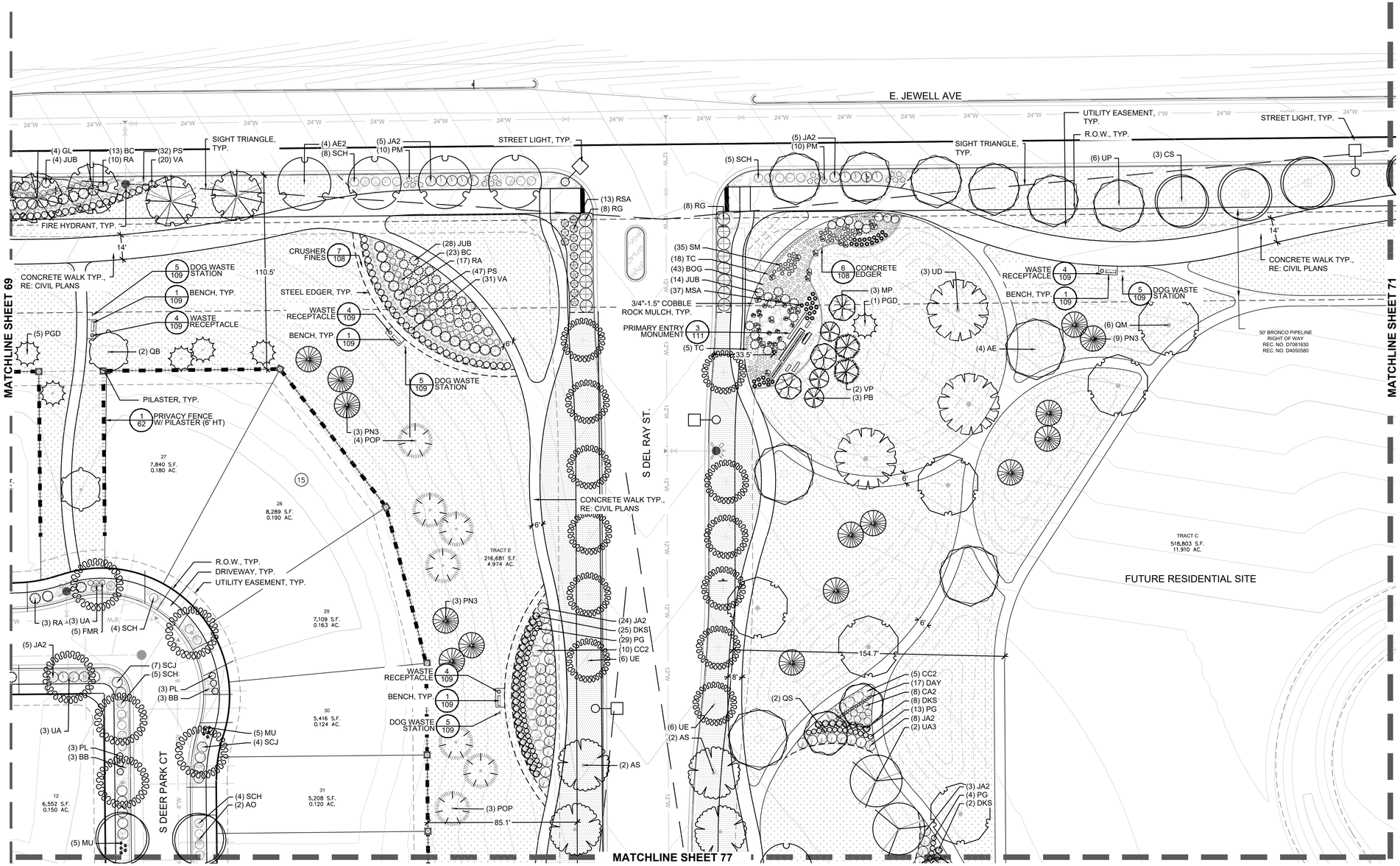
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

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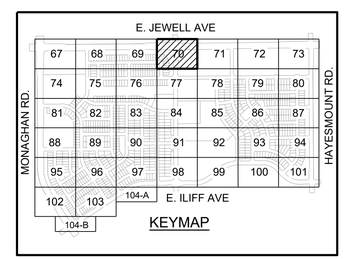

NORTH

0 10' 20' 30' 60'

SCALE: 1"=30'-0"

			Date
			Appr.
			Init.
			Date
			Revisions
			No.

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO.	R0031139.00
DRAWN BY:	GG	CHECKED BY:	PCS
DATE:	APRIL 2024		

SHEET NUMBER 70 OF 115

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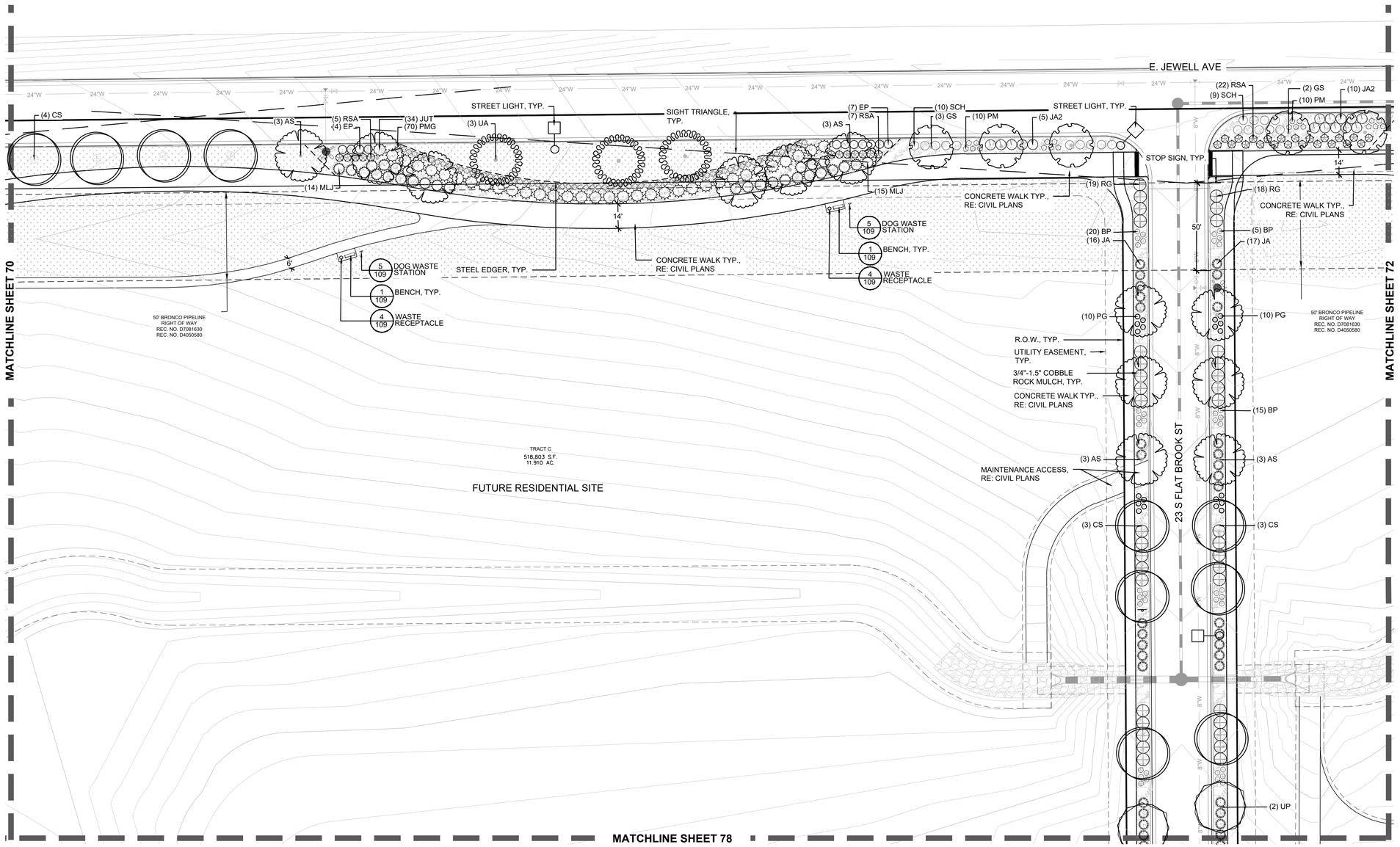
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



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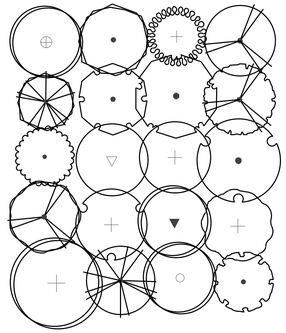

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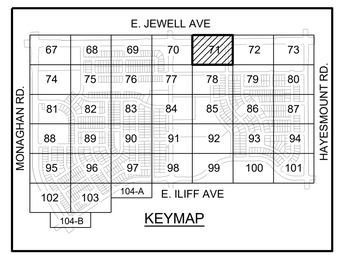

NORTH
SCALE: 1"=30'-0"

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No.	Revisions	Date	Init.	Appr.	Date

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www.pcsgrpdco.com
1600 Wynkoop St.
Denver, CO 80223
ATTN: JOHN PRESTWICH
303-531-4905

people creating spaces

Cottonwood Creek Investors, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

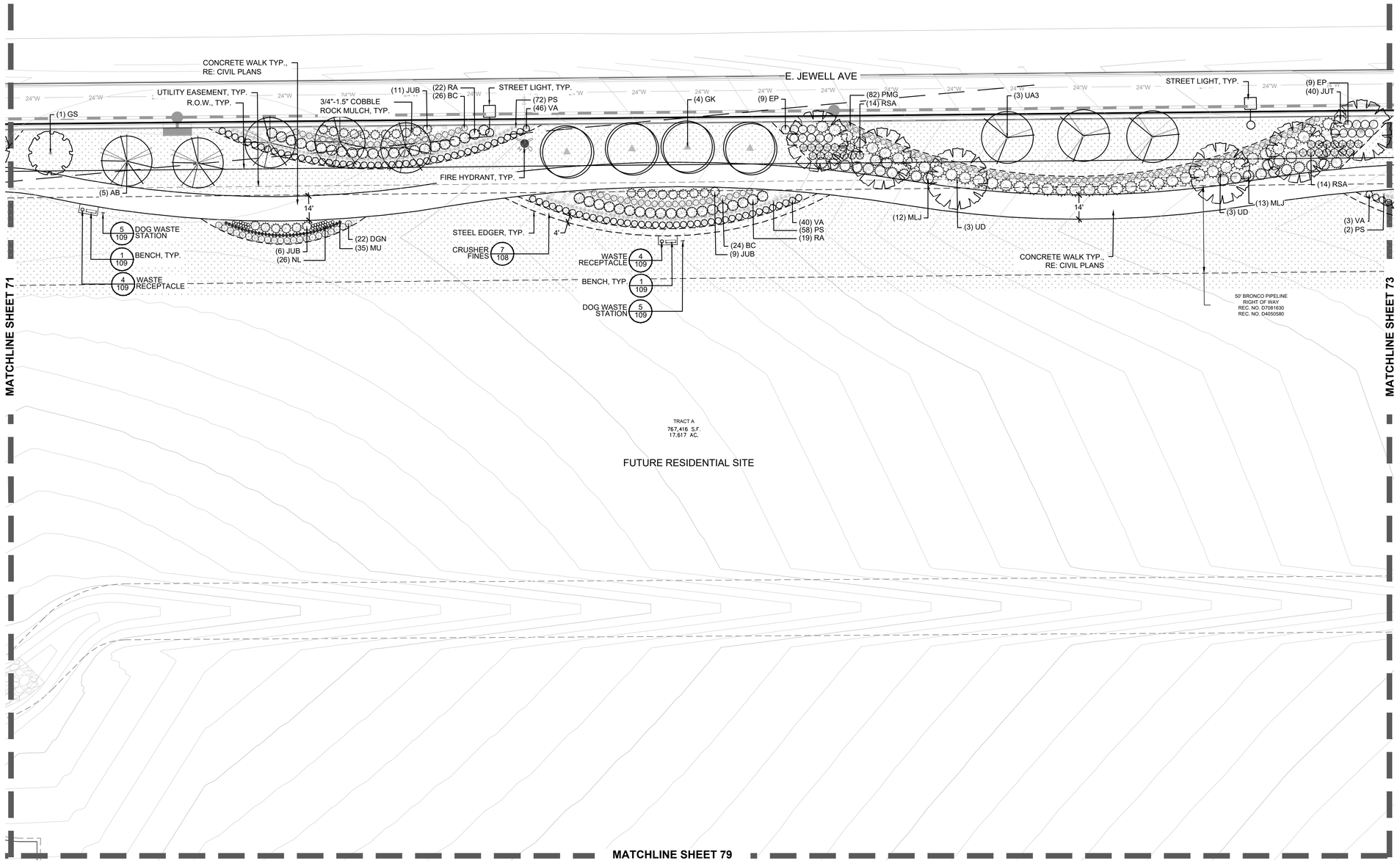
SCALE:	AS SHOWN	FILE NO:	R00311139.00
DRAWN BY:	GG	CHECKED BY:	PCS
DATE:	APRIL 2024		

SHEET NUMBER 71 OF 115

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



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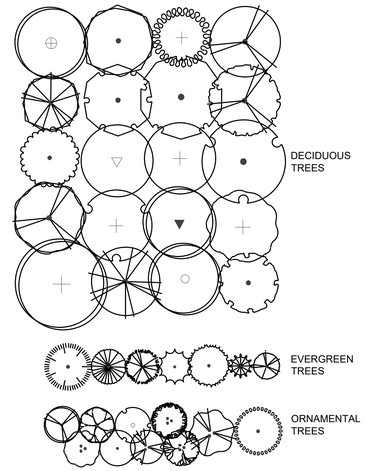

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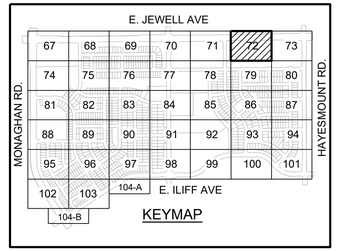

NORTH
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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

SHEET NUMBER 72 OF 115

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COTTONWOOD CREEK - SITE PLAN 1

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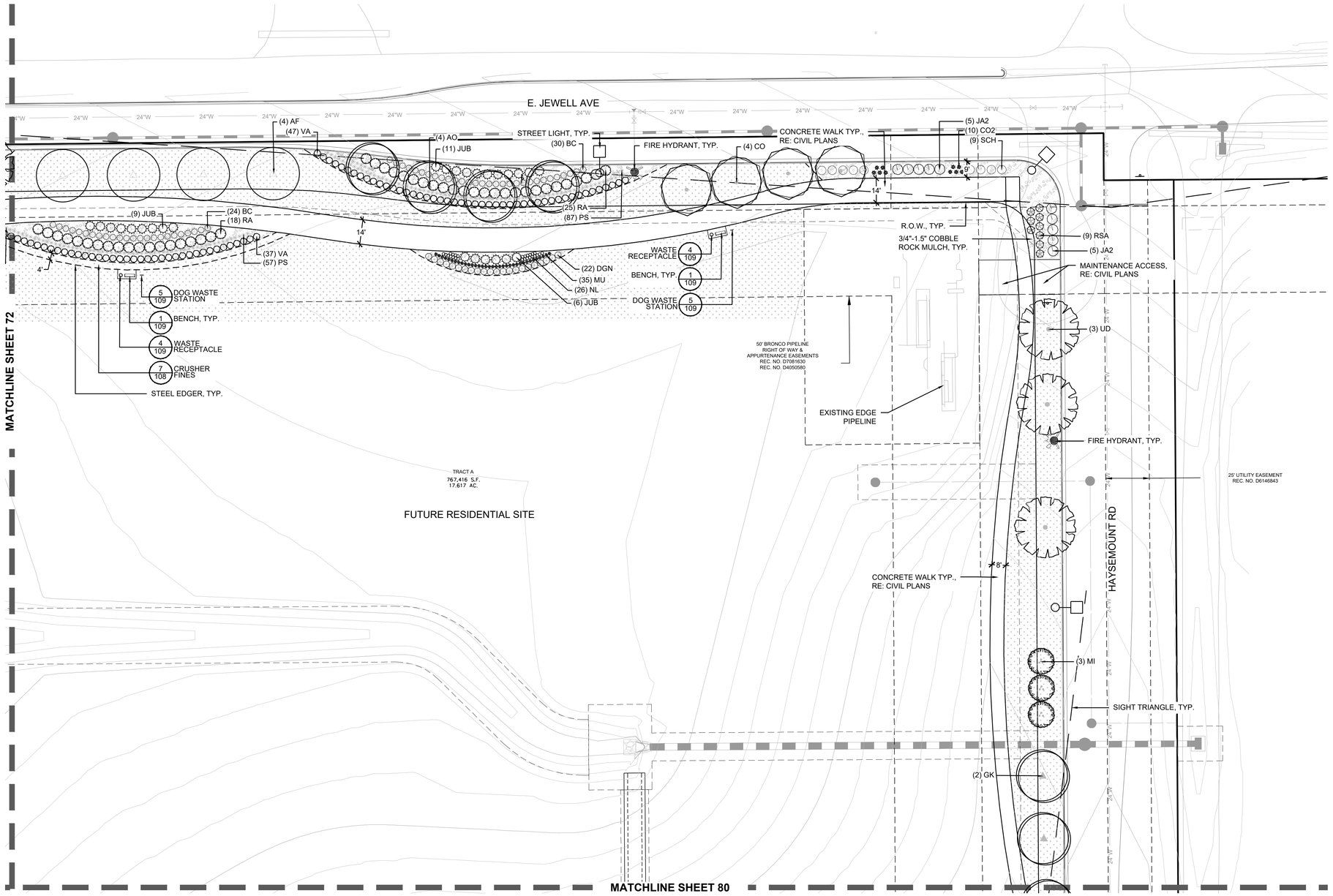

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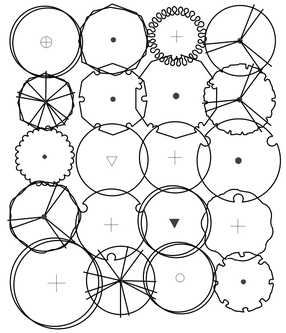

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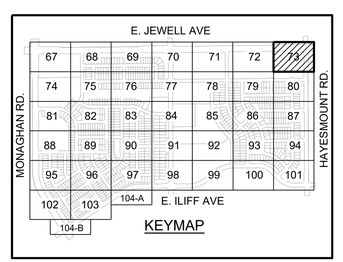

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO.	R0031139.00
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DATE:	APRIL 2024		

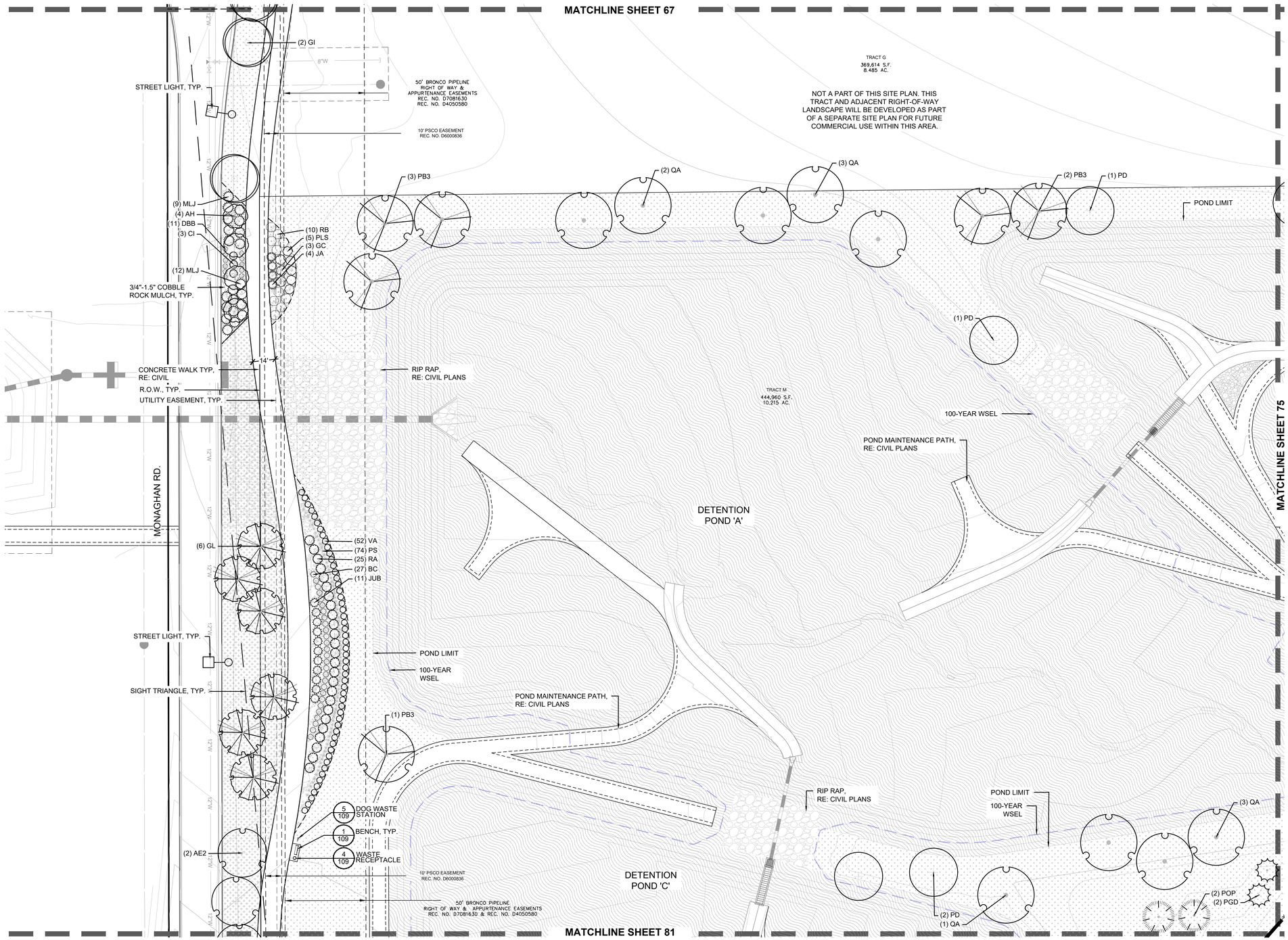
SHEET NUMBER 73 OF 115

Y:\COTTONWOOD CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PHASE 1\CC SP1 - LANDSCAPE PLANS.DWG, OLIVIA 4/23/2024 5:05 PM

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

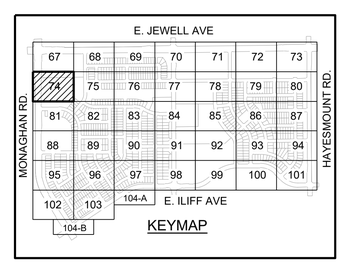
PERENNIALS

- STEEL EDGER
- CONCRETE EDGER
- BENCHES
- WASTE RECEPTACLE
- DOG WASTE STATION
- BBQ GRILL
- BIKE RACK
- PICNIC TABLE
- SHADE SHELTER
- FIRE HYDRANT, RE: CIVIL
- STREET LIGHT, SEE NOTE 3
- THREE RAIL SPLIT FENCE
- PRIVACY FENCE
- PILASTER
- NEIGHBORHOOD SIGN

NOTE:
1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL LOCATION OF PLANT MATERIAL WITHIN CURBSIDE LANDSCAPE WILL BE DETERMINED IN THE FIELD ONCE FINAL DRIVEWAY LOCATIONS ARE KNOWN.
3. STREET LIGHT POLES LOCATIONS SHOWN ON LANDSCAPE PLANS ARE APPROXIMATE. FINAL LIGHT POLE LOCATIONS WILL BE SHOWN ON ON LIGHTING PLANS. LANDSCAPE CONTRACTOR SHALL ADJUST TREE LOCATIONS IN THE FIELD IF CONFLICTS OCCUR. TREES SHALL BE PLANTED NO CLOSER THAN 25' FROM THE CENTER OF STREET LIGHTS.

GROUNDCOVER LEGEND

SOD	SOD	BLUEGRASS SOD
CC	CC	CRUSHER FINES
FB	FB	FIBAR
RM	RM	ROCK MULCH, 2"- 4" COBBLE
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



NORTH

0 10' 20' 30' 60'

SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
www.pcsgrpdco.com
2000 S. Colorado Blvd.
Denver, CO 80223
ATTN: JOHN PRESTWICH
303-531-4905

people creating spaces

Cottonwood Creek Investors, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO: R00311139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

SHEET NUMBER 74 OF 115

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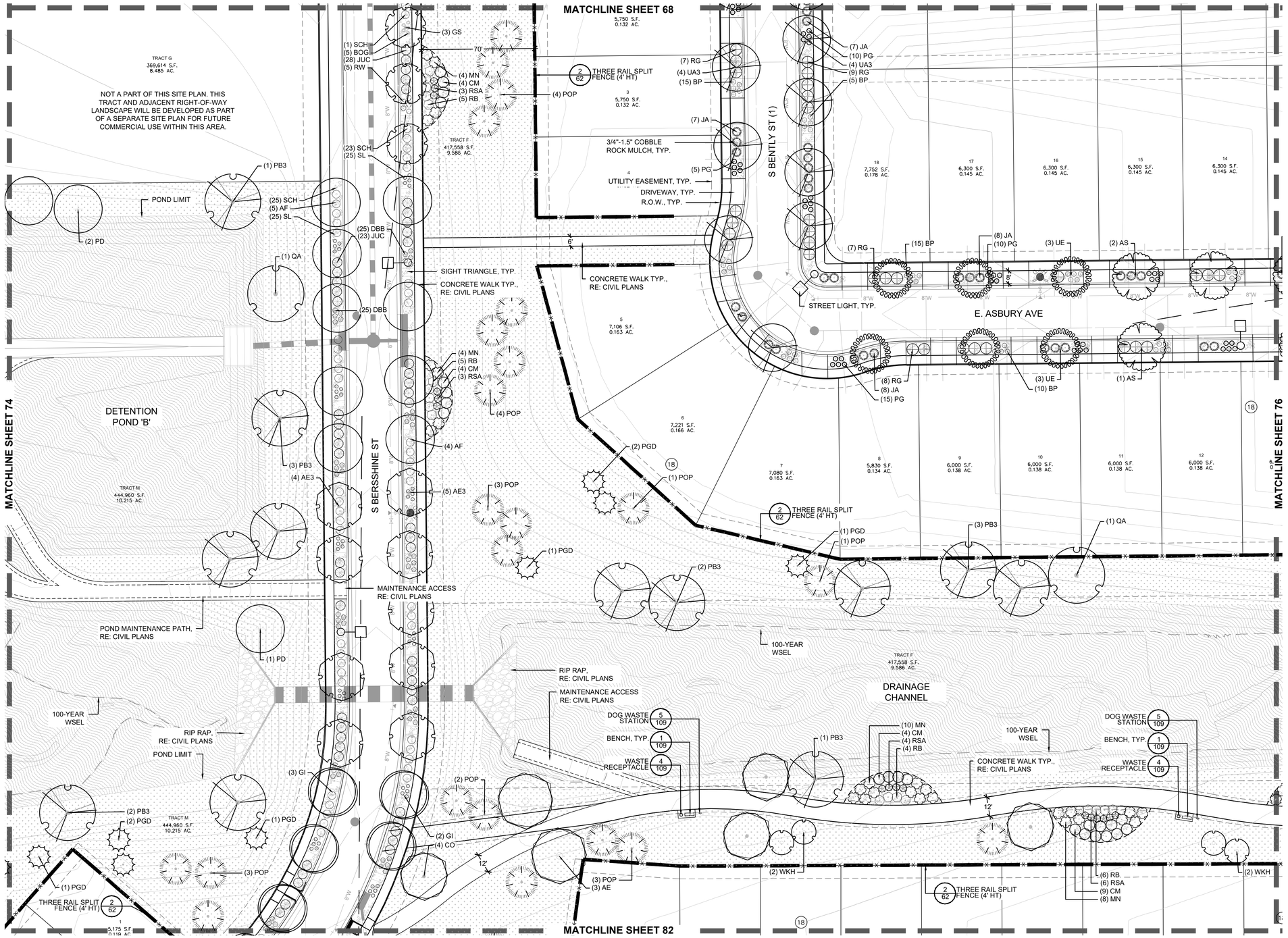
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



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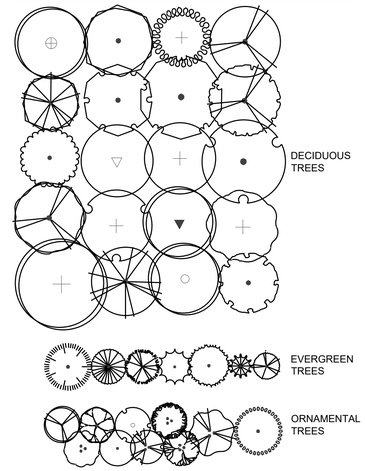

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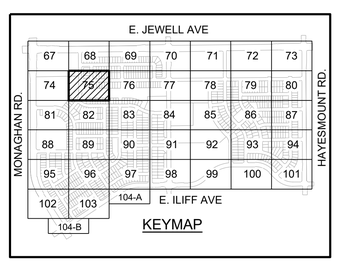
GROUNDCOVER LEGEND

SOD	SOD	BLUEGRASS SOD
CC	CC	CRUSHER FINES
FB	FB	FIBAR
RM	RM	ROCK MULCH, 2"- 4" COBBLE
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



NORTH
0 10' 20' 30' 60'
SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
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people creating spaces

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Suite 127
Littleton, CO 80127
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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	FILE NO:
AS SHOWN	R0031139.00

DRAWN BY:	CHECKED BY:	DATE:
GG	PCS	APRIL 2024

SHEET NUMBER 75 OF 115

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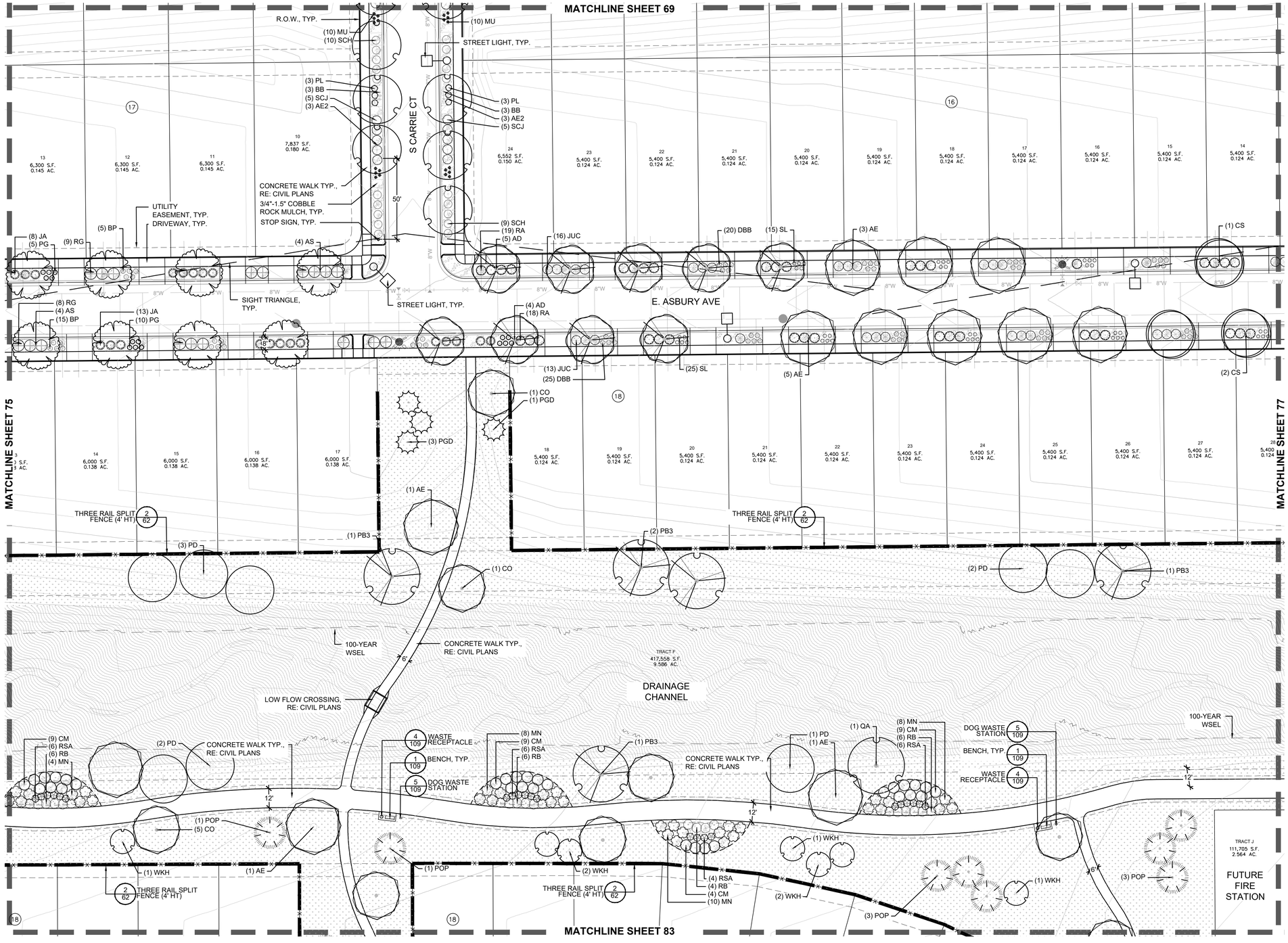
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



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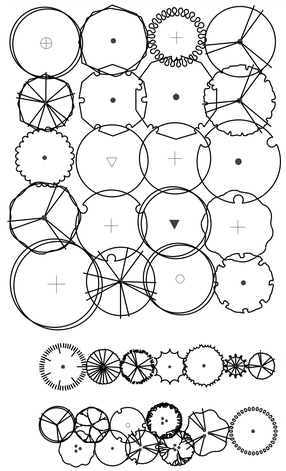

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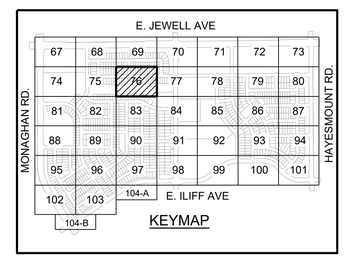
GROUNDCOVER LEGEND

	SOD	BLUEGRASS SOD
	CC	CRUSHER FINES
	FB	FIBAR
	RM	ROCK MULCH, 2"- 4" COBBLE
	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
	DM	DETENTION SEED MIX
	NSM	NATIVE SEED MIX
	WM	WOOD MULCH - SHREDDED CEDAR



NORTH
0 10' 20' 30' 60'
SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

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www.pcsgroupco.com
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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

DRAWN BY:	GG	SCALE:	AS SHOWN
CHECKED BY:	PCS	FILE NO:	R00311139.00
DATE:	APRIL 2024		

SHEET NUMBER 76 OF 115

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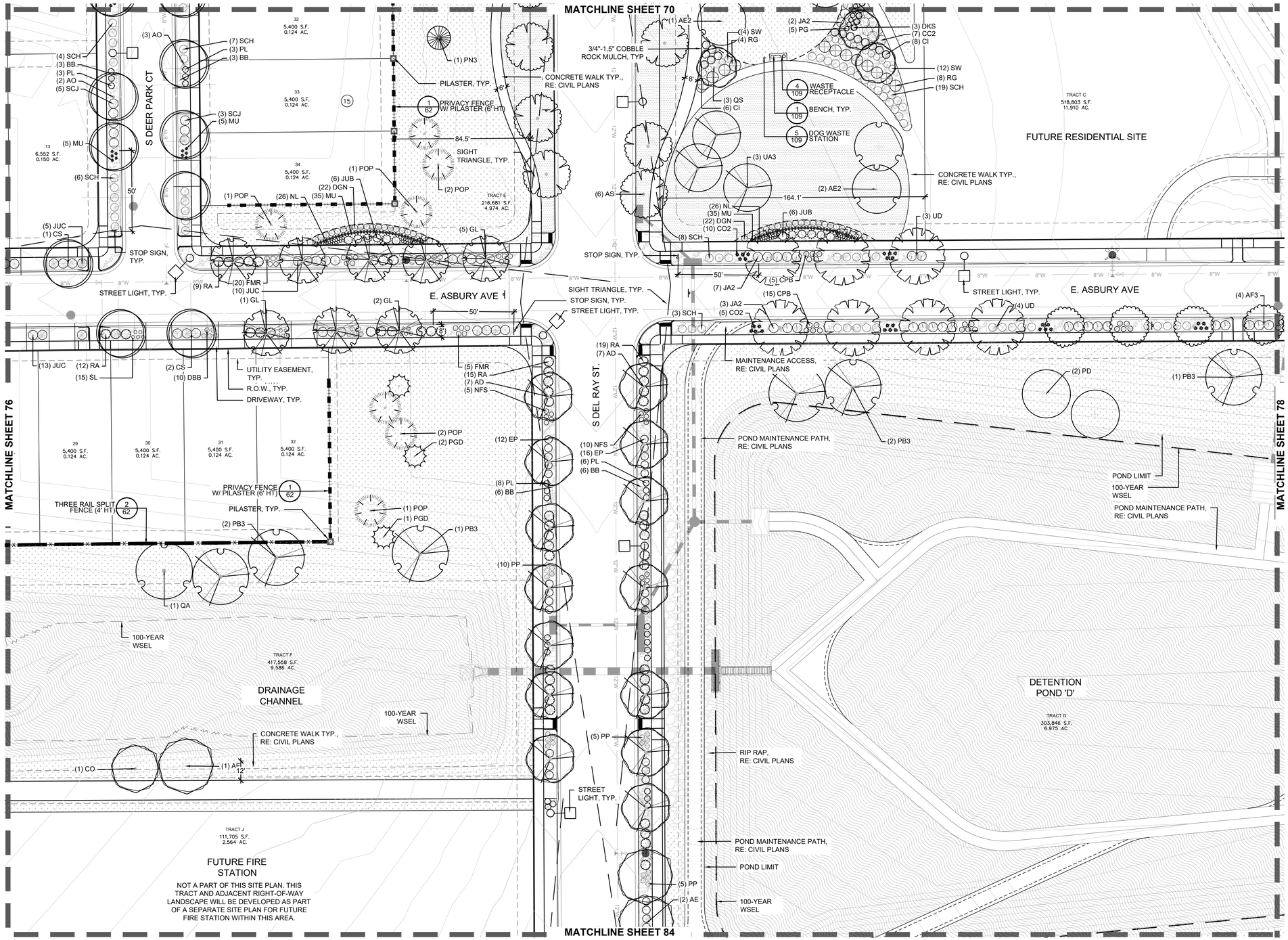
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

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DECIDUOUS SHRUBS

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PERENNIALS

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GROUNDCOVER LEGEND

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	CC	CRUSHER FINES
	FB	FIBAR
	RM	ROCK MULCH, 2"- 4" COBBLE
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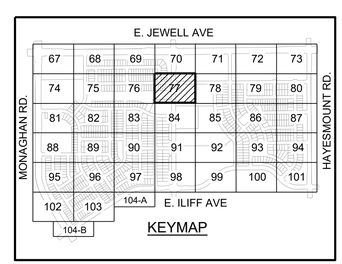

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

DRAWN BY:	GG	SCALE:	AS SHOWN
CHECKED BY:	RCS	FILE NO:	R0031139.00
DATE:	APRIL 2024		

SHEET NUMBER 77 OF 115

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COTTONWOOD CREEK - SITE PLAN 1

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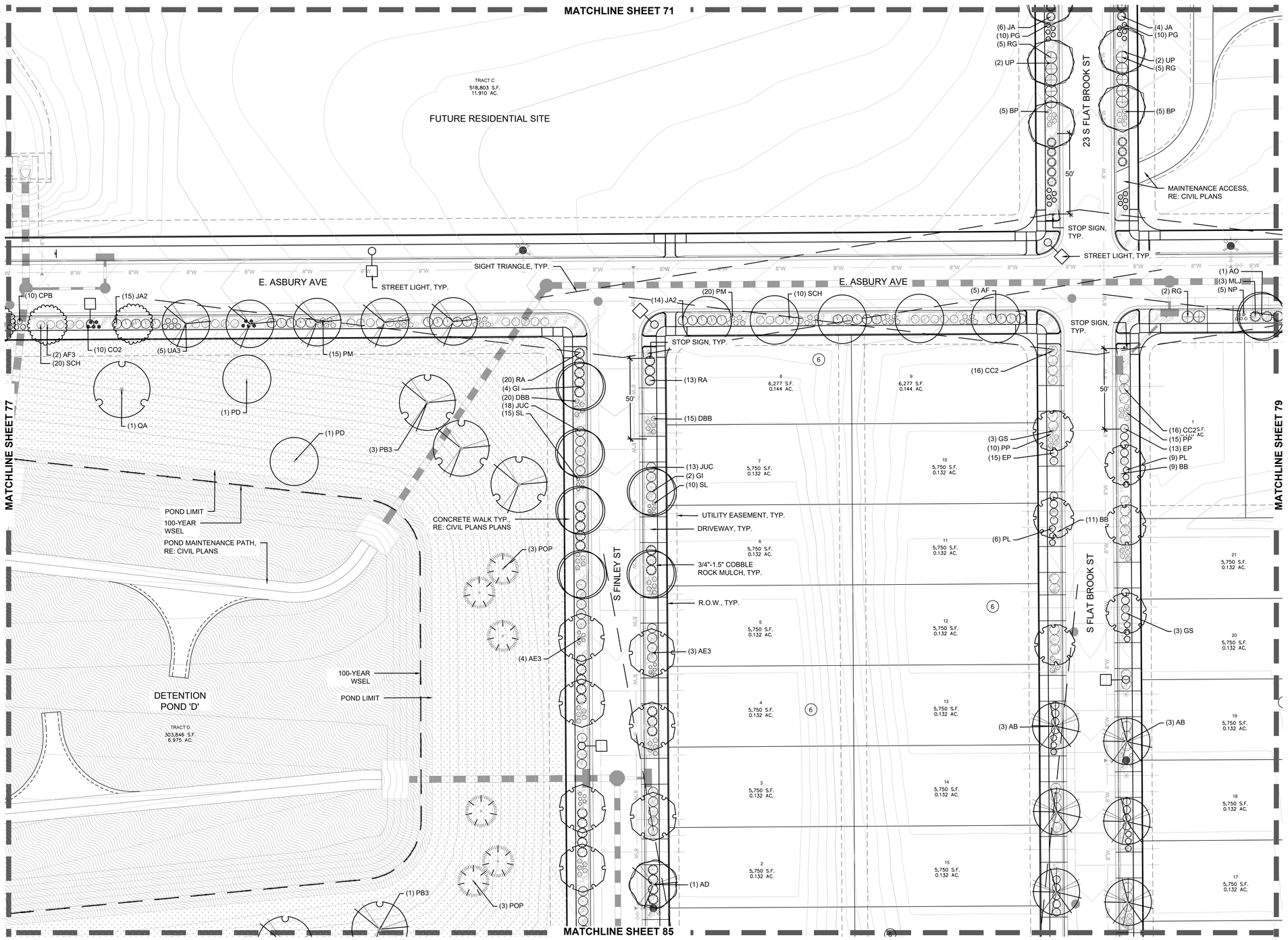
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



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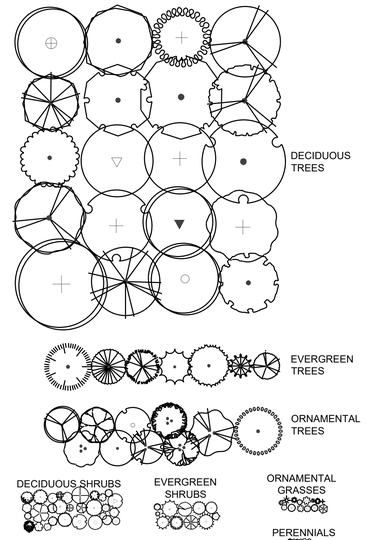

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NSM	NSM	NATIVE SEED MIX
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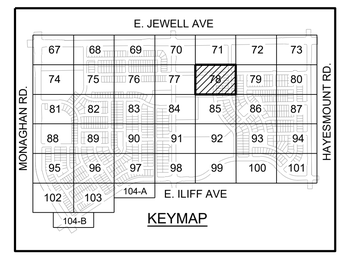

NORTH
SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN		
DRAWN BY:	GG	FILE NO:	R00311139.00
CHECKED BY:	PCS		
DATE:	APRIL 2024		

SHEET NUMBER 78 OF 115

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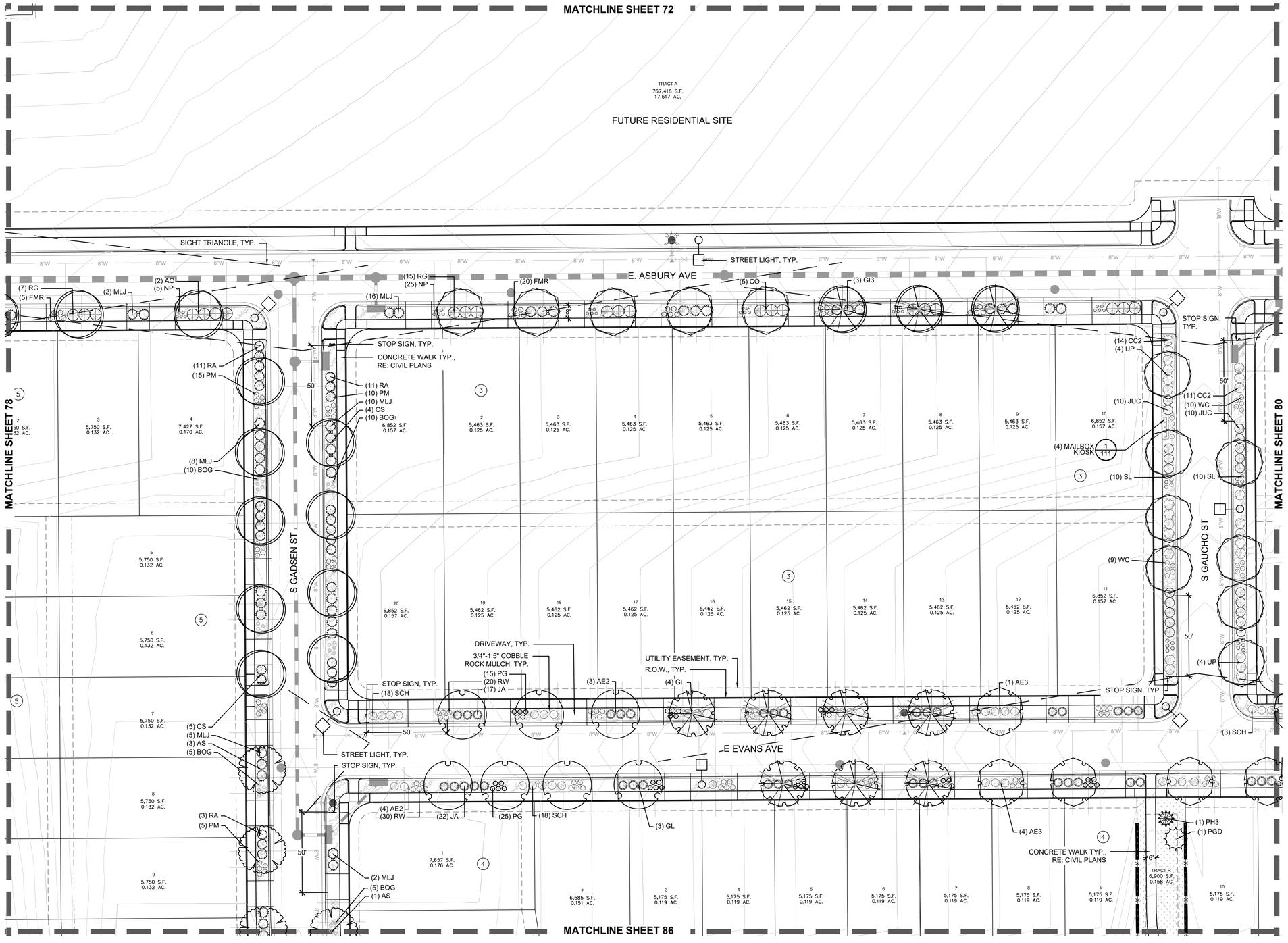
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



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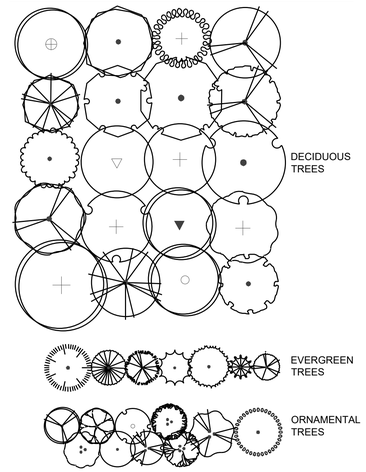

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GROUNDCOVER LEGEND

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	FB	FIBAR
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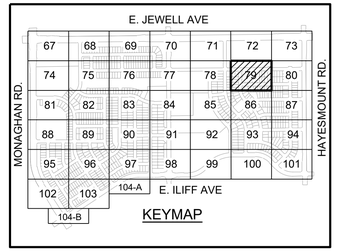

NORTH
SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:	R00311139.00
DRAWN BY:	GG	DATE:	APRIL 2024
CHECKED BY:	PCS		

SHEET NUMBER 79 OF 115

Y:\COTTONWOOD CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWING\SPHASE 1\CC SP1 - LANDSCAPE PLANS.DWG, OLIVIA 4/23/2024 5:22 PM

COTTONWOOD CREEK - SITE PLAN 1

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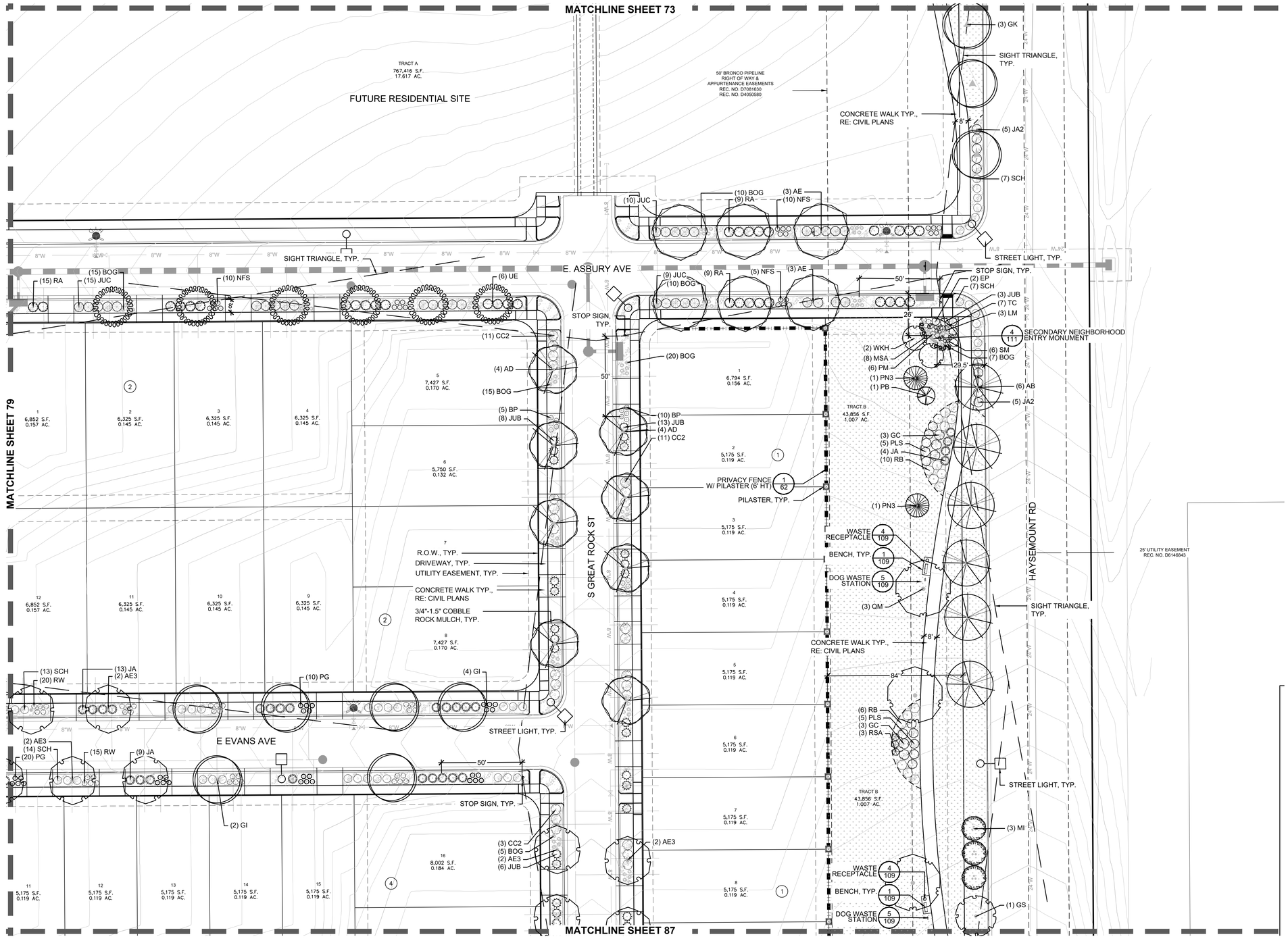

MATERIAL LEGEND

DECIDUOUS TREES
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GROUNDCOVER LEGEND

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RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
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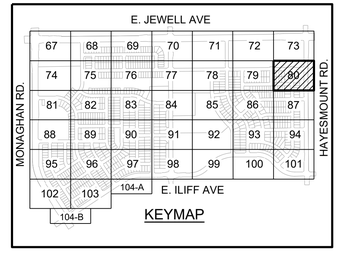

NORTH
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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:	R0031139.00
DRAWN BY:	GG	CHECKED BY:	PCS
DATE:	APRIL 2024		

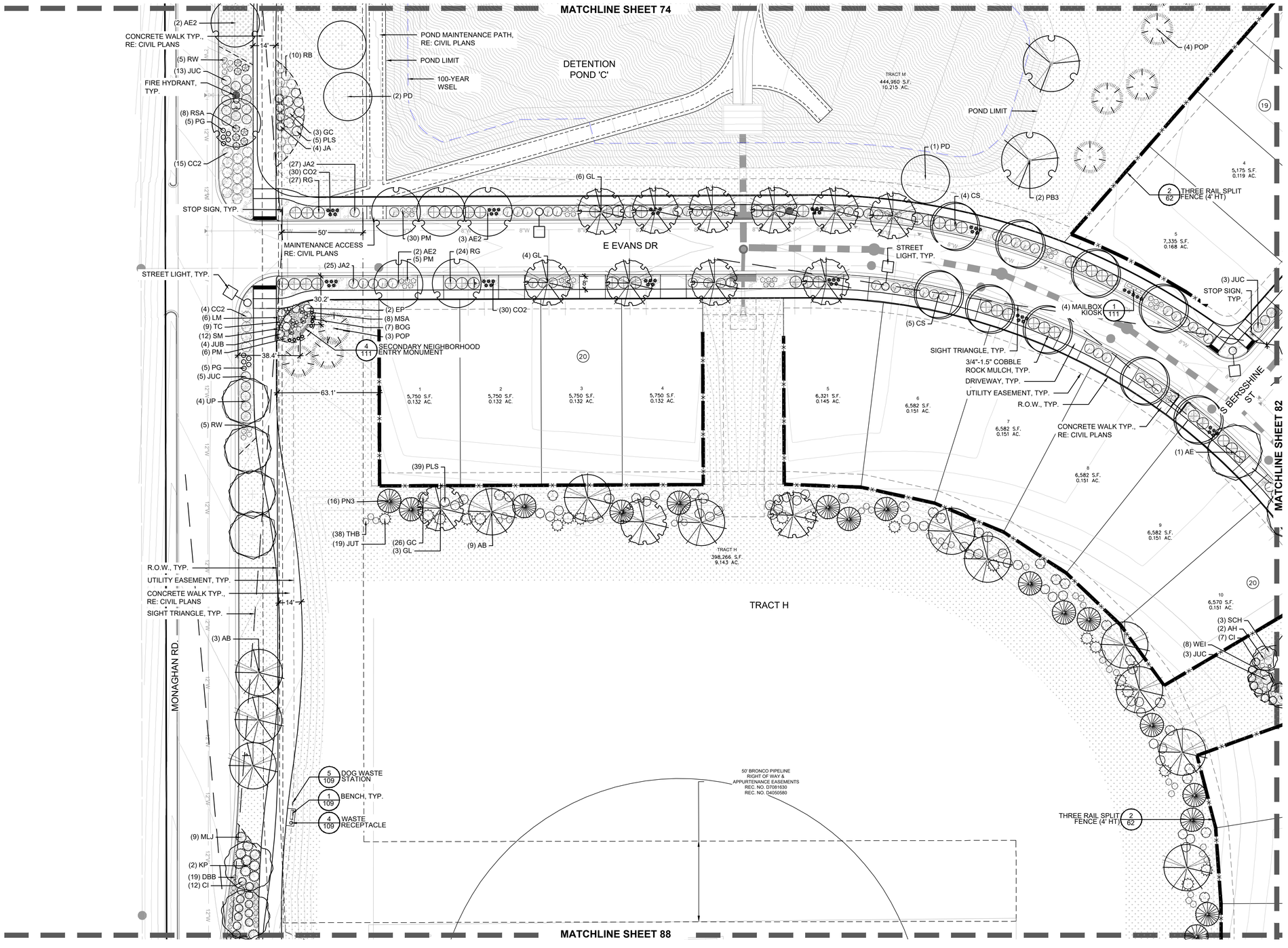
SHEET NUMBER 80 OF 115

Y:\COTTONWOOD CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PHASE 1\CC SP1 - LANDSCAPE PLANS.DWG, OLIVIA 4/23/2024 5:22 PM

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES
EVERGREEN TREES
ORNAMENTAL TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
PERENNIALS

- STEEL EDGER
- CONCRETE EDGER
- BENCHES
- WASTE RECEPTACLE
- DOG WASTE STATION
- BBQ GRILL
- BIKE RACK
- PICNIC TABLE
- SHADE SHELTER
- FIRE HYDRANT, RE: CIVIL
- STREET LIGHT, SEE NOTE 3
- THREE RAIL SPLIT FENCE
- PRIVACY FENCE
- PILASTER
- NEIGHBORHOOD SIGN

NOTE:
1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL LOCATION OF PLANT MATERIAL WITHIN CURBSIDE LANDSCAPE WILL BE DETERMINED IN THE FIELD ONCE FINAL DRIVEWAY LOCATIONS ARE KNOWN.
3. STREET LIGHT POLES LOCATIONS SHOWN ON LANDSCAPE PLANS ARE APPROXIMATE. FINAL LIGHT POLE LOCATIONS WILL BE SHOWN ON ON LIGHTING PLANS. LANDSCAPE CONTRACTOR SHALL ADJUST TREE LOCATIONS IN THE FIELD IF CONFLICTS OCCUR. TREES SHALL BE PLANTED NO CLOSER THAN 25' FROM THE CENTER OF STREET LIGHTS.

GROUNDCOVER LEGEND

SOD	SOD	BLUEGRASS SOD
CC	CC	CRUSHER FINES
FB	FB	FIBAR
RM	RM	ROCK MULCH, 2"- 4" COBBLE
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
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Denver, CO 80202
ATTN: JOHN PRESTWICH
303-531-4905

people creating spaces

Cottonwood Creek Investors, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

DRAWN BY:	GG	SCALE:	AS SHOWN
CHECKED BY:	PCS	FILE NO:	R00311139.00
DATE:	APRIL 2024		

SHEET NUMBER 81 OF 115

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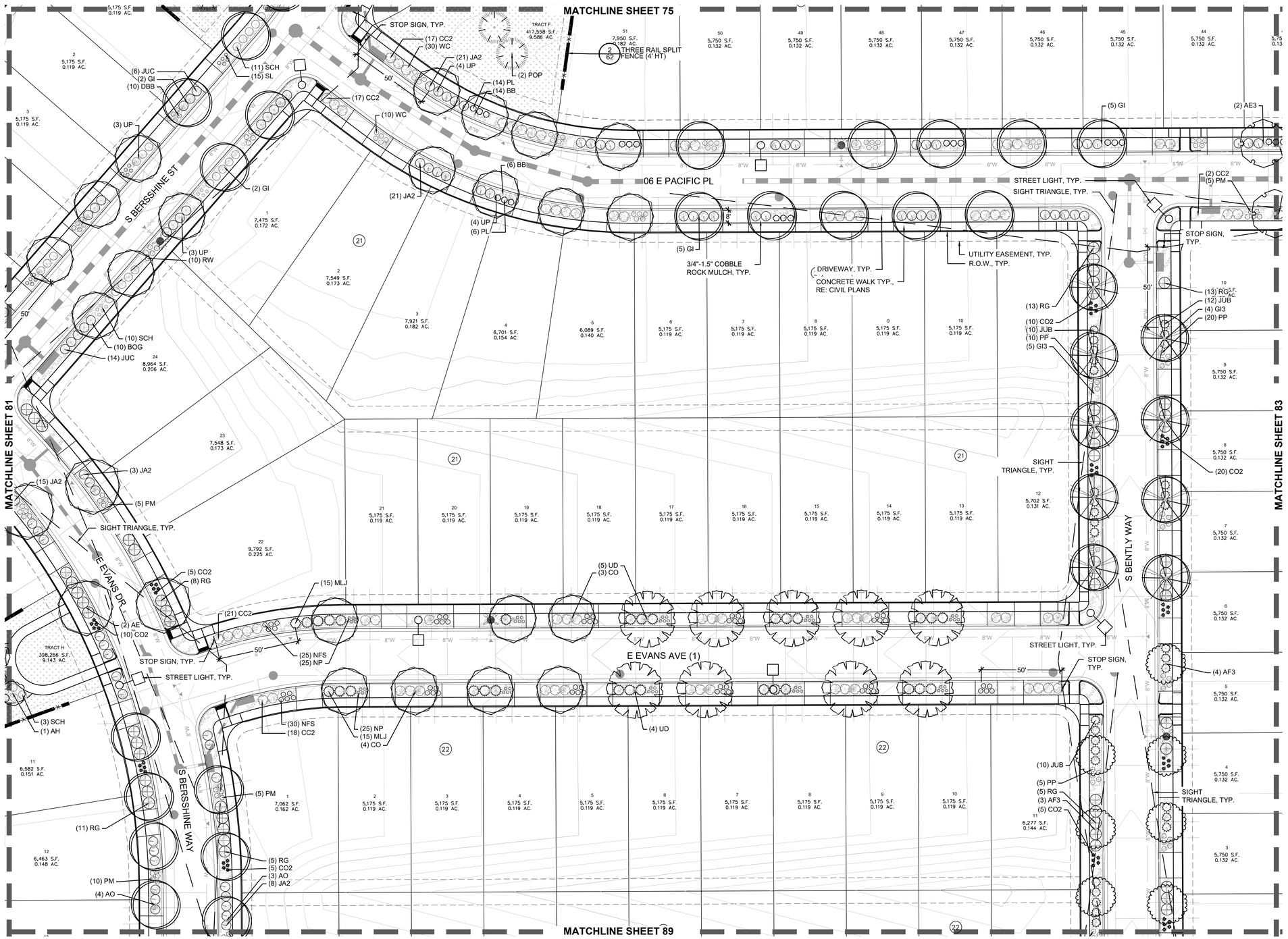
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

- STEEL EDGER
- CONCRETE EDGER
- BENCHES
- WASTE RECEPTACLE
- DOG WASTE STATION
- BBQ GRILL
- BIKE RACK
- PICNIC TABLE
- SHADE SHELTER
- FIRE HYDRANT, RE: CIVIL
- STREET LIGHT, SEE NOTE 3
- THREE RAIL SPLIT FENCE
- PRIVACY FENCE
- PILASTER
- NEIGHBORHOOD SIGN

NOTE:
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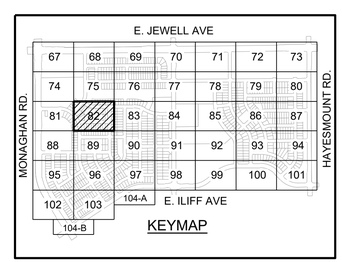
GROUNDCOVER LEGEND

SOD	SOD	BLUEGRASS SOD
CC	CC	CRUSHER FINES
FB	FB	FIBAR
RM	RM	ROCK MULCH, 2"- 4" COBBLE
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



NORTH
0 10' 20' 30' 60'
SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
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1512 Larimer, Suite 540
Denver, CO 80223
303-531-4905
ATTN: JOHN PRESTWICH

people creating spaces

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C/O Marathon Land Company
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Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	FILE NO:
AS SHOWN	R00311139.00

DRAWN BY:	CHECKED BY:	DATE:
GG	PCS	APRIL 2024

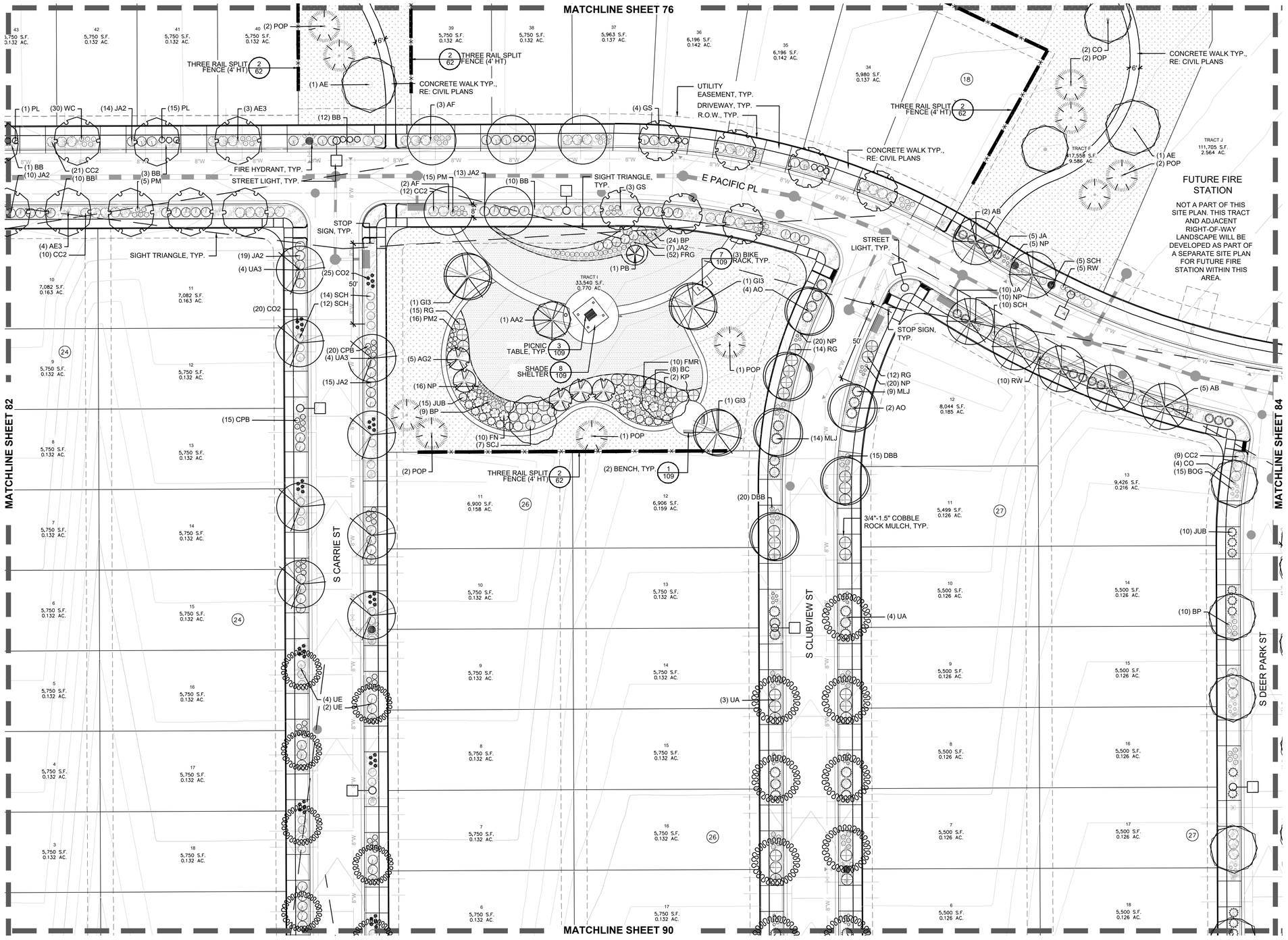
SHEET NUMBER 82 OF 115

Y:\COTTONWOOD CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PHASE 1\CC SP1 - LANDSCAPE PLANS.DWG, OLIVIA, 4/23/2024 5:24 PM

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

- STEEL EDGER
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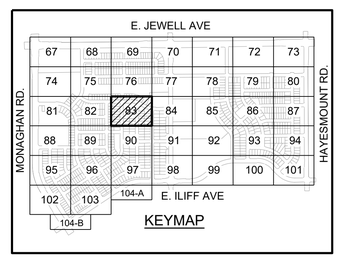
GROUNDCOVER LEGEND

SOD	BLUEGRASS SOD
CC	CRUSHER FINES
FB	FIBAR
RM	ROCK MULCH, 2"- 4" COBBLE
RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DETENTION SEED MIX
NSM	NATIVE SEED MIX
WM	WOOD MULCH - SHREDDED CEDAR



NORTH SCALE: 1"=30'-0" (0, 10', 20', 30', 60')

No.	Revisions	Date	Init.	Appr.	Date

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Littleton, CO 80127
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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

DRAWN BY:	GG	SCALE:	AS SHOWN
CHECKED BY:	PCS	FILE NO:	R00311139.00
DATE:	APRIL 2024		

SHEET NUMBER 83 OF 115

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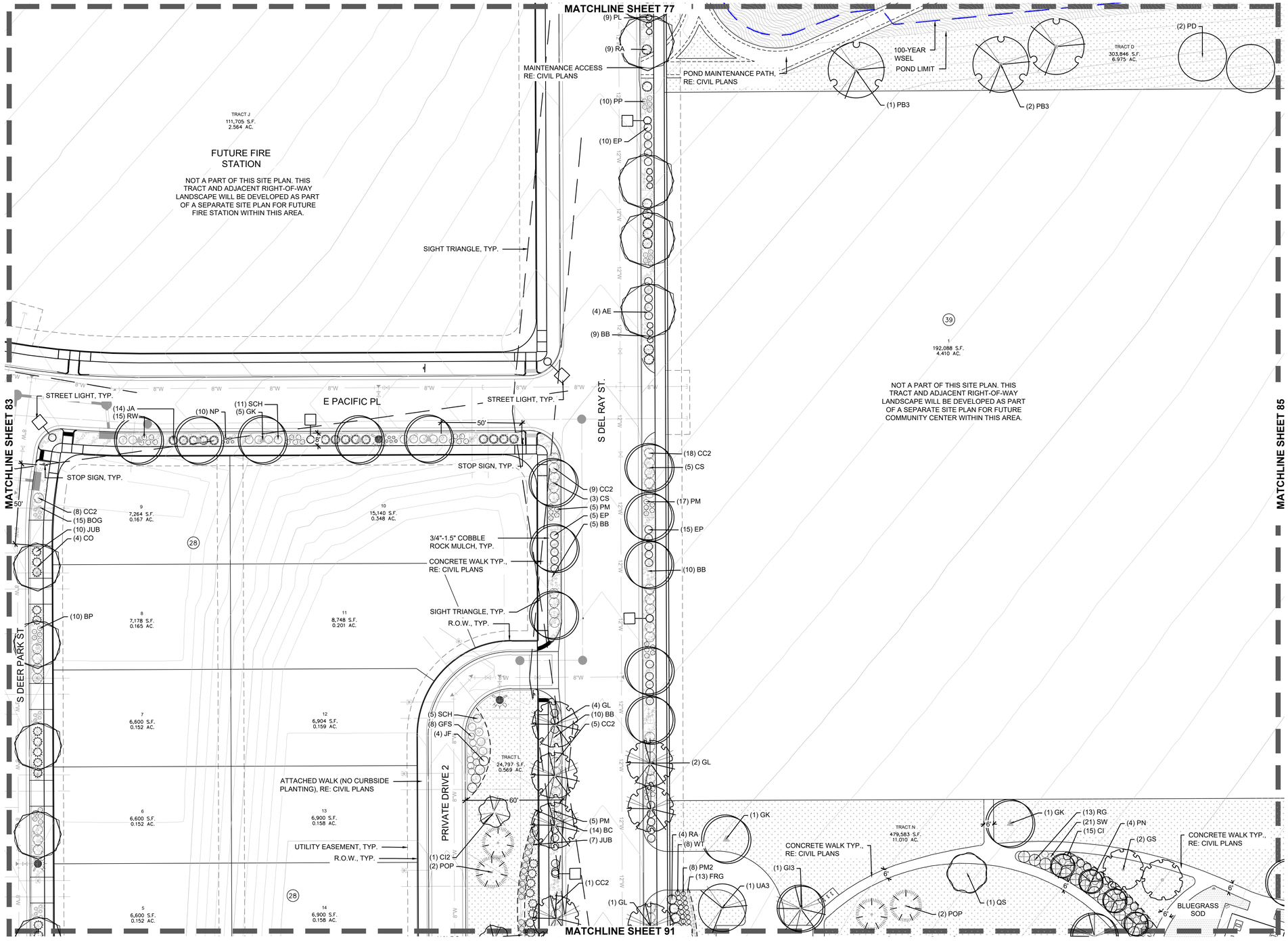
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

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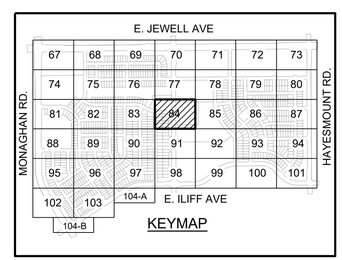

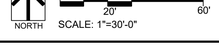

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:	R0031139.00
DRAWN BY:	GG	CHECKED BY:	PCS
DATE:	APRIL 2024		

SHEET NUMBER 84 OF 115

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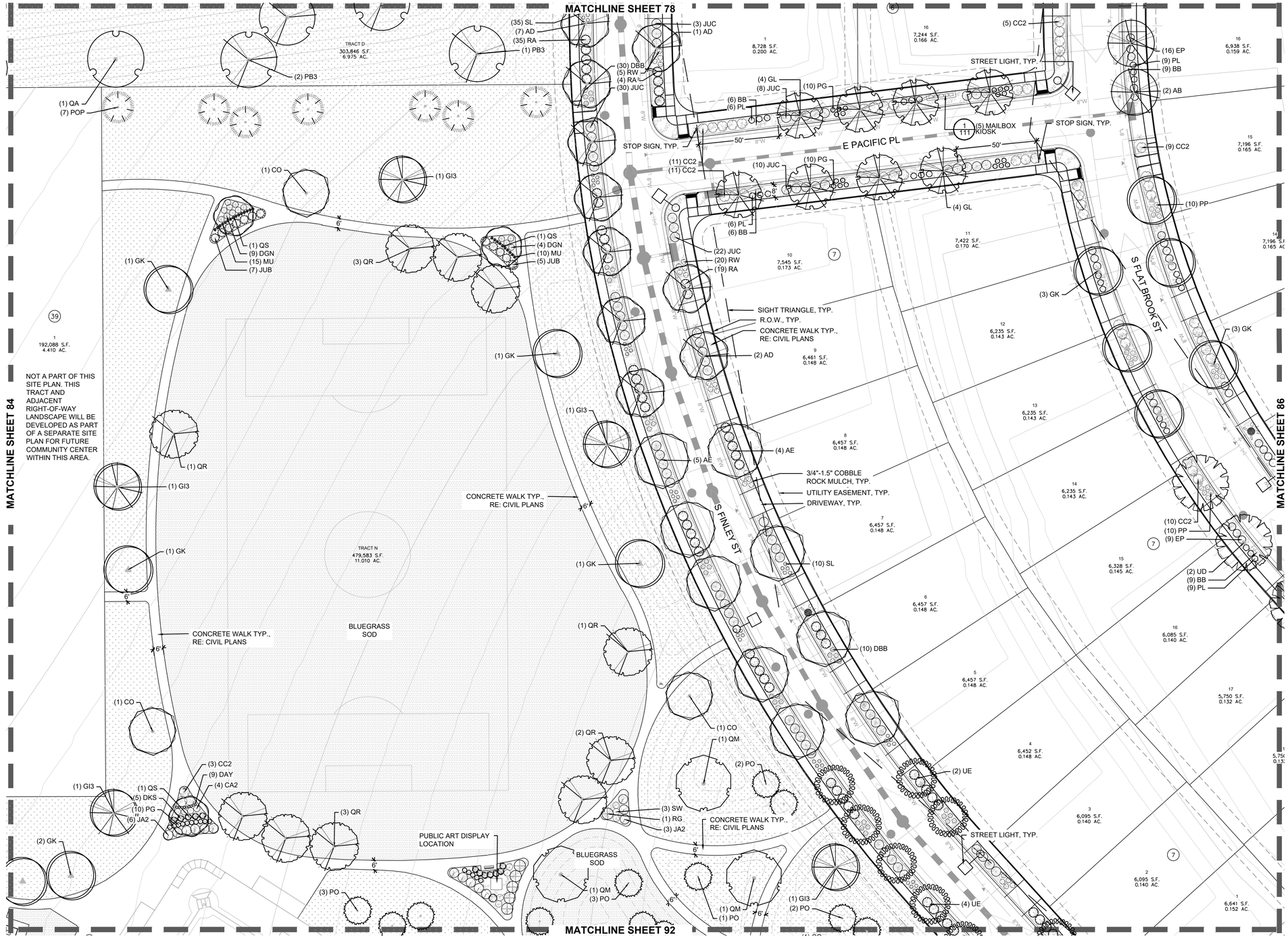
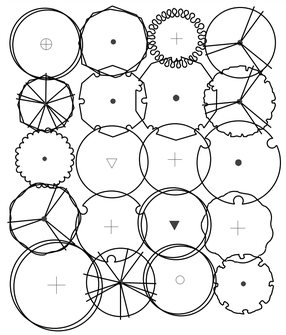
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND



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GROUNDCOVER LEGEND

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	CC	CRUSHER FINES
	FB	FIBAR
	RM	ROCK MULCH, 2"- 4" COBBLE
	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
	DM	DETENTION SEED MIX
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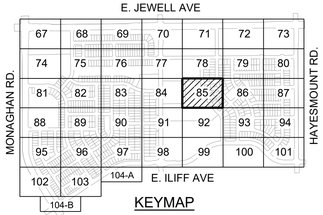

KEYMAP

NORTH

SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

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Denver, CO 80222
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303-531-4905

people creating spaces

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C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO. R0031139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

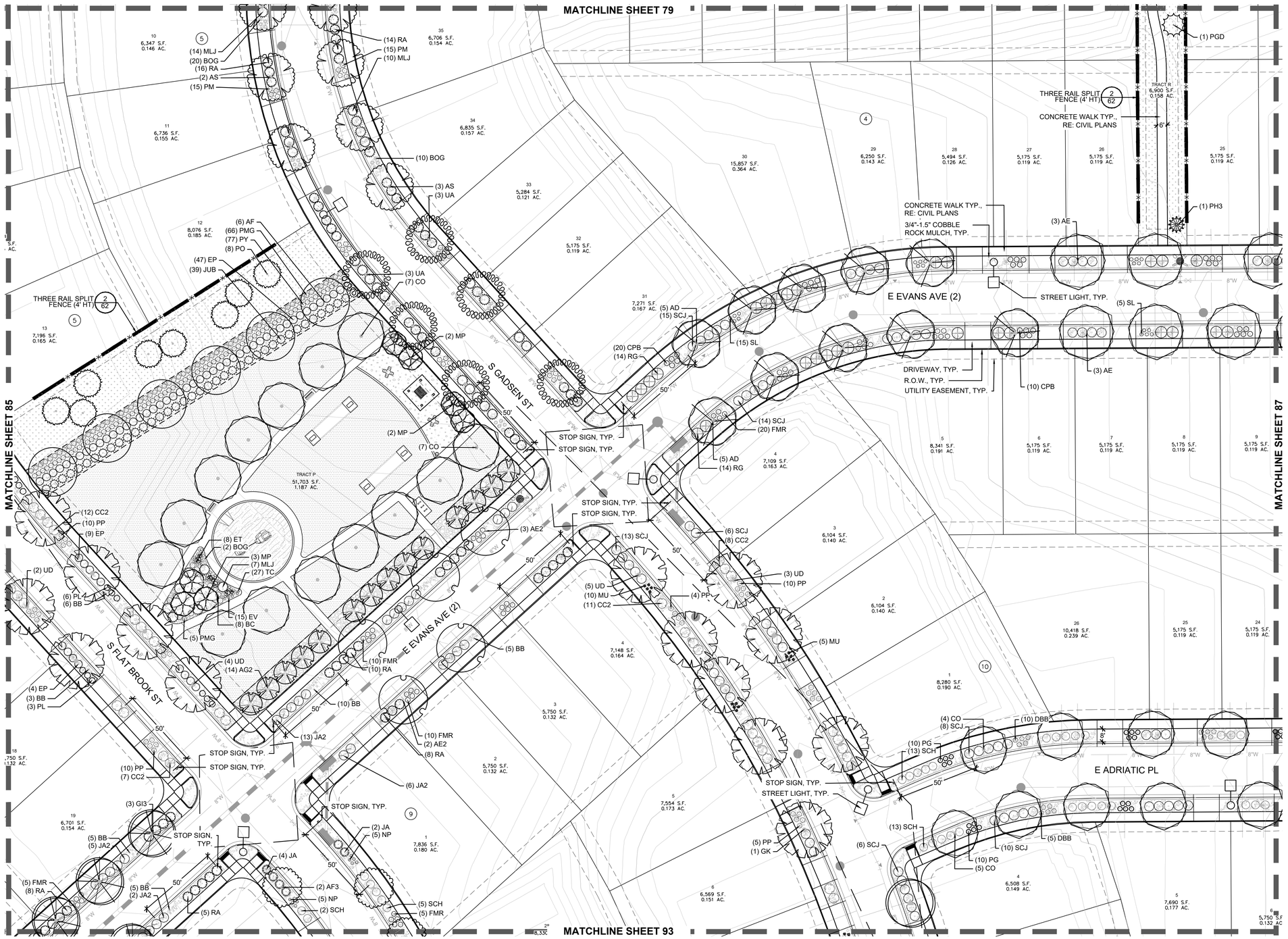
SHEET NUMBER 85 OF 115

Y:\COTTONWOOD CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PHASE 1\CC SP1 - LANDSCAPE PLANS.DWG, OLIVIA 4/23/2024 5:33 PM

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN


MATCHLINE SHEET 79
MATCHLINE SHEET 85
MATCHLINE SHEET 87
MATCHLINE SHEET 93
E EVANS AVE (2)
S GADSEN ST
S FLAT BROOK ST
E ADRIATIC PL
E. JEWELL AVE
E. ILIFF AVE
MONAGHAN RD.
HAYESMOUNT RD.
KEYMAP
THREE RAIL SPLIT FENCE (4' HT)
CONCRETE WALK TYP., RE: CIVIL PLANS
6'
3/4"-1.5" COBBLE ROCK MULCH, TYP.
STREET LIGHT, TYP.
DRIVEWAY, TYP.
R.O.W., TYP.
UTILITY EASEMENT, TYP.
STOP SIGN, TYP.
STOP SIGN, TYP.
STREET LIGHT, TYP.
50'
TRACT P 51,703 S.F. 1.187 AC.
TRACT R 6,900 S.F. 0.158 AC.
(1) PGD
(1) PH3
(3) AE
(10) CPB
(5) SL
(15) SL
(20) CPB
(14) RG
(5) AD
(15) SCJ
(14) SCJ
(20) FMR
(5) AD
(14) RG
(13) SCJ
(6) SCJ
(8) CC2
(3) AE2
(3) UD
(10) PP
(5) UD
(10) MU
(11) CC2
(4) PP
(5) MU
(4) CO
(8) SCJ
(10) DBB
(10) PG
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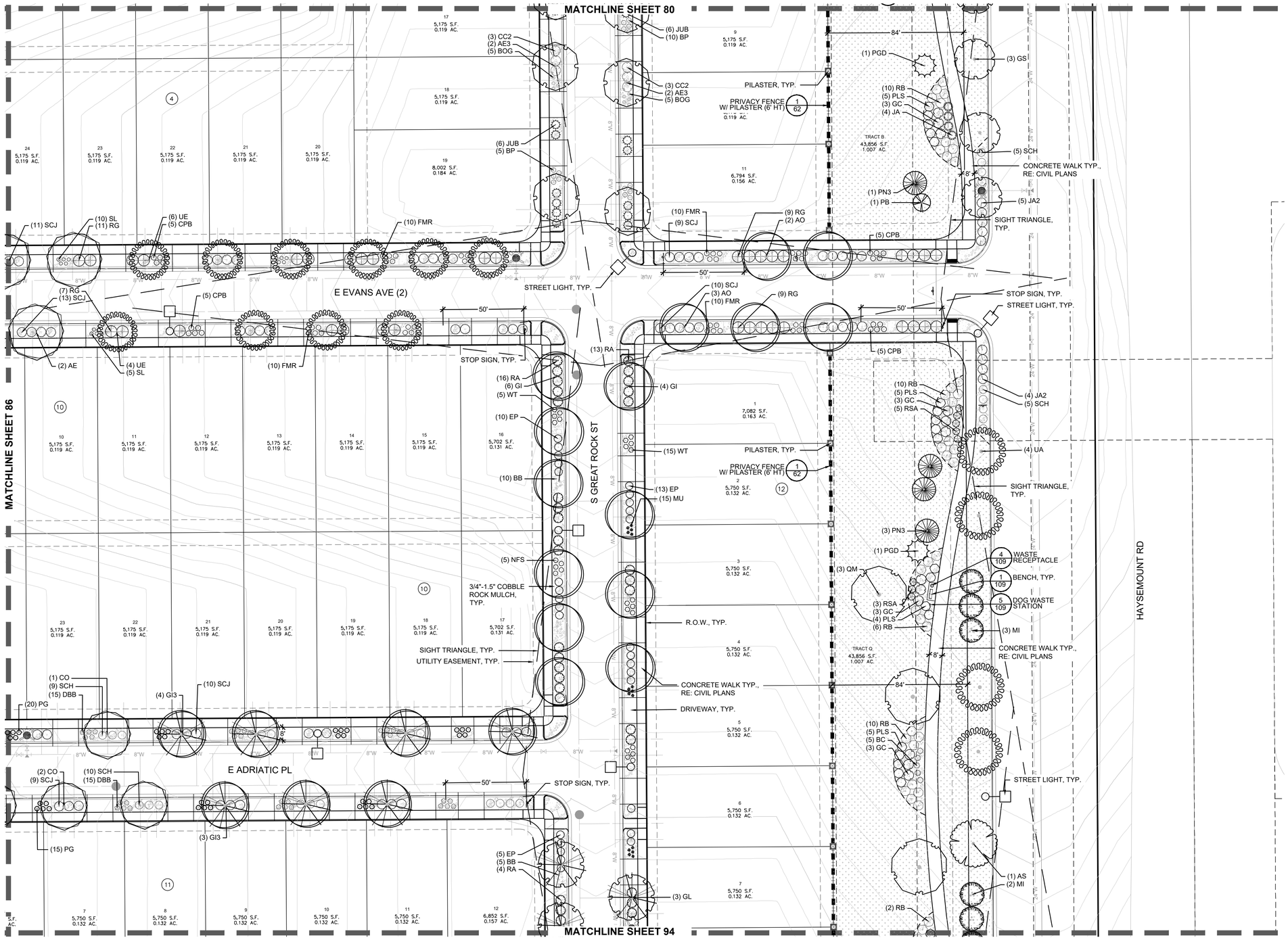
(13) SCH
(10) SCJ
(5) DBB
(6) SCJ
(10) PG
(5) CO
(5) PP
(1) GK
(14) RA
(15) PM
(10) MLJ
(20) BOG
(16) RA
(2) AS
(15) PM
(10) BOG
(3) AS
(3) UA
(6) AF
(66) PMG
(77) PY
(8) PO
(47) EP
(39) JUB
(3) UA
(7) CO
(2) MP
(2) MP
(7) CO
(12) CC2
(10) PP
(9) EP
(8) ET
(2) BOG
(3) MP
(7) MLJ
(27) TC
(15) EV
(8) BC
(5) PMG
(2) UD
(6) PL
(6) BB
(4) UD
(14) AG2
(10) FMR
(10) RA
(5) BB
(10) BB
(13) JA2
(10) FMR
(2) AE2
(8) RA
(4) EP
(3) BB
(3) PL
(10) PP
(7) CC2
(6) JA2
(3) GI3
(5) BB
(5) JA2
(2) JA
(5) NP
(4) JA
(5) FMR
(8) RA
(5) BB
(2) JA2
(5) RA
(2) AF3
(5) NP
(2) SCH
(5) SCH
(5) FMR
(4) AE2
(2) SCH
(5) MU
(5) BB
(6) JA2
(5) PMG
(4) UD
(14) AG2
(10) FMR
(10) RA

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

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GROUNDCOVER LEGEND

SOD	SOD	BLUEGRASS SOD
CC	CC	CRUSHER FINES
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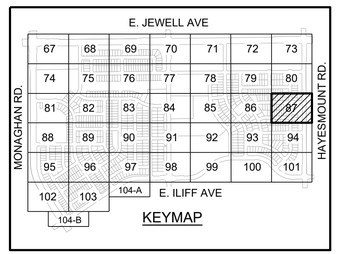
RM	RM	ROCK MULCH, 2"- 4" COBBLE
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



KEYMAP

NORTH

SCALE: 1"=30'-0"

0 10' 20' 30' 60'

No.	Revisions	Date	Init.	Appr.	Date

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Denver, CO 80223
ATTN: JOHN PRESTWICH
303-531-4905

people creating spaces

Cottonwood Creek Investors, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

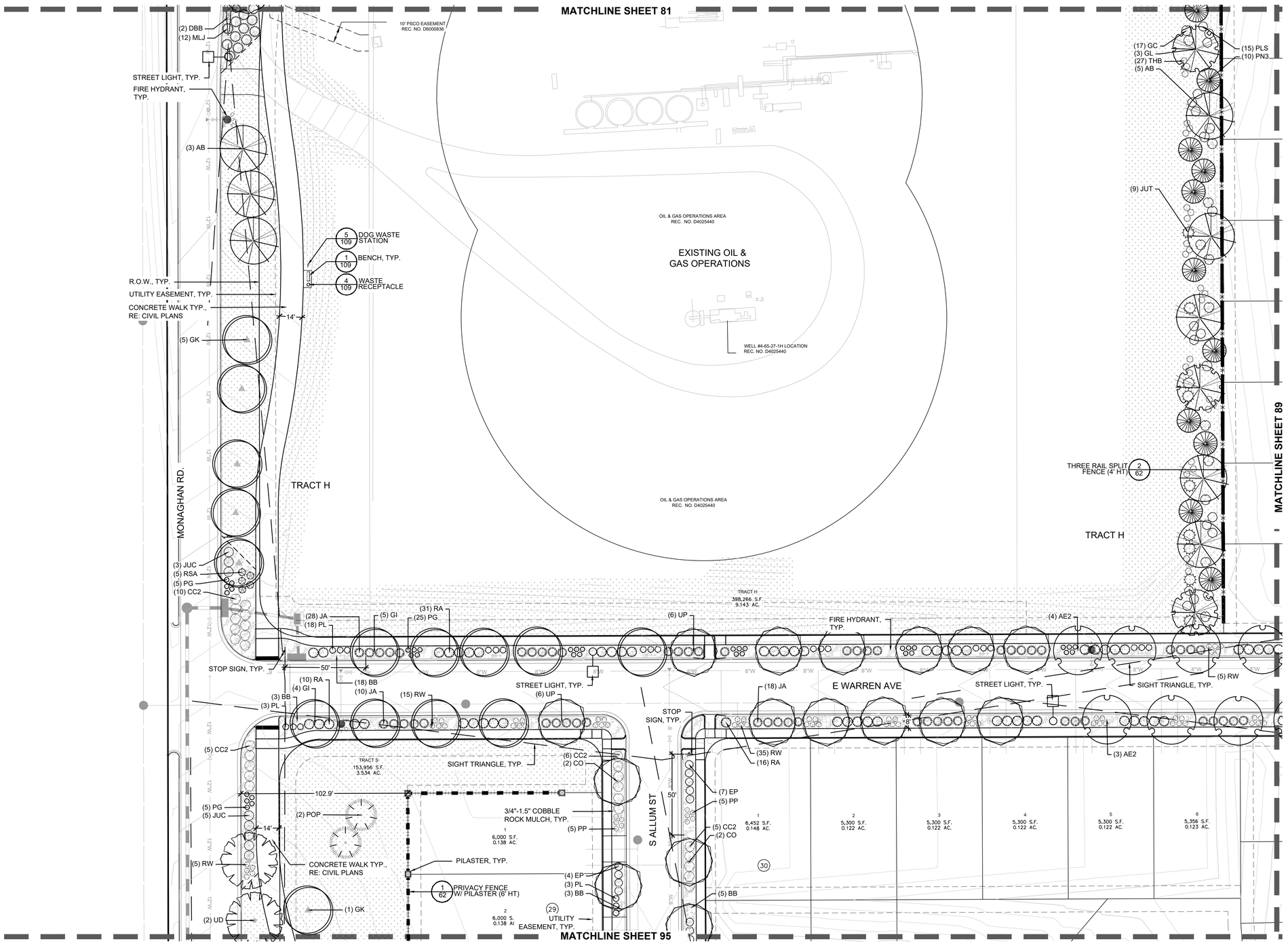
SHEET NUMBER 87 OF 115

Y:\COTTONWOOD CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PHASE 1\CC SP1 - LANDSCAPE PLANS.DWG, OLIVIA, 4/23/2024 5:02 PM

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

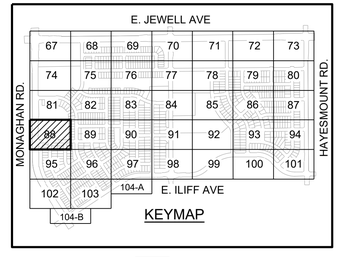
PERENNIALS

- STEEL EDGER
- CONCRETE EDGER
- BENCHES
- WASTE RECEPTACLE
- DOG WASTE STATION
- BBQ GRILL
- BIKE RACK
- PICNIC TABLE
- SHADE SHELTER
- FIRE HYDRANT, RE: CIVIL
- STREET LIGHT, SEE NOTE 3
- THREE RAIL SPLIT FENCE
- PRIVACY FENCE
- PILASTER
- NEIGHBORHOOD SIGN

NOTE:
1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL LOCATION OF PLANT MATERIAL WITHIN CURBSIDE LANDSCAPE WILL BE DETERMINED IN THE FIELD ONCE FINAL DRIVEWAY LOCATIONS ARE KNOWN.
3. STREET LIGHT POLES LOCATIONS SHOWN ON LANDSCAPE PLANS ARE APPROXIMATE. FINAL LIGHT POLE LOCATIONS WILL BE SHOWN ON ON LIGHTING PLANS. LANDSCAPE CONTRACTOR SHALL ADJUST TREE LOCATIONS IN THE FIELD IF CONFLICTS OCCUR. TREES SHALL BE PLANTED NO CLOSER THAN 25' FROM THE CENTER OF STREET LIGHTS.

GROUNDCOVER LEGEND

SOD	SOD	BLUEGRASS SOD
CC	CC	CRUSHER FINES
FB	FB	FIBAR
RM	RM	ROCK MULCH, 2"- 4" COBBLE
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



NORTH SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
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2000 S. Colorado Blvd.
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people creating spaces

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Littleton, CO 80127
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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:	R00311139.00
DRAWN BY:	GG	CHECKED BY:	PCS
DATE:	APRIL 2024		

SHEET NUMBER 88 OF 115

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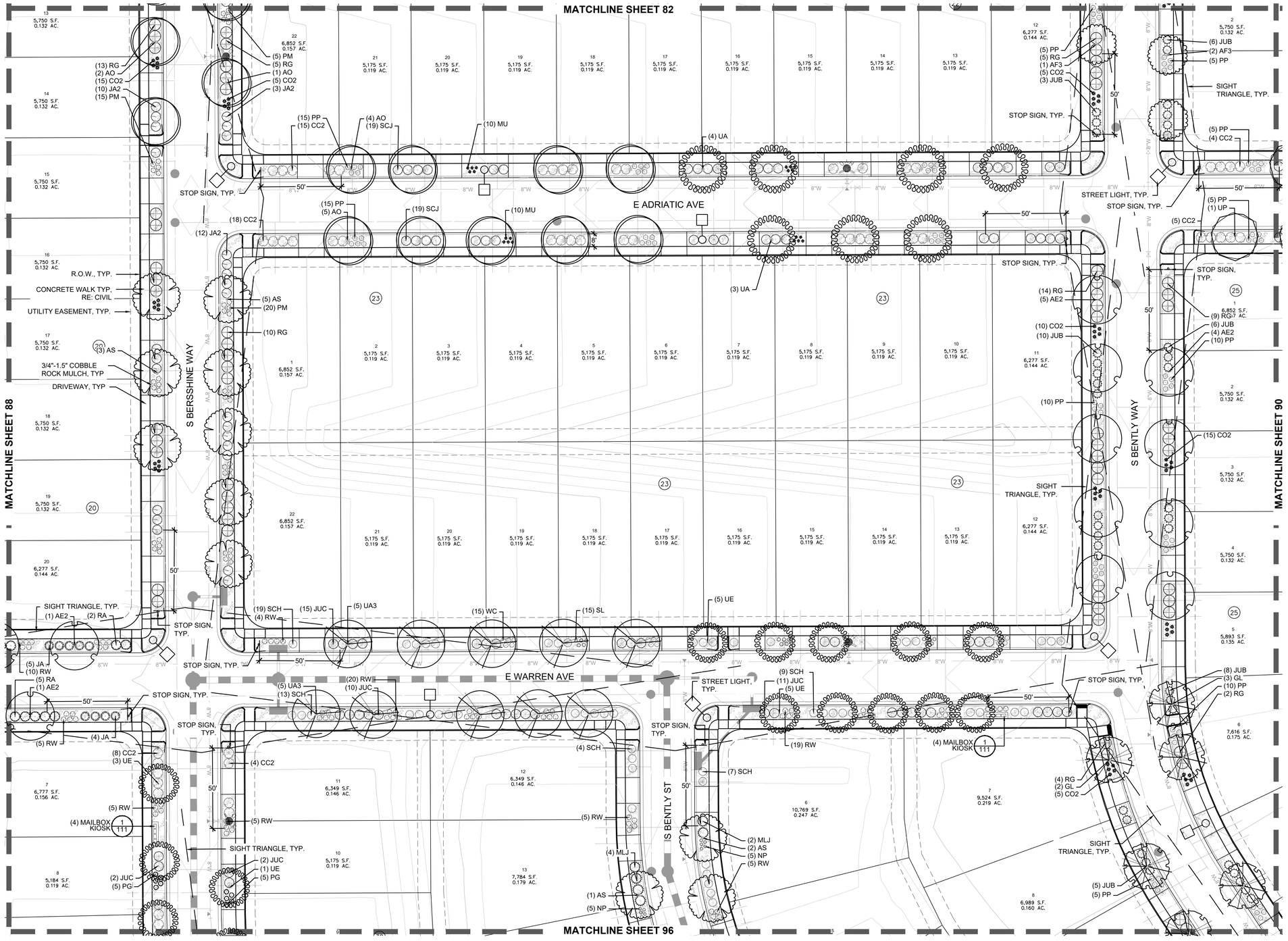
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

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RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
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NSM	NSM	NATIVE SEED MIX
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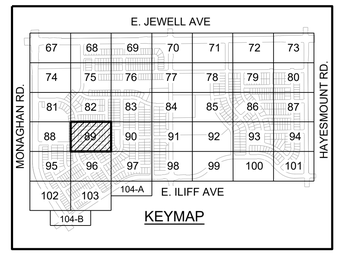

NORTH

0 10' 20' 30' 60'

SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN
FILE NO.	R0031139.00
DRAWN BY:	GG
CHECKED BY:	PCS
DATE:	APRIL 2024

SHEET NUMBER 89 OF 115

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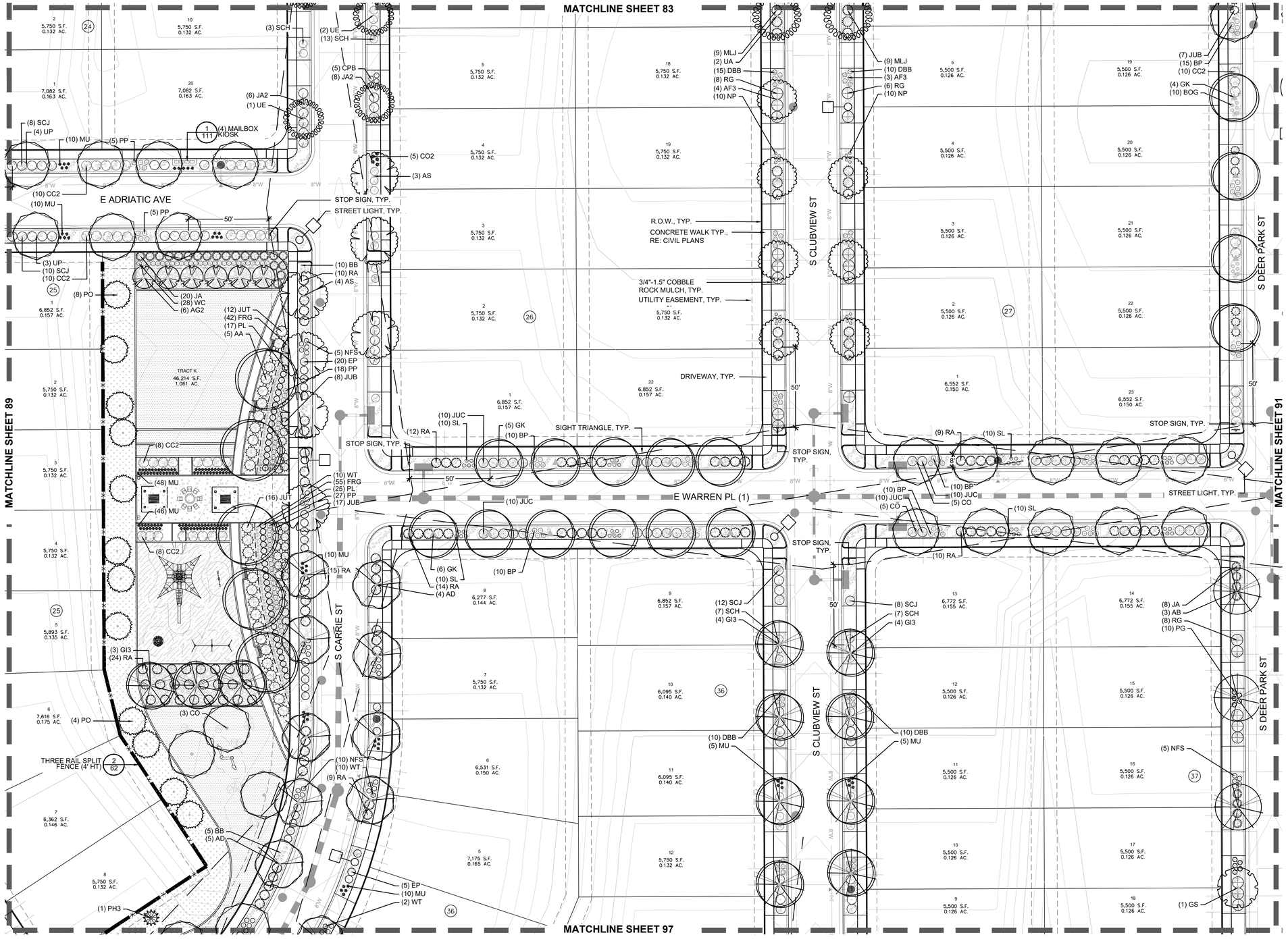
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



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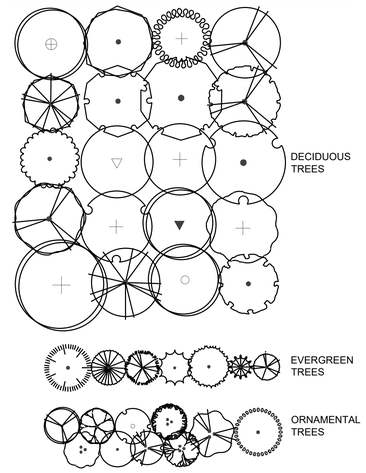

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GROUNDCOVER LEGEND

SOD	SOD	BLUEGRASS SOD
CC	CC	CRUSHER FINES
FB	FB	FIBAR
RM	RM	ROCK MULCH, 2"- 4" COBBLE
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
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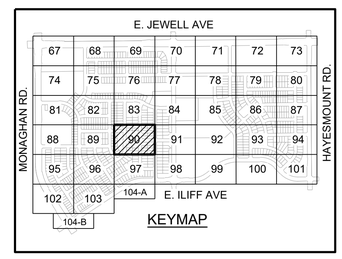

NORTH
SCALE: 1"=30'-0"
0 10' 20' 30' 60'

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO.	R0031139.00
DRAWN BY:	GG	CHECKED BY:	PCS
DATE:	APRIL 2024		

SHEET NUMBER 90 OF 115

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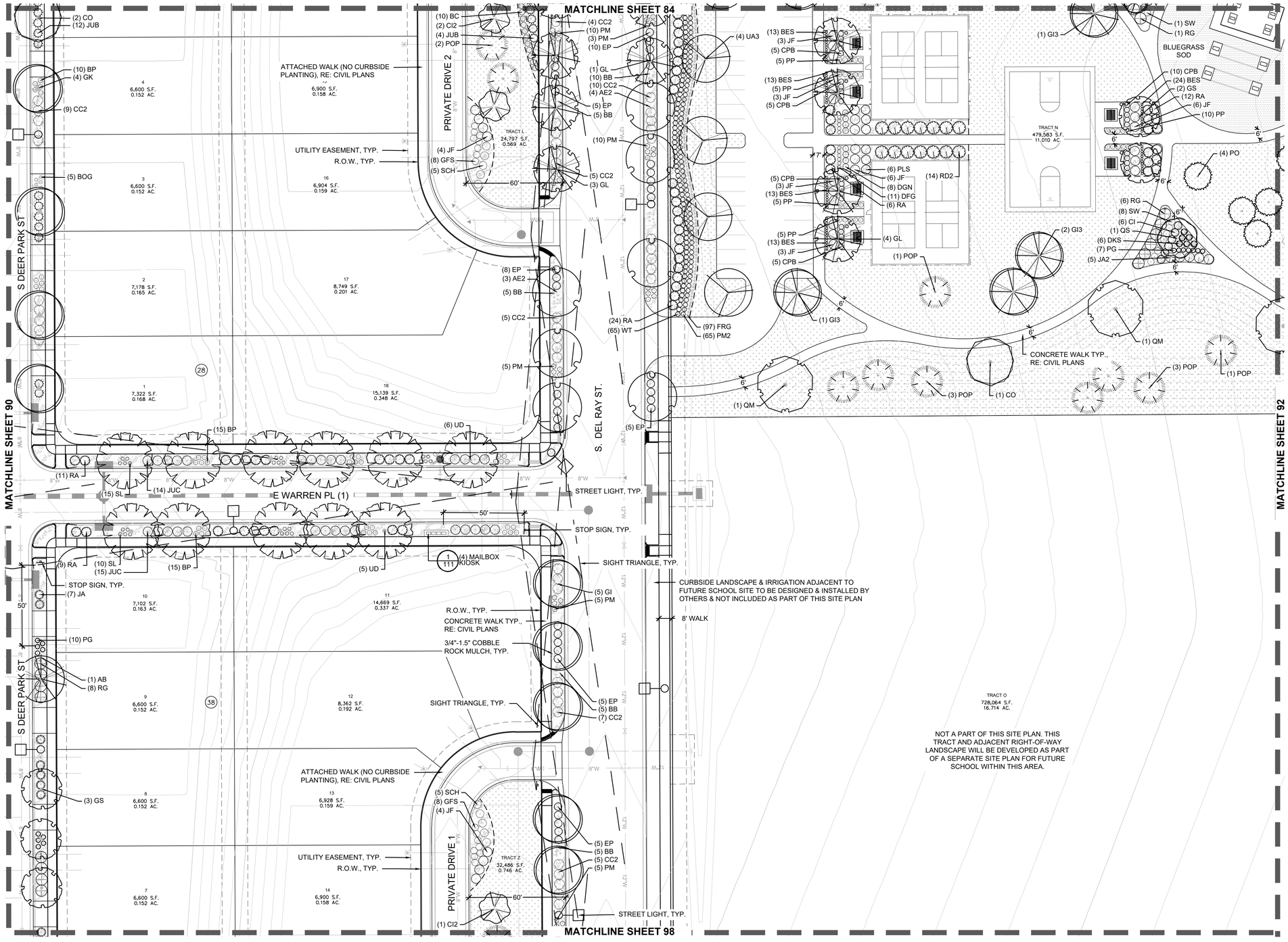
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



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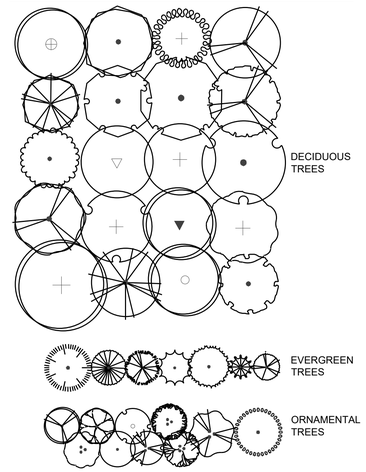

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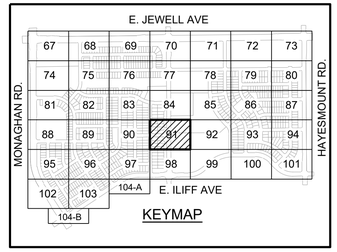

KEYMAP

NORTH

SCALE: 1"=30'-0"

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No.	Revisions	Date	Init.	Appr.	Date

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Littleton, CO 80127
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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

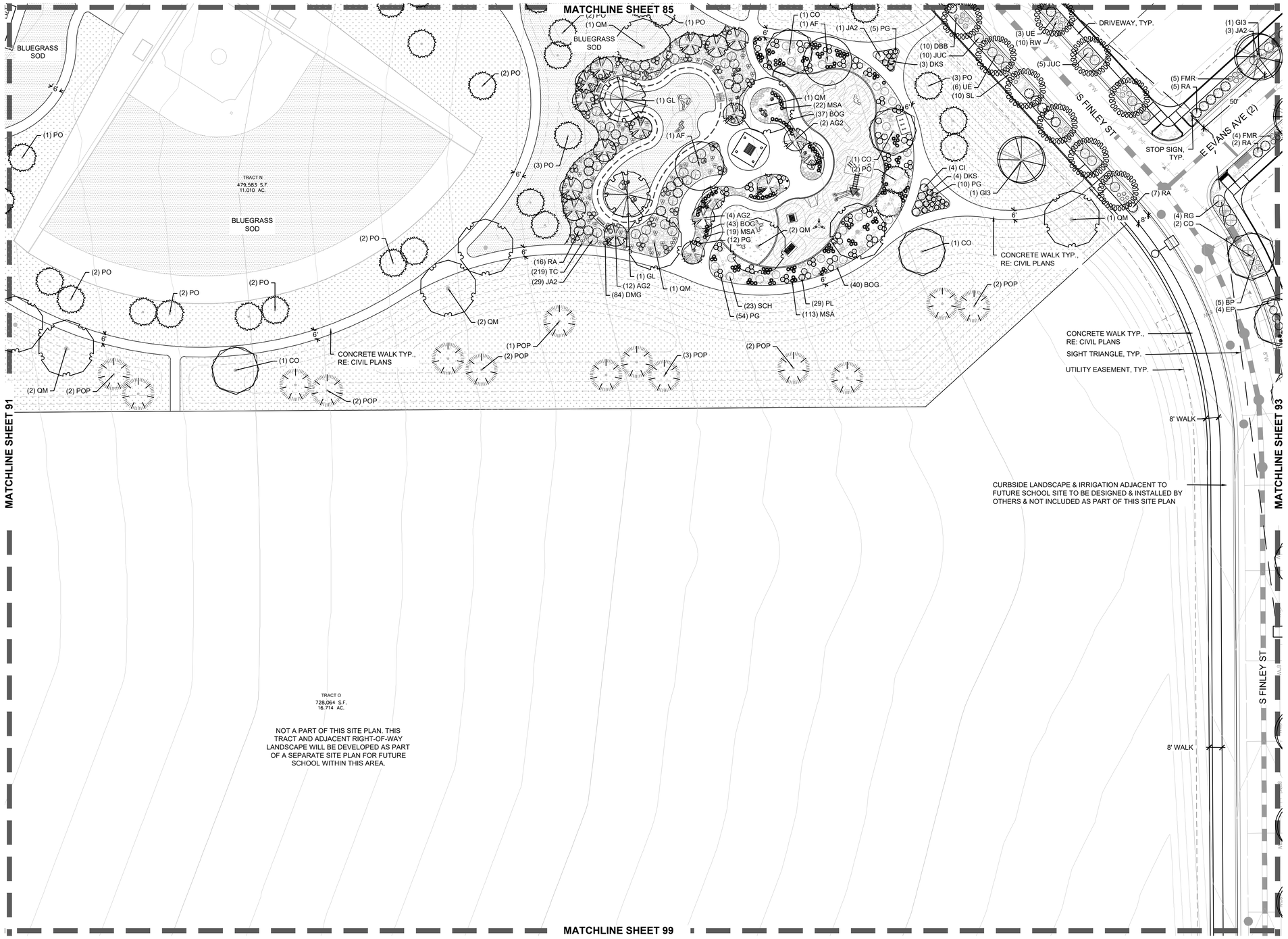
SCALE:	AS SHOWN		
FILE NO:	R0031139.00		
DRAWN BY:	GG	CHECKED BY:	PCS
DATE:	APRIL 2024		

SHEET NUMBER 91 OF 115

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



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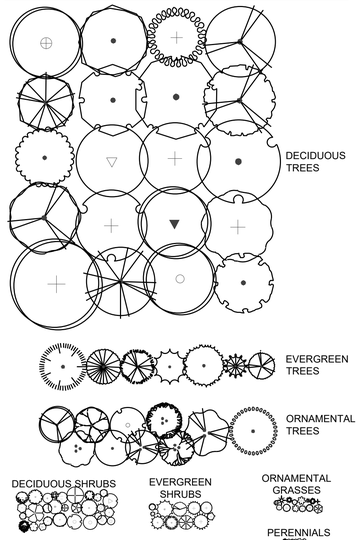

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GROUNDCOVER LEGEND

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	CC	CRUSHER FINES
	FB	FIBAR
	RM	ROCK MULCH, 2"- 4" COBBLE
	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
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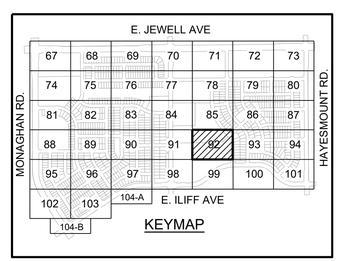

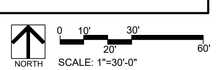

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
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Denver, CO 80223
ATTN: JOHN PRESTWICH
303-531-4905

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	FILE NO.
AS SHOWN	R0031139.00

DRAWN BY:	CHECKED BY:	DATE:
GG	PCS	APRIL 2024

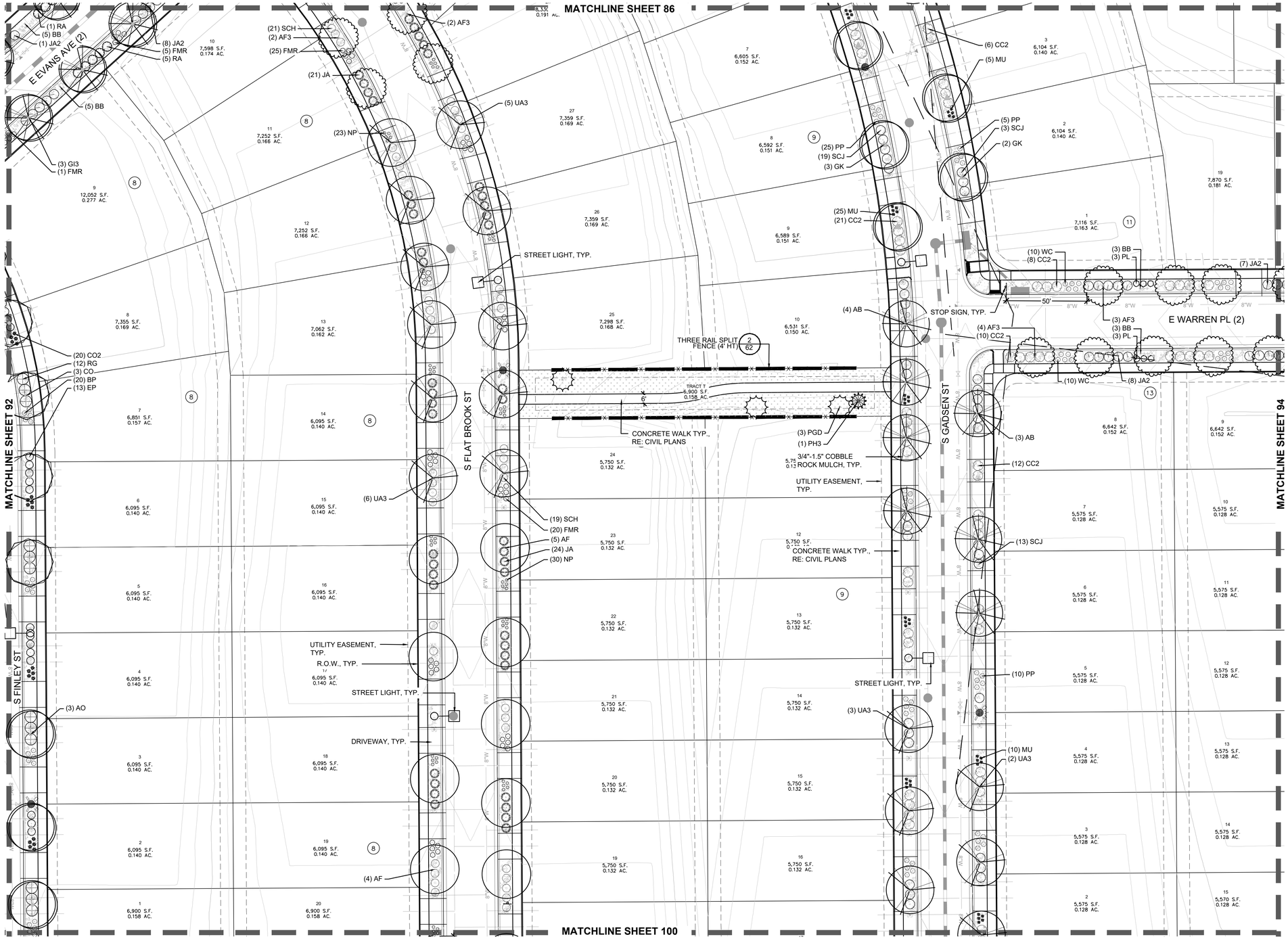
SHEET NUMBER 92 OF 115

Y:\COTTONWOOD CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PHASE 1\CC SP1 - LANDSCAPE PLANS.DWG, OLIVIA 4/23/2024 5:54 PM

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



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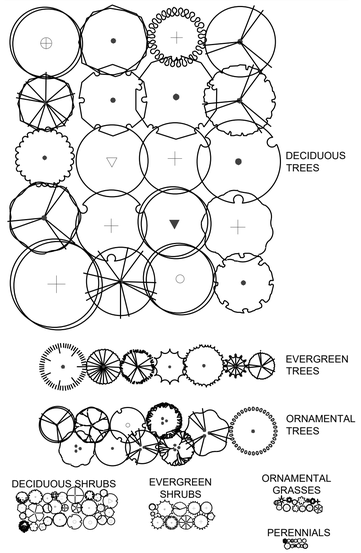

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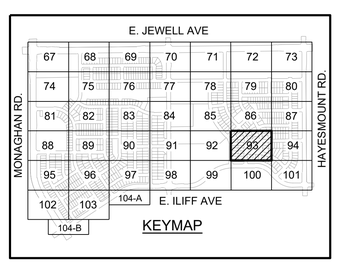

NORTH
0 10' 20' 30' 60'
SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
www.pcsgroupco.com
2000 Lowell Blvd.
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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:	R0031139.00
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SHEET NUMBER 93 OF 115

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COTTONWOOD CREEK - SITE PLAN 1

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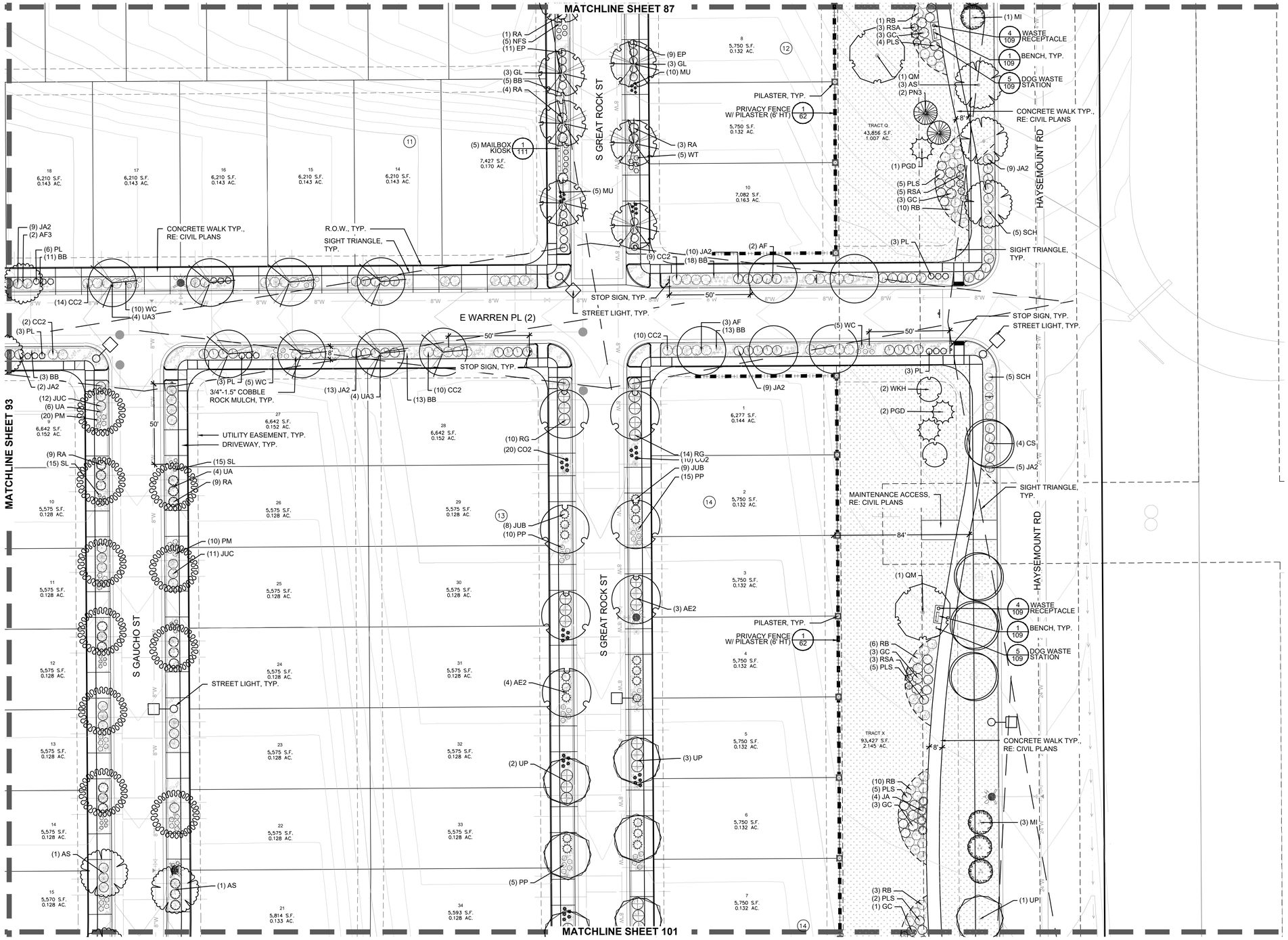
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



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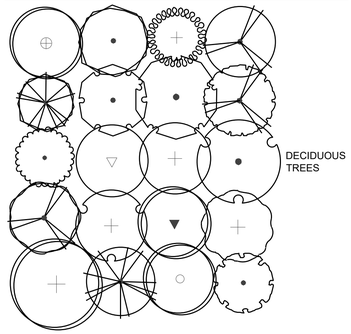

- STEEL EDGER
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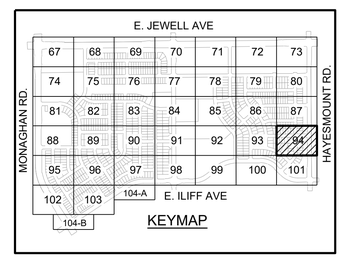
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



NORTH
0 10' 20' 30' 60'
SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
www.pcsgroupco.com
1512 Larimer St. #215
Denver, CO 80223
ATTN: JOHN PRESTWICH
303-531-4905

people creating spaces

Cottonwood Creek Investors, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

DRAWN BY:	GG	SCALE:	AS SHOWN
CHECKED BY:	PCS	FILE NO:	R00311139.00
DATE:	APRIL 2024		

SHEET NUMBER 94 OF 115

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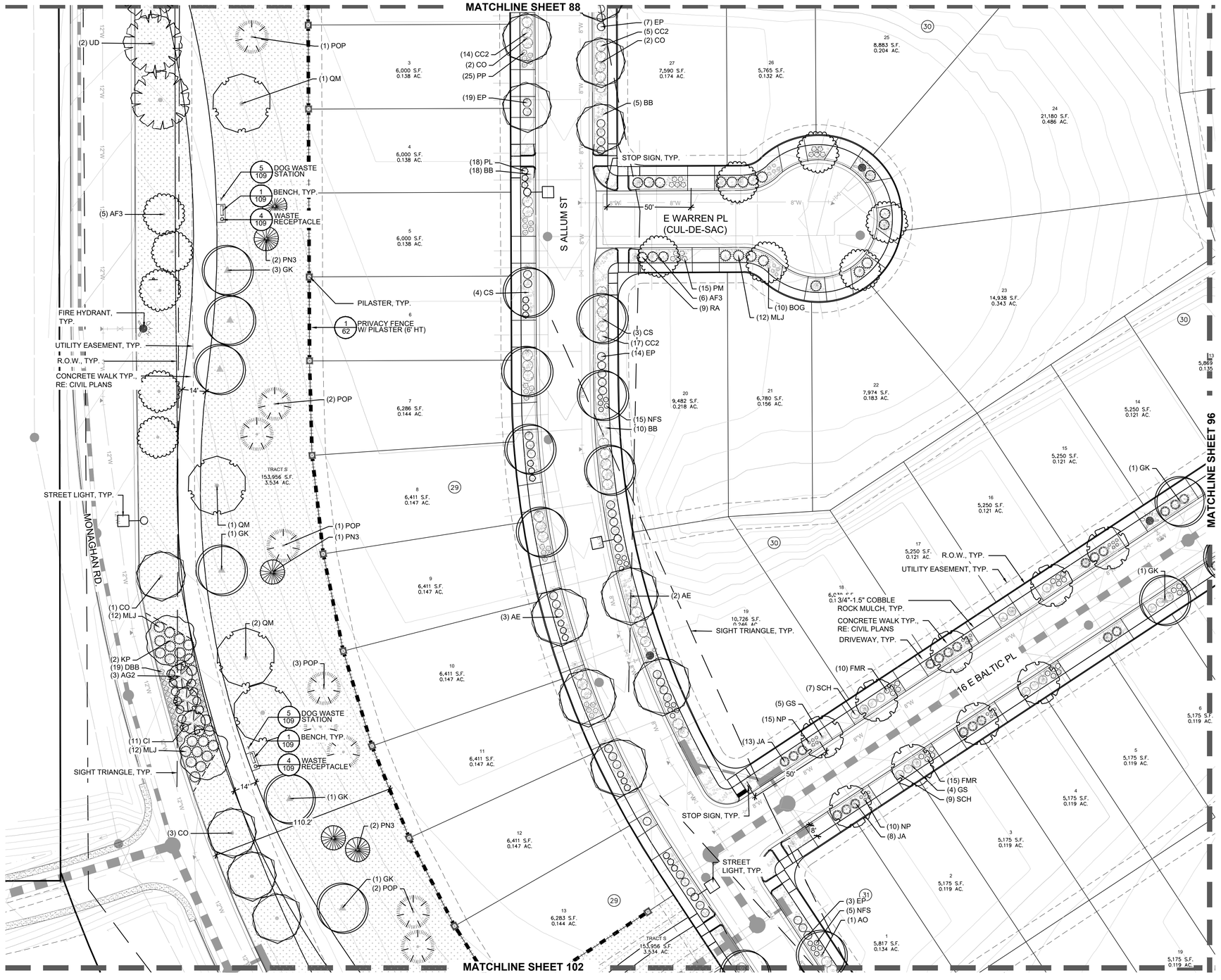
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

- STEEL EDGER
- CONCRETE EDGER
- BENCHES
- WASTE RECEPTACLE
- DOG WASTE STATION
- BBQ GRILL
- BIKE RACK
- PICNIC TABLE
- SHADE SHELTER
- FIRE HYDRANT, RE: CIVIL
- STREET LIGHT, SEE NOTE 3
- THREE RAIL SPLIT FENCE
- PRIVACY FENCE
- PILASTER
- NEIGHBORHOOD SIGN

NOTE:
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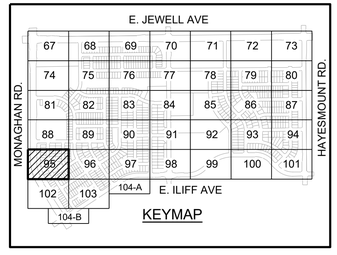
2. FINAL LOCATION OF PLANT MATERIAL WITHIN CURBSIDE LANDSCAPE WILL BE DETERMINED IN THE FIELD ONCE FINAL DRIVEWAY LOCATIONS ARE KNOWN.
3. STREET LIGHT POLES LOCATIONS SHOWN ON LANDSCAPE PLANS ARE APPROXIMATE. FINAL LIGHT POLE LOCATIONS WILL BE SHOWN ON ON LIGHTING PLANS. LANDSCAPE CONTRACTOR SHALL ADJUST TREE LOCATIONS IN THE FIELD IF CONFLICTS OCCUR. TREES SHALL BE PLANTED NO CLOSER THAN 20' FROM THE CENTER OF STREET LIGHTS.

GROUNDCOVER LEGEND

SOD	SOD	BLUEGRASS SOD
CC	CC	CRUSHER FINES
FB	FB	FIBAR
RM	RM	ROCK MULCH, 2"- 4" COBBLE
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:	R00031139.00
DRAWN BY:	GG	CHECKED BY:	PCS
DATE:	APRIL 2024		

SHEET NUMBER 95 OF 115

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COTTONWOOD CREEK - SITE PLAN 1

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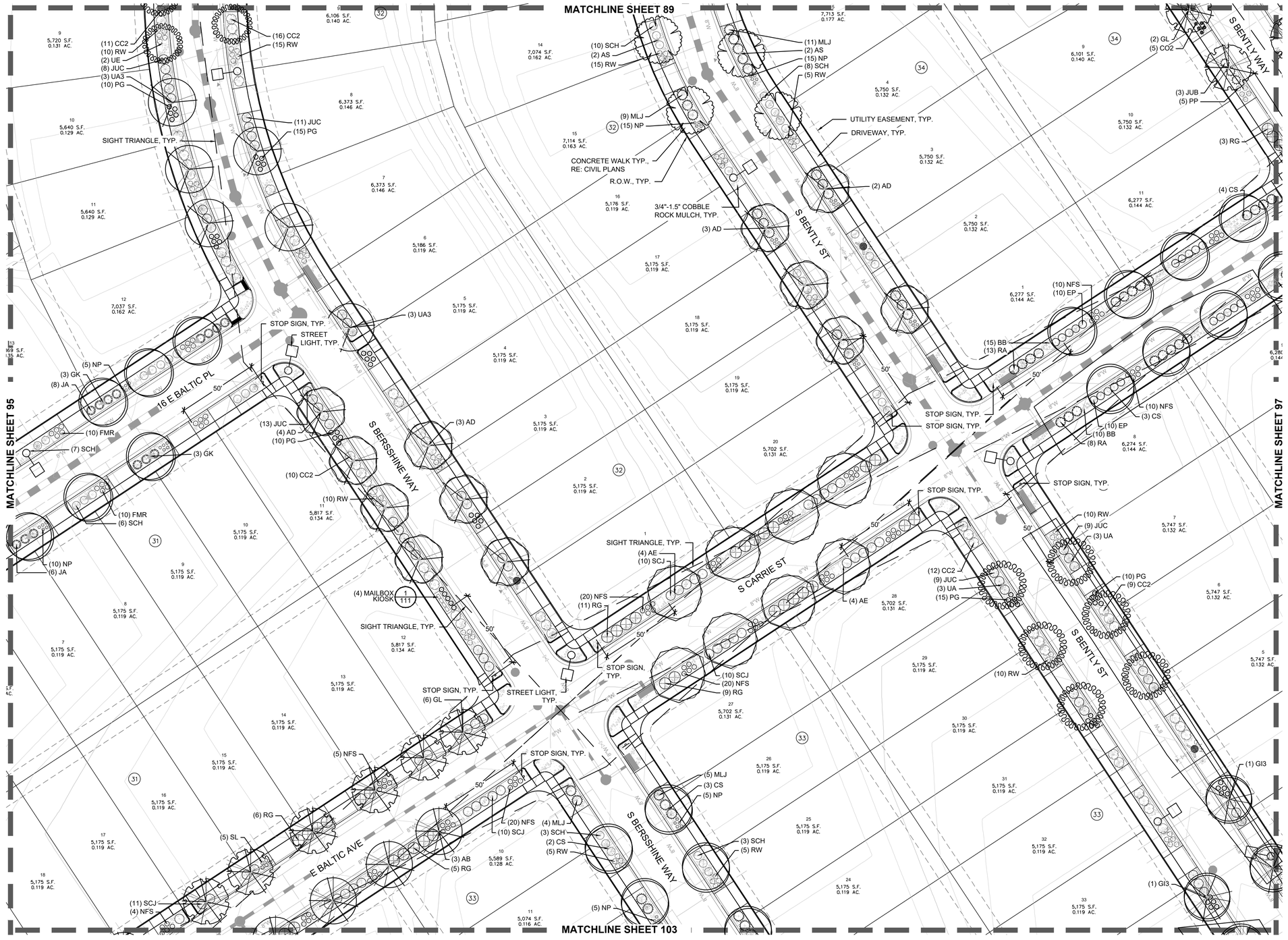
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

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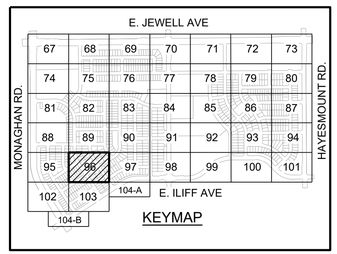

KEYMAP

NORTH

SCALE: 1"=30'-0"

0 10' 20' 30' 60'

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

SHEET NUMBER 96 OF 115

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COTTONWOOD CREEK - SITE PLAN 1

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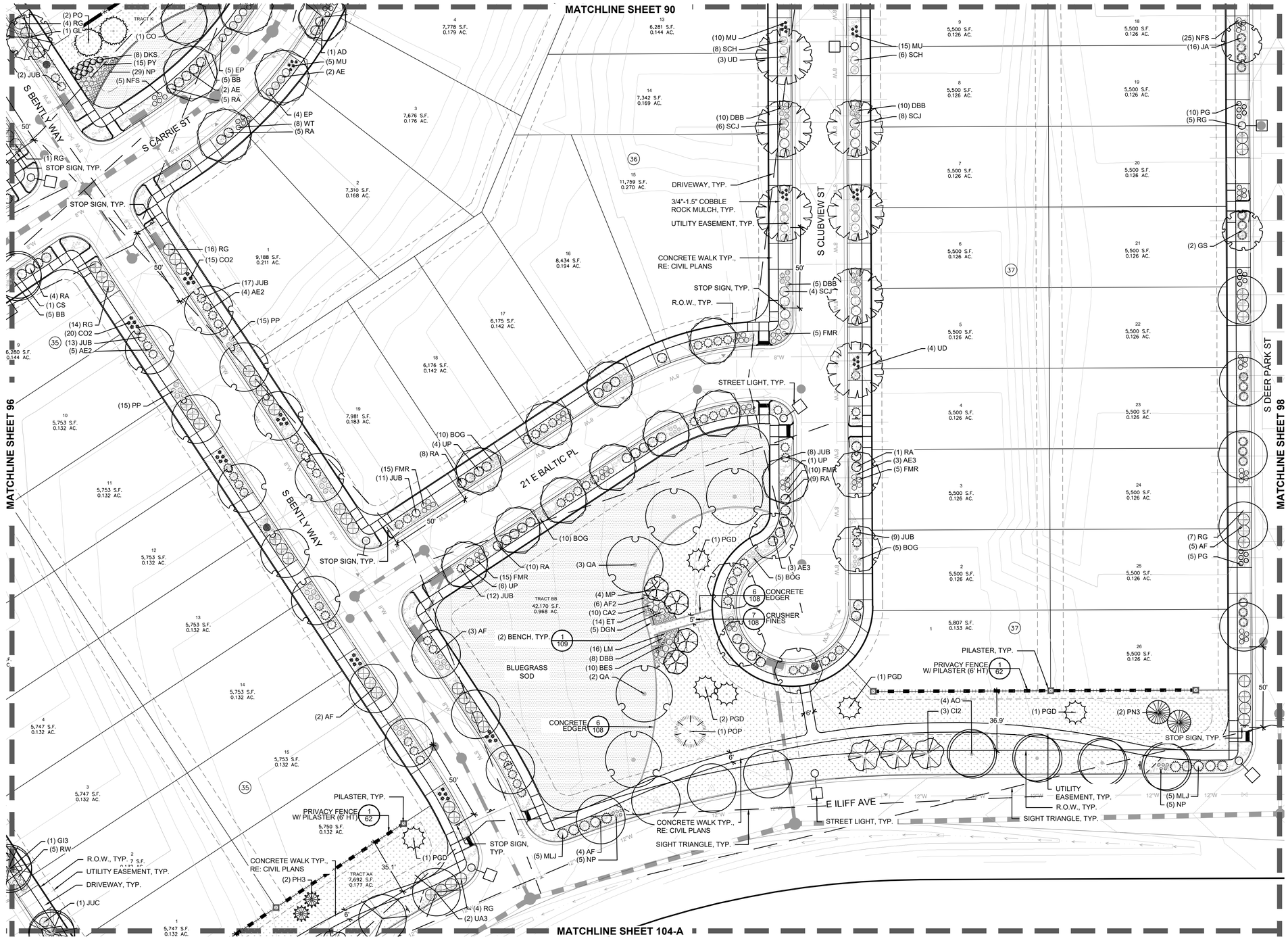
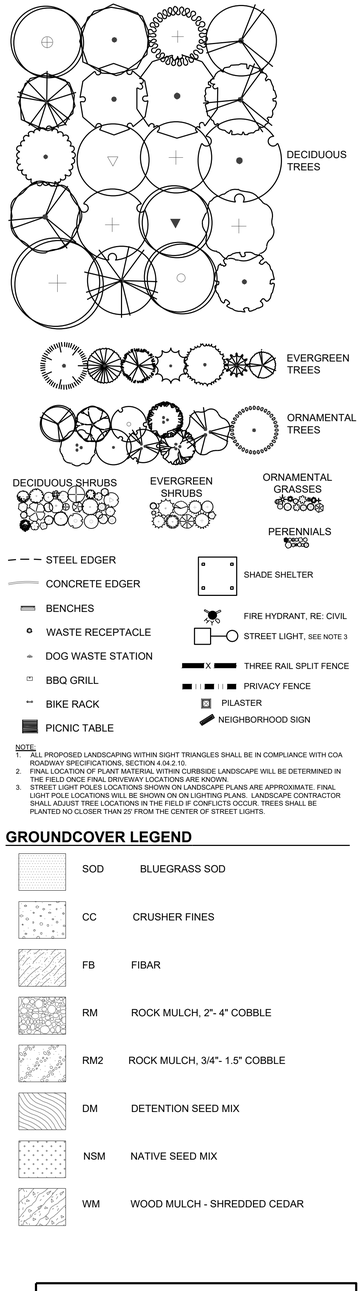
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND



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	CC	CRUSHER FINES
	FB	FIBAR
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	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
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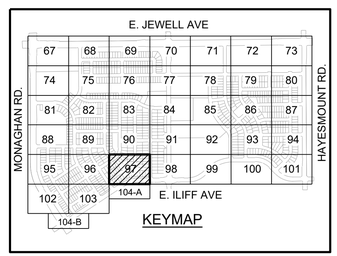

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No.	Revisions	Date
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		Date
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		Date

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO: R00311139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

SHEET NUMBER 97 OF 115

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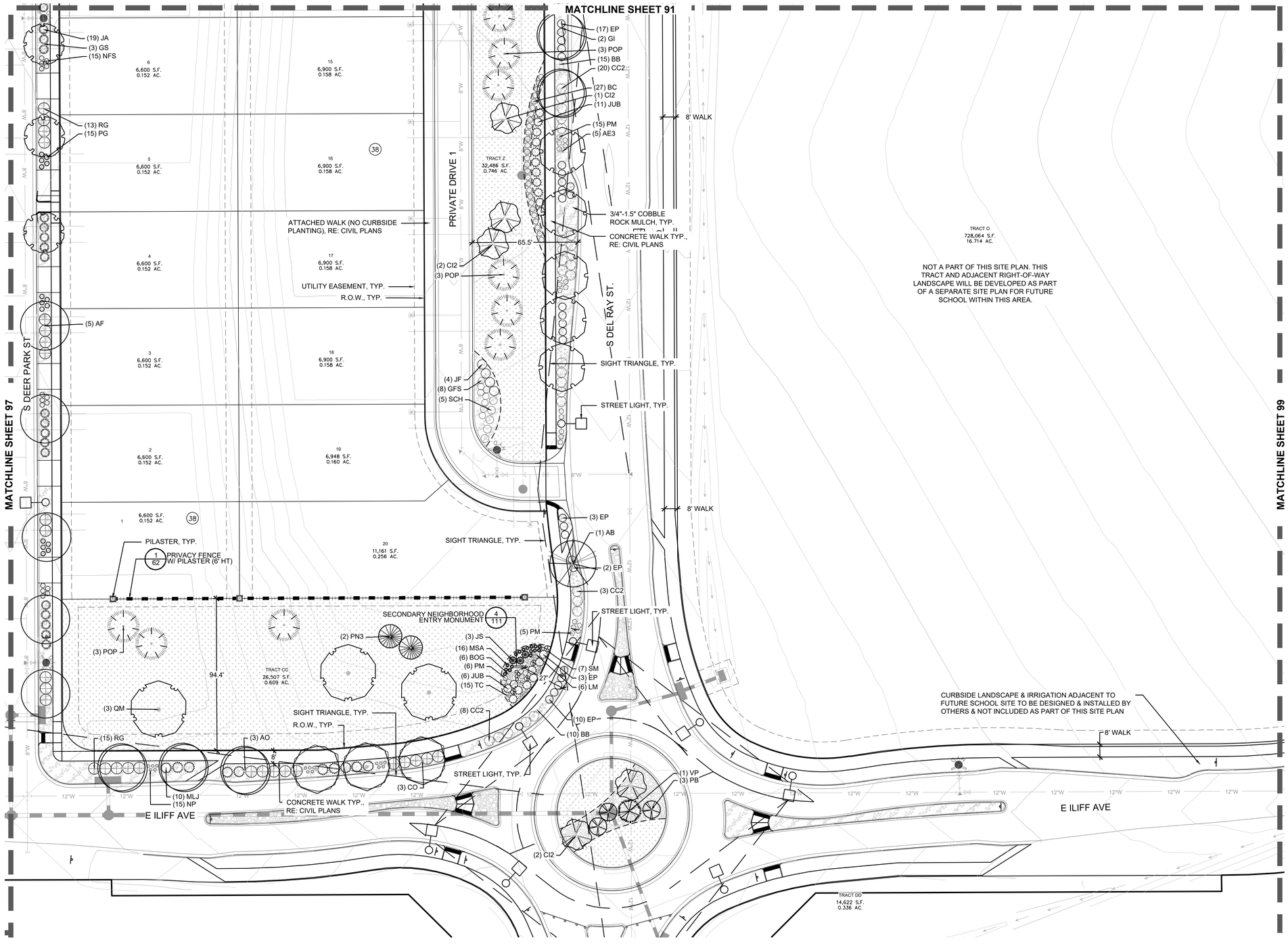
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

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ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

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NSM	NSM	NATIVE SEED MIX
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NORTH
0 10' 20' 30' 60'
SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
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2000 S. Colorado Blvd.
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people creating spaces

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9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:	R00311139.00
DRAWN BY:	GG	CHECKED BY:	PCS
DATE:	APRIL 2024		

SHEET NUMBER 98 OF 115

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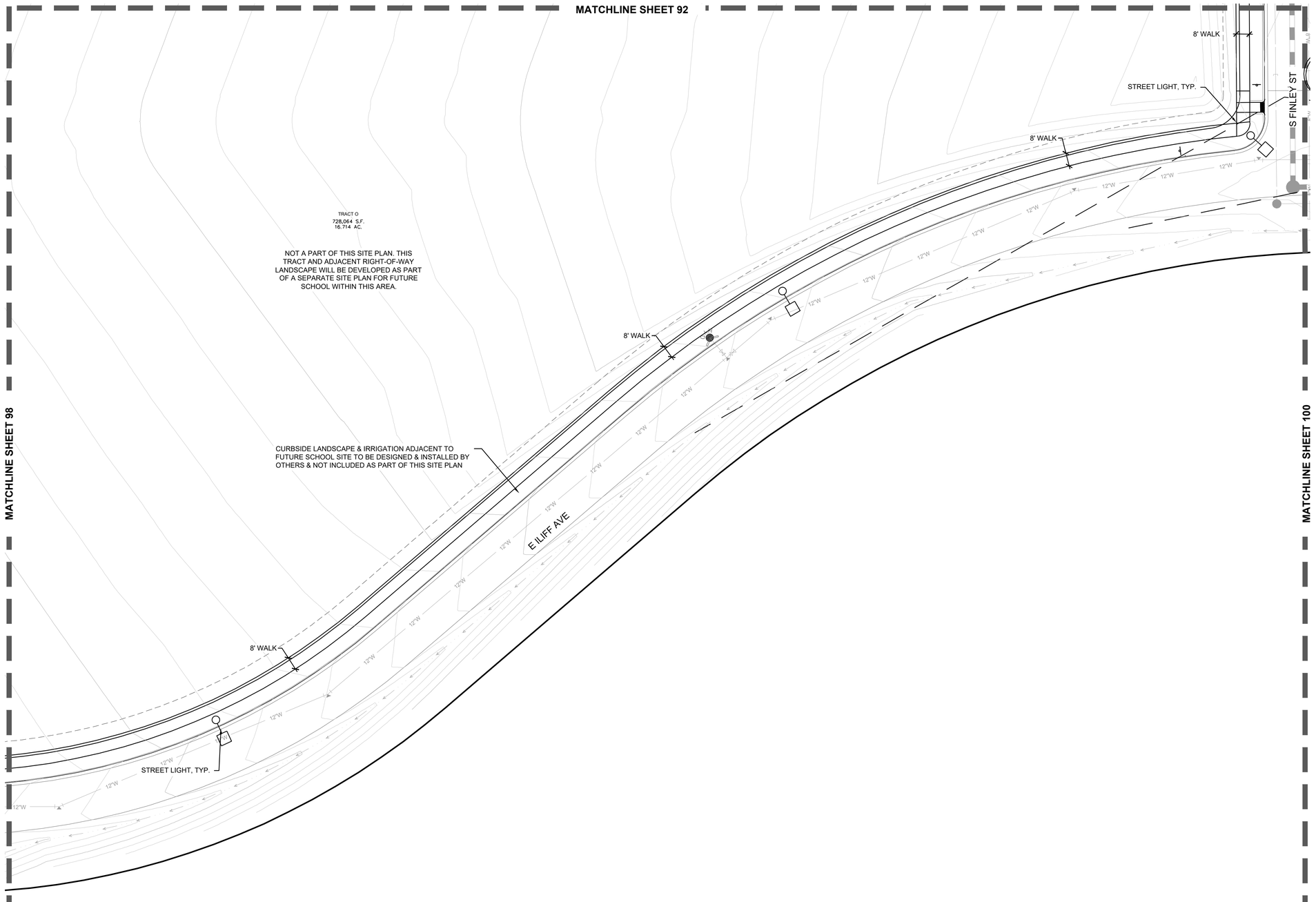
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

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PERENNIALS

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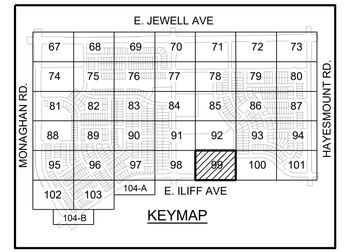

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

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SHEET NUMBER 99 OF 115

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COTTONWOOD CREEK - SITE PLAN 1

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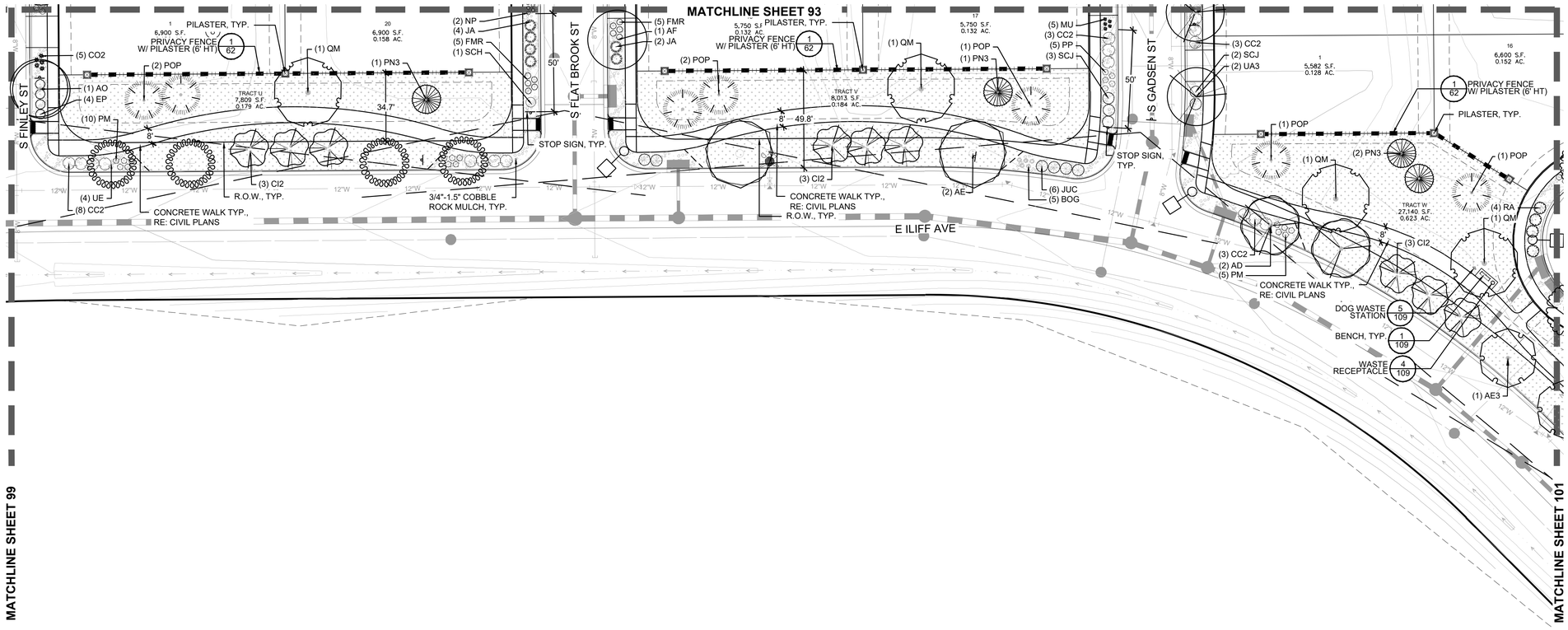

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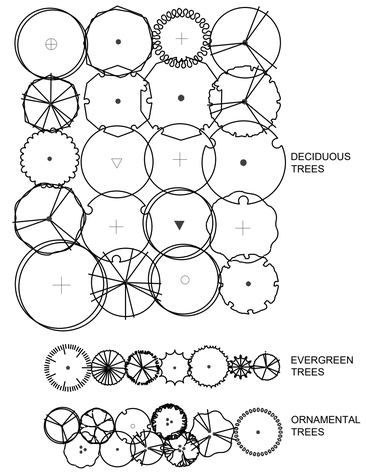

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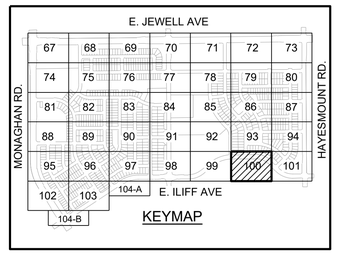

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SITE PLAN 1
LANDSCAPE PLAN

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SHEET NUMBER 100 OF 115

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COTTONWOOD CREEK - SITE PLAN 1

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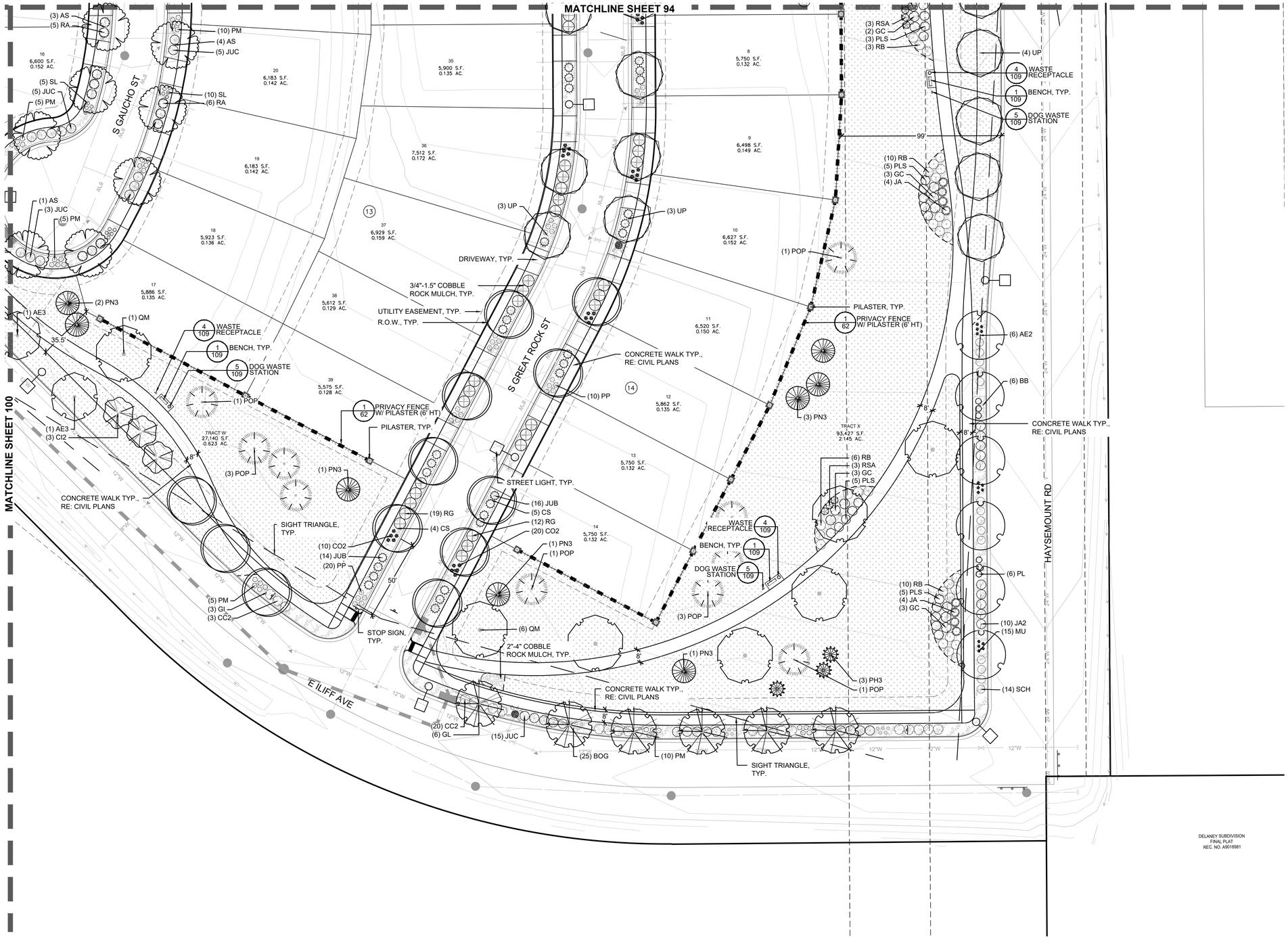

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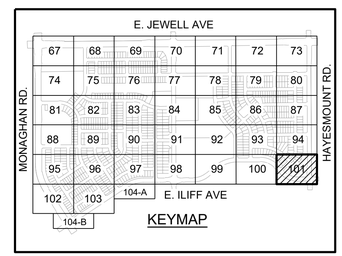
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



NORTH
0 10' 20' 30' 60'
SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
www.pcsgroupco.com
2000 S. Colorado Blvd.
Denver, CO 80223
ATTN: JOHN PRESTWICH
303-531-4905

people creating spaces

Cottonwood Creek Investors, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

SCALE:	AS SHOWN		
DRAWN BY:	GG	FILE NO:	R0031139.00
CHECKED BY:	PCS		
DATE:	APRIL 2024		

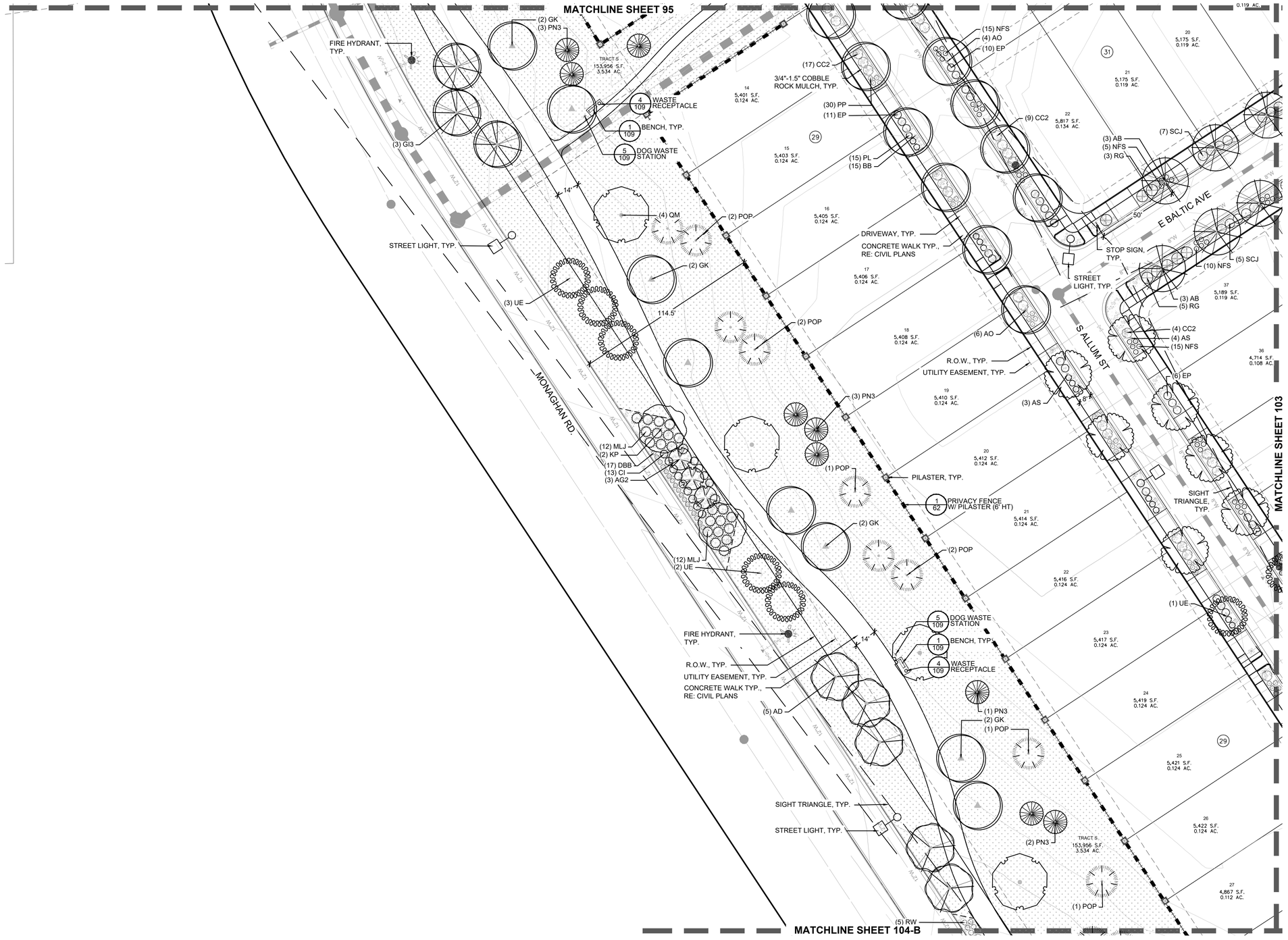
SHEET NUMBER 101 OF 115

Y:\COTTONWOOD CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PHASE 1\CC SP1 - LANDSCAPE PLANS.DWG, OLIVIA, 4/23/2024 5:08 PM

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

- STEEL EDGER
- CONCRETE EDGER
- BENCHES
- WASTE RECEPTACLE
- DOG WASTE STATION
- BBQ GRILL
- BIKE RACK
- PICNIC TABLE
- SHADE SHELTER
- FIRE HYDRANT, RE: CIVIL
- STREET LIGHT, SEE NOTE 3
- THREE RAIL SPLIT FENCE
- PRIVACY FENCE
- PILASTER
- NEIGHBORHOOD SIGN

NOTE:
1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
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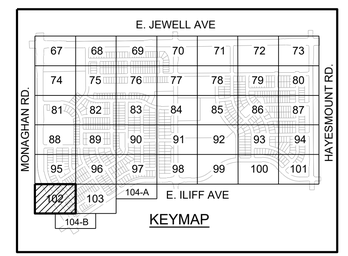
GROUNDCOVER LEGEND

SOD	SOD	BLUEGRASS SOD
CC	CC	CRUSHER FINES
FB	FB	FIBAR
RM	RM	ROCK MULCH, 2"- 4" COBBLE
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



NORTH

SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

DRAWN BY:	GG	SCALE:	AS SHOWN
CHECKED BY:	PCS	FILE NO:	R00311139.00
DATE:	APRIL 2024		

SHEET NUMBER 102 OF 115

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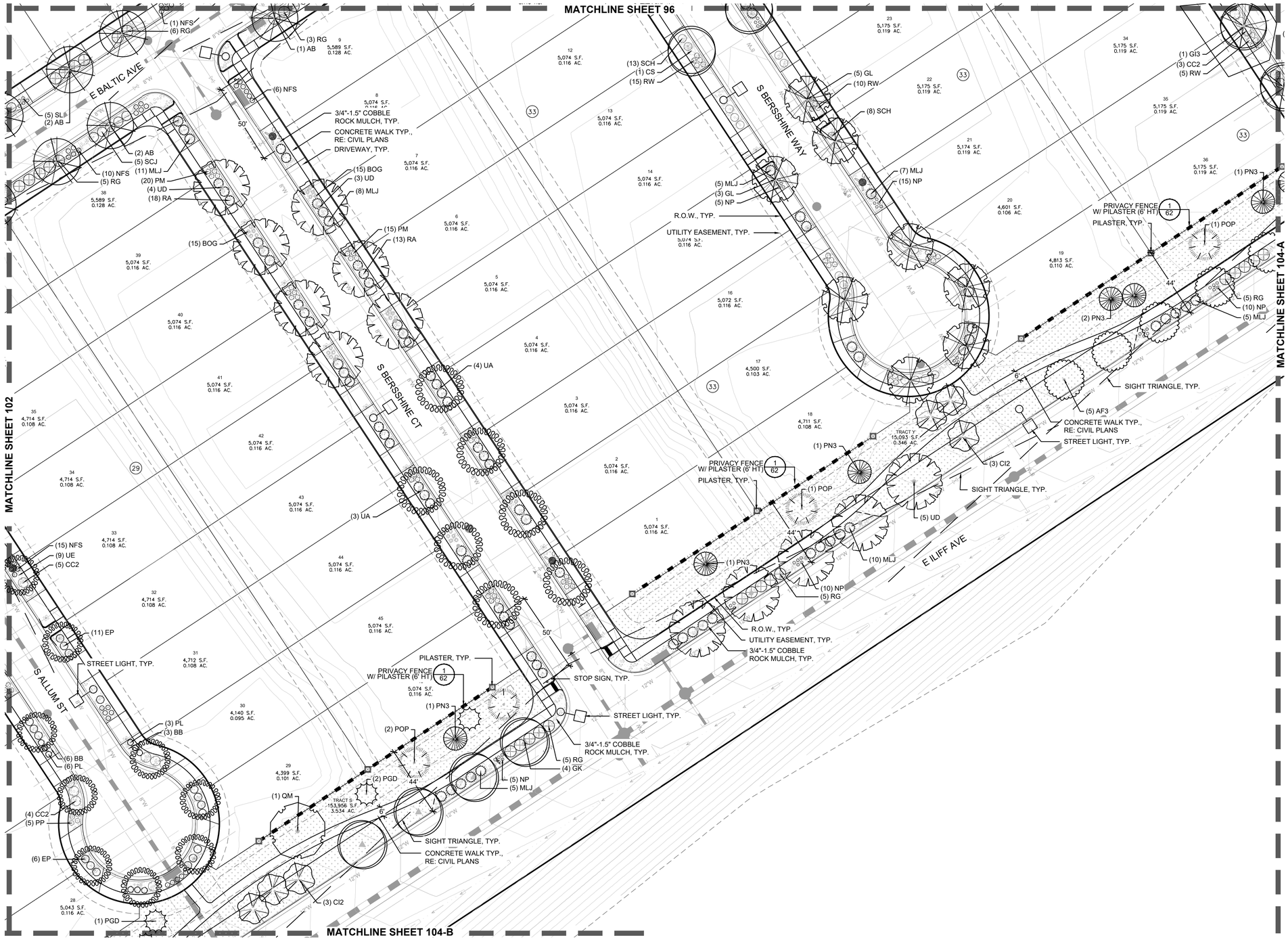
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

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- BENCHES
- WASTE RECEPTACLE
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GROUNDCOVER LEGEND

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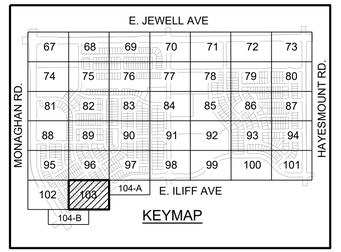
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR



NORTH

0 10' 20' 30' 60'

SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

DRAWN BY:	GG	SCALE:	AS SHOWN
CHECKED BY:	PCS	FILE NO:	R0031139.00
DATE:	APRIL 2024		

SHEET NUMBER 103 OF 115

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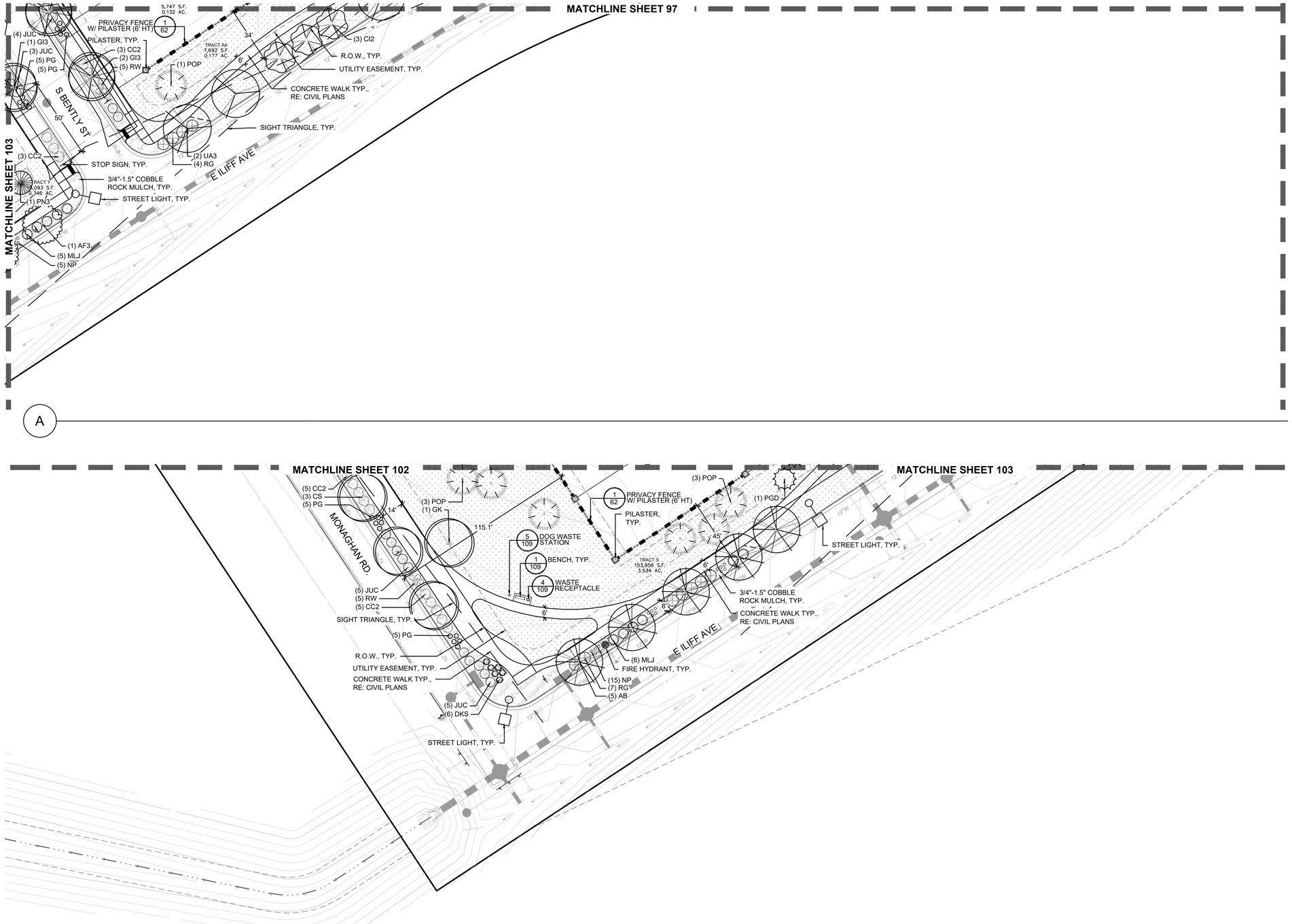
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

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GROUNDCOVER LEGEND

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DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
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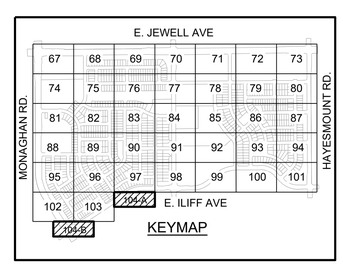

NORTH

0 10' 20' 30' 60'

SCALE: 1"=30'-0"

No.	Revisions	Date	Init.	Appr.	Date

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Littleton, CO 80127
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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE PLAN

DRAWN BY:	GG	SCALE:	AS SHOWN
CHECKED BY:	PCS	FILE NO:	R0031139.00
DATE:	APRIL 2024		

SHEET NUMBER 104 OF 115

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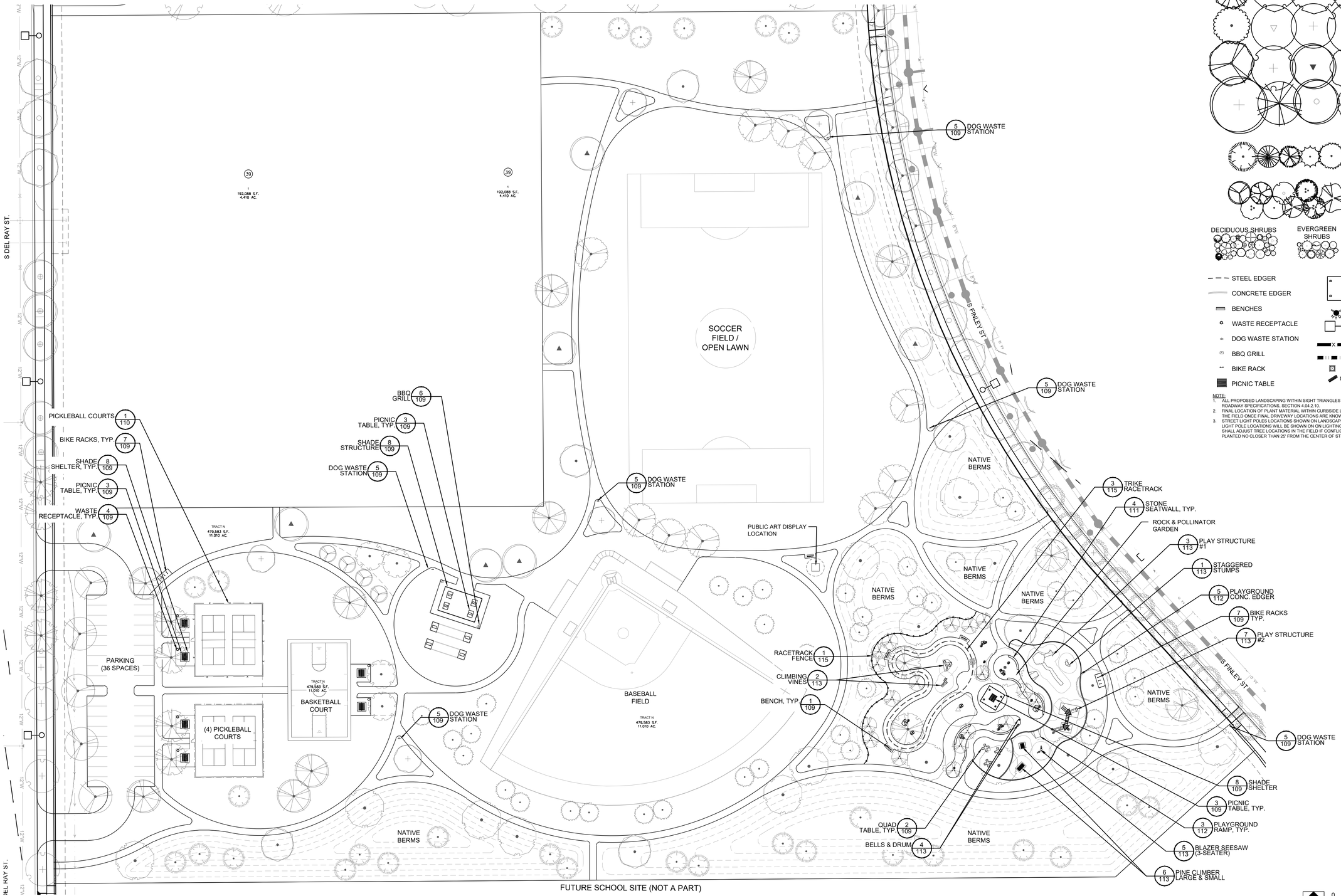
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



PARK A: ENLARGEMENT PLAN

MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

STEEL EDGER

CONCRETE EDGER

BENCHES

WASTE RECEPTACLE

DOG WASTE STATION

BBQ GRILL

BIKE RACK

PICNIC TABLE

SHADE SHELTER

FIRE HYDRANT, RE: CIVIL

STREET LIGHT, SEE NOTE 3

THREE RAIL SPLIT FENCE

PRIVACY FENCE

PILASTER

NEIGHBORHOOD SIGN

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NORTH

0 20' 40' 80'

SCALE: 1"=40'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
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2000 S. Colorado Blvd.
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people creating spaces

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C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
PARK A
ENLARGEMENT PLAN

SCALE:	AS SHOWN
DRAWN BY:	GG
CHECKED BY:	PCS
DATE:	APRIL 2024
FILE NO:	R00331139.00

SHEET NUMBER 105 OF 115

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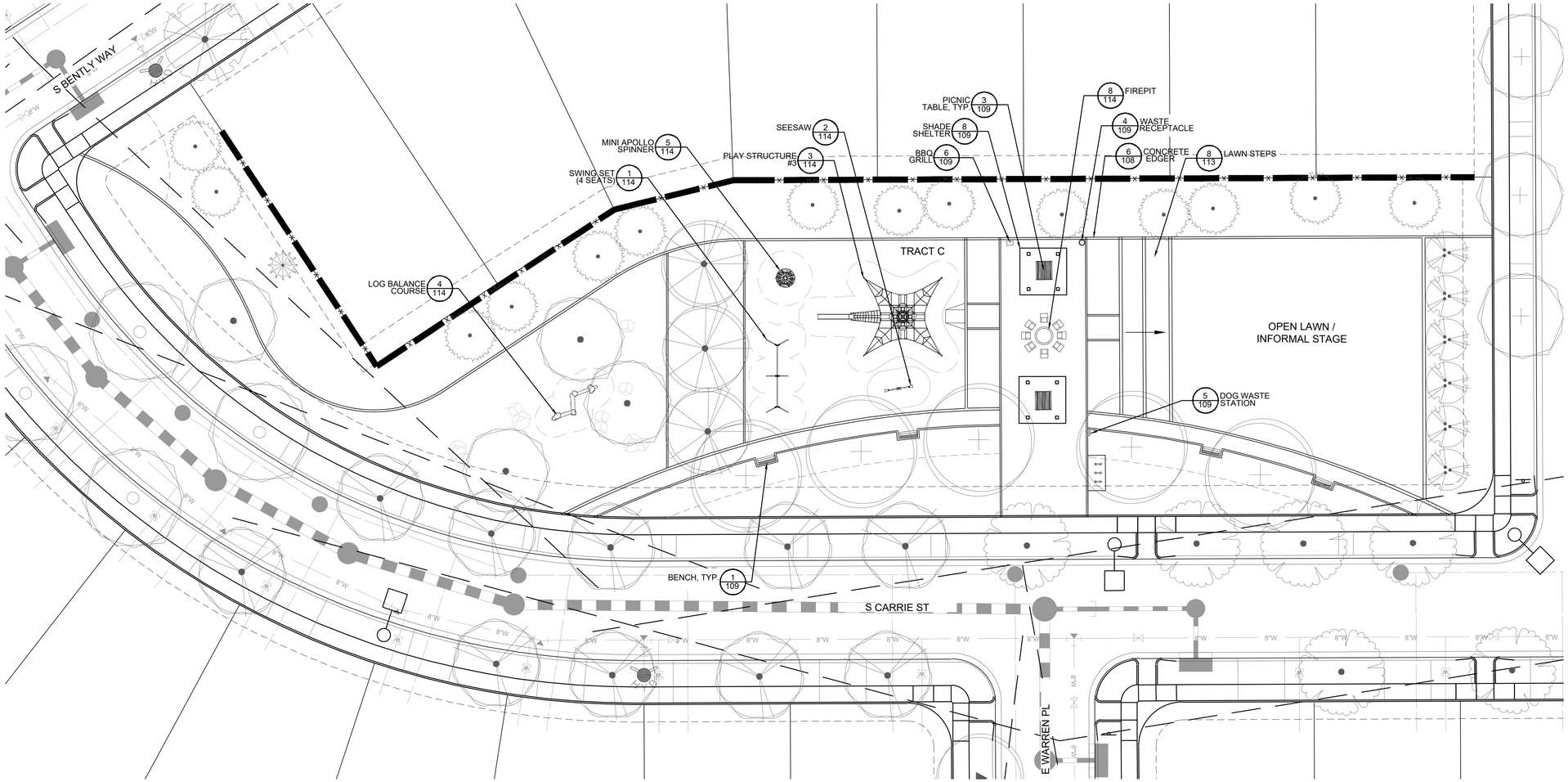
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



PARK B: ENLARGEMENT PLAN

MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

- STEEL EDGER
- CONCRETE EDGER
- BENCHES
- WASTE RECEPTACLE
- DOG WASTE STATION
- BBQ GRILL
- BIKE RACK
- PICNIC TABLE
- SHADE SHELTER
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- STREET LIGHT, SEE NOTE 3
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- PRIVACY FENCE
- PILASTER
- NEIGHBORHOOD SIGN

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GROUNDCOVER LEGEND

SOD	SOD	BLUEGRASS SOD
CC	CC	CRUSHER FINES
FB	FB	FIBAR
RM	RM	ROCK MULCH, 2"- 4" COBBLE
RM2	RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DM	DETENTION SEED MIX
NSM	NSM	NATIVE SEED MIX
WM	WM	WOOD MULCH - SHREDDED CEDAR

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN 1
PARK B
ENLARGEMENT PLAN

DRAWN BY:	GG	SCALE:	AS SHOWN
CHECKED BY:	PCS	FILE NO:	R0031139.00
DATE:	APRIL 2024		

SHEET NUMBER 106 OF 115

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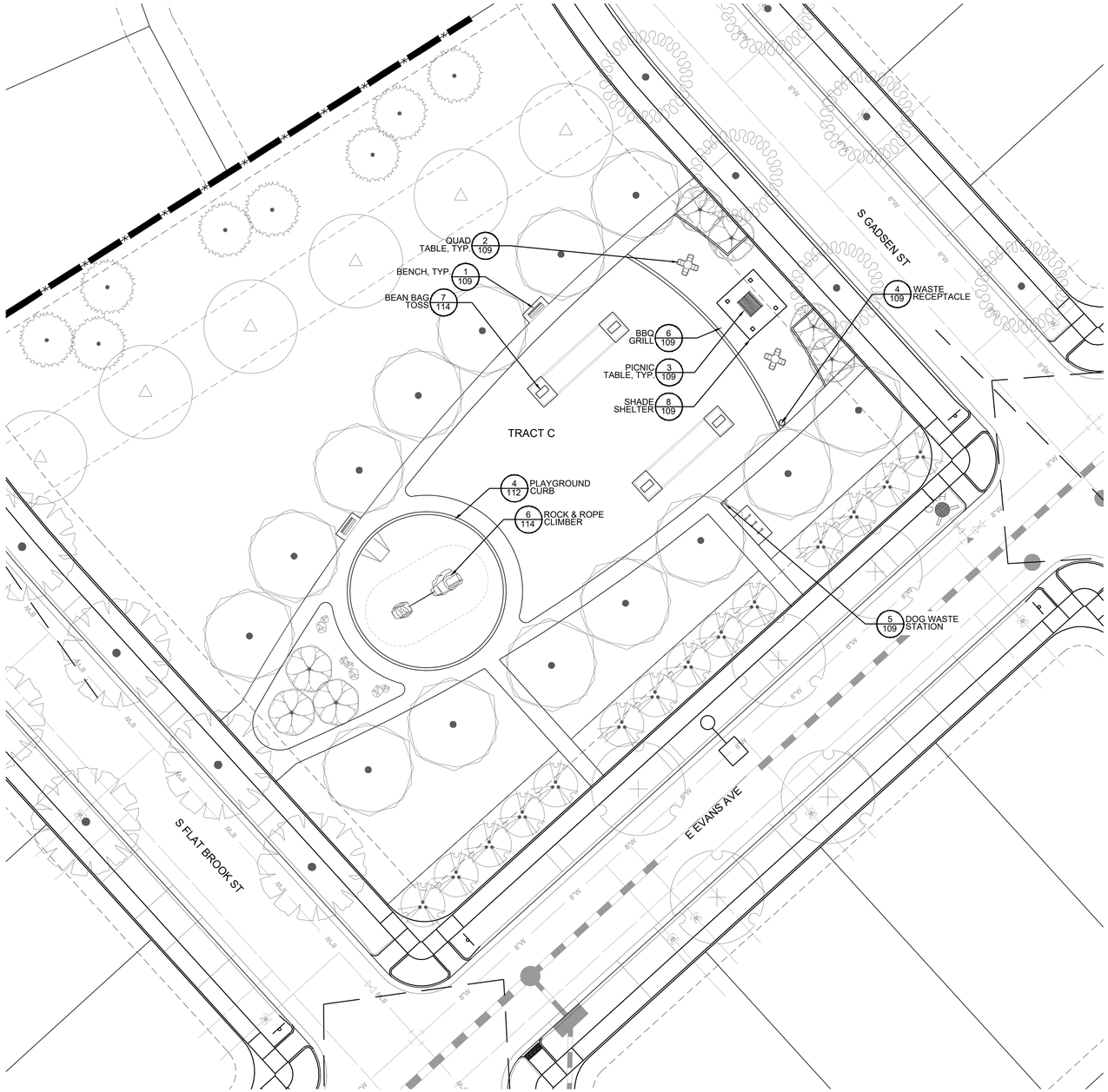
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



PARK C: ENLARGEMENT PLAN

MATERIAL LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

- STEEL EDGER
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GROUNDCOVER LEGEND

SOD	BLUEGRASS SOD
CC	CRUSHER FINES
FB	FIBAR
RM	ROCK MULCH, 2"- 4" COBBLE
RM2	ROCK MULCH, 3/4"- 1.5" COBBLE
DM	DETENTION SEED MIX
NSM	NATIVE SEED MIX
WM	WOOD MULCH - SHREDDED CEDAR

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
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people creating spaces

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Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
PARK C
ENLARGEMENT PLAN

DRAWN BY:	GG	SCALE:	AS SHOWN
CHECKED BY:	PCS	FILE NO:	R0031139.00
DATE:	APRIL 2024		

SHEET NUMBER 107 OF 115

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COTTONWOOD CREEK - SITE PLAN 1

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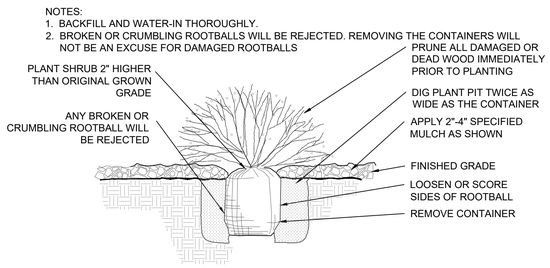
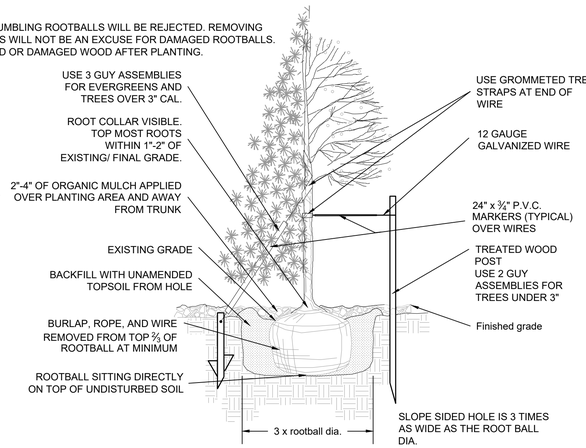
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



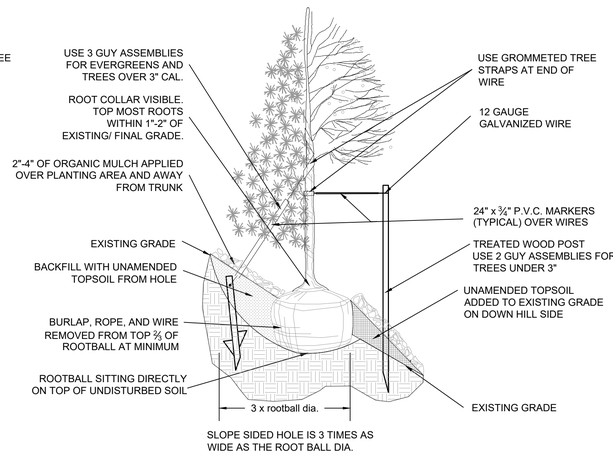
1 SHRUB PLANTING

SCALE: NTS



2 TREE PLANTING

SCALE: NTS

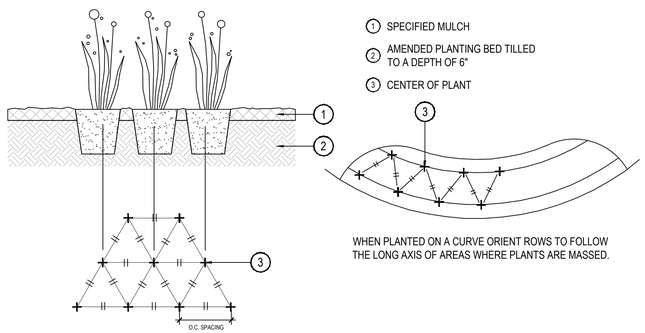


3 TREE PLANTING ON SLOPE

SCALE: NTS

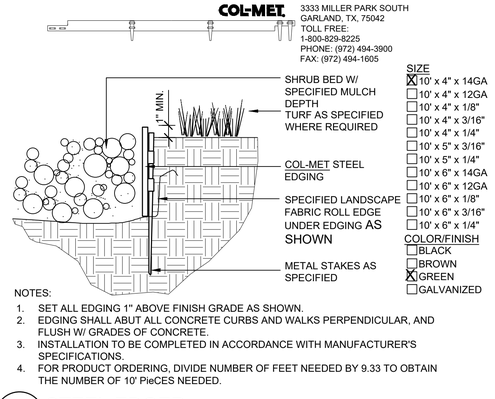
NOTES:

1. ALL WORK TO BE DONE AT TIME OF PLANTING
2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
4. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
5. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
6. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM ¼ OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP ⅔ OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
7. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
8. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
9. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
10. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WIL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.



4 PERENNIAL OR GRASS PLANTING

SCALE: NTS

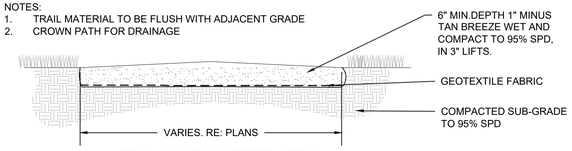


NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PieCES NEEDED.

5 STEEL EDGER

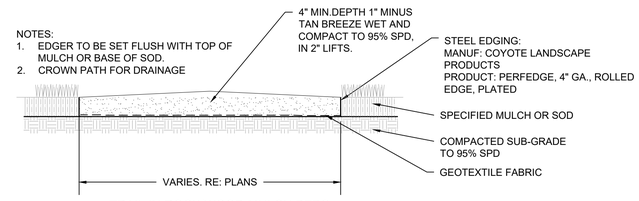
SCALE: NTS

NOTES:
1. TRAIL MATERIAL TO BE FLUSH WITH ADJACENT GRADE
2. CROWN PATH FOR DRAINAGE



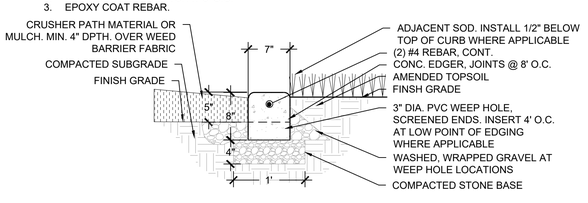
TRAIL IN NATIVE/SEEDED AREAS

NOTES:
1. EDGER TO BE SET FLUSH WITH TOP OF MULCH OR BASE OF SOD.
2. CROWN PATH FOR DRAINAGE



TRAIL IN ROCK/WOOD MULCH BEDS

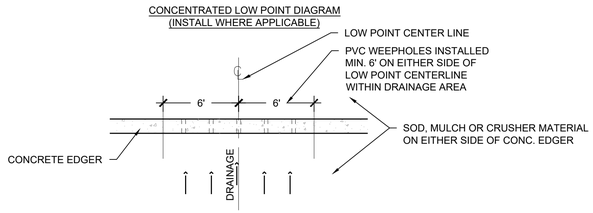
NOTES:
1. 4000 PSI CONC EDGER WITH FIBER MESH REINF., STANDARD GRAY, BROOM FINISH.
2. PROVIDE TOOLED JNTS. AT 6' O.C.
3. EPOXY COAT REBAR.



SECTION

CONC. EDGER BETWEEN SOD/CRUSHER/MULCH MATERIAL

CONCENTRATED LOW POINT DIAGRAM
(INSTALL WHERE APPLICABLE)

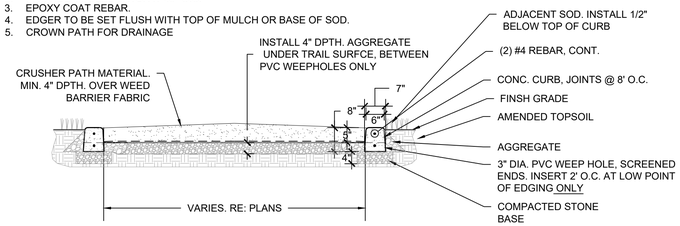


PLAN VIEW

6 CONCRETE EDGER

SCALE: NTS

NOTES:
1. 4000 PSI CONC EDGER WITH FIBER MESH REINF., STANDARD GRAY, BROOM FINISH.
2. PROVIDE TOOLED JNTS. AT 48" O.C.
3. EPOXY COAT REBAR.
4. EDGER TO BE SET FLUSH WITH TOP OF MULCH OR BASE OF SOD.
5. CROWN PATH FOR DRAINAGE



CRUSHER TRAIL WITH CONC. CURB

7 CRUSHER FINES

SCALE: NTS

No.	Revisions	Date	Init.	Appr.	Date

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www.pcsgroupco.com
2620 Walnut Street
Denver, CO 80223
Tel: (303) 531-4905
ATTN: JOHN PRESTWICH
303-531-4905
people creating spaces

Cottonwood Creek Investors, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE DETAILS

SCALE:	AS SHOWN	FILE NO:	R00311139.00
DRAWN BY:	GG	CHECKED BY:	PCS
DATE:	APRIL 2024		

SHEET NUMBER 108 OF 115

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COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN

MANUFACTURER: THOMAS STEELE
PRODUCT NAME: . 6-FOOT AURORA BENCH
MATERIAL: METAL
POWDER COAT COLOR: GUNMENTAL
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

1 BENCH — SCALE: NTS

MLPT210-S-WCA (WHEELCHAIR ACCESSIBLE VERSION) /
(STANDARD)

MANUFACTURER: THOMAS STEELE
PRODUCT NAME: CARNIVAL COURTYARD TABLE
4-BACKED (#CRT-3F-P) & 3-BACKED (#CRT-3F-P) (ADA)
MATERIAL: PERFORATED METAL
POWDER COAT COLOR: GUNMENTAL
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

2 QUAD TABLE (STANDARD & ADA) — SCALE: NTS

MANUFACTURER: THOMAS STEELE
PRODUCT NAME: WINGRA 6-FOOT TABLE (#WGT-6-PM-PU)
MATERIAL: PERFORATED METAL
POWDER COAT COLOR: GUNMENTAL
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

3 PICNIC TABLE — SCALE: NTS

MANUFACTURER: THOMAS STEELE
PRODUCT NAME: WINGRA RECEPTACLE - 32 GAL - ELEVATED DOME LID
(#WGTR-32ED-P)
MATERIAL: PERFORATED METAL
POWDER COAT COLOR: GUNMENTAL
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

4 WASTE RECEPTACLE — SCALE: NTS

DOGIPOT
2100 PRINCIPAL ROW, SUITE 405
ORLANDO, FL 32837
TOLL FREE: 1-800-364-7681
PHONE: (407) 888-4627
FAX: (407) 888-8526
www.dogipot.com

INCLUDES:
-ALUMINUM DOGIPOT PET SIGN, WITH MOUNTING HARDWARE
-ALUMINUM DOGIPOT HEADER PAK JUNIOR BAG DISPENSER (ITEM #1002HP-4), WITH MOUNTING HARDWARE
-TWO KEYS FOR DISPENSER LOCKING FRONT ACCESS PANEL
-FOUR HEADER PAKS OF OXO-BIODEGRADABLE DOGIPOT LITTER PICK UP BAGS (ITEM #1402HP) INSTALLED IN DOGIPOT HEADER PAK JUNIOR BAG DISPENSER
-10 GALLON ALUMINUM TRASH RECEPTACLE (ITEM #1206-L) WITH ATTACHED HINGED LID AND TRASH LINER BAG RETAINER BANDS, WITH MOUNTING HARDWARE
-ONE OXO-BIODEGRADABLE DOGIPOT LINER TRASH BAGS (ITEM #1404)
-2" X 2" X 4'-8' GALVANIZED STEEL TELESCOPIC MOUNTING POST, WITH INSTALLATION HARDWARE

(A) DOGIPOT PET SIGN (ITEM #1203):
-H: 18" X W: 11.5"
-14 GAUGE REFLECTIVE ALUMINUM
-WEIGHT: 1.35 LBS
-FOREST GREEN ON WHITE

(B) DOGIPOT HEADER PAK JUNIOR BAG DISPENSER (ITEM #1002HP-4):
-H: 15.5" X W: 9.4" X D: 4.25"
-12 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 7 LBS
-400 BAG CAPACITY
-DIAMOND BAG DISPENSER SLOT
-FRONT LOCKING ACCESS PANEL
-CLEARLY POSTED INSTRUCTIONS

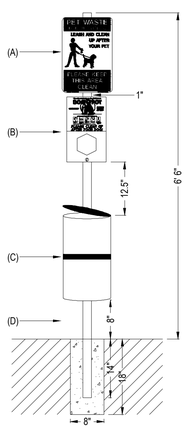
(C) STEEL TRASH RECEPTACLE WITH LID (ITEM #1206-L):
-H: 23" X 11.5" DIAMETER
-16 GAUGE POWDER COATED FOREST GREEN STEEL
-WEIGHT: 14.6 LBS.
-10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG RETAINER BANDS
-ATTACHED STAINLESS STEEL HINGED LID
-ONE BOX 50 COUNT OXO-BIODEGRADABLE DOGIPOT LINER TRASH BAGS (ITEM #1404)

(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P):
-2" X 2" X 8'
-11 GAUGE GALVANIZED STEEL
-WEIGHT: 15 LBS.

HOLE:
-D: 18" X W: 8"
-FILL WITH 40 LBS. "READY TO USE: CEMENT

OR APPROVED EQUAL

PET STATIONS



ELEVATION

5 DOG WASTE STATION — SCALE: NTS

MANUFACTURER: LITTLE TIKES
PRODUCT NAME: . 200-X GRILL
COLOR: BLACK FINISH
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
CONTACT MIRIAM HOOTSTEIN (REC PLUS) 303-278-1606

6 BBQ GRILL — SCALE: NTS

MANUFACTURER: MADRAX
PRODUCT NAME: LOFTY BIKE RACK (#LBR-2-SF-P)
POWDER COAT COLOR: GUNMETAL
NOTE: BIKE RACK TO BE SURFACED MOUNTED
PER MANUFACTURER'S SPECIFICATIONS

7 BIKE RACK — SCALE: NTS

MANUFACTURER: ICON SHELTER SYSTEMS
PRODUCT NAME: SQUARE SHELTER (#SQ15TM-P6-36-100-21)
MATERIAL: MULTI-RIB ROOF PANELS OVER TONGUE & GROOVE ROOF DECK
POWDER COAT COLOR: BRANDYWINE ROOF; TEXAS SILVER METALLIC BASE
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

8 SHADE SHELTER — SCALE: NTS

NOTES
1. CONTRACTOR TO PROVIDE STRUCTURAL ENGINEERING AND FOOTING DESIGN FOR OWNER APPROVAL.

No.	Revisions	Date	Init.	Appr.	Date

PCS GROUP, INC.
www.pcsgroupco.com
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Denver, CO 80222
ATTN: JOHN PRESTWICH
303-531-4905

people creating spaces

Cottonwood Creek Investors, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE DETAILS

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

SHEET NUMBER 109 OF 115

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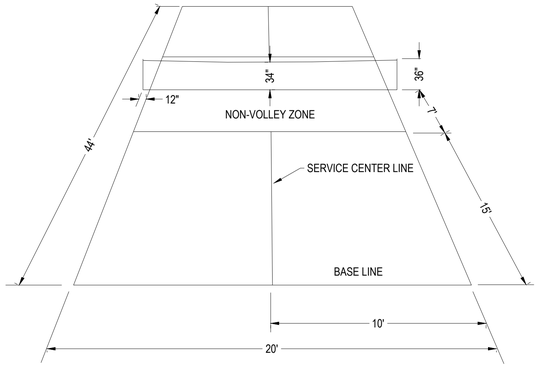
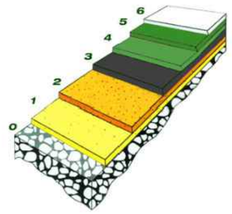
COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

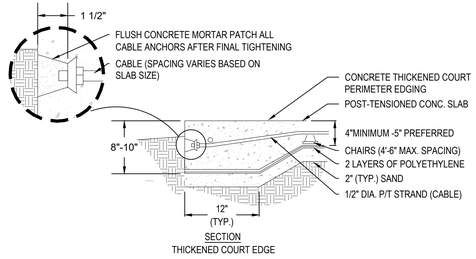
LANDSCAPE SITE PLAN



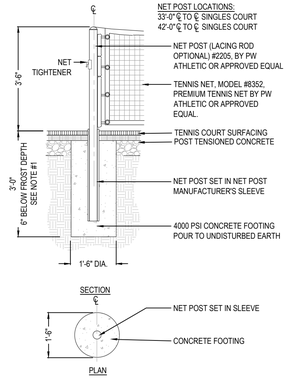
TOP PERSPECTIVE



SURFACE COATING:
6.GAMES LINES-WHITE STRIPES
5. COLOR COAT #2 HIGH STRENGTH ACRYLIC POLYMER
4. COLOR COAT #1 HIGH STRENGTH ACRYLIC POLYMER
3. TEXTURED COAT-DURABLE POLYMER
2. GRIP-ADHERING LAYER FOR FOLLOWING COATS OF ACRYLIC POLYMER
1. PRIMER-WATER, AIR, UV RESISTANT AND BREATHABLE UNDERCOATING
0.POST TENSION CONCRETE



SECTION
THICKENED COURT EDGE



1 PICKLEBALL STRIPING

NOT TO SCALE

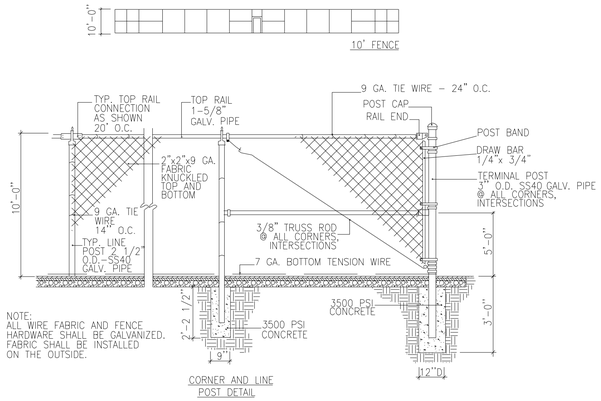
2 PICKLEBALL COURT PAVING

3/4"=1'-0"

3 PICKLEBALL NET

1/2"=1'-0"

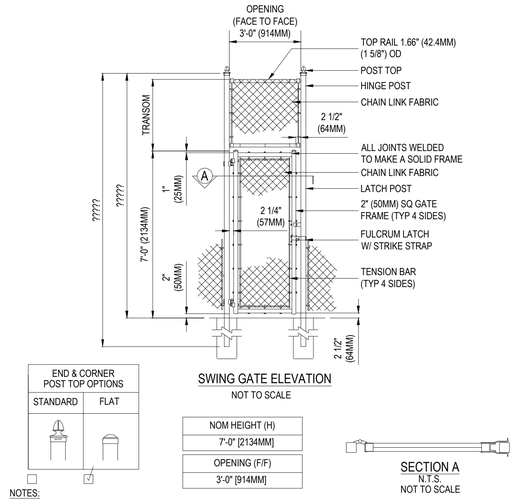
BLACK OPEN MESH INSTALLED ON A 10' TALL FENCE -
THE SCREEN IS 9'6" TALL WITH ONE CENTER TAPE FOR SUPPORT.
MESH TO N.J.P SPORTS OR APPROVED EQUAL.



CORNER AND LINE
POST DETAIL

4 PICKLEBALL FENCING

NOT TO SCALE



SWING GATE ELEVATION
NOT TO SCALE

SECTION A
N.T.S.
NOT TO SCALE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. FOOTING WIDTH TO BE (4)X POST WIDTH. MIN. DEPTH TO BE 36" [914 MM].

5 PICKLEBALL SWING GATE

NOT TO SCALE

Y:\COTTONWOOD CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PHASE 1\CC SP1 - LANDSCAPE PLANS.DWG, OLIVIA, 4/23/2024 5:37 PM

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303-531-4905

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C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE DETAILS

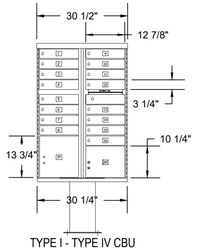
SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

SHEET NUMBER 110 OF 115

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



TYPE I - TYPE IV CBU
TYPE III CBU WITH PEDESTAL:
FRONT LOADING (N1027876) - 16
DOORS W/ 2 LOCKERS

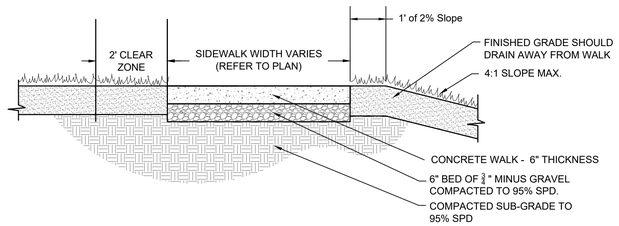
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.
2. CONTRACTOR TO VERIFY CONCRETE PAD DIMENSION & CONSTRUCTION SPECIFICATIONS WITH USPS BEFORE CONSTRUCTING.
3. CONTRACTOR TO MAKE SUBMITTALS FOR MAILBOX CLUSTER UNITS FOR REVIEW & APPROVAL, WITH PRICING INFO, PRIOR TO ORDERING CLUSTERBOXES.

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

1 MAILBOX KIOSK - QTY: 54

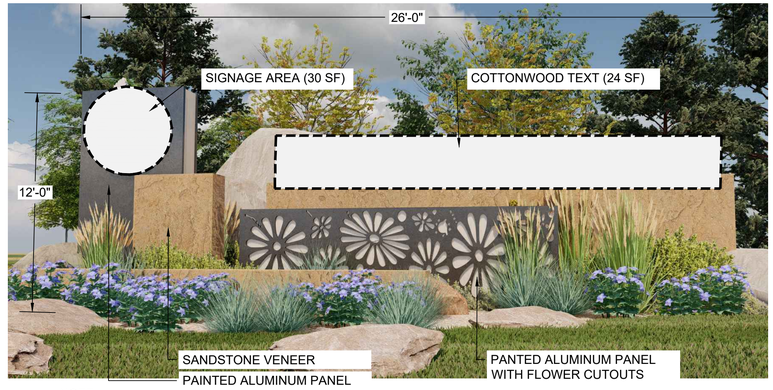
SCALE: NTS

NOTES:
1. THE "AMERICANS WITH DISABILITIES ACT" REQUIRES THAT ACCESS RAMPS AND SIDEWALKS CONFORM TO ALL FEDERAL GUIDELINES. EXCEPTIONS TO THE REQUIREMENTS IN THIS DRAWING OR FIELD MUST BE APPROVED BY THE ENGINEER AND MUST COMPLY WITH ADA.
2. CONCRETE STRENGTH SHALL BE MINIMUM OF 4500 PSI @ 28 DAYS
3. PATH SHOULD SHEET DRAIN AT 1.5% MIN GRADE.
4. TRAIL SHALL COMPLY WITH ALL URBAN DRAINAGE STANDARDS AND DETAILS



2 CONCRETE WALK

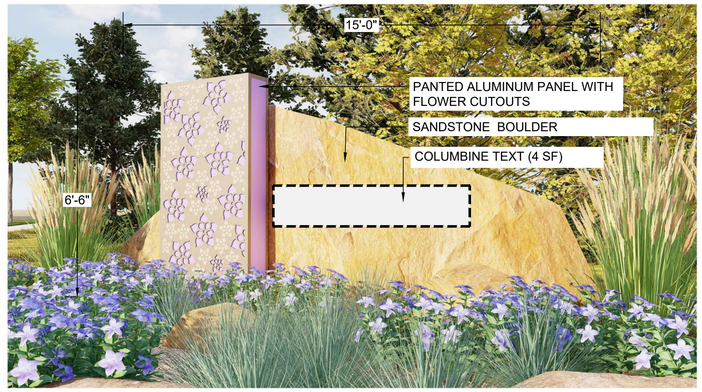
SCALE: NTS



NOTE:
1. QUANTITY: 1
2. LOGO & TEXT COMBINED NOT TO EXCEED 100SF
3. TEXT IS ONLY ON FRONT SIDE OF SIGN

3 PRIMARY ENTRY MONUMENT

SCALE: NTS

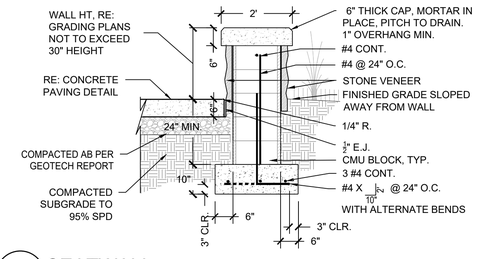


NOTE:
1. QUANTITY: 3
2. LOGO & TEXT COMBINED NOT TO EXCEED 100SF
3. TEXT IS ONLY ON FRONT SIDE OF SIGN

4 SECONDARY NEIGHBORHOOD ENTRY MONUMENT "COLUMBINE VILLAGE"

SCALE: N.T.S.

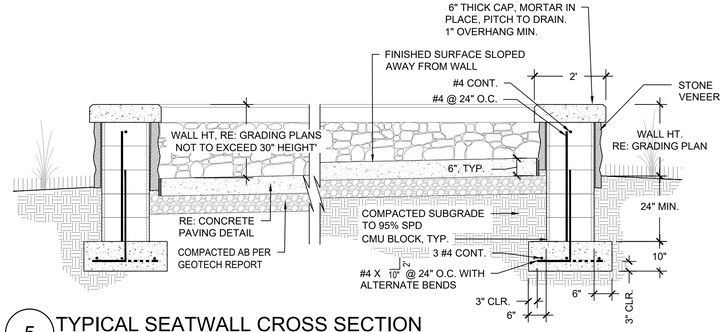
NOTES:
1. STONE VENEER TO BE 'CREATIVE MINES CRAFT FARMHOUSE LEDGE'
2. STONE VENEER COLOR: BLACKTRUFFLE
3. CAPSTONE: 'CREATIVE MINES' BLACKTEA DRESSED
4. MORTAR JOINT COLOR: MESQUITE (DAVIS COLORS)
5. GROUT ALL BLOCK SOLID.
6. CONTRACTOR TO VERIFY FOOTING AND STRUCTURAL DETAIL WITH GEOTECH REPORT AND ENGINEER.
7. CONTRACTOR TO PROVIDE SAMPLE FOR LANDSCAPE ARCHITECT REVIEW.
8. INSTALL PER MANUFACTURER'S RECOMMENDATIONS



4 SEATWALL

SCALE: NTS

NOTES:
1. STONE VENEER TO BE 'CREATIVE MINES CRAFT FARMHOUSE LEDGE'
2. STONE VENEER COLOR: BLACKTRUFFLE
3. STONE CAP: 'CREATIVE MINES' BLACKTEA DRESSED
4. MORTAR JOINT COLOR: MESQUITE (DAVIS COLORS)
5. GROUT ALL BLOCK SOLID.
6. CONTRACTOR TO VERIFY FOOTING AND STRUCTURAL DETAIL WITH GEOTECH REPORT AND ENGINEER.
7. CONTRACTOR TO PROVIDE SAMPLE FOR LANDSCAPE ARCHITECT REVIEW.
8. INSTALL PER MANUFACTURER'S RECOMMENDATIONS



5 TYPICAL SEATWALL CROSS SECTION

SCALE: NTS

PCS GROUP, INC.
www.pcsgroupco.com
2000 Lincoln Street
Denver, CO 80223
ATTN: JOHN PRESTWICH
303-531-4905

people creating spaces

Cottonwood Creek Investors, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE DETAILS

No.	Revisions	Date	Init.	Appr.	Date

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

SHEET NUMBER 111 OF 115

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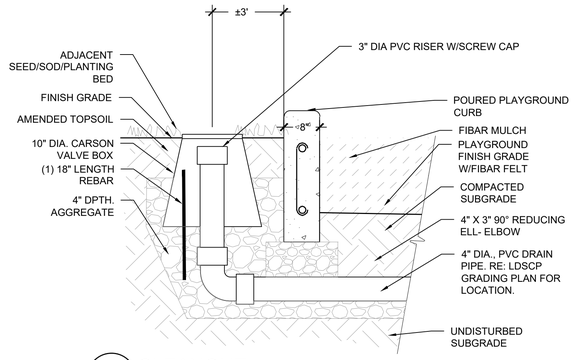
COTTONWOOD CREEK - SITE PLAN 1

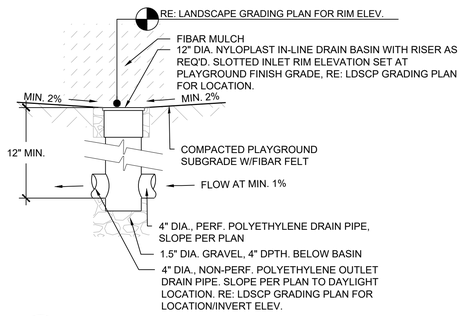
A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



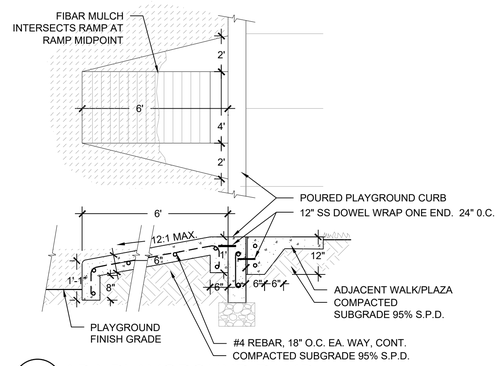
1 CLEANOUT

SCALE: NTS



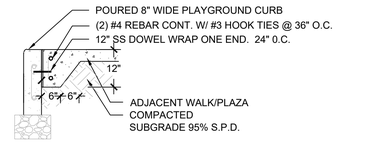
2 PLAYGROUND DRAIN

SCALE: NTS



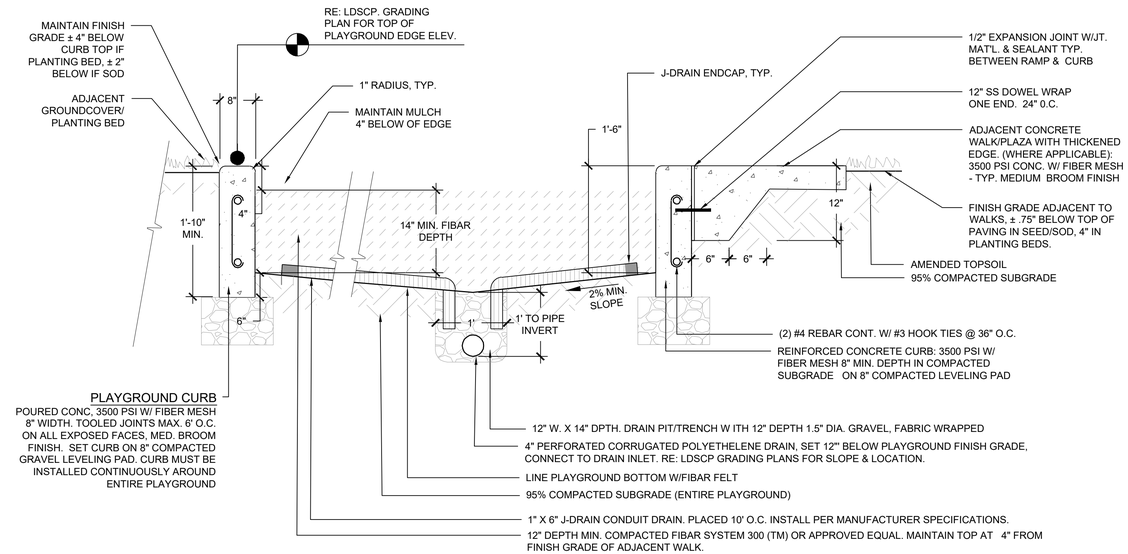
3 ADA PLAYGROUND RAMP

SCALE: NTS



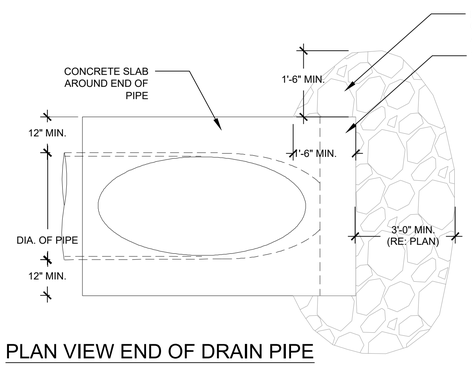
4 PLAYGROUND CURB

SCALE: NTS

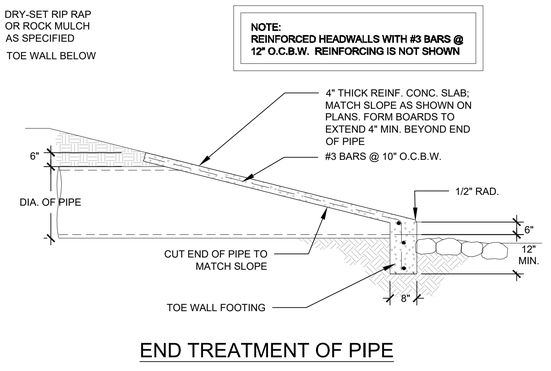


5 PLAYGROUND CURB, SURFACE & DRAINAGE

SCALE: NTS



PLAN VIEW END OF DRAIN PIPE



END TREATMENT OF PIPE

6 PLAYGROUND DAYLIGHTING DETAIL

SCALE: NTS

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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE DETAILS

No.	Revisions	Date	Init.	Appr.	Date

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

SHEET NUMBER 112 OF 115

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COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN

MANUFACTURER: DYNAMO
PRODUCT NAME: . RUBY TRAVERSE #NP-CMB014
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 5-12 YEARS
ADA ACCESSIBLE

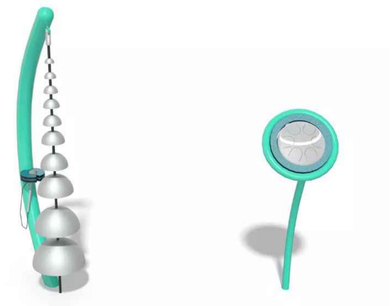
1 STAGGERED STUMPS
SCALE: NTS

MANUFACTURER: DYNAMO
PRODUCT NAME: . LAKEWOOD VINE #NP-AP027 & SMITH VINE #NP-AP022
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 2-5 YEARS
ADA ACCESSIBLE

2 CLIMBING VINES
SCALE: NTS

MANUFACTURER: KOMPAN
PRODUCT NAME: CUSTOM - AURORA TREE FORT #KNS8500179B
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 5-12 YEARS

3 PLAY STRUCTURE #1
SCALE: NTS



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT NAME: RHAPSODY CASCATA BELLS & DRUM
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 2-12 YEARS
ADA ACCESSIBLE

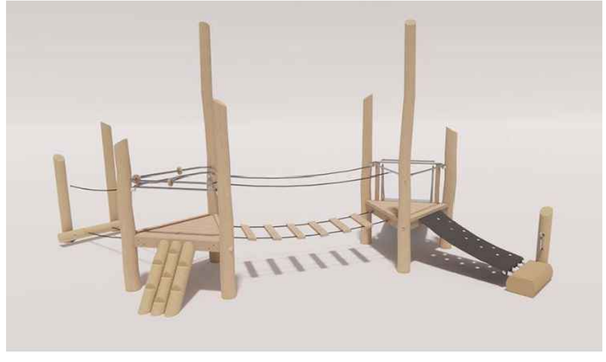
4 BELLS & DRUM
SCALE: NTS

MANUFACTURER: KOMPAN
PRODUCT NAME: BLAZER #ELE400021
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 2-5 YEARS

5 BLAZER SEESAW
SCALE: NTS

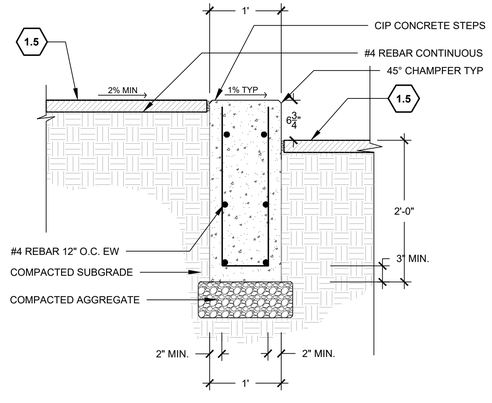
MANUFACTURER: EARTHSCAPES
PRODUCT NAME: PINE
COLOR: CONIFER
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 2-5 YEARS
ADA ACCESSIBLE

6 PINE CLIMBER
SCALE: NTS



MANUFACTURER: EASRTHSCAPES
PRODUCT NAME: LOG TANGLE 2.2
COLOR: ULTRA MARINE BLUE
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 2-5 YEARS
ADA ACCESSIBLE

7 PLAY STRUCTURE #2 (TODDLER)
SCALE: NTS



8 LAWN STEPS
SCALE: NTS

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2000 Lincoln, #401
Denver, CO 80223
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C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE DETAILS

SCALE:	FILE NO:
AS SHOWN	R0031139.00

DRAWN BY:	CHECKED BY:	DATE:
GG	PCS	APRIL 2024

SHEET NUMBER 113 OF 115

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

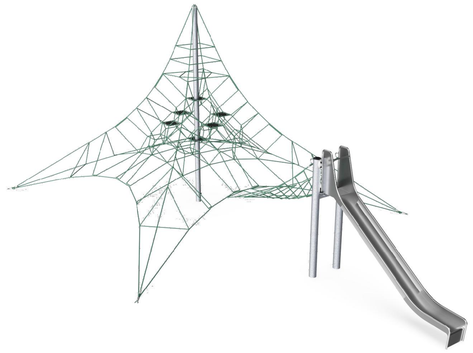
LANDSCAPE SITE PLAN

MANUFACTURER: KOMPAN
PRODUCT NAME: 4-SEAT FRAME SWING, STEEL #KSW934
SEAT VARIATIONS: (1) YOU & ME SWING #SW990131
(1) BABY & TODDLER SEAT #SW99024
(2) SWING SEAT #SW990010
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 2-12 YEARS
ADA ACCESSIBLE

1 4-SEAT SWING FRAME & VARIOUS SEATS
SCALE: NTS

MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT NAME: SEESAW, 2-SEATS #148636 & WITH BACK SUPPORT & STRAP #148706
COLOR: BLUE W/ NATURAL SEATS
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 2-12 YEARS
ADA ACCESSIBLE

2 SEESAW
SCALE: NTS



MANUFACTURER: KOMPAN
PRODUCT NAME: MACRO SPACENET & SLIDE #COR102902
COLOR: ULTRA MARINE BLUE
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 5-12 YEARS
ADA ACCESSIBLE

3 PLAY STRUCTURE #3
SCALE: NTS

MANUFACTURER: DYNAMO
PRODUCT NAME: LOG BALANCE COURSE #NP-AP015
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 2-12 YEARS
ADA ACCESSIBLE

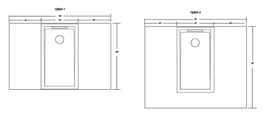
4 LOG BALANCE COURSE
SCALE: NTS

MANUFACTURER: DYNAMO
PRODUCT NAME: MINI APOLLO #DX-1200
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 2-5 YEARS
ADA ACCESSIBLE

5 MINI APOLLO SPINNER
SCALE: NTS

MANUFACTURER: DYNAMO
PRODUCT NAME: RUBY TRAVERSE #NP-CMB014
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
AGE GROUP: 5-12 YEARS
ADA ACCESSIBLE

6 ROCK & ROPE CLIMBER
SCALE: NTS

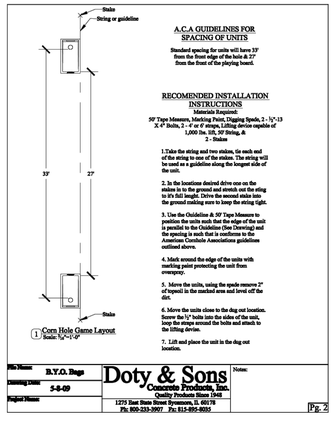


Concrete Pad sizes for B.Y.O. Bags All Concrete Cornhole Boards

Option 1 Option 2

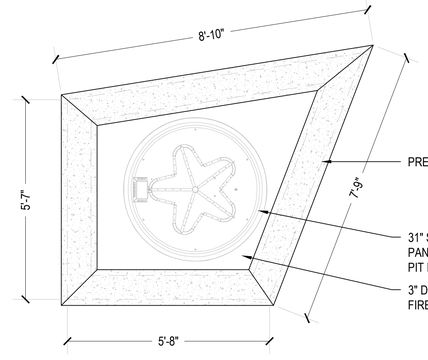
Note:
These are examples of sizes. Actual pad sizes can vary.
Pads can be constructed of other materials.
Option 1 would be the minimum size.

Doty & Sons Concrete Products, Inc.
1370 E. State St. , Sycamore, IL 60178
Toll Free: 800-233-3907 Fax: 815-895-8035
Web Site: www.dotysconcrete.com



7 BEAN BAG TOSS
SCALE: NTS

NOTES:
1. FIRE PIT IS DRAWN FOR CONCEPTUAL PURPOSES ONLY. FINAL DRAWINGS MAY PRODUCED ON A DESIGN/BUILD BASIS WITH CONTRACTOR.
2. FIRE PIT COMPONENTS SHALL BE INSTALLED PER MANUF. SPECS. & CONFORM TO STATE & LOCAL CODE REQUIREMENTS.
3. FIRE PIT INSERT SHALL BE HPC MODEL NUMBER: PENTA31EI, 31" INSIDE DIMENSION BOWL PAN WITH A 24" PENTA BURNER, BURNING AT 200K BTU. OR APPROVED EQUAL.
4. DECORATIVE FIRE PIT GLASS SHALL BE HPC MODEL NUMBER: DECORATIVE FIRE GLASS, 33% MIX OF FPGLSTARFIRE, 33% MIX OF FPGLBLACKREFL AND 33% MIX OF FPGLPACIFICBLUEREFL. OR APPROVED EQUAL.
5. IGNITION SYSTEM SHALL BE OPERATED BY A REMOTE CONTROL.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY STRUCTURAL DWGS., FEES & PERMITS RQ'D PRIOR TO CONSTRUCTION.



8 FIRE PIT
SCALE: NTS

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No.	Revisions	Date	Init.	Appr.	Date

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2000 S. Colorado Blvd.
Tower One, Suite 9410
Denver, CO 80223
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303-531-4905

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C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE DETAILS

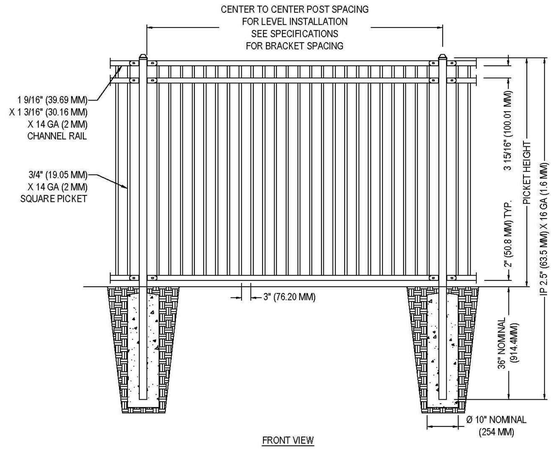
SCALE: AS SHOWN
FILE NO: R00311139.00
DRAWN BY: GG
CHECKED BY: PCS
DATE: APRIL 2024

SHEET NUMBER 114 OF 115

COTTONWOOD CREEK - SITE PLAN 1

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE SITE PLAN



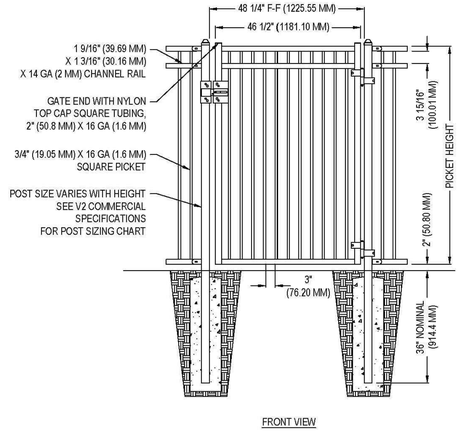
FRONT VIEW

MANUFACTURER NOTES:
1. SEE FORTRESS V2 COMMERCIAL FENCE SPECIFICATIONS FOR POST SIZE/SPACING.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. NOTE TO ARCHITECT, SCALE DRAWING IN AUTOCAD MODEL SPACE.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5170-060

MANUFACTURER: FORTRESS FENCE PRODUCTS
PRODUCT NAME: VERSAI 'ASSURANCE' PANEL FENCE
COLOR: BLACK; HEIGHT: 46"; FLAT-TOP; THREE RAIL PANELS
NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATIONS

1 RACETRACK PARK ENCLOSURE FENCE
*OR APPROVED EQUAL
SCALE: NTS



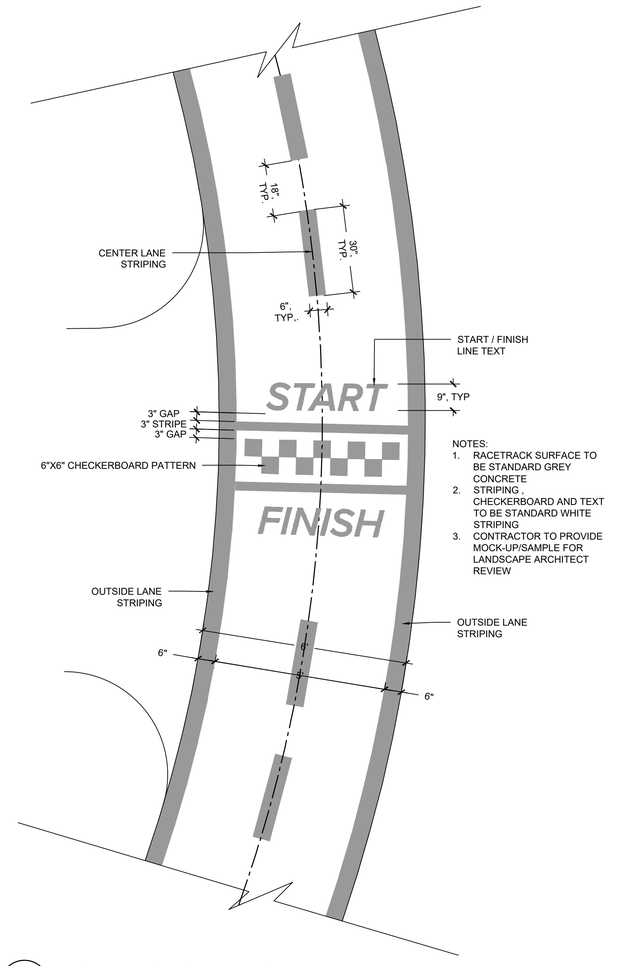
FRONT VIEW

MANUFACTURER NOTES:
1. CUSTOM SIZES AVAILABLE UPON REQUEST. CONTACT FORTRESS FENCE PRODUCTS FOR INFORMATION.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5170-067

MANUFACTURER: FORTRESS FENCE PRODUCTS
PRODUCT NAME: VERSAI 'ASSURANCE' PANEL GATE
COLOR: BLACK; HEIGHT: 46"; FLAT-TOP; THREE RAIL PANELS
NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATIONS

2 RACETRACK PARK GATE
*OR APPROVED EQUAL
SCALE: NTS



NOTES:
1. RACETRACK SURFACE TO BE STANDARD GREY CONCRETE
2. STRIPING , CHECKERBOARD AND TEXT TO BE STANDARD WHITE STRIPING
3. CONTRACTOR TO PROVIDE MOCK-UP/SAMPLE FOR LANDSCAPE ARCHITECT REVIEW

3 RACETRACK STRIPING DETAIL
SCALE: NTS

No.	Revisions	Date	Init.	Appr.	Date

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www.pcsgrouppco.com
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Denver, CO 80203
ATTN: JOHN PRESTWICH
303-531-4905

people creating spaces

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C/O Marathon Land Company
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27
Littleton, CO 80127
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COTTONWOOD CREEK
SITE PLAN 1
LANDSCAPE DETAILS

SCALE:	AS SHOWN
DRAWN BY:	GG
CHECKED BY:	PCS
DATE:	APRIL 2024
FILE NO:	R0031139.00

SHEET NUMBER 115 OF 115

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