

MINOR DEVELOPMENT PERMIT SUBMITTAL REQUIREMENTS LANDSCAPE PLANS – RESIDENTIAL SUBDIVISION

Applications must contain the following information in the format described. Applications will not be accepted if required items are missing or incomplete. Any submittal may require additional items.

1. **Application Form** – must be signed by Property Owner
2. **Application Fee** – refer to checkboxes on application form
3. **Letter of Intent** – detailing proposed work
4. **Landscape Plans** – 24" x 36" maximum size. Include:
 - Subdivision name and filing number
 - Legal Description
 - Existing Structure(s) including fences, walls, and accessory structures
 - Details of all proposed fences, park equipment, benches, walls, buildings, etc.
 - Existing Landscape Mitigation
 - Landscape Table
 - Existing Easements
 - Vicinity Map
 - North Arrow
 - Written and graphic scale

This is a general list of requirements. Some projects may require more or less information. The attached examples may not include each element of the list. However, each element should be reviewed for inclusion on a submittal.

Typical processing time is 4 1/2 weeks after the application is accepted as complete. The application and all submitted graphics will be reviewed.

These review requirements are designed to maximize staff efficiency. Deviation may increase review and processing times.

LANDSCAPE PLAN

The landscape plan is a “final” plan, so please be detailed and specific when completing. Complete the checklist in conjunction with the City Development Code and the City of Thornton Standards and Specifications.

All submitted plans should be prepared by a trained professional and contain the following information; any submittal may require additional items.

LANDSCAPE PLAN(S) TO INCLUDE:

- Trails, lakes, wetlands, detention ponds, well sites etc.
- Hardscape items including, but not limited to sidewalks, loading areas, retaining walls, water features, tot lots, raised or at grade planters, outdoor art, flag poles, benches, trash containers, bike racks, fencing, signage/monument locations, street lights, hydrants, etc.
- Trees, shrub beds, sod areas, mulched areas, gravel, and other similar elements.
- North arrow, written and graphic scale
- Proposed grading (in light line), sight triangles and easements that may affect planting
- Legend for any hatches used
- Existing plant material to remain or to be removed or relocated (please create separate table)
- Adjacent landscaping and other offsite conditions that may impact the site
- Grease pit access, if applicable
- Note that all landscape plant materials require adequate coverage of by an automatic irrigation system. Irrigation Construction Plans are required with the Civil Construction Plans.

Use the following table to calculate the required plant material for the site. Include the table on the landscape plan sheet or detail sheet

TREE EQUIVALENT (T.E.) LANDSCAPE REQUIREMENTS (Example)

Various Areas of Landscaping	Square Feet/ Lineal Feet of Frontage	Formula	Total Quantity of T.E. Required	Total Quantity of T.E. Provided
On-Site Sq.Ft. of landscape area	Sq. Ft.	1 T.E./600 Sq. Ft.		
Public Rights-of-Way (arterials and collectors)	Ln. Ft.	1.5 T.E./50 Ln. Ft.		
Detention, and Drainage Channels	Sq. Ft.	1 T.E./4,000 Sq. Ft.		
Neighborhood Park	Sq. Ft.	1 T.E./3,500 Sq. Ft.		
Tot Lot or pocket park	Sq. Ft.	1 T.E./1,000 Sq. Ft.		
Medians and round-a-bouts	Ln. Ft. Sq. Ft.	1 T.E./50 Ln. Ft. and: 1 T.E./200 Sq. Ft.		
Parking Lot Islands	Sq. Ft.	2 TE /150 Sq. Ft. and 0.1 TE / each additional 20 SF		
		Total:		

Use the following table to document the plant material used on the plans. Include on the landscape plan sheet or the detail sheet.

PLANT MATERIAL LIST (Example)

Symbol*	Qty	Botanical Name	Common Name	Size	T.E.
Shade Trees B&B					
					TE _____
Ornamental Trees B&B					
					TE _____
Evergreen Trees B&B					
					TE _____
Evergreen Shrubs #5					
					TE _____
Deciduous Shrubs #5					
					TE _____
Ground Covers #1 (Vinca minor, Mahonia repens, Euonymus fortunei 'Coloratus', Hemmerocallis; when massed)					
					TE _____
Ornamental Grasses #1 or #5					
					TE _____
Perennials #1 (no TE credit)					
					TE _____
					TOTAL TE _____

*please alphabetize symbols

One T.E. equals: 1 two-inch caliper deciduous tree or 1 six-foot evergreen tree or 10 five-gallon shrubs/ornamental grasses or 20 one-gallon ornamental grasses/applicable groundcovers.

Additional information for preparing the landscape plans:

- Sidewalks and vehicle overhang areas do not fulfill landscape area requirements.
- If the entire site does not fit on one sheet at 1"=30' engineering scale, provide an overall landscape plan at a smaller engineering scale and break the plan into match-lined sheets at the 30 scale. Provide a key map. (As much as possible do not cut match lines through shrub beds and buildings.)
- A plant list categorized by water-demand and design size is located on the City's Web page in the Development Engineering link to the Standards and Specifications. All plants on an irrigation zone should have similar water requirements. The zone will be categorized by the highest water-demand plant.
- Plant material in sight distance triangles must stay below 36" or above 8'.
- Evaluate the size of planting beds to insure that plant material will not overgrow. Show deciduous and evergreen shrubs minimum ½ mature width, deciduous trees minimum 6' and evergreen trees minimum 10' (except BOC) from bed edge, sidewalks and buildings.
- No sod is allowed in areas less than 6' wide per Code.
- Back of Curb (BOC) areas must be a minimum 6' width for tree plantings. The BOC is not to exceed an overall Low Water-Demand and should be planted with Low and Ultra-low plant material. Use salt tolerant plants in BOCs along arterial streets where magnesium chloride will be applied in winter.
- At corners where BOC sod areas narrow to less than 3' wide, extend the concrete to eliminate impractical turf areas that should not be planted and are difficult to irrigate.
- Street trees must be located in permanent locations, not in future road lane locations.
- Limit Ash (Fraxinus) species to 10% of total trees because of borer insect problems.
- Shade Maples (Acer) require 20' width of landscape area due to their extensive surface rooting and moderate to high water needs. The entire root zone must be irrigated so spray is recommended.
- As much as possible locate evergreen trees in groupings in mulched beds.
- Where native areas are adjacent to homeowner lots, sidewalks and/or streets include a mow strip of a traditional or lower water alternative sod to create a transition to the wilder area (10'-30' depending on project).
- The top rims and 2/3rds down the sides of detention ponds should be planted as sod; the bottom and lower sides can be seeded (depending on size and location).
- Common landscape areas should not drain onto private lots.
- Keep trees from being planted on top of public water or sanitary sewer lines as much as possible.
- Show fire hydrants on the plan and other public meters on buildings where a 'clear zone' or access must be maintained.
- Utility boxes in the ROW and banks of utility meters on buildings shall be screened per Code.
- Screen head-in parking that faces collector and arterial streets.

Landscape Notes:

- Required minimum soil amendment for all landscape areas = 4 cy/1000 sf (6cy/1000sf for parks and City maintained areas). List total cy required for project, including right-of-way (ROW) landscape area that is outside property boundary. Add note that City of Thornton (COT) 'Affidavit of Soil Amendment Installation' is required from contractor.
- State mulch type(s), size and depth.
- State steel bed edging, Ryerson or equal.
- Irrigation: Statement that 1) Permanent, underground irrigation is required in all landscape areas, 2) Turf areas are zoned separately from bed areas, 3) Controller to include rain shut-off, 4) Indicate that hydrozones will be on separate irrigation zones according to water-demand.
- Statement that property owner or assigns or owners association maintains the landscaped areas, including any adjacent ROW landscape.
- Add note that a pre-construction meeting is required between the landscape contractor, property owner and COT landscape architecture personnel before start of construction
- State type(s) of sod; cultivar(s), mixes or blends with patented names.
- State seed mixes and seeding rates for any native areas.
- Do not include construction bid notes in this Planning document public file or identify them as such and separate them from the required notes listed above.

Details:

- For all fence, retaining wall, trail construction etc.; material details and pictures/drawings. Use COT planting, Regional Trail, three-rail fence, etc. details found on City web page.
- Show any site amenity details/furniture; play structures, Mutt Mitt or equivalent dog stations, benches, trash receptacles, bike racks, etc. including colors, manufacturer and item identification numbers.

Irrigation:

- The City now requires that separate irrigation construction plans prepared by a qualified professional be submitted to the Landscape Architects for review with the civil construction drawings. Design/build of irrigation systems will no longer be allowed on any development project.
- Multiple Lot commercial developments and SFA and MF developments require a separate irrigation meter for the common landscaping and cannot irrigate with the domestic meters. When there is no common detention pond or right of way landscaping the City may allow irrigation off of the domestic meters for each Lot on a case by case basis.

HOLLY HILLS ESTATES

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19, AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO

MINOR DEVELOPMENT PERMIT

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, MONUMENTED AT THE WEST
QUARTER CORNER BY A 3-14 INCH ALUMINUM CAP STAMPED STANTEC PLS 22044, AND AT THE CENTER QUARTER
CORNER BY A 3-14 INCH ALUMINUM CAP STAMPED LS47631, WITH THE LINE BETWEEN ASSUMED TO BEAR N
89°07'29" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE CENTER QUARTER OF SAID SECTION 20, THENCE N 00 DEGREES 59'24" W ALONG THE EAST
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER
OF A PARCEL OF LAND DESCRIBED IN BOOK 4883 AT PAGE 370 OF ADAMS COUNTY RECORDS, SAID CORNER BEING
THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING (16) COURSES:

- 1) S 89°07'22" W, 276.76 FEET
- 2) N 00°41'03" W, 229.80 FEET
- 3) S 89°07'29" W, 229.80 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOLLY STREET AS
DESCRIBED IN BOOK 3164 AT PAGE 98 ADAMS COUNTY RECORDS
- 4) N 00°45'11" W, 1978.75 ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF
THE NORTHWEST QUARTER OF SAID SECTION 20
- 5) N 89°07'29" E, 269.30 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER TO THE NORTHEAST
CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20
- 6) S 00°39'24" E, 229.80 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20
TO THE POINT OF BEGINNING

SAID NORTHWEST QUARTER OF SECTION 20 CONTAINS 121.21 ACRES, MORE OR LESS.

ZONING:

SINGLE FAMILY DETACHED (SFD) 121.21 AC.

SITE DATA:

TOTAL SITE AREA:	5,279,799 S.F.	121.21 AC.
RESIDENTIAL LOT AREA:	2,677,088 S.F.	61.46 AC.
DEDICATED RIGHT-OF-WAY AREA:	1,209,414 S.F.	30.06 AC.
LANDSCAPE AREA (TRACTS):	1,293,286 S.F.	29.69 AC.
NEIGHBORHOOD PARKS AREA (TRACT Z):	378,638 S.F.	8.69 AC.
DWELLING UNITS (RESIDENTIAL LOTS):	313 DU	
DWELLING UNIT DENSITY:	2.66 DU/AC	

REQUIRED PUBLIC LAND DEDICATION:

((2ND DU X 2.67 PERSON/DU)) (110.0 AC) (1000' = 8.69 AC.)

PROVIDED PUBLIC LAND DEDICATION:

TRACT Z 8.69 AC.
*THE ADDITIONAL PARK AMENITY WITHIN TRACT Z AND THE TRAIL CONNECTION TO THE SPRINGDALE
SUBDIVISION COUNTS AS THE ADDITIONAL 0.29 ACRES OF P.L.D.

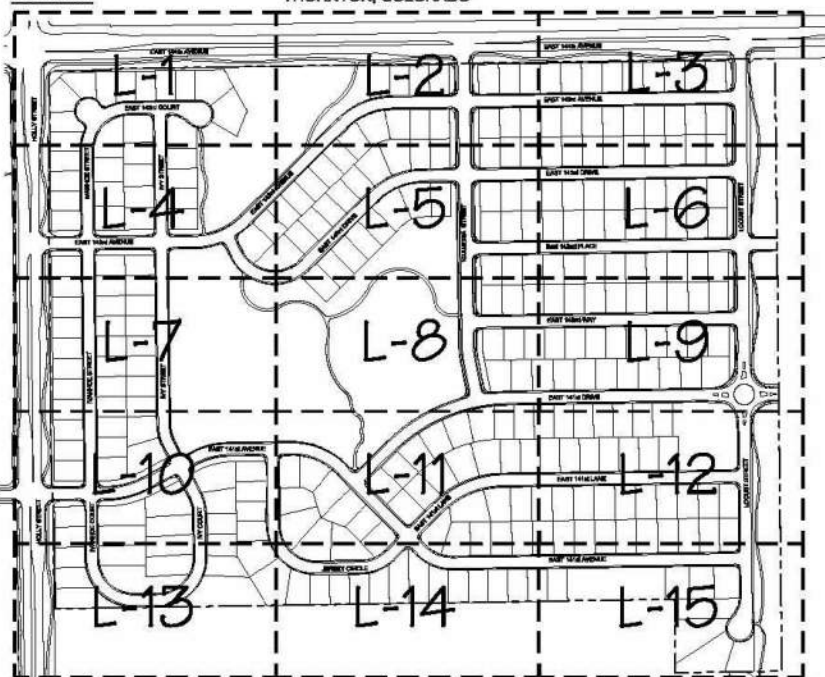
SUBDIVISION QUALITY ENHANCEMENTS:

- 1) IN SINGLE FAMILY DETACHED SUBDIVISIONS, AT LEAST 25 PERCENT OF THE LOTS WITHIN THE SUBDIVISION HAVE A
MINIMUM AREA OF 7,500 SQUARE FEET AND ALL REMAINING LOTS HAVE A MINIMUM AREA OF 6,000 SQUARE FEET
OF AREA.
- 2) THE SUBDIVISION PROVIDES A DOUBLE SIDED PRIVACY FENCE WITH MASONRY COLUMNS A MAXIMUM OF 120 FEET ON
CENTER ALONG ALL ABUTTING PERIMETER PUBLIC STREETS.
- 3) THE SUBDIVISION PROVIDES PUBLIC RECREATIONAL FACILITIES IN ADDITION TO THE PUBLIC LAND DEDICATION
REQUIRED BY THE CITY CODE, SUBJECT TO APPROVAL BY THE CITY. AN ADDITIONAL PARK AMENITY IS INCLUDED
WITHIN TRACT Z. THE ADDITIONAL PARK AMENITY WILL BE A SPECIAL CLIMBING PLAY STRUCTURE LOCATED IN ITS
OWN DESIGNATED AREA. THE DESIGNATED PLAY AREA WILL TOTAL OF MINIMUM OF 800,000.00.

NEIGHBORHOOD PARK NOTE:

- 1) THE NEIGHBORHOOD PARK WILL INCLUDE THE MINIMUM REQUIREMENTS AS OUTLINED IN THE CITY OF THORNTON
DESIGN STANDARDS FOR NEIGHBORHOOD PARKS. THESE ELEMENTS INCLUDE A PROGRAMMABLE FIELD,
HARDSCAPE PLAY AREA, PAVILION, PLAYGROUND, TRAIL, SITE FURNITURE, AND A 50' LANDSCAPE BUFFER FROM
LOTS AND ADJACENT TO STREETS.

KEYMAP:



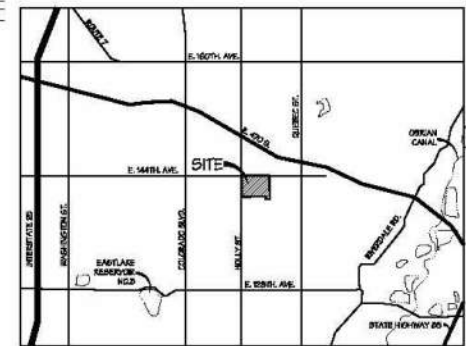
LANDSCAPE TRACT SUMMARY:

TRACT	AREA (S.F.)	AREA (ACROSS)	MAINT.	USE
A	2,271,293 S.F.	51.76 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY / DRAINAGE, P.C. EASE.
B	3,749 S.F.	0.09 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
C	4,225 S.F.	0.09 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
D	12,200 S.F.	0.28 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
E	4,028 S.F.	0.09 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
F	5,208 S.F.	0.12 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
G	5,728 S.F.	0.13 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
H	5,940 S.F.	0.14 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
I	20,260 S.F.	0.47 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
J	24,897 S.F.	0.57 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
K	6,971 S.F.	0.16 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
L	59,856 S.F.	1.37 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
M	90,295 S.F.	2.08 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
N	3,598 S.F.	0.08 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
O	41,418 S.F.	0.95 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
P	3,899 S.F.	0.09 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
Q	5,393 S.F.	0.12 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
R	5,393 S.F.	0.12 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
S	58,402 S.F.	1.33 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
T	5,247 S.F.	0.12 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
U	5,393 S.F.	0.12 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
V	5,393 S.F.	0.12 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
W	5,393 S.F.	0.12 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
X	5,393 S.F.	0.12 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
Y	4,277 S.F.	0.10 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
Z	578,748 S.F.	13.11 AC.	METRO DISTRICT	NEIGHBORHOOD PARK
AA	253,274 S.F.	5.80 AC.	H.O.A. / H.O.A. / WELL CO.*	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
BB	51,452 S.F.	1.18 AC.	H.O.A.	LANDSCAPE AREA, TRAIL, BUFFER, UTILITY EASEMENTS
TOTAL	1,888,696	42.87 AC.		DETENTION AREA, UTILITY EASEMENTS

NOTE:
TRACT AA WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT. THE AREA WITHIN THE WELL AREA, DELINEATED BY
THE 6' SPAN LINK FENCE, AND THE ACCESS ROAD TO THE WELL AREA WILL BE MAINTAINED BY THE WELL
COMPANY.

LANDSCAPE PLANS THORNTON, COLORADO

VICINITY MAP:

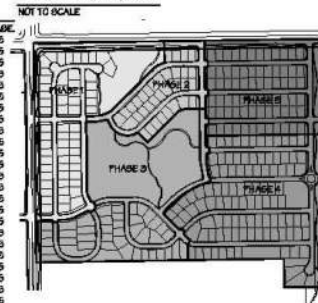


NORTH



GRAPHIC SCALE: 1" = 1 MILE

PHASING PLAN:



SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	1
0A OVERALL LANDSCAPE PLAN	2
L-1 LANDSCAPE PLAN	3
L-2 LANDSCAPE PLAN	4
L-3 LANDSCAPE PLAN	5
L-4 LANDSCAPE PLAN	6
L-5 LANDSCAPE PLAN	7
L-6 LANDSCAPE PLAN	8
L-7 LANDSCAPE PLAN	9
L-8 LANDSCAPE PLAN	10
L-9 LANDSCAPE PLAN	11
L-10 LANDSCAPE PLAN	12
L-11 LANDSCAPE PLAN	13
L-12 LANDSCAPE PLAN	14
L-13 LANDSCAPE PLAN	15
L-14 LANDSCAPE PLAN	16
L-15 LANDSCAPE PLAN	17
L-16 LANDSCAPE PLAN	18
L-17 FENCE DETAILS	19
L-18 SITE FURNITURE & TYPICAL INDIVIDUAL LOT LANDSCAPING DETAILS	20
L-19 ENTRY MONUMENT & RETAINING WALL DETAILS	21

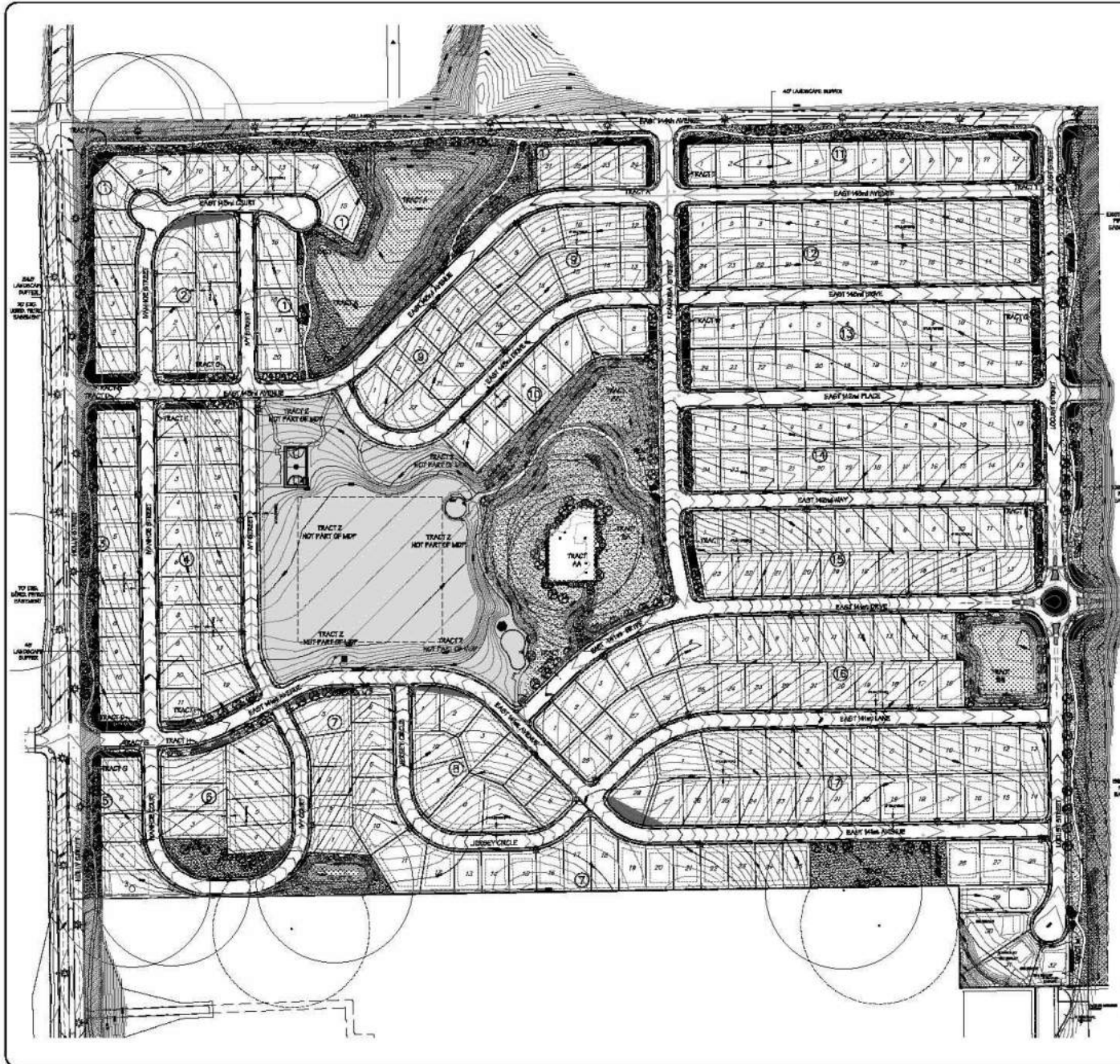
PREPARED
FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966



VALERIAN LLC
LANDSCAPE ARCHITECTURE
PLANNING
GRAPHICS
3724 WEST 80TH AVENUE
DENVER, COLORADO 80231
303.247.1550

ORIGINAL DATE:
APRIL 12, 2006

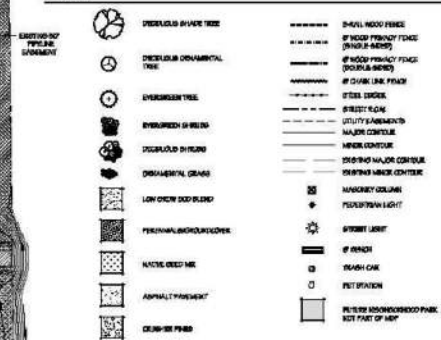
REVISIONS:	
2ND SUBMITTAL	08-08-2008
3RD SUBMITTAL	10-31-2008
4TH SUBMITTAL	01-22-2009



HOLLY HILLS ESTATES

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO

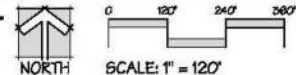
LEGEND



NOTE:
ALL PLANTING CONDITIONS SHALL BE PRESENTED WITH MAINTENANCE COLUMNS AND SHOWN ON THE PLANS WILL CORRESPOND TO THE PLANTING OF THE ROAD AND SHOWN WITH A COLUMN. SMALL WOOD FENCE WILL CORRESPOND FROM THE COLUMN TO THE UTILITY EASEMENT.

**PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION**

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
JANUARY 1997
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
ORACLE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND AND BURIED UTILITIES.



PREPARED FOR:
Holly Hill Estates, LLC
12460 1st Street
Eastlake, CO 80614
(303) 457-2966

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-12-2008	2ND SUBMITTAL PER CITY COMMENTS	MM
2	04-12-2008	3RD SUBMITTAL PER CITY COMMENTS	MM
3	04-12-2008	4TH SUBMITTAL PER CITY COMMENTS	MM

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO
OVERALL LANDSCAPE PLAN

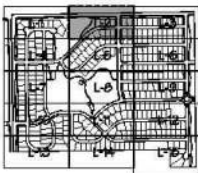
VALERIAN LLC LANDSCAPE ARCHITECTS 12460 1st Street Eastlake, CO 80614 (303) 457-2966	
ORIGINAL DATE:	APRIL 12, 2008
DRAWN BY:	MM
DESIGNED BY:	MM
CHECKED BY:	OC

OA
SHEET 2 OF 21

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 8TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO

[illegible]

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.822.1887
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



Holly Hill Estates, LLC
12450 1st. Street
Eastlake, CO 80614
(303) 457-2966

NO.	DESCRIPTION	DATE	BY
1.	2ND SUBMITTAL PER CITY COMMENTS	24-05-2008	MEU
1.	2ND SUBMITTAL PER CITY COMMENTS	0-31-2008	MEU
1.	4TH SUBMITTAL PER CITY COMMENTS	01-25-2008	AMB

ROLLT HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO

LANDSCAPE PLAN



VALERIAN LLC
LANDSCAPE ARCHITECTURE
PLANNING
GRAPHIC DESIGN
2724 N.W. 22TH AVENUE
OWASPEE, COLORADO 80654
303.370.4100

ORIGINAL DATE:
APRIL 12, 2008

APPROVED BY:	MM
DESIGNED BY:	MM
CHECKED BY:	OC

-2

SHEET 4 OF 21

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO

Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966

REVISIONS		
NO.	DESCRIPTION	DATE BY
1.	2ND SUBMITTAL PER CITY COMMENTS	08-09-2008 MEM
2.	3RD SUBMITTAL PER CITY COMMENTS	08-01-2008 MEM
3.	4TH SUBMITTAL PER CITY COMMENTS	01-25-2009 AMB

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO

LANDSCAPE PLAN

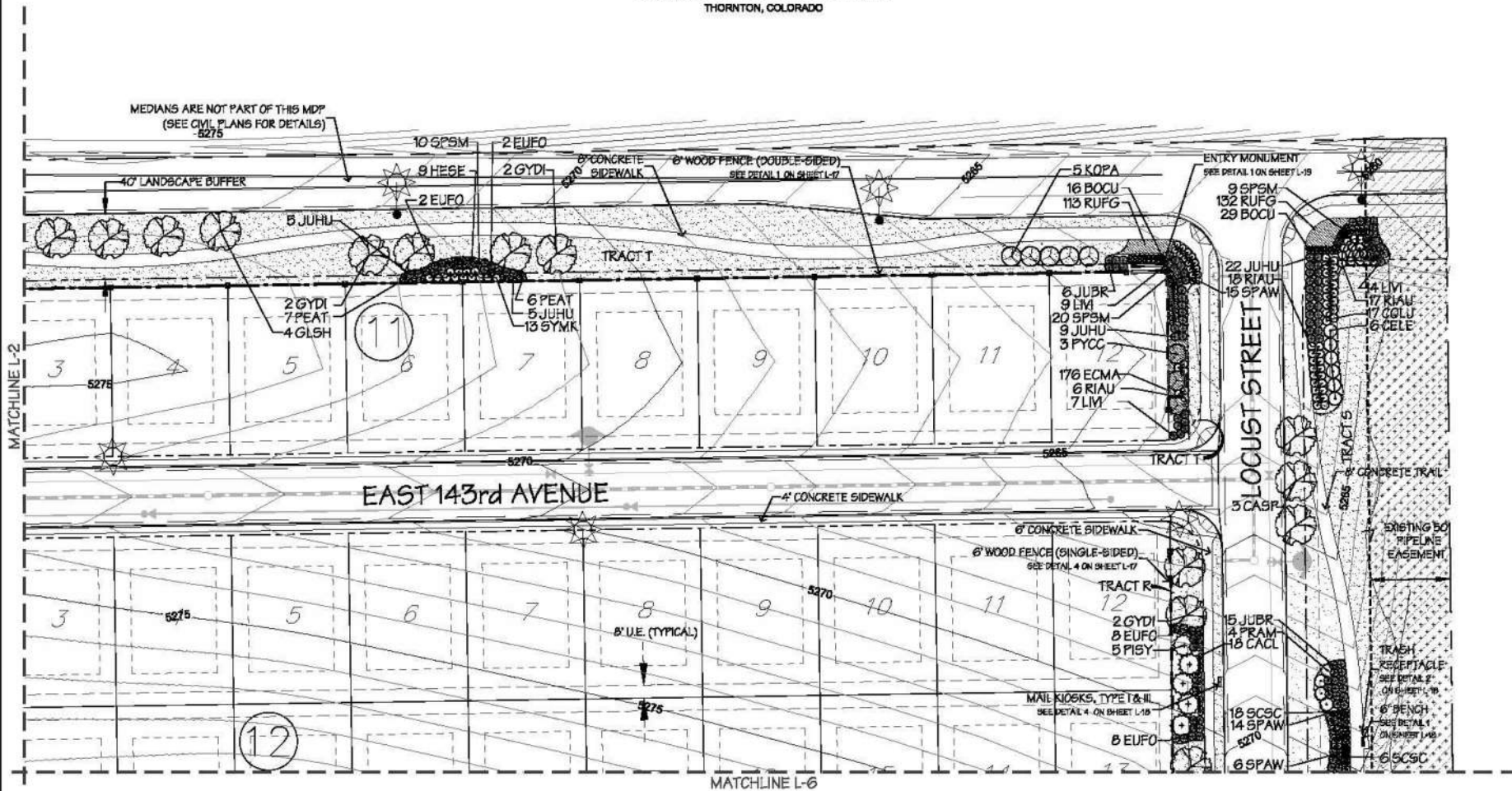


WALERIAN LLC
LANDSCAPE ARCHITECTURE
PLANNING
GRAPHIC DESIGN
8734 NORTH 22TH AVENUE
DENVER, COLORADO 80202
303.757.1100

ORIGINAL DATE: APRIL 12, 2008	
RUN BY:	MM
ASSIGNED BY:	MM
CHECKED BY:	DC

L-3

SHEET 5 OF 21



	DECIDUOUS PALACE TREE		PECANOLO GROUP
	DECIDUOUS ORGANICAL TREE		ORNAMENTAL DECID
	PHYTOCLINE TREE		PECANOLO GROUP
	PHYTOCLINE TREE		BLUE ORGANICAL TREE
	PHYTOCLINE TREE		TREE HYBRID AND BLUE



_____ STEEL COVER
 _____ 2-PL. WOOD PL.
 _____ IF NOOD PLAYS
 _____ (SINUS-GEDE)
 _____ IF NOOD PLAYS
 _____ (SINUS-GEDE)
 _____ STENT PLANK
 _____ UTILITY BARBAR
 _____ WALKER CONTROL
 _____ WALKER CONTROL



**PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION**

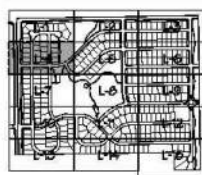
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.822.1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARSHING OF
UNDERGROUND MEMBER UTILITIES.



0 30' 60' 90'

SCALE: 1" = 30'

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



LEGEND:



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.822.1987
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



0 30' 60' 90'

SCALE: 1" = 30'

PREPARED FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	2ND SUBMITTAL PER CITY COMMENTS	08-05-2008	MEH
2	3RD SUBMITTAL PER CITY COMMENTS	10-01-2008	MEH
3	4TH SUBMITTAL PER CITY COMMENTS	01-23-2009	AMB

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO
LANDSCAPE PLAN

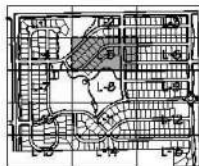


ORIGINAL DATE: APRIL 12, 2008	
DRAWN BY:	MM
DESIGNED BY:	NH
CHECKED BY:	OC

L-4

SHEET 6 OF 21

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



LEGEND:



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.822.1987
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



0 30' 60' 90'

SCALE: 1" = 30'

PREPARED FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966

REVISIONS		DATE	BY
2ND SUBMITTAL PER CITY COMMENTS		08-05-2008	MEM
3RD SUBMITTAL PER CITY COMMENTS		10-01-2008	MEM
4TH SUBMITTAL PER CITY COMMENTS		01-25-2009	AMS

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO
LANDSCAPE PLAN



VALERIAN U.C.
LANDSCAPE ARCHITECTURE
PLANNING
GRAPHIC DESIGN
2024 WEST INTERMOUNTAIN
DENVER, COLORADO 80202

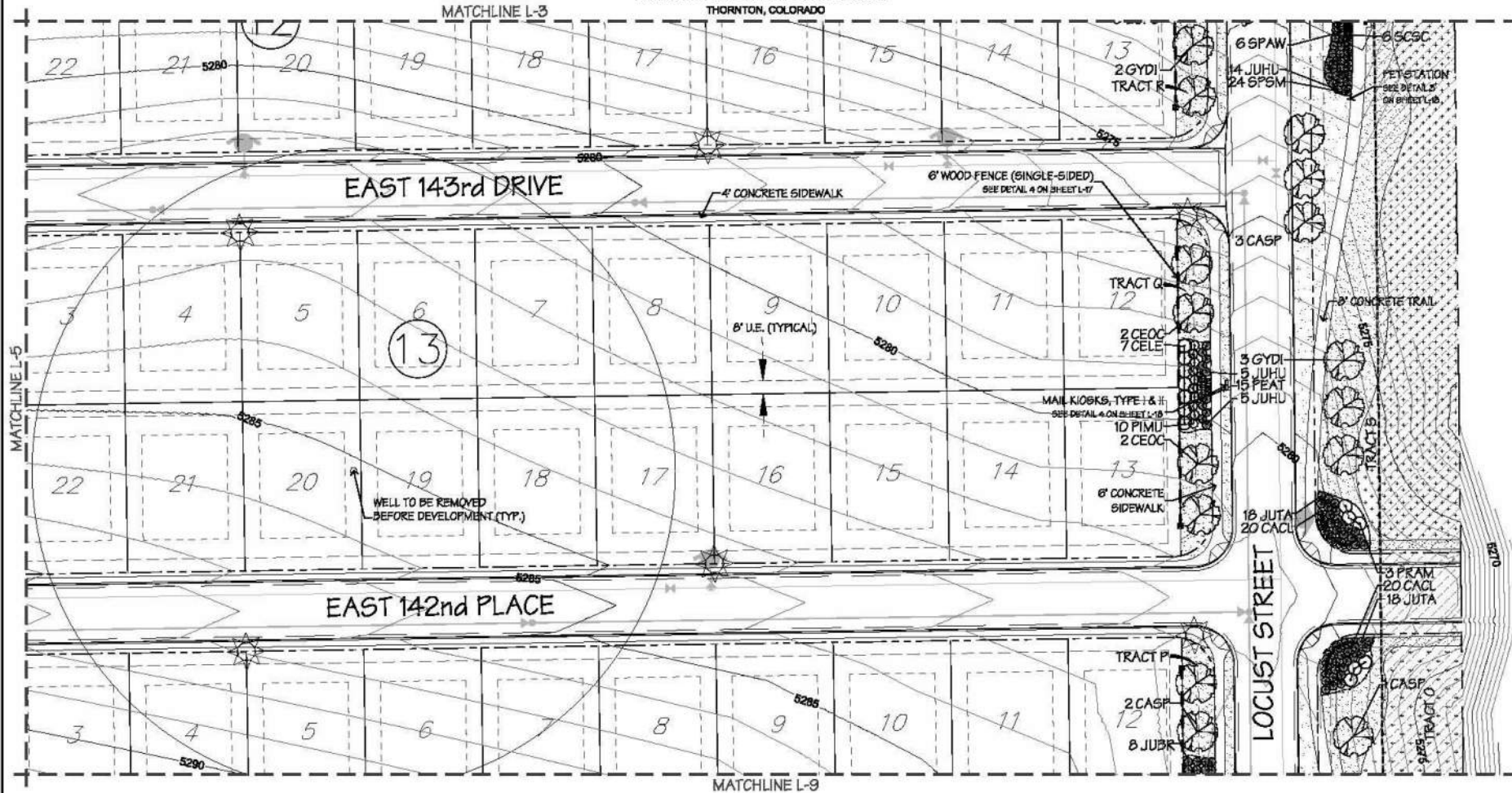
ORIGINAL DATE: APRIL 12, 2008	
DRAWN BY:	MM
DESIGNED BY:	NH
CHECKED BY:	OC

L-5

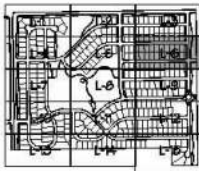
SHEET 7 OF 21

HOLLY HILLS ESTATES

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 8TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



KEYMAP:



LEGEND:

- | | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION**

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-255-1587
CALL & SUBMIT DATA IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITIES.



0 30' 60' 90'
SCALE: 1" = 30'

PREPARED FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966

REVISIONS

NO.	DATE	DESCRIPTION
1	04-12-2008	2ND SUBMITTAL PER CITY COMMENTS
2	05-11-2008	3RD SUBMITTAL PER CITY COMMENTS
3	05-12-2008	4TH SUBMITTAL PER CITY COMMENTS

HOLLY HILLS ESTATES MINOR DEVELOPMENT PERMIT THORNTON, COLORADO

LANDSCAPE PLAN



VALERIAN LLC
LANDSCAPE ARCHITECTURE
CLASADO
1000 WEST 10TH AVENUE
SUITE 200, DENVER, CO 80202

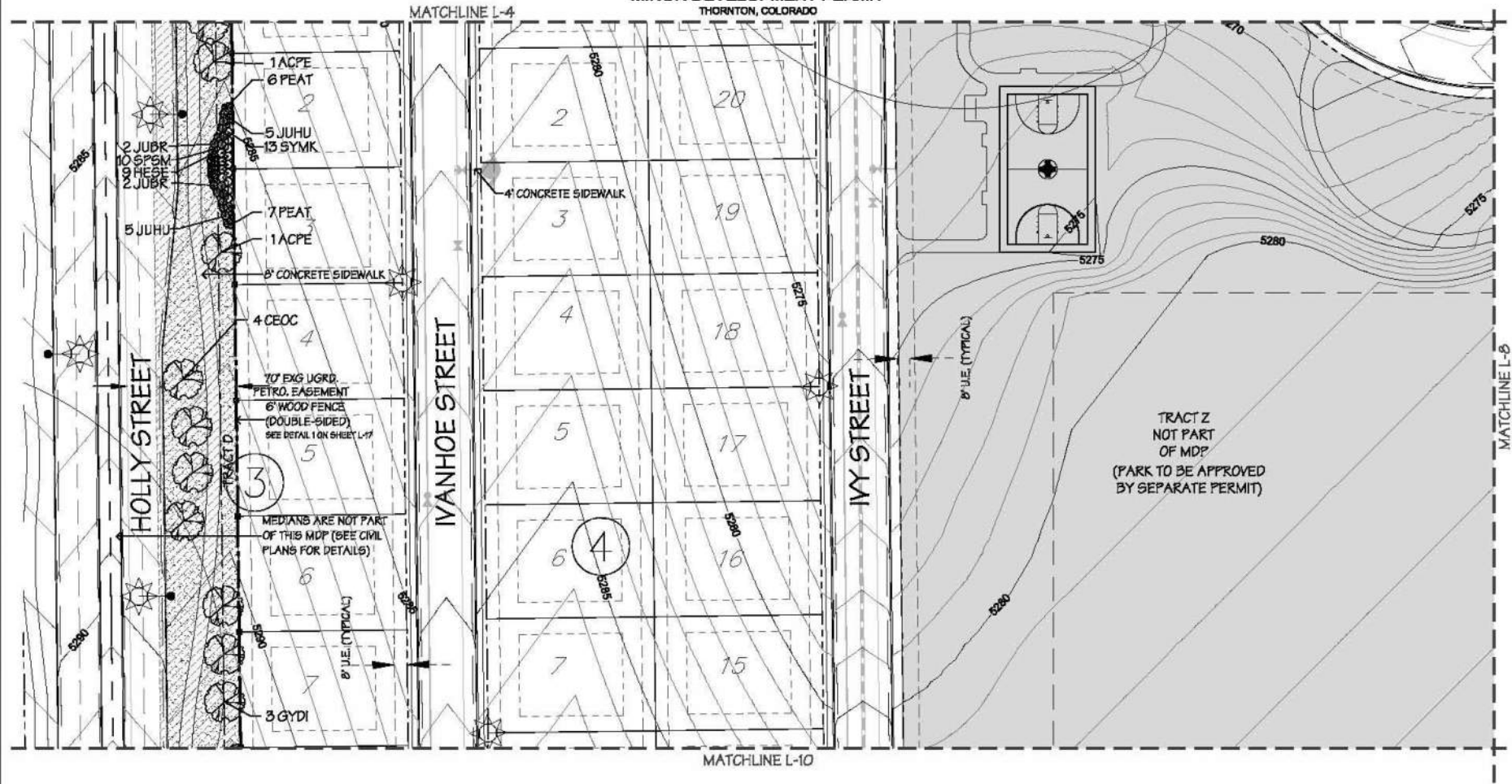
ORIGINAL DATE:
APRIL 12, 2008
DRAWN BY: MM
DESIGNED BY: MM
CHECKED BY: OC

L-6

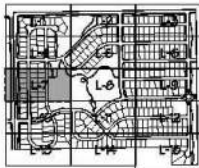
SHEET 8 OF 21

HOLLY HILLS ESTATES

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



KEYMAP:

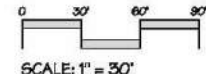


LEGEND:

	EXISTING SHADE TREE		PROPOSED SHRUB		STREET LIGHT		FUTURE UNDEVELOPED AREA NOT PART OF MDP
	PROPOSED SHADE TREE		PROPOSED SHRUB		WALKWAY		STREET LINE
	PROPOSED FENCE		PROPOSED FENCE		UTILITY MARKER		WATER CONTROL
	PROPOSED FENCE		PROPOSED FENCE		WATER CONTROL		WATER CONTROL

**PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION**

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.462.1867
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



PREPARED FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-12-2006	2ND QUANTITATIVE FOR CITY COMMENTS	MM
2	04-12-2006	3RD QUANTITATIVE FOR CITY COMMENTS	MM
3	04-12-2006	4TH QUANTITATIVE FOR CITY COMMENTS	MM

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO
LANDSCAPE PLAN



ORIGINAL DATE:
APRIL 12, 2006
DRAWN BY: MM
DESIGNED BY: MM
CHECKED BY: CC

L-7

SHEET 8 OF 21

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.522.1887
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE HARMONY OF
UNDERGROUND MEMBER UTILITIES.



A cross-section diagram of a stepped channel. The channel has a bottom width of 30 feet, a side slope of 1:1, and a depth of 6 feet. The channel is divided into three sections: a 30-foot wide section on the left, a 6-foot wide section in the middle, and a 9-foot wide section on the right. The scale is 1" = 30'.

PREPARED FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.	2ND SUBMITTAL PER CITY COMMENTS	24-05-2008	MEU
2.	3RD SUBMITTAL PER CITY COMMENTS	19-31-2008	MEU
3.	4TH SUBMITTAL PER CITY COMMENTS	27-22-2008	AUB

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO
LANDSCAPE PLAN



VALERIAN LLC
LANDSCAPE ARCHITECTURE
PLANNING
GRAPHIC DESIGN
8724 MARC DR • ARLING
HEIGHTS, CALIFORNIA 90011

ORIGINAL DATE:
APRIL 12, 2008

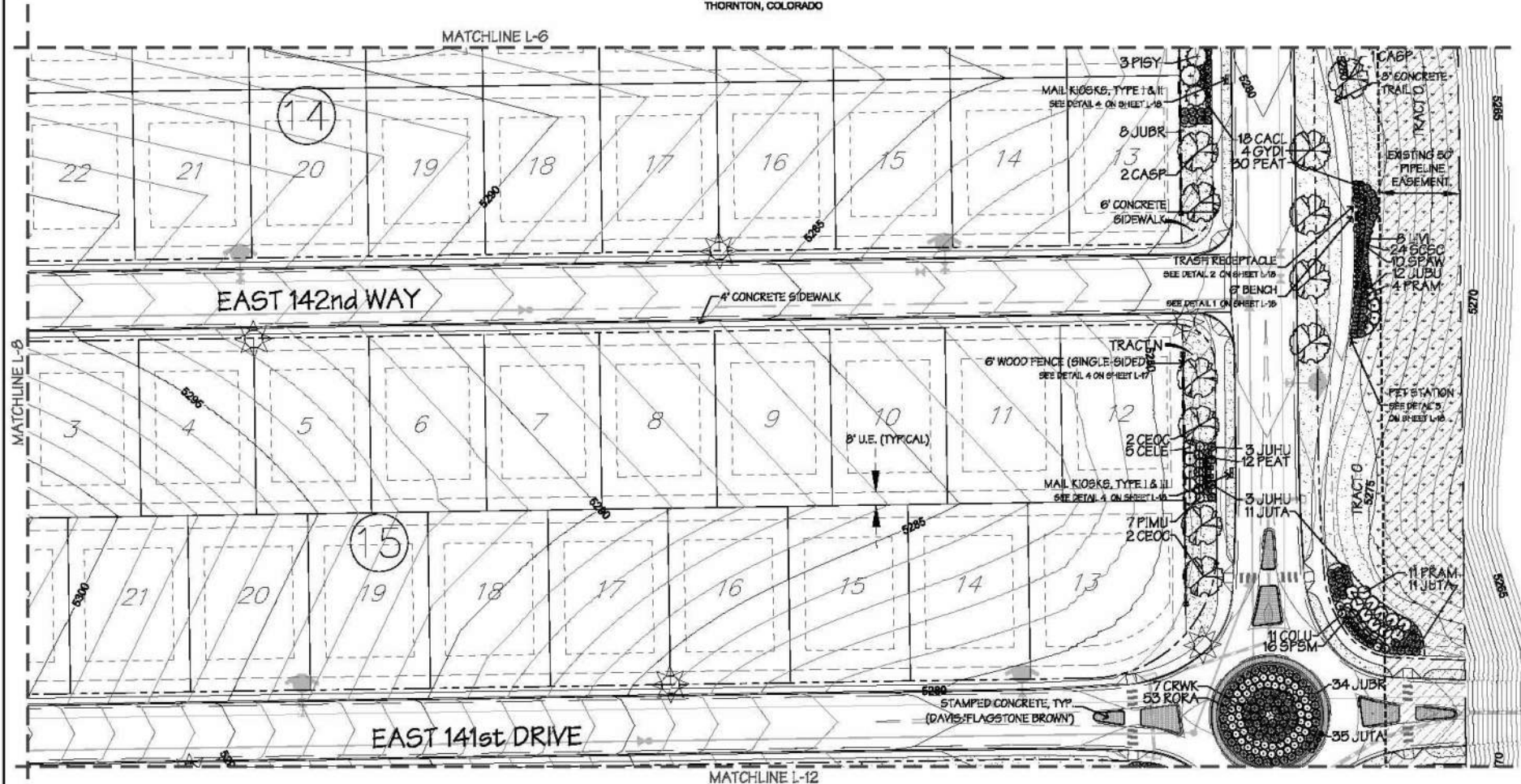
DRAWN BY:	MM
DESIGNED BY:	MM
CHECKED BY:	CC

L-8

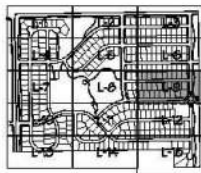
SHEET 10 OF 21

HOLLY HILLS ESTATES

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



KEYMAP:

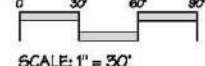


LEGEND:



**PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION**

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-455-1800
CALL & SUBMIT DAVIS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITIES.



PREPARED FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966

REVISIONS

NO.	DATE	DESCRIPTION
1	04-12-2008	ISSUED FOR CITY COMMENTS
2	04-12-2008	ISSUED FOR CITY COMMENTS
3	04-12-2008	ISSUED FOR CITY COMMENTS

HOLLY HILLS ESTATES MINOR DEVELOPMENT PERMIT THORNTON, COLORADO

LANDSCAPE PLAN

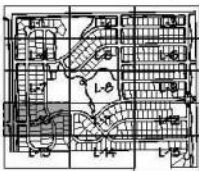


VALERIAN LLC
LANDSCAPE ARCHITECTURAL
PLANNING
3034 WEST 10TH AVENUE
DENVER, CO 80202

ORIGINAL DATE:
APRIL 12, 2008
DRAWN BY: MM
DESIGNED BY: MM
CHECKED BY: OC

L-9
SHEET 11 OF 21

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



LEGEND:



**PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION**

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.922.1987
CALL 2- BUSINESS DAYS IN ADVANCE BEFORE YOU DIG
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



0 30' 60' 8

SCALE: 1" = 30'

SHEET 12 OF 21

PREPARED FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.	2ND SUBMITTAL PER CITY COMMENTS	08-05-2008	MEJ
2.	3RD SUBMITTAL PER CITY COMMENTS	10-01-2008	MEJ
3.	4TH SUBMITTAL PER CITY COMMENTS	01-22-2009	AMB

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO
LANDSCAPE PLAN



VALERIAN LLC
LANDSCAPE ARCHITECTURE
PLANNING
CLIMATE DESIGN
3234 WEST 32TH AVENUE
DENVER, COLORADO 80211
303.733.1300

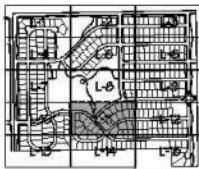
ORIGINAL DATE: APRIL 12, 2008	
DRAWN BY:	MM
DESIGNED BY:	NH
CHECKED BY:	CC

L-10

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO

MINOR DEVELOPMENT PERMIT

THORNTON, COLORADO



- **PRODUCTION PHASE TIME**
- **PRODUCTION ORGANIZATION TIME**
- **HYBRIDIZATION TIME**
- **HYBRIDIZATION STABILIZATION**



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.822.1807
CALL 5 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



REVISIONS

DOC	DESCRIPTION	DATE	BY
1.	2ND SUBMITTAL PER CITY COMMENTS	08-05-2008	MEM
1.	3RD SUBMITTAL PER CITY COMMENTS	10-01-2008	MEM
1.	4TH SUBMITTAL PER CITY COMMENTS	01-25-2009	AMB



VALERIAN LLC
LANDSCAPE ARCHITECTURE
PLANNING
GRAPHIC DESIGN
2724 NORTH 28TH AVENUE
DENVER, COLORADO 80217
303.730.1333

ORIGINAL DATE: APRIL 12, 2008	
DRAWN BY:	MM
DESIGNED BY:	NH
CHECKED BY:	OC

L-11

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO

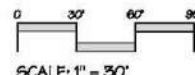
MINOR DEVELOPMENT PERMIT

THORNTON, COLORADO



- PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION**

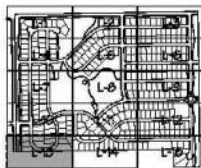
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.802.1997
CALL 3- BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



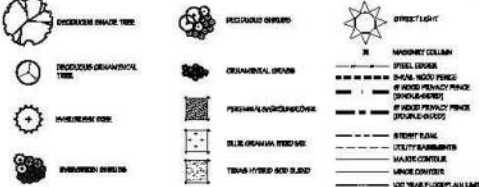
L-12

SHEET 14 OF 21

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO



LEGEND:



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.622.1867
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



0 30' 60' 90'

SCALE: 1" = 30'

PREPARED FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966

REVISIONS			
NO.	DESCRIPTIONS	DATE	BY
1.	2ND SUBMITTAL PER CITY COMMENTS	06-05-2008	MEJ
2.	3RD SUBMITTAL PER CITY COMMENTS	10-01-2008	MEJ
3.	4TH SUBMITTAL PER CITY COMMENTS	04-22-2009	AMR

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO
LANDSCAPE PLAN



VALERIAN LLC
LANDSCAPE ARCHITECTURE
PLANNING
GRAPHIC DESIGN
3724 WEST 10TH AVENUE
DENVER, COLORADO 80202

ORIGINAL DATE:
APRIL 12, 2008

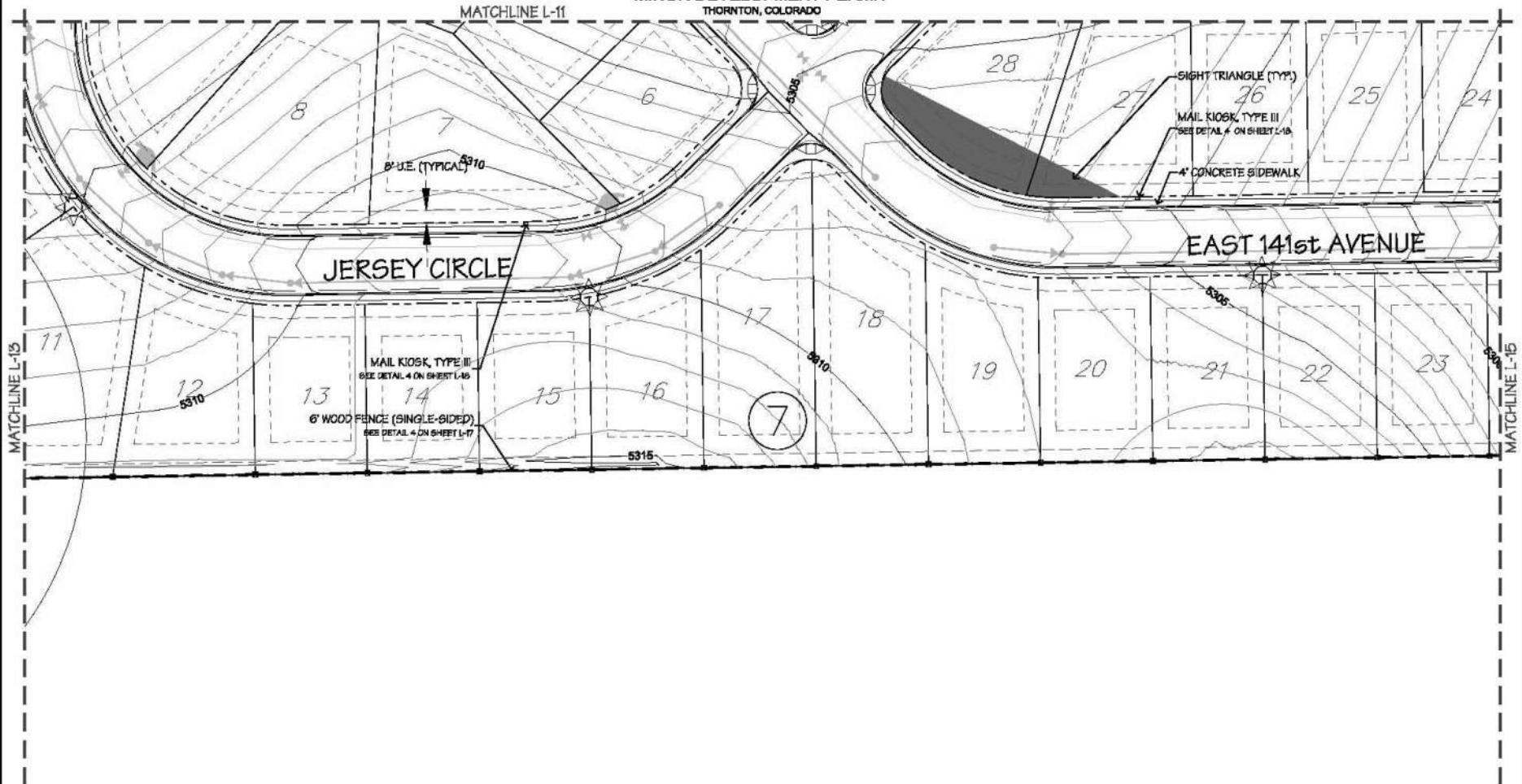
DRAWN BY:	MM
DESIGNED BY:	NH
CHECKED BY:	OC

L-13

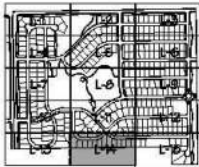
SHEET 15 OF 21

HOLLY HILLS ESTATES

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



KEYMAP:

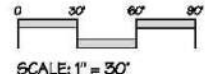


LEGEND:

	DECIDUOUS TREE		SHRUB		STREET LIGHT
	DECIDUOUS TREE		SHRUB		MANHOLE COVER
	EVERGREEN TREE		FENCE		UTILITY LINE
	SHRUB		FENCE		UTILITY LINE
	SHRUB		FENCE		UTILITY LINE

**PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION**

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.482.1367
CALL 5 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE LOCATION OF
UNDERGROUND MEMBER UTILITIES.



PREPARED FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966

REVISIONS

NO.	DATE	DESCRIPTION
1	04-12-2006	ISSUED FOR CITY COMMENTS
2	04-12-2006	ISSUED FOR CITY COMMENTS
3	04-12-2006	ISSUED FOR CITY COMMENTS

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO

LANDSCAPE PLAN



VALERIAN LLC
LANDSCAPE ARCHITECTURAL
PLANNING & DESIGN
3734 WEST 26TH AVENUE
DENVER, COLORADO 80211
303.727.1350

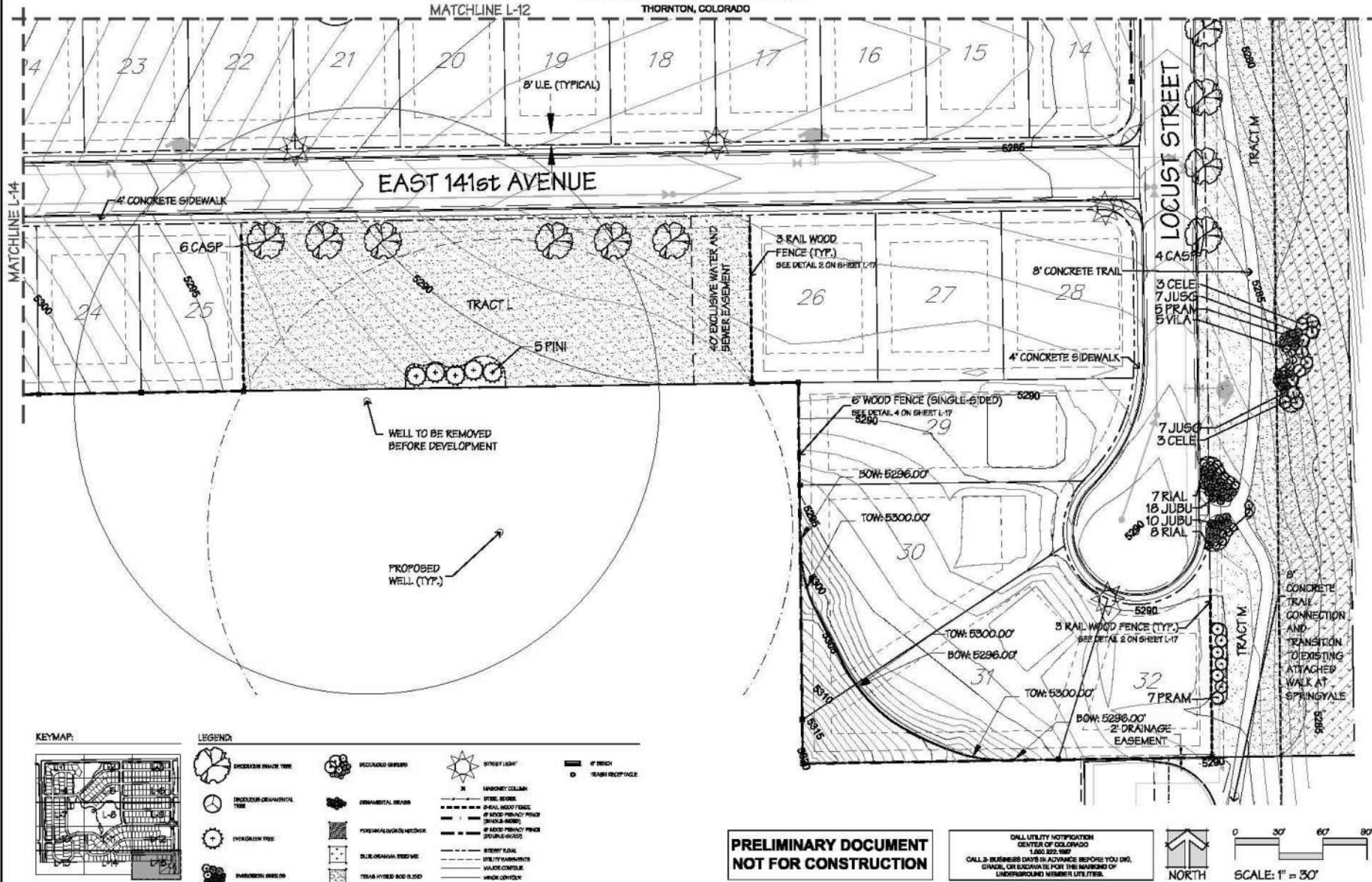
ORIGINAL DATE:
APRIL 12, 2006
DRAWN BY: MM
DESIGNED BY: MM
CHECKED BY: CC

L-14

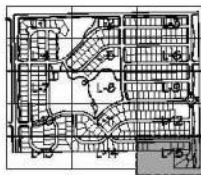
SHEET 16 OF 21

HOLLY HILLS ESTATES

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



KEYMAP:

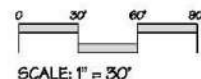


LEGEND:



**PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION**

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.855.1889
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



PREPARED FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80614
(303) 457-2966

NO.	REVISIONS	DATE	BY
1	ISSUED FOR CITY COMMENTS	04-12-2008	MM
2	ISSUED FOR CITY COMMENTS	04-12-2008	MM
3	ISSUED FOR CITY COMMENTS	04-12-2008	MM
4	ISSUED FOR CITY COMMENTS	04-12-2008	MM

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO
LANDSCAPE PLAN

VALERIAN LLC
LANDSCAPE ARCHITECTS
1000 WEST WASHINGTON
SUITE 100
DENVER, CO 80202
ORIGINAL DATE:
APRIL 12, 2008
DRAWN BY: MM
DESIGNED BY: MM
CHECKED BY: DC

L-15
SHEET 17 OF 21

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-888-1187
CALL 5 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
GRADE OR EXCAVATE FOR THE PURPOSES OF
UNDERGROUND NEIGHBOR UTILITIES.

PRELIMINARY DOCUMENT NOT FOR CONSTRUCTION

LANDSCAPE NOTES

1. ORGANIC MATTER SHALL CONSIST OF CLASS I OR CLASS II COMPOST. ALL ORGANIC MATTER SHALL BE FREE OF LIVE WEED SEEDS AND CHEMICAL ADDITIVES.
2. SOIL PREPARATION FOR TREES, SHRUBS, ALL PLANT BEDS AND AREAS TO BE SEEDED OR SOODED SHALL INCLUDE ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED SIX INCHES INTO THE SOIL. THE CUBIC YARDS OF COMPOST FOR THE SITE IS 4,280.0 CY.
3. FOR THE ROUND-ABOUT, AMEND A THREE FOOT PROFILE WITH 4 CUBIC YARDS PER 1000 SQUARE FEET. THEN COMPACT TO 80%. WHEN DOING THE AMENDMENT, THE CONTRACTOR SHALL ACTUALLY REMOVE THE TOP 3 FEET COMPLETELY FROM THE ROUND-ABOUT, AMEND THE REMOVED SOIL AND THEN PUT BACK INTO THE ROUND-ABOUT AND COMPACT IT.

IRRIGATION

1. ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM INSTALLED WITH SEPARATE ZONES UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL PROVIDE SPRAY AND/OR ROTOR IRRIGATION TO LAWN AREAS, DRIP (OR OTHER LOW WATER USE EQUIVALENT) IRRIGATION TO PLANT BED AREAS. IRRIGATION PLANS SHALL BE DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS OF THE CITY OF THORNTON.
2. ALL NATIVE SEED AREAS ARE TO HAVE PERMANENT IRRIGATION.
3. IRRIGATION SYSTEM TO HAVE RAIN SHUT OFF.

MULCH

1. ALL PLANTING BEDS SHALL HAVE A MINIMUM 2" DEPTH OF 7-1/2" COBBLE MULCH WITH GEOTEXTILE FABRIC AS A WEED BARRIER.
2. TREES AND SHRUBS IN SOD OR NATIVE AREAS - 3" DEPTH COBBLE FIBER MULCH AS SPECIFIED ON PLANTING DETAILS.

EDGER

1. ALL EDGER SHALL BE GREEN RYERSON STEEL OR APPROVED EQUAL BY THE CITY OF THORNTON.

SOD

1. SOD SHALL BE A TEXAS HYBRID "THERMAL BLUE" OR EQUAL.
2. ALL SOD INSTALLED IN ROW AREAS BETWEEN D.G. AND SIDEWALK SHALL BE A TEXAS HYBRID "THERMAL BLUE" OR EQUAL.

MAINTENANCE

1. HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON LANDSCAPING.
2. HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL RIGHT-OF-WAY LANDSCAPING, INCLUDING THE AREA INSIDE OF THE CHAINLINK FENCE WITHIN TRACT AA, TO BE MAINTAINED BY WELL COMPANY OR HOA, PER SURFACE USE AGREEMENT.
3. ALL AREAS WITHIN TRACT AA TO BE MAINTAINED BY WELL COMPANY OR HOA, PER SURFACE USE AGREEMENT.

LANDSCAPE SCREENING

1. UTILITY BOXES NOT SHOWN ON THE MD* MAY REQUIRE LANDSCAPE SCREENING AT THE TIME OF THE LANDSCAPE INSTALLATION.

PRE-CONSTRUCTION

1. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR AND CITY OF THORNTON LANDSCAPE ARCHITECTS PRIOR TO CONSTRUCTION.

PLANTING NOTES

1. PLANT DECIDUOUS TREES MINIMUM 4", EVERGREEN TREES MINIMUM 17" AND SHRUBS 4" OR 1/2" MATURE WIDTH FROM SIDEWALKS AND BED EDGE.

DETENTION POND NOTES

1. THE DETENTION POND SHALL BE ON A PERMANENT IRRIGATION SYSTEM ZONED SEPARATE FROM SURROUNDING SOD.
2. THE DETENTION POND SHALL BE SEEDED WITH A BLUE GRAMMA SEED MIX SOD 3" DOWN SLOPED SIDES AND BED 1/2" UP SLOPED SIDE AND ENTIRE BOTTOM OF POND.

SIGN NOTE

1. ALL SIGNS ARE BY SEPARATE PERMIT. NO APPROVAL FOR SIGNS OR THEIR LOCATIONS IS PROVIDED WITH THE MINOR DEVELOPMENT PERMIT. SIGNS REQUIRE A DETACHABLE SIGN TO THEIR HEIGHT OR 5 FEET, WHICHEVER IS MORE.

LANDSCAPE REQUIREMENTS:

DESCRIPTION	S.F. / L.F.	FORMULA	TOTAL QTY. REQ.	TOTAL QTY. PROX.
ON-SITE	686,274 S.F.	1 T.E./4,000 S.F.	142 T.E.	203 TREES & 1,446 SHRUBS = 247.8 T.E.
PUBLIC RIGHT-OF-WAYS	6,697 L.F.	1.5 T.E./20 L.F.	260 T.E.	179 TREES & 816 SHRUBS = 260.8 T.E.
DETENTION POND	126,268 S.F.	1 T.E./4,000 S.F.	36 T.E.	41 TREES & 65 SHRUBS = 47.5 T.E.
ROUND-ABOUT	180 L.F. 3,177 S.F.	1 T.E./20 L.F. & 2 T.E./4,000 S.F.	20 T.E.	7 TREES & 122 SHRUBS = 19.2 T.E.
TOTAL	819,239 S.F.	NA	457 T.E.	430 TREES & 2,446 SHRUBS = 674.6 T.E.

NOTES

1. ALL SQUARE FOOTAGE, LINEAR FOOTAGES AND TREE EQUIVALENTS ARE ROUNDED TO THE NEAREST WHOLE NUMBER.
2. ONE (1) T.E. (TREE EQUIVALENT) EQUALS ONE (1) TREE OR TEN (10) 1/2" D.G. SHRUBS OR TWENTY (20) 1 GAL. ORNAMENTAL GRASSES.
3. SHRUB TOTALS ALSO INCLUDE ORNAMENTAL GRASS TOTALS.

BLUE GRAMMA SEED MIX

(SEED SHALL BE TO THE CITY OF THORNTON STANDARDS AND SPECIFICATIONS)

SPECIES	PLANT/ACK
BLUE GRAMMA	9 LBS.
BUFFALO GRASS	37 LBS.
	40.0 LBS./PLANT/ACK

TEXAS HYBRID SOD BLEND

TEXAS HYBRID BLUE GRASS "THERMAL BLUE" OR EQUAL (OR PER CITY OF THORNTON RECOMMENDATION)

HOLLY HILLS ESTATES

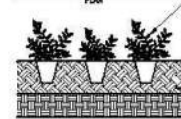
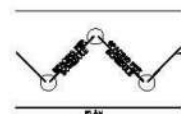
A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO

PLANT SCHEDULE:

SYM.	QTY.	TAG	COMMON NAME	SCIENTIFIC NAME	SIZE	WATER REQ.	T.E.	
DECIDUOUS SHADE TREES - TOTAL: 221								
	40	ACTE	EMERALD QUEEN MAPLE	AGER PLATANOIDES 'EMERALD QUEEN'	2" S&D	MODERATE	40	
	39	C&P	WESTERN CATALPA	CATALPA BICOLORA	2" S&D	ULTRA-LOW	39	
	40	C&P	WESTERN HAWKCHERRY	CELTIS OCCIDENTALIS	2" S&D	ULTRA-LOW	40	
	26	GLSH	SHADEMASTER HONEYLOCUST	GLEITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" S&D	ULTRA-LOW	26	
	17	GLSK	SKYLINE HONEYLOCUST	GLEITSIA TRIACANTHOS INERMIS 'SKYLINE'	2" S&D	ULTRA-LOW	17	
	32	GYD	KENTUCKY COFFEE TREE	GYNOMELAS DICKA	2" S&D	ULTRA-LOW	32	
	8	QUA	BURK OAK	QUERCUS MACROCARPA	2" S&D	ULTRA-LOW	8	
EVERGREEN TREES - TOTAL: 116								
	55	PIED	FINCH PINE	FINUS PAULS	8" HT.	ULTRA-LOW	55	
	26	PIB	AUSTRIAN PINE	FINUS NERA	8" HT.	MODERATE	26	
	35	PIB	SCOTCH PINE	FINUS SYLVESTRIS	8" HT.	MODERATE	35	
DECIDUOUS ORNAMENTAL TREES - TOTAL: 83								
	16	ACTA	WINTER KING HAWTHORN	AGER TATARUMUM CRATAEGUS VIGORIS 'WINTER KING'	2" S&D	LOW	16	
	21	COAL	GOLDENRAIN TREE	KOELERUTHERA PANICULATA	2" S&D	MODERATE	21	
	10	KOPA	GOLDENRAIN TREE	KOELERUTHERA PANICULATA	2" S&D	ULTRA-LOW	10	
	28	PIPC	CHANTRELLE PEAR	PIRUS CALLERYANA	2" S&D	MODERATE	28	
EVERGREEN SHRUBS - TOTAL: 954								
	122	LVI	GOLDEN VICKARY FRUIT	LIGUSTRUM VICKARYI	5 GAL.	MODERATE	122	
	40	EUPR	EMERALD GABITY EUNYMUS	EUNYMUS FORTUNEI 'EMERALD GABITY'	5 GAL.	LOW	40	
	172	JUNR	BROADMOOR JUNIPER	JUNIPERUS BARINIA 'BROADMOOR'	5 GAL.	LOW	172	
	75	JUNR	BUFFALO JUNIPER	JUNIPERUS BARINIA 'BUFFALO'	5 GAL.	LOW	75	
	284	JUNR	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL.	LOW	284	
	128	JUNR	TAMMAY JUNIPER	JUNIPERUS BARINIA 'TAMMAY'	5 GAL.	LOW	128	
	81	JUNR	SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	5 GAL.	LOW	81	
	44	TMUJ	TANENBAUM MUGO PINE	FINUS MUGO 'TANENBAUM'	5 GAL.	LOW	44	
DECIDUOUS SHRUBS - TOTAL: 1,478								
	187	CAZL	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	ULTRA-LOW	187	
	51	CELE	CURLLEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL.	ULTRA-LOW	51	
	117	COLL	PERKINS COTONEASTER	COTONEASTER LUCIDUS	5 GAL.	LOW	117	
	19	MACO	COMPACT OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL.	LOW	19	
	124	PEAT	RUSSIAN SAGE	PEROVSKIA ATRICOLORATA	5 GAL.	ULTRA-LOW	124	
	65	PRAM	AMERICAN WILD PLUM	PRUNUS AMERICANA	5 GAL.	ULTRA-LOW	65	
	46	RAL	ALPINE CURRANT	ROSES ALPINA	5 GAL.	LOW	46	
	84	RAL	YELLOW FLOWERING CURRANT	ROSES ALPINA	5 GAL.	ULTRA-LOW	84	
	67	ROSE	REDLEAF SHRUB ROSE	ROSEA GLAUKA	5 GAL.	LOW	67	
	102	ROSE	KNOCKOUT ROSE	ROSEA 'KNOCKOUT'	5 GAL.	LOW	102	
	96	SPYR	ANTHONY WATKINS SPIREA	SPIREA JAPONICA 'ANTHONY WATKINS'	5 GAL.	LOW	96	
	281	SPYR	SNOWMOUND SPIREA	SPIREA NIPONICA 'SNOWMOUND'	5 GAL.	LOW	281	
	86	SYAK	MUSE KIM LILAC	SYRINGA PATULA 'MUSE KIM'	5 GAL.	LOW	86	
	35	VILA	WAYFARING VERONICA	VERONICA LANTANA	5 GAL.	LOW	35	
ORNAMENTAL GRASS - TOTAL: 255								
	153	BGCU	BLUE GRAMA GRASS	BOUTELOU GRACILIS	1 GAL.	LOW	153	
	60	HESE	BLUE AVENA GRASS	HECTOCHLOA SEMPERVIRENS	1 GAL.	LOW	60	
	42	BGCG	LITTLE BLUESTEM	BOCHERLOU BOCHERLOU	1 GAL.	ULTRA-LOW	42	
ANNUAL/PERENNIAL GROUND COVER - TOTAL: 3,090								
	225	EQMA	PURPLE CONEFLOWER	ECHEINACEA PURPUREA 'MAGNUS'	16" O.C.	4" POTS	MODERATE	NA
	100	GERA	GERANIUM 'ROZANNE'	ROZANNE GERANIUM	16" O.C.	4" POTS	LOW	NA
	102	DAYL	DAYLILY	HEMEROCALLIS HYBRIDS	16" O.C.	1 GAL.	LOW	NA
	152	HESS	MOUNTAIN BASKET OF GOLD	ALYSSEUM MONTANUM	16" O.C.	4" POTS	LOW	NA
	260	RUPG	BLACK EYED SUSAN	RUDIBEDIA FULGIDA 'GOLDSTRIUM'	16" O.C.	4" POTS	LOW	NA

NOTES

1. IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

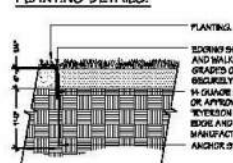


1 GROUNDCOVER SPACING
L-16 NOT TO SCALE

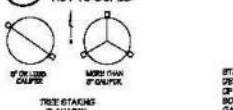


5 COT SHRUB PLANTING
L-16 NOT TO SCALE

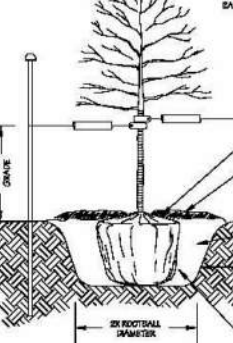
PLANTING DETAILS:



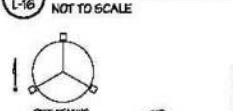
2 3/16" "RYERSON TYPE" STEEL EDGING
L-16 NOT TO SCALE



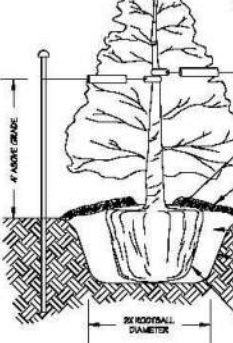
3 COT DECIDUOUS TREE PLANTING
L-16 NOT TO SCALE



4 COT CONIFEROUS TREE PLANTING
L-16 NOT TO SCALE



5 COT SHRUB PLANTING
L-16 NOT TO SCALE



6 COT CONIFEROUS TREE PLANTING
L-16 NOT TO SCALE

PREPARED FOR:
Holly Hill Estates, LLC
12480 1st. Street
Eastlake, CO 80614
(303) 457-2986

NO.	BY	DATE	REVISION
1	MM	10-05-2006	NEW
2	MM	10-05-2006	NEW
3	MM	10-05-2006	NEW
4	MM	10-05-2006	NEW
5	MM	10-05-2006	NEW

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO
LAND NOTES, PLANT SCHEDULE,
CALCULATIONS & PLANTING DETAILS

VALERIAN LLC
LANDSCAPE ARCHITECTS
12480 1st. Street
Eastlake, CO 80614
(303) 457-2986
ORIGINAL DATE: APRIL 12, 2006
DRAWN BY: MM
DESIGNED BY: MM
CHECKED BY: MM

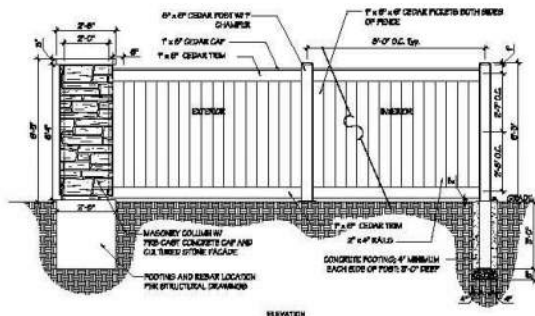
L-16
SHEET 18 OF 21

CALL UTILITY NOTIFICATION
CITY OF COLORADO
JANUARY 2017
CALL & BUREAU DAYS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

PRELIMINARY DOCUMENT NOT FOR CONSTRUCTION

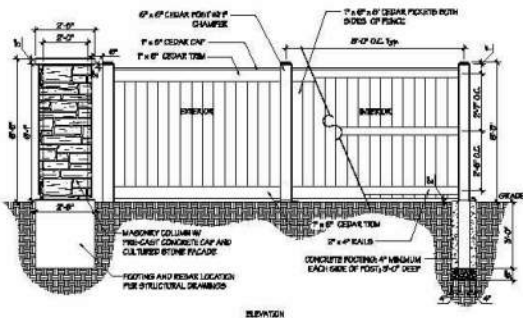
HOLLY HILLS ESTATES

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



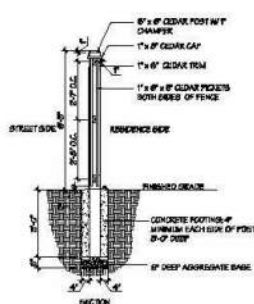
- NOTES:
- 1) ALL CONNECTIONS SHALL BE MADE USING GALVANIZED WOOD SCREWS OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON THE PLANS.
 - 2) ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF FENCE.
 - 3) THE DOUBLE-SIDED 6' WOOD PRIVACY FENCE WITH STONE COLUMN IS ONLY LOCATED ALONG FRONTAGE ROAD (HOLLY STREET) AND EAST 14TH AVENUE.

1 6' WOOD PRIVACY FENCE - DOUBLE-SIDED W/ MASONRY COLUMN
SCALE: 3/8\"/>



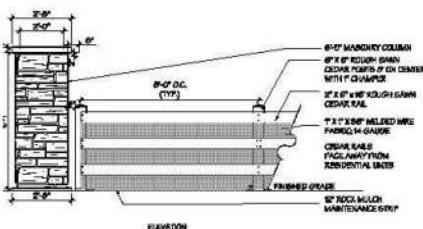
- NOTES:
- 1) ALL CONNECTIONS SHALL BE MADE USING GALVANIZED WOOD SCREWS OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON THE PLANS.
 - 2) ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF FENCE.
 - 3) THE SINGLE-SIDED 6' WOOD PRIVACY FENCE IS ONLY LOCATED ALONG INTERIOR LOCAL ROADS (NOT FRINGE ROADS AND EAST 14TH AVENUE).

4 6' WOOD PRIVACY FENCE - SINGLE-SIDED W/ MASONRY COLUMN
SCALE: 3/8\"/>



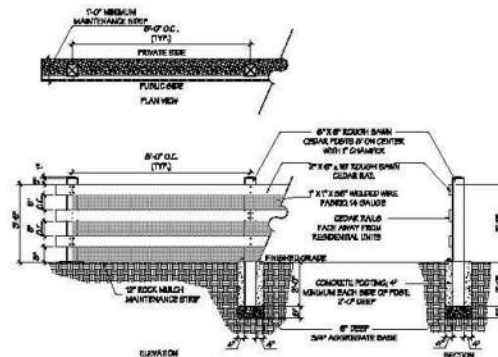
- NOTES:
- 1) FENCE AND RAIL END/END/END CUT GRADE 1:1.
 - 2) RAILS SHOULD BE ALIGNED TO CENTER OF ROAD AND END.
 - 3) MAINTENANCE STRIP SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF FENCE.
 - 4) THE 3-RAIL WOOD FENCE IS ONLY LOCATED ALONG KRAE AND ROYALVIEW THAT WILL ADJACENT TO OPEN SPACE.
 - 5) METAL BOLLARDS SHALL NOT BE USED ALONG BORDERS OF MAINTENANCE STRIP AS IT IMPEDS DRAINAGE.

2 3-RAIL WOOD FENCE-COT STANDARD W/ MAINTENANCE STRIP
SCALE: 3/8\"/>

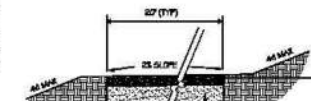


- NOTES:
- 1) 3\"/>

5 TRANSITION BETWEEN FENCE TYPES
SCALE: 3/8\"/>



STABILIZER NOTE:
APPLICATION USED FOR EROSION, TREES, LANDS, TRAILS, AND PARKING
LOTS. SUPPLY AND SERVICE STABILIZER AREAS OF 4-8\"/>



CONTACT INFORMATION FOR
FURTHER SPECIFICATIONS:
STABILIZER SOLUTIONS, INC.
200 SOUTH 10TH STREET
PHOENIX, ARIZONA 85004-USA
800.285.6500

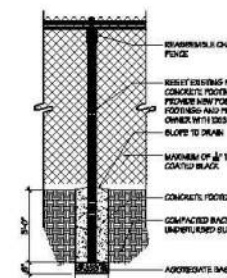
LOCAL REP:
HALL, DREW, INC.
204 CENTRAL AVE.
MILWAUKEE, WI 53204
TEL: 414.381.7200
FAX: 414.381.7200

4\"/>

6\"/>

ADDITIONAL NOTE:
DISTANCE TO EXISTING VEGETATION SHALL NOT EXCEED LIMITS OF DISTANCE
REQUIRED FOR GRADING OF TRAIL. ANY ADDITIONAL DISTANCE TO EXISTING
VEGETATION SHALL BE REQUIRED AT THE DISCRETION OF THE CONTRACTOR AT RISK.

3 WELL ACCESS ROAD
SCALE: 1/2\"/>



NOTE: DIMENSIONS ARE FOR NEW CONCRETE FOOTINGS

6 CHAIN LINK FENCE
SCALE: 3/8\"/>

PREPARED FOR:
Holly Hill Estates, LLC
12460 1st. Street
Eastlake, CO 80514
(303) 457-2966

NO.	DATE	DESCRIPTION	BY	APP.
1	2017-01-11	2ND SUBMITTAL FOR CITY COMMENTS	MM	MM
2	2017-01-11	3RD SUBMITTAL FOR CITY COMMENTS	MM	MM
3	2017-01-11	4TH SUBMITTAL FOR CITY COMMENTS	MM	MM

HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO
FENCE DETAILS

VALERIAN LLC LANDSCAPE ARCHITECTURE PLANNING DESIGN CONSTRUCTION	
200 WEST 10TH AVENUE DENVER, COLORADO 80202-1880	
ORIGINAL DATE:	APRIL 12, 2008
DRAWN BY:	MM
DESIGNED BY:	MM
CHECKED BY:	DC

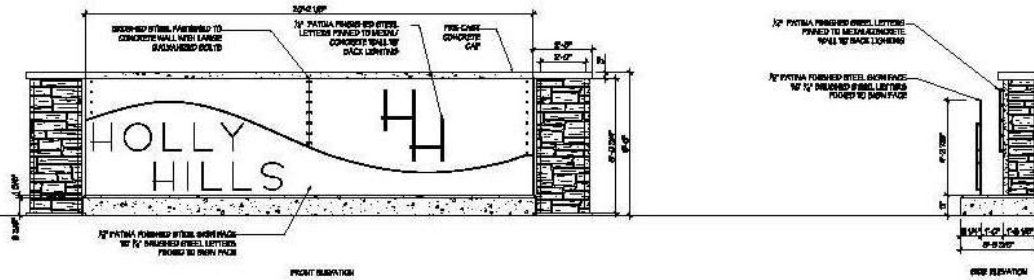
L-17
SHEET 19 OF 21

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.552.9887
CALL & BURNING DOWN IN ADVANCE BEFORE YOU DIG.
CHANGE FOR EXISTENCE FOR THE SHOWN OF
UNDERGROUND MEMBER UTILITY.

**PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION**

HOLLY HILLS ESTATES

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 18,
AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO



PREPARED FOR:
Holly Hill Estates, LLC
12460 1st Street
Eastlake, CO 80614
(303) 457-2868

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	04-14-2008	MM	2ND SUBMITTAL PER CITY COMMENTS
2	04-14-2008	MM	3RD SUBMITTAL PER CITY COMMENTS
3	04-14-2008	MM	4TH SUBMITTAL PER CITY COMMENTS

**HOLLY HILLS ESTATES
MINOR DEVELOPMENT PERMIT
THORNTON, COLORADO**

**ENTRY MONUMENT AND RETAINING WALL
DETAILS**



VALERIAN LLC LANDSCAPE ARCHITECTURE COLORADO LICENSE 2011 PERMITS/PERMITS ADAMS COUNTY PERMIT 2011-0000000000	ORIGINAL DATE: APRIL 12, 2008
DRAWN BY: MM	
EXAMINED BY: MM	
CHECKED BY: OC	

L-19
SHEET 21 OF 21

AT RISK AGREEMENT FOR THE _____

The parties to this Agreement are the City of Thornton, Colorado, a municipal corporation (hereinafter referred to as the "City"), and _____, a [business type] _____ (hereinafter referred to as the "Developer"). The City and the Developer may be referred to collectively as the "Parties".

RECITALS

WHEREAS, the Developer intends to develop real property which is currently located at _____ (hereinafter referred to as the "Property"); and

WHEREAS, the Developer intends to submit <has submitted> applications to develop the Property on behalf of the owner of the Property; and

WHEREAS, development of the Property will involve installation or construction of various public and private improvements (hereinafter the "Improvements"); and

WHEREAS, the Developer desires to take preliminary steps for the eventual development of the Property and has submitted applications for the following: <list applications> (collectively, the "Applications") and desires to move forward with the review of the Applications. The Developer understands that the City will not approve the Applications, specifically it will not grant construction or building permits nor finalize any plat for recording until it has made the determination, in its sole discretion, that access to the City's Thornton Water Project water supply has been secured, resulting in sufficient water supply to serve the developed Property; and

WHEREAS, the Developer expressly understands and acknowledges that the City is not obligated or bound to approve the Applications as submitted to the City, and that modifications or revisions of the Applications and/or documents supporting the Applications may be required as the result of the City's development review process and that any funds expended are at the Developer's risk.

NOW THEREFORE, in exchange of and in consideration for the mutual promises of the Parties, the City and the Developer agree as follows:

AGREEMENT

1. The City will accept the Applications, and any supporting documents thereto, for review subject to the terms and conditions of this Agreement.
2. The Developer represents that it is the duly authorized agent of record owner.
3. In voluntarily electing to submit the Applications subject to the terms of this Agreement, the Developer expressly acknowledges and agrees that it shall not receive the permits necessary to begin the installation and/or construction of any

Improvements on the Property, nor receive final approvals of the Applications until such time as the City makes a determination, in its sole discretion, that issuance of such permits is appropriate. Any costs incurred or funds expended related to development of the Property, review of and or revisions to the Applications, or planning the Improvements is solely and expressly at Developers risk. The plan review fees for the building permit plans shall be paid prior to the City providing comments with regard to the first review.

2. The Developer understands and agrees it shall be estopped from asserting that this Agreement, the City's review of any of the Applications, or any representation by the City, its officers, employees, and agents shall in any way be construed as an approval of any Applications or building and/or construction permits.
 - a. **The Developer expressly understands and acknowledges that the expenditure of funds for design of any Improvements prior to the City's approval of building permit allocations or building permits is at the Developer's risk.** The Developer agrees that this Agreement does not and shall not vest or grant any rights whatsoever related to the Improvements on the Property.
 - b. **The Developer expressly understands and acknowledges that the City does not guarantee capacity exists in its water system for the proposed development and may, in the exercise of its police power, refuse to issue building permits until such time as it determines, at its sole discretion** that access to the City's Thornton Water Project water supply has been secured, resulting in sufficient water supply to serve the developed Property.
5. The Developer agrees to indemnify, defend, and hold harmless the City, its officers and its employees, from and against all liability, claims, demands, and expenses, including court costs and attorney fees, on account of any injury, loss, or damage, which arise out of or are in any manner connected with the work to be performed under this Agreement if such injury, loss, or damage is caused in whole or in part by, the negligent act or omission, error, professional error, mistake, accident or other fault of the Developer, any contractor or subcontractor of the Developer, or any officer, employee, or agent of the Developer or resulting or arising from the City permitting construction prior to approval of any plat, Development Permit and/or Construction Documents.
6. In executing this Agreement, the Developer acknowledges that it was advised to consult with an attorney concerning the effect of this agreement and that the Developer either consulted with an attorney or elected not to consult an attorney and therefore any ambiguity shall not be construed against the drafter.

7. The Developer agrees that this Agreement shall not prohibit, preclude, or in any way limit the authority of the City, the Development Permit and Appeals Board or City Council from imposing conditions upon the approval of the Applications as permitted by local ordinances or regulations. The Developer further agrees that such conditions upon approval of the Applications may necessitate removal, reconstruction, or modification of Improvements undertaken as a consequence of this Agreement and that such removal, reconstruction, or modification shall be at the sole cost and expense of the Developer.
8. This Agreement shall not be construed as a waiver of the City's applicable rights under state law, ordinances or local ordinances or regulations of the City.
9. The parties understand and agree that the City is relying on and does not waive or intend to waive by this Agreement the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, Section 24-10-101 C.R.S., *et seq.*, as from time to time amended, or otherwise available by law to the City.
10. The City shall not be obligated or liable under the terms of this Agreement to any person or entity not a party hereto and there are no third part beneficiaries thereto. Further, the City shall not be bound by any contracts or conditions that the Developer may negotiate with third parties related to the development of the Improvements.
11. The Developer hereby warrants that the party signing below has full and lawful authority to execute this Agreement on behalf of the Developer.
12. This Agreement shall not be assigned by the Developer without the express written consent of the City.
13. This Agreement shall be governed by the laws of the State of Colorado, as more specifically described below, and venue for any lawsuit shall be Adams County. The Parties agree and acknowledge that this Agreement may be enforced at law or in equity. Nothing hereunder shall be construed to limit the City from pursuing any other remedy at law or in equity which may be appropriate under the Charter and ordinances of the City, and applicable laws and legal standards of the State of Colorado or United States before any court of competent jurisdiction. Such remedies shall be cumulative. The rights and remedies of the City provided in this Agreement are in addition to and do not limit any rights and remedies afforded by the Agreement or by law. The Developer specifically waives all the provisions of C.R.S. §§ 13-20-801, *et seq.*, regarding defects in the Improvements under the Agreement and agrees that the provisions of said statutory provisions shall not apply to this Agreement or to any construction defects as defined in the statutory provisions.
14. The Parties consent to the use of electronic signatures. The Agreement, and any other documents requiring a signature hereunder, may be signed electronically

by the Parties in the manner specified by any applicable City regulation, rule, and/or ordinance. The Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

DATED this ____ day of _____, 202__.

DEVELOPER
[COMPANY NAME]

By: _____
Name: _____
Title: _____
Address: _____

STATE OF COLORADO

COUNTY OF _____

)
) ss.
)

The foregoing instrument was acknowledged before me this ____ day of _____, 202__, by _____ as _____ of _____.

Witness my hand and official seal.

(SEAL)

Notary Public

My commission expires: _____

CITY OF THORNTON, a Colorado municipal
corporation

Kevin S. Woods, City Manager

APPROVED AS TO FORM

City Attorney

ATTEST:

Kristen N. Rosenbaum, City Clerk

TEMPLATE - NOT FOR EXECUTION

APPLICATION FORM – CHECK TYPE OF REQUEST BELOW:

Zoning (Z)

- ☐ Rezoning/Zoning Amendments \$695
☐ Planned Development Zoning \$695, plus \$15/acre
 (round up to the next whole acre)
☐ PD Zoning Amendment (Administrative) \$695

Appeal

- ☐ Staff/PC Decision \$90

Variance (V)

- ☐ Variance Request \$115

Conceptual Site Plan (CSP)

- ☐ Conceptual Site Plan \$695

Comprehensive Plan Amendment (SPCD)

- ☐ Comp Plan Amendment \$350

Development Permit (DP)

- ☐ Development Permit \$580
☐ Specific Use Permit (D.P. Required) \$115
☐ DP Amendment (PC) \$290
☐ DP Amendment (Administrative) \$250

Subdivision Plat (SUB)

- ☐ Subdivision Plat \$230, plus \$15/acre
 (round up to the next whole acre)
☐ Subdivision Plat Amendment (SUBA) \$250

Engineering

- ☐ Construction Drawings (CDs) (No Fee)
☐ Floodplain Development Permit \$600
 (Additional Application Required [here](#))
☐ Pond Certificates (No Fee)
☐ Grading and Erosion Control (No Fee)

Other

- ☐ Minor Development Permit (MDP) \$100
☐ Limited Use Permit
☐ Temporary Use Permit (TUP) \$90
☐ Vacation of Right-of-Way \$250
☐ Oil and Gas Permit \$695, plus \$15/acre

ONE APPLICATION FORM PER EACH REQUEST OTHER THAN SPECIFIC USE PERMITS

Application Date: _____

Project Description/Reason for Application: _____

Property Address (provide Cross Streets if unknown): _____

Adams County Parcel #(s): _____

Gross Area (Acres): _____ **(Square Feet):** _____ **Current Zoning:** _____ **Proposed Zoning:** _____

Existing Land Use(s) & Structures: _____

Proposed Land Use(s) & Structures: _____

For residential developments: check to acknowledge that project may be subject to growth restriction measures and issuance of building permits is not guaranteed: ☐

Do prairie dogs currently exist on the property? Yes: ☐ No: ☐

Applicant: _____ **Telephone:** _____

Address of Applicant: _____ **Email:** _____

***Applicant Signature:** _____ **Print Name:** _____

Land Owner: _____ **Telephone:** _____

(if the same as applicant- put "same")

Address of Land Owner: _____ **Email:** _____

***Land Owner Signature:** _____ **Print Name:** _____

Land Owner: _____ **Telephone:** _____

(if the same as applicant- put "same")

Address of Land Owner: _____ **Email:** _____

Land Owner Signature: _____ **Print Name:** _____

NOTE – If there are more than two owners, a letter/letters containing their signatures must be attached to the application authorizing the applicant to act on behalf of the identified owner(s).

***Signatures from the Applicant and the Land Owner are required. Signatory may be duly authorized agent of the record owner. All communications will be sent to the applicant. The signature of the property owner acknowledges their awareness of the request being made on their behalf and authorizes the identified applicant to represent the owner in the request being made to the City of Thornton.**

Development Submittal Instructions

City of Thornton land use applications may now be submitted electronically or in person. Please follow the steps below to assist you in submitting your proposal or for resubmitting documents.

By Email or File Transfer Site:

- If your attachments are less than 7MB: Email your application and supporting PDF documentation to developmentsubmittals@ThorntonCO.gov
 - 1) Please state in your email if you wish to mail in a check or hand deliver payment. If paying by credit card, a link will be sent after your submittal is accepted. Case processing will not begin until the fee is paid.
 - 2) You will be contacted by city staff once the documents have been received, **accepted as complete** and to confirm payment for new and applicable submittals.
- If your attachments are larger than 7MB: Upload your submittals through Google Drive using the following instructions:
 - 1) If you do not have one already, please create a Gmail Account. They have directions on creating an email account here: <https://support.google.com/mail/answer/56256?hl=en>
 - 2) Use the link [here](#) or copy/type the URL Below into your browser: <https://drive.google.com/open?id=1szCf8FVIGO76naq-xwQvFggt61otfAhi>
 - 3) Email developmentsubmittals@ThorntonCO.gov when you have completed your upload indicating your application has been submitted.
 - 4) Please state in your email if you wish to mail in a check or hand deliver payment. If paying by credit card, a link will be sent after your submittal is accepted. Case processing will not begin until the fee is paid.

City of Thornton

City Development
9500 Civic Center Dr.
Thornton, CO 80229

303-538-7295

Notice to All Applicants

- Applicants will be given a written summary of any deficiencies that need to be corrected.
- If you have any questions, contact City Development at 303-538-7295.