



Your kind of place.

**TO:** Brian Wilson, CVL Consultants of Colorado, Inc.

**FROM:** Stacey Nerger, Associate Planner

**DATE:** October 5, 2017

**SUBJECT:** Trails at Crowfoot Filing No. 1 – Final Plat  
[Application SUB17-039]

**The following are the comments regarding your application. All comments must be responded to, and if you disagree with a comment please indicate the reasoning of your disagreement. Please sign and return this memo with your next submittal. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance.**

**TOWN OF PARKER PLANNING DEPARTMENT:**  
**ATTN: STACEY NERGER**  
**E-MAIL:** [snerger@parkeronline.org](mailto:snerger@parkeronline.org)  
**FAX:** 303-841-3223  
**PHONE:** 303-805-3199

**TRAILS AT CROWFOOT FILING NO. 1**

**Final Plat:**

1. Please refer to the attached “redline” comments within the Final Plat for staff’s requested changes.

Complied:       Yes       No

Response:

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2. The Town recently adopted new language to be used as the Surveyor’s Certificate. Please use the following language:

*I, (name), a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of (plat name) was made by me or directly under my supervision on or about the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and that the survey is based upon my knowledge, information and belief that all monuments exist as shown hereon; it has been prepared in accordance with applicable standards of practice, that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or*



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surveying of land and all provisions, within my control, of the Town subdivision regulations. This survey is not a guaranty or warranty, either expressed or implied, and the accompanying plat accurately and properly shows said minor development plat and the survey thereof.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

(Signature)\_\_\_\_\_

(Name)\_\_\_\_\_, P.L.S. #\_\_\_\_\_

For and on behalf of (Company Name)

Surveyor's seal shall appear with this certificate.

Complied:  Yes  No

Response:

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- 3. Please change all lots on the plan to be Tracts. All tracts which are designated for future construction shall have notes on the plat which state they are unbuildable. Tracts for open space purposes will have a separate plat note about being for open space purposes.

Complied:  Yes  No

Response:

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- 4. Please ensure that all open space tracts meet the requirements outlined within the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement (Southern Property). Based on the Annexation Agreement, open space shall be conveyed on the southern parcel in 31 separate tracts based on the exhibits.

Complied:  Yes  No

Response:

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- 5. Please add a note to the plat which states that all tracts for future development are being platted as an unbuildable tracts. The note shall read as follows:

Tracts ABC are hereby established as unbuildable tracts and shall require a replat for future development. No portion of this tract shall be developed, which includes earthwork, surface improvements or the erection of any structure, temporary or otherwise, except as provided in the construction drawings and the associated subdivision agreement approved by the Town of Parker as park of Trails at Crowfoot Filing No. 1.



*Your kind of place.*

Complied:  Yes  No

Response:

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6. Please add a note to the plat which states that all tract for open space are being platted as an unbuildable tracts. The note shall read as follows:

Tracts ABC are hereby established as open space tracts. No portion of these tracts shall be developed, which includes surface improvements or the erection of any structure, temporary or otherwise, with the exception of underground utility easements which include the installation of underground utilities to connect Planning Areas with utilities which include, but are not limited to, water and sewer mains, stormwater mains, electrical, telephone and cable television and as identified within the associated subdivision agreement approved by the Town of Parker as park of Trails at Crowfoot Filing No. 1.

Complied:  Yes  No

Response:

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**Landscaping Plan:**

7. Please refer to the attached “redline” comments within the Landscape Plan for staff’s requested changes.

Complied:  Yes  No

Response:

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8. Please add notes showing where the limits of Filing No. 1 are. This could include notes stating “No a Part of this plan” or “To be completed as part of Filing No. ??.”

Complied:  Yes  No

Response:

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9. Per the Town of Parker Construction Specification and Design Considerations of Parks, Trails and Streetscapes 1 “Parker Light” is required for every 100 – 150 linear feet within the median planter beds. Lights shall be provided to meet this requirement within all median planter beds. Please identify where these lights will be located. In addition, please provide a detail for this light within the plans.

Complied:  Yes  No

Response:

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10. All open space tracts which are dedicated as part of Filing No. 1 shall be landscaped. Please provide landscaping for all open space tracts dedicated as part of Filing No. 1.

Complied:  Yes  No

Response:

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**Crowfoot Valley Road:**

11. The Town will require an 8 foot sidewalk to be constructed along Crowfoot Valley Road. Please show the sidewalk to be constructed along Crowfoot Valley Road. This sidewalk will need to be constructed along the entire frontage of Crowfoot Valley Road.

Complied:  Yes  No

Response:

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12. Streetscape will need to be provided along Crowfoot Valley Road in accordance with the Town’s landscape requirements. Please add this landscaping to the landscape plans for Filing No. 1. In addition, landscaping will need to be provided along the entire frontage of Crowfoot Valley Road and any areas which will be future right-of-way within Crowfoot Valley Road will need to be vegetated.

Complied:  Yes  No

Response:

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**General:**

13. A draft subdivision agreement is being written. As soon as the agreement is completed a copy will be forwarded to the applicant.

Complied:       Yes       No

Response:

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14. Please submit a separate cost estimate for the streetscape and the tract landscaping that will be completed as part of Filing No. 1. These cost estimates are included within the Subdivision Agreement.

Complied:       Yes       No

Response:

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**OUTSIDE REFERRAL AGENCY COMMENTS**

15. Please address all outside referral agency comments with a written response. Copies of these comments can be found within the case file in TRAKiT.

Complied:       Yes       No

Response:

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Property Owner

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Date

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*Your kind of place.*

Project Representative

Date

# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 1 OF 18

~~HESS RANCH PLANNED DEVELOPMENT - PLANNING AREAS 34, 35, 40, 41, 42, & 43, AND OPEN SPACE~~  
TOTAL ACREAGE = 257.248 ACRES, 12 LOTS, 9 TRACTS

Please remove this from the plat.

## DEDICATION STATEMENT:

**OF**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES, CO-DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS AT CROWFOOT FILING NO. 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED ~~HEREON ARE HEREBY DEDICATED~~ TO THE TOWN. ~~THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED AS BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.~~

## ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBLVATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.C.S. 1 531, ET SEQ., AS AMENDED OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

## OWNER (AS TO PARCEL 1)

HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

BY: \_\_\_\_\_

AS \_\_\_\_\_ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017. BY \_\_\_\_\_ AS \_\_\_\_\_ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

## DEED OF TRUST HOLDER (AS TO PARCEL 1)

TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

SIGNATURE

BY: \_\_\_\_\_

AS \_\_\_\_\_ OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017. BY \_\_\_\_\_ AS \_\_\_\_\_ OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

## OWNER (AS TO PARCEL 2)

STROH RANCH DEVELOPMENT, LLC.

SIGNATURE

BY: \_\_\_\_\_

AS \_\_\_\_\_ OF STROH RANCH DEVELOPMENT, LLC.

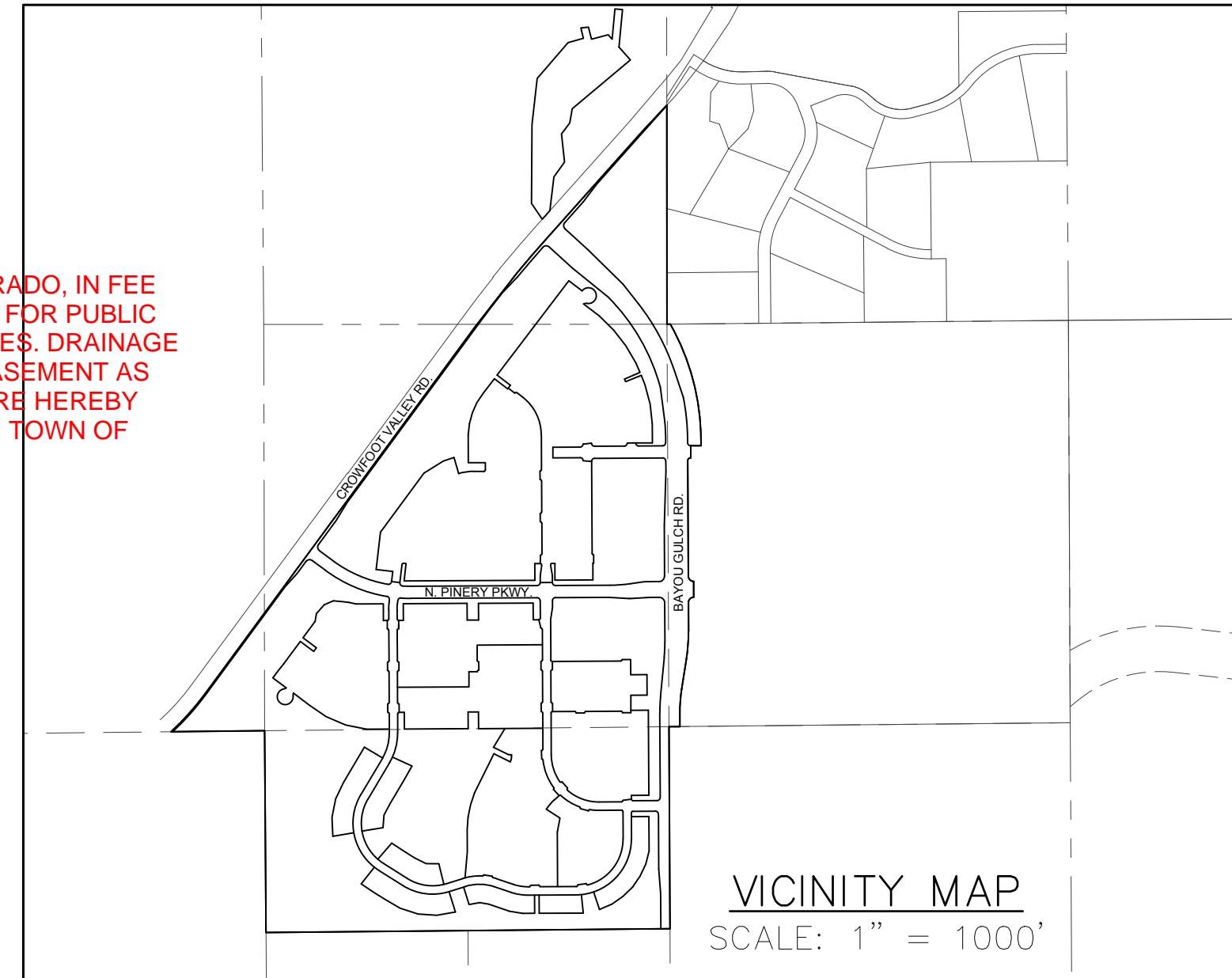
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017. BY \_\_\_\_\_ AS \_\_\_\_\_ OF STROH RANCH DEVELOPMENT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES, DRAINAGE AND DETENTION EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF PARKER.



## LEGAL DESCRIPTION: (PARCEL 1)

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 9 AND CONSIDERING EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 TO BEAR SOUTH 00'15'06" EAST, 2648.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°26'53" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 21.86 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 29°11'26", AN ARC LENGTH OF 794.77 FEET, THE CHORD OF WHICH BEARS SOUTH 14°52'31" EAST, 786.20 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 40.17 FEET;

THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 68.00 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 80.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 44°43'12" WEST, 28.28 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 758.01 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 54.98 FEET, THE CHORD OF WHICH BEARS SOUTH 45°16'48" EAST, 49.50 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 104.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 54.98 FEET, THE CHORD OF WHICH BEARS SOUTH 44°43'12" WEST, 49.50 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 190.34 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1112.00 FEET, A CENTRAL ANGLE OF 09°17'11", AN ARC LENGTH OF 180.23 FEET, THE CHORD OF WHICH BEARS SOUTH 04°21'47" WEST, 180.03 FEET;

THENCE SOUTH 09°00'23" WEST, A DISTANCE OF 202.88 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 09°17'08", AN ARC LENGTH OF 156.88 FEET, THE CHORD OF WHICH BEARS SOUTH 04°21'49" WEST, 156.70 FEET;

THENCE SOUTH 00°16'45" EAST, A DISTANCE OF 89.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE SOUTH 89°25'59" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 72.00 FEET TO A POINT BEING THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 00°16'45" EAST ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1329.96 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 9;

THENCE SOUTH 89°28'14" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2658.57 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 9;

THENCE NORTH 00°23'37" WEST ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1328.03 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 89°22'24" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 616.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE CROWFOOT VALLEY ROAD AS DESCRIBED IN QUIT CLAIM DEED RECORDED SEPTEMBER 24, 2009 AT RECEPTION NUMBER 2009075004 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1690.00 FEET, A CENTRAL ANGLE OF 11°07'42", AN ARC LENGTH OF 328.25 FEET, THE CHORD OF WHICH BEARS NORTH 41°55'04" EAST, 327.73 FEET;
2. NORTH 36°21'12" EAST, A DISTANCE OF 2996.23 FEET;
3. NORTH 37°50'11" EAST, A DISTANCE OF 31.38 FEET;
4. NORTH 37°50'27" EAST, A DISTANCE OF 428.29 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7586.00 FEET, A CENTRAL ANGLE OF 02°11'42", AN ARC LENGTH OF 290.62 FEET, THE CHORD OF WHICH BEARS NORTH 40°39'52" EAST, 290.60 FEET;
6. NORTH 41°45'43" EAST, A DISTANCE OF 958.65 FEET;
7. NORTH 43°01'11" EAST, A DISTANCE OF 231.46 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00°03'18" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1442.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 1 CONTAINING A CALCULATED AREA OF 10,787,544 SQUARE FEET OR 247.648 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION: (PARCEL 2)

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID 4 AND CONSIDERING EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 49°55'23" WEST, A DISTANCE OF 1073.07 TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD AS DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2009075004 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00°06'31" EAST, A DISTANCE OF 481.92 FEET;

THENCE NORTH 89°55'35" WEST, A DISTANCE OF 37.91 FEET;

THENCE NORTH 00°28'19" EAST, A DISTANCE OF 444.65 FEET;

THENCE NORTH 42°26'44" EAST, A DISTANCE OF 285.00 FEET;

THENCE NORTH 76°00'39" EAST, A DISTANCE OF 121.76 FEET;

THENCE NORTH 13°59'21" WEST, A DISTANCE OF 95.67 FEET;

THENCE NORTH 83°50'31" EAST, A DISTANCE OF 50.47 FEET;

THENCE SOUTH 13°59'21" EAST, A DISTANCE OF 81.70 FEET;

THENCE NORTH 75°07'57" EAST, A DISTANCE OF 113.82 FEET;

THENCE SOUTH 41°23'02" EAST, A DISTANCE OF 221.39 FEET;

THENCE SOUTH 50°01'18" WEST, A DISTANCE OF 499.38 FEET;

THENCE SOUTH 10°01'45" WEST, A DISTANCE OF 95.12 FEET;

THENCE SOUTH 37°07'45" WEST, A DISTANCE OF 89.95 FEET;

THENCE SOUTH 28°51'27" EAST, A DISTANCE OF 46.73 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 19°36'39", AN ARC LENGTH OF 58.19 FEET, THE CHORD OF WHICH BEARS SOUTH 38°39'47" EAST, 57.90 FEET;

THENCE SOUTH 48°28'06" EAST, A DISTANCE OF 178.66 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE;

THENCE SOUTH 41°45'43" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET;

THENCE NORTH 48°28'06" WEST, A DISTANCE OF 178.42 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 19°36'39", AN ARC LENGTH OF 78.72 FEET, THE CHORD OF WHICH BEARS NORTH 38°39'47" WEST, 78.34 FEET;

THENCE NORTH 28°51'27" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 37°07'45" WEST, A DISTANCE OF 35.09 FEET;

THENCE NORTH 89°55'35" WEST, A DISTANCE OF 15.07 FEET;

THENCE SOUTH 00°06'31" WEST, A DISTANCE OF 425.74 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE;

THENCE SOUTH 41°45'43" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 75.23 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 268,757 SQUARE FEET OR 6.170 ACRES, MORE OR LESS.

## PLANNING COMMISSION STATEMENT:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON **October 12**, 2017.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

Add this date into the document after the Planning Commission hearing date has occurred.

## CLERK AND RECORDER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AT

RECEPTION NUMBER \_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

ENGINEER/SURVEYOR

**CVL** Consultants  
of Colorado, Inc.  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 2 OF 18

**NOTES:**

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 5514-2556675, AMENDMENT NO. 11 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 21, 2016 AT 5:00 P.M.
- BASIS OF BEARINGS: BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.
- BENCHMARK: DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.
- WITHIN ALL SIGHT TRIANGLES, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NOT SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES. LANDSCAPING WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTING THAT AT MATURITY WILL BE NO TALLER THAN TWO (2) FEET. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE WILL NOT BE ALLOWED. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS SIDEWALK & UTILITY EASEMENTS AND AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDED, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THERE ARE A TOTAL OF 736 LOTS AND 35 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION.

**UTILITY EASEMENT ACKNOWLEDGEMENT**

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

**TITLE VERIFICATION:**

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HERON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATION(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

**DEDICATOR(S)**

SIGNATURE

BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF FIRST AMERICAN TITLE INSURANCE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

AS \_\_\_\_\_ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVAL OF TOWN COUNCIL:**

THIS PLAT WAS APPROVED BY TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS. THE RESPONSIBILITY FOR MAINTAINING THE PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS OR HER ASSIGNS IN PERPETUITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

~~MAYOR, TOWN OF PARKER~~ **PLANNING DIRECTOR, TOWN OF PARKER**

~~ATTEST: \_\_\_\_\_~~ **DIRECTOR OF ENGINEERING, TOWN OF PARKER**

**SURVEYOR'S CERTIFICATION:**

I, WILLIAM F. HESSELBACH, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 19, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXISTS AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

The Town recently adopted new language for the Surveyor Certificate. Please see memo for exact wording to be used.

WILLIAM F. HESSELBACH, JR., PLS NO. 25369  
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112  
(720)-249-3542

Please add square feet to this table

| TRACT | AREA      | USE                               | OWNERSHIP  | MAINTENANCE |
|-------|-----------|-----------------------------------|------------|-------------|
| A     | 13.591 AC | OPEN SPACE / DRAINAGE / UTILITIES | METRO DIST | METRO DIST  |
| B     | 21.736 AC | OPEN SPACE / DRAINAGE / UTILITIES | METRO DIST | METRO DIST  |
| C     | 9.325 AC  | FUTURE MIXED USE LAND             | OWNER/DEV. | OWNER/DEV.  |
| D     | 0.904 AC  | OPEN SPACE / UTILITIES            | METRO DIST | METRO DIST  |
| E     | 40.952 AC | OPEN SPACE / DRAINAGE / UTILITIES | METRO DIST | METRO DIST  |
| F     | 1.162 AC  | OPEN SPACE / UTILITIES            | METRO DIST | METRO DIST  |
| G     | 9.359 AC  | FUTURE MIXED USE LAND             | OWNER/DEV. | OWNER/DEV.  |
| H     | 13.587 AC | OPEN SPACE / UTILITIES            | METRO DIST | METRO DIST  |
| I     | 9.600 AC  | OPEN SPACE / DRAINAGE / UTILITIES | METRO DIST | METRO DIST  |

This note should refer to what is being created by this plat only.

This information is also listed within the dedication statement. If this is not needed to be separated, it can be deleted from this section.

Based on the above, open space accounts for a total of 101.532 acres

Based on the information above, mixed use land should only account for 18.684 acres

Please add future residential lots as the first row.

| TYPE               | AREA        | % OF TOTAL AREA |
|--------------------|-------------|-----------------|
| MIXED USE LAND     | 18.684 AC.  | 49%             |
| OPEN SPACE AREAS   | 101.532 AC. | 39%             |
| ROAD RIGHTS OF WAY | 28.765      | 12%             |
| TOTAL              | 257.248 AC. | 100%            |

I would recommend removing the "17" from the date in case this does not approved prior to the end of the year. This will reduce late changes, if necessary.

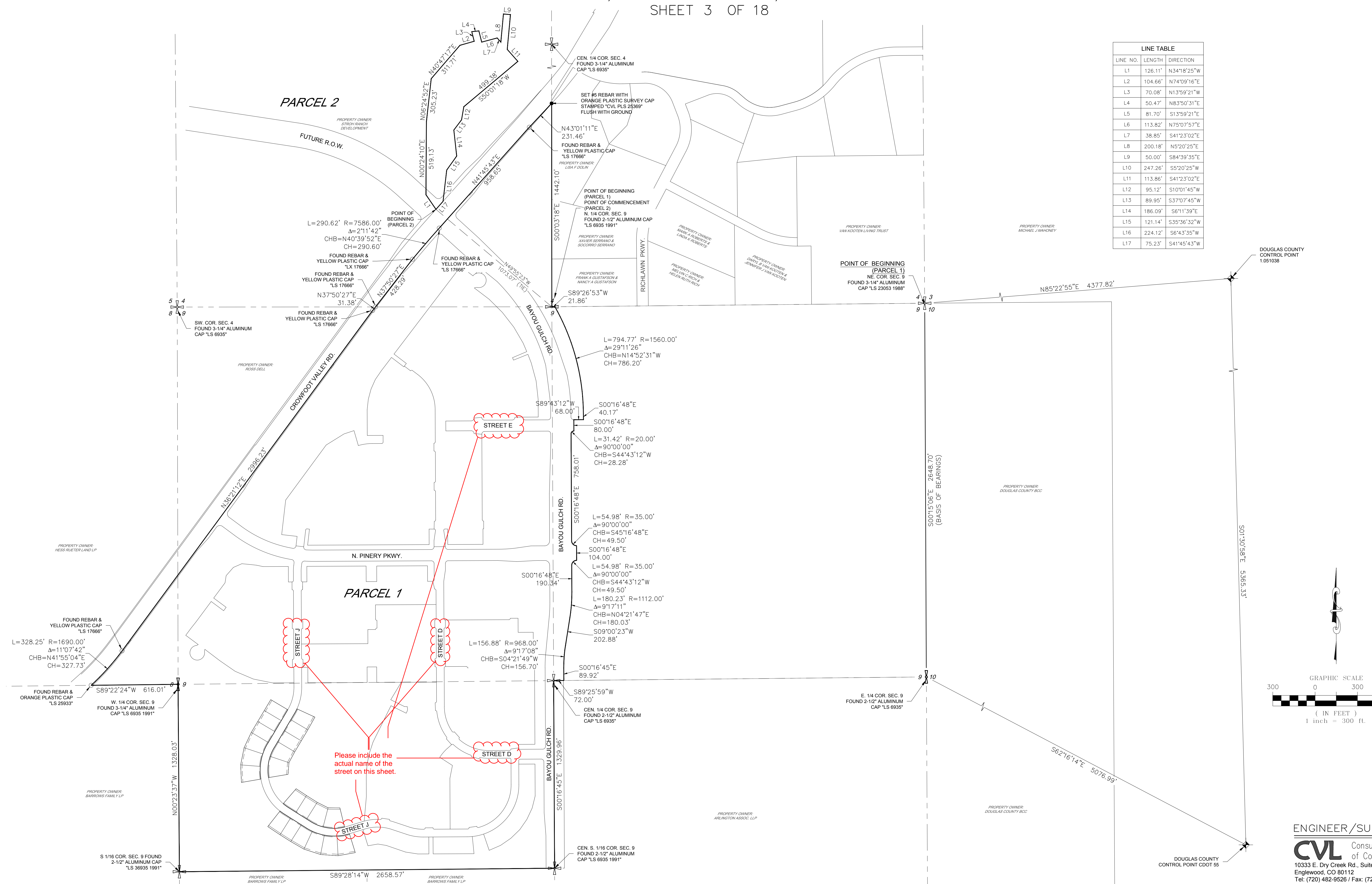
ENGINEER/SURVEYOR

**CVL** Consultants of Colorado, Inc.  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 18

| LINE NO. | LENGTH  | DIRECTION   |
|----------|---------|-------------|
| L1       | 126.11' | N34°18'25"W |
| L2       | 104.66' | N74°09'16"E |
| L3       | 70.08'  | N13°59'21"W |
| L4       | 50.47'  | N83°50'31"E |
| L5       | 81.70'  | S13°59'21"E |
| L6       | 113.82' | N75°07'57"E |
| L7       | 38.85'  | S41°23'02"E |
| L8       | 200.18' | N5°20'25"E  |
| L9       | 50.00'  | S84°39'35"E |
| L10      | 247.26' | S5°20'25"W  |
| L11      | 113.86' | S41°23'02"E |
| L12      | 95.12'  | S10°01'45"W |
| L13      | 89.95'  | S37°07'45"W |
| L14      | 186.09' | S6°11'39"E  |
| L15      | 121.14' | S35°36'32"W |
| L16      | 224.12' | S6°43'35"W  |
| L17      | 75.23'  | S41°45'43"W |

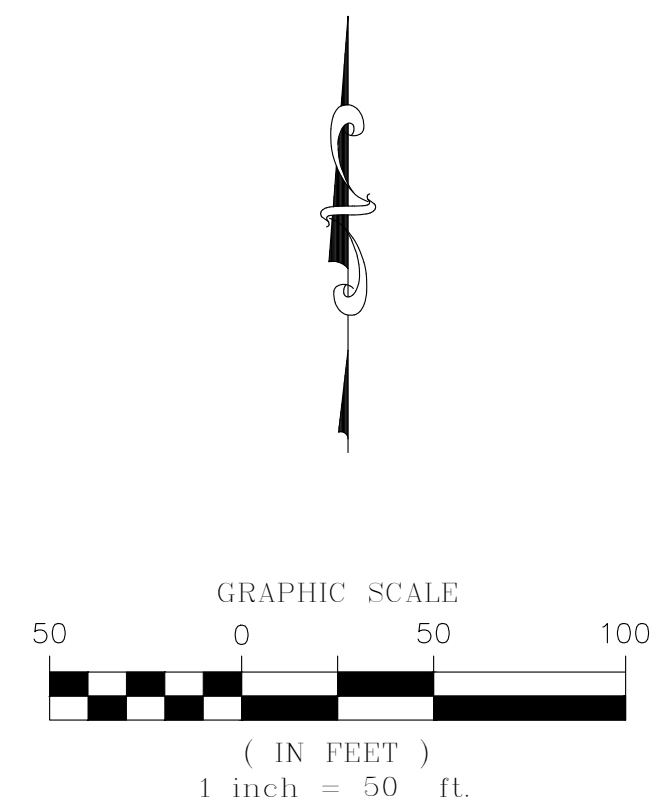


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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 6 OF 18

CEN. 1/4 COR. SEC. 4  
FOUND 3-1/4" ALUMINUM CAP  
"LS 6935"



HESS RANCH  
ZONED - PLANNED DEVELOPMENT

PARCEL 2  
TRACT I  
(SEE SHEET 5)

HESS RANCH  
ZONED - PLANNED DEVELOPMENT

DOUGLAS COUNTY  
TOWN OF PARKER

DOUGLAS COUNTY  
TOWN OF PARKER

LOT 1

Per the Annexation Agreement the entire open space located next to each planning area is required to be dedicated based on the exhibits attached to the Agreement. Based on the agreement this tract shall be a total of 17.36 acres in size.

TRACT A  
592,038 S.F.  
13.591 AC.

RICHLAWN HILLS - AMENDED  
REC. NO. 860477  
ZONED - RURAL RESIDENTIAL  
NOT A PART

| LEGEND   |  |
|----------|--|
| R.O.W.   | RIGHT-OF-WAY   |
| S.W.U.E. | SIDEWALK & UTILITY EASEMENT  |
| U.E.     | UTILITY EASEMENT   |
| D.U.E.   | DRAINAGE AND UTILITY EASEMENT  |
| A.E.     | ACCESS EASEMENT  |
| G.E.     | GAS EASEMENT   |
|          | FND. SECTION CORNER AS DESCRIBED   |
|          | SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED |
|          | FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"  |

POINT OF BEGINNING (PARCEL 2)

FUTURE R.O.W. DEDICATION (B OTHERS)

PERMANENT DRAINAGE EASEMENT (30' x 7') (BK 1424, PG 1853) (BK 1503, PG 809)

VARYING WIDTH R.O.W. TO BE DEDICATED BY THIS PLAT

MATCHLINE - SEE SHEET 7

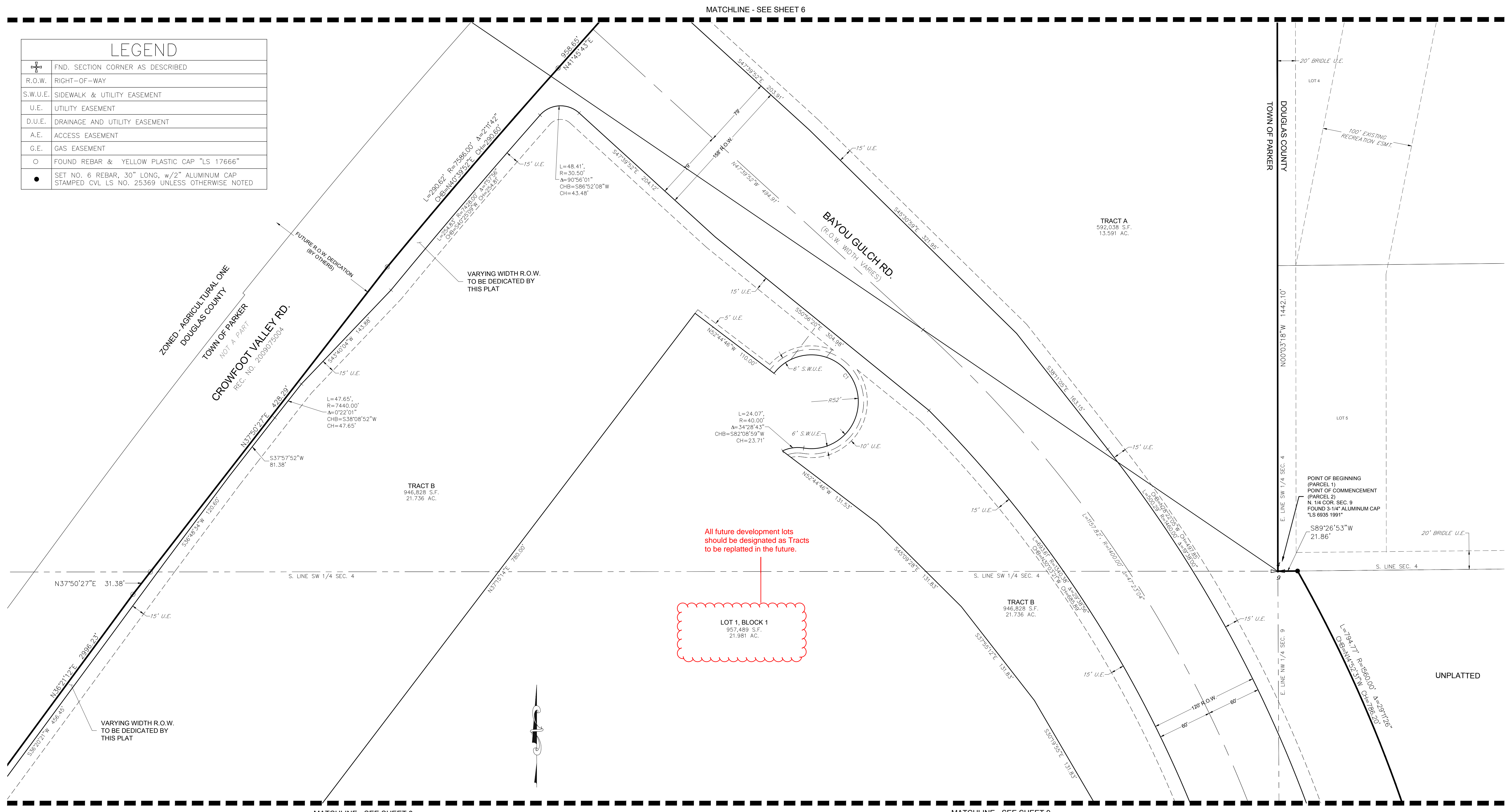
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# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

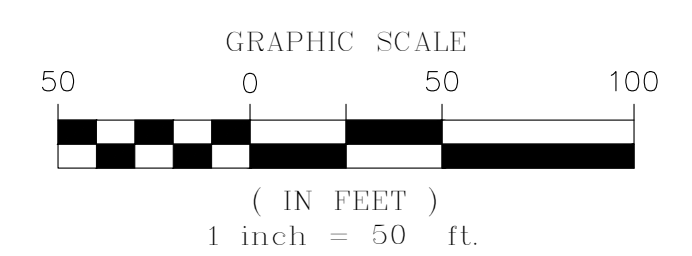
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 7 OF 18

| LEGEND |  |
|--------|--|
|        | FND. SECTION CORNER AS DESCRIBED   |
|        | R.O.W. RIGHT-OF-WAY  |
|        | S.W.U.E. SIDEWALK & UTILITY EASEMENT   |
|        | U.E. UTILITY EASEMENT  |
|        | D.U.E. DRAINAGE AND UTILITY EASEMENT   |
|        | A.E. ACCESS EASEMENT   |
|        | G.E. GAS EASEMENT  |
|        | FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"  |
|        | SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED |



All future development lots should be designated as Tracts to be replatted in the future.

LOT 1, BLOCK 1  
957,489 S.F.  
21.981 AC.

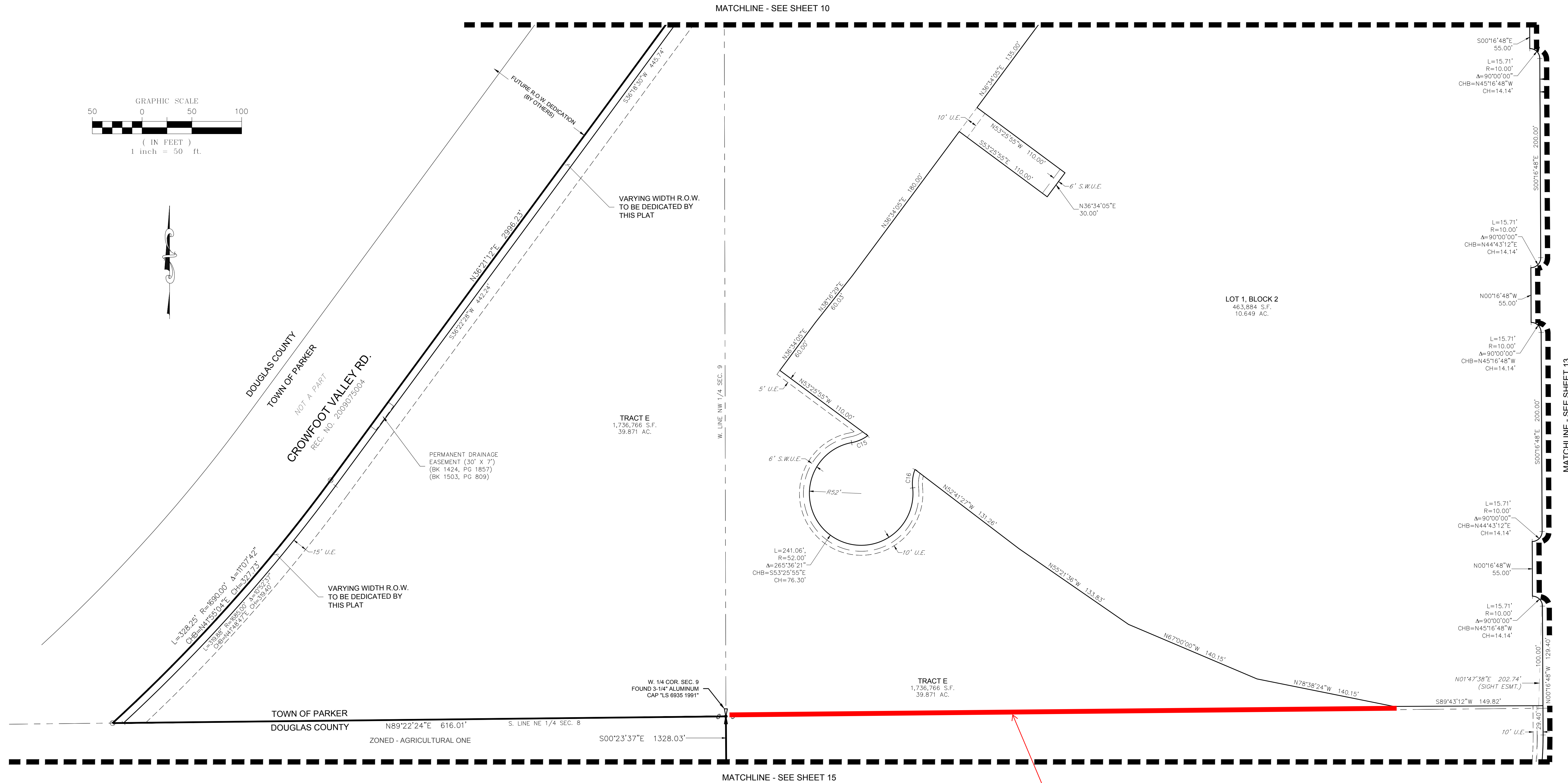
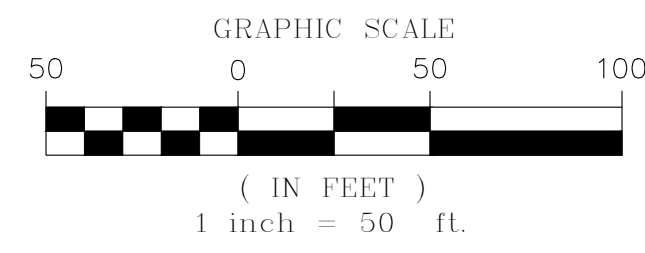


| CURVE TABLE |         |        |            |                 |              |
|-------------|---------|--------|------------|-----------------|--------------|
| CURVE NO.   | LENGTH  | RADIUS | DELTA      | CHORD DIRECTION | CHORD LENGTH |
| C1          | 219.75' | 52.00' | 242°08'09" | N21°40'43"W     | 89.08'       |

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# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 12 OF 18



| LEGEND |   |
|--------|---|
|        | FND. SECTION CORNER AS DESCRIBED            |
|        | R.O.W. RIGHT-OF-WAY                         |
|        | S.W.U.E. SIDEWALK & UTILITY EASEMENT        |
|        | U.E. UTILITY EASEMENT                       |
|        | D.U.E. DRAINAGE AND UTILITY EASEMENT        |
|        | A.E. ACCESS EASEMENT                        |
|        | G.E. GAS EASEMENT                           |
|        | FOUND REBAR & YELLOW PLASTIC CAP "LS 17666" |

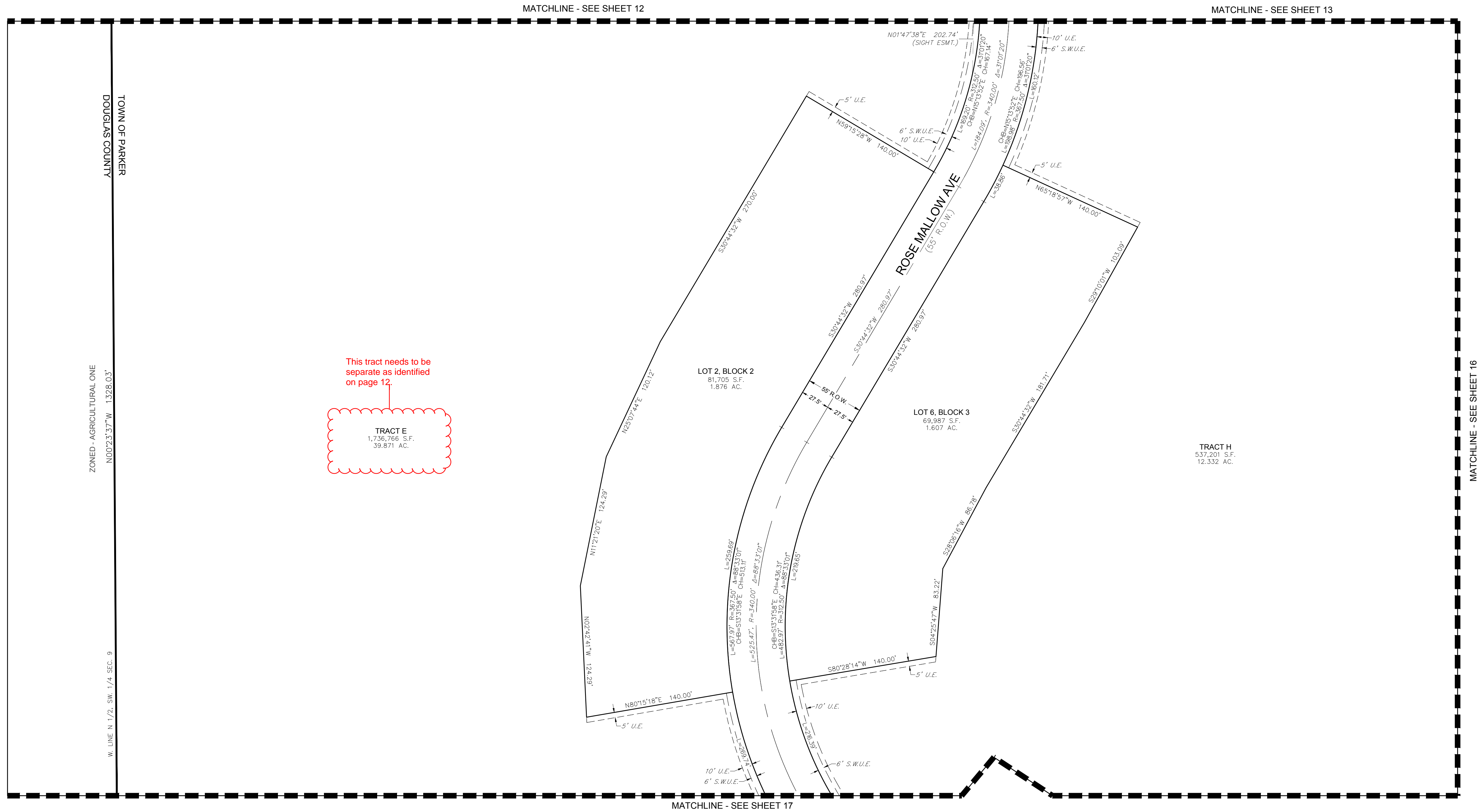
| CURVE TABLE |        |        |           |                 |              |
|-------------|--------|--------|-----------|-----------------|--------------|
| CURVE NO.   | LENGTH | RADIUS | DELTA     | CHORD DIRECTION | CHORD LENGTH |
| C15         | 17.88' | 40.00' | 25°36'26" | N86°34'02"E     | 17.73'       |
| C16         | 18.86' | 40.00' | 27°00'55" | S7°16'21"W      | 18.69'       |

Based on the Annexation Agreement this tract is required to end as the open space tracts have to be dedicated as 31 separate tracts.

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# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

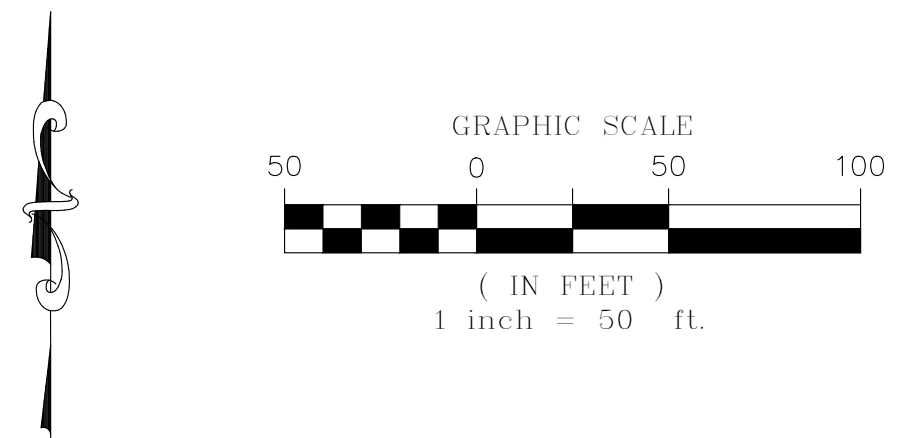
A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 15 OF 18



This tract needs to be separate as identified on page 12.

**TRACT E**  
1,736,766 S.F.  
39.871 AC.

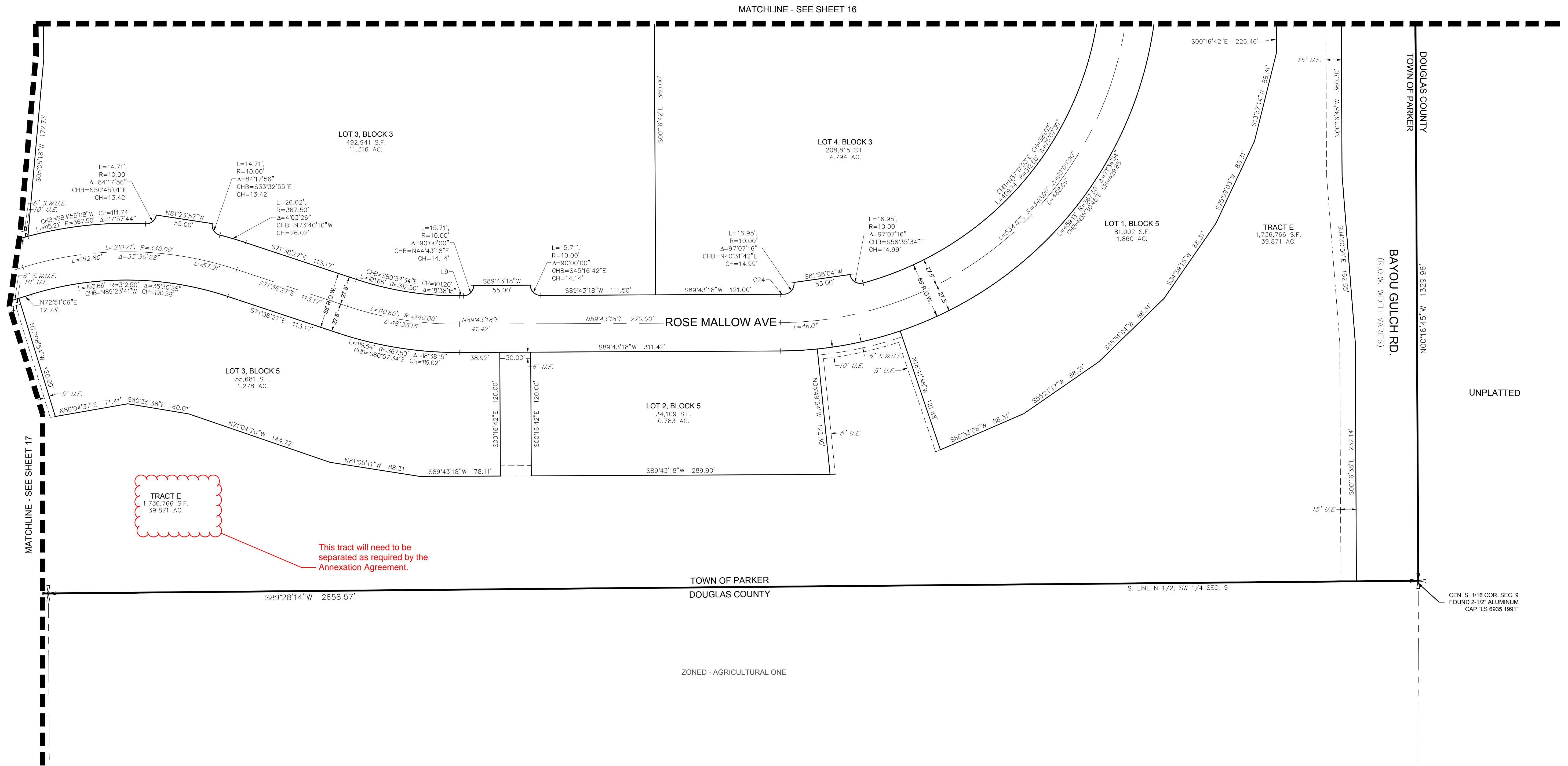
| LEGEND |                                      |
|--------|--------------------------------------|
|        | FND. SECTION CORNER AS DESCRIBED     |
|        | R.O.W. RIGHT-OF-WAY                  |
|        | S.W.U.E. SIDEWALK & UTILITY EASEMENT |
|        | U.E. UTILITY EASEMENT                |
|        | D.U.E. DRAINAGE AND UTILITY EASEMENT |
|        | A.E. ACCESS EASEMENT                 |
|        | G.E. GAS EASEMENT                    |



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# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

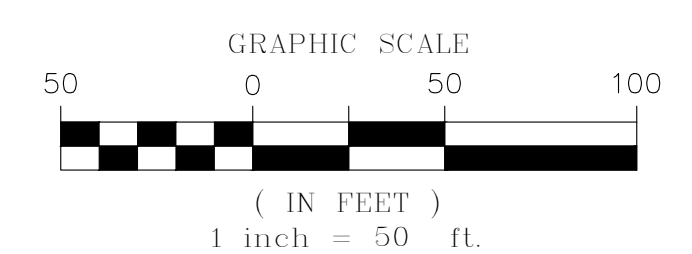
A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 18 OF 18



**TRACT E**  
1,736,766 S.F.  
39.871 AC.

This tract will need to be separated as required by the Annexation Agreement.

| LEGEND |                                      |
|--------|--------------------------------------|
|        | FND. SECTION CORNER AS DESCRIBED     |
|        | R.O.W. RIGHT-OF-WAY                  |
|        | S.W.U.E. SIDEWALK & UTILITY EASEMENT |
|        | U.E. UTILITY EASEMENT                |
|        | D.U.E. DRAINAGE AND UTILITY EASEMENT |
|        | A.E. ACCESS EASEMENT                 |
|        | G.E. GAS EASEMENT                    |



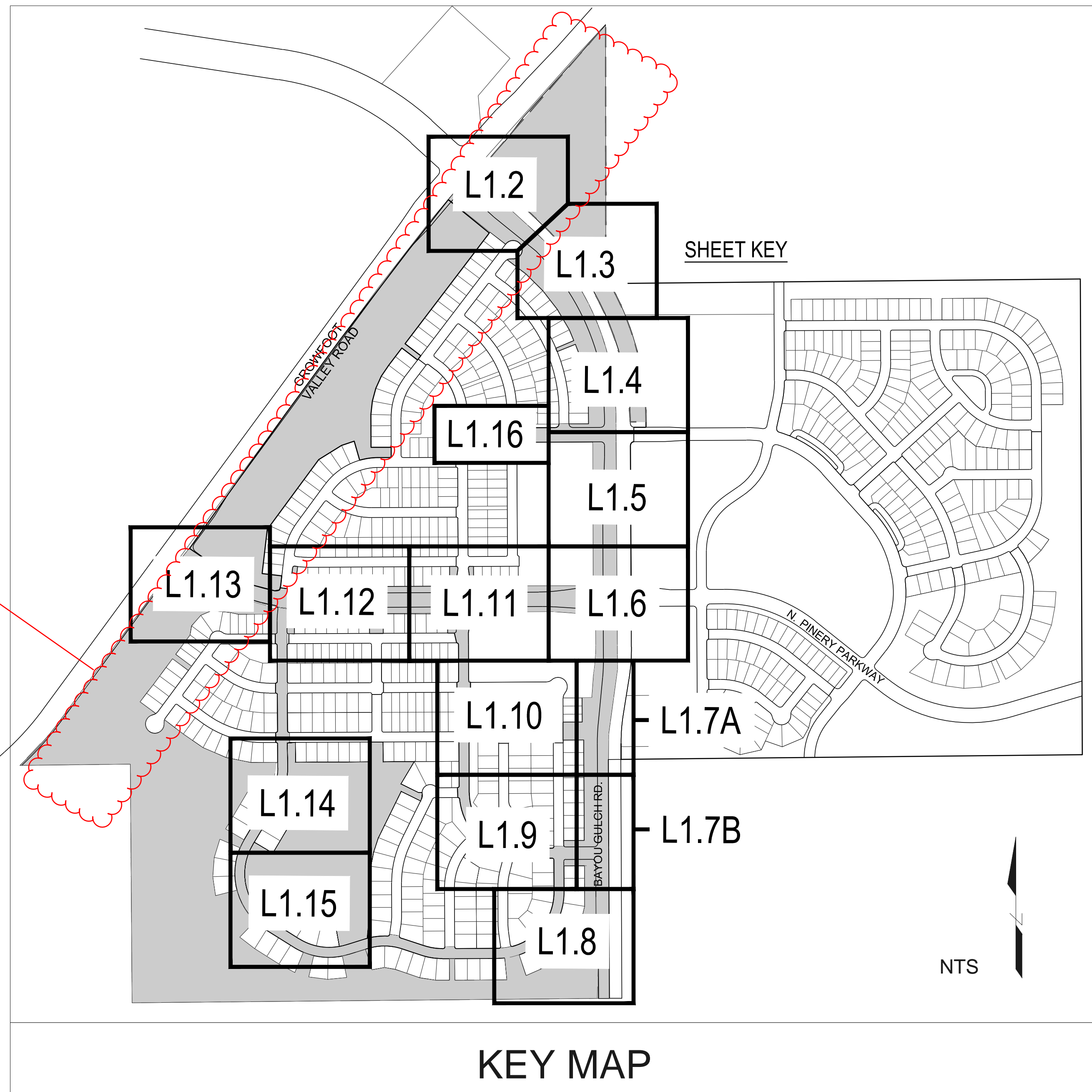
| CURVE TABLE |        |         |          |                 |              |
|-------------|--------|---------|----------|-----------------|--------------|
| CURVE NO.   | LENGTH | RADIUS  | DELTA    | CHORD DIRECTION | CHORD LENGTH |
| C24         | 3.45'  | 312.50' | 0°37'58" | N89°24'19"E     | 3.45'        |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE NO.   | LENGTH | DIRECTION   |
| L9         | 3.92'  | S89°43'18"W |

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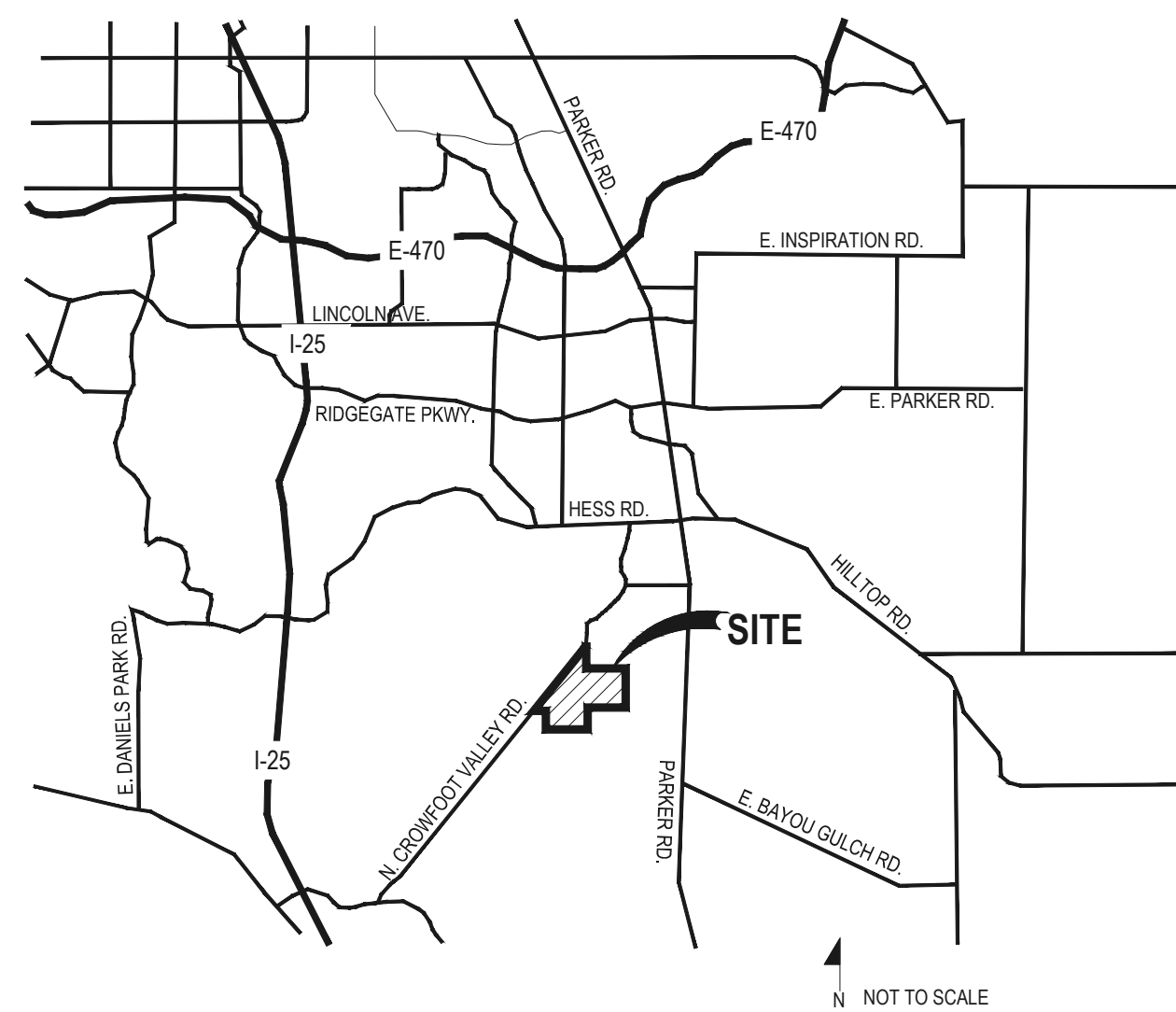
# TRAILS AT CROWFOOT

FILING 1



All landscaping along Crowfoot valley Road will need to be identified or mention when this landscaping will be added.

VICINITY MAP

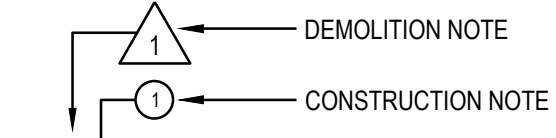


| Sheet Number | Sheet Title                      |
|--------------|----------------------------------|
| L0.0         | LANDSCAPE COVER SHEET            |
| L1.0         | LANDSCAPE NOTES & PLANT SCHEDULE |
| L1.1         | OVERALL LANDSCAPE PLAN           |
| L1.2         | LANDSCAPE PLAN                   |
| L1.3         | LANDSCAPE PLAN                   |
| L1.4         | LANDSCAPE PLAN                   |
| L1.5         | LANDSCAPE PLAN                   |
| L1.6         | LANDSCAPE PLAN                   |
| L1.7         | LANDSCAPE PLAN                   |
| L1.8         | LANDSCAPE PLAN                   |
| L1.9         | LANDSCAPE PLAN                   |
| L1.10        | LANDSCAPE PLAN                   |
| L1.11        | LANDSCAPE PLAN                   |
| L1.12        | LANDSCAPE PLAN                   |
| L1.13        | LANDSCAPE PLAN                   |
| L1.14        | LANDSCAPE PLAN                   |
| L1.15        | LANDSCAPE PLAN                   |
| L1.16        | LANDSCAPE PLAN                   |
| L2.0         | LANDSCAPE PLAN                   |
| L3.0         | LANDSCAPE PLAN                   |
| L3.1         | LANDSCAPE PLAN                   |
| IR1.1        | IRRIGATION LEGEND AND NOTES      |
| IR1.2/IR1.17 | IRRIGATION PLANS                 |
| IR2.1        | IRRIGATION DETAILS               |
| IR2.2        | IRRIGATION DETAILS               |

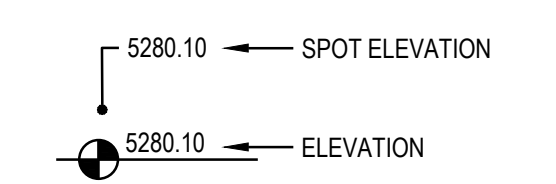
## SYMBOLS & ABBREVIATIONS

AC = ACRE  
 APPROXIMATE = APPROX.  
 B&B = 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  
 FTG. = 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  
 N.T.S. = NOT TO SCALE  
 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  
 PL. = PROPERTY LINE  
 R. = RADIUS  
 R.C.P. = REINFORCED CONCRETE PIPE  
 R.O.W. = RIGHT OF WAY  
 REQD. = REQUIRED  
 REINF. = REINFORCED  
 SHT. = SHEET  
 SPEC. = SPECIFICATIONS  
 SQ. = SQUARE  
 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

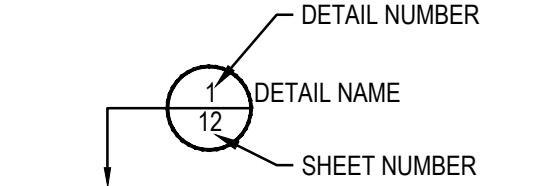
## NOTE IDENTIFICATION



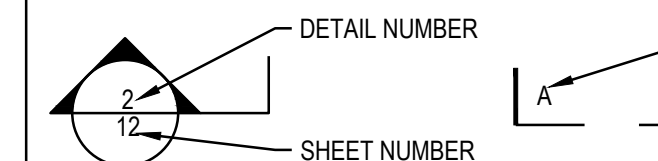
## ELEVATION IDENTIFICATION



## DETAIL IDENTIFICATION



## DETAIL SECTION IDENTIFICATION



## 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.

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.  
 This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative \_\_\_\_\_ Date \_\_\_\_\_

(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

Y:\HESSE\_RANCH\LANDSCAPE\_ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - FILING 1.DWG Friday, February 17, 2017

**OWNER / DEVELOPER**  
 E5X MANAGEMENT  
 7353 SOUTH ALTON WAY  
 CENTENNIAL, CO 80112

**PLANNER / LANDSCAPE ARCHITECT**  
 people creating spaces  
 pcs group inc. www.pcsgruopco.com  
 #3, B-180 Independence plaza  
 1007 16th street, denver co 80265  
 1.303.531.4905, f.303.531.4908

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

Prepared For  
 E5X MANAGEMENT  
 7353 SOUTH ALTON WAY  
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Land Planning  
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 ENGLEWOOD, CO 80112  
 720-482-9526

**TRAILS AT CROWFOOT**  
 FILING NO. 1  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by: JMI, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 04.18.2017

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

Sheet Name  
 LANDSCAPE COVER SHEET

Sheet Number  
 L0.0

# LANDSCAPE NOTES

- SITE PREP**
- LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
  - ALL WORK SHALL CONFORM TO LOCAL MUNICIPAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
  - SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
  - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
  - A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
  - CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
  - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
  - CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE LOCAL JURISDICTION. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
  - TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
  - CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
  - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
  - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
  - ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT ROTOTILLED AT A MIN. 8" DEPTH AT A RATE OF 4 CUBIC YARDS PER 1,000 SF.
  - CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
  - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECH REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF PATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY LANDSCAPE ARCHITECT.

## TURF, PLANT & GROUND COVER MATERIAL

- ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
- ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
- TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
- MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, AREAS OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONED AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY

## FINE GRADING NOTES

- SLOPES NOT TO EXCEED 4:1 MAX. - 1% MIN.
- SAISFACTORY 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.
- STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
- STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
- STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMIXING WITH SUBSOIL.
- REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.
- FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL.
- 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.

## SEEDING ESTABLISHMENT NOTES:

- SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
- SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONABLE WEEDS WITH A MAXIMUM CROP OF ONE-TENTH PERCENT (0.1%) AND MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT A RATE OF 3 C.Y. PER 1000 SQUARE FEET, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-HALF INCH (½"). DRILLING SHALL BE DONE IN 2 SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPES, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
- SEEDED AREAS MAY REQUIRE TEMPORARY ABOVE GROUND SPRAY IRRIGATION UNTIL ESTABLISHMENT. IRRIGATION SHALL BE REMOVED UPON ACCEPTANCE BY THE CITY. WHERE STEEP SLOPES OCCUR, LANDSCAPE CONTRACTOR MAY REQUIRE VARIOUS METHODS OF TEMPORARY

### NOTES

- DISTURBED AREAS TO BE RE-VEGETATED PER THE GRADING AND EROSION CONTROL PLANS.
- PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
- LANDSCAPE PLACEMENT IN THE TREE LAWN ADJACENT TO LOTS IS NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY AND UTILITY LOCATIONS.
- NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
- SHRUBS AND PLANTINGS WILL BE NO TALLER THAN 3 FEET, AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET WITHIN THE SIGHT TRIANGLE.
- TEMPORARY IRRIGATION FOR ESTABLISHMENT OF NATIVE VEGETATION MUST BE INSTALLED ABOVE GROUND, AND REMOVED IMMEDIATELY AFTER ESTABLISHMENT IS COMPLETE, OR IN NO CASE, ANY LONGER THAN ONE GROWING SEASON.

- LANDSCAPE ARCHITECT IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITIES' OWNER/OPERATOR.
- ANY TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY LANDSCAPE ARCHITECT PRIOR TO DOING WORK.
- PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
- IF SPECIFIED PLANTS ARE NOT COMMERCIALY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

### PLANTING BEDS

- ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS.
- ROCK MULCH AROUND VEGETATION SHALL CONTAIN 1 1/2"-2" DIA. ROUND RIVER COBBLE, TAN COLOR, 4" DEPTH.
- WOOD MULCH SHALL BE "GORILLA HAIR" OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
- EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 12-GAUGE, GREEN COLOR, ROLLED-TOP, STEEL EDGING OR EQUIVALENT. ANY NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 6"-9" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6" OF THEIR TRUNKS.

### HARDSCAPE

- REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.

### IRRIGATION

- IF PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROL LINES TO INCLUDE RAIN SHUT-OFF, 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER DEMAND.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM STANDARDS FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATIONS DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECH REPORT.
- TURF & IRRIGATED NATIVE AREAS (WHERE APPLICABLE) SHALL BE IRRIGATED BY AUTOMATIC POP-UP SPRAY SYSTEM. SHRUBS & PLANTING BEDS SHALL BE IRRIGATED WITH DRIP/BUBBLER SYSTEM.
- ALL TREES & SHRUBS OUTSIDE OF BEDS WITHIN NATIVE AREAS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM.
- REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.

### MAINTENANCE

- CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE CITY AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
- SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
- ALL PLANT MATERIAL WILL BE COVERED BY A WARRANTY PERIOD. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.
- IRRIGATIONS SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE LOCAL MUNICIPALITY) SHALL BE REPLACED. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
- LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

- PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
- 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).
- 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.
- CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
- PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
- 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.
- WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
- TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECT'S EROSION CONTROL METHODS, BMP'S AND ALL CITY CODES AND REQUIREMENTS.

- MULCH WILL BE HYDRO MULCH. HYDRO MULCH SHALL BE CONWED 200 AND TACKIFIER OR APPROVED SUBSTITUTE MEETING THE FOLLOWING REQUIREMENTS:
  - I. VIRGIN WOOD CELLULOSE FIBER: MAY NOT CONTAIN ANY SUBSTANCE OR FIBER THAT MAY INHIBIT GERMINATION OF GROWTH OF GRASS SEEDS AND PLANTS.
  - II. DYE TO APPROPRIATE COLOR TO ALLOW PROPER METERING OF APPLICATION.
  - III. FIBERS MUST HAVE ABILITY TO BECOME EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER.
  - IV. WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER - LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO UNDERLYING SOIL.
  - V. WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
  - VI. MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NOT WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
  - VII. ORGANIC TACKIFIER MAY BE SUPPLIED WITH HYDROMULCH FIBERS OR BE ADDED AT A LATER TIME.

### WEED MANAGEMENT

BEFORE SEEDING, REMOVE EXISTING WEEDS BY PULLING, TILLING UNDER AND/OR, APPLYING A GLYPHOSATE HERBICIDE SUCH AS ROUNDUP®, OR BY A COMBINATION OF THESE METHODS. FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, A SOIL FUMIGANT MAY BE USED, OR THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A GENERAL HERBICIDE. IN VERY WEEDY AREAS, THE FOLLOWING METHOD IS SUGGESTED: (1) TILL SOIL OR SPRAY VEGETATION WITH ROUNDUP®, WHEN USING AN HERBICIDE, ALLOW VEGETATION TO DIE, THEN RAKE OUT THE DEAD DEBRIS. IF PERENNIAL WEEDS SUCH AS BINDWEED ARE PRESENT USING AN HERBICIDE IS MORE EFFECTIVE THAN TILLING. (2) IRRIGATE TO ENCOURAGE GERMINATION OF WEED SEEDS NEAR THE SURFACE; MOST SEEDS WILL GERMINATE WITHIN TWO WEEKS IF CONSISTENT MOISTURE IS AVAILABLE. DO NOT TILL THE SOIL AGAIN BECAUSE THIS WILL BRING EVEN MORE WEED SEEDS UP TO THE SURFACE. (3) SPRAY ANY NEW GROWTH WITH ROUNDUP®, (4) AFTER RAKING OUT DEAD VEGETATION, ALLOW SOIL TO RECOVER FOR 4 WEEKS BEFORE PLANTING SEE. A RECOVERY PERIOD OF THIS DURATION IS ADVISABLE BECAUSE EXTENSIVE USE OF GLYPHOSATE HERBICIDES MAY CAUSE A DELAY IN GERMINATION AND IN THE VIGOROUS GROWTH OF SEEDLINGS. ONCE THE SEEDS HAVE GERMINATED, FURTHER WEED CONTROL IS USUALLY NECESSARY. IF PRACTICAL, PULL ALL WEEDS AS SOON AS THEY CAN BE IDENTIFIED. OTHER SUCCESSFUL TECHNIQUES ARE SPOT-SPRAYING WITH A GENERAL HERBICIDE OR SELECTIVELY CUTTING WEEDS WITH A STRING TRIMMER. BE SURE TO REMOVE WEEDS BEFORE THEY RESEED. ONCE ESTABLISHED, NATIVE AREAS MAY BE MOWED TWICE A SEASON OR AS REQUIRED TO MINIMIZE WEED GROWTH. FURTHER MOWING ADJACENT TO ROADWAYS AND PARK AREAS MAY BE REQUIRED AS SEASONAL DROUGHT AND FIRE CONDITIONS MAY DICTATE.

| DECIDUOUS TREES | QTY | COMMON NAME                  | BOTANICAL NAME                                  | CONT  | CAL / SIZE | HT X SPD  |
|-----------------|-----|------------------------------|---|-------|------------|-----------|
| UP              | 10  | AMERICAN ELM                 | ULMUS AMERICANA 'PRINCETON'                     | B & B | 2.5" CAL   | 50' X 40' |
| OV              | 9   | AMERICAN HORNBEAM            | OSTRYA VIRGINIANA                               | B & B | 2.5" CAL   | 30' X 30' |
| PO              | 57  | AMERICAN SYCAMORE            | PLATANUS OCCIDENTALIS                           | B & B | 2.5" CAL   | 80' X 80' |
| QM              | 21  | BURR OAK                     | QUERCUS MACROCARPA                              | B & B | 2.5" CAL   | 70' X 70' |
| HMC             | 20  | CHINKAPIN OAK                | QUERCUS MUEHLENBERGII                           | B & B | 2.5" CAL   | 50' X 50' |
| AE              | 17  | COMMON HACKBERRY             | CELTIS OCCIDENTALIS                             | B & B | 2.5" CAL   | 50' X 30' |
| AE              | 11  | EMERALD QUEEN MAPLE          | ACER PLATANOIDES 'EMERALD QUEEN'                | B & B | 2.5" CAL   | 45' X 35' |
| TG2             | 10  | GLENLEVEN LITTLELEAF LINDEN  | TILIA CORDATA 'GLENLEVEN'                       | B & B | 2.5" CAL   | 60' X 50' |
| TG              | 14  | GREENSPIRE LITTLELEAF LINDEN | TILIA CORDATA 'GREENSPIRE'                      | B & B | 2.5" CAL   | 60' X 40' |
| QC              | 6   | HERITAGE OAK                 | QUERCUS MACDANIELL 'CLEMONS' TM                 | B & B | 2.5" CAL   | 70' X 45' |
| GI              | 21  | IMPERIAL HONEYLOCUST         | GLEDITSIA TRIACANTHOS 'IMPERIAL'                | B & B | 2.5" CAL   | 45' X 45' |
| GK              | 5   | KENTUCKY COFFEE TREE         | GYMNOCALADUS DIOICA                             | B & B | 2.5" CAL   | 45' X 50' |
| CS              | 10  | NORTHERN CATALPA             | CATALPA SPECIOSA                                | B & B | 2.5" CAL   | 50' X 40' |
| RAL             | 9   | REDMOND AMERICAN LINDEN      | TILIA AMERICANA 'REDMOND'                       | B & B | 2.5" CAL   | 50' X 30' |
| BR              | 4   | RIVER BIRCH                  | BETULA NIGRA                                    | B & B | 2.5" CAL   | 50' X 50' |
| AS              | 11  | SCHWEDLER MAPLE              | ACER PLATANOIDES 'SCHWEDLERI'                   | B & B | 2.5" CAL   | 50' X 30' |
| GS              | 20  | SHADEMASTER LOCUST           | GLEDITSIA TRIACANTHOS 'INERMIS' SHADEMASTER' TM | B & B | 2.5" CAL   | 45' X 50' |
| QB              | 36  | SWAMP WHITE OAK              | QUERCUS BICOLOR                                 | B & B | 2.5" CAL   | 50' X 50' |

| EVERGREEN TREES  | QTY | COMMON NAME              | BOTANICAL NAME                  | CONT  | CAL / SIZE | HT X SPD  |
|------------------|-----|--------------------------|---------------------------------|-------|------------|-----------|
| PN               | 16  | AUSTRIAN BLACK PINE      | PINUS NIGRA                     | B & B | 6"-8" HT   | 50' X 30' |
| PSP              | 44  | LIMBER PINE              | PINUS FLEXILIS                  | B & B | 6"-8" HT   | 50' X 25' |
| PP               | 52  | PINON PINE               | PINUS EDULIS                    | B & B | 6"-8" HT   | 25' X 20' |
| PPI              | 16  | PONDEROSA PINE           | PINUS PONDEROSA                 | B & B | 6"-8" HT   | 50' X 30' |
| ORNAMENTAL TREES | QTY | COMMON NAME              | BOTANICAL NAME                  | CONT  | CAL / SIZE | HT X SPD  |
| AH               | 22  | HOT WINGS TATARIAN MAPLE | ACER TATARICUM 'HOT WINGS'      | B & B | 2" CAL     | 30' X 15' |
| AG2              | 21  | ROCKY MOUNTAIN MAPLE     | ACER GLABRUM                    | B & B | 2" CAL     | 15' X 10' |
| WKH              | 3   | 'WINTER KING' HAWTHORN   | CRATAEGUS VIRIDIS 'WINTER KING' | B & B | 2" CAL     | 30' X 30' |

| ANNUALS/PERENNIALS | QTY | COMMON NAME          | BOTANICAL NAME                           | CONT  | HT X SPD    | IRR. ZONE |
|--------------------|-----|----------------------|--|-------|-------------|-----------|
| AHC                | 129 | ANISE HYSOP          | AGASTACHE X 'CORANADO RED'               | 1 GAL | 2.5' X 3'   | LOW       |
| BES                | 168 | BLACK-EYED SUSAN     | RUDBECKIA FULGIDA SULLIVANTH 'GOLDSTURM' | 1 GAL | 1.5' X 1.5' | LOW       |
| SP                 | 136 | PINCUSHION FLOWER    | SCABIOSA CAUCASICA 'PERFECTA BLUE'       | 1 GAL | 2.5' X 1.5' | LOW       |
| EP                 | 82  | PURPLE CONEFLOWER    | ECHINACEA PURPUREA                       | 1 GAL | 2' X 2'     | LOW       |
| CV                 | 193 | THREADLEAF COREOPSIS | COREOPSIS VERTICILLATA 'MOONBEAM'        | 1 GAL | 1.5' X 1.5' | LOW       |

| DECIDUOUS SHRUBS | QTY | COMMON NAME                      | BOTANICAL NAME                                | CONT  | HT X SPD  | IRR. ZONE    |
|------------------|-----|----------------------------------|---|-------|-----------|--------------|
| CD               | 111 | BLUE MIST SHRUB                  | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'      | 5 GAL | 3' X 4'   | MODERATE     |
| FMR              | 8   | FIRE MEIDLAND ROSE               | ROSA MEIDLAND SERIES 'FIRE'                   | 5 GAL | 2' X 4'   | LOW          |
| PD               | 117 | GOLD DROP POTENTILLA             | POTENTILLA FRUTICOSA 'GOLD DROP'              | 5 GAL | 3' X 3'   | LOW          |
| RHU              | 10  | GRO-LOW FRAGRANT SUMAC           | RHUS AROMATICA 'GRO-LOW'                      | 5 GAL | 3' X 6'   | LOW          |
| VLU              | 16  | MOHICAN WAYFARING TREE           | VIBURNUM LANTANA 'MOHICAN'                    | 5 GAL | 10' X 10' | LOW          |
| FN               | 10  | NEW MEXICO PRIVET                | FORESTIERA NEOMEXICANA                        | 5 GAL | 6' X 6'   | LOW          |
| SCB              | 7   | PAWNEE BUTTES SAND CHERRY        | PRUNUS BESSEYI 'PAWNEE BUTTES'                | 5 GAL | 18' X 6'  | LOW          |
| CB               | 9   | RED TWIG DOGWOOD                 | CORNUS SERICEA 'BAILEY'                       | 5 GAL | 8' X 8'   | LOW-MOD-HIGH |
| CH               | 13  | ROCK COTONEASTER                 | COTONEASTER HORIZONTALIS                      | 5 GAL | 3' X 5'   | MODERATE     |
| PS2              | 16  | ROCKY MOUNTAIN PENSTEMON         | PENSTEMON STRICTUS                            | 5 GAL | 2' X 3'   | LOW          |
| PA               | 273 | RUSSIAN SAGE                     | PEROVSKIA ATRIPLICIFOLIA                      | 5 GAL | 5' X 4'   | VERY LOW     |
| SSB              | 76  | SASKATOON SERVICEBERRY           | AMELANCHIER ALNIFOLIA 'REGENT'                | 5 GAL | 12' X 8'  | LOW          |
| CD2              | 2   | SPREADING COTONEASTER            | COTONEASTER DIVARICATUS                       | 5 GAL | 6' X 6'   | LOW-MOD      |
| RT               | 28  | THREE LEAF SUMAC                 | RHUS TRILOBATA                                | 5 GAL | 4' X 5'   | VERY LOW     |
| RW               | 85  | WHITE MEIDLAND ROSE              | ROSA MEIDLAND SERIES 'WHITE'                  | 5 GAL | 2' X 4'   | LOW          |
| EA               | 11  | WINGED EUONYMUS                  | EUONYMUS ALATUS                               | 5 GAL | 15' X 10' | LOW          |
| AG               | 65  | 'AUTUMN BRILLIANCE' SERVICEBERRY | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | 5 GAL | 15' X 10' | LOW          |

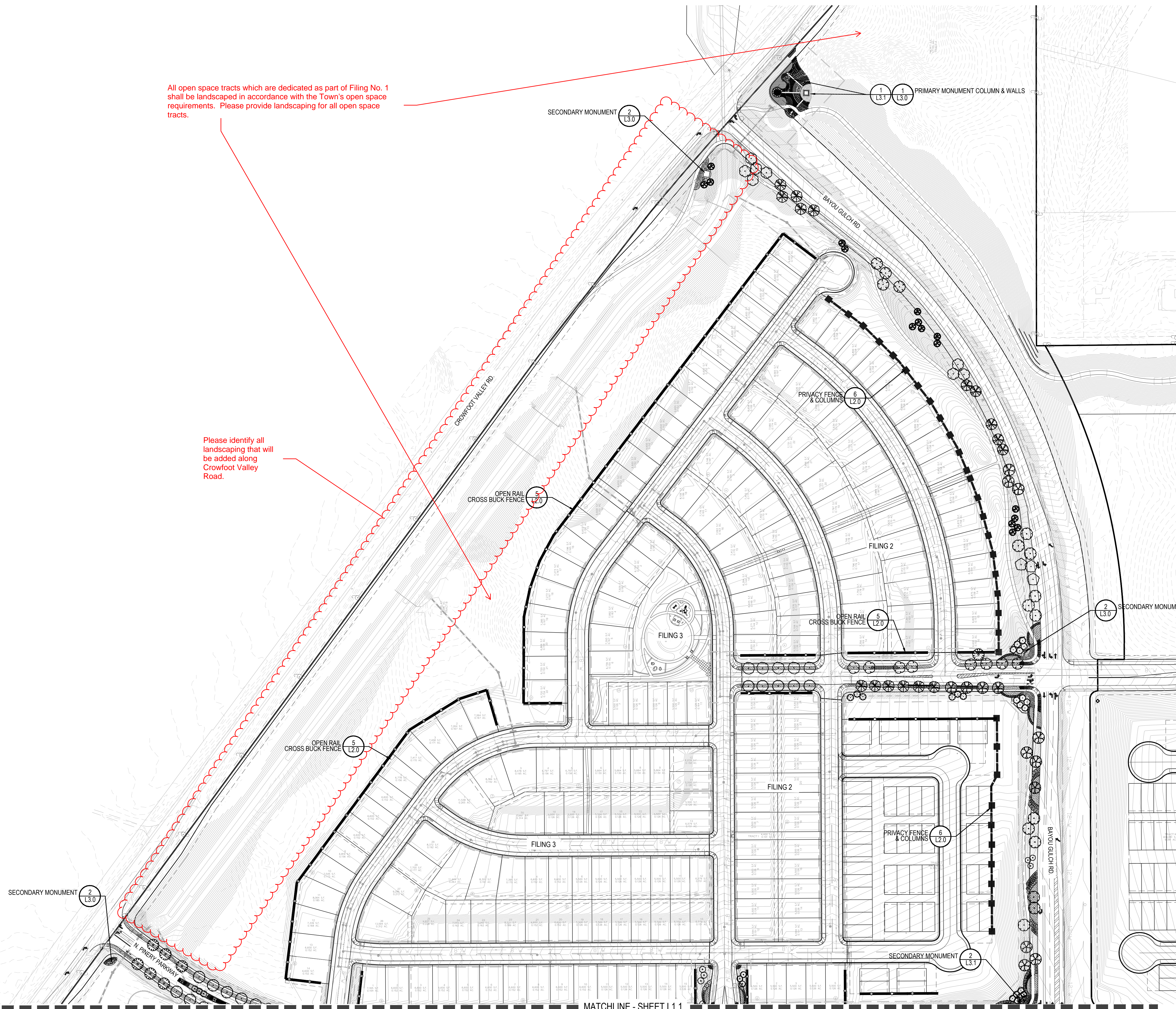
| EVERGREEN SHRUBS | QTY | COMMON NAME                | BOTANICAL NAME                             | CONT  | HT X SPD  | IRR. ZONE |
|------------------|-----|----------------------------|--|-------|-----------|-----------|
| JB               | 120 | BLUE CHIP JUNIPER          | JUNIPERUS HORIZONTALIS 'BLUE CHIP'         | 5 GAL | 8' X 10'  | LOW       |
| BUJ              | 58  | BUFFALO JUNIPER            | JUNIPERUS SABINA 'BUFFALO'                 | 5 GAL | 2' X 6'   | LOW       |
| JH               | 73  | HUGHES JUNIPER             | JUNIPERUS HORIZONTALIS 'HUGHES'            | 5 GAL | 1.5' X 6' | VERY LOW  |
| AC               | 71  | MANZANITA                  | ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' | 5 GAL | 2' X 5'   | LOW       |
| CSM              | 87  | MOONLIGHT BROOM            | CYTISUS SCOPARIUS 'MOONLIGHT'              | 5 GAL | 3' X 5'   | LOW       |
| PS               | 139 | MUGO PINE                  | PINUS MUGO 'SLOWMOUND'                     | 5 GAL | 2.5' X 5' | LOW       |
| AP               | 17  | PANCHITO MANZANITA         | ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'  | 5 GAL | 1.5' X 5' | LOW       |
| EC               | 35  | PURPLE-LEAF WINTER CREEPER | EUONYMUS FORTUNEI 'COLORATA'               | 5 GAL | 2' X 5'   | LOW-MOD   |

| ORNAMENTAL GRASSES | QTY | COMMON NAME        | BOTANICAL NAME                             | CONT  | HT X SPD  | IRR. ZONE |
|--------------------|-----|--------------------|--|-------|-----------|-----------|
| BOG                | 87  | BLUE OAT GRASS     | HELICOTRICHON SEMPERVIRENS                 | 1 GAL | 3' X 2'   | LOW-MOD   |
| PH                 | 107 | BLUE SWITCH GRASS  | PANICUM VIRGATUM 'HEAVY METAL'             | 1 GAL | 5' X 3'   | MODERATE  |
| CK                 | 43  | FEATHER REED GRASS | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | 1 GAL | 4.5' X 2' | LOW       |
|                    |     |                    |  |       |           |           |

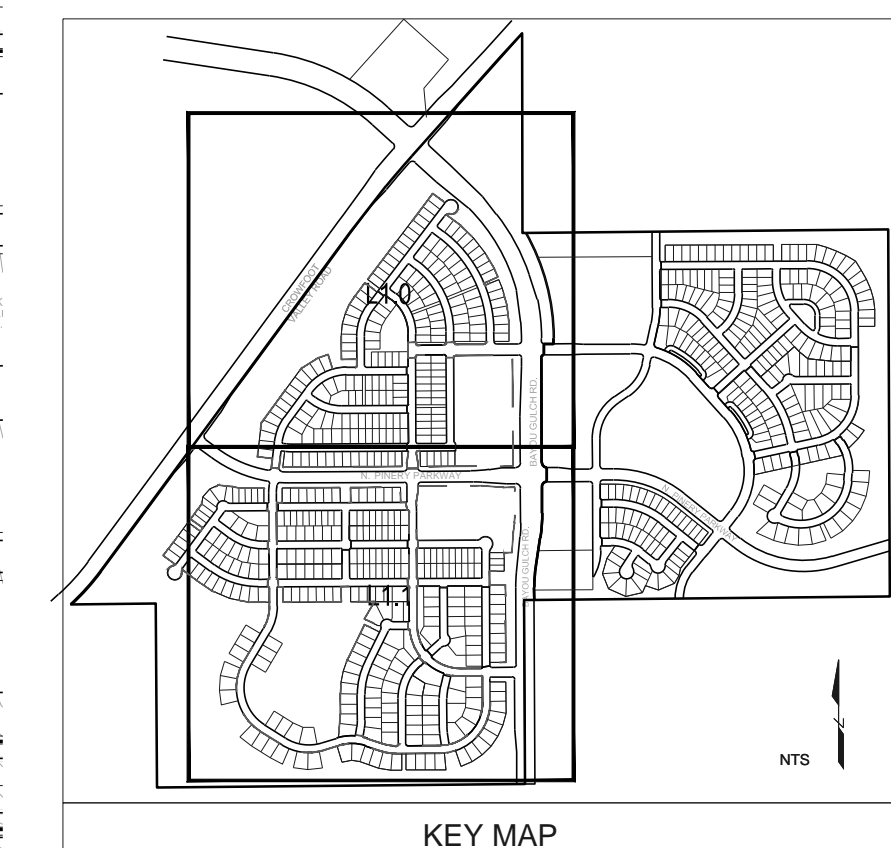
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Friday, February 17, 2017

All open space tracts which are dedicated as part of Filing No. 1 shall be landscaped in accordance with the Town's open space requirements. Please provide landscaping for all open space tracts.

Please identify all landscaping that will be added along Crowfoot Valley Road.



- 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 3' WITHIN SIGHT TRIANGLES.
  4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



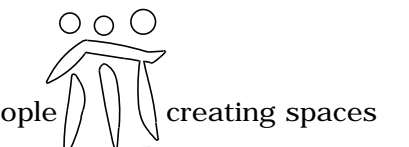
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MATCHLINE - SHEET L1.1

Prepared For

E5X MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgruopco.com  
#3, 9-180 Independence plaza  
1007 16th street, denver, co 80265  
1.303.531.4905 . 1.303.531.4908

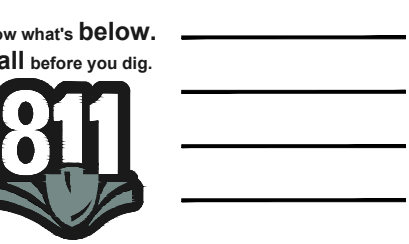
Engineering



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

TRAILS AT CROWFOOT  
FILING NO. 1  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 04.18.2017

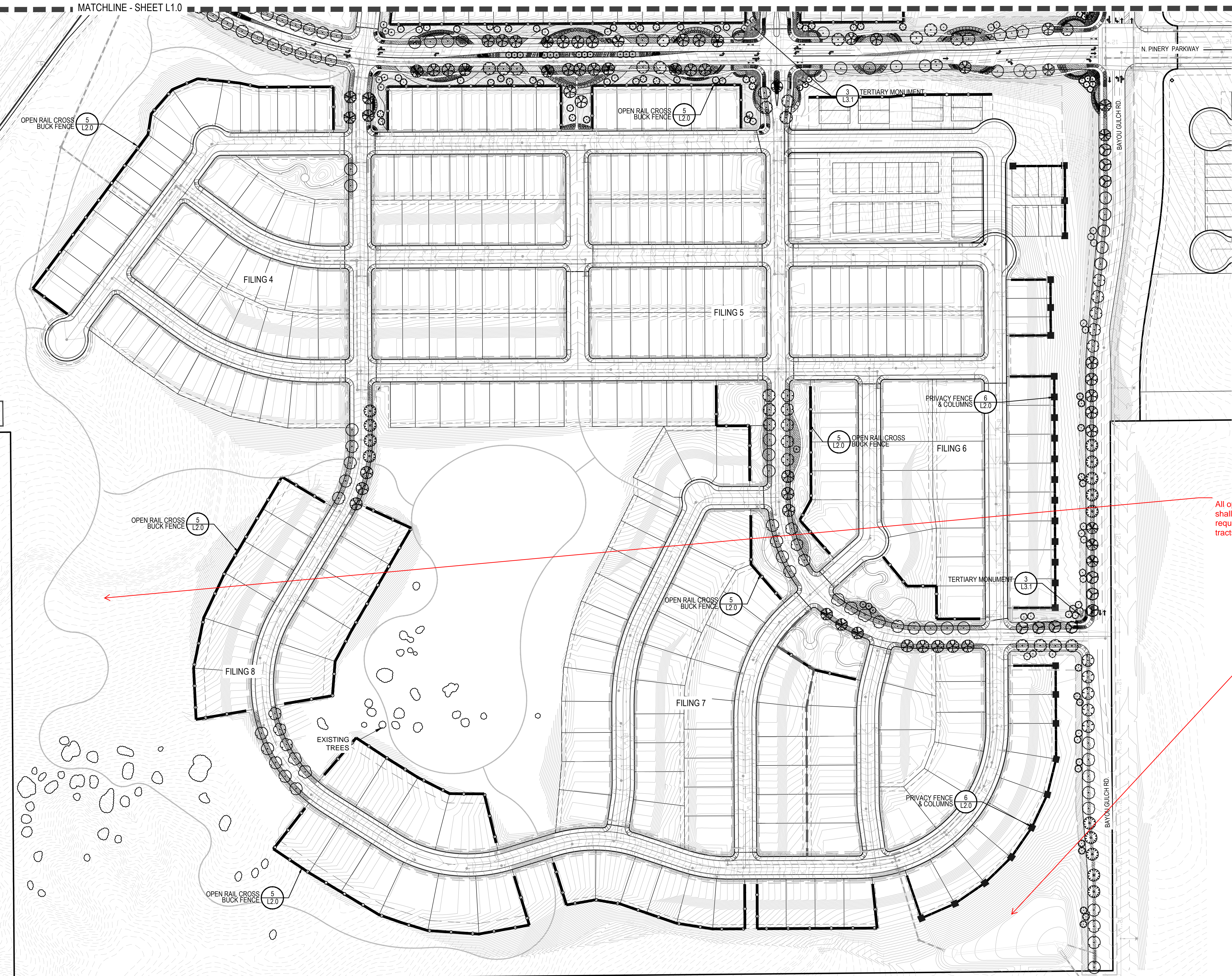


Sheet Name  
OVERALL LANDSCAPE PLAN

Sheet Number

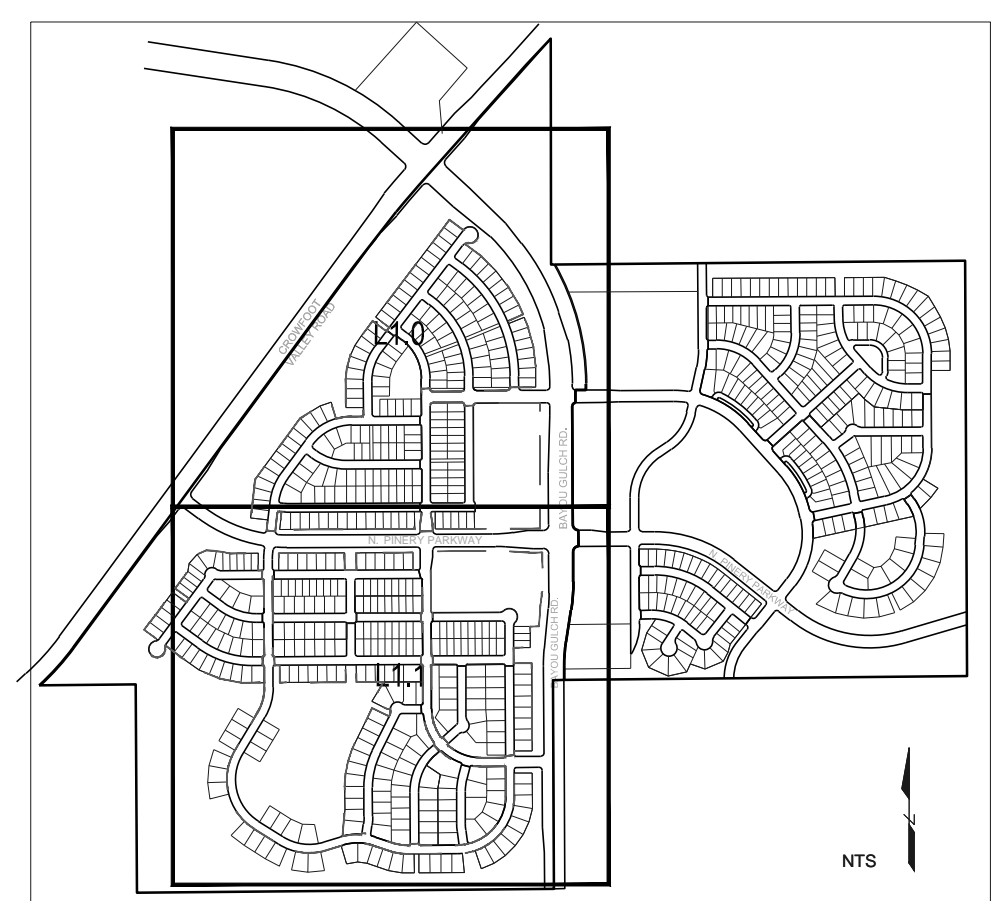
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MATCHLINE - SHEET L1.0



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  4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



KEY MAP  
NORTH  
NOT TO SCALE

Prepared For  
E5X MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

Land Planning  
people creating spaces  
pcs group inc. www.pcsgroupco.com  
#3, 9-180 Independence plaza  
1007 16th street, denver, co 80265  
1.303.531.4905 . 1.303.531.4908

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

**TRAILS AT CROWFOOT**  
FILING NO. 1  
PARKER, COLORADO  
LANDSCAPE PLANS

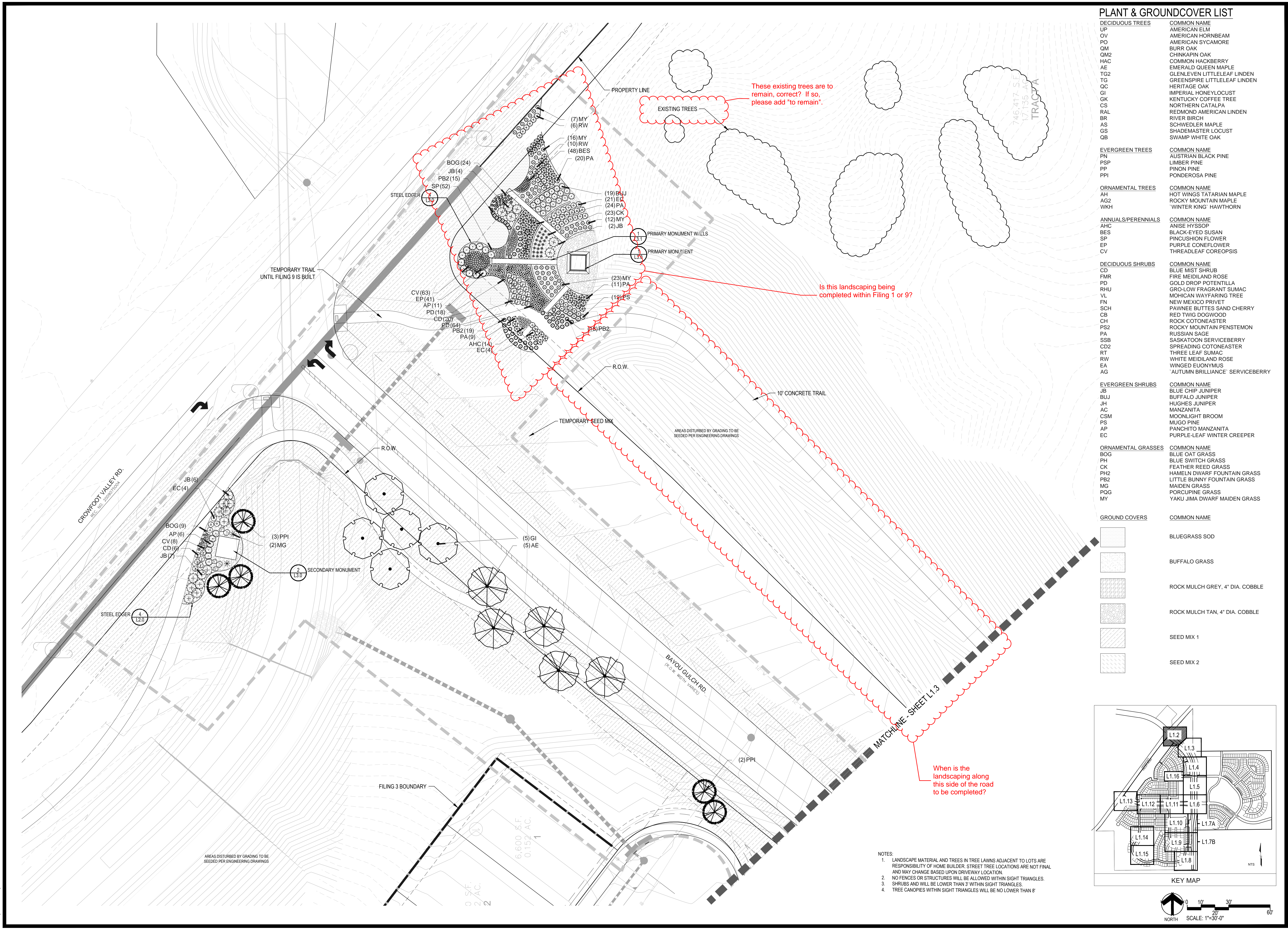
Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 04.18.2017  
Know what's below.  
Call before you dig.  
**811**

Sheet Name  
OVERALL LANDSCAPE PLAN

Sheet Number  
**L1.1**

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Friday, February 17, 2017

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Friday, February 17, 2017



**PLANT & GROUND COVER LIST**

| DECIDUOUS TREES | COMMON NAME                  |
|-----------------|------------------------------|
| OV              | AMERICAN ELM                 |
| PO              | AMERICAN HORNBEAM            |
| QM              | BURR OAK                     |
| QI              | CHINKAPII OAK                |
| HAC             | COMMON HACKBERRY             |
| AE              | EMERALD QUEEN MAPLE          |
| TG2             | GLENLEVEN LITTLELEAF LINDEN  |
| TG              | GREENSPIRE LITTLELEAF LINDEN |
| QC              | HERITAGE OAK                 |
| GI              | IMPERIAL HONEYLOCUST         |
| GK              | KENTUCKY COFFEE TREE         |
| CS              | NORTHERN CATALPA             |
| RAL             | REDMOND AMERICAN LINDEN      |
| BR              | RIVER BIRCH                  |
| AS              | SCHWEDLER MAPLE              |
| GS              | SHADEMASTER LOCUST           |
| QB              | SWAMP WHITE OAK              |

| EVERGREEN TREES | COMMON NAME         |
|-----------------|---------------------|
| PN              | AUSTRIAN BLACK PINE |
| PSP             | LIMBER PINE         |
| PP              | PINON PINE          |
| PPI             | PONDEROSA PINE      |

| ORNAMENTAL TREES | COMMON NAME              |
|------------------|--------------------------|
| AH               | HOT WINGS TATARIAN MAPLE |
| AG2              | ROCKY MOUNTAIN MAPLE     |
| WKH              | WINTER KING HAWTHORN     |

| ANNUALS/PERENNIALS | COMMON NAME          |
|--------------------|----------------------|
| AHC                | ANISE HYSSOP         |
| BES                | BLACK-EYED SUSAN     |
| SP                 | PINCUSHION FLOWER    |
| EP                 | PURPLE CONEFLOWER    |
| CV                 | THREADLEAF COREOPSIS |

| DECIDUOUS SHRUBS | COMMON NAME                      |
|------------------|----------------------------------|
| CD               | BLUE WIST SHRUB                  |
| FMR              | FIRE MEIDLAND ROSE               |
| PD               | GOLD DROP POTENTILLA             |
| RHU              | GRO-LOW FRAGRANT SUMAC           |
| YL               | MOHICAN WAYFARING TREE           |
| FN               | NEW MEXICO PRIVET                |
| SCH              | PAWNEE BUTTES SAND CHERRY        |
| CB               | RED TWIG DOGWOOD                 |
| CH               | ROCK COTONEASTER                 |
| PS2              | ROCKY MOUNTAIN PENSTEMON         |
| PA               | RUSSIAN SAGE                     |
| SSB              | SASKATOON SERVICEBERRY           |
| CD2              | SPREADING COTONEASTER            |
| RT               | THREE LEAF SUMAC                 |
| RW               | WHITE MEIDLAND ROSE              |
| EA               | WINGED EUONYMUS                  |
| AG               | 'AUTUMN BRILLIANCE' SERVICEBERRY |

| EVERGREEN SHRUBS | COMMON NAME                |
|------------------|----------------------------|
| JB               | BLUE CHIP JUNIPER          |
| BUJ              | BUFFALO JUNIPER            |
| JH               | HUGHES JUNIPER             |
| AC               | MANZANITA                  |
| CSM              | MOONLIGHT BROOM            |
| PS               | MUGO PINE                  |
| AP               | PANCHITO MANZANITA         |
| EC               | PURPLE-LEAF WINTER CREEPER |

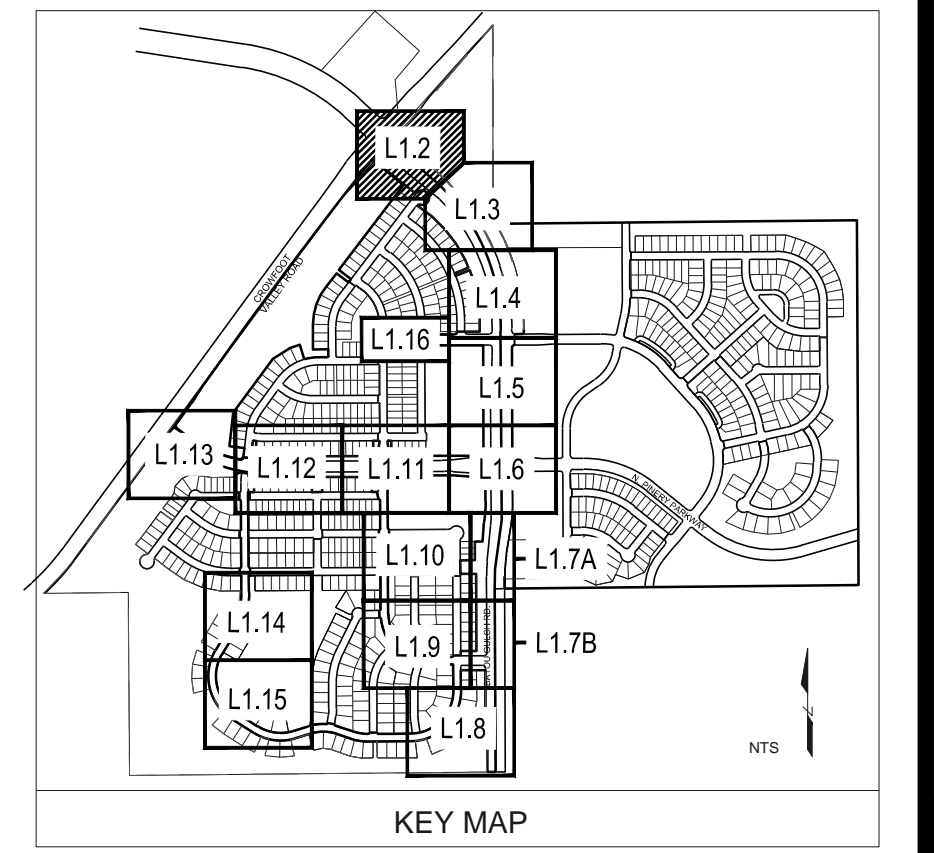
  

| ORNAMENTAL GRASSES | COMMON NAME                  |
|--------------------|------------------------------|
| BOG                | BLUE OAT GRASS               |
| PH                 | BLUE SWITCH GRASS            |
| CK                 | FEATHER REED GRASS           |
| PH2                | HAMELN DWARF FOUNTAIN GRASS  |
| PB2                | LITTLE BUNNY FOUNTAIN GRASS  |
| MG                 | MAIDEN GRASS                 |
| PQG                | PORCUPINE GRASS              |
| MY                 | YAKU JIMA DWARF MAIDEN GRASS |

| GROUND COVERS | COMMON NAME                     |
|---------------|---------------------------------|
| [Pattern]     | BLUEGRASS SOD                   |
| [Pattern]     | BUFFALO GRASS                   |
| [Pattern]     | ROCK MULCH GREY, 4" DIA. COBBLE |
| [Pattern]     | ROCK MULCH TAN, 4" DIA. COBBLE  |
| [Pattern]     | SEED MIX 1                      |
| [Pattern]     | SEED MIX 2                      |

- 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. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



Prepared For

**E5X MANAGEMENT**  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

Land Planning

people creating spaces

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Engineering

**CVL**  
CONSULTANTS

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

**TRAILS AT CROWFOOT**  
FILING NO. 1  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 04.18.2017

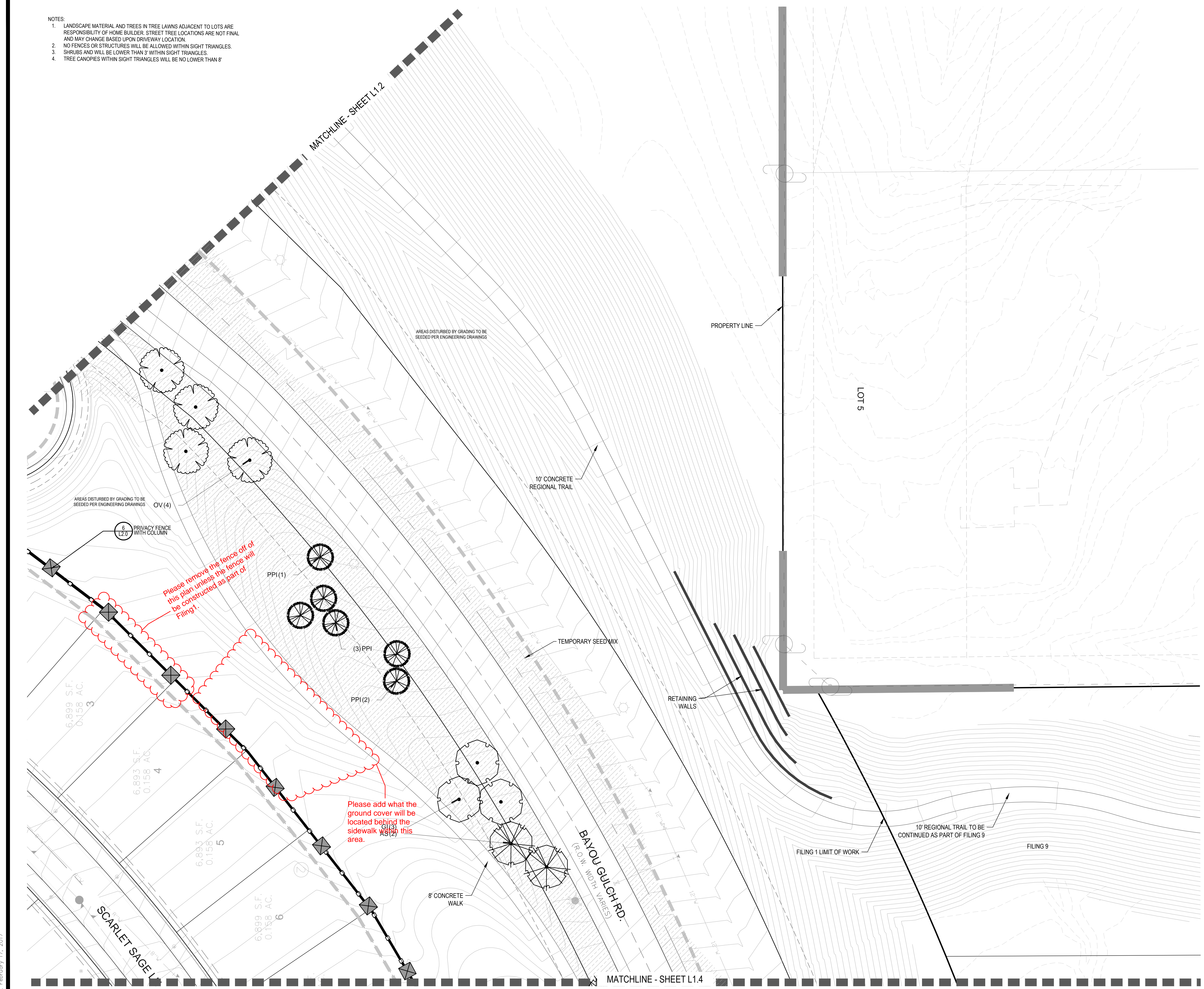
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Sheet Name  
**LANDSCAPE PLAN**

Sheet Number  
**L1.2**

- 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 3' WITHIN SIGHT TRIANGLES.
  4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



**PLANT & GROUND COVER LIST**

| DECIDUOUS TREES | COMMON NAME                  |
|-----------------|------------------------------|
| UP              | AMERICAN ELM                 |
| OV              | AMERICAN HORNBEAM            |
| PO              | AMERICAN SYCAMORE            |
| QM              | BURR OAK                     |
| QM2             | CHINKAPIN OAK                |
| HAC             | COMMON HACKBERRY             |
| AE              | EMERALD QUEEN MAPLE          |
| TG2             | GLENLEAF LITTLELEAF LINDEN   |
| TG              | GREENSPIRE LITTLELEAF LINDEN |
| QC              | HERITAGE OAK                 |
| GI              | IMPERIAL HONEYLOCUST         |
| GK              | KENTUCKY COFFEE TREE         |
| CS              | NORTHERN CATALPA             |
| RAL             | REDMOND AMERICAN LINDEN      |
| BR              | RIVER BIRCH                  |
| AS              | SCHWEDLER MAPLE              |
| CS              | SHADEMASTER LOCUST           |
| QB              | SWAMP WHITE OAK              |

| EVERGREEN TREES | COMMON NAME         |
|-----------------|---------------------|
| PN              | AUSTRIAN BLACK PINE |
| PSP             | LIMBER PINE         |
| PP              | PINON PINE          |
| PPI             | PONDEROSA PINE      |

| ORNAMENTAL TREES | COMMON NAME              |
|------------------|--------------------------|
| AH               | HOT WINGS TATARIAN MAPLE |
| AG2              | ROCKY MOUNTAIN MAPLE     |
| WKH              | 'WINTER KING' HAWTHORN   |

| ANNUALS/PERENNIALS | COMMON NAME          |
|--------------------|----------------------|
| AHC                | ANISE HYSSOP         |
| BES                | BLACK-EYED SUSAN     |
| SP                 | PINCUSHION FLOWER    |
| EP                 | PURPLE CONEFLOWER    |
| CV                 | THREADLEAF COREOPSIS |

| DECIDUOUS SHRUBS | COMMON NAME                      |
|------------------|----------------------------------|
| CD               | BLUE MIST SHRUB                  |
| FMR              | FIRE MEIDLAND ROSE               |
| PD               | GOLD DROP POTENTILLA             |
| RHU              | GRO-LOW FRAGRANT SUMAC           |
| VL               | MOHICAN WAYFARING TREE           |
| FN               | NEW MEXICO PRIVET                |
| SCH              | PAWNEE BUTTES SAND CHERRY        |
| CB               | RED TWIG DOGWOOD                 |
| CH               | ROCK COTONEASTER                 |
| PS2              | ROCKY MOUNTAIN PENSTEMON         |
| PA               | RUSSIAN SAGE                     |
| SSB              | SASKATOON SERVICEBERRY           |
| CD2              | SPREADING COTONEASTER            |
| RT               | THREE LEAF SUMAC                 |
| RW               | WHITE MEIDLAND ROSE              |
| EA               | WINGED EUONYMUS                  |
| AG               | 'AUTUMN BRILLIANCE' SERVICEBERRY |

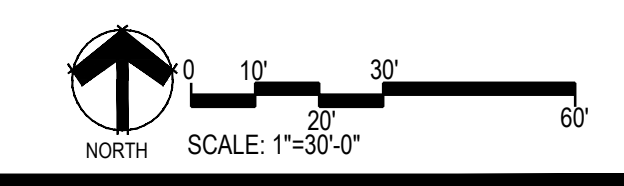
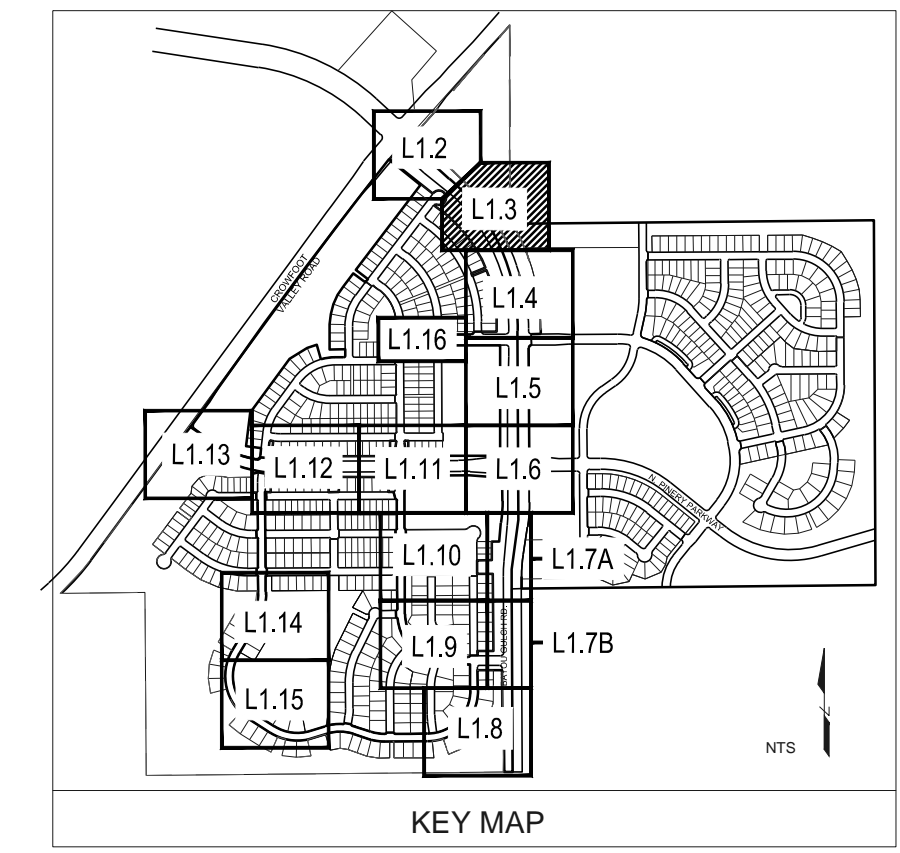
| EVERGREEN SHRUBS | COMMON NAME                |
|------------------|----------------------------|
| JB               | BLUE CHIP JUNIPER          |
| BUJ              | BUFFALO JUNIPER            |
| JH               | HUGHES JUNIPER             |
| AC               | MANZANITA                  |
| CSM              | MOONLIGHT BROOM            |
| PS               | MUGO PINE                  |
| AP               | PANCHITO MANZANITA         |
| EC               | PURPLE-LEAF WINTER CREEPER |

| ORNAMENTAL GRASSES | COMMON NAME                  |
|--------------------|------------------------------|
| BOG                | BLUE OAT GRASS               |
| PH                 | BLUE SWITCH GRASS            |
| CK                 | FEATHER REED GRASS           |
| PH2                | HAMELN DWARF FOUNTAIN GRASS  |
| PB2                | LITTLE BUNNY FOUNTAIN GRASS  |
| MG                 | MAIDEN GRASS                 |
| PQG                | PORCUPINE GRASS              |
| MY                 | YAKU JIMA DWARF MAIDEN GRASS |

**GROUND COVERS**

| COMMON NAME                     |
|---------------------------------|
| BLUEGRASS SOD                   |
| BUFFALO GRASS                   |
| ROCK MULCH GREY, 4" DIA. COBBLE |
| ROCK MULCH TAN, 4" DIA. COBBLE  |
| SEED MIX 1                      |
| SEED MIX 2                      |



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 720-482-9526

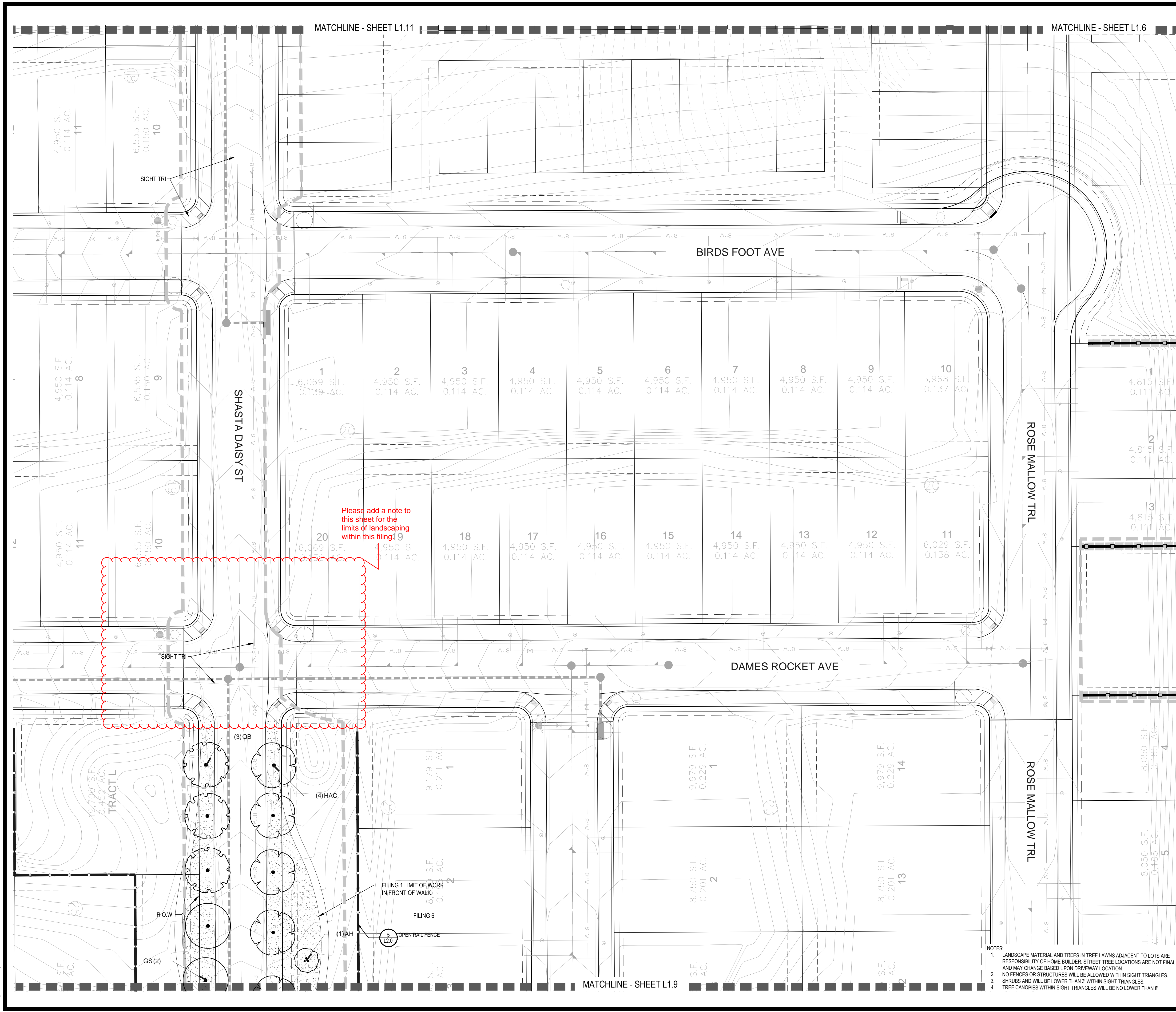
**TRAILS AT CROWFOOT**  
 FILING NO. 1  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by: JWI, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 04.18.2017  
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Sheet Number  
**L1.3**

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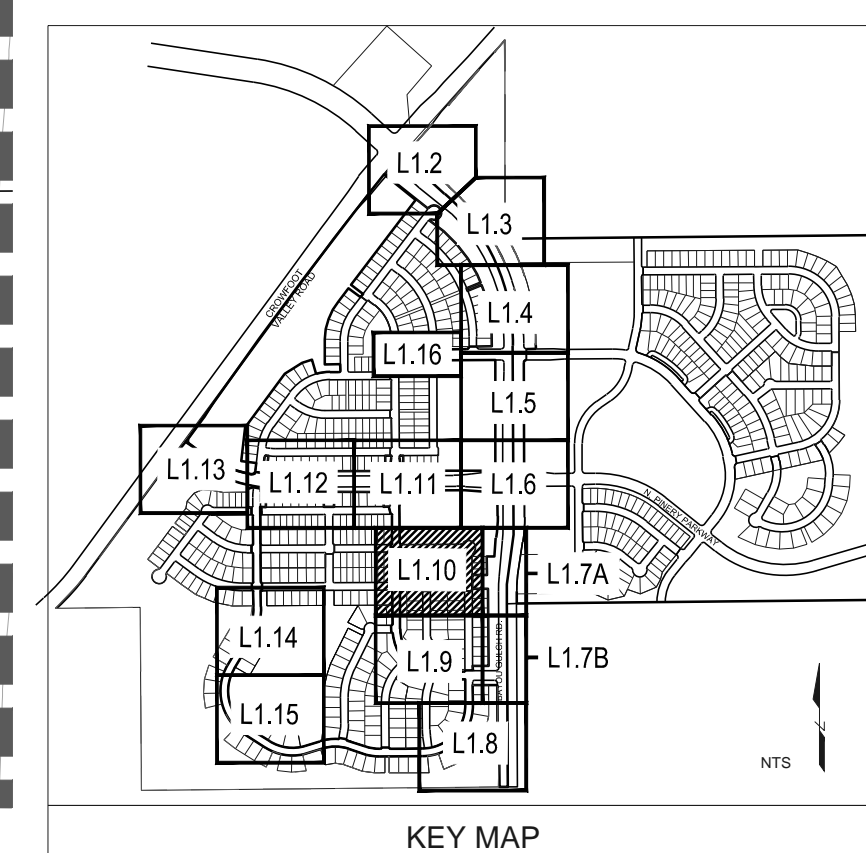
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MATCHLINE - SHEET L1.6

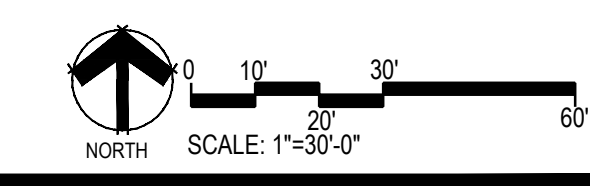
MATCHLINE - SHEET L1.9

**PLANT & GROUND COVER LIST**

| COMMON NAME               | COMMON NAME                      |
|---------------------------|----------------------------------|
| <b>DECIDUOUS TREES</b>    | <b>COMMON NAME</b>               |
| AMERICAN ELM              | AMERICAN HORNBEAM                |
| OV                        | AMERICAN SYCAMORE                |
| PO                        | BURR OAK                         |
| QM                        | CHINKAPIN OAK                    |
| QM2                       | COMMON HACKBERRY                 |
| HAC                       | EMERALD QUEEN MAPLE              |
| AE                        | GLENLEVEN LITTLELEAF LINDEN      |
| TG2                       | GREENSPIRE LITTLELEAF LINDEN     |
| TG                        | HERITAGE OAK                     |
| QC                        | IMPERIAL HONEYLOCUST             |
| GI                        | KENTUCKY COFFEE TREE             |
| GK                        | NORTHERN CATALPA                 |
| CS                        | REDMOND AMERICAN LINDEN          |
| RAL                       | RIVER BIRCH                      |
| BR                        | SCHWEDLER MAPLE                  |
| AS                        | SHADEMASTER LOCUST               |
| CS                        | SWAMP WHITE OAK                  |
| QB                        |                                  |
| <b>EVERGREEN TREES</b>    | <b>COMMON NAME</b>               |
| PN                        | AUSTRIAN BLACK PINE              |
| PSP                       | LIMBER PINE                      |
| PP                        | PINON PINE                       |
| PPI                       | PONDEROSA PINE                   |
| <b>ORNAMENTAL TREES</b>   | <b>COMMON NAME</b>               |
| AH                        | HOT WINGS TATARIAN MAPLE         |
| AG2                       | ROCKY MOUNTAIN MAPLE             |
| WKH                       | 'WINTER KING' HAWTHORN           |
| <b>ANNUALS/PERENNIALS</b> | <b>COMMON NAME</b>               |
| AHC                       | ANISE HYSSOP                     |
| BES                       | BLACK-EYED SUSAN                 |
| SP                        | PINCUSHION FLOWER                |
| EP                        | PURPLE CONEFLOWER                |
| CV                        | THREADLEAF COREOPSIS             |
| <b>DECIDUOUS SHRUBS</b>   | <b>COMMON NAME</b>               |
| CO                        | BLUE WIST SHRUB                  |
| FMR                       | FIRE MEIDLAND ROSE               |
| PD                        | GOLD DROP POTENTILLA             |
| RHU                       | GRO-LOW FRAGRANT SUMAC           |
| VL                        | MOHICAN WAYFARING TREE           |
| FN                        | NEW MEXICO PRIVET                |
| SCH                       | PAWNEE BUTTES SAND CHERRY        |
| CB                        | RED TWIG DOGWOOD                 |
| CH                        | ROCK COTONEASTER                 |
| PS2                       | ROCKY MOUNTAIN PENSTEMON         |
| PA                        | RUSSIAN SAGE                     |
| RSB                       | SASKATOON SERVICEBERRY           |
| CD2                       | SPREADING COTONEASTER            |
| RT                        | THREE LEAF SUMAC                 |
| RW                        | WHITE MEIDLAND ROSE              |
| EA                        | WINGED EUONYMUS                  |
| AG                        | 'AUTUMN BRILLIANCE' SERVICEBERRY |
| <b>EVERGREEN SHRUBS</b>   | <b>COMMON NAME</b>               |
| JB                        | BLUE CHIP JUNIPER                |
| BUJ                       | BUFFALO JUNIPER                  |
| JH                        | HUGHES JUNIPER                   |
| AC                        | MANZANITA                        |
| CSM                       | MOONLIGHT BROOM                  |
| PS                        | MUGO PINE                        |
| AP                        | PANCHITO MANZANITA               |
| EC                        | PURPLE-LEAF WINTER CREEPER       |
| <b>ORNAMENTAL GRASSES</b> | <b>COMMON NAME</b>               |
| BOG                       | BLUE OAT GRASS                   |
| PH                        | BLUE SWITCH GRASS                |
| CK                        | FEATHER REED GRASS               |
| PH2                       | HAMELN DWARF FOUNTAIN GRASS      |
| PB2                       | LITTLE BUNNY FOUNTAIN GRASS      |
| MG                        | MAIDEN GRASS                     |
| PQG                       | PORCUPINE GRASS                  |
| MY                        | YAKU JIMA DWARF MAIDEN GRASS     |
| <b>GROUND COVERS</b>      | <b>COMMON NAME</b>               |
|                           | BLUEGRASS SOD                    |
|                           | BUFFALO GRASS                    |
|                           | ROCK MULCH GREY, 4" DIA. COBBLE  |
|                           | ROCK MULCH TAN, 4" DIA. COBBLE   |
|                           | SEED MIX 1                       |
|                           | SEED MIX 2                       |



- NOTES**
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  2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
  3. SHRUBS AND TREES WILL BE LOWER THAN 3' WITHIN SIGHT TRIANGLES.
  4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



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7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

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people creating spaces  
pcs group inc. www.pcsgroupco.com  
43.9-180 Independence plaza  
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CONSULTANTS  
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ENGLEWOOD, CO 80112  
720-482-9526

**TRAILS AT CROWFOOT**  
FILING NO. 1  
PARKER, COLORADO  
LANDSCAPE PLANS

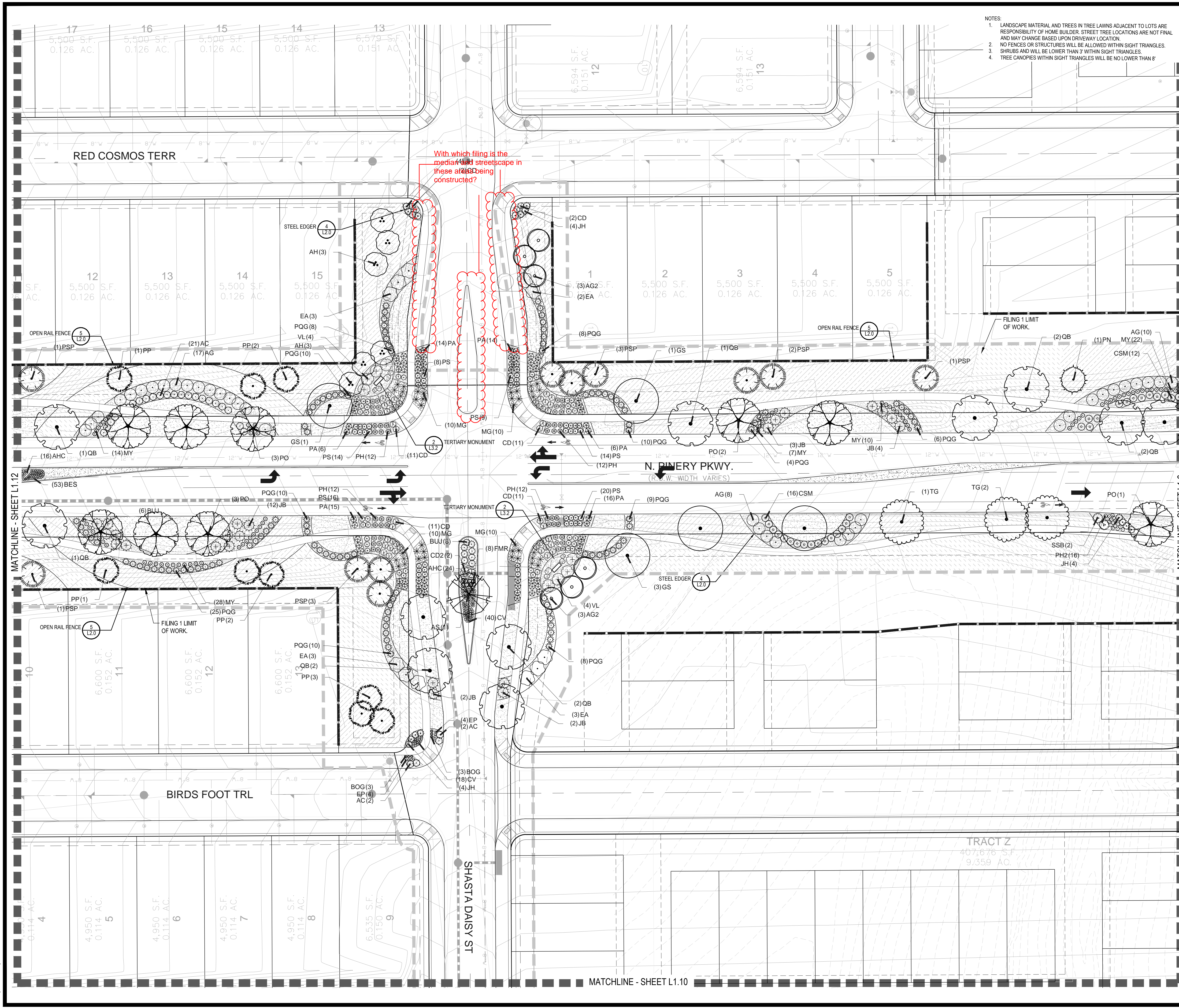
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Checked by: PCS STAFF  
Submittal Date: 04.18.2017



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**LANDSCAPE PLAN**

Sheet Number  
**L1.10**

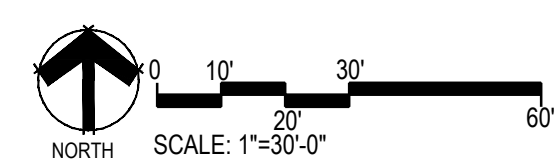
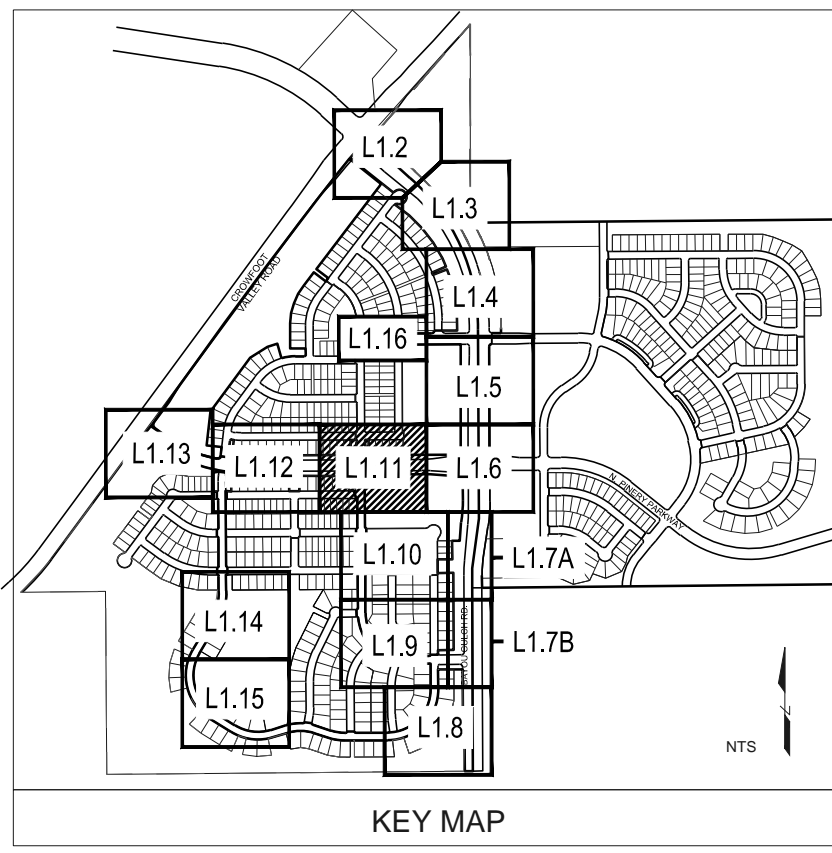
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Friday, February 17, 2017



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**PLANT & GROUND COVER LIST**

| COMMON NAME                       | COMMON NAME                     |
|-----------------------------------|---------------------------------|
| <b>DECIDUOUS TREES</b>            | <b>COMMON NAME</b>              |
| UP AMERICAN ELM                   | AMERICAN HORNBEAM               |
| OV PO                             | AMERICAN SYCAMORE               |
| QM BURR OAK                       | CHINKAPIN OAK                   |
| Q2 COMMON HACKBERRY               | EMERALD QUEEN MAPLE             |
| HAC GLENLEVEN LITTLELEAF LINDEN   | GREENSPIRE LITTLELEAF LINDEN    |
| AE HERITAGE OAK                   | IMPERIAL HONEYLOCUST            |
| TG2 KENTUCKY COFFEE TREE          | NORTHERN CATALPA                |
| QC REDMOND AMERICAN LINDEN        | RIVER BIRCH                     |
| GI SCHWEDLER MAPLE                | SHADEMASTER LOCUST              |
| CS KENTUCKY COFFEE TREE           | SWAMP WHITE OAK                 |
| RAL                               |                                 |
| BR                                |                                 |
| AS                                |                                 |
| GS                                |                                 |
| QB                                |                                 |
| <b>EVERGREEN TREES</b>            | <b>COMMON NAME</b>              |
| PN AUSTRIAN BLACK PINE            | LIMBER PINE                     |
| PSP PINON PINE                    | PONDEROSA PINE                  |
| PPI                               |                                 |
| <b>ORNAMENTAL TREES</b>           | <b>COMMON NAME</b>              |
| AH HOT WINGS TATARIAN MAPLE       | AG2 ROCKY MOUNTAIN MAPLE        |
| WKH WINTER KING HAWTHORN          |                                 |
| <b>ANNUALS/PERENNIALS</b>         | <b>COMMON NAME</b>              |
| AHC ANISE HYSSOP                  | BES BLACK-EYED SUSAN            |
| SP PINCUSHION FLOWER              | EP PURPLE CONEFLOWER            |
| CV THREADLEAF COREOPSIS           |                                 |
| <b>DECIDUOUS SHRUBS</b>           | <b>COMMON NAME</b>              |
| CD BLUE WIST SHRUB                | FMR FIRE MEIDLAND ROSE          |
| RHU GOLD DROP POTENTILLA          | VL GRO-LOW FRAGRANT SUMAC       |
| FN MOHICAN WAYFARING TREE         | SCH NEW MEXICO PRIVET           |
| CB PAWNEE BUTTES SAND CHERRY      | CH RED TWIG DOGWOOD             |
| PS2 ROCK COTONEASTER              | PA ROCKY MOUNTAIN PENSTEMON     |
| PA RUSSIAN SAGE                   | CD2 SASKATOON SERVICEBERRY      |
| RT SPREADING COTONEASTER          | RW THREE LEAF SUMAC             |
| EA WHITE MEIDLAND ROSE            | AG WINGED EUONYMUS              |
| EC AUTUMN BRILLIANCE SERVICEBERRY |                                 |
| <b>EVERGREEN SHRUBS</b>           | <b>COMMON NAME</b>              |
| JB BLUE CHIP JUNIPER              | BUJ BUFFALO JUNIPER             |
| JH HUGHES JUNIPER                 | AC MANZANITA                    |
| CSM MOONLIGHT BROOM               | PS MUGO PINE                    |
| AP PANCHITO MANZANITA             | EC PURPLE-LEAF WINTER CREEPER   |
| <b>ORNAMENTAL GRASSES</b>         | <b>COMMON NAME</b>              |
| BOG BLUE OAT GRASS                | PH BLUE SWITCH GRASS            |
| PK FEATHER REED GRASS             | PH2 HAMELN DWARF FOUNTAIN GRASS |
| PS2 LITTLE BUNNY FOUNTAIN GRASS   | MG MAIDEN GRASS                 |
| MG MAIDEN GRASS                   | PQG PORCUPINE GRASS             |
| PQG PORCUPINE GRASS               | MY YAKU JIMA DWARF MAIDEN GRASS |
| <b>GROUND COVERS</b>              | <b>COMMON NAME</b>              |
| Bluegrass Sod                     | Bluegrass Sod                   |
| Buffalo Grass                     | Buffalo Grass                   |
| Rock Mulch Grey, 4" Dia. Cobble   | Rock Mulch Tan, 4" Dia. Cobble  |
| Seed Mix 1                        | Seed Mix 2                      |



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CENTENNIAL, CO 80112

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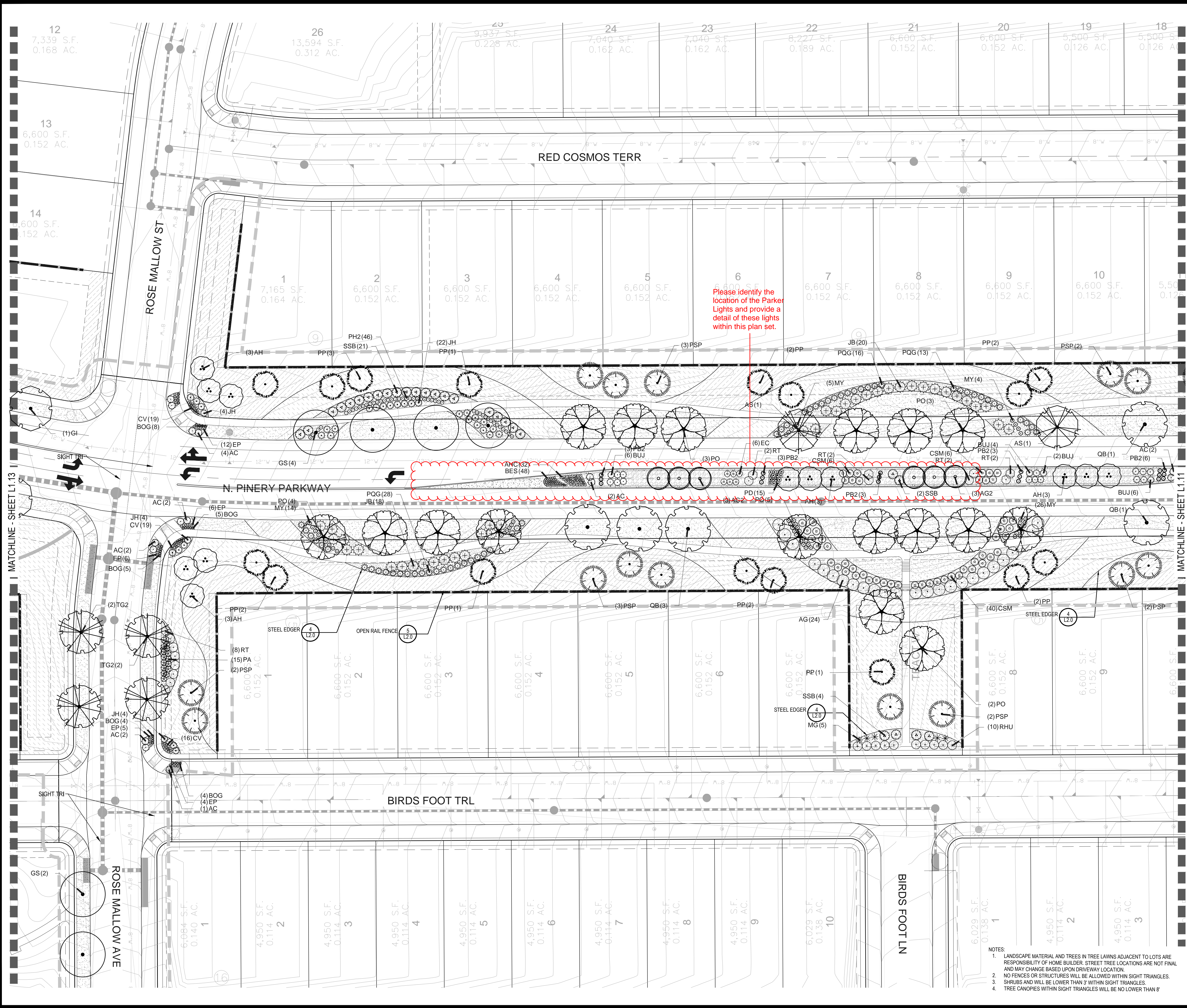
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ENGLEWOOD, CO 80112  
720-482-9526

**TRAILS AT CROWFOOT**  
FILING NO. 1  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 04.18.2017  
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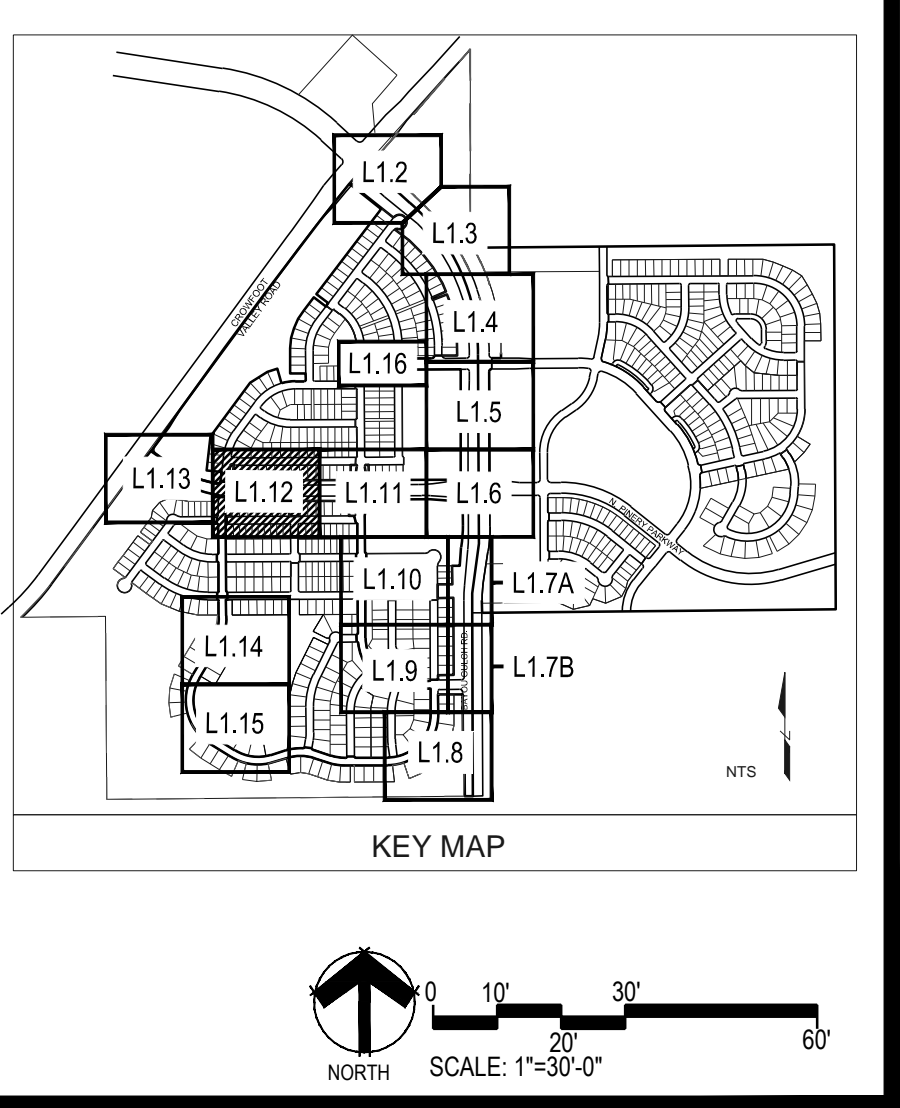
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Sheet Number  
**L1.11**

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Friday, February 17, 2017



### PLANT & GROUND COVER LIST

| COMMON NAME               | COMMON NAME                      |
|---------------------------|----------------------------------|
| <b>DECIDUOUS TREES</b>    | <b>COMMON NAME</b>               |
| AMERICAN ELM              | AMERICAN HORNBEAM                |
| OP                        | AMERICAN SYCAMORE                |
| PV                        | BURR OAK                         |
| Q2                        | CHINKAPIN OAK                    |
| HAC                       | COMMON HACKBERRY                 |
| AE                        | EMERALD QUEEN MAPLE              |
| TG2                       | GLENLEVEN LITTLELEAF LINDEN      |
| TG                        | GREENSPIRE LITTLELEAF LINDEN     |
| QC                        | HERITAGE OAK                     |
| GI                        | IMPERIAL HONEYLOCUST             |
| GK                        | KENTUCKY COFFEE TREE             |
| CS                        | NORTHERN CATALPA                 |
| RAL                       | REDMOND AMERICAN LINDEN          |
| BR                        | RIVER BIRCH                      |
| AS                        | SCHWEDLER MAPLE                  |
| CS                        | SHADEMASTER LOCUST               |
| QB                        | SWAMP WHITE OAK                  |
| <b>EVERGREEN TREES</b>    | <b>COMMON NAME</b>               |
| PN                        | AUSTRIAN BLACK PINE              |
| PSP                       | LIMBER PINE                      |
| PP                        | PINON PINE                       |
| PPI                       | PONDEROSA PINE                   |
| <b>ORNAMENTAL TREES</b>   | <b>COMMON NAME</b>               |
| AH                        | HOT WINGS TATARIAN MAPLE         |
| AG2                       | ROCKY MOUNTAIN MAPLE             |
| WKH                       | 'WINTER KING' HAWTHORN           |
| <b>ANNUALS/PERENNIALS</b> | <b>COMMON NAME</b>               |
| AHC                       | ANISE HYSSOP                     |
| BES                       | BLACK-EYED SUSAN                 |
| SP                        | PINCUSHION FLOWER                |
| EP                        | PURPLE CONEFLOWER                |
| CV                        | THREADLEAF COREOPSIS             |
| <b>DECIDUOUS SHRUBS</b>   | <b>COMMON NAME</b>               |
| CD                        | BLUE WIST SHRUB                  |
| FMR                       | FIRE MEIDLAND ROSE               |
| PD                        | GOLD DROP POTENTILLA             |
| RHU                       | GRO-LOW FRAGRANT SUMAC           |
| VL                        | MOHICAN WAYFARING TREE           |
| FN                        | NEW MEXICO PRIVET                |
| SCH                       | PAWNEE BUTTES SAND CHERRY        |
| CB                        | RED TWIG DOGWOOD                 |
| CH                        | ROCK COTONEASTER                 |
| PS2                       | ROCKY MOUNTAIN PENSTEMON         |
| PA                        | RUSSIAN SAGE                     |
| SAB                       | SASKATOON SERVICEBERRY           |
| CD2                       | SPREADING COTONEASTER            |
| RT                        | THREE LEAF SUMAC                 |
| RW                        | WHITE MEIDLAND ROSE              |
| EA                        | WINGED EUONYMUS                  |
| AG                        | 'AUTUMN BRILLIANCE' SERVICEBERRY |
| <b>EVERGREEN SHRUBS</b>   | <b>COMMON NAME</b>               |
| JB                        | BLUE CHIP JUNIPER                |
| BUJ                       | BUFFALO JUNIPER                  |
| JH                        | HUGHES JUNIPER                   |
| AC                        | MANZANITA                        |
| CSM                       | MOONLIGHT BROOM                  |
| PS                        | MUGO PINE                        |
| AP                        | PANCHITO MANZANITA               |
| EC                        | PURPLE-LEAF WINTER CREEPER       |
| <b>ORNAMENTAL GRASSES</b> | <b>COMMON NAME</b>               |
| BOG                       | BLUE OAT GRASS                   |
| PH                        | BLUE SWITCH GRASS                |
| PK                        | FEATHER REED GRASS               |
| PS2                       | HAMELN DWARF FOUNTAIN GRASS      |
| CB2                       | LITTLE BUNNY FOUNTAIN GRASS      |
| MG                        | MAIDEN GRASS                     |
| PQG                       | PORCUPINE GRASS                  |
| MY                        | YAKU JIMA DWARF MAIDEN GRASS     |
| <b>GROUND COVERS</b>      | <b>COMMON NAME</b>               |
| [Pattern]                 | BLUEGRASS SOD                    |
| [Pattern]                 | BUFFALO GRASS                    |
| [Pattern]                 | ROCK MULCH GREY, 4" DIA. COBBLE  |
| [Pattern]                 | ROCK MULCH TAN, 4" DIA. COBBLE   |
| [Pattern]                 | SEED MIX 1                       |
| [Pattern]                 | SEED MIX 2                       |



NOTES:  
 1. LANDSCAPE MATERIAL AND TREES IN TREE LAWS 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 3' WITHIN SIGHT TRIANGLES.  
 4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'

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

**TRAILS AT CROWFOOT**  
 FILING NO. 1  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by: JWI, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 04.18.2017

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**LANDSCAPE PLAN**

Sheet Number  
**L1.12**

- 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.
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  4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'

Landscaping is required in all open space tracts dedicated by Filing No. 1

Please see the median comment previously mentioned

### PLANT & GROUNDCOVER LIST

| DECIDUOUS TREES | COMMON NAME                  |
|-----------------|------------------------------|
| UP              | AMERICAN ELM                 |
| OV              | AMERICAN HORNBEAM            |
| PO              | AMERICAN SYCAMORE            |
| QM              | BURR OAK                     |
| QM2             | CHINKAPIN OAK                |
| HAC             | COMMON HACKBERRY             |
| AE              | EMERALD QUEEN MAPLE          |
| TG2             | GLENLEVEN LITTLELEAF LINDEN  |
| TG              | GREENSPIRE LITTLELEAF LINDEN |
| QC              | HERITAGE OAK                 |
| GI              | IMPERIAL HONEYLOCUST         |
| GK              | KENTUCKY COFFEE TREE         |
| CS              | NORTHERN CATALPA             |
| RAL             | REDMOND AMERICAN LINDEN      |
| BR              | RIVER BIRCH                  |
| AS              | SCHWEDLER MAPLE              |
| GS              | SHADEMASTER LOCUST           |
| QB              | SWAMP WHITE OAK              |

| EVERGREEN TREES | COMMON NAME         |
|-----------------|---------------------|
| PN              | AUSTRIAN BLACK PINE |
| PSP             | LIMBER PINE         |
| PP              | PINON PINE          |
| PPI             | PONDEROSA PINE      |

| ORNAMENTAL TREES | COMMON NAME              |
|------------------|--------------------------|
| AH               | HOT WINGS TATARIAN MAPLE |
| AG2              | ROCKY MOUNTAIN MAPLE     |
| WKH              | 'WINTER KING' HAWTHORN   |

| ANNUALS/PERENNIALS | COMMON NAME          |
|--------------------|----------------------|
| AHC                | ANISE HYSSOP         |
| BES                | BLACK-EYED SUSAN     |
| SP                 | PINCUSHION FLOWER    |
| EP                 | PURPLE CONEFLOWER    |
| CV                 | THREADLEAF COREOPSIS |

| DECIDUOUS SHRUBS | COMMON NAME                      |
|------------------|----------------------------------|
| CD               | BLUE WIST SHRUB                  |
| FMR              | FIRE MEIDLAND ROSE               |
| PD               | GOLD DROP POTENTILLA             |
| RHU              | GRO-LOW FRAGRANT SUMAC           |
| VL               | MOHICAN WAYFARING TREE           |
| FN               | NEW MEXICO PRIVET                |
| SCH              | PAWNEE BUTTES SAND CHERRY        |
| CB               | RED TWIG DOGWOOD                 |
| CH               | ROCK COTONEASTER                 |
| PS2              | ROCKY MOUNTAIN PENSTEMON         |
| PA               | RUSSIAN SAGE                     |
| RSB              | SASKATOON SERVICEBERRY           |
| CD2              | SPREADING COTONEASTER            |
| RT               | THREE LEAF SUMAC                 |
| RW               | WHITE MEIDLAND ROSE              |
| EA               | WINGED EUONYMUS                  |
| AG               | 'AUTUMN BRILLIANCE' SERVICEBERRY |

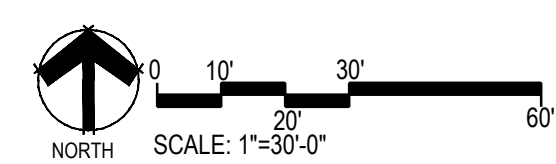
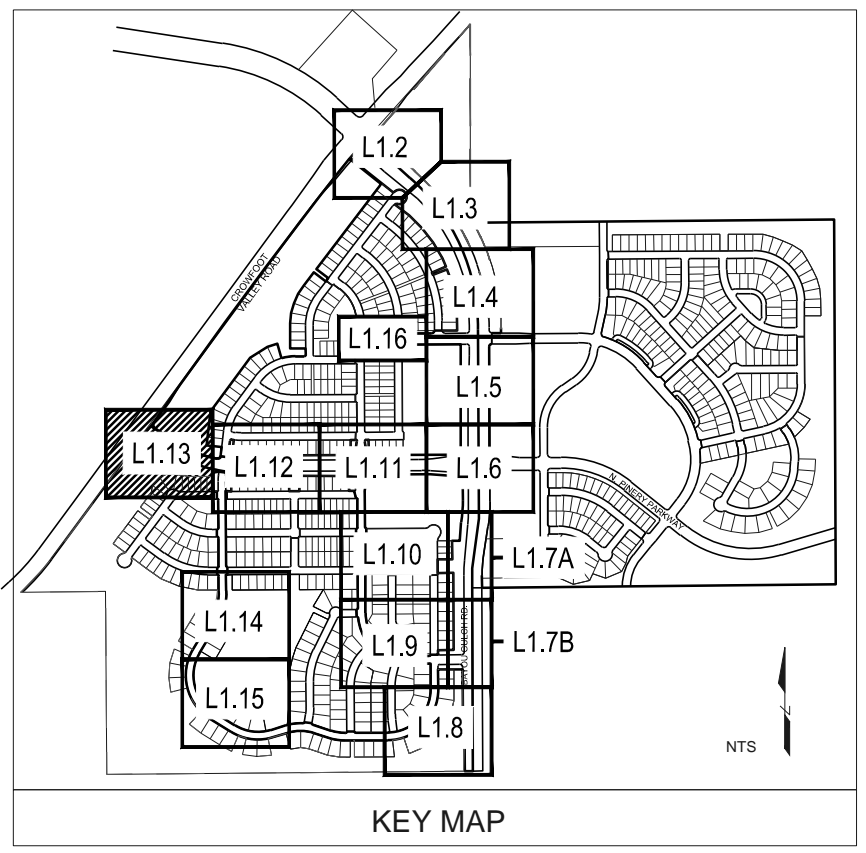
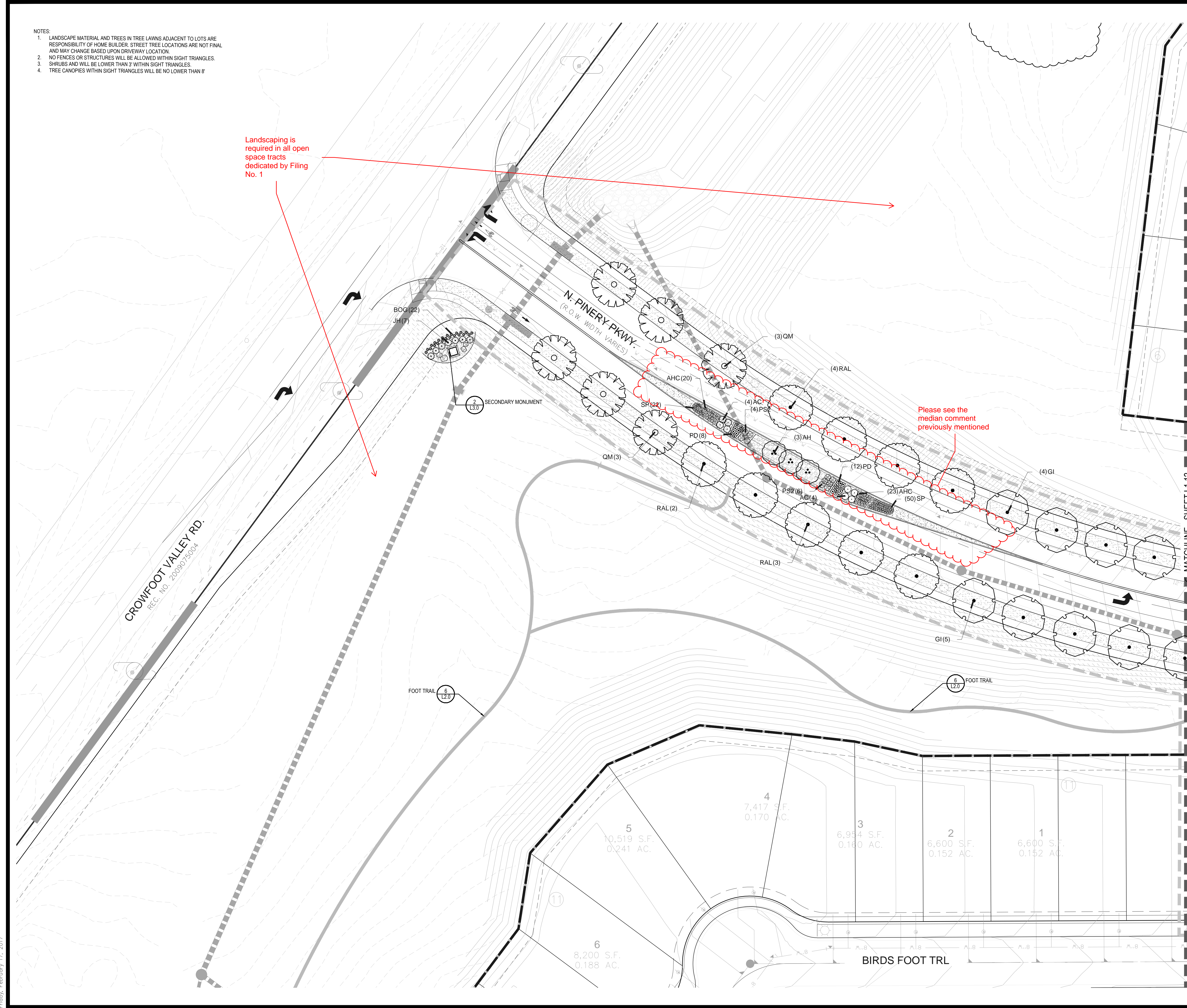
| EVERGREEN SHRUBS | COMMON NAME                |
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| ORNAMENTAL GRASSES | COMMON NAME                  |
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| MG                 | MAIDEN GRASS                 |
| PQG                | PORCUPINE GRASS              |
| MY                 | YAKU JIMA DWARF MAIDEN GRASS |

| GROUND COVERS | COMMON NAME                     |
|---------------|---------------------------------|
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| [Pattern]     | ROCK MULCH TAN, 4" DIA. COBBLE  |
| [Pattern]     | SEED MIX 1                      |
| [Pattern]     | SEED MIX 2                      |



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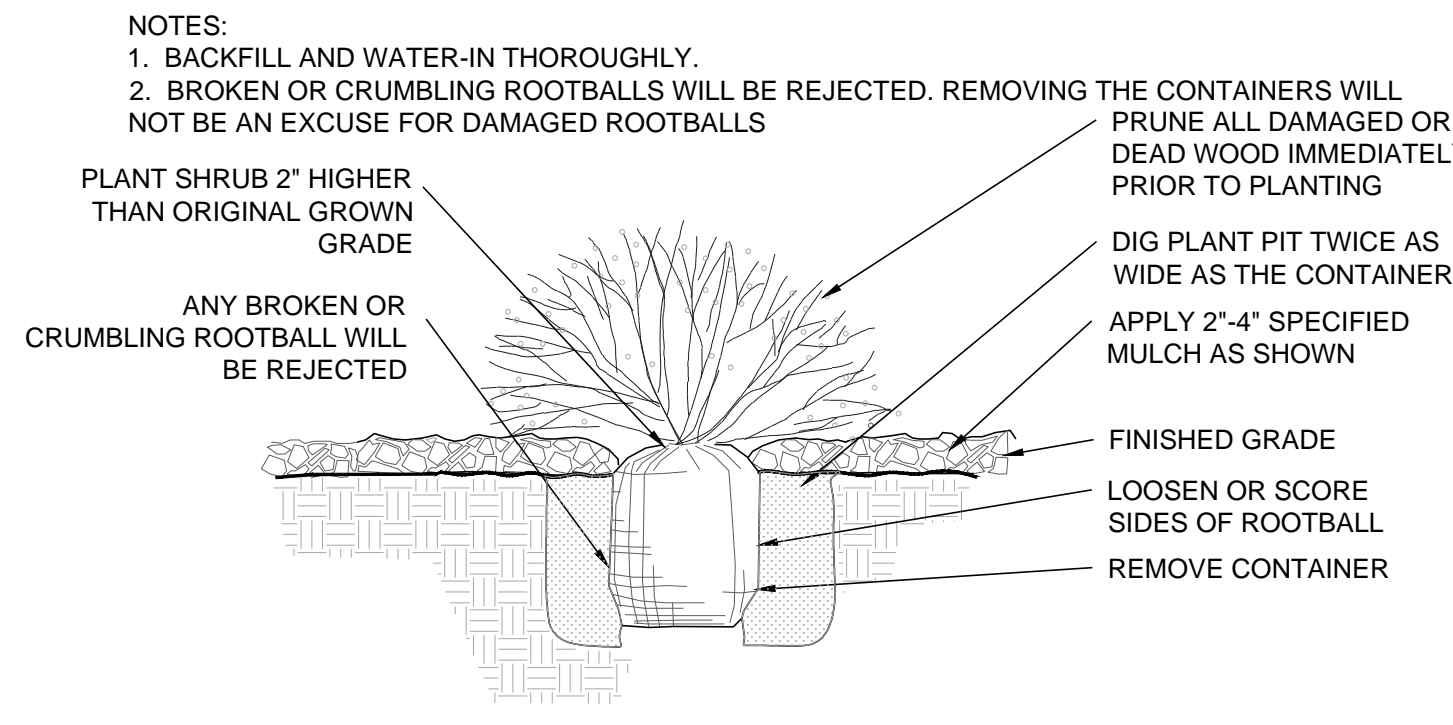
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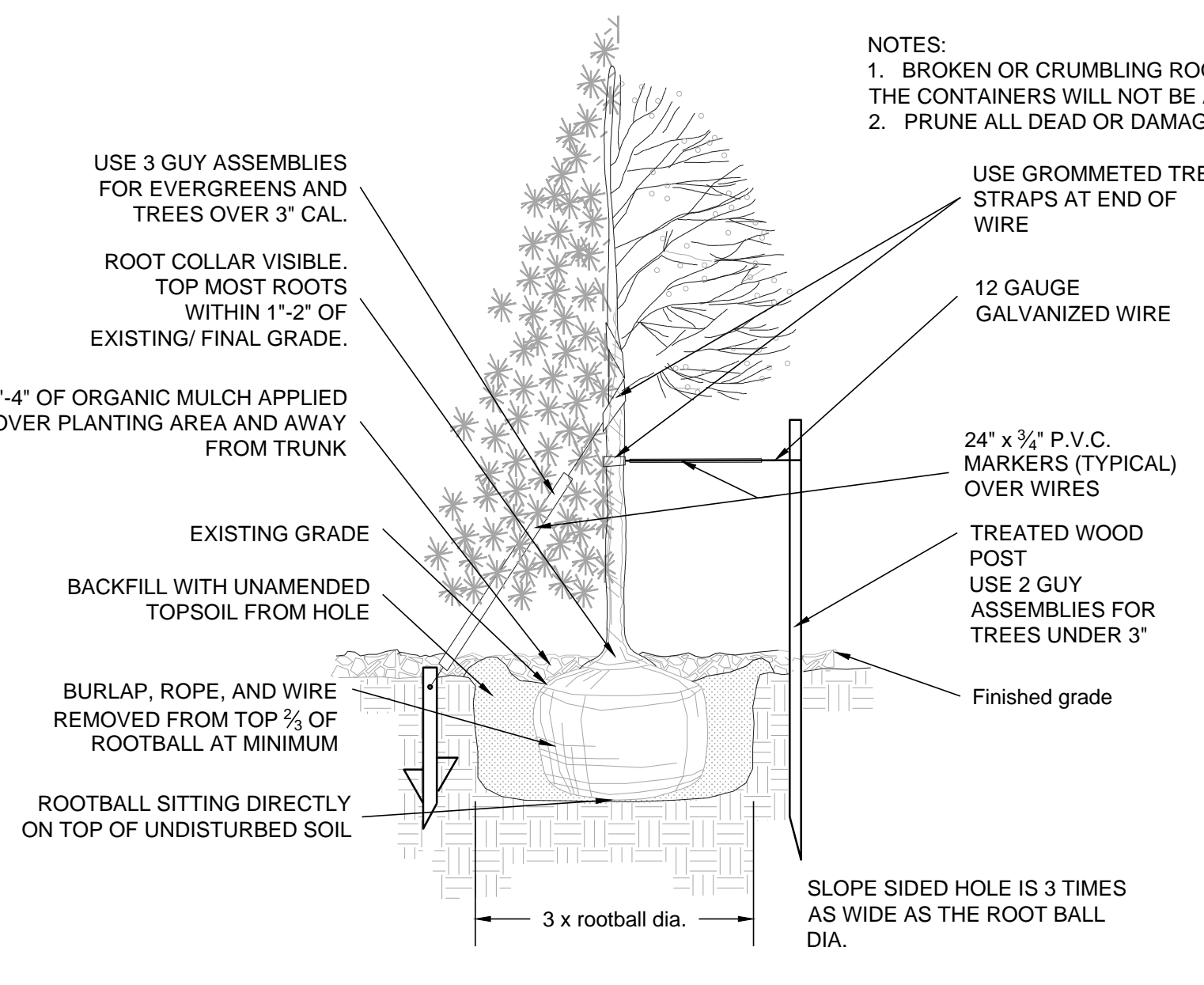
**TRAILS AT CROWFOOT**  
 FILING NO. 1  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by: JWI, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 04.18.2017  
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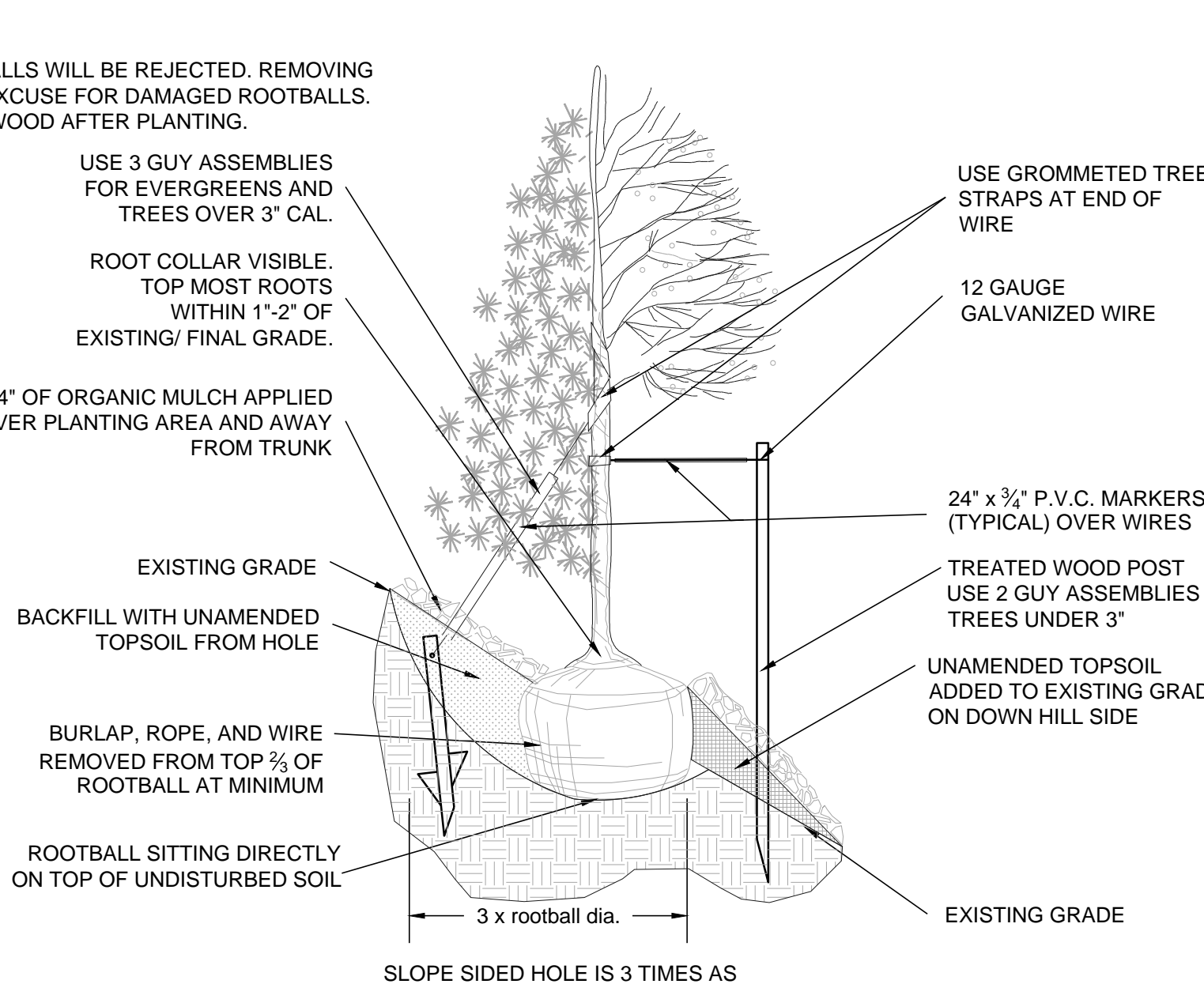
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**LANDSCAPE PLAN**  
 Sheet Number  
**L1.13**



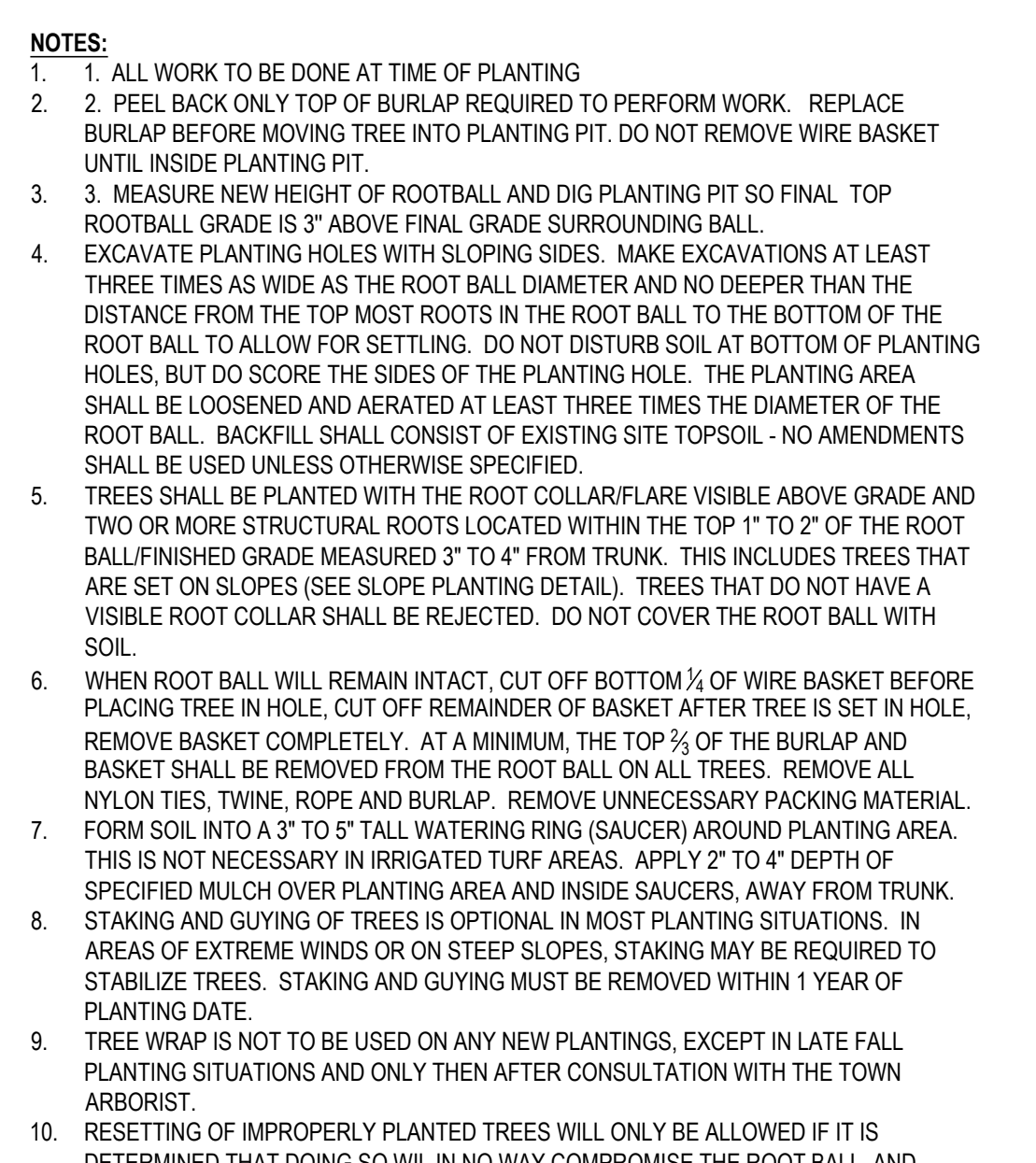
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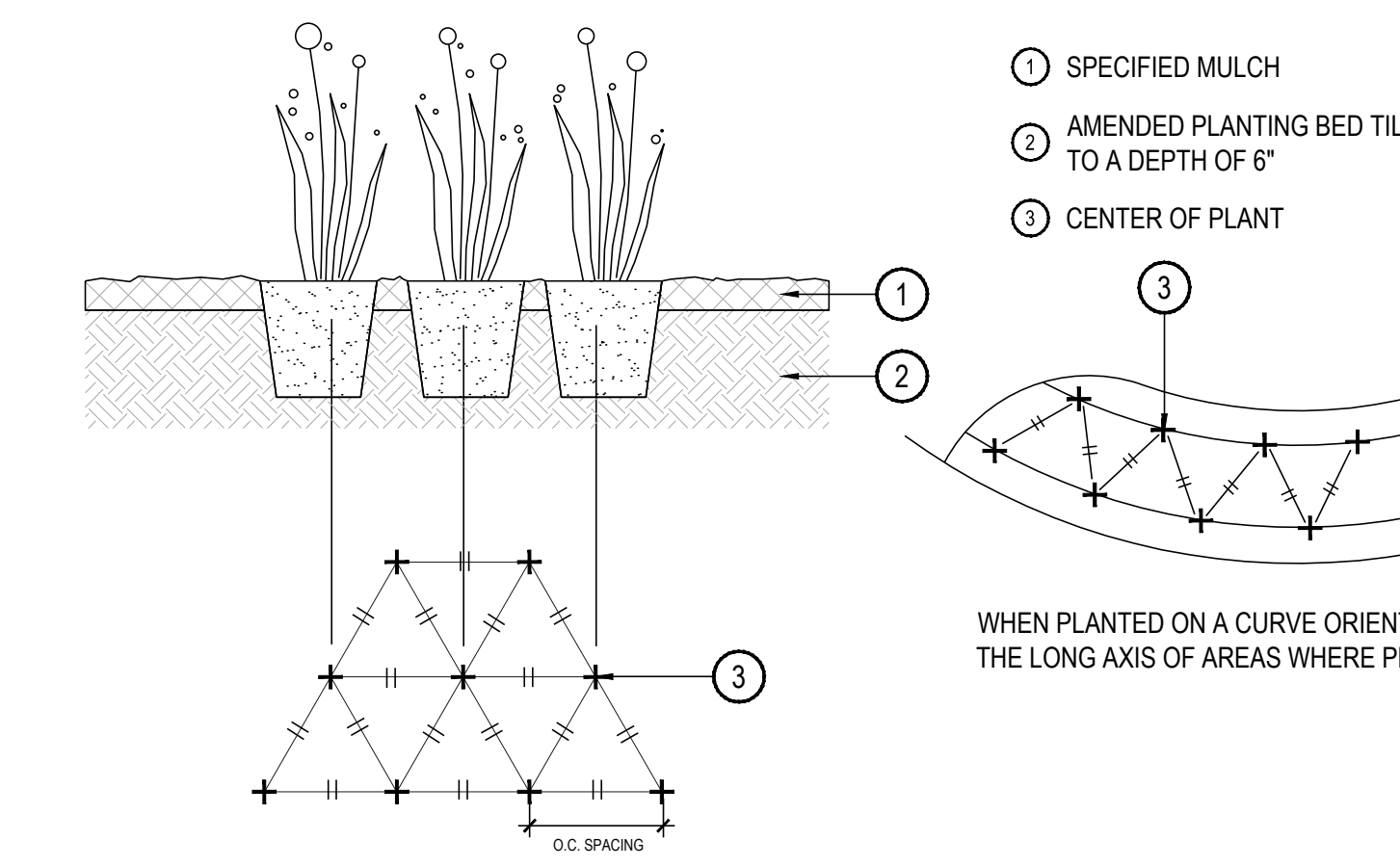
2 TREE PLANTING NOT TO SCALE



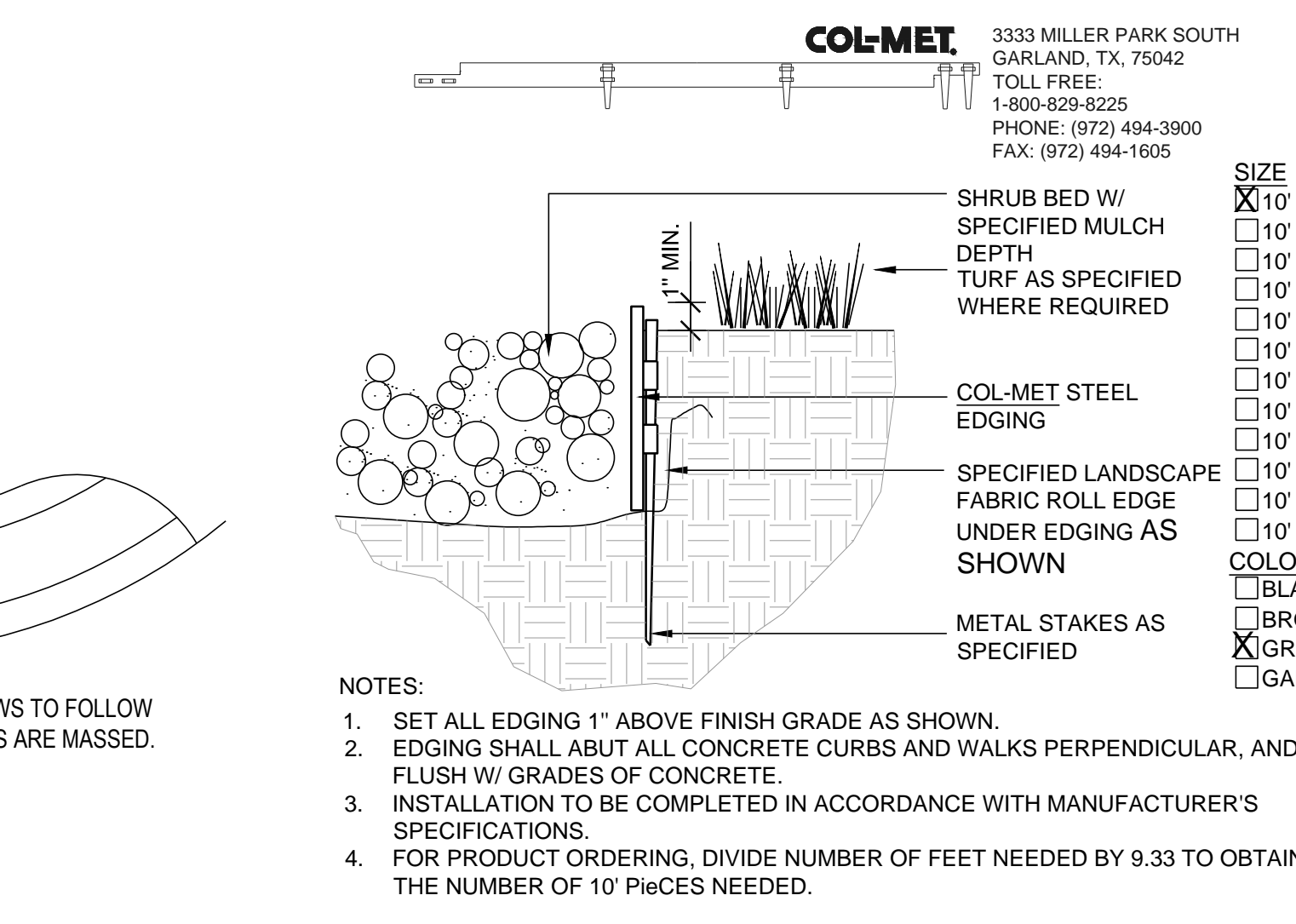
3 PERENNIAL OR GRASS PLANTING NOT TO SCALE



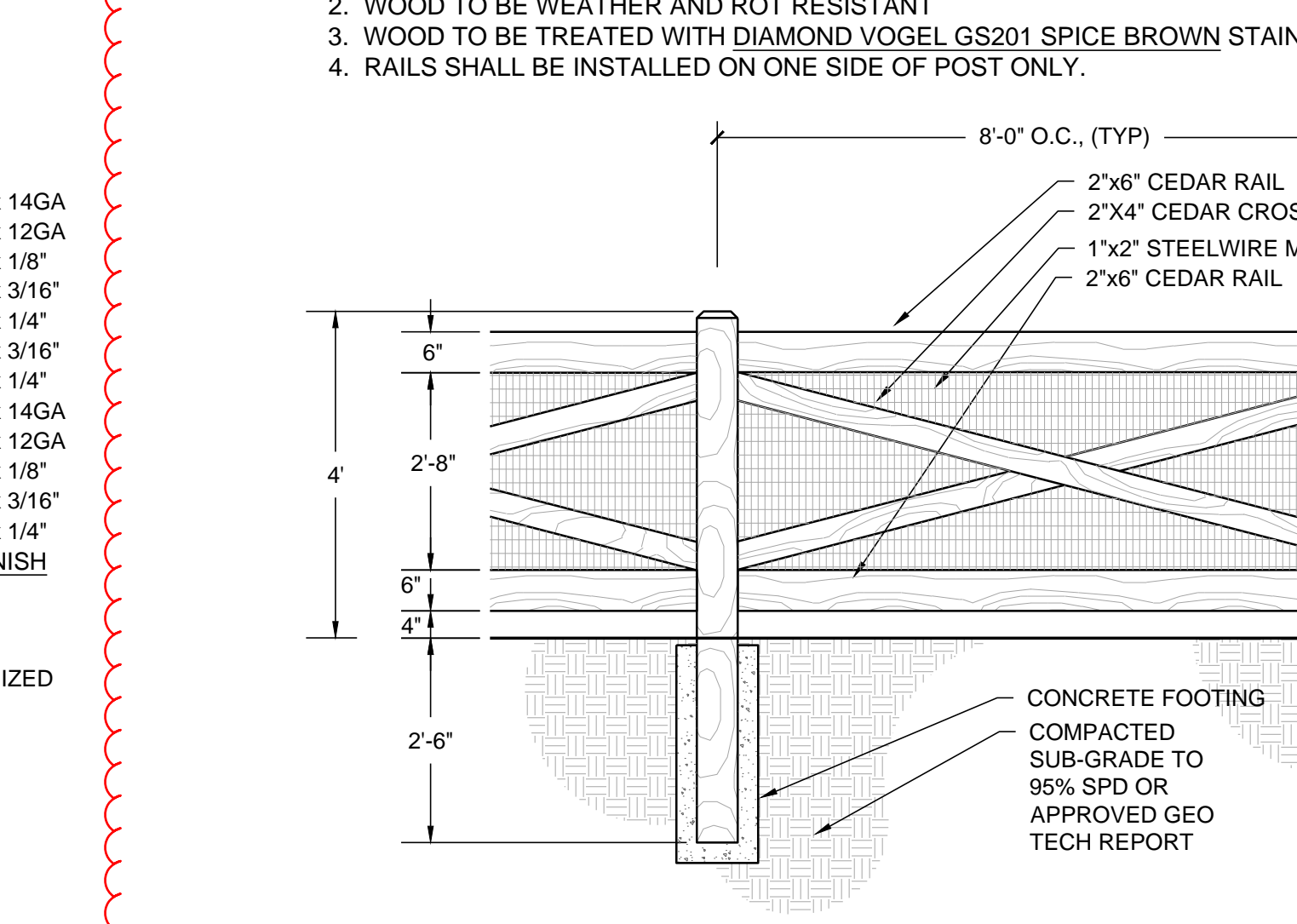
4 STEEL EDGER NOT TO SCALE



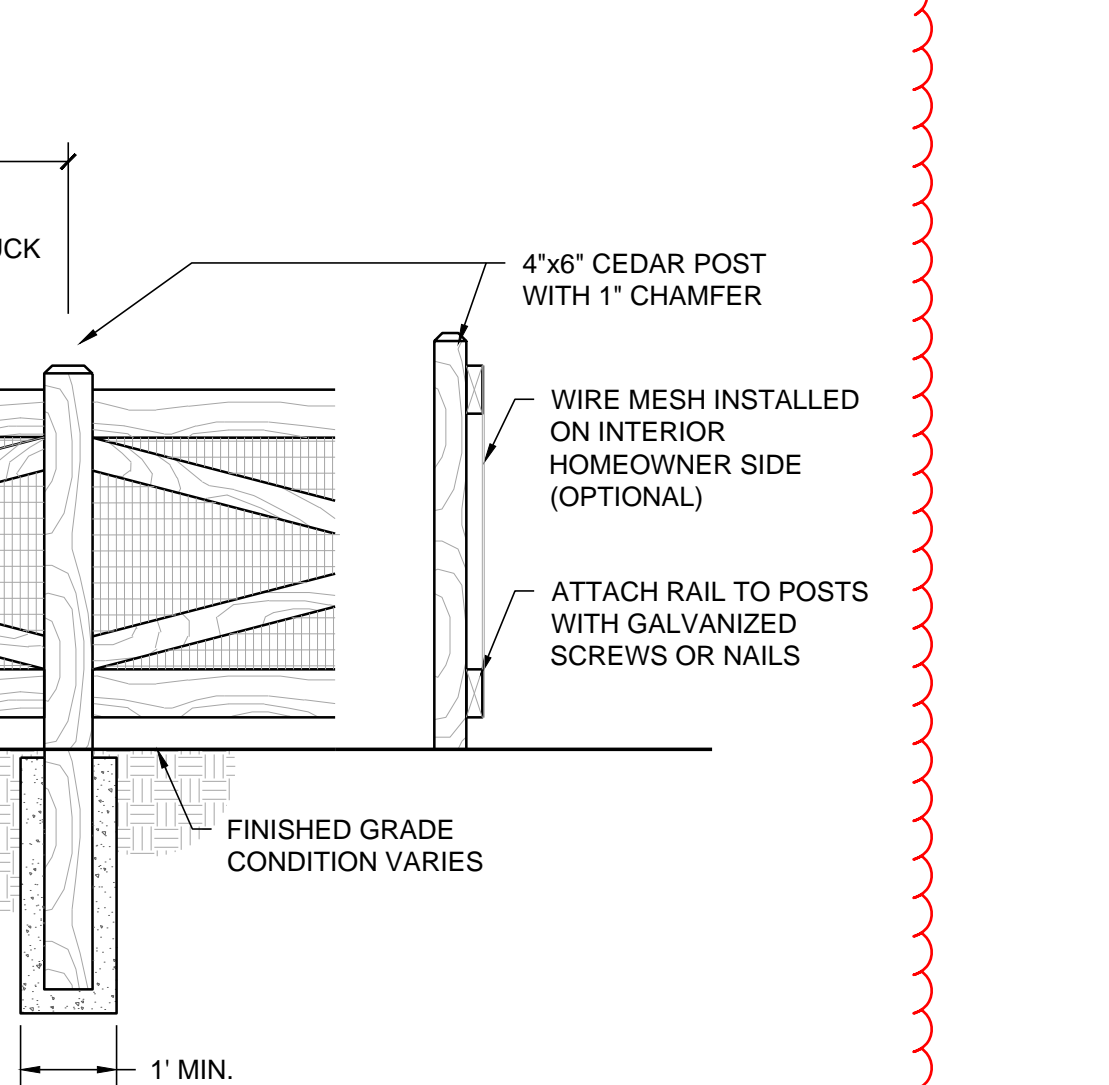
5 COL-MET STEEL EDGER NOT TO SCALE



6 OPEN RAIL CROSS BUCK FENCE NOT TO SCALE



7 PRIVACY FENCE AND COLUMN NOT TO SCALE



8 FOOT TRAIL NOT TO SCALE

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Please only include the fence detail is fencing will be constructed as part of Filing No. 1. If not fencing will be constructed as Filing No. 1, please remove.

GENERAL TRAIL NOTES:

1. REMOVE ALL VEGETATION IN THE TRAILWAY. PRUNE WOODY PLANTS TO MAINTAIN 8'x6' TRAIL CLEAR ZONE.
2. TRAIL WIDTH SHALL NOT EXCEED 3'. CONTRACTOR SHALL EXCAVATE TO A DEPTH OF 3'. CLEAR & GRUB.
3. TRAIL ALIGNMENT MAY BE ADJUSTED TO AVOID CONFLICTS WITH BEDROCK OR SUBSURFACE OBSTRUCTIONS.
4. ALLOW NATIVE HERBACEOUS PLANTS TO REVEGETATE ALL BUT TRAIL BED.
5. BALANCE CUT/FILL ON SIDE SLOPES EXCEEDING 10%-30%.
6. LONGITUDINAL SLOPE (RUNNING GRADE) SHOULD BE LESS THAN HALF SLOPE OF HILLSIDE.

TRAIL CONSTRUCTION NOTES:

1. EXCAVATE NATIVE SOIL TO A DEPTH OF 2" TO 3".
2. SLOPE 2%-5% FOR DRAINAGE.
3. CROWN FOR DRAINAGE.
4. PRUNE LIMBS AS REQUIRED.
5. CUT SLOPE NOT TO EXCEED 3:1.
6. EXISTING GRADE.
7. SPREAD EXCAVATED SOIL TO SIDES OF TRAIL FEATHER BACK TO EXISTING GRADE (6" MAX DPTH. NEAR TREE/SHRUB TRUNKS OR USE EXCESS SOIL AS NEEDED TO FILL TRAIL LOW SPOTS.)

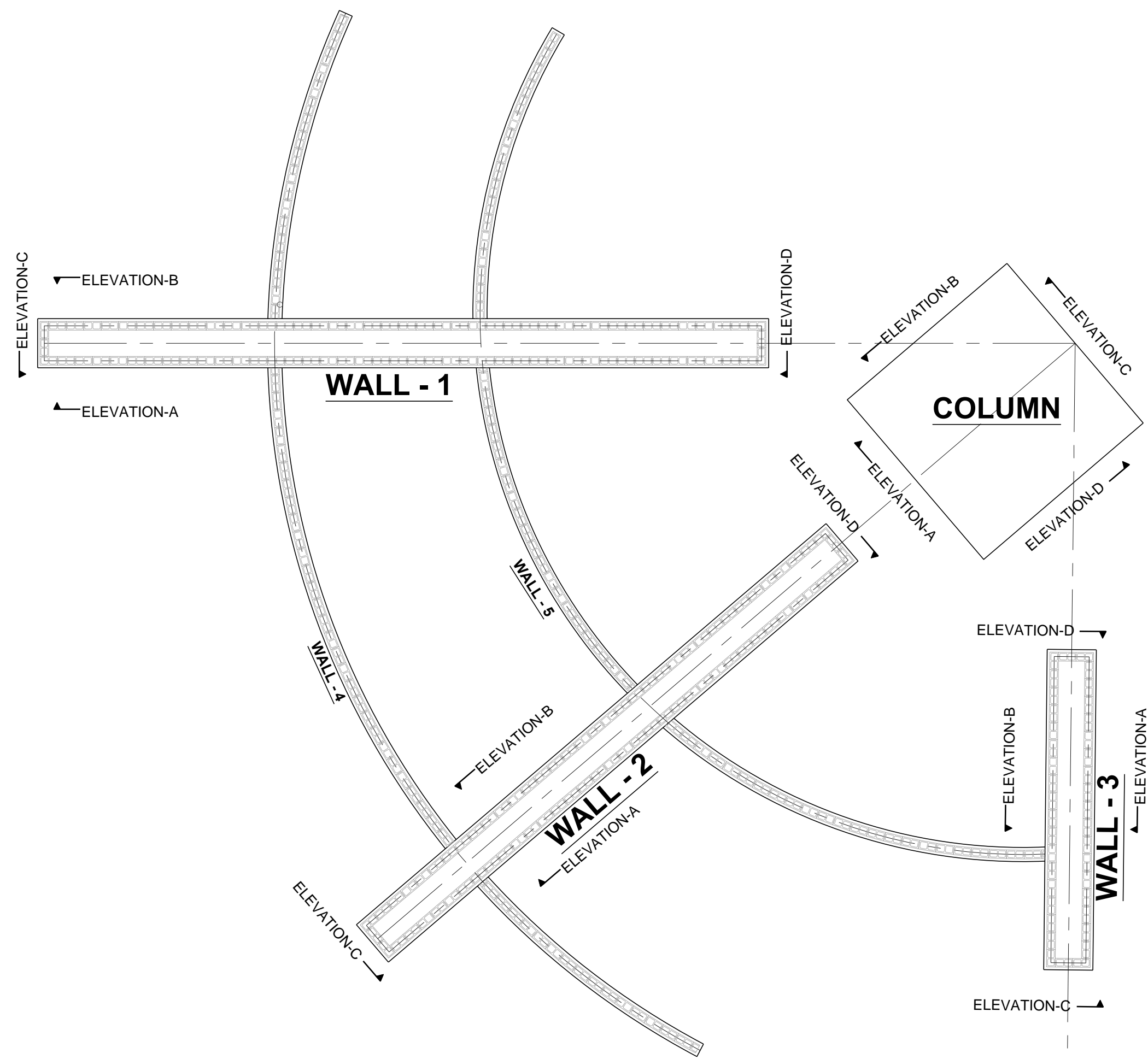
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Sheet Name: SITE & LANDSCAPE DETAILS

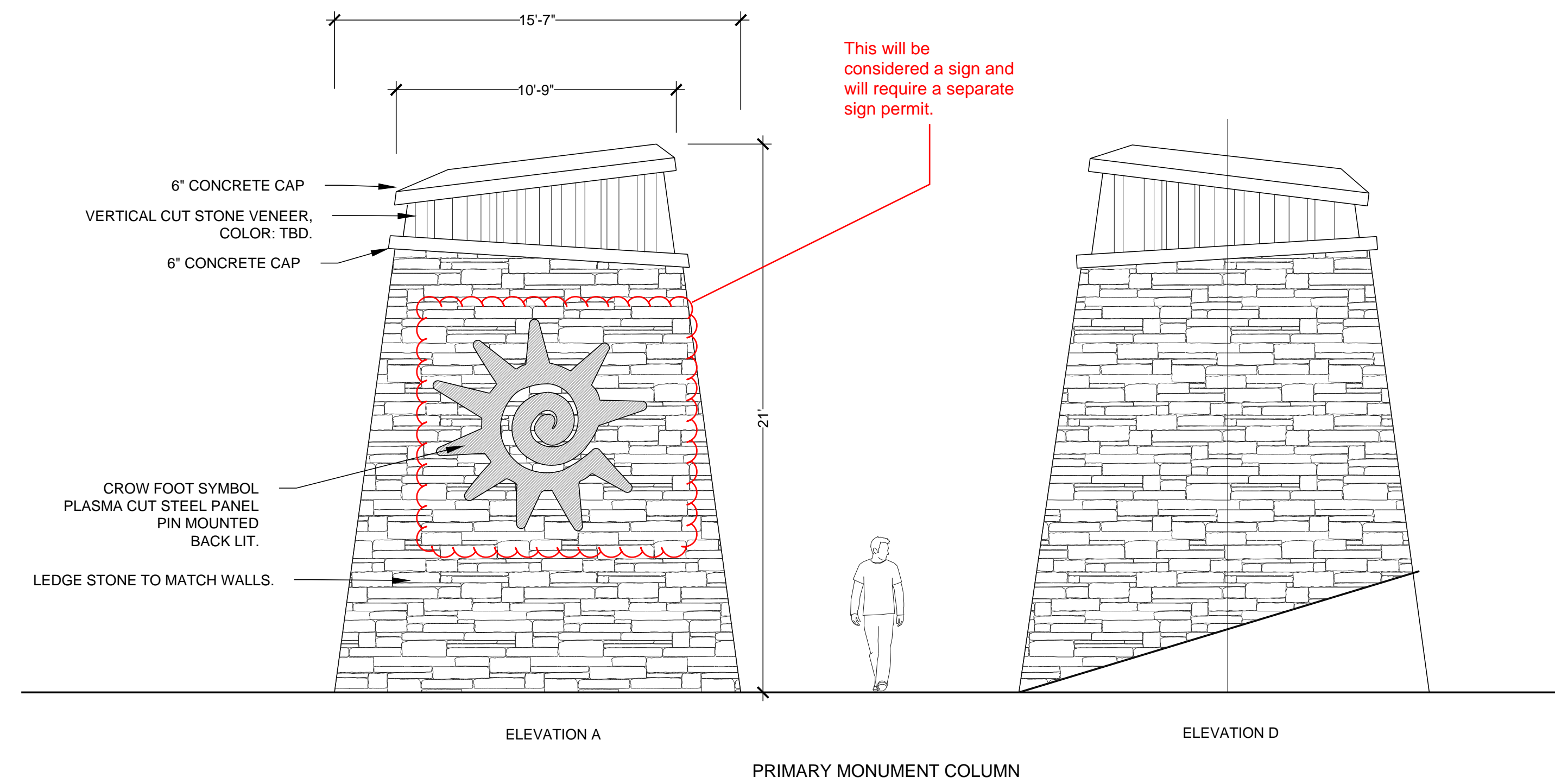
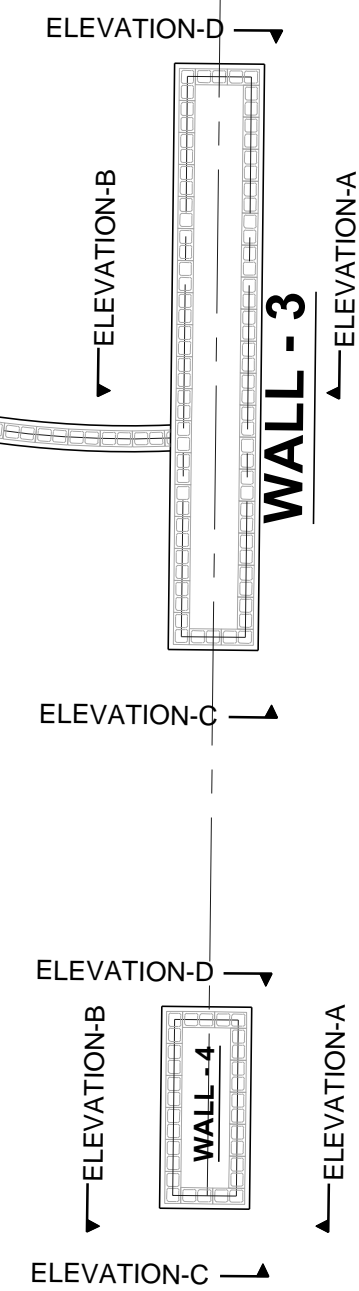
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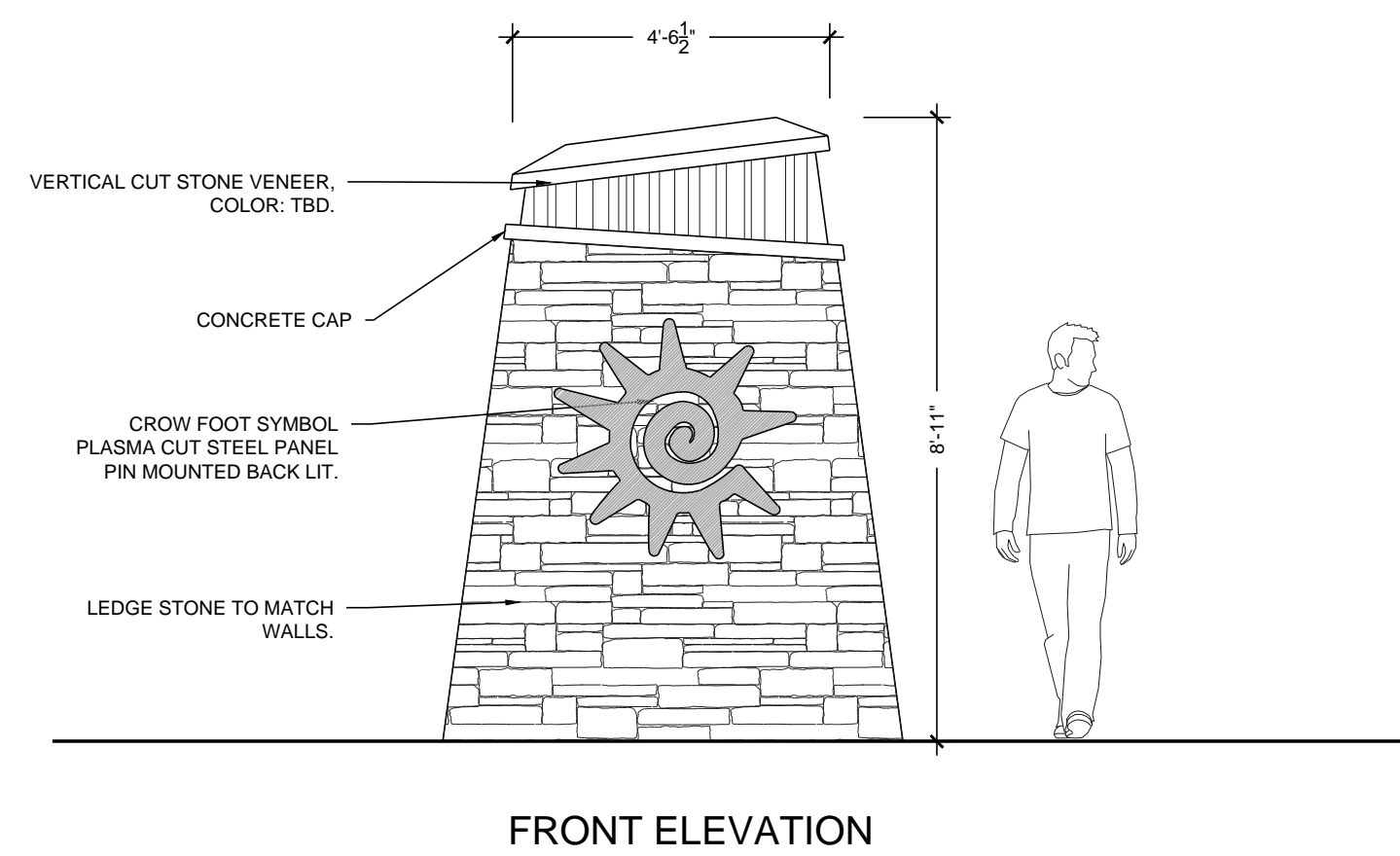


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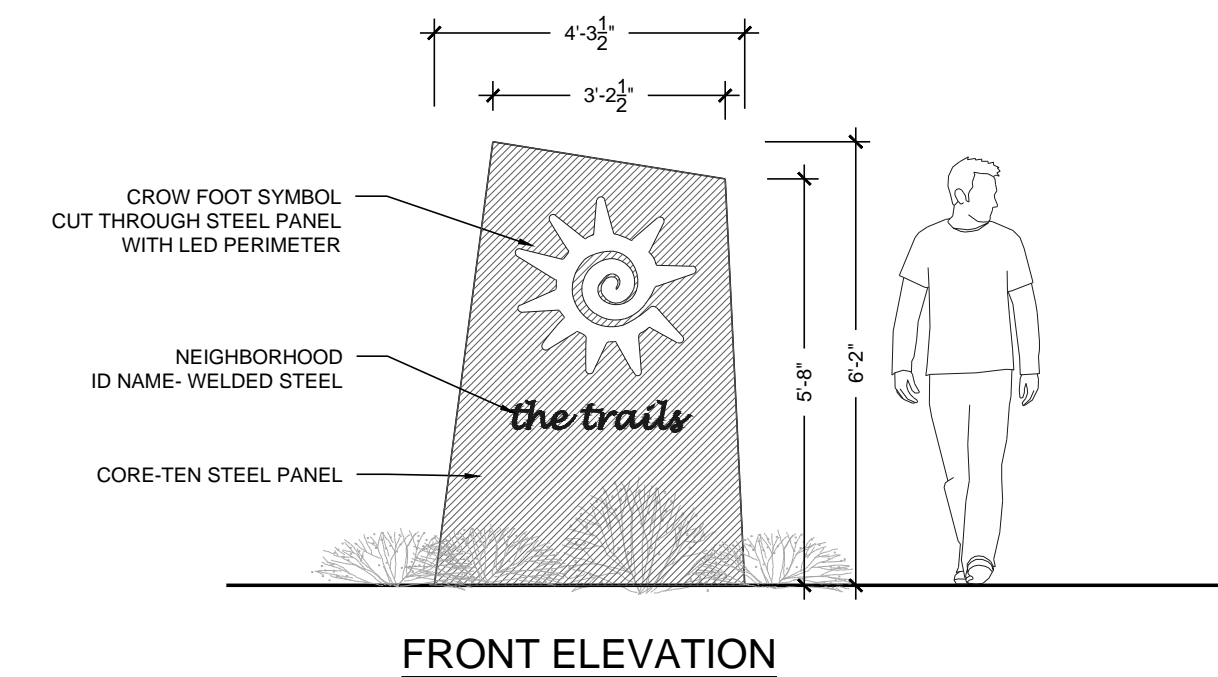
1 PRIMARY MONUMENT PLAN NOT TO SCALE



1 PRIMARY MONUMENT MONUMENT NOT TO SCALE



2 SECONDARY MONUMENT NOT TO SCALE



3 TERTIARY MONUMENT NOT TO SCALE

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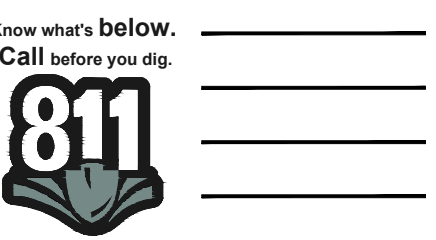
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TRAILS AT CROWFOOT  
FILING NO. 1  
PARKER, COLORADO  
LANDSCAPE PLANS

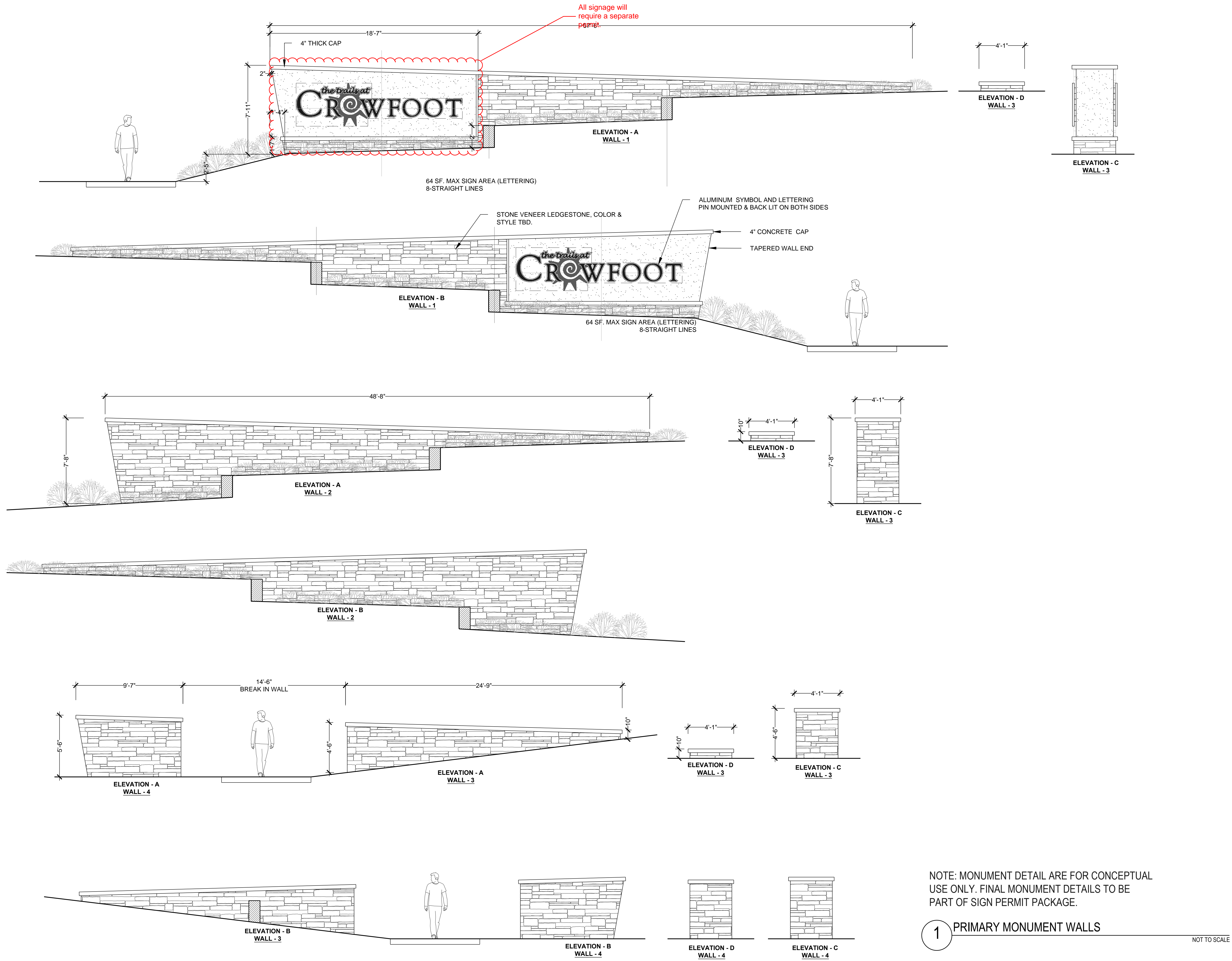
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Sheet Name  
MONUMENT DETAILS

Sheet Number  
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Sheet Name  
MONUMENT DETAILS

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**L3.1**