PARKER COLORADO

Your kind of place.

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

FROM: Stacey Nerger, Associate Planner

DATE: January 10, 2018

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
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:

   _____

   _____

2. The original submittal identified 101.532 acres of open space. The current plat identified 91.934 acres of open space. Why is there a reduction in open space?

   Complied: ☐ Yes ☐ No
   Response:

   _____

   _____

3. Please ensure that all tracts are identified on the plat. I am unable to locate Tract G.

   Complied: ☐ Yes ☐ No
   Response:

   _____

   _____

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 there are a couple of areas within Filing No. 1 which do not meet the minimum acreage. Please explain.

   Complied: ☐ Yes ☐ No
   Response:

   _____

   _____

Landscaping Plan:

5. Please refer to the attached "redline" comments within the Landscape Plan for staff's requested changes.

   Complied: ☐ Yes ☐ No

   Response:

   _____

   _____

6. Per the Town of Parker Construction Specification and Design Considerations of Parks, Trails and Streetscapes traditional turf grass is required within the streetscape areas. The Town understands that in some areas the streetscape areas have been expanded. Traditional turf grass should be used along the edge of all roads to create a consistent look and then seed can be used to fill in those areas that exceed the streetscape minimum area.

   Complied: ☐ Yes ☐ No

   Response:

   _____

   _____

7. All open space tracts which are dedicated as part of Filing No. 1 shall be landscaped. Town staff understands that the majority of the open space tracts will be re-seeded with native seed

and returned to their original state, but any areas which will not be returned to their original state will need to be included on the landscape plans.

Complied: ☐ Yes ☐ No

Response:

_____

_____

8. Please note that all proposed signs will require a separate permit through the Town of Parker prior to installation. Signage is not approved as part of a Final Plat.

Complied: ☐ Yes ☐ No

Response:

_____

_____

Crowfoot Valley Road:

9. Your comment response states that a 12 foot wide trail has been added along Crowfoot Valley Road for the interim instead of constructing an 8 foot wide sidewalk. What plans is the 12 foot trail located on? What surface material will this trail be constructed of?
   - A sidewalk/trail will be required to be constructed with Filing No. 1 along Crowfoot Valley Road to provide access for this subdivision as well as others within the area along Crowfoot Road. Once the Town has reviewed your proposal additional comments on this trail may be submitted.

   Complied: ☐ Yes ☐ No
   Response:

   _____

   _____

10. Streetscape will need to be provided along Crowfoot Valley Road in accordance with the Town's Landscape requirements. This landscaping shall be placed outside of the future expansion of Crowfoot Valley Road in what will be the final location for sidewalk and streetscape.
    Complied: ☐ Yes ☐ No
    Response:

    _____

    _____

General:

11. Attached to this memo is the standard Subdivision Agreement Form with the Financial Guarantee. Please review this agreement and let us know if you have any questions.

    Complied: ☐ Yes ☐ No

    Response:

    _____

    _____

12. Attached to this memo are the additional conditions that will be added to the Subdivision Agreement that will be required to be satisfied. Please review these conditions and let us know if you have any questions.

    Complied: ☐ Yes ☐ No

    Response:

    _____

    _____

OUTSIDE REFERRAL AGENCY COMMENTS

13. 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:

    _____

    _____

    _____

_____ _____

Property Owner Date

_____ _____

Project Representative Date

SUBDIVISION AGREEMENT
[*File Name*]

THIS AGREEMENT is made this _____ day of _____, 20__, by and between the Town of Parker, Colorado, a home rule municipal corporation (the "Town"), and _____ (the "Developer").

RECITALS:

A. The Developer is the owner of certain real property located in the Town of Parker known as _____ [***File Name***], which is more particularly described in **Exhibit A**, attached hereto and incorporated herein (the "Property").

B. The Town Council and the Planning Commission of the Town of Parker held all necessary public hearings concerning the plat for the Property. A copy of the final plat is attached hereto as **Exhibit B** and incorporated herein.

C. The approvals cited above are contingent upon the express condition that all duties created by this Agreement are faithfully performed by the Developer.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are mutually acknowledged, the parties hereto agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms, conditions and fees to be paid by the Developer, upon subdivision of the Property. All conditions contained herein are in addition to any and all requirements of the Town of Parker Subdivision Ordinance and Zoning Ordinance, the Town of Parker Charter, any and all state statutes, and any other sections of the Parker Municipal Code, and are not intended to supersede any requirements contained therein.

2. Agreements and Other Requirements. The Developer hereby agrees to perform any and all requirements of the Annexation Agreement entered into between the Town and the Developer on **[*Date*]** _____, which was recorded in Book _____, Page _____ ,[OR recorded at Reception No. _____] **[**and amended on **[*Date*]** _____, and recorded in Book _____, Page_____, OR recorded at Reception No. _____ ←***delete this language if no amendment*****]** of the Douglas County real estate records. The requirements of the Annexation Agreement are in addition to the requirements of this Agreement and are not intended to supersede any requirements contained herein.

3. Fees. The following fees shall be paid to the Town by the Developer.

a. The Developer hereby agrees to pay the Town the actual cost to the Town for plan review, engineering review, hydrological and surveying review, prior to and during the development process, and for construction observation, inspection and materials testing during

the construction process for public improvements, and for construction observation, inspection and materials testing and electronic deliverable review during the warranty period for public improvements, and for legal services (the "actual costs") rendered in connection with the review of the subdivision of the Property, including related administrative fees not to exceed one hundred fifteen percent (115%) of the actual costs. In addition, the Developer shall reimburse the Town for the costs of making corrections or additions to the master copy of the official Town map and for the fee for recording the final plat and accompanying documents with the Douglas County Clerk and Recorder.

b. The Developer shall pay the impact fees, as established by Town ordinances, in effect at the time this Agreement is executed. The Developer shall pay the foregoing impact fees in effect at the time specified by such ordinances.

c. The Developer acknowledges and agrees that the Town, pursuant to this Agreement, shall be granted construction easement(s) that are reasonably sufficient to complete the public improvements.

4. Specific Conditions. The Developer hereby agrees that:

a. Any approval obtained from the Town of Parker does not obviate the Developer's need to comply with the requirements of Sections 7 and 9 of the Endangered Species Act of 1973, 16 U.S.C. 1531, *et seq*., as amended, or with any other applicable federal, state or local laws and regulations.

b. Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities as described in the landscape plans approved by the Town for the Property (the "Streetscape Improvements"). If installation of Streetscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Streetscape Security") of the materials cost as described in **Exhibit E**, attached hereto and incorporated herein, and will complete the Streetscape Improvements according to the landscape plans as provided by Section 13.07.150(c)(2) of the Town's Land Development Ordinance. The Town may reduce the Streetscape Security, in the exercise of its sole discretion, as the Streetscape Improvements are completed and accepted by the Town for final acceptance, subject to Section 13.07.150(c) of the Town's Land Development Ordinance for the Streetscape Improvements.

c. Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities within all tracts as described in the landscape plans approved by the Town for the Property (the "Landscape Improvements"), subject to the warranty provisions of this Agreement. If installation of the Landscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Landscape Security") of the materials cost as described in **Exhibit F**, attached and incorporated herein, and will complete the Landscape Improvements according to the landscape plans prior to final acceptance of the Public Improvements by the Town. The Town may reduce the Landscape Security, in the exercise of its

sole discretion, as the Landscape Improvements are completed on a tract-by-tract basis and accepted by the Town for probationary acceptance, subject to the warranty provisions of this Agreement and Section 13.07.150(c) of the Town's Land Development Ordinance for the Landscape Improvements.

d. [***Add additional specific conditions here***]

5. Title Policy. A title commitment for the Property shall be provided to the Town. The title commitment shall show that all property to be dedicated to the Town is or shall be, subsequent to the execution and recording of the final plat, free and clear of all liens and encumbrances (other than real estate taxes which are not yet due and payable), which would make the dedications unacceptable as the Town, in its sole discretion, determines. The title policy evidenced by the title commitment shall be provided thirty (30) days after the recording of the final plat.

6. Breach by the Developer; the Town's Remedies. In the event of a breach of any of the terms and conditions of this Agreement by the Developer, the Town Council shall be notified immediately and the Town may take such action, as permitted and/or authorized by law, this Agreement or the ordinances and Charter of the Town, as the Town deems necessary to protect the public health, safety and welfare; to protect lot buyers and builders; and to protect the citizens of the Town from hardship and undue risk. The remedies include, but are not limited to:

a. The refusal to issue any building permit or certificate of occupancy;

b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;

c. A demand that the security given for the completion of the public improvements be paid or honored; or

d. Any other remedy available at law.

Unless necessary to protect the immediate health, safety and welfare of the Town, or to protect the interest of the Town with regard to security given for the completion of the public improvements, the Town shall provide the Developer thirty (30) days' written notice of its intent to take any action under this paragraph, during which thirty-day period the Developer may cure the breach described in the notice and prevent further action by the Town.

7. Public Improvements and Warranty. All drainage structures, paved streets, including sidewalk, curb, gutter and slope easements, and necessary appurtenances, as shown on the final plat, landscape plans and the associated construction documents (the "Public Improvements"), as approved by the Director of Engineering/Public Works of the Town, shall be installed and completed at the expense of the Developer and dedicated and/or conveyed to the Town. The Public Improvements required by this Agreement and shown on the final plat, as well as associated construction documents approved by the Director of Engineering/Public Works of the Town and the costs of these Public Improvements, are set forth on **Exhibit C**, attached hereto and incorporated herein. All Public Improvements covered by this Agreement

shall be made in accordance with the final plat and associated construction documents drawn according to regulations and construction standards for such improvements and approved by the Director of Engineering/Public Works of the Town.

The Developer shall warrant any and all Public Improvements, which are conveyed to the Town, pursuant to this Agreement, for a period of two (2) years from the date the Town's Director of Engineering/Public Works grants probationary acceptance of the Public Improvements, as approved by the Town. The warranty period shall extend to the date final acceptance is granted in writing by the Town's Director of Engineering/Public Works. The Developer shall be responsible for scheduling the necessary inspections for probationary and final acceptance. Specifically, but not by way of limitation, the Developer shall warrant the following:

a. That the title conveyed shall be marketable and its transfer rightful;

b. Any and all facilities conveyed shall be free from any security interest or other lien or encumbrance; and

c. Any and all facilities so conveyed shall be in conformity with the Town's specifications and shall be free of defects in materials or workmanship for a period of two (2) years, as stated above, including, but not limited to, cracks, breakage, settling, or other deterioration of the Public Improvements, no matter the cause, for a period of two (2) years, as stated above.

The Town will accept for maintenance all Public Improvements after the warranty period has expired, provided all warranty work has been completed. The Town shall accept for snow removal purposes only all dedicated public streets after probationary acceptance has been granted in writing by the Director of Engineering/Public Works. The Developer shall make all corrections necessary to bring the Public Improvements into conformity with the Town's specifications, prior to final acceptance.

Notwithstanding anything to the contrary contained in this Agreement, the Town will not accept for ownership, maintenance or operation any private improvements that are described as Public Improvements in this Agreement, that include, but are not limited to, private streets, private parks, private open space, drainage facilities, landscaping and medians that will be privately maintained, as described on the final plat and/or subject to a license agreement as provided by Paragraph 14 of this Agreement.

8. Observation. The Town shall have the right to make reasonable engineering observations at the Developer's expense, as the Town may request. Observation, acquiescence in, or approval by any engineering inspector of the construction of physical facilities at any particular time shall not constitute the approval by the Town of any portion of the construction of such Public Improvements. Such approval shall be made by the Town only after completion of construction and in the manner hereinafter set forth.

9. Completion of Public Improvements. The obligations of the Developer provided for in paragraph 7 of this Agreement, including the inspections hereof, shall be performed on or before _____, 20__ [←***Fill in Date (1 or 2 years from approval)***], and proper application

for acceptance of the Public Improvements shall be made on or before such date. Upon completion of construction by the Developer of such Public Improvements, the Town's Director of Engineering/Public Works or his designee shall inspect the improvements and certify with specificity their conformity or lack thereof to the Town's specifications. The Developer shall make all corrections necessary to bring the improvements into conformity with the Town's specifications. Once approved by the Town's Director of Engineering/Public Works, the Town shall accept said improvements upon conveyance, pursuant to paragraph 11; provided, however, the Town shall not be obligated to accept the Public Improvements until the actual costs described in paragraphs 3.a. and b. of this Agreement are paid in full by the Developer.

10. Related Costs – Public Improvements. The Developer shall provide all necessary engineering designs, surveys, field surveys and incidental services related to the construction of the Public Improvements, at its sole cost and expense, including reproducible "as built" drawings certified accurate by a professional engineer registered in the State of Colorado.

11. Improvements to be the Property of the Town. All Public Improvements for roads, concrete curbs and gutters, storm sewers, and drainage improvements accepted by the Town shall be dedicated to the Town and warranted for a period of two (2) years following probationary acceptance by the Town, as provided above.

12. Performance Guarantee. In order to secure the construction and installation of the Public Improvements, the Developer shall, prior to recording the final plat in the real estate records of Douglas County, which recording shall occur no later than ninety (90) days after the execution of this Agreement, furnish the Town, at the Developer's expense, with the performance guarantee described herein. The performance guarantee provided by the Developer shall be an irrevocable letter of credit in which the Town is designated as beneficiary in an amount equal to one hundred ten percent (110%) of the estimated costs of the Public Improvements to be constructed and installed, as set forth in Exhibit C, to secure the performance and completion of the Public Improvements. The Developer agrees that approval of the final plat by the Town is contingent upon the Developer's provision of an irrevocable letter of credit to the Town within ninety (90) days of the execution of this Agreement, in the amount and form provided herein. Failure of the Developer to provide an irrevocable letter of credit to the Town, in the manner provided herein, shall negate the Town's approval of the final plat. Letters of credit shall be substantially in the form and content set forth in **Exhibit D**, attached hereto and incorporated herein, and shall be subject to the review and approval of the Town Attorney. The Developer shall not start the construction of any public or private improvement on the Property, including, but not limited to, staking, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the Town has received and approved the irrevocable letter of credit.

The estimated costs of the Public Improvements shall be a figure mutually agreed upon by the Developer and the Town's Director of Engineering/Public Works, as set forth in Exhibit C. If, however, they are unable to agree, the Director of Engineering/Public Works' estimate shall govern after giving consideration to information provided by the Developer, including, but not limited to, construction contracts and engineering estimates. The purpose of the cost estimate is solely to determine the amount of security. No representations are made as to the accuracy of these estimates and the Developer agrees to pay the actual costs of all such Public Improvements.

The estimated costs of the Public Improvements may increase in the future. Accordingly, the Town reserves the right to review and adjust the cost estimates on an annual basis. Adjusted cost estimates will be made according to changes in the Construction Costs Index, as published by the Engineering News Record. If the Town adjusts the cost estimate for the Public Improvements, the Town shall give written notice to the Developer. The Developer shall, within thirty (30) days after receipt of said written notice, provide the Town with a new or amended letter of credit in the amount of the adjusted cost estimates. If the Developer refuses or fails to so provide the Town with a new or amended letter of credit, the Town may exercise the remedies provided for in paragraph 6 of this Agreement; provided, however, that prior to increasing the amount of additional security required, the Town shall give credit to the Developer for all required Public Improvements which have actually been completed so that the amount of security required at any time shall relate to the cost of required Public Improvements not yet constructed.

In the event the Public Improvements are not constructed or completed within the period of time specified by paragraph 9 of this Agreement or a written extension of time mutually agreed upon by the parties to this Agreement, the Town may draw on the letter of credit to complete the Public Improvements called for in this Agreement. In the event the letter of credit is to expire within fourteen (14) calendar days and the Developer has not yet provided a satisfactory replacement, the Town may draw on the letter of credit and either hold such funds as security for performance of this Agreement or spend such funds to finish the Public Improvements or correct problems with the Public Improvements, as the Town deems appropriate.

Upon completion of performance of such improvements, conditions and requirements within the required time and the approval of the Town's Director of Engineering/Public Works, the Developer shall issue an irrevocable letter of credit to the Town in the amount of twenty percent (20%) of the total cost of construction and installation of the Public Improvements, to be held by the Town during the two-year warranty period. If the Public Improvements are not completed within the required time, the monies may be used to complete the improvements.

13. Nuisance Conditions. The Developer agrees to prevent the existence of any nuisances by way of its construction activities, as nuisances are defined by Title 6 of the Parker Municipal Code, and as referenced in Title 11 of the Parker Municipal Code. In the event the authorized inspector/designated Town authority determines that a nuisance exists, the Developer shall be subject to the provisions set forth in Parker Municipal Code Sections 11.12.040 and 11.12.050, regarding the abatement of nuisances and the cost assessed for the abatement thereof.

In addition to the provisions above, if the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the Town, the Town may, upon thirty (30) days' notice under this Agreement, exercise the right to draw upon the performance guarantee specified in paragraph 12 of this Agreement. The Town may draw on the performance guarantee in order to pay the cost of abating the nuisance, including any expenses and penalties incurred under the Parker Municipal Code. The Town may exercise this right in addition to, or in lieu of, the withholding of permits and/or the withholding of certificates of occupancy. The right to draw on the performance guarantee shall be subject to the sole discretion of the Town, provided the Developer has received thirty (30) days' notice, as provided herein.

The Town Planning Department and the Engineering Department shall be authorized to cease processing any land use or permit applications submitted by the same developer for the property that is contained within the same Planned Unit Development, until the nuisance is abated. This shall include, but not be limited to, acceptance of applications, sending referrals, scheduling meetings or hearings, or conducting reviews of projects.

14. Homeowners' Association. A homeowners' association shall be created by the Developer under the laws of the State of Colorado or the Property shall be included in an existing homeowners' association, if possible. The homeowners' association must be lawfully established before any properties within the development are sold to third parties. The articles of incorporation shall be reviewed by the Town Attorney to insure that they have met the Town's requirements and the articles provide that the homeowners' association will maintain the private improvements, including, but not limited to, private streets, private parks, private open space, drainage facilities, landscaping and medians, as identified on the final plat and/or subject to a license agreement(s) entered into between the Developer and the Town, contemporaneously with this Agreement or prior to final acceptance of the Public Improvements, and to assume all responsibilities therefor as shown on the final plat and/or described in the license agreement(s), including sufficient funding to meet these responsibilities.

15. Indemnification. The Developer shall indemnify and hold harmless the Town, its officers, employees, agents or servants from any and all suits, actions and claims of every nature and description caused by, arising from or on account of any act or omission of the Developer, or of any other person or entity for whose act or omission the Developer is liable, with respect to construction of the Public Improvements; and the Developer shall pay any and all judgments rendered against the Town as the result of any suit, action or claim, together with all reasonable expenses and attorney fees incurred by the Town in defending any such suit, action or claim.

The Developer shall pay all property taxes on the Property dedicated to the Town, and shall indemnify and hold harmless the Town for any property tax liability.

The Developer shall require that all contractors and other employees engaged in construction of Public Improvements shall maintain adequate workers' compensation insurance and public liability coverage and shall faithfully comply with the provisions of the Federal Occupational Safety and Health Act.

16. Waiver of Defects. In executing this Agreement the Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the Town to impose conditions on the Developer, as set forth herein, and concerning the procedure, substance and form of the ordinances or resolutions adopting this Agreement.

17. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.

18. Release of Liability. It is expressly understood that the Town cannot be legally bound by the representations of any of its officers or agents or their designees, except in accordance with the Parker Municipal Code and the laws of the State of Colorado.

19. Captions. The captions to this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

20. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, as the case may be.

21. Invalid Provision. If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect. It is the intention of the parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other which would render the provision valid, then the provision shall have the meaning which renders it valid.

22. Governing Law. The laws of the State of Colorado shall govern the validity, performance and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that venue of such suit or action shall be in Douglas County, Colorado.

23. Attorney Fees. Should this Agreement become the subject of litigation to resolve a claim of default of performance by the Developer and a court of competent jurisdiction determines that the Developer was in default in the performance of the Agreement, the Developer shall pay the attorney fees, expenses and court costs of the Town.

24. Notice. All notice required under this Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address, as set forth below. Either party, by notice so given, may change the address to which future notices shall be sent.

Notice to the Town:
Town of Parker
Attn: Director of Engineering/Public Works
20120 E. Mainstreet
Parker, Colorado 80138

With copy to:
Town of Parker
Attn: Town Attorney
20120 E. Mainstreet
Parker, Colorado 80138

Notice to Developer:
_____
_____
_____
_____

25. Force Majeure. Whenever the Developer is required to complete the construction, repair or replacement of Public Improvements by an agreed deadline, the Developer shall be entitled to an extension of time equal to a delay in completing the foregoing, due to unforeseeable causes beyond the control and without the fault or negligence of the Developer, including, but not limited to, acts of God, weather, fires and strikes.

26. Approvals. Whenever approval or acceptance of the Town is necessary, pursuant to any provision of this Agreement, the Town shall act reasonably and in a timely manner in responding to such request for approval or acceptance.

27. Assignment or Assignments. There shall be no transfer or assignment of any of the rights or obligations of the Developer under this Agreement, without the prior written approval of the Town. The Developer agrees to provide the Town with at least fourteen (14) days' advance written notice of the transfer or assignment of any of the rights and obligations of the Developer under this Agreement.

28. Recording of Agreement. This Agreement shall be recorded in the real estate records of Douglas County and shall be a covenant running with the Property, in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

29. Title and Authority. The Developer expressly warrants and represents to the Town that it is the record owner of the property constituting the Property and further represents and warrants, together with the undersigned individuals, that the undersigned individuals have full power and authority to enter into this Subdivision Agreement. The Developer and the undersigned individuals understand that the Town is relying on such representations and warranties in entering into this Agreement.

WHEREFORE, the parties hereto have executed this Agreement on the day and year first above written.

TOWN OF PARKER, COLORADO

By: _____
John Fussa, Community Development Director

By: _____
Tom Williams, Director of Engineering/Public Works

ATTEST:

_____
Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

_____
James S. Maloney, Town Attorney

DEVELOPER: [*COMPANY NAME*]

By: _____
_____ [*Name, title*]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____ of _____.

My commission expires: _____.

(SEAL)

_____
Notary Public

EXHIBIT LIST

Exhibit A Legal Description of the Property

Exhibit B Copy of the Final Plat

Exhibit C Estimated Cost of Public Improvements

Exhibit D Form of Letter of Credit

Exhibit E Estimated Cost of Streetscape Improvements

Exhibit F Estimated Cost of Landscape Improvements

CONDITIONS TO BE ADDED TO THE SUBDIVISION AGREEMENT

1. The applicant will be required to financially secure all Public Improvements via Subdivision Improvement Agreement. Security shall be cash or letter of credit at 110% of the construction cost of these items. The Town's standard Subdivision Agreement template will be provided to the applicant for review. When all applicable exhibits have been completed and approved, a full draft will be assembled and provided to the applicant. The Engineering Department anticipates inclusion of the following specific conditions related to infrastructure obligations:

- The Developer shall construct Bayou Gulch Road through the Property as one-half (1/2) of a full principal arterial roadway section, including all necessary auxiliary, acceleration, and deceleration lanes, in accordance with the approved construction documents and the Town's Roadway Design Criteria and Construction Manual, and shall construct all grading necessary to accommodate the future full width principal arterial.

- The Developer shall pay to the Town one-half (1/2) the cost to design and construct the future median and associated median improvements for Bayou Gulch Road through the Property.

- The Developer shall construct North Pinery Parkway through the Property as a full residential boulevard collector roadway, including all necessary auxiliary, acceleration, and deceleration lanes, in accordance with the approved construction documents and the Town's Roadway Design Criteria and Construction Manual.

- The Developer shall pay to the Town One Hundred Twenty-Five Thousand Dollars ($125,000), which payment is one-half of the cost to design and construct a traffic signal at the intersection of Bayou Gulch Road and Crowfoot Valley Road. The Town shall use these funds only for the purpose of installing this traffic signal when warranted, as determined by the Town.

- The Developer shall pay to the Town Two Hundred Thousand Dollars ($200,000), which payment is the cost to design and construct a traffic signal at the intersection of North Pinery Parkway and Crowfoot Valley Road. The Town shall use these funds only for the purpose of installing this traffic signal when warranted, as determined by the Town.

- The Developer shall pay to the Town Two Hundred Fifty Thousand Dollars ($250,000), which payment is the cost to design and construct a traffic signal at the intersection of Bayou Gulch Road and Scarlet Sage Avenue. The Town shall use these funds only for the purpose of installing this traffic signal when warranted, as determined by the Town.

- The Developer shall pay to the Town Two Hundred Fifty Thousand Dollars ($250,000), which payment is for the future traffic signal at the intersection of North Pinery Parkway and Bayou Gulch Road. The Town shall use these funds only for the purpose of installing this traffic signal when warranted, as determined by the Town.

- The Developer shall construct the necessary improvements to Lemon Gulch associated with the regional detention pond, in accordance with the approved construction plans, and shall cause the improvements to be accepted into the Urban Drainage and Flood Control District's Maintenance Eligibility Program.

- Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities as described in the landscape plans approved by the Town for the Property (the "Streetscape Improvements"). If installation of Streetscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Streetscape Security") of the materials cost as described in **Exhibit E**, attached hereto and incorporated herein, and will complete the Streetscape Improvements according to the landscape plans as provided by Section 13.07.150(c)(2) of the Town's Land Development Ordinance. The Town may reduce the Streetscape Security, in the exercise of its sole discretion, as the Streetscape Improvements are completed and accepted by the Town for final acceptance, subject to Section 13.07.150(c) of the Town's Land Development Ordinance for the Streetscape Improvements.

- Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities within all tracts as described in the landscape plans approved by the Town for the Property (the "Landscape Improvements"), subject to the warranty provisions of this Agreement. If installation of the Landscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Landscape Security") of the materials cost as described in **Exhibit F**, attached and incorporated herein, and will complete the Landscape Improvements according to the landscape plans prior to final acceptance of the Public Improvements by the Town. The Town may reduce the Landscape Security, in the exercise of its sole discretion, as the Landscape Improvements are completed on a tract-by-tract basis and accepted by the Town for probationary acceptance, subject to the warranty provisions of this Agreement and Section 13.07.150(c) of the Town's Land Development Ordinance for the Landscape Improvements.

- At the time of the recordation of the Final Plat, the property owner shall convey the open space tracts to a homeowners' association, special district or other entity by special warranty deed.

- Use of the open space tracts (as identified as Tracts ????? on the Final Plat) as "well site," except as otherwise provided in Paragraph 4(b) of the Annexation Agreement, "water storage facilities" (except for a lift station) or "above ground sewer facilities" is not consistent with the intended use of the Open Space Property and is not an acceptable use of the Open Space Property.

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 17

TOTAL ACREAGE = 254.309 ACRES, 0 LOTS, 28 TRACTS

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF 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 TO THE TOWN 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. 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 SHOW 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 OBVIATE 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 _____, 20_____, 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 _____, 20_____, 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: _____

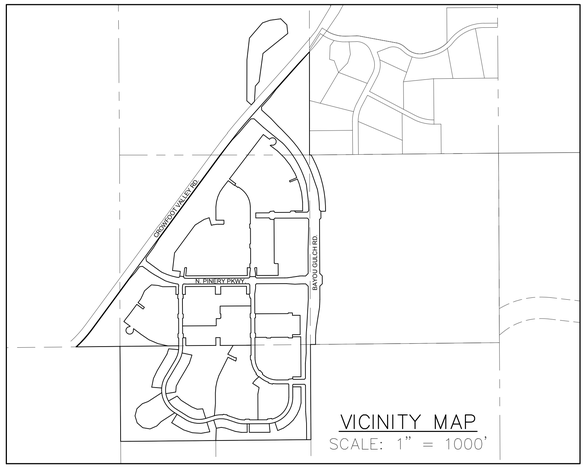
AS _____ OF STROH RANCH DEVELOPMENT, LLC.

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20_____, BY _____ AS _____ OF STROH RANCH DEVELOPMENT, LLC..

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE: 1" = 1000'

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 27.17 FEET;

THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 94.00 FEET;

THENCE SOUTH 44°43'12" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 754.01 FEET;

THENCE SOUTH 45°16'48" EAST, A DISTANCE OF 49.50 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 44°43'12" WEST, A DISTANCE OF 49.50 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 187.34 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 05°04'56", AN ARC LENGTH OF 98.90 FEET, THE CHORD OF WHICH BEARS SOUTH 02°15'40" WEST, 98.87 FEET;

THENCE SOUTH 09°00'23" WEST, A DISTANCE OF 284.62 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 10,791,788 SQUARE FEET OR 247.745 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: (PARCEL2)

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH 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 SIXTH 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°16'46"WEST, A DISTANCE OF 1072.78 FEET 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 48°14'17" WEST, A DISTANCE OF 85.00 FEET;

THENCE NORTH 00°13'13" EAST, A DISTANCE OF 575.00 FEET;

THENCE NORTH 06°32'39" EAST, A DISTANCE OF 305.00 FEET;

THENCE NORTH 40°44'59" EAST, A DISTANCE OF 280.00 FEET;

THENCE NORTH 70°52'44" EAST, A DISTANCE OF 112.46 FEET;

THENCE NORTH 82°20'41" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 45°15'30" EAST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 06°12'10" EAST, A DISTANCE OF 121.25 FEET;

THENCE SOUTH 51°11'16" WEST, A DISTANCE OF 445.00 FEET;

THENCE SOUTH 07°45'58" WEST, A DISTANCE OF 400.00 FEET;

THENCE SOUTH 41°11'15" WEST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 03°25'11" WEST, A DISTANCE OF 215.00 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 65.00 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 285,930 SQUARE FEET OR 6.564 ACRES, MORE OR LESS.

Please use this space to add signature blocks currently located on page 2.

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

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 _____, 20_____ 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 17

NOTES:

1. 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.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. 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. H0513965-023-CNX-CN, AMENDMENT NO. 1 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF NOVEMBER 17, 2017 AT 8:00 A.M.

4. 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.

5. 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.

6. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

7. BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, B, D, G, H, AND I FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.

8. TRACTS H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, AND Z ARE HEREBY ESTABLISHED AS PARCELS TO BE RE-PLATTED IN THE FUTURE INTO BUILDABLE LOTS. AT SUCH TIME AS A REPLAT IS APPROVED FOR THIS TRACT, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION AGREEMENT WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACT SHALL BE DEVELOPED, INCLUDING BUT NO LIMITED TO, STAKING, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL THE PROPERTY IS RE-PLATTED AND/OR SITE PLAN APPROVAL IS OBTAINED, EXCEPT AS ALLOWED FOR IN THE TRAILS AT CROWFOOT FILING 1 CONSTRUCTION PLANS.

9. TRACTS H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, AND Z 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.

10. TRACTS A, B, C, D, E, F, AND G 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 PART OF TRAILS AT CROWFOOT FILING NO. 1.

11. 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 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.

12. A. AS SHOWN TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ABUTTING ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION OR PLATTED AREA.

    B. AS SHOWN ALLEY-TYPE LOTS, SIX-FEET (6') WIDE DRY UTILITY EASEMENTS WITHIN THE LOTS FOR NATURAL GAS FACILITIES INCLUDING SPACE FOR SERVICE TRUCKS TO DRIVE ARE REQUIRED. IF GAS AND ELECTRIC ARE WITHIN THE SAME TRENCH, A TEN (10') WIDE DRY UTILITY EASEMENT IS REQUIRED, NOT TO OVERLAP ANY WET UTILITY EASEMENT.

13. 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.

14. THERE ARE A TOTAL OF 0 LOTS AND 28 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1.

Where is this tract located? I am unable to locate this on the plat.

These 2 notes are the same and 1 can be removed.

PART

TRACT SUMMARY TABLE

TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	590,759 S.F.	13.562 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
B	941,380 S.F.	21.611 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
C	39,381 S.F.	0.904 AC	OPEN SPACE / UTILITIES	OWNER/DEV	OWNER/DEV
D	539,519 S.F.	12.386 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
E	50,598 S.F.	1.162 AC	OPEN SPACE / UTILITIES	OWNER/DEV	OWNER/DEV
F	508,523 S.F.	11.674 AC	OPEN SPACE / UTILITIES	OWNER/DEV	OWNER/DEV
G	285,930 S.F.	6.564 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
H	784,150 S.F.	18.002 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
I	264,480 S.F.	6.072 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
J	965,444 S.F.	22.164 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
K	465,841 S.F.	10.694 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
L	380,918 S.F.	8.745 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
M	202,854 S.F.	4.657 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
N	81,002 S.F.	1.860 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
O	932,178 S.F.	21.400 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
P	82,687 S.F.	1.898 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
Q	372,429 S.F.	8.550 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
R	354,072 S.F.	8.128 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
S	34,109 S.F.	0.783 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
T	155,975 S.F.	3.581 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
U	492,966 S.F.	11.317 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
V	55,681 S.F.	1.278 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
W	70,365 S.F.	1.615 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
X	208,815 S.F.	4.794 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
Y	72,599 S.F.	1.667 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
Z	83,945 S.F.	1.927 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
AA	394,653 S.F.	9.060 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
BB	390,027 S.F.	8.954 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV

Please make sure these match.

Based on these square feet these two numbers should be:
133.071
91.936

LAND USE SUMMARY CHART

TYPE	SQ. FT.	AREA	% OF TOTAL AREA
FUTURE RESIDENTIAL DEVELOPMENT	5,796,560 S.F.	133.072 AC.	52.33%
OPEN SPACE AREAS	4,004,722 S.F.	91.934 AC.	36.15%
ROAD RIGHTS OF WAY	1,276,436 S.F.	29.303 AC.	11.52%
TOTAL	11,077,718 S.F.	254.309 AC.	100%

If possible, please add these to the first page.

TITLE VERIFICATION:

WE, COMMONWEALTH LAND 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 DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

_____
SIGNATURE

BY: _____

AS: _____ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

AS _____ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:

I, WILLIAM F. HESSELBACH, JR., A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF TRAILS AT CROWFOOT FILING. NO. 1 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 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__.

_____
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

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 _____,____, 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.

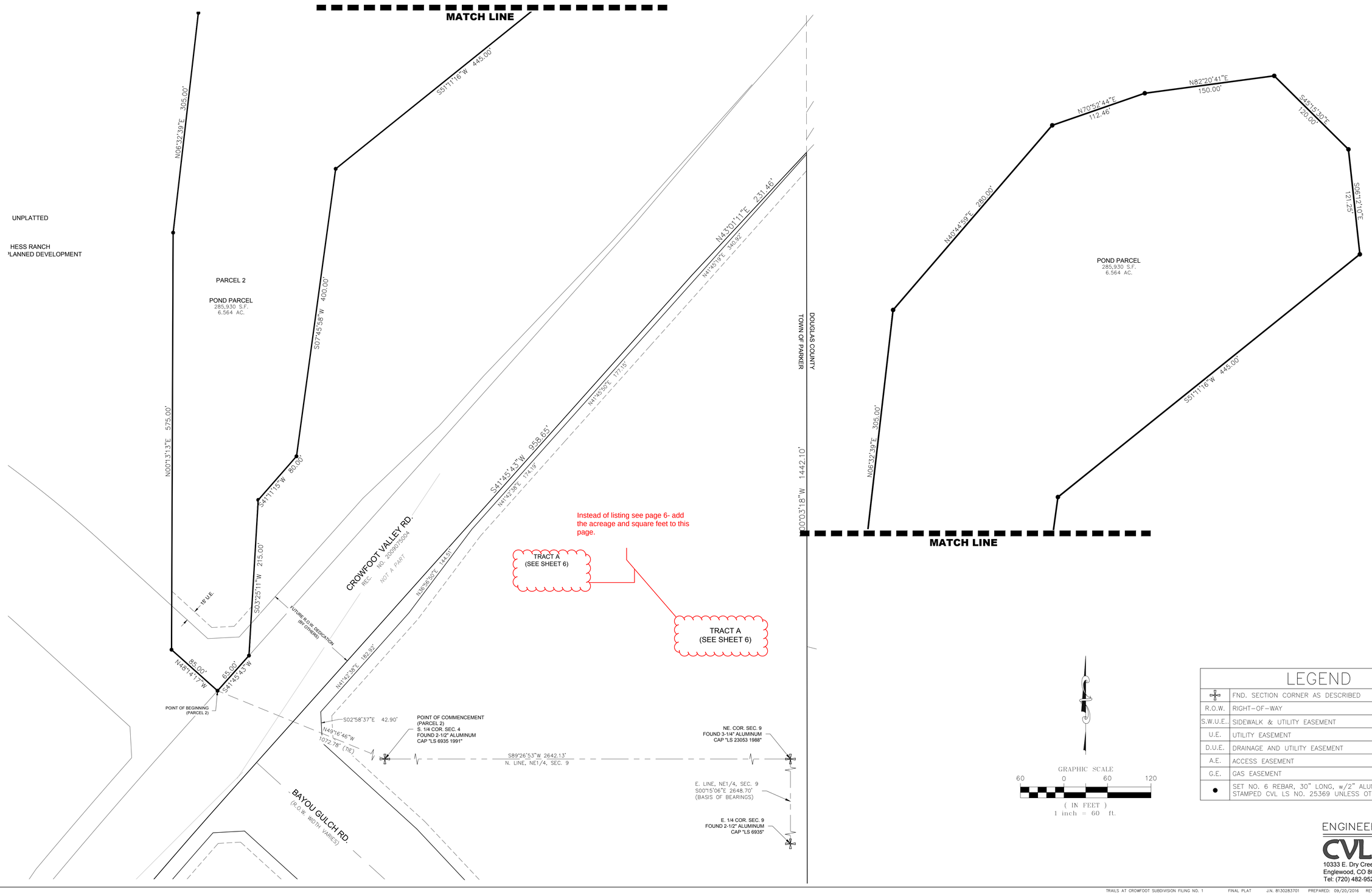
_____
PLANNING DIRECTOR, TOWN OF PARKER

_____
DIRECTOR OF ENGINEERING, TOWN OF PARKER

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 5 OF 17



GRAPHIC SCALE
60 0 60 120
(IN FEET)
1 inch = 60 ft.

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
●	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED

ENGINEER/SURVEYOR
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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 9 OF 17

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

MATCHLINE - SEE SHEET 8

W. LINE SW 1/4 SEC. 4

ZONED - AGRICULTURAL ONE
DOUGLAS COUNTY
TOWN OF PARKER

NOT A PART

CROWFOOT VALLEY RD.
REC. NO. 2009075004

N35°21'12"E 2996.23'

S36°19'18"W 169.60'

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

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

S31°33'26"W 144.49'

PERMANENT DRAINAGE
EASEMENT (30' X 7')
(BK 1424, PG 1857)
(BK 1503, PG 809)

S36°19'18"W 16.25'

S36°22'48"W 162.61'

15' U.E.

S08°13'57"E 43.06'

S53°25'55"E 155.93'

S53°25'55"E 139.46'

97' R.O.W.

52'

40'

15' U.E.

S54°55'24"E 117.55'

N. PINERY PKWY.
(R.O.W. WIDTH VARIES)

S81°28'21"W 43.21'

N53°25'55"W 105.94'

S36°22'48"W 95.57'

S42°03'54"W 120.68'

15' U.E.

L=108.36'

L=249.54' R=860.00' Δ=16°37'33"
CHB=S71°49'39"E CH=248.67'

L=578.81' R=900.00' Δ=36°50'53"

L=43.36' R=840.00' Δ=2°57'48"
CHB=S53°54'04"E CH=43.22'

123.55'
N60°20'08"W

L=182.06' R=952.00' Δ=10°57'26"
CHB=S75°06'07"E CH=181.78'

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

S36°18'30"W 445.74'

15' U.E.

TRACT B
941,380 S.F.
21.611 AC.

TRACT D
539,519 S.F.
12.386 AC.

TRACT K
465,841 S.F.
10.694 AC.

S85°04'57"E 95.15'

64.42'
S74°31'04"E

N89°43'12"E 186.00'

N46°56'40"E 127.33'

N21°37'28"E 63.62'

N25°49'30"E 63.11'

S36°21'12"W 483.85'

S06°37'06"W 246.76'

L=15.71'
R=10.00'
Δ=90°00'00"
CHB=S51°37'06"W
CH=14.14'

N83°22'54"W 16.13'

N83°22'54"W 110.00'

10' U.E.

6' S.W.U.E.

L=32.55'
R=20.00'
Δ=93°14'30"
CHB=N53°14'21"E
CH=29.07'

S06°37'06"W 67.62'

S06°37'06"W 118.67'

N06°37'06"E 114.54'

5' U.E.

6' S.W.U.E.

55.00'
S83°22'54"E

S89°43'12"W 861.18'

SIGHT ESMT.
S85°45'25"E
61.37'

TRACT C
39,381 S.F.
0.904 AC.

S89°43'12"W 830.04'

C3

L=470.45'

N89°43'12"E 1338.23'
890.03'

80' R.O.W.

40'

40'

L=30.44'
R=20.00'
Δ=87°11'56"
CHB=N36°58'53"W
CH=27.58'

ROSE MALLOW AVE

S06°37'06"W 79.20'

L=40.31' R=440.00' Δ=6°53'54"

N00°16'48"W 816.45'

C3

C4

S89°43'12"W 830.04'

15' U.E.

S89°43'12"W
360.00'

S89°43'12"W 420.00'

10' U.E.

5' U.E.

SIGHT TRIANGLES

C5

C6

62.05'
S00°16'48"E

S00°16'48"E 110.00'

S00°16'48"E 62.05'

5' U.E.

TRACT L
380,918 S.F.
8.745 AC.

TRACT E
50,598 S.F.
1.162 AC.

S89°43'12"W 75.00'

6' S.W.U.E.

S89°43'12"W
25.57'

S00°16'48"E
55.00'

S89°43'12"W
30.50'

S00°16'48"E
27.50'

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 13

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

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L3	20.37'	S6°37'06"W
L4	8.36'	S6°37'06"W

This should state page 11 not 12

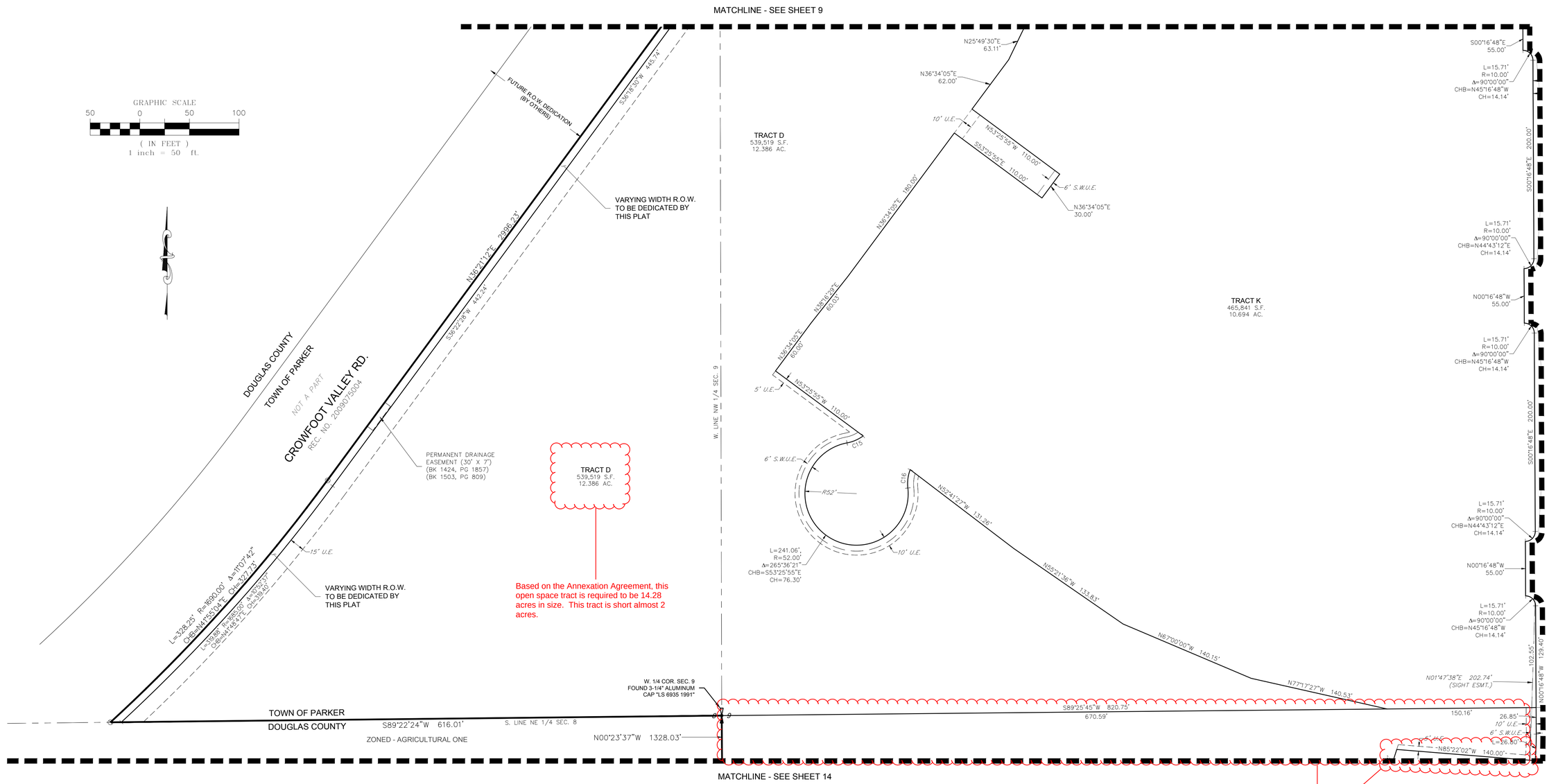
CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	32.55'	20.00'	93°14'30"	S40°00'09"E	29.07'
C3	54.88'	860.00'	3°39'24"	S88°27'06"E	54.88'
C4	66.64'	940.00'	4°03'44"	S88°14'56"E	66.63'
C5	30.43'	20.00'	87°09'50"	S50°12'01"W	27.58'
C6	37.62'	312.78'	6°53'31"	S3°10'09"W	37.60'
C7	15.73'	9.95'	90°31'18"	S45°16'48"E	14.14'
C8	15.69'	10.04'	89°35'50"	N44°43'12"E	14.14'
C9	44.25'	367.54'	6°53'51"	S3°10'09"W	44.22'

ENGINEER/SURVEYOR
CVL Consultants of Colorado, Inc.
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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 11 OF 17



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"

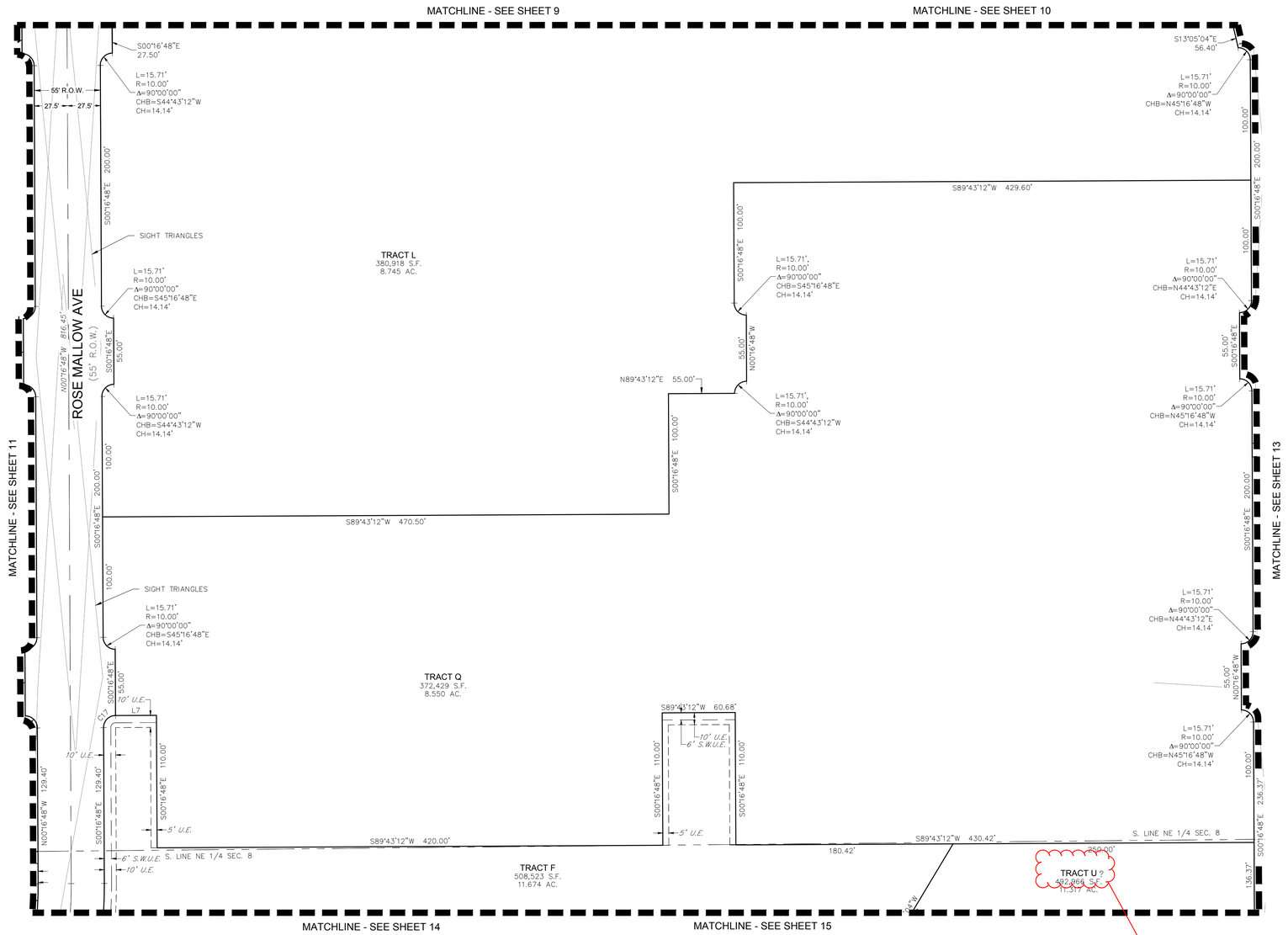
CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C15	17,88'	40,00'	25°36'26"	N66°34'02"E	17,73'
C16	18,86'	40,00'	27°00'55"	S7°16'21"W	18,69'

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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 12 OF 17



GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

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
C17	15.71'	9.98'	90°10'40"	S44°43'12"W	14.14'

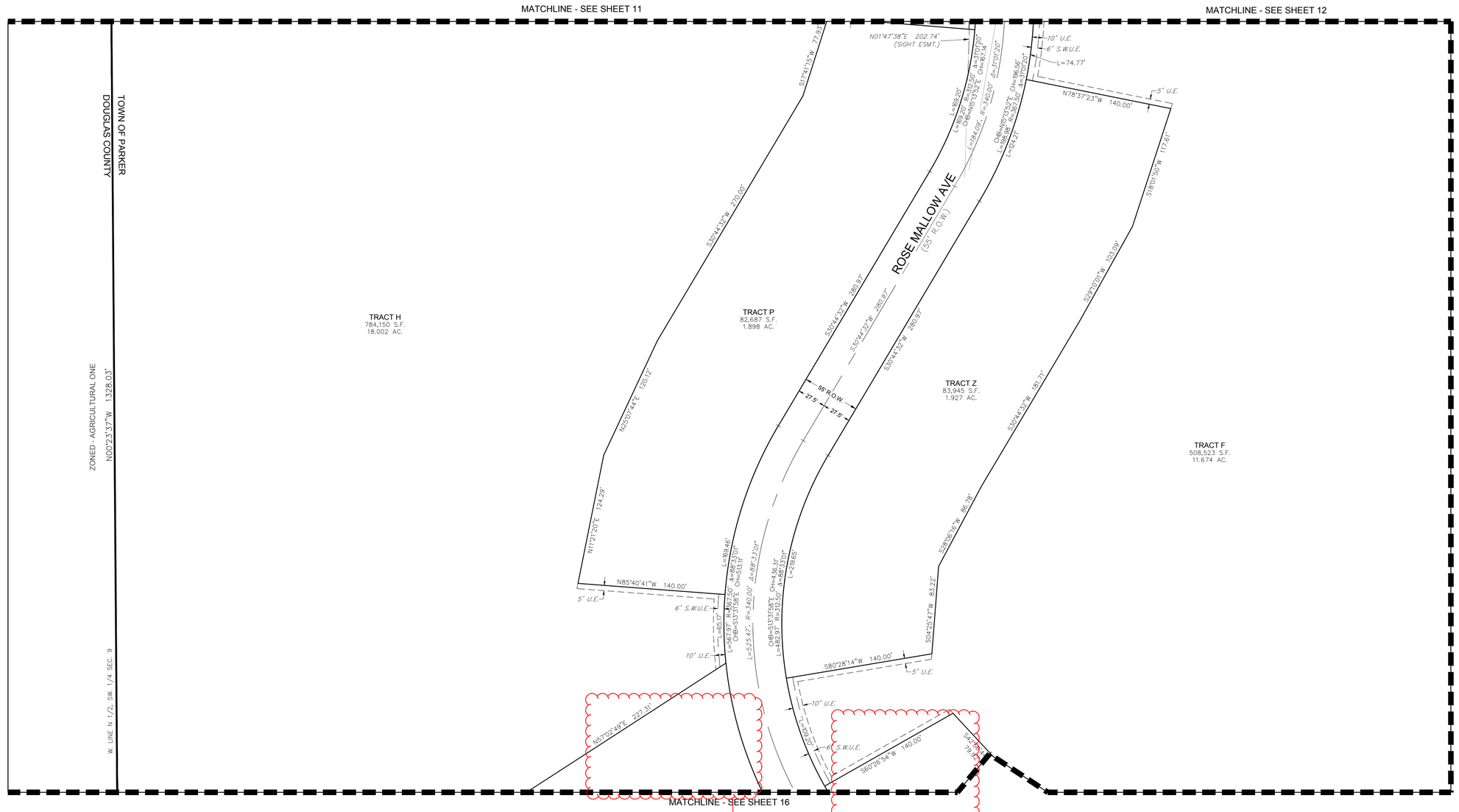
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L7	34.00'	S89°43'12"W

What is the question mark for?

ENGINEER/SURVEYOR
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Englewood, CO 80112
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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 14 OF 17



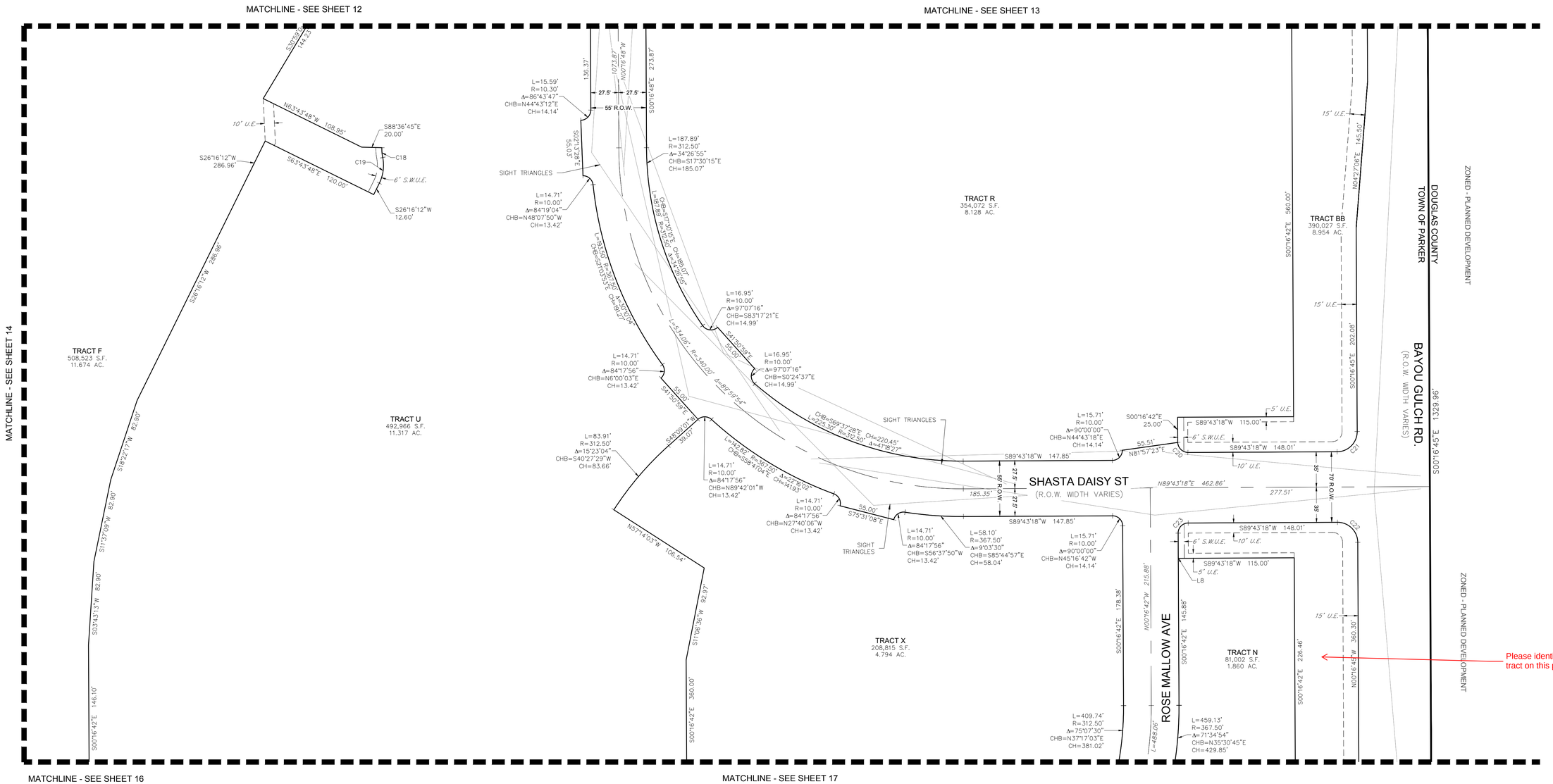
LEGEND	
✣	FND. SECTION CORNER AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

ENGINEER/SURVEYOR
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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 15 OF 17



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

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C18	9.85'	45.00'	12°32'44"	S4°53'07"E	9.83'
C19	26.13'	40.00'	37°25'41"	N7°33'22"E	25.67'
C20	15.53'	10.46'	85°04'16"	S45°16'42"E	14.14'
C21	31.42'	20.00'	90°00'03"	N44°43'16"E	28.28'
C22	31.42'	20.00'	89°59'57"	N45°16'44"W	28.28'
C23	15.71'	10.00'	90°00'00"	S44°43'18"W	14.14'

LINE TABLE

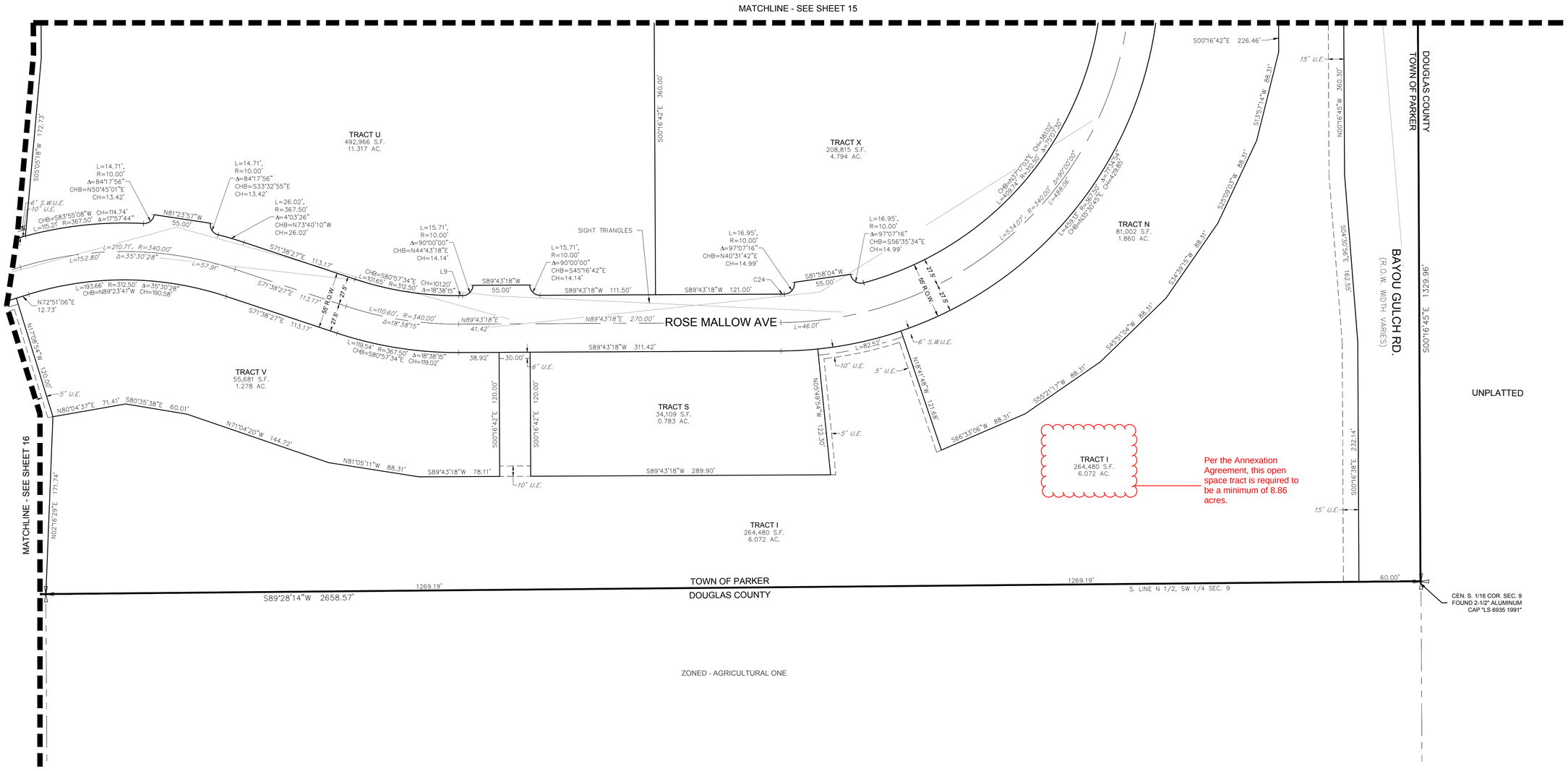
LINE NO.	LENGTH	DIRECTION
L8	25.00'	S0°16'42"E

Please identify the tract on this page.

ENGINEER/SURVEYOR
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 17 OF 17



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

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

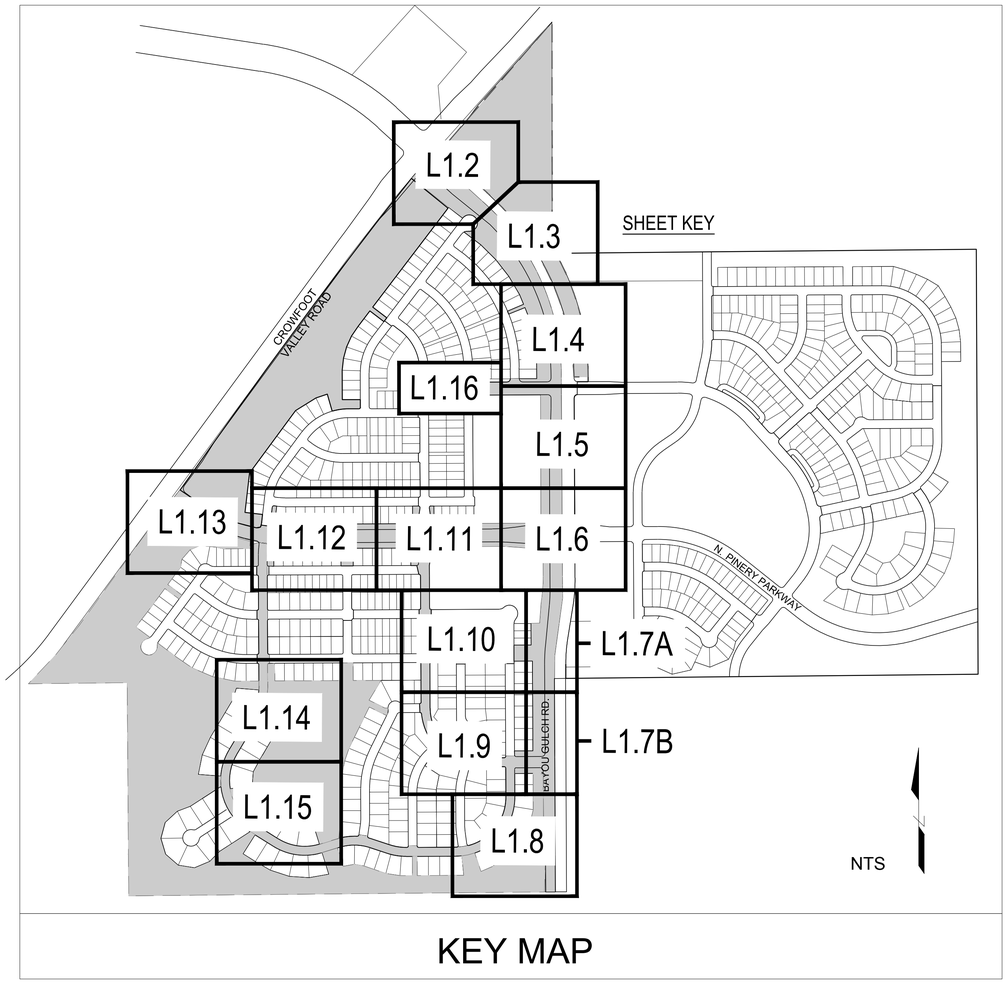
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C24	3.45'	312.50'	0°37'58"	N89°24'19"E	3.45'

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

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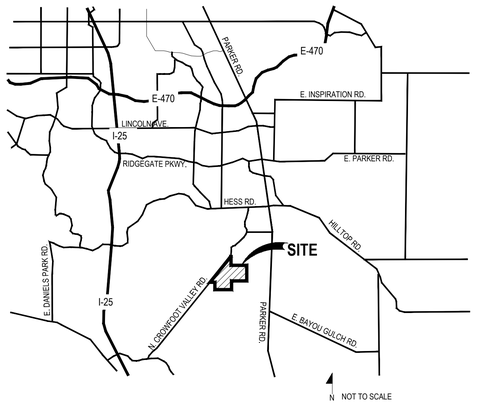
TRAILS AT CROWFOOT

FILING 1



KEY MAP

VICINITY MAP



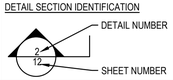
SHEET INDEX

Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.0	OVERALL LANDSCAPE PLAN
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 DETAILS
L3.0	LANDSCAPE DETAILS
L3.1	LANDSCAPE DETAILS
IR1.1	IRRIGATION LEGEND AND NOTES
IR1.2-IR1.16	IRRIGATION PLANS
IR2.1	IRRIGATION DETAILS
IR2.2	IRRIGATION DETAILS

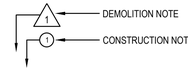
SYMBOLS & ABBREVIATIONS

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
REQ'D. = 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

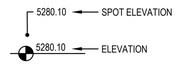
DETAIL SECTION IDENTIFICATION



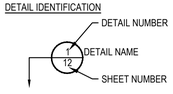
NOTE IDENTIFICATION



ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



GENERAL NOTES

1. 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.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS,CONTRACT DOCUMENTS,JURISDICTIONAL CODES,AND REGULATORY AGENCIES.
11. 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.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. 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.
16. 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.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
18. 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.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
20. 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.
21. 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.
22. 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.
23. 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 STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. 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.
25. 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.

These plans do not get signed by Engineering or Fire Life Safety

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.

Town of Parker, Director of Engineering — Date

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.)

OWNVER / DEVELOPER

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE ARCHITECT

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

CIVIL ENGINEER

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

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 1.DWG
Friday, February 17, 2017

■ Prepared For■

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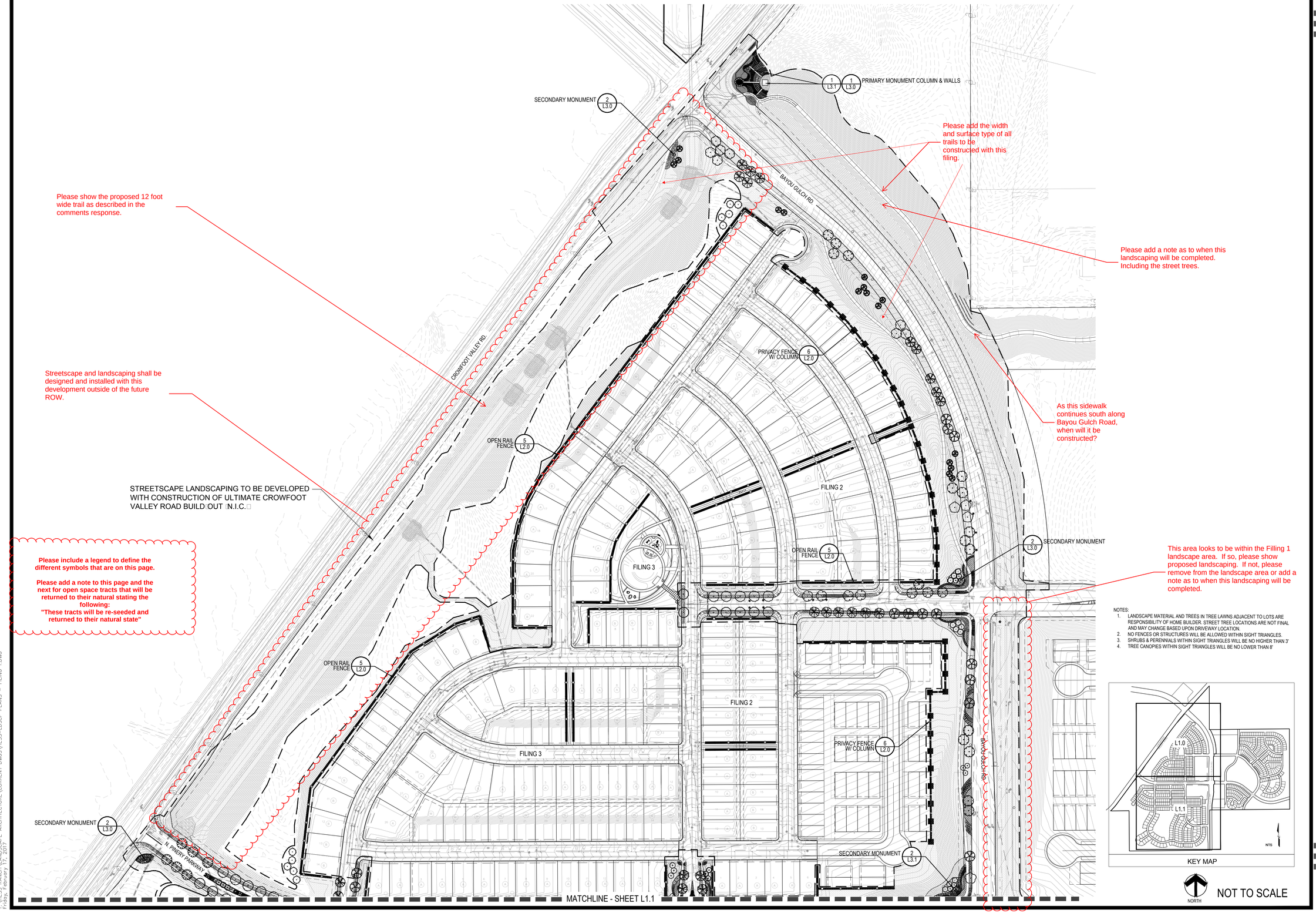
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: JW/ BEM/ GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017

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

■ Sheet Name ■
LANDSCAPE COVER SHEET

■ Sheet Number ■
L0.0



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 & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 3'
4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'

KEY MAP

NORTH NOT TO SCALE

■ Prepared For■

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PARKER, COLORADO

LANDSCAPE PLANS

Drawn by: JWI BEM GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017

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■ Sheet Name ■
OVERALL LANDSCAPE PLAN

■ Sheet Number ■
L1.0

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Friday, February 17, 2017

MATCHLINE - SHEET L1.0

N. PINERY PARKWAY

BAYOU GULCH RD.

OPEN RAIL FENCE 5 L2.0

TERTIARY MONUMENT 3 L3.1

PRIVACY FENCE W/ COLUMN 6 L2.0

FILING 4

FILING 5

FILING 6

FILING 7

FILING 8

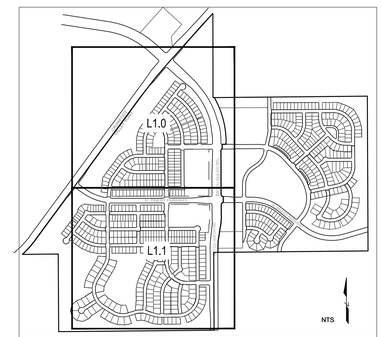
EXISTING TREES

8' WALK

Please add a label identifying the type of trail with width and construction material.

Please see previous page for note to be added regarding natural state vegetation.

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KEY MAP

NORTH

NOT TO SCALE

■ Prepared For■

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TRAILS AT CROWFOOT

FILING NO. 1

PARKER, COLORADO

LANDSCAPE PLANS

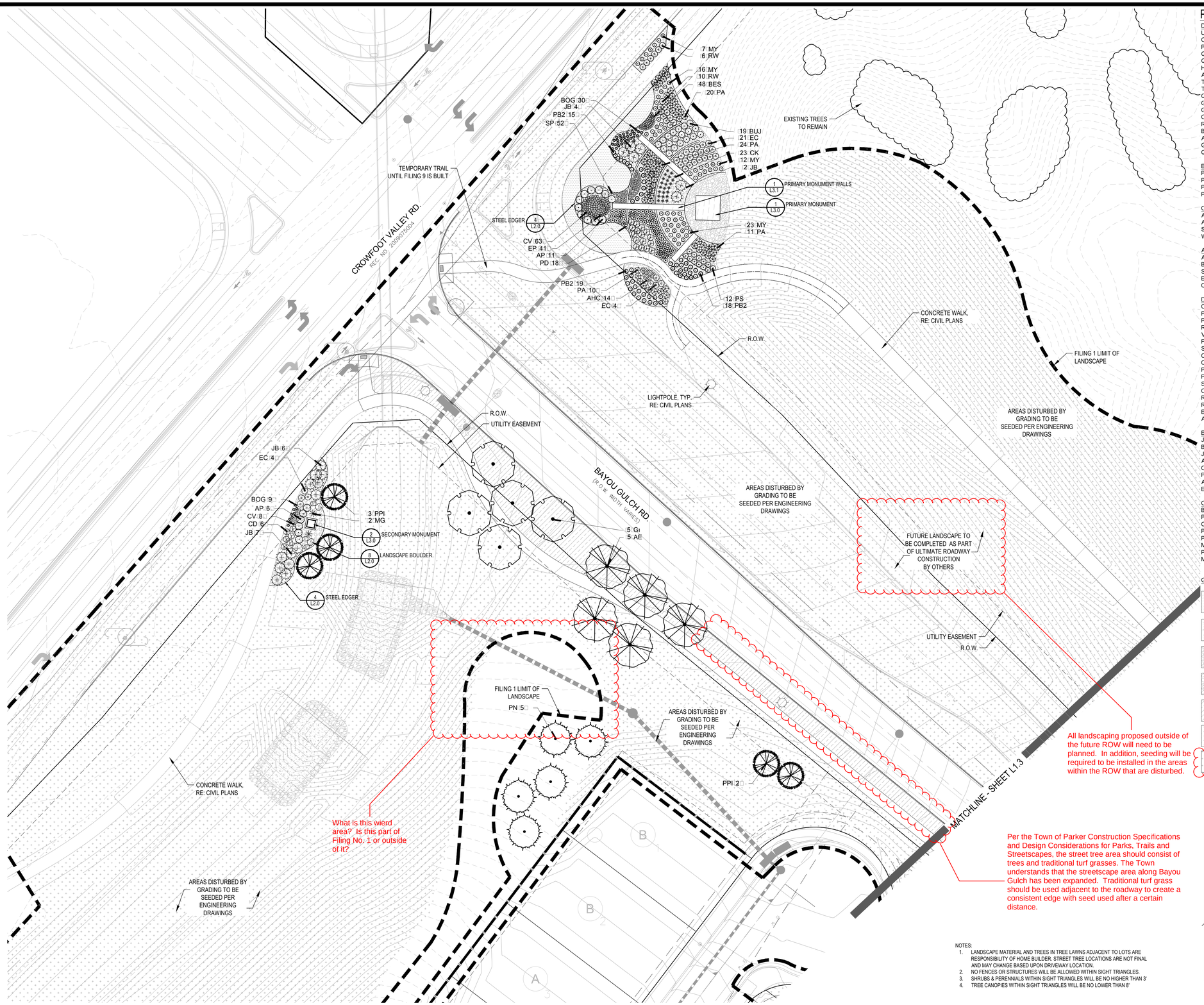
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OVERALL LANDSCAPE PLAN

■ Sheet Number ■
L1.1

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Friday, February 17, 2017



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
SC2	SPRING SNOW CRAB APPLE
WKH	WINTER KING HAWTHORN

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

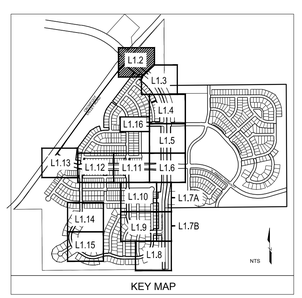
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDILAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW ME ICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDILAND 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
	ENVIROTURF
	ROCK MULCH GREY 4" DIA. COBBLE
	ROCK MULCH TAN 4" DIA. COBBLE
	SEED MI 1
	SEED MI 2

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KEY MAP

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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: 12.08.2017

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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.2

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Friday, February 17, 2017

MATCHLINE - SHEET L1.6

ENHANCED LANDSCAPE TO BE COMPLETED AS PART OF FUTURE MIXED USE DEVELOPMENT PLANS

FILING 1 LIMIT OF LANDSCAPE

LIGHTPOLE, TYP. RE: CIVIL PLANS

R.O.W. UTILITY EASEMENT

MATCHLINE - SHEET L1.10

AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS

FILING 1 LIMIT OF LANDSCAPE.

6 L2.0 PRIVACY FENCE W/ COLUMN

PN 2

6 L2.0 PRIVACY FENCE W/ COLUMN

BAYOU GULCH RD. (R.O.W. WIDTH VARIES)

FILING 1 LIMIT OF LANDSCAPE.

LIGHTPOLE, TYP. RE: CIVIL PLANS

2 PSP

1 PSP

MATCHLINE - SHEET L1.7B (THIS SHEET)

VIEW L1.7A

The required streetscape standards will need to be satisfied within this area. Please revise plans.

MATCHLINE - SHEET L1.7A (THIS SHEET)

2 PSP

6 L2.0 PRIVACY FENCE W/ COLUMN

FILING 1 LIMIT OF LANDSCAPE.

R.O.W. UTILITY EASEMENT

3 PN

SIGHT TRI

AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS

LIGHTPOLE, TYP. RE: CIVIL PLANS

PN 2

MATCHLINE - SHEET L1.9

PP 5

4 L2.0 STEEL EDGER

3 PB2
1 AC
1 SCH

R.O.W. UTILITY EASEMENT

2 L3.2 TERTIARY MONUMENT

12 SP
10 CV
2 PA

3 SCH
6 AC
10 PA

CS 3

SHASTA DAISY ST

SIGHT TRI

BAYOU GULCH RD. (R.O.W. WIDTH VARIES)

QB 3
PSP

PN 1

AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS

SIGHT TRI

6 L2.0 PRIVACY FENCE W/ COLUMN

FILING 1 LIMIT OF LANDSCAPE.

PSP 2

VIEW L1.7B

MATCHLINE - SHEET L1.8

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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
SC2	SPRING SNOW CRAB APPLE
WKH	'WINTER KING' HAWTHORN

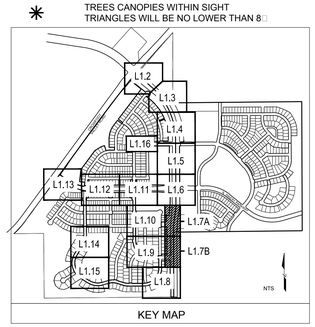
ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDILAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW ME-ICO 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 MEIDILAND ROSE
EA	WINGED EUONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
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MG	MAIDEN GRASS
POG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
	BLUEGRASS SOD
	ENVIROTURF
	ROCK MULCH GREY: 4" DIA. COBBLE
	ROCK MULCH TAN: 4" DIA. COBBLE
	SEED MI- 1
	SEED MI- 2
	AREAS DISTURBED BY GRADING TO SEEDED PER ENGINEERING DRAWINGS
*	TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



KEY MAP

NORTH 0 10' 20' 30' 60'
SCALE: 1"=30'-0"

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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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: JW/ BEM/ GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017

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

■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.7

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 1.DWG
Friday, February 17, 2017

MATCHLINE - SHEET L1.9

MATCHLINE - SHEET L1.7-B

ROSE MALLOW AVE

SIGHT TRI

SIGHT TRI

SIGHT TRI

ROCK MULCH

OPEN RAIL FENCE 5 / L2.0

6 / L2.0 PRIVACY FENCE W/ COLUMN

FILING 1 LIMIT OF LANDSCAPE.

FILING 1 LIMIT OF LANDSCAPE.

R.O.W.

UTILITY EASEMENT

AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS

PP 2

PP 2

PSP 3

PSP 2

PSP 3

LIGHTPOLE, TYP. RE: CIVIL PLANS

BAYOU GULCH RD. (R.O.W. WIDTH VARIES)

All landscaping along the future Bayou Gulch Road shall be installed to meet the Town of Parker streetscape design requirements and shall be placed at the location intended at time of full buildout.

NOTES:
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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
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QC	HERITAGE OAK
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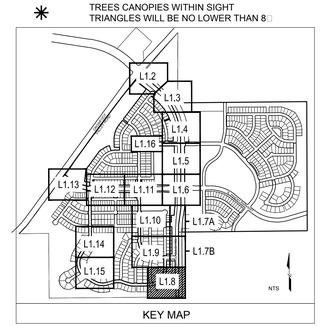
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KEY MAP

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■ Prepared For■

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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: 12.08.2017

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■ Sheet Number ■
L1.8

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 1.DWG
Friday, February 17, 2017

RED COSMOS TERR

N. PINERY PKWY.
(R.O.W. WIDTH VARIES)

BIRDS FOOT TRL

SHASTA DAISY ST

TRACT Z

MATCHLINE - SHEET L1.12

MATCHLINE - SHEET L1.16

MATCHLINE - SHEET L1.10

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Is a Parker style light also being proposed in this median?

PLANT & GROUNDCOVER LIST

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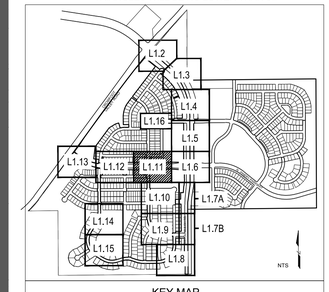
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KEY MAP

NORTH SCALE: 1"=30'-0"

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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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: 12.08.2017

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

■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.11

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 1.DWG
Friday, February 17, 2017

RED COSMOS TERR

N. PINERY PKWY.
(R.O.W. WIDTH VARIES)

BIRDS FOOT TRL

ROSE MALLOW AVE

BIRDS FOOT LN

FILING 1 LIMIT OF LANDSCAPE

AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS

LIGHTPOLE, TYP. RE: CIVIL PLANS

SIGHT TRI

OPEN RAIL FENCE 5 L2.0

STEEL EDGER 4 L2.0

LANDSCAPE BOULDER 8 L2.0

R.O.W. UTILITY EASEMENT

Please identify all light poles within the island.

3 AH
PP 3
PH2 46
SSB 21
22 JH
PP 1
PSP 3
2 PP
JB 20
PQG 16
PQG 13
PP 2
PSP 2
5 MY
MY 4
AS 1
PO 3
4 JH
1 GI
CV 19
BOG 8
12 EP
4 AC
GS 4
3 PB2
6 BUJ
3 PO
6 EC
2 RT
3 PB2
RT 2
CSM 6
CSM 6
RT 2
BUJ 4
PB2 3
RT 2
AS 1
QB 1
AC 2
PB2 6
AHC 32
BES 48
PQG 28
JB 18
2 AC
3 AG2
PD 15
PO 5
AH 3
PB2 3
2 SSB
3 AG2
AH 3
26 MY
BUJ 6
QB 1
PO 4
MY 14
AC 2
6 EP
5 BOG
JH 4
CV 19
AC 2
EP 6
BOG 5
2 TG2
TG2 2
JH 4
BOG 4
EP 5
AC 2
16 CV
PP 2
3 AH
8 RT
15 PA
2 PSP
PP 1
3 PSP
QB 3
PP 2
AG 24
40 CSM
2 PP
2 PSP
2 PO
1 PP
PSP 2
SSB 4
MG 5
4 BOG
4 EP
1 AC
GS 2

MATCHLINE - SHEET L1.13

MATCHLINE - SHEET L1.11

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TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8

ROCK MULCH

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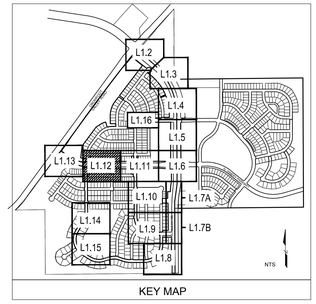
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PARKER, COLORADO

LANDSCAPE PLANS

Drawn by: JWI BEM GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017

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■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.12

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 1.DWG
Friday, February 17, 2017

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STREETSCAPE LANDSCAPING TO BE DEVELOPED WITH CONSTRUCTION OF ULTIMATE CROWFOOT VALLEY ROAD BUILD-OUT (N.I.C.)

R.O.W.

CROWFOOT VALLEY RD.
REC. NO. 2000075004

AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS

FILING 1 INTERIM ROAD CONDITION

18 CD
9 JH
37 BOG

N. PINERY PKWY.
(R.O.W. WIDTH VARIES)

R.O.W.

2 / L3.0 SECONDARY MONUMENT

When is this section of landscaping to be completed? Please add a note similar to previous notes on the landscape plan which state the filing to be completed within.

3 QM

LIGHTPOLE, TYP. RE: CIVIL PLANS

4 RAL

AHC 16

4 AC
4 PS2

UTILITY EASEMENT
R.O.W.

3 AH

QM 3

8 PD

12 PD

22 AHC

4 GI

RAL 2

LANDSCAPE BOULDER 4 / L2.0

Are these the Parker poles?

4 AC
5 PS2

41 SP

RAL 3

FOOT TRAIL 7 / L2.0

AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS

SITE TRI

R.O.W.
UTILITY EASEMENT

GI 5

FILING 1 LIMIT OF LANDSCAPE

TRACT B

FILING 1 LIMIT OF LANDSCAPE

OPEN RAIL FENCE 5 / L2.0

PN 5

MATCHLINE - SHEET L1.12

FOOT TRAIL 7 / L2.0

AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS

OPEN RAIL FENCE 5 / L2.0

FILING 1 LIMIT OF LANDSCAPE

BIRDS FOOT TRL

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AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	WINTER KING HAWTHORN

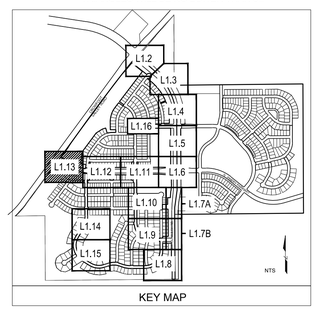
ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDILAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW ME ICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
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PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
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GROUND COVERS	COMMON NAME
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	SEED MI 1
	SEED MI 2
	AREAS DISTURBED BY GRADING TO SEEDED PER ENGINEERING DRAWINGS
*	TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8



KEY MAP

NORTH
SCALE: 1"=30'-0"
0 10' 30' 60'

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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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: 12.08.2017

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■ Sheet Number ■
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Friday, February 17, 2017

SIGHT TRI

SIGHT TRI

3 / L3.0 TERTIARY MONUMENT

4 QM

QM2 1

FOOT TRAIL 6 / L2.0

6 / L2.0 FOOT TRAIL

ROSE MALLOW AVE

5 / L2.0 OPEN RAIL FENCE

EXISTING TREES

MATCHLINE - SHEET L1.15

TRACT M

Are there any trees, shrubs, grasses, etc to be located within this open space/trail area?

PLANT & GROUNDCOVER LIST

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UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
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TG2	GLENLEVEN LITTLELEAF LINDEN
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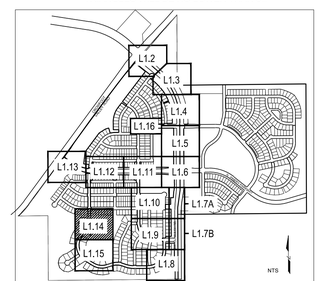
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KEY MAP

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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NORTH

0 10' 20' 30' 60'

SCALE: 1"=30'-0"

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FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: JWI BEM GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017

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L1.14

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Friday, February 17, 2017

MATCHLINE - SHEET L1.14

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EXISTING TREES

ROCK MULCH

ROSE MALLOW AVE

7 / L2.0 FOOT TRAIL

6 / L2.0 OPEN RAIL FENCE

Will there be any trees, shrubs, grasses, etc located within these open space/trail areas?

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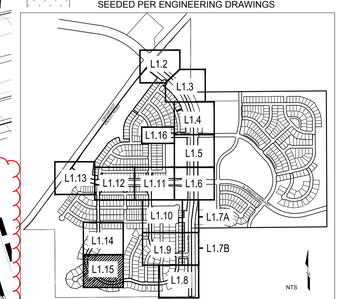
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Friday, February 17, 2017

Trails at Crowfoot JDA Filing 1-Preliminary Landscape Cost Estimate

PCS Group

Opinion of Probable Cost

Date: 12.7.17

This cost estimate will need to be broken down into 2 separate estimate, 1 for open space and tracts and the 2nd for streetscapes and medians.

Filing 1- Medians North Pinery Parkway West/Bayou Gulch Median				
Improvement	**Quantity**	**Unit**	**Unit Cost**	**Total**
Ornamental Trees (2" cal)	18	EA	$ 480.00	$ 8,640.00
Deciduous Shrubs (5 gal)	54	EA	$ 50.00	$ 2,700.00
Evergreen Shrubs (5 gal)	48	EA	$ 50.00	$ 2,400.00
Ornamental Grasses (1 gal)	18	EA	$ 25.00	$ 450.00
Perennials (1 gal)	250	EA	$ 15.00	$ 3,750.00
Cobble rock mulch (4" dia)	5,212	SF	$ 1.25	$ 6,515.00
Steel Edger (4" depth)	418	LF	$ 3.00	$ 1,254.00
Landscape Boulders (2'-3')	22	EA	$ 400.00	$ 8,800.00
Irrigation *(Drip emitters for shrub areas)*	1	LS	$ 1,500.00	$ 1,500.00
			Sub-Total	**$ 36,009.00**

These do not need to be included within the landscape cost estimate.

Filing 1 -Open Space North Pinery Parkway ROW/Buffer Landscaping/Streetscape				
Improvement	**Quantity**	**Unit**	**Unit Cost**	**Total**
Primary Monument *(Includes Walls)*	1	EA	$ 350,000.00	$ 350,000.00
Secondary Monument	4	EA	$ 35,000.00	$ 140,000.00
Tertiary Monument	4	EA	$ 5,000.00	$ 20,000.00
2' Soft Trail	8,514	LF	$ 0.25	$ 2,128.50
Open Rail Cross Buck Fence	21,084	LF	$ 25.00	$ 527,100.00
5' Privacy Fence	4,000	LF	$ 38.00	$ 152,000.00
Stone Columns for Fence *(Along Collector Rds. 50' o.c.)*	65	EA	$ 2,200.00	$ 143,000.00
Deciduous Trees (2.5" cal)	236	EA	$ 560.00	$ 132,160.00
Evergreen Trees (8' ht)	127	EA	$ 690.00	$ 87,630.00
Ornamental Trees (2" cal)	34	EA	$ 480.00	$ 16,320.00
Deciduous Shrubs (5 gal)	819	EA	$ 50.00	$ 40,950.00
Evergreen Shrubs (5 gal)	558	EA	$ 50.00	$ 27,900.00
Ornamental Grasses	959	EA	$ 25.00	$ 23,975.00
Perennials	493	EA	$ 15.00	$ 7,395.00
Native Seed-*Permenantly irrigated* (w/prep)	284,350	SF	$ 0.75	$ 213,262.50
Enviro-Turf grass (w/prep.)*Tree lawns only*	88,868	SF	$ 1.00	$ 88,868.00
Bluegrass Sod (w/prep)	2,211	SF	$ 1.00	$ 2,211.00
2"-4" Cobble rock mulch (3" deep)	58,297	SF	$ 1.25	$ 72,871.25
Steel Edger	9,598	LF	$ 3.00	$ 28,794.00
Landscape Boulders	32	EA	$ 3.00	$ 96.00
Irrigation *(Spray for native and turf areas)*	375,429	SF	$ 0.90	$ 337,886.10
Irrigation *(Drip emitters for shrub areas)*	1	LS	$ 15,000.00	$ 15,000.00
			Sub-Total	**$ 2,429,547.35**

Per the SIA, the total after contingency will need to be 110%.

Sub Total	$	**2,465,556.35**
15% Contigency	$	369,833.45
Total	**$**	**2,835,389.80**

*Temporary irrigated native seed for disturbed areas and detention areas are included in the Earthwork budget by civil engineer.

Disclaimer

STREETSCAPE COST ESTIMATE

This opinion of probable landscape construction cost is made on the basis of the Planner / Landscape Architect's experience and qualifications and represents the best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Planner / Landscape Architect does not have control over the cost of labor, materials, equipment, services furnished by others, the Contractors' methods of determining prices, competitive bidding or market conditions; the Planner / Landscape Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this estimate of probably landscape construction costs. If the

OWNER wishes greater assurance as to probable construction costs, the OWNER shall employ an independent cost estimator or contractor. Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities within all tracts as described in the landscape plans approved by the Town for the Property (the "Landscape Improvements"), subject to the warranty provisions of this Agreement. If installation of the Landscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Landscape Security") of the materials cost as described and will complete the Landscape Improvements according to the landscape plans prior to final acceptance of the Public Improvements by the Town. The Town may reduce the Landscape Security, in the exercise of its sole discretion, as the Landscape Improvements are completed on a tract-by-tract basis and accepted by the Town for probationary acceptance, subject to the warranty provisions of this Agreement and Section 13.07.150(c) of the Town's Land Development Ordinance for the Landscape Improvements.