

# TRAILS AT CROWFOOT

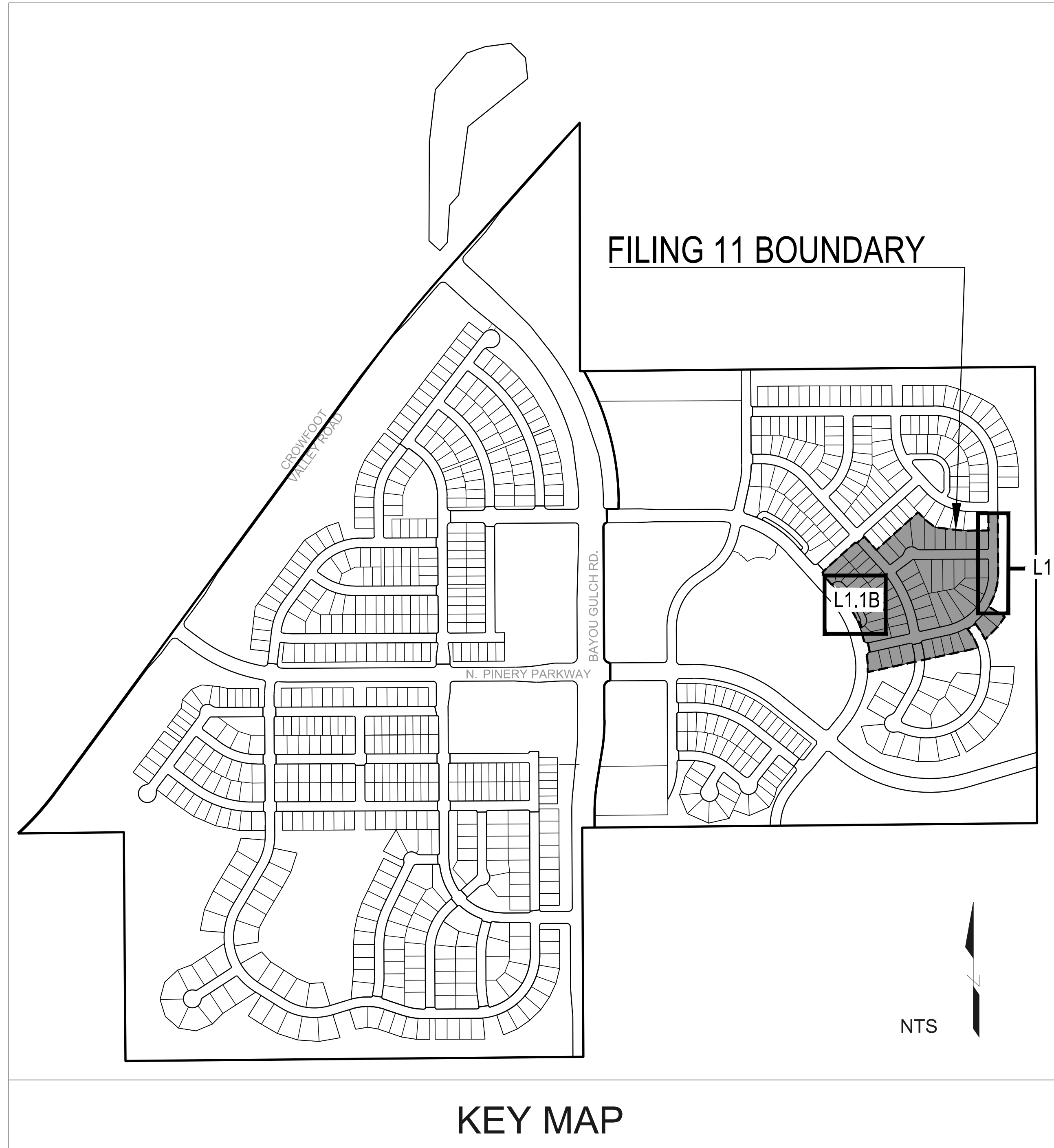
## FILING NO.11 FINAL LANDSCAPE PLANS

**PARKER**  
COLORADO

Final Document  
Subject To Conditions In Approval Letter

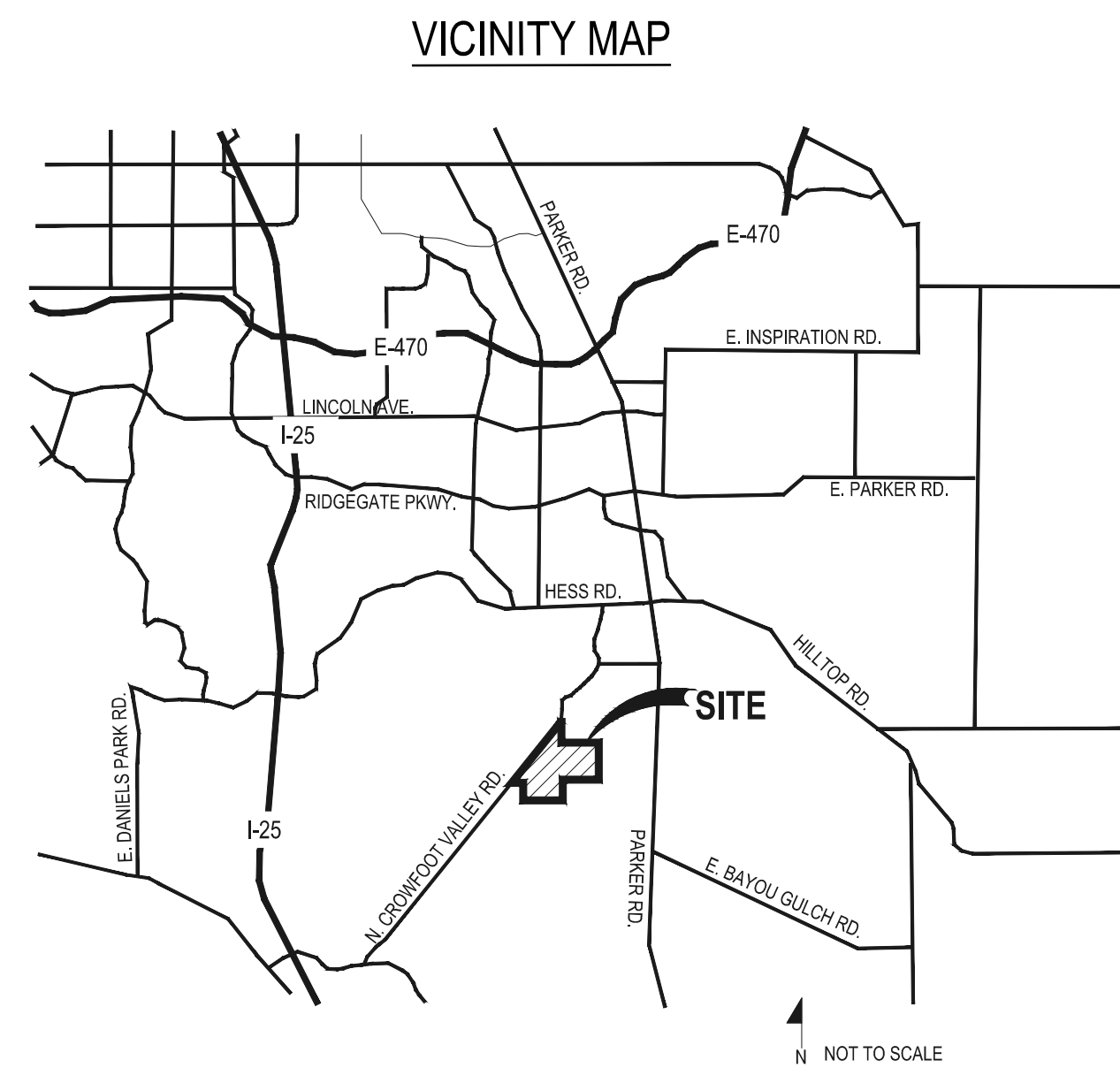
APPROVED DATE: 06/19/2018

Planning Approval By: S. Nerger



### 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-CONFORMANCE 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.



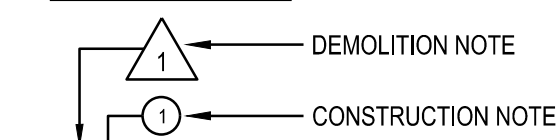
### KEY MAP

Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L2.0	SITE & LANDSCAPE DETAILS
IR1.1	IRRIGATION PLAN
IR2.1	IRRIGATION DETAILS

### SYMBOLS & ABBREVIATIONS

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

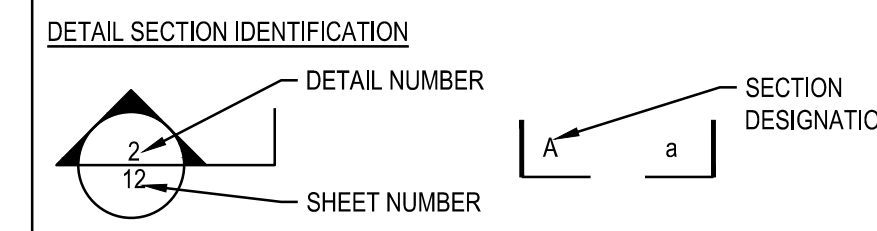
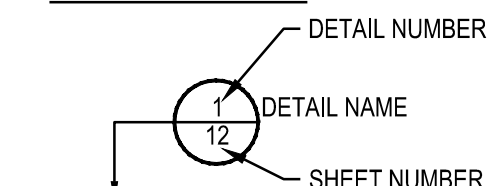
### NOTE IDENTIFICATION



### ELEVATION IDENTIFICATION



### DETAIL IDENTIFICATION



OWNER / DEVELOPER      PLANNER / LANDSCAPE ARCHITECT      CIVIL ENGINEER

ESX MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

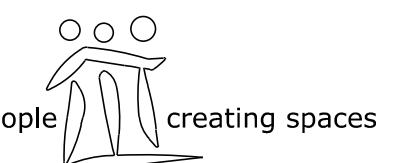
people creating spaces  
pcs group inc. www.pcsgroupco.com  
#3, B-180 Independence plaza  
1007 14th street, denver co 80265  
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**CVL**  
CONSULTANTS  
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ENGLEWOOD, CO 80112  
720-482-9526

Prepared For

ESX MANAGEMENT  
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Land Planning



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1007 14th street, denver co 80265  
1.303.531.4905 . f.303.531.4908

Engineering



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ENGLEWOOD, CO 80112  
720-482-9526

TRAILS AT CROWFOOT  
FILING NO. 11  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by: JMI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 09.01.2017  
1.05.2018  
3.16.2018  
6.06.2018

Sheet Name  
LANDSCAPE COVER SHEET

Sheet Number

L0.0



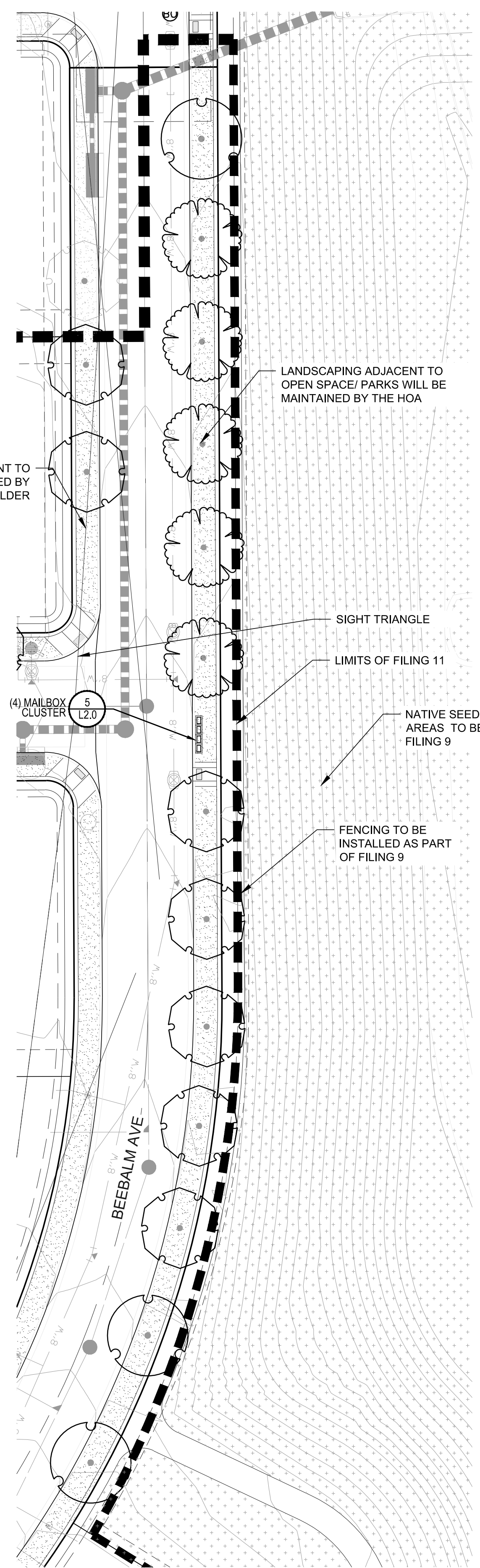
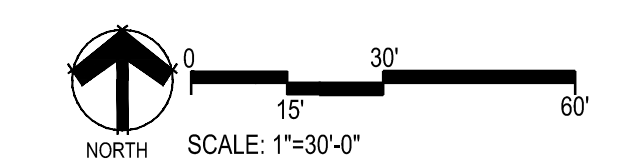
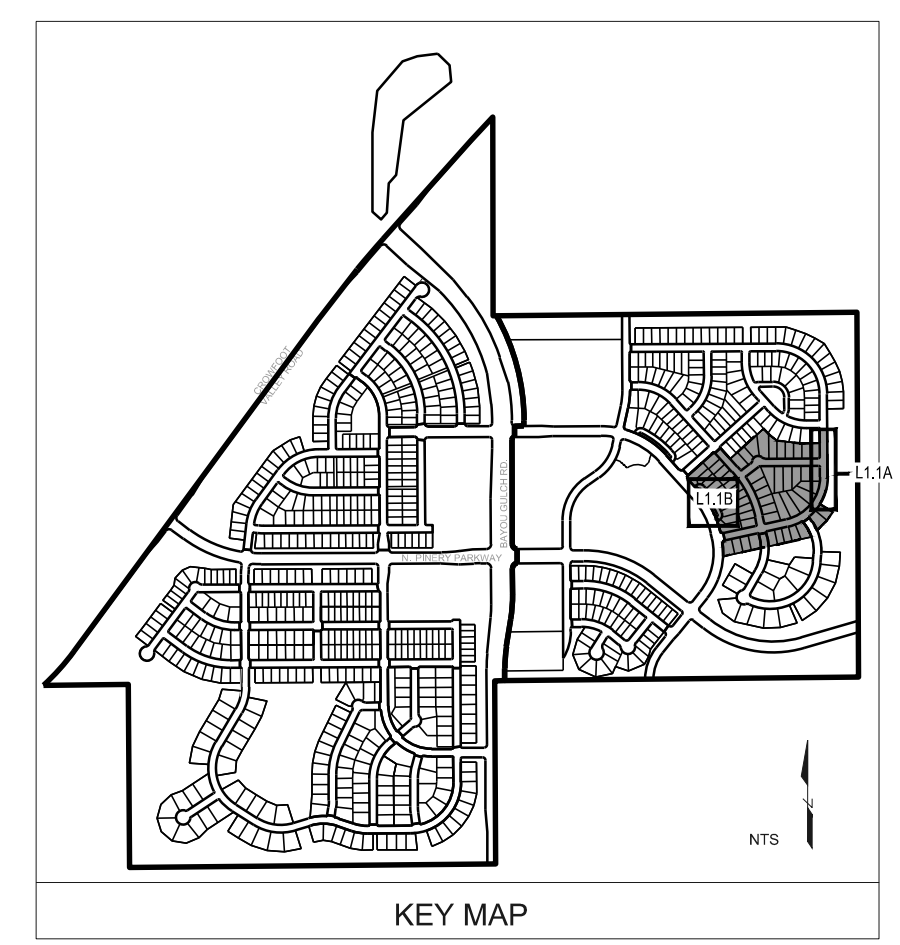
OPEN SPACE PLANT SCHEDULE FILING 11

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
GS	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2.5" CAL
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
RB	6	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL	4' X 4'
RHU	12	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6'
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	696 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE. LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH	
	5,508 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED	

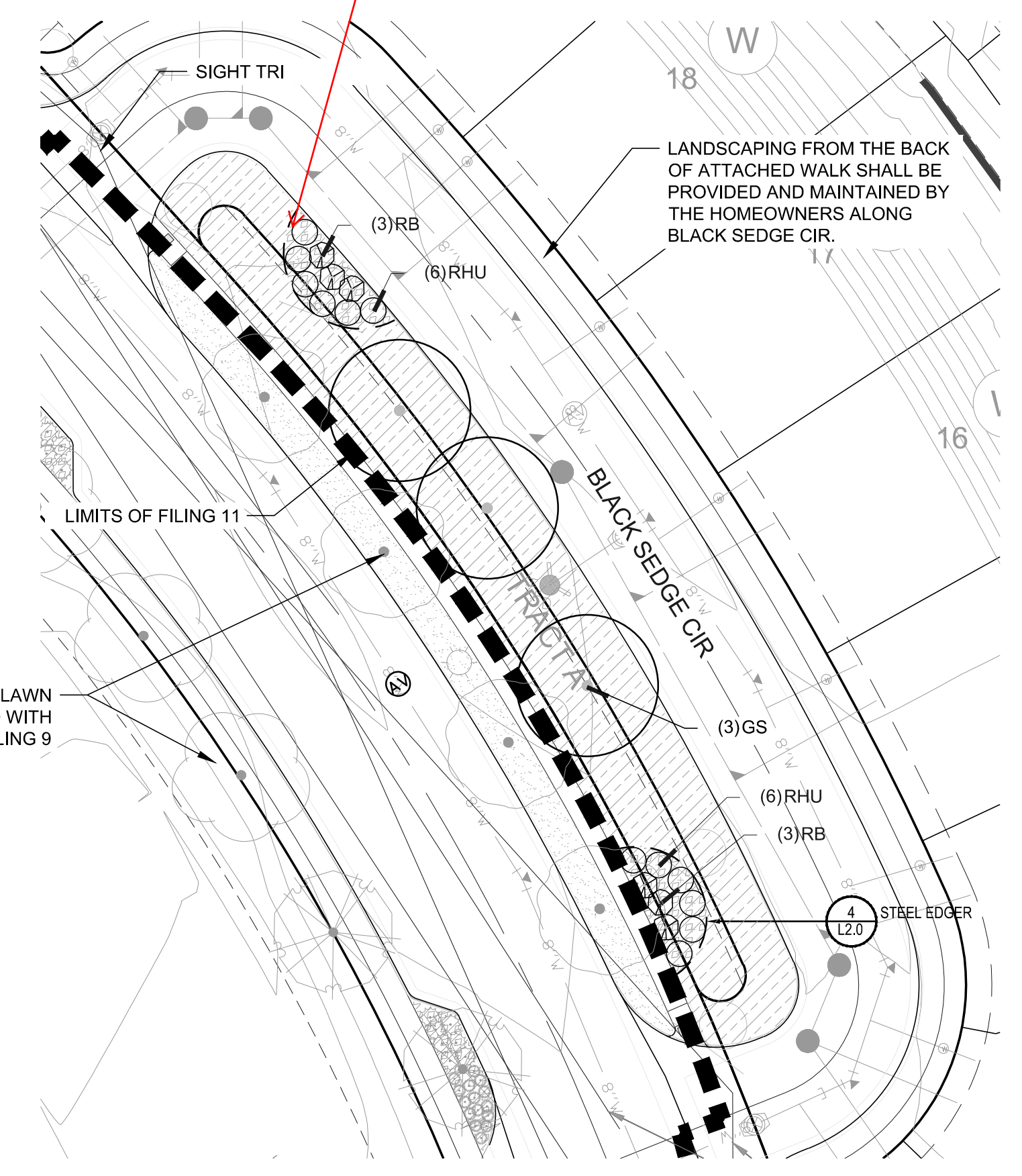
STREETSCAPE PLANT SCHEDULE FILING 11

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
AE	9	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL	45' X 35'
AS	10	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5" CAL	50' X 30'
BR	6	BETULA NIGRA	RIVER BIRCH	B & B	2.5" CAL	50' X 50'
CS	7	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL	50' X 45'
GS	6	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2.5" CAL	45' X 50'
GI	17	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL	45' X 45'
GK	4	GYMNOCADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5" CAL	45' X 50'
OV	5	OSTRYA VIRGINIANA	AMERICAN HORNBEAM	B & B	2.5" CAL	30' X 30'
PO	3	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5" CAL	80' X 80'
QM	3	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL	70' X 70'
QM2	5	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL	50' X 50'
QR	5	QUERCUS RUBRA	RED OAK	B & B	2.5" CAL	50' X 45'
TG2	8	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5" CAL	60' X 50'
UP	9	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL	50' X 40'
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	42,173 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD		

- 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.



L1.1B



L1.1A

Tract A is good.