



## **Landscape Consultants & Contractors, Inc.**

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September 3, 2009

Park North Townhomes  
8721 Santa Fe Dr.  
Denver, CO 80260

Dear Park North HOA Members,

Thank you for your interest for a sample landscape plan for your community. The purpose of the plan is to give the Members an idea of what is possible in terms of rehabilitating the landscape throughout the community.

There are many possible themes available that would suit the project well. The one I have created here follows some basic guidelines that I will describe below. These guidelines, and therefore the design, can be changed and adapted per the wishes of the community and the needs of each specific building.

### **ANALYSIS OF EXISTING CONDITIONS**

The existing landscape consists of a mix of original plantings, plants added through the years, and bare areas where plants have died but have not been replaced. The edging lines are sporadic and sometimes non-existent. Rock or other ground covering mulch is also sporadic.

There is a dominating presence of large juniper bushes. These plants have overgrown their boundaries and are crowding the buildings.

There is a number of valuable trees and shrubs that should be retained and incorporated into the new landscape.

### **SUGGESTED GUIDELINES FOR NEW LANDSCAPE**

A new edging line should be created. Per updated building practices, all irrigated turf should be kept at least five feet from the building foundation.

New plantings should be of appropriate size so that when mature, they fit within their assigned areas.

Turf areas should be maintained where appropriate. Areas should be easy to maintain and efficiently irrigated.

This sample building assumes a south facing orientation. Plants are chosen to survive and thrive in this exposure. Each unit has been given an ornamental-sized deciduous tree to provide shade outside the front window during the summer, but allow light to pass through during the winter.

Plants chosen provide a mix of evergreen and leafy color. Blooming times are staggered through the year. Some plants feature fall color.

Ground covering mulch will be 1 ½" river rock over weed barrier. Accenting the river rock will be larger pieces of river cobble. Sandstone moss boulder will add additional accent and interest.

## COSTS

I produced a rough cost which includes every item in the plan from demolition to plants to irrigation. The total is \$23,530.00. This is likely the highest end price that you could expect. Any alterations to the plan (fewer, smaller plants for example), will likely involve cost savings.

I also produced a rough cost which excludes most of the extras and downsizes the plants. I do not believe we can get an attractive landscape for under \$18,000.00.

In terms of individual homeowners, the cost is expected to be between \$2,800 and \$3,400 per unit.

## MOVING FORWARD

If the Association is interested in pursuing a long term plan for updating the landscape throughout the community, I would be pleased to meet with your representatives to discuss the many options available.

Thank you,

*Wm Michael Farrell, MBA, MSIB, ISA, APLD*

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