

VICINITY MAP

# WYNDHAM HILL FILING NO. 2 REPLAT E

## A REPLAT OF PORTIONS OF WYNDHAM HILL FILING NO. 2 REPLAT D

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

14.32 ACRES-64 LOTS, 2 OUTLOTS

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT FREDERICK DEVELOPMENT COMPANY, INC. AND WYNDHAM HILL METROPOLITAN DISTRICT NO. 2, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "WYNDHAM HILL FILING NO. 2 REPLAT E", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED, ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREET, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

- LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 1,
- LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 2,
- LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 3,
- LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 5,
- LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 6,
- LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 7,
- LOTS 5 AND 6, BLOCK 9 AND
- OUTLOTS A & B OF
- WYNDHAM HILL FILING NO. 2 REPLAT D;

TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 EXECUTED THIS 25<sup>th</sup> DAY OF November, 2020

FREDERICK DEVELOPMENT COMPANY, INC., A COLORADO INCORPORATION

*[Signature]*  
 BY: JON R. LEE,  
 AUTHORIZED REPRESENTATIVE

WYNDHAM HILL METROPOLITAN DISTRICT NO. 2, A COLORADO QUASI-MUNICIPAL CORPORATION

*[Signature]*  
 BY: JON R. LEE,  
 AUTHORIZED REPRESENTATIVE

**ACKNOWLEDGMENT:**

STATE OF COLORADO )  
 COUNTY OF Boulder ) SS

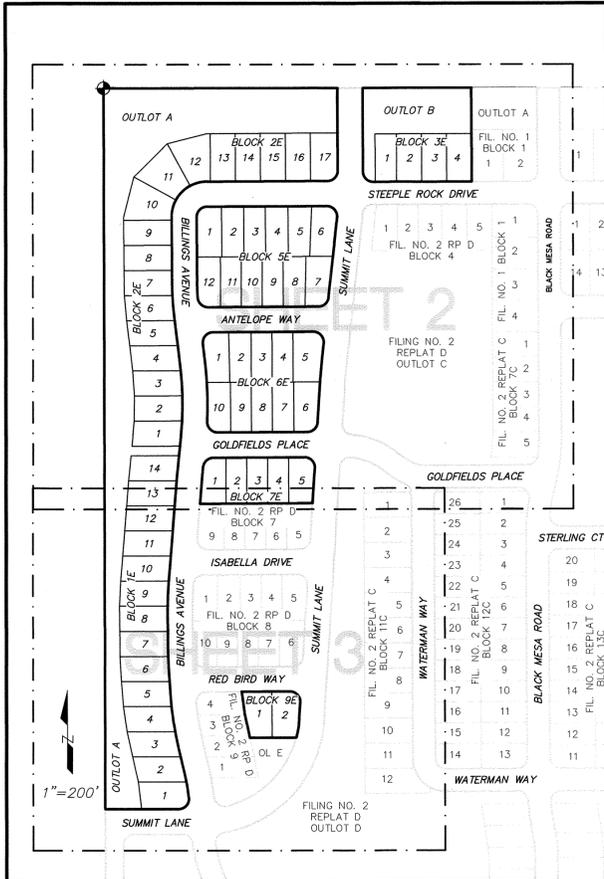
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON R. LEE AS AUTHORIZED REPRESENTATIVE OF FREDERICK DEVELOPMENT COMPANY, INC. AND WYNDHAM HILL METROPOLITAN DISTRICT NO. 2 THIS 25<sup>th</sup> DAY OF November, 2020

WITNESS MY HAND AND SEAL:

*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 11-22-2022

MARY JANE DAVIES  
 NOTARY PUBLIC - STATE OF COLORADO  
 Notary ID 19874048786  
 My Commission Expires 11/22/2022

OUTLOT CHART				
OUTLOT	AREA	USE/FUNCTION	MAINTENANCE/RESPONSIBILITY	OWNERSHIP
A	3.65 Ac.	TRAIL/LANDSCAPE	HOA/DISTRICT	DISTRICT
B	0.73 Ac.	TRAIL/LANDSCAPE	HOA/DISTRICT	DISTRICT



SHEET INDEX

**NOTES:**

- NOTICE: ACCORDING TO COLORADO LAW, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT IS FIRST DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33, BEARING N00°02'52"W, 2,678.47 FEET BETWEEN THE SOUTH QUARTER CORNER (BEING A 2" ALUMINUM CAP MARKED "LS 20673") AND THE CENTER QUARTER CORNER (BEING A 2.5" ALUMINUM CAP MARKED "PLS 38065, 2014").
- PER THE "WYNDHAM HILL FILING NO. 2" SUBDIVISION PLAT, SIDE YARD LOT LINES MAY HAVE A 5' UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT.
- THE "WYNDHAM HILL FILING NO. 2 REPLAT D" SUBDIVISION PLAT WAS RECORDED 04/05/2019 AT RECEPTION NO. 4479107.
- SUBDIVISION CORNERS SHALL BE MONUMENTED WITH 1" PLASTIC CAPS MARKED PLS 37990.
- ALL LOT SIZES MEET LOT SIZE MINIMUMS IDENTIFIED IN THE APPROVED FINAL DEVELOPMENT PLAN.
- ALL OUTLOTS ARE DESIGNATED FOR BLANKET DRAINAGE & UTILITY EASEMENTS.
- AT TIME OF ORIGINAL FIELD SURVEY, THE EAST QUARTER CORNER WAS MONUMENTED WITH A 2" ALUMINUM CAP MARKED "LS 25937 1990". SINCE ORIGINAL SURVEY, THAT MONUMENT WAS DESTROYED BY ROAD CONSTRUCTION AND HAS BEEN REMONUMENTED WITH A 2.5" ALUMINUM CAP MARKED "PLS 38065 2014" IN THE INCORRECT LOCATION. THE MONUMENT WAS APPARENTLY SET BY SPLITTING A LINE BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS, WHICH IS NOT SUPPORTED BY PREVIOUS SURVEYS IN SECTIONS 33 AND 34. THIS INCORRECT MONUMENT LIES S80°20'10"E, 3.83 FEET FROM PREVIOUS CORNER LOCATION. THE QUARTER CORNER IS TO BE RESET.
- ALL LINEAR DISTANCES ARE IN U.S. SURVEY FEET.

**PLANNING COMMISSION CERTIFICATE OF APPROVAL:**

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2020-150 THIS 15 DAY OF OCTOBER, 2020.

*[Signature]*  
 CHAIRMAN  
*[Signature]*  
 PLANNING COMMISSION SECRETARY

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:**

THE FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 2 REPLAT E" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 12220, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON November 10, 2020. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

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

*[Signature]*  
 TRACIE CRITES, MAYOR  
 ATTEST:  
*[Signature]*  
 MEGHAN C. MARTINEZ, CMC, TOWN CLERK

**SURVEYOR'S CERTIFICATE:**

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 23rd DAY OF NOVEMBER, 2020.



FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,  
 BO BAIZE, COLORADO PLS NO. 37990

**ADDRESSES:**

OWNER/APPLICANT:  
 FREDERICK DEVELOPMENT COMPANY, INC.  
 2500 ARAPAHOE AVENUE, SUITE 220  
 BOULDER, COLORADO 80302  
 303-442-2299

ENGINEER/SURVEYOR:  
 HURST & ASSOCIATES, INC.  
 1265 S PUBLIC ROAD, SUITE B  
 LOUISVILLE, COLORADO 80026  
 303-449-9105

**SCALE VERIFICATION**

BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
1	Original	09/17/20	Bb
1	Update Mayor per 09/15 comments	09/29/20	Bb

HURST & ASSOCIATES, INC.  
 1265 S Public Road, Suite B  
 Louisville, CO 80026  
 303-449-9105



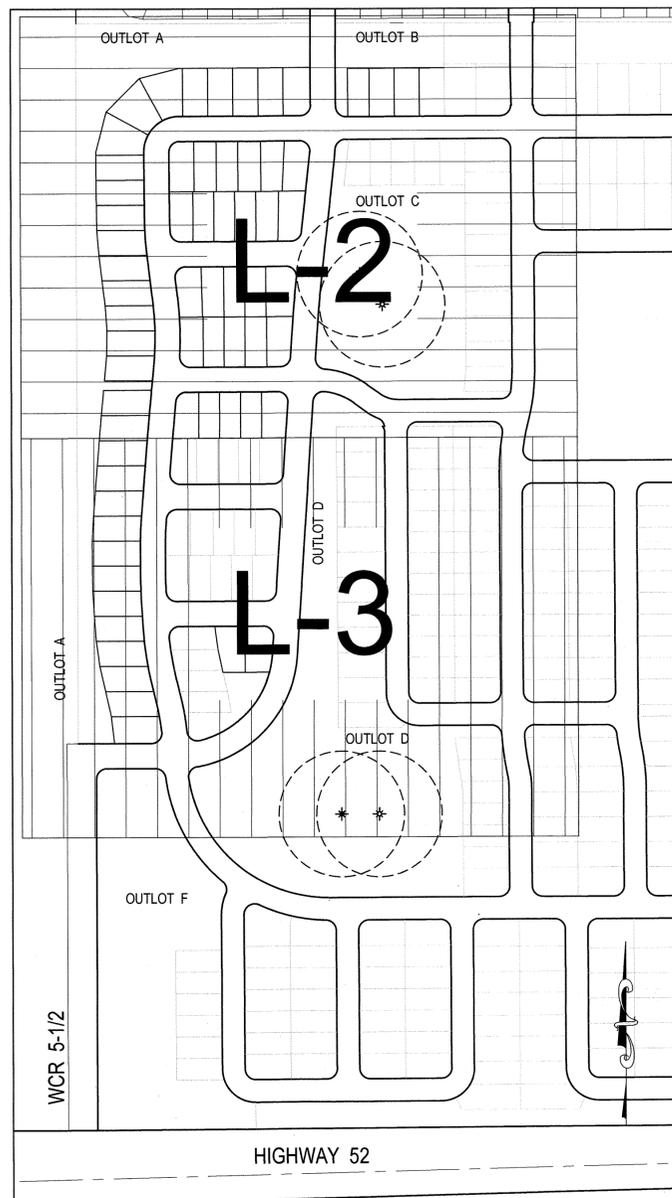
WYNDHAM HILL FILING NO. 2  
 REPLAT E  
 FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	BO
APPROVED BY:	BO
JOB NUMBER:	2020-41
DATE:	09/29/20
SCALE:	1"=200'
SHEET NO.:	1 OF 3

# WYNDHAM HILL FILING 2E

## LANDSCAPE CONSTRUCTION DRAWINGS

A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH,  
 RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 14.32 ACRES



SHEET INDEX MAP

### SHEET INDEX

- SHEET L-1 COVER SHEET
- SHEET L-2 LANDSCAPE PLAN
- SHEET L-3 LANDSCAPE PLAN
- SHEET L-4 LANDSCAPE DETAILS & NOTES



VICINITY MAP

### PROJECT TEAM

**APPLICANT:**  
 Frederick Development Company, Inc.  
 2500 Arapahoe Avenue, Suite 220  
 Boulder Colorado 80302  
 (303) 442-2299  
 Contact: Jon Lee

**PROPERTY OWNER:**  
 Frederick Development Company, Inc.  
 Mary Alice Billings  
 Mary Alice Billings Trust  
 Woolley Family Trust  
 Town of Frederick

**LANDSCAPE ARCHITECT:**  
 Hurst & Associates, Inc.  
 1265 S. Public Road, Suite B  
 Lafayette, CO 80026  
 (303) 449-9105  
 Contact: Rhonda Dick

**CIVIL ENGINEER / SURVEYOR:**  
 Hurst & Associates, Inc.  
 1265 S. Public Road, Suite B  
 Lafayette, CO 80026  
 (303) 449-9105  
 Contact: John Jorgenson

### LEGAL DESCRIPTION

WYNDHAM HILL FILING NO. 2E

### NOTES

SEE WYNDHAM HILL FILING NO. 2E CIVIL ENGINEERING CONSTRUCTION PLANS FOR HARDSCAPE COORDINATION

**SCALE VERIFICATION**  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DO ANY WORK CALL THE CENTER OF COLORADO (U.A.C.C.) 811  
 GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER/OPTIC EXISTING PIPELINE LOCATIONS

NO.	DESCRIPTION	DATE	BY
1			

**REVISIONS**

PRONDA RENEE DICK  
 A 8 9  
 04/17/2008  
 LICENSED LANDSCAPE ARCHITECT  
 STATE OF COLORADO

HURST & ASSOCIATES, INC.  
 2500 Broadway, Suite B  
 Boulder, CO 80304  
 303.449.9105

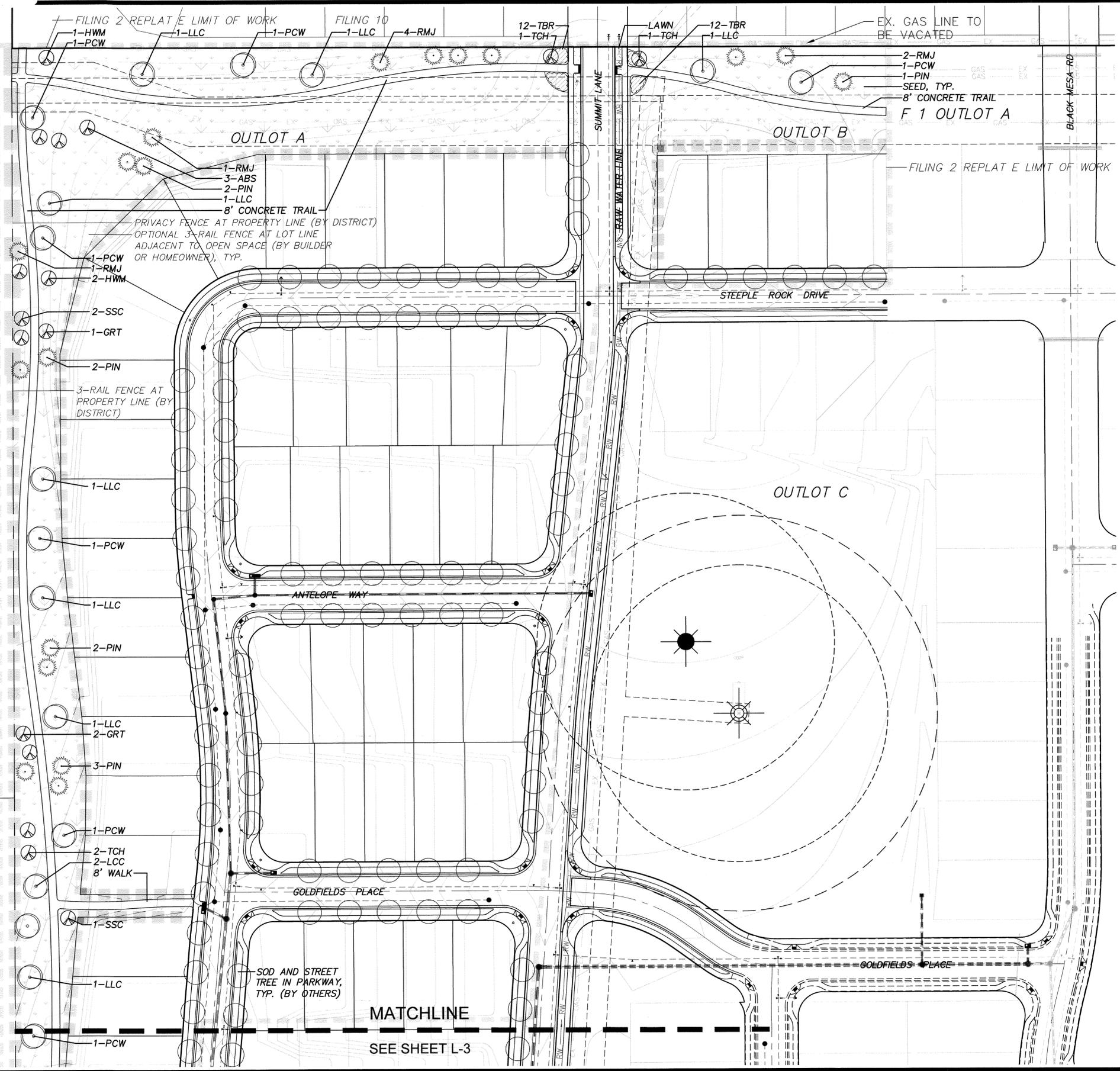
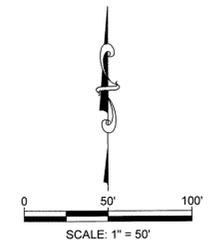
**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

WYNDHAM FILING 2E  
 CONSTRUCTION SET  
 LANDSCAPE COVER SHEET  
 COMMUNITY DEVELOPMENT GROUP

DRAWN BY: RD	DESIGNED BY: RD	DRAWING NAME: 04-FZELP	APPROVED BY: RD
<b>JOB NUMBER:</b> 2020-41			
<b>DATE:</b> 07/16/2020			
<b>SCALE:</b> N/A			
<b>SHEET NO.:</b> L-1			

**LEGEND**

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB BED
- SOD
- SEED
- STREET LIGHT
- PRIVACY FENCE
- 3-RAIL FENCE
- LIMIT OF WORK



**SCALE VERIFICATION**  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

IN THESE PLANS AS SHOWN CALL THE UTILITY LOCATOR (U.L.C.) AT 811  
 GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTIC LOCATIONS  
 FURNISH LOCATION PIPES, LOCATIONS

NO.	DESCRIPTION	DATE	BY
1			



HURST & ASSOCIATES, INC.  
 2500 Broadway, Suite B  
 Boulder, CO 80304  
 303.449.9105

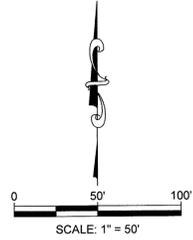
**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

WYNDHAM HILL FILING 2E  
 CONSTRUCTION SET  
 LANDSCAPE PLAN  
 COMMUNITY DEVELOPMENT GROUP

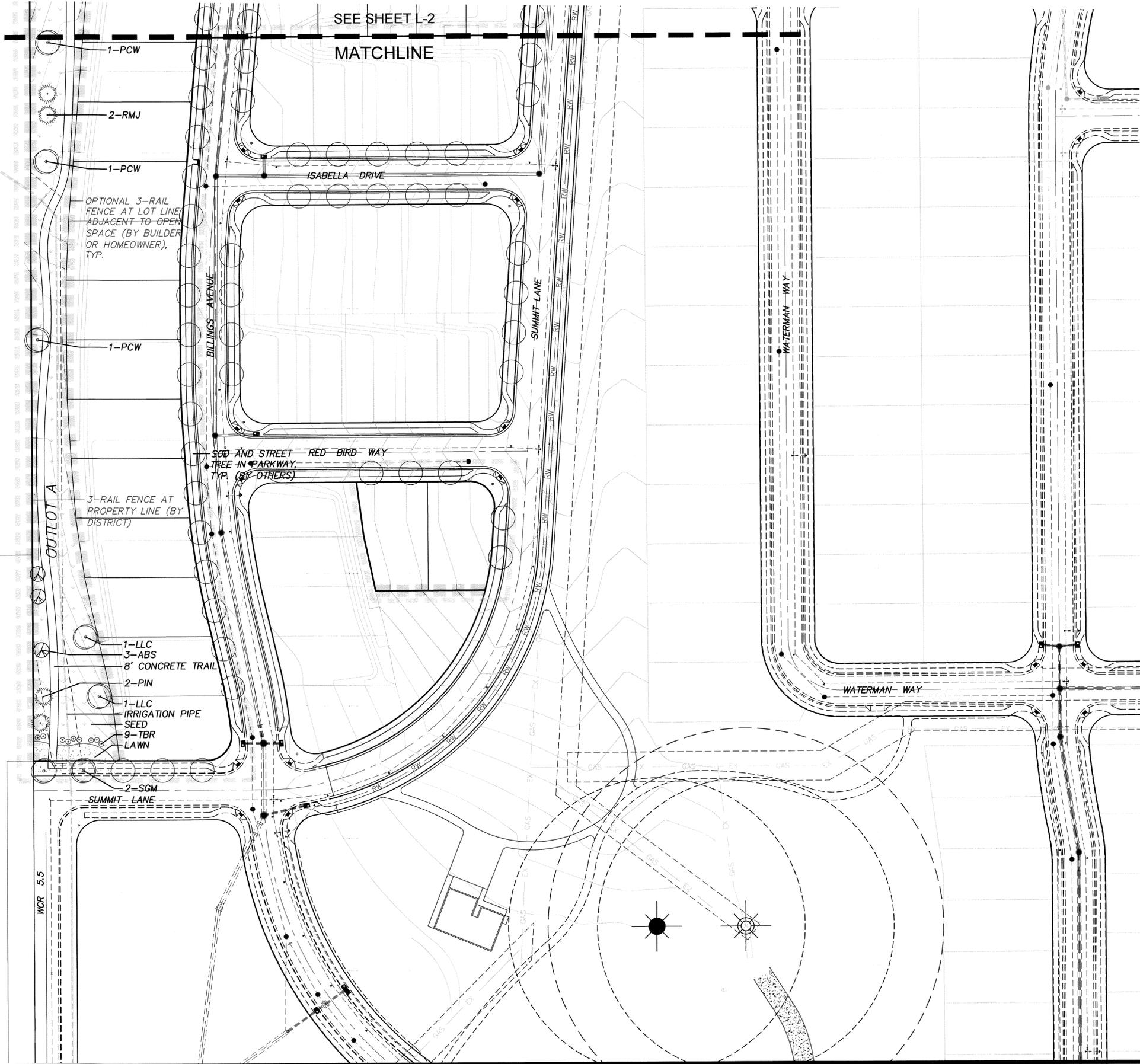
DRAWN BY: RD	DESIGNED BY: RD	DRAWING NAME: 04-FZ-ELP	APPROVED BY: RD
JOB NUMBER: 2020-41			
DATE: 08/11/2020			
SCALE: 1" = 50'			
SHEET NO: L-2			

**LEGEND**

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB BED
- SOD
- SEED
- STREET LIGHT
- PRIVACY FENCE
- 3-RAIL FENCE
- LIMIT OF WORK



FILING 2  
 REPLANT E  
 LIMIT OF  
 WORK



**SCALE VERIFICATION**  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG  
 CALL THE UTILITIES NOTIFICATION CENTER OF COLORADO (C.U.N.C.)  
 811  
 GAS, ELECTRIC, TELEPHONE, CTV AND PANDORA EASTERN PIPELINE LOCATIONS

NO.	DESCRIPTION	DATE	BY
1			



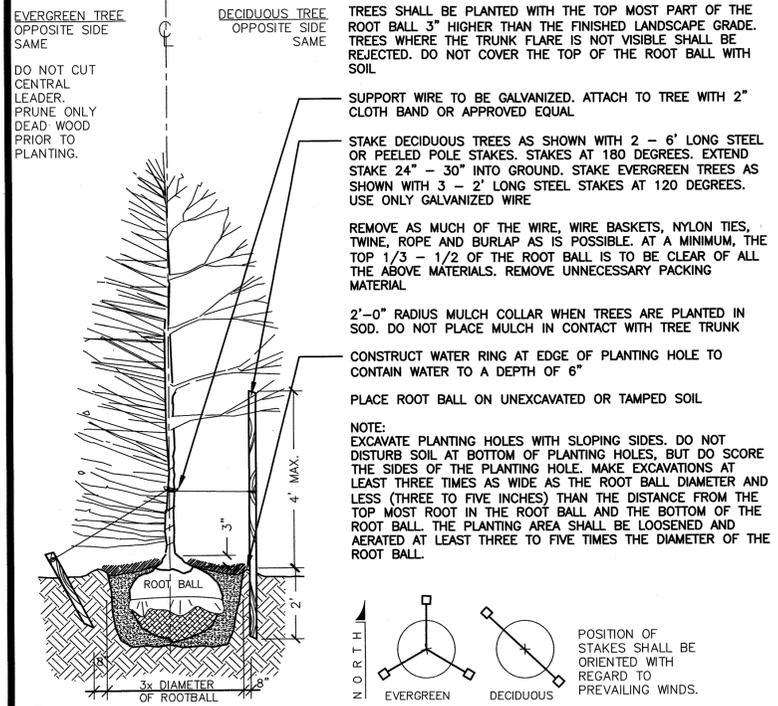
HURST & ASSOCIATES, INC.  
 2500 Broadway, Suite 8  
 Boulder, CO 80504  
 303.449.9105

**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

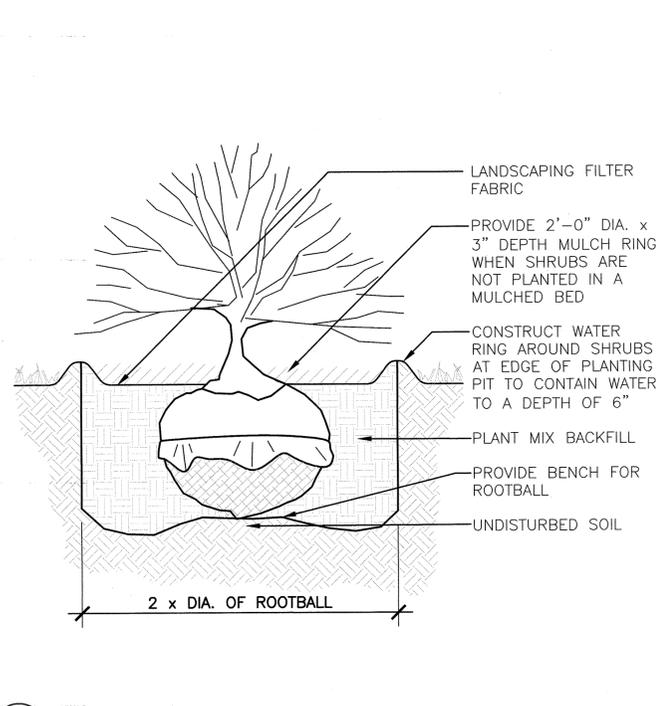
WYNDHAM HILL FILING 2E  
 CONSTRUCTION SET  
 LANDSCAPE PLAN  
 COMMUNITY DEVELOPMENT GROUP

DRAWN BY:	RD
DESIGNED BY:	RD
DRAWING NAME:	04-F2E-LP
APPROVED BY:	RD

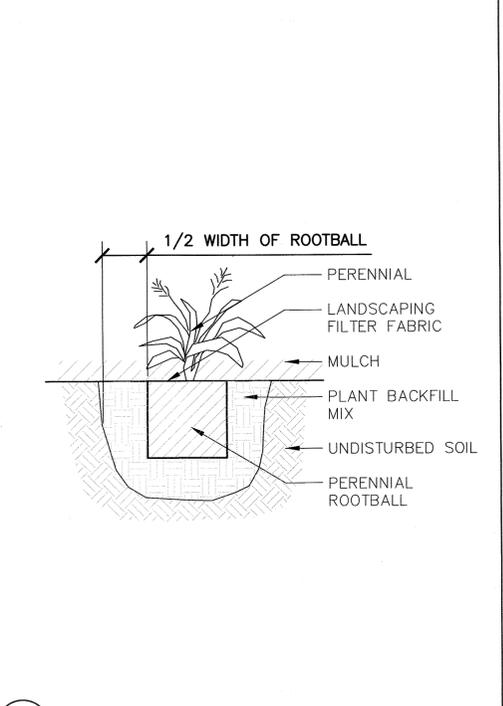
JOB NUMBER: 2020-41  
 DATE: 07/16/2020  
 SCALE: 1" = 50'  
 SHEET NO: L-3



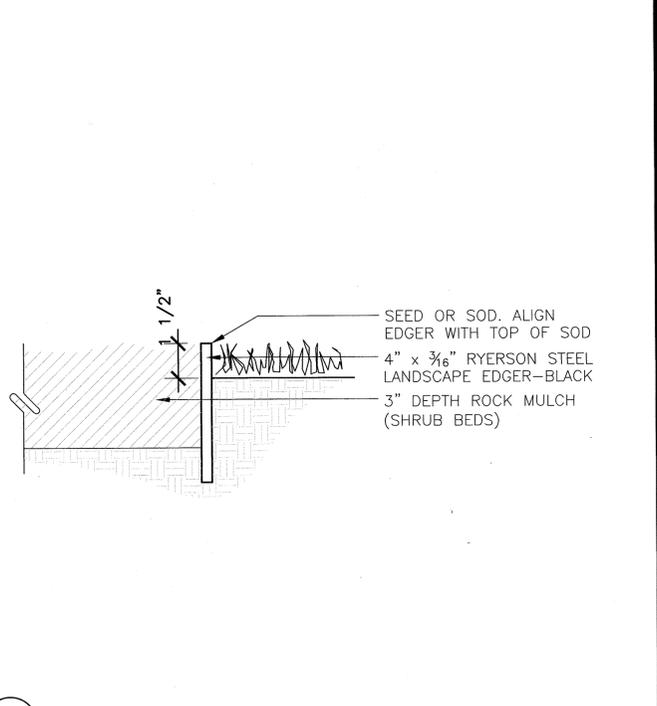
**A DECIDUOUS TREE PLANTING**



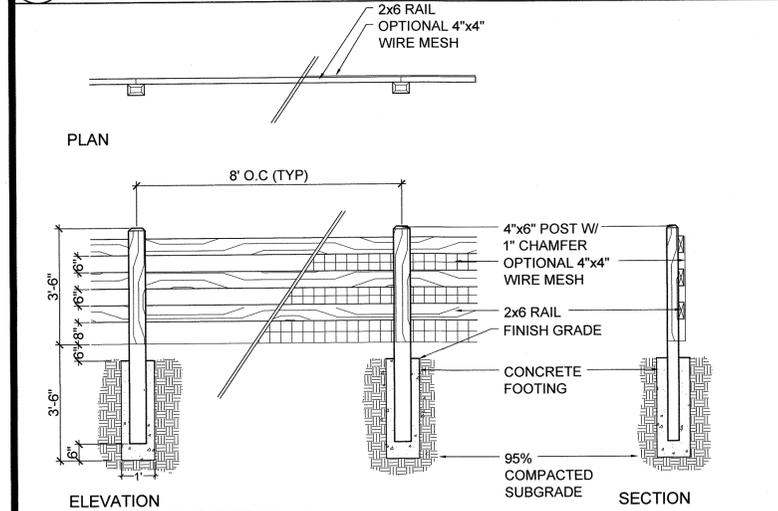
**B SHRUB PLANTING**



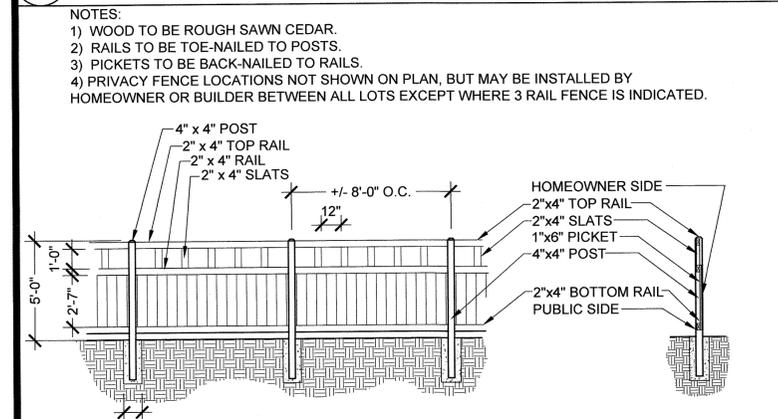
**C PERENNIAL / ORN. GRASS**



**D EDGER**



**E 3-RAIL FENCE**



**F PRIVACY FENCE**

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (American Association of Nurserymen) SPECIFICATIONS FOR NUMBER ONE GRADE.

2. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. IN PARKWAY AREAS, IRRIGATION SPRAY HEADS SHALL BE SPACED AND ADJUSTED TO PREVENT IRRIGATION WATER FROM SPRAYING ON PUBLIC WALKS OR CURBS. SPRAY HEADS TO BE LOCATED A MINIMUM OF TEN FEET (10') FROM BUILDING FOUNDATION. IRRIGATION DESIGN BY OTHERS.

3. ALL TREES TO BE BALLED & BURLAPPED, CONTAINERIZED, OR ROOT CONTROL BAGS.

4. SHRUB BEDS TO BE MULCHED WITH 3/4" - 1-1/2" ROCK MULCH (3" AVERAGE DEPTH) ON LANDSCAPING FILTER FABRIC. INDIVIDUAL TREES IN SOD OR SEED TO RECEIVE WOOD MULCH (2" AVERAGE DEPTH). ALL BEDS ADJACENT TO SOD OR SEED TO BE BORDERED WITH LANDSCAPE EDGER. EDGER TO BE SET LEVEL WITH TOP OF SOD. EDGER TO BE INSTALLED TO SEPARATE WOOD AND ROCK MULCH.

5. OWNER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

6. ANY CHANGES IN SPECIES AND PLANT LOCATIONS DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS OR AVAILABILITY NEED APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL QUALITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED LANDSCAPE PLANS. ANY CHANGES WILL BE PROVIDED TO OWNER AND THE CITY OF DACONO FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

7. PRIOR TO INSTALLATION OF SEED, PLANT MATERIAL & SOD, CONTRACTOR TO THOROUGHLY LOOSEN ALL AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION. CONTRACTOR TO THOROUGHLY INCORPORATE SIX (6) CUBIC YARDS OF COMPOST OR COMPOSTED WEED FREE MANURE PER 1,000 SQUARE FEET TO BED AND SOD AREAS. AREAS TO BE SEED TO RECEIVE FOUR (4) CUBIC YARDS OF AMENDMENT. ORGANIC MATERIAL TO HAVE FOLLOWING CHARACTERISTICS:

ORGANIC MATTER:	25% OR GREATER
SALT CONTENT:	3.0 mmhos/cm MAX.
pH:	8.5 MAXIMUM
CARBON TO NITROGEN RATIO:	10:1 TO 25:1

CONTRACTOR TO PROVIDE A NUTRIENT TEST FROM THE LAST 3 MONTHS PRIOR TO SPREADING. MOUNTAIN PEAT, ASPEN HUMUS, GYPSUM AND SAND WILL NOT BE ACCEPTED.

8. TURF GRASS WILL BE SODDED WITH TURF-TYPE TALL FESCUE.

9. ALL SEEDED AREAS TO BE SEED WITH SEED MIX SPECIFIED. NO SUPPLEMENTAL IRRIGATION IS SPECIFIED. ANNUAL MOWING TO APPROXIMATELY 6" IN THE SPRING IS RECOMMENDED.

10. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

**G LANDSCAPE NOTES**

**DECIDUOUS TREES**

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE
LLC	11	COTTONWOOD, LANCELEAF	<i>Populus acuminata</i>	2' cal. B&B
PCW	9	COTTONWOOD, PLAINS	<i>Populus deltoides</i>	2' cal. B&B
SGM	2	MAPLE, SIENNA GLEN	<i>Acer x fremanii 'Sienna Glen'</i>	2' cal. B&B

**ORNAMENTAL TREES**

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE
ABS	6	SERVICEBERRY, AUTUMN BRILLIANCE	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	1-1/2' cal. B&B
HWM	3	MAPLE, HOT WINGS	<i>Acer tataricum 'GarAnn'</i>	1-1/2' cal. B&B
GRT	3	RAINTREE, GOLDEN	<i>Koeleruteria paniculata</i>	1-1/2' cal. B&B
SSC	3	CRABAPPLE, SPRING SNOW	<i>Malus 'Spring Snow'</i>	1-1/2' cal. B&B
TCH	4	HAWTHORN, THORNLESS COCKSPUR	<i>Crataegus crus-galli 'Inermis'</i>	1-1/2' cal. B&B

**EVERGREEN TREES**

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE
PIN	12	PINE, PINON	<i>Pinus edulis</i>	6' ht. min.
RMJ	10	JUNIPER, ROCKY MOUNTAIN	<i>Juniperus scopulorum</i>	6' ht. min.

**DECIDUOUS SHRUBS**

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE
SGB	0	BROOM, SPANISH GOLD	<i>Cytisus purgans 'Spanish Gold'</i>	5 gallon
TBR	33	RABBITBRUSH, TALL BLUE	<i>Chrysothamnus nauseosus albicaulis</i>	5 gallon

**H PLANT LIST**

SPECIES AND VARIETY	% BY WEIGHT	LBS/AC
WESTERN WHEATGRASS 'ARRIBA' OR 'NATIVE'	30	9.6
SLENDER WHEATGRASS 'PRIMAR' OR 'NATIVE'	10	2.2
THICKSPIKE WHEATGRASS 'CRITANA' OR 'NATIVE'	10	2.2
GREEN NEEDLEGRASS 'LORDORM' OR 'NATIVE'	10	2.0
SIDEOATS GRAMA 'VAUGHN' OR 'NATIVE'	15	2.7
LITTLE BLUESTEM 'PASTURA' OR 'NATIVE'	5	0.7
BLUE GRAMA 'LOVINGTON' OR 'NATIVE'	10	0.6
BUFFALOGRASS 'NATIVE'	10	3.3

NOTES:  
 1. DRILL SEED AT 23.3 POUNDS PURE LIVE SEED PER ACRE USING A RANGELAND DRILL.  
 2. AT THIS SEEDING RATE, THERE WILL BE ABOUT 125 SEEDS PER SQUARE FOOT.

**I SEED MIX**

**SCALE VERIFICATION**  
 BAR IS ONE INCH ON ORIGINAL DRAWING.  
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

72 HOURS BEFORE YOU USE THIS DRAWING CALL THE CENTER OF COLORADO (U.N.C.C.) 811  
 GAS, ELECTRIC, TELEPHONE, CABLE AND PARALLEL EXISTING UTILITY LOCATIONS

NO.	DESCRIPTION	DATE	BY	CHK.
1				

REVISIONS

PRELIMINARY DESIGN  
 HURST & ASSOCIATES, INC.  
 2510 Broadway, Suite B  
 Boulder, CO 80304  
 303.449.9105

**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

WYNDHAM HILL FILING 2E  
 CONSTRUCTION SET  
 LANDSCAPE DETAILS  
 COMMUNITY DEVELOPMENT GROUP

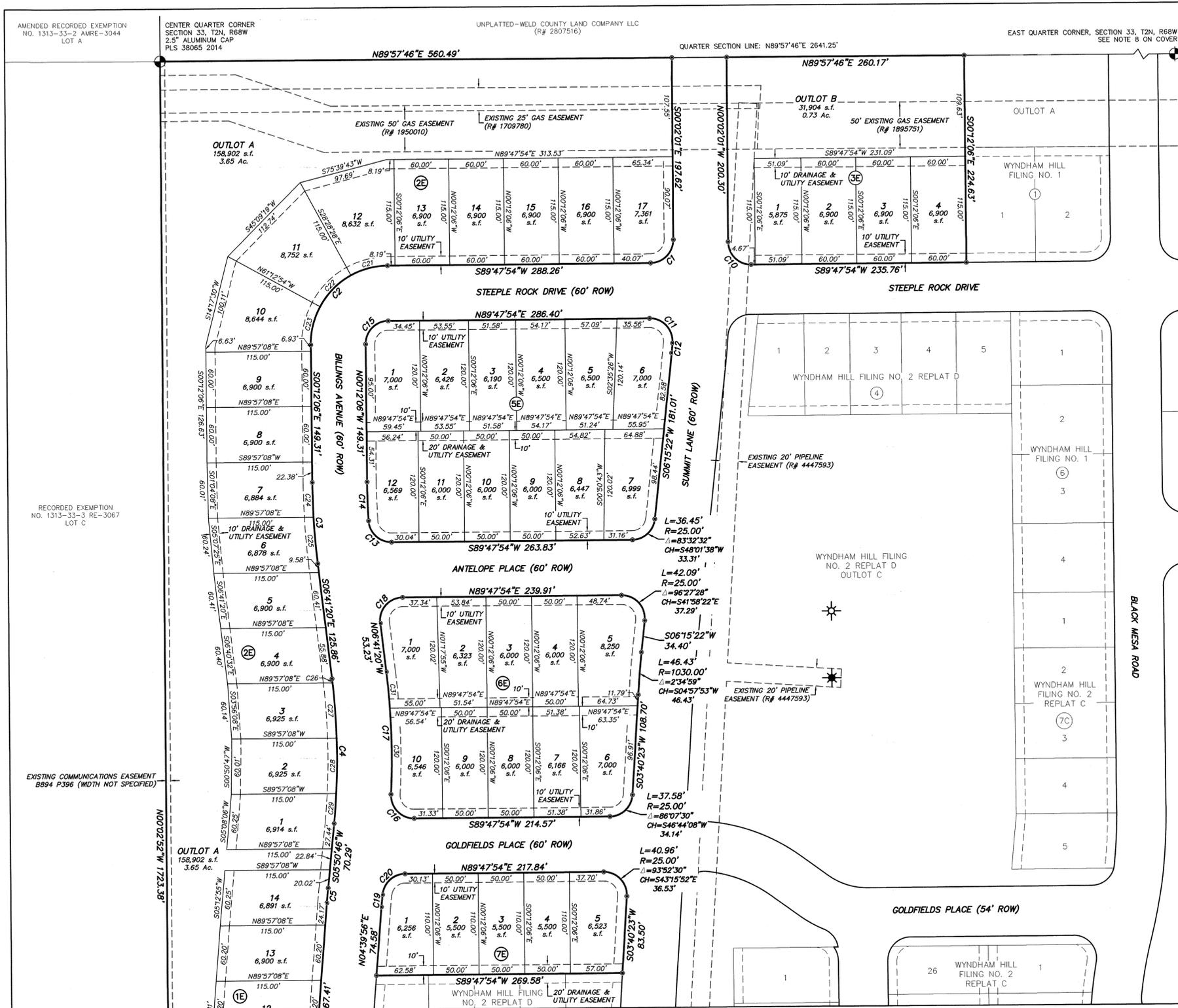
DATE: 08/11/2020  
 SHEET NO: L-4

# WYNDHAM HILL FILING NO. 2 REPLAT E FINAL PLAT

SHEET 2 OF 3

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY



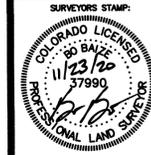
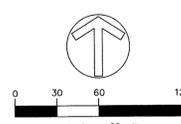
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.20'	25.00'	89°49'55"	S44°52'56"W	35.30'
C2	133.52'	85.00'	90°00'00"	S44°47'54"W	120.21'
C3	88.31'	780.00'	6°29'14"	S03°26'43"E	88.27'
C4	157.52'	720.00'	12°32'07"	S00°25'17"E	157.21'
C5	16.07'	780.00'	1°10'50"	S05°15'21"W	16.07'
C10	39.34'	25.00'	90°10'05"	N45°07'04"W	35.41'
C11	41.48'	25.00'	95°04'05"	S42°40'04"E	36.88'
C12	10.79'	445.00'	1°23'23"	S05°33'40"W	10.79'
C13	37.81'	25.00'	86°38'37"	N46°52'48"W	34.30'
C14	42.18'	720.00'	3°21'23"	N01°52'48"W	42.17'
C15	39.27'	25.00'	90°00'00"	N44°47'54"E	35.36'
C16	40.70'	25.00'	93°17'15"	N43°33'29"W	36.35'
C17	133.07'	780.00'	9°46'29"	N01°48'06"W	132.91'
C18	42.10'	25.00'	96°29'14"	N41°33'17"E	37.30'
C19	13.33'	720.00'	1°03'40"	N05°11'46"E	13.33'
C20	36.68'	25.00'	84°04'18"	N47°45'44"E	33.48'
C21	41.94'	85.00'	28°16'22"	N75°39'43"E	41.52'
C22	48.57'	85.00'	32°44'26"	N45°09'19"E	47.91'
C23	43.00'	85.00'	28°59'13"	N14°17'30"E	42.55'
C24	37.64'	780.00'	2°45'54"	N01°35'03"W	37.64'
C25	50.67'	780.00'	3°43'20"	N04°49'40"W	50.66'
C26	4.52'	720.00'	0°21'36"	N06°30'33"W	4.52'
C27	60.16'	720.00'	4°47'13"	N03°56'08"W	60.14'
C28	60.02'	720.00'	4°46'36"	N00°50'47"E	60.01'
C29	32.82'	720.00'	2°36'42"	N04°32'25"E	32.81'
C30	93.62'	780.00'	6°52'38"	S00°21'11"E	93.57'
C31	39.44'	780.00'	2°53'51"	S05°14'25"E	39.44'

NOTE:

ALL RESIDENTIAL LOTS HAVE A 10' UTILITY EASEMENT ALONG RIGHTS OF WAY AND A 10' DRAINAGE & UTILITY EASEMENT ALONG REAR LOT LINES.

Ⓜ - BLOCK NUMBER



HURST & ASSOCIATES, INC.  
 1265 S Public Road, Suite B  
 Louisville, CO 80026  
 303.449.9105

**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

WYNDHAM HILL FILING NO. 2  
 REPLAT E FINAL PLAT  
 FREDERICK, COLORADO

DRAWN BY: BO  
 DESIGNED BY: BO  
 DATE: 09/29/20  
 SCALE: 1"=60'  
 SHEET NO: 2 OF 3

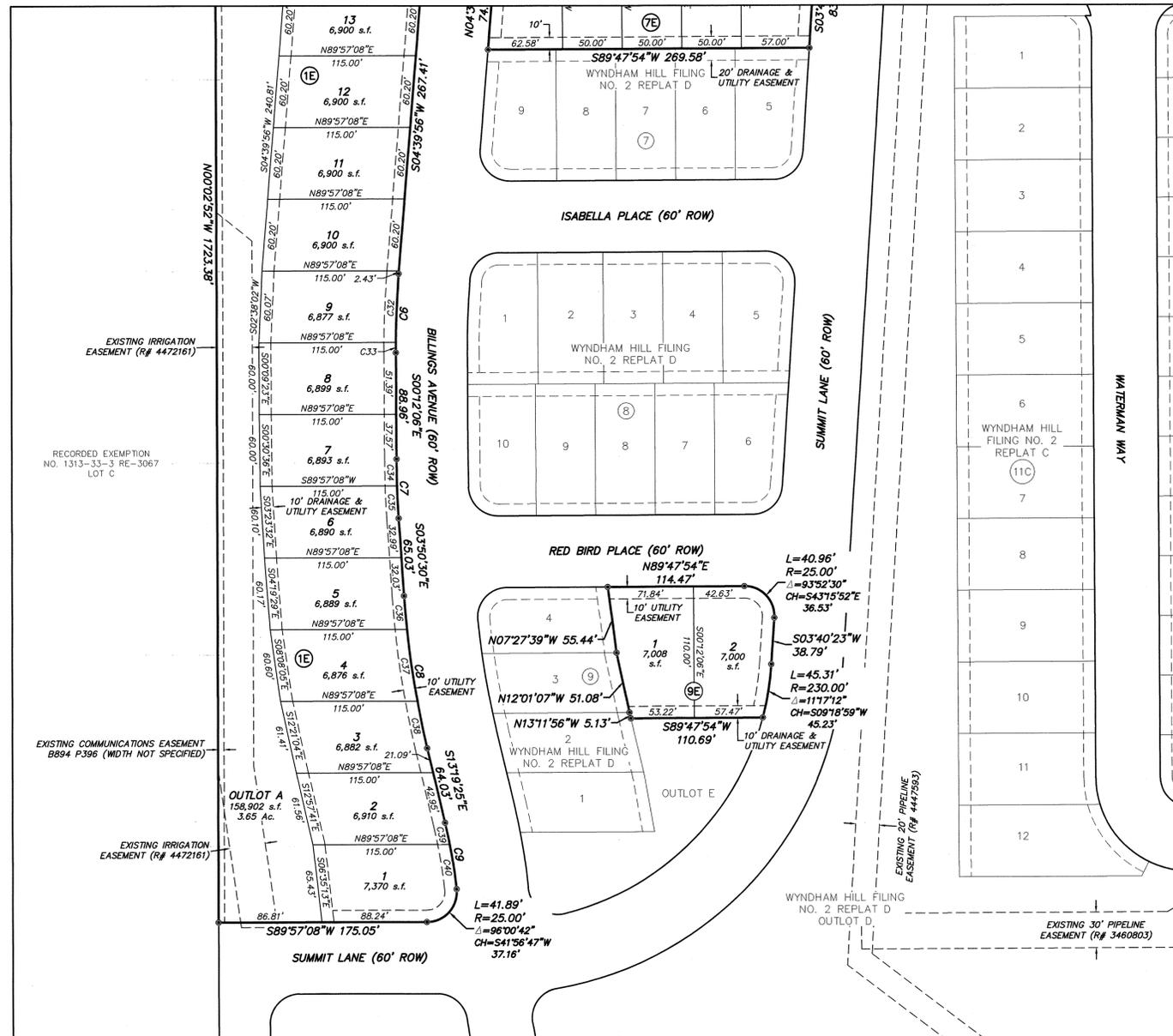
Match to Sheet 3

# WYNDHAM HILL FILING NO. 2 REPLAT E FINAL PLAT

SHEET 3 OF 3

SCALE VERIFICATION  
 BAR IS ONE INCH  
 ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET  
 ADJUST SCALES ACCORDINGLY

Match to Sheet 2



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C6	66.26'	780.00'	4°52'02"	S02°13'55"W	66.24'
C7	49.55'	780.00'	3°38'23"	S02°01'18"E	49.54'
C8	129.09'	780.00'	9°28'56"	S08°34'57"E	128.94'
C9	56.42'	445.00'	7°15'51"	S09°41'30"E	56.38'
C32	57.65'	780.00'	4°14'04"	N02°32'53"E	57.63'
C33	8.61'	780.00'	0°37'58"	N00°06'52"E	8.61'
C34	22.44'	780.00'	1°38'53"	N01°01'33"W	22.44'
C35	27.11'	780.00'	1°59'30"	N02°50'45"W	27.11'
C36	28.14'	780.00'	2°04'01"	N04°52'30"W	28.14'
C37	60.62'	780.00'	4°27'10"	N08°08'05"W	60.60'
C38	40.33'	780.00'	2°57'45"	N11°50'33"W	40.33'
C39	18.62'	445.00'	2°23'49"	N12°07'31"W	18.61'
C40	37.80'	445.00'	4°52'02"	N08°29'36"W	37.79'



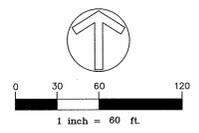
HURST & ASSOCIATES, INC.  
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WYNDHAM HILL FILING NO. 2  
 REPLAT E FINAL PLAT  
 FREDERICK, COLORADO

NOTE:  
 ALL RESIDENTIAL LOTS HAVE A 10' UTILITY  
 EASEMENT ALONG RIGHTS OF WAY AND A 10'  
 DRAINAGE & UTILITY EASEMENT ALONG REAR LOT  
 LINES.

6E - BLOCK NUMBER



DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	
JOB NUMBER:	2020-41
DATE:	09/29/20
SCALE:	1"=60'
SHEET NO.:	3 OF 3