



*Your kind of place.*

**TO:** John Prestwich, PCS Group, Inc.

**FROM:** Stacey Nerger, Associate Planner

**DATE:** February 23, 2018

**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](mailto: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:

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2. Please see the proposed redlines for the reorientation of the lots within the different filings.

Complied:  Yes  No  
Response:

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3. Tracts will need to be created which separate the right-of-way from the open space and parks. Having all land outside of lots in one tract is highly confusing and does not distinguish between the public right-of-way and the parks and open space.



*Your kind of place.*

Complied:  Yes  No

Response:

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4. Based on comment #2 above, with parks being broken out from the right-of-way tracts, please add these tracts to the tract summary table. A minimum of 3.25 acres of park space will be required for the entire development.

Complied:  Yes  No

Response:

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5. The proposed private streets are very narrow and do not allow a lot of room for on street parking. With limited on street parking, where are residents with more than 2 cars or cars which cannot be parked in the garage as well as guest park.

Complied:  Yes  No

Response:

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### **Landscaping**

6. Please see the attached redlines for additional information.

Complied:  Yes  No

Response:

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7. Please change the sidewalks along the main internal roads to detached sidewalks. This will ensure pedestrian safety as it relates to the narrow roads as well as helps to create a better pedestrian circulation network throughout each filing.

Complied:  Yes  No

Response:

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*Your kind of place.*

**OUTSIDE REFERRAL AGENCY COMMENTS**

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

Complied:       Yes       No

Response:

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\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date

# TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF 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 12

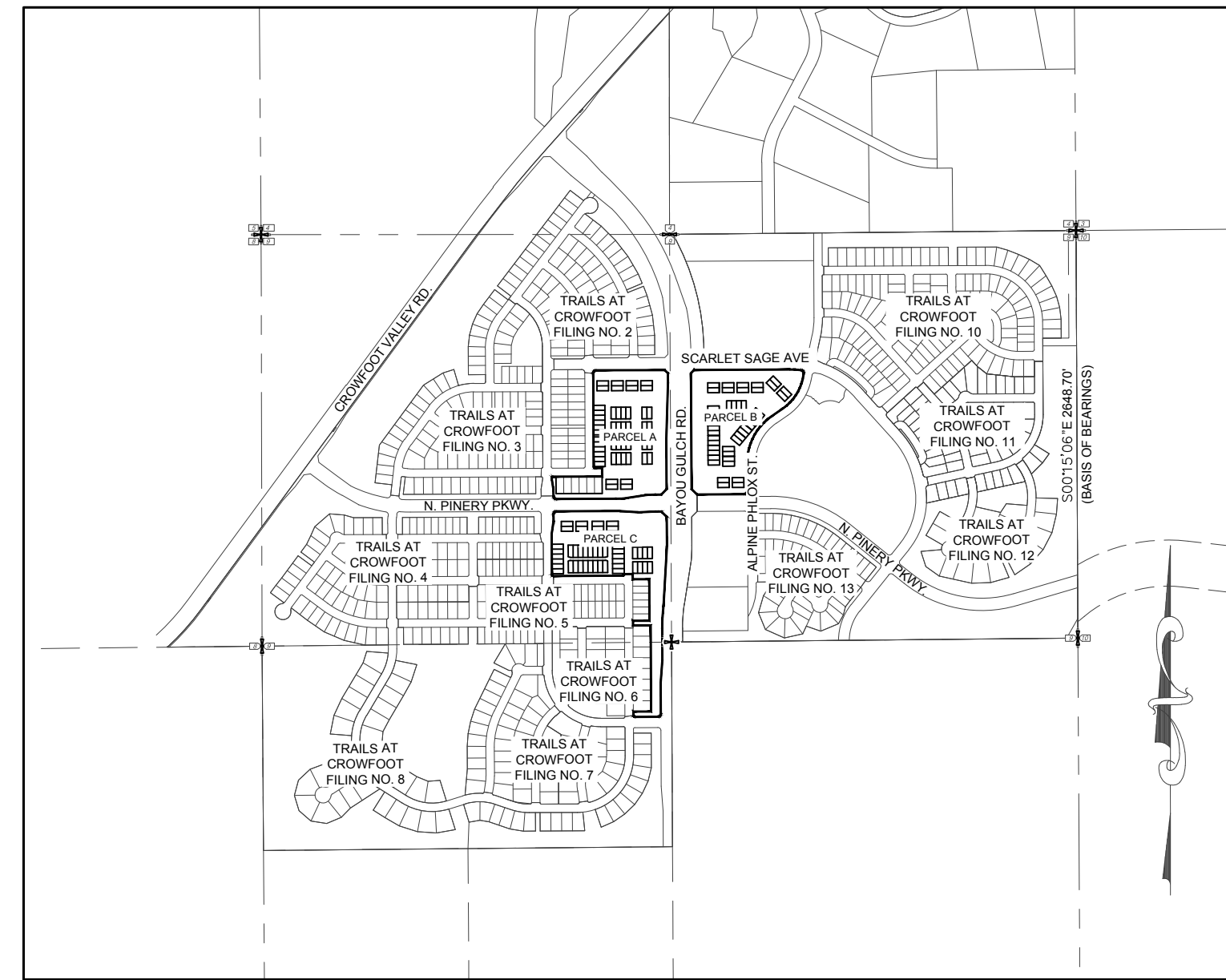
TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 3 TRACTS

**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 AA AND BB OF TRAILS AT CROWFOOT FILING NO. 1, AS RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER

TRACT O 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 DEFACTS 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.
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. 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 3 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 \_\_\_\_\_, 2018.

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

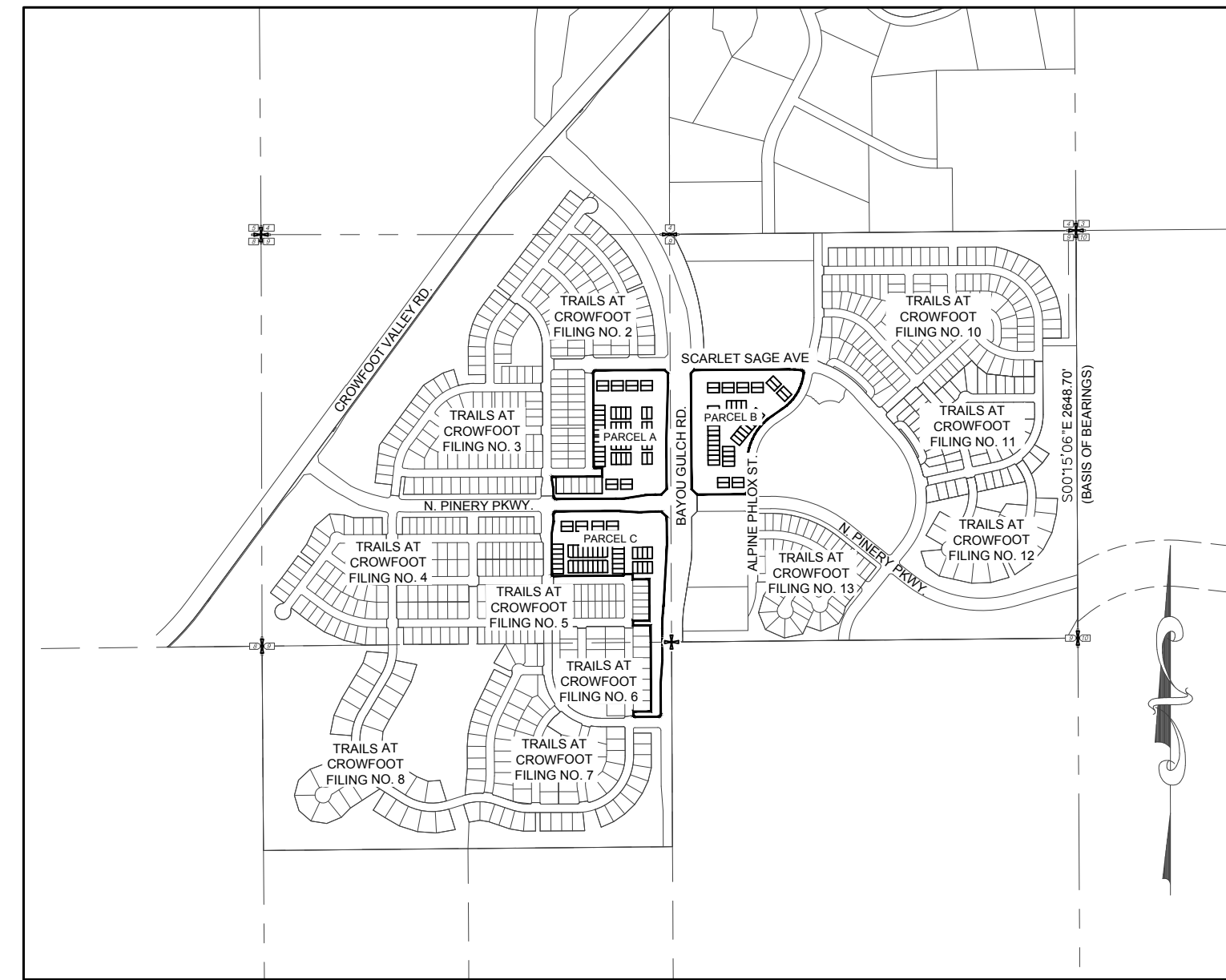
ENGINEER/SURVEYOR

**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 MULTIFAMILY PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF 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 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 3 TRACTS



VICINITY MAP  
 SCALE: 1" = 1000'

TRACT SUMMARY TABLE					
TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
A	6.404 AC	278,939 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
B	6.741 AC	293,651 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
C	6.471 AC	281,894 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST

LAND USE SUMMARY CHART			
TYPE	AREA		% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	7.569 AC.	329,691 S.F.	27.84%
OPEN SPACE / UTILITIES/ ACCESS	19.616 AC.	854,484 S.F.	72.16%
TOTAL	27.185 AC.	1,184,175 S.F.	100%

MULTIFAMILY PRELIMINARY MIN, MAX, AND AVERAGE LOT SIZE		
TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	2,400 S.F.	0.055 AC.
MAXIMUM LOT SIZE	2,552 S.F.	0.059 AC.
AVERAGE LOT SIZE	2,424 S.F.	0.056 AC.

The comment response memo states that park space has been added to this filing. This park space will need to be shown on the preliminary plan as a tract and added to these tables.

# TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY PLAT

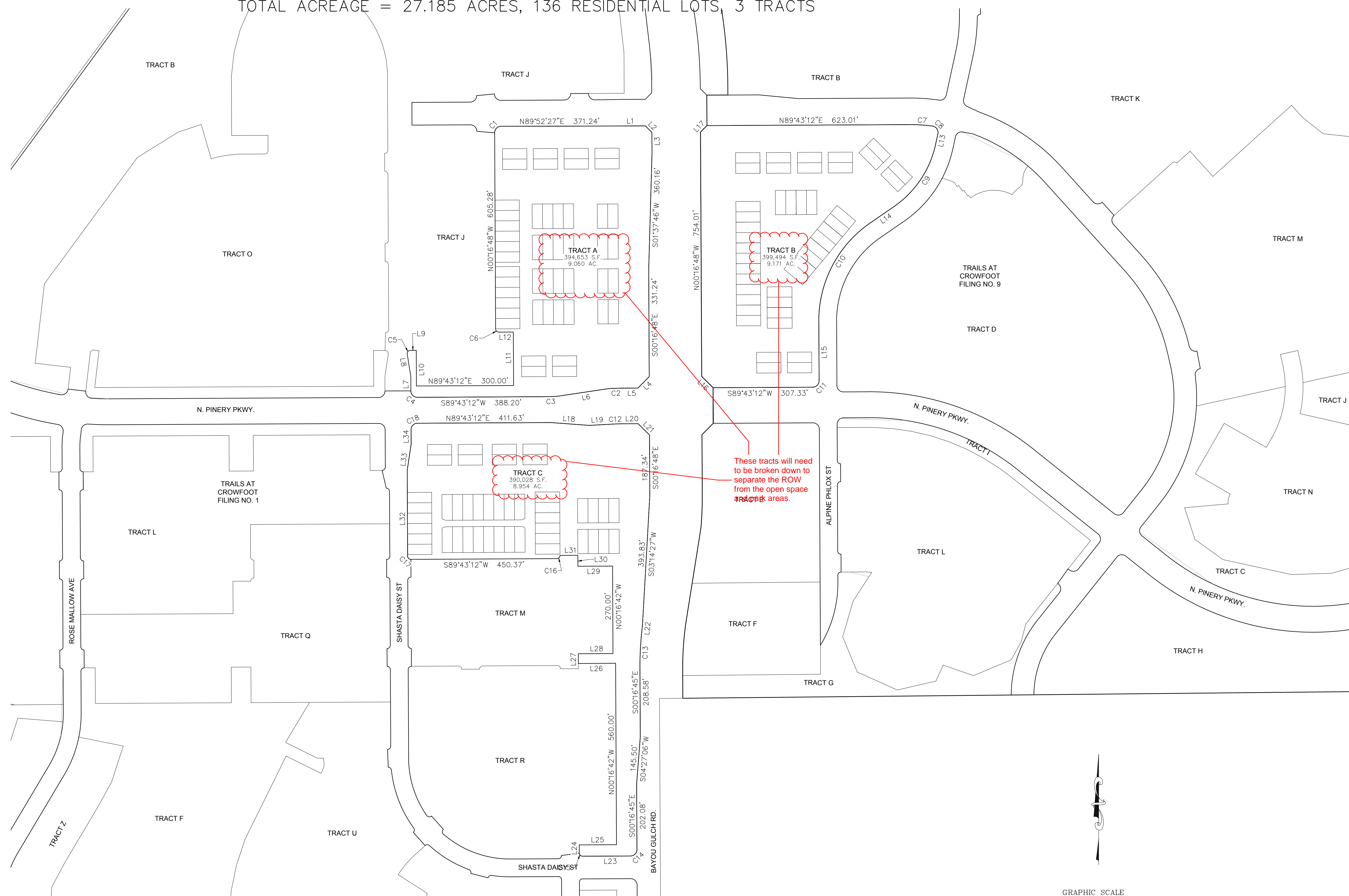
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 3 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 3 TRACTS

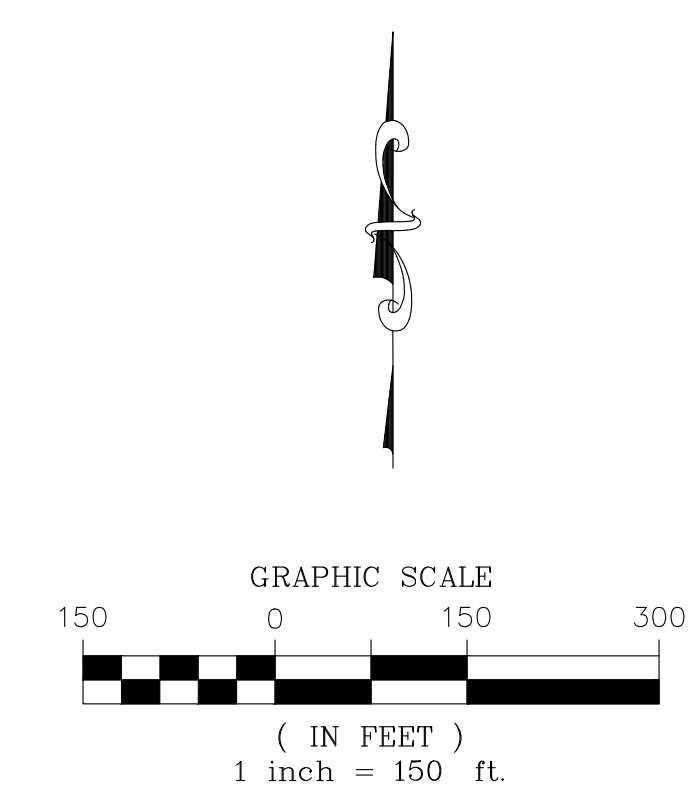
LINE NO.	LENGTH	DIRECTION
L1	74.12'	N89°43'12"E
L2	28.28'	S45°16'48"E
L3	62.82'	S01°6'48"E
L4	49.50'	S44°43'12"W
L5	38.00'	S89°43'12"W
L6	160.12'	S81°28'33"W
L7	44.00'	N01°6'48"W
L8	70.30'	N9°03'10"W
L9	17.98'	N89°43'12"E
L10	110.00'	S01°6'48"E
L11	165.00'	N01°6'48"W
L12	44.64'	S89°43'12"W
L13	34.20'	S12°15'07"W
L14	89.39'	S55°23'35"W
L15	182.54'	S01°6'48"E
L16	49.50'	N45°16'48"W
L17	28.28'	N44°43'12"E

LINE NO.	LENGTH	DIRECTION
L18	118.78'	S85°50'01"E
L19	65.52'	N86°50'48"E
L20	38.00'	N89°43'12"E
L21	49.50'	S45°16'48"E
L22	34.11'	S5°24'51"W
L23	148.01'	S89°43'18"W
L24	25.00'	N01°6'42"W
L25	115.00'	N89°43'18"E
L26	115.00'	S89°43'18"W
L27	30.00'	N01°6'42"W
L28	107.00'	N89°43'18"E
L29	107.00'	S89°43'18"W
L30	33.88'	N01°6'42"W
L31	55.00'	S89°43'12"W
L32	200.00'	N01°6'48"W
L33	81.96'	N8°29'34"E
L34	44.00'	N01°6'48"W

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N44°43'12"E		28.28'
C2	52.91'	1055.00'	2°52'24"	S88°17'00"W		52.90'
C3	43.32'	960.00'	2°35'09"	S88°25'37"W		43.32'
C4	31.42'	20.00'	90°00'00"	N45°16'48"W		28.28'
C5	17.24'	10.00'	98°46'22"	N40°20'01"E		15.18'
C6	15.71'	10.00'	90°00'00"	N45°16'48"W		14.14'
C7	72.94'	559.00'	7°28'34"	S86°32'31"E		72.89'
C8	33.18'	20.00'	95°03'21"	S35°16'33"E		29.50'
C9	235.30'	312.50'	43°08'28"	S33°49'21"W		229.78'
C10	357.09'	367.50'	55°40'23"	S27°33'23"W		343.21'
C11	31.42'	20.00'	90°00'00"	S44°43'12"W		28.28'
C12	47.39'	945.00'	2°52'24"	N88°17'00"E		47.38'
C13	109.30'	1100.00'	5°41'36"	S2°34'03"W		109.26'
C14	31.42'	20.00'	90°00'03"	S44°43'16"W		28.28'
C15	15.71'	10.00'	90°00'00"	N45°16'42"W		14.14'
C16	15.71'	10.00'	90°00'00"	S44°43'12"W		14.14'
C17	15.71'	10.00'	90°00'00"	N45°16'48"W		14.14'
C18	31.42'	20.00'	90°00'00"	N44°43'12"E		28.28'



These tracts will need to be broken down to separate the ROW from the open space and park areas.



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

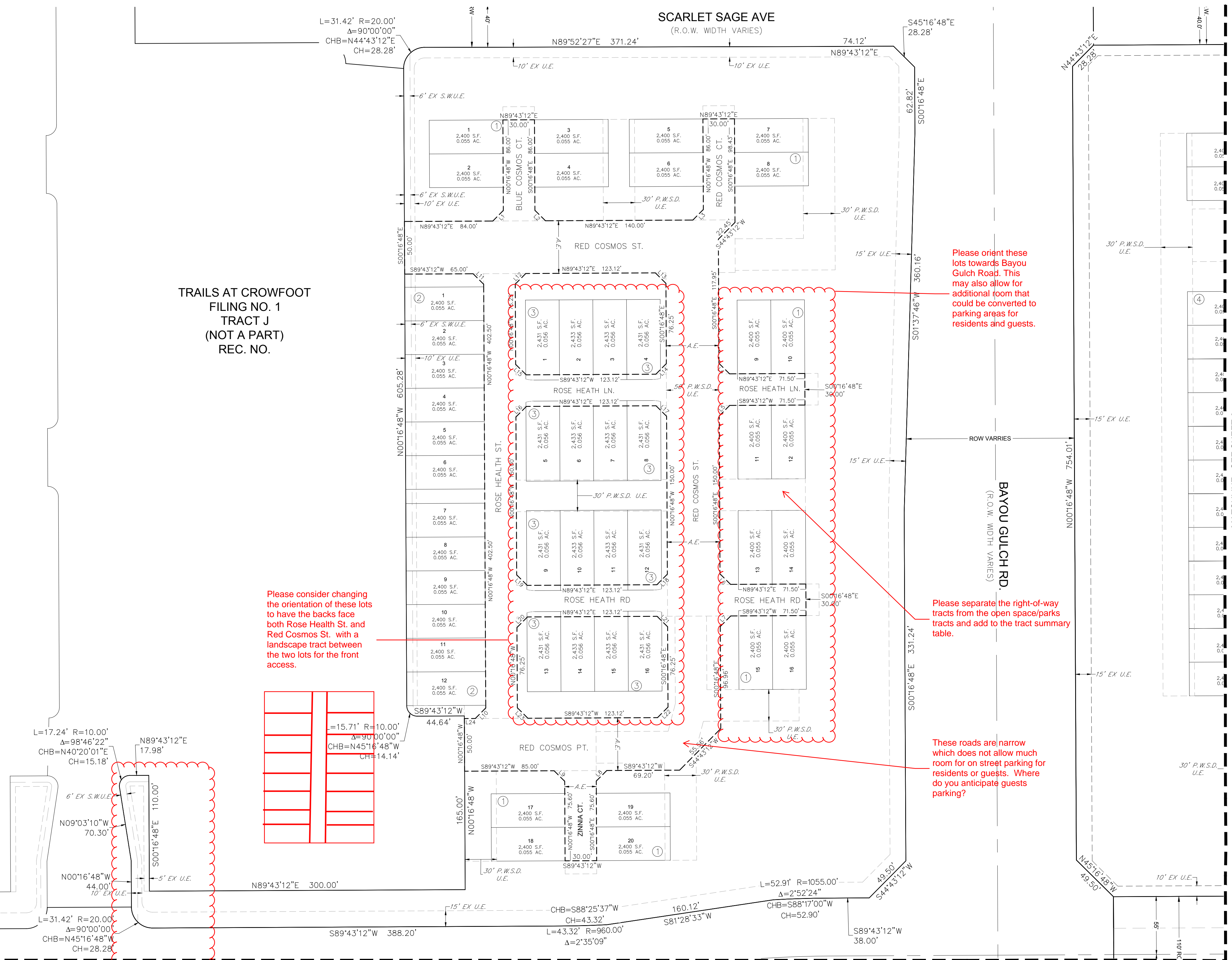
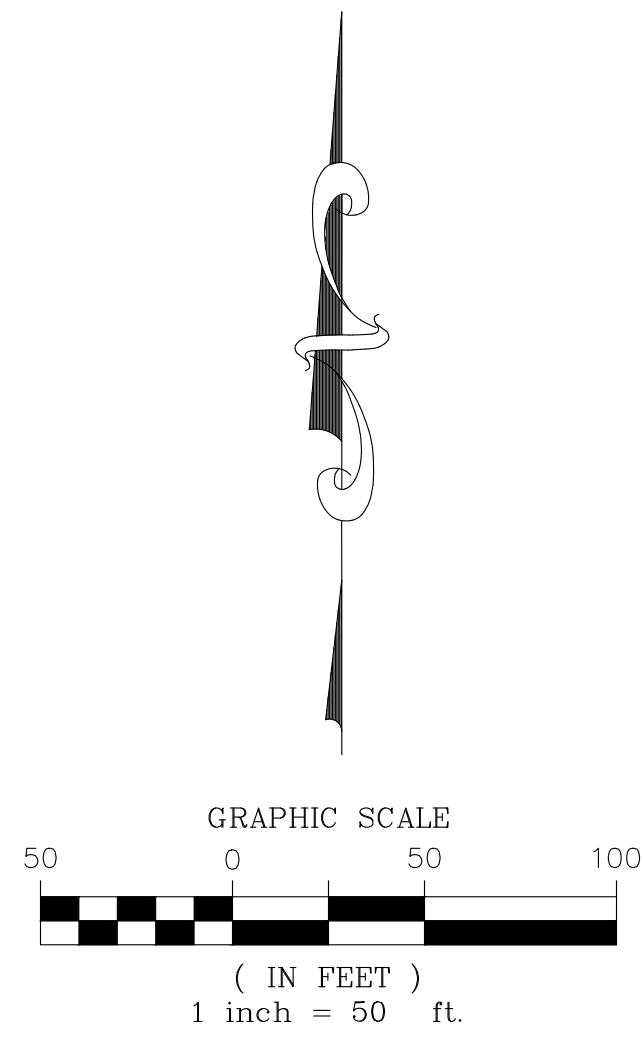
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 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 9 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 3 TRACTS

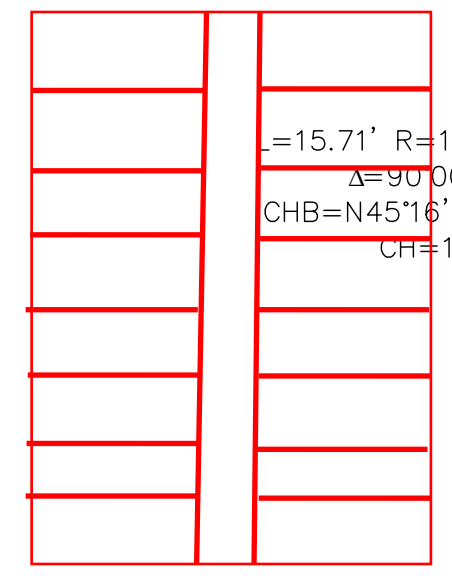
LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
- - - -	SIDEWALK & UTILITY EASEMENT LINE
- - - -	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.L. NO. 25369 UNLESS OTHERWISE NOTED

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S44°43'12"W	14.14'	L13	S45°16'48"E	14.14'
L2	S45°16'48"E	14.14'	L14	S44°43'12"W	14.14'
L3	N44°43'12"E	14.14'	L15	N45°16'48"W	14.14'
L4	S45°16'48"E	14.14'	L16	N44°43'12"E	14.14'
L5	S44°43'12"W	14.14'	L17	S45°16'48"E	14.14'
L6	S45°16'48"E	14.14'	L18	S44°43'12"W	14.14'
L7	S44°43'12"W	14.14'	L19	N45°16'48"W	14.14'
L8	S44°43'12"W	14.14'	L20	N44°43'12"E	14.14'
L9	N45°16'48"W	14.14'	L21	S45°16'48"E	14.14'
L10	N44°43'12"E	14.14'	L22	S44°43'12"W	14.14'
L11	N45°16'48"W	14.14'	L23	N45°16'48"W	14.14'
L12	N44°43'12"E	14.14'	L24	N89°43'12"E	10.36'



TRAILS AT CROWFOOT  
 FILING NO. 1  
 TRACT J  
 (NOT A PART)  
 REC. NO.

Please consider changing the orientation of these lots to have the backs face both Rose Health St. and Red Cosmos St. with a landscape tract between the two lots for the front access.



Please orient these lots towards Bayou Gulch Road. This may also allow for additional room that could be converted to parking areas for residents and guests.

Please separate the right-of-way tracts from the open space/parks tracts and add to the tract summary table.

These roads are narrow which does not allow much room for on street parking for residents or guests. Where do you anticipate guests parking?

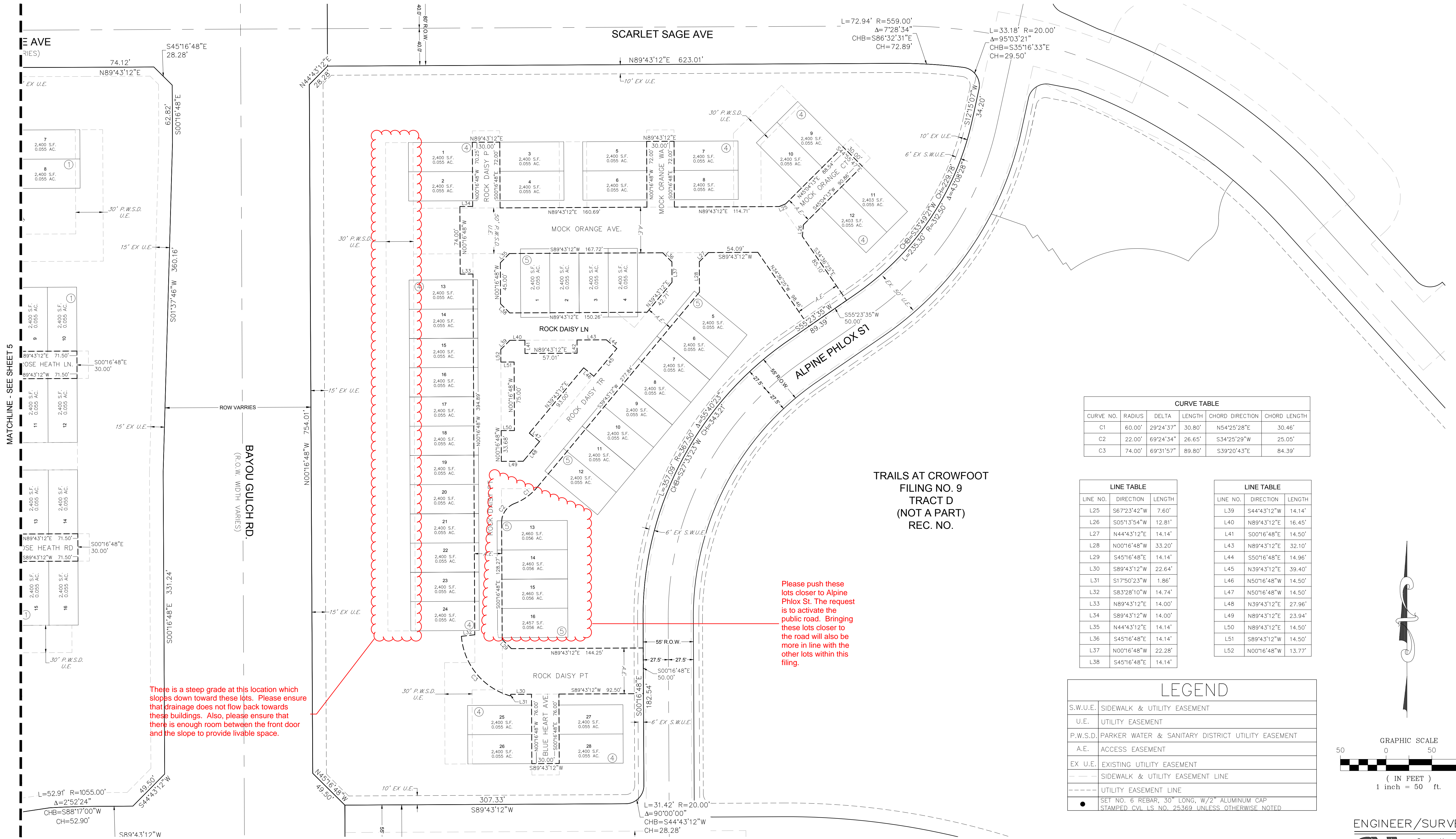
MATCHLINE - SEE SHEET 7 Since this entire area is within Tract AA, this needs to be identified as a separate tract.

MATCHLINE - SEE SHEET 6

# TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY PLAT

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 SHEET 10 OF 12

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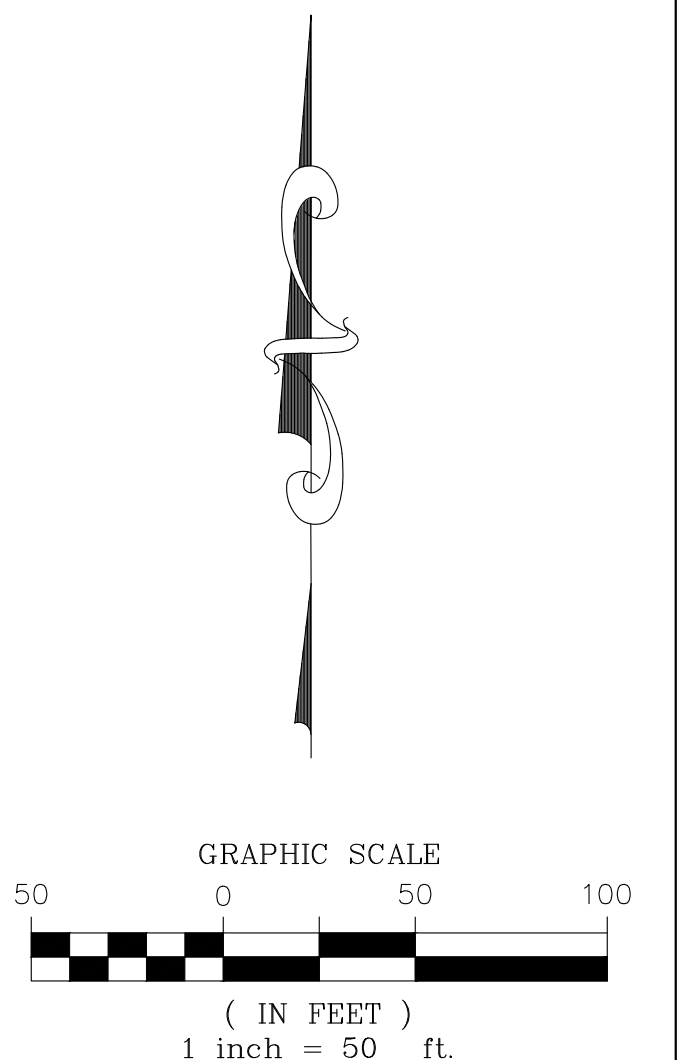


CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	60.00'	29°24'37"	30.80'	N54°25'28"E	30.46'
C2	22.00'	69°24'34"	26.65'	S34°25'29"W	25.05'
C3	74.00'	69°31'57"	89.80'	S39°20'43"E	84.39'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L25	S67°23'42"W	7.60'
L26	S05°13'54"W	12.81'
L27	N44°43'12"E	14.14'
L28	N00°16'48"W	33.20'
L29	S45°16'48"E	14.14'
L30	S89°43'12"W	22.64'
L31	S17°50'23"W	1.86'
L32	S83°28'10"W	14.74'
L33	N89°43'12"E	14.00'
L34	S89°43'12"W	14.00'
L35	N44°43'12"E	14.14'
L36	S45°16'48"E	14.14'
L37	N00°16'48"W	22.28'
L38	S45°16'48"E	14.14'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L39	S44°43'12"W	14.14'
L40	N89°43'12"E	16.45'
L41	S00°16'48"E	14.50'
L43	N89°43'12"E	32.10'
L44	S50°16'48"E	14.96'
L45	N39°43'12"E	39.40'
L46	N50°16'48"W	14.50'
L47	N50°16'48"W	14.50'
L48	N39°43'12"E	27.96'
L49	N89°43'12"E	23.94'
L50	N89°43'12"E	14.50'
L51	S89°43'12"W	14.50'
L52	N00°16'48"W	13.77'

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
---	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIVL I.S. NO. 25369, UNLESS OTHERWISE NOTED



There is a steep grade at this location which slopes down toward these lots. Please ensure that drainage does not flow back towards these buildings. Also, please ensure that there is enough room between the front door and the slope to provide livable space.

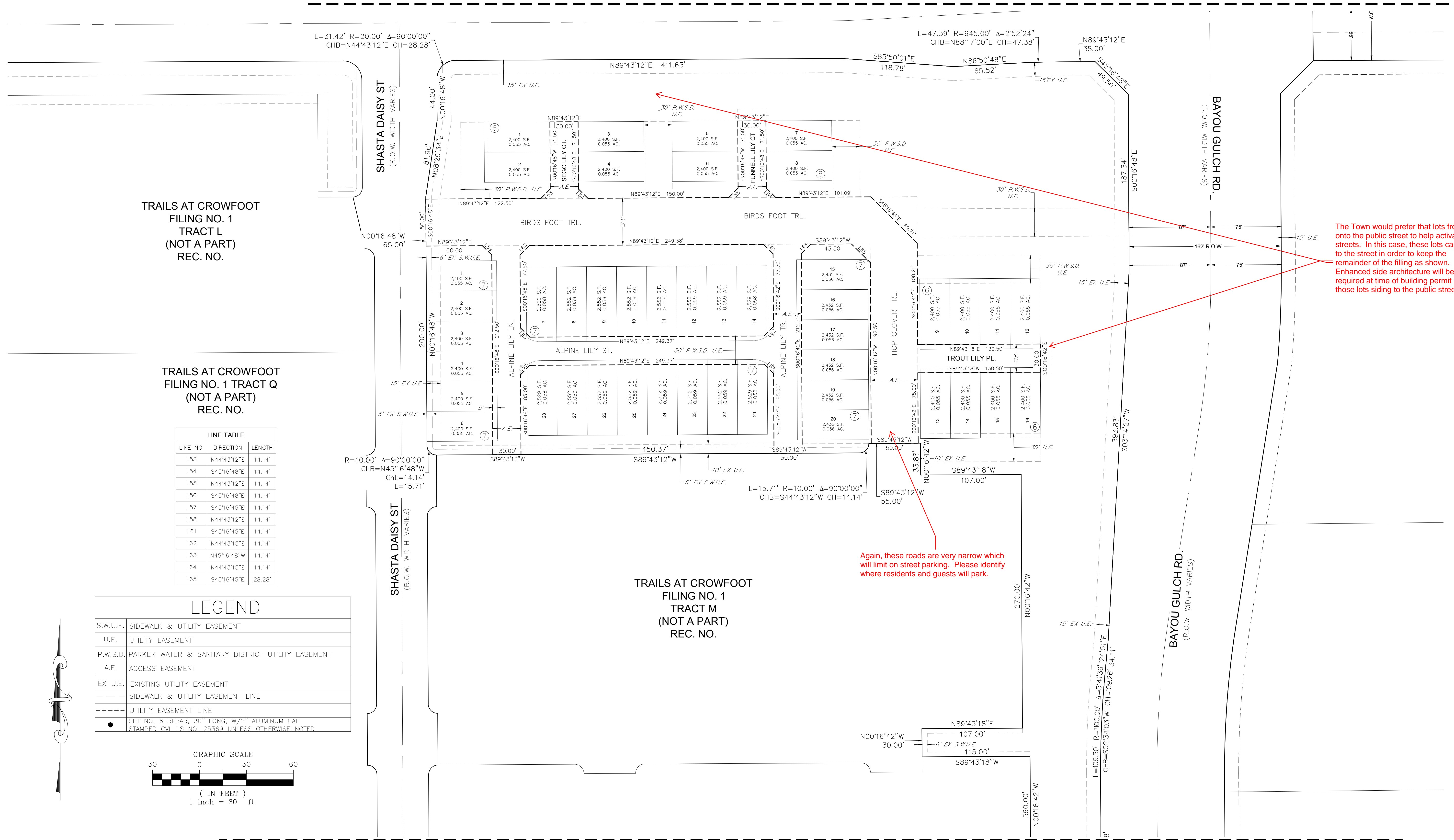
Please push these lots closer to Alpine Phlox St. The request is to activate the public road. Bringing these lots closer to the road will also be more in line with the other lots within this filing.

TRAILS AT CROWFOOT  
 FILING NO. 9  
 TRACT D  
 (NOT A PART)  
 REC. NO.

# TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY PLAT

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 SHEET 11 OF 12  
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MATCHLINE - SEE SHEET 5

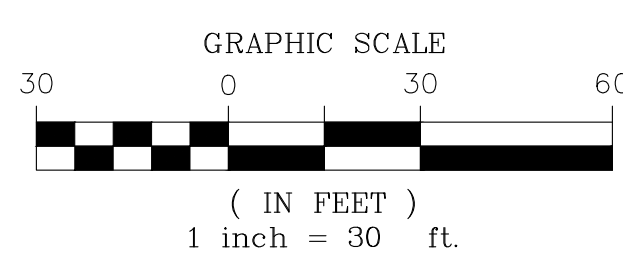


TRAILS AT CROWFOOT  
 FILING NO. 1  
 TRACT L  
 (NOT A PART)  
 REC. NO.

TRAILS AT CROWFOOT  
 FILING NO. 1 TRACT Q  
 (NOT A PART)  
 REC. NO.

LINE NO.	DIRECTION	LENGTH
L53	N44°43'12"E	14.14'
L54	S45°16'48"E	14.14'
L55	N44°43'12"E	14.14'
L56	S45°16'48"E	14.14'
L57	S45°16'45"E	14.14'
L58	N44°43'12"E	14.14'
L61	S45°16'45"E	14.14'
L62	N44°43'15"E	14.14'
L63	N45°16'48"W	14.14'
L64	N44°43'15"E	14.14'
L65	S45°16'45"E	28.28'

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.I. I.S. NO. 25369 UNLESS OTHERWISE NOTED



The Town would prefer that lots front onto the public street to help activate the streets. In this case, these lots can side to the street in order to keep the remainder of the filling as shown. Enhanced side architecture will be required at time of building permit for those lots siding to the public streets.

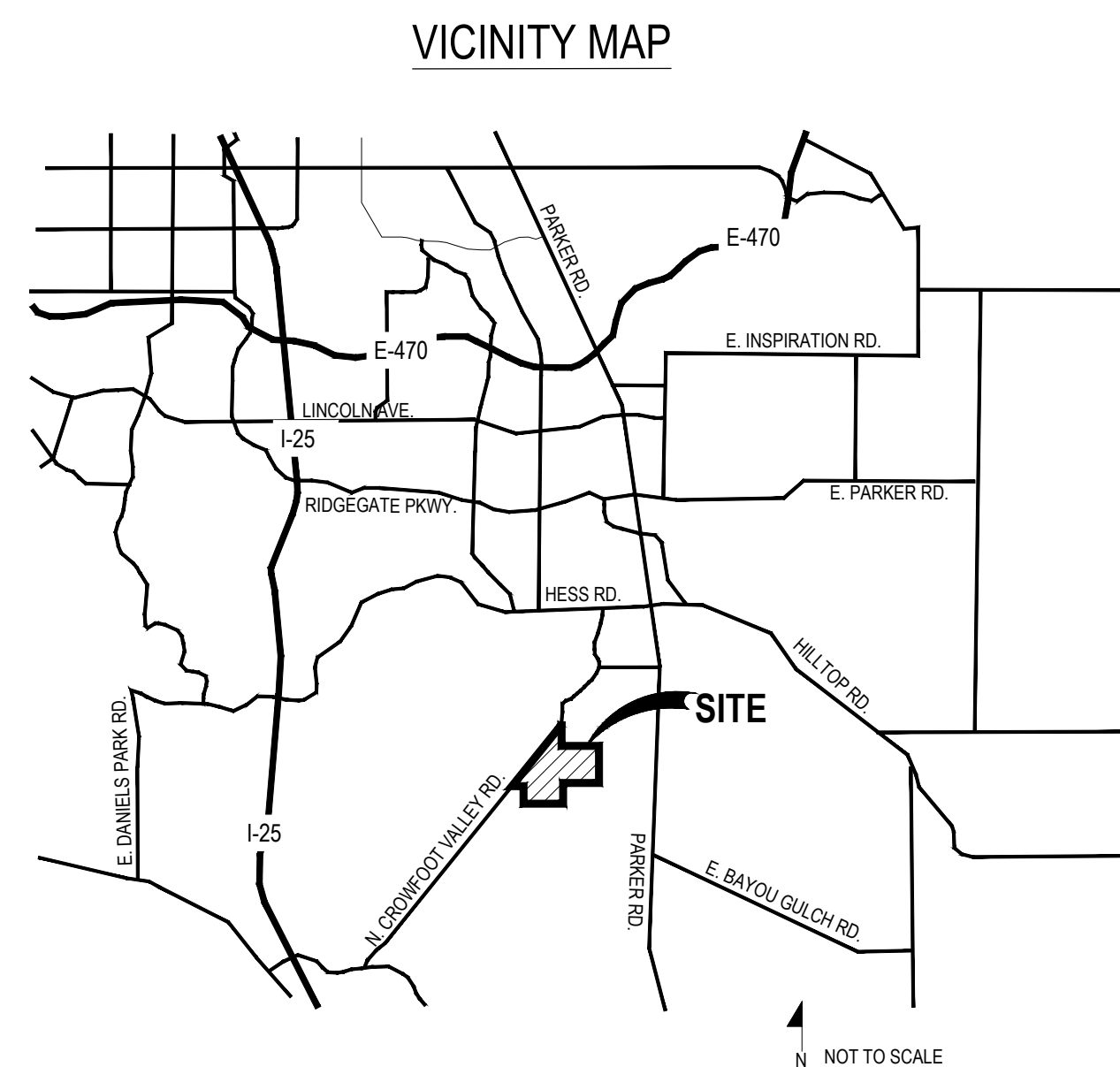
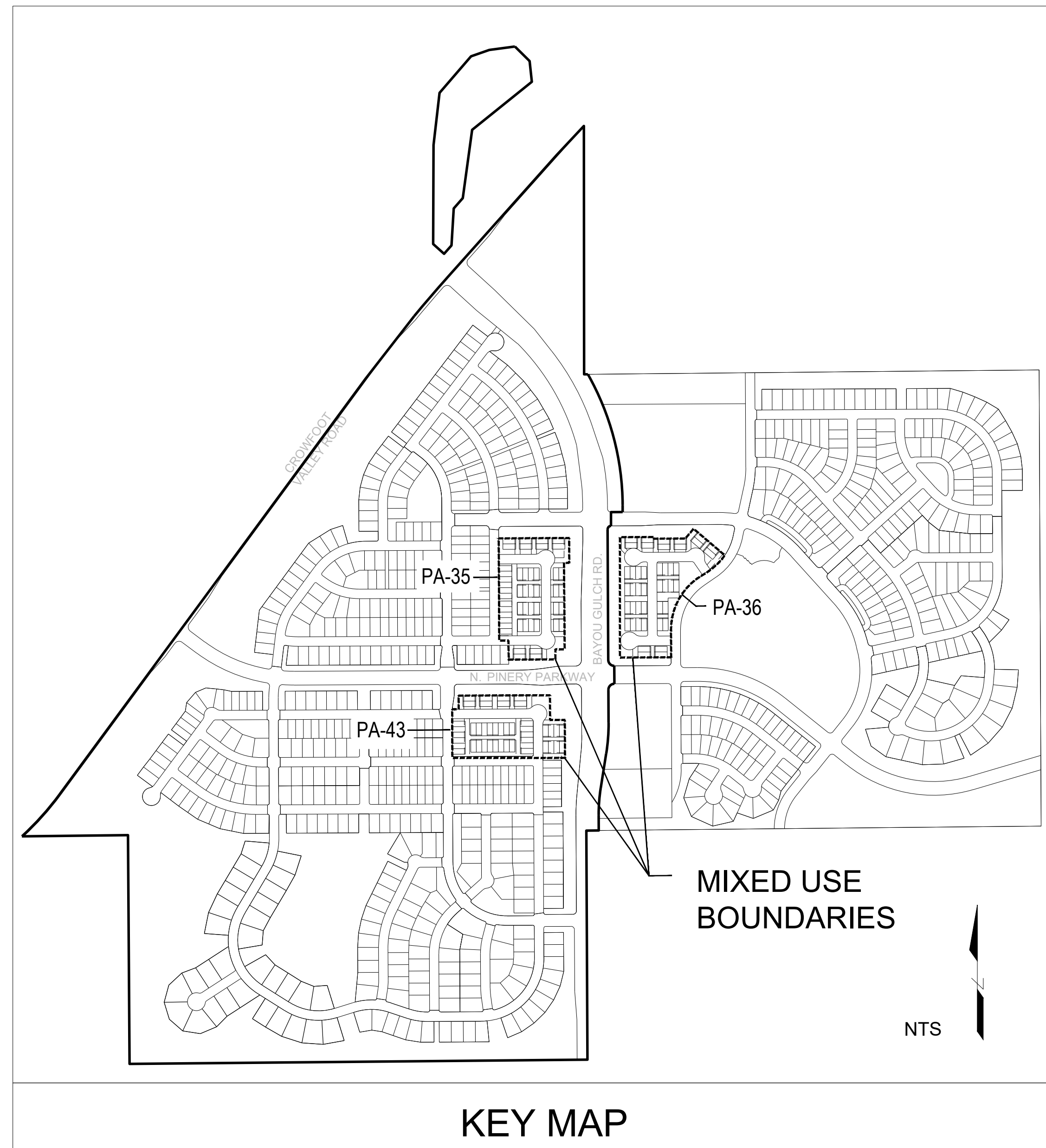
Again, these roads are very narrow which will limit on street parking. Please identify where residents and guests will park.

TRAILS AT CROWFOOT  
 FILING NO. 1  
 TRACT M  
 (NOT A PART)  
 REC. NO.

MATCHLINE - SEE SHEET 8



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

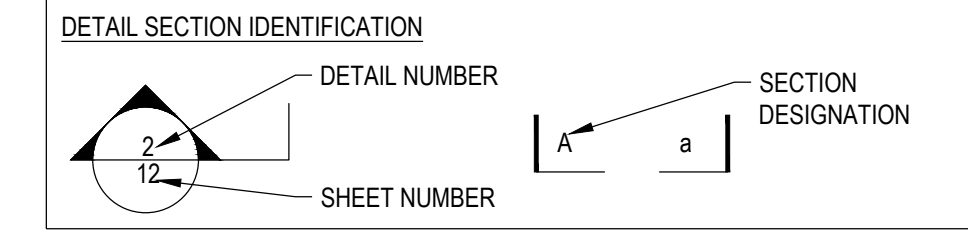
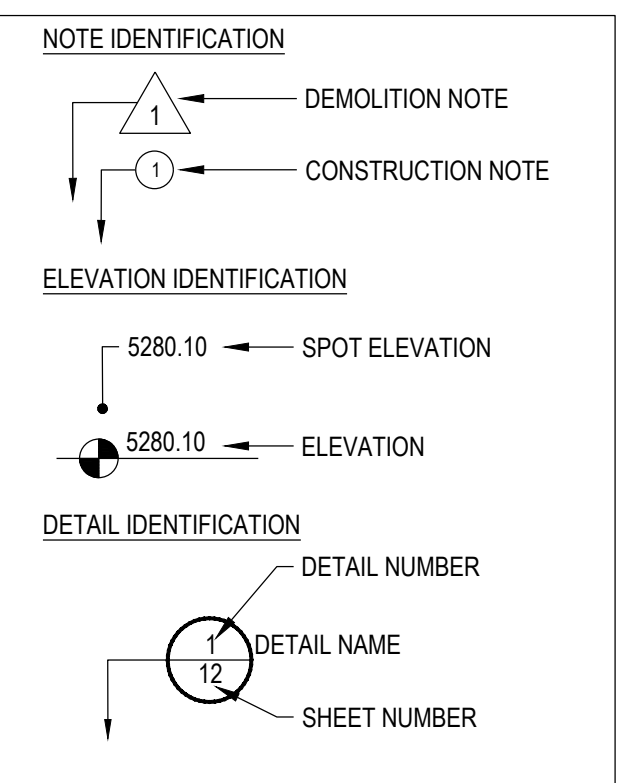


## GENERAL NOTES

- 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.

## 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              | 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    | REQ'D. = 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 | IN. = INCH                        |
| CONTR. = CONTRACTOR         | INVERT                | INVERT                            |
| C.F. = CUBIC FEET           | L.P. = LOW POINT      | L.F. = LINEAR FEET                |
| C.Y. = CUBIC YARD           | L.F. = LINEAR FEET    | MAX. = MAXIMUM                    |
| DET. = DETAIL               | M.H. = MAN HOLE       | MIN. = MINIMUM                    |
| DIM. = DIMENSION            | MISC. = MISCELLANEOUS | N.I.C. = NOT IN CONTRACT          |
| DIA. = DIAMETER             | N.T.S. = NOT TO SCALE |                                   |
| DWG. = DRAWING              |                       |                                   |
| EA. = EACH                  |                       |                                   |
| ELEV. = ELEVATION           |                       |                                   |
| EXIST. = EXISTING           |                       |                                   |
| 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 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
L2.1	LANDSCAPE DETAILS

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

**PLANNER / LANDSCAPE ARCHITECT**  
people creating spaces  
pcs group inc. www.pcsgruopco.com  
#3, B-180 Independence plaza  
1007 14th street, denver co 80265  
1 303.531.4905 . f 303.531.4908

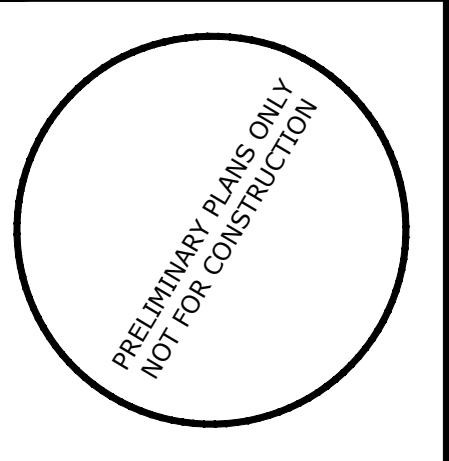
**CIVIL ENGINEER**  
CVL CONSULTANTS  
10333 E. DRY CREEK RD. #240  
ENGLEWOOD, CO 80112  
720-482-9526

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

Land Planning  
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TRAILS AT CROWFOOT  
MIXED USE  
PARKER, COLORADO  
PRELIMINARY LANDSCAPE PLANS



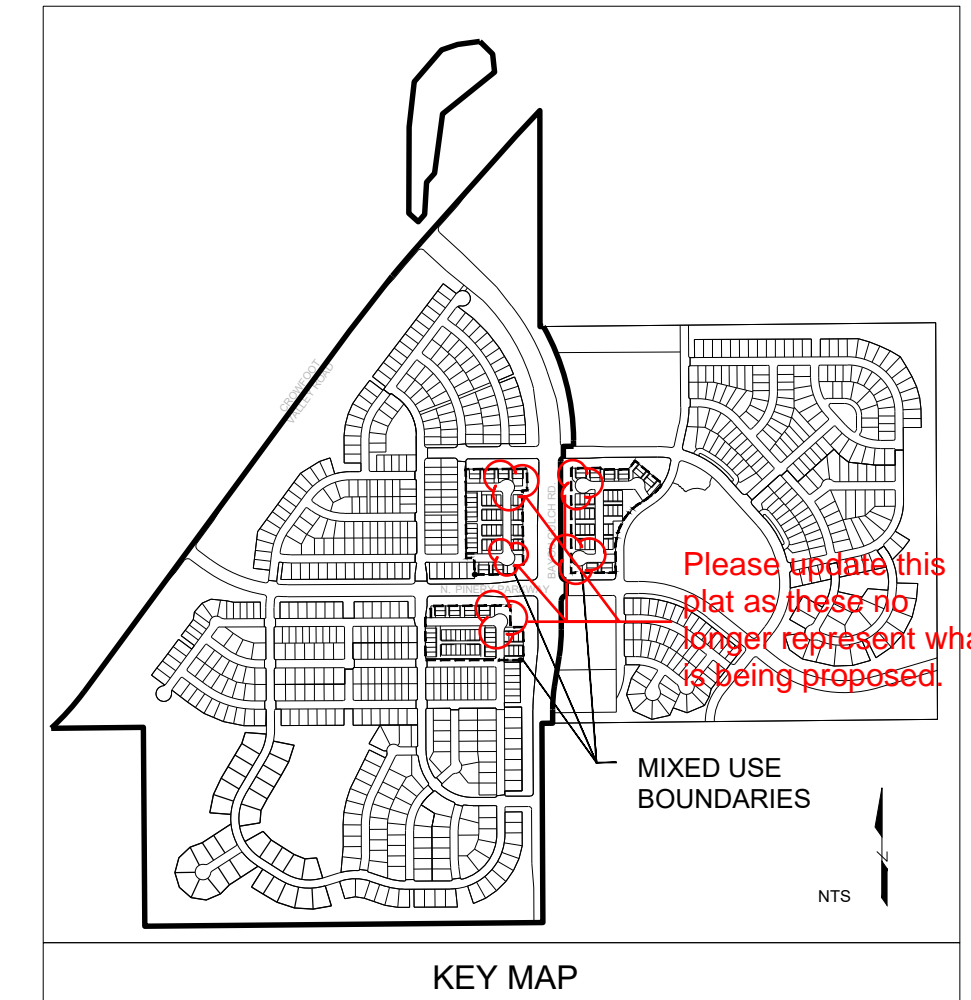
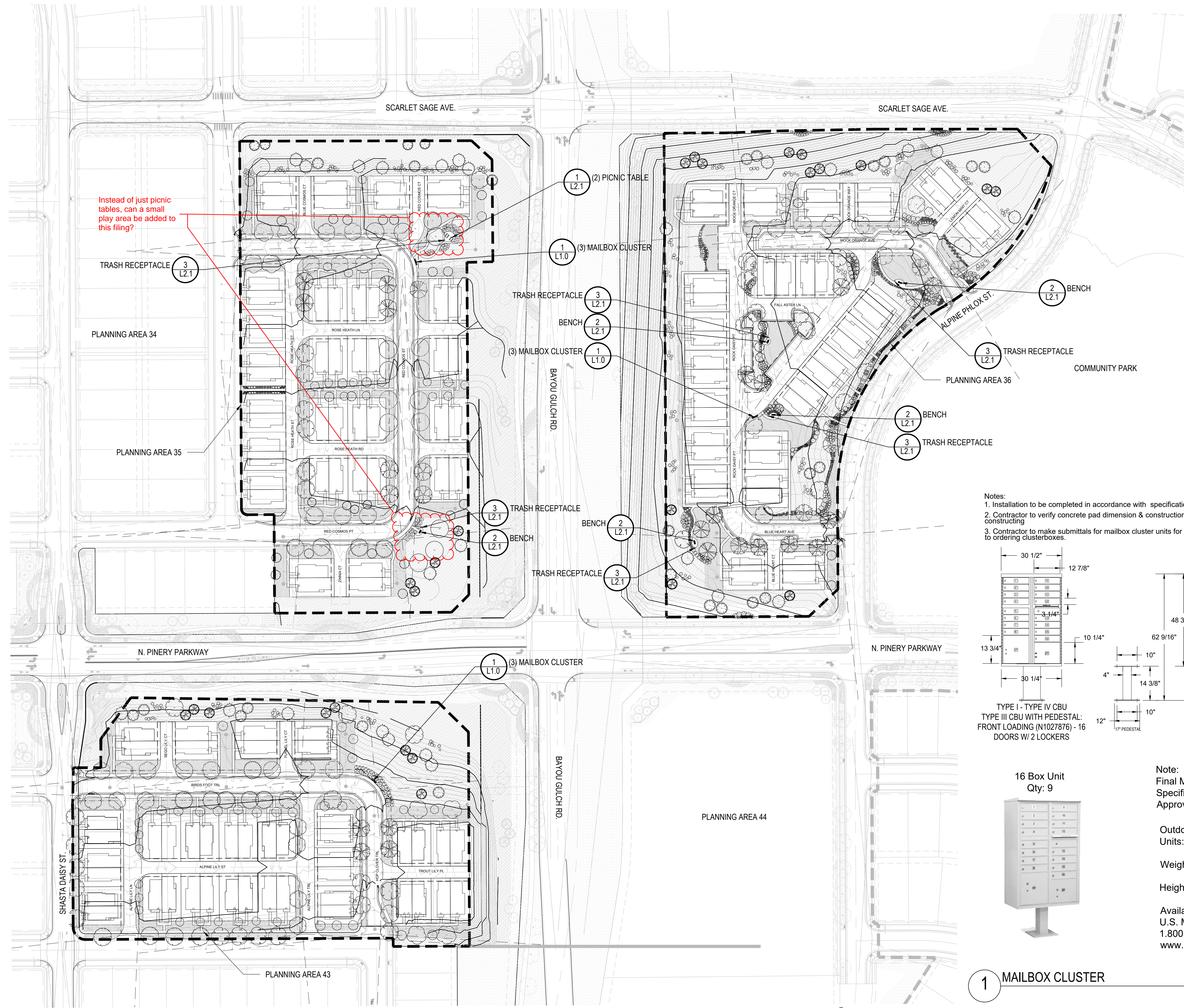
Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submitted Date: 10.18.2017  
Date: 11.24.2018  
Call before you dig.  
811

Sheet Name  
LANDSCAPE COVER SHEET

Sheet Number  
L0.0

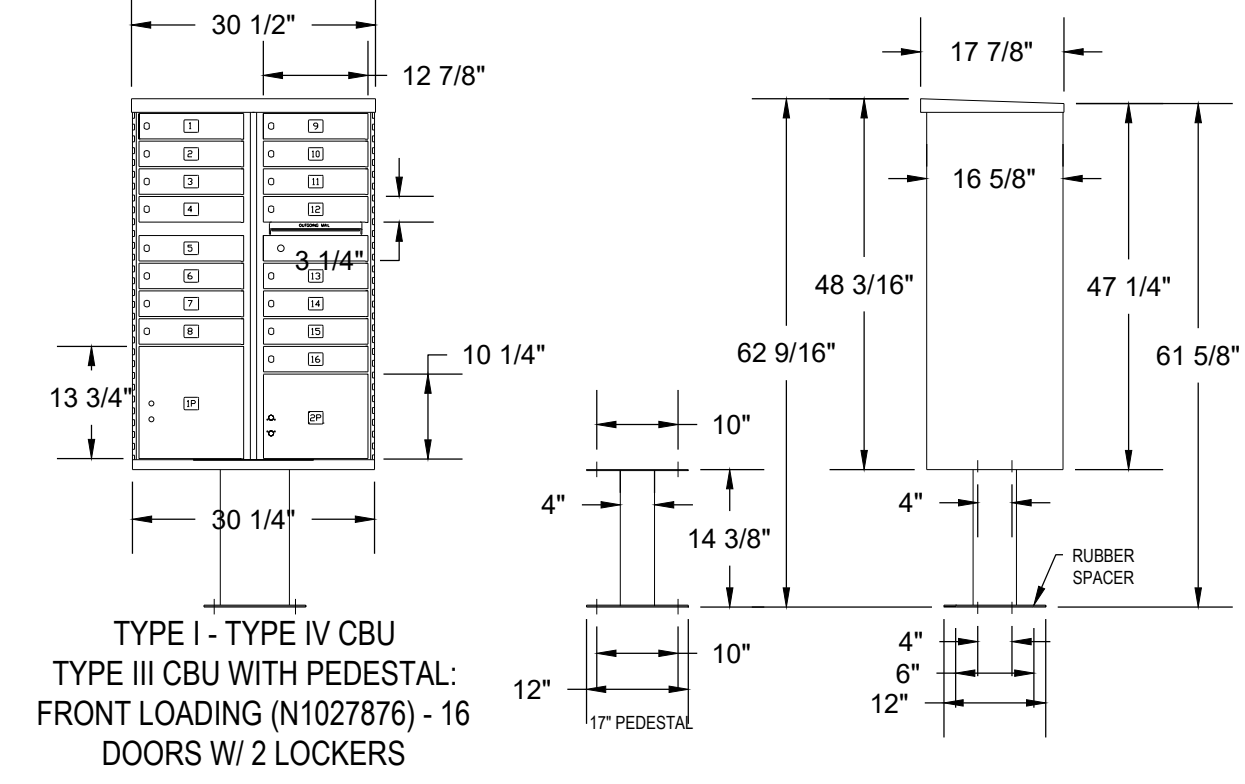
Y:\HESR\_RANCH\LANDSCAPE\_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP PLANS - MIXED USE.DWG  
Wednesday, October 11, 2017

Y:\HESS\_RANCH\LANDSCAPE\_ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - MIXED USE.DWG  
Wednesday, October 11, 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 & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
  4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'.
  5. MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
  6. ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.

- 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

16 Box Unit  
Qty: 9

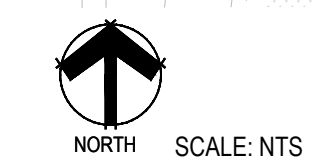
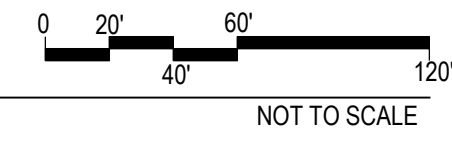


Note:  
Final Mailbox Locations, Sizes and Specifications to be Coordinated and Approved by the U.S. Post Master.

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

1 MAILBOX CLUSTER



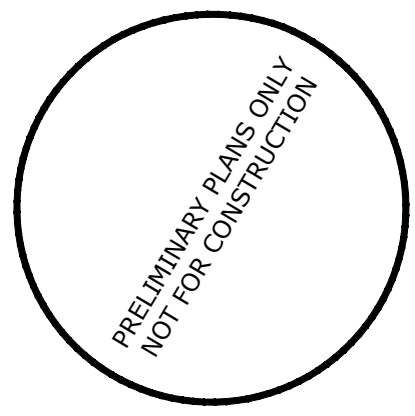
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Land Planning  
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TRAILS AT CROWFOOT  
MIXED USE  
PARKER, COLORADO  
PRELIMINARY LANDSCAPE PLANS



Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 10.18.2017  
11.24.2018  
Know what's below. Call before you dig.  
**811**

Sheet Name  
OVERALL LANDSCAPE PLAN

Sheet Number  
L1.0

PLANT SCHEDULE PA 35

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AE	3	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL
AS	2	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5" CAL
HAC	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL
GS	17	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2.5" CAL
GI	6	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL
GK	4	GYMNOCALADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5" CAL
PO	4	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5" CAL
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	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	7	PINUS FLEXILIS	LIMBER PINE	B & B	6'-8" HT
PN	9	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT
PPI	4	PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8" HT

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
ACM	6	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B	2" CAL
AT	5	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2" CAL
WKH	8	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2" CAL
SC	23	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CI	46	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'
CB	10	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'
FN	15	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL	6' X 6'
PS2	16	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AC	12	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5'
CSM	28	CYTISUS SCOPARIENSIS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'

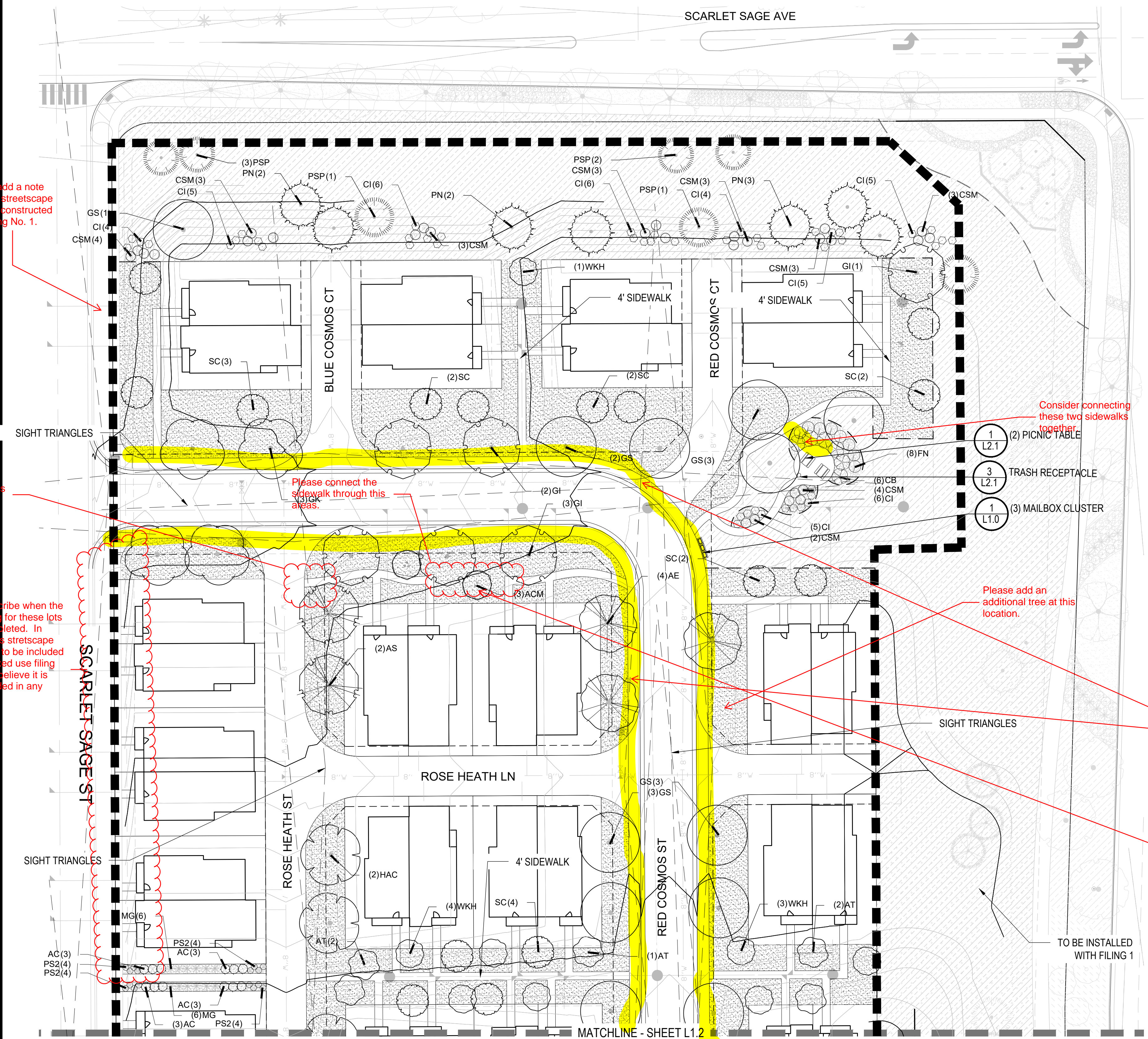
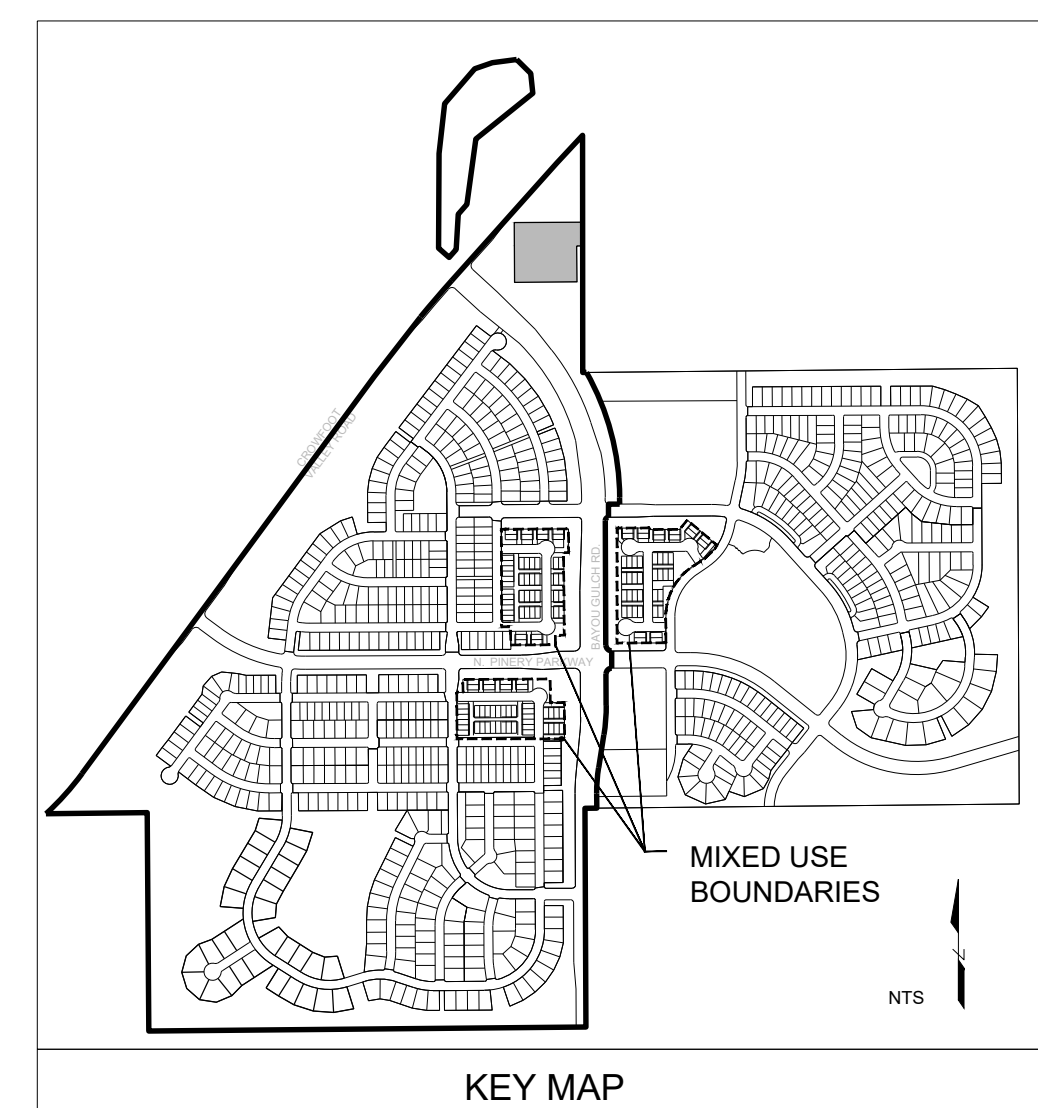
  

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
MG	12	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X 5'

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	56,910 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD
	525 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH
	1,673 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH
	120,527 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED
	1,845 SF	SEED MIX 2 TOWN OF PARKER - SEED MIX 2, RE: LANDSCAPE NOTES	SEED MIX 2	SEED

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
  - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
  - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 8'.
  - TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'.
  - MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
  - ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.



Please add a note that this streetscape is being constructed with Filing No. 1.

As this sidewalk currently sits, there is no connection to an adjacent sidewalk.

Please describe when the landscaping for these lots will be completed. In addition, this streetscape area needs to be included with the mixed use filing as I do not believe it is being included in any other filing.

Consider connecting these two sidewalks together.

Please add an additional tree at this location.

For the sidewalks along the main connector road, please detach the sidewalk from the street. This will help ensure pedestrian safety along these narrow roads.

In this area, once the sidewalk is detached from the road, only one east west sidewalk will be needed with connectors from that sidewalk to each unit.

TO BE INSTALLED WITH FILING 1

1 LANDSCAPE PLAN-PLANNING AREA 35-A

SCALE: 1"=30'-0"

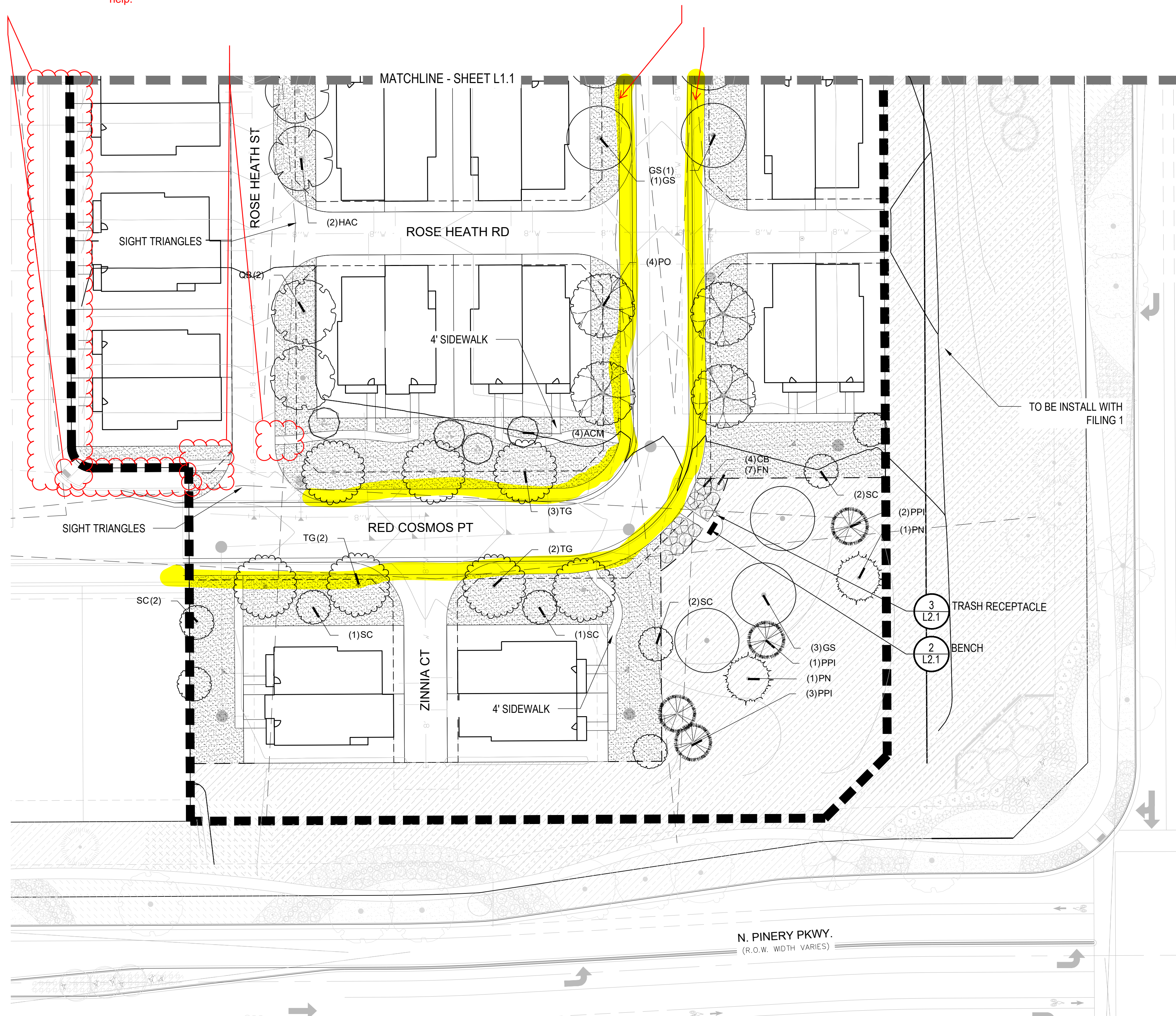


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 Wednesday, October 11, 2017

The streetspace within this area needs to be included with the mixed use planning areas as I do not believe it is proposed with any other filing.

These sidewalks currently do not connect to adjacent sidewalks. Realigning the sidewalks will help.

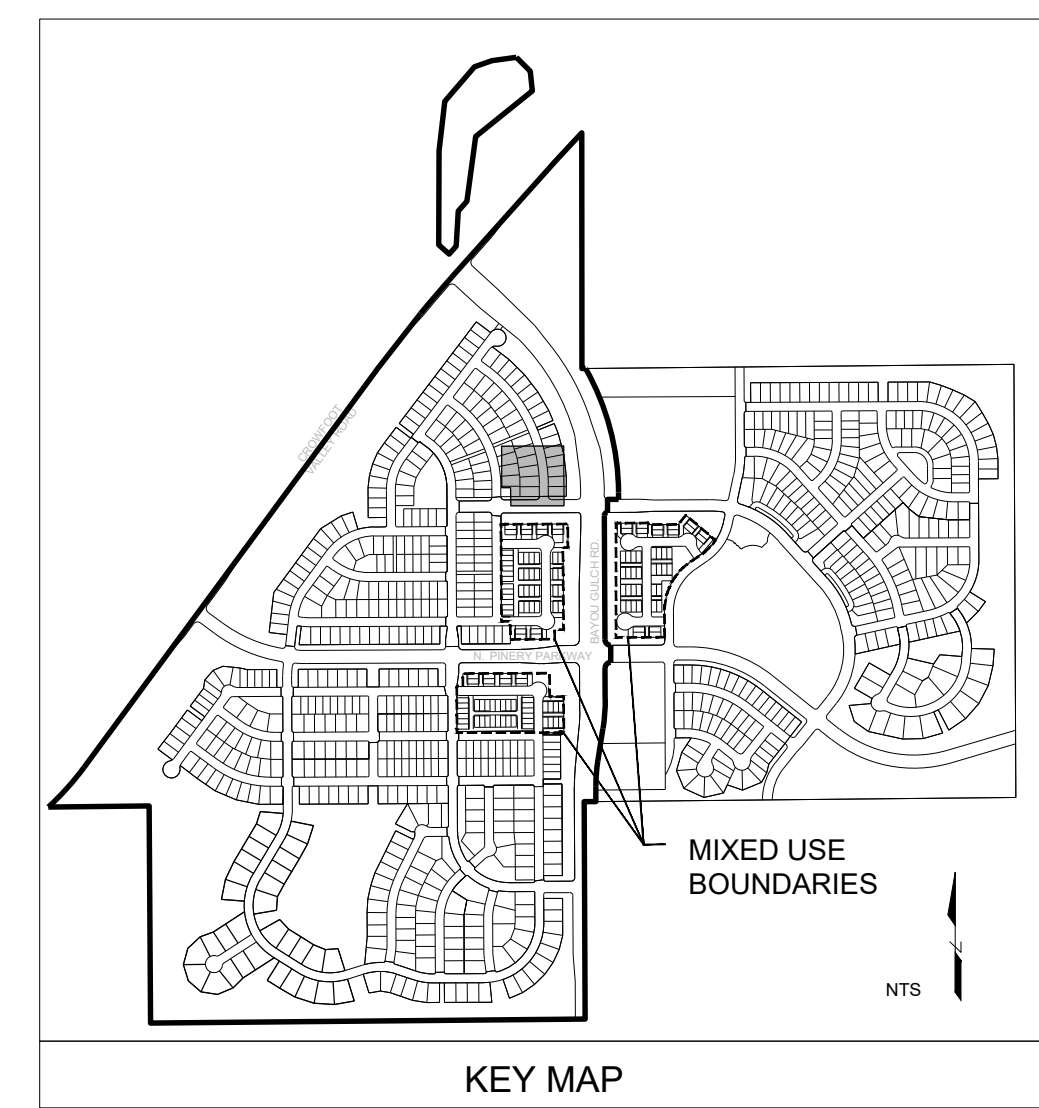
Please make these sidewalks detached instead of attached. In detaching the sidewalks, the trees should be relocated to the tree lawn between the street and sidewalk.



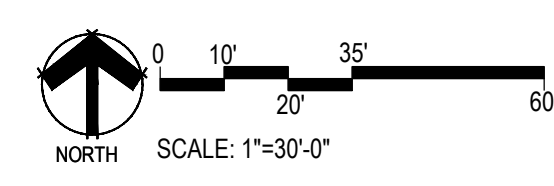
### PLANT SCHEDULE PA 35

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
AE	3	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL	45' X 35'
AS	2	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5" CAL	50' X 30'
HAC	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	50' X 30'
GS	17	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL	45' X 50'
GI	6	GLEDTISIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL	45' X 45'
GK	4	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'
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL	50' X 50'
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	7	PINUS FLEXILIS	LIMBER PINE	B & B	6"-8" HT	50' X 25'
PN	9	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6"-8" HT	50' X 30'
PPI	4	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	6	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B	2" CAL	18' X 18'
AT	5	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2" CAL	2" CAL
WKH	8	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2" CAL	30' X 30'
SC	23	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	46	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'	LOW
CB	10	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'	LOW-MOD-HI
FN	15	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL	6' X 6'	LOW
PS2	16	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'	LOW
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
AC	12	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5'	LOW
CSM	28	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'	LOW
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
MG	12	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X 5'	MEDIUM
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	56,910 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD		
	525 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LANDSCAPE NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH		
	1,673 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LANDSCAPE NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH		
	120,527 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED		
	1,845 SF	SEED MIX 2 TOWN OF PARKER - SEED MIX 2, RE: LANDSCAPE NOTES	SEED MIX 2	SEED		

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
  - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
  - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
  - TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'.
  - MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
  - ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.



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

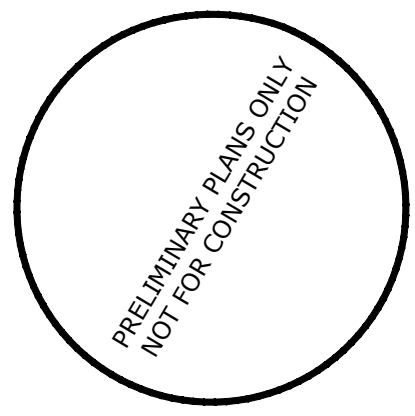


Prepared For  
**ESX MANAGEMENT**  
 7353 SOUTH ALTON WAY  
 CENTENNIAL, CO 80112

Land Planning  
 people creating spaces  
 pcs group inc. www.pcsgruopco.com  
 #3, 8-180 Independence plaza  
 1007 16th 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**

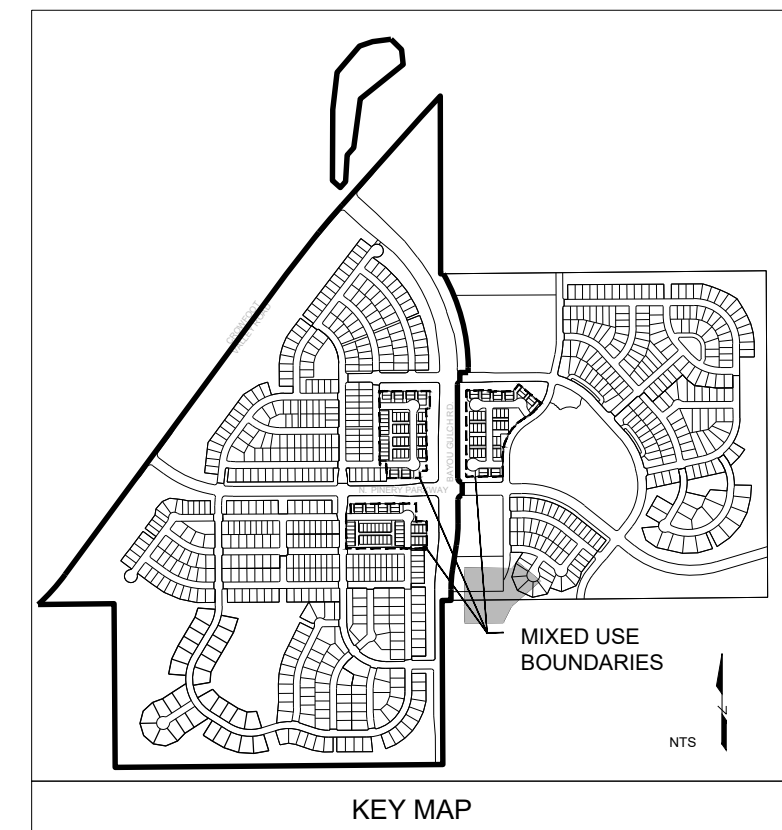


Drawn by: JWI, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 10.18.2017  
 Date: 11.24.2018  
 Know what's below. Call before you dig.  
**811**

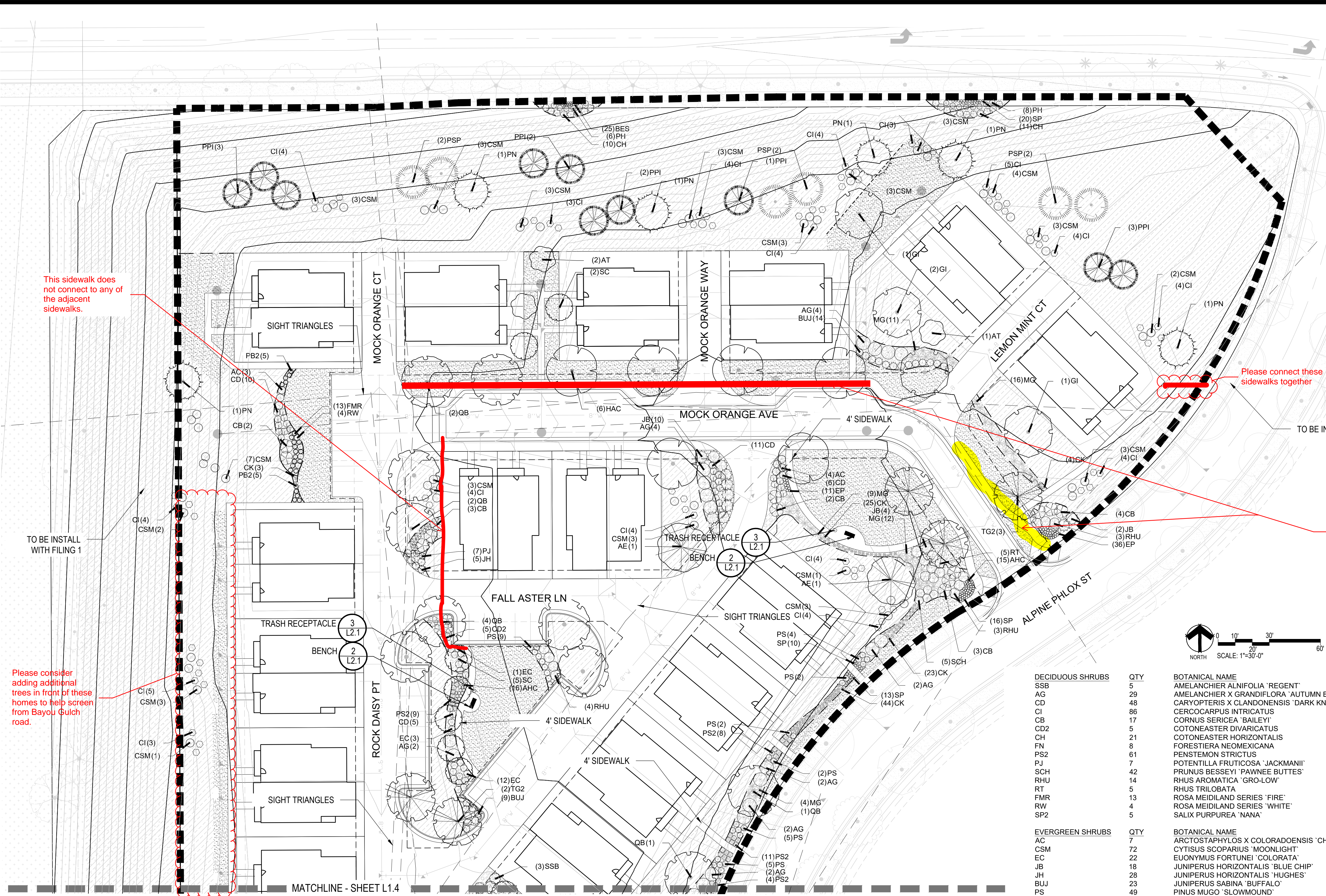
Sheet Name  
**LANDSCAPE PLAN**

Sheet Number  
**L1.2**

Y:\HSS\_RANCH\LANDSCAPE\_ARCHITECTURE\CURRENT DWGS\HSS-LDSCP PLANS - MIXED USE.CWG  
 Wednesday, October 11, 2017



- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
  - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
  - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
  - TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'.
  - MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
  - ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.

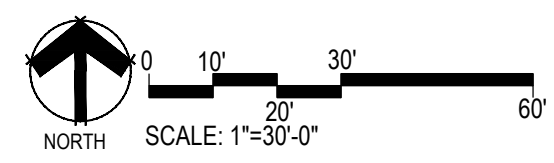


This sidewalk does not connect to any of the adjacent sidewalks.

Please connect these sidewalks together

Please move the sidewalk to be detached instead of attached. In the areas where parallel parking is proposed, please keep the sidewalk as straight as possible where in some cases it will be directly adjacent to the parking spaces.

Please consider adding additional trees in front of these homes to help screen from Bayou Gulch road.



# 1 LANDSCAPE PLAN-PLANNING AREA 36-A

SCALE: 1"=30'-0"

## PLANT SCHEDULE PA 36

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME
AE	1	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE
AS	5	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE
HAC	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY
GI	4	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST
OV	1	OSTRYA VIRGINIANA	AMERICAN HORNBEAM
QB	13	QUERCUS BICOLOR	SWAMP WHITE OAK
TG2	12	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME
PSP	14	PINUS FLEXILIS	LIMBER PINE
PN	9	PINUS NIGRA	AUSTRIAN BLACK PINE
PPI	13	PINUS PONDEROSA	PONDEROSA PINE

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME
AT	3	ALNUS TENUIFOLIA	THINLEAF ALDER
SC	10	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME
AHC	29	AGASTACHE X 'CORANADO RED'	ANISE HYSSOP
CV	29	COREOPSIS VERTICILLATA 'MOONBEAM'	THREEDLEAF COREOPSIS
EP	134	ECHINACEA PURPUREA	PURPLE CONEFLOWER
BES	25	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN
SP	43	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER

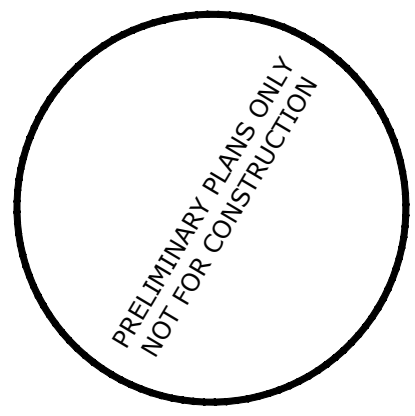
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
SSB	5	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY
AG	29	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY
CD	48	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB
CI	86	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY
CB	17	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD
CD2	5	COTONEASTER DIVARICATUS	SPREADING COTONEASTER
CH	21	COTONEASTER HORIZONTALIS	ROCK COTONEASTER
FN	8	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET
PS2	61	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
PJ	7	POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN'S POTENTILLA
SCH	42	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
RHU	14	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
RT	5	RHUS TRILOBATA	THREE LEAF SUMAC
FMR	13	ROSA MEIDLAND SERIES 'FIRE'	FIRE MEIDLAND ROSE
RW	4	ROSA MEIDLAND SERIES 'WHITE'	WHITE MEIDLAND ROSE
SP2	5	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
AC	7	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA
CSM	72	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM
EC	22	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER
JB	18	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JH	28	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER
BUJ	23	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
PS	49	PINUS MUGO 'SLOWMOUND'	MUGO PINE

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME
CK	186	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
MG	73	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS
MY	5	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS
PH	14	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS
PH2	41	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS
PB2	10	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
ENVIROTURF	38,388 SF	ENVIROTURF	ENVIROTURF
RE: LANDSCAPE NOTES/STREETSCAPE ONLY			
ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDISCP NOTES	12,018 SF		ROCK MULCH GREY, 2" DIA. COBBLE
ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDISCP NOTES	2,111 SF		ROCK MULCH TAN, 2" DIA. COBBLE
SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	144,253 SF		SEED MIX 1

TRAILS AT CROWFOOT  
MIXED USE  
PARKER, COLORADO  
PRELIMINARY LANDSCAPE PLANS



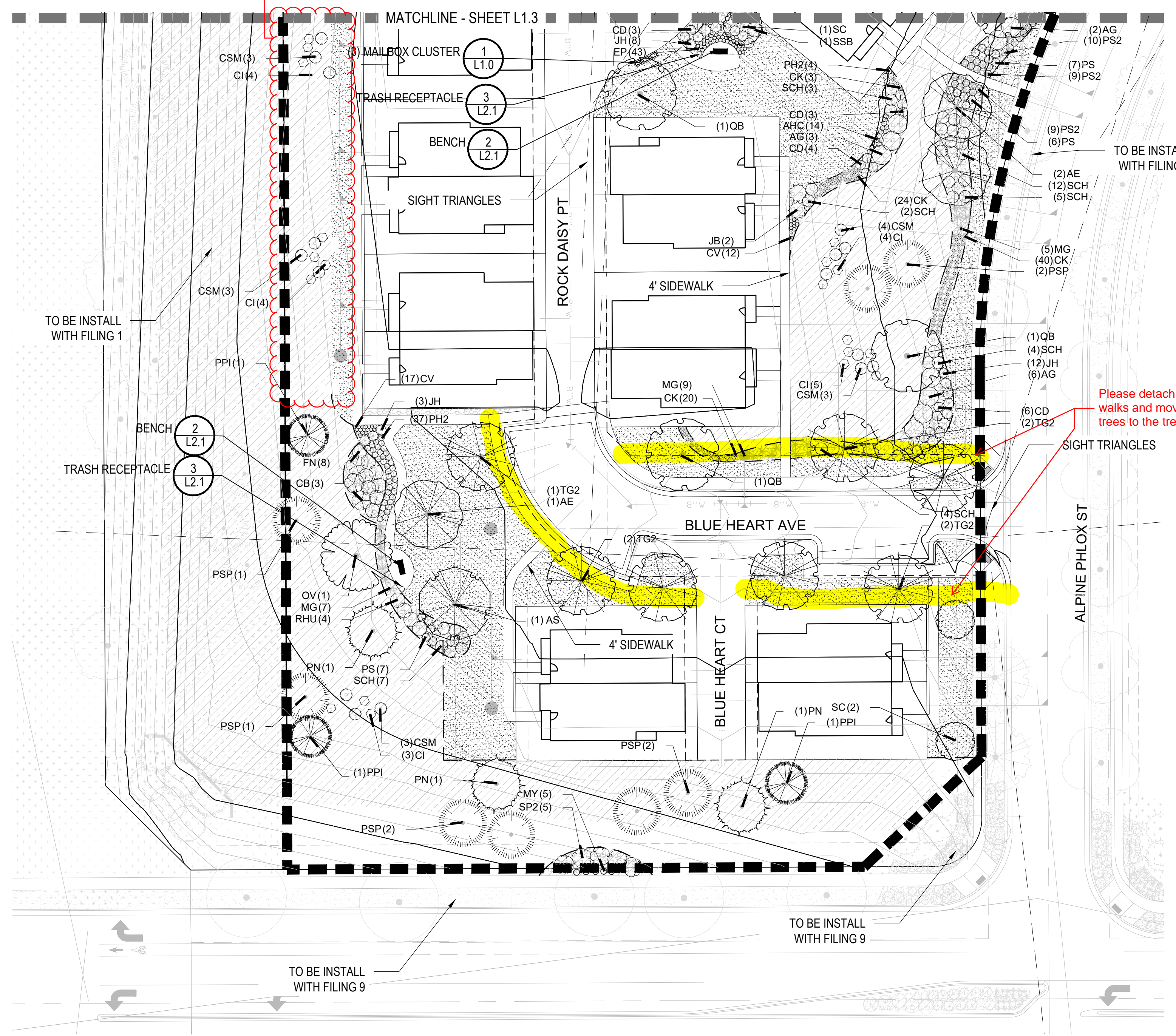
Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 10.18.2017  
11.24.2018  
Know what's below. Call before you dig.

Sheet Name: LANDSCAPE PLAN

Sheet Number

L1.3

Please consider adding additional trees to help screen these front doors from Bayou Gulch Road.



### 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	1	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5' CAL
HAC	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5' CAL
GI	4	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5' CAL
OV	1	OSTRYA VIRGINIANA	AMERICAN HORNBEAM	B & B	2.5' CAL
QB	13	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5' CAL
TG2	12	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5' CAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
PSP	14	PINUS FLEXILIS	LIMBER PINE	B & B	6'-8" HT
PN	9	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT
PPI	13	PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8" HT

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AT	3	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2' CAL
SC	10	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2' CAL

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AHC	29	AGASTACHE X 'CORANADO RED'	ANISE HYSSOP	1 GAL	2.5' X 3'
CV	29	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS	1 GAL	1.5' X 1.5'
EP	134	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'
BES	25	RUBRICKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'
SP	43	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER	1 GAL	2.5' X 1.5'

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
SSB	5	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	5 GAL	12' X 8'
AG	29	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' X 10'
CD	48	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	MIST SHRUB	5 GAL	3' X 4'
CI	86	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'
CB	17	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'
CD2	5	COTONEASTER DIVARICATUS	SPREADING COTONEASTER	5 GAL	6' X 6'
CH	21	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X 5'
FN	8	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL	6' X 6'
PS2	61	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'
PJ	7	POTENTILLA FRUTICOSA 'JACKMANI'	JACKMAN'S POTENTILLA	5 GAL	3' X 4'
SCH	42	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 6'
RHU	14	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6'
RT	5	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	4' X 5'
FMR	13	ROSA MEIDLAND SERIES 'FIRE'	FIRE MEIDLAND ROSE	5 GAL	2' X 4'
RW	4	ROSA MEIDLAND SERIES 'WHITE'	WHITE MEIDLAND ROSE	5 GAL	2' X 4'
SP2	5	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL	8' X 8'

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AC	7	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5'
CSM	72	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'
EC	22	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER	5 GAL	2' X 5'
JB	18	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8' X 10'
JH	28	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	1.5' X 6'
BUJ	23	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6'
PS	49	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5'

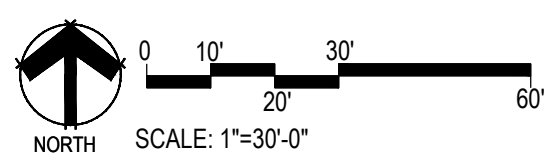
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CK	186	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5' X 2'
MG	73	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X 5'
MY	5	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3' X 3'
PH	14	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	5' X 3'
PH2	41	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	5 GAL	1' X 2'
PB2	10	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	1' X 2'

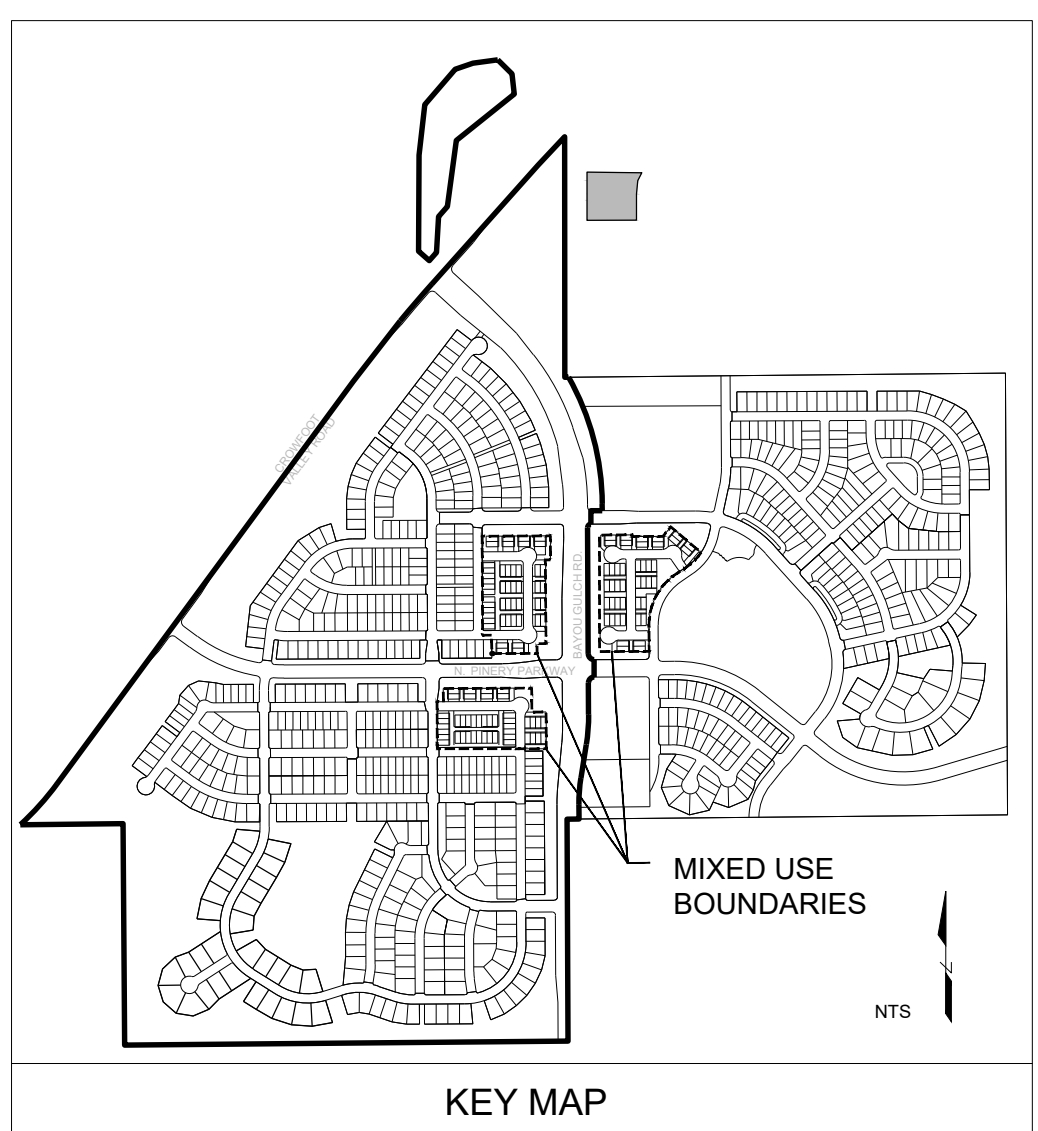
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	38,388 SF	ENVIROTURF	ENVIROTURF	SOD
	12,018 SF	RE: LANDSCAPE NOTES/STREETSCAPE ONLY		
	12,018 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH
	2,111 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH
	144,253 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED

1 LANDSCAPE PLAN-PLANNING AREA 36-B

SCALE: 1"=30'-0"



- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
  - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
  - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
  - TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 6'.
  - MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
  - ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.



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

Land Planning  
 pcs group inc. www.pcsgroupco.com  
 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  
 Date: 11.24.2018  
 Know what's below.  
 Call before you dig.  
**811**

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number  
**L1.4**

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

