

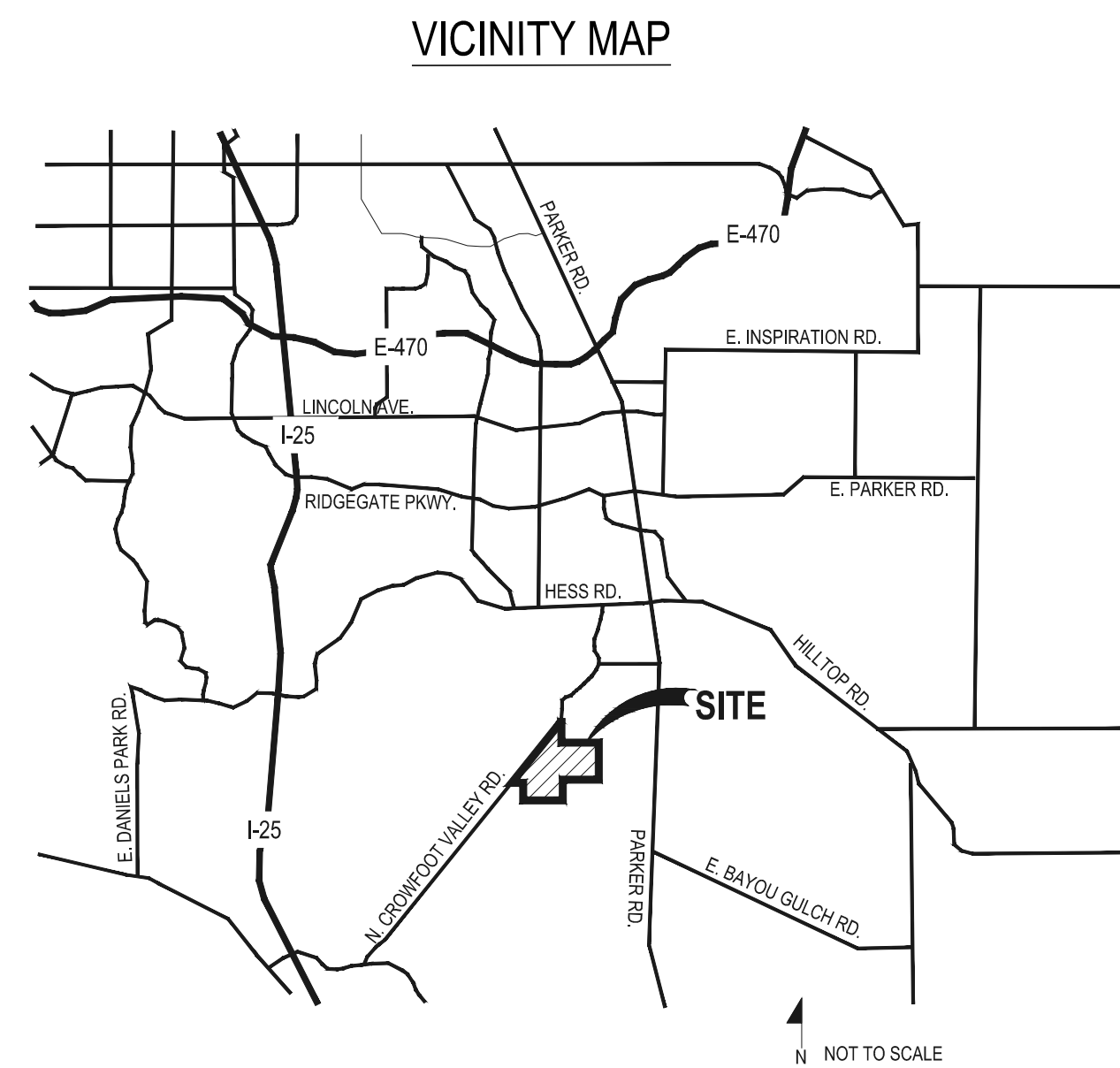
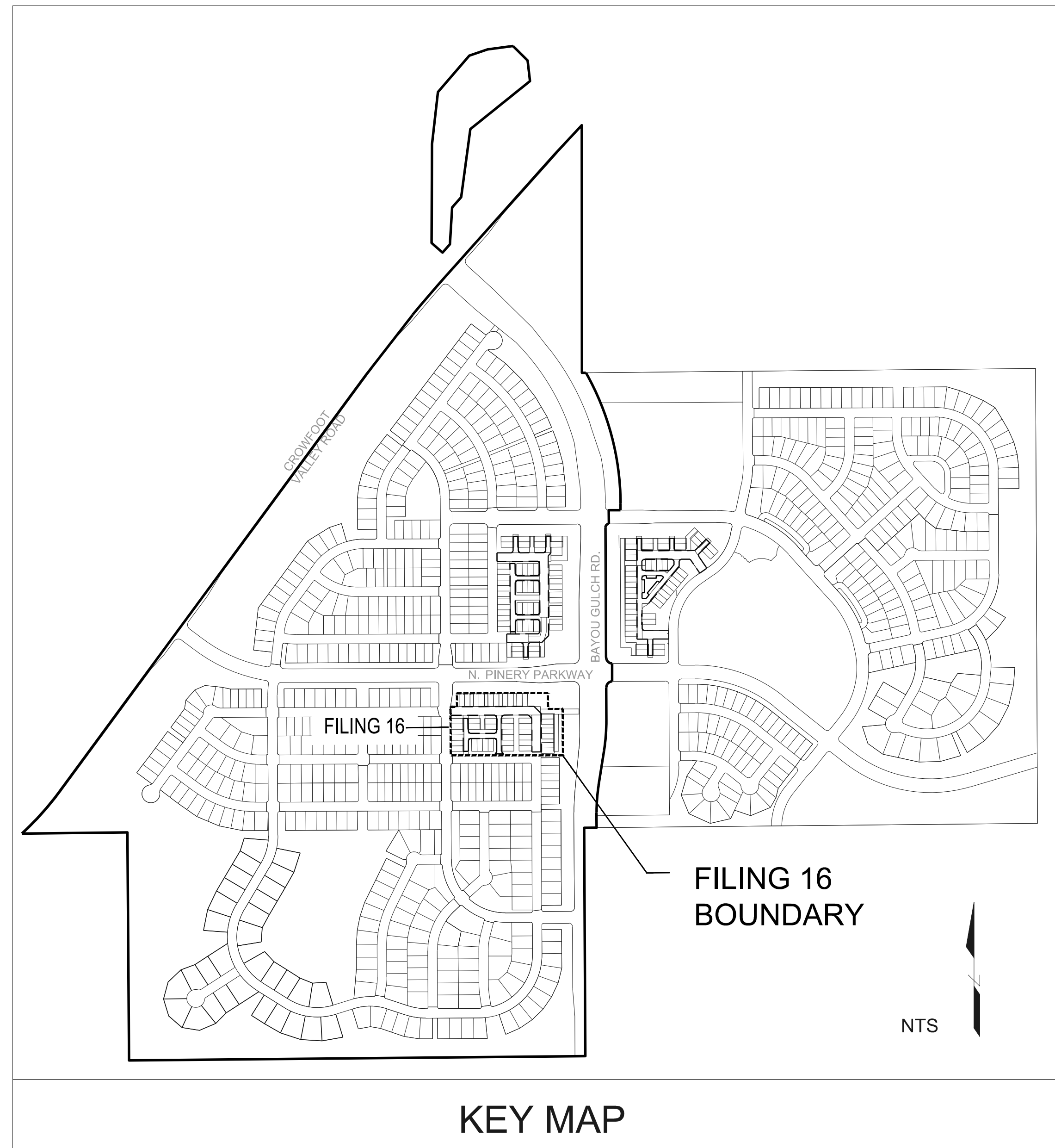
TRAILS AT CROWFOOT AMENDMENT NO.1

LANDSCAPE PLANS

FILING 16, MIXED USE

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.
- 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

SYMBOLS & ABBREVIATIONS

AC = ACRE	EXP. = EXPANSION	O.C. = ON CENTER
APPROXIMATE = APPROX.	E.W. = EACH WAY	O.O. = 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	GA. = GALVANIZED
CL CATCH BASIN CENTER LINE	GALV. = GALVANIZED	H.W. = HEAD WALL
C.O. = CLEANOUT	H.W. = HEAD WALL	H.P. = HIGH POINT
COL. = COLUMN	H.P. = HIGH POINT	HT. = HEIGHT
CONC. = CONCRETE	HORIZ. = HORIZON	I.D. = INNER DIAMETER
CONTR. = CONTRACTOR	I.D. = INNER DIAMETER	IN. = INCH
C.F. = CUBIC FEET	IN. = INCH	INV. = INVERT
C.Y. = CUBIC YARD	IN.V. = INVERT	L.P. = LOW POINT
DET. = DETAIL	L.P. = LOW POINT	L.F. = LINEAR FEET
DIM. = DIMENSION	L.F. = LINEAR FEET	MAX. = MAXIMUM
DIA. = DIAMETER	MAX. = MAXIMUM	M.H. = MAN HOLE
DWG. = DRAWING	M.H. = MAN HOLE	MIN. = MINIMUM
EA. = EACH	MIN. = MINIMUM	MISC. = MISCELLANEOUS
ELEV. = ELEVATION	MISC. = MISCELLANEOUS	N.I.C. = NOT IN CONTRACT
EXIST. = EXISTING	N.I.C. = NOT IN CONTRACT	N.T.S. = NOT TO SCALE
E.P. = EDGE OF PAVING	N.T.S. = NOT TO SCALE	

NOTE IDENTIFICATION	DEMOLITION NOTE
	CONSTRUCTION NOTE
ELEVATION IDENTIFICATION	SPOT ELEVATION
	ELEVATION
DETAIL IDENTIFICATION	DETAIL NUMBER
	DETAIL NAME
	SHEET NUMBER

DETAIL SECTION IDENTIFICATION	DETAIL NUMBER	SECTION DESIGNATION
	SHEET NUMBER	

Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.0	LANDSCAPE PLAN
L1.1	LAYOUT, GRADING & MATERIAL ENLARGEMENT
L2.0	LANDSCAPE DETAILS
L2.1	LANDSCAPE DETAILS
IR1.0	IRRIGATION LEGEND AND NOTES
IR1.1	IRRIGATION PLAN
IR2.1	IRRIGATION DETAILS

OWNER / DEVELOPER	PLANNER / LANDSCAPE ARCHITECT	CIVIL ENGINEER
ESX MANAGEMENT 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112	people creating spaces pcs group inc. www.pcsgruopco.com #3, B-180 Independence plaza 1007 14th street, denver co 80265 1.303.531.4905 . f.303.531.4908	CVL CONSULTANTS 10333 E. DRY CREEK RD. #240 ENGLEWOOD, CO 80112 720-482-9526

Prepared For

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Land Planning

people creating spaces

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Engineering

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10333 E. DRY CREEK RD. #240
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TRAILS AT CROWFOOT
FILING 16 LANDSCAPE PLANS
PARKER, COLORADO

Drawn by: BEM_GG_JWD

Checked by: PCS STAFF

Submitted: 06.20.2018

Date: 09.26.2018

Know what's below. Call before you dig.

Sheet Name

LANDSCAPE COVER SHEET

Sheet Number

L0.0

Y:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - FILING-16_C05.DWG
Saturday, June 23, 2018

Please deward all shrub beds

FILING 16 PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME
AE	1	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE
HAC	11	CELTIS OCCIDENTALIS	COMMON HACKBERRY
GI	8	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST
GK	3	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE
QB	21	QUERCUS BICOLOR	SWAMP WHITE OAK
OR	1	QUERCUS RUBRA	RED OAK
RAL	3	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN
TG2	5	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN
TG	7	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME
PSP	8	PINUS FLEXILIS	LIMBER PINE
PN	6	PINUS NIGRA	AUSTRIAN BLACK PINE
PPI	10	PINUS PONDEROSA	PONDEROSA PINE

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME
AH	20	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE
WKH	14	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN
SC	10	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE

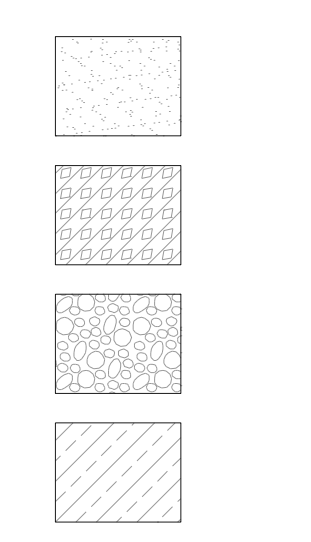
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME
EP	19	ECHINACEA PURPUREA	PURPLE CONEFLOWER
BES	61	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN
SP	16	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
SSB	3	AMELANCHIER ALNIFOLIA 'REGENT'	'REGENT' DOGWOOD
AG	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' DOGWOOD
CD	33	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	'DARK KNIGHT' DOGWOOD
CI	30	CERCOCARPUS INTRICATUS	LITTLE LEAF MAHOGANY
CB	1	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD
PS2	9	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
RHU	2	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
CSM	21	CYTISUS SCOPARIUS 'MOONLIGHT'	'MOONLIGHT' BROOM
EC	6	EUONYMUS FORTUNEI 'COLORATA'	'COLORATA' WINTER CREEPER
JH	11	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER
PS	10	PINUS MUGO 'SLOWMOUND'	MUGO PINE

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME
CK	115	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	'KARL FOERSTER' BLUE OAT GRASS
BOG	14	HELICTOTRICHON SEMPERVIRENS	MAIDEN GRASS
MG	26	MISCANTHUS SINENSIS 'GRACILLIMUS'	'GRACILLIMUS' MAIDEN GRASS
MY	37	MISCANTHUS SINENSIS 'YAKU JIMA'	'YAKU JIMA' MAIDEN GRASS

GROUND COVERS

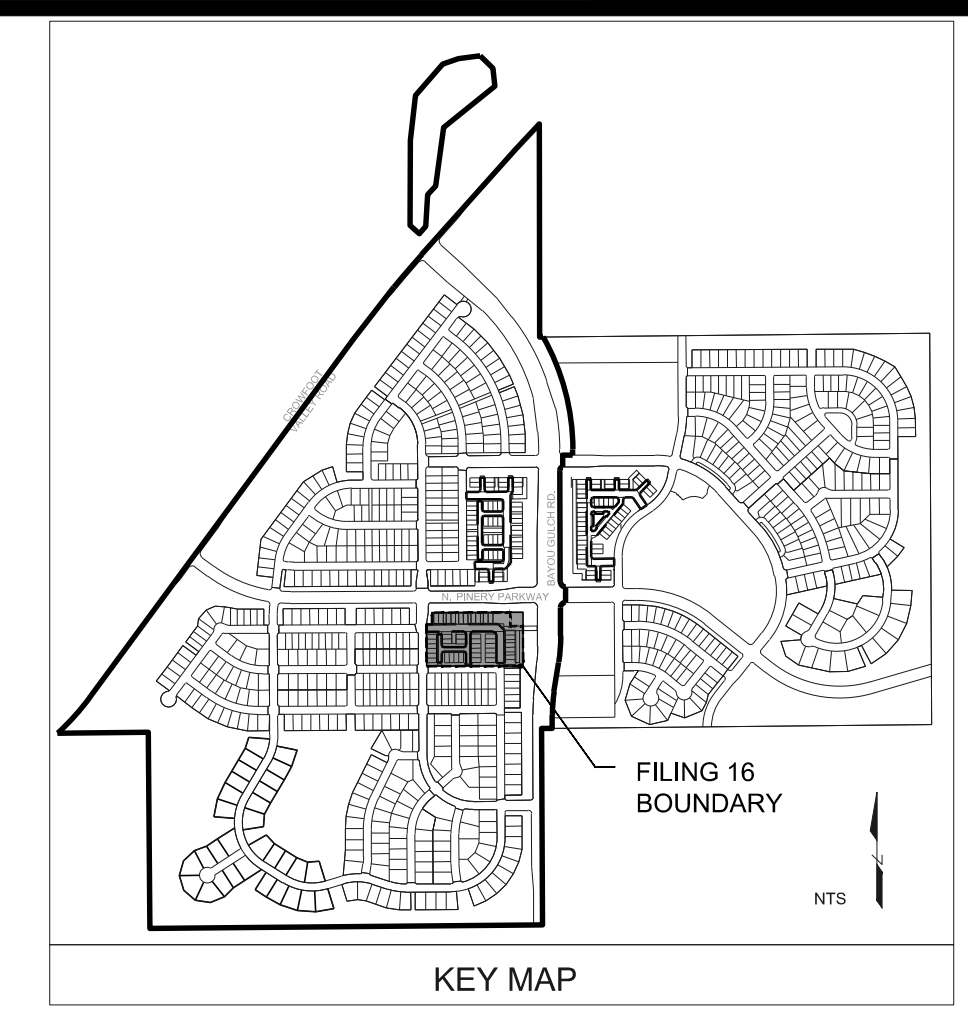


QTY	BOTANICAL NAME
44,818 SF	ENVIROTURF RE: LANDSCAPE NOTES
2,368 SF	ROCK MULCH GREY, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES
420 SF	ROCK MULCH TAN, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES
10,017 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES

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 & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
- MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
- ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.

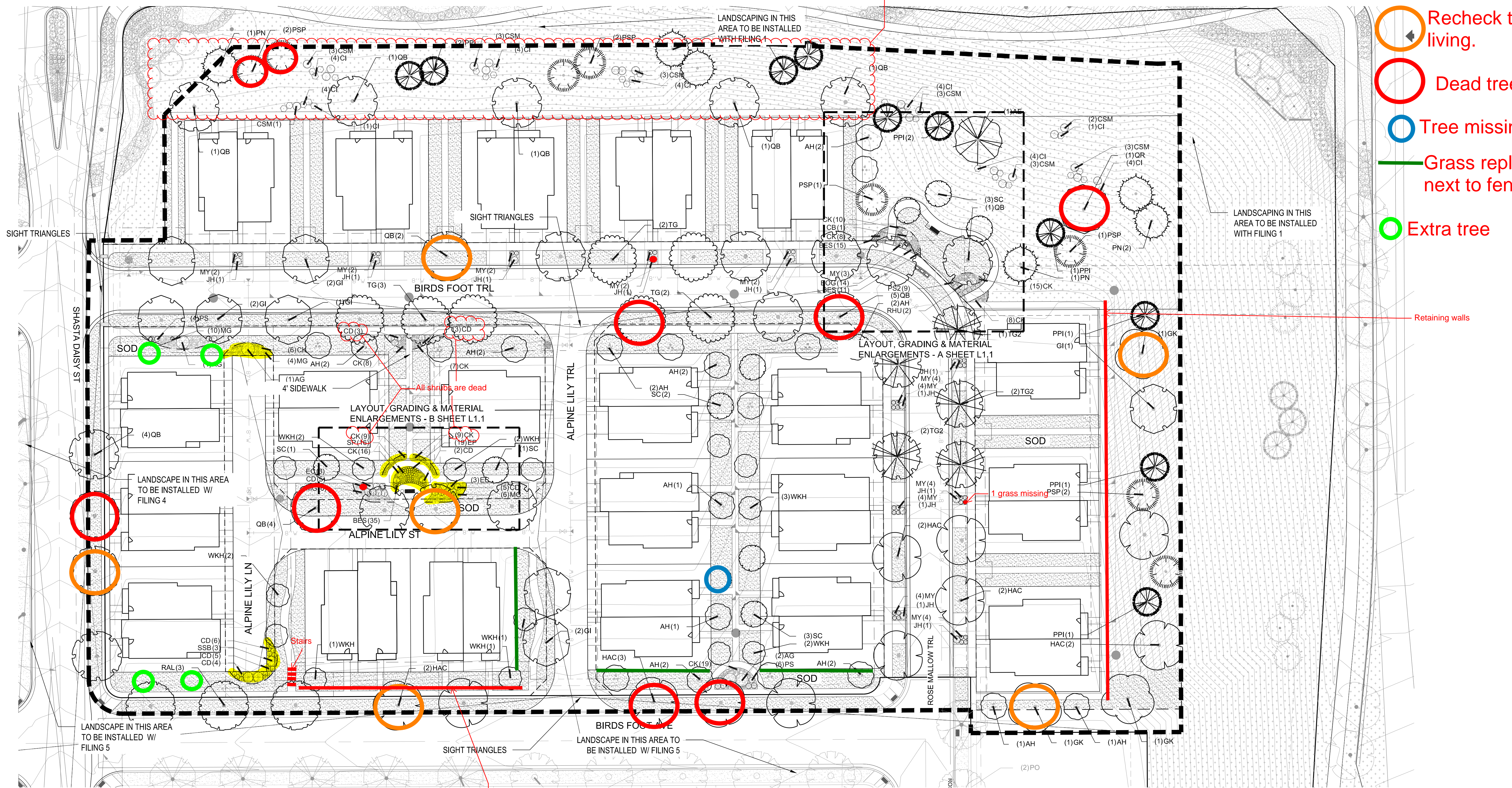
Site Plan Adjustment needed to relocate all trees and shrubs to the back side of the sidewalk.



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

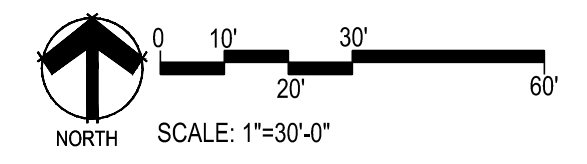
Land Planning
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Engineering
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 10333 E. DRY CREEK RD. #240
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- Recheck tree to ensure living.
- Dead tree
- Tree missing
- Grass replaced with rocks next to fence lines
- Extra tree

TRAILS AT CROW FOOT
 FILING 16 LANDSCAPE PLANS
 PARKER, COLORADO



Drawn by: BEM, GG, JWD
 Checked by: PCS STAFF
 Submittal Date: 06.20.2018
 Date: 09.26.2018

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811