



Your kind of place.

TO: John Prestwich, PCS Group, Inc.

FROM: Stacey Nerger, Associate Planner

DATE: December 11, 2017

SUBJECT: Trails at Crowfoot Mixed Use – Preliminary Plan
[Application SUB17-057]

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 MIXED USE PRELIMINARY PLAN

Preliminary Plan:

1. Please see the attached redlines.

Complied: Yes No
 Response:

2. Please re-evaluate the layout of the duplex lots, especially around the regional park, to ensure that the lots face the park or public streets. Facing the lots toward the public street will help to activate these areas.

Complied: Yes No
 Response:



Your kind of place.

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

Complied: Yes No

Response:

4. Per the Town of Parker Land Development Ordinance, Park space is required at 0.0239 acres per unit or 3.25 acres for the entire development. This park space shall be usable and should include both active and passive recreation (pedestrian paths, playground equipment, benches, shelters, etc.).

Complied: Yes No

Response:

5. Based on the Hess Ranch Planned Development, there is no minimum lot size or width for lots within the Mixed Use Planning Areas. Please ensure that the proposed lot size and width is sufficient to build a duplex while maintaining all setbacks for zoning and building code.

Complied: Yes No

Response:

6. The Town of Parker Land Development Ordinance requires a minimum of 2 off-street parking spaces for each residential unit. Please explain how parking will be accommodated for each unit. In addition, if parking will not be allowed within driveways as these are alley loaded, will additional guest parking be provided? Please explain.

Complied: Yes No

Response:

7. Many of the tracts proposed within the subdivision are located on private tracts. At the time of Final Plat, strict notes will be required to be added which list the purpose and maintenance.

Complied: Yes No

Response:

8. Please add a table that includes minimum, average and maximum lot sizes for the subdivision.

Complied: Yes No

Response:

Landscaping

9. Please see the attached redlines for additional information.

Complied: Yes No

Response:

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

Complied: Yes No

Response:

11. Park space to include active and passive recreation shall be added to the open space areas to provide additional park space for these units. Please add any amenities added to the landscape plans..

Complied: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

12. 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:



Your kind of place.

Property Owner

Date

Project Representative

Date

TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAT

A REPLAT OF TRACTS C, G, TRAILS AT CROWFOOT FILING NO. 1 AND TRACT D, TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 8

TOTAL ACREAGE = 27.594 ACRES, 136 RESIDENTIAL LOTS, 41 TRACTS

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF SECTION 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:

TRACT C AND G OF TRAILS AT CROWFOOT FILING NO. 1, AS RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER

TRACT D OF TRAILS AT CROWFOOT FILING NO. 9, AS RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER



VICINITY MAP
SCALE: 1" = 1000'

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 ASSUMED 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 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.
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.
7. THERE ARE A TOTAL OF 136 LOTS AND 41 TRACTS IN THE TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY PLAT.

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.

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

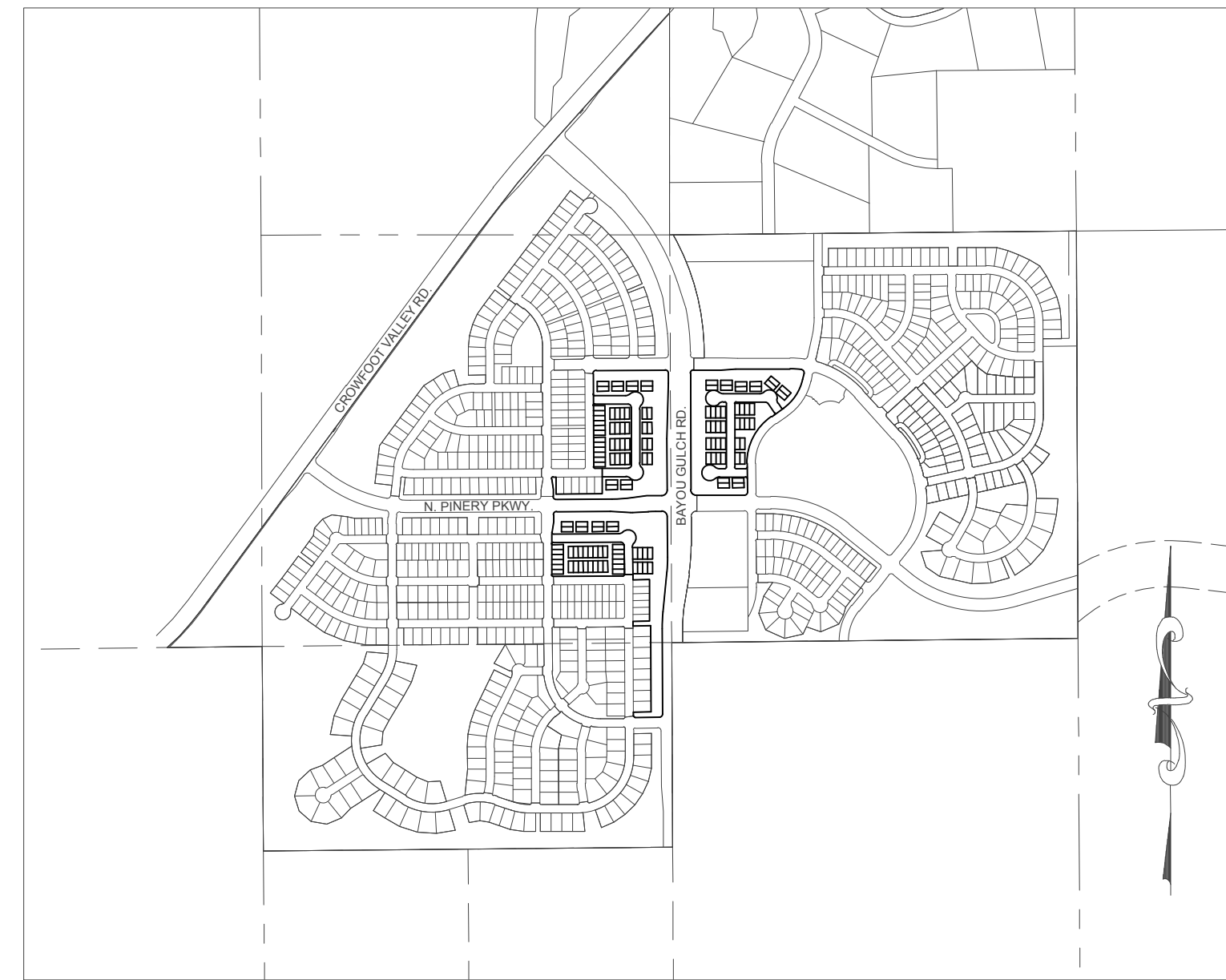
ENGINEER/SURVEYOR

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 MIXED USE PRELIMINARY PLAT

A REPLAT OF TRACTS C, G, TRAILS AT CROWFOOT FILING NO. 1 AND TRACT D, TRAILS AT CROWFOOT FILING NO. 9
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 8

TOTAL ACREAGE = 27.594 ACRES, 136 RESIDENTIAL LOTS, 41 TRACTS



VICINITY MAP
 SCALE: 1" = 1000'

TRACT SUMMARY TABLE					
TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
A	0.433 AC	18,872 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
B	4.051 AC	176,451 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
C	0.050 AC	2,165 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
D	0.038 AC	1,672 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
E	0.040 AC	1,730 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
F	0.040 AC	1,730 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
G	0.024 AC	1,059 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
H	0.043 AC	1,853 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
I	0.017 AC	729 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
J	0.023 AC	1,012 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
K	0.092 AC	4,019 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
L	0.018 AC	792 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
M	0.024 AC	1,050 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
N	0.024 AC	1,050 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
O	0.018 AC	792 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
P	0.092 AC	4,019 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
Q	0.017 AC	729 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
R	0.720 AC	31,373 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
S	4.061 AC	176,912 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
T	0.039 AC	1,711 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
U	0.040 AC	1,730 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
V	0.030 AC	1,302 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
W	0.033 AC	1,430 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
X	0.062 AC	2,710 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
Y	0.029 AC	1,280 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
Z	0.062 AC	2,710 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST

All access easements will require strict notes be added to the Final Plat to allow for public access.

TRACT SUMMARY TABLE					
TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
AA	0.059 AC	2,560 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
BB	4.674 AC	203,594 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
CC	0.441 AC	19,202 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
DD	0.040 AC	1,730 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
EE	0.040 AC	1,730 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
FF	0.059 AC	2,560 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
GG	0.024 AC	1,042 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
HH	0.021 AC	914 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
II	0.147 AC	6,400 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
JJ	0.147 AC	6,400 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
KK	0.024 AC	1,034 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
LL	0.022 AC	959 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
MM	0.024 AC	1,050 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
NN	0.024 AC	1,050 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
OO	0.096 AC	4,179 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST

LAND USE SUMMARY CHART			
TYPE	AREA	AREA	% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	7.497 AC	328,344 S.F.	27.17%
ACCESS / UTILITY	1.578 AC	68,677 S.F.	5.72%
OPEN SPACE AREAS	14.384 AC	626,609 S.F.	52.13%
ROAD RIGHTS OF WAY	0.135 AC	180,096 S.F.	14.98%
TOTAL	27.594 AC	1,201,971 S.F.	100%

Based on the acreages these should be:
 326,569
 68,738
 626,567
 180,121
 1,201,995

To meet the intent of the Town code a minimum of 0.0239 acres of usable park space shall be provided for each unit.

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

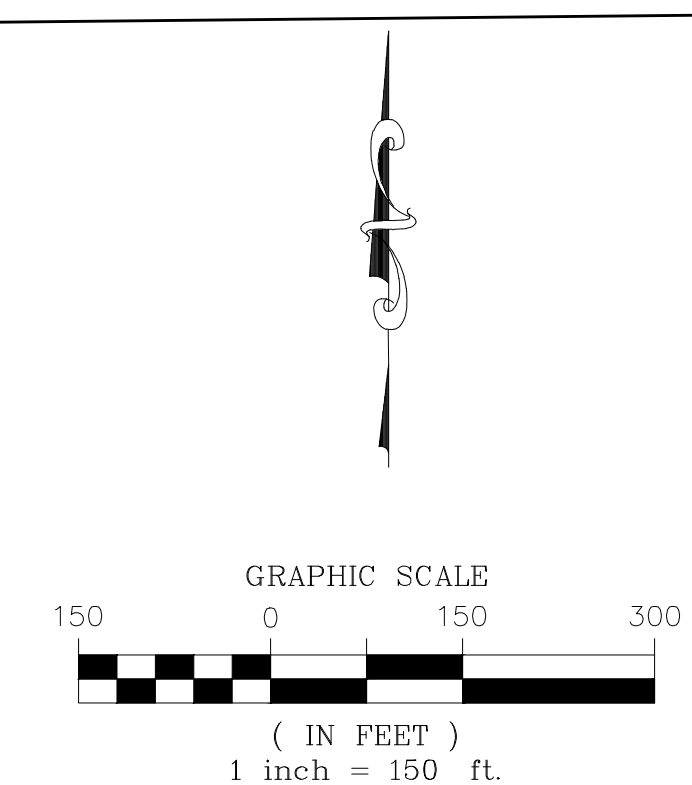
TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAT

A REPLAT OF TRACTS C, G, TRAILS AT CROWFOOT FILING NO. 1 AND TRACT D, TRAILS AT CROWFOOT FILING NO. 9
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 3 OF 8

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C2	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C3	54.98'	35.00'	90°00'00"	S44°43'12"W	49.50'
C4	132.92'	960.00'	7°55'59"	S85°45'12"W	132.81'
C5	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C6	17.24'	10.00'	98°46'22"	N40°20'01"E	15.18'
C7	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C8	74.27'	565.00'	7°31'55"	S86°30'51"E	74.22'
C9	33.16'	20.00'	95°00'00"	S35°14'53"E	29.49'
C10	235.30'	312.50'	43°08'28"	S33°49'21"W	229.78'
C11	357.09'	367.50'	55°40'23"	S27°33'23"W	343.21'
C12	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C13	54.98'	35.00'	90°00'00"	N45°16'48"W	49.50'
C14	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C15	12.59'	113.50'	62°1'25"	S89°58'29"E	12.59'
C16	47.54'	948.00'	2°52'24"	N88°17'00"E	47.53'
C17	54.98'	35.00'	90°00'00"	S45°16'48"E	49.50'
C18	97.39'	980.00'	5°41'39"	S2°34'01"W	97.35'
C19	109.30'	1100.00'	5°41'36"	S2°34'03"W	109.26'
C20	31.42'	20.00'	90°00'03"	S44°43'16"W	28.28'
C21	15.53'	10.46'	85°04'16"	N45°16'42"W	14.14'
C22	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C23	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C24	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	63.88'	S0°16'48"E
L2	96.89'	S89°43'12"W
L3	94.75'	S81°47'13"W
L4	44.00'	N0°16'48"W
L5	70.30'	N9°03'10"W
L6	17.98'	N89°43'12"E
L7	110.00'	S0°16'48"E
L8	165.00'	N0°16'48"W
L9	44.64'	S89°43'12"W
L10	173.51'	N89°43'12"E
L11	100.12'	N86°51'27"E
L12	40.23'	S12°15'07"W
L13	89.39'	S55°23'35"W
L14	185.54'	S0°16'48"E
L15	128.07'	S86°47'47"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L16	101.37'	N86°50'48"E
L17	41.00'	N89°43'12"E
L18	160.01'	S89°43'18"W
L19	25.00'	N0°16'42"W
L20	115.00'	N89°43'18"E
L21	115.00'	S89°43'18"W
L22	30.00'	N0°16'42"W
L23	107.00'	N89°43'18"E
L24	107.00'	S89°43'18"W
L25	33.88'	N0°16'42"W
L26	55.00'	S89°43'12"W
L27	200.00'	N0°16'48"W
L28	81.96'	N8°29'34"E
L29	44.00'	N0°16'48"W



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 MIXED USE PRELIMINARY PLAT

A REPLAT OF TRACTS C, G, TRAILS AT CROWFOOT FILING NO. 1 AND TRACT D, TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 8

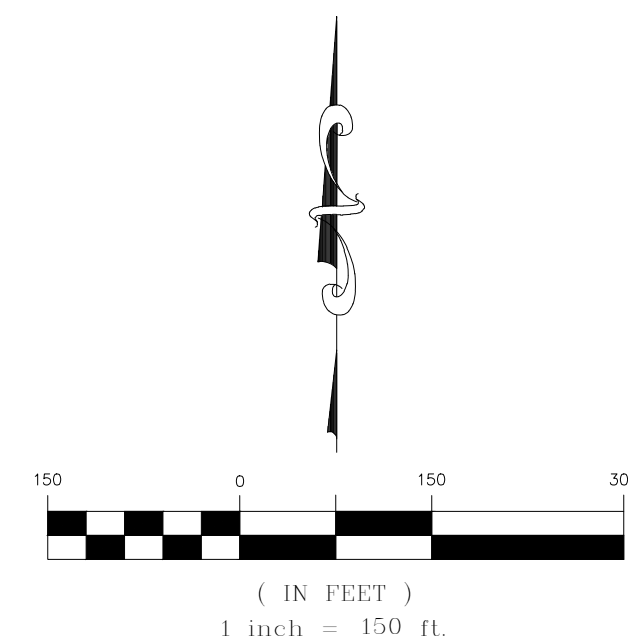
SHEET
5

SHEET
6

SHEET
7

SHEET
8

Why is this area
being included?



ENGINEER/SURVEYOR

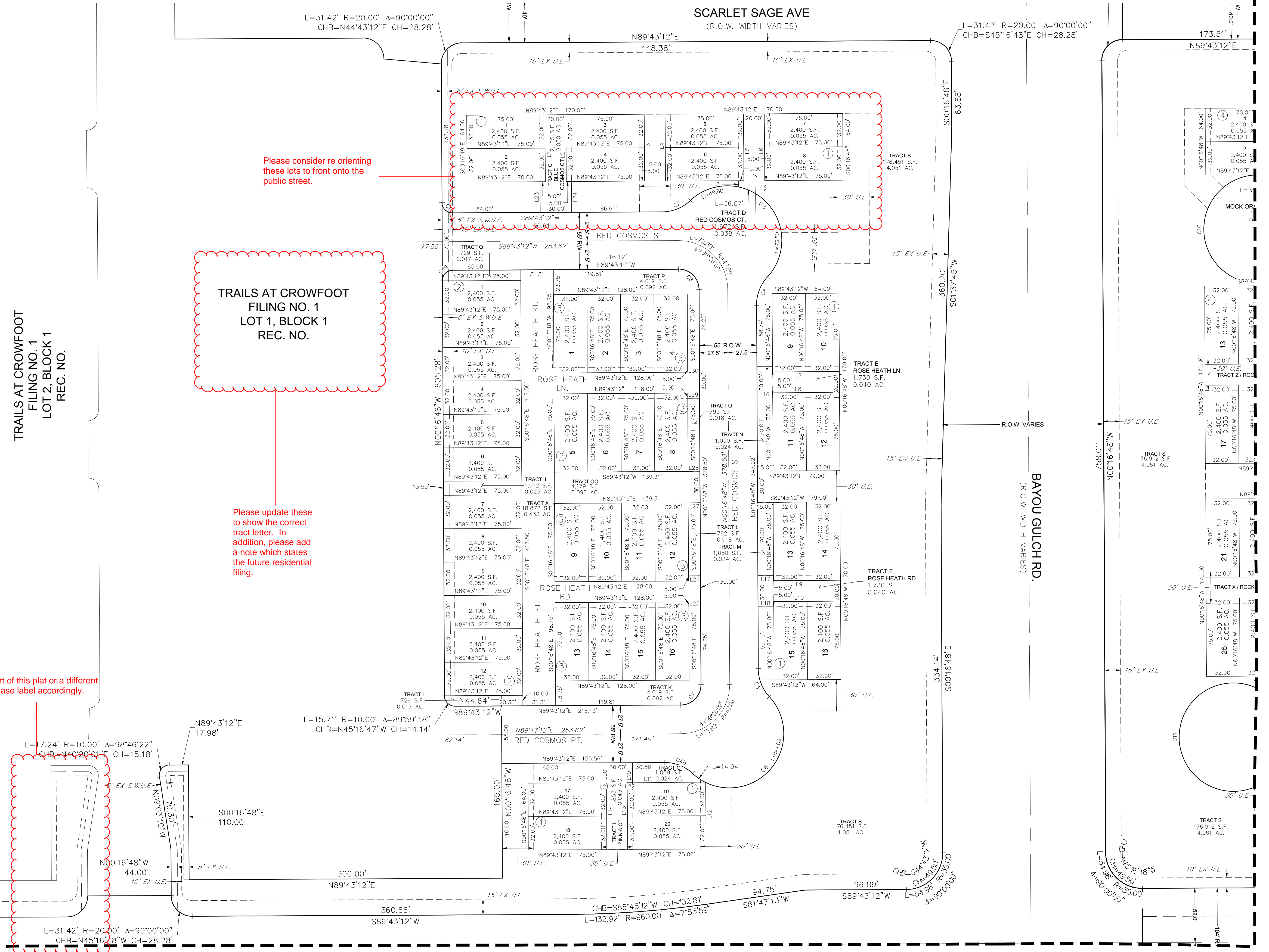
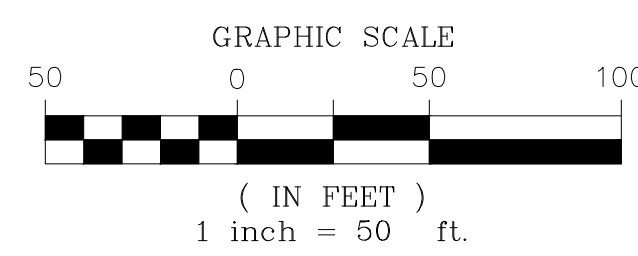
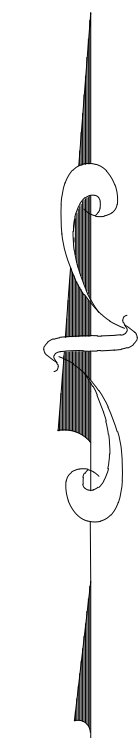
CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAT

A REPLAT OF TRACTS C, G, TRAILS AT CROWFOOT FILING NO. 1 AND TRACT D, TRAILS AT CROWFOOT FILING NO. 9
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 5 OF 8

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S00°16'48"E	64.00'	L17	S89°43'12"W	15.00'
L2	S00°16'48"E	64.00'	L18	N89°43'12"E	15.00'
L3	S00°16'48"E	64.00'	L19	S00°16'48"E	19.10'
L4	S00°16'48"E	64.00'	L20	N00°16'48"W	19.10'
L5	S00°16'48"E	64.00'	L21	S89°43'12"W	5.00'
L6	S00°16'48"E	64.00'	L22	S89°43'12"W	5.00'
L7	N89°43'12"E	63.96'	L23	S00°16'48"E	29.50'
L8	N89°43'12"E	64.00'	L24	N00°16'48"W	29.50'
L9	N89°43'12"E	64.00'	L25	N89°43'12"E	11.31'
L10	N89°43'12"E	64.00'	L26	S89°43'12"W	11.31'
L11	N89°43'12"E	75.00'	L27	N89°43'12"E	11.31'
L12	S00°16'48"E	64.00'	L28	S89°43'12"W	11.31'
L13	S00°16'48"E	64.00'	L29	N89°43'12"E	11.31'
L14	S00°16'48"E	64.00'	L30	S89°43'12"W	11.31'
L15	S89°43'12"W	15.00'	L31	S00°16'48"E	6.15'
L16	N89°43'12"E	15.00'	L32	N00°16'48"W	24.86'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	10.00'	89°59'43"	15.71'	S45°16'56"E	14.14'
C2	40.00'	42°48'10"	29.88'	N68°19'07"E	29.19'
C3	52.00'	175°36'21"	159.37'	S45°16'48"E	103.92'
C4	40.00'	42°48'10"	29.88'	S21°07'17"W	29.19'
C5	40.00'	42°25'27"	29.62'	S21°29'32"E	28.95'
C6	52.00'	175°13'38"	159.03'	N44°54'33"E	103.91'
C7	19.50'	90°00'00"	30.63'	N44°43'12"E	27.58'
C8	19.50'	90°00'00"	30.63'	N45°16'48"W	27.58'
C48	40.00'	42°48'10"	29.88'	N68°52'43"W	29.19'
C49	10.00'	90°00'00"	15.71'	S44°43'12"W	14.14'



Please consider re orienting these lots to front onto the public street.

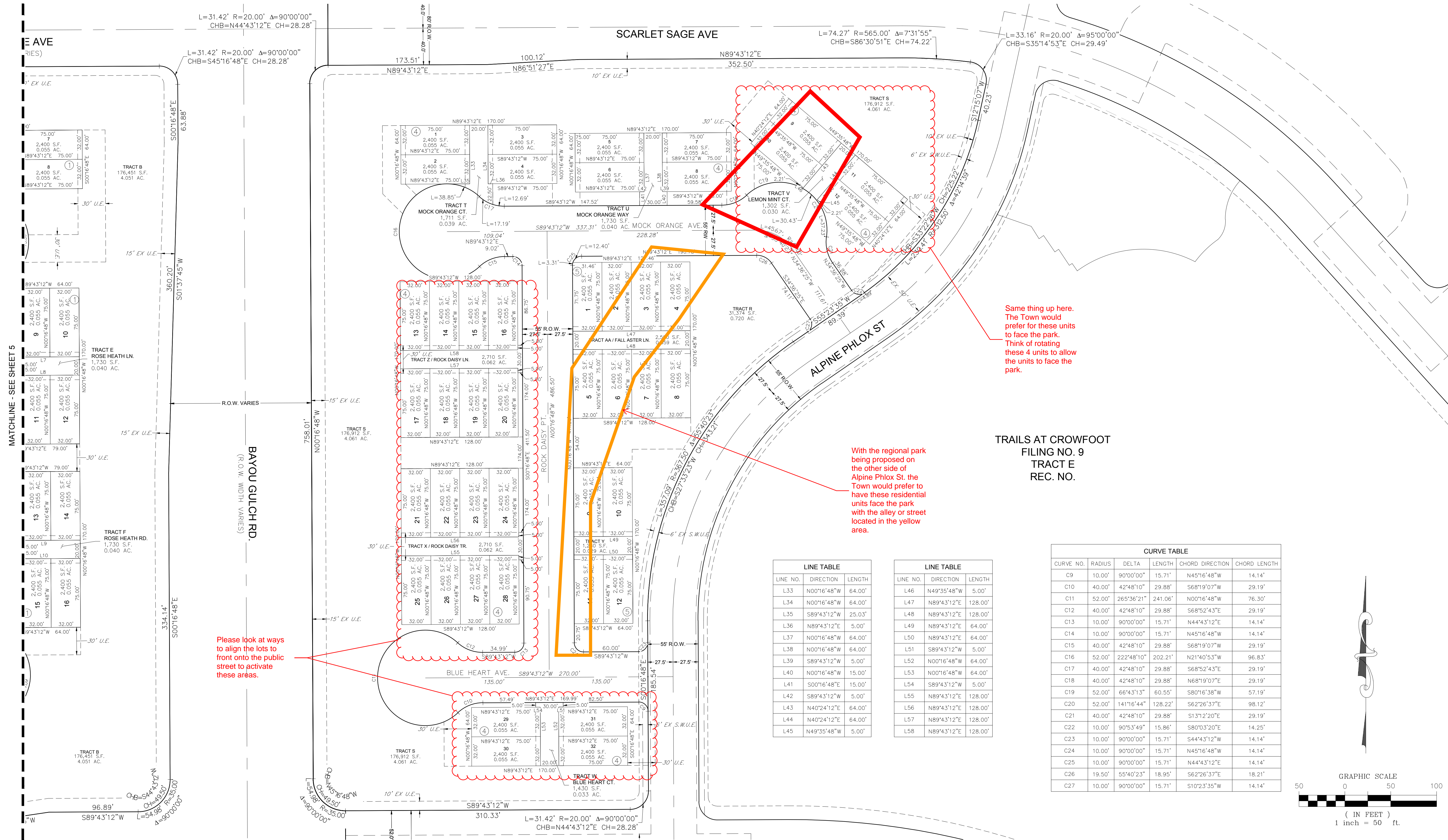
TRAILS AT CROWFOOT FILING NO. 1 LOT 1, BLOCK 1 REC. NO.

Please update these to show the correct tract letter. In addition, please add a note which states the future residential filing.

Is this part of this plat or a different plat? Please label accordingly.

TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAT

A REPLAT OF TRACTS C, G, TRAILS AT CROWFOOT FILING NO. 1 AND TRACT D, TRAILS AT CROWFOOT FILING NO. 9
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 6 OF 8



Same thing up here. The Town would prefer for these units to face the park. Think of rotating these 4 units to allow the units to face the park.

With the regional park being proposed on the other side of Alpine Phlox St. the Town would prefer to have these residential units face the park with the alley or street located in the yellow area.

Please look at ways to align the lots to front onto the public street to activate these areas.

TRAILS AT CROWFOOT FILING NO. 9 TRACT E REC. NO.

LINE TABLE

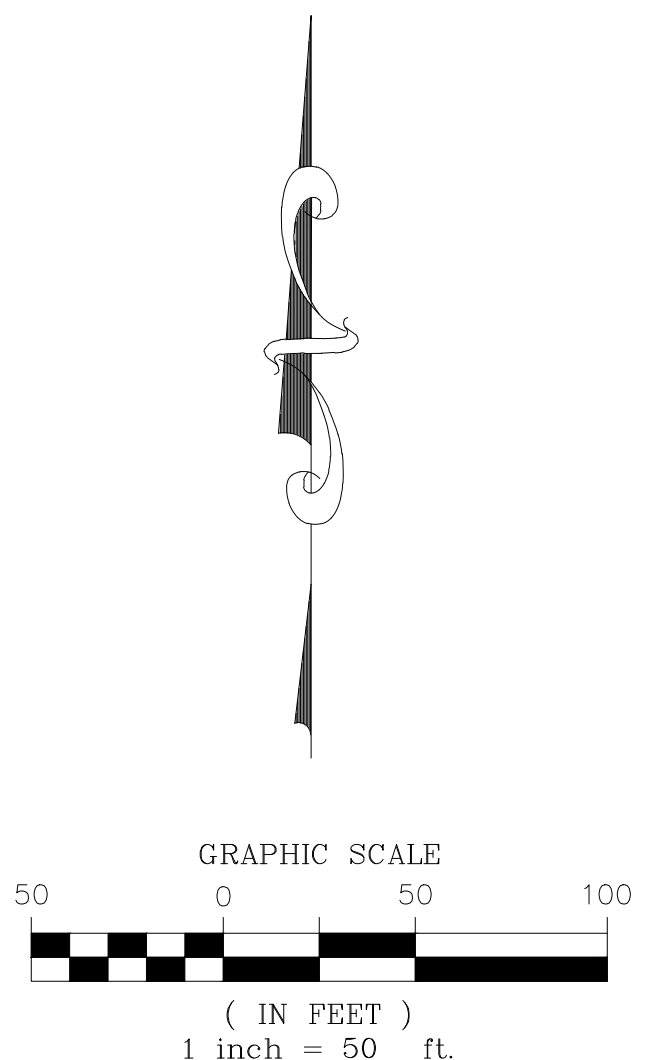
LINE NO.	DIRECTION	LENGTH
L33	N00°16'48"W	64.00'
L34	N00°16'48"W	64.00'
L35	S89°43'12"W	25.03'
L36	N89°43'12"E	5.00'
L37	N00°16'48"W	64.00'
L38	N00°16'48"W	64.00'
L39	S89°43'12"W	5.00'
L40	N00°16'48"W	15.00'
L41	S00°16'48"E	15.00'
L42	S89°43'12"W	5.00'
L43	N40°24'12"E	64.00'
L44	N40°24'12"E	64.00'
L45	N49°35'48"W	5.00'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L46	N49°35'48"W	5.00'
L47	N89°43'12"E	128.00'
L48	N89°43'12"E	128.00'
L49	N89°43'12"E	64.00'
L50	N89°43'12"E	64.00'
L51	S89°43'12"W	5.00'
L52	N00°16'48"W	64.00'
L53	N00°16'48"W	64.00'
L54	S89°43'12"W	5.00'
L55	N89°43'12"E	128.00'
L56	N89°43'12"E	128.00'
L57	N89°43'12"E	128.00'
L58	N89°43'12"E	128.00'

CURVE TABLE

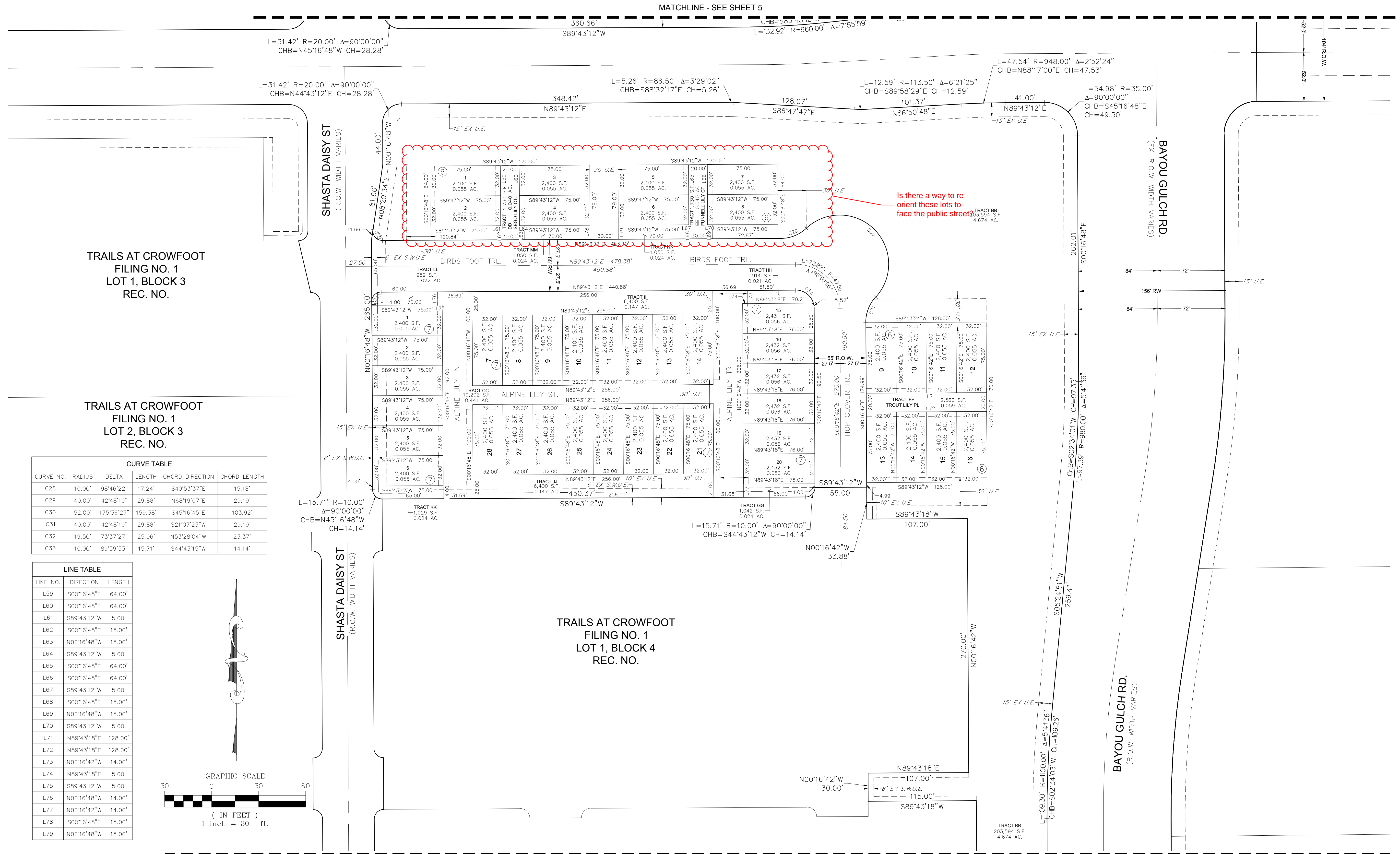
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C9	10.00'	90°00'00"	15.71'	N45°16'48"W	14.14'
C10	40.00'	42°48'10"	29.88'	S68°19'07"W	29.19'
C11	52.00'	265°36'21"	241.06'	N00°16'48"W	76.30'
C12	40.00'	42°48'10"	29.88'	S68°52'43"E	29.19'
C13	10.00'	90°00'00"	15.71'	N44°43'12"E	14.14'
C14	10.00'	90°00'00"	15.71'	N45°16'48"W	14.14'
C15	40.00'	42°48'10"	29.88'	S68°19'07"W	29.19'
C16	52.00'	222°48'10"	202.21'	N21°40'53"W	96.83'
C17	40.00'	42°48'10"	29.88'	S68°52'43"E	29.19'
C18	40.00'	42°48'10"	29.88'	N68°19'07"E	29.19'
C19	52.00'	66°43'13"	60.55'	S80°16'38"W	57.19'
C20	52.00'	141°16'44"	128.22'	S62°26'37"E	98.12'
C21	40.00'	42°48'10"	29.88'	S13°12'20"E	29.19'
C22	10.00'	90°53'49"	15.86'	S80°03'20"E	14.25'
C23	10.00'	90°00'00"	15.71'	S44°43'12"W	14.14'
C24	10.00'	90°00'00"	15.71'	N45°16'48"W	14.14'
C25	10.00'	90°00'00"	15.71'	N44°43'12"E	14.14'
C26	19.50'	55°40'23"	18.95'	S62°26'37"E	18.21'
C27	10.00'	90°00'00"	15.71'	S10°23'35"W	14.14'



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

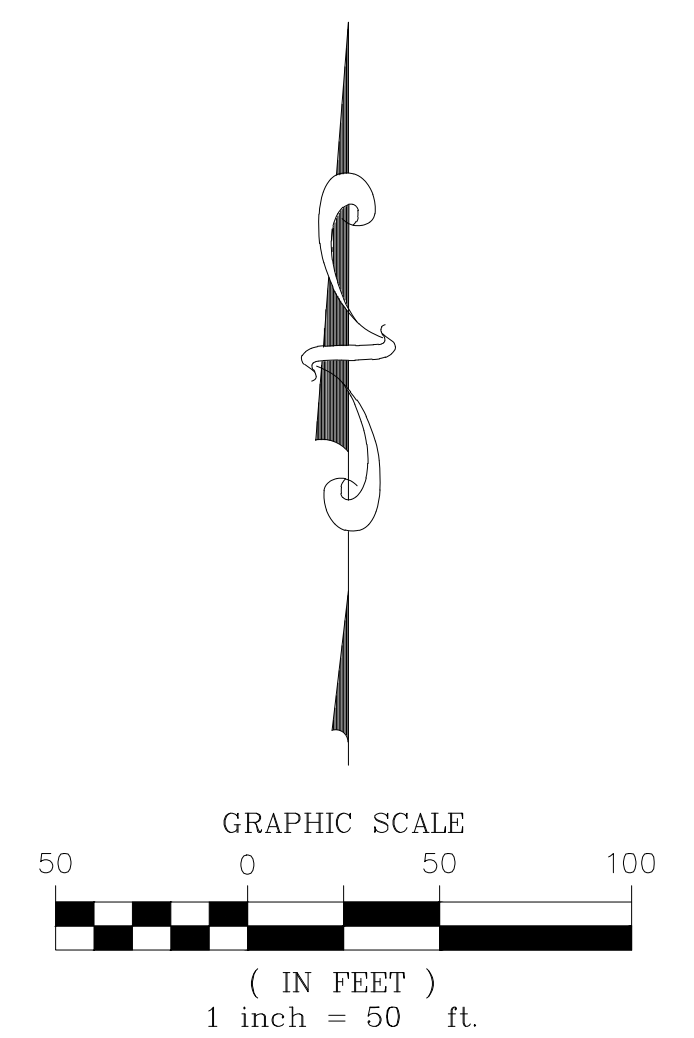
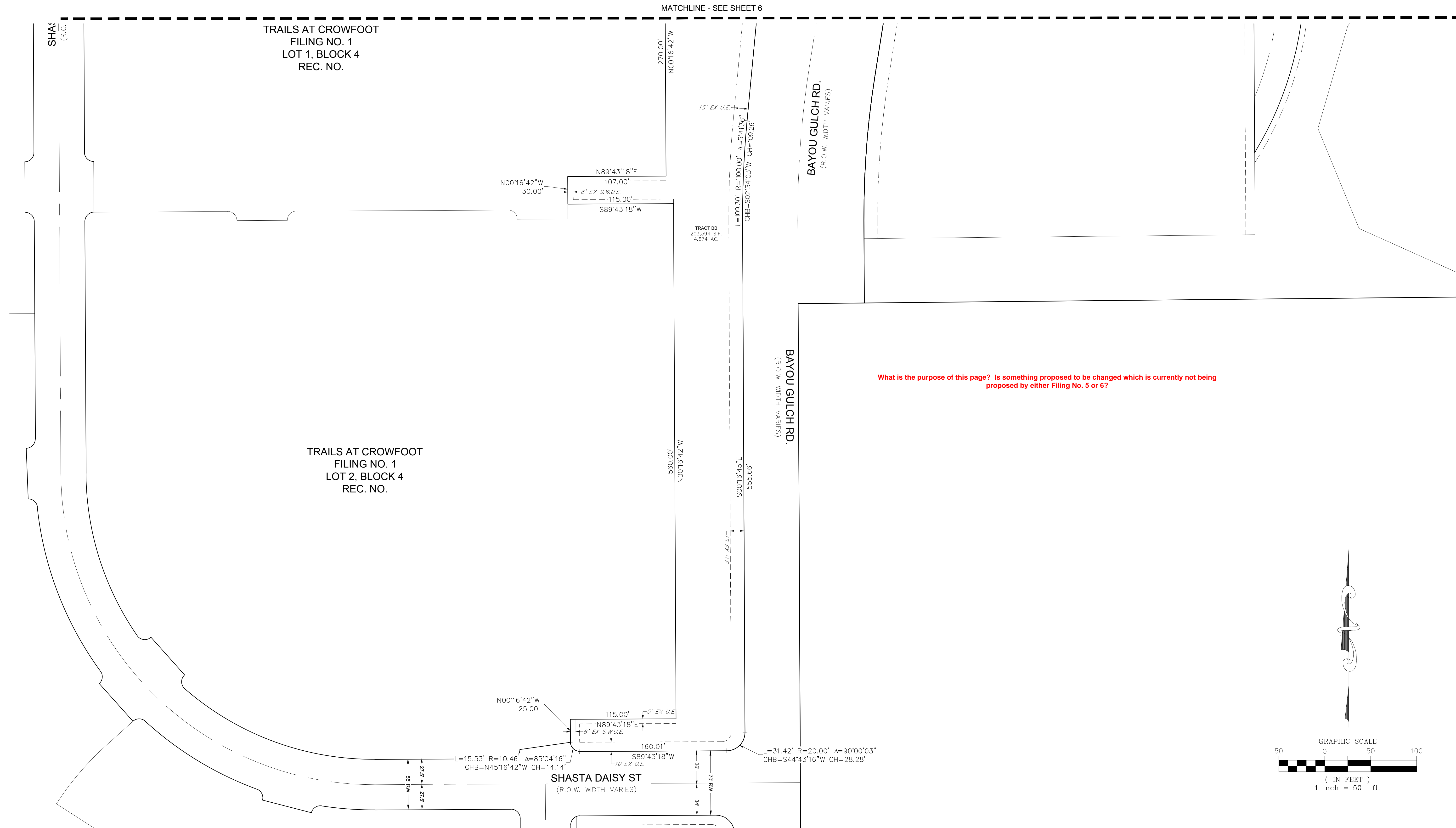
TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAT

A REPLAT OF TRACTS C, G, TRAILS AT CROWFOOT FILING NO. 1 AND TRACT D, TRAILS AT CROWFOOT FILING NO. 9
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 7 OF 8



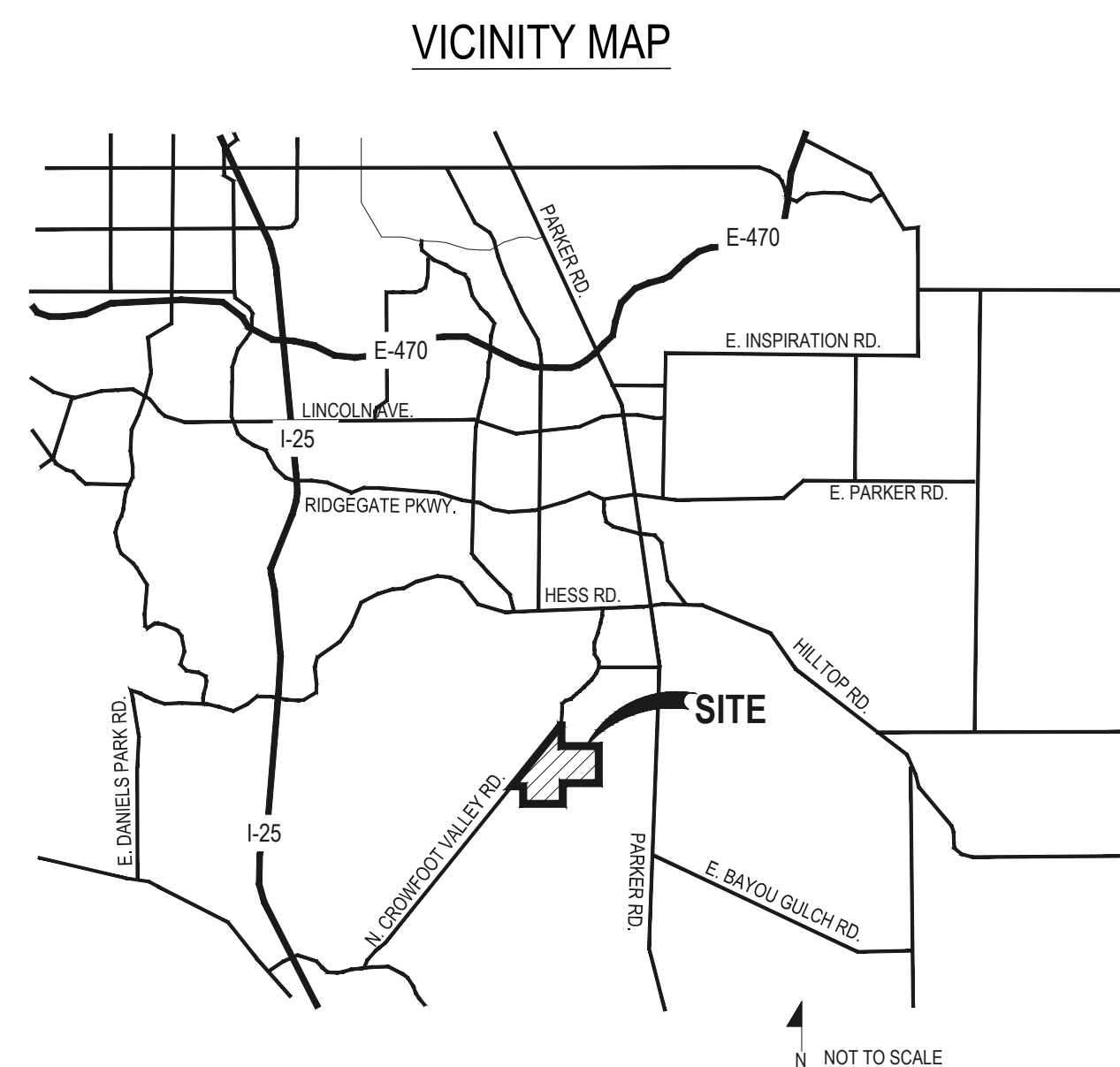
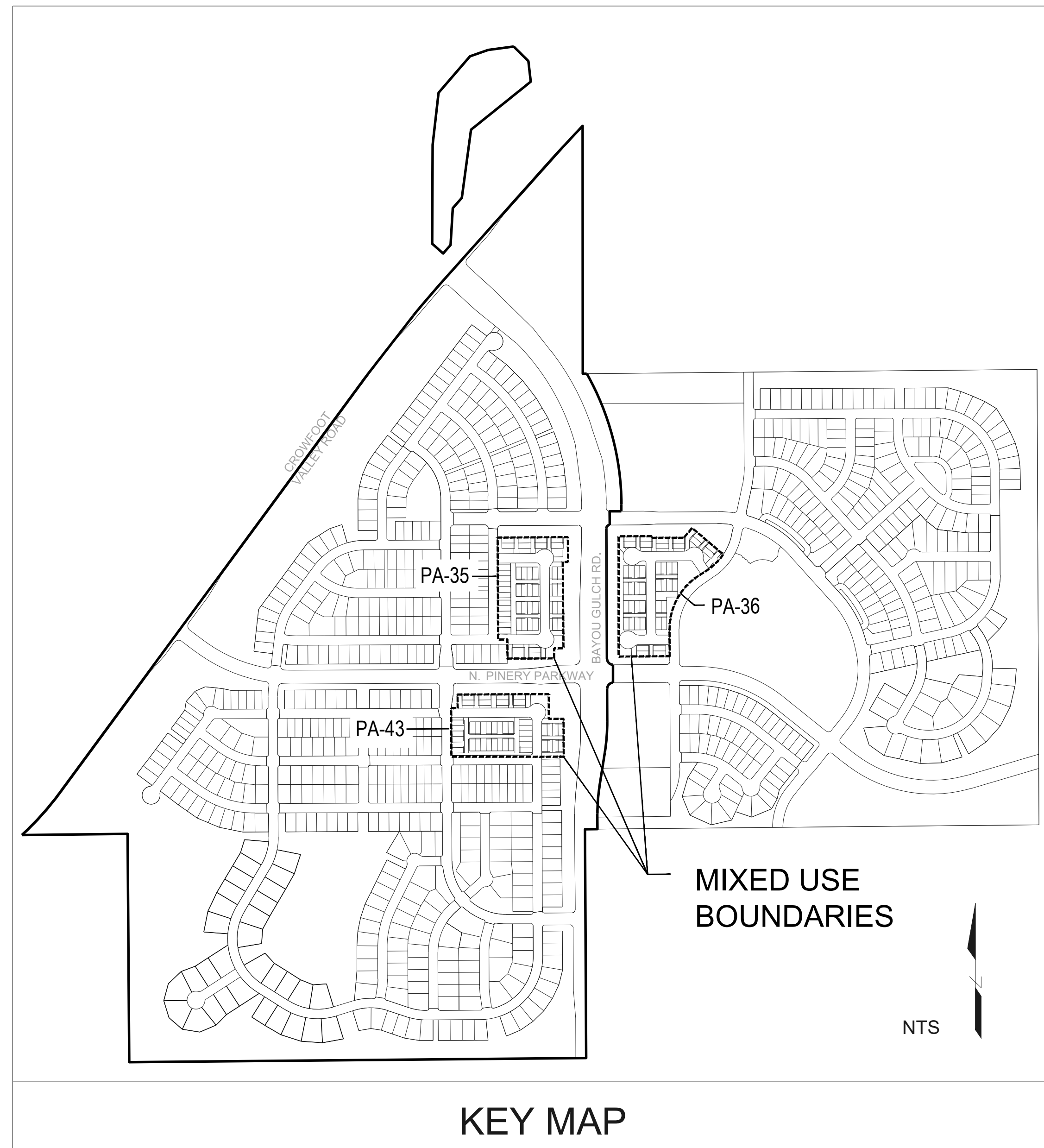
TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAT

A REPLAT OF TRACTS C, G, TRAILS AT CROWFOOT FILING NO. 1 AND TRACT D, TRAILS AT CROWFOOT FILING NO. 9
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 8 OF 8



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

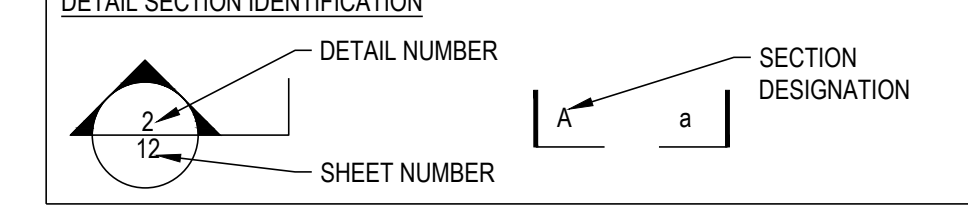
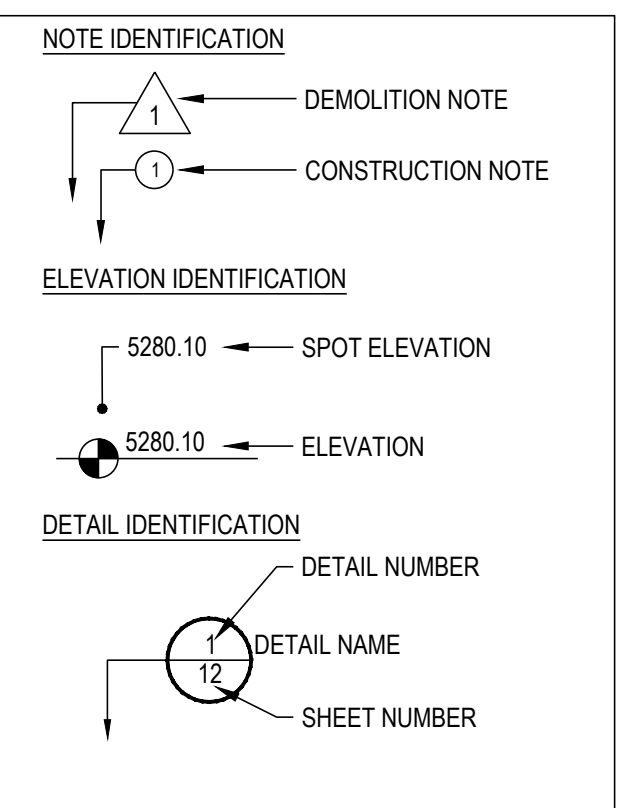
TRAILS AT CROWFOOT PRELIMINARY LANDSCAPE PLANS MIXED USE AREAS, PA-35, PA-36 & PA-43



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 |
| BLDG. = BUILDING | F.H. = FIRE HYDRANT | PIPE |
| B.S. = BOTTOM OF STAIR | FL = FLOW LINE | PL = PROPERTY LINE |
| B.W. = BOTTOM OF WALL | FTG. = FOOTING | R = RADIUS |
| CAL. = CALIPER | GA. = GAUGE | R.C.P. = REINFORCED CONCRETE PIPE |
| C.B. = CATCH BASIN | GALV. = GALVANIZED | R.O.W. = RIGHT OF WAY |
| CL. CATCH BASIN CENTER LINE | H.W. = HEAD WALL | REQD. = REQUIRED |
| C.O. = CLEANOUT | H.P. = HIGH POINT | REINF. = REINFORCED |
| COL. = COLUMN | HT. = HEIGHT | 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 | INW. = INVERT | S.V. = 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 | | |



SHEET INDEX	
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
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS

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.

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcsgruopco.com
#3, B-180 Independence plaza
1007 14th street, denver co 80265
1.303.531.4905 . f.303.531.4908

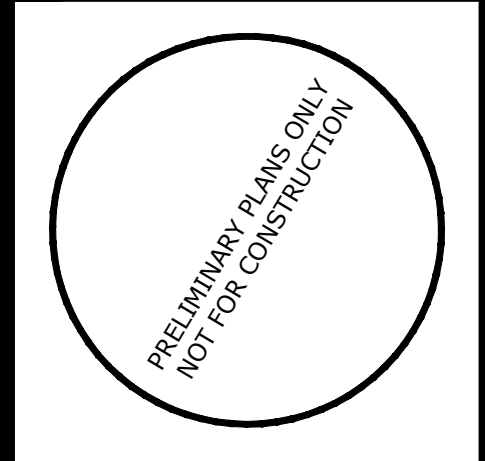
Engineering

CVL
CONSULTANTS

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

TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS



Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submitted: 10.18.2017
Date:

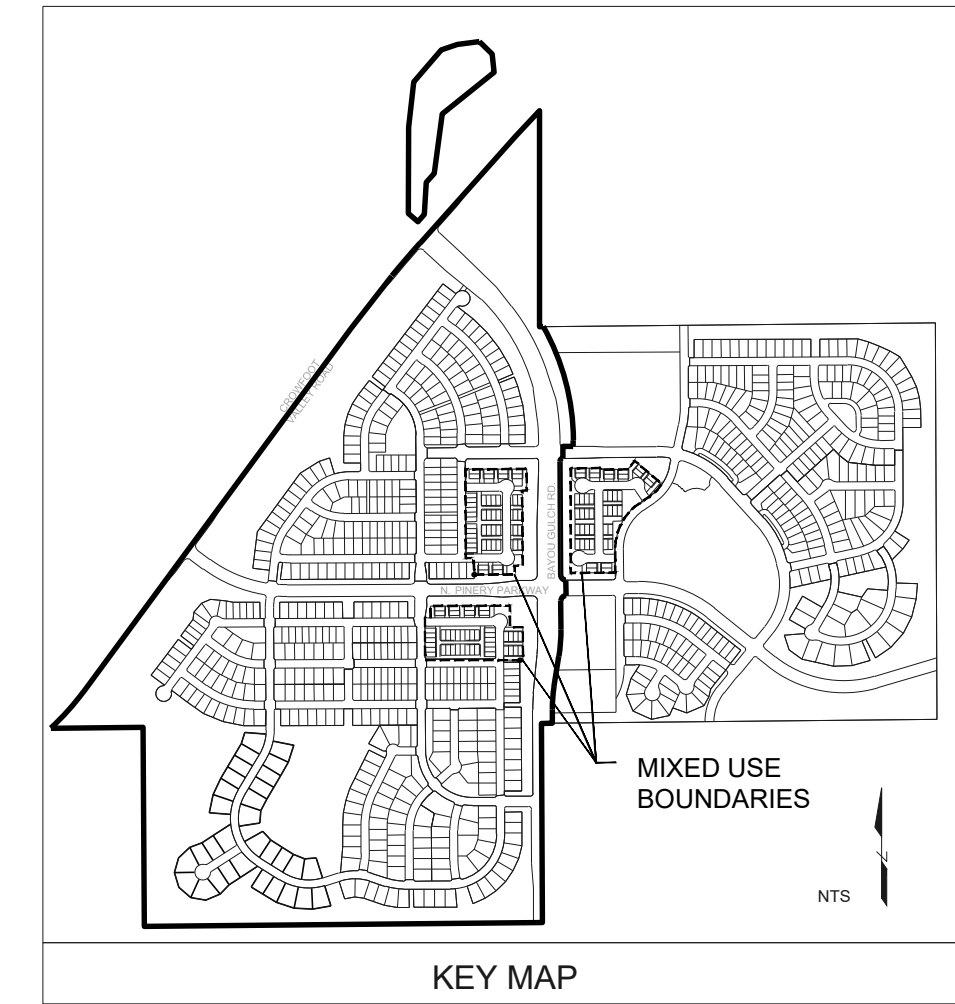
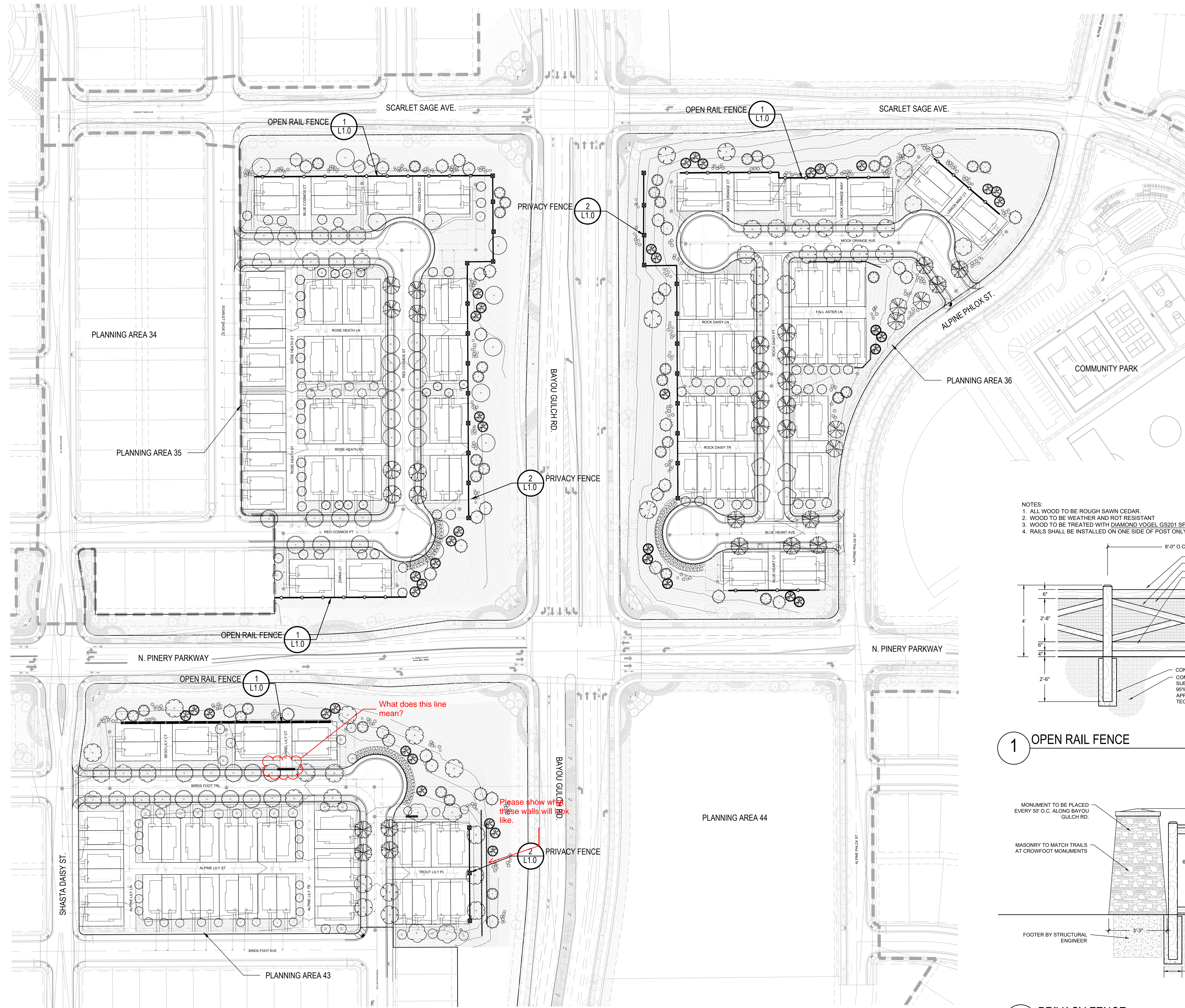
Know what's below.
Call before you dig.

Sheet Name
LANDSCAPE COVER SHEET

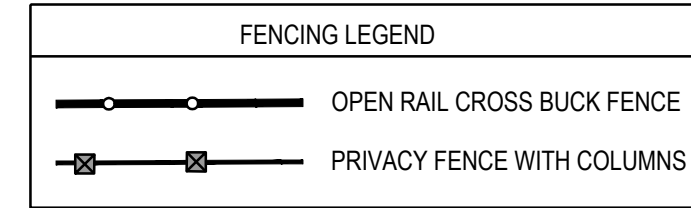
Sheet Number
L0.0

Y:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - MIXED USE.DWG
Wednesday, October 11, 2017

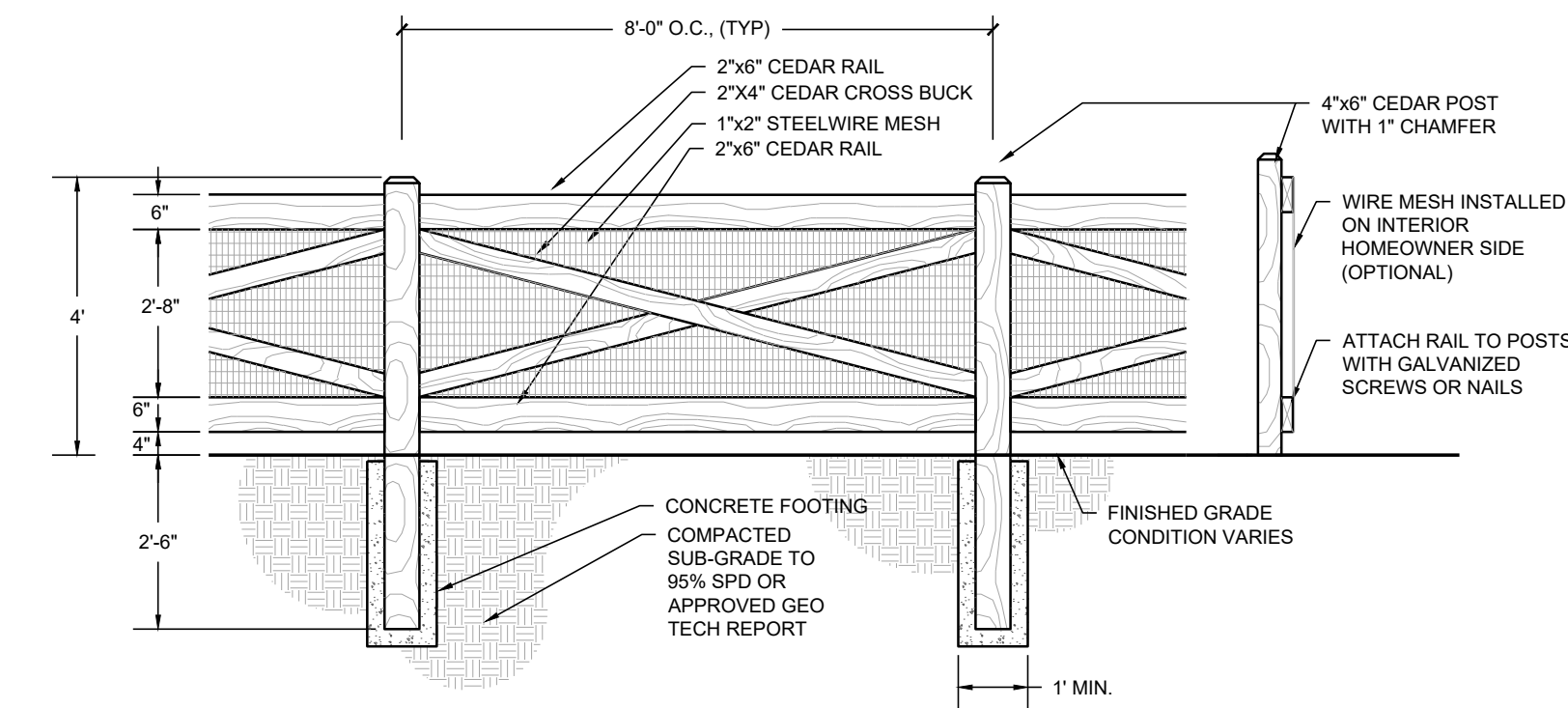
Y:\HESSE RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - MIXED USE.DWG
Wednesday, October 11, 2017



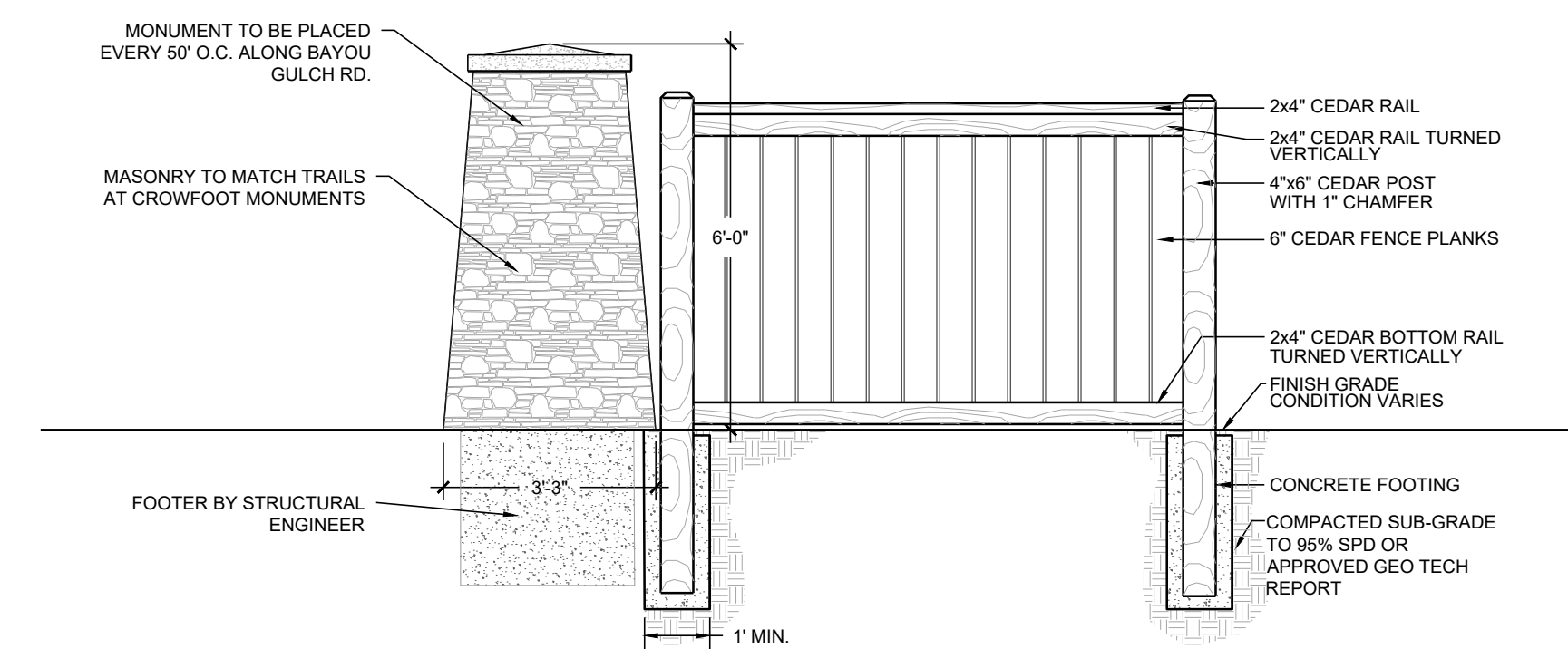
NOTE: LANDSCAPE MATERIAL & TREES SHOWN IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.



- NOTES:
 1. ALL WOOD TO BE ROUGH SAWN CEDAR.
 2. WOOD TO BE WEATHER AND ROT RESISTANT.
 3. WOOD TO BE TREATED WITH DIAMOND VOGEL GS201 SPICE BROWN STAIN.
 4. RAILS SHALL BE INSTALLED ON ONE SIDE OF POST ONLY.



1 OPEN RAIL FENCE SCALE: 1"=20'-0"



2 PRIVACY FENCE SCALE: 1"=20'-0"

What does this line mean?

Please show what these walls will look like.

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

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

Engineering

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

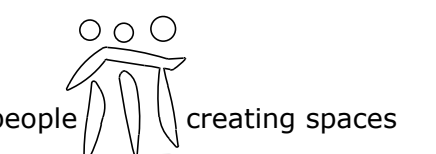
TRAILS AT CROWFOOT
 MIXED USE
 PARKER, COLORADO
 PRELIMINARY LANDSCAPE PLANS

PRELIMINARY PLANS ONLY
 NOT FOR CONSTRUCTION

Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 10.18.2017
 Know what's below. Call before you dig.

Sheet Name
 MASTER STREET TREE & FENCING PLAN

Sheet Number
 L1.0

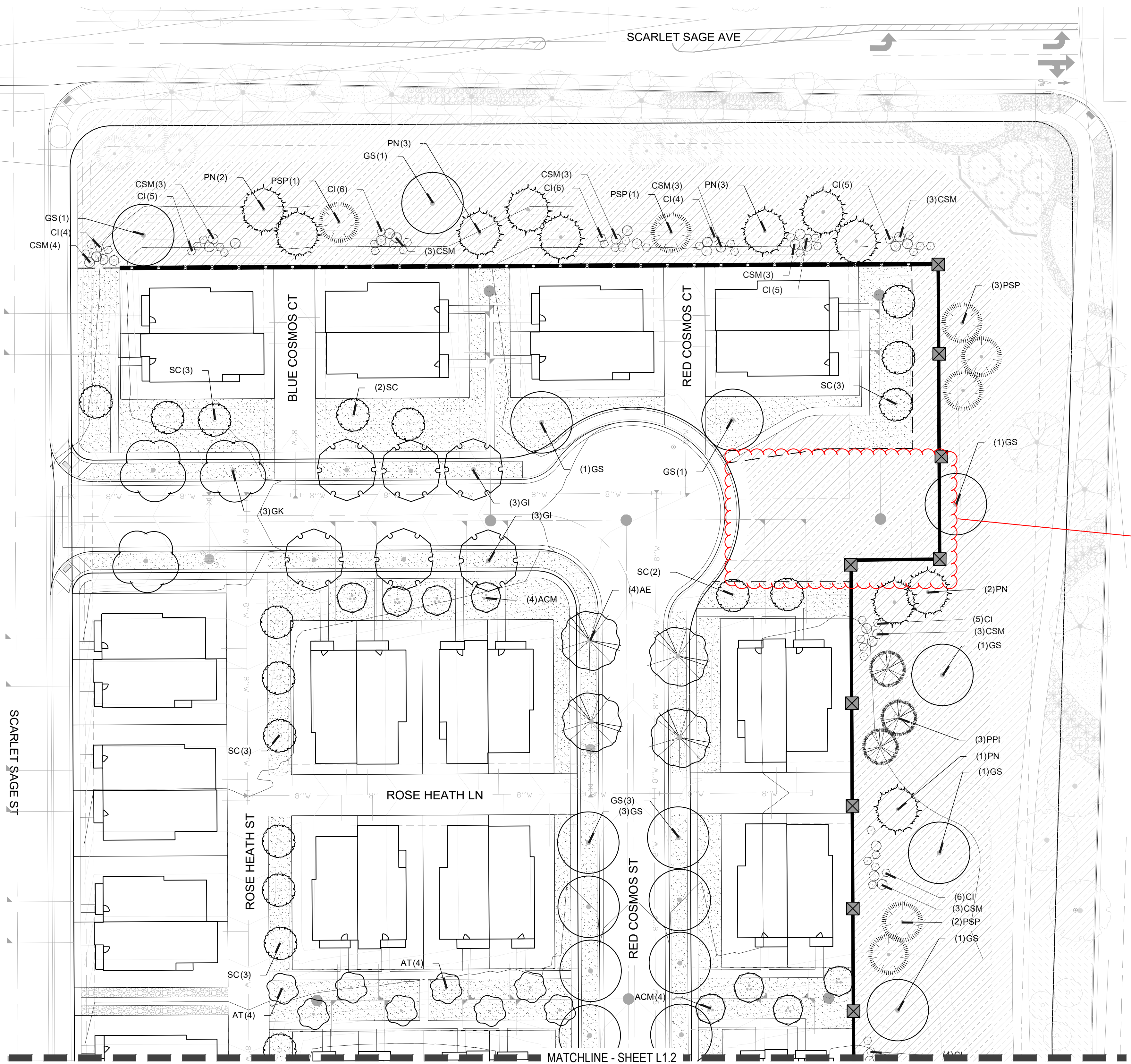
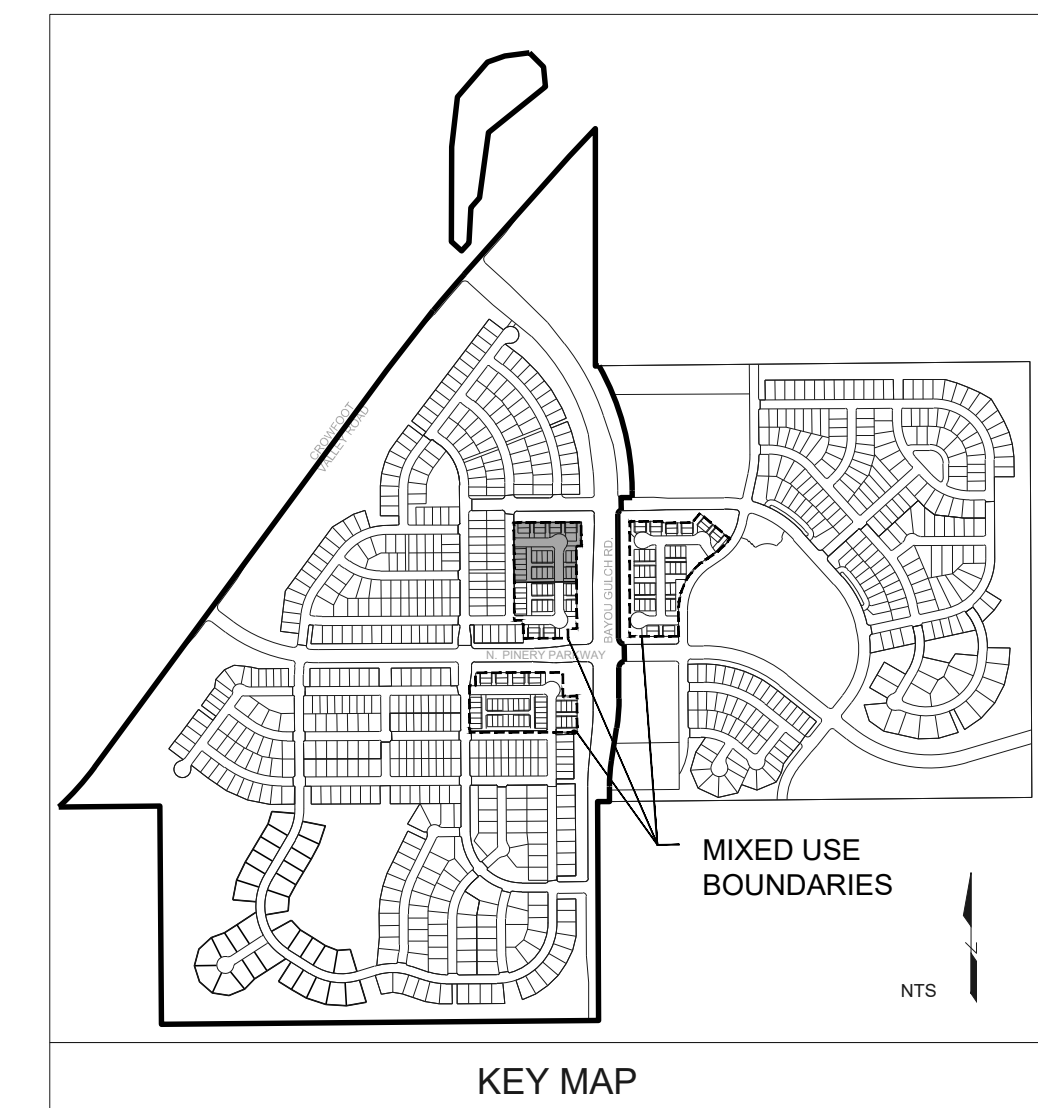


PLANT SCHEDULE PA-35

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AE	4	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL
GS	24	GLEDITSIA TRIACANTHOS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2.5" CAL
GI	6	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL
GK	3	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5" CAL
PO	4	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5" CAL
TG	7	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
PSP	10	PINUS FLEXILIS	LIMBER PINE	B & B	6'-8" HT
PN	15	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT
PPI	11	PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8" HT
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
ACM	12	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B	2" CAL
AT	8	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2" CAL
SC	33	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CI	60	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'
CB	14	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'
FN	20	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL	6' X 6'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CSM	36	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME		
	50,513 SF	BUFFALO GRASS RE: LANDSCAPE NOTES	BUFFALO GRASS		
	680 SF	ROCK MULCH TAN, 4" DIA. COBBLE 4" DEPTH, RE: LANDSCAPE NOTES	ROCK MULCH TAN, 4" DIA. COBBLE		
	86,658 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1		

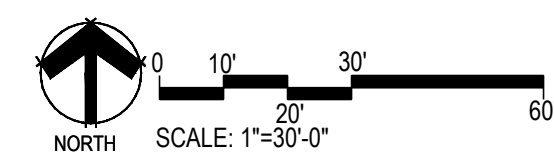
Could additional amenities be added to this area to provide for park activities?

NOTE: LANDSCAPE MATERIAL & TREES SHOWN IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION



1 LANDSCAPE PLAN-PLANNING AREA 35-A

SCALE: 1"=30'-0"



Y:\HESR_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP PLANS - MIXED USE.DWG
Wednesday, October 11, 2017

TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

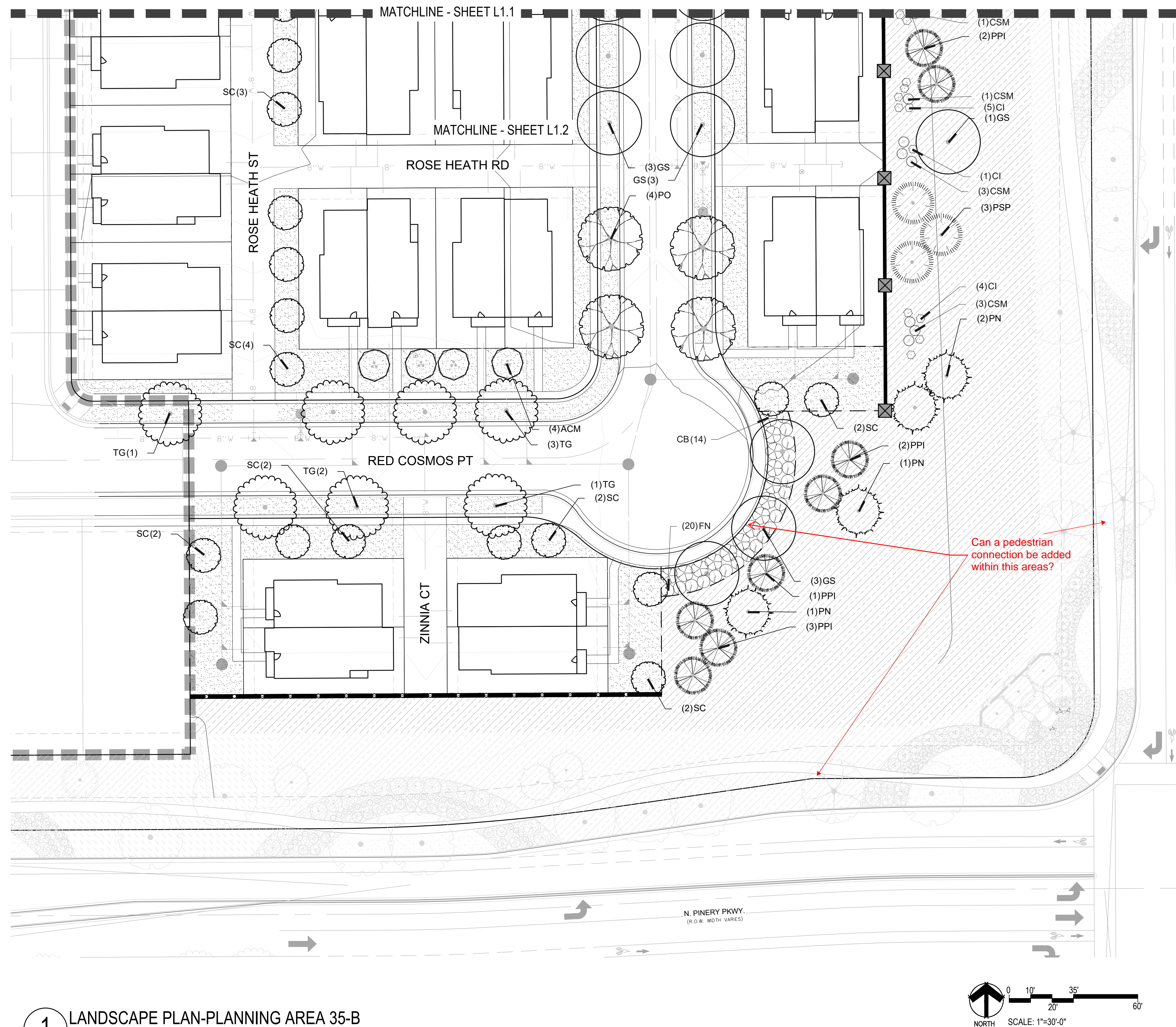
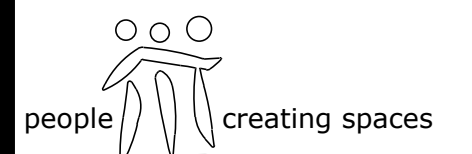
PRELIMINARY PLANS ONLY
NOT FOR CONSTRUCTION

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
Know what's below. Call before you dig.

Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.1

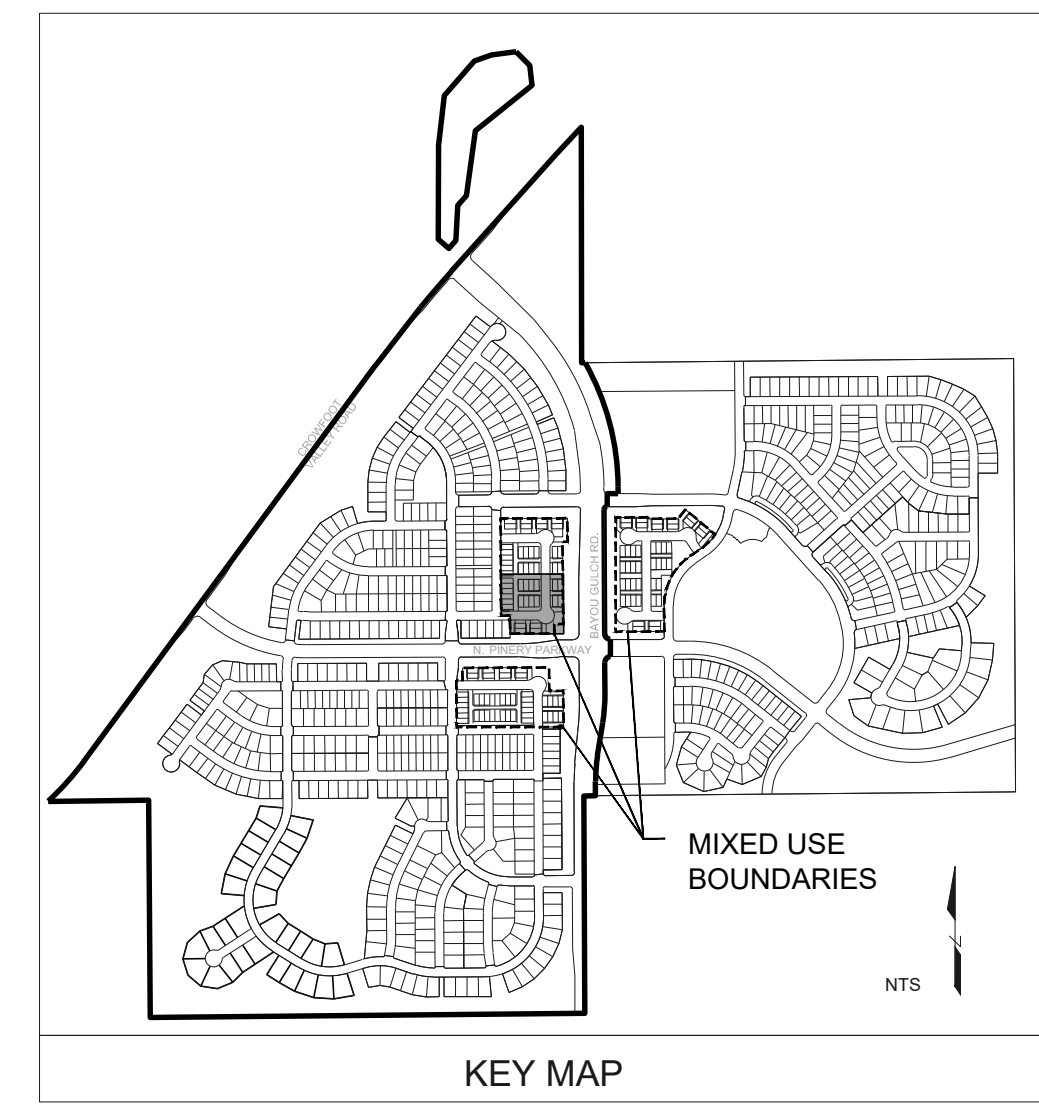


PLANT SCHEDULE PA-35

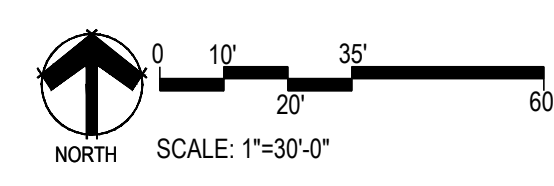
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
AE	4	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL	45' X 35'
GS	24	GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2.5" CAL	45' X 50'
GI	6	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL	45' X 45'
GK	3	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5" CAL	45' X 50'
PO	4	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5" CAL	80' X 80'
TG	7	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL	60' X 40'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
PSP	10	PINUS FLEXILIS	LIMBER PINE	B & B	6'-8" HT	50' X 25'
PN	15	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT	50' X 30'
PPI	11	PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8" HT	50' X 30'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
ACM	12	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B	2" CAL	18' X 18'
AT	8	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2" CAL	30' X 20'
SC	33	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL	30' X 20'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
CI	60	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'	LOW
CB	14	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'	LOW-MOD-HIGH
FN	20	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL	6' X 6'	LOW
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
CSM	36	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'	LOW
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME			
	50,513 SF	BUFFALO GRASS RE: LANDSCAPE NOTES	BUFFALO GRASS			
	680 SF	ROCK MULCH TAN, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 4" DIA. COBBLE			
	86,658 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1			

Can a pedestrian connection be added within this areas?

NOTE: LANDSCAPE MATERIAL & TREES SHOWN IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION



1 LANDSCAPE PLAN-PLANNING AREA 35-B
SCALE: 1"=30'-0"



Y:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - MIXED USE.DWG
Wednesday, October 11, 2017

PRELIMINARY PLANS ONLY
NOT FOR CONSTRUCTION

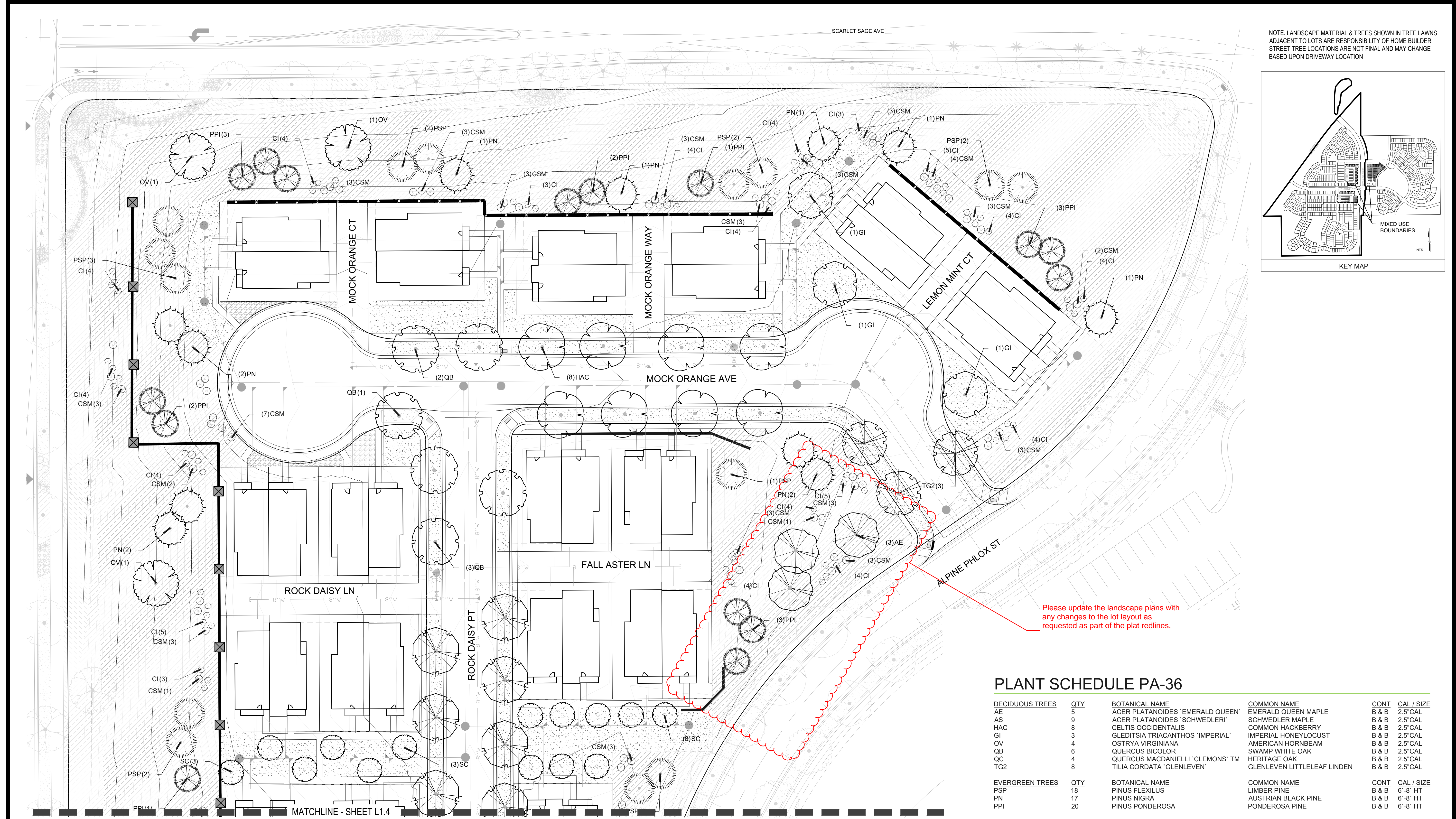
Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017



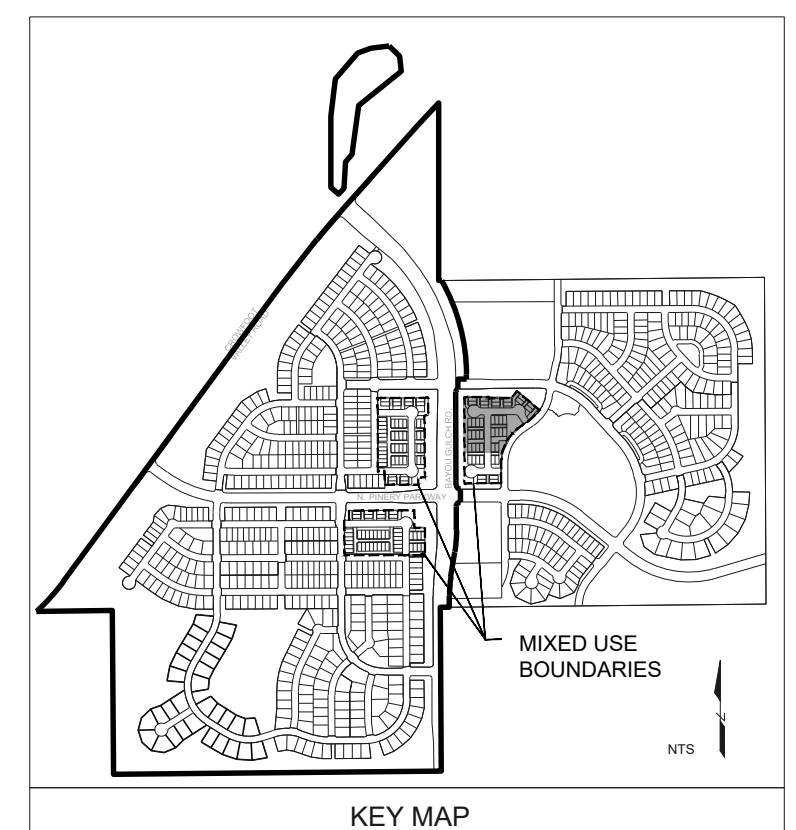
Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.2



NOTE: LANDSCAPE MATERIAL & TREES SHOWN IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION

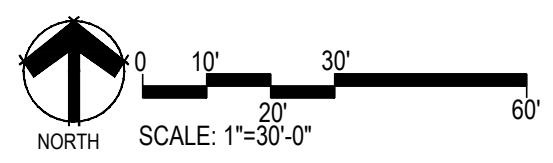


Please update the landscape plans with any changes to the lot layout as requested as part of the plat redlines.

PLANT SCHEDULE PA-36

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AE	5	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL
AS	9	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5" CAL
HAC	8	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL
GI	3	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL
OV	4	OSTRYA VIRGINIANA	AMERICAN HORNBEAM	B & B	2.5" CAL
QB	6	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL
OC	4	QUERCUS MACDANIELLI 'CLEMONS' TM	HERITAGE OAK	B & B	2.5" CAL
TG2	8	TILIA GORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5" CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
PSP	18	PINUS FLEXILIS	LIMBER PINE	B & B	6'-8" HT
PN	17	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT
PPI	20	PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8" HT
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
SC	22	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CI	87	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'
CB	31	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'
FN	21	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL	6' X 6'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CSM	75	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME		
	38,306 SF	BUFFALO GRASS RE: LANDSCAPE NOTES	BUFFALO GRASS		
	1,464 SF	ROCK MULCH GREY, 4" DIA. COBBLE 4" DEPTH, RE: LANDSCAPE NOTES	ROCK MULCH GREY, 4" DIA. COBBLE		
	129,742 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1		

1 LANDSCAPE PLAN-PLANNING AREA 36-A
SCALE: 1"=30'-0"



Y:\HSS_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HSS-LDSCP PLANS - MIXED USE.DWG
Wednesday, October 11, 2017

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

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

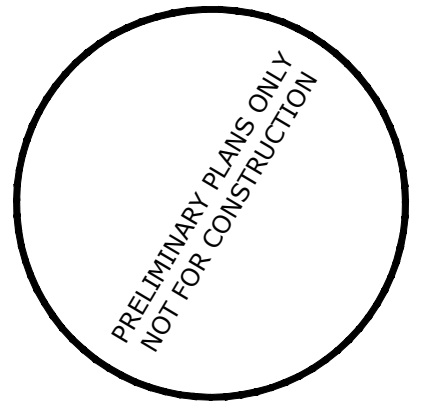
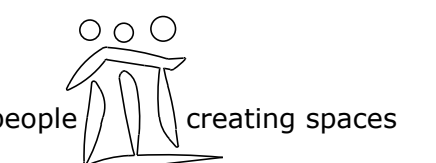
Engineering
CVL
CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

PRELIMINARY PLANS ONLY
NOT FOR CONSTRUCTION

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
Know what's below.
Call before you dig.
811

Sheet Name
LANDSCAPE PLAN
Sheet Number
L1.3



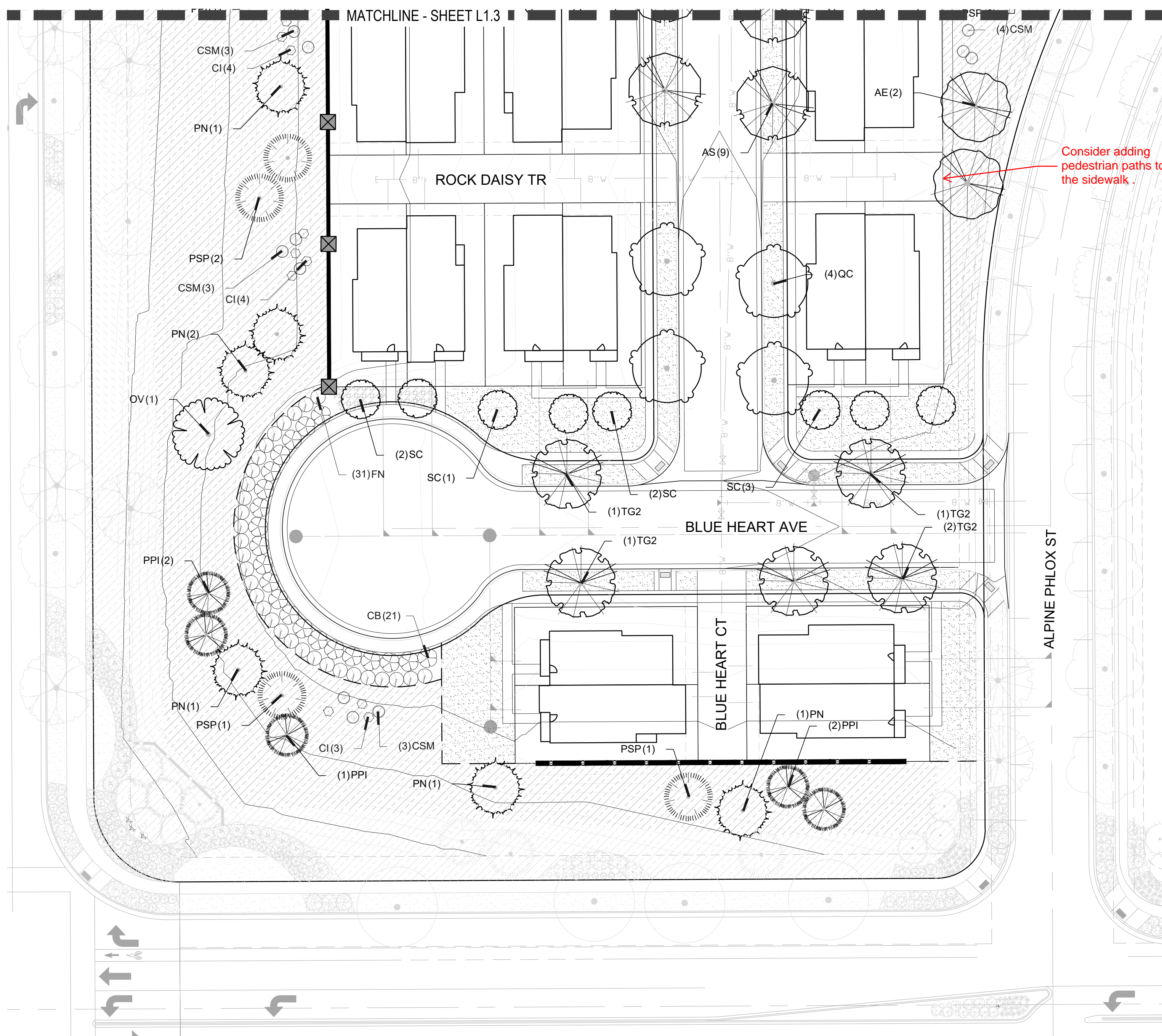
Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017



Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.4



PLANT SCHEDULE PA-36

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
AE	5	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL	45' X 35'
AS	9	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5" CAL	50' X 30'
HAC	8	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	50' X 30'
GI	3	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL	45' X 45'
OV	4	OSTRYA VIRGINIANA	AMERICAN HORNBEAM	B & B	2.5" CAL	30' X 30'
QB	6	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL	50' X 50'
QC	4	QUERCUS MACDANIELLI 'CLEMONS' TM	HERITAGE OAK	B & B	2.5" CAL	70' X 45'
TG2	8	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5" CAL	60' X 50'

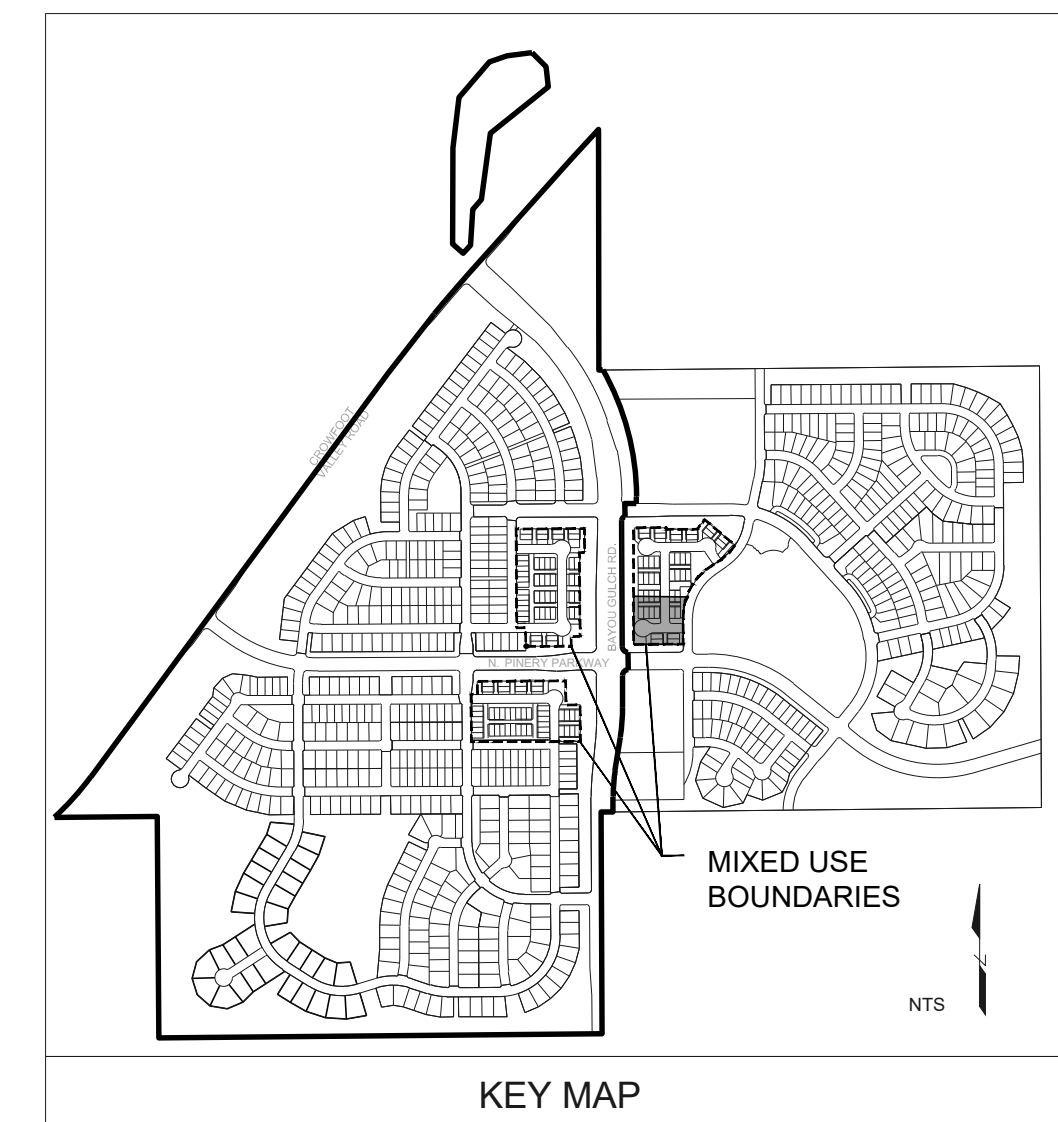
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
PSP	18	PINUS FLEXILIS	LIMBER PINE	B & B	6"-8" HT	50' X 25'
PN	17	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6"-8" HT	50' X 30'
PPI	20	PINUS PONDEROSA	PONDEROSA PINE	B & B	6"-8" HT	50' X 30'

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
SC	22	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL	30' X 20'

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR_ZONE
CI	87	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOAGANY	5 GAL	5' X 5'	LOW
CB	21	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'	LOW-MOD-HIGH
FN	31	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL	6' X 6'	LOW

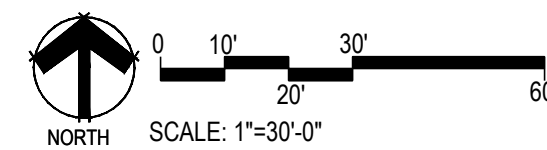
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR_ZONE
CSM	75	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'	LOW

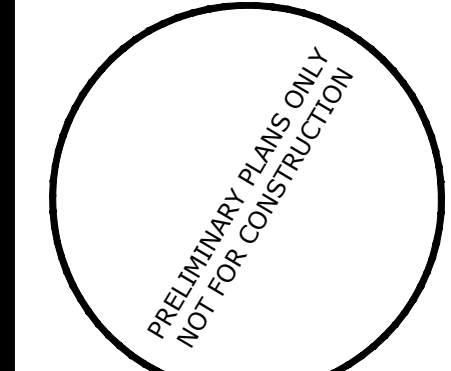
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
[Pattern]	38,306 SF	BUFFALO GRASS RE: LANDSCAPE NOTES	BUFFALO GRASS
[Pattern]	1,464 SF	ROCK MULCH GREY, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	129,742 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1



1 LANDSCAPE PLAN-PLANNING AREA 36-B

SCALE: 1"=30'-0"

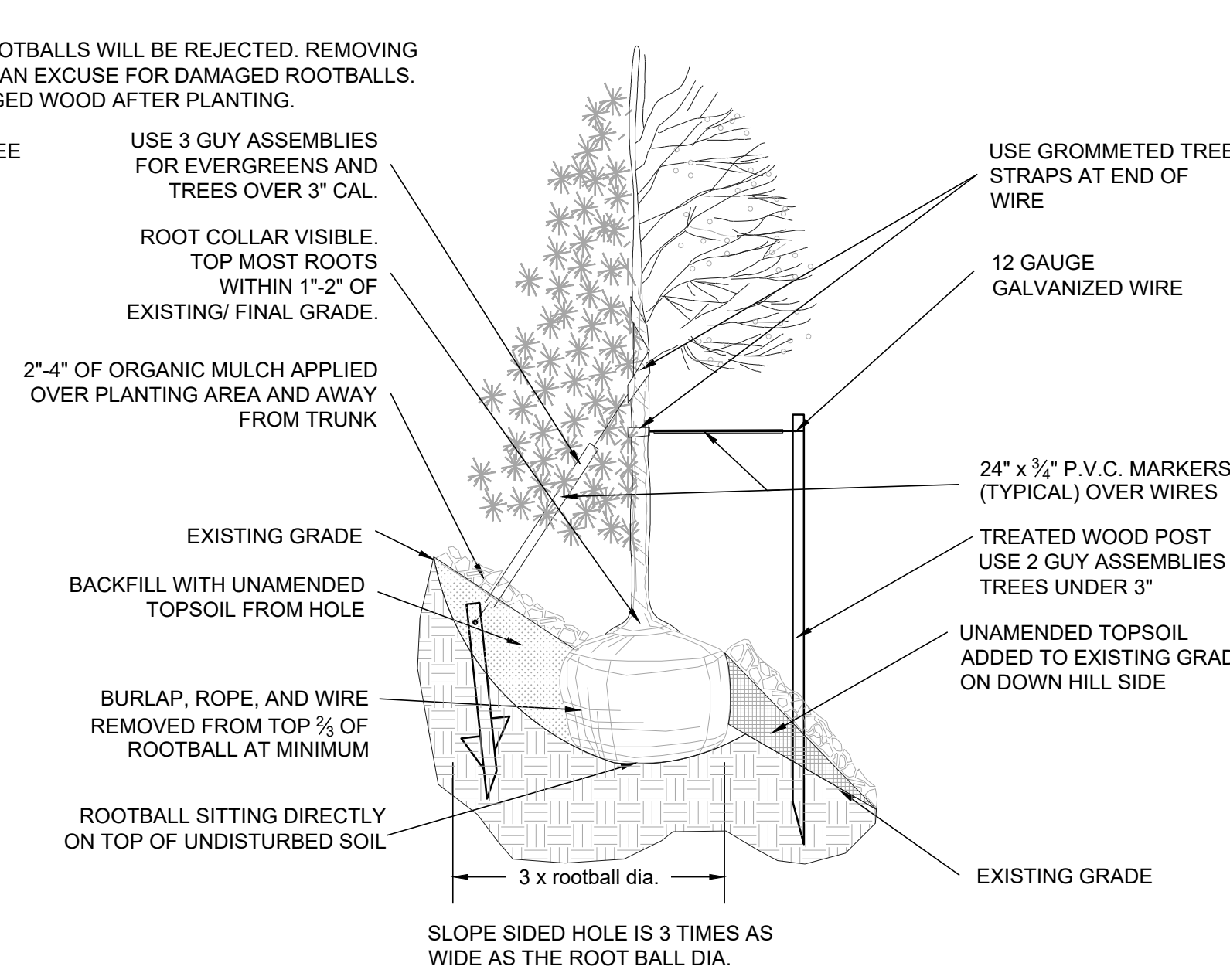




Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submitted: 10.18.2017
Date:
Know what's below.
Call before you dig.
811

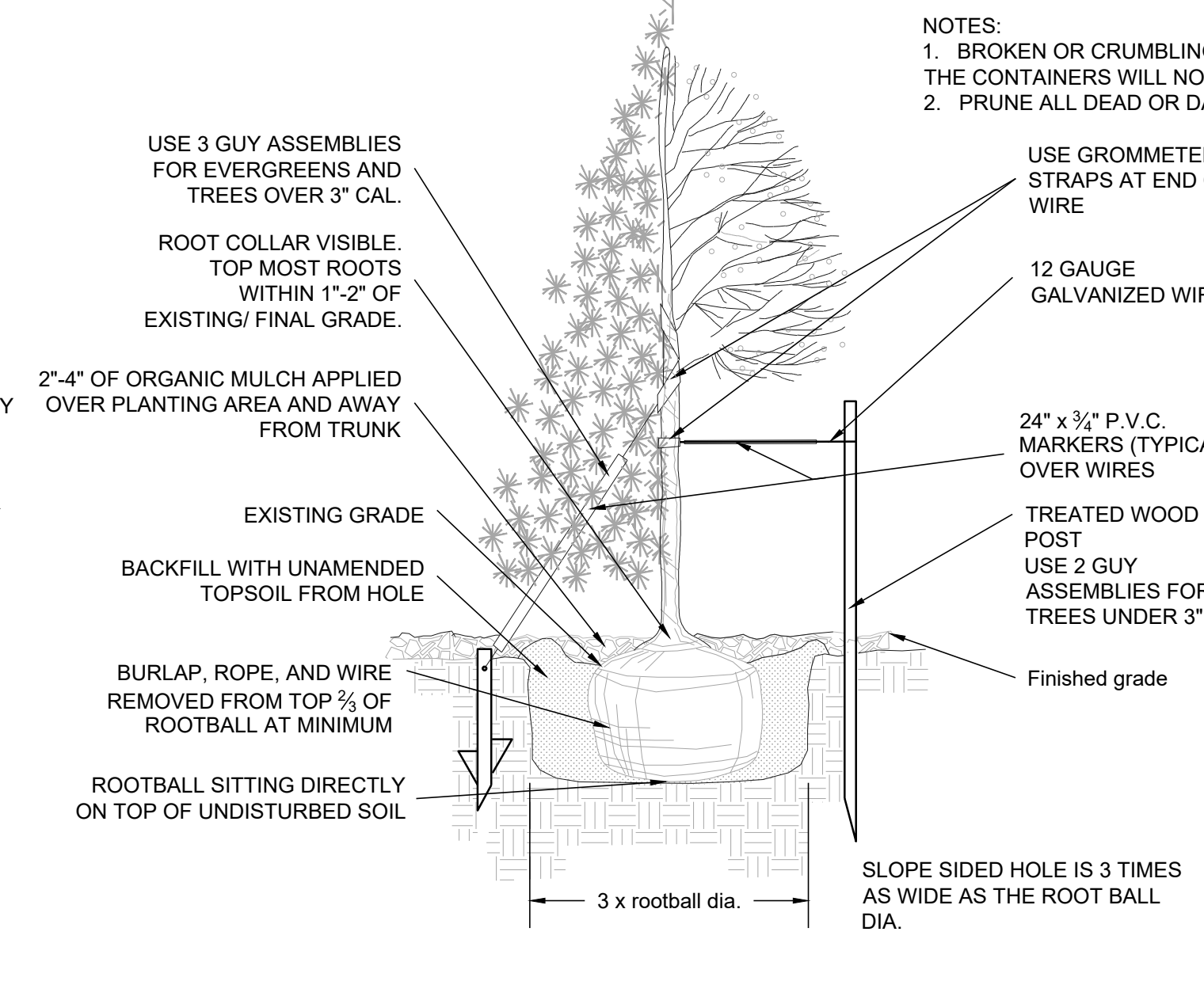
NOTES:

1. ALL WORK TO BE DONE AT TIME OF PLANTING
2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSEND AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
5. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
6. WHEN ROOT BALL WILL REMAIN INTACT. CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
9. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
10. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.



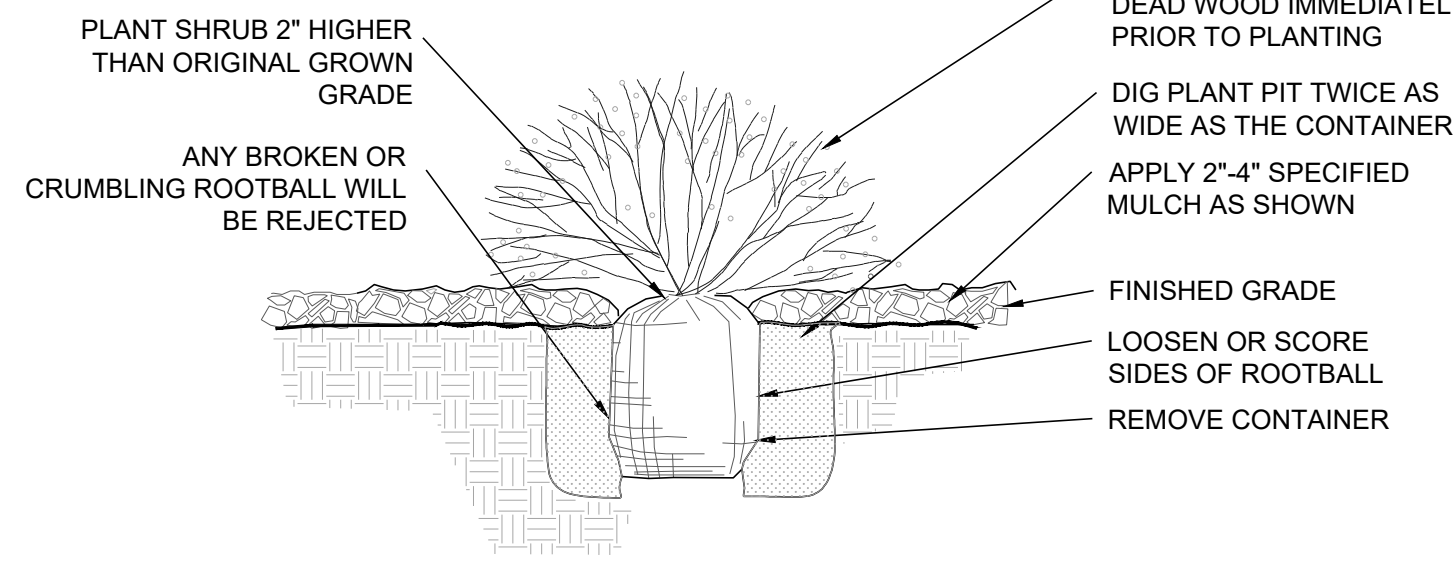
NOTES:

1. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.



NOTES:

1. BACKFILL AND WATER-IN THOROUGHLY.
2. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS



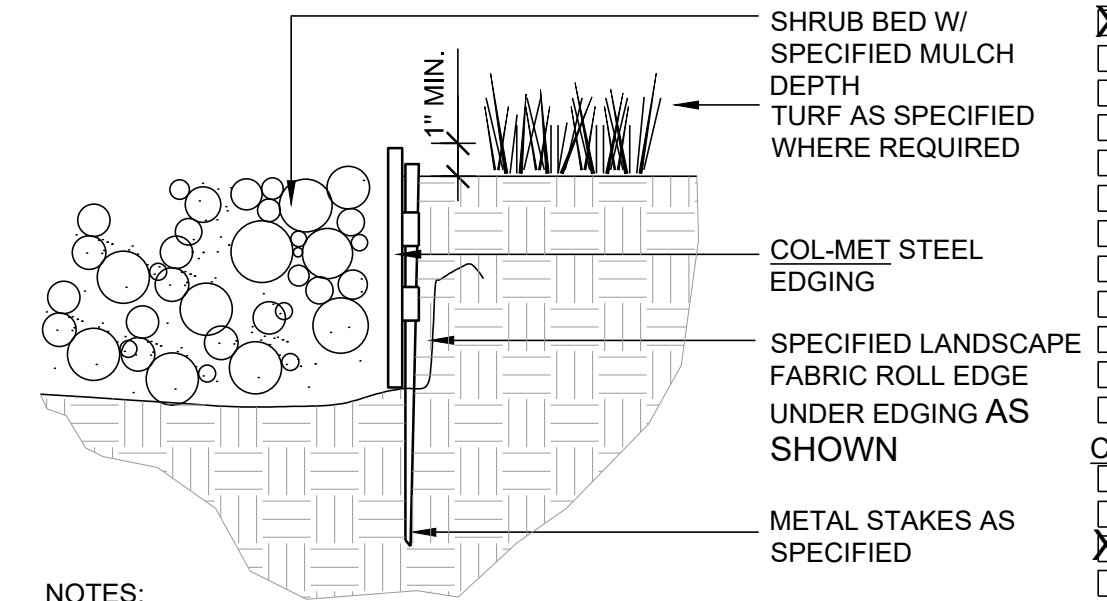
1 SHRUB PLANTING

NOT TO SCALE

2 TREE PLANTING

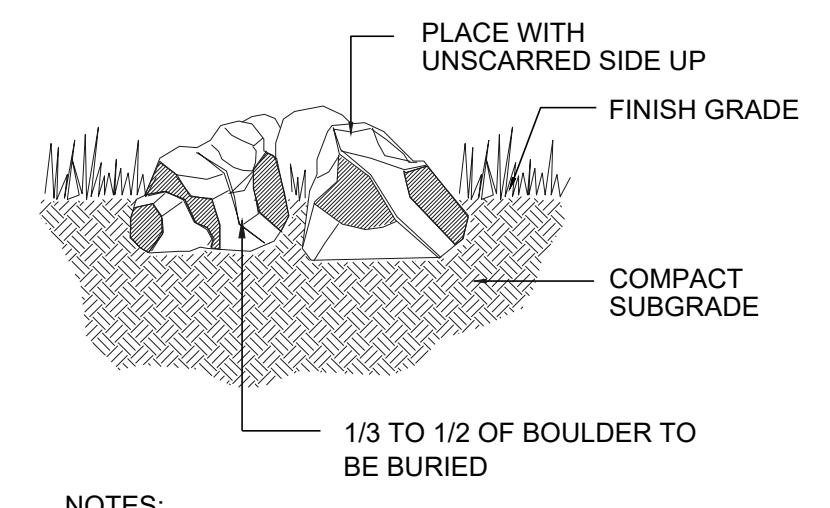
NOT TO SCALE

COL-MET
3333 MILLER PARK SOUTH
GARLAND, TX, 75042
TOLL FREE:
1-800-829-8225
PHONE: (972) 494-3900
FAX: (972) 494-1605



- NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

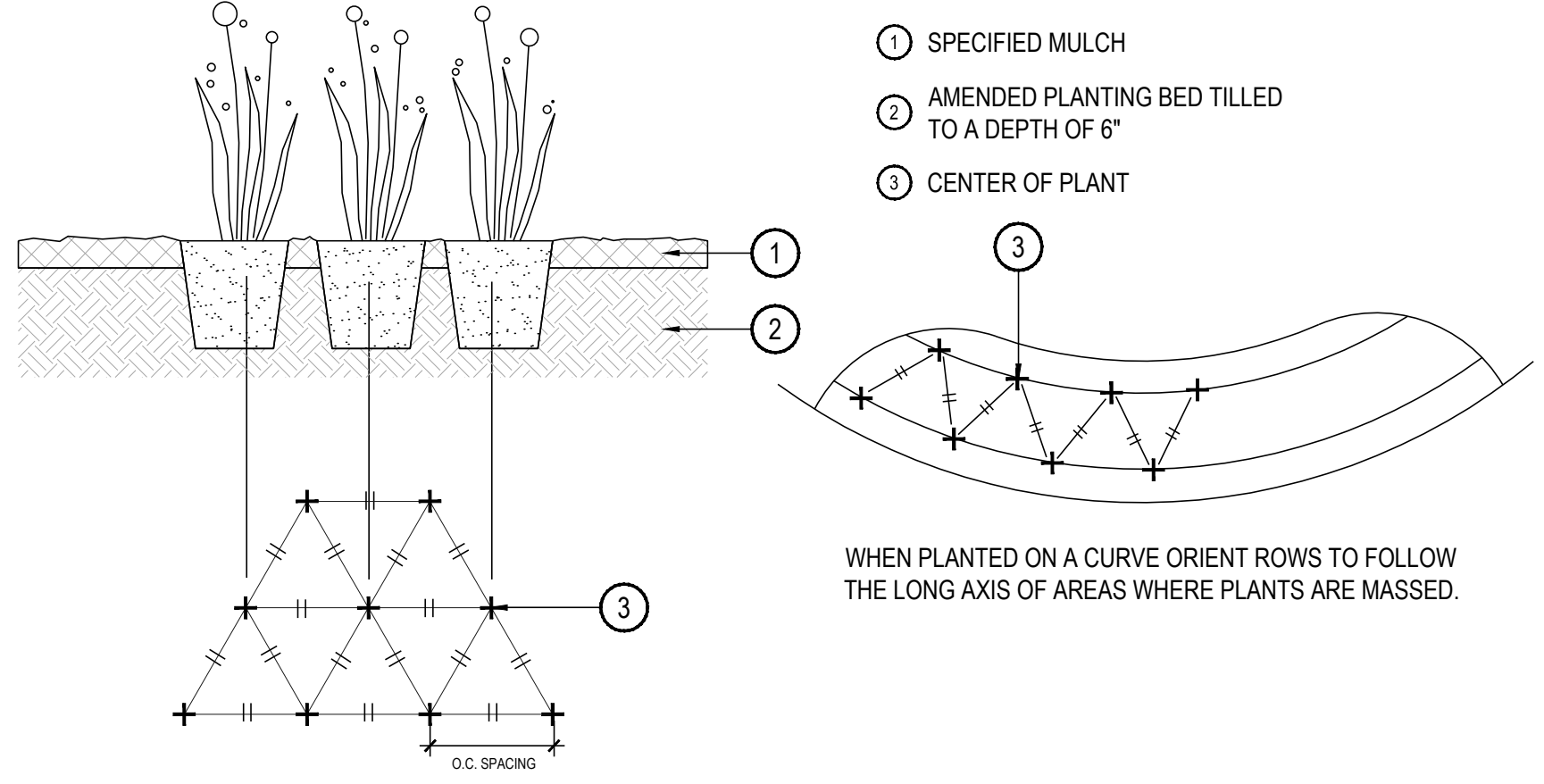
- SIZE
- 10' x 4" x 14GA
 - 10' x 4" x 12GA
 - 10' x 4" x 18"
 - 10' x 4" x 3/16"
 - 10' x 4" x 1/4"
 - 10' x 5" x 3/16"
 - 10' x 5" x 1/4"
 - 10' x 6" x 14GA
 - 10' x 6" x 12GA
 - 10' x 6" x 1/8"
 - 10' x 6" x 3/16"
 - 10' x 6" x 1/4"
- COLOR/FINISH
- BLACK
 - BROWN
 - GREEN
 - GALVANIZED



- NOTES:
1. DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
 2. SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
 4. RE: PLANS FOR SPECIFIC SIZES
 5. BOULDERS SHALL NOT EXCEED 4' IN HEIGHT ABOVE FINISHED GRADE

3 PERENNIAL OR GRASS PLANTING

NOT TO SCALE



4 STEEL EDGER

NOT TO SCALE

- Notes:
1. Installation to be completed in accordance with specifications by factory authorized installers.
 2. Contractor to verify concrete pad dimension & construction specifications with USPS before constructing
 3. Contractor to make submittals for mailbox cluster units for review & approval, with pricing info, prior to ordering clusterboxes.

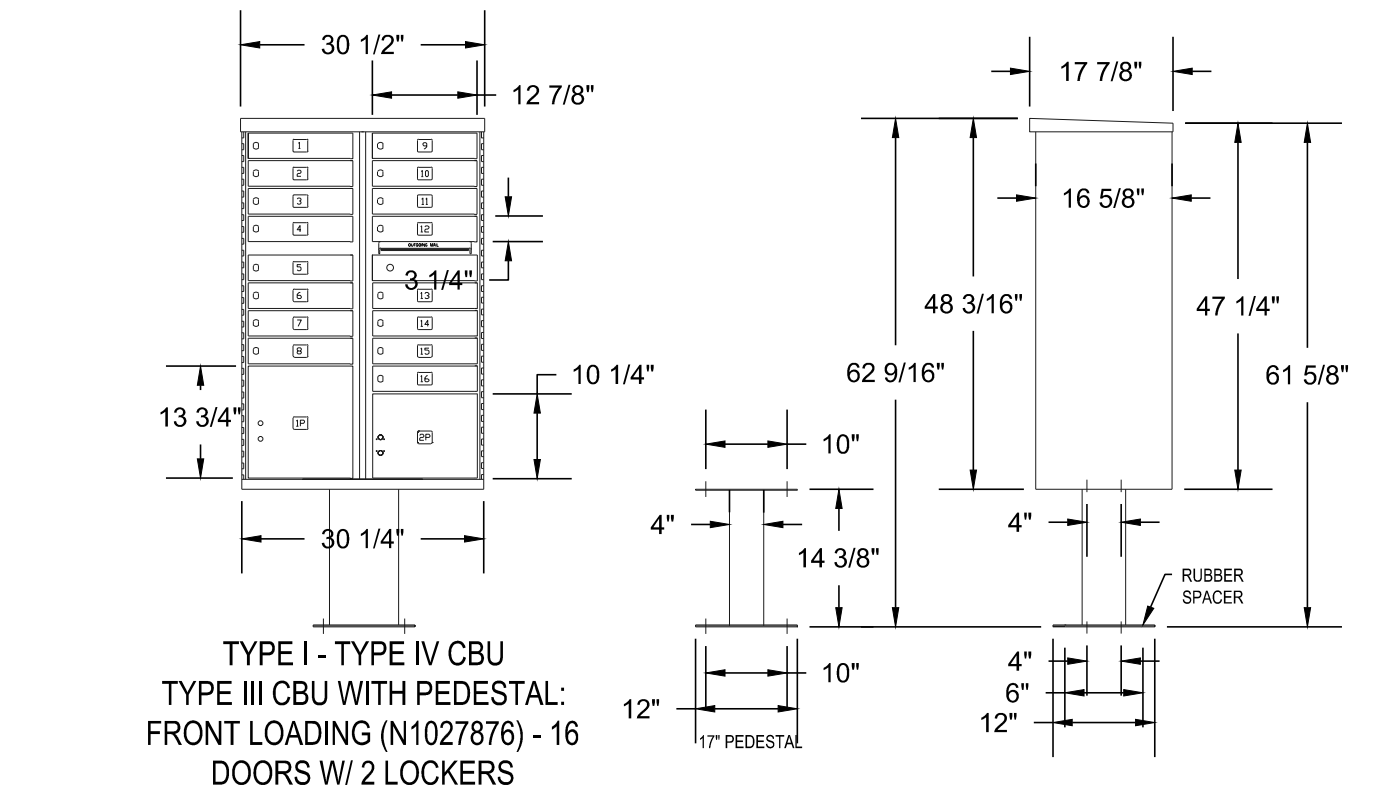
POSTAL PRODUCTS UNLIMITED, INC
500 W OKLAHOMA AVE.
MILWAUKEE, WI 53207
TOLL FREE: 1-800-229-4500
PHONE: (414) 290-1500
FAX: (800) 570-0007
www.mailproducts.com



Note:
Final Mailbox Locations, Sizes and Specifications to be Coordinated and Approved by the U.S. Post Master.

Outdoor Pedestal Mailbox
Units: 12 Box (F181570-12)
16 Box (F181570-16)
Weight: 12 Box = 138 lbs
16 Box = 161 lbs
Height: 62" Width: 28.5" Depth: 17.5"

Available from:
U.S. Mail Supply
1.800.571.0147
www.usmailsupply.com



6 MAILBOX CLUSTER

NOT TO SCALE