LANDSCAPE DESIGN STANDARDS & GUIDELINES

JUNE 5, 2017 REVISED
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INTRODUCTION

Project Overview

Independence is a diverse master-planned community located in Elbert County, Colorado. The preservation and conservation of what makes Independence a special place will create wide-open spaces and only-in-Colorado views.

The site consists of gently rolling hills and swales that range from pine oak woodlands to foothill grasslands. Land use in the region is typified by woodland and rangeland that is increasingly being developed for residential use. There are several wetland areas scattered throughout the property as well as multiple unnamed tributaries of Cool Creek and Henderson Gulch.

The topographic and geologic features on-site create a range of growing conditions to a variety of native plant materials. Large, existing sites can be described as a transitional zone of short grass prairie and Gamble oak woodlands that have been disturbed by agricultural activity, principally, cattle ranching.

In keeping with Independence’s intention for authenticity, the landscape concept retains the site’s unique natural features, adding essential enhancements that respond to the land. The landscape sets the tone for the community, and reinforces its identity. Development within the site will primarily consist of single-family residences, yet over forty percent of the land area will be preserved as open space — further supporting the developer’s commitment to character and the native environment.

Key Community Objectives

- Create a best-in-class, yet attainable, self-sufficient and inclusive community.
- Maintain the natural landscape and agrarian ambiance.
- Establish a sense of safe, diverse, and open community among the neighbors.
- Promote physical and social health.
- Promote environmental and agricultural sustainability.
- Create a suburban destination.
- Maintain an open habitat corridor.

Purpose and Organization of this Document

The purpose of these standards is to create excellent and well-defined landscapes within the Independence community. The standards are organized into three sections: Introduction, Community Standards & Guidelines, and Residential Standards & Guidelines. The Community Standards & Guidelines are organized by the different major features of the community and describe the specific and quantifiable site planning requirements that will be applied consistently across the entire 1,000-acre site. The Residential Standards & Guidelines are organized by the different features on a residential lot and describe the specific and quantifiable requirements that will be applied consistently on each lot.

Hierarchy of Information

This document uses the following hierarchy to convey its requirements and recommendations:

- Intent
- Guidelines
- Standards

Intent - describes the primary design or functional objective for the stated topic, based on the vision of the community.

Standards - the required components of the designs for development. The Standards are the requirements that must be met. Any variance from these standards must be requested from and approved by the appropriate regulator, in this case, the Independence Design Review Board (DRB.)

Guidelines - include design strategies, features, or techniques that the Independence DRB is encouraging. In cases where the guidelines may be difficult to achieve, or an innovative solution may provide a better answer, the guidelines can be waived by express approval of the Design Review Board if the Applicant can demonstrate that the topic’s stated intent has been achieved.

How to Use this Document

The Independence Design Standards serve as a guide for the future development of streetscapes, pedestrian corridors, parks, open space, residences and corresponding landscape improvements throughout the Independence community. These standards are intended to clarify approach, intent, and general character of the community and strive to illustrate a level of finish and materiality appropriate for these places.

The Design Standards shall be used in the following 3 step process:

- Step 1 - Determine appropriate Standards Zone. Determine the relevant use zone for the project area; reference the Standards Zone Diagram on page 11.
- Step 2 - Consider criteria and develop design possibilities based on Intent in the Community or Residential Standards & Guidelines sections. Following programmatic and design criteria outlined in the Design Standards, develop appropriate design responses. Reference the conceptual approaches for each use zone illustrating a sampling of design possibilities. Ensure that designs meet the Standards. Show how designs meet the Guidelines, or how the design meets the intent.
- Step 3 - Select appropriate materials utilizing the standards and guidelines for each section. Examples and listings of recommended materials are outlined in each section.

Note: If the standards and guidelines cannot be met, schedule a review with the Independence Design Review Board to request a variance.

Administration of Standards / Design Review Process

Design review is required for any development or renovation within the community area. The DRB will review all submittals for conformance with the spirit and intent of the Design Standards.

The design review process is meant to ensure that the Design Standards are applied to all property within the Independence community. A series of plan submissions to the DRB will be required at different stages of the design process. Reasonable fees will be charged for the pre-application meeting and all formal submittals. A current fee schedule is available from the DRB upon request. Formal submittals shall be made by the party responsible for the development or redevelopment of the property concerned. That party shall be the Applicant and shall remain consistent throughout the approval process.
EXISTING RESIDENTIAL USES

RA-1 ZONING

DOUGLAS COUNTY

OPEN SPACE

150' BUFFER AREA

EXISTING AGRICULTURAL USES A ZONING

FUTURE CONNECTION

INDEPENDENCE - DEVELOPMENT SUMMARY

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Lot Size</th>
<th>Density</th>
<th>Units</th>
<th>Acreage</th>
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<tr>
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<td>357.2 ac</td>
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</table>

Open Space

1 Homestead Park and Community Center | 15 ac |
2 Natural Open Space* | 373.0 ac |
3 Waste and Stormwater Facilities | 40.0 ac |
4 Water Storage | 2.0 ac |
Subtotal | 450.0 ac |

Other

5 School | 24.7 ac |
6 Dedicated to Elizabeth Fire Protection District | 2.0 ac |
7 Spinal Road** | 18.0 ac |
Subtotal | 44.7 ac |

TOTAL | 1011.9 ac |

* Stormwater detention facilities and other utilities are allowed within any community open space. Each residential phase must have additional life safety open space after plating.
** Road layout is preliminary and subject to adjustment. Acreage is for community spine road in non-residential areas. Local roads and utility easements will be located within the residential planning areas. Local roads inside residential planning areas are already included in d.u.a. calculation.
*** Acreage shown for neighborhoods are preliminary and subject to change. densities shown for neighborhoods are preliminary estimates and may be transferred between neighborhoods. The following lots are sensitive: Community Park and Bennett. Except for Phase 1 in neighborhood 1, the planning areas and order of development are preliminary and may be changed. There will be a minimum of 20 Alternative Residential Lots (as defined in the PUD) throughout the community.

COMMUNITY PLAN

June 5, 2017
NATIVE ECOLOGY

With over 200 vertical feet of change across the site, distinct plant communities can be found throughout the property. Dominant vegetation consists of noxious and non-noxious weedy species, likely an effect of prior ground disturbance due to agricultural development. Noxious weed species include Canada thistle, bull thistle, musk thistle, diffuse knapweed, common mullein, and downy brome. Native plant species consist of yellow sweet clover, curly dock, Jim Hill mustard, fringed sage, yellowsine thistle, soapweed yucca, orchard grass, locoweed, and fescues. Tree species observed in the area include narrowleaf cottonwood, New Mexican locust, and ponderosa pine.

The foundation of the landscape concept is based on existing topography — specifically, three landscape typologies that consist of both overlapping and unique plant materials:

UPLAND ECOLOGY occurs across the majority of the site and consists of open short-grass prairie. Examples of ‘Upland’ native plants in the region include soapweed yucca, orchard grass, locoweed, and fescues punctuated by Gambel oak, Ponderosa pine, and New Mexican locust.

HILLSIDE ECOLOGY is defined by a sparse covering of shrubs and grasses in the steeper areas, particularly along south-facing slopes. In this transition between arid/higher and fertile/low areas, the Gambel oak is the primary species of size. Other ‘Hillside’ plants in the region include ponderosa pine, serviceberry, mountain muhly, and blue grama grass.

RIPARIAN ECOLOGY occurs in the lowest areas near active drainages, dry creek beds, and ephemeral ponds where soils tend to be more fertile and moist. Narrowleaf Cottonwood is the dominant tree in this category - sandbar and peach-leaved willows can also be found. Shrubs tend to grow in groves and thickets, and include wild plum, hawthorn, currant, wild rose and shrubby willow. Grasses may include saltgrass, prairie dropseed, and western wheatgrass, along with sedges and rushes clustered in the damp soil.
The three site ecologies have been mapped and documented on the Ecology Systems Plan. An ecologies overlay was created with the primary study area development plan to determine planting opportunities and constraints. The ecologies were modified as little as possible to accommodate planting in unique or difficult areas, such as along roadways, steep slopes, and in residential neighborhoods. The resulting Applied Ecology Systems Plan became vital to the overall landscape concept strategy.

The site as it exists is beautifully emblematic of the region, and a significant part of the developer’s vision. The current desirable plant materials are intended to be preserved or enhanced wherever possible. Future roads, for example, are planned to be designed and built in a manner that minimizes disturbance and grading of the site. The character of existing desirable plant material will be replicated throughout the development, strategically using both natives and appropriate ornamentals that are fitting for each ecology zone and site location. The approved plant materials can be referenced in Section 4: Plant Materials.

In addition to the three naturally occurring ecology zones, a fourth ecology was added to accommodate residential builder and homeowner needs. The ornamental ecology zone overlaps with ‘Upland’ and ‘Hillside’ ecology areas and includes non-native, decorative plants to be blended with roughly thirty percent native grasses, perennials and shrubs. Ornamental plants can also be used tactically within other site ecology zones as an accent at key locations such as community and neighborhood entries. The four applied ecology zones are location dependent; therefore ecological typologies can differ across similar program areas. The various community entries, for example, will feature a diverse range of plant species and aesthetics, as entries occur within different ecological zones on site.
COMMUNITY STANDARDS

GUIDING PRINCIPLES
BOULEVARD / PARKWAY
COMMUNITY ENTRY
NEIGHBORHOOD ENTRY
NEIGHBORHOOD POCKET PARKS
HOMESTEAD PARK
OPEN SPACE
TRAILS
RESIDENTIAL
COMMUNITY STANDARDS AND GUIDELINES

Description
The Community section of the Landscape Design Standards and Guidelines summarizes the essence, goals, and aspirations for the community elements of Independence. The chapter includes requirements for landscape design of the Boulevard / Parkway, entries, parks, open spaces and trails in the community.

The community elements included in these design standards and guidelines consist of the outdoor spaces that are not part of a building, but are accessed by the public on a daily basis, either visually or physically. The Independence standards and guidelines are written to achieve a high quality public realm. The goal is to assure that the community’s public realm provides a variety of rich outdoor experiences, compliments the adjoining buildings and provides residents and visitors a range of amenities that are unmatched for new development. Some of the key elements of the public realm at Independence include:

STREETS AND ENTRIES
The streets at Independence play a critical role in creating a well connected, pedestrian friendly community. Entries will signify community character as well as provide effective wayfinding.

PARKS
Independence has a wide variety of parks, gardens and plazas that create places for gathering, play and respite throughout the community. Ranging from the Homestead Park to smaller 1,000 sq. ft. one to one-acre neighborhood pocket parks, these spaces will become the hub of public life for individual neighborhoods and the community at large.

OPEN SPACE AND TRAILS NETWORK
Independence is surrounded by Colorado open space that will be easily accessible via a series of trail networks.

Guiding Principals
• The landscape design of the Independence Community can be bold, creative and compelling without being overly intricate and complex. A single concept, executed with bold, straightforward gestures can create inspiring places that are easier to maintain and will stand the test of time.

• Streetscapes and parks can support community goals and provide clues to users about priorities and intent. Using design to create a clear hierarchy of streetscapes and parks will help establish clear public and residential domains, protecting neighborhoods from unnecessary impacts and focusing activity in community spaces.

• Landscape and public spaces are most valued when serving multiple purposes. At Independence, some parks use stormwater to create interesting places, and the landscape along streets is used to clean runoff. Rather than designing spaces for one function, public spaces designed to accommodate many uses will generate more activity and support a diverse community.

• All of the social, functional and aesthetic goals of Independence can be enhanced while conserving resources, energy and water.
BOULEVARD / PARKWAY

Description
A Boulevard / Parkway will be used to access the residential areas. It will be a two-lane road and follow the county standards for a rural major collector with a speed limit of 40 MPH. The Boulevard / Parkway will have no curb and will have a gravel shoulder. In order to create a recognizable framework that effectively strengthens community identity, plant types will be identified by ecology zone and tend to be larger-sized to create an aesthetically pleasing look at faster speeds. Plantings are intended to cross from one side to the other in drifts, mimicking the existing landscape patterns. Where roads cross existing drainages they will be held to the narrowest possible road section in order to allow the landscape character to effectively carry across the roadway. A walking / biking trail will run adjacent to the boulevard.

Intent
The primary purpose of the Boulevard / Parkway is to facilitate vehicular circulation at a community scale.

Design Imagery
Photos demonstrate landscape quality only and do not represent roadway design.
Standards
- Landscape offsets across the right-of-way shall extend 24 feet on each side of the roadway.
- Landscaped areas shall have the following ratio of planting: 85% native seed and 15% shrub & perennial beds.
- One hundred percent of shrub beds and 50% of native seed areas shall be irrigated.
- There shall be 8 trees per acre.
- Trees shall be clustered in informal groupings with no formal spacing. The range for tree cluster distances shall be 150 to 200 feet.
- Deciduous trees shall be 2-inch caliper or larger.
- Shrubs shall be 5-gallon at a minimum.
- Ornamental and perennial plants shall be 1-gallon at a minimum.
- A multi-use trail shall run adjacent to the Boulevard / Parkway in a meandering fashion along one side of the road. The distance between the road edge and the trail will vary from 5 to 15 feet.

Guidelines
- Plantings should cross from one side to the other in drifts, mimicking the existing landscape patterns.
- Plant types should match the plants in the Plant Materials section of these standards (Page 35).
Description
There are two Community Entries that occur at the major access points into the development. Each Community Entry area will be approximately 0.35 acres. Entries will have appropriate monument signage and enhanced native landscapes that accent both the entry and ecology. In order to create a recognizable framework that effectively strengthens community identity, plant types will be identified by ecology zone and tend to be larger-sized to have an effective aesthetic at faster speeds.

DESIGN IMAGERY
Intent
The purpose of the Community Entry is to signify the gateway into the community by providing signage and indicating a sense of arrival.

Standards
- Landscaped areas shall have the following ratio of planting: 65% native seed and 35% shrub & perennial beds.
- One hundred percent of shrub beds and 100% of native seed areas shall be irrigated.
- There shall be 20 trees per acre.
- Trees shall be clustered in informal groupings with no formal spacing.
- Deciduous trees shall be 2-inch caliper or larger.
- Shrubs shall be 5-gallon at a minimum
- Ornamental and perennial plants shall be 1-gallon at a minimum.

Guidelines
- Plant types should match the planting types in the Plant Materials section of these standards (Page 35.)
Description
Neighborhood Entries occur where residential roads meet the Boulevard / Parkway. There are approximately ten neighborhood entries located within the development, with an average size of 0.25 acres each. Entries will have appropriate monument signage and enhanced native landscapes that accent the entry and remain consistent with the ecology zone. In order to create a recognizable framework that effectively strengthens community identity, plant types will be identified by ecology zone and tend to be small- to medium-sized to be aesthetically pleasing at slower speeds.

Intent
The purpose of a Neighborhood Entry is to signify an entry point into individual neighborhoods by providing signage and a cohesive identity.

Standards
• Landscaped areas shall have the following ratio of planting: 65% native seed and 35% shrub & perennial beds.
• One hundred percent of shrub beds and 100% of native seed areas shall be irrigated.
• There shall be 20 trees per acre.
• Deciduous trees shall be 2-inch caliper or larger.
• Shrubs shall be 5-gallon at a minimum.
• Ornamental and perennial plants shall be 1-gallon at a minimum.
• Edges between zones shall have a smooth transition.

Guidelines
• The trail should be an integrated part of the entry.
• Plant types should match the planting types in the Plant Materials section of these standards (Page 35.)
NEIGHBORHOOD POCKET PARKS

Description
The Independence Community will include five Neighborhood Pocket Parks, which will vary in scope and access depending on location. Each pocket park will range from one to two acres in size. Landscape in the pocket parks will share the Ornamental Ecology Zone with surrounding neighborhoods. The more passive areas will have native plantings to match open space and rear lot transitions. Preservation of appropriate natural areas is preferred where possible. Parks are intended to have adventure areas for play. Amount and types of play features will vary and will be dependent on location. Site amenities will include benches, trash receptacles, and a small concrete plaza.

Intent
Neighborhood Pocket Parks provide outdoor spaces for families from nearby homes to recreate.
Standards
• Pocket parks shall range from 1,000 sq. ft. to one acre in size.
• Landscaped areas shall have the following ratio of planting: 90% native seed and 10% sodded turf lawn.
• One hundred percent of the turf sod areas and 25% of the native seed areas shall be irrigated.
• Lawn and turf play area shall be a turf grass selection that is low water-use and tolerates medium to heavy foot traffic.
• Turf play areas shall have a minimum contiguous area of 1,000 square feet.
• There shall be 10 trees per acre, including both deciduous (70%) and evergreen (30%).
• There shall be no fewer than five shade trees per park.
• Tree spacing shall be informal and located near seating or gathering areas to provide shade.
• Deciduous trees shall be 2-inch caliper or larger.
• Coniferous Evergreen trees shall be 6 feet or taller.
• Transition to residential, on-lot landscaping shall be bounded by lot fences and edges between zones shall have a smooth transition.
• Pocket parks shall be connected to the trail network wherever possible.

Guidelines
• Pocket parks may have adventure play areas that include large boulders and stumps/logs as play features.
• Site amenities may include benches, trash receptacles, shade structures and a small concrete plaza.

NEIGHBORHOOD POCKET PARK - PERSPECTIVE VIEW

DESIGN IMAGERY
Description
The Homestead Park will be located near the entry to the development and will be a destination for community gathering and activities. An existing on-site shed will be converted into a community center, and next to it will be an “outdoor room” with a bosque of trees that create an overhead canopy. There will also be a fire hearth and an outdoor amphitheater built into the landscape grade. Next to the amphitheater will be a lawn area for outdoor gathering and events.

Intent
The purpose of the Homestead Park is to provide a location for community activities and gathering.

Standards
- Ten percent of the park shall be fully landscaped and shall have the following ratio of planting: 65% sodded turf lawn and 35% shrub / perennial beds.
- The remaining 90% of the park shall be left as undisturbed open space, with restored native seed and wildflowers in areas of disturbance due to trail construction.
- There shall be 20 trees per acre.
- Trees shall be deciduous to match the area’s riparian ecology.
- Shrub and perennials beds shall be situated around enhanced seating and gathering areas.
- There shall be no trees within the undisturbed open space.
- 100% of the turf lawn/shrub/perennial areas and 100% of the restored native seed areas.
immediately adjacent to the Homestead Park facilities shall be irrigated.

- Lawn and turf play area shall be a turf grass selection that is low water-use and tolerates medium to heavy foot traffic.
- Turf play areas shall have a minimum contiguous area of 1,000 square feet.
- Trees shall be located in informal groupings throughout most of the area.
- Deciduous trees shall be 2-inch caliper or larger.
- Shrubs shall be 5-gallon at a minimum
- Ornamental and perennial plants shall be 1-gallon at a minimum.
- There shall be a trail network internal to the Homestead Park that connects to the larger community trail network.
- Where necessary, additional fencing may need to be added. New fencing shall match existing fencing.
- An amphitheater shall be created using concrete steps built into the grade that lead down to a performance area on a concrete slab.
- A gravel parking lot will be located on the east side of the Homestead Park and will accommodate parking for approximately 20 cars.
- As needed, footbridges will be added to cross drainage areas and will connect to the internal trail network. They shall be rustic in appearance.

Guidelines
- Landscape areas should transition smoothly from developed areas to native areas. Plant types should match the planting types in the Plant Materials section of these standards (Page 35.)

DESIGN IMAGERY
OPEN SPACE

OPEN SPACE DRAINAGE CORRIDOR

Description
Drainage Corridors occur within Open Space zones but have unique landscape requirements. Each corridor is 50 feet wide and centered on the lowest elevations of the drainage channel itself. Plant materials are different here than in most other areas on site because of higher moisture content and sandy soils. Cottonwood trees are symbolic of this zone.

Intent
Natural Open Space Drainage Corridors serve to convey stormwater and provide visual interest on the site, as well as a habitat for wildlife in the community.

Standards
- Drainage Corridors shall be preserved in their natural state where possible, and minimally enhanced to improve erosion control and aesthetic quality.
- One hundred percent of the Open Space Drainage areas shall be undisturbed open space, with restored native seed and wildflowers in areas of disturbance due to drainage structure construction.
- No shrub or perennial beds are planned within the Open Space Drainage area, except near the well and sewer facilities.
- No permanent irrigation will be provided within the Open Space Drainage areas. Temporary irrigation shall be provided by water truck or other temporary method for trees that are planted within Open Space.

RESTORED PRAIRIE

Description
Restored Prairie areas will be reclaimed and enhanced as existing open space and occur in areas of disturbance due to construction or grading activities.

Intent
There will be an effort in the Independence community to return land that has been disturbed by construction and agriculture and return it back to the native ecosystem.

Standards
- The restoration activity will be multi-phased. The first phase shall be initial revegetation for overlot grading and roadway construction with a final restoration that consists of approximately 50% of the vegetation replaced or overseeded with native seed, primarily in high-visibility or heavily disturbed areas.
- No Trees, shrubs, or perennial beds are planned within the restored prairie area.

Guidelines
- Ten percent of the restored native seed areas should be irrigated, primarily against developed edges.

BUFFER / SCREENING LANDSCAPE

Description
Buffer and Screening areas will be primarily around the water resource and recovery plant.

Intent
The purpose of Buffer and Screening areas is to separate different types of land uses from one another and to screen particular areas from view.

Standards
- One hundred percent of the Buffer / Screening Landscape areas shall be native seed.
- No shrub or perennial beds are planned within the Buffer / Screening Landscape areas.

Guidelines
- If desired, there may be 10 trees per acre, including both deciduous (50%) and evergreen (50%).
- If included, trees should be organized in informal groupings that shall sufficiently screen areas as needed.
- Ten percent of the native seed areas should be irrigated, primarily against developed and highly visible edges.

UNDISTURBED OPEN SPACE

Description
Undisturbed Open Space areas occur around and throughout the entire community. Multi-use and single track trails will be primarily within this zone.

Intent
This open space zone type is intended to be left as is, with minimal disturbance by trail construction.

Standards
- Undisturbed Open Space areas are to be preserved in their natural state as much as possible.
- Plant materials shall consist of what is already pre-existing in this zone.
- No trees are planned within the natural areas.
- Non-irrigated native seed shall be concentrated in disturbed areas along trails.

REAR LOT TRANSITION

Description
Rear Lot Transitions occur behind and alongside residential lots where no other lot or predominant landscape zone exists. Similar to roadway transitions, Rear Lot Transitions often link the more finished residential landscape with more native open space.

Intent
The purpose of Rear Lot Transition zones is to provide a gradual transition from development lots to natural open space areas.

Standards
- Trees will only be located in areas visible from the Boulevard and Community Entries.
- One hundred percent of the Rear Lot Transition areas shall be native seed. No shrub and perennial beds are planned within the rear lot transition areas.
- Thirty-three percent of the native seed areas shall be irrigated, primarily against developed edges and in areas of high visibility from the Boulevard / Parkway and Community Entries.

Guidelines
- The Rear Lot Transition zone should be 25 feet wide, but may vary depending upon location.
Description
An important part of enjoying the Colorado lifestyle is living outdoors. The Independence community will include a trail network for its residents and visitors. Independence will have approximately 5-10 miles of trails circulating around and through the community. There will be two types of trails in the Independence community:

- Multi-Use Trails will be used as connectors to get to a neighbor’s house, a park or a community amenity. These will have a wider surface where two people can walk side by side or someone can walk with a stroller. These multi-use trails are the main trails and are therefore wider and more usable.
- Single Track Trails are recreational trails that people can use to walk dogs, run or ride bikes. These will be a narrower width.

Intent
- The purpose of the trails network is to provide outdoor pathways for residents and visitors to walk, run, bike, and enjoy the outdoors, as well as to connect to amenities and other areas throughout the community.

Standards
- Multi-use trails shall be located adjacent to the Boulevard / Parkway and shall be four to eight feet wide.
- Multi-use trails shall be constructed with a minimum of four inches of deep decomposed granite surfacing or approved equal.

Guidelines
- Trails should connect the neighborhoods to the adjacent Pocket Park, the Homestead Park and the Open Space.

TRAILS

TRAIL SECTIONS

Multi-Use Trails

Single Track Trails

4’ - 8’ Stabilized Decomposed Granite Path

Mowed Edge

Neighborhood Open Space

12”-24” Compacted Native Soil

Open Space
RESIDENTIAL STANDARDS

GUIDING PRINCIPLES
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HARDSCAPE
EXTERIOR LIGHTING
Guiding Principles

- Create neighborhood consistency, without constraining design innovation.
- Foster diversity of architectural character, with a high degree of mixed products on block faces.
- Establish a clear and understandable neighborhood organization where buildings actively shape the character and quality of the public realm.
- Achieve authenticity, simplicity, and consistency without imposing stylistic solutions.
- Create connections between neighborhoods and their surroundings, while balancing the need for hierarchy and identity.
- Balance high quality design and construction with economic feasibility.
- Implement and continually advance the practice of sustainable building and development.

Refer to the following pages for specific requirements and representative landscape plans.

Intent

The Independence Community should have a vehicular and pedestrian network that are safe and connected, and provide ease of access to neighborhoods and community amenities. Neighborhood entries should be visible from the streets to facilitate wayfinding and ease of access. Pedestrian movement should be made easy throughout the neighborhood through the use of trails.

Independence is a well-connected community. The goal of these standards is to ensure that in addition to the arterial and collector roads that are delineated in the Community Plan, smaller, local streets create an interconnected network through all of the neighborhoods.

Standards

- All primary access points shall be provided as described in the Community Plan.
- All streets shall be available for public use and not gated.
- All cul-de-sacs shall include pedestrian or bicycle through connections.

Guidelines

- Trails should connect the neighborhoods to the adjacent Pocket Park, the Homestead Park and the Open Space.
- All secondary access points are optional.

Lot Layout

Intent

In general, there are three lot types for single-family detached homes, each in response to varying styles, household size, and density. Lots are generally found in the following ranges relative to street frontage:

- Alternative Standard Lots - 50’ to 60’ width with an overall area of less than 7,000 sf.
- Standard Lots - 70’ to 80’ width with an overall area between 7,000 sf and 10,000 sf.
- Estate Residential Lot - 81’ or greater width, with an overall lot area exceeding 20,000 sf.

Standards

- Lot setbacks shall conform with approved standards set forth by the PUD documents.

Frontages / Entrances

Intent

Well-articulated entries visible from the street contribute to neighborhood character and help promote a sense of community. Doors and entries in proportion to the scale of the building and compatible with the architectural expression are important neighborhood design elements. In addition, the entrance should create a gracious transition from outside to inside, providing shelter from the weather and shielding at night.

Front porches play an important role in establishing a sense of community within a neighborhood. Setbacks as well as the size of the porch or covered entry vary depending on the lot type and size of home. A setback range is provided to allow for some variation and design freedom in how the porch and building are integrated.

Standards

- The primary entrance shall be visible from the street.
- The primary entrance shall have a covered entry area with placement and a minimum size in accordance with lot type.

Guidelines

- The primary entrance should be in proportion and character to the front elevation of the principal building.
- Front porches and entrance areas should be kept free of clutter and be well-maintained.

Exterior Lighting

Intent

The role of a well-designed Exterior Lighting system is to provide adequate light for safety and wayfinding and subtly enhance building and neighborhood character while preserving the darkness of the night sky and reducing light pollution and glare. The Exterior Lighting goal at Independence is to find the right balancing point between these objectives.

Standards

- Residential lighting shall be subject to DRB approval.
- Light fixtures shall have full cut-off, dark-sky compliant louvers or shields to reduce upward glare.
- Exterior landscape lighting shall be low-level, accent lighting.
- Each residence shall have a well-lit front porch.
- House number shall be lit and easily visible from the street.
- LED lamps shall be used in all exterior light fixtures.
- Light color temperature shall range from 2700 to 3000 Kelvin.
- Flood lighting of yards, alleys, driveways, and walkways is not permitted.
- Materials shall be durable, natural patina metals consistent with colors and schemes found throughout the Independence community.
The purpose of the General Planting standards is to ensure a cohesive, aesthetically-pleasing appearance and plant palette for residential lots.

**Standards**
- Each home shall have an average of 500 sf of irrigated landscape in the front yard of the lot.
- Areas that are not plant materials shall consist of inorganic mulch.
- Each lot shall have between 1,000 and 3,000 square feet of irrigated lower-water use lawn in the back yard based on the lot size as follows:
  - 50-60’ Lots: 1,000 sf min / 2,000 sf max
  - 70-80’ Lots: 1,500 sf min / 2,500 sf max
  - 90’ Lots: 2,000 sf min / 3,000 sf max
  - 50-60’ lots shall have a minimum of one tree in the front yard and one tree in the back yard.
  - 70-80’ lots shall have at least one tree in the front yard and two trees in the back yard.
  - 81’+ lots shall have at least two trees in the front yard and two trees in the back yard.
- Foundation plantings shall be incorporated around residences.
- Landscaping shall be maintained in the manner and degree necessary to keep plants healthy and presentable, including pruning, mowing, weeding, fertilizing, watering, and replacement of plant material, when necessary.

**Guidelines**
- Turfgrass / lawn may be placed in the front yard of residential lots if desired as long as it stays within the maximum irrigated turf limit for the entire lot.
- Plants shall be drought-tolerant species.
- All Plant Material in the residential area of Independence shall be native or xeric species wherever possible. Each residential project or lot must have sufficient landscape to create a quality public realm.
- No less than 90% of all plant materials used to landscape each site shall be selected from the low water use zone found in the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping, or other approved xeriscape plant material reference.
- Plant materials shall be installed at the minimum sizes described in Table 1.
- Plant coverage shall be calculated according to Table 2.
- Table 3 describes the minimum planting requirements for each residential development type. Side yards facing streets shall meet the requirements of front yards.
- At installation, living plant materials shall cover a minimum of 50% of all plant beds and raised planters.
- Planting beds should be a minimum of 6 feet wide.
- Landscaping shall be designed based on a water budget with a maximum of 15 gal/ft²/yr when fully established, in addition to natural precipitation.
- Plant palette shall take into account wildlife-resistant materials.
- Trees, shrubs, and ground covers should be planted in masses in order to define space and add character.
- Massing plants of one species is encouraged, particularly along fences.
- Shrubs and ground covers should be grouped in beds at the base of the building or porch, and/or along the entry walk.
- Low spreading ground covers should be placed in the foreground.
- Trees, shrubs, and ground covers should be placed in masses in order to define outdoor spaces and reinforce entries and building design.
- Shrubs, shrubs, and ground covers shall be planted in masses in order to define outdoor spaces and reinforce entries and building design.
- Massing plants of one species is encouraged, particularly along fences.
- Planting schemes should consider seasonal changes in foliage, color and texture in order to create interest throughout the year.
- All irrigation systems should include one of the following system controls:
  - Soil moisture or rain sensor
  - Evapotranspiration (ET) controllers that allow flexible programming to adjust watering schedules to the historical needs of plant types
  - Evapotranspiration (ET) device featuring ‘real-time’ feedback.

**Intent**
- Front yard landscape design should clearly delineate individual single family residences.
- Planting plans should consider horizontal and vertical layering of overhead, eye-level and ground plane (trees, shrubs and ground covers) in order to define space and add character.
- Trees, shrubs, and ground covers should be placed in the foreground.
- Plants types shall match the planting types in the Plant Materials section of these standards (Page 35.)
- Each residence shall have a maximum irrigated turf lawn area ranging from 1,000 to 3,000 square feet. Refer to Table 3 on page 32 for additional information regarding specific requirements for each lot size.
- Drip irrigation shall be used for all shrubs, perennials, groundcovers and trees.
- Overhead spray irrigation shall only be used for turf lawn areas.
- Permanent, automatic irrigation is required for all planting areas and turf including raised planters and containers.

**Guidelines**
- Low water use irrigation systems, such as low precipitation and drip systems, can significantly reduce water use. In addition, irrigation sensors, which supply controllers with information about the environment, can monitor soil moisture, rain, wind, and evapotranspiration in order to provide the precise amount of water needed to keep plants healthy.
- All irrigation systems should be designed to minimize water use, and should utilize low precipitation heads, drip systems, and other low gallon heads as appropriate.
### Table 1: Minimum Plant Requirements by Plant Type

<table>
<thead>
<tr>
<th>Type</th>
<th>Single Family Detached</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shade Trees</td>
<td>3&quot; caliper</td>
</tr>
<tr>
<td>Ornamental Trees (single stemmed)</td>
<td>2.5&quot; caliper</td>
</tr>
<tr>
<td>Ornamental Trees (multi-stemmed)</td>
<td>6' height</td>
</tr>
<tr>
<td>Evergreen Trees</td>
<td>6' height</td>
</tr>
<tr>
<td>Shrubs</td>
<td>5 gallon</td>
</tr>
<tr>
<td>Groundcovers</td>
<td>2.25&quot; pots</td>
</tr>
<tr>
<td>Ornamental Grasses</td>
<td>1 gallon</td>
</tr>
</tbody>
</table>

### Table 2: Plant Coverages

<table>
<thead>
<tr>
<th>Type</th>
<th>Single Family Detached</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shrubs</td>
<td>50 sf</td>
</tr>
<tr>
<td>Coniferous Trees</td>
<td>200 sf</td>
</tr>
<tr>
<td>Perennials</td>
<td>1 sf</td>
</tr>
<tr>
<td>Annuals and Groundcovers</td>
<td>1 sf</td>
</tr>
</tbody>
</table>

### Table 2: Minimum Plant Requirements by Lot Type

#### Alternative Lots (0' to 60' width)

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Shade Tree</th>
<th>Ornamental / Evergreen Tree</th>
<th>turf Lawn (2,000 sf max total)</th>
<th>Shrubs</th>
<th>Perennials / Groundcovers</th>
<th>Unplanted Softscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>1 per lot</td>
<td>- Not required</td>
<td>500 sf max</td>
<td>5% min</td>
<td>5% min</td>
<td>55% Coverage Stepping stones permitted</td>
</tr>
<tr>
<td>Side Yard</td>
<td>Not required</td>
<td>Not required</td>
<td>Not permitted</td>
<td>Not required</td>
<td>Not required</td>
<td>100% Coverage Stepping stones permitted</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>1 per lot</td>
<td>- Not required***</td>
<td>1,000 sf / 2,000 sf max</td>
<td>20% min</td>
<td>5% min</td>
<td>100% Coverage Stepping stones permitted</td>
</tr>
</tbody>
</table>

#### Standard Lots (60' to 80' width)

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Shade Tree</th>
<th>Ornamental / Evergreen Tree</th>
<th>turf Lawn (3,500 sf max total)</th>
<th>Shrubs</th>
<th>Perennials / Groundcovers</th>
<th>Unplanted Softscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>1 per lot</td>
<td>- Not required</td>
<td>450 sf max</td>
<td>5% min</td>
<td>5% min</td>
<td>60% Coverage Stepping stones permitted</td>
</tr>
<tr>
<td>Side Yard</td>
<td>Not required</td>
<td>Not required</td>
<td>Not permitted</td>
<td>Not required</td>
<td>Not required</td>
<td>100% Coverage Stepping stones permitted</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>1 per lot</td>
<td>- Not required***</td>
<td>1,500 sf / 2,500 sf max</td>
<td>20% min</td>
<td>5% min</td>
<td>100% Coverage Stepping stones permitted</td>
</tr>
</tbody>
</table>

#### Estate Lots (80'+ width)

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Shade Tree</th>
<th>Ornamental / Evergreen Tree</th>
<th>turf Lawn (3,000 sf max total)</th>
<th>Shrubs</th>
<th>Perennials / Groundcovers</th>
<th>Unplanted Softscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>1 per lot</td>
<td>- Not required</td>
<td>600 sf max</td>
<td>15% min</td>
<td>5% min</td>
<td>65% Coverage Stepping stones permitted</td>
</tr>
<tr>
<td>Side Yard</td>
<td>Not required</td>
<td>Not required</td>
<td>Not permitted</td>
<td>Not required</td>
<td>Not required</td>
<td>100% Coverage Stepping stones permitted</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>1 per lot</td>
<td>- Not required***</td>
<td>2,000 sf / 3,000 sf max</td>
<td>20% min</td>
<td>5% min</td>
<td>100% Coverage Stepping stones permitted</td>
</tr>
</tbody>
</table>

* Side Yards facing streets shall meet the requirements of Front Yards
** Includes driveway pavement
*** All basement walkout residences shall include one additional rear yard tree over the standards outlined.
OUTDOOR PRIVATE SPACE

Intent
Private outdoor spaces are an important amenity for single family detached homes. The intent of this standard is to ensure that private outdoor spaces appear neat and attractive from adjacent open spaces that will only be separated from residential lots with split rail fencing.

Standards
• All residences shall have a patio or deck measuring at least 60 square feet.
• Playground equipment shall blend in with architectural styles and colors of homes and be built of approved materials. They shall be a combination of metal and wood and be well-kept.
• Each lot shall have at least 1,000 square feet of usable outdoor space in the back yard.
• Trees species shall provide sufficient shade for outdoor areas.

Guidelines
• Patio and deck furniture should be aesthetically pleasing and well-maintained.

FENCING

Intent
The purpose of the fencing standards is to create attractive separation between lots and in the transitions to open space that match the unified character of the neighborhood.

Standards
• Back yard fencing shall be required at all back and side of lots that face open space, and shall be located on the property line.
• Back yard fencing shall be ‘3-Rail PVC Fence SmoothTexture in White’ from Split Rail Fence & Supply Co., or approved equal.
• Wildlife/pet mesh for back yard fencing shall be a 2” x 2” x 14 gauge welded wire mesh, with galvanized steel core and vinyl coating.
• Side yard fencing shall be located on property line, and held back 10 feet from front building facade. Fence shall turn and terminate into side of residence.
• Side yard fencing shall be ‘3-Rail PVC Fence SmoothTexture in White’ from Split Rail Fence & Supply Co., or approved equal.

Guidelines
• Sidewalks and concrete slabs are not permitted along side yards, however stepping stones may be placed in side yard areas.

HARDSCAPE

Intent
The choice of exterior building materials and how they are combined is extremely important for how Independence will be perceived by residents and visitors over time. Materials that are durable and easy to maintain are often the best choice. In addition, appropriate detailing and application is essential. Materials that look attractive up close as well as from a distance are preferable.

Standards
• Hardscapes shall be made of approved materials that are durable and easily maintained such as stone, pavers, concrete, and hardwood decks.
• Hardscape colors shall be earth tones.
• The minimum width of pathways shall be 2 feet.
• The minimum dimension in any direction of patios shall be 6 feet.

Guidelines
• Sidewalks and concrete slabs are not permitted along side yards, however stepping stones may be placed in side yard areas.

RESIDENTIAL BUILDER CLARIFICATION

Intent
The following items shall be reviewed, clarified and confirmed with the builder:

• Fences
• Fence transitions with grade changes
• Patios
• Walk-Outs

FENCING (CONTINUED)
PLANT MATERIALS
<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Height/Spread</th>
<th>Deciduous/Evergreen</th>
<th>Moisture Tolerance</th>
<th>Site Ecology</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Picea pungens</em></td>
<td>Colorado Spruce</td>
<td>E M-H 50'x25'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Cercocarpus montanus</em></td>
<td>Mountain Mahogany</td>
<td>D L-M 8'x6'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Ceratoides lanata</em></td>
<td>Four Wing Saltbush</td>
<td>D L 6'x4'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Gymnocladus dioicus</em></td>
<td>Kentucky Coffeetree</td>
<td>D L 55'x45'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Rubus deliciosus</em></td>
<td>Boulder Raspberry</td>
<td>D L-M 6'x6'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Pinus aristata</em></td>
<td>Bristlecone Pine</td>
<td>E L 30'x15'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Cornus sericea</em></td>
<td>Red Twig Dogwood</td>
<td>D M-H 6'x6'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Atriplex canescens</em></td>
<td>Four Leaf Saltbush</td>
<td>D L 6'x4'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Buddleia alternifolia 'Argentea'</em></td>
<td>Silver Fountain Butterflybush</td>
<td>D L 15'x12'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Juniperus monosperma</em></td>
<td>One-seed Juniper</td>
<td>E L 20'x10'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Alnus tenuifolia</em></td>
<td>Thinleaf Alder</td>
<td>D H 25'x20'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Gleditsia tricanthos inermis</em></td>
<td>Thornless Honeylocust</td>
<td>D L 40'x35'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Viburnum lantana 'Aureum'</em></td>
<td>Wayfaring Tree</td>
<td>D L 8'x8'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Symphoricarpos albus</em></td>
<td>Snowberry</td>
<td>D L-M 4'x4'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Syringa vulgaris</em></td>
<td>Common Lilac</td>
<td>D L 15'x10'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Rosa woodsii</em></td>
<td>Woods' Rose</td>
<td>D L 6'x6'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Rhamnus smithii</em></td>
<td>Smith Buckthorn</td>
<td>D L-M 10'x8'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Waxflower</em></td>
<td>Symphoricarpos albus</td>
<td>D M 5'x4'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Holodiscus dumosus</em></td>
<td>Rock Spirea, Mountainspray</td>
<td>D L-M 6'x6'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Prunus virginiana melanocarpa</em></td>
<td>Western Chokecherry</td>
<td>D M 15'x10'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Ptelea trifoliata</em></td>
<td>Hop Tree, Wafer Ash</td>
<td>D M-H 20'x15'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Pinus edulis</em></td>
<td>Pinon Pine, Pinyon Pine</td>
<td>E L 25'x15'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Quercus gambelii</em></td>
<td>Gamble Oak, Scrub Oak</td>
<td>E L-M 15'x10'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Amelanchier canadensis</em></td>
<td>Serviceberry</td>
<td>M 12'x8'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Shepherdia argentea</em></td>
<td>Silver Buffaloberry</td>
<td>D L-M 15'x12'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Sambucus racemosa</em></td>
<td>Red-berried Elder</td>
<td>D M-H 8'x8'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Salix irrorata</em></td>
<td>Blue Stem Willow</td>
<td>D H 10'x8'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Salix exigua</em></td>
<td>Sandbar Willow</td>
<td>D H 12'x8'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Rhus trilobata</em></td>
<td>Three-leaf Sumac, Skunkbrush</td>
<td>D L 6'x6'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Prunus besseyi</em></td>
<td>Western Sand Cherry</td>
<td>D L-M 6'x6'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Physocarpus opulifolius 'Dart's Gold'</em></td>
<td>Native Ninebark</td>
<td>D M 4'x4'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Rhus glabra</em></td>
<td>Smooth Sumac</td>
<td>D L-M 15'x10'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Rhus glabra</em></td>
<td>Smooth Sumac</td>
<td>D L-M 15'x10'</td>
<td>Deciduous</td>
<td>Moderate</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Amelanchier canadensis</em></td>
<td>Serviceberry</td>
<td>M 12'x8'</td>
<td>Evergreen</td>
<td>Low</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Celtis occidentalis</em></td>
<td>Common Hackberry</td>
<td>M 12'x8'</td>
<td>Evergreen</td>
<td>Low</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Pinus ponderosa</em></td>
<td>Ponderosa Pine</td>
<td>E 70'x35'</td>
<td>Evergreen</td>
<td>Low</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Celtis occidentalis</em></td>
<td>Common Hackberry</td>
<td>M 12'x8'</td>
<td>Evergreen</td>
<td>Low</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Pinus ponderosa</em></td>
<td>Ponderosa Pine</td>
<td>E 70'x35'</td>
<td>Evergreen</td>
<td>Low</td>
<td>Native, Riparian</td>
</tr>
<tr>
<td><em>Celtis occidentalis</em></td>
<td>Common Hackberry</td>
<td>M 12'x8'</td>
<td>Evergreen</td>
<td>Low</td>
<td>Native, Riparian</td>
</tr>
</tbody>
</table>