



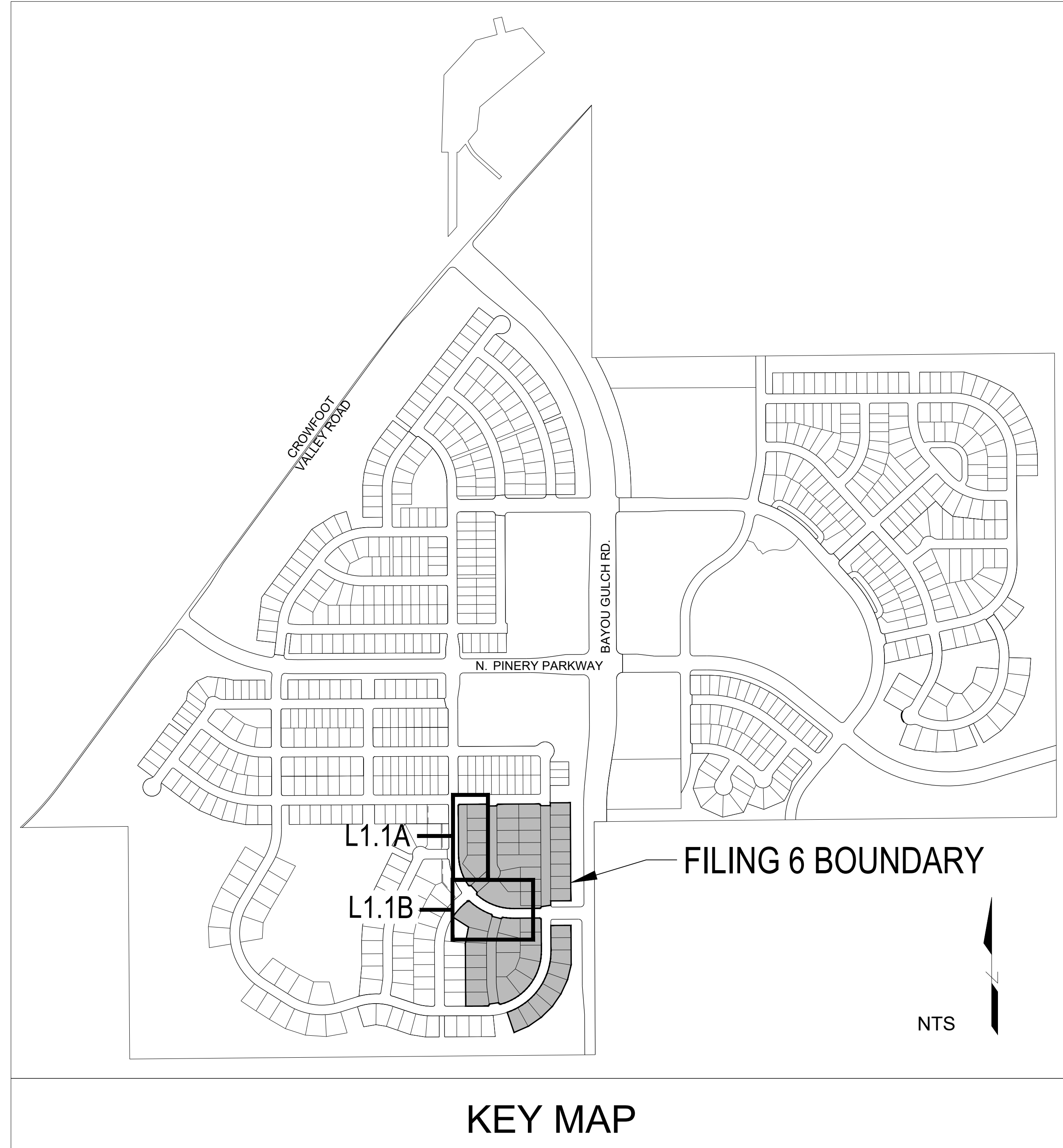
Final Document  
Subject To Conditions In Approval Letter

APPROVED DATE: 02/16/2023

Planning Approval By: A. Wood Hicken

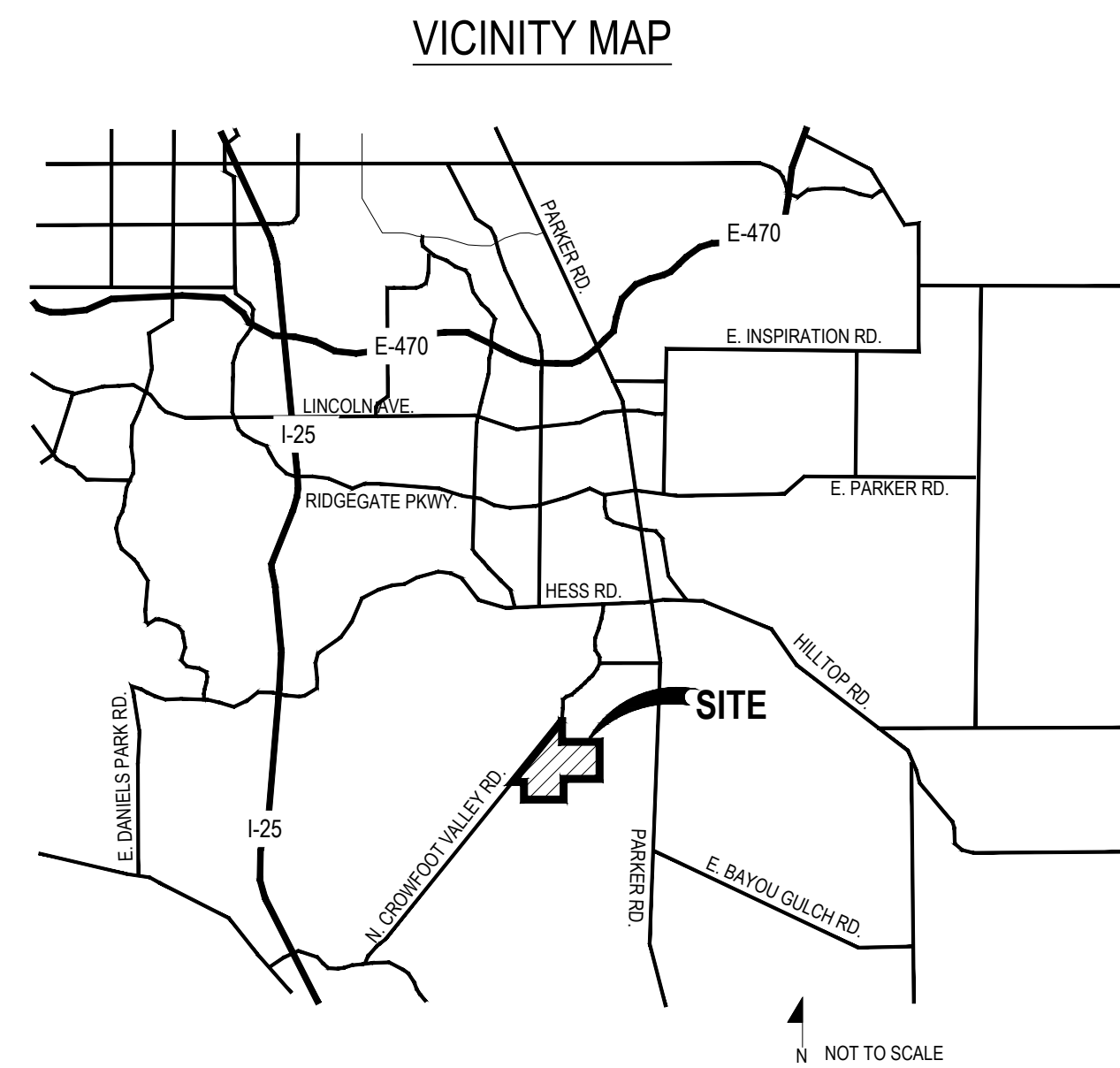
# TRAILS AT CROWFOOT FILING NO. 6

## FINAL LANDSCAPE PLANS



### GENERAL NOTES

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



VICINITY MAP

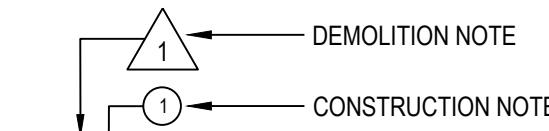
KEY MAP

Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LAYOUT AND GRADING PLAN
L1.2	LANDSCAPE PLAN ENLARGEMENTS
L2.0	SITE & LANDSCAPE DETAILS
L2.1	SITE & LANDSCAPE DETAILS
L2.2	SITE & LANDSCAPE DETAILS
IR1.0	IRRIGATION LEGEND & NOTES
IR1.1	IRRIGATION PLAN
IR2.1	IRRIGATION DETAILS

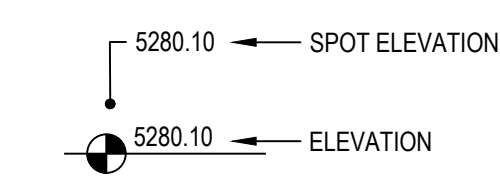
### SYMBOLS & ABBREVIATIONS

AC = ACRE  
APPROXIMATE = APPROX.  
BAB = BALL AND BURLAP  
BOC = BACK OF CURB  
B.M. = BENCH MARK  
BLDG = BUILDING  
B.S. = BOTTOM OF STAIR  
B.W. = BOTTOM OF WALL  
CAL = CALIPER  
C.B. = CATCH BASIN  
CL CATCH BASIN CENTER LINE  
C.O. = CLEANOUT  
COL = COLUMN  
CONC. = CONCRETE  
CONT. = CONTINUOUS  
CONTR = CONTRACTOR  
C.F. = CUBIC FEET  
C.Y. = CUBIC YARD  
DET. = DETAIL  
DIM. = DIMENSION  
DIA. = DIAMETER  
DWG. = DRAWING  
EA. = EACH  
ELEV. = ELEVATION  
EXIST. = EXISTING  
E.P. = EDGE OF PAVING  
EXP. = EXPANSION  
E.W. = EACH WAY  
F.F. = FINISH FLOOR  
F.G. = FINISH GRADE  
FIN. = FINISH  
F.H. = FIRE HYDRANT  
FL. = FLOW LINE  
FT. = FOOTING  
FT. = FEET  
GA. = GAUGE  
GALV. = GALVANIZED  
H.W. = HEAD WALL  
H.P. = HIGH POINT  
HT. = HEIGHT  
HORIZ. = HORIZON  
I.D. = INNER DIAMETER  
IN. = INCH  
INV. = INVERT  
L.P. = LOW POINT  
L.F. = LINEAR FEET  
MAX. = MAXIMUM  
M.H. = MAN HOLE  
MIN. = MINIMUM  
MISC. = MISCELLANEOUS  
N.I.C. = NOT IN CONTRACT  
E.P. = EDGE OF PAVING  
O.C. = ON CENTER  
O.D. = OUTSIDE DIAMETER  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF CONNECTION  
P.V.C. = POLYVINYL CHLORIDE  
PIPE  
P.L. = PROPERTY LINE  
R. = RADIUS  
R.C.P. = REINFORCED CONCRETE PIPE  
R.O.W. = RIGHT OF WAY  
REQ'D. = REQUIRED  
REINF. = REINFORCED  
SHT. = SHEET  
SPEC. = SPECIFICATIONS  
SQ. = SQUARE  
IN. = INCH  
S.F. = SQUARE FEET  
S.Y. = SQUARE YARD  
S.S. = STAINLESS STEEL  
T.C. = TOP OF CURB  
T.S. = TOP OF STAIR  
T.W. = TOP OF WALL  
TYP. = TYPICAL  
VERT. = VERTICAL  
W/O = WITH OUT  
W.W.M. = WOVEN WIRE MESH

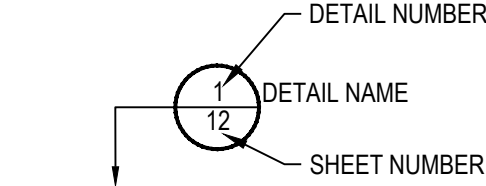
### NOTE IDENTIFICATION



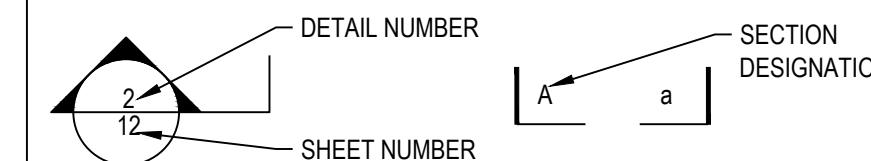
### ELEVATION IDENTIFICATION



### DETAIL IDENTIFICATION



### DETAIL SECTION IDENTIFICATION



OWNER / DEVELOPER      PLANNER / LANDSCAPE ARCHITECT      CIVIL ENGINEER

ESX MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112



pcs group inc. www.pcsgroupco.com  
#3, 8-180 Independence plaza  
1007 16th street - denver co 80265  
1 303.531.4905 / 1 303.531.4908



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

Prepared For

ESX MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com  
#3, 8-180 Independence plaza  
1007 16th street - denver co 80265  
1 303.531.4905 / 1 303.531.4908

Engineering



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

TRAILS AT CROWFOOT  
FILING NO. 6  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by: JWI, BEM, GG

Checked by: PCS STAFF

Submission Date: 10.06.2017

12.22.2017

3.07.2018

4.20.2018

5.23.2018

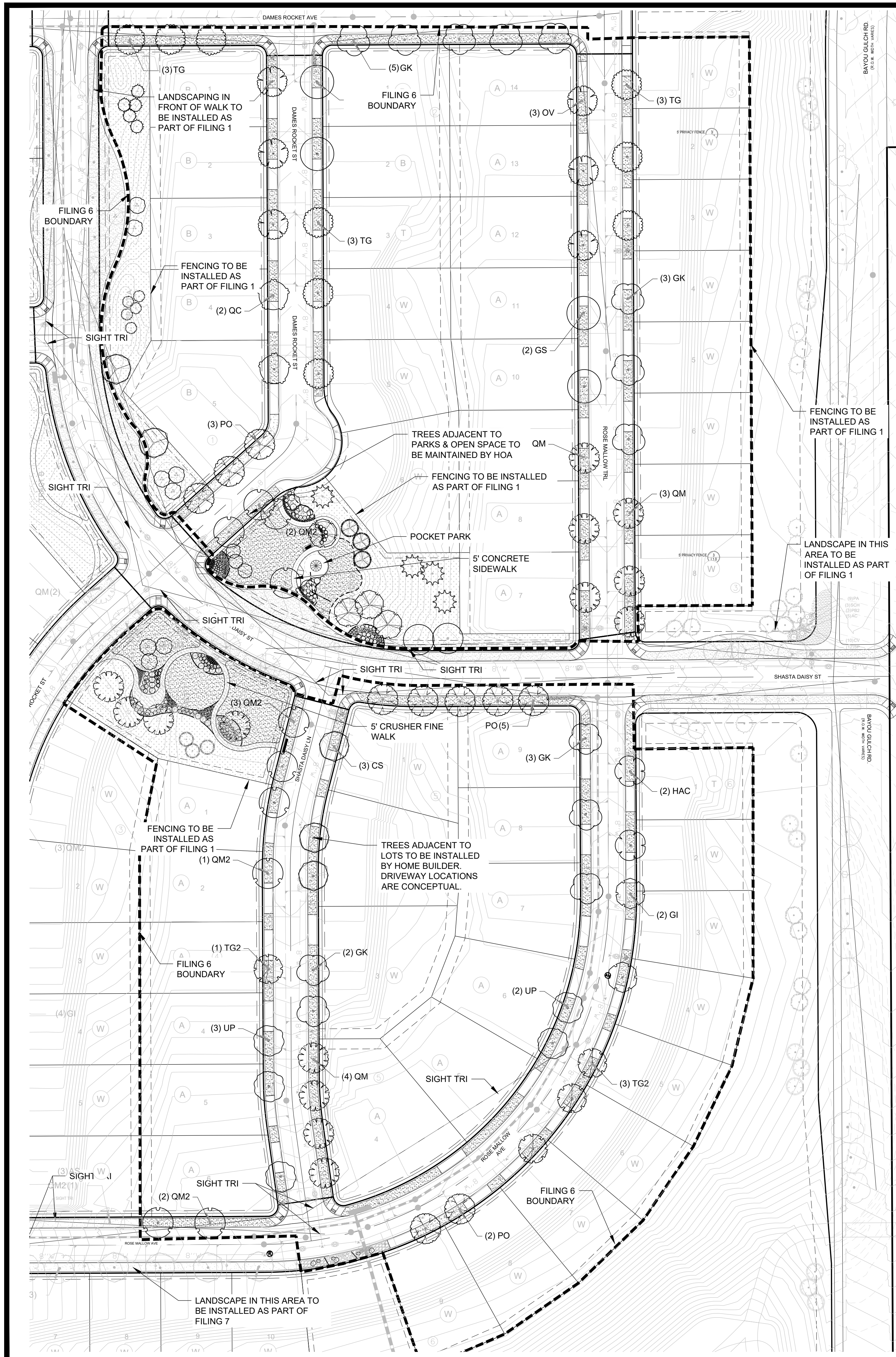
12.13.2022

Sheet Name  
LANDSCAPE COVER SHEET

Sheet Number

L0.0





### OPEN SPACE PLANT SCHEDULE

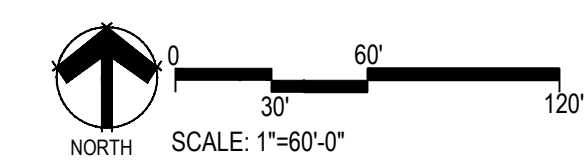
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AS	4	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2.5" CAL
CS	2	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL
GS	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL
QM	4	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL
QM2	2	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
PC	4	PICEA PUNGENS	COLORADO SPRUCE	B & B	6'-8" HT
PP	5	PINUS EDULIS	PINON PINE	B & B	6'-8" HT
PSP	3	PINUS FLEXILIS	LIMBER PINE	B & B	6'-8" HT
PN	5	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT
PPI	3	PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8" HT
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AH	11	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL
WKH	3	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2" CAL
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
SP	30	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER	1 GAL	2.5" X 1.5"
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CD	18	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	2'-3'
CI	58	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'
CH	13	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X 3'
PS2	12	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'
PD	37	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	2' X 3'
RT	20	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	4' X 5'
RG	4	RIBES AUREUM	GOLDEN CURRANT	5 GAL	4' X 6'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
JH	7	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	1.5' X 6'
BUJ	8	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6'
PS	13	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
BOG	116	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2' X 2'
MY	14	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3' X 3'
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	2,223 SF	CRUSHER FINES	CRUSHER FINES	MULCH	
	15,302 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD	
	2,557 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH	
		TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES			

### STREETSCAPE PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL/PER/HT.
CS	3	Catalpa speciosa	Northern Catalpa	B & B	2.5" Cal
HAC	2	Celtis occidentalis	Common Hackberry	B & B	2.5" Cal
GI	2	Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	B & B	2.5" Cal
GS	4	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2.5" Cal
GK	13	Gymnocladus dioica	Kentucky Coffee Tree	B & B	2.5" Cal
OV	6	Ostrya virginiana	American Hornbeam	B & B	2.5" Cal
PO	10	Platanus occidentalis	American Sycamore	B & B	2.5" Cal
QC	2	Quercus macdonnellii 'Clemons' TM	Heritage Oak	B & B	2.5" Cal
QM	10	Quercus macrocarpa	Burr Oak	B & B	2.5" Cal
QM2	8	Quercus muehlenbergii	Chinkapin Oak	B & B	2.5" Cal
TG2	4	Tilia cordata 'Glenleven'	Glenleven Littleleaf Linden	B & B	2.5" Cal
TG	9	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2.5" Cal
UP	5	Ulmus americana 'Princeton'	American Elm	B & B	2.5" Cal
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	28,707 sf	ENVIROTURF RE: LANDSCAPE NOTES	ENVIROTURF	sod	
	494 sf	ROCK MULCH -GREY, 1-1/2" MOUNTAIN GRANITE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 1-1/2" MOUNTAIN GRANITE	mulch	
	224 sf	ROCK MULCH GRAY-1-1/2" MTN GRANITE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GRAY-1-1/2" MTN GRANITE	mulch	

NOTES:

- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
- NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. SHRUBS AND WILL BE LOWER THAN 2' WITHIN SIGHT TRIANGLES.
- ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.
- DRIVEWAY LOCATIONS ARE CONCEPTUAL. EXACT STREET TREE LOCATIONS TO MOVE WHEN DRIVEWAYS ARE LAID OUT IN THE FIELD. QUANTITIES WILL REMAIN THE SAME.

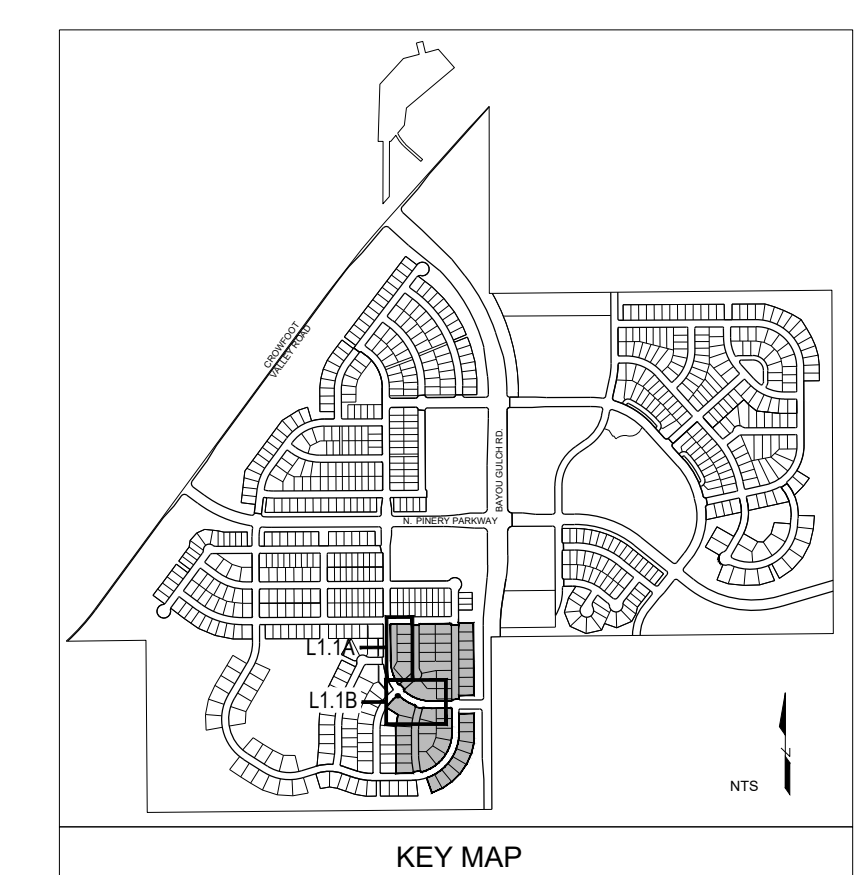


**PARKER**  
COLORADO

Final Document  
Subject To Conditions In Approval Letter

APPROVED DATE: 02/16/2023

Planning Approval By: A. Wood Hicken



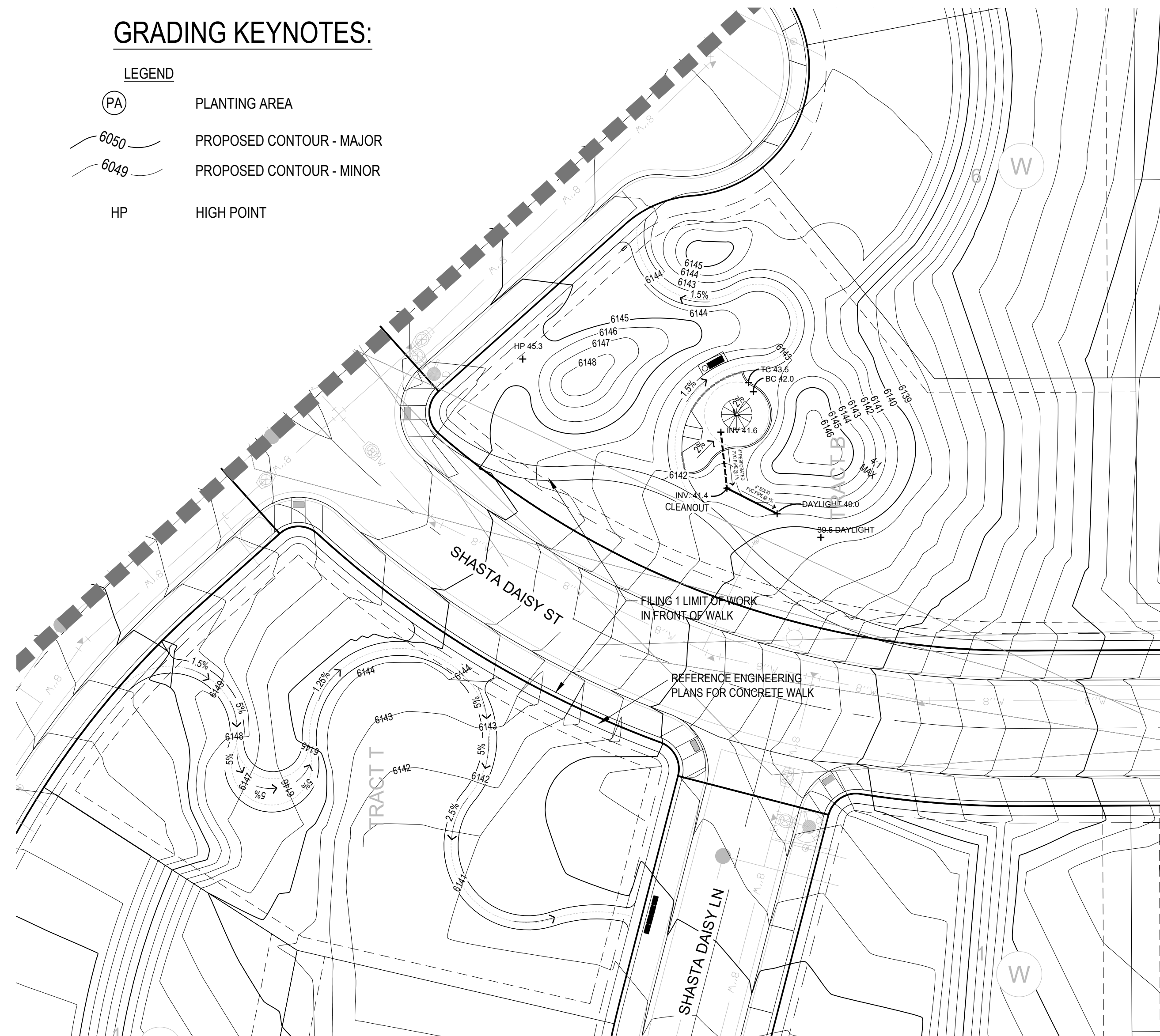
Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 10.06.2017  
12.22.2017  
3.07.2018  
4.20.2018  
5.23.2018  
12.13.2022

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

**GRADING KEYNOTES:**

**LEGEND**

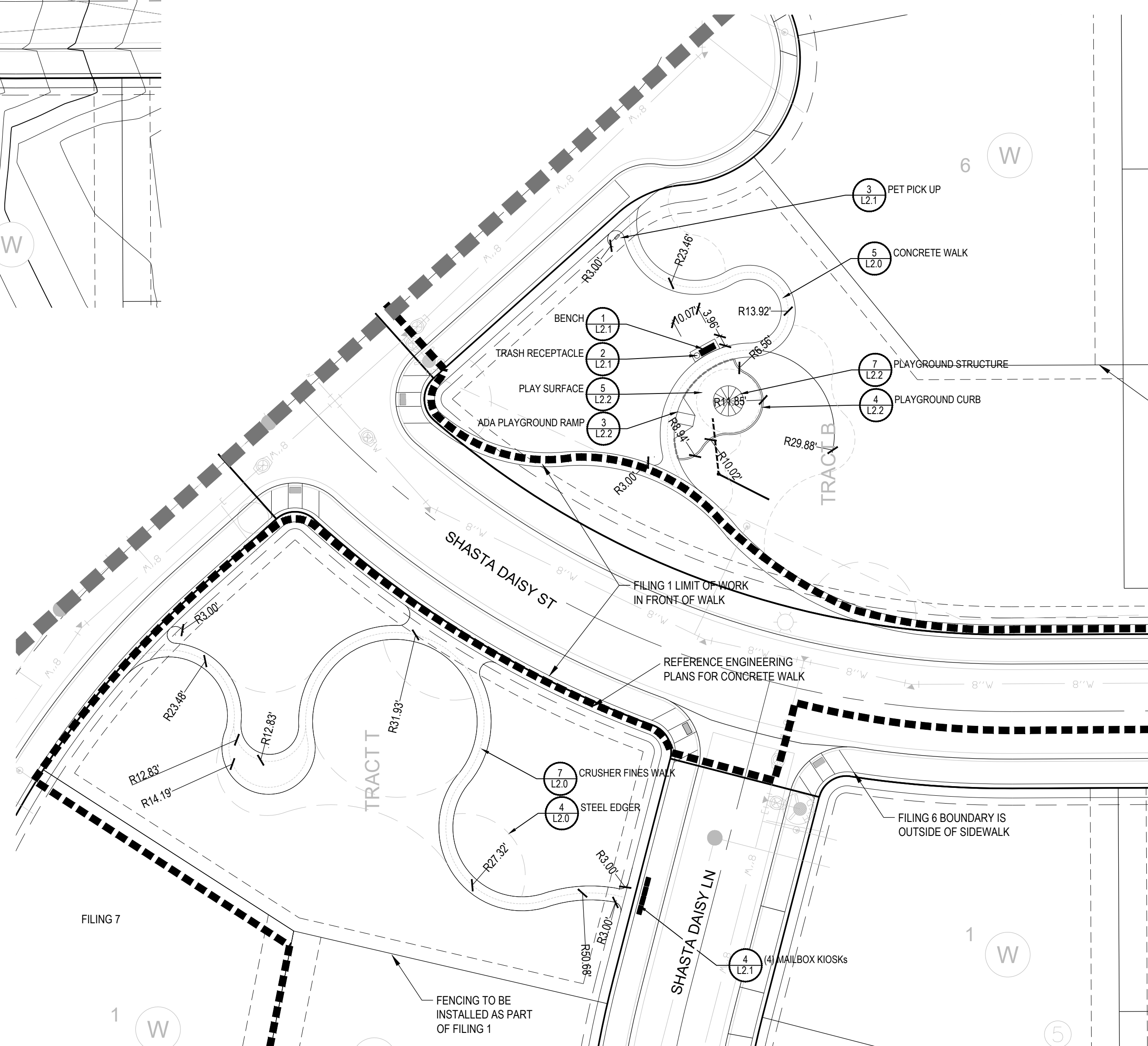
- (PA) PLANTING AREA
- 6050 PROPOSED CONTOUR - MAJOR
- 6049 PROPOSED CONTOUR - MINOR
- HP HIGH POINT



**GRADING PLAN**

**LANDSCAPE GRADING NOTES**

1. SLOPES NOT TO EXCEED 4:1 MAX. - 1% MIN.
2. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES (75 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
3. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
4. STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
5. STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMINGLING WITH SUBSOIL.
6. REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.
7. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
8. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL.
9. UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
10. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
11. CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
12. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
  - A. AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
  - B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
13. GRADING ON SLOPES: INSTALL EROSION STABILIZATION FABRIC PER MANUFACTURERS RECOMMENDATIONS ON SLOPED SURFACES EQUAL TO OR GREATER THAN A RATIO OF 1) VERTICAL FOOT TO 3) HORIZONTAL FEET.
14. CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
15. PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
16. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
17. WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
18. TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.



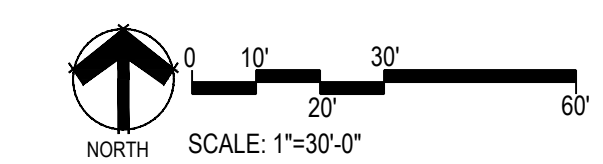
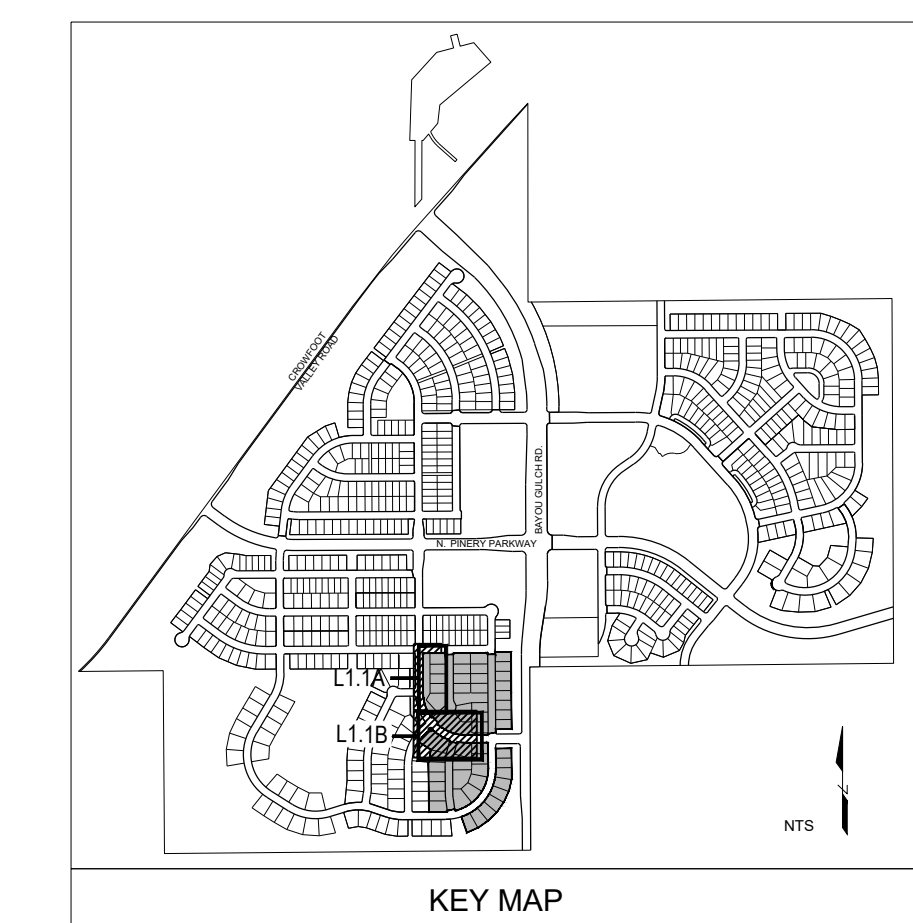
**LAYOUT & AMENITIES PLAN**

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

**LAYOUT NOTES**

1. REFER TO CIVIL ENGINEER DRAWINGS/DATA SETS FOR PROJECT BENCHMARK AND BASIS OF BEARING.
2. SITE LAYOUT DATA INCLUDING COORDINATE POINTS ARE DERIVED FROM CIVIL ENGINEERING CONSULTANT. CONTACT CIVIL ENGINEER REGARDING ANY DISCREPANCIES OR CLARIFICATIONS REGARDING COORDINATE SYSTEMS, SURVEY MARKERS OR OTHER HORIZONTAL CONTROL DATA.
3. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO THE FOLLOWING: CENTERLINES, EDGE OF PAVING, CENTERS OF COLUMNS/POSTS.
4. ALL EDGES OF PAVEMENT ARE TO BE STRAIGHT OR OF CONSISTENT RADIUS, IN THE CASE OF CURVES, AS SHOWN HEREON; NO UNSPECIFIED TANGENTS OR KINKS WILL BE APPROVED.
5. ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO, TO FACILITATE ACCURACY IN CONSTRUCTION STAKING, UPON WRITTEN REQUEST FROM CONTRACTOR, A CD CONTAINING THE ELECTRONIC DATA COMPRISING THESE SITE DEVELOPMENT DRAWINGS WILL BE FORWARDED FROM THE LANDSCAPE ARCHITECT TO THE LAND SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED TO PERFORM CONSTRUCTION STAKING.
6. IN ORDER TO MAINTAIN THE INTEGRITY OF THE HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.

  
**Final Document**  
**Subject To Conditions In Approval Letter**  
**APPROVED DATE: 02/16/2023**  
**Planning Approval By: A. Wood Hicken**



Prepared For

ESX MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com  
#3, #4-180 Independence plaza  
1007 16th street, denver, co 80265  
1 303.531.4905 f 303.531.4908

Engineering



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

**TRAILS AT CROWFOOT**  
**FILING NO. 6**  
 PARKER, COLORADO  
**LANDSCAPE PLANS**

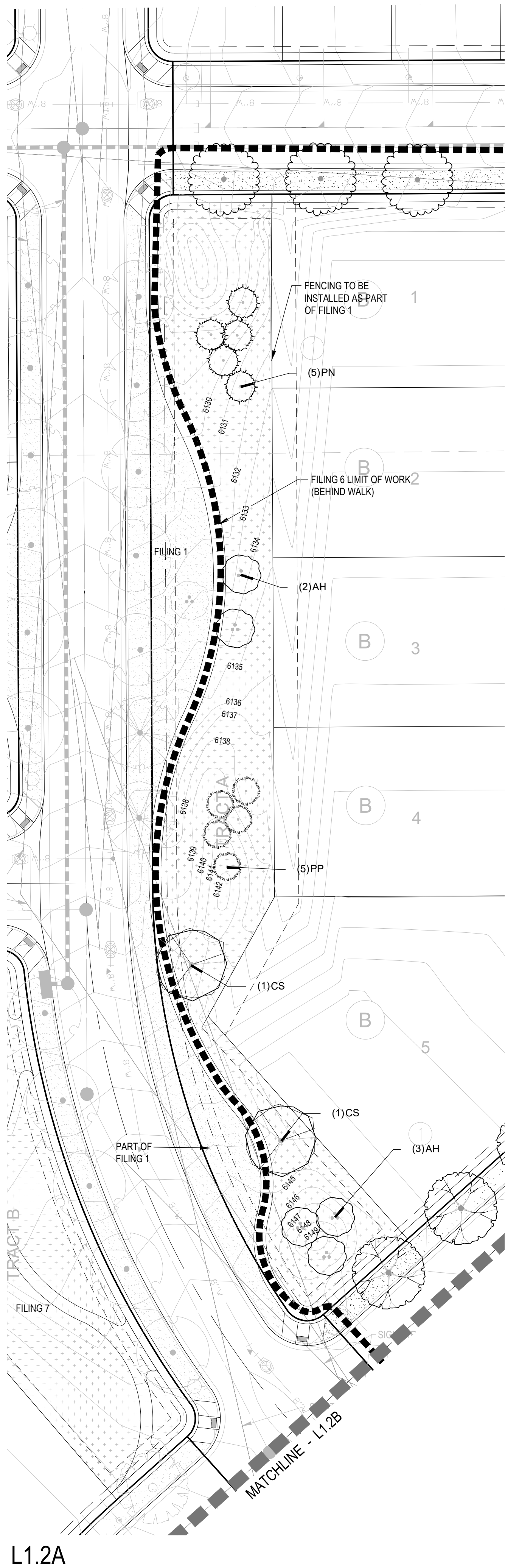
Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	10.06.2017
	12.22.2017
	3.07.2018
	4.20.2018
	5.23.2018
	12.13.2022

Sheet Name  
**LAYOUT AND GRADING PLAN**

Sheet Number

**L1.1**

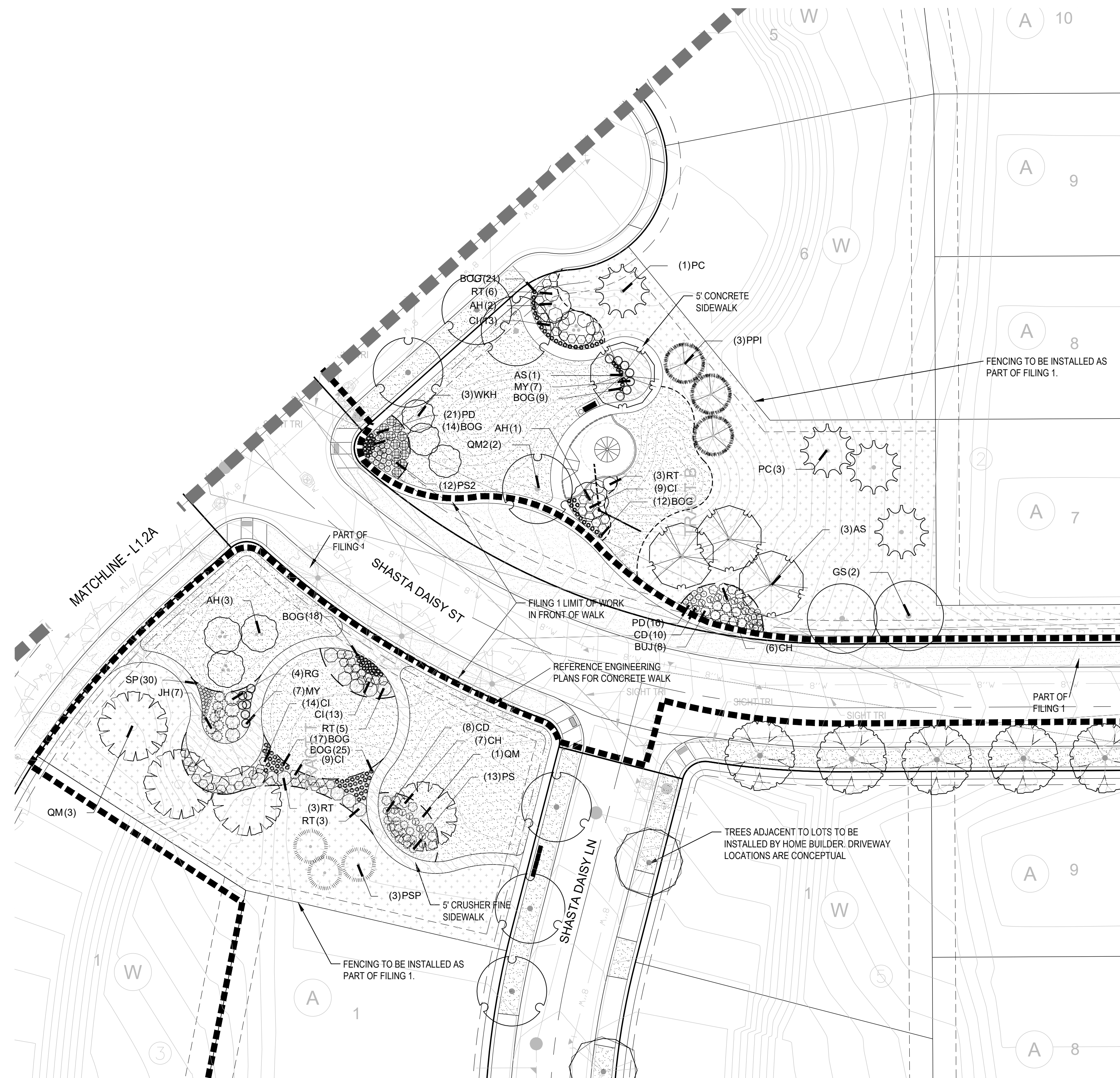
Y:\HESSE RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - FILING 6.DWG  
 Friday, May 19, 2017



L1.2A

**LAYOUT NOTES**

- REFER TO CIVIL ENGINEER DRAWINGS/DATA SETS FOR PROJECT BENCHMARK AND BASIS OF BEARING.
- SITE LAYOUT DATA INCLUDING COORDINATE POINTS ARE DERIVED FROM CIVIL ENGINEERING CONSULTANT. CONTACT CIVIL ENGINEER REGARDING ANY DISCREPANCIES OR CLARIFICATIONS REGARDING COORDINATE SYSTEMS, SURVEY MARKERS OR OTHER HORIZONTAL CONTROL DATA.
- UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO THE FOLLOWING: CENTERLINES, EDGE OF PAVING, CENTERS OF COLUMNS/POSTS.
- ALL EDGES OF PAVEMENT ARE TO BE STRAIGHT OR OF CONSISTENT RADIUS, IN THE CASE OF CURVES, AS SHOWN HEREON; NO UNSPECIFIED TANGENTS OR KINKS WILL BE APPROVED.
- ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO, TO FACILITATE ACCURACY IN CONSTRUCTION STAKING. UPON WRITTEN REQUEST FROM CONTRACTOR, A CD CONTAINING THE ELECTRONIC DATA COMPRISING THESE SITE DEVELOPMENT DRAWINGS WILL BE FORWARDED FROM THE LANDSCAPE ARCHITECT TO THE LAND SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED TO PERFORM CONSTRUCTION STAKING.
- IN ORDER TO MAINTAIN THE INTEGRITY OF THE HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.



L1.2B



**Final Document**  
**Subject To Conditions In Approval Letter**

**APPROVED DATE: 02/16/2023**

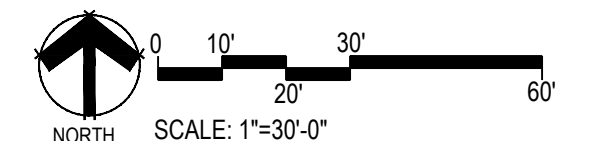
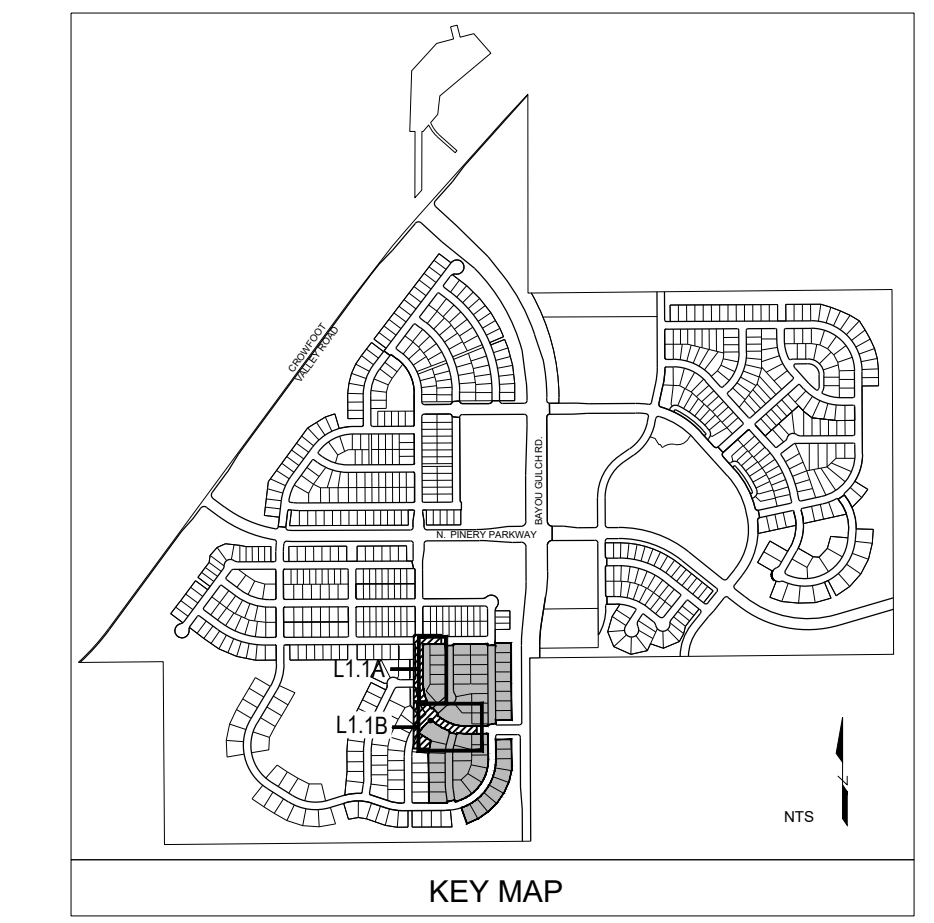
**Planning Approval By: A. Wood Hicken**

**PLANT & GROUNDCOVER LIST**

<b>DECIDUOUS TREES</b>	<b>COMMON NAME</b>
AS	SCHWEDLER MAPLE
CS	NORTHERN CATALPA
GS	SHADEMASTER LOCUST
QM	BURR OAK
QM2	CHINKAPIN OAK
<b>EVERGREEN TREES</b>	<b>COMMON NAME</b>
PC	COLORADO SPRUCE
PP	PINON PINE
PSP	LIMBER PINE
PN	AUSTRIAN BLACK PINE
PPI	PONDEROSA PINE
<b>ORNAMENTAL TREES</b>	<b>COMMON NAME</b>
AH	HOT WINGS TATARIAN MAPLE
WKH	'WINTER KING' HAWTHORN
<b>ANNUALS/PERENNIALS</b>	<b>COMMON NAME</b>
SP	PINCUSHION FLOWER
<b>DECIDUOUS SHRUBS</b>	<b>COMMON NAME</b>
CD	BLUE MIST SHRUB
CI	LITTLE LEAF MOUNTAIN MAHOGANY
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PD	GOLD DROP POTENTILLA
RT	THREE LEAF SUMAC
RG	GOLDEN CURRANT
<b>EVERGREEN SHRUBS</b>	<b>COMMON NAME</b>
JH	HUGHES JUNIPER
BUJ	BUFFALO JUNIPER
PS	MUGO PINE
<b>ORNAMENTAL GRASSES</b>	<b>COMMON NAME</b>
BOG	BLUE OAT GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
<b>GROUND COVERS</b>	<b>COMMON NAME</b>
[Symbol]	CRUSHER FINES
[Symbol]	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY
[Symbol]	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES
[Symbol]	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES

**NOTES:**

- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
- NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
- SHRUBS AND WILL BE LOWER THAN 2' WITHIN SIGHT TRIANGLES.
- ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.



Prepared For

**ESX MANAGEMENT**  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcsgroupco.com  
#3, #4, #8 Independence plaza  
1007 16th street, denver, co 80265  
1 303.531.4905, f 303.531.4908

Engineering

**CVL**  
CONSULTANTS

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

**TRAILS AT CROWFOOT**  
FILING NO. 6  
PARKER, COLORADO

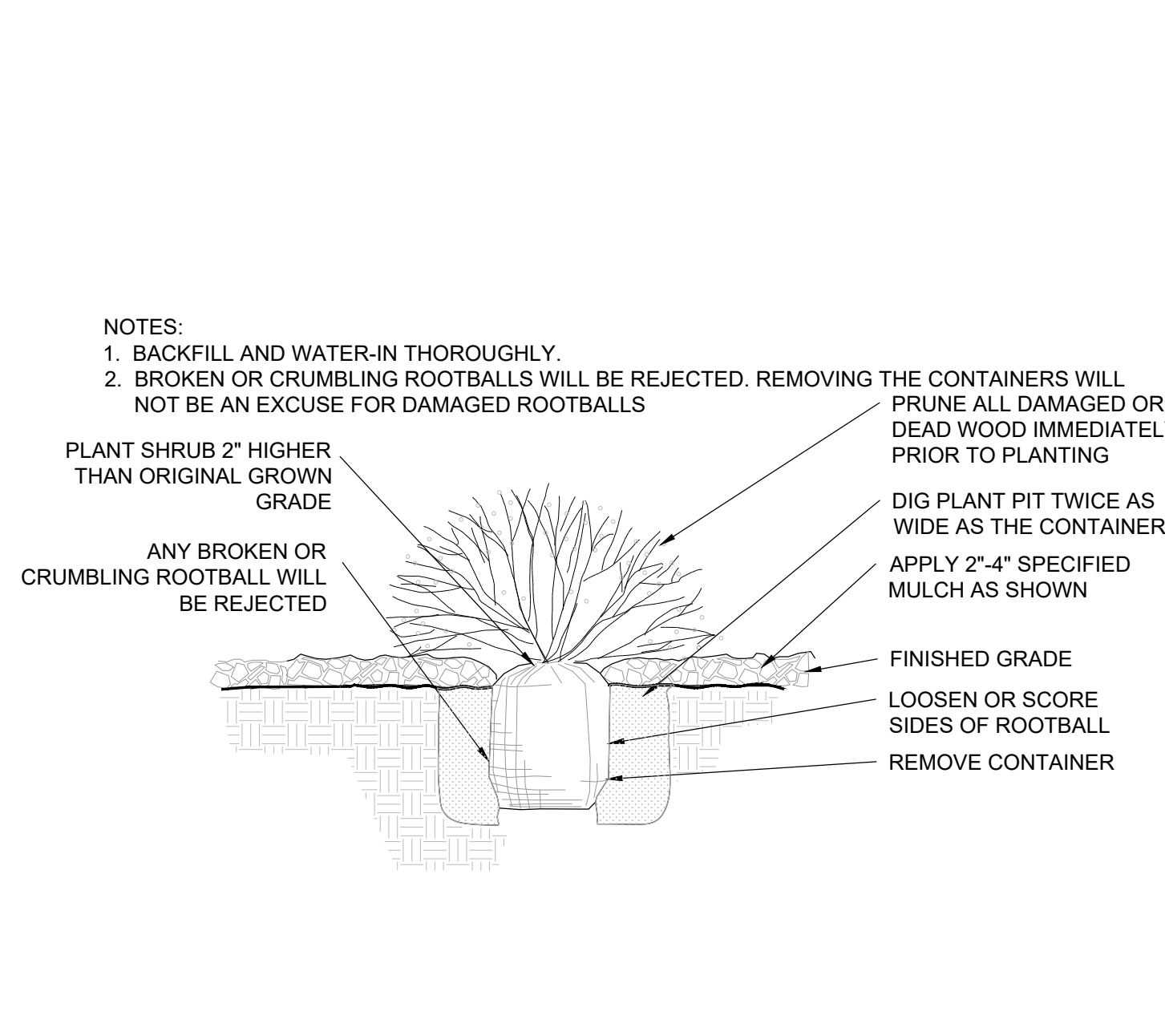
**LANDSCAPE PLANS**

Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 10.06.2017  
12.22.2017  
3.07.2018  
4.20.2018  
5.23.2018  
12.13.2022

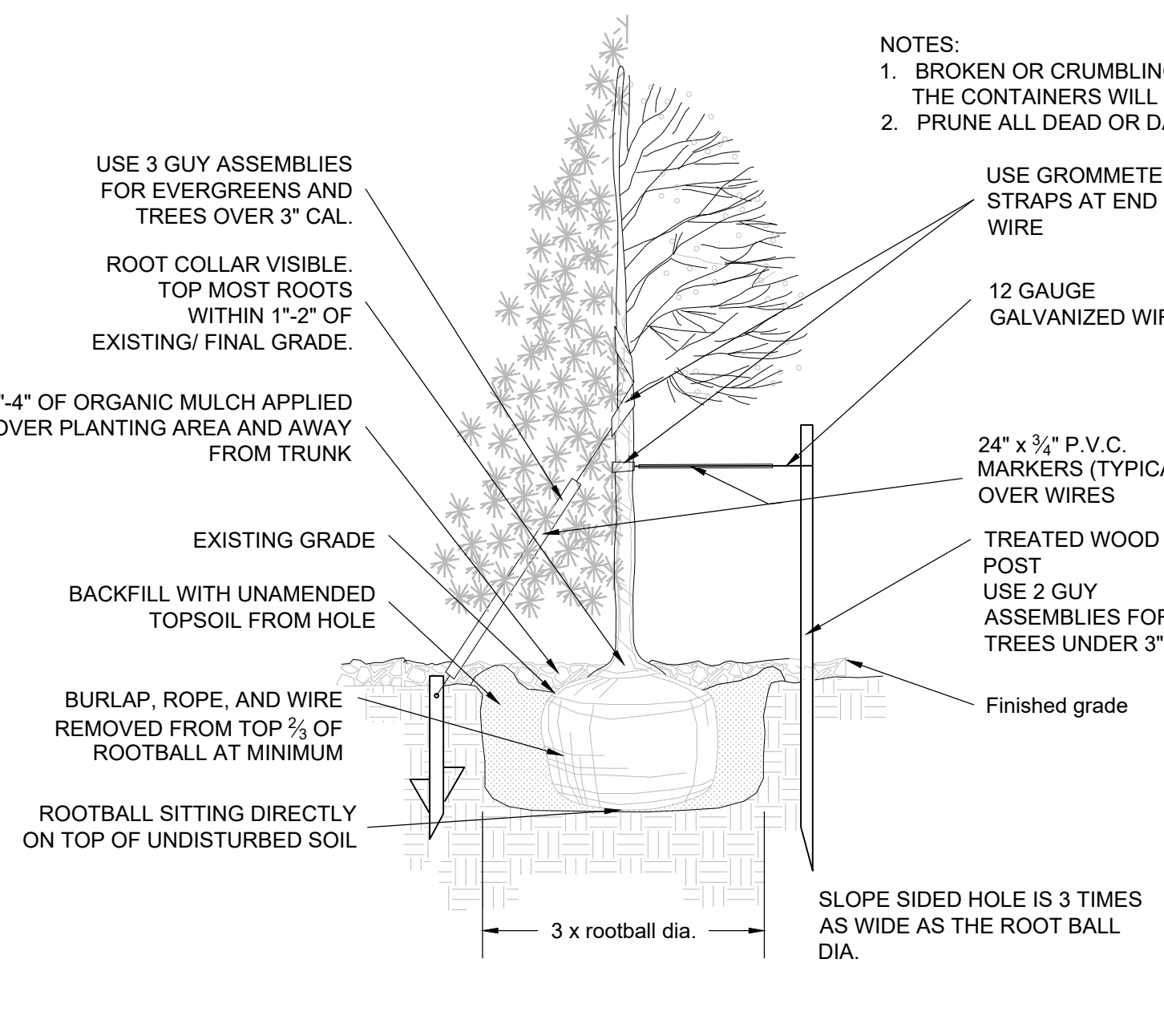
Know what's below.  
Call before you dig.  
**811**

Sheet Name  
**LANDSCAPE PLAN ENLARGEMENTS**

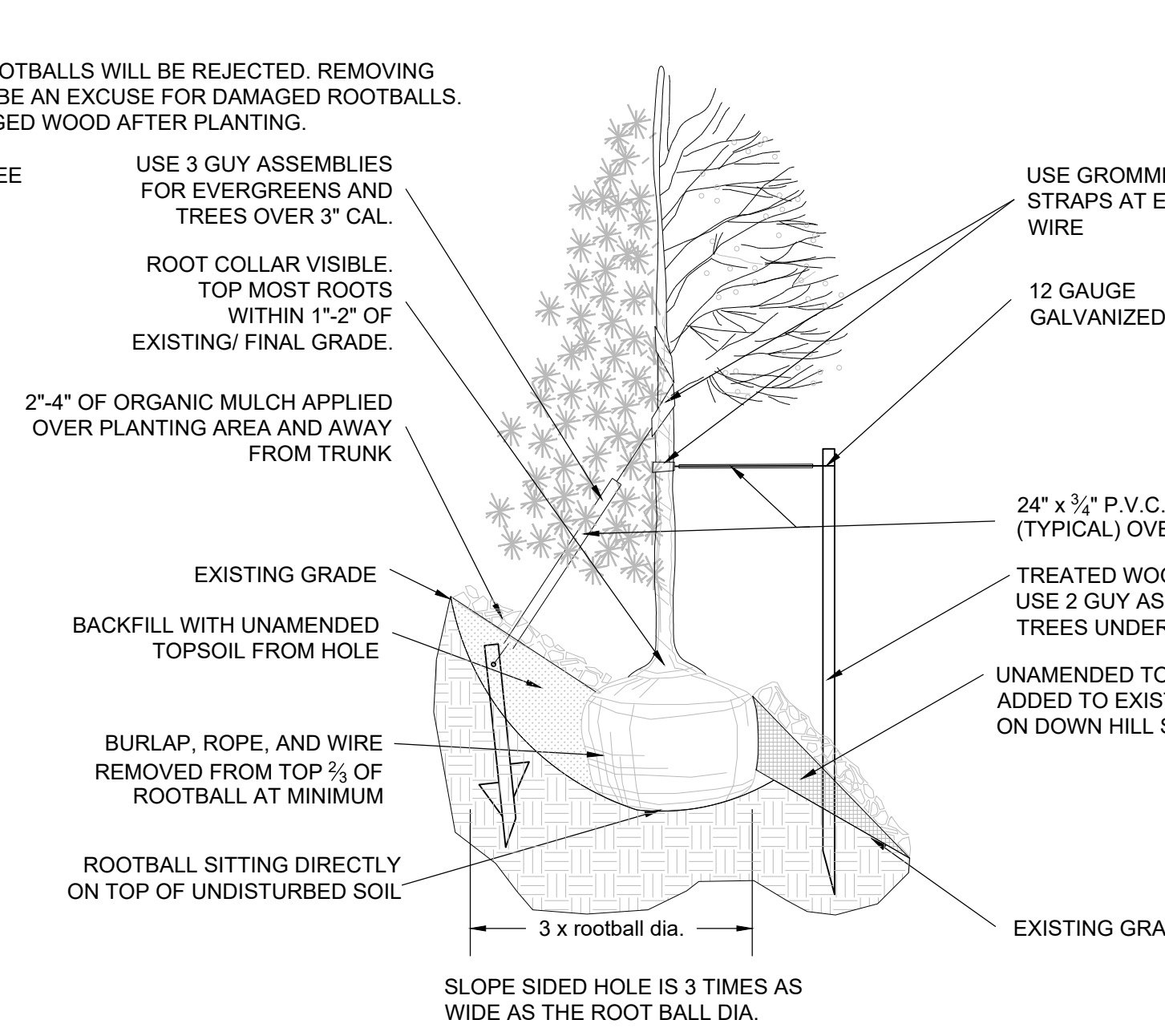
Sheet Number  
**L1.2**



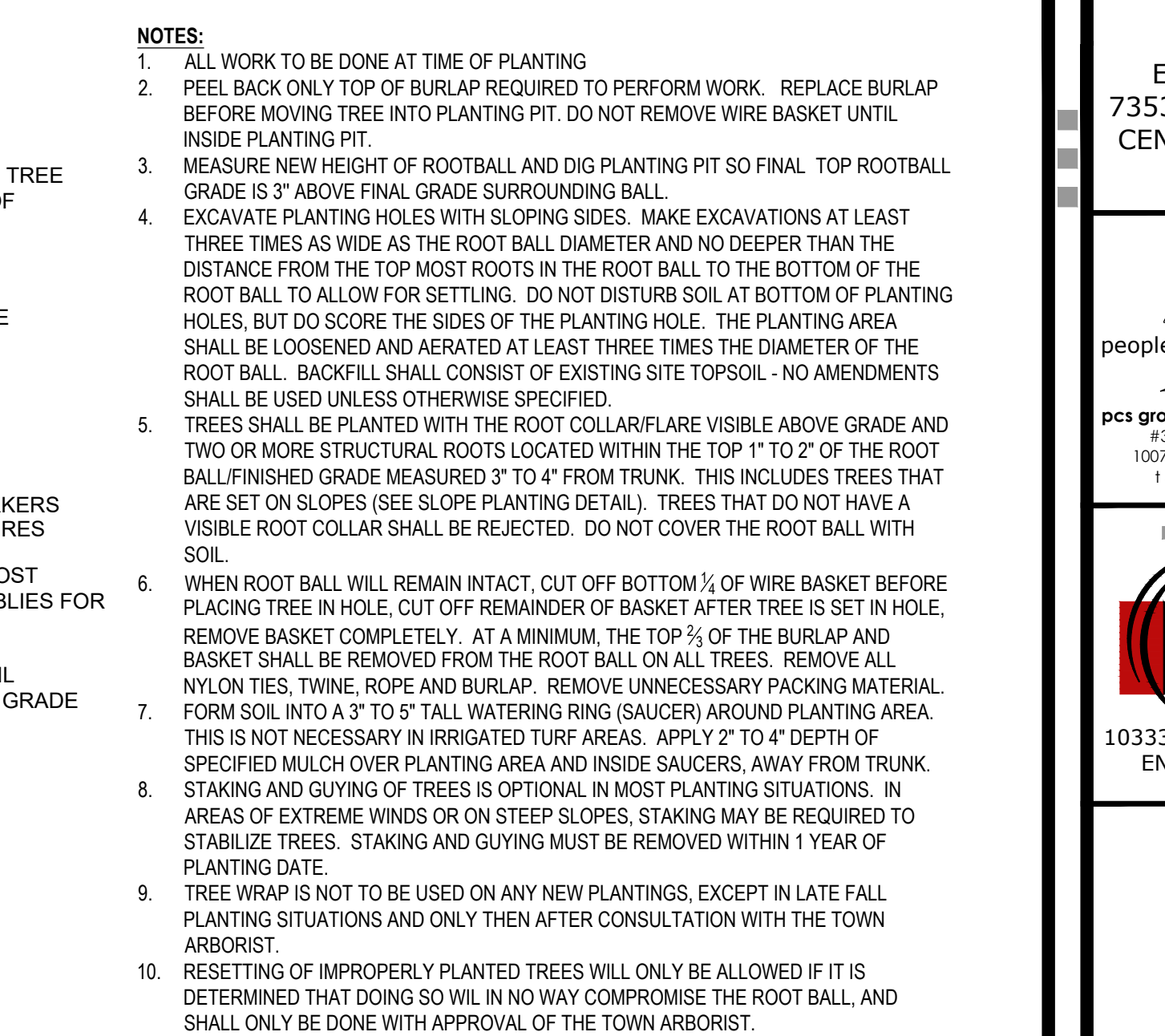
1 SHRUB PLANTING NOT TO SCALE



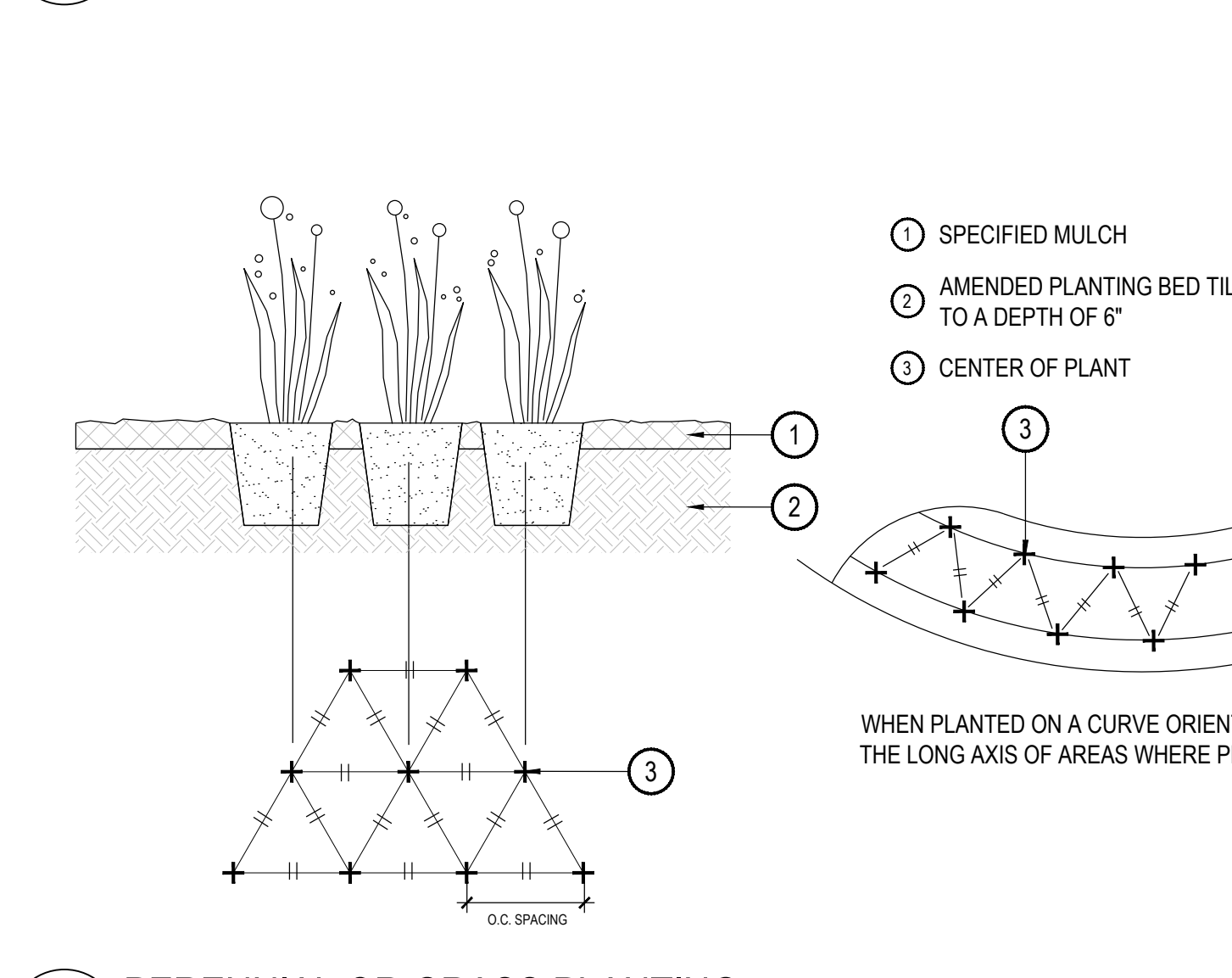
2 TREE PLANTING NOT TO SCALE



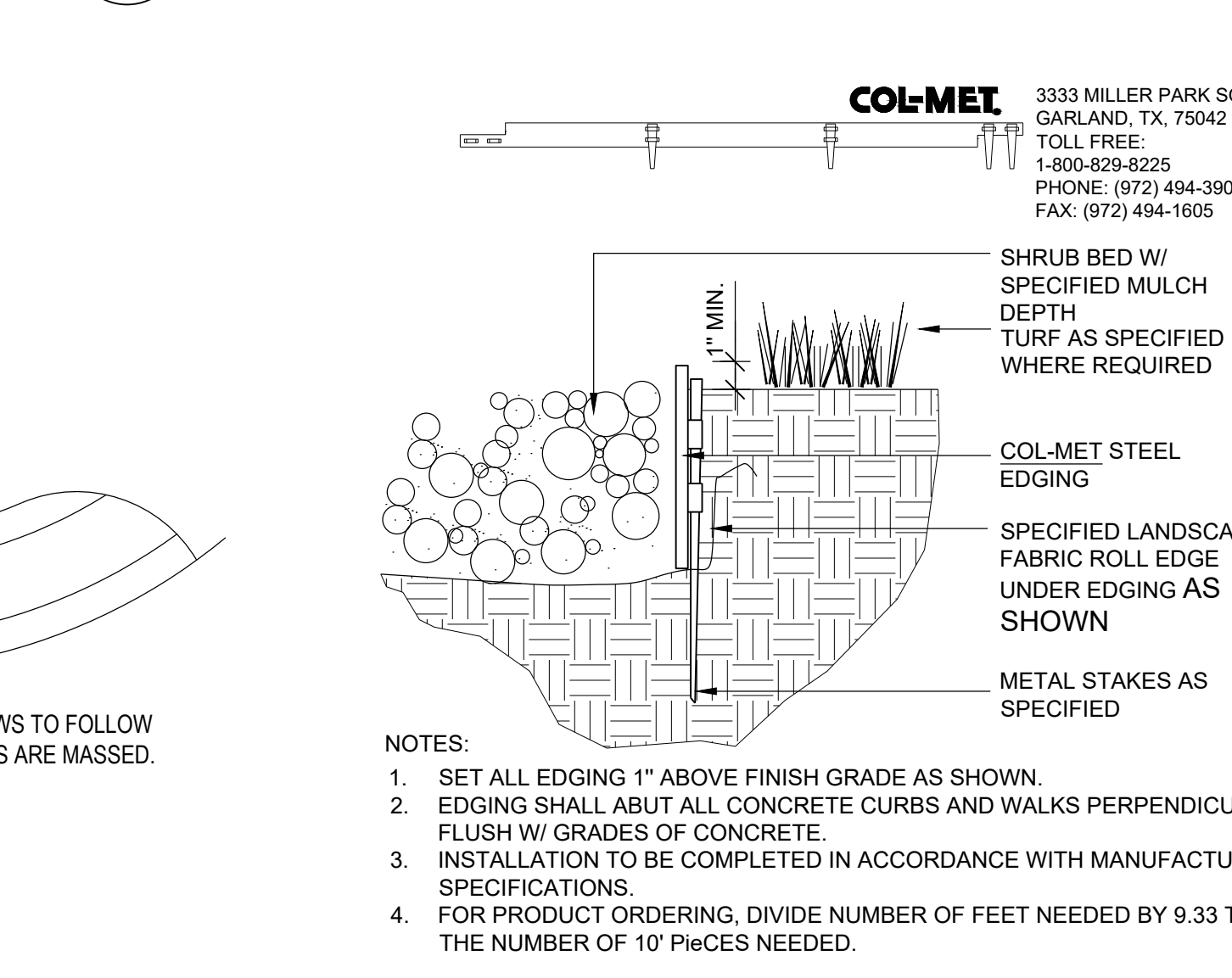
3 PERENNIAL OR GRASS PLANTING NOT TO SCALE



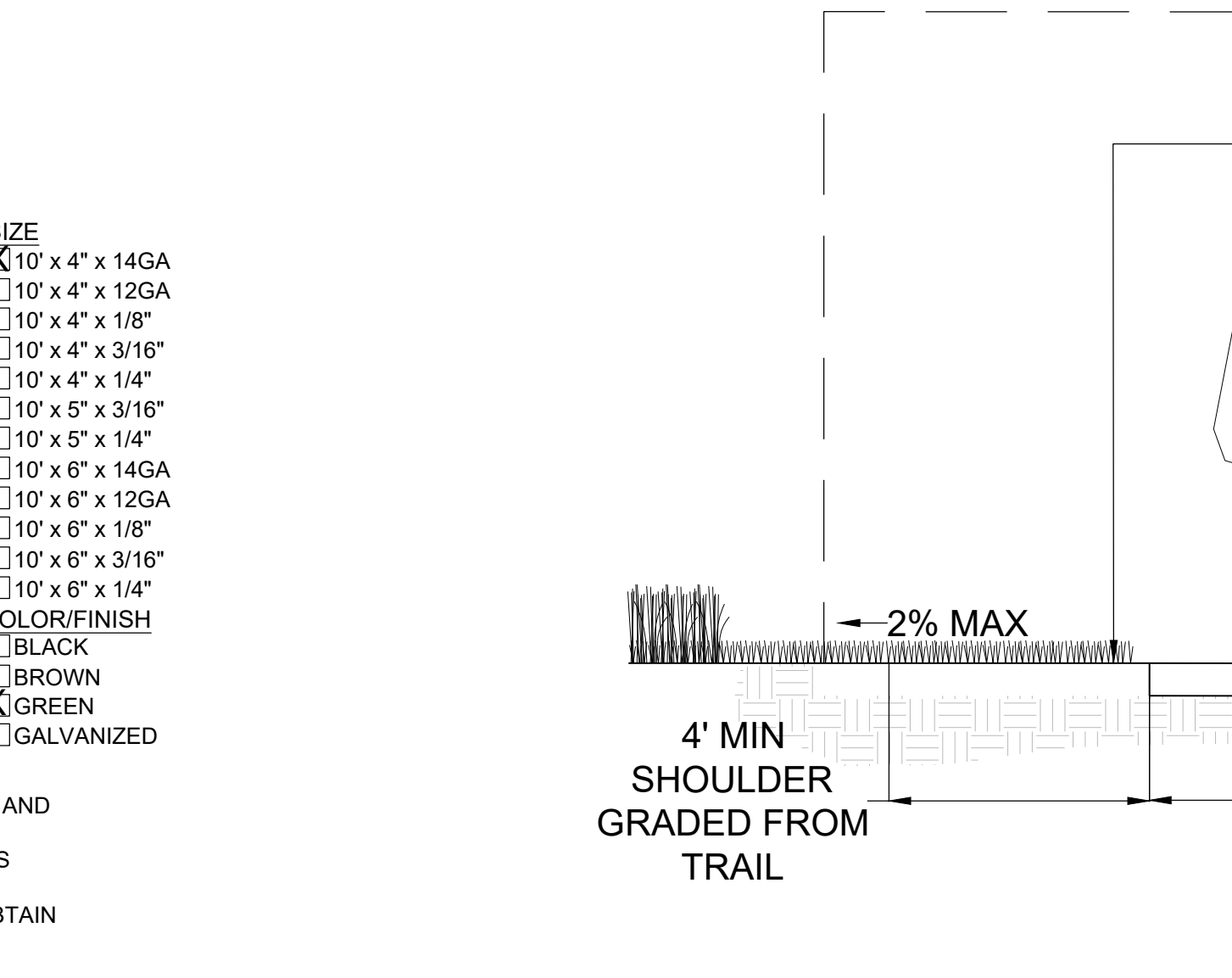
4 STEEL EDGER NOT TO SCALE



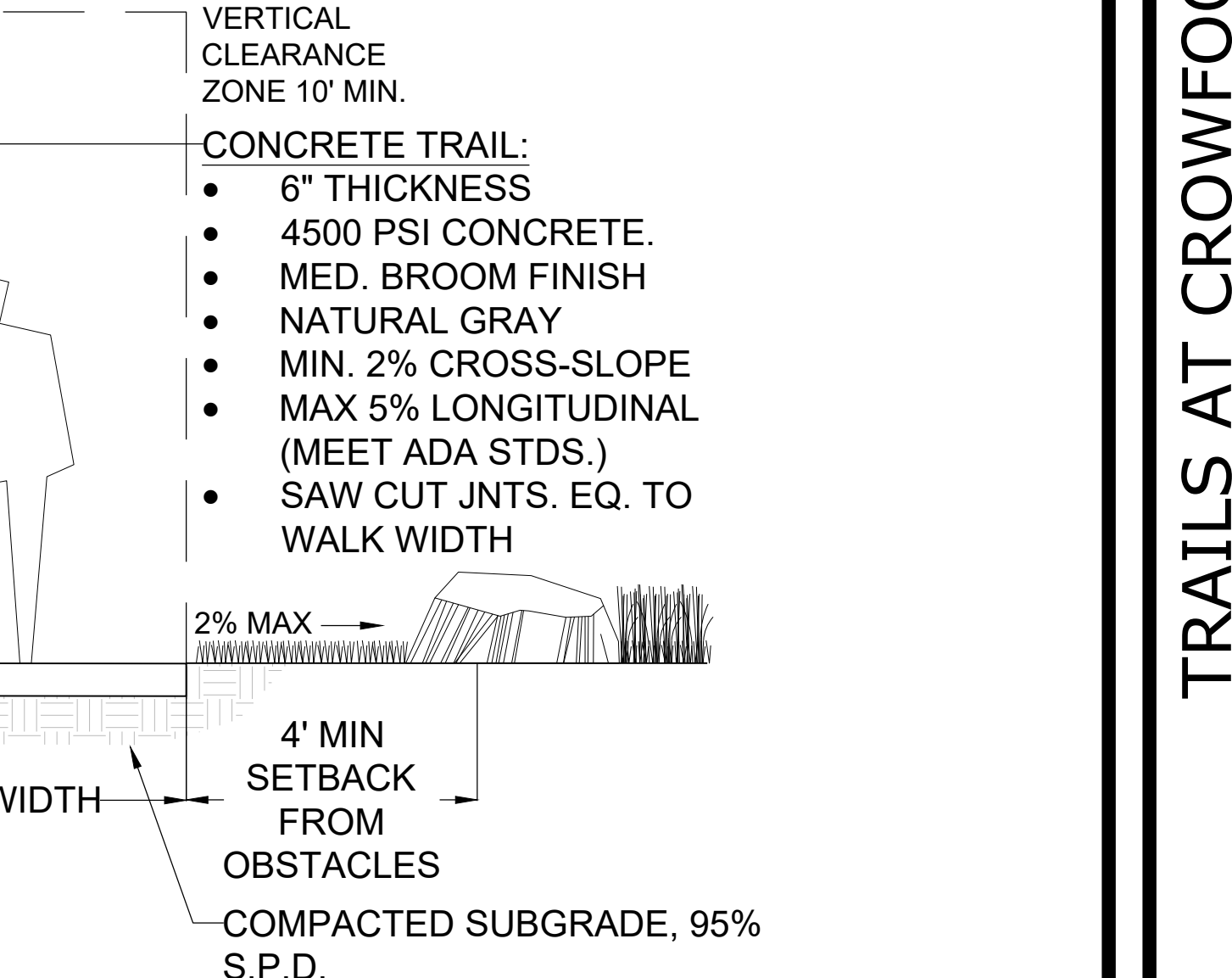
5 CONCRETE WALK NOT TO SCALE



6 CONCRETE WALK JOINTS NOT TO SCALE



7 CRUSHER FINES WALK NOT TO SCALE



8 CRUSHER FINES WALK NOT TO SCALE

Y:\HESR\_RANCH\LANDSCAPE\_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP\_PLANS - FILING 6.DWG  
Friday, May 19, 2017

TRAILS AT CROWFOOT  
FILING NO. 6  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	10.06.2017
	12.22.2017
	3.07.2018
	4.20.2018
	5.23.2018
	12.13.2022

Sheet Name  
SITE & LANDSCAPE  
DETAILS

Sheet Number

L2.0

**PARKER COLORADO**

Final Document  
Subject to Conditions in Approval Letter

APPROVED DATE: 02/16/2023

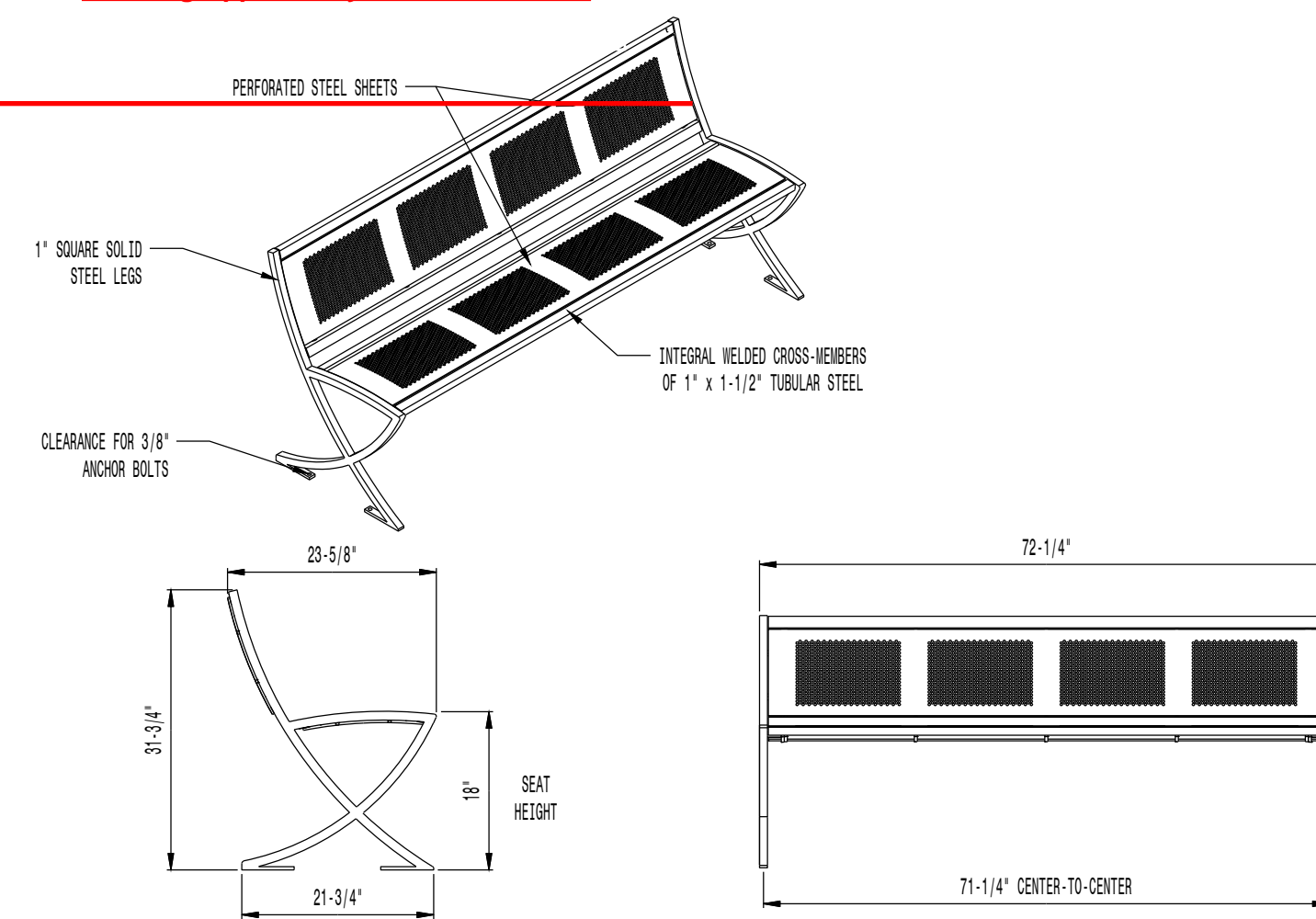
Planning Approval By: A. Wood Hicken



Final Document  
Subject To Conditions In Approval Letter

APPROVED DATE: 02/16/2023

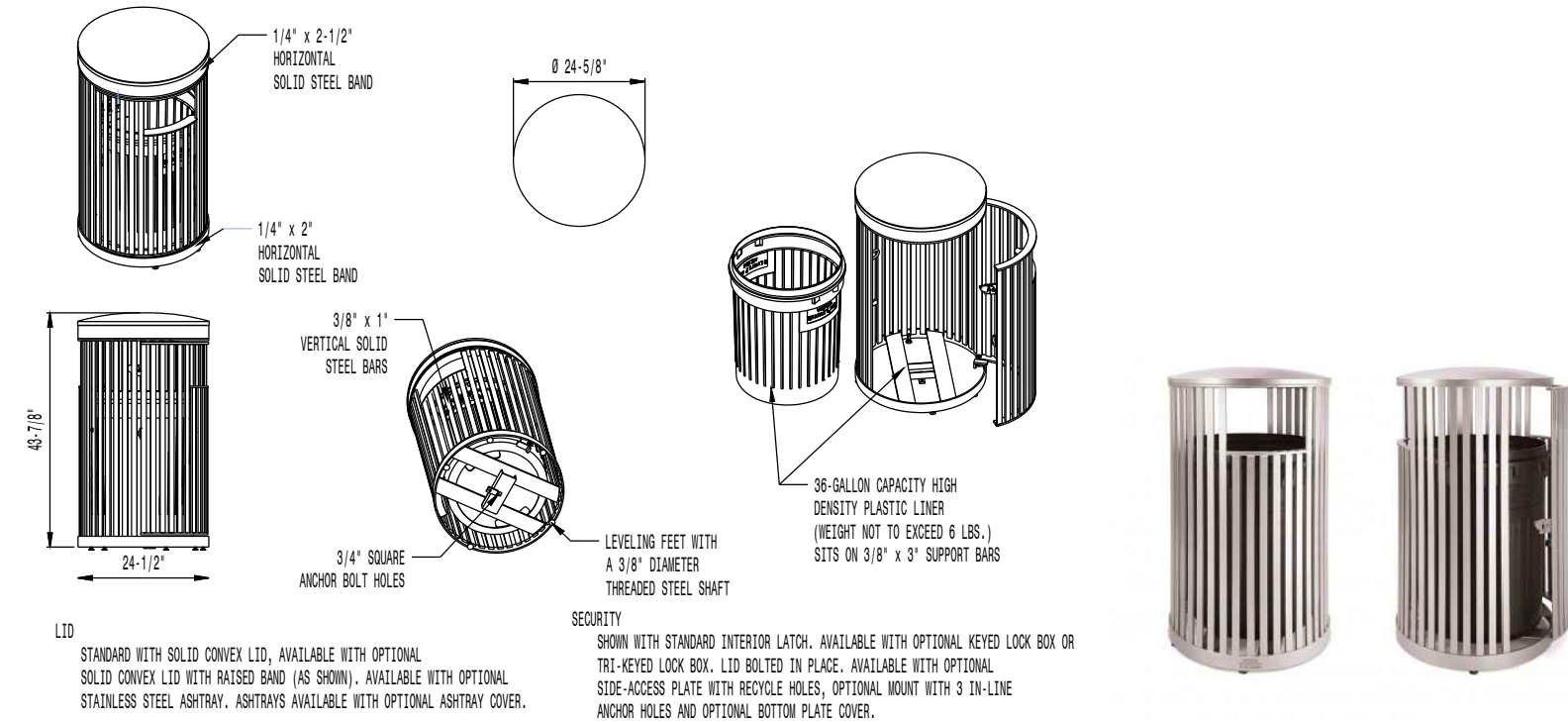
Planning Approval By: A. Wood Hicken



- NOTES:
- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
  - ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER COATED WITH T.G.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRE-TREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
  - IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL TABLES AND BENCHES ARE IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
  - ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
  - FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
  - ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
  - THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

SPECIFICATIONS:  
MODEL: LILY BENCH LIL-20NA -P- WITHOUT ARMRESTS  
QUANTITY: 1  
LENGTH: (6' LENGTH)  
SEAT SURFACE: RECYCLED SOLID STEEL BARS  
COLOR: POWDER COATED BRONZE  
MOUNTING: SURFACE  
MANUFACTURER: VICTOR STANLEY, INC.  
AS SUPPLIED BY DOWNS & ASSOCIATES  
CONTACT: SYDNEY DOWNS  
P: 303-744-0488

NOT TO SCALE

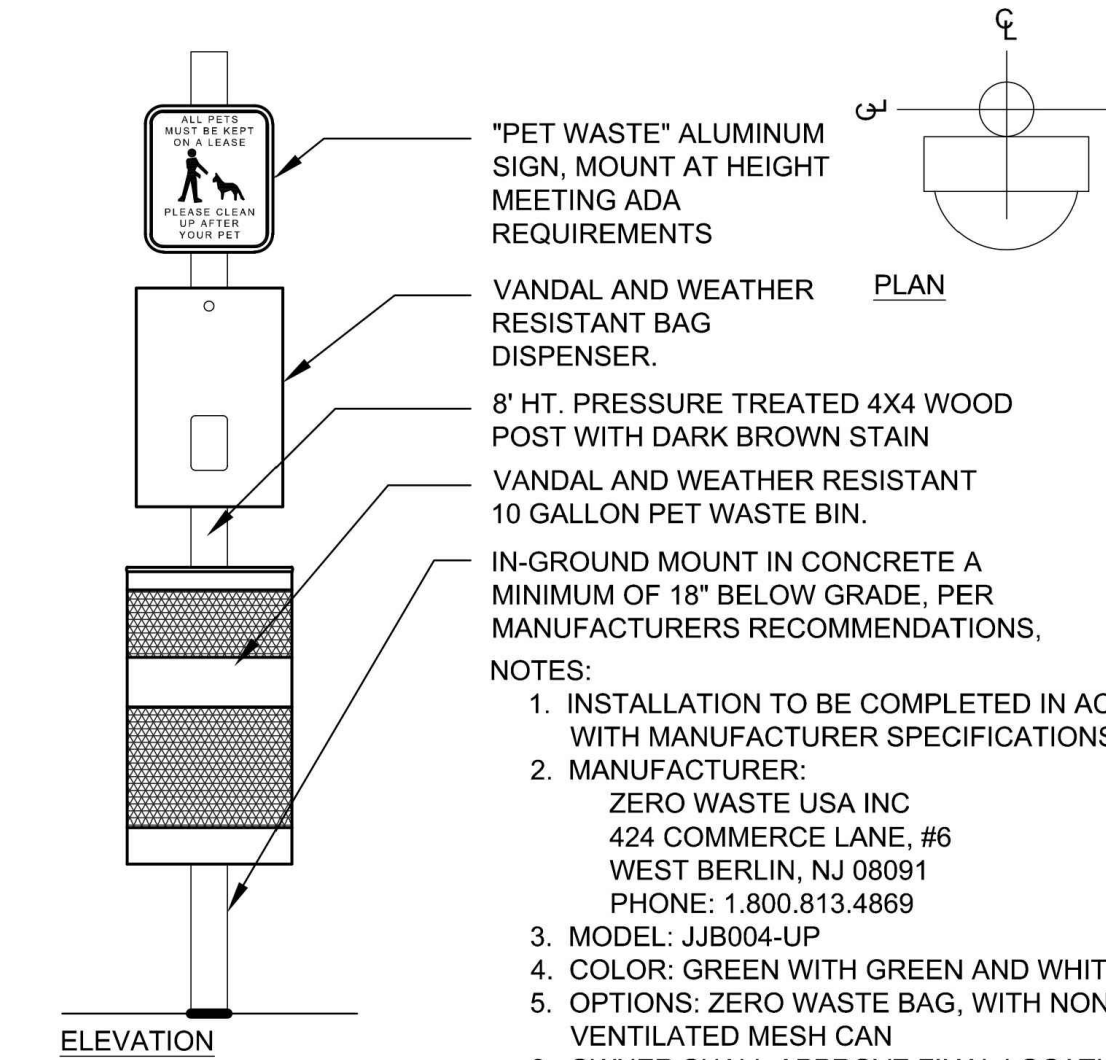


MODEL: STEELITES COLLECTION TRASH CAN SDC-36  
QUANTITY: 1  
MATERIAL: RECYCLED SOLID STEEL BAR  
CAPACITY: 36 GAL.  
FEATURES: SIDE DEPOSIT, SIDE DOOR OPENING  
COLOR: POWDER COATED BRONZE  
MOUNTING: SURFACE  
LID: SOLID CONVEX LID WITH RAISED BAND  
OPTION: INTERNAL LATCH  
MANUFACTURER: VICTOR STANLEY, INC.  
AS SUPPLIED BY DOWNS & ASSOCIATES  
CONTACT: SYDNEY DOWNS  
P: 303-744-0488

- NOTES:
- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
  - ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER COATED WITH T.G.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRE-TREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
  - OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT. STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEVED LOCK ASSEMBLY.
  - THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
  - VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOULDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
  - ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
  - FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
  - ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
  - THIS PRODUCT IS SHIPPED FULLY UNASSEMBLED.

2 TRASH RECEPTACLE

NOT TO SCALE

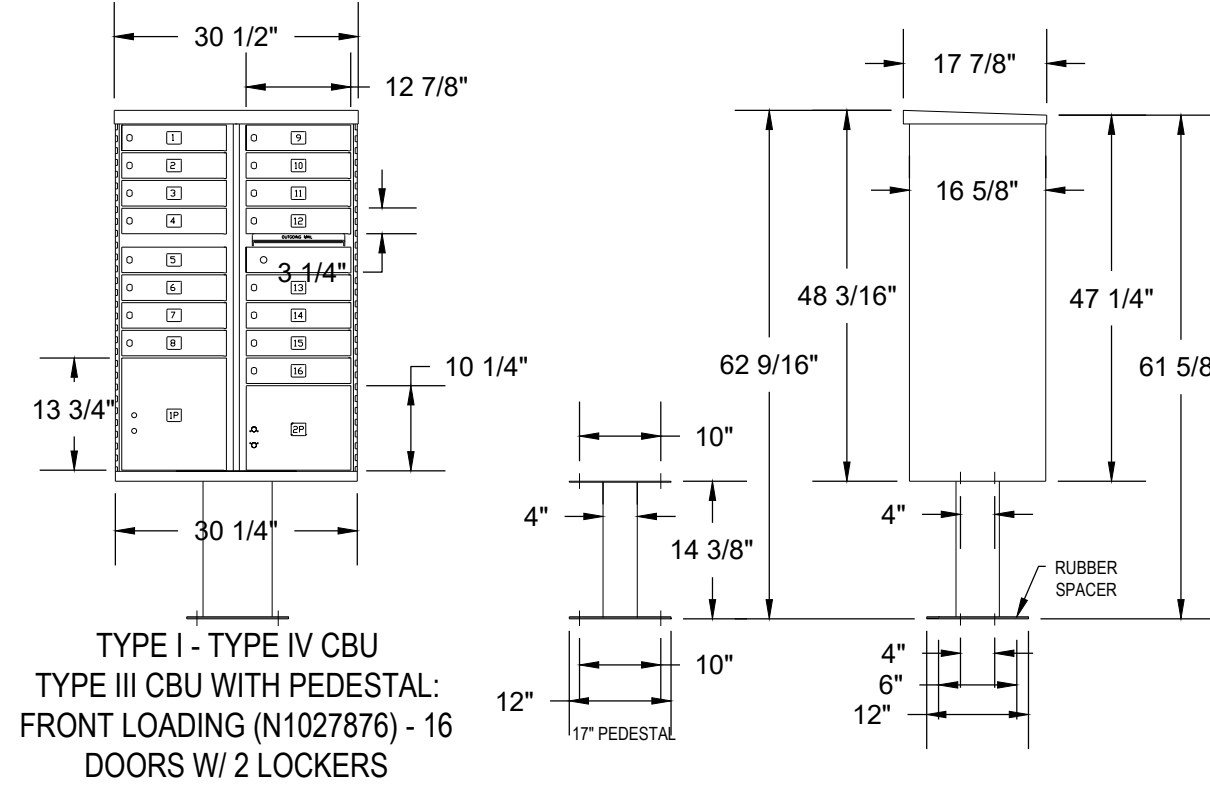


- "PET WASTE" ALUMINUM SIGN, MOUNT AT HEIGHT MEETING ADA REQUIREMENTS
- VANDAL AND WEATHER RESISTANT BAG DISPENSER.
- 8' HT. PRESSURE TREATED 4X4 WOOD POST WITH DARK BROWN STAIN
- VANDAL AND WEATHER RESISTANT 10 GALLON PET WASTE BIN.
- IN-GROUND MOUNT IN CONCRETE A MINIMUM OF 18" BELOW GRADE, PER MANUFACTURER'S RECOMMENDATIONS.
- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
  - MANUFACTURER: ZERO WASTE USA INC  
424 COMMERCE LANE, #6  
WEST BERLIN, NJ 08091  
PHONE: 1.800.813.4869
  - MODEL: JUB004-UP
  - COLOR: GREEN WITH GREEN AND WHITE SIGN
  - OPTIONS: ZERO WASTE BAG, WITH NON-LOCKING VENTILATED MESH CAN
  - OWNER SHALL APPROVE FINAL LOCATIONS OF PET STATION PRIOR TO INSTALLATION.

3 PET WASTE STATION

NOT TO SCALE

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



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

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

16 Box Unit  
Qty: 4



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

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

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

NOT TO SCALE

4 MAILBOX CLUSTER

Y:\HESSE\_RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - FILING 6.DWG Friday, May 19, 2017

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

Land Planning  
people creating spaces  
pcs group inc. www.pcsgroupco.com  
#3, 8-180 Independence plaza  
1007 16th street, denver, co 80265  
1.303.531.4905 . f.303.531.4908

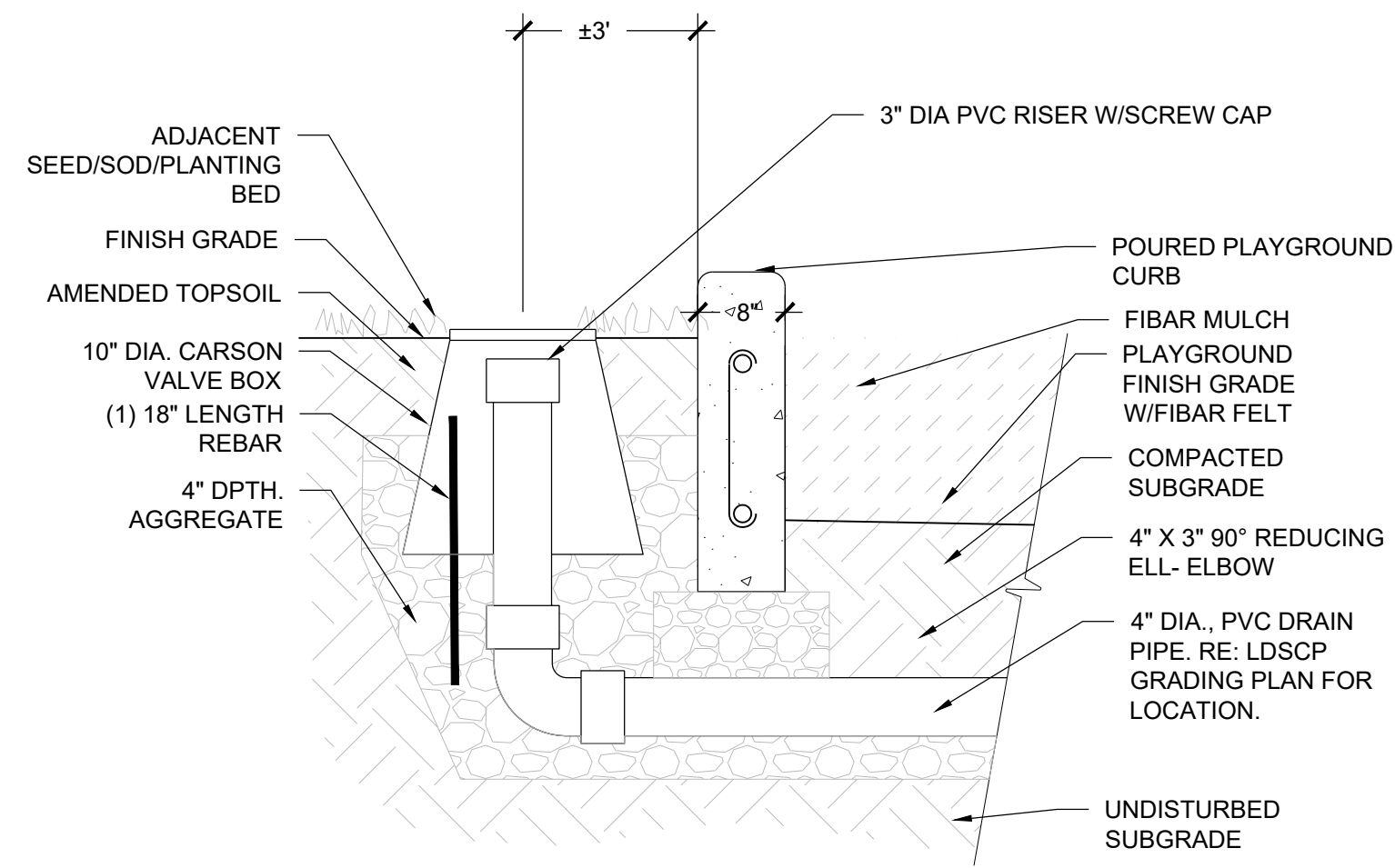
Engineering  
CVL CONSULTANTS  
10333 E. DRY CREEK RD. #240  
ENGLEWOOD, CO 80112  
720-482-9526

TRAILS AT CROWFOOT  
FILING NO. 6  
PARKER, COLORADO  
LANDSCAPE PLANS

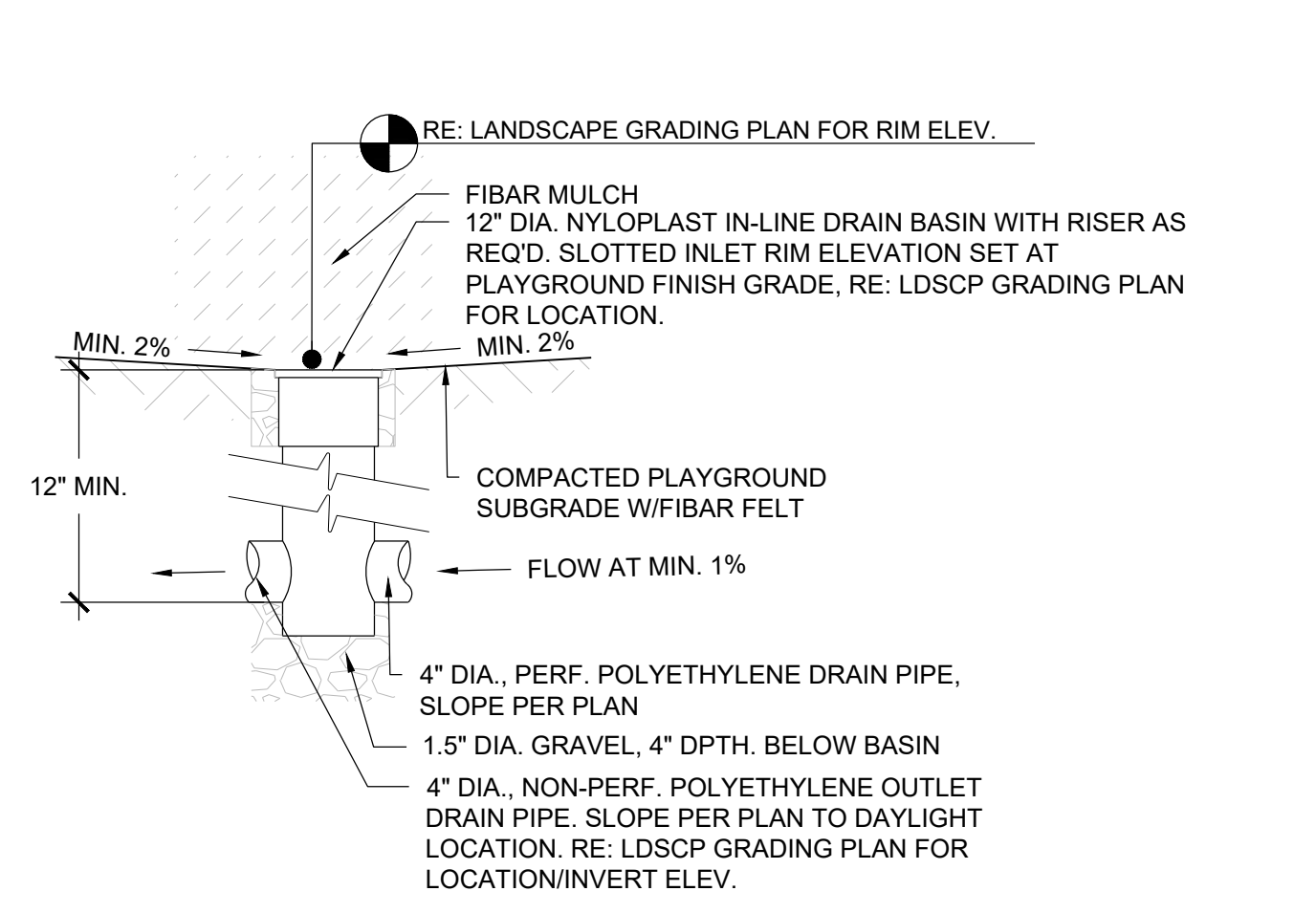
Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	10.06.2017
	12.22.2017
Know what's below. Call before you dig.	3.07.2018
811	4.20.2018
	5.23.2018
	12.13.2022

Sheet Name  
SITE & LANDSCAPE  
DETAILS

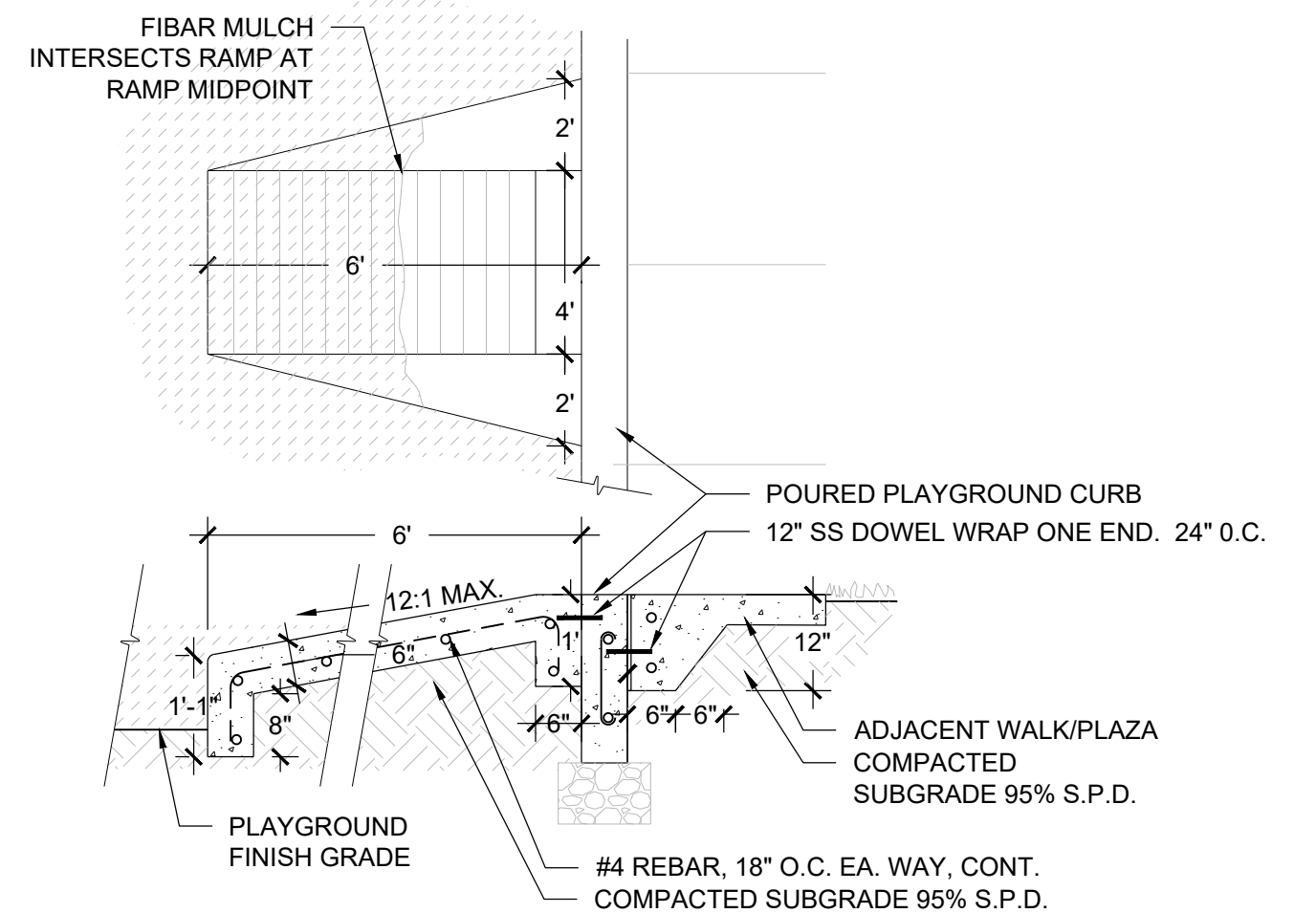
Sheet Number  
L2.1



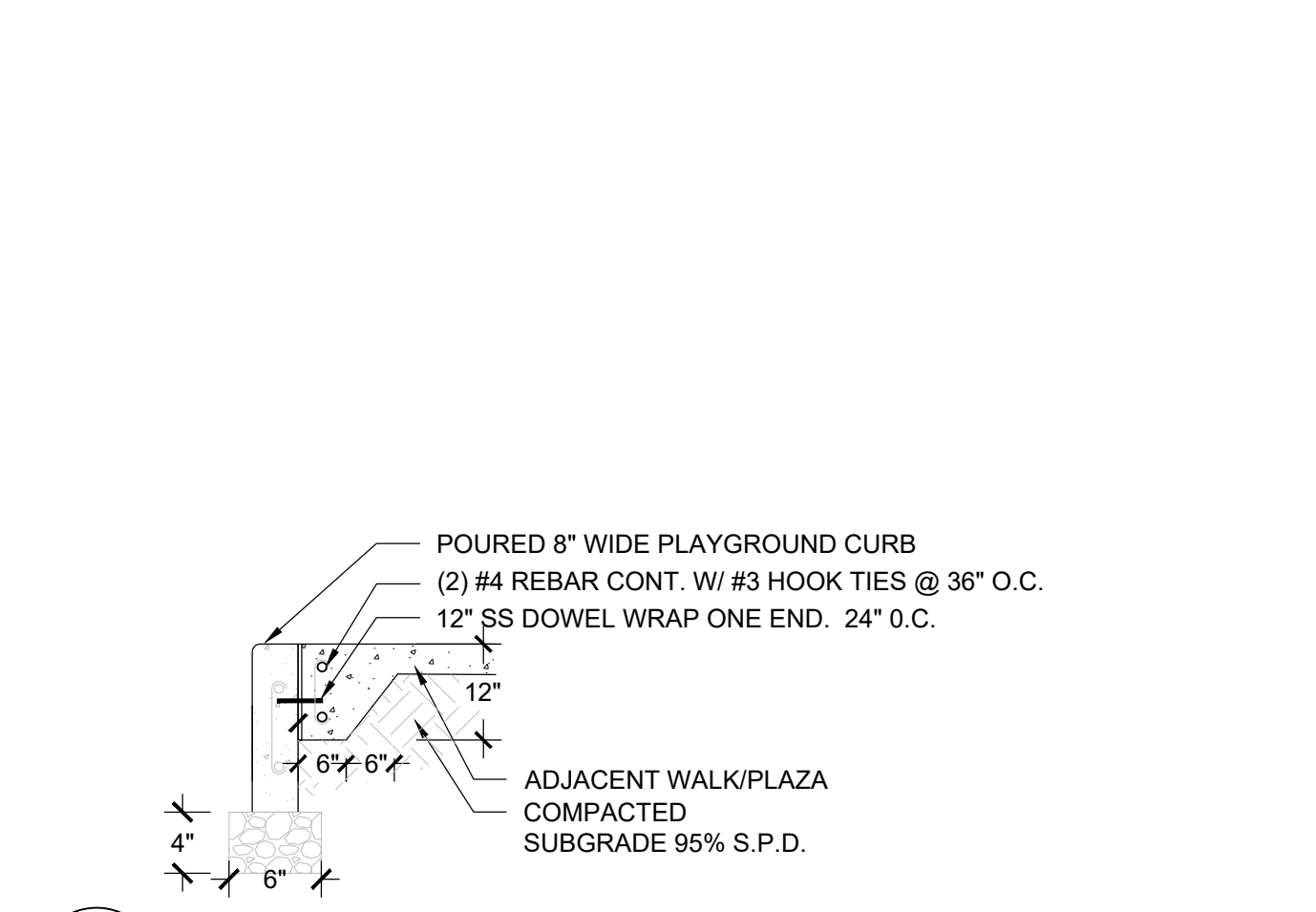
1 DRAIN CLEAN-OUT NOT TO SCALE



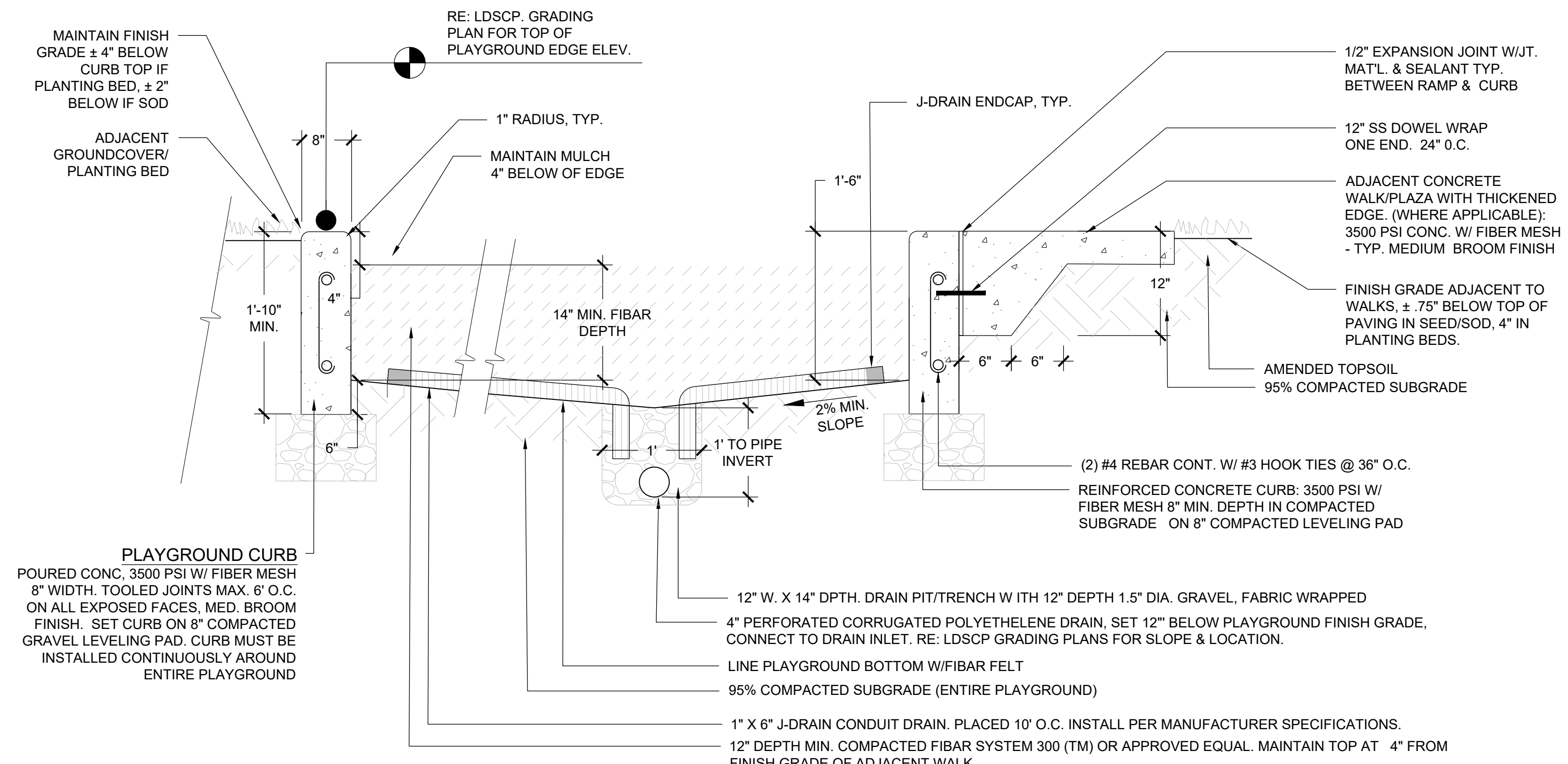
2 PLAYGROUND DRAIN NOT TO SCALE



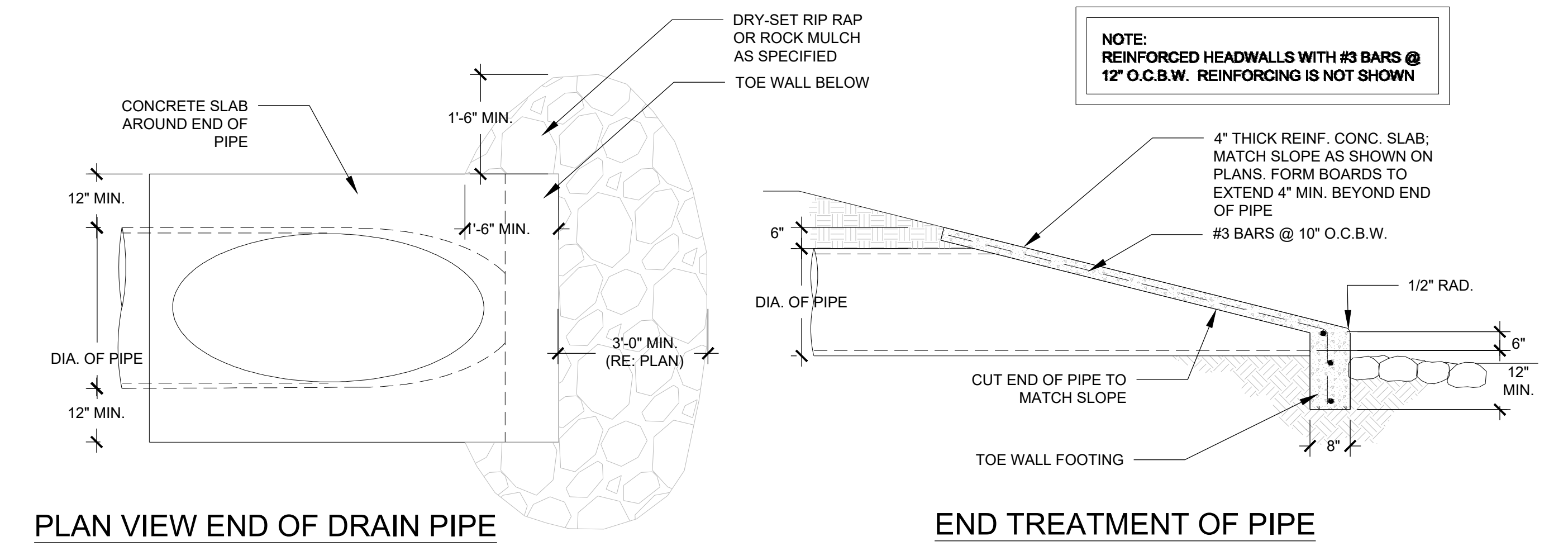
3 ADA PLAYGROUND RAMP NOT TO SCALE



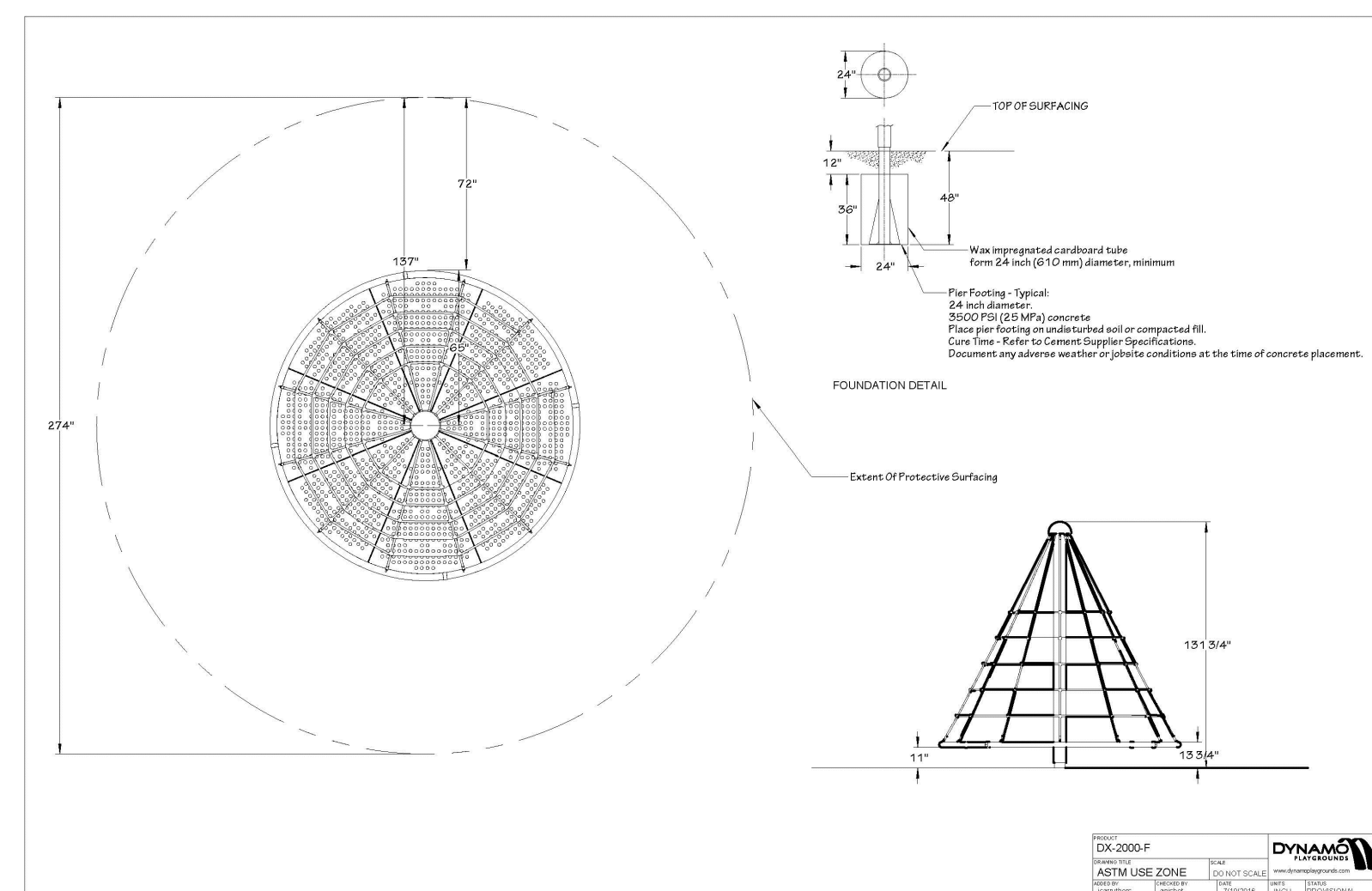
4 PLAYGROUND CURB NOT TO SCALE



5 PLAYGROUND, CURB, SURFACE & DRAINAGE NOT TO SCALE



6 PLAYGROUND DAYLIGHTING NOT TO SCALE



MANUFACTURER: DYNAMO PLAYGROUNDS  
 MODEL: DX-2000-F (MID-SIZED APOLLO WITH FLOOR)  
 CONTACT: RECREATION PLUS, LTD  
 PHONE: 303-278-1455  
 EMAIL: LETSPLAY@RECREATIONPLUS.COM

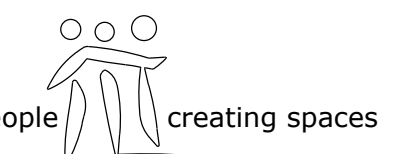
NOTES:  
 1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

7 PLAY STRUCTURE NOT TO SCALE

Prepared For

ESX MANAGEMENT  
 7353 SOUTH ALTON WAY  
 CENTENNIAL, CO 80112

Land Planning



PCS GROUP INC. www.pcsgroupco.com  
 #3, #180 Independence plaza  
 1007 16th street, denver, co 80265  
 1.303.531.4905 | 1.303.531.4908

Engineering



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

TRAILS AT CROWFOOT  
 FILING NO. 6  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	10.06.2017
	12.22.2017
Know what's below. Call before you dig.	3.07.2018
	4.20.2018
	5.23.2018
	12.13.2022

Sheet Name  
 SITE & LANDSCAPE  
 DETAILS

Sheet Number

L2.2

**PARKER**  
 COLORADO

Final Document  
 Subject To Conditions In Approval Letter

APPROVED DATE: 02/16/2023

Planning Approval By: A. Wood Hicken