



Your kind of place.

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

FROM: Stacey Nerger, Associate Planner

DATE: October 24, 2017

SUBJECT: Trails at Crowfoot Filing No. 2 – Final Plat
[Application SUB17-041]

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. 2

Final Plat:
Sheet 1

1. Please move all information inside the neat line for proper recordation purposes. (All sheets)
Please see redline.

Complied: Yes No
 Response:

2. Please add adjacent parcel information to vicinity map per 13.07.080 (e) (9).

Complied: Yes No
 Response:



Your kind of place.

3. Please change the word resubdivision to replat on all sheets.

Complied: Yes No

Response:

4. Please add acreage and number of lots to title block on all sheets.

Complied: Yes No

Response:

5. Please correct filing number in dedication statement to reflect Filing 2 rather than Filing 1.

Complied: Yes No

Response:

Sheet 2

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

I, (name), a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of (plat name) was made by me or directly under my supervision on or about the ____ day of _____, 20__, and that the survey is based upon my knowledge, information and belief that all monuments exist as shown hereon; it has been prepared in accordance with applicable standards of practice, that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all provisions, within my control, of the Town subdivision regulations. This survey is not a guaranty or warranty, either expressed or implied, and the accompanying plat accurately and properly shows said minor development plat and the survey thereof.

I attest the above on this _____ day of _____ 20_____.

(Signature)_____

(Name)_____, P.L.S. #_____

For and on behalf of (Company Name)

Surveyor's seal shall appear with this certificate.



Your kind of place.

Complied: Yes No

Response:

7. The Utility Easement Acknowledgment is redundant to the dedication and is not necessary. Please see redline.

Complied: Yes No

Response:

8. Please correct note number 8 to reflect this filing only, or remove altogether. This information is already given in the title.

Complied: Yes No

Response:

9. Please remove the language pertaining to private road maintenance and snow removal in the “Approval of Town Council” title block as shown on redline. There are no private roads that are a part of Filing 2.

Complied: Yes No

Response:

10. Please correct signatories for “Approval of Town Council” signature block to Department heads as indicated on redline.

Complied: Yes No

Response:



Your kind of place.

11. Please add table that includes minimum, average and maximum lot sizes for Filing 2.

Complied: Yes No
Response:

Sheet 5 & 6

12. Please add a note to the plat which states that all tracts for future development are being platted as unbuildable tracts. Please reference comment #5 for Filing 1 and apply to Filing 2 as appropriate.

Complied: Yes No
Response:

Sheet 6

13. Please correct street named “STREET D” on sheet 6 to read SHASTA DAISEY ST” as is shown on Filing 1.

Complied: Yes No
Response:

Landscaping
General-All sheets

14. Please provide clarification with regards to grayed out and not grayed out elements. Please clarify what will be installed as a component of this filing and what will be installed as a component of another filing.

Complied: Yes No
Response:

Sheet L0.0

15. Please add a note stating that any change to the landscape plan will require approval and may require a site plan amendment.

Complied: Yes No
Response:



Your kind of place.

Sheet L1.0

16. Please add sight triangles to all sheets of the landscape plan to facilitate review of possible conflicts.

Complied: Yes No
Response:

17. Please add crosswalks to the intersection of Scarlett Sage Ave and Scarlett Sage St to provide for safe pedestrian traffic. Please add to CDs also as these will be public improvements.

Complied: Yes No
Response:

Sheet L1.2

18. Please modify sheet to show missing landscape materials as depicted on the redline.

Complied: Yes No
Response:

General:

19. Please see the attached draft address plat. If you are okay with the drafted address, please add these address to the Address Plat and resubmit for review and finalization.

Complied: Yes No
Response:

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

Complied: Yes No





Your kind of place.

Response:

21. Please submit a separate cost estimate for the streetscape and the tract landscaping that will be completed as part of Filing No. 3. These cost estimates are included within the Subdivision Agreement.

Complied: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

22. 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

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, BLOCK 1 OF TRAILS AT CROWFOOT 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 6

HESS RANCH PLANNED DEVELOPMENT – PLANNING AREA 34
 TOTAL ACREAGE = 21.918 ACRES, 100 LOTS, 5 TRACTS

Replat

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 EASEMENT ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED ~~HEREON ARE HEREBY DEDICATED~~ TO THE TOWN 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 SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED AS BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

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

OWNER (AS TO PARCEL 1)

HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

BY: _____
 AS _____ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DEED OF TRUST HOLDER (AS TO PARCEL 1)

TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

SIGNATURE

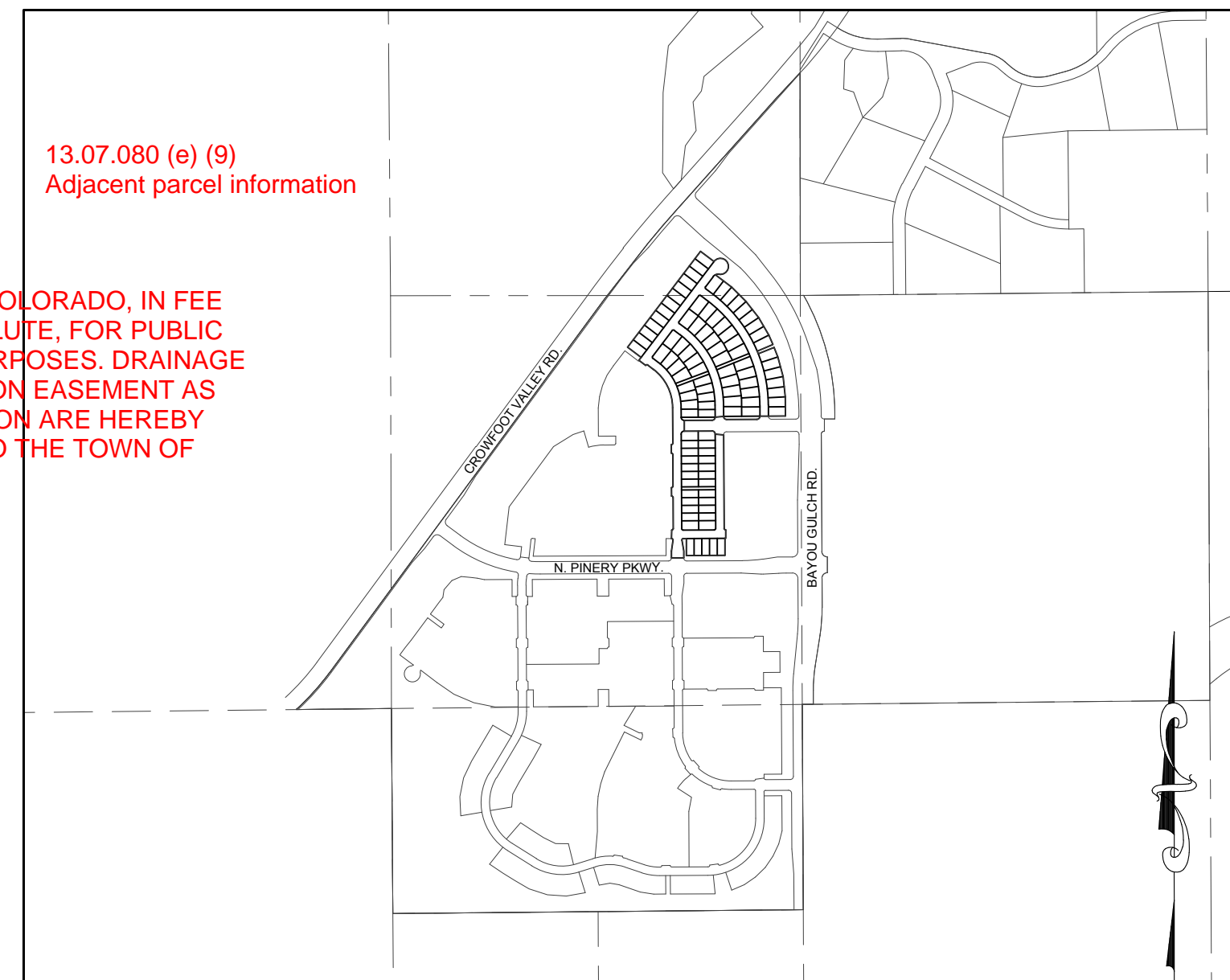
BY: _____
 AS _____ OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



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:
 LOT 1, BLOCK 1, TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

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 _____, 2017 AT _____ O'CLOCK _____ M. AT

RECEPTION NUMBER _____

 COUNTY CLERK AND RECORDER

Move all info inside the
 neatline

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. 2

Replat

A RESUBDIVISION OF LOT 1, BLOCK 1 OF TRAILS AT CROWFOOT 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 6

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. 5514-2556675, AMENDMENT NO. 11 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 21, 2016 AT 5:00 P.M.
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.
5. WITHIN ALL SIGHT TRIANGLES, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NOT SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES. LANDSCAPING WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTING THAT AT MATURITY WILL BE NO TALLER THAN TWO (2) FEET. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE WILL NOT BE ALLOWED. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
6. 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.
7. 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.
8. ~~THERE ARE A TOTAL OF 736 LOTS AND 35 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION.~~ **Should reflect just this filing or be removed**

UTILITY EASEMENT ACKNOWLEDGEMENT

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

Redundant to the dedication

TITLE VERIFICATION:

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

SIGNATURE

BY: _____

AS: _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY

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

AS _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVAL OF TOWN COUNCIL:

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

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

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

MAYOR, TOWN OF PARKER

Signatories should be

Community Development Director
 Director of Engineering

ATTEST: _____
 TOWN CLERK

SURVEYOR'S CERTIFICATION:

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2017.

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

Please revise surveyor certificate to comply with 13.07.130 (c)

I, (name), a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of (plat name) was made by me or directly under my supervision on or about the _____ day of _____, 20____, and that the survey is based upon my knowledge, information and belief that all monuments exist as shown hereon; it has been prepared in accordance with applicable standards of practice, that mathematical closure errors are less than 1:50,000 (second order), and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions of surveying of land and all provisions, within my control, of the Town subdivision regulations. This survey is not a guaranty or warranty, either expressed or implied, and the accompanying plat accurately and properly shows said minor development plat and the survey thereof.

I attest the above on this _____ day of _____, 20____.

(Signature) _____

(Name) _____, P.L.S. # _____

For and on behalf of (Company Name)

Surveyor's seal shall appear with this certificate.

Move all info inside the neatline

TRACT SUMMARY TABLE

TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	0.107 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
B	0.103 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
C	0.104 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
D	0.097 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
E	0.101 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST

Acreage and lots

Add square feet

LAND USE SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	15.222 AC.	70%
OPEN SPACE AREAS	0.512 AC.	2%
ROAD RIGHTS OF WAY	6.184 AC.	28%
TOTAL	21.918 AC.	100%

Expand the percentage to get a more accurate number.
 69.45%
 2.34%
 28.21%

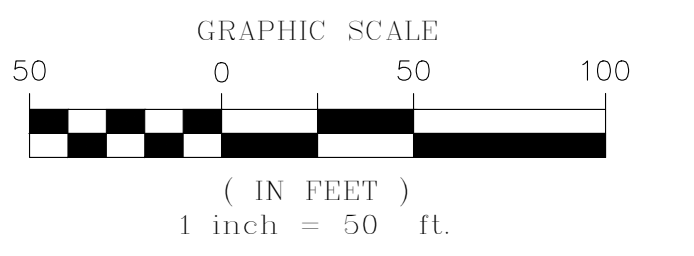
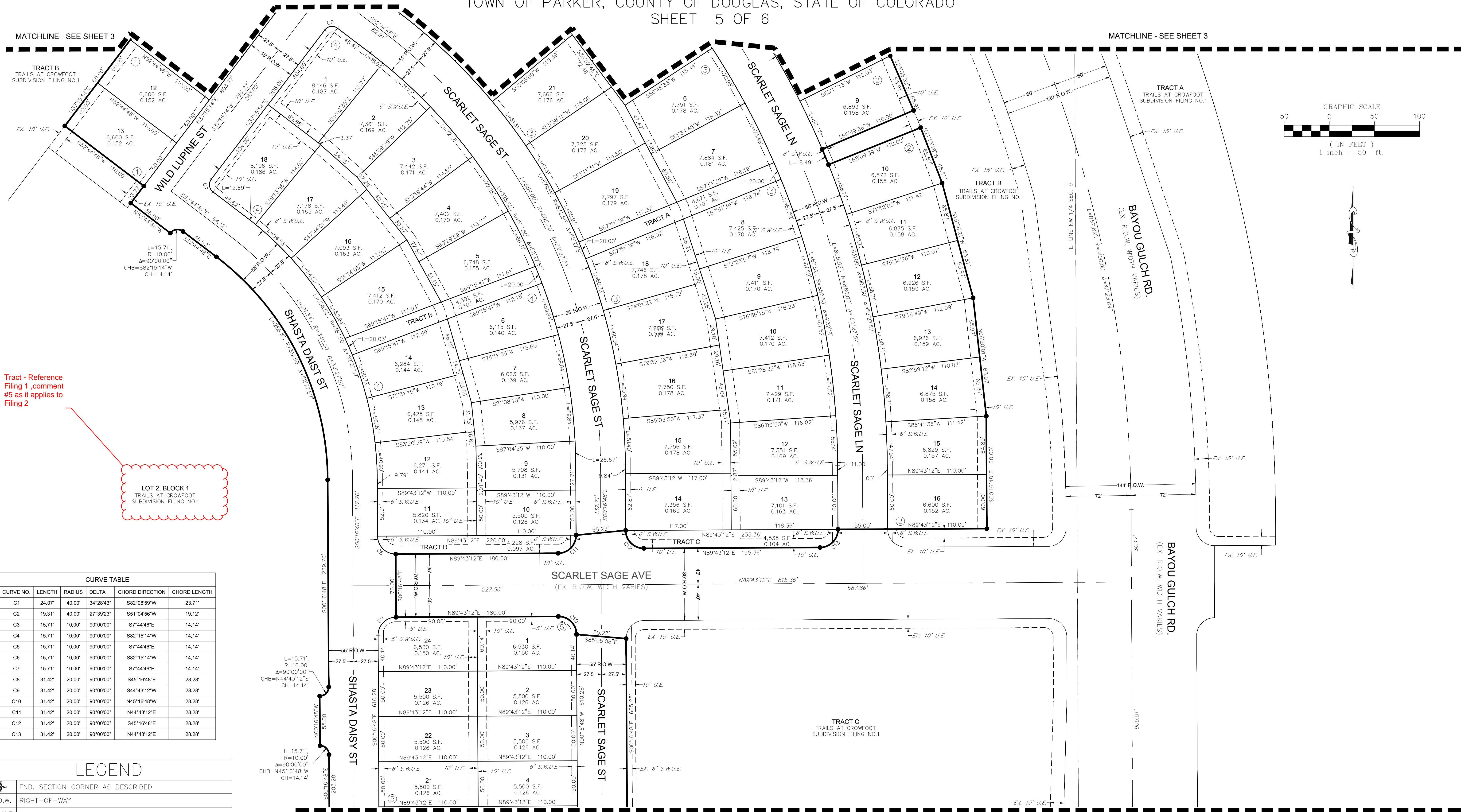
Please add a table showing average, min and max lot size for Filing 2

ENGINEER/SURVEYOR

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 Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, BLOCK 1 OF TRAILS AT CROWFOOT 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 6



Tract - Reference
 Filing 1, comment
 #5 as it applies to
 Filing 2

LOT 2, BLOCK 1
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO. 1

CURVE TABLE					
CURVE NO	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.07'	40.00'	34°28'43"	S82°08'59"W	23.71'
C2	19.31'	40.00'	27°39'23"	S61°04'56"W	19.12'
C3	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C4	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C5	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C6	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C7	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C8	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C9	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C10	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C11	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C12	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C13	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'

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
	EX U.E. EXISTING UTILITY EASEMENT
	○ FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"
	● SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED

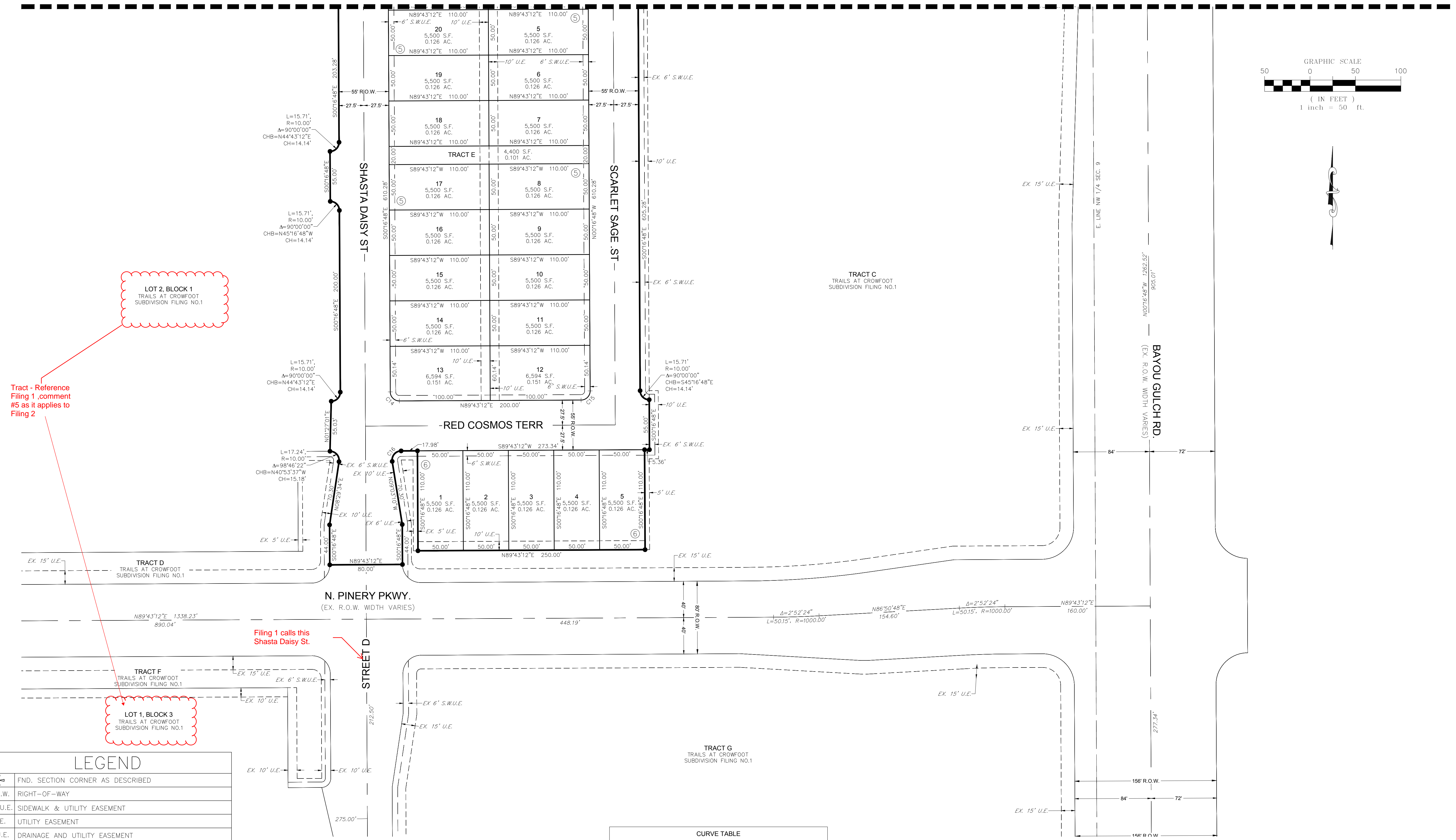
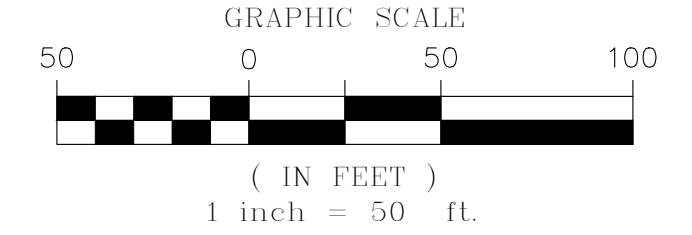
ENGINEER/SURVEYOR
CVL Consultants
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 10333 E. Dry Creek Rd., Suite 240
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 Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, BLOCK 1 OF TRAILS AT CROWFOOT FILING NO. 1
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 6 OF 6

MATCHLINE - SEE SHEET 4



LOT 2, BLOCK 1
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO. 1

Tract - Reference
 Filing 1 .comment
 #5 as it applies to
 Filing 2

LOT 1, BLOCK 3
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO. 1

Filing 1 calls this
 Shasta Daisy St.

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
	EX U.E. EXISTING UTILITY EASEMENT
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C14	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C15	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C16	17.24'	10.00'	98°46'22"	S40°20'01"W	15.18'

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

FINAL LANDSCAPE PLANS

FILING 2

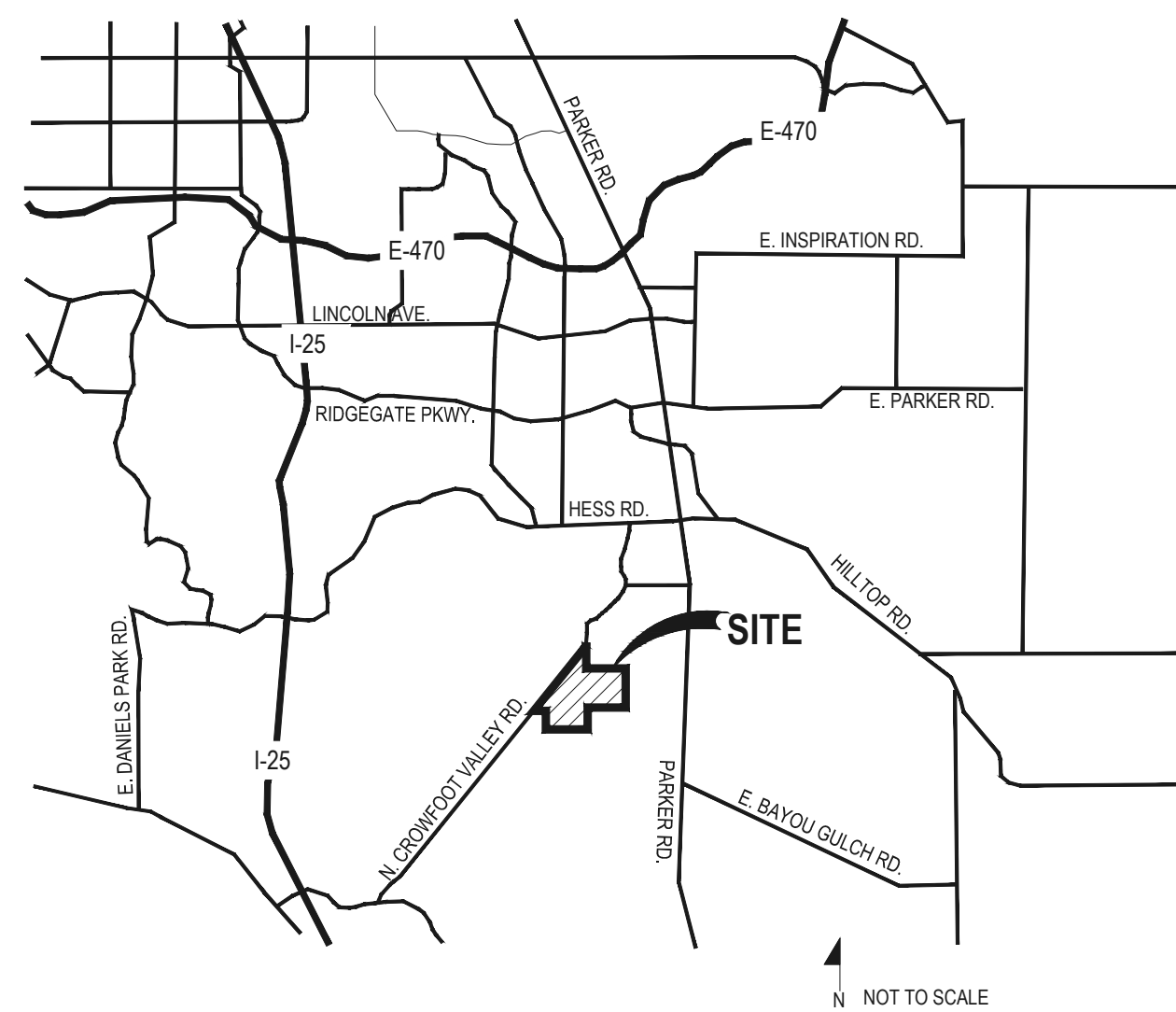
Any change whatsoever will require a site plan amendment and will require approval from the planning department



GENERAL NOTES

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

VICINITY MAP



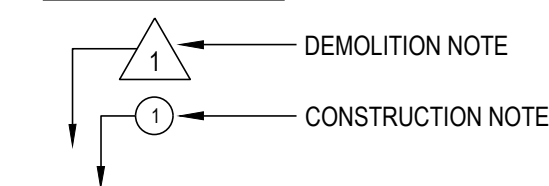
KEY MAP

SYMBOLS & ABBREVIATIONS

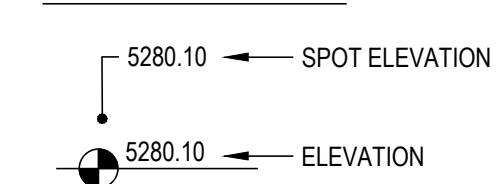
AC = ACRE	EXP. = EXPANSION	O.C. = ON CENTER
APPROXIMATE = APPROX.	E.W. = EACH WAY	O.D. = OUTSIDE DIAMETER
B&B = BALL AND BURLAP	F.F. = FINISH FLOOR	P.O.B. = POINT OF BEGINNING
BOC = BACK OF CURB	F.G. = FINISH GRADE	P.O.C. = POINT OF CONNECTION
B.M. = BENCH MARK	FIN. = FINISH	P.V.C. = POLYVINYL CHLORIDE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

Please remove. These are signature blocks for the CD drawings.

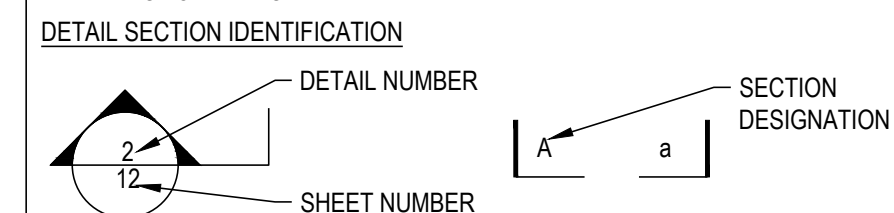
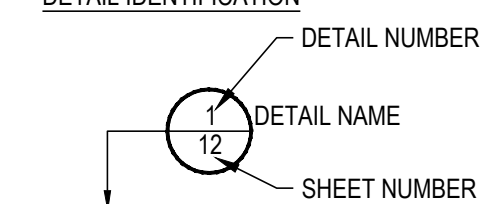
NOTE IDENTIFICATION



ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



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.)

OWNER / DEVELOPER PLANNER / LANDSCAPE ARCHITECT CIVIL ENGINEER

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112



pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver co 80265
1.303.531.4905, f.303.531.4908



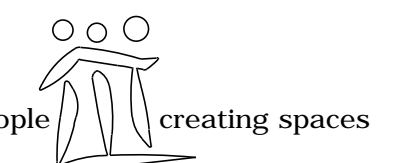
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

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

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Land Planning



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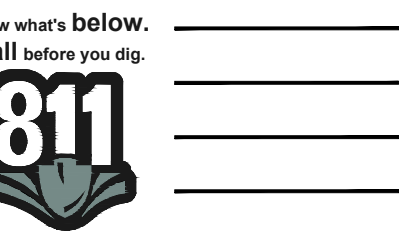
Engineering



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ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
FILING NO. 2
PARKER, COLORADO
LANDSCAPE PLANS

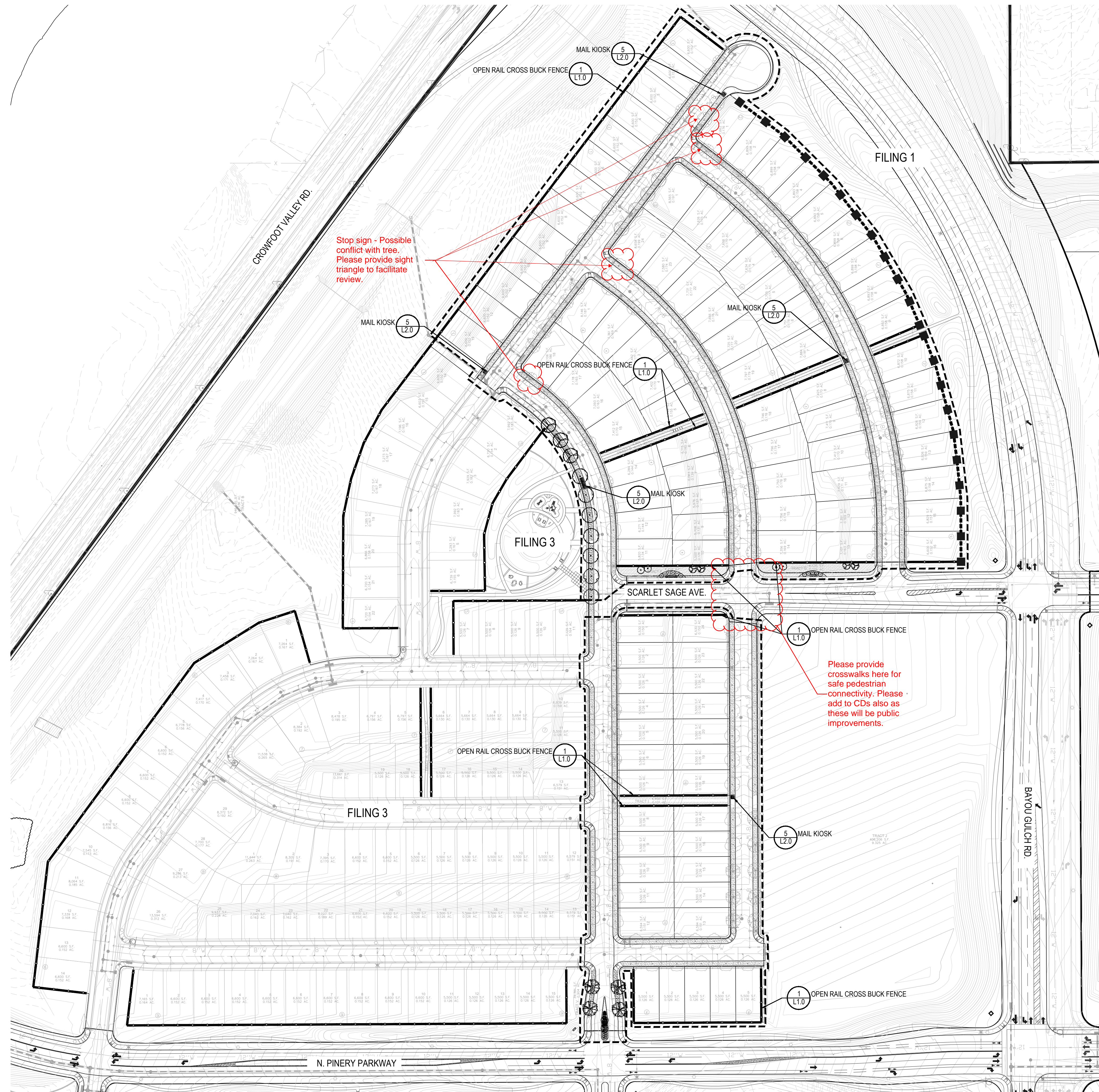
Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 04.18.2017



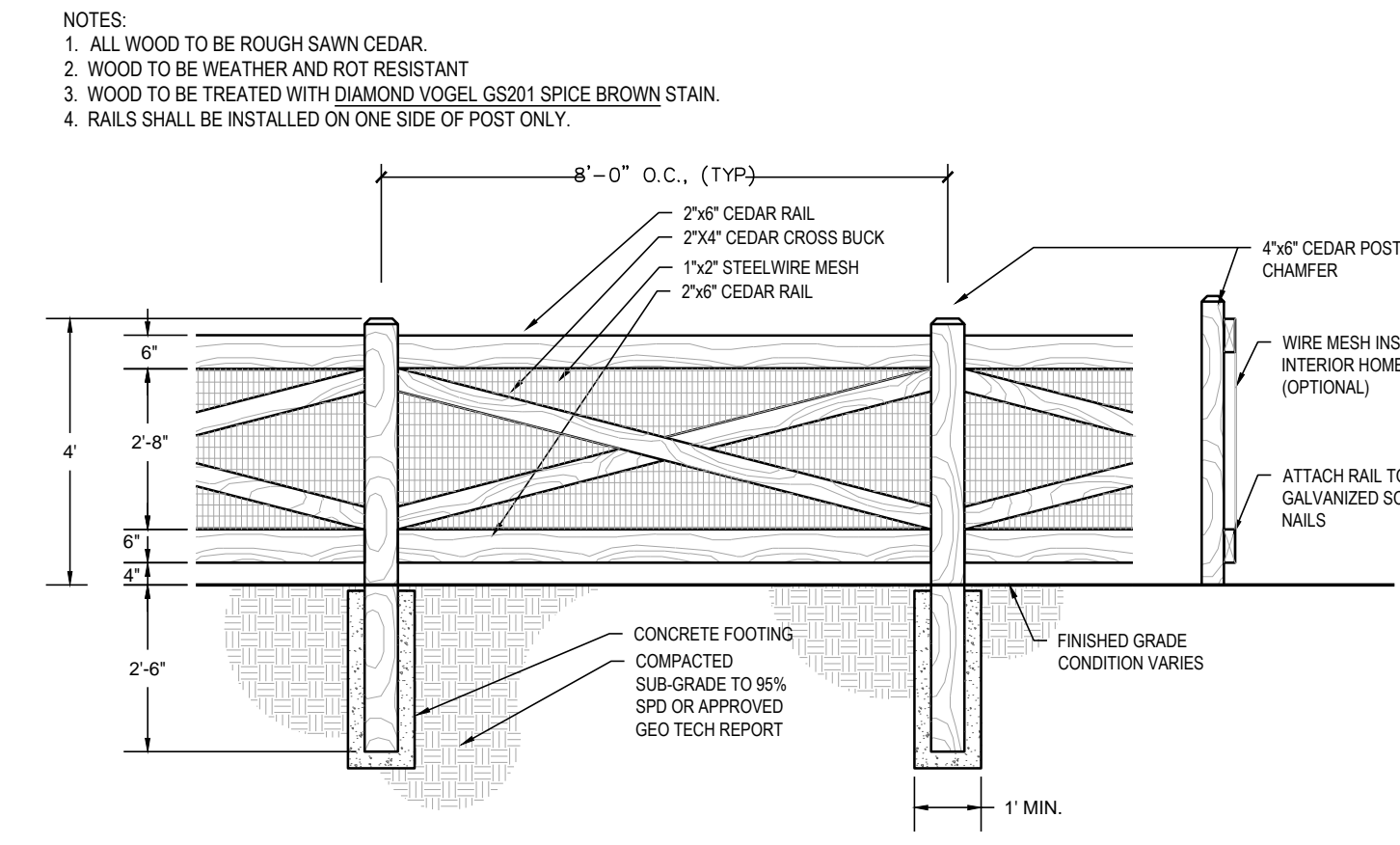
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LANDSCAPE COVER SHEET

Sheet Number
L0.0

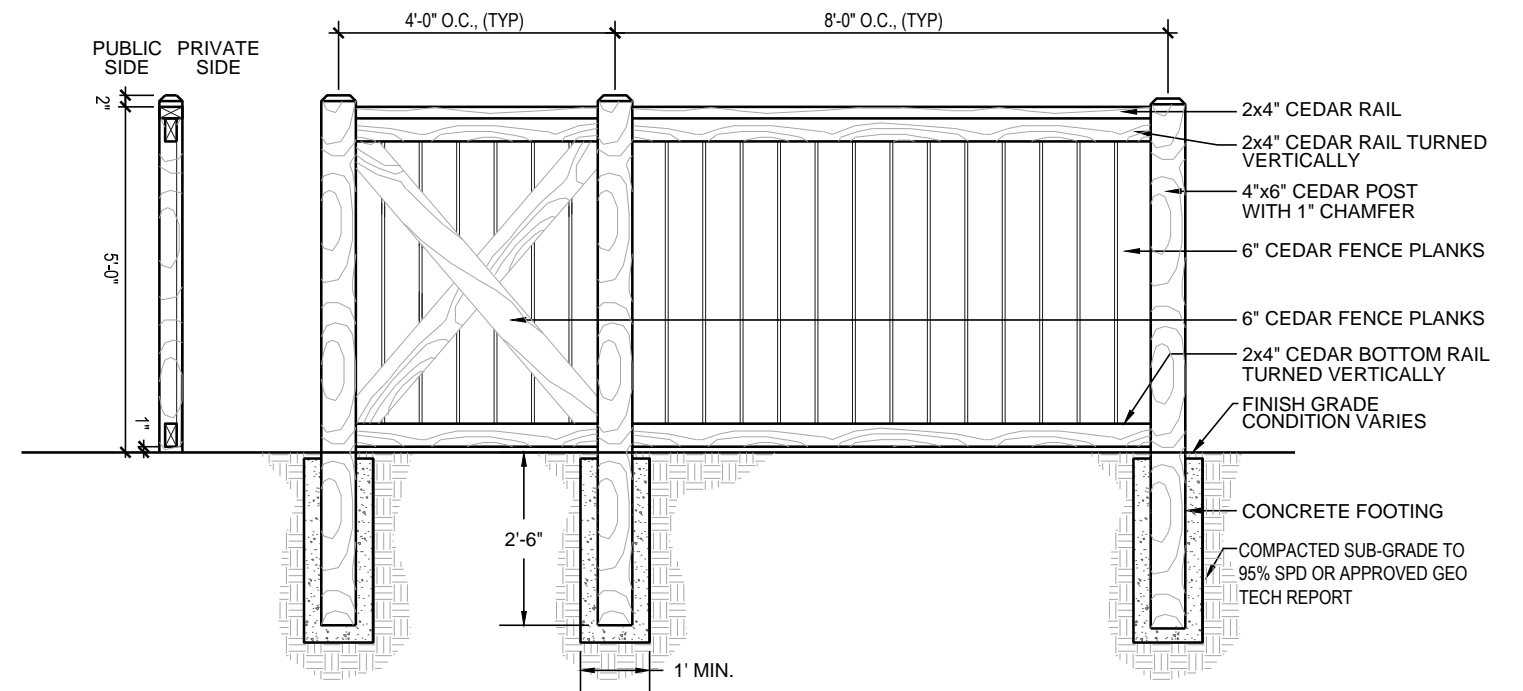
Y:\HESR_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP PLANS - FILING 2.DWG
Friday, February 24, 2017



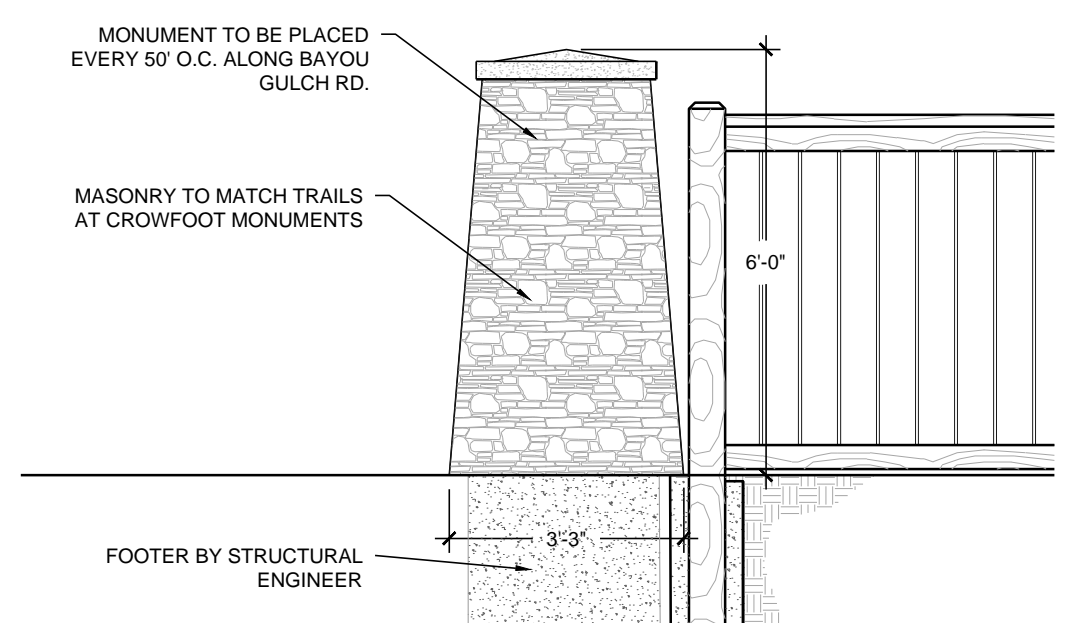
- NOTES:
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 3. SHRUBS AND WILL BE LOWER THAN 5' WITHIN SIGHT TRIANGLES.
 4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



1 OPEN RAIL CROSS BUCK FENCE NOT TO SCALE



2 5' PRIVACY FENCE NOT TO SCALE



3 FENCE COLUMN NOT TO SCALE

Please put sight triangles on landscape plan to facilitate review of landscape/triangle conflicts. Please see redlines sheets 4 and 5.

FENCING LEGEND	
	OPEN RAIL CROSS BUCK FENCE
	5' PRIVACY FENCE
	FENCE COLUMN

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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcsgroupco.com
435 S. 190 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905 . 1.303.531.4908

Engineering

CVL
CONSULTANTS

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720-482-9526

TRAILS AT CROWFOOT
FILING NO. 2
PARKER, COLORADO
LANDSCAPE PLANS

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

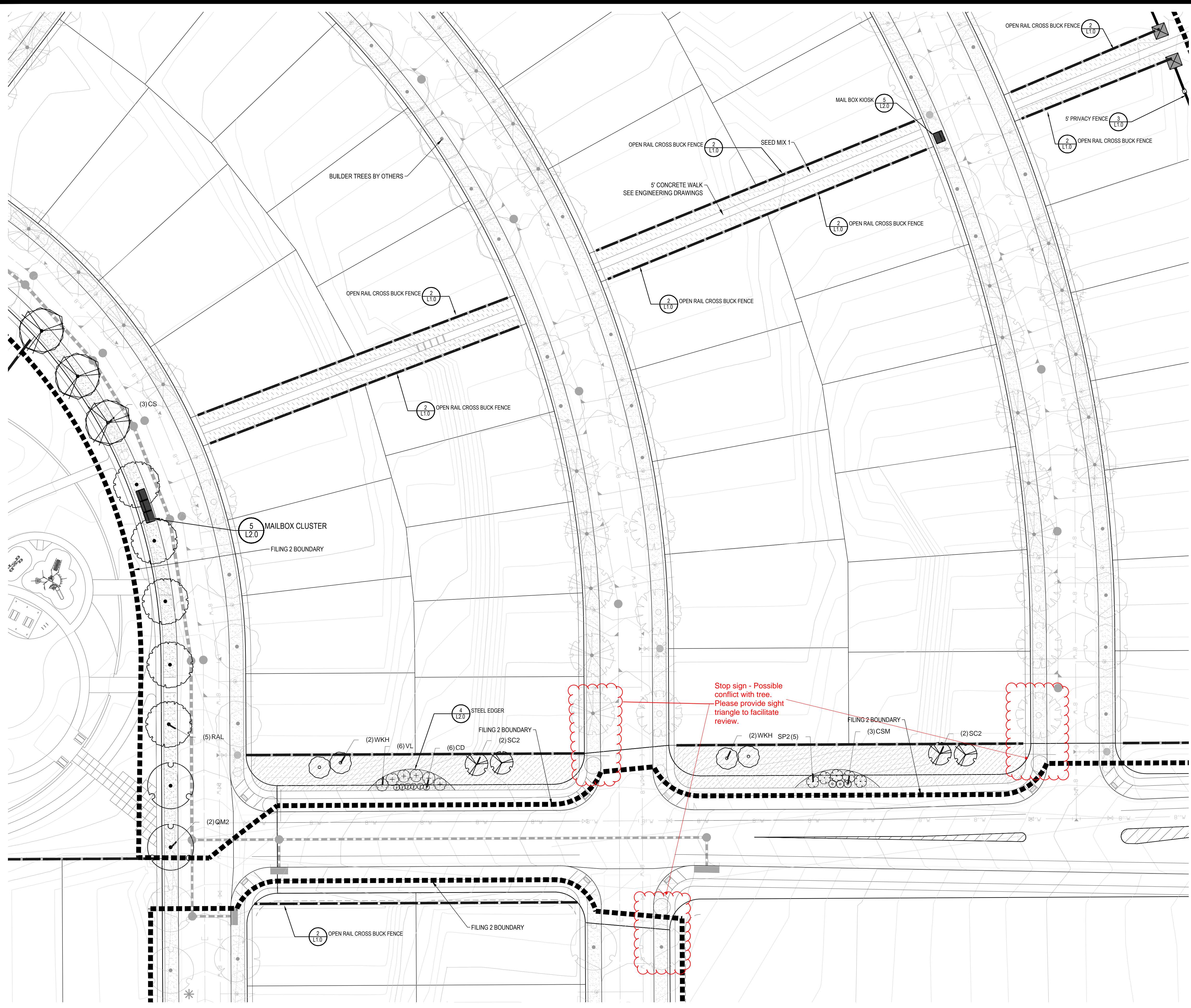
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Sheet Name
OVERALL LANDSCAPE & FENCING PLAN

Sheet Number
L1.0

Y:\HESSE RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - FILING 2.DWG
Friday, February 24, 2017



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
CM2	CHINKAPIN OAK
TG2	GLENLEVEN LITTLELEAF LINDEN
CS	NORTHERN CATALPA
RAL	REDMOND AMERICAN LINDEN

ORNAMENTAL TREES	COMMON NAME
SC2	SPRING SNOW CRAB APPLE
WKH	WINTER KING HAWTHORN

ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
CV	THREADLEAF COREOPSIS

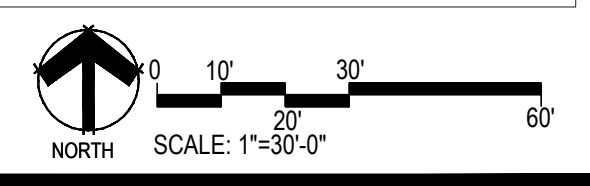
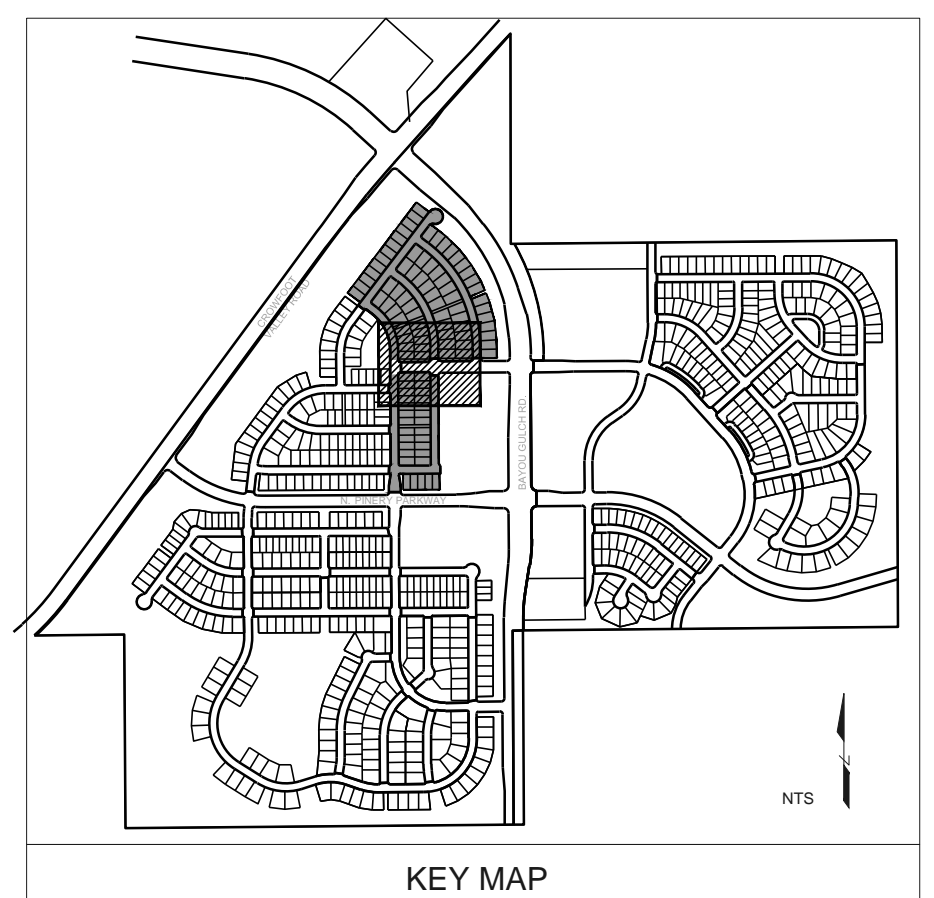
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEDICLAND ROSE
VL	MOHICAN WAYFARING TREE
CD2	SPREADING COTONEASTER

EVERGREEN SHRUBS	COMMON NAME
JIB	BLUE CHIP JUNIPER
BLU	BUFFALO JUNIPER
CSM	MOONLIGHT BROOM

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

- NOTES:
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 3. SHRUBS AND WILL BE LOWER THAN 3' WITHIN SIGHT TRIANGLES.
 4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'

Stop sign - Possible conflict with tree. Please provide sight triangle to facilitate review.



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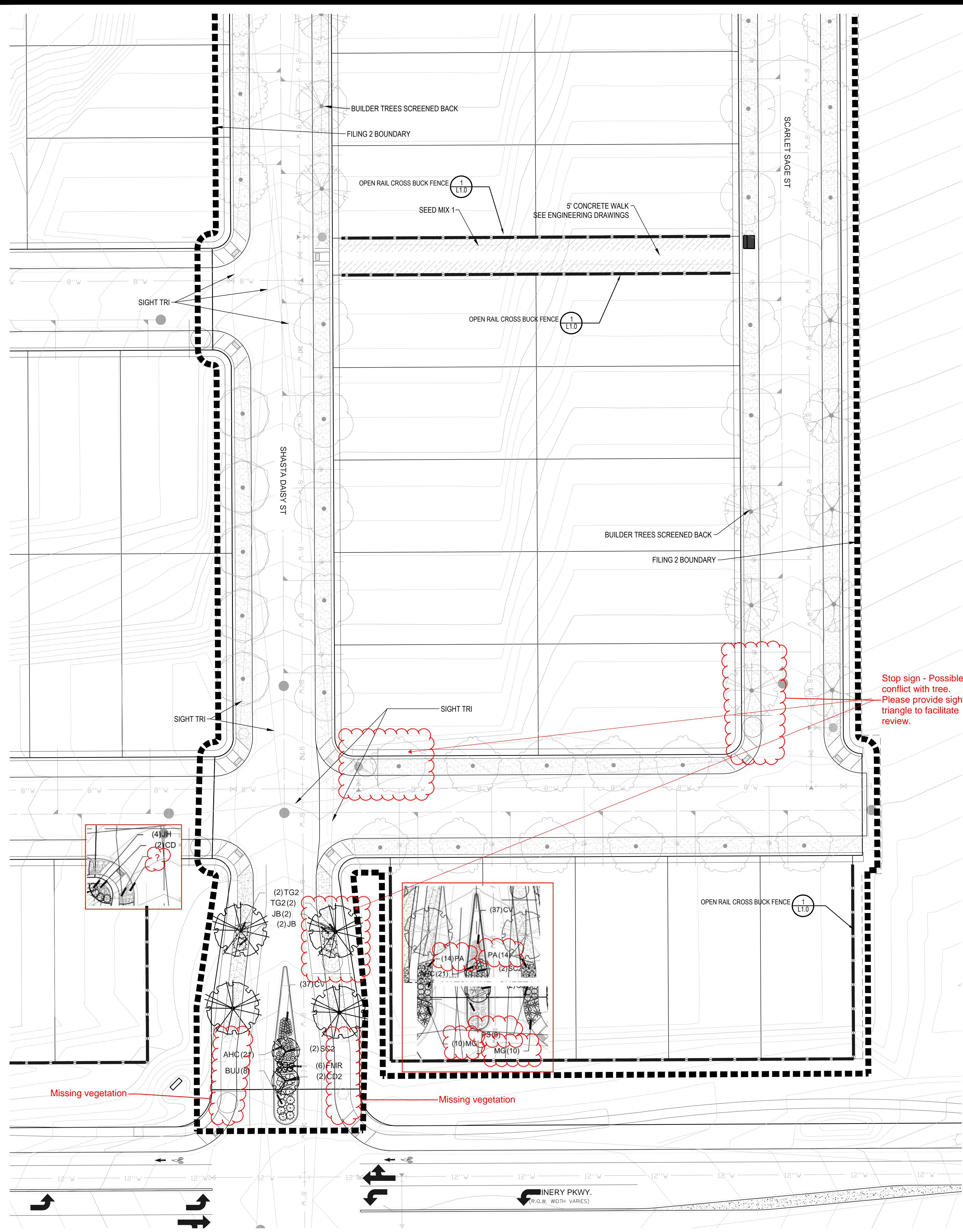
TRAILS AT CROWFOOT
FILING NO. 2
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 04.18.2017
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.1

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Friday, February 24, 2017

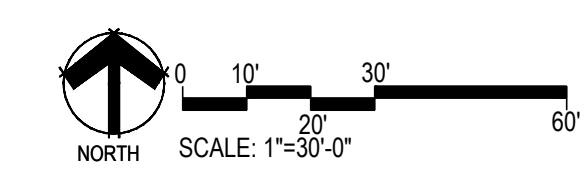
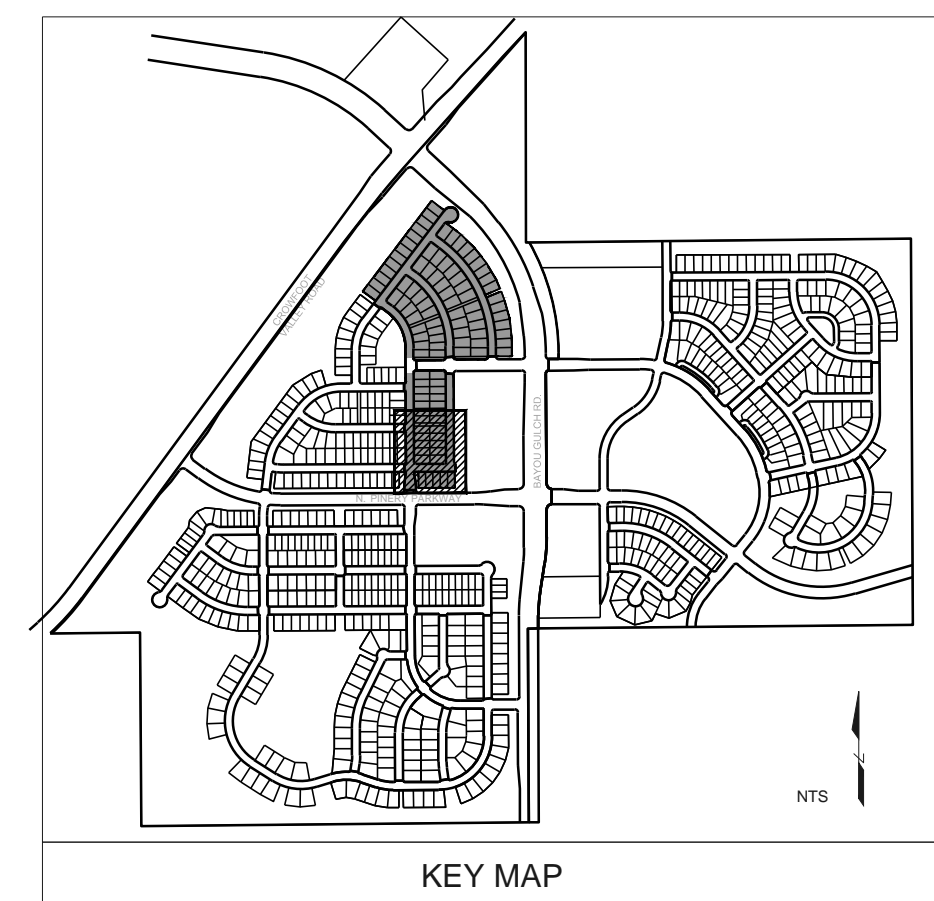


PLANT & GROUND COVER LIST

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TS2	GLENLEVEN LITTLELEAF LINDEN
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RAL	REDMOND AMERICAN LINDEN
ORNAMENTAL TREES	COMMON NAME
SC2	SPRING SNOW CRAB APPLE
WKH	'WINTER KING' HAWTHORN
ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
CV	THREADLEAF COREOPSIS
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SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEIDLAND ROSE
VL	MOHICAN WAYFARING TREE
CD2	SPREADING COTONEASTER
EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
CSM	MOONLIGHT BROOM

GROUND COVERS	COMMON NAME
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[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2

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



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TRAILS AT CROWFOOT
FILING NO. 2
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 04.18.2017
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.2

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2 ADDRESS PLAT

A RESUBDIVISION OF LOT 1, BLOCK 1 OF TRAILS AT CROWFOOT 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 4

LEGEND	
+	PLAT SECTION CORNER AS DESCRIBED
D.C.	ROCKY MOUNTAIN
R.U.C.	SEWER & WATER EXHIBIT
GA.	UTILITY GASES
U.C.	SEWER AND WATER EXHIBIT
AE.	ACCESS EXHIBIT
GE.	GAS EXHIBIT
UE.	UTILITY EXHIBIT
O	FOUND HOLE & KILLER PLUG CAP "S" 11867
•	SET TO 6 INCH 30" LONG 1/2" ALUMINUM CAP STAMPED C.V. NO. 13888 UNLESS OTHERWISE NOTED



ENGINEER
CVL
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 ENGINEERS
 18120 E. 11th Ave.
 Suite 100
 Aurora, CO 80012
 Phone: 303.426.4000

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2 ADDRESS PLAT

A RESUBDIVISION OF LOT 1, BLOCK 1 OF TRAILS AT CROWFOOT FILING NO. 1
 A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 8th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 3 OF 4



GENC
 11. 11. 1999
 11. 11. 1999

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2 ADDRESS PLAN

A RESUBDIVISION OF LOT 1, BLOCK 1 OF TRAILS AT CROWFOOT FILING NO. 1
 A PART OF SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 58 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

DATE: 04-11-2011 SEE SHEETS SHEET 4 OF 4

