



Your kind of place.

TO: John Prestwich, PCS Group, Inc.

FROM: Stacey Nerger, Associate Planner

DATE: May 17, 2018

SUBJECT: Trails at Crowfoot Multifamily – 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 label all tracts on all pages of the Preliminary Plat.

Complied: Yes No
Response:

3. No all 13.311 acres of Park Space identified on the Preliminary Plan can meet the definition or intent of park space. The individual park areas will need to be distinguished from the open space areas to be more accurate. Areas that include seating, pedestrian paths, play equipment,



Your kind of place.

turf play areas, etc. can be included within the park space designation. Regular landscaping which is not usable will need to be removed.

Complied: Yes No
Response:

Landscaping

4. Please see the attached redlines for additional information.

Complied: Yes No
Response:

OUTSIDE REFERRAL AGENCY COMMENTS

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

Complied: Yes No
Response:

Property Owner _____
Date

Project Representative _____
Date

TRAILS AT CROWFOOT 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

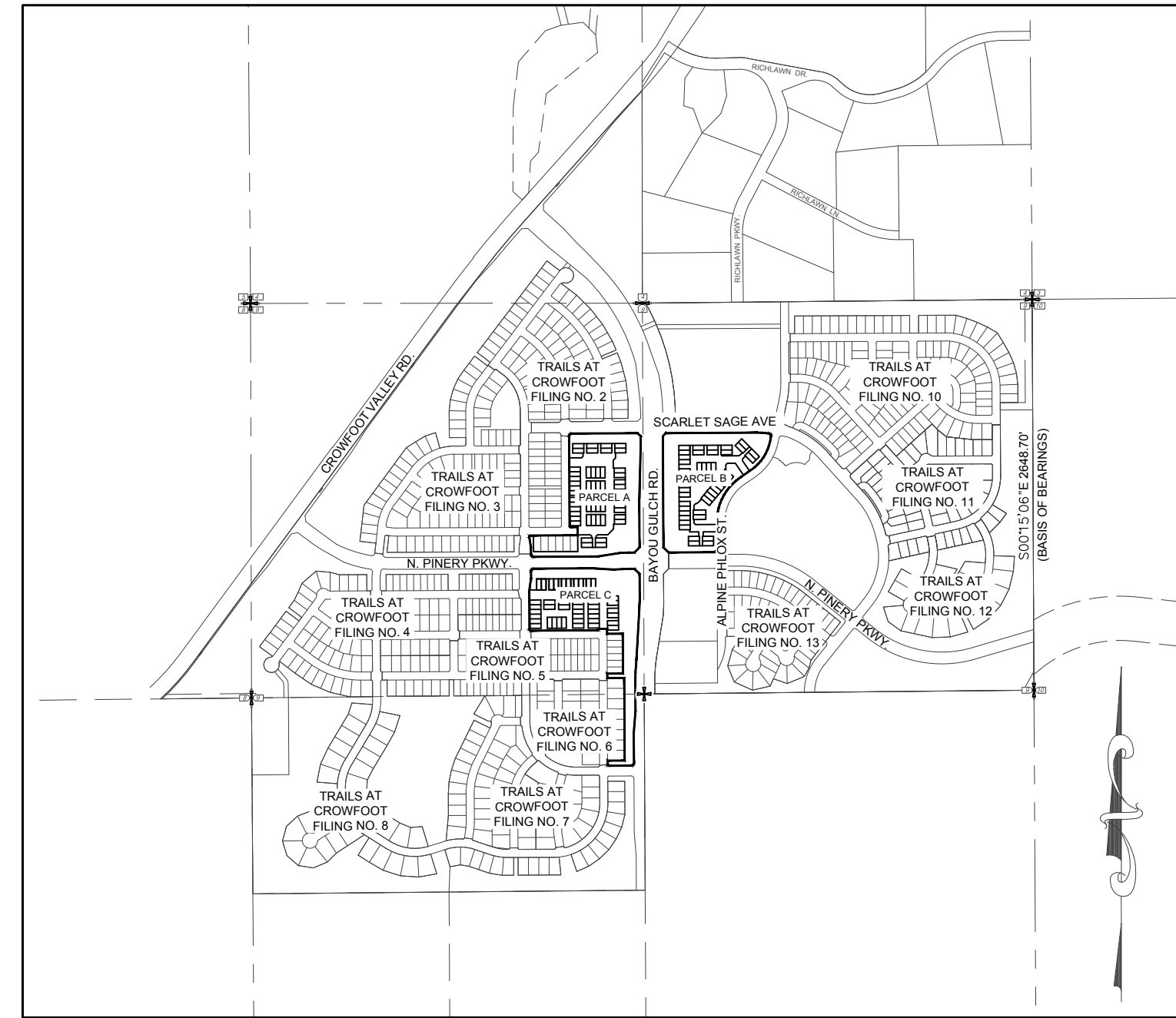
TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 7 TRACTS

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 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.
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 7 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

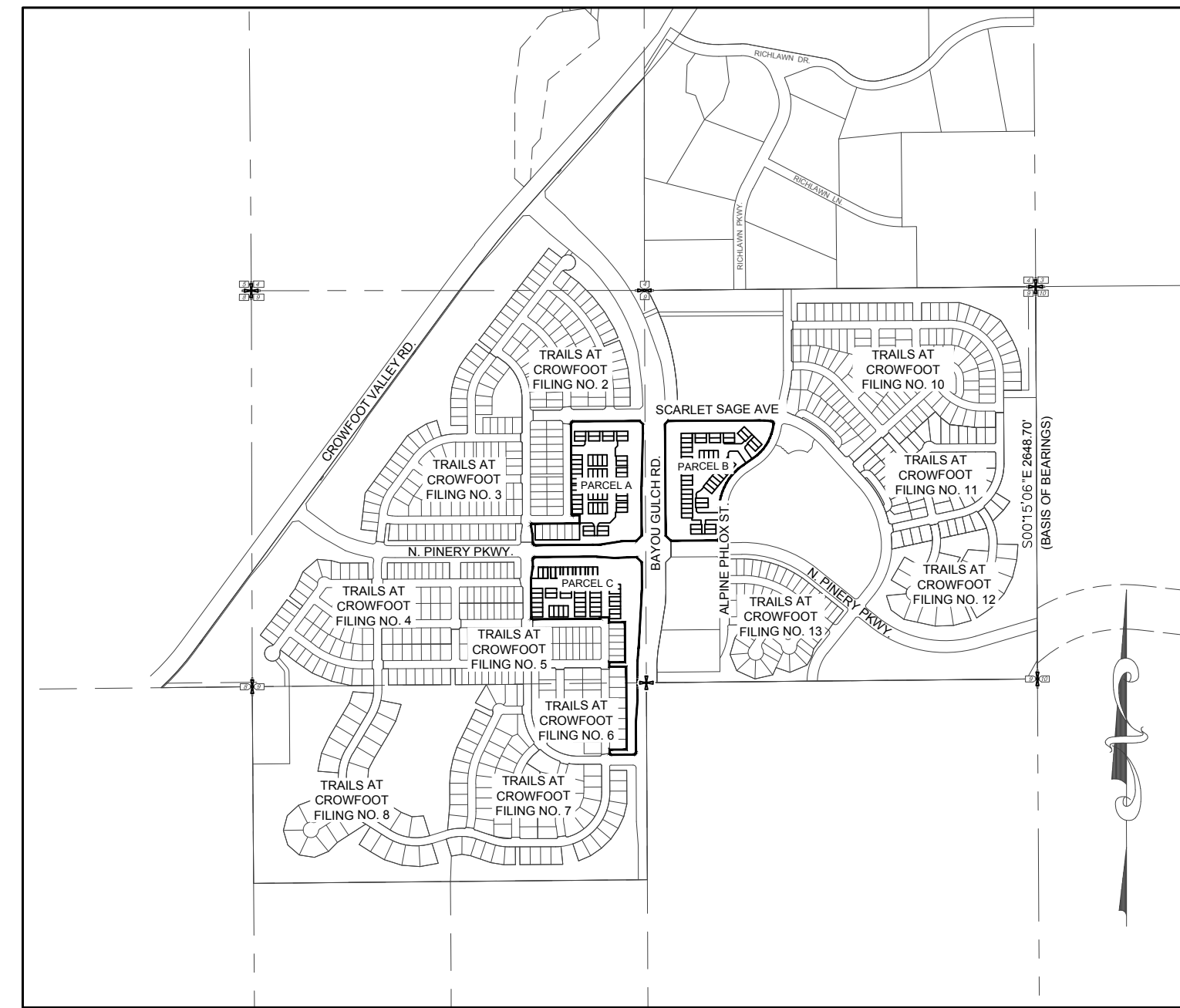
ENGINEER/SURVEYOR

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, 7 TRACTS



VICINITY MAP
 SCALE: 1" = 1000'

No all 13.311 acres meet the definition or requirements for park space. The park areas will need to be broken down further to be more accurate.

TRACT SUMMARY TABLE					
TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
A	2.405 AC.	104,781 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
B	3.900 AC.	169,872 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
C	1.877 AC.	81,752 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
D	4.092 AC.	178,266 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
E	0.763 AC.	33,231 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
F	2.081 AC.	90,666 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
G	4.557 AC.	198,517 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST

LAND USE SUMMARY CHART			
TYPE	AREA		% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	7.510 AC.	327,090 S.F.	27.63%
OPEN SPACE / UTILITIES/ ACCESS	6.363 AC.	277,199 S.F.	23.41%
PARK SPACE / UTILITIES	13.311 AC.	579,886 S.F.	48.96%
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	2,720 S.F.	0.062 AC.
AVERAGE LOT SIZE	2,504 S.F.	0.055 AC.

ENGINEER/SURVEYOR

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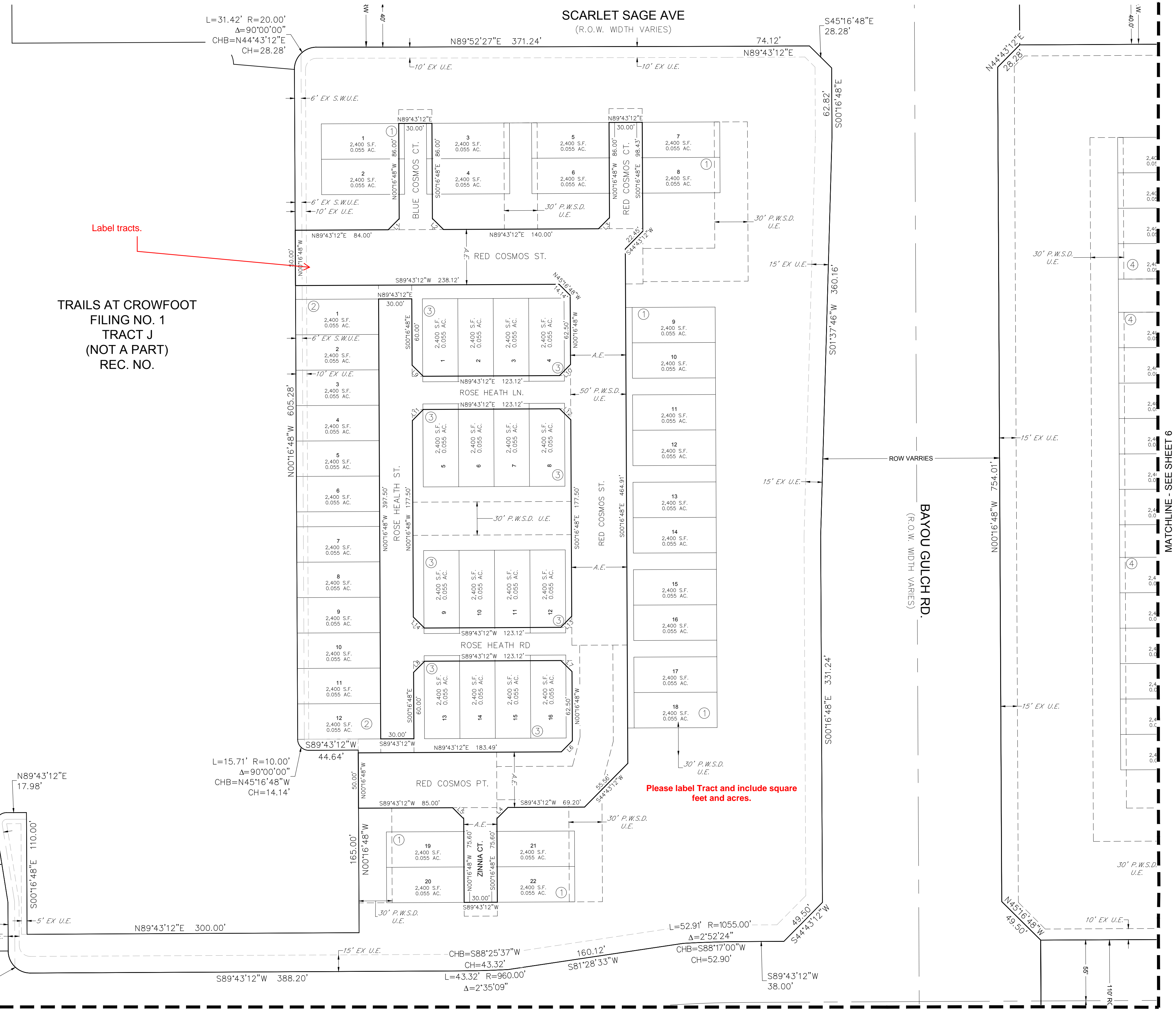
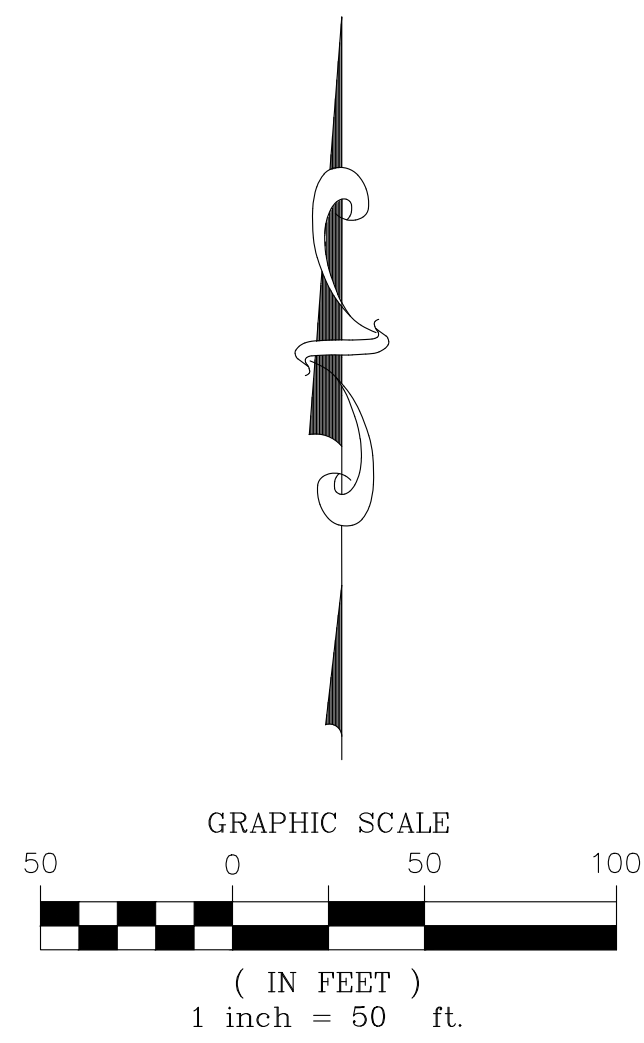
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 SHEET 9 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 7 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 CIVL LS. NO. 25369 UNLESS OTHERWISE NOTED

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N44°43'12"E	14.14'
L2	S45°16'48"E	14.14'
L3	N44°43'12"E	14.14'
L4	S44°43'12"W	14.14'
L5	N45°16'48"W	14.14'
L6	N44°43'12"E	14.14'
L7	S45°16'48"E	14.14'
L8	S44°43'12"W	14.14'
L9	S45°16'48"E	14.14'
L10	N44°43'12"E	14.14'
L11	N44°43'12"E	14.14'
L12	S45°16'48"E	14.14'
L13	S44°43'12"W	14.14'
L14	N45°16'48"W	14.14'



Label tracts.

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

Please label Tract and include square feet and acres.

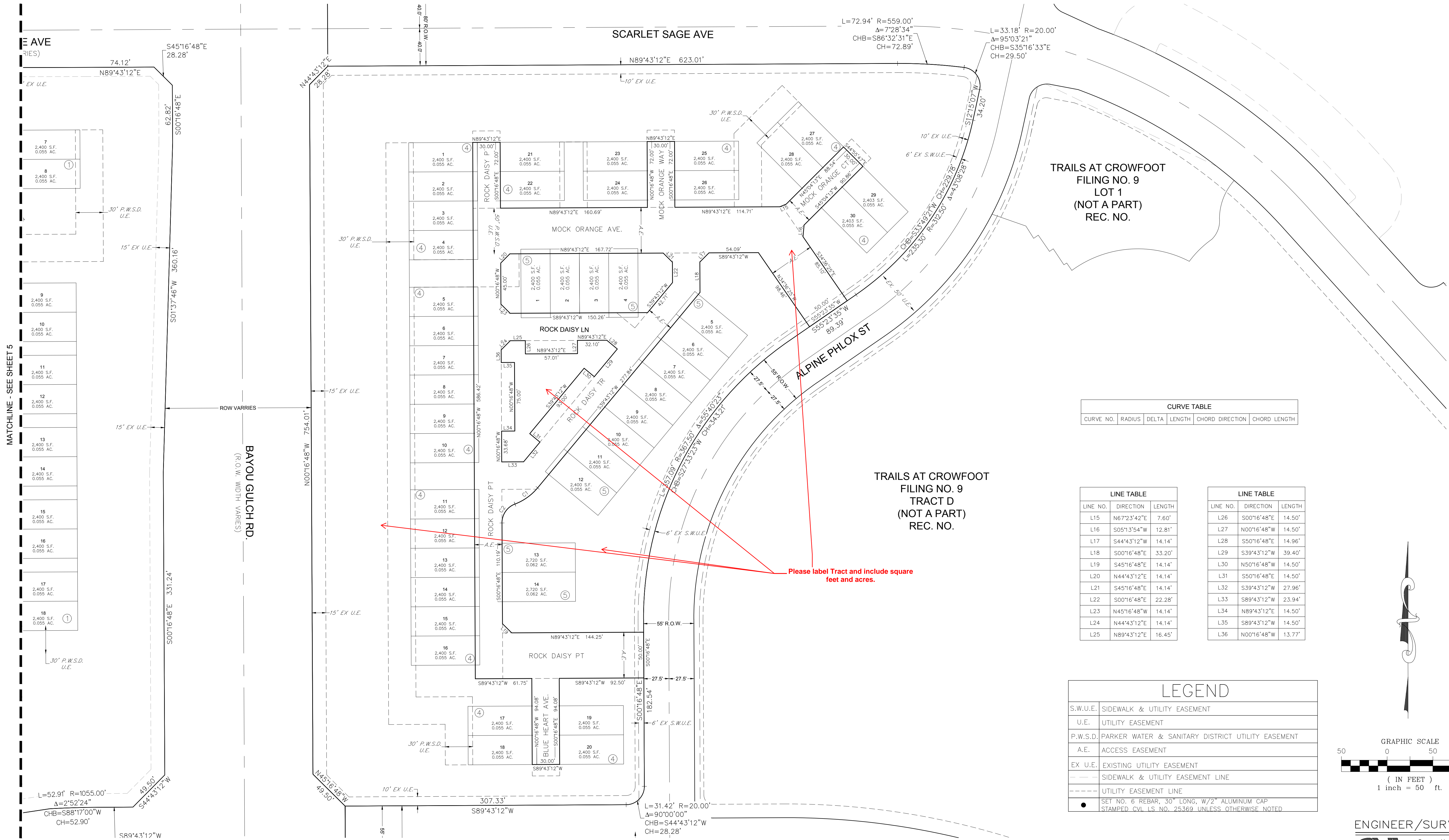
MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 6

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 SHEET 10 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 7 TRACTS



TRAILS AT CROWFOOT
 FILING NO. 9
 LOT 1
 (NOT A PART)
 REC. NO.

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

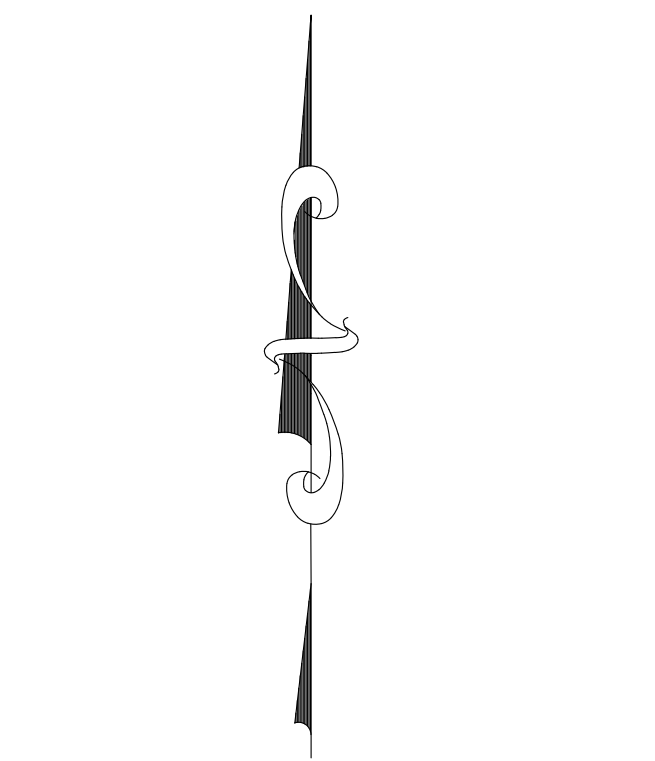
Please label Tract and include square feet and acres.

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
L15	1055.00'	2°52'24"	7.60'	N67°23'42"E	7.60'
L16	1055.00'	2°52'24"	12.81'	S05°13'54"W	12.81'
L17	1055.00'	2°52'24"	14.14'	S44°43'12"W	14.14'
L18	1055.00'	2°52'24"	33.20'	S00°16'48"E	33.20'
L19	1055.00'	2°52'24"	14.14'	S45°16'48"E	14.14'
L20	1055.00'	2°52'24"	14.14'	N44°43'12"E	14.14'
L21	1055.00'	2°52'24"	14.14'	S45°16'48"E	14.14'
L22	1055.00'	2°52'24"	22.28'	S00°16'48"E	22.28'
L23	1055.00'	2°52'24"	14.14'	N45°16'48"W	14.14'
L24	1055.00'	2°52'24"	14.14'	N44°43'12"E	14.14'
L25	1055.00'	2°52'24"	16.45'	N89°43'12"E	16.45'

LINE NO.	DIRECTION	LENGTH
L15	N67°23'42"E	7.60'
L16	S05°13'54"W	12.81'
L17	S44°43'12"W	14.14'
L18	S00°16'48"E	33.20'
L19	S45°16'48"E	14.14'
L20	N44°43'12"E	14.14'
L21	S45°16'48"E	14.14'
L22	S00°16'48"E	22.28'
L23	N45°16'48"W	14.14'
L24	N44°43'12"E	14.14'
L25	N89°43'12"E	16.45'

LINE NO.	DIRECTION	LENGTH
L26	S00°16'48"E	14.50'
L27	N00°16'48"W	14.50'
L28	S50°16'48"E	14.96'
L29	S39°43'12"W	39.40'
L30	N50°16'48"W	14.50'
L31	S50°16'48"E	14.50'
L32	S39°43'12"W	27.96'
L33	S89°43'12"W	23.94'
L34	N89°43'12"E	14.50'
L35	S89°43'12"W	14.50'
L36	N00°16'48"W	13.77'

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



MATCHLINE - SEE SHEET 5

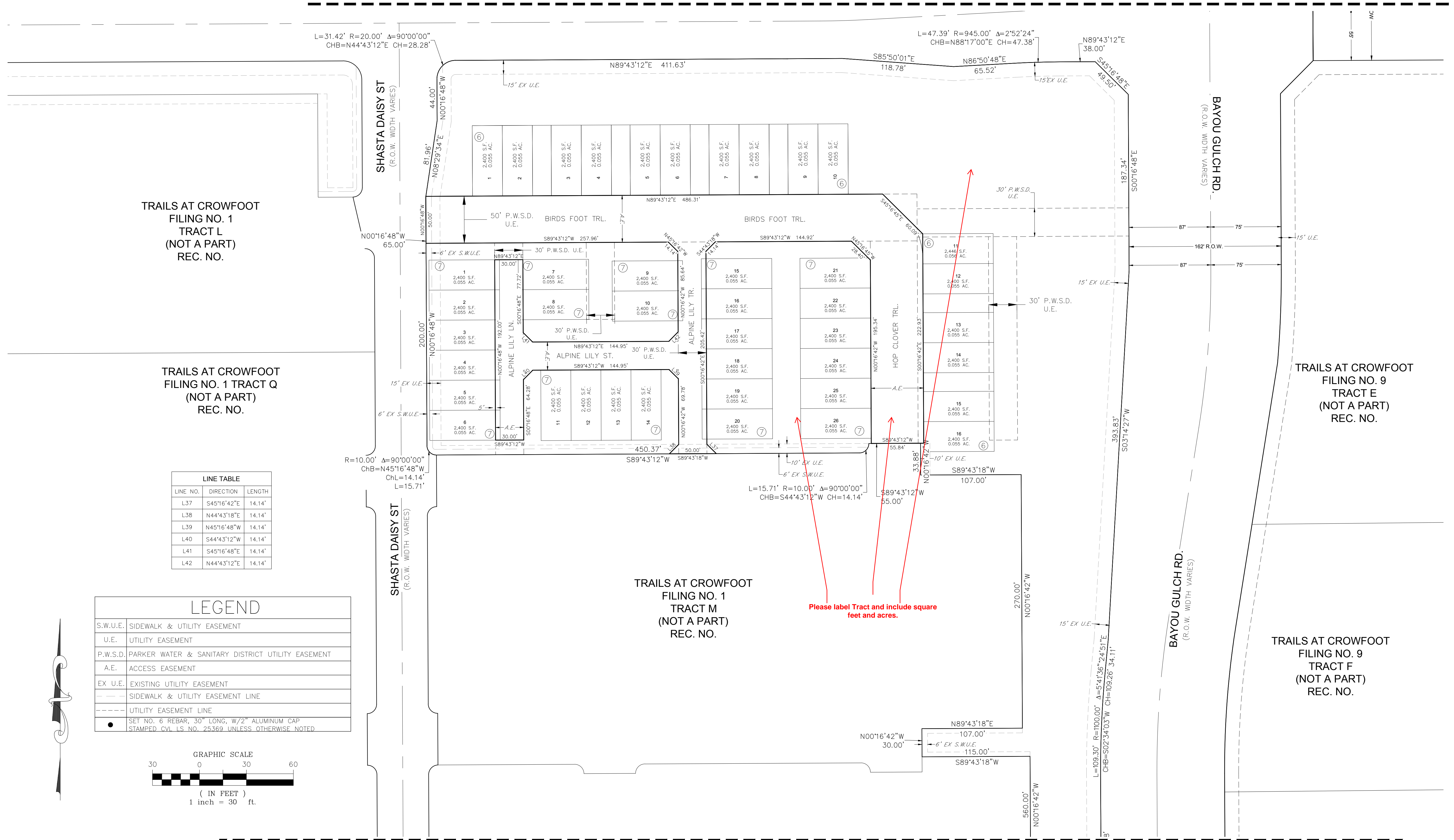
BAYOU GULCH RD.
 (R.O.W. WIDTH VARIES)

TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY PLAT

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 SHEET 11 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 7 TRACTS

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.

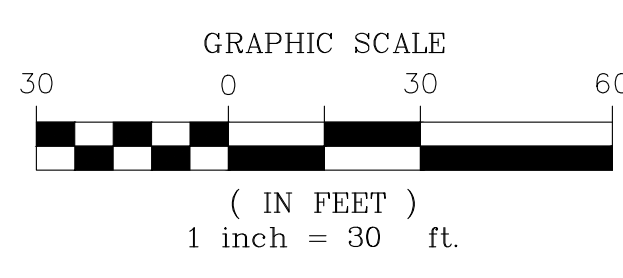
TRAILS AT CROWFOOT
 FILING NO. 9
 TRACT E
 (NOT A PART)
 REC. NO.

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

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

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L37	S45°16'42"E	14.14'
L38	N44°43'18"E	14.14'
L39	N45°16'48"W	14.14'
L40	S44°43'12"W	14.14'
L41	S45°16'48"E	14.14'
L42	N44°43'12"E	14.14'

LEGEND	
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U.E.	UTILITY EASEMENT
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Please label Tract and include square feet and acres.

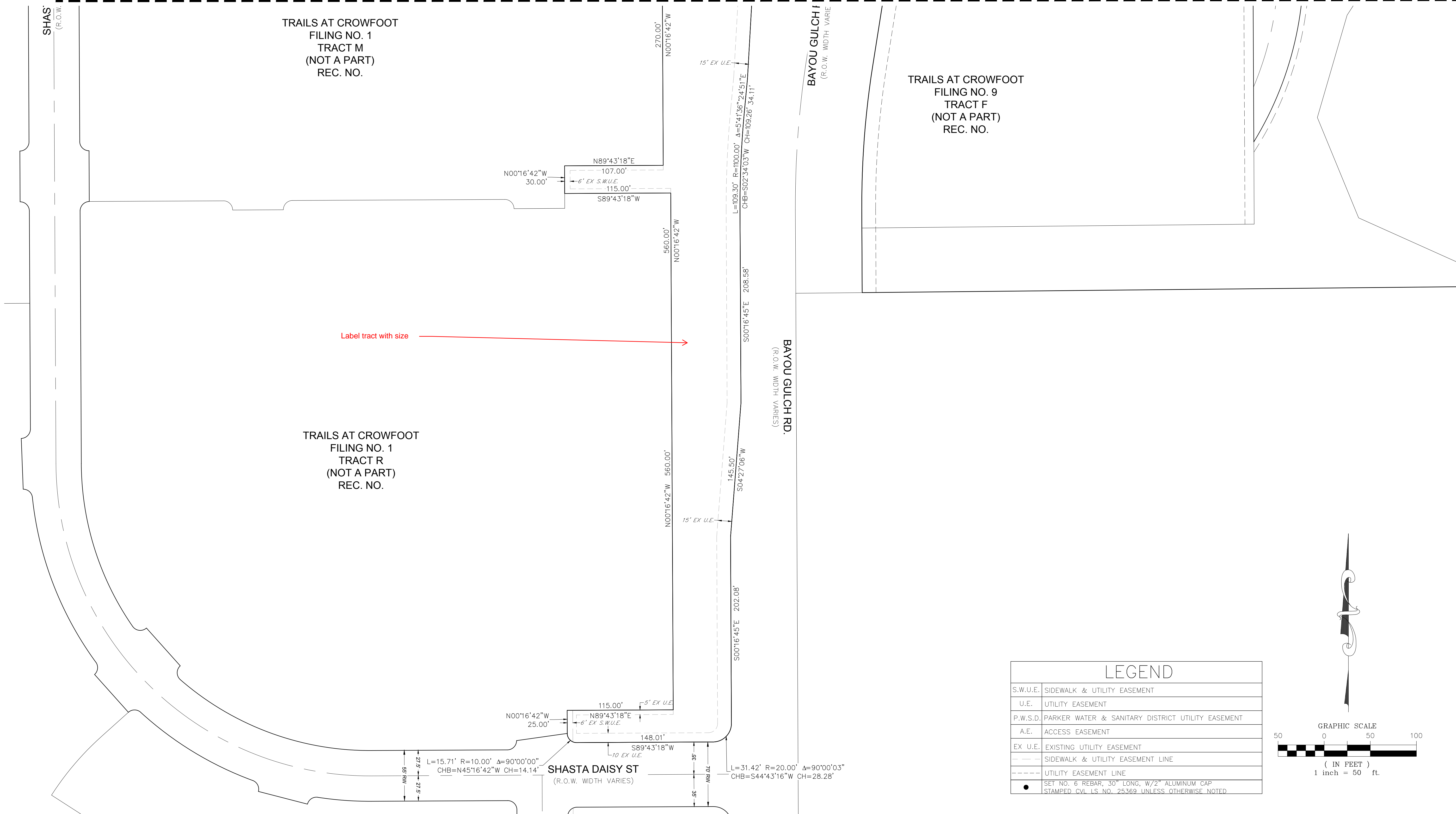
MATCHLINE - SEE SHEET 8

TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY PLAT

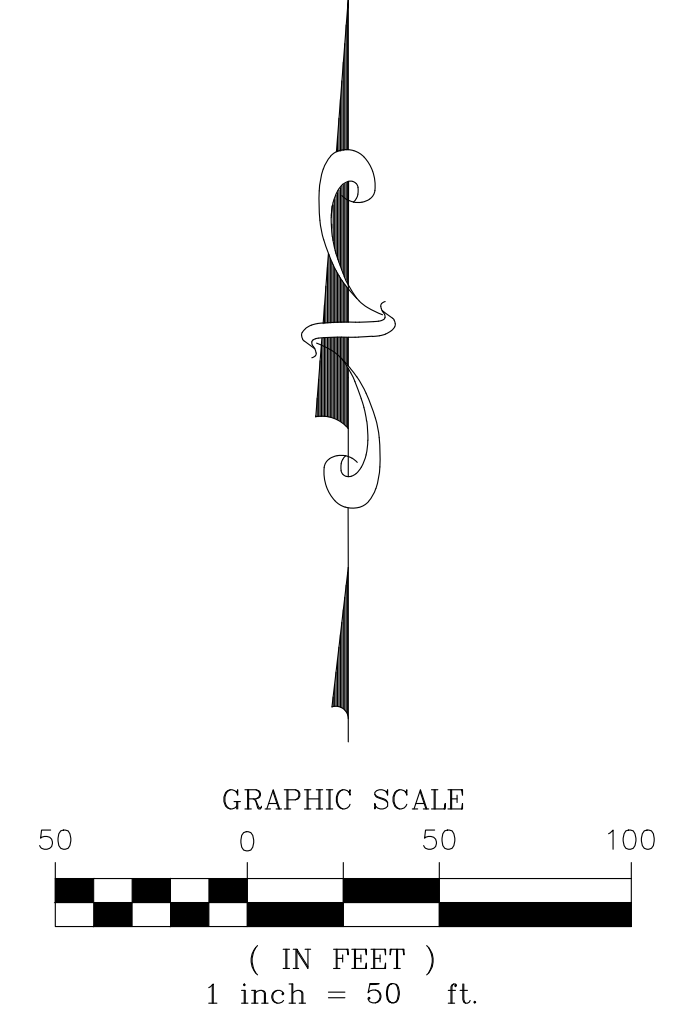
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 SHEET 12 OF 12

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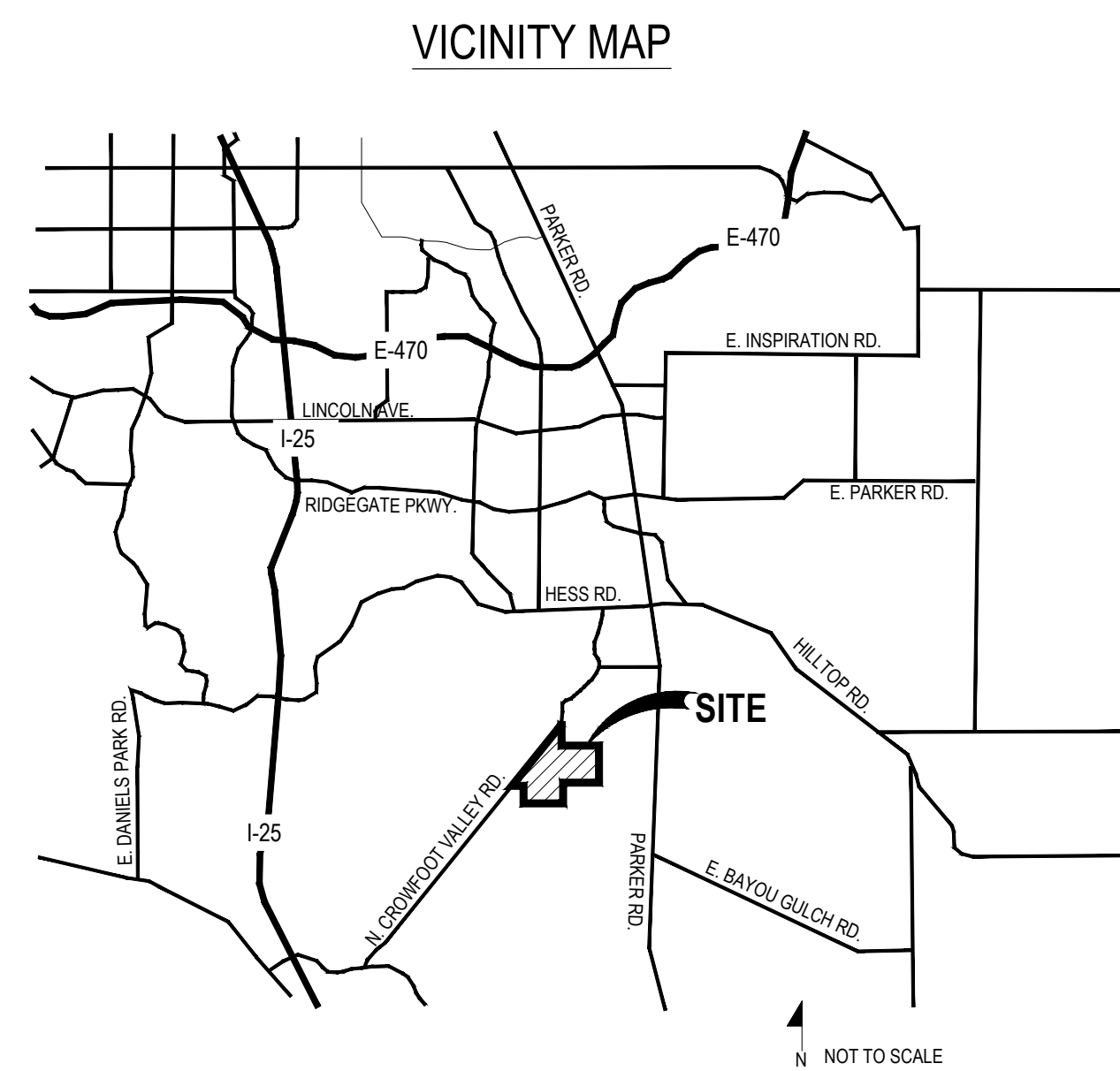
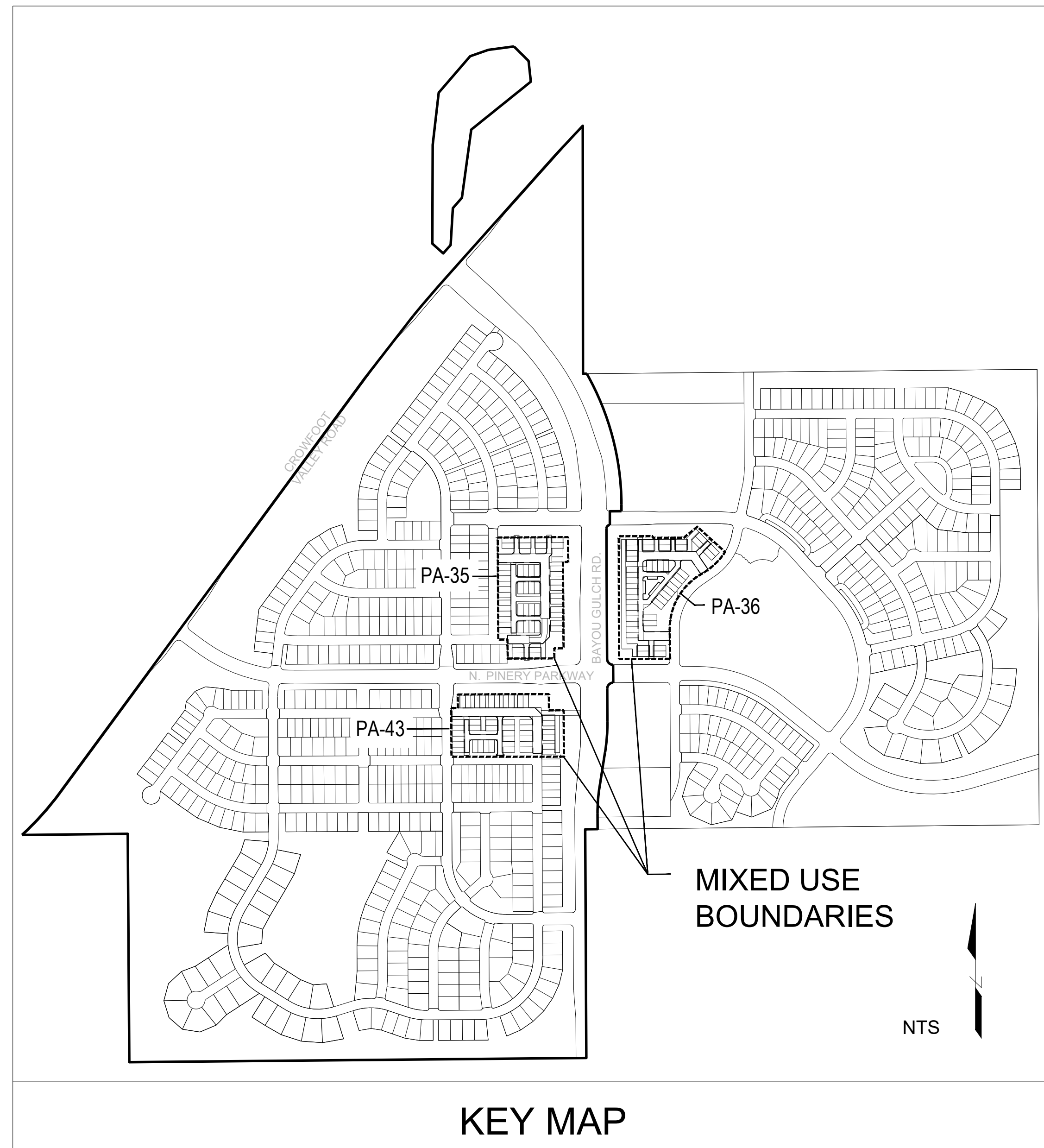
MATCHLINE - SEE SHEET 7



LEGEND	
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U.E.	UTILITY EASEMENT
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TRAILS AT CROWFOOT PRELIMINARY LANDSCAPE PLANS MIXED USE AREAS, PA-35, PA-36 & PA-43

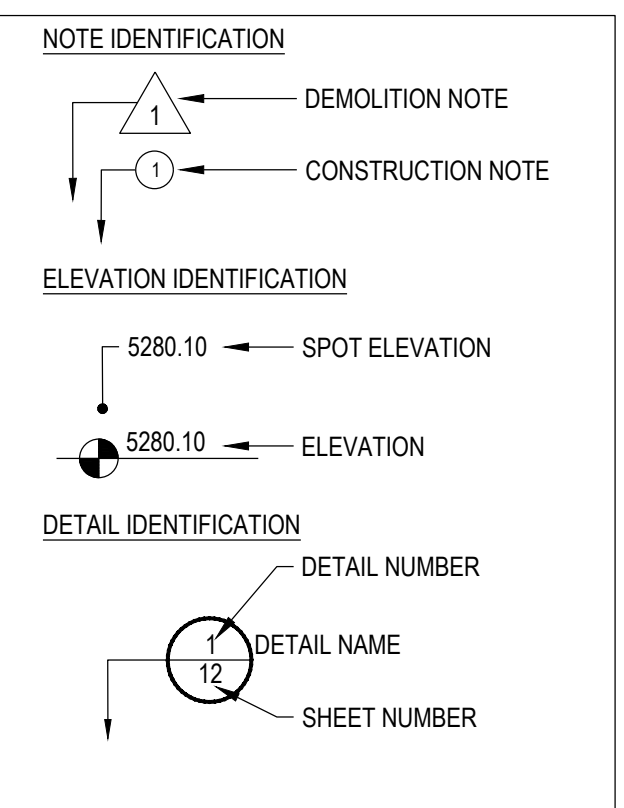


GENERAL NOTES

- 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-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE WORK AREA LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- CONTRACTOR SHALL MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE 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 | CONCRETE PIPE |
| CL. CATCH BASIN CENTER LINE | GALV. = GALVANIZED | R.O.W. = RIGHT OF WAY |
| C.O. = CLEANOUT | H.W. = HEAD WALL | REQ'D. = REQUIRED |
| COL. = COLUMN | H.P. = HIGH POINT | REINF. = REINFORCED |
| CONC. = CONCRETE | HT. = HEIGHT | SHT. = SHEET |
| CONT. = CONTINUOUS | HORIZ. = HORIZON | SPEC. = SPECIFICATIONS |
| CONTR. = CONTRACTOR | I.D. = INNER DIAMETER | SQ. = SQUARE |
| C.F. = CUBIC FEET | IN. = INCH | S.F. = SQUARE FEET |
| C.Y. = CUBIC YARD | INW. = INVERT | S.Y. = SQUARE YARD |
| DET. = DETAIL | L.P. = LOW POINT | S.S. = STAINLESS STEEL |
| DIM. = DIMENSION | L.F. = LINEAR FEET | T.C. = TOP OF CURB |
| DIA. = DIAMETER | MAX. = MAXIMUM | T.S. = TOP OF STAIR |
| DWG. = DRAWING | M.H. = MAN HOLE | T.W. = TOP OF WALL |
| EA. = EACH | MIN. = MINIMUM | TYP. = TYPICAL |
| ELEV. = ELEVATION | MISC. = MISCELLANEOUS | VERT. = VERTICAL |
| EXIST. = EXISTING | N.I.C. = NOT IN CONTRACT | W/O = WITH OUT |
| E.P. = EDGE OF PAVING | N.T.S. = NOT TO SCALE | W.W.M. = WOVEN WIRE MESH |



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
L2.2	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

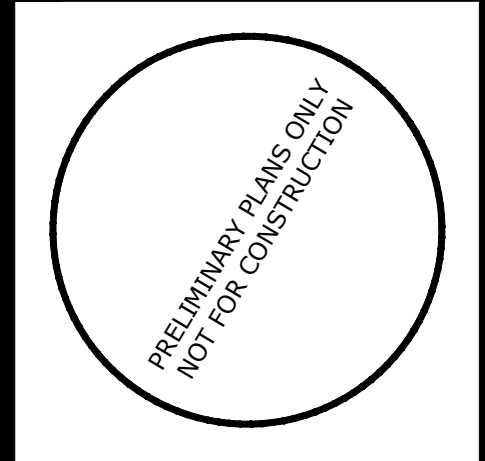
CIVIL ENGINEER
CVL CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

Prepared For
ESX MANAGEMENT
7353 SOUTH ALTON WAY
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ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
MIXED USE
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS



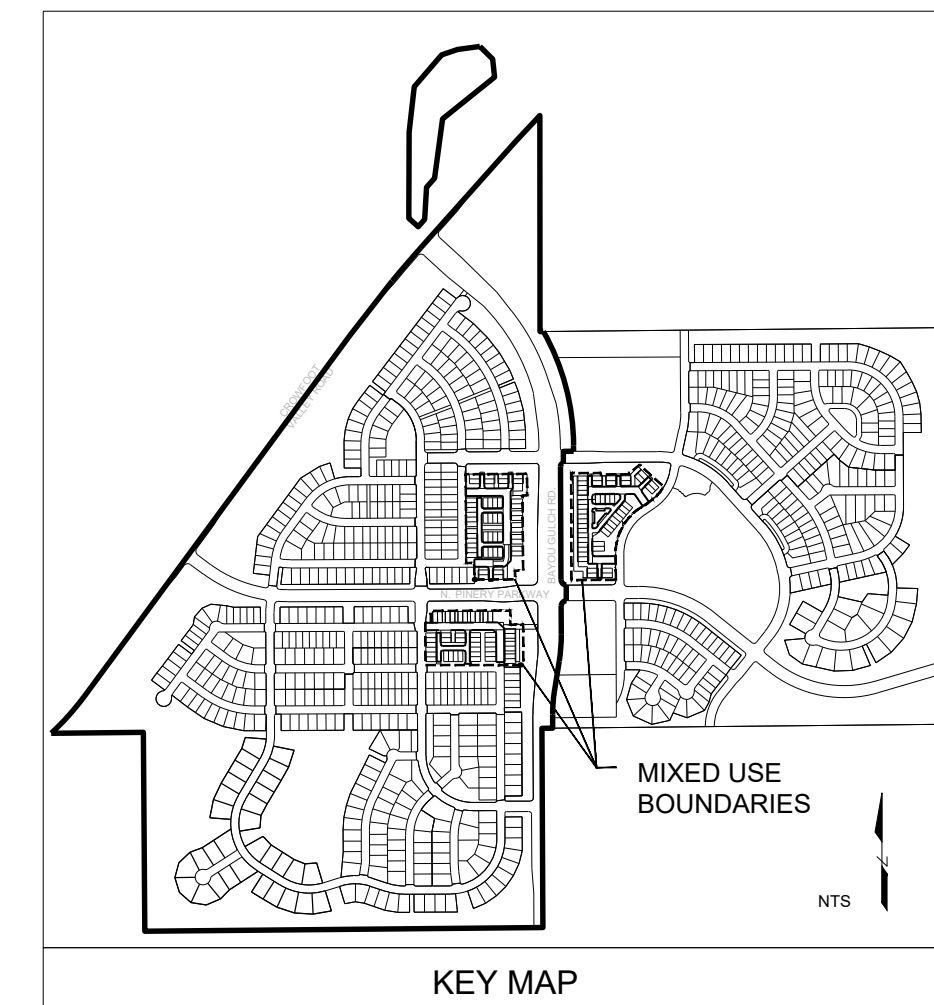
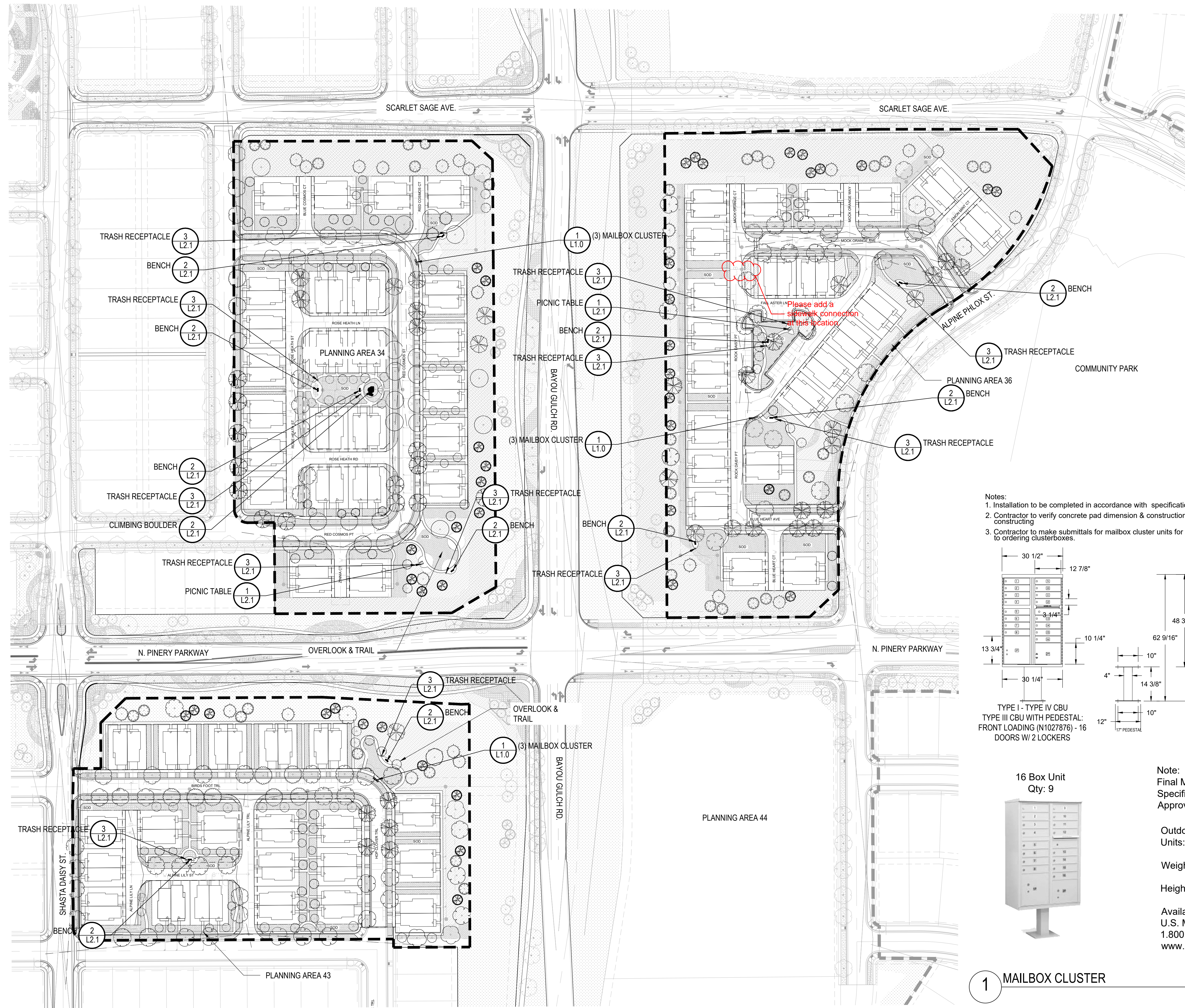
Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submitted Date: 10.18.2017
Date: 11.24.2018
Call before you dig. 04.30.2018
811

Sheet Name
LANDSCAPE COVER SHEET

Sheet Number
L0.0

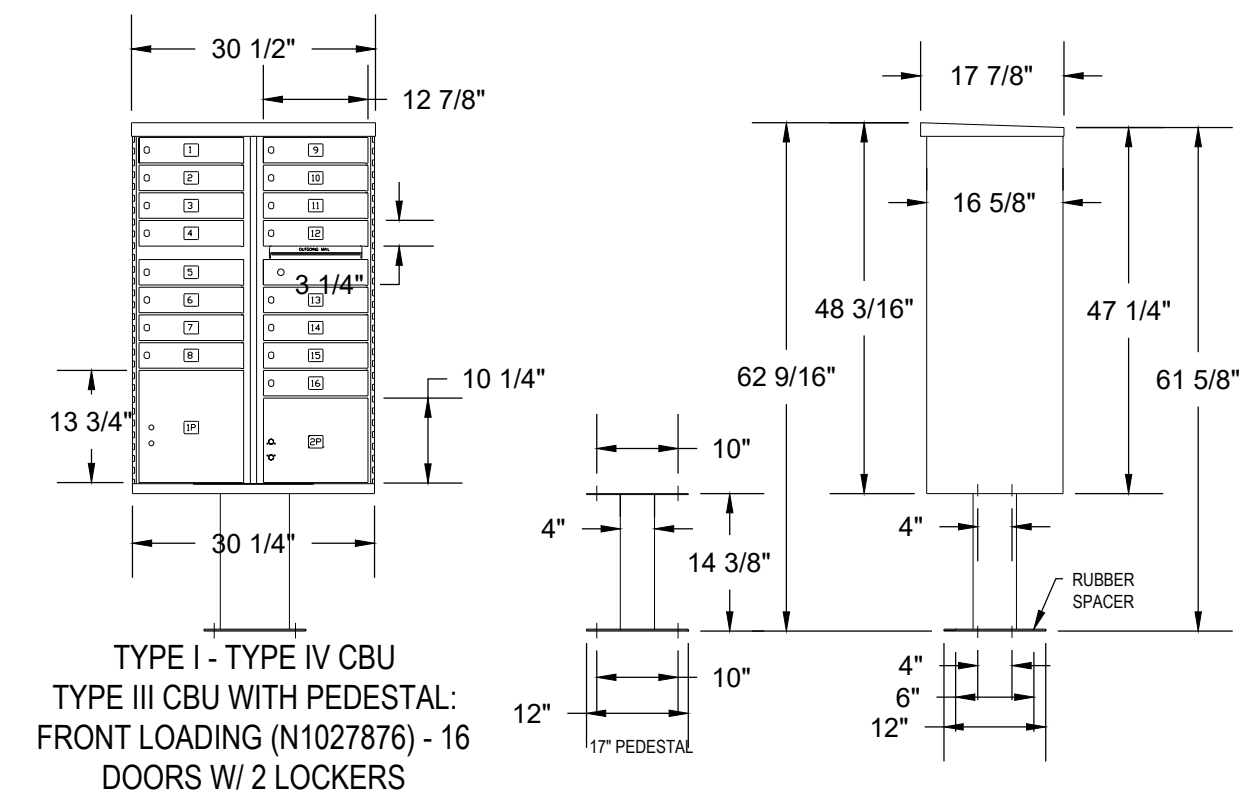
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Wednesday, October 11, 2017

Y:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DIVISIONS\HESSE-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. MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
 5. 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

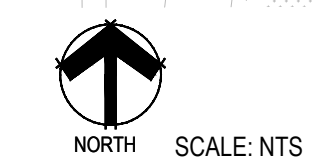
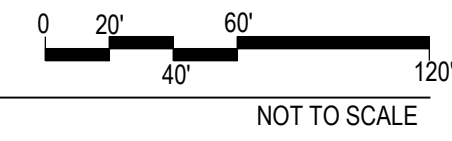


Note:
 Final Mailbox Locations, Sizes and Specifications to be Coordinated and Approved by the U.S. Post Master.

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



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

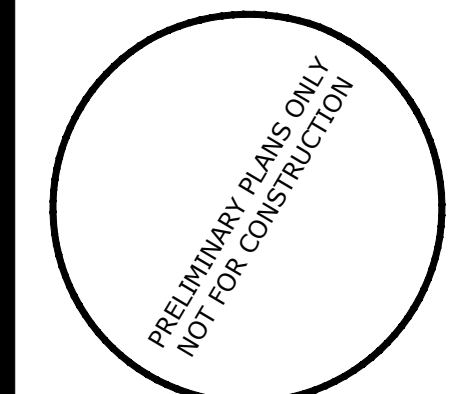
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Engineering

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 ENGLEWOOD, CO 80112
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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
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 04.30.2018



Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number
L1.0