



# Ecological Resource Consultants, LLC

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Reserve at Hockett Gulch  
Phases 1B and 2  
Wildlife Conservation Plan  
Town of Eagle, Eagle County, Colorado

February 18, 2025

**Prepared For:**

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ERC Project #1700-2401

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**ATTACHMENTS**

- Appendix A – Design Plan Set
- Appendix B – CPW SAM Wildlife Maps
- Appendix C – USFWS IPaC Species List

## 1.0 Introduction

### 1.1 Background and Scope of the Report

Ecological Resource Consultants, LLC (ERC) provides the following Wildlife Conservation Plan (WCP) for the 10.78-acre Phase 1b and Phase 2 (project area) sections of the 29.0-acre Reserve at Hockett Gulch development in the Town of Eagle, Eagle County, Colorado. This report includes a site-specific evaluation of wildlife habitat and use within the project area based on existing vegetation communities, species activity mapping from the Colorado Parks and Wildlife (CPW), and potential federal and state listed threatened or endangered species and/or habitat that could exist on or immediately surrounding the project area. This report was prepared to provide information relevant to the Town of Eagle Land Use and Development Code (Town Code) Chapter 4.14.040 and is intended to satisfy the requirements of Section E Wildlife Conservation Plan (Town of Eagle Recode 2023).

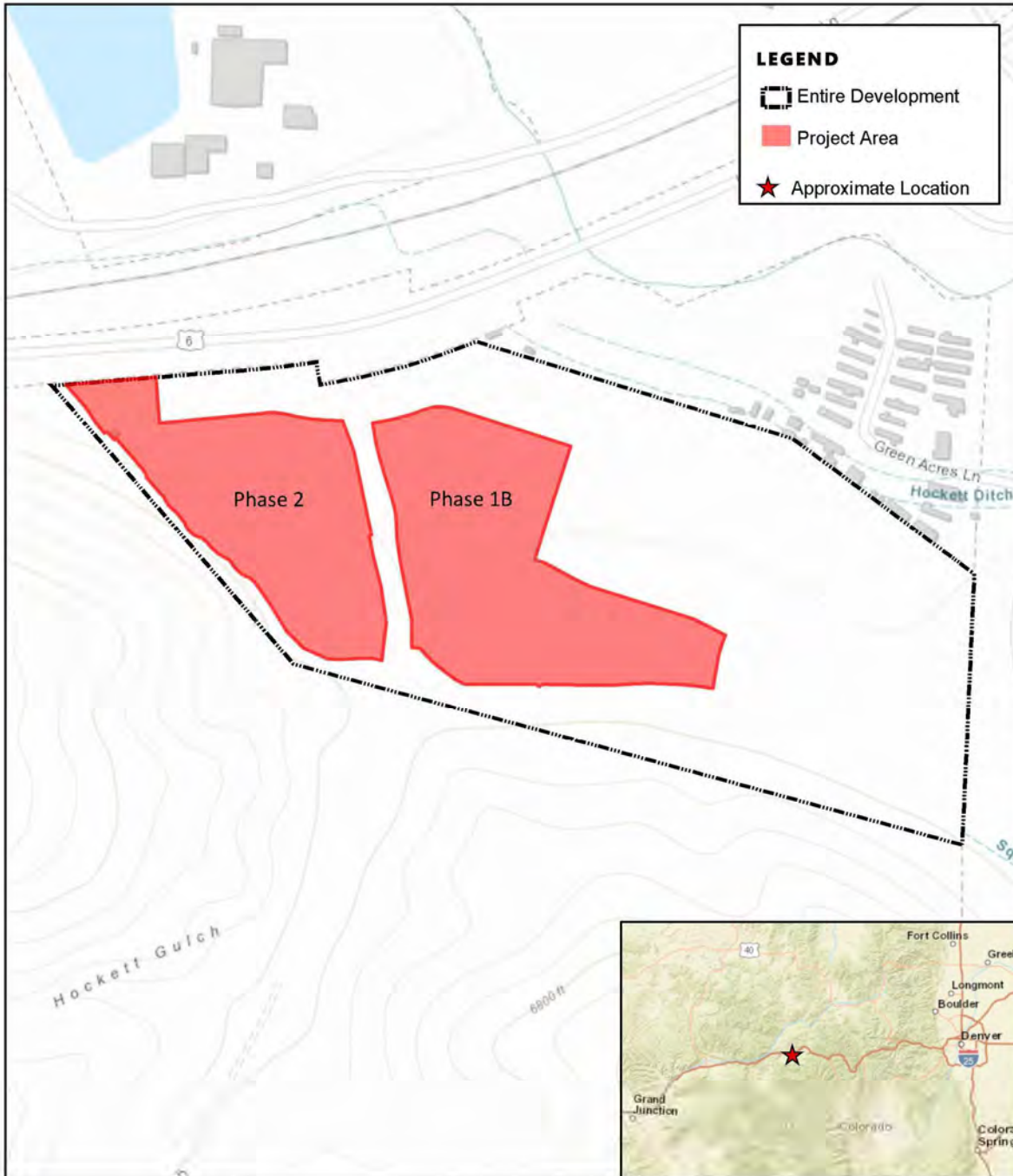
### 1.2 Project Area Location

The project area is located in Eagle County, Colorado in Section 5, Township 5 south, Range 84 west (**Latitude 39.644688° north, Longitude -106.840217° west**) (**Figure 1**). The project area is situated west of Sylvan Lake Road, south of US-6, north and east of open space. The project area is located within the western portion of the Town of Eagle, Eagle County, Colorado.

### 1.3 Town of Eagle Code and Plan Guidelines

The Town Code contains a variety of policies requiring the conservation and protection of wildlife habitat, specifically habitats containing elements necessary for the survival and health of wildlife species within Eagle County. Any proposed developments that will or may have an adverse impact on wildlife and/or wildlife habitat require a WCP.

According to the Town Code, residential developments larger than two (2) acres require a WCP. Review criteria for the WCP includes impacts to wildlife species directly, wildlife habitat, wildlife migration, movement, and displacement, and cumulative impacts to the project area and the surrounding vicinity. ERC has reviewed site specific development plans for the project area and addresses potential impacts, mitigation measures, and potential habitat enhancement and restoration effort recommendations within the plan below.



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**FIGURE 1**  
**USGS TOPOGRAPHIC AND LOCATION MAP**

**RESERVE AT HOCKETT GULCH**  
**PHASE 1B AND 2**  
**EAGLE COUNTY, COLORADO**



0 250 500 Feet

## 2.0 Existing Conditions

ERC evaluated the existing conditions, vegetation communities and general wildlife habitat within the project area. The evaluation first consisted of a preliminary desktop review utilizing existing available mapping. Available mapping compiled for the project area included:

- Satellite imagery 07/15/2023 (0.46 meter resolution) (ESRI, Digital Globe 2023),
- Satellite imagery September 2021 (Google Earth),
- Colorado Parks and Wildlife (CPW) Species Activity Mapping (SAM) (CPW 2024),
- US Fish and Wildlife Service – Critical Habitat Layers (USFWS 2010),

The data was reviewed, and the general extents and characterization of land use classes and vegetation cover types were documented as part of the initial review. Site-specific field evaluation was then conducted on July 22, 2024, to evaluate existing conditions within the project area.

### 2.1 Project Area Description

The project area comprises approximately 10.78 acres of gently rolling terrain situated within and adjacent to Hockett Gulch within a larger 29.0-acre development. The project area is located in the western portion of the Town of Eagle with an approximate elevation of 6,575 feet above mean sea level (AMSL). The project area is surrounded by residential development to the east and northeast, US-6 to the north, and open space to the south and west. The project area is primarily comprised of recently disturbed grassland and sparsely vegetated, disturbed bare soil with low density development to the north, south, and east.

The landscape of the project area is disturbed and fragmented by construction activities and lacks significant natural vegetation. Most of the project area has been disturbed either by recent construction activities, such as grading or equipment staging, throughout the southern, eastern, and western portions or has been paved as driveway and parking areas along the northern portion of the project area. The areas subject to recent disturbance from construction activities exhibit a ground cover primarily characterized as disturbed soil with sparse ruderal forbs occurring sporadically throughout. Hockett Gulch running south to north near the center of the project area, a wildlife separation in the northwest portion, and two areas in the eastern portion of the project area appear to have been revegetated with annual grasses as cover crops. Big sagebrush (*Artemisia tridentata*) occurs sporadically throughout the revegetated areas.

### 2.2 Proposed Project Description

The proposed project is a residential development with specifications described in the Major Development Plan (MDP) (Norris Design 2024) for The Reserve at Hockett Gulch Phase 1B and Phase 2 for two planning areas, PUD-2 and PUD-3, of the entire development's Planned Unit Development (PUD). The MDP proposes 283 rental units across the entire development. Of the total units, 255 are proposed to be multifamily units and 28 units are proposed to be townhome units. The development can be accessed by two entrances off Mt. Powell Road with circulation within the project area provided by internal private drives.

The public land dedication requirement of the PUD was previously satisfied within Phase 1A with the 6.98 acres of land being reserved for public recreation and open space. Internal private open space areas and recreational amenities are proposed within the Phase 1B and Phase 2 areas. Community amenities include

pickleball courts, dog park, playground, trails and sidewalks, open lawns, and a clubhouse with indoor and outdoor amenities. The design plan set for the proposed project is attached in **Appendix A**.

### 2.3 Land Use Classes and Vegetation Cover Types

In total, three (3) land use classes and vegetation cover types were identified by ERC within the project area. Refer to **Table 1** for a summary of the habitat types and their distribution.

Th vegetation cover types do not represent natural communities and have been recently altered. The following **Table 2** provides a brief description of the existing land use classes and vegetation cover types identified within the Project area. Refer to **Figure 2** which depicts the land use classes and vegetation cover types within the project area.

**Table 1. Summary of Habitat Types and Their Distribution at the project Area.**

<sup>1</sup> Land Use Classes and Vegetation Cover Types	Area		Natural/Non-Natural
	(acres)	(percent)	
Revegetated – Annual Cover Crop	4.66	43%	Non-Natural
Disturbed – Soil, Sparse Ruderal	5.60	52%	Non-Natural
Disturbed - Paved	0.52	5%	Non-Natural
<b>Total Project Area</b>	<b>10.78</b>	<b>100%</b>	
<b>Total Natural</b>	<b>0</b>	<b>0%</b>	
<b>Total Non-Natural</b>	<b>10.78</b>	<b>100%</b>	

<sup>1</sup>Non-Natural Community / Land Use Class

**Table 2. Description of Land Use Classes and Vegetation Cover Types within the Project area.**

<sup>1</sup> Land Use Classes and Vegetation Cover Types	Description
<b>Revegetated – Annual Cover Crop</b>	This community is characterized by recent seeded annual grasses planted to reduce erosion within the project area. Ruderal, weedy forbs and big sagebrush ( <i>Artemisia tridentata</i> ) occur sporadically throughout these areas. Vegetative cover is generally between 45-65%. The seeded grass species are dominated by smooth brome ( <i>Bromus inermis</i> ), crested wheatgrass ( <i>Agropyron cristatum</i> ), and slender wheatgrass ( <i>Elymus trachycaulus</i> ). Ruderal forbs within this community are dominated by musk thistle ( <i>Carduus nutans</i> ), kochia ( <i>Bassia scoparia</i> ), and prickly Russian thistle ( <i>Salsola tragus</i> ). Big sagebrush occurs sporadically throughout most this community.
<b>Disturbed – Soil, Sparsely Vegetated Ruderal Forb</b>	Areas with bare disturbed soil or have relatively low vegetation cover that is associated with some form of human alteration or management regime. The ruderal forbs that were identified throughout this community are dominated by Russian thistle and kochia. Big sagebrush occurs sporadically throughout most of this community.
<b>Disturbed - Paved</b>	Areas devoid of vegetation, covered by pavement or asphalt.

<sup>1</sup>Non-Natural Community / Land Use Class

**Photo Log**



**Photo 1.** Facing northwest, a view of revegetated – annual cover crop community in the southeast portion of the project area.



**Photo 2.** Facing south, a view upgradient of Hockett Gulch in the revegetated – annual cover crop community in the central portion of the project area.



**Photo 3.** Facing southeast of the disturbed – soil, sparse ruderal forbs community in the western portion of the project area



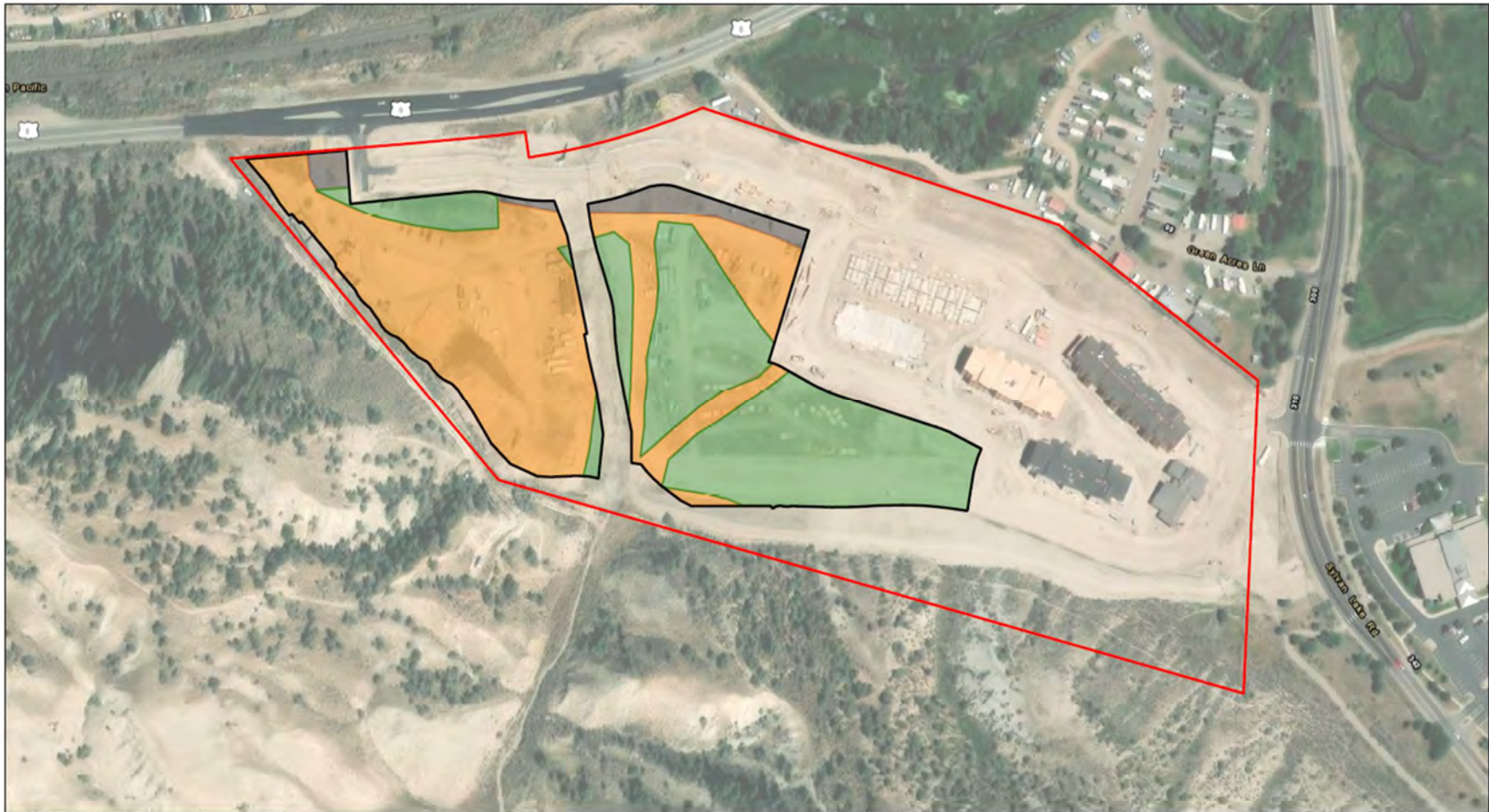
**Photo 4.** Facing northwest of the disturbed – soil, sparse ruderal forbs community in the western portion of the project area



**Photo 5.** View west of the disturbed – paved land cover in the northern portion of the project area.





**Photo 6.** View southeast of the disturbed – paved land cover in the northern portion of the project area with a completed phase of the overall development in the middle ground.



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**LEGEND**

-  Entire Development
-  Project Area

**Vegetation Communities**

-  Disturbed - Paved
-  Disturbed - Soil, Sparse Ruderal Forbs
-  Revegetated - Annual Cover Crop

**FIGURE 2**  
**VEGETATION COMMUNITIES MAP**
**RESERVE AT HOCKETT GULCH**  
**PHASE 1B AND 2**  
**EAGLE COUNTY, COLORADO**


0 90 180 360 Feet

## 3.0 Wildlife

ERC conducted a literature review as part of initial data collection for preparation of this report. Among others, ERC reviewed the available literature sources including CPW information and the US Fish and Wildlife Service (USFWS) Federal Register.

Field inspections were conducted in July 2024 to identify and document the presence of natural vegetation communities, general wildlife habitat use, and migratory bird habitat as well as potential for threatened and endangered species/habitat. Upon review of all available resources, including literature and field inspections, ERC provides the following determination for the project area.

### 3.1 Site Specific Wildlife Use

Wildlife can utilize the landscape in a multitude of ways. Wildlife can use specific habitats as areas of permanent inhabitation, seasonal inhabitation, breeding grounds, migratory routes, for foraging purposes, as temporary shelter and as general "open space." General wildlife habitat within the project area consists primarily of recently disturbed upland habitat throughout the project area.

The majority of potential wildlife habitat within the project area has been recently disturbed by construction activities. Three habitat types were observed within the survey area and are characterized as Revegetated – Annual Cover Crop, Disturbed – Soil, Sparse Ruderal Forbs, and Disturbed - Paved. All three habitat types are predominantly non-native and weedy species, or devoid of vegetation entirely. These habitats are not typically considered of high ecological value to wildlife; however, these areas can have beneficial values to certain wildlife species. These areas at a minimum are considered "open space" providing limited foraging and hunting grounds, refuge, and limited areas for nesting (Kingery 1998). Such lands often serve as a buffer between natural areas, providing food, cover, nesting, and open-space habitat which allow movement and exchange of plant and animal populations.

The vacant land which is present across the project area has largely replaced the native montane meadow habitat which would have been present. Herbaceous non-native species and ruderal native species which dominate the vegetation community generally do not provide high quality habitat for most wildlife. In general, the vegetation communities in the project area can provide some wildlife habitat values such as general foraging areas, refuge, nesting, or movement corridors for species generally more adapted to frequent human disturbance.

### 3.2 Colorado Parks and Wildlife (CPW) Species Activity Mapping (SAM)

The CPW has developed Species Activity Mapping (SAM) which identifies buffer zones and other distribution data for general wildlife species which is available in Geographic Information Source (GIS) format (CPW 2022b). The latest publicly available SAM data issued by CPW is from December of 2022. This mapping provides information on wildlife distributions to public and private agencies and individuals, for environmental assessment, land management resource planning, and general scientific research. Some wildlife use areas which are part of the SAM program are mapped within the project area. The specific CPW-mapped wildlife use areas or ranges for any species within ½-mile of the project area are summarized as follows in **Table 3**. Refer to **Appendix B** for the CPW maps within the vicinity of the project area.

**Table 3. CPW Species Activity Mapped Wildlife Use Areas**

CPW SAM Layer	Definition	Mapped within the Project Area (Y=Yes, N=No)	Abundance <sup>1</sup>
<b>BALD EAGLE:</b>			
ROOST SITE:	Groups of, or individual trees that provide diurnal and/or nocturnal perches for less than 15 wintering bald eagles; includes a buffer zone extending 1/4 mile around these sites. These trees are usually the tallest available trees in the wintering area and are primarily located in riparian habitats.	Y, most of Phase 1B in eastern portion of the project area	G5
SUMMER FORAGE:	Foraging areas frequented by breeding bald eagles from March 15 to July 31. These areas are almost always associated with nesting pairs.	N, to the northeast of the project area	
WINTER FORAGE:	Foraging areas frequented by wintering bald eagles between November 15 and March 15. May be a large area radiating from preferred roosting sites. In western Colorado preferred roosting sites are within dominant riparian zones.	Y	
WINTER RANGE:	Those areas where bald eagles have been observed between November 15 and April 1.	Y	
<b>BATS:</b>			
LITTLE BROWN MYOTIS OVERALL RANGE:	The area which encompasses the observed and predicted range of a population of bats.	Y	G3
LONG-EARED MYOTIS OVERALL RANGE:	The area which encompasses the observed and predicted range of a population of bats.	Y	G5
LONG-LEGGED MYOTIS OVERALL RANGE:	The area which encompasses the observed and predicted range of a population of bats.	Y	G4
SILVER-HAIRED BAT OVERALL RANGE:	The area which encompasses the observed and predicted range of a population of bats.	Y	G3
WESTERN SMALL-FOOTED MYOTIS OVERALL RANGE:	The area which encompasses the observed and predicted range of a population of bats.	Y	G5
HOARY BAT OVERALL RANGE:	The area which encompasses the observed and predicted range of a population of bats.	Y	G3
TOWNSEND BIG-EARED BAT OVERALL RANGE:	The area which encompasses the observed and predicted range of a population of bats.	Y	G4
<b>BIRDS (excl. raptors)</b>			
BAND-TAILED PIGEON BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G4
BREWER SPARROW BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G5

CPW SAM Layer	Definition	Mapped within the Project Area (Y=Yes, N=No)	Abundance <sup>1</sup>
BROWN-CAPPED ROSY FINCH OVERALL RANGE:	Area which encompasses all known seasonal activity areas within the observed range of a Brown-capped rosy finch population.	Y	G4
GRAY VIREO BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G5
JUNIPER TITMOUSE BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G5
LAZULI BUNTING BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G5
LEWIS WOODPECKER BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G4
OLIVE-SIDED FLYCATCHER BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G4
PINYON JAY BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G3
RUFOUS HUMMINGBIRD BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G4
VEERY BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G5
VIRGINIA WARBLER BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G5

CPW SAM Layer	Definition	Mapped within the Project Area (Y=Yes, N=No)	Abundance <sup>1</sup>
<b>BLACK BEAR:</b>			
OVERALL RANGE:	The area which encompasses all known seasonal activity areas within the observed range of a population of black bear.	Y	G5
HUMAN CONFLICT AREA:	That portion of the overall range where two or more confirmed black bear complaints per season were received which resulted in CPW investigation, damage to persons or property (cabins, tents, vehicles, etc.), and/or the removal of the problem bear(s). This does not include damage caused by bears to livestock.	Y	
<b>CANADA GEESE:</b>			
FORAGING AREA:	That portion of the winter range where Canada geese move to feed, such as agricultural fields or reservoir shorelines.	N, east of project area	G5
PRODUCTION AREA:	That part of the overall range used by nesting and brooding Canada geese.	N, west of project area	
<b>DWARF SHREW:</b>			
OVERALL RANGE:	An area which encompasses the probable range of Dwarf Shrew in Colorado. Dwarf Shrew is primarily associated with mountain habitats, mostly reported in rocky habitats in the alpine tundra and subalpine coniferous forests but also found in dry brushy slopes in Colorado around 1,670 m.	Y	G4
<b>ELK:</b>			
OVERALL RANGE:	The area which encompasses all known seasonal activity areas within the observed range of an elk population.	Y	G5
SUMMER RANGE:	That part of the range of a species where 90% of the individuals are located between spring green-up and the first heavy snowfall, or during a site-specific period of summer as defined for each Data Analysis Unit. Summer range is not necessarily exclusive of winter range; in some areas winter range and summer range may overlap.	Y	
WINTER RANGE:	That part of the overall range of a species where 90 percent of the individuals are located during the average five winters out of ten from the first heavy snowfall to spring green-up, or during a site-specific period of winter as defined for each DUA. Winter range is not delineated for elk on the Eastern Plains.	Y	
SEVERE WINTER RANGE:	That part of the range of a species where 90 percent of the individuals are located when the annual snowpack is at its maximum and/or temperatures are at a minimum in the two worst winters out of ten. The winter of 1983-84 is a good example of a severe winter.	Y, the northeast portion of Phase 1B and Phase 2 in the northeast portion of the project area	

CPW SAM Layer	Definition	Mapped within the Project Area (Y=Yes, N=No)	Abundance <sup>1</sup>
<b>FISH<sup>2</sup>:</b>			
BLUEHEAD SUCKER HUC 12 PRESENCE:	Depicts the Hydrologic Unit Code (HUC) 12 boundaries where populations of fish are known to occur in Colorado based on occurrences between Jan. 2008 and Dec. 2017 aggregated at the HUC12 level.	Y, in the western corner of the site	G4
CUTTHROAT TROUT HUC 12 PRESENCE:	Depicts the Hydrologic Unit Code (HUC) 12 boundaries where populations of fish are known to occur in Colorado based on occurrences between Jan. 2008 and Dec. 2017 aggregated at the HUC12 level.	Y	G5
FLANNELMOUTH SUCKER HUC 12 PRESENCE:	Depicts the Hydrologic Unit Code (HUC) 12 boundaries where populations of fish are known to occur in Colorado based on occurrences between Jan. 2008 and Dec. 2017 aggregated at the HUC12 level.	Y, in the western corner of the site	G3
<b>GOLDEN EAGLE:</b>			
BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G5
<b>GREAT BLUE HERON:</b>			
FORAGING AREA:	Areas where great blue herons are known to feed. Appropriate habitat includes shallow water areas associated with reservoirs, lakes, ponds, streams, and backwater areas of major rivers with abundant fish populations. On large irrigation reservoirs, these areas will fluctuate with changing water levels.	N, east and west of project area	G5
<b>MOOSE:</b>			
SUMMER RANGE:	That part of the overall range where 90% of the individuals are located during the summer months. This summertime frame will be delineated with specific start/end dates for each moose population within the state (ex: May 1 to Sept 15). Summer range is not necessarily exclusive of winter range.	Y	G5
<b>MOUNTAIN LION:</b>			
OVERALL RANGE:	The area which encompasses all known seasonal activity areas within the observed range of a population of mountain lion	Y	G5
HUMAN CONFLICT AREA:	An area where a mountain lion has been involved in an incident (conflict with a human that may have serious results), an attack on a human, predation on domestic pets, or depredation on livestock held within close proximity to human habitation.	Y	
<b>MULE DEER:</b>			
RESIDENT POPULATION AREA:	An area that provides year-round range for a population of mule deer. The resident mule deer use all of the area all year; it cannot be subdivided into	Y	G5

CPW SAM Layer	Definition	Mapped within the Project Area (Y=Yes, N=No)	Abundance <sup>1</sup>
	seasonal ranges although it may be included within the overall range of the larger population.		
SUMMER RANGE:	Part of the Overall Range where 90% of the individuals are located between spring green-up and the first heavy snowfall. Summer Range is not necessarily exclusive of Winter Range; in some areas Winter Range and Summer Range may overlap.	Y	
WINTER RANGE:	That part of the overall range where 90 percent of the individuals are located during the average five winters out of ten from the first heavy snowfall to spring green-up, or during a site specific period of winter as defined for each DAU. Winter range is only delineated for migratory populations. On the Eastern Plains winter range is defined as areas that provide thermal cover for deer.	Y	
SEVERE WINTER RANGE:	That part of the overall range where 90% of the individuals are located when the annual snow pack is at its maximum and/or temperatures are at a minimum in the two worst winters out of ten.	N, located north and south of site	
WINTER CONCENTRATION AREA:	That part of the winter range where densities are at least 200% greater than the surrounding winter range density during the same period used to define winter range in the average five winters out of ten.	N, located south of site	
OVERALL RANGE:	Area which encompasses all known seasonal activity areas within the observed range of a mule deer population.	Y	
HIGHWAY CROSSING:	Those areas where mule deer movements traditionally crossroads or railroads, presenting potential conflicts between mule deer and motorists/trains. (More than six highway mortalities per mile of highway or railroad per year is a guide that may be used to indicate highway crossings).	N, located west of site	
<b>REPTILES:</b>			
BULLSNAKE OVERALL RANGE:	Area which encompasses all known seasonal activity areas within the observed range of a bullsnake population.	Y	G5
COMMON SAGEBRUSH LIZARD OVERALL RANGE:	Area which encompasses all known seasonal activity areas within the observed range of a common sagebrush lizard population.	N, located west of site	G5
<b>NORTHERN GOSHAWK:</b>			
BREEDING RANGE:	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G5
<b>NORTHERN HARRIER:</b>			

CPW SAM Layer	Definition	Mapped within the Project Area (Y=Yes, N=No)	Abundance <sup>1</sup>
<b>BREEDING RANGE:</b>	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G5
<b>PRAIRIE FALCON:</b>			
<b>BREEDING RANGE:</b>	The area which encompasses the geographic area in which a population of birds can typically be found breeding (the period of time during each year when a species reproduces - mates and has young) in Colorado.	Y	G5
<b>SNOWSHOE HARE:</b>			
<b>OVERALL RANGE:</b>	An area which encompasses the probable range of Snowshoe Hare in Colorado. Snowshoe Hare is primarily associated with dense understory vegetation that provides both browse and cover in mature Engelmann spruce ( <i>Picea engelmanni</i> )–subalpine fir ( <i>Abies lasiocarpa</i> ), and early seral lodgepole pine ( <i>Pinus contorta</i> ).	Y	G5
<b>SOUTHERN RED-BACKED VOLE:</b>			
<b>OVERALL RANGE:</b>	An area which encompasses the probable range of Southern Red-backed Vole in Colorado. Southern Red-backed Vole is primarily associated with moist and well-developed coniferous forests. They are most abundant in lodgepole pine ( <i>Pinus contorta</i> ) stands, usually between 8,000 and 11,000 feet.	Y	G5
<b>WHITE-TAILED JACKRABBIT:</b>			
<b>OVERALL RANGE:</b>	An area which encompasses the probable range of White-tailed Jackrabbit in Colorado. White-tailed Jackrabbit is primarily associated with grasslands, green pastures, and forests at high altitudes.	Y	G5
<b>WILD TURKEY:</b>			
<b>WINTER RANGE:</b>	That part of the overall range where 90% of the individuals are located from November 1 to April 1 during the average five winters out of ten.	N, located north of site	G5
<b>OVERALL RANGE:</b>	Area which encompasses all known seasonal activity areas within the observed range of a wild turkey population.	N, located south of site	

<sup>1</sup>Natureserve Conservation Status Rankings: GX = Presumed Extinct, GH = Possibly Extinct, G1 = Critically Imperiled, G2 = Imperiled, G3 = Vulnerable, G4 = Apparently Secure, G5 = Secure

<sup>2</sup>No aquatic habitat with a contiguous connection to the watershed outside of the project area

Primary CPW SAM wildlife habitat considerations include golden eagle, northern goshawk, northern harrier, and prairie falcon breeding ranges, a bald eagle roost site, elk severe winter range, black bear human conflict area, and mountain lion human conflict area. The mapped bald eagle roost site, and golden eagle, northern goshawk, northern harrier, and prairie falcon breeding ranges are addressed in **Section**

**3.3 and Section 4.3.** The black bear and mountain lion human conflict areas and elk severe winter range are discussed in **Section 4.2.**

### 3.3 Migratory Bird Treaty Act

Migratory birds are protected under the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 730-712) and bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c) (herein Eagle Act). These federal regulations make it illegal for anyone to take, possess, import, export, transport, sell, purchase barter, or offer for sale, purchase, or barter any migratory bird, bald or golden eagle, or the parts, nests, or eggs of such a bird except under the terms of a valid permit issued pursuant to Federal regulations. Based on these regulations, a screening was completed to ensure any future land changes will be in compliance with the MBTA and the Eagle Act.

There are no large overstory trees within the project area, low-growing shrubs, recently revegetated portions of the project area, and bare soils areas provide potential habitat for migratory birds. Several migratory birds were directly observed on the project area during the field evaluation including mountain chickadee (*Poecile gambeli*), Canada jay (*Perisoreus canadensis*), Woodhouse's scrub jay (*Aphelocoma woodhouseii*), common raven (*Corvus corax*), and Brewer's sparrow (*Spizella breweri*). Such birds and their active nests are protected under the MBTA. The migratory birds observed likely utilize the project area primarily for foraging and seasonal nesting.

As summarized previously in **Section 3.2**, the CPW SAM (CPW 2024) mapping depicts golden eagle (*Aquila chrysaetos*), northern goshawk (*Accipiter gentilis*), prairie falcon (*Falco mexicanus*), and northern harrier (*Circus hudsonius*) breeding ranges across the entire project area. No nest sites or individual raptors including bald eagles or golden eagles were directly observed within the project area during the field evaluation. No nests or raptor individuals were observed within project area or in the ½ mile vicinity of the project area during the site visit.

A bald eagle winter night roost site is mapped on the CPW SAM data as occurring approximately 0.18 miles (952 ft) to the east of the project area. The roost site adjacent to the project area is considered to be located within a Highly Developed Area (containing more than 10 structures) as defined by the *Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors* (CPW 2020). The largest tree near the center of the mapped CPW SAM bald eagle roost site is not within a direct line of site from the project area.

### 3.4 Federal and State Threatened and Endangered Species

The Endangered Species Act (ESA) of 1973 was enacted by the United States to conserve endangered and threatened species and the ecosystems that they depend on. Under the ESA, species may be listed as either "endangered" or "threatened"; both designations are protected by law. The ESA is administered by the USFWS. The USFWS has developed project specific species lists, available online by request, identifying threatened, endangered, and proposed species, designated critical habitat, and candidate species protected under the ESA that may occur within the boundary of the proposed project and/or may be affected by the proposed project (USFWS 2024) (Project Code: 2025-0006718) (**Appendix C**).

Species identified as state threatened or endangered are protected by the CPW under Colorado Statute Title 33. State regulations prohibit "any person to take, possess, transport, export, process, sell or offer for

sale, or ship and for any common or contract carrier to knowingly transport or receive for shipment” any species or subspecies listed as state endangered or threatened. The CPW also has identified State Species of Special Concern, which are species or subspecies of native wildlife that are currently vulnerable in their Colorado range and have the potential to become threatened or endangered (CNHP 1999). Species of Special Concern are not protected under state regulations but the ‘take’ of individuals and disturbance of their habitat is strongly discouraged.

Using the USFWS Information, Planning, and Conservation System (IPaC) and CPW species lists (CPW 2024), federal and state listed threatened and endangered species were screened for the project area. **Table 4** contains a list of these species along with their status, preferred habitat, and whether suitable habitat for the species is found within the project area. No critical habitat is present within or near the project area.

**Table 4. Summary of Federal and State Listed Species Identified within Eagle County.**

Common Name	Scientific Name	Status*	Habitat	Potential to Occur in Project area
<b>AMPHIBIANS</b>				
Boreal Toad	<i>Bufo boreas</i>	SE	Pond margins, willow karrs, wet meadows and riparian areas. Between 8,000 and 11,000 feet in elevation. Requires shallow, open water for breeding.	Suitable habitat not present.
<b>BIRDS</b>				
Burrowing owl	<i>Athene cunicularia</i>	ST	Gently sloping areas, characterized by low, sparse vegetation. Prairie dog colonies (which occur below 6,000 ft in elevation).	Suitable habitat not present.
Least tern	<i>Sterna antillarum</i>	SE	Platte River and surrounding habitat in Nebraska.	Suitable habitat not present.
Lesser prairie-chicken	<i>Tympanuchus pallidicinctus</i>	ST	Southeastern Colorado.	Suitable habitat not present.
Mexican spotted owl	<i>Strix occidentalis lucida</i>	FT, ST	Old growth or mature forests that possess complex structural components. Canyons with riparian or conifer communities. Rock walls with caves, ledges, and other areas provide protected nest and roost sites.	Suitable habitat not present.
Plains Sharp-Tailed Grouse	<i>Tympanuchus phasianellus jamesii</i>	SE	Found almost exclusively in Conservation Reserve Program (CRP) grasslands in Colorado. Currently known to occur primarily in northern and central Weld County, Logan and (occasionally) Sedgwick counties.	Suitable habitat not present.
Piping plover	<i>Charadrius melodus circumcinctus</i>	ST	Platte River and surrounding habitat in Nebraska.	Suitable habitat not present.
Southwestern Willow Flycatcher	<i>Empidonax traillii extimus</i>	SE	Southwestern Colorado and San Luis Valley.	Suitable habitat not present.
Yellow-billed cuckoo	<i>Coccyzus americanus</i>	FT	Require relatively large (>20 hectares), contiguous patches of	Suitable habitat not present.

Common Name	Scientific Name	Status*	Habitat	Potential to Occur in Project area
			multilayered riparian habitat for nesting. Less than 7,000 ft elevation.	
Whooping Crane	<i>Grus americana</i>	SE	Platte River and surrounding habitat in Nebraska.	Suitable habitat not present.
<b>FISH</b>				
Arkansas darter	<i>Etheostoma cragini</i>	ST	Only found in tributaries of the Arkansas River.	Suitable habitat not present.
Bonytail chub	<i>Gila elegans</i>	FE	Lives in large, fast-flowing waterways of the Colorado River system. Mesa, Moffat, Saguache Counties.	Suitable habitat not present.
Brassy minnow	<i>Hybognathus hankinsoni</i>	ST	Cool, clear streams with abundant aquatic vegetation and mud or gravel substrate.	Suitable habitat not present.
Colorado pikeminnow	<i>Ptychocheilus lucius</i>	FE, ST	Medium to large rivers. Current distribution in Colorado is restricted to the lower reaches of the Green, Yampa, White, Colorado and Gunnison rivers	Suitable habitat not present.
Common shiner	<i>Luxilus cornutus</i>	ST	Cool, clear streams with moderate gradient, gravelly bottoms, and shady areas. Known to occur in St. Vrain Creek and South Platte River.	Suitable habitat not present.
Greenback cutthroat trout	<i>Oncorhynchus clarki stomias</i>	FT, ST	Requires steep, cold, clear headwater streams. Arkansas and South Platte River headwaters.	Suitable habitat not present.
Humpback chub	<i>Gila cypha</i>	FE, ST	Associated with a variety of habitats ranging from pools with turbulent to little or no current; substrates of silt, sand, boulder, or bedrock. In Colorado, the humpback chub has been found in the Yampa, Gunnison, Green, and Colorado rivers.	Suitable habitat not present.
Lake chub	<i>Couesius plumbeus</i>	SE	Gravel-bottomed pools and runs of streams and along rocky lake margins. N Front Range.	Suitable habitat not present.
Northern redbelly dace	<i>Phoxinus eos</i>	SE	Requires vegetation and slow flowing streams. Foothills, south of Denver.	Suitable habitat not present.
Plains minnow	<i>Hybognathus placitus</i>	SE	Main channel areas with some current and sandy bottoms. Front Range species.	Suitable habitat not present.
Rio Grande sucker	<i>Catostomus plebeius</i>	SE	Restricted to the Rio Grand basin.	Suitable habitat not present.
Razorback sucker	<i>Xyrauchen texanus</i>	FE, SE	Large river species not found in smaller tributaries and headwater streams. Found in water from 4-10 feet in depth, adults are associated with areas of strong current and backwaters.	Suitable habitat not present.

Common Name	Scientific Name	Status*	Habitat	Potential to Occur in Project area
Southern redbelly dace	<i>Phoxinus erythrogaster</i>	SE	The single Colorado population is found in a small, slow flowing, clear creeks with abundant algal growths covering a stream substrate of deep silt deposits.	Suitable habitat not present.
Suckermouth minnow	<i>Phenacobius mirabilis</i>	SE	Found in riffle areas of warm prairie streams of all sizes with low to moderate currents and year-round flows.	Suitable habitat not present.
<b>MAMMALS</b>				
Black-footed ferret	<i>Mustela nigripes</i>	SE	High-density black-tailed prairie dog habitat average approximately 148 ac. Black tailed prairie dogs occur below 6,000 ft in elevation.	Suitable habitat not present.
Gray wolf	<i>Canis lupus</i>	SE	Not currently known in Colorado.	Suitable habitat not present.
Grizzly bear	<i>Ursus arctos</i>	SE	Not currently known in Colorado.	Suitable habitat not present.
Kit Fox	<i>Vulpes macrotis</i>	SE	Delta County.	Suitable habitat not present.
Canada lynx	<i>Lynx canadensis</i>	FT, SE	Subalpine forests; areas that receive deep snow and have high-density populations of snowshoe hares.	Suitable habitat not present.
Preble's Meadow Jumping Mouse	<i>Zapus hudsonius preblei</i>	ST	Riparian areas along major drainages with adequate shrub and tree cover. Below 7,600 feet in elevation.	Suitable habitat not present.
River Otter	<i>Lontra canadensis</i>	ST	Riparian habitats.	Suitable habitat not present.
Wolverine	<i>Gulo gulo</i>	SE	High alpine habitats	Suitable habitat not present.
<b>PLANTS</b>				
Ute Ladies'-tresses	<i>Spiranthes diluvialis</i>	FT	Mesic, wet meadow, or riparian areas that have not been grazed or disturbed	Suitable habitat not present

Notes: \*FT = Federally threatened ST = State threatened  
FE = Federally endangered SE = State endangered

Based on habitat requirements and CPW range maps, there are no federal or state listed threatened or endangered species or potential habitats within the project area.

## 4.0 Potential Impacts

### 4.1 Impacts on Habitat and General Wildlife Use

The project area was evaluated for potential impacts from the proposed residential development on general wildlife use and vegetation communities. The maximum extent of disturbance was developed by Norris Design considering required setbacks and operational needs.

**Table 5** presents the disturbances to land use classes and vegetation cover types for the proposed maximum disturbance area within the proposed project area. **Figure 3** below identifies the proposed maximum disturbance area and direct disturbance to land use class and vegetation cover types for the proposed project.

**Table 5.** Impacts to Land Use Class and Vegetation Cover Type within the project Area based on Maximum Disturbance Plan.

Land Use Classes and Vegetation Cover Type Disturbance	Area (ac)
Revegetated - Annual Cover Crop	4.66
Disturbed - Soil, Sparse Ruderal Forbs	5.60
Disturbed – Paved	0.52
<b>Total Direct Impact</b>	<b>10.78</b>

*\* Non-Natural Community / Land Use Class*

As with any planned development project, potential disturbances from construction, natural habitat loss and increased human activity can result in increased human-wildlife conflicts, increased mortality, habitat fragmentation, dispersion of wildlife populations and adjustments in wildlife use patterns. The direct loss of habitat (vegetation removal) through the conversion of land from open space to a residential development represents the greatest impact of the proposed project. However, most of the existing habitat at the project area is generally considered to be disturbed and degraded (i.e., recently graded). The disturbed areas along the western and southwestern boundary of the project area will be revegetated and preserved to provide a naturalized vegetated buffer.

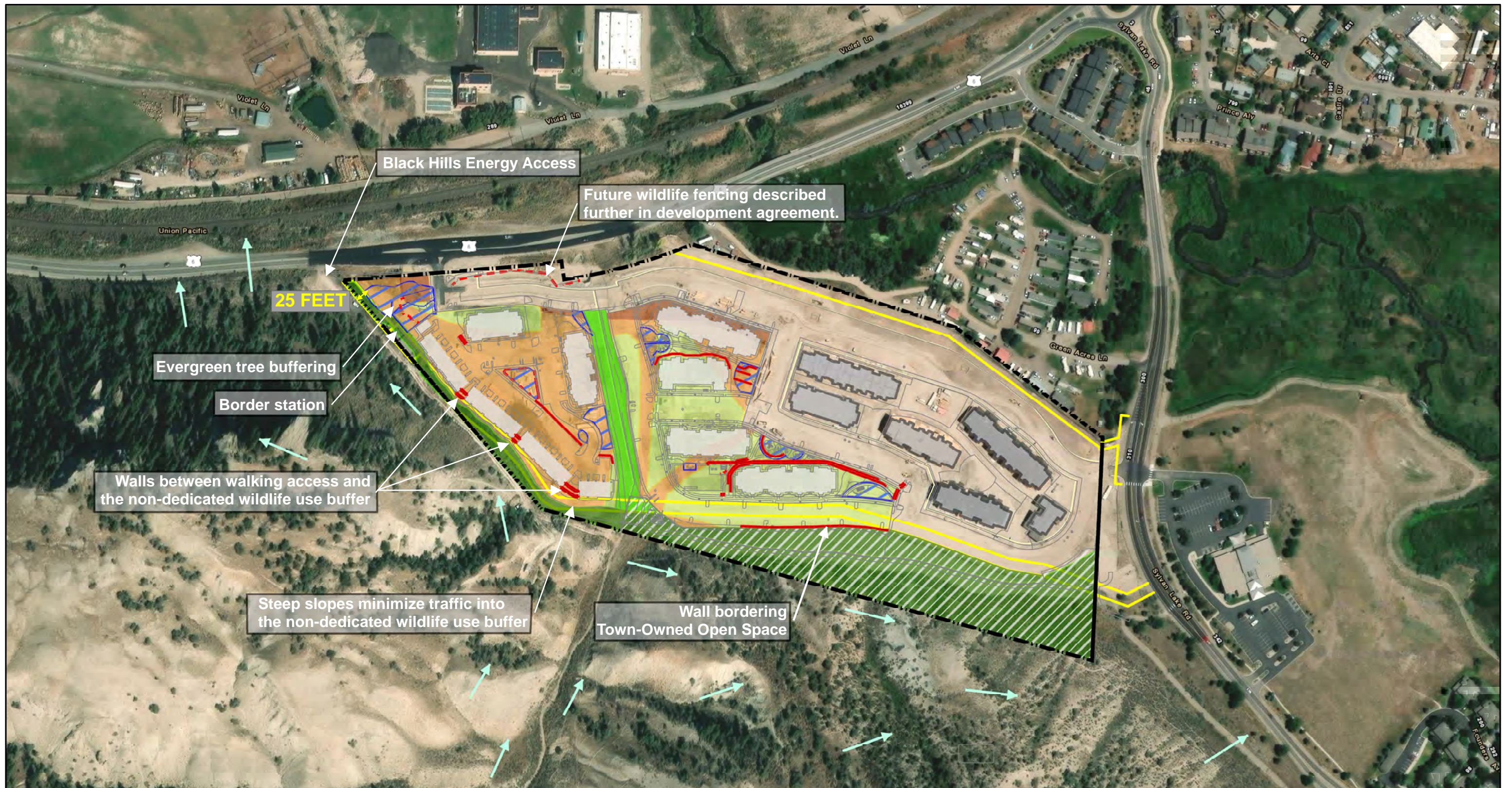
The proposed project may have indirect impacts on wildlife use. Increased noise, lighting, human activity and general heavy construction operations during construction will result in localized dispersion and avoidance of use in the immediate vicinity of the project area.

- **Disturbance to wildlife is inevitable with any proposed residential development activity, especially in the mountainous areas of Colorado and Eagle County. Impacts on wildlife use from the proposed project would include direct disturbance of 10.78 acres of potential limited habitat within the project area, and temporary localized displacement associated with additional noise and lighting from the proposed project. This localized loss of habitat would disrupt publicly available documented regional migration or significant movement patterns but would not threaten the overall health and viability of any species.**
- **The entire disturbance area will occur in non-natural communities / land use covers. These communities / land use covers have been degraded by recent grading to accommodate equipment staging and construction activities for the earlier phases of the development. The low ecological**

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value of these communities limits the overall impact on existing wildlife habitat and vegetation communities.

- The Town Code does not specifically require a wildlife buffer. However, The project design has incorporated a non-dedicated wildlife use buffer ranging from 25 feet to 275 feet in an effort to support general wildlife and allow continued movement throughout the area. The narrowest portion of the non-dedicated wildlife use buffer (25-feet) occurs only within the western project area. West and outside of the project area boundary, the available space extends outward, though is limited by steep topography. Based on aerial imagery, game trails can be observed on the adjacent property to the west which transect the adjacent property in a north/south direction, parallel to the project area. When considering the 25-foot non-dedicated wildlife use buffer within the project area, and coupled with the observed adjacent game trails, wildlife can utilize upwards of 260-feet of available space to the northwest of the project. South of the Town-owned Open Space, additional natural open space exists and allows for the continued use of wildlife movement. Based on aerial imagery, game trails can also be observed on the adjacent hillslopes to the south. When considering the 275-foot buffer within the Town-owned Open Space, and the available land south of the project area, upwards of 375-feet can be utilized to the south of the project area.
- The adjacent and open areas to the west, northwest and south of the project area will allow the continued facilitation of wildlife across Highway 6 to the north.



Prepared By:

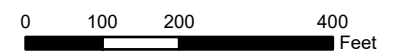


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**LEGEND**

- |                                   |                            |  |
|-----------------------------------|----------------------------|--|
| Entire Development                | Existing Buildings         | <b>Vegetation Communities</b>          |
| Town-Owned Open Space             | Proposed Buildings         | Disturbed - Paved                      |
| Non-Dedicated Wildlife Use Buffer | Wall                       | Disturbed - Soil, Sparse Ruderal Forbs |
| Vegetated Drainage Swale          | Natural Vegetated Buffer   | Revegetated - Annual Cover Crop        |
| Recreational Areas                | Gas Easement               |  |
|                                   | Wildlife Movement Patterns |  |

**FIGURE 3**  
**IMPACT AND MITIGATION MAP**  
**RESERVE AT HOCKETT GULCH**  
**PHASE 1B AND 2**  
**EAGLE COUNTY, COLORADO**



#### 4.2 Impacts on Colorado Parks and Wildlife (CPW) Species Activity Mapping (SAM)

The project area is located within the CPW mapped elk severe winter range, black bear and mountain lion human conflict area (**Appendix A**). Of the CPW SAM mapped habitats from December 2022, only the elk severe winter range would typically be considered high priority habitat by the CPW (CPW 2022b).

The identified habitat ranges for elk, black bear, and mountain lion designate very large regional territories utilized by each of these species. The project area represents only a de minimis portion of these species' regional habitat ranges (**Appendix A**). Therefore, residential development activities within the project area are not expected to negatively impact individuals or populations of wildlife of these species.

The CPW SAM mapping areas in the project area are further described below:

- 1) Elk Severe Winter Range - That part of the range of a species where 90 percent of the individuals are located when the annual snowpack is at its maximum and/or temperatures are at a minimum in the two worst winters out of ten.
  - **The project will result in disturbance of up to 1.93 acres of mapped elk severe winter range habitat. While all elk severe winter range habitat is critical, this amount of area is considered de minimis in the context of the county and state-wide elk severe winter habitat. A significantly larger portion of the severe winter range in the vicinity of the project area occurs to the east and southeast within the Town of Eagle where extensive urbanization has already taken place.**
  - **Critical habitat nor migration corridors were mapped specifically within the project area per the CPW SAM data. However, per CPW knowledge, the southern and western portions of the project area are utilized by the local elk population. The 25 ft non-dedicated wildlife use buffer in the western portion of the project area, in addition to the limited forested lands extending west of the project area and outside of the project area boundary allows a movement corridor up to a total of 260-feet, and allows the continued use of the western boundary of the project area to be utilized by the elk population.. The open shrubland to the south and outside of the project area, and the Town-owned Open Space (Figure 3) also allows for the continued use of wildlife movement, a total of up to 375-feet based on aerial imagery.**
  - **While wildlife movement corridors are generally limited within the overall project area boundary, the adjacent land has shown, via aerial imagery, to contain wildlife game trails. These game trails, when coupled with the non-dedicated wildlife use buffer, allow for the continued movement of elk and deer within the west and southern portions of the project area and to Highway 6 near Brush Creek, where CPW has acknowledged the local elk population beds down during severe winters.**
- 2) Black Bear Human Conflict Area - That portion of the overall range where two or more confirmed black bear complaints per season were received which resulted in CPW investigation, damage to persons or property (cabins, tents, vehicles, etc.), and/or the removal of the problem bear(s).
  - **The project will result in disturbance of 10.78 acres of mapped black bear human conflict area. This amount of area is considered de minimis in the context of the county and state-**

**wide mapped black bear human conflict areas. This block of mapped black bear human conflict area extends to the north, south, and east to include all of the Town of Eagle and west to include nearly the entire town of Gypsum. Residents should be advised to follow the guidelines provided by CPW Living with Bears (CPW 2023).**

- 3) Mountain Lion Human Conflict Area - An area where a mountain lion has been involved in an incident (conflict with a human that may have serious results), an attack on a human, predation on domestic pets, or depredation on livestock held within close proximity to human habitation.
  - **The project will result in disturbance of 10.78 acres of mapped mountain lion human conflict area. This amount of area is considered de minimis in the context of the county and state-wide mapped mountain lion human conflict areas. This block of mapped mountain lion human conflict area extends to the north, south, and east to include nearly all of the Town of Eagle. Residents should be advised to follow the guidelines provided by CPW Living with Mountain Lions (CPW 2024).**

#### 4.3 Impacts Migratory Bird Treaty Act

Migratory birds may utilize the project area; however, they are not anticipated to be impacted. A migratory bird nest survey should be conducted within the project area prior to earth disturbance during the active nesting season for most migratory birds in this region of Colorado, between April 1 and August 31. Additionally, a nest survey should be conducted within a ½ mile buffer of the project area during the active raptor nesting season (February 1 and September 15) and eagle nesting season (October 15 through July 31) to verify the presence/absence of raptor and eagle nest sites prior to earth disturbance or vegetation removal.

A CPW SAM mapped bald eagle winter night roost site was identified within the vicinity of the project area. The project area occurs within a Highly Developed Area and does not have a direct line of sight with the largest trees near the center of the mapped bald eagle winter night roost site. Bald eagle winter night roost sites in Highly Developed Areas with no direct line of sight must have no human encroachment activities within 1/8 mile (660 ft) from November 15-March 15. The centroid of the mapped bald eagle winter night roost site is approximately 0.18 miles (952 ft) to the east of the project area, exceeding the CPW protection buffer guideline.

Note: the CPW SAM data mapping defaults to include a ¼ mile buffer around mapped bald eagle winter night roost sites on the CPW SAM Bald Eagle Map in **Appendix A**.

- **Migratory birds will not likely be significantly adversely impacted as a result of the project.**
- **The project area exists outside of the protective buffer for the CPW bald eagle winter night roost site to the east.**

#### 4.4 Impacts Federal and State Threatened and Endangered Species

No federal or state listed threatened and endangered species and/or habitat protected under the ESA were identified within the project area. The vegetation communities within the project area were investigated as potential habitat for federal or state listed species. Potential federal or state listed threatened and endangered species habitat was found to lack one or more habitat components critical for the species likely to occur in the area.

- **Federal and/or State threatened and endangered species will not likely be significantly adversely impacted as a result of the project.**

#### 4.5 Cumulative Impacts

The cumulative impacts to both the project area and within Eagle County by the project have been assessed to consider the elimination, reduction or fragmentation to the degree that the viability of an individual species or the diversity of species within Eagle County is reduced. The surrounding areas to the north, south, and east have previously been developed. Although incremental impacts to wildlife habitat and species have accumulated over time throughout the Town of Eagle, the location of this project would not significantly impact the overall quality or health of wildlife habitat within the project area or Eagle County. The project area is contiguous with the existing developments along US-6 to the north and the existing developments to the east and south.

#### 4.6 Communications with CPW

Matt Yamashita, Area Wildlife Manager for CPW has provided comments on the proposed development plan on May 13, 2022, comments included a recommendation to remove the construction of a new soft path through the project area and instead as an alternative tie into the existing hard trail system with the Town of Eagle. If the soft path is to be included in the design plan, CPW recommended that the soft path abut Mt. Eve Road within Tract OS-1. The project design had been altered to accommodate the recommendation and remove the soft path from the proposed development plan. Additionally, CPW recommends that the Town of Eagle's dog leash policy be implemented and enforced throughout all trails within the development.

CPW provided additional comments on June 12, 2024, and included comments addressing the revised development plan that removed the soft trail and added a pickleball court to the northwest portion of the project area. CPW believes the location of the pickleball court, which coincides with the proposed location of the non-dedicated wildlife use buffer, would present a similar negative effect to wildlife. CPW recommended that the pickleball court location be moved to the interior of the development. The project design has been altered to move the pickleball court to the interior portion of the development near Building 8 (**Appendix A**).

CPW provided additional comments on September 24, 2024 and December 3, 2024, in which CPW District Wildlife Manager Brian Woodrich recommend a wildlife corridor of at least 250-feet along the western edge of the development.

CPW expressed concern that the location of the residential buildings in the western portion of the Phase 2 tract in **Figure 1** encroaches on CPW's recommended 250-foot wildlife buffer and CPW would like to see the buildings relocated within the development. CPW maintains a recommendation of 250-foot wildlife corridor to allow the use and movement of wildlife, specifically elk, in the overall area. CPW has expressed, based on their local knowledge, that this area is used as a north/south movement area for elk and deer and would like to see, at a minimum, a movement corridor maintained from the south to the north.

ERC contacted Brian Woodrich for additional comments and to seek further input on the proposed project. A voicemail was left for Brian Woodrich on 2/5/2025. As of the date of this WCP, a return call has not been received.

Norris Design has implemented a significant number of the CPW recommendations to the practicable extent possible. A variable 25 ft-275 ft non-dedicated wildlife use buffer was incorporated into the plan along the western and southern edge of the development. While the variable 25 ft-275 ft non-dedicated wildlife use buffer does not encompass the size of the CPW-requested 250 ft wildlife buffer, it does provide some degree of benefits to wildlife. The intent of the variable non-dedicated wildlife use buffer, in addition to open land adjacent to the project area that provides a movement corridor up to 260-feet total in the west and northwest portions of the project area and up to 375-feet total to the south, is to allow the continued use of the area by wildlife and to allow wildlife movement north and west and along US-6 avenue. Any future wildlife fencing that is deemed necessary by the CPW and/or the developer to help aid in the movement of wildlife, will be described further in the development agreement and will be constructed with the use of wildlife friendly fencing.

## 5.0 Mitigation Measures and Recommendations

Specific to the Town of Eagle Land Use and Development Code Wildlife Habitat considerations, mitigation measures should be deployed for this development project in order minimize potential wildlife disturbance to the greatest extent practicable. The following provides a list of mitigation measures that have been implemented and a list of recommendations.

### **Mitigation Measures that have been implemented in the proposed project plan:**

1. **Buffers.** The creation and maintenance of the 25 ft-275 ft non-dedicated wildlife use buffer along the western and southern edge of the project area. While not dedicated for wildlife, the buffer does incidentally allow for wildlife benefit including movement and open space. No critical habitat or migration corridors are present within the project area per CPW SAM data. However, per local knowledge provided by CPW's Brian Woodrich, elk and deer move from south to north along the western edge of the project area to wintering ground near Brush Creek, east of the project area. The non-dedicated wildlife use buffer, at its narrowest point (25-ft) within the project area, does limit wildlife movement. However, wildlife movement is not restricted to artificial boundary lines. It is reasonable to expect wildlife will continue to utilize this internal buffer and the adjacent, limited lands to the west, and outside of the project area boundary
  - While not specifically designated for wildlife, the non-dedicated wildlife use buffer offers at the very least, open space and movement corridors that align with observed movement patterns of elk and deer by CPW. In addition to the non-dedicated wildlife use buffer, the adjacent land to the west and south and outside of the project area is expected to support continued wildlife movement. The narrowest point of the non-dedicated wildlife use buffer (25-feet), when coupled with the adjacent land, allows for a wildlife movement corridor that is 240-feet wide.
  - *Plan for Implementation, Maintenance, and Monitoring:*
    - i. *Implementation:* Maintain open space within the non-dedicated wildlife use buffer zone with minimal disturbance. Additionally, seasonal closures within the Town-owned Open Space will be managed by the Town of Eagle Open Space Coordinator.

- *Maintenance:*
    - i. Regular vegetation management within the non-dedicated wildlife use buffer will maintain suitable cover as well as open space for wildlife.
  - *Monitoring:*
    - i. Annual wildlife surveys, if recommended by the Town, can be conducted. These wildlife surveys would include direct observation along the non-dedicated wildlife use buffer and the adjacent land to the west and the south of the project area. Any observed barriers to wildlife movement can be reported and addressed through adaptive management plan.
- 2. Fencing.** Fencing with native vegetation should be placed strategically around the project area, specifically between the development and the non-dedicated wildlife use buffer to reduce visual disturbance and noise. Additional native vegetative fencing will be incorporated along the western portion of the project area, specifically where the buildings abut to the non-dedicated wildlife use buffer to provide further screening and minimizing potential impacts to wildlife.
- *Implementation:*
    - i. Install vegetative fencing along the interface of development and the non-dedicated wildlife use buffer using materials that are wildlife-friendly per CPW's "Fencing with Wildlife in Mind." Incorporate native shrubs or trees to provide screening.
  - *Maintenance:*
    - i. Conduct semi-annual inspections of the fencing and vegetation. Damaged fencing will be repaired promptly, and any dead or dying vegetation will be replaced.
  - *Monitoring:*
    - i. Visual inspections will be recorded, and any observed avoidance behavior or habitat fragmentation due to the fencing will be documented. CPW will be consulted for any necessary adjustments.

**Future Potential Mitigation Options.** CPW has expressed interest in initial discussions to divert wildlife under US-6 through the use of wildlife culverts and/or underpasses. Currently, the project does not anticipate the use of fencing, however the developer remains committed to cooperating with CPW. Future wildlife fencing will be described further in the development agreement. Should future wildlife fencing be required, wildlife-friendly fencing can be added in the future as needed to direct wildlife adjacent to US-6 and along the north boundary of the project area to any proposed locations where CPW would like to install wildlife-friendly crossings. Any future wildlife fencing will be constructed using the standards identified in CPW's "Fencing with Wildlife in Mind."

**Recommendations:**

- 1. Refuse.** Dumpsters and debris should be secured within wildlife safe containers to reduce the likelihood of bears, small mammals, birds, or other species that have adapted to live in and around urbanized environments from habituating themselves to unsafe food sources or increasing the probability of human-wildlife conflicts during construction. Only bear-resistant refuse disposal containers should be used for trash collection within the development post-construction.
- 2. Native Vegetation and Weed Control.** Only native species to Eagle County or those approved on the Town of Eagle landscaping list should be used for revegetation of disturbed areas or for restoration areas. Limitations to vegetation removal in and along the naturalized vegetated buffer should be implemented post-construction. All disturbed and non-disturbed lands should be routinely maintained to prevent the establishment and spread of noxious weeds. Any non-active disturbed lands should be temporarily or permanently reclaimed with appropriate native species.
- 3. Minimize Nighttime Lighting.** Excessive outside lighting should be minimized at night, using the least bright lighting necessary for safe use by the residents. The lighting should be directed downward and away from sensitive natural areas surrounding the development.
- 4. Education.** Construction employees and future residents should be educated on the sensitivity of wildlife harassment and best practice for preventing human-wildlife conflict in the area. The use of signs in and around the development and trails should present this education and should also state the need to keep residents and pets out of the non-dedicated wildlife use buffer. Additionally, contractors and residents should be notified of seasonal closures within the Town-owned Open Space through the use of temporary signage and notification by the Town of Eagle Open Space Coordinator.
- 5. Domestic Animals.** Establish specific enforcement measures to control domestic animals and household pets including implementing Town of Eagle leash policies (Town Code), restrictions on outdoor cats, and quiet hours to reduce disturbances to resting or nocturnal species from dogs barking.
- 6. Traffic Control.** Posted speed limits should be enforced and acceleration/deceleration lanes or speed bumps should be installed at the development entrance(s) to enhance safety. During construction operations, heavy equipment operators should be advised of potential wildlife hazards.

## 6.0 Enhancement and Restoration of Habitat

All areas temporarily disturbed during construction should be reseeded or replanted with native species or species on the Town of Eagle's approved landscaping list. The 25 ft-275 ft non-dedicated wildlife use buffer along the western and southern edge of the development will be maintained.

## 7.0 Summary

ERC has completed this Wildlife Conservation Plan on behalf of Norris Design for the proposed Reserve at Hockett Gulch residential development project to meet the requirements of the Town of Eagle Land Use and Development Code Chapter 4.14.040 Section E Wildlife Conservation Plan. As with any planned development project, disturbances from construction, natural habitat loss and increased human activity can result in increased human-wildlife conflicts, increased mortality, habitat fragmentation, dispersion of wildlife populations and adjustments in wildlife-use patterns. However, the proposed project is not

considered to have a significant adverse effect to wildlife. The proposed project does have a key discrepancy with CPW and the CPW-recommended 250-ft wildlife buffer. Implementing the CPW-recommended 250-ft wildlife buffer is not considered feasible for the proposed project.

This report has been prepared by:

**ECOLOGICAL RESOURCE CONSULTANTS, LLC.**

A handwritten signature in black ink, appearing to read "Tyler Worley", is written over the company name.

**Tyler Worley, Senior Ecologist, Certified Ecologist**

**Reviewed by:**

A handwritten signature in black ink, appearing to read "David J. Blaich", is written above the name.

**David J. Blaich, V.P., Sr. Ecologist**

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## **Appendix A**

# **Design Plan Set**

## GENERAL NOTES

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
10. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
13. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
14. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
17. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
18. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
22. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
23. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
24. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
27. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
28. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
29. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
31. SOIL PREPARATION INCLUDES AMENDMENT, ADDITIONAL TOPSOIL, TILLING, AND ANY NECESSARY DE-COMPACTION OR EXCAVATION.
32. INSTALL SLOPE PROTECTION, RECLAMATION AND EROSION CONTROL AS NEEDED PROVIDED OVER AND ABOVE SWMP PERMIT FOR RE-VEGETATION AND ESTABLISHMENT OF NATIVE SEED (OR COMPARABLE) WITHIN THE LANDSCAPE PROCESS.
33. AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN IDENTIFIED AT ALL AREAS SHOWING LANDSCAPE VEGETATION. REFER TO IRRIGATION PLANS FOR COORDINATION.
34. SITE LANDSCAPE IMPROVEMENTS, COMMON OPEN SPACE AREAS INSTALLATION AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.

## MAINTENANCE NOTES

### TREES, SHRUBS AND GROUND COVERS

1. MAINTAIN TREES, SHRUBS, GROUND COVERS AND PLANTS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUYS WORE SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
  2. WATERING: MAINTAIN LARGE ENOUGH WATER BASINS AROUND PLANTS SO THAT ENOUGH WATER CAN BE APPLIED TO ESTABLISH MOISTURE THROUGHOUT ENTIRE ROOT ZONE. UTILIZE MULCHES TO REDUCE EVAPORATION AND WATERING FREQUENCY. ALL TREES SHALL BE DRIP IRRIGATED.
  3. PRUNE AS REQUIRED AT TIME OF PLANTING AND AS NEEDED TO CORRECT DAMAGE.
  4. STAKES AND GUY WIRES: INSPECT REGULARLY TO PREVENT GIRDLING OF TRUNKS OR BRANCHES AND TO PREVENT RUBBING WHICH MIGHT CAUSE BARK WOUNDS. REMOVE AND REPLACE DAMAGED STAKES AND GUYS AS DIRECTED BY THE OWNER.
  5. WEED CONTROL: MAINTAIN TREE AND SHRUB BASINS FREE OF WEEDS AND GRASSES ON A WEEKLY BASIS. FREQUENT SOIL CULTIVATION THAT MIGHT DESTROY SHALLOW ROOTS IS NOT PERMITTED.
  6. INSECTS AND DISEASE CONTROL: CONTROL INSECTS AND DISEASE AS NECESSARY TO PREVENT DAMAGE TO THE HEALTH OR APPEARANCE OF PLANTS. USE ONLY APPROVED MATERIALS AND METHODS. DEAD, DISEASED, AND/OR BEETLE INFESTED TREES MUST BE REMOVED UPON IMMEDIATE RECEIPT OF WRITTEN OR VERBAL NOTICE TO THE PROPERTY OWNER.
  7. DEAD PLANT MATERIAL SHALL BE REMOVED WITHIN (1) MONTH WITH PLANTING MATERIALS THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN.
  8. NATURAL LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REPLENISHED SO THAT THEY AGAIN ACHIEVE FULL COVERAGE TO A MINIMUM DEPTH AS SPECIFIED.
- WEED CONTROL
1. THROUGHOUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PERFORMED USING A SPOT TREATMENT METHOD.
  2. HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR.

## LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 6" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

## LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK AND PAVERS. INSTALL 3" PVC SLEEVE UNDER ALL DRIVES.
6. LAY OUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.

## LANDSCAPE NARRATIVE

THE LANDSCAPE DESIGN FOR THE HOCKETT GULCH NEIGHBORHOOD PHASES 1B AND 2 PROVIDES LANDSCAPE ALONG US HIGHWAY 6 GRAND AVENUE AND ALL INTERNAL ROADS TO COMPLEMENT THE TOWN OF EAGLE'S EXISTING STREETScape. THE LANDSCAPE PLAN INTEGRATES THE PROPOSED SIDEWALKS AND TRAIL SYSTEMS INTO EXISTING TOWN-WIDE TRAIL AND SIDEWALK CONNECTIONS, ENHANCING THE PEDESTRIAN EXPERIENCE THROUGHOUT THE NEIGHBORHOOD. THE DESIGN INTENT IS TO MIMIC THE NATIVE SURROUNDING ECOSYSTEMS, INCORPORATE WATERWISE PLANTINGS, AND PROVIDE GATHERING SPACES THROUGHOUT THE NEIGHBORHOOD. ALL PROPOSED AMENITIES AREAS WILL BE RESPECTFUL OF NATURAL RESOURCES AND BLEND IN WITH THE NATURAL ENVIRONMENT PROVIDING A CONNECTION FROM THE BUILT ENVIRONMENT TO NATURE. A MIX OF ACTIVE AMENITIES SUCH AS A PLAYGROUND, FLEX LAWN SPACES, WALKING LOOPS, AND A DOG RUN ARE COMPLEMENTED BY MORE PASSIVE OFFERINGS SUCH AS PICNIC AREAS, COVERED SEATING OPPORTUNITIES, A SPA, AND OUTDOOR KITCHEN AREAS. ALONG THE SOUTHERN EDGE OF THE SITE STEEP GRADE AS WELL AS SHRUB AND TREE BUFFERING PROVIDE SEPARATION BETWEEN WILDLIFE AND RESIDENTS. ALONG GRAND AVENUE, GENEROUS LANDSCAPE MATERIAL INCLUDING A VARIETY OF PLANT TYPES AND SIZES IS PROVIDED TO SERVE AS AN ENHANCED ENTRY ELEMENT WITH YEAR-ROUND INTEREST FOR THE TOWN OF EAGLE AND COMPLY WITH THE APPROVED PUD THAT ENVISIONED AN ELEVATED TREATMENT TO THIS HIGHLY-VISIBLE EDGE OF THE SITE.

12. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS MAXIMUM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
13. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
14. ALL LANDSCAPE BEDS SHALL BE MULCHED WITH SPECIFIED MULCH IN MATERIAL SCHEDULE. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
15. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
16. ROUTINE TREE MAINTENANCE AND PRUNING SHALL PREVENT BRANCHES FROM INTERFERING WITH ALL FIRE ACCESS LANE CLEARANCES.
17. WHEN PLANTER URNS/POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION BASED ON WHAT IS SHOWN ON PLANS, FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
18. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
19. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN OF EAGLE SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE TOWN OF EAGLE SPECIFICATIONS AND DETAILS).
20. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
21. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
23. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
24. THE LANDSCAPE CONTRACTOR SHALL FURNISH A ONE YEAR MAINTENANCE AND WARRANTY PERIOD FROM THE DATE OF INITIAL ACCEPTANCE.
25. NO FABRIC IS TO BE LEFT OVER THE TREE ROOTBALLS AND KEEP MULCH 4-6" AWAY FROM TREE TRUNKS.
26. COORDINATE INSTALLATION OF IRRIGATION SLEEVING PRIOR TO CURB AND PAVEMENT INSTALLATION.

## FENCING NOTES

1. FUTURE WILDLIFE FENCING OUTLINING DEVELOPER'S OBLIGATIONS TO PARTICIPATE IN THE DESIGN AND COMMITMENT TO CONSTRUCT WILDLIFE FENCING UPON THE TOWN'S APPROVAL OF A FINAL WILDLIFE FENCING PLAN AS OUTLINED IN THE DEVELOPMENT AGREEMENT.
2. GENERAL CONTRACTOR WILL INSTALL PERIMETER CHAIN LINK FENCE IN KEEPING WITH LOCAL REGULATIONS AND OSHA REQUIREMENTS ON ALL AREAS WHERE ACTIVE CONSTRUCTION IS OCCURRING. THE GENERAL CONTRACTOR WILL ENSURE THAT GATES REMAIN CLOSED DURING NON-WORKING HOURS TO ENSURE SAFETY AND MINIMIZE WILDLIFE ENTRY. GENERAL CONTRACTOR SHALL FOLLOW CPW "LIVING WITH WILDLIFE" RECOMMENDATIONS INCLUDING CONDUCTING INSPECTIONS TO ENSURE WILDLIFE IS NOT TRAPPED WITHIN CONSTRUCTION FENCING.


## SHEET LIST

LP-001 - LANDSCAPE NOTES	LI-001 - IRRIGATION NOTES
LP-002 - LANDSCAPE SCHEDULES	LI-101 - OVERALL IRRIGATION PLAN
LP-003 - SITE DATA TABLES	LI-102 - IRRIGATION PLAN
LP-004 - LANDSCAPE SCHEDULES	LI-103 - IRRIGATION PLAN
LP-005 - LANDSCAPE SCHEDULES	LI-104 - IRRIGATION PLAN
LP-100 - OPEN SPACE PLAN	LI-105 - IRRIGATION PLAN
LP-101 - OVERALL LANDSCAPE PLAN	LI-106 - IRRIGATION PLAN
LP-102 - LANDSCAPE PLAN	LI-107 - IRRIGATION PLAN
LP-103 - LANDSCAPE PLAN	LI-501 - IRRIGATION DETAILS
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LP-105 - LANDSCAPE PLAN	
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LP-401 - SNOW STORAGE PLANS	
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LP-503 - LANDSCAPE DETAILS	
LP-504 - LANDSCAPE DETAILS	



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
<b>DECIDUOUS TREES</b>						
AC FL	12	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	3" CAL.	LOW
PO AN	16	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	B & B	3" CAL.	LOW
PO TR	63	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	3" CAL.	LOW
PO AC3*	20	POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	B & B	3" CAL.	LOW
<b>EVERGREEN TREES</b>						
JU SC	17	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6' HT.	LOW
PI BS	7	PICEA PUNGENS 'GLAUCA'	BLUE COLORADO SPRUCE	CONT.	6' HT.	LOW
PI FT	13	PICEA PUNGENS GLAUCA 'FAT ALBERT'	FAT ALBERT COLORADO BLUE SPRUCE	CONT.	6' HT.	LOW
PI ED	7	PINUS EDULIS	PINYON PINE	B & B	6' HT.	LOW
PI MN	20	PINUS MONOPHYLLA	SINGLELEAF PIRON PINE	B & B	6' HT.	LOW
PI TA	15	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	B & B	6' HT.	LOW
PS ME	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	B & B	6' HT.	LOW
<b>ORNAMENTAL TREES</b>						
AC GL	22	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B & B	3" CAL.	LOW
CR AM	7	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	3" CAL.	LOW
<b>DECIDUOUS SHRUBS</b>						
AR VA	45	ARTEMISIA TRIDENTATA VASEYANA	MOUNTAIN SAGEBRUSH	CONT.	#5	LOW
CE IN	17	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	CONT.	#5	LOW
CE LE	27	CERCOCARPUS LEDIFOLIUS	CURL-LEAF MOUNTAIN MAHOGANY	CONT.	#5	LOW
CE MO	25	CERCOCARPUS MONTANUS MONTANUS	MOUNTAIN MAHOGANY	CONT.	#5	LOW
CH NN	70	CHRYSOTHAMNUS NAUSEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5	LOW
CO AL	48	CORNUS ALBA 'ARGENTEOMARGINATA'	VARIEGATED DOGWOOD	CONT.	#5	MOD
CO ST	52	CORNUS STOLONIFERA	RED TWIG DOGWOOD	CONT.	#5	LOW
PO PB	101	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	CONT.	#5	LOW
RH GL	55	RHUS GLABRA	SMOOTH SUMAC	CONT.	#5	LOW
RO WO	105	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW
SA MO	97	SALIX MONTICOLA	MOUNTAIN WILLOW	CONT.	#5	LOW
SO ST	115	SORBARIA SORBIFOLIA STELLIPIILA	URAL FALSE SPIREA	CONT.	#5	LOW
SP FR	26	SPIRAEA X BUMALDA 'FROEBELII'	FROBEL SPIREA	CONT.	#5	MOD
SY VU	95	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5	LOW
<b>EVERGREEN SHRUBS</b>						
JU BL	9	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5	LOW
JU BU	70	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	LOW
PI GL	34	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE GREEN SPRUCE	CONT.	#5	LOW
<b>ORNAMENTAL GRASSES</b>						
FE EB	167	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	CONT.	#1	LOW
HE SE	283	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1	LOW
MI SI	243	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	CONT.	#1	MOD
SC SC	542	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	#1	LOW
<b>PERENNIALS</b>						
AC MI	66	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1	LOW
AQ PU	5	AQUILEGIA X 'PURPLE EMPEROR'	PURPLE EMPEROR COLUMBINE	CONT.	#1	LOW
AS OB	12	ASTER OBLONGIFOLIUS	FALL ASTER	CONT.	#1	LOW
CH RH	20	CHRYSANTHEMUM X SUPERBUM	SHASTA DAISY	CONT.	#1	LOW
GA GR	52	GAILLARDIA GRANDIFLORA	NATIVE BLANKET FLOWER	CONT.	#1	LOW
LI BO	31	LINUM GRANDIFLORUM 'RUBRUM'	SCARLET FLAX	CONT.	#1	LOW
LU AL	22	LUPINUS X ALPESTRIS	MOUNTAIN LUPINE	CONT.	#1	LOW
PA OR	31	PAPAVER ORIENTALE	ORIENTAL POPPY	CONT.	#1	LOW
PE ST	10	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	CONT.	#1	LOW
PH BI	13	PHLOX BIFIDA	SNOWMASS PHLOX	CONT.	#1	LOW
SA SU	14	SALVIA X SUPERBA	PERENNIAL SAGE	CONT.	#1	LOW
TH AD	42	THYMUS ADAMOVICII	CREEPING THYME	CONT.	#1	LOW

47,771 SF  IRRIGATED

**LOW GROW NATIVE SEED MIX**


EL PASO COUNTY ALL-PURPOSE LOW GROW MIX FOR UPLAND AND TRANSITION AREAS.  
INSTALLATION METHOD: HYDROSEED

COMMON NAME	BOTANICAL NAME	% OF TOTAL	POUNDS PLS 80 SEEDS / SF
BUFFALOGRASS	BUCHLOE DACTYLOIDES	25%	9.6
BLUE GRAMA	BOUTELOUA GRACILIS	20%	10.8
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	29%	5.6
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	5%	3.2
WESTERN WHEATGRASS	PASCOPIRYUM SMITHII	20%	12
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	1%	0.8
		100%	42 (LBS PLS/ACRE)

19,023 SF  TURFGRASS

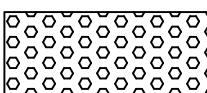
IRRIGATED SOD - "PIKES PEAK BLUEGRASS"

GREEN BELT TURF FARM  
719.598.8686  
OR APPROVED EQUAL

72,837 SF  LANDSCAPE BED MULCH

SEE MATERIAL SCHEDULE, SHEET LP-005 FOR MULCH SPECIFICATION

TOTAL PERMANENTLY IRRIGATED LANDSCAPE AREA: 99,897 SF

 SNOW STORAGE

TOTAL PARKING/PAVING AREA: 191,495 SF  
SNOW STORAGE REQUIRED: 47,874 SF  
SNOW STORAGE PROVIDED: 52,749 SF

NOT FOR CONSTRUCTION

DATE:  
03/21/23 SUBMITTAL 1  
07/17/24 SUBMITTAL 2  
11/06/24 SUBMITTAL 3  
01/14/25 SUBMITTAL 4  
02/07/25 REVISION

SHEET TITLE:  
LANDSCAPE SCHEDULES



Land Use Summary

Parcel	Use	Acreage	Square Feet	Percent of Total	Ownership	Maintenance
Lot 1	Multi-family Residential	4.25	185,130	14.3%	Owner	Owner
Lot 2	Multi-family Residential	6.93	301,871	23.4%	Owner	Owner
Lot 3	Multi-family Residential & Townhouses	5.96	259,618	20.1%	Owner	Owner
OS-1	Town Public Open Space	3.50	152,460	11.8%	Town of Eagle	Town of Eagle
OS-2	Community Open Space	2.12	92,347	7.2%	Owner	Owner
Tract A	Roadway, Public Access Easement, Drainage, Irrigation & General Utilities, Water Easement, Sewer Easement, Emergency Access Easement	6.20	270,072	20.9%	Owner	Owner
Tract B	Roadway, Public Access Easement, Drainage, Irrigation & General Utilities, Water Easement, Sewer Easement, Emergency Access Easement	0.69	30,056	2.3%	Owner	Owner
<b>Total</b>		<b>29.65</b>	<b>1,291,554</b>	<b>100%</b>		

LANDSCAPE WATER USE

TOTAL PERMANENTLY-IRRIGATED AREA: 139,631 SF (3.21 ACRES)

Supplemental Information (Town Landscape Requirements for Construction Area - Phase 1A and 1B)

				Minimum Live Plant Coverage Requirement	Minimum Live Plant Coverage SF	Proposed Live Plant Material Coverage (Phase 1A)	Proposed % of Live Plant Material (Phase 1A)	
<b>Live Plant Material</b>	Lot 1 (4.25 AC) + Lot 2 (6.93 AC) + Tract A (6.20 AC)	17.38	757,175	20%	151,435	206,687	27%	
	All of HD / PUD-1 + HD / PUD-2 Planning Area							
				Max Non-Live Plant Coverage Requirement *	Max Non-Live Plant Coverage SF (30% of Total Landscape Area)	Proposed Non-Live Plant Material Coverage (Phase 1A)	Proposed % of Non-Live Plant Material Coverage (Phase 1A)	* 30% Max of Total Landscaped Area
<b>Non-Live Plant Material</b>	All of HD / PUD-1 + HD / PUD-2 Planning Area	17.38	757,175	30%	71,990	33,281	16%	Total landscape area: 239,968 sf

Section	Acre	SF	PUD Approved Max Floor to Area Ratio (FAR)	Total Allowable SF (FAR)	Phase 1A Total SF (FAR)	Proposed Phase 1B Total SF (FAR)	Total Phase 1A/1B SF (FAR)	Proposed Phase 2 Total SF FAR	Resulting FAR	
Phase 1A & 1B: Lot 1 + Lot 2 + Tract A. Or all of HD/PUD-1 + HD/PUD-2	17.38	757,018	0.53	401,220	212,444	181,665	394,109	-	0.52	PASS
Phase 2: Lot 3 + Tract B. Or HUD/PUD-3	6.66	289,928	0.86	249,338	-	-	-	144,170	0.50	PASS
			PUD Approved Max Impervious Coverage	Total Allowable SF	Phase 1A Total SF	Proposed Phase 1B Total SF	Total Phase 1A/1B SF	Proposed Phase 2 Total SF	Resulting Impervious Coverage	
Phase 1A & 1B: Lot 1 + Lot 2 + Tract A. Or all of HD/PUD-1 + HD/PUD-2	17.38	757,175	75%	567,881	219,563	177,766	397,329	-	52%	PASS
Phase 2: Lot 3 + Tract B. Or HUD/PUD-3	6.66	289,928	75%	217,446	-	-	-	130,743	45%	PASS
			PUD Approved Max Building Coverage	Total Allowable SF Building Coverage	Phase 1A Total SF	Proposed Phase 1B Total SF	Total Phase 1A/1B SF	Proposed Phase 2 Total SF	Resulting Building Coverage	
Phase 1A & 1B: Lot 1 + Lot 2 + Tract A. Or all of HD/PUD-1 + HD/PUD-2	17.38	757,175	55%	416,446	89,189	68,660	157,849	--	38%	PASS
Phase 2: Lot 3 + Tract B. Or HUD/PUD-3	6.66	289,928	55%	159,460	--	--	-	48,354	17%	PASS
			PUD Max Approved Units	Phase 1A Units	Phase 1B/2 Proposed Units	Proposed Total Units	Max Density/Acre	Actual Density/Acre	Maximum/ Actual Density Entire PUD	
Phase 1A & 1B: Lot 1 + Lot 2 + Tract A. Or all of HD/PUD-1 + HD/PUD-2	17.38	757,175	400	216	183	399	23.0	23.0	16.86/16.83	PASS
Phase 2: Lot 3 + Tract B. Or HUD/PUD-3	6.66	289,928	100	-	100	100	15.0	15.0		PASS

**HOCKET GULCH PH2**  
 SYLVAN LAKE RD AND SOUTH OF GRAND AVE.  
 EAGLE, CO

OWNER:  
EPOCH - GCH  
HOCKETT GULCH HOLDINGS, LLC

NOT FOR CONSTRUCTION

DATE:  
03/21/23 SUBMITTAL 1  
07/17/24 SUBMITTAL 2  
11/06/24 SUBMITTAL 3  
01/14/25 SUBMITTAL 4  
02/07/25 REVISION

SHEET TITLE:  
SITE DATA TABLES



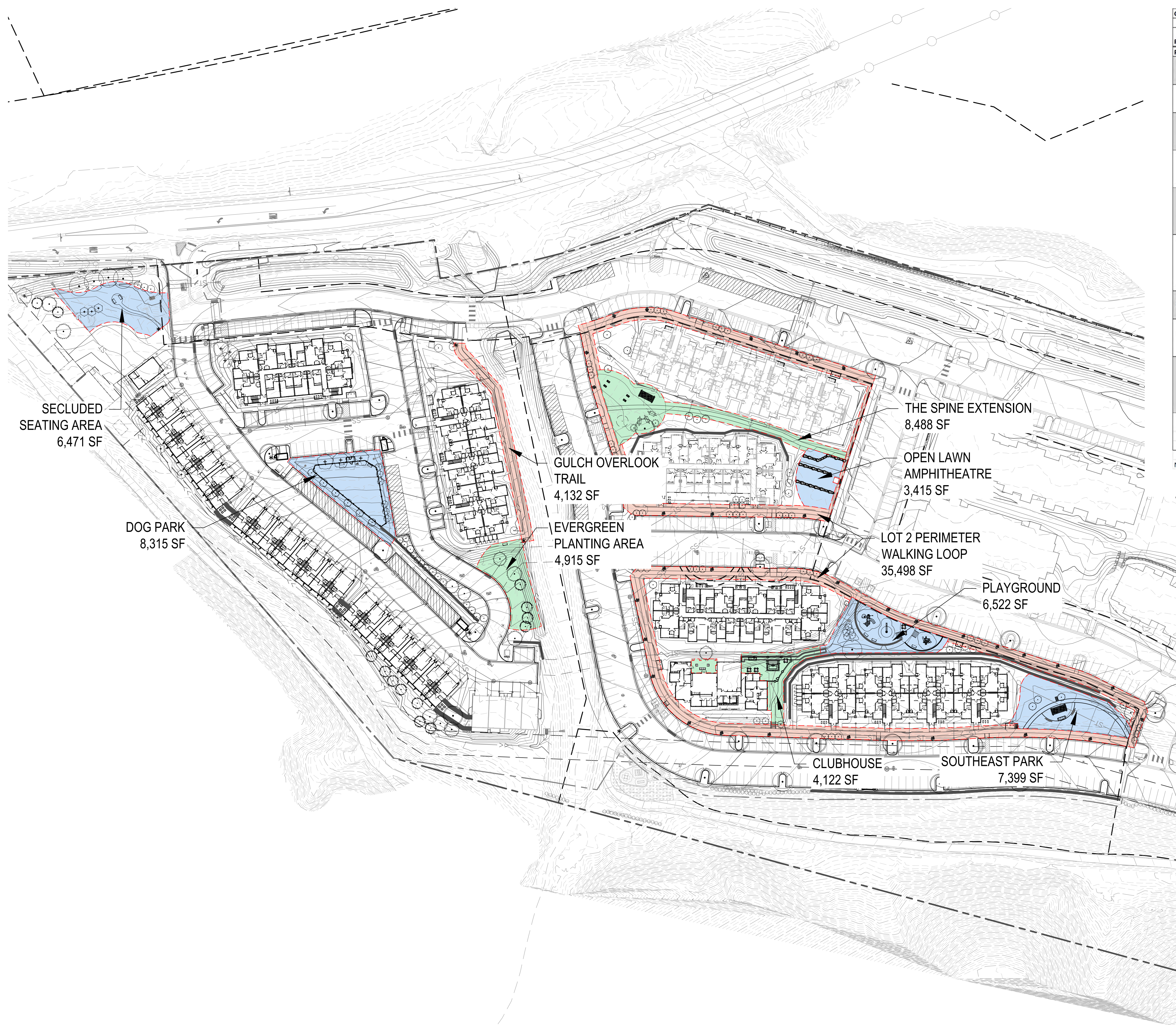
AMENITY SCHEDULE

ITEM	DESCRIPTION	QUANTITY	MANUFACTURER	PRODUCT NAME	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
1	PLANTER POT	10	GREEN THEORY DESIGN (844) 747-9283 (OR APPROVED EQUAL)	PLANTERS PERFECT, ROUND SERIES	COLOR TO MATCH MIDNIGHT AND GEMSTONE POWDER COATS OF SITE PIECES AMENITIES	36"D X 18"H, 36"D X 24"H, 36"D X 32"H, REFER TO PLANS FOR LOCATIONS	INSTALL PER MANUFACTURERS RECOMMENDATIONS, ALL PLANTERS TO HAVE IRRIGATION AND DRAINS
2	BENCH	11	SITE PIECES (800) 484-0797 (OR APPROVED EQUAL)	MONOLINE BENCH, ML-BENCH-72	MIX OF MIDNIGHT AND GEMSTONE POWDER COATS; THERMALLY MODIFIED ASH	72" x 24" x 18"H	SURFACE MOUNT PER DETAIL 5 ON LP-503
3	CAROUSEL TABLE	7	SITE PIECES (800) 484-0797 (OR APPROVED EQUAL)	MONOLINE CAROUSEL TABLE: ML-CT-4SEAT-SQ ML-CT-3SEAT-SQ - ADA	MIX OF MIDNIGHT AND GEMSTONE POWDER COATS; THERMALLY MODIFIED ASH	77" x 77" x 29.3"H 77" x 60" x 29.3"H	FLUSH MOUNT INSTALLATION PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ONE ADA TABLE PER AMENITY AREA
4	BIKE RACK	23	SITE PIECES (800) 484-0797 (OR APPROVED EQUAL)	MONOLINE STANDARD BIKE RACK, ML-STAND-19	MIX OF MIDNIGHT AND GEMSTONE POWDER COATS BUT GROUPED TOGETHER IN SINGULAR COLOR	19" x 3" x 36"H	FLUSH MOUNT INSTALLATION PER MANUFACTURERS RECOMMENDATIONS.
5	TRASH AND RECYCLING RECEPTACLE	NA	SITE PIECES (800) 484-0797 (OR APPROVED EQUAL)	MONOLINE LITTER BIN ML-LGLITTER-DL (DUAL STREAM)	MIDNIGHT POWDER COAT FOR ALL TRASH/RECYCLING CANS	27" x 14" x 42"H (36gal), REFER TO PLANS FOR TYPE AND LOCATION	FLUSH MOUNT INSTALLATION PER MANUFACTURERS RECOMMENDATIONS.
6	PET STATION	2	DOG-ON-IT PARKS (877) 348-3647 (OR APPROVED EQUAL)	COMPLETE DOG WASTE STATION - SINGLE PULL; ITEM #: 7408S	BLACK POWDER COAT	73"H X 18"W X 10"D	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
7	BUILT IN GRILL	2	FIRE MAGIC (877) 474-5578 (OR APPROVED EQUAL)	CHOICE 30" BUILT IN NATURAL GAS GRILL - C540I-RT1	STAINLESS STEEL	APPROXIMATE 30" WIDTH X 18" DEPTH	INSTALL PER MANUFACTURER'S SPECIFICATIONS, 60,000 BTU's EACH, ADD AUTOMATIC SHUT OFF AND TIMER ON EACH AND MOUNT TO INTERIOR OF CABINET BELOW GRILL, CABINET BELOW TO BE VENTED
8	ACCESS DOORS	2	FIRE MAGIC (877) 474-5578 (OR APPROVED EQUAL)	FLUSH MOUNTED DOUBLE ACCESS DOORS - 53934SC	STAINLESS STEEL	APPROXIMATE 30" WIDTH X 15" DEPTH	INSTALL PER MANUFACTURER'S SPECIFICATIONS, CABINET TO BE VENTED
9	FIRE PIT A	1	LUMACAST (760) 834-1567 (OR APPROVED EQUAL)	BOLA 52 WIDE WITH GLASS WIND GUARD, ELECTRONIC IGNITION AND UPGRADED BURNER	TAUPE, INFILL TO BE LUMACAST SMOOTH BASALT FIRE ROCKS	25.75" X 74.38" X 18"	INSTALL PER MANUFACTURER'S SPECIFICATIONS, REQUIRES 180,000 BTU's WITH ELECTRONIC IGNITION, CONTRACTOR TO PROVIDE TIMER AND AUTO SHUT OFFSEE PLANS FOR LOCATION
10	HAMMOCK	9	HATTERAS HAMMOCKS (OR APPROVED EQUAL)	LARGE QUILTED HAMMOCK, MODEL #SQ-NEU2	REGENCY SAND	REFER TO MANUFACTURER FOR DIMENSIONS	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNERS REPRESENTATIVE
11	MOTION PLAY FEATURE	1	LANDSCAPE STRUCTURES (888)-438-6574 (OR APPROVED EQUAL)	SMART PLAY SYSTEM: MOTION MODEL #197057	COLOR: PALETTE BF	MINIMUM AREA REQUIRED: 22' 6" x 23' 11"	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNERS REPRESENTATIVE
12	DESIGN 403 PLAY FEATURE	1	LANDSCAPE STRUCTURES (888)-438-6574 (OR APPROVED EQUAL)	SMART PLAY SYSTEM: DESIGN 403 MODEL #176166	COLOR: PALETTE BF	MINIMUM AREA REQUIRED: 28' 1" x 29' 11"	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNERS REPRESENTATIVE
13	SINGLE POST SWING FRAME	1	LANDSCAPE STRUCTURES (888)-438-6574 (OR APPROVED EQUAL)	FREESTANDING PLAY: SINGLE POST SWING FRAME MODEL #177332	COLOR: PALETTE BF	SEE PLANS FOR PLACEMENT	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNERS REPRESENTATIVE
14	TETHERBALL	1	GREAT LAKES SPORTS (800)-446-2114 (OR APPROVED EQUAL)	PERMANENT TETHERBALL POLE, ITEM # FT-STTHBPOL	GALVANIZED STEEL	SEE PLANS FOR PLACEMENT	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNER'S REPRESENTATIVE
15	TYRE SWING	1	COLUMBIA CASCADE 1-800-547-1940 (OR APPROVED EQUAL)	CLASSIC CANTILEVER TIMBERFORM TYRESWING 1554-01-TS	NATURAL WOOD TIMBERS WITH GRAPHITE POWDER COATED STEEL SUPPORTS	SEE PLANS FOR AREA AND LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNER'S REPRESENTATIVE
16	TRELLIS	2	BY CONTRACTOR	N/A	CEDAR TIMBER	SEE PLANS FOR AREA AND LOCATION	REFER TO DETAIL 6 ON SHEET LP-501
17	PORCH SWING	2	BY CONTRACTOR	N/A	CEDAR TIMBER	SEE PLANS FOR AREA AND LOCATION	REFER TO DETAIL 7 ON SHEET LP-501
18	SEASONAL CLOSURE / WILDLIFE ADVISORY SIGNAGE	TBD	BY CONTRACTOR	N/A	ALL-WEATHER	SEE PLANS FOR LOCATIONS	SIGNS SHALL BE CONSTRUCTED OF ALL-WEATHER MATERIALS AND POSTED IN HIGHLY VISIBLE LOCATIONS. LOCATIONS, DETAILS, AND INFORMATIONAL LANGUAGE OF SIGNS TO BE COORDINATED WITH AND APPROVED BY TOWN STAFF
19	AT-GRADE MECHANICAL EQUIPMENT SCREENING	SEE PLANS	ENCLO SCREENS (OR APPROVED EQUAL)	CONCORD WOOD PRIVACY FENCE	NATURAL WOOD	SEE PLANS FOR LOCATIONS	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO MATCH PHASE 1A AREAS. WHEN SCREENS ARE PROVIDED IN FRONT OF TRANSFORMERS THEY MUST BE INSTALLED WITH LOCKABLE SWING HARDWARE TO ALLOW MAINTENANCE ACCESS. FINAL PRODUCT SPEC IS SUBJECT TO REVIEW AND APPROVAL BY TOWN AND CANNOT BE INSTALLED WITHOUT WRITTEN CONSENT FROM TOWN REPRESENTATIVE.



MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

ITEM	DESCRIPTION	MANUFACTURER	PRODUCT NAME	SIZE / DIMENSIONS	COLOR / FINISH	NOTES
A	STANDARD CONCRETE	N/A	STANDARD GRAY CONCRETE	REFER TO PLANS	STANDARD GRAY, LIGHT BROOM FINISH	REFER TO CIVIL AND GEOTECHNICAL SPECIFICATIONS FOR CONCRETE DEPTH AND REQUIREMENTS. REFER TO PLANS FOR LOCATION AND AREA
B	ENHANCED CONCRETE A	N/A	SANDSCAPE/ETCHED FINISH	REFER TO PLANS	STANDARD GRAY CONCRETE WITH SANDSCAPE/ETCHED FINISH	REFER TO CIVIL AND GEOTECHNICAL SPECIFICATIONS FOR CONCRETE DEPTH AND REQUIREMENTS. REFER TO PLANS FOR LOCATION AND AREA
C	SPA PLASTER/INSERT	NATIONAL POOL TILE (303) 629-7665 (OR APPROVED EQUAL)	JEWELSCAPES POOL PLASTER FINISH	PER POOL CONTRACTOR	ICE CAP JEWELSCAPES	INSTALL PER MANUFACTURER'S SPECIFICATIONS. ALL POOL FEATURES WILL REQUIRE SHOP DRAWINGS FROM POOL CONTRACTOR
D	WATERLINE TILE	NATIONAL POOL TILE (303) 629-7665 (OR APPROVED EQUAL)	PACIFIC COAST TILE	1" x 2" TILE, SEE PLANS AND DETAILS FOR AREAS	PACIFIC COAST - PALISADES, SILVER GROUT GRT-SILVER	INSTALL PER MANUFACTURER'S SPECIFICATIONS. ALL POOL FEATURES WILL REQUIRE SHOP DRAWINGS FROM POOL CONTRACTOR
E	SPA COPING	NATIONAL POOL TILE (303) 629-7665 (OR APPROVED EQUAL)	BULLNOSE POOL COPING	2 1/4" x 24" x 12"	TTW	INSTALL PER MANUFACTURER'S SPECIFICATIONS. ALL POOL FEATURES WILL REQUIRE SHOP DRAWINGS FROM POOL CONTRACTOR. POOL COPING TO ALSO BE USED AS PLANTER WALL ADJACENT TO POOL
F	METAL FENCE AND GATE	AMERISTAR FENCE (888) 333-3422 (OR APPROVED EQUAL)	MONTAGE PLUS STEEL FENCE AND GATE	REFER TO PLANS FOR LENGTH, 5' HEIGHT	MAJESTIC STYLE, BRONZE	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LENGTHS AND HEIGHT LOCATIONS. ALSO SEE DETAILS 6-7, SHEET LP-503, CONTACT OWNERSHIP REPRESENTATIVE FOR ACCESS CONTROL MECHANISM DESIRED FOR GATES AT POOL DECK
G	STONE VENEER	(TO MATCH ARCHITECTURE - OR APPROVED EQUAL)	LEDGE STONE VENEER TO MATCH ARCHITECTURE	REFER TO PLANS AND DETAILS FOR AREA	TO MATCH ARCHITECTURE	INSTALL PER MANUFACTURERS RECOMMENDATION, MORTAR, SIZING, COLOR AND FINISH TO MATCH ARCHITECTURE
H	STONE CAP	ELDORADO STONE (800) 925-1491 (OR APPROVED EQUAL)	CHISELED EDGE WALL CAP	REFER TO PLANS AND DETAILS FOR LENGTHS	BUCKSKIN	INSTALL PER MANUFACTURERS RECOMMENDATION, MORTAR, SIZING, COLOR AND FINISH TO MATCH ARCHITECTURE
I	GRILL STATION COUNTER	GRANITE IMPORTS (303) 733-1444 (OR APPROVED EQUAL)	GRANITE COUNTER TOP	3 CM GRANITE COUNTER TOP, REFER TO PLANS AND DETAILS FOR OUTSIDE DIMENSIONS	DESERT BEACH OR SIMILAR	INSTALL PER MANUFACTURERS RECOMMENDATION
J	LANDSCAPE BED MULCH	WAUPACA NORTHWOODS OR APPROVED EQUAL	NORTHWOODS ORGANICS WNW03255	NA	NATURAL SHREDDED BARK	MINIMUM 3" DEPTH, INSTALL ABOVE WEED CONTROL FABRIC
K	PLANTER MIX	PIONEER SAND (970) 323-6310 (OR APPROVED EQUAL)	PREMIUM GARDENERS MIX	FOR STAND ALONE PLANTING POTS	NA	TO BE INSTALLED IN ALL PLANTING POTS
L	COBBLE	PIONEER SAND (970) 323-6310 (OR APPROVED EQUAL)	GREY ROSE COBBLESTONE	75% 2"-4" COBBLE, 25% 5"-12" COBBLE, MINIMUM 4" DEPTH, SEE PLANS FOR AREA	NATURAL	TO BE INSTALLED AROUND BUILDINGS FOR COBBLE DRIP LINE AS WELL AS OTHER LOCATIONS. REFER TO PLANS FOR LOCATION, ALSO SEE DETAIL 5 ON SHEET LP-501
M	CRUSHER FINES	PIONEER SAND (970) 323-6310 (OR APPROVED EQUAL)	PREMIUM TRAIL MIX	1/2" MINUS, 4" DEPTH	BUFF/NATURAL	INSTALL PER MANUFACTURER'S SPECIFICATIONS
N	BOULDERS	SILLOAM STONE INC. (719) 275-4275 (OR APPROVED EQUAL)	SILLOAM STONE, MIX OF 1'-4' DIAMETER	CINNAMON SHADOW QUARRY BOULDERS	NATURAL	REFER TO DETAIL 1 ON SHEET LP-505
O	BENDA BOARD EDGER	EPIC PLASTICS (209) 333-6161 (OR APPROVED EQUAL)	SEE PLANS	BENDA BOARD EDGER	TEAK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
P	DOG RUN MIX	PIONEER SAND (OR APPROVED EQUAL)	SAND / PEA GRAVEL MIX	3/8" WASHED RIVER ROCK AND BROWN MASON SAND, 6" DEPTH	PEA GRAVEL - COLORADO AND BROWN MASON SAND	70% SAND / 30% PEA GRAVEL MIX. ALL RIVER ROCK SHALL BE WASHED AND FREE OF DEBRIS. MIX SHALL BE INSTALLED ON TOP OF WEED CONTROL FABRIC. INSTALL 6" DEPTH MINIMUM.
Q	RETAINING WALL	N/A	N/A	REFER TO PLANS FOR LENGTHS AND LOCATION	N/A	REFER TO CIVIL PLANS
R	PEDESTRIAN POLE LIGHT	BEGA-US (805) 684-0533 (OR APPROVED EQUAL)	84 126 LIGHT BUILDING ELEMENT	REFER TO PLANS FOR LOCATIONS	BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
S	BOLLARD LIGHT	BEGA-US (805) 684-0533 (OR APPROVED EQUAL)	84 218 GARDEN AND PATHWAY BOLLARD	REFER TO PLANS FOR LOCATIONS	BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
T	WALL SCONCE LIGHT	BEGA-US (805) 684-0533 (OR APPROVED EQUAL)	22 365 LED WALL LUMINAIRE	REFER TO PLANS FOR LOCATIONS	BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
U	PLAY SOFT SURFACE	PIONEER SAND (970) 323-6310 (OR APPROVED EQUAL)	PLAYGROUND CHIPS - ENGINEERED WOOD FIBER	SEE PLAND FOR AREA, 12" DEPTH MINIMUM	NATURAL	MINIMUM 12" DEPTH OVER WEED CONTROL FABRIC IN PLAY AND EXERCISE AREAS
V	RIVER ROCK MULCH	PIONEER SAND (970) 323-6310 (OR APPROVED EQUAL)	RIVER ROCK MULCH	AREA VARIES, ROCK SIZE TO BE 1-1/2" SEE PLANS; MINIMUM 3" DEPTH	NATURAL	TO BE INSTALLED IN ALL LANDSCAPE BEDS, USE SHREDDED WOOD MULCH UNDER PERENNIALS AND IN PLANTING POTS



Planning Area	Useable Open Space Recreation Amenities	Useability		Target Users	
		Active	Passive	Children	Adults
<b>Phase 1B and 2</b>					
Dog Park	Dog Run	x		x	x
	Landscape Improvements		x	x	x
Evergreen Planting Area	Evergreen Tree Plantings		x		
	Low-water Native Seed		x		
Gulch Connector Trail	Soft Surface Trail	x		x	x
	Landscape Improvements		x	x	x
Clubhouse	Outdoor Fireplace		x	x	x
	Outdoor Kitchen	x			x
	Outdoor Spa		x	x	x
	Variety of Dining and Lounge Seating		x	x	x
Playground	2-5 yr Play Structure	x		x	
	5-12 yr Play Structure	x		x	
	Bench and Picnic-Style Seating		x	x	x
	Landscape Improvements		x	x	x
Southeast Park	Trellis Shade Structure		x	x	x
	Outdoor Kitchen w/ Grills	x		x	x
	Picnic-Style Seating		x	x	x
	Bench Swings Multiuse Field	x	x	x	x
Open Lawn Amphitheatre	Amphitheatre Style Seat Boulders		x	x	x
	Multiuse Field	x	x	x	x
Lot 2 Perimeter Walking Loop	Concrete Walking Loop	x		x	x
	Landscape Improvements		x	x	x
The Spine Extension	Walks	x		x	x
	Landscape Improvements		x	x	x
	Trellis Shade Structure		x	x	x
	Open Lawn Area Picnic-Style Seating	x	x	x	x
Secluded Seating Area	Soft Surface Trail	x		x	x
	Bench seating		x	x	x
	Landscape Improvements		x	x	x

Note - At least 75% of the useable open space area must be less than 10% slope.

AREA DESCRIPTION	TOTAL OPEN SPACE (SF)	USABLE AREA (SF) <10% SLOPE	PERCENT USABLE OPEN SPACE
Phase 1A	86,596	80,522	93%
Phase 1B	65,443	65,443	100%
Phase 2 (Lot 3)	23,834	21,549	90%
<b>Totals:</b>	<b>175,873</b>	<b>167,514</b>	<b>95%</b>

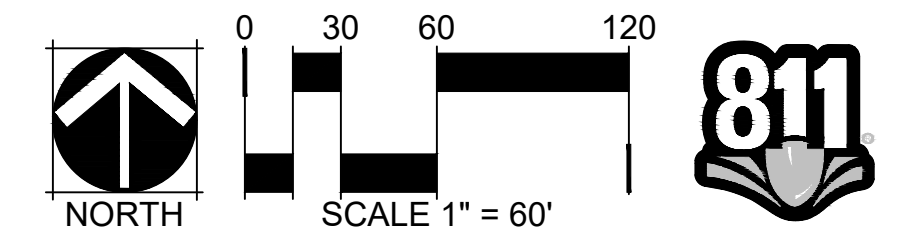
AREA DESCRIPTION	TOTAL OPEN SPACE (SF)	USABLE AREA (SF) <10% SLOPE	PERCENT USABLE OPEN SPACE
Secluded Seating Area	6,471	6,471	100%
Dog Park	8,315	8,315	100%
Evergreen Planting Area	4,915	2,629	53%
Gulch Overlook Trail	4,132	4,132	100%
Clubhouse	4,122	4,122	100%
Playground	6,522	6,522	100%
Southeast Park	7,399	7,399	100%
Open Lawn Amphitheatre	3,415	3,415	100%
Lot 2 Perimeter Walking Loop	35,498	35,498	100%
The Spine Extension	8,488	8,488	100%
<b>Totals:</b>	<b>89,277</b>	<b>86,991</b>	<b>97%</b>

AREA DESCRIPTION	TOTAL OPEN SPACE (SF)	USABLE AREA (SF) <10% SLOPE	PERCENT USABLE OPEN SPACE
Phase 1A	86,596	80,522	93%
OS-1 (Park and Dog Park)	8,448	7,521	89%
Sub Area-Park	3,172	2,245	71%
Sub Area-Dog Park	5,276	5,276	100%
OS-1 (Trail)	12,898	12,898	100%
OS-2	94,792	94,792	100%
Phase 1B and 2	89,277	86,992	97%
<b>Totals:</b>	<b>300,459</b>	<b>290,246</b>	<b>93%</b>

AGGREGATE PUD AREA (SF)	USABLE OPEN SPACE REQUIRED (15%)	PROVIDED
1,291,553	193,733	300,459

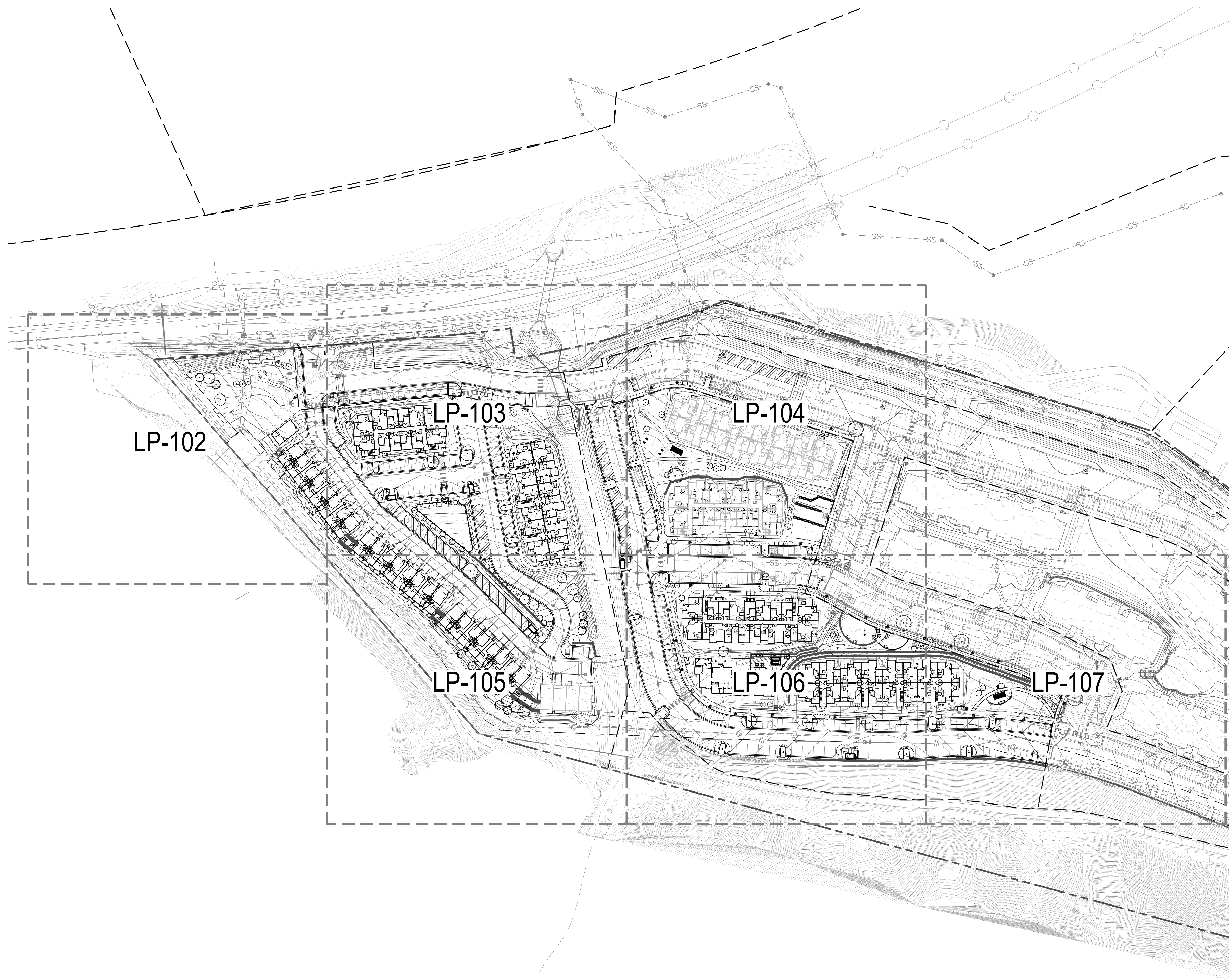
NOTES:  
1) SECTION 4.20.020. - DEFINITIONS OF TOWN CODE DEFINES USEABLE OPEN SPACE AS FOLLOWS. USEABLE OPEN SPACE MEANS THE OPEN AREA OF A LOT DESIGNED AND DEVELOPED FOR USES, INCLUDING WITHOUT LIMITATION RECREATION, COURTS, GARDENS, AND PARKS, WHICH OPEN SPACE MAY INCLUDE A MAXIMUM OF 20 PERCENT OF NON-LIVING MATERIALS SUCH AS WALKS, DECKS, TERRACES, WATER FEATURES AND DECORATIVE ROCK.  
LOT 2 PERIMETER WALKING LOOP INCLUDES WALKWAYS, BOTH SIDEWALKS AND TRAILS, AND A 5' BUFFER ON EITHER SIDE INCLUDING LANDSCAPE IMPROVEMENTS.

CHECKED BY:  
DRAWN BY:  
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**LEGEND**

- MATCHLINE
- - - - - PROPERTY LINE
- - - - - LIMIT OF WORK



**HOCKET GULCH PH2**  
SYLVAN LAKE RD AND SOUTH OF GRAND AVE.  
EAGLE, CO

OWNER:  
EPOCH - GCH  
HOCKETT GULCH HOLDINGS, LLC

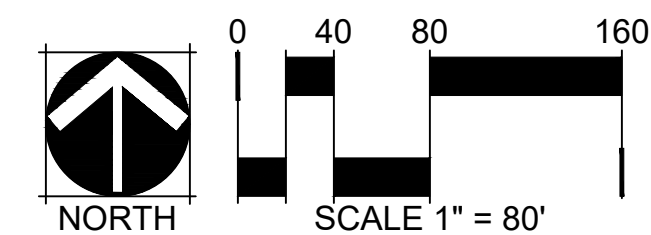
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11/06/24 SUBMITTAL 3  
01/14/25 SUBMITTAL 4  
02/07/25 REVISION

SHEET TITLE:  
OVERALL  
LANDSCAPE PLAN

LP-101

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**HOCKET GULCH PH2**

SYLVAN LAKE RD AND SOUTH OF GRAND AVE.  
EAGLE, CO

OWNER:  
EPOCH - GCH  
HOCKETT GULCH HOLDINGS, LLC

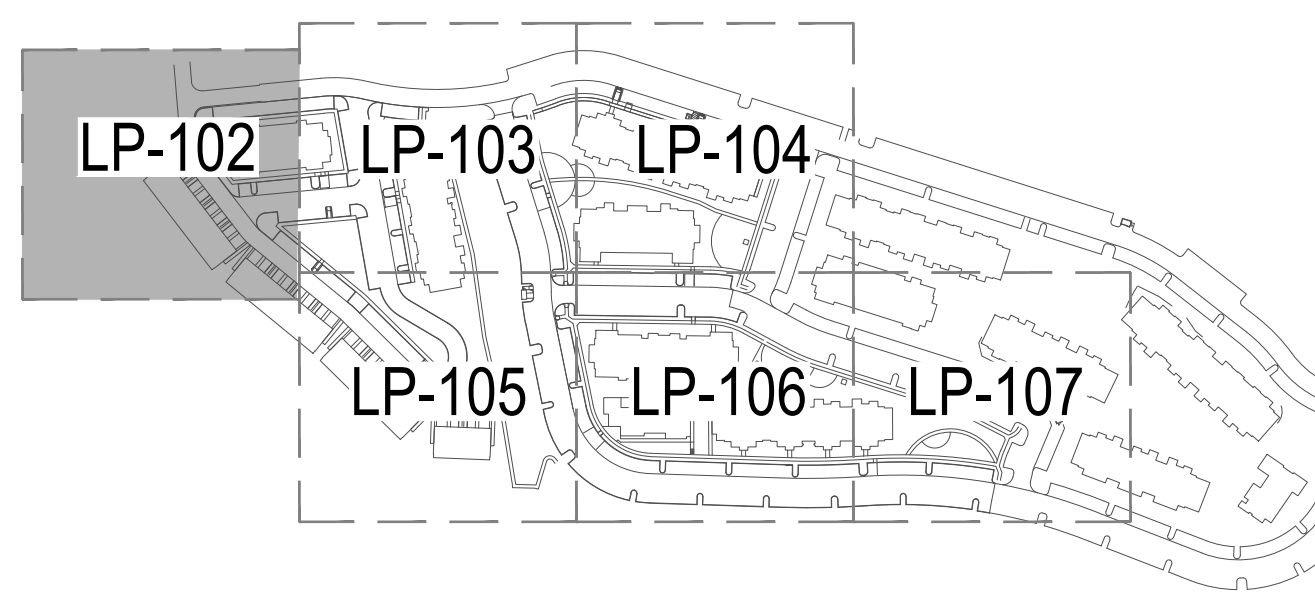
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07/17/24 SUBMITTAL 2  
11/06/24 SUBMITTAL 3  
01/14/25 SUBMITTAL 4  
02/07/25 REVISION

SHEET TITLE:  
LANDSCAPE  
PLAN

LP-102

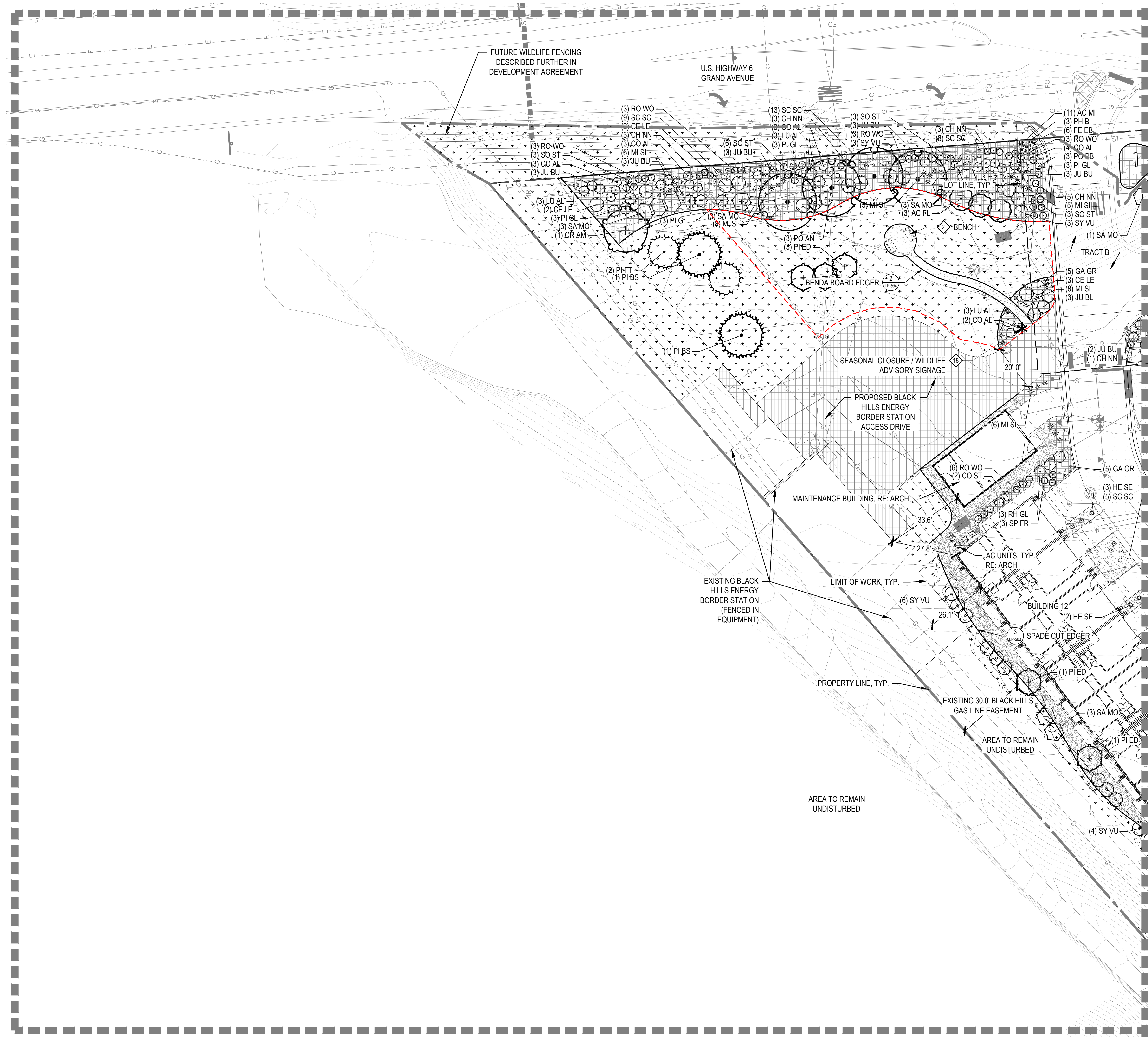
**KEY MAP**



**LEGEND**

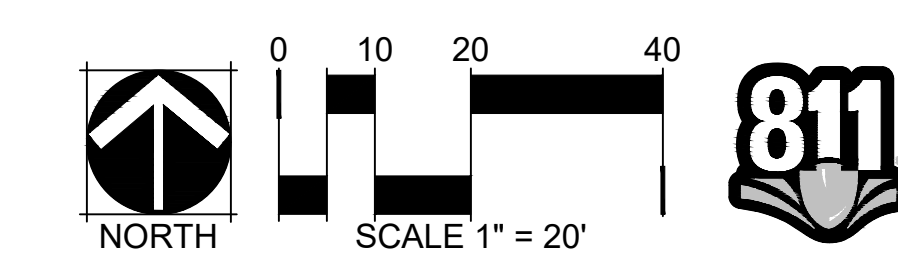
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- DECIDUOUS TREES
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- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- CRUSHER FINES, RE: MATERIAL SCHEDULE ITEM N
- NATIVE SEED, RE: SHEET LP-002
- COBBLE, RE: MATERIAL SCHEDULE ITEM L
- DECORATIVE ROCK MULCH
- TURFGRASS IRRIGATED SOD, SEE SHEET LP-002
- LANDSCAPE BED MULCH, RE: MAT. SCHEDULE ITEM J
- DOG RUN MIX, RE: MATERIAL SCHEDULE ITEM P
- PLAYGROUND SOFT SURFACE, RE: MAT. SCHED. ITEM W
- GRAVEL ACCESS DRIVE, RE: CIVIL
- ASPHALT, RE: CIVIL
- CONCRETE, RE: CIVIL
- SPADE CUT EDGER
- METAL EDGER
- FENCE
- LIMIT OF WORK
- PROPERTY BOUNDARY
- LOT LINE
- TRASH ENCLOSURE, RE: ARCH
- BOULDER WALL SEATING, RE: MAT. SCHEDULE ITEM N
- SITE LIGHTING, RE: PHOTOMETRIC PLANS
- \* TRAIL SEASONAL CLOSURE / WILDLIFE ADVISORY SIGNAGE
- USABLE OPEN SPACE AREA BOUNDARY
- AT-GRADE MECHANICAL EQUIPMENT SCREENING, RE: AMENITY SCHEDULE ITEM 19

MATCHLINE, SEE SHEET LP-103



MATCHLINE, SEE SHEET LP-105

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**HOCKET GULCH PH2**  
SYLVAN LAKE RD AND SOUTH OF GRAND AVE.  
EAGLE, CO

OWNER:  
EPOCH - GCH  
HOCKETT GULCH HOLDINGS, LLC

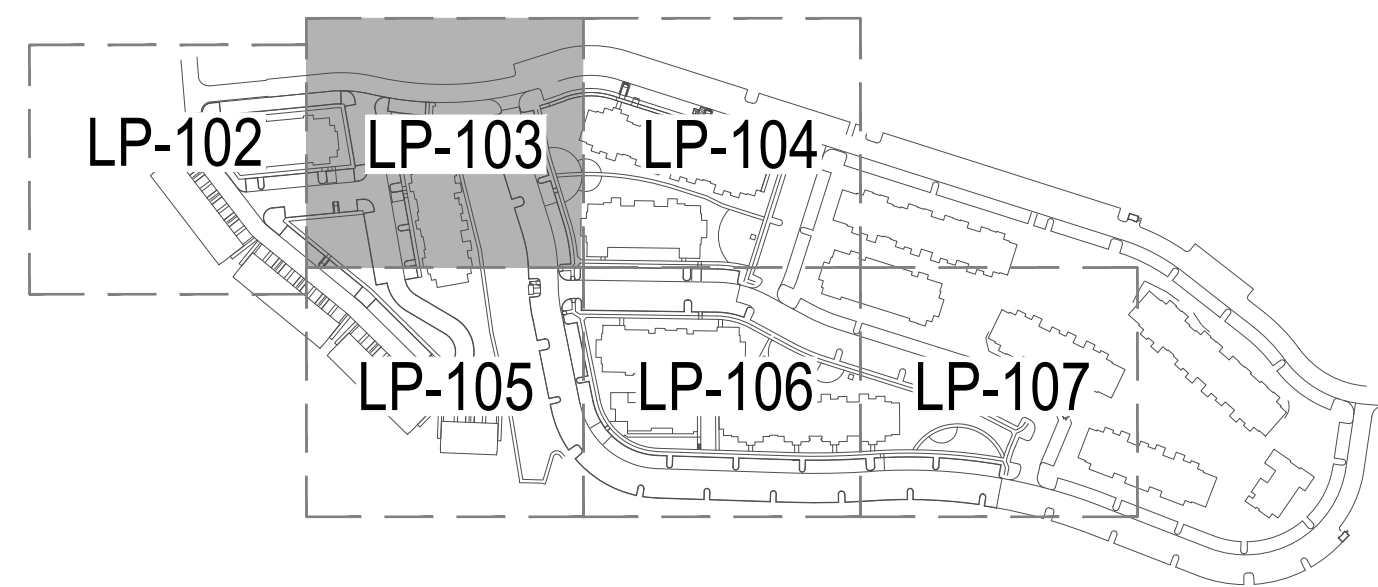
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01/14/25 SUBMITTAL 4  
02/07/25 REVISION

SHEET TITLE:  
LANDSCAPE  
PLAN

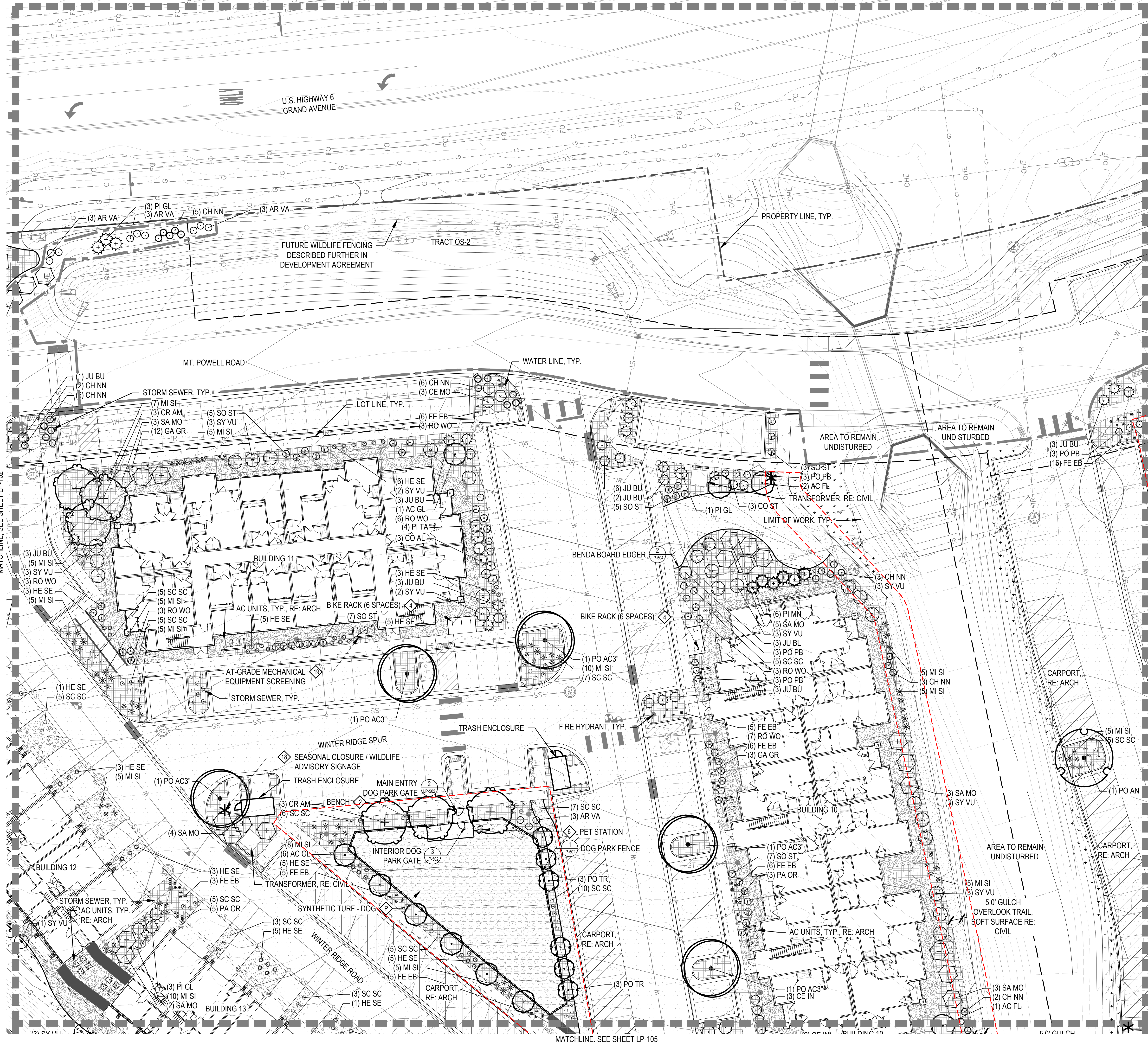
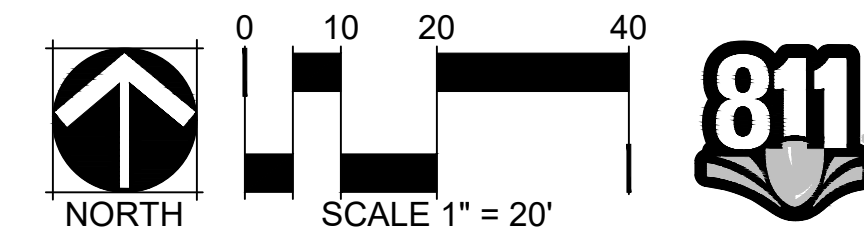
LP-103

KEY MAP



LEGEND

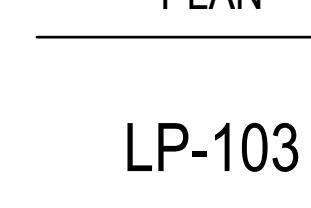
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- DECIDUOUS TREES
- EXISTING TREES
- DECIDUOUS SHRUBS
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- ORNAMENTAL GRASS
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- USABLE OPEN SPACE AREA BOUNDARY
- AT-GRADE MECHANICAL EQUIPMENT SCREENING, RE: AMENITY SCHEDULE ITEM 19



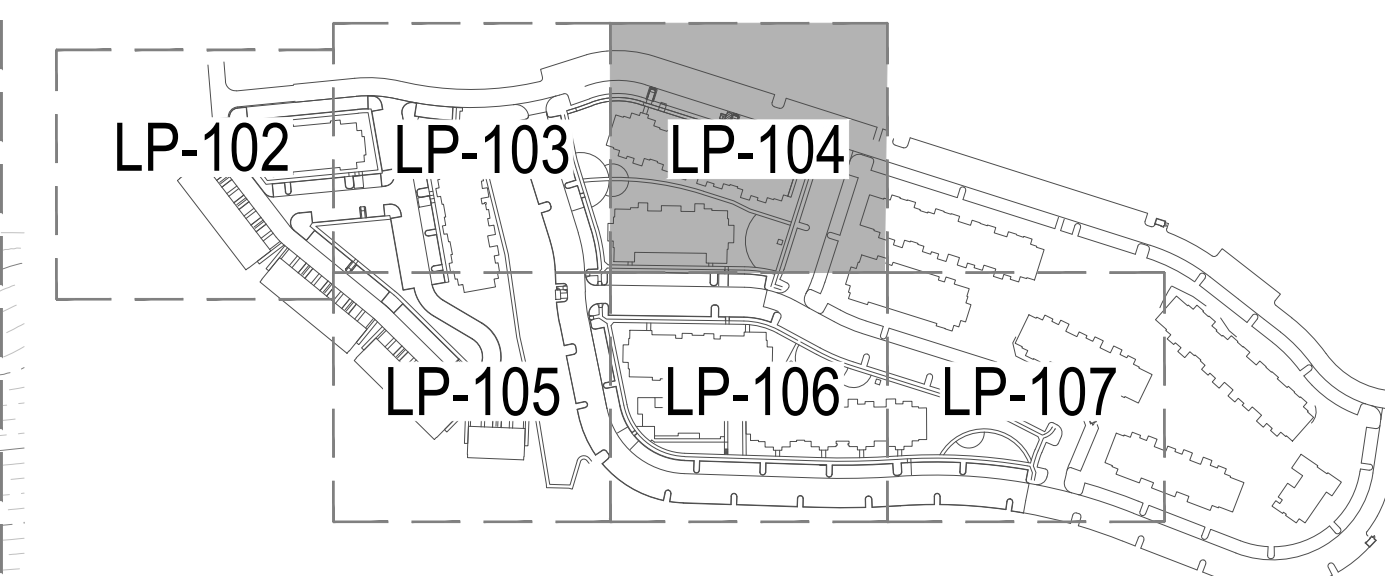
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MATCHLINE, SEE SHEET LP-105

MATCHLINE, SEE SHEET LP-104



KEY MAP



LEGEND

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- DECIDUOUS TREES
- EXISTING TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
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- \* TRAIL SEASONAL CLOSURE / WILDLIFE ADVISORY SIGNAGE
- - - - - USABLE OPEN SPACE AREA BOUNDARY
- - - - - AT-GRADE MECHANICAL EQUIPMENT SCREENING, RE: AMENITY SCHEDULE ITEM 19

**HOCKET GULCH PH2**  
SYLVAN LAKE RD AND SOUTH OF GRAND AVE.  
EAGLE, CO

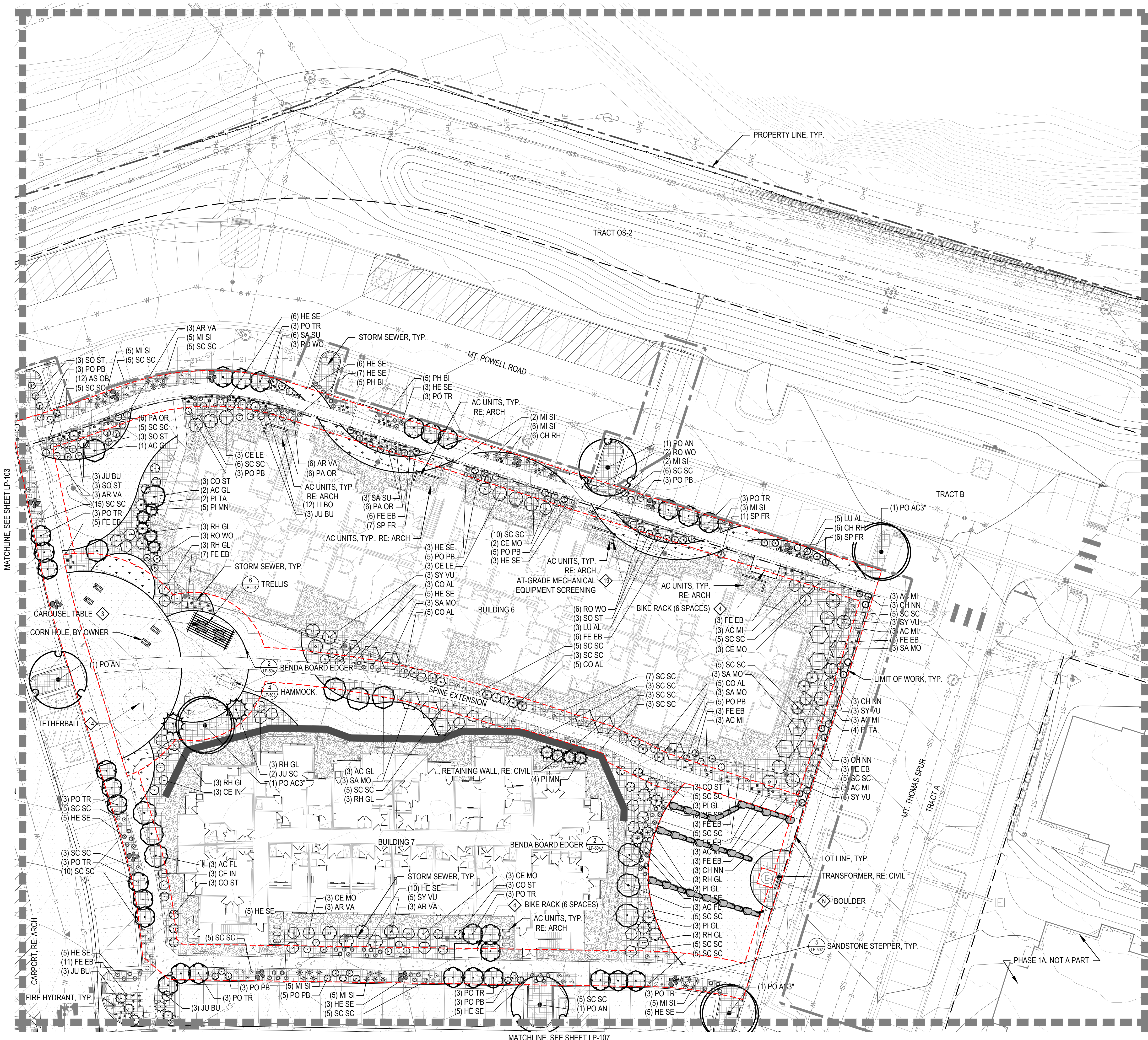
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EPOCH - GCH  
HOCKETT GULCH HOLDINGS, LLC

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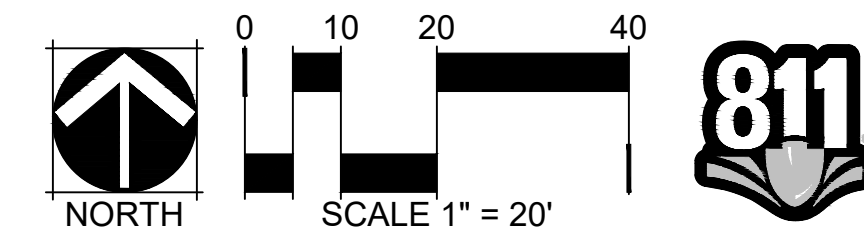
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SHEET TITLE:  
LANDSCAPE  
PLAN

LP-104



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**HOCKET GULCH PH2**  
SYLVAN LAKE RD AND SOUTH OF GRAND AVE.  
EAGLE, CO

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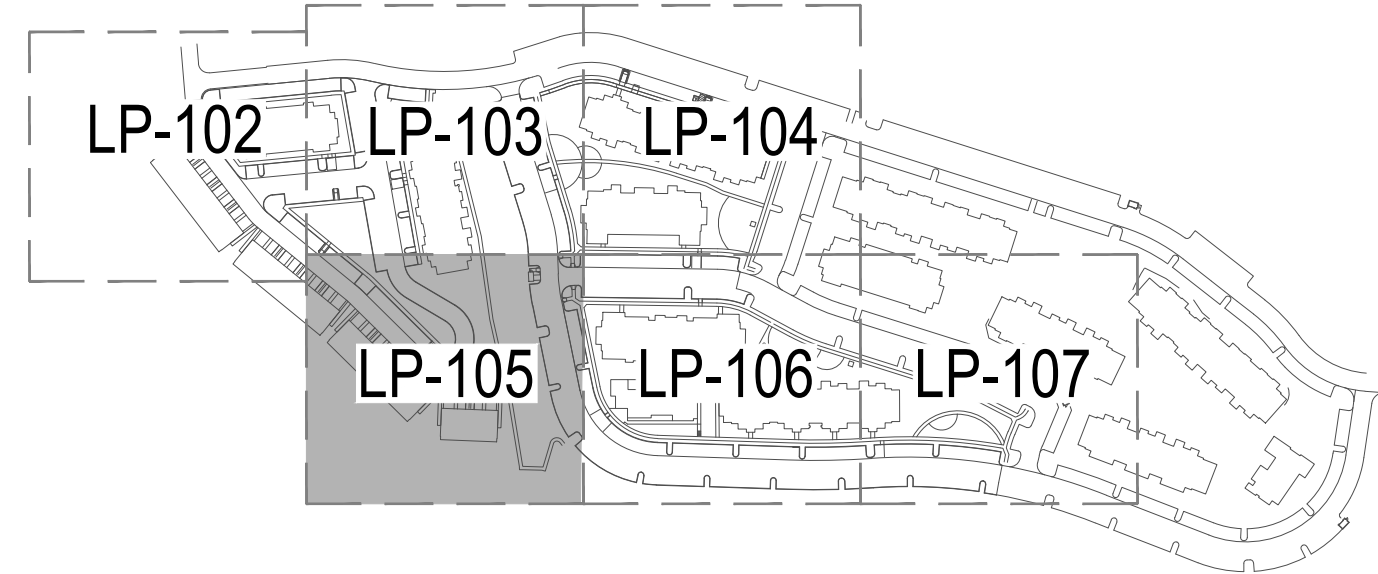
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02/07/25 REVISION

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LANDSCAPE  
PLAN

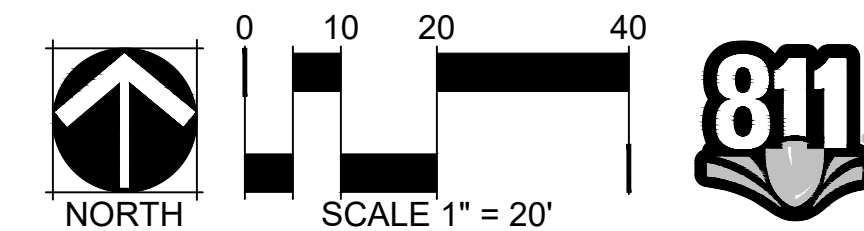
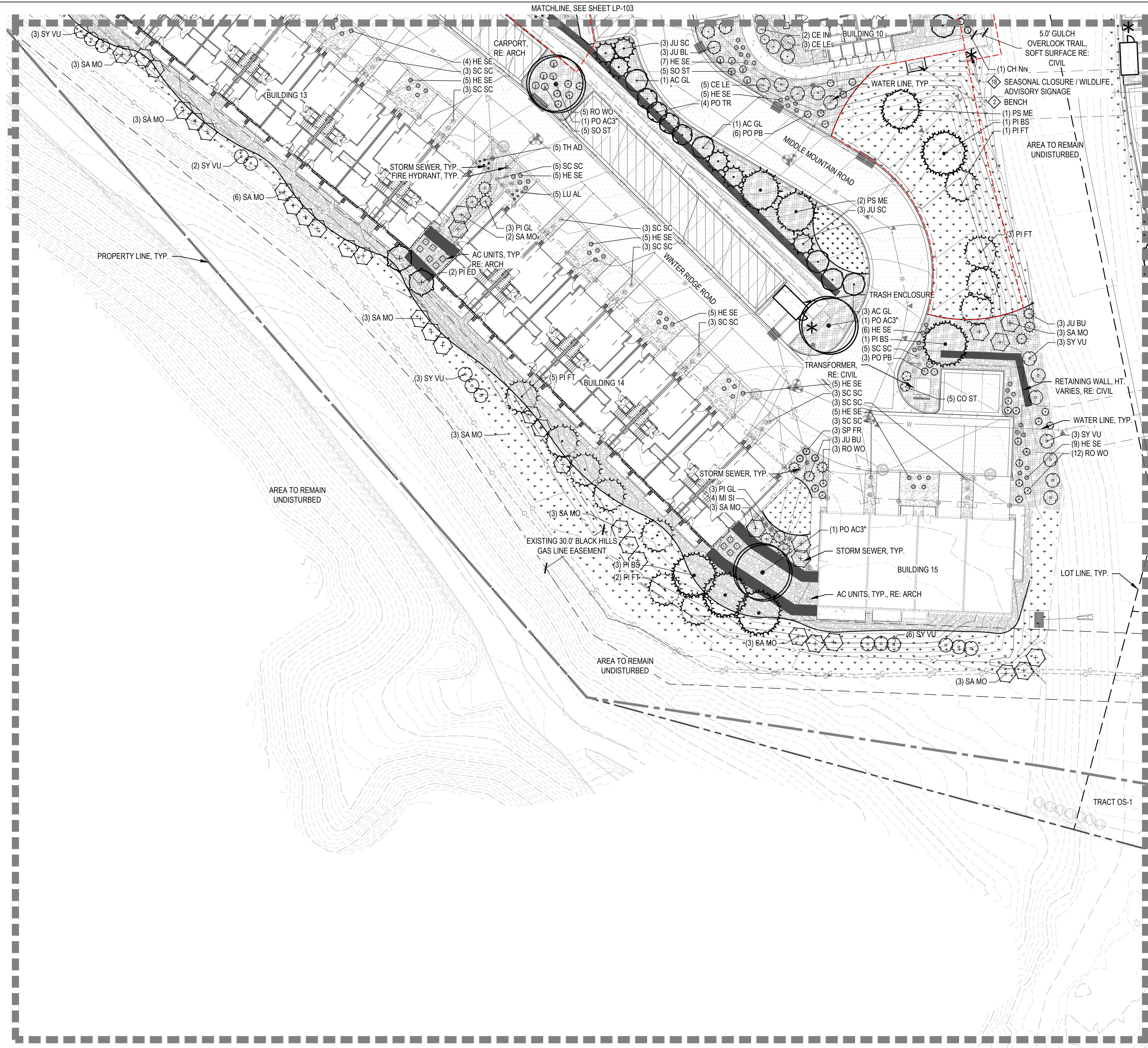
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**KEY MAP**



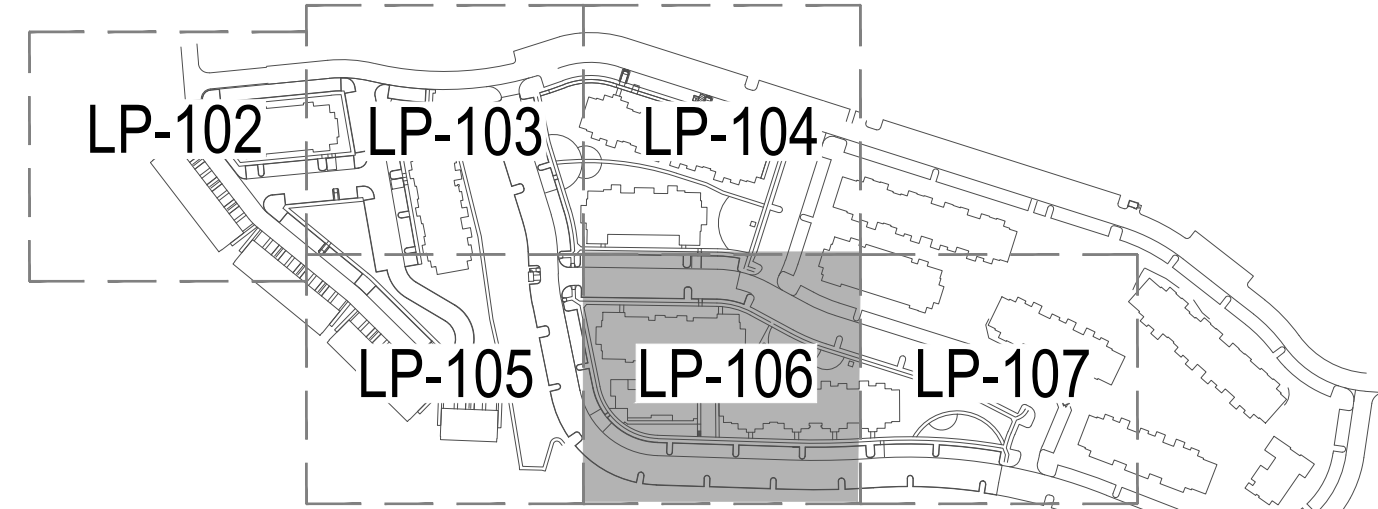
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- EVERGREEN TREES
- DECIDUOUS TREES
- EXISTING TREES
- DECIDUOUS SHRUBS
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KEY MAP



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**HOCKET GULCH PH2**  
SYLVAN LAKE RD AND SOUTH OF GRAND AVE.  
EAGLE, CO

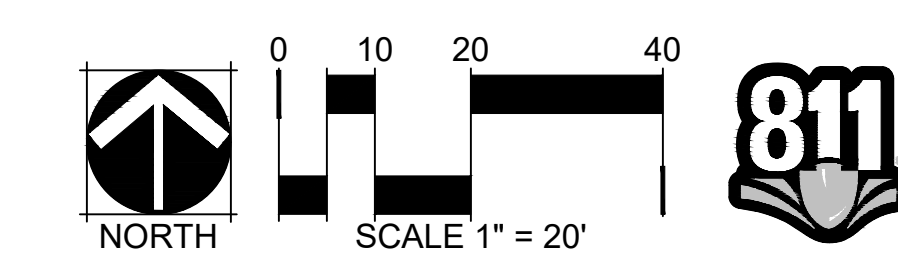
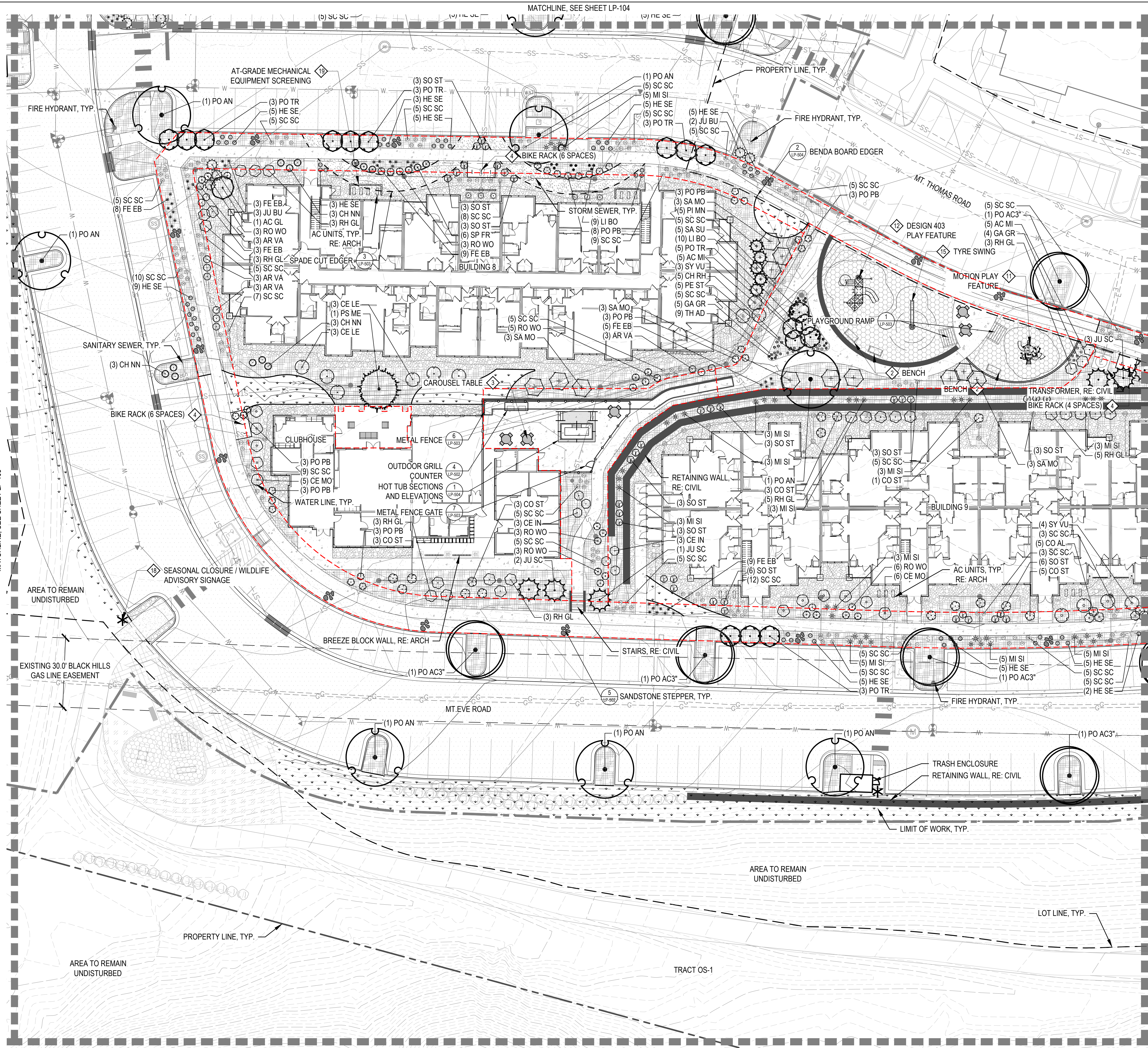
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EPOCH - GCH  
HOCKETT GULCH HOLDINGS, LLC

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01/14/25 SUBMITTAL 4  
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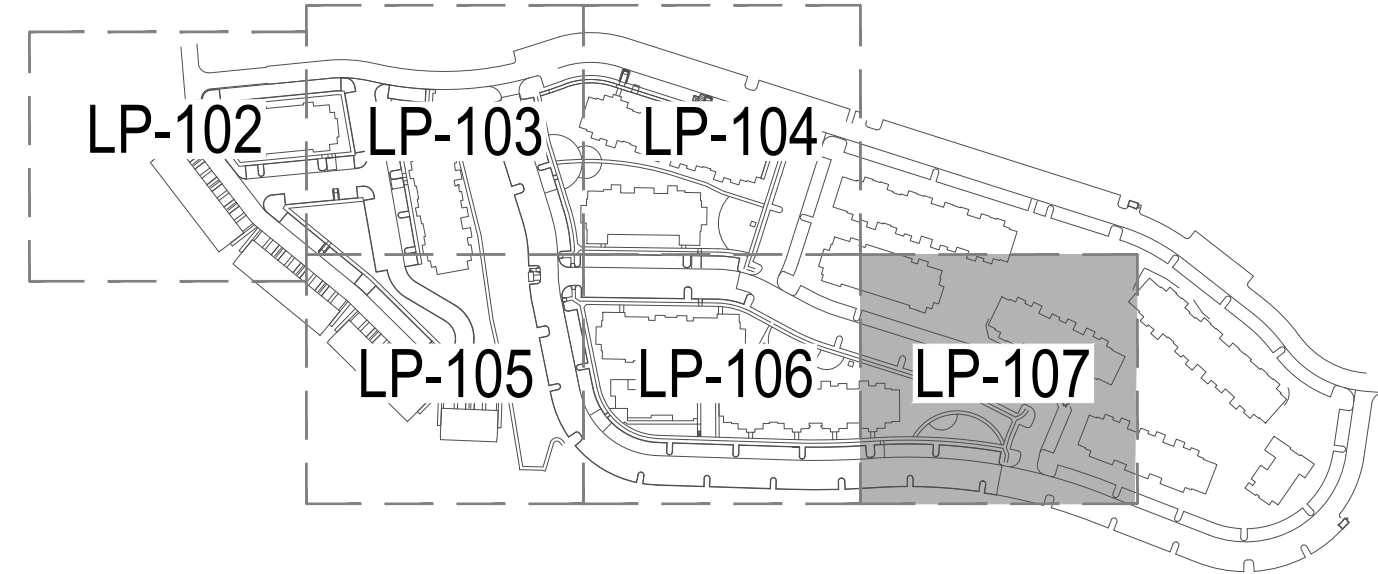
SHEET TITLE:  
LANDSCAPE  
PLAN

LP-106



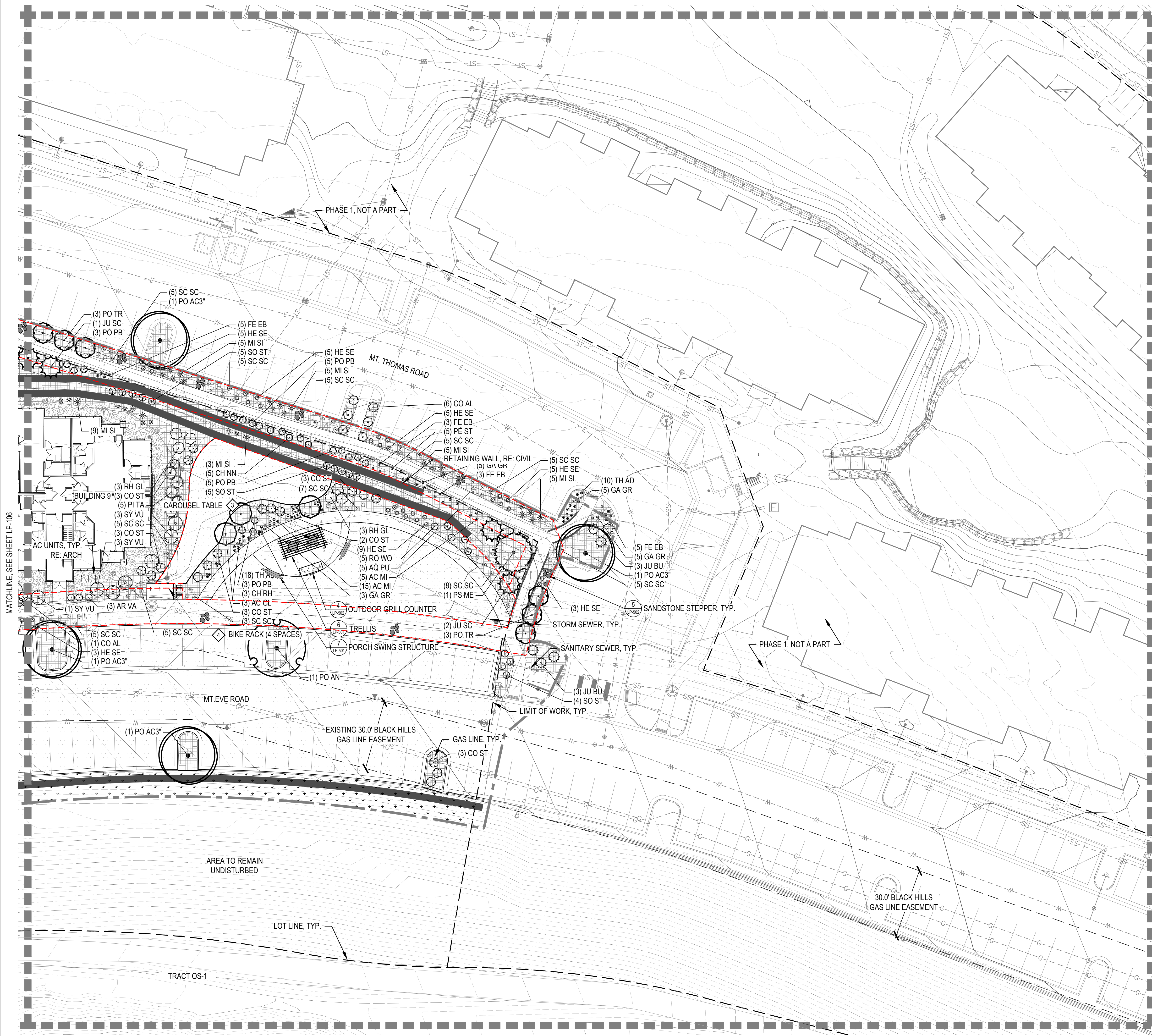
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KEY MAP

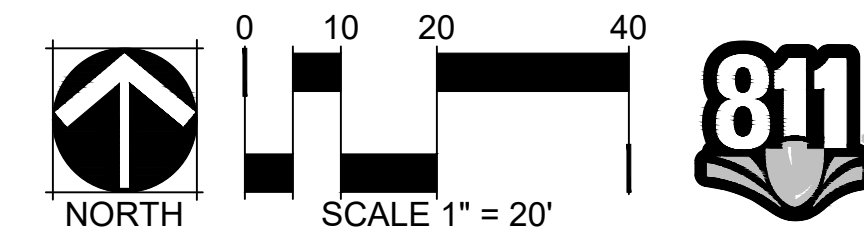


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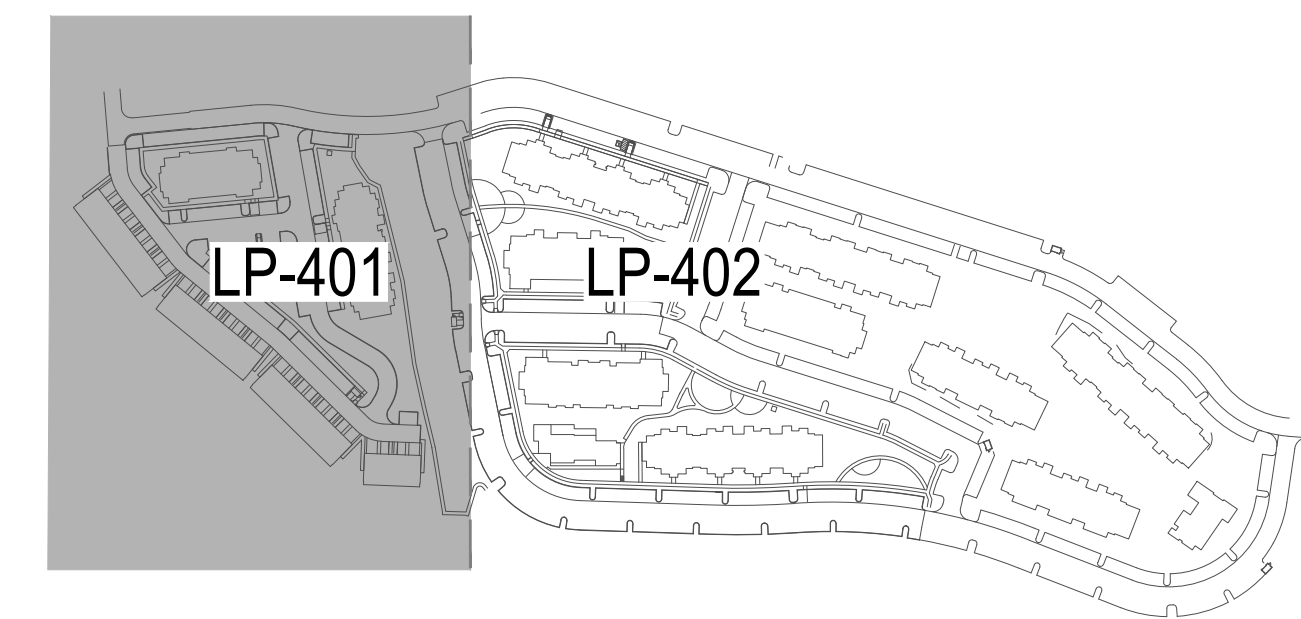
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- AT-GRADE MECHANICAL EQUIPMENT SCREENING, RE: AMENITY SCHEDULE ITEM 19



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**KEY MAP**



**LEGEND**

- EVERGREEN TREES
- DECIDUOUS TREES
- EXISTING TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- CRUSHER FINES
- NATIVE SEED
- COBBLE
- TURF GRASS IRRIGATED SOD
- LANDSCAPE BED
- SYNTHETIC TURF
- PLAYGROUND MULCH
- SNOW STORAGE
- LIMIT OF WORK

MATCHLINE SEE SHEET LP-105



**HOCKET GULCH PH2**  
SYLVAN LAKE RD AND SOUTH OF GRAND AVE.  
EAGLE, CO

OWNER:  
EPOCH - GCH  
HOCKETT GULCH HOLDINGS, LLC

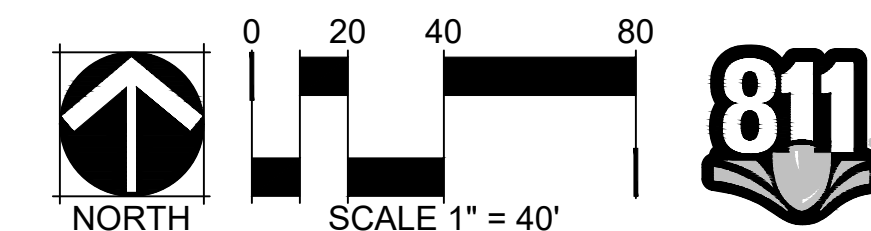
NOT FOR  
CONSTRUCTION

DATE:  
03/21/23 SUBMITTAL 1  
07/17/24 SUBMITTAL 2  
11/06/24 SUBMITTAL 3  
01/14/25 SUBMITTAL 4  
02/07/25 REVISION

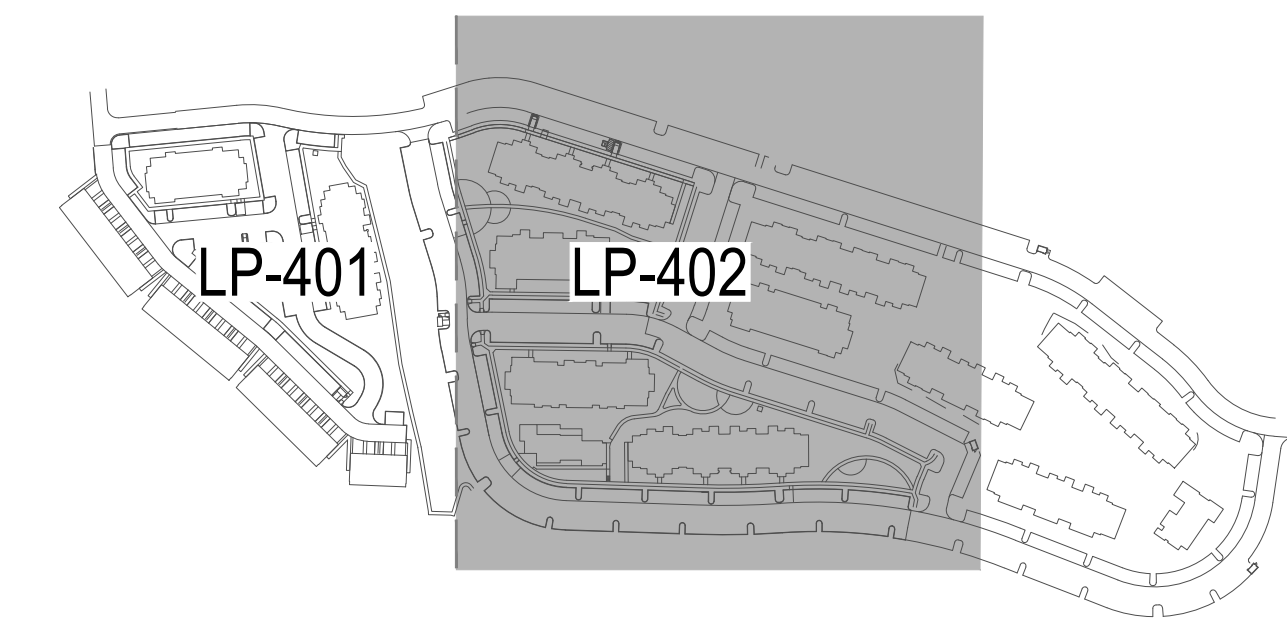
SHEET TITLE:  
SNOW STORAGE  
PLANS

LP-401


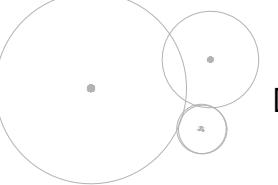

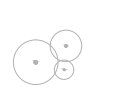




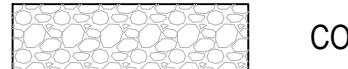
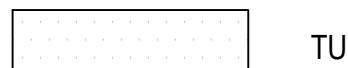
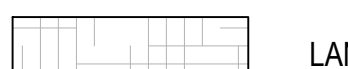
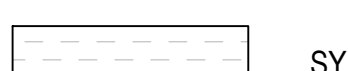



CHECKED BY:  
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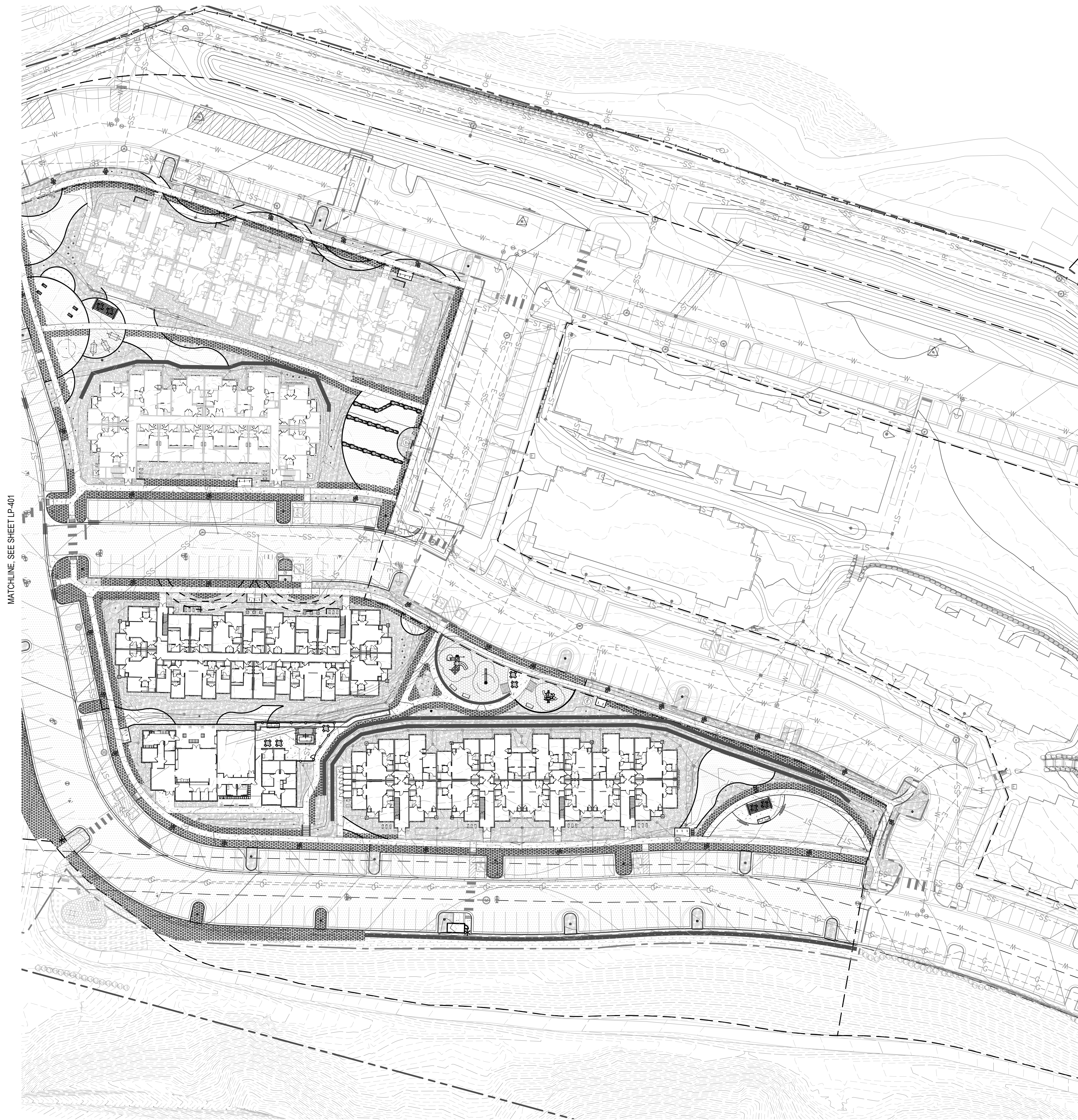


KEY MAP



LEGEND

-  EVERGREEN TREES
-  DECIDUOUS TREES
-  EXISTING TREES
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASS
-  CRUSHER FINES
-  NATIVE SEED
-  COBBLE
-  TURF GRASS IRRIGATED SOD
-  LANDSCAPE BED
-  SYNTHETIC TURF
-  PLAYGROUND MULCH
-  SNOW STORAGE
-  LIMIT OF WORK



**HOCKET GULCH PH2**  
SYLVAN LAKE RD AND SOUTH OF GRAND AVE.  
EAGLE, CO

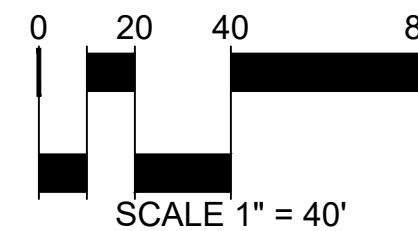
OWNER:  
EPOCH - GCH  
HOCKETT GULCH HOLDINGS, LLC

NOT FOR  
CONSTRUCTION

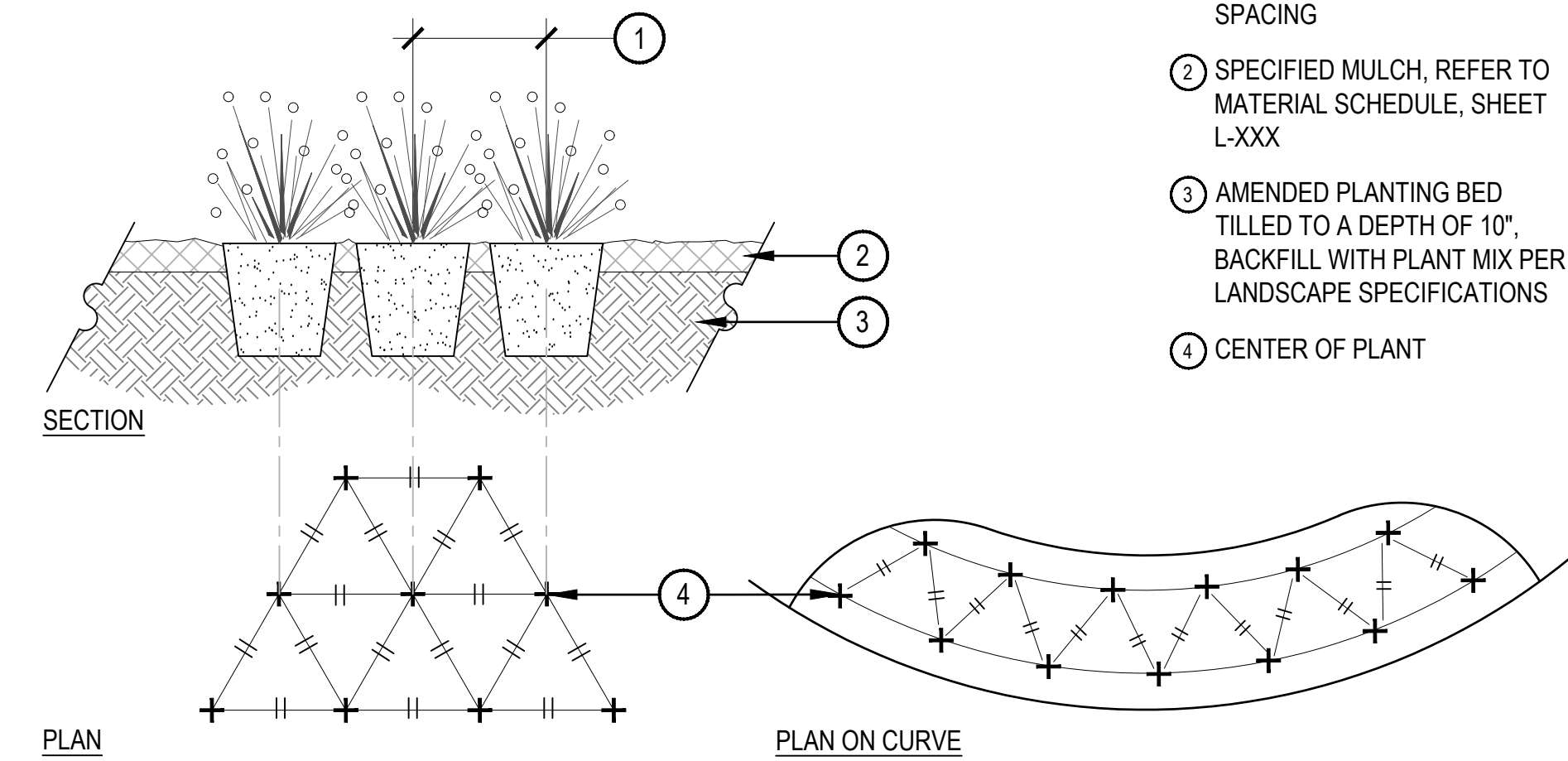
DATE:  
03/21/23 SUBMITTAL 1  
07/17/24 SUBMITTAL 2  
11/06/24 SUBMITTAL 3  
01/14/25 SUBMITTAL 4  
02/07/25 REVISION

SHEET TITLE:  
SNOW STORAGE  
PLANS

LP-402



- 1 REFER TO PLANT SCHEDULE FOR PLANT ON CENTER SPACING
- 2 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 3 AMENDED PLANTING BED TILLED TO A DEPTH OF 10", BACKFILL WITH PLANT MIX PER LANDSCAPE SPECIFICATIONS
- 4 CENTER OF PLANT

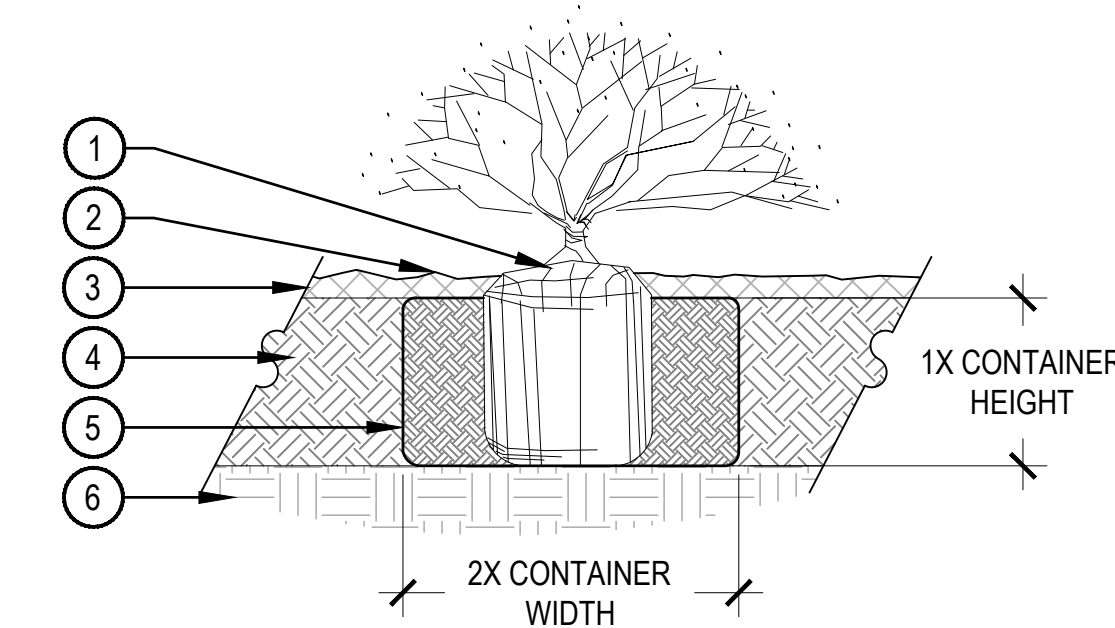


NOTES:  
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSSED.

**2 ORNAMENTAL GRASS AND PERENNIAL PLANT LAYOUT**

SCALE: 1" = 1'-0"

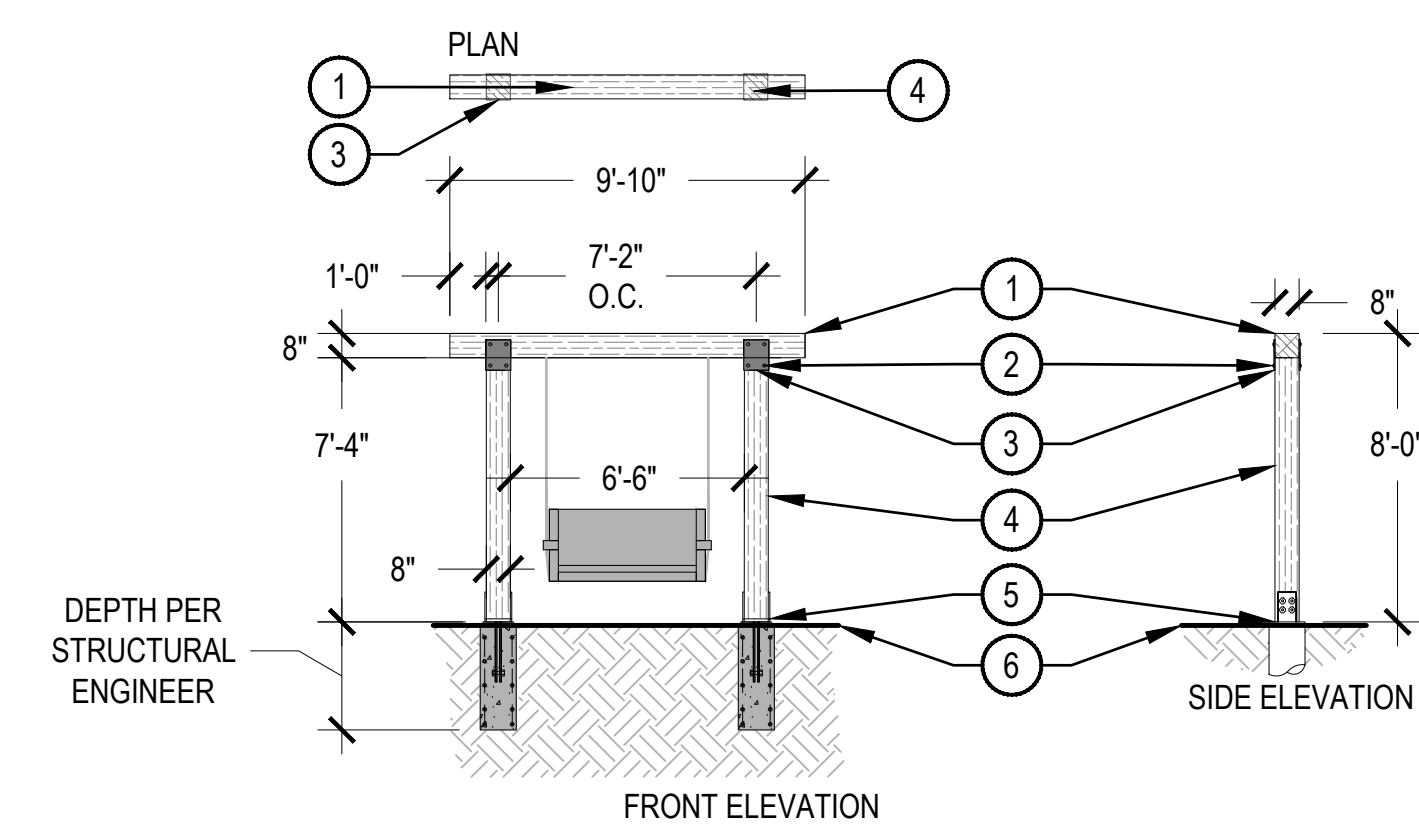
- 1 SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- 2 FINISH GRADE (TOP OF MULCH)
- 3 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 4 TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- 5 BACKFILLED AMENDED SOIL
- 6 UNDISTURBED SOIL



NOTE:  
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.  
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.  
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.  
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.  
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

**4 SHRUB PLANTING**

SCALE: 1 1/2" = 1'-0"

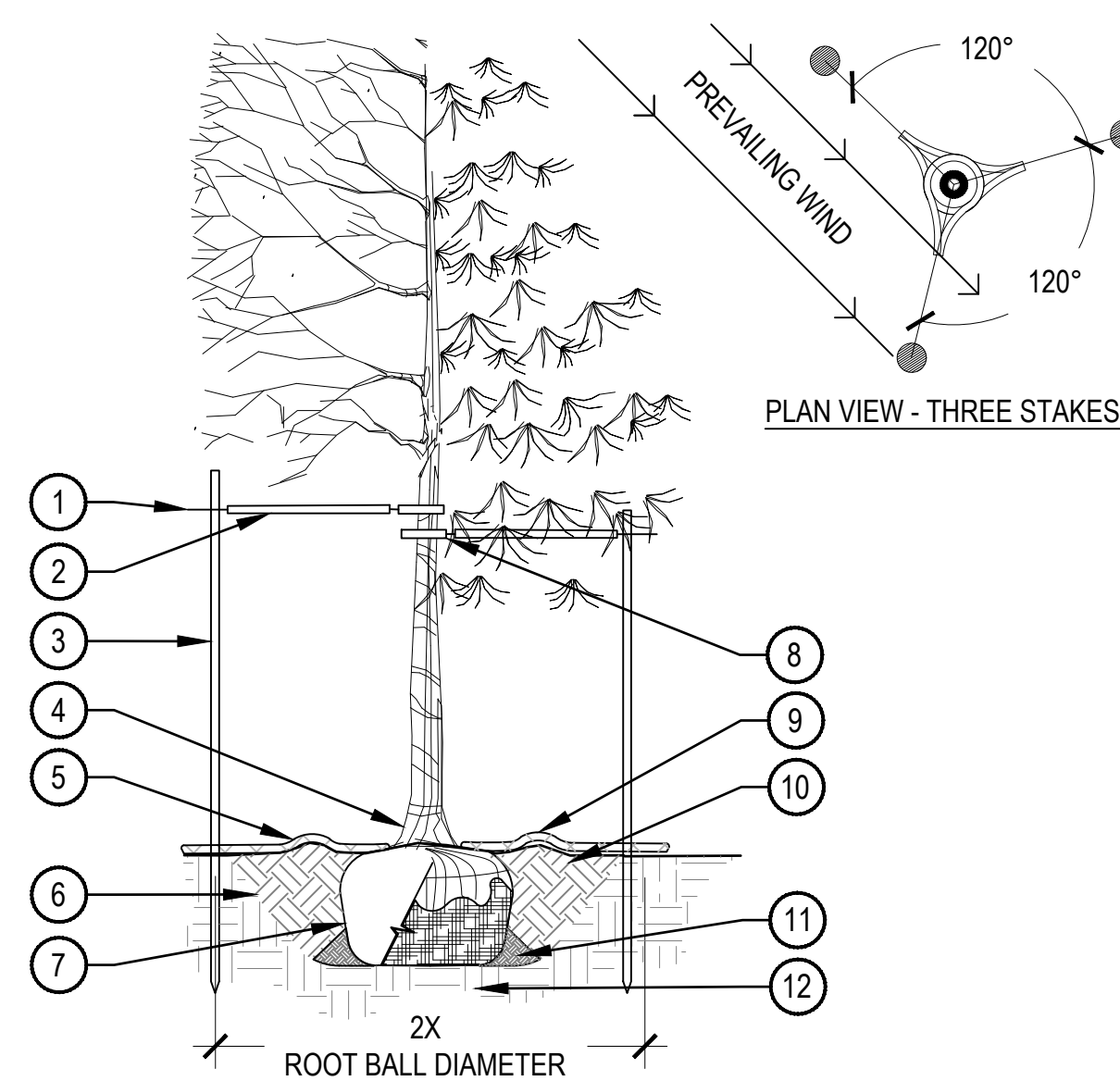


NOTES:  
1. CONTRACTOR TO PROVIDE STRUCTURAL ENGINEER STAMPED SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.  
2. ALL METAL STRUCTURES TO BE POWDER COATED FLAT BRONZE MATTE FINISH.  
3. SWING TO MEET ALL BUILDING CODES, WITHSTAND LOCAL WIND SPEEDS, AND SNOW LOADS.  
4. THIS DETAIL HAS NOT BEEN ENGINEERED. IT IS PROVIDED FOR REFERENCE PURPOSES ONLY. IF REQUIRED FOR PERMITTING, THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING OR PREPARING ENGINEERED DETAILS STAMPED BY A LOCALLY LICENSED ENGINEER.

**7 PORCH SWING**

SCALE: 3/16" = 1'-0"

- 1 GALVANIZED WIRE
- 2 PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 3 INSTALL STAKING PER SPECIFICATIONS
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE
- 5 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, ON TOP OF WEED FABRIC, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM THE ENTIRE ROOTBALL AND TRUNK
- 8 GROMMETED NYLON STRAPS
- 9 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- 10 BACKFILL AROUND ROOTBALL WITH PLANT MIX. PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS
- 11 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- 12 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



SCALE: 3/16" = 1'-0"

**1 TREE PLANTING DETAIL**

NOTES:

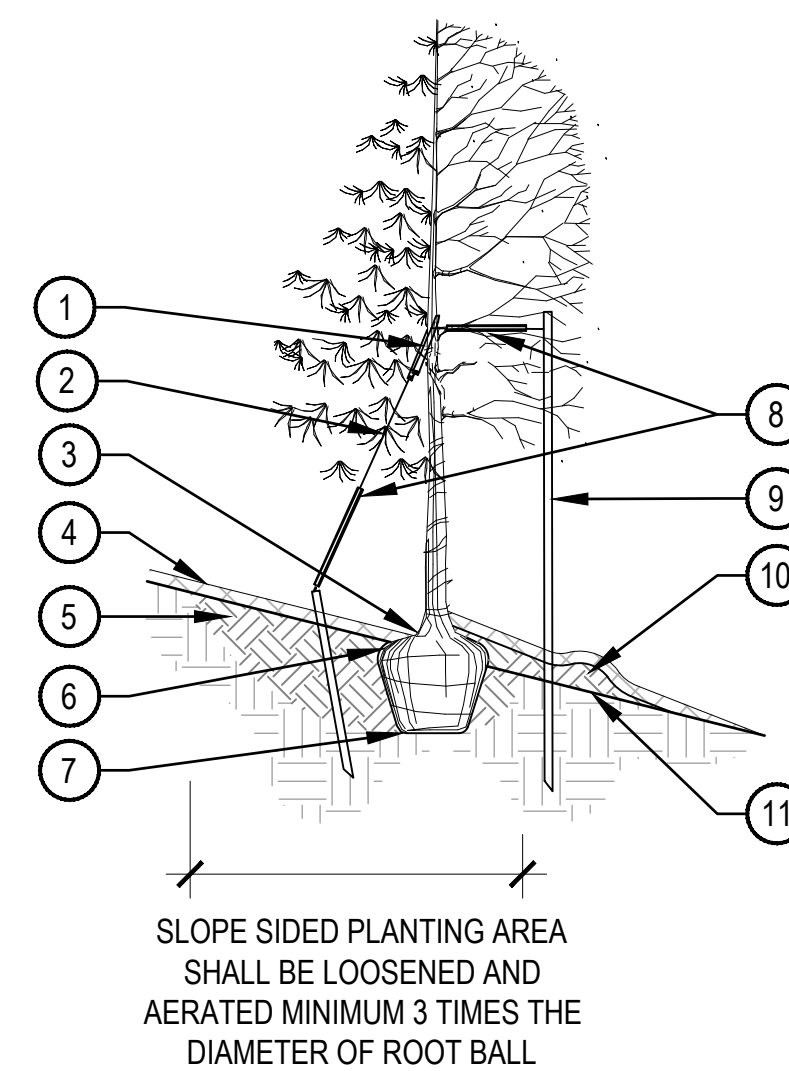
1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. REFERENCE TREE PLANTING DETAIL FOR BACKFILL NOTES.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.

PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

1. STAKE TREES PER DIAGRAM. AFTER A MINIMUM OF (3) THREE YEARS CONFIRM TREE IS ESTABLISHED. CHECK FOR ROOTBALL STABILITY. APPLY HAND PRESSURE TO TRUNK OF TREE. WHEN ROOTBALL DOES NOT MOVE, REMOVE STAKING.
  - a. 2" CALIPER SIZE AND UNDER DECIDUOUS AND ASPEN TREES - MINIMUM 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
  - b. EVERGREEN TREES - 3 STAKES PER DIAGRAM.
  - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MINIMUM 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
3. ADJUST STAKING, STRAPS AND GUY WIRES ANNUALLY.
4. USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER. ALL WIRE TO BE MINIMUM 12 GAUGE GALVANIZED.

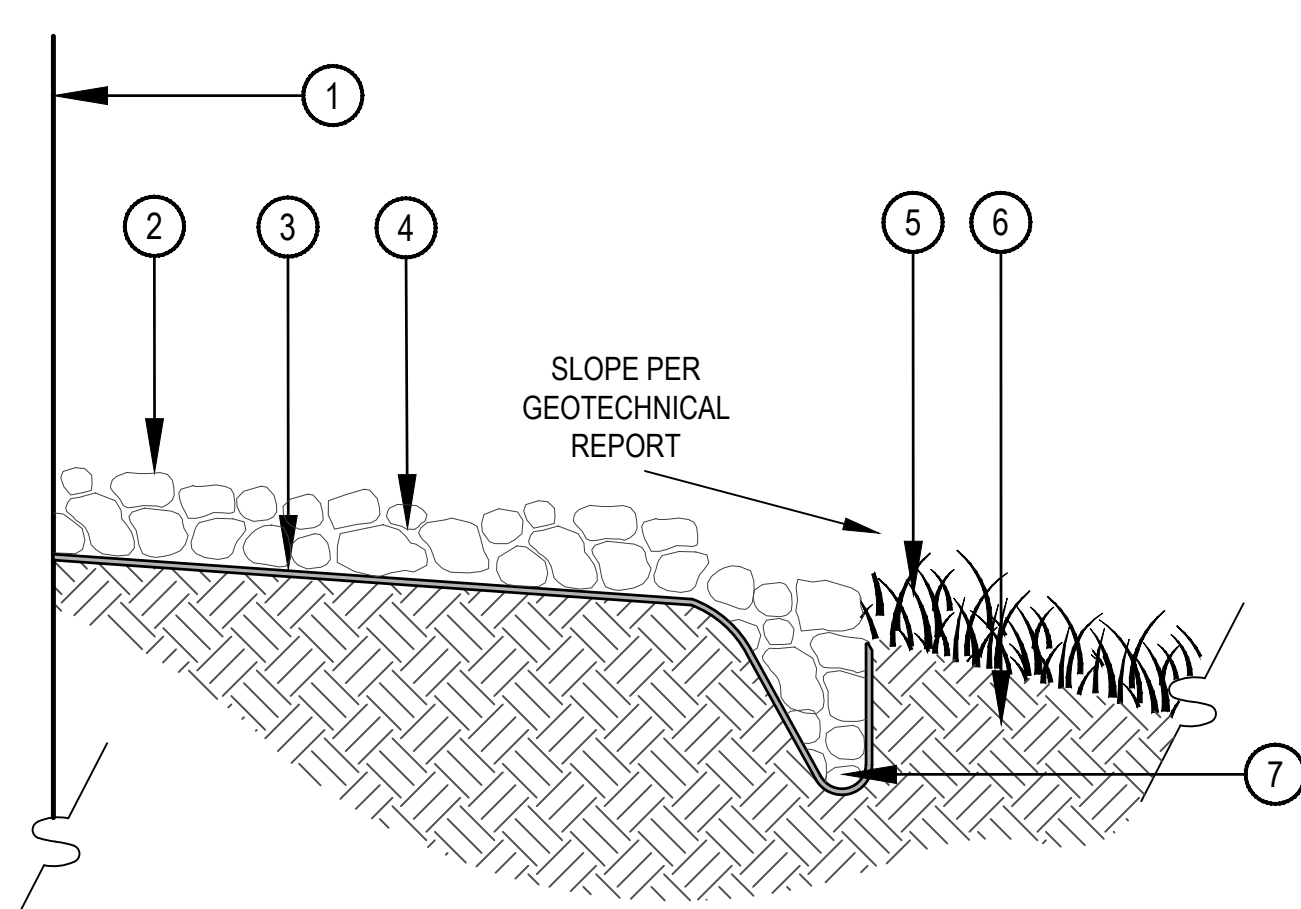


SLOPE SIDED PLANTING AREA SHALL BE LOOSENED AND AERATED MINIMUM 3 TIMES THE DIAMETER OF ROOT BALL

- 1 GROMMETED NYLON STRAP
- 2 GALVANIZED WIRE
- 3 TOP MOST ROOT IN ROOTBALL: 1"-2" ABOVE EXISTING GRADE, UPHILL SIDE
- 4 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK, REFER TO MATERIAL SCHEDULE, SHEET L-XXX, FINISHED GRADE REFERENCES TOP OF MULCH
- 5 BACKFILL WITH PLANT MIX, PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS, WATER THOROUGHLY WHEN BACKFILLING
- 6 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOTBALL AND TRUNK
- 7 PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT, IF SOIL HAS BEEN IMPORTED, PROVIDE MODERATE FOOT PACKING OF SOIL DIRECTLY UNDER LOCATION OF ROOTBALL
- 8 24" X 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES
- 9 TREATED WOOD POST, OR METAL T STAKE WITH CAP, WITH GROMMETED NYLON STRAPS, USE 2 GUY WIRES
- 10 UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE, REFER TO SPECIFICATIONS
- 11 EXISTING GRADE

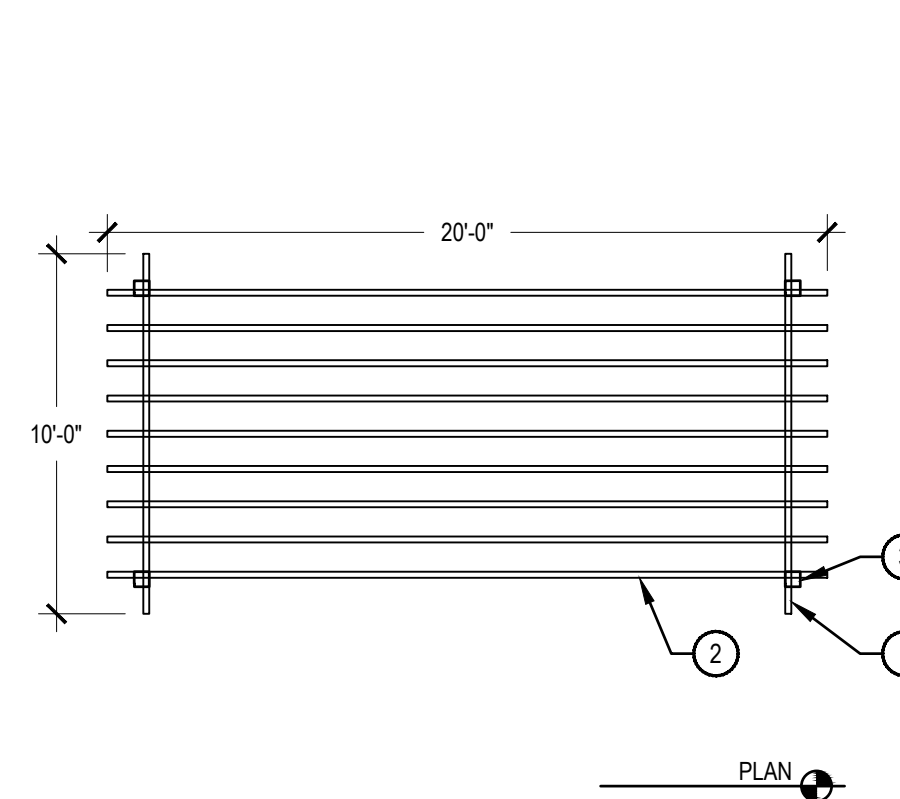
SCALE: 1/4" = 1'-0"

**3 TREE PLANTING ON SLOPE**



NOTES:  
1. COBBLE DRIP LINE TO BE INCLUDED AROUND PERIMETER OF ALL BUILDINGS WHERE ROOF LINE EXTENDS AND SHEDS WATER / SNOW.

- 1 ADJACENT BUILDING
- 2 COBBLE; REFER TO MATERIAL SCHEDULE
- 3 WEED BARRIER FABRIC; 24" MINIMUM LAP JOINT
- 4 FINISH GRADE
- 5 ADJACENT NATIVE GRASS OR LANDSCAPE BED, REFER TO LANDSCAPE PLANS FOR ADJACENT TREATMENT TYPE
- 6 UNDISTURBED SUBGRADE
- 7 SPADE CUT EDGE OF DRIP LINE



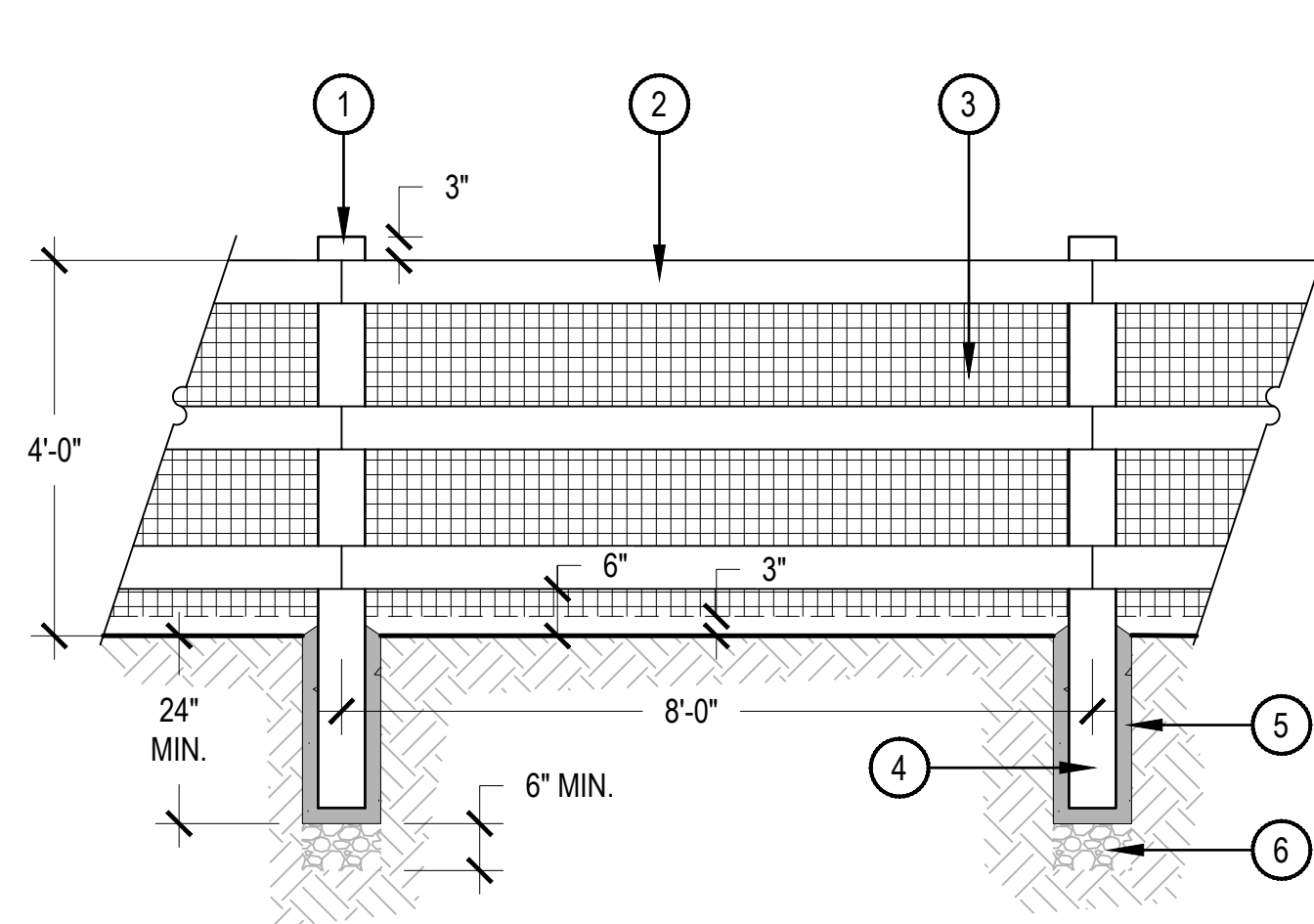
NOTES:  
1. DETAIL IS FOR DESIGN INTENT ONLY. CONTRACTOR TO SUBMIT STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

**6 TRELLIS**

SCALE: 3/16" = 1'-0"

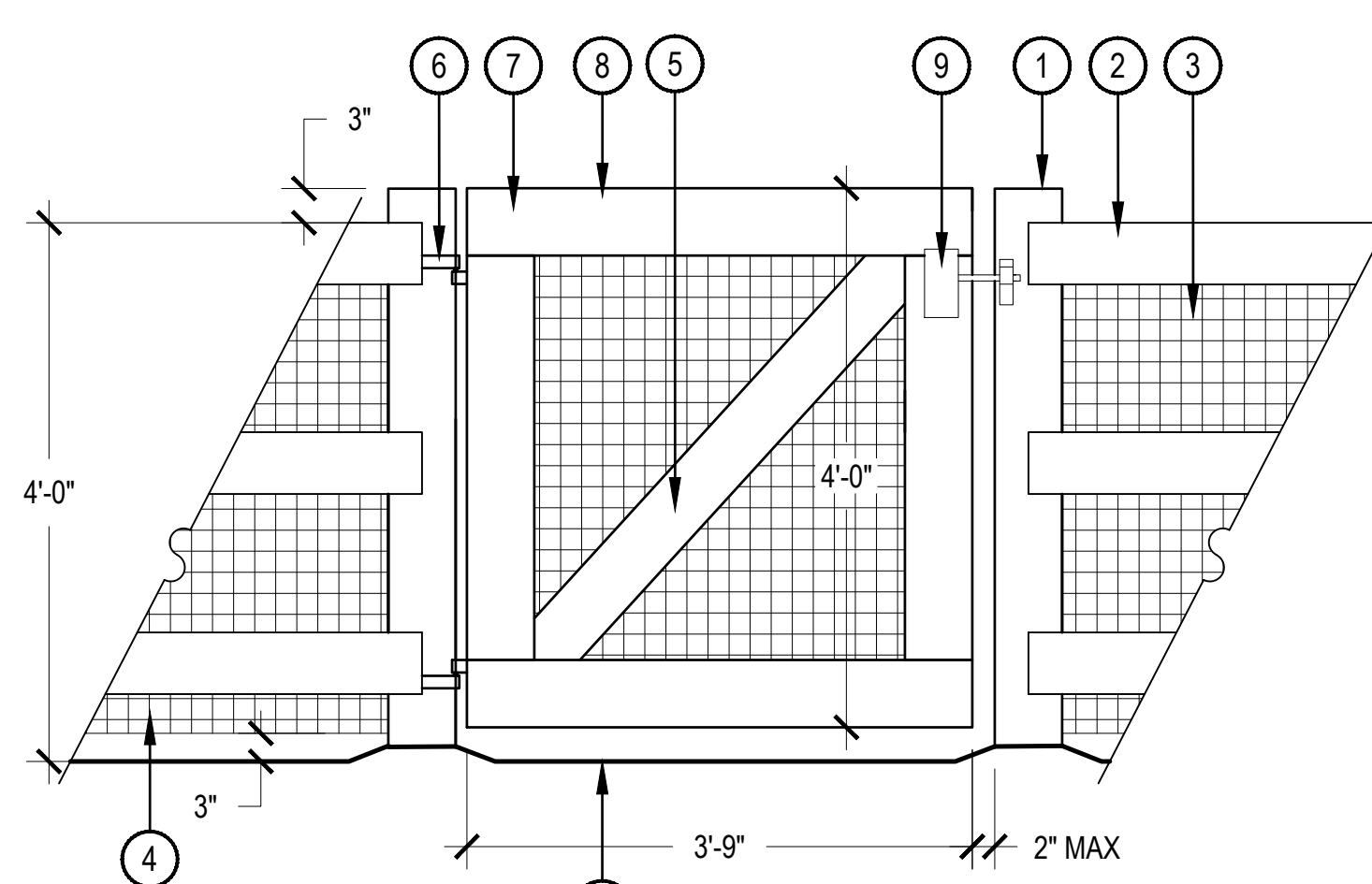
**5 COBBLE DRIP LINE**

N.T.S.



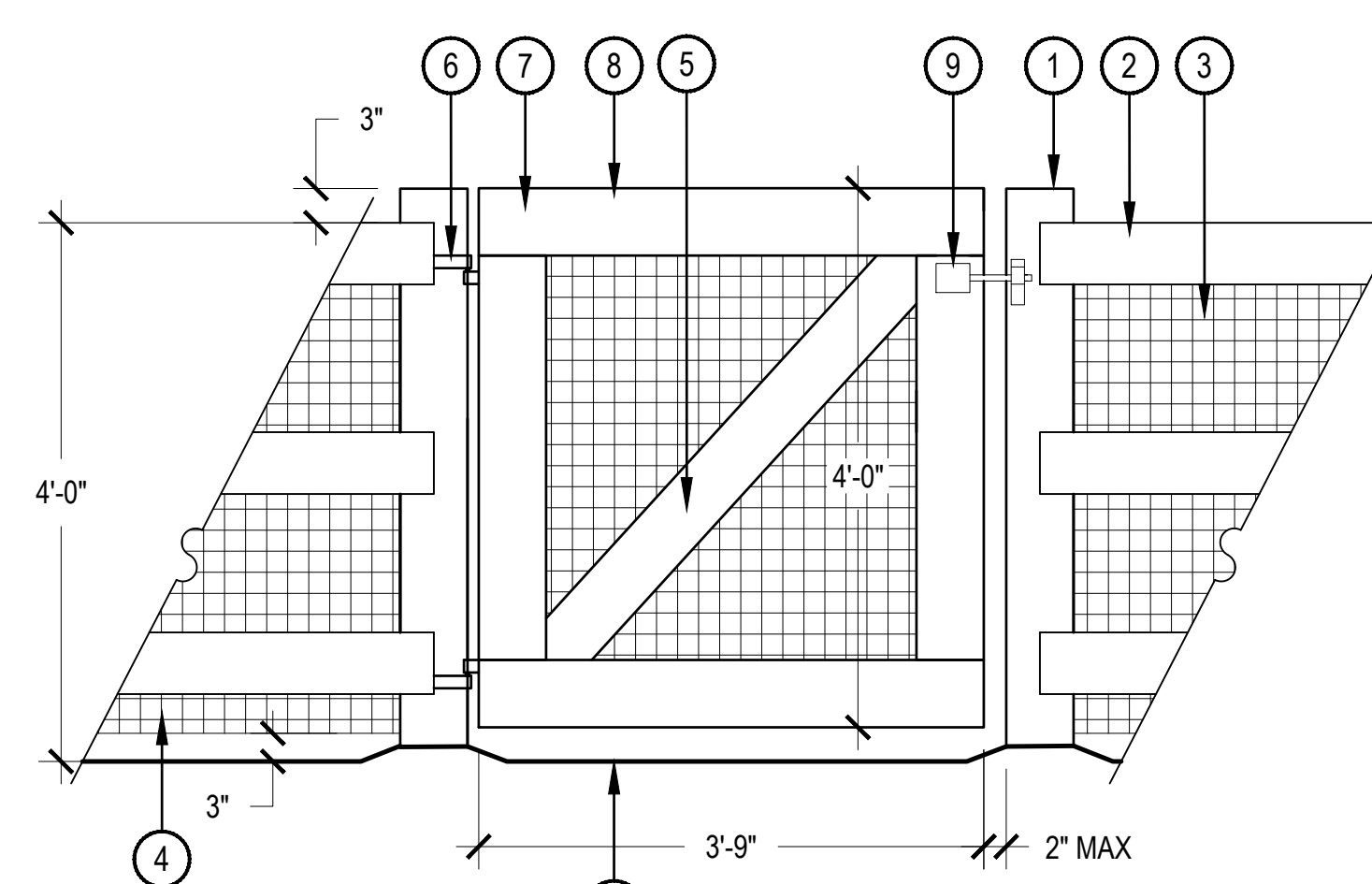
- 1 6"X6" SQUARE TREATED WOOD POST
- 2 6" X 2" TREATED WOOD RAIL
- 3 14 GAUGE WELDED WIRE MESH W/ 2"x4" OPENING STAPLED TO POSTS ON BACK-SIDE OF FENCE. TOP OF MESH SHALL BE LEVEL WITH TOP RAIL
- 4 WATERPROOFING BASE OF FENCE POST; WOODLIFE CREOCOAT BLACK BELOW GROUND WOOD PRESERVATIVE
- 5 SET FENCE POST IN 24" DEEP POST HOLES; 10" DIAMETER WIDTH (MIN.); EARTH FORMED CONCRETE FOOTING
- 6 3/4" WASHED ROCK, CLEAN AGGREGATE DRAINAGE COURSE

NOTES:  
1. DRAWING IS CONCEPTUAL. INTENTION OF DRAWING IS TO CONVEY MATERIALS, FINISHES, AND PROPORTIONS. SHOP DRAWINGS ARE REQUIRED BY CONTRACTOR TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.  
2. SEE MATERIAL SCHEDULE FOR WOOD STAIN FINISH SPECIFICATION.



- 1 6"X6" SQUARE TREATED WOOD POST
- 2 6" X 2" TREATED WOOD RAIL
- 3 14 GAUGE WELDED WIRE MESH W/ 2"x4" OPENING
- 4 2" X 6" RAW TIMBER BEAM
- 5 SELF-CLOSING GATE HINGES
- 6 (4) GALVANIZED ANCHOR BOLTS AT EACH CORNER, COUNTER-SINK
- 7 GATE FRAME - (4) 2 X 6 TREATED WOOD RAIL
- 8 ACCESS-CONTROLLED KEYLESS GATE LOCK. HEAVY DUTY COMBINATION DIGITAL SLIDE BOLT. COLOR: JET BLACK
- 9 FINISH GRADE, REFERENCE PLAN FOR MATERIAL

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- 4 2" X 6" RAW TIMBER BEAM
- 5 SELF-CLOSING GATE HINGES
- 6 (4) GALVANIZED ANCHOR BOLTS AT EACH CORNER, COUNTER-SINK
- 7 GATE FRAME - (4) 2 X 6 TREATED WOOD RAIL
- 8 EVERBILT GATE LATCH. MODEL # 15462 COLOR: BLACK
- 9 FINISH GRADE, REFERENCE PLAN FOR MATERIAL

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2. SEE MATERIAL SCHEDULE FOR WOOD STAIN FINISH SPECIFICATION.

**1 DOG PARK FENCE**

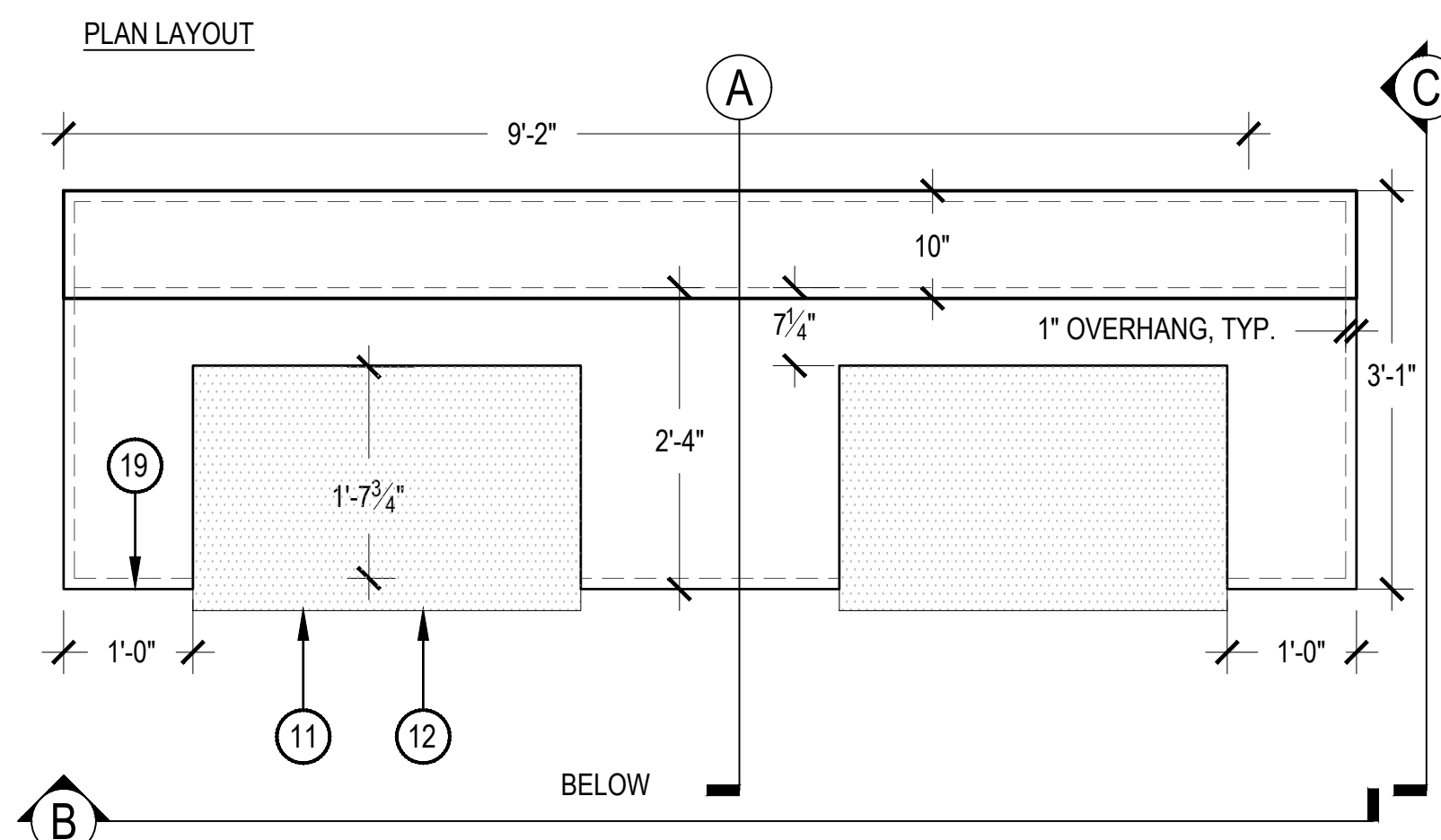
SCALE: 1/2" = 1'-0"

**2 MAIN ENTRY DOG PARK GATE**

SCALE: 3/4" = 1'-0"

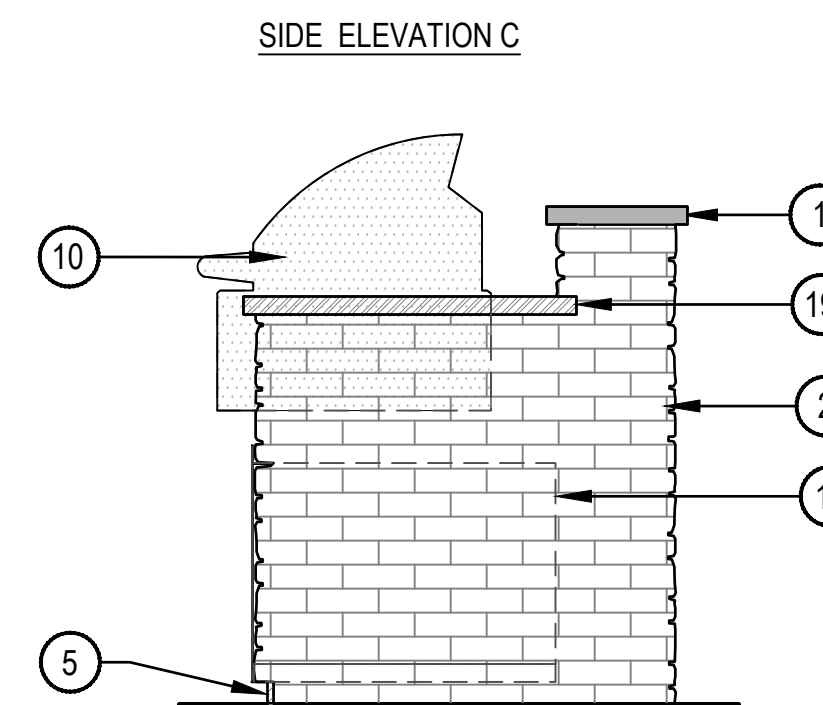
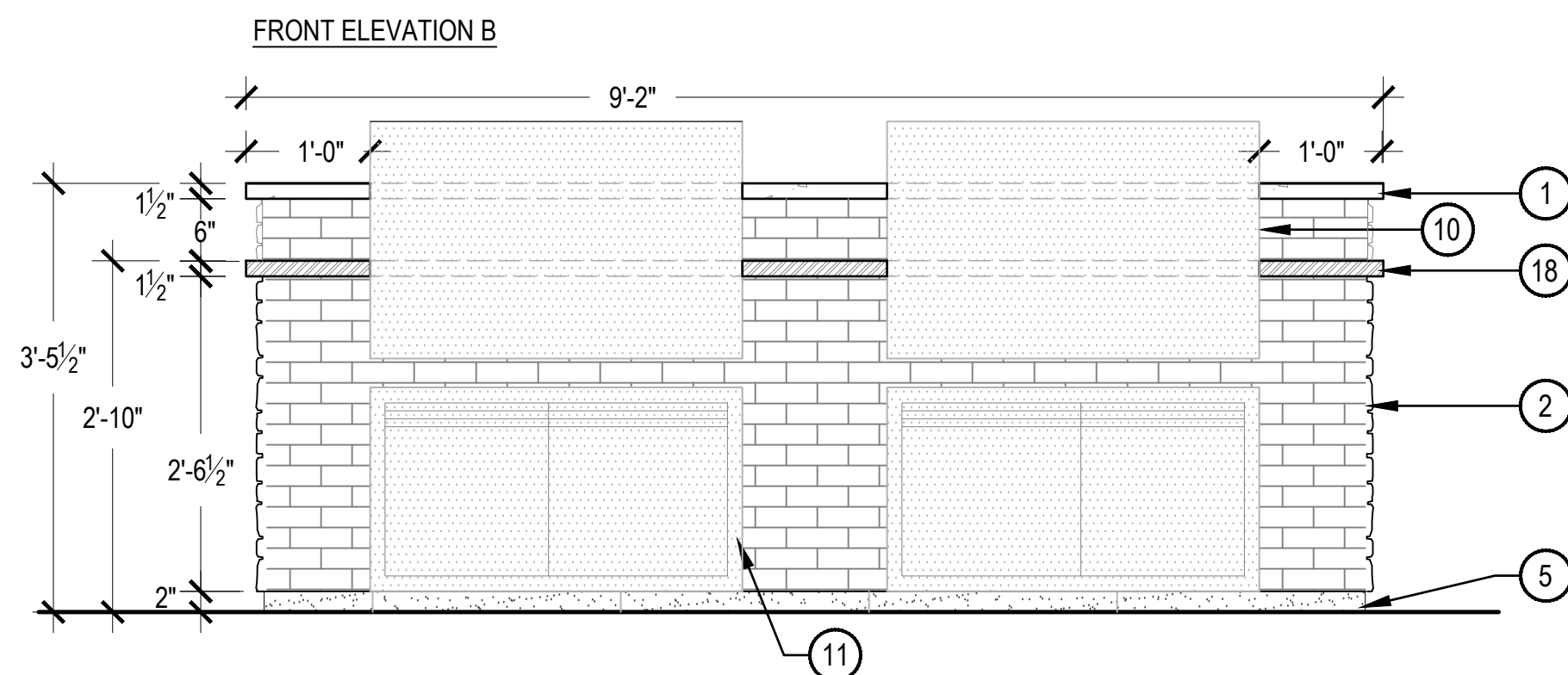
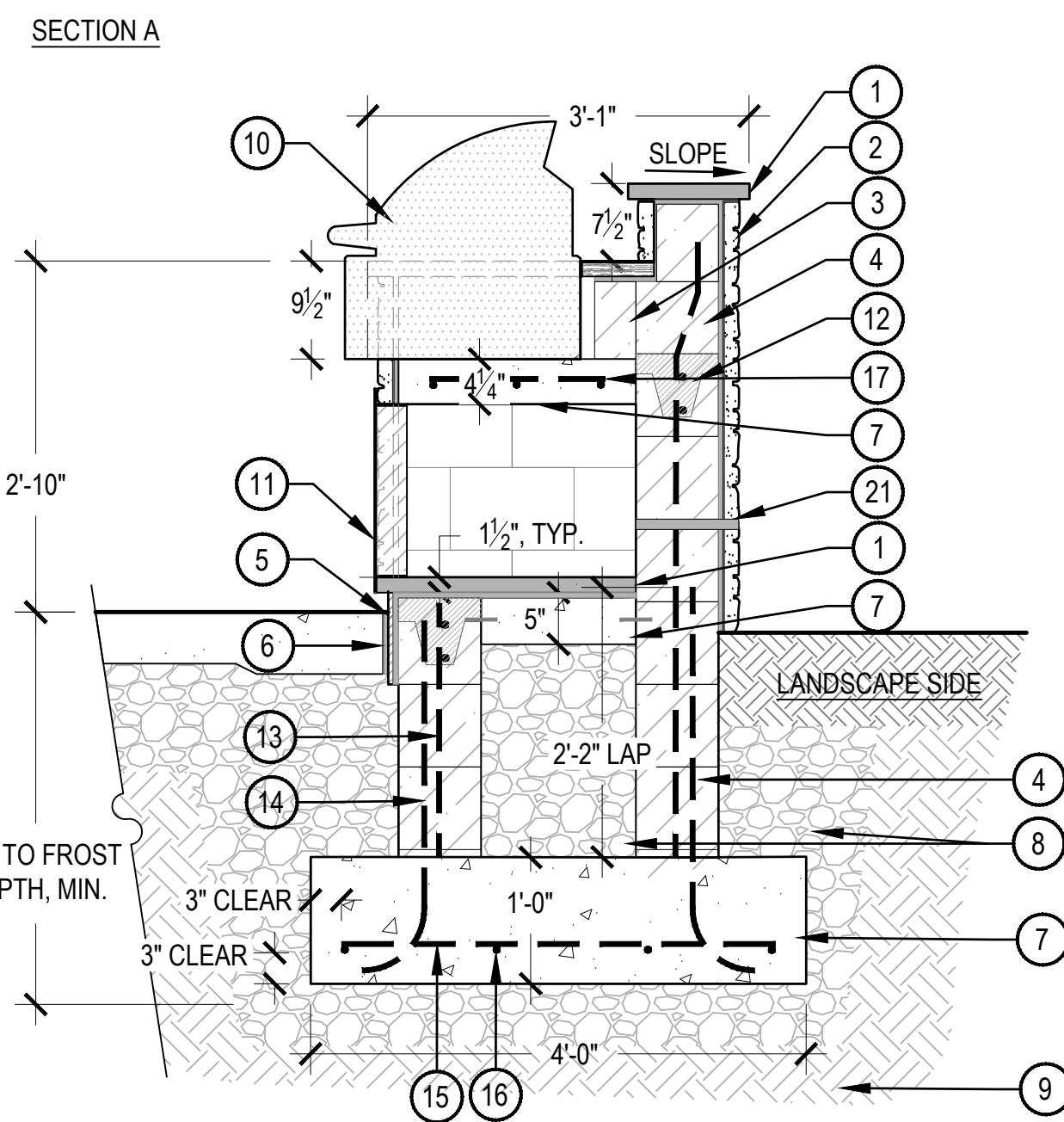
**3 INTERIOR DOG PARK GATE**

SCALE: 3/4" = 1'-0"

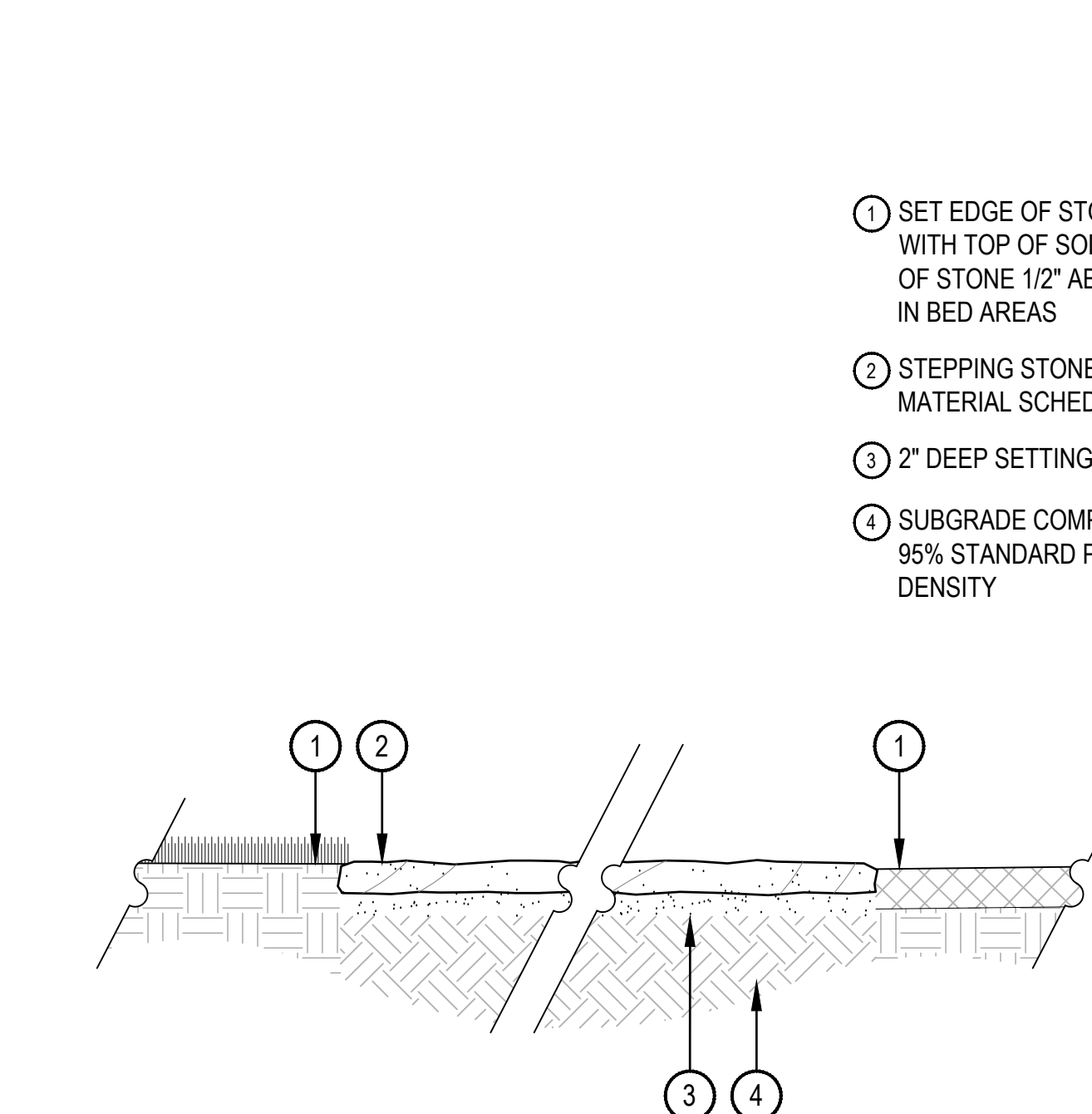


- 1 1-1/2" GRANITE CAP WITH SMOOTH FINISH AND RADIAL EDGE, TOP TO SLOPE AWAY FROM COUNTER TOP, EVENLY DISTRIBUTE HORIZONTAL CAPSTONE JOINTS APPROX. 24" O.C.
- 2 STONE VENEER TO MATCH ARCHITECTURE. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALL
- 3 SAWCUT CMU BLOCK TO FIT CUSTOM SIZE ON SITE
- 4 8"W X 8"H X 16"L STANDARD CMU BLOCK, FULLY GROUTED, WEEP 4" - 8" ABOVE FINISHED GRADE, 24" O.C.
- 5 STONE VENEER KICKBOARD TO MATCH ARCHITECTURE
- 6 EXPANSION JOINT
- 7 CAST IN PLACE CONCRETE FOUNDATION, SHOP DRAWINGS BY LICENSED STRUCTURAL ENGINEER REQUIRED
- 8 COMPACTED AGGREGATE SUBGRADE
- 9 COMPACTED OR UNDISTURBED SUBGRADE
- 10 GRILL - REFER TO AMENITY SCHEDULE, SHEETLP-004

- 11 GRILL ACCESS DOORS - REFER TO AMENITY SCHEDULE, SHEET L-1.03
- 12 8" BOND BEAM WITH (2) #4 REBAR
- 13 #5 REBAR AT 48" ON CENTER VERTICAL
- 14 #5 DOWEL AT 48" ON CENTER WITH 6" HOOK
- 15 #4 REBAR AT 24" ON CENTER HORIZONTAL
- 16 (4) #4 REBAR CONTINUOUS
- 17 #4 REBAR AT 12" ON CENTER HORIZONTAL, BOTH WAYS
- 18 AUTOMATIC GAS SHUT-OFF VALVE TIMER LOCATION
- 19 GRANITE COUNTERTOP AND BACK SPLASH. SEE MATERIAL SCHEDULE I, SHEET LP-005
- 20 6"W X 8"H X 16"L STANDARD CMU BLOCK, FULLY GROUTED
- 21 INSTALL WEEP HOLE OFF BACK SIDE OF OUTDOOR GRILL COUNTER



NOTES:  
1. CONTRACTOR TO SUBMIT COUNTERTOP, STONE VENEER, VENTILATION COVER PLATE, AND GFCI COVER SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.  
2. ALL FOOTINGS AND WALLS TO BE STRUCTURALLY ENGINEERED. FOOTING DETAIL IS ILLUSTRATIVE ONLY.  
3. MASONRY CONTRACTOR TO PROVIDE SLEEVE LOCATIONS FOR GAS AND ELECTRIC, PER COORDINATION WITH ELECTRICAL AND PLUMBING CONTRACTORS - ELECTRIC AND GAS NOT SHOWN.  
4. ELECTRICAL CONTRACTOR RESPONSIBLE FOR ACCURATE LOCATION OF ELECTRICAL CONDUIT, AND ELECTRICAL INSTALLATION OF GRILL, SMOKER, GFCI'S PER MANUFACTURER SPECIFICATIONS, IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL CODES.  
5. PLUMBING CONTRACTOR RESPONSIBLE FOR INSTALLING APPROPRIATE GAS LINES, STEP-DOWN REGULATOR, AUTOMATIC GAS SHUTOFF VALVE AND TIMER, CONNECTING AND TESTING LINES, IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL CODES.  
6. MASONRY CONTRACTOR SHALL INSTALL APPLIANCES AND ACCESSORIES PER MANUFACTURERS SPECIFICATIONS - ALL APPLIANCES AND ACCESSORIES SHALL BE PROVIDED ON-SITE PRIOR TO COUNTERTOP INSTALLATION.  
7. GRILL TO BE FITTED WITH AUTOMATIC GAS SHUT-OFF AND TIMER VALVE. THE CONTROLS SHOULD BE OPERABLE WITH 5 LBF MAXIMUM FORCE AND OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.  
8. VENTILATION FOR GRILLS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. VENTILATION COVER PLATE AND LOCATION FOR GRILL (NOT SHOWN) SHALL BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.



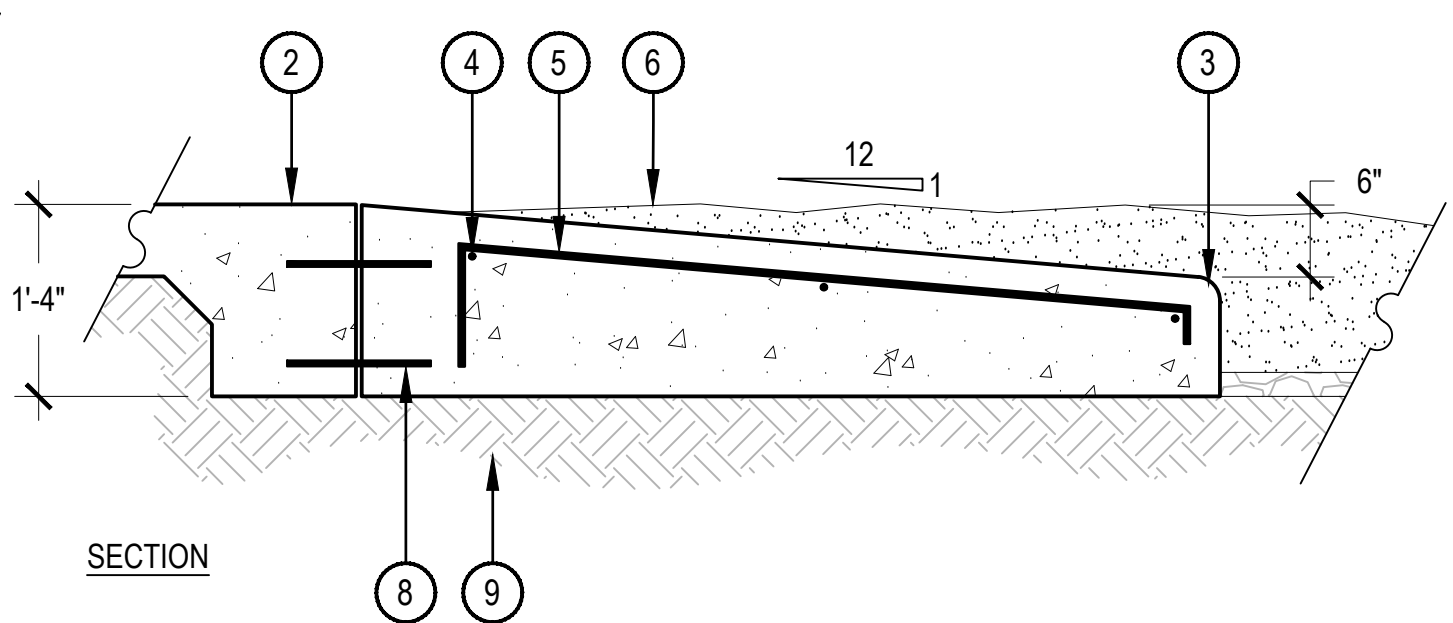
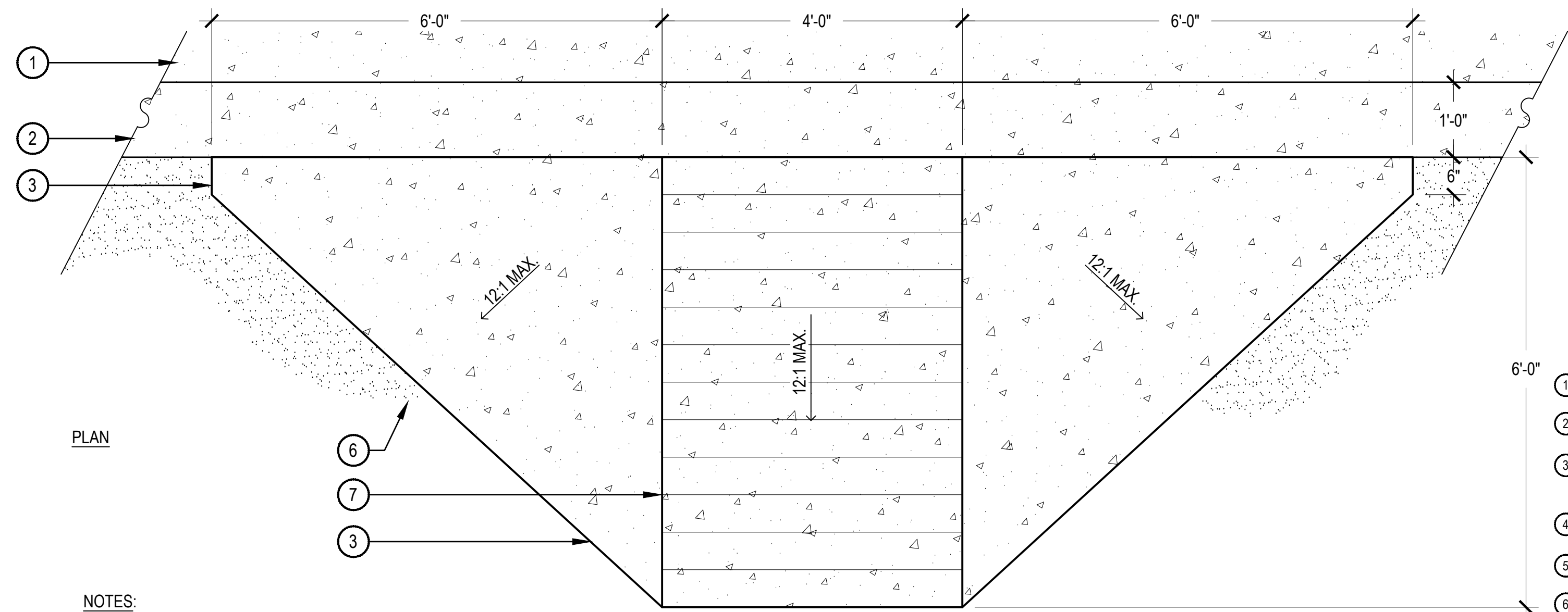
- 1 SET EDGE OF STONE FLUSH WITH TOP OF SOD, SET EDGE OF STONE 1/2" ABOVE GRADE IN BED AREAS
- 2 STEPPING STONES, REFER TO MATERIAL SCHEDULE
- 3 2" DEEP SETTING SAND
- 4 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

SCALE: 3/4" = 1'-0"

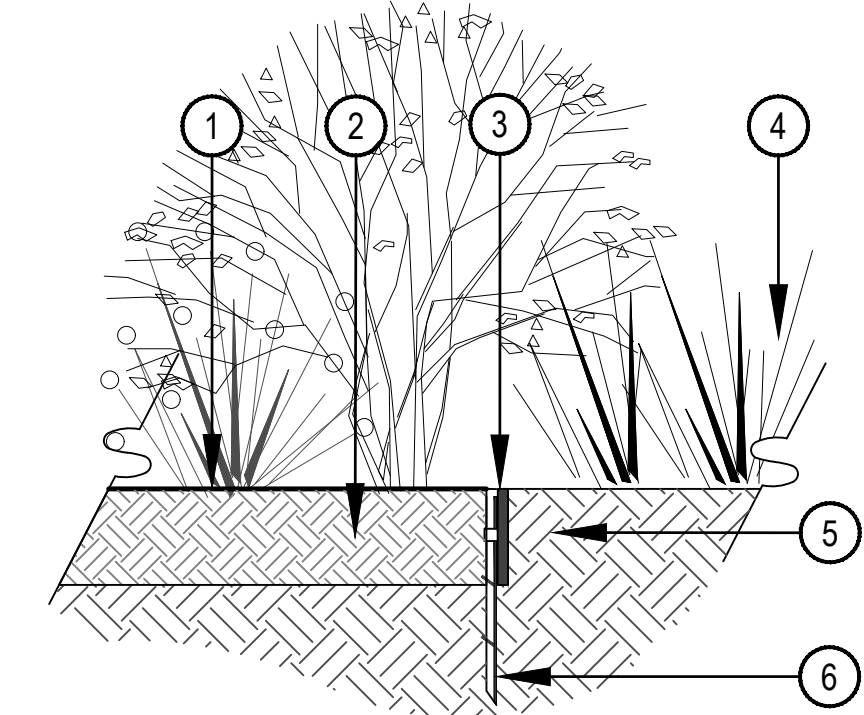
**5 SANDSTONE STEPPER**

SCALE: 1" = 1'-0"





- 1 CONCRETE WALK
- 2 MONOLITHIC CONCRETE CURB
- 3 2" RADIUS ON ALL EXPOSED EDGES
- 4 (3) #4 REBAR
- 5 #4 REBAR 18" ON CENTER
- 6 PLAY SAFETY SURFACE
- 7 TOOLED SCORE JOINTS, 6" APART
- 8 (2) #4 DOWELS 18" ON CENTER
- 9 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

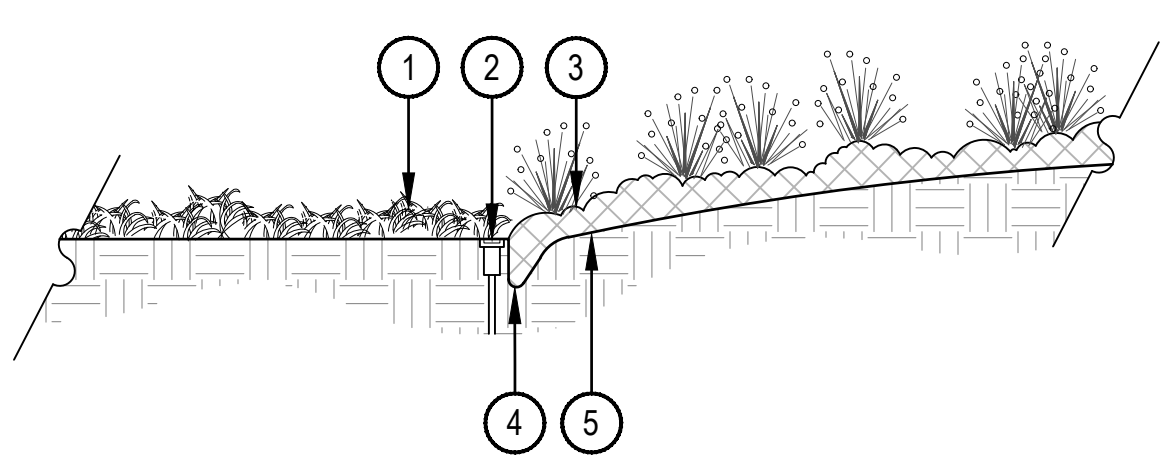


- 1 FINISH GRADE
- 2 ADJACENT LANDSCAPE, SEE LANDSCAPE PLANS FOR TYPE
- 3 BENDA BOARD EDGER, REFER TO MATERIAL SCHEDULE SHEET LP-005
- 4 NATIVE SEED OR CRUSHER FINES, REFER TO LANDSCAPE PLANS
- 5 SUBGRADE
- 6 EDGER STAKE, INSTALL PER MANUFACTURER SPECIFICATIONS

NOTES:  
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

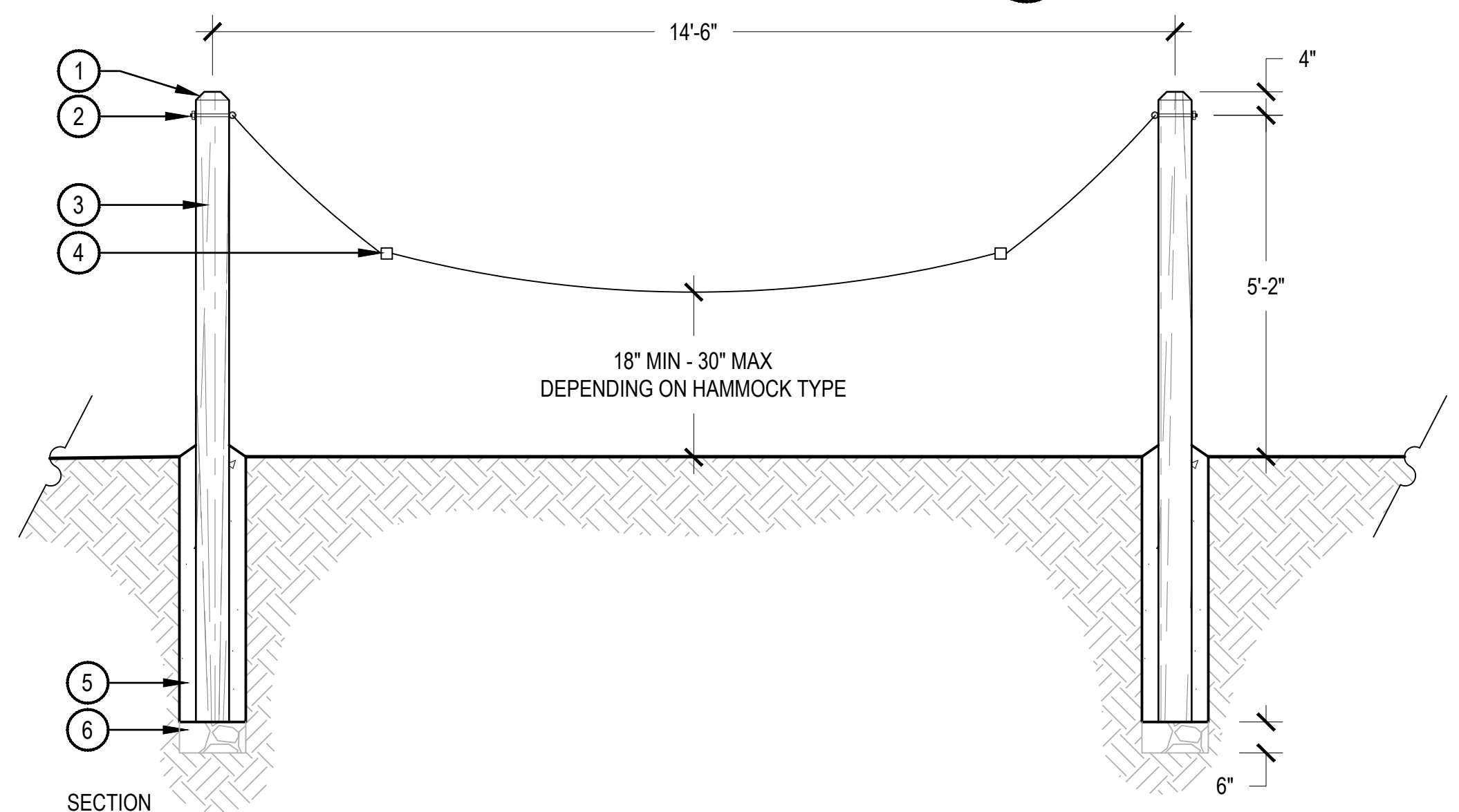
**1 PLAYGROUND RAMP**

**2 BENDA BOARD EDGER**



- 1 TURFGRASS OR DYLAND SEED
- 2 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
- 3 PLANTING BED
- 4 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
- 5 SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

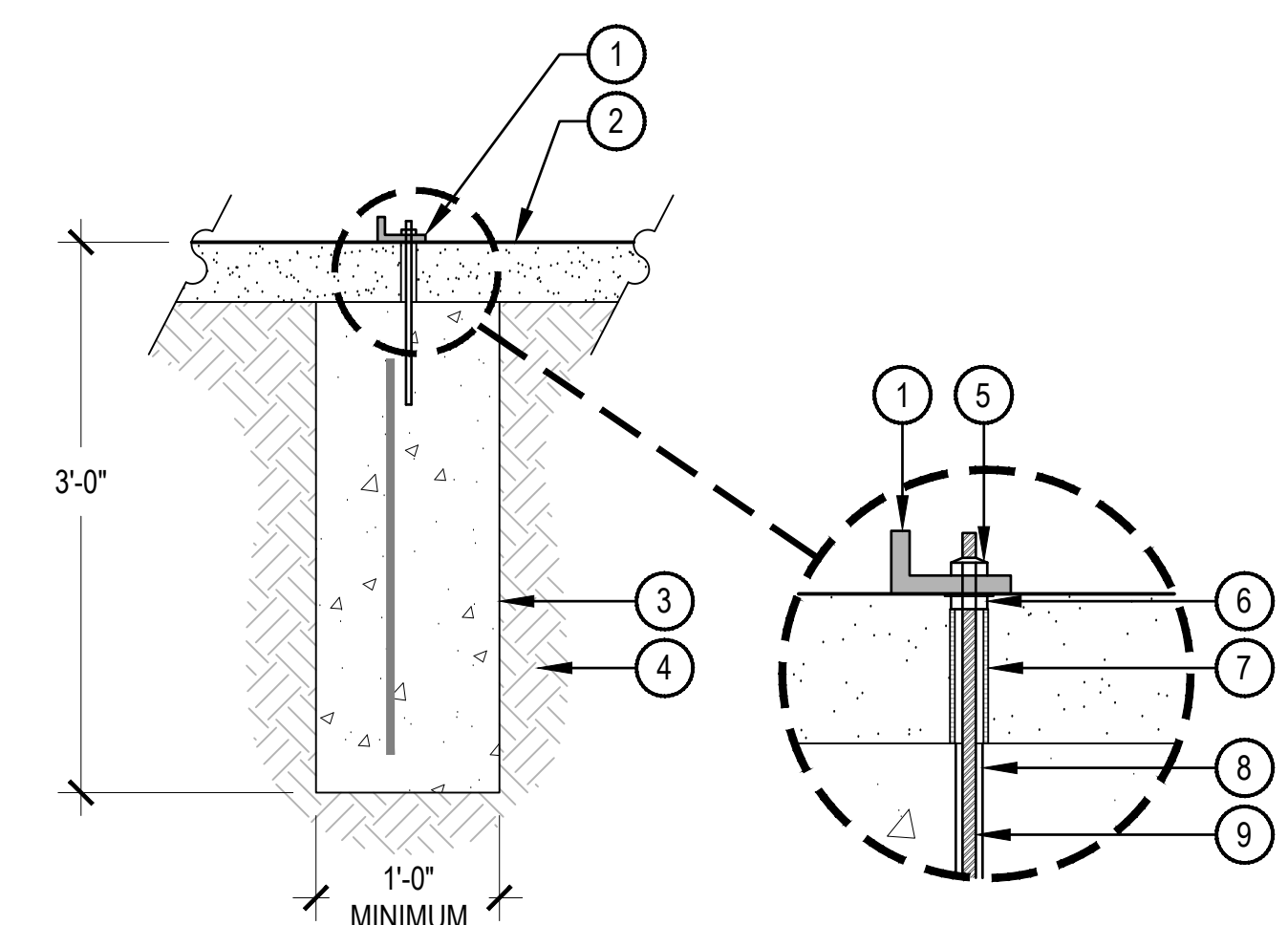
NOTES:  
1. ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.  
2. WOOD STAIN TO MATCH ARCHITECTURE.  
3. THIS DETAIL HAS NOT BEEN ENGINEERED. IT IS PROVIDED FOR REFERENCE PURPOSES ONLY. IF REQUIRED FOR PERMITTING, THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING OR PREPARING ENGINEERED DETAILS STAMPED BY A LOCALLY LICENSED ENGINEER.  
4. ALL VERTICAL DIMENSIONS AS THEY RELATE TO FFE'S SHALL BE VERIFIED BY CONTRACTOR IN THE FIELD TO ENSURE PROPER HEIGHTS ARE ACHIEVED.



- 1 1.5" CHAMFER
- 2 8.5" STAINLESS STEEL EYEBOLT AND WASHERS
- 3 6" X 6" X 8" STAINED ROUGH SAWN, PRESSURE TREATED CEDAR POST
- 4 HAMMOCK, REFER TO AMENITY SCHEDULE
- 5 CONCRETE FOOTING PER STRUCTURAL ENGINEER
- 6 3/4" ANGULAR ROCK, 6" DEPTH

**3 SPADE CUT EDGE**

SCALE: 1/2" = 1'-0"



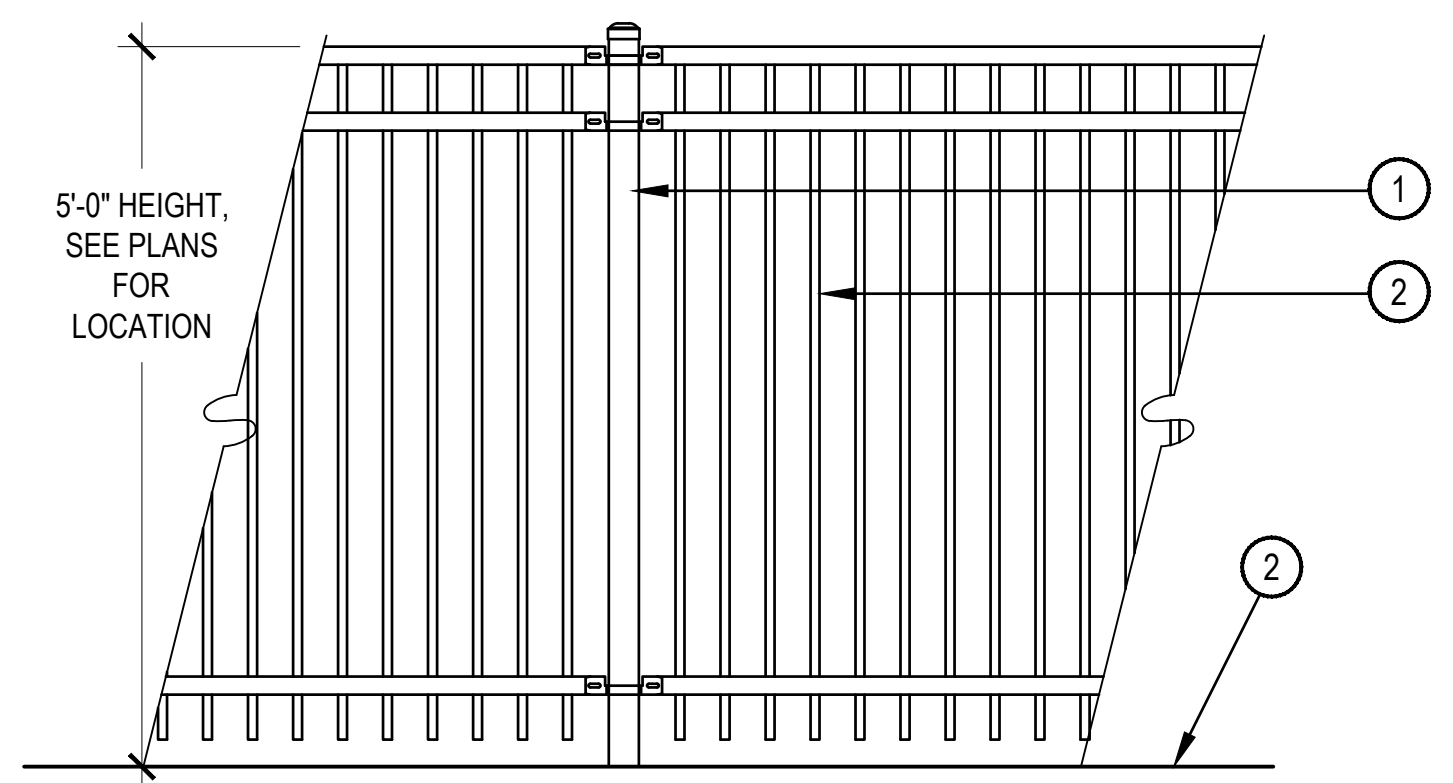
- 1 SITE AMENITY MOUNTING BRACKET
- 2 ADJACENT LANDSCAPE MATERIAL, RE: PLANS FOR VARIOUS CONDITIONS
- 3 CONCRETE FOOTER WITH (1) #4 REBAR, SPACE FOOTERS TO CORRESPOND WITH SPECIFIC FURNITURE PIECE
- 4 COMPACTED SUBGRADE TO 95% STANDARD PROCTOR DENSITY
- 5 GALVANIZED LOCKING NUT
- 6 GALVANIZED NUT
- 7 2" GALVANIZED STEEL PIPE SPACER
- 8 EPOXY ALL-THREAD ROD IN PLACE
- 9 GALVANIZED ALL-THREAD ROD

NOTES:  
1. AFTER SIGNIFICANT SETTLING TIME, ALL-THREAD ROD(S) TO BE CUT FLUSH.

**5 SURFACE MOUNT IN LANDSCAPE**

SCALE: 1" = 1'-0"

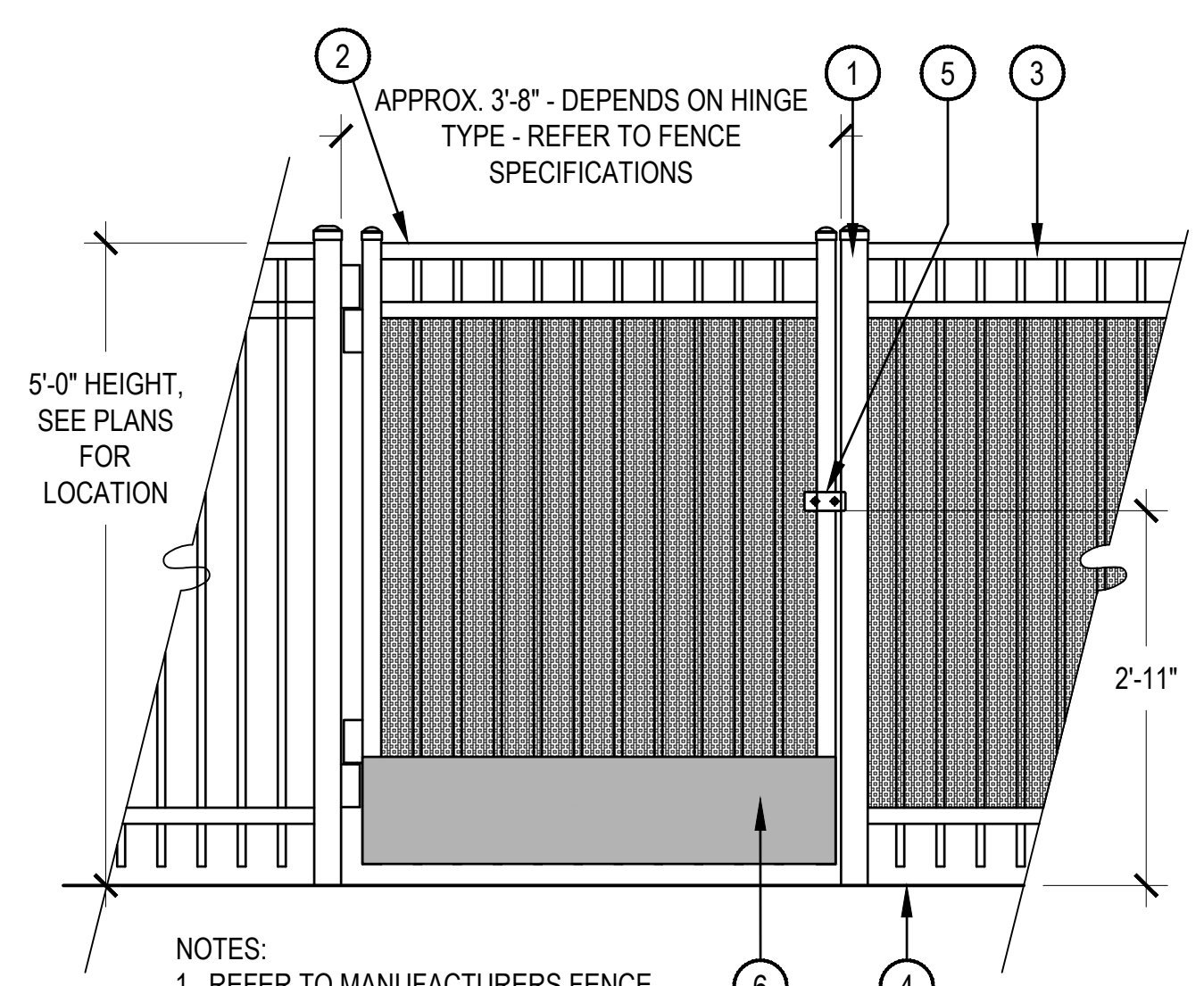
**4 HAMMOCK**



- 1 FENCE POST - SET IN CONCRETE FOOTER, REFER TO FENCE MANUFACTURER FOR FOOTER INFORMATION
- 2 FINISH GRADE
- 3 METAL FENCE, REFER TO MATERIAL SCHEDULE, SEE PLANS FOR LOCATION AND HEIGHT

**6 METAL FENCE**

SCALE: 3/4" = 1'-0"



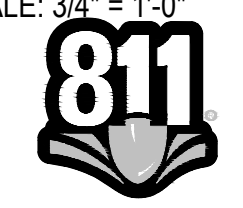
- 1 GATE POST TYP.
- 2 METAL FENCE GATE, REFER TO MATERIAL SCHEDULE; ALL GATES SHALL BE SELF-CLOSING WITH GATE LOCK TO BE APPROVED BY OWNER. PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE FOR EGRESS, SPRING HINGES, ACCESS CONTROL LEVER HANDLE ON PULL SIDE
- 3 METAL FENCE, SEE MATERIAL SCHEDULE
- 4 FINISH GRADE
- 5 GATE TO BE ACCESS CONTROLLED, CONTRACTOR TO PROVIDE WELDED SAFETY PANEL TO GATES TO ENSURE ACCESS CONTROL OF GATE
- 6 WELD SMOOTH 10" ALUMINUM KICK PLATE, METAL AND POWDER COAT TO MATCH FENCE AND GATE

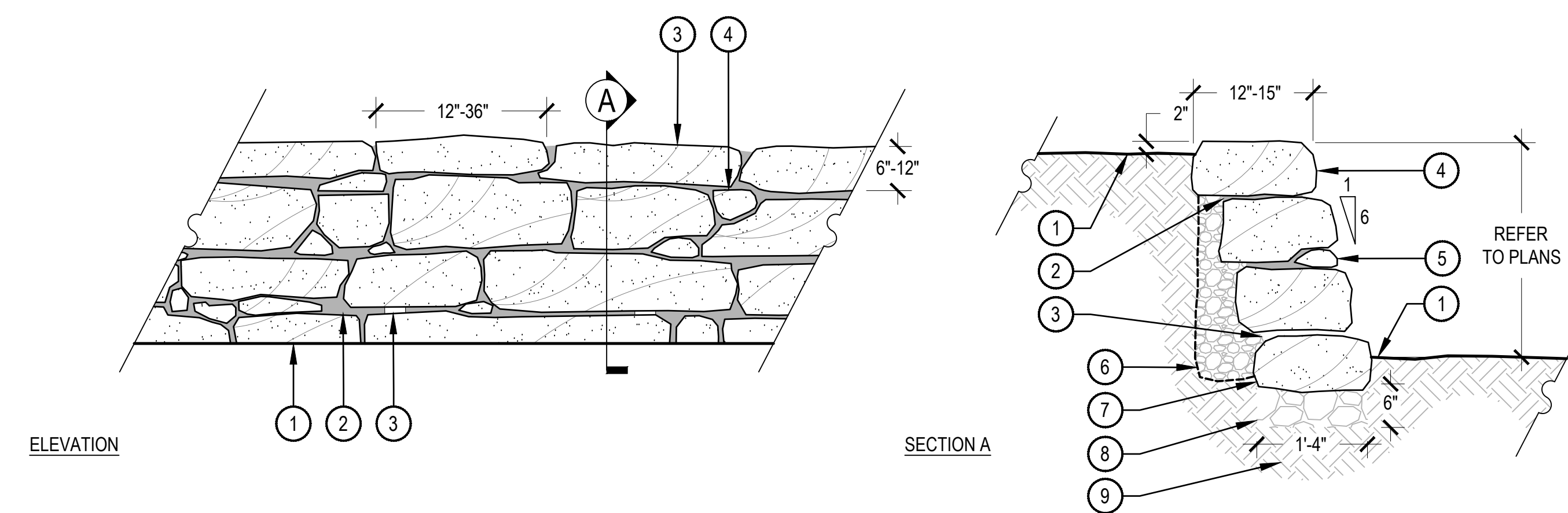
**7 METAL FENCE GATE**

SCALE: 3/4" = 1'-0"

NOTES:  
1. REFER TO MANUFACTURER'S FENCE SPECIFICATIONS FOR INFORMATION ON FOOTER DEPTH.

CHECKED BY: XX  
DRAWN BY: XX



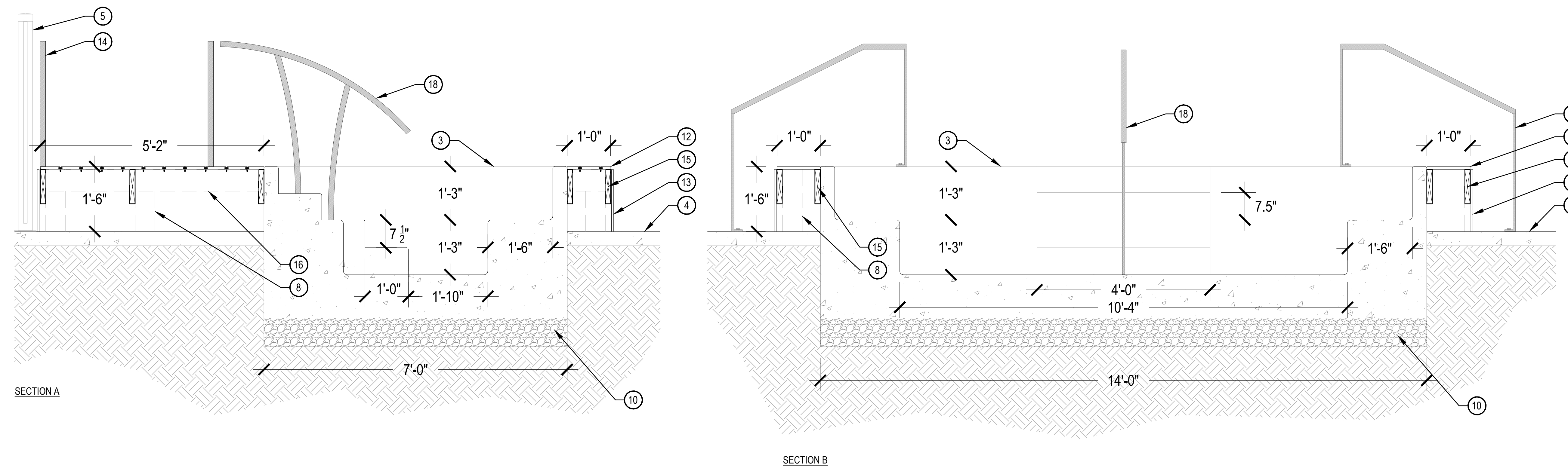


- 1 FINISH GRADE
- 2 MORTAR STONE IN PLACE, RAKE MORTAR BACK 1"
- 3 PROVIDE UNMORTARED GAPS BETWEEN STONE AS WEEP HOLES, 3'-0" ON CENTER MAXIMUM, 3" MINIMUM TO 6" MAXIMUM ABOVE FINISH GRADE
- 4 SILOAM STONE STACKED BOULDER WALL, REFER TO MATERIAL SCHEDULE ITEM N, SHEET LP-005
- 5 USE SMALLER STONES AS NEEDED TO LEVEL LARGER BOULDERS
- 6 BACKFILL WALL WITH 1" RIVER ROCK WRAPPED IN FILTER FABRIC
- 7 BURY BOTTOM 2/3 OF BOULDER BELOW FINISH GRADE
- 8 COMPACTED AGGREGATE BASE
- 9 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

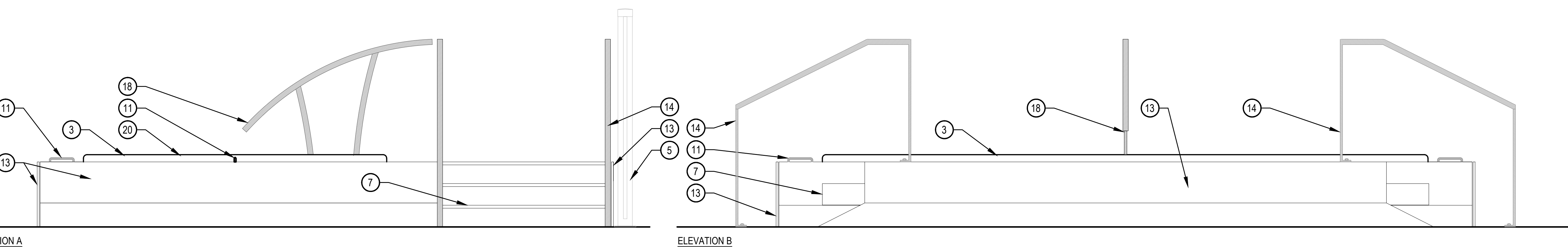
NOTES:  
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE, THIS DETAIL HAS NOT BEEN ENGINEERED.  
2. CONTRACTOR TO PROVIDE A 10 FOOT LINEAR MOCK-UP FOR APPROVAL PRIOR TO INSTALLATION.

**1 BOULDER SEAT WALL**

SCALE: 3/4" = 1'-0"



- 1 ADJACENT LANDSCAPE, REFER TO PLANS
- 2 ADJACENT BUILDING, REFER TO ARCHITECTURE
- 3 CONCRETE FORM SPA, BY POOL CONTRACTOR
- 4 ADJACENT PATIO, REFER TO PLANS
- 5 METAL FENCE REFER TO DETAIL 6, SHEET LP-503
- 6 METAL FENCE GATE REFER TO DETAIL 7, SHEET LP-503
- 7 STAIR TREAD STRINGER
- 8 6X6 PRESSURE TREATED WOOD POST, DECK STRUCTURAL DESIGN BY OTHERS
- 9 PRIVACY SCREEN FENCE AND GATE
- 10 COMPACTED SUBGRADE AND DRAINAGE MATERIAL BY OTHERS
- 11 TRANSFER WALL GRAB BAR, GRAB BARS EXTEND TO WIDTH OF TRANSFER PLATFORM AND PERPENDICULAR TO SPA. TRANSFER WALL MAX HEIGHT 19" FROM TOP OF ADJACENT WALKING SURFACE, 5'X5' CLEAR SPACE DIRECTLY OUTSIDE OF TRANSFER WALL AND GRAB RAILS, MINIMUM DEPTH OF COPING OR DECK TO BE 12", MAXIMUM TO BE 16"
- 12 TREX SELECT DECKING, WOODLAND BROWN, 1" GROOVED EDGE BOARD. REFER TO MATERIAL SCHEDULE
- 13 12" TREX FASCIA BOARDS, WOODLAND BROWN
- 14 FREESTANDING HANDRAIL TO MEET ADA AND CODE REQUIREMENTS. FINAL DESIGN BY OTHERS.
- 15 2X10 PRESSURE TREATED WOOD BEAM
- 16 2X6 PRESSURE TREATED WOOD BEAM
- 17 POST ANCHOR, STRUCTURAL DESIGN BY OTHERS
- 18 SPA HANDRAIL, STAINLESS STEEL, TO BE PROVIDED BY SPA CONTRACTOR AND MEET ALL APPLICABLE COUNTY AND STATE CODE REQUIREMENTS



NOTES:  
1. FINAL HOT TUB AND DECK DESIGN TO BE COMPLETED BY OTHERS.  
2. FABRICATOR TO PROVIDE SHOP DRAWINGS WITH APPROPRIATE STAMPS FROM A LICENSED STRUCTURAL ENGINEER.  
3. CONTRACTOR TO ENSURE ALL SURFACES ARE SMOOTH TO TOUCH.  
4. ALL DECK BOARD FASTENERS TO BE HIDDEN. ALL OTHER FASTENERS SHALL BE GALVANIZED AND COUNTERSUNK FLUSH WITH SURFACE.

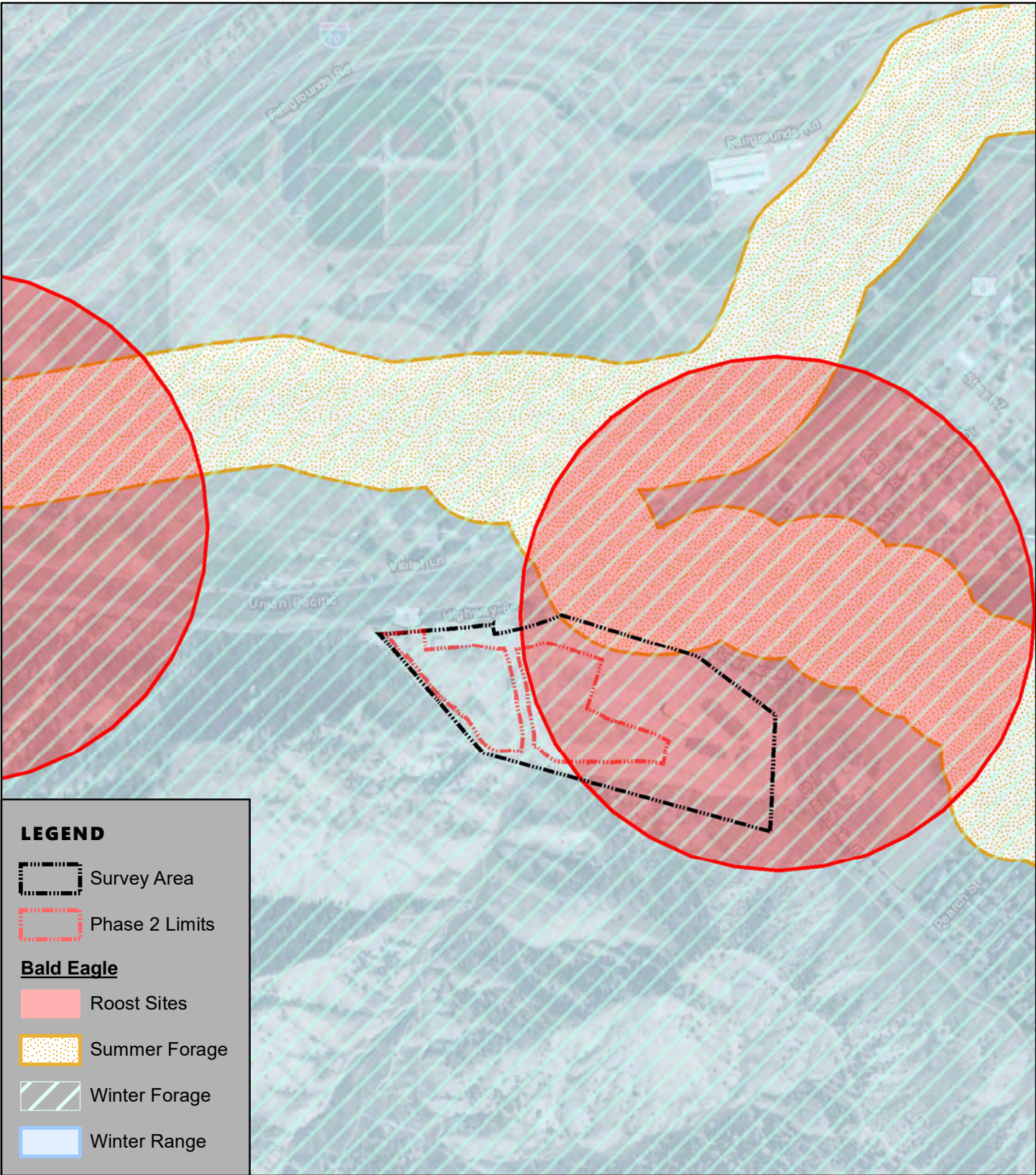
**1 HOT TUB SECTIONS AND ELEVATIONS**

SCALE: 3/4" = 1'-0"



## **Appendix B**

### **CPW SAM Maps**



Prepared By:

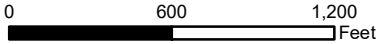


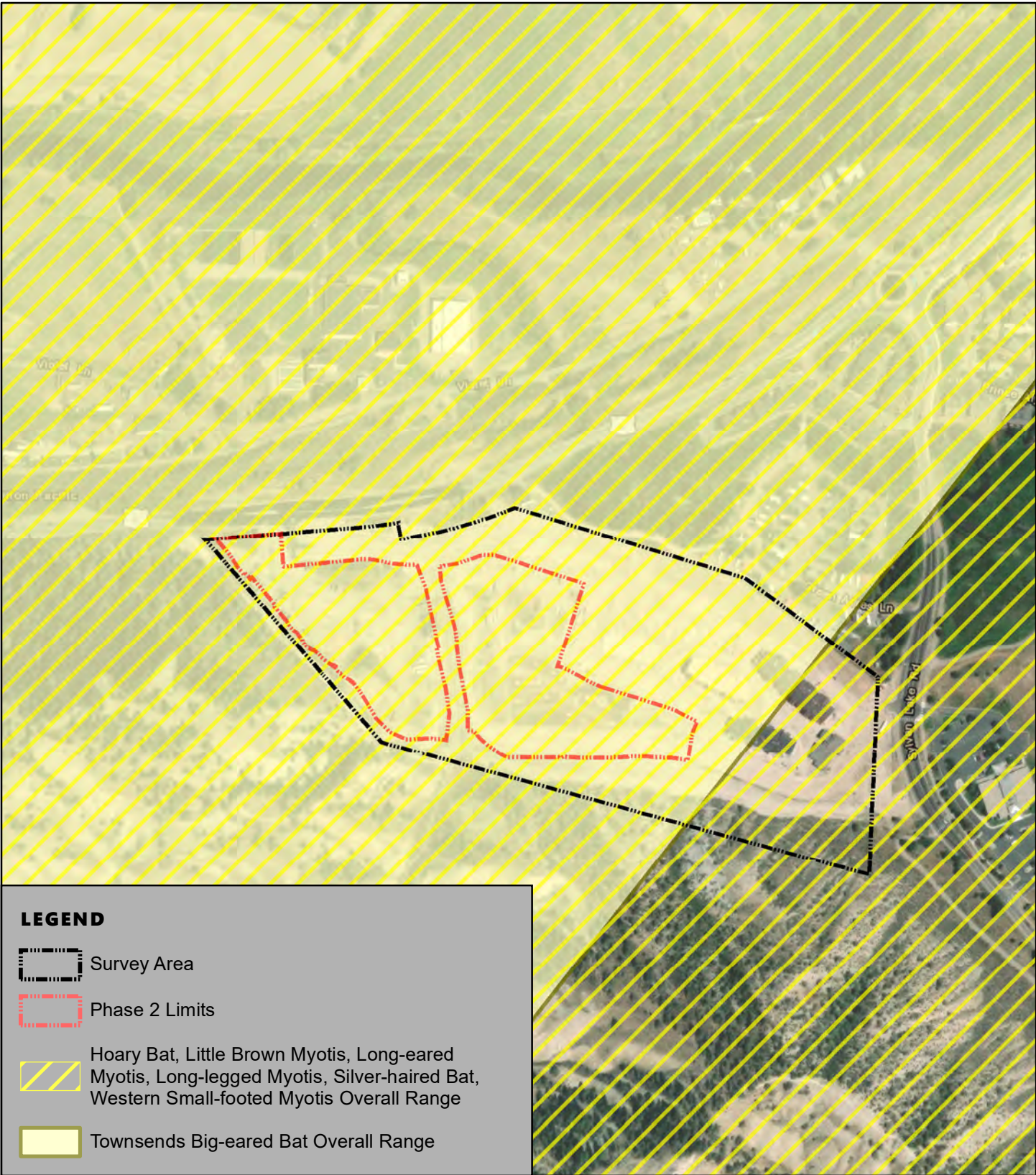
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**BALD EAGLE MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**





**LEGEND**



Survey Area



Phase 2 Limits



Hoary Bat, Little Brown Myotis, Long-eared Myotis, Long-legged Myotis, Silver-haired Bat, Western Small-footed Myotis Overall Range



Townsends Big-eared Bat Overall Range

Prepared By:

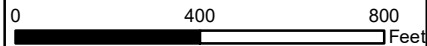


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**BAT MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**



**LEGEND**



Survey Area



Phase 2 Limits



Brown-capped Rosy Finch Overall Range



Lazuli Bunting, Band-tailed Pigeon, Lewis Woodpecker, Brewer Sparrow, Juniper Titmouse, Gray Vireo, Olive-sided Flycatcher, Pinyon Jay, Veery, Virginia Warbler Breeding Range



Rufous Hummingbird Migration Range



Prepared By:



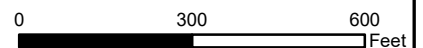
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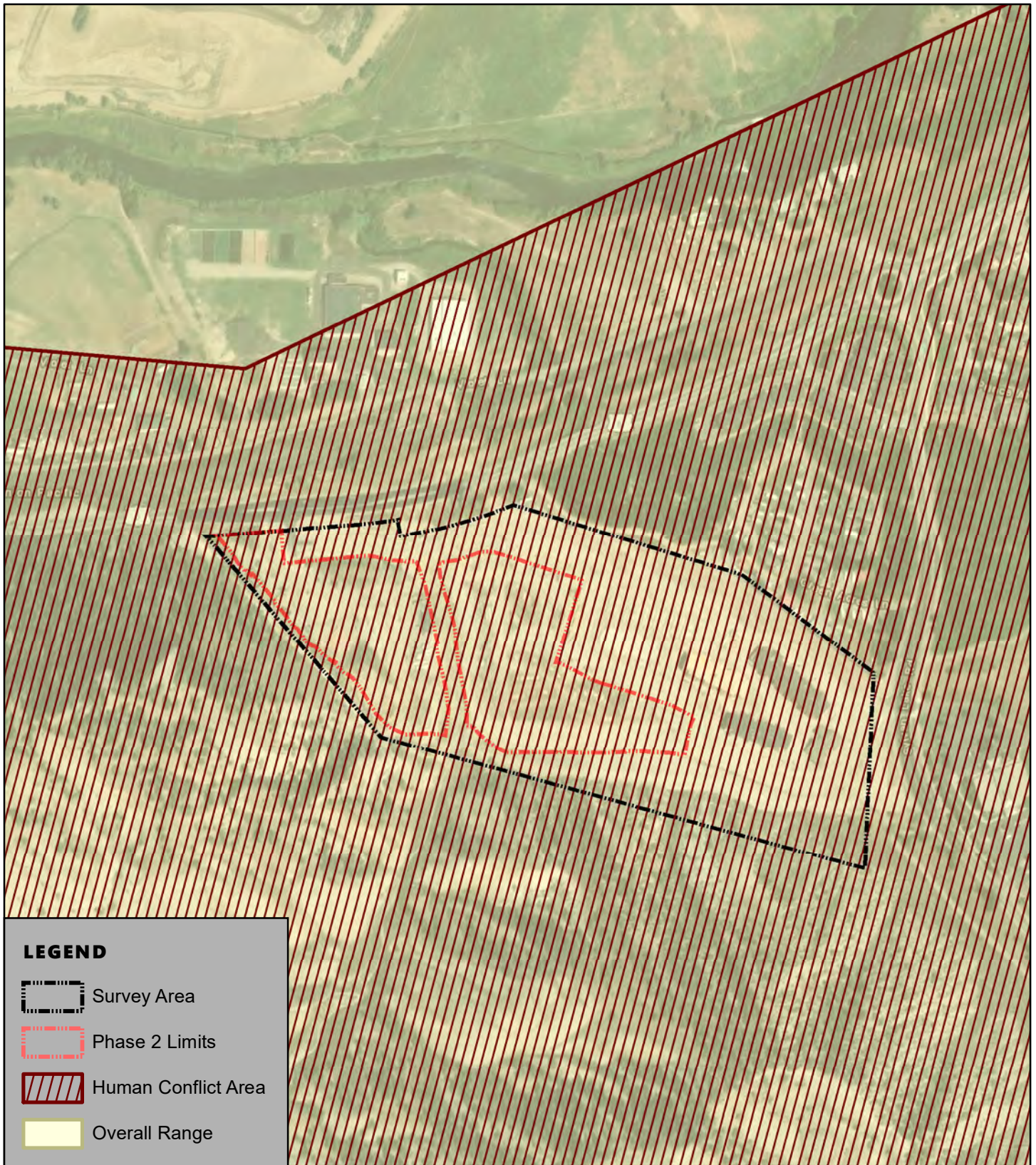
ERC #: 1700-2401

**BIRD\*\* MAP**





**RESERVE AT HOCKETT GULCH  
PHASE 1B AND 2  
EAGLE COUNTY, COLORADO**

\*\*Except raptors





**LEGEND**

-  Survey Area
-  Phase 2 Limits
-  Human Conflict Area
-  Overall Range

Prepared By:

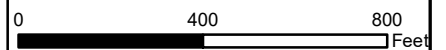


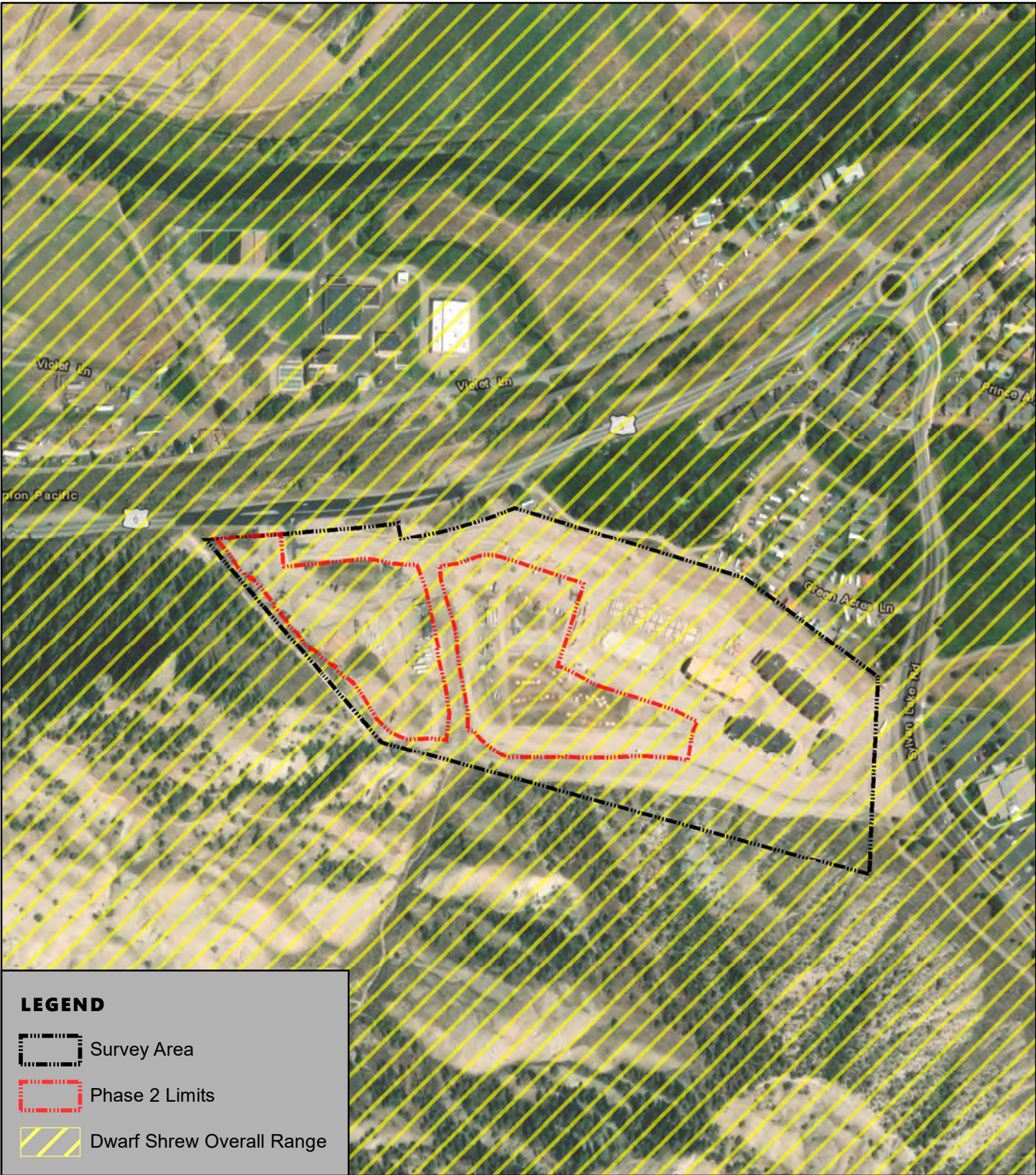
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**BLACK BEAR MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**





**LEGEND**

-  Survey Area
-  Phase 2 Limits
-  Dwarf Shrew Overall Range

Prepared By:


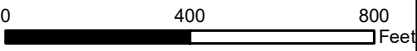


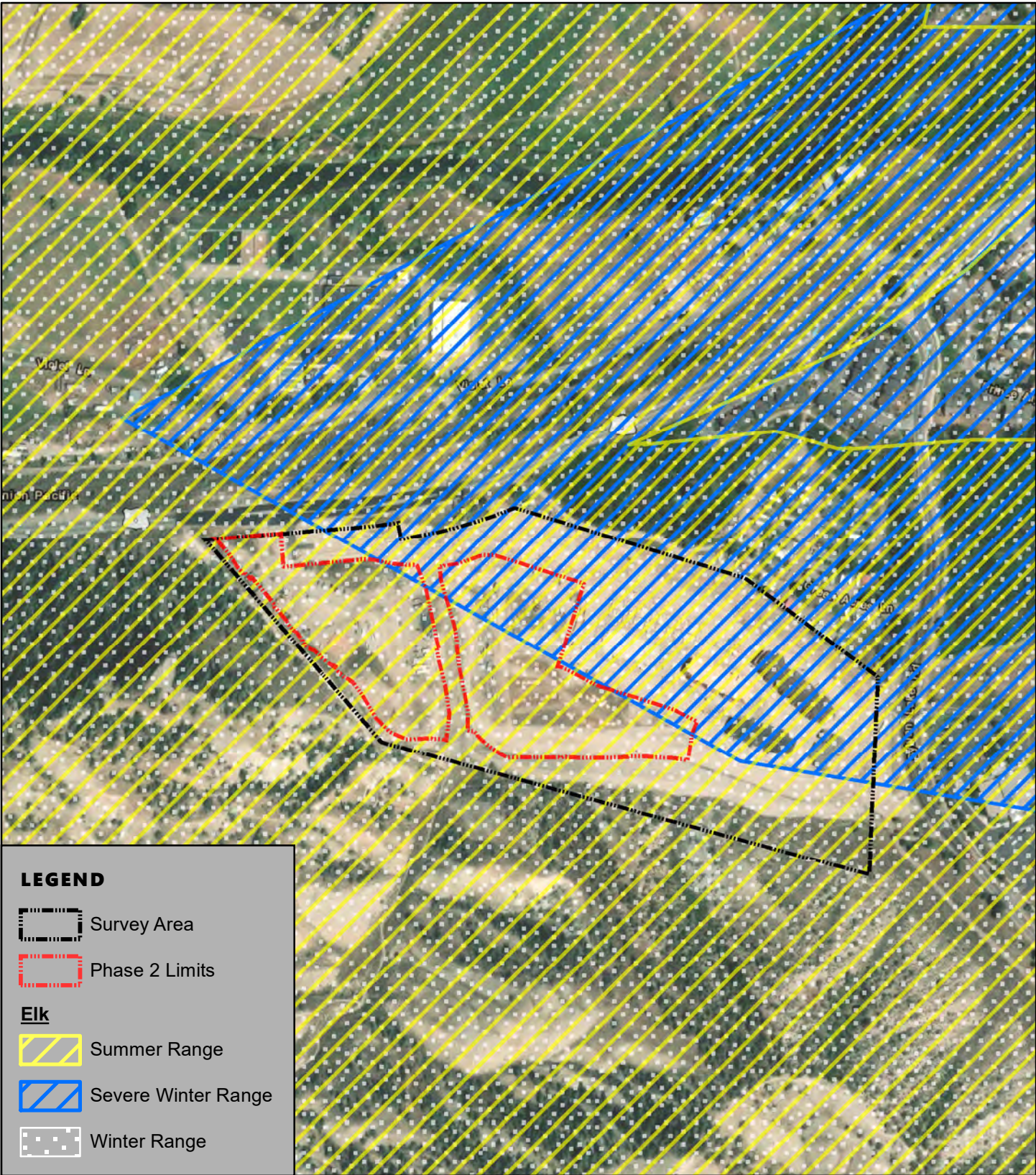
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**DWARF SHREW MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**



Prepared By:

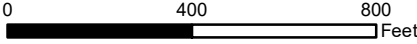


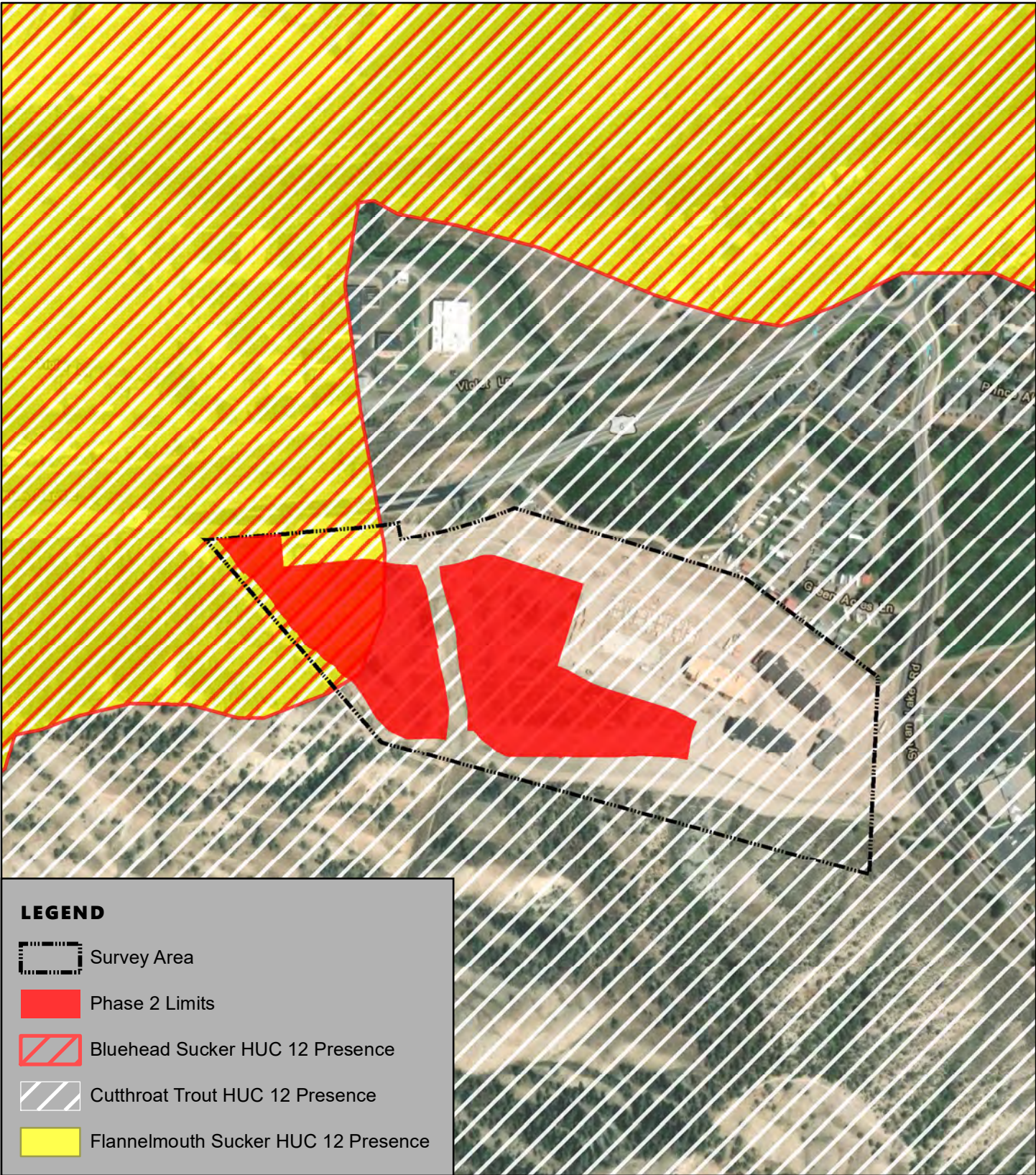
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**ELK MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**





**LEGEND**

-  Survey Area
-  Phase 2 Limits
-  Bluehead Sucker HUC 12 Presence
-  Cutthroat Trout HUC 12 Presence
-  Flannelmouth Sucker HUC 12 Presence

Prepared By:

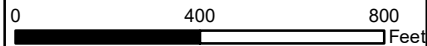


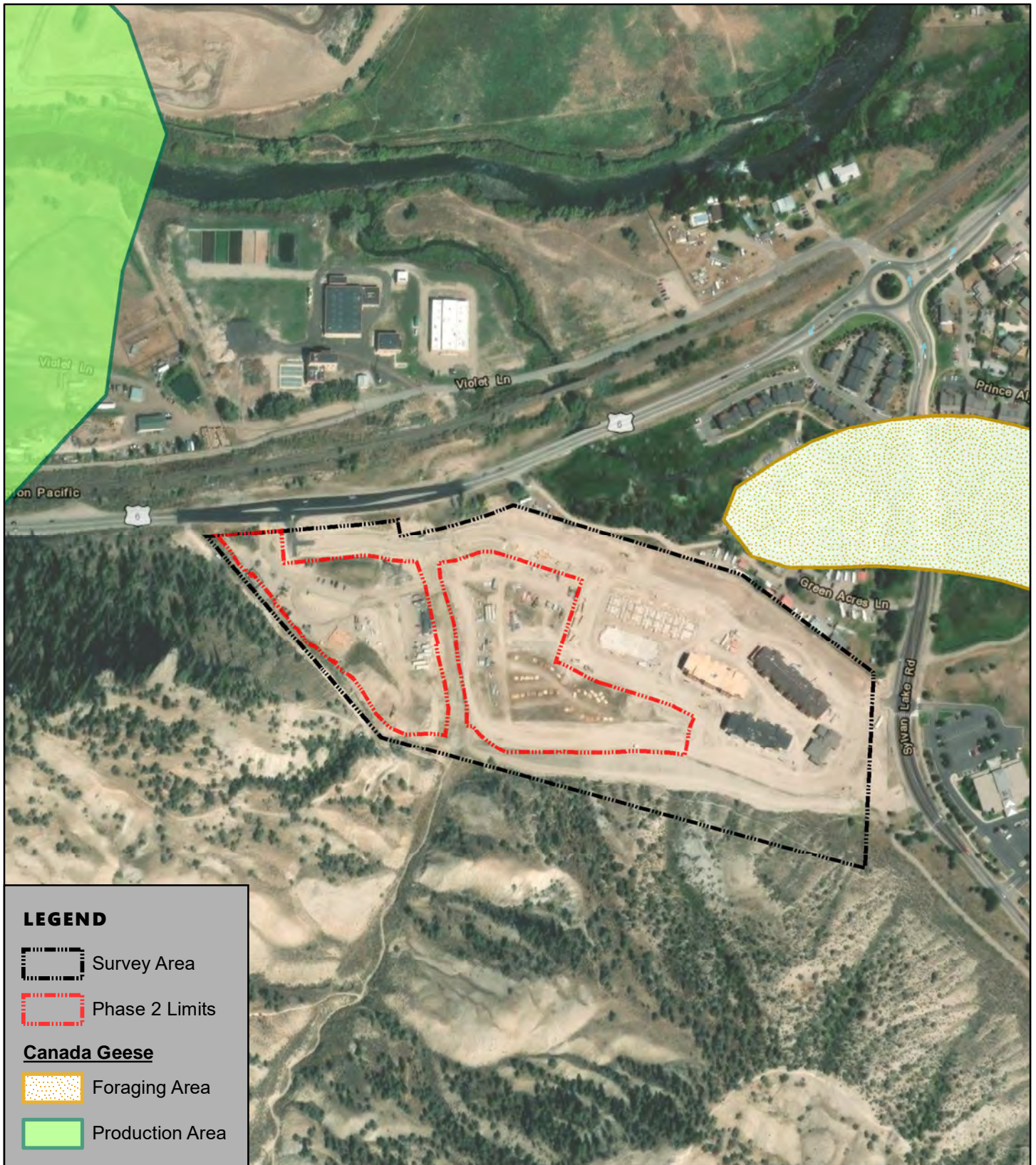
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**FISH MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**







**LEGEND**

-  Survey Area
-  Phase 2 Limits

**Canada Geese**

-  Foraging Area
-  Production Area

Prepared By:

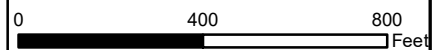


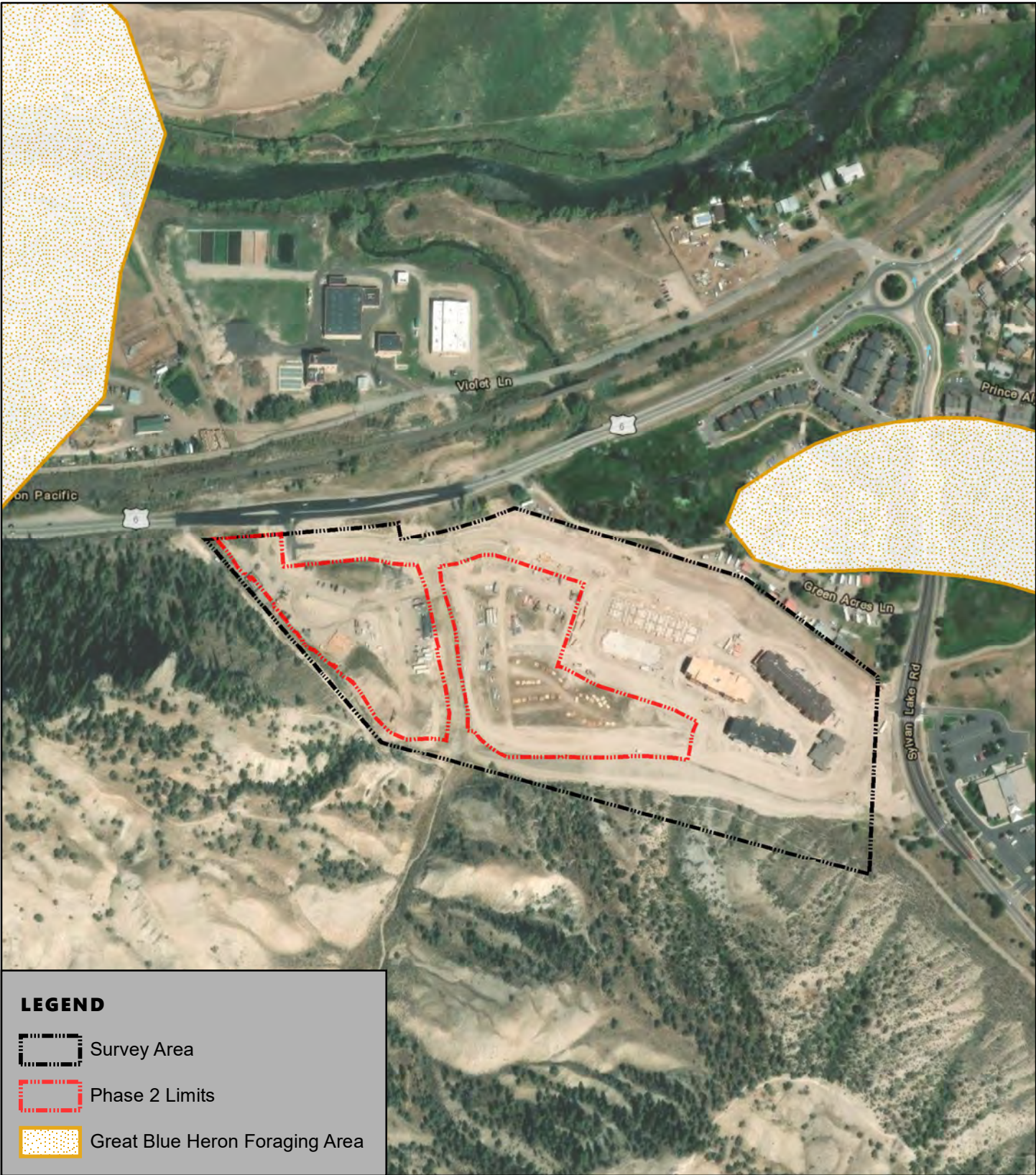
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**CANADA GEESE MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**





**LEGEND**

-  Survey Area
-  Phase 2 Limits
-  Great Blue Heron Foraging Area

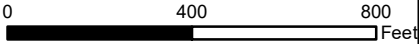
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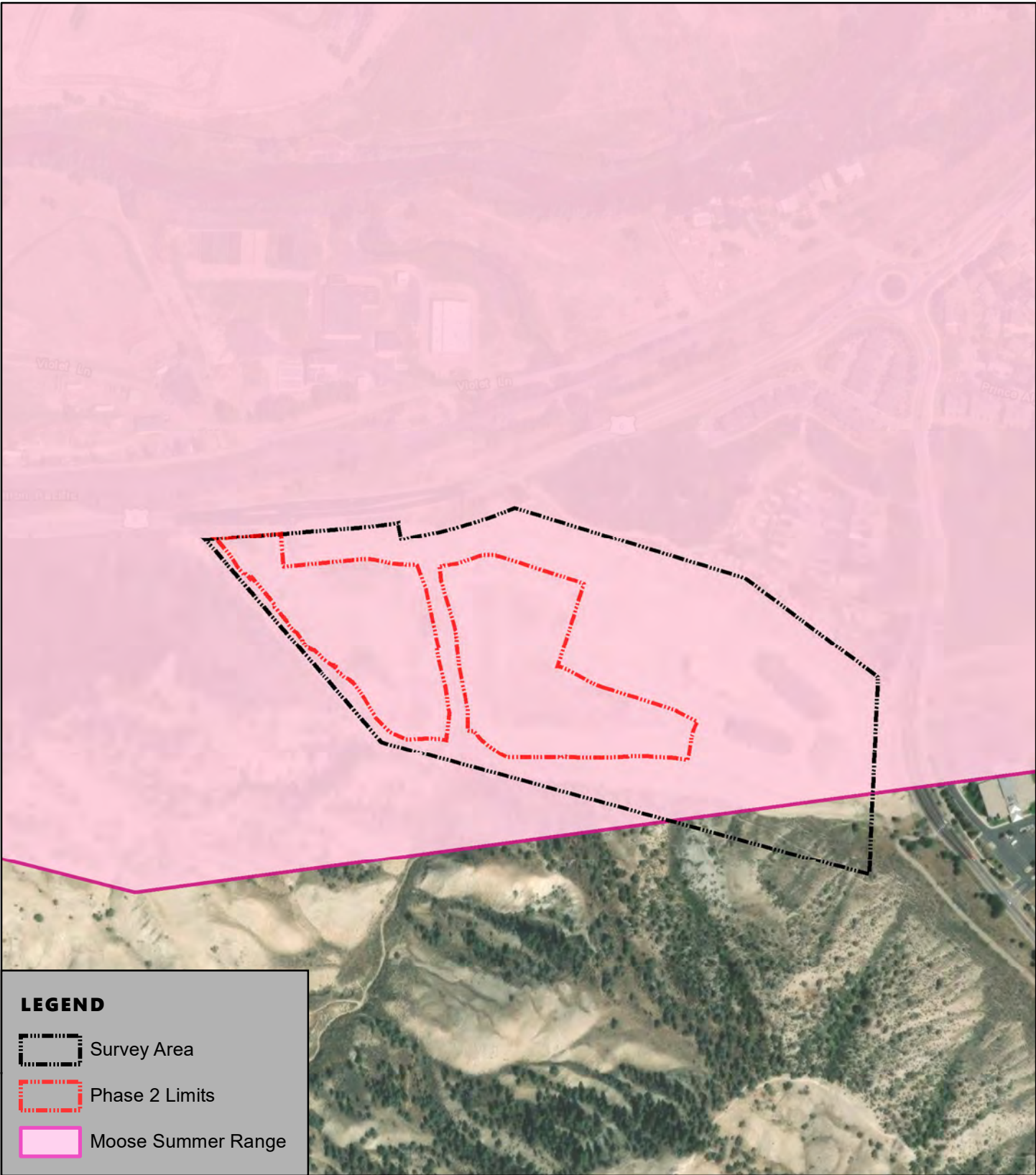


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**GREAT BLUE HERON MAP**  
**RESERVE AT HOCKETT GULCH**  
**PHASE 1B AND 2**  
**EAGLE COUNTY, COLORADO**





**LEGEND**

-  Survey Area
-  Phase 2 Limits
-  Moose Summer Range

Prepared By:


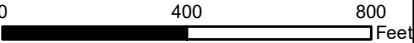


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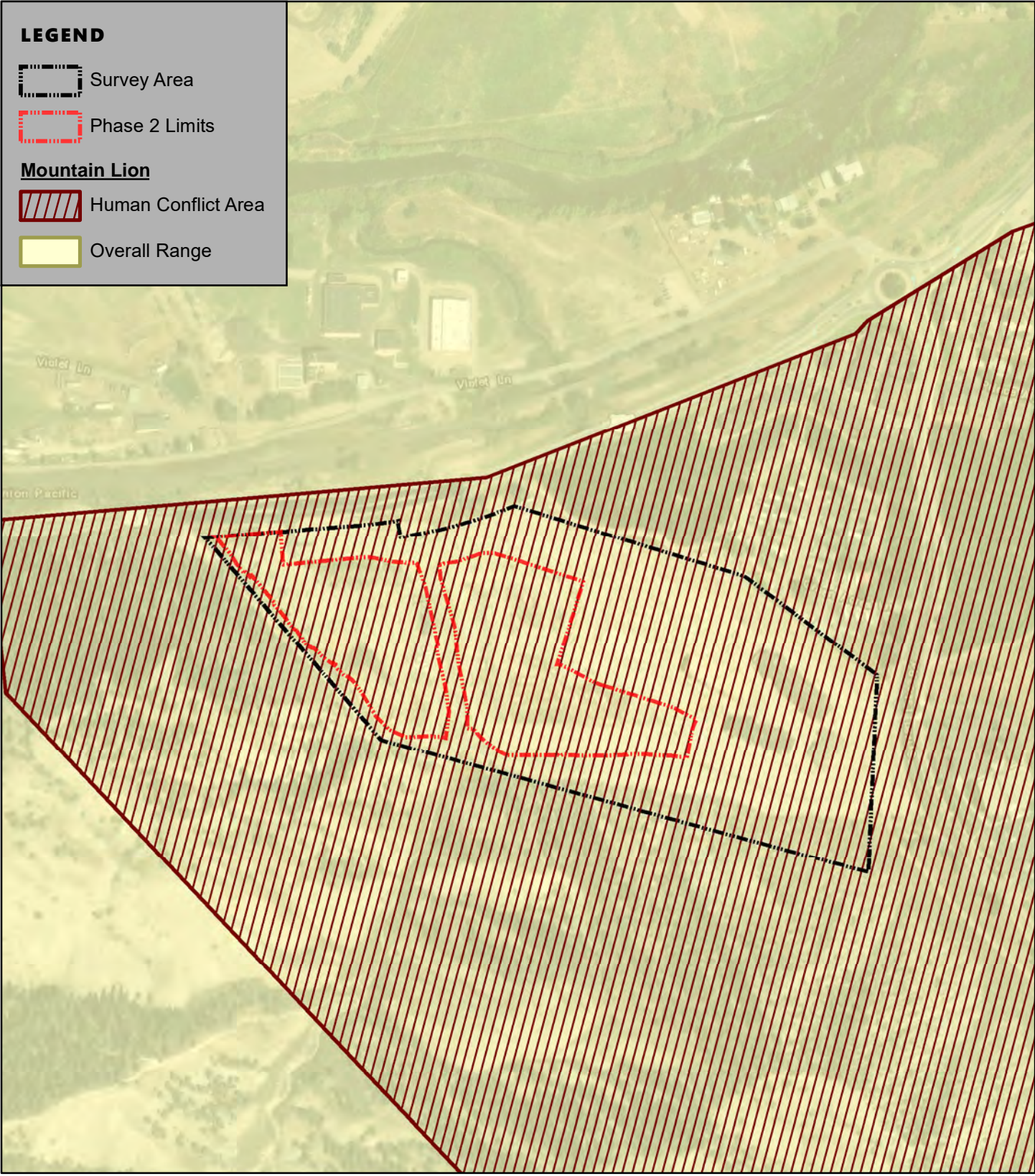
ERC #: 1700-2401

**MOOSE MAP**



**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**



0                      400                      800  
 Feet



**LEGEND**

-  Survey Area
-  Phase 2 Limits

**Mountain Lion**

-  Human Conflict Area
-  Overall Range

Prepared By:


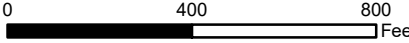


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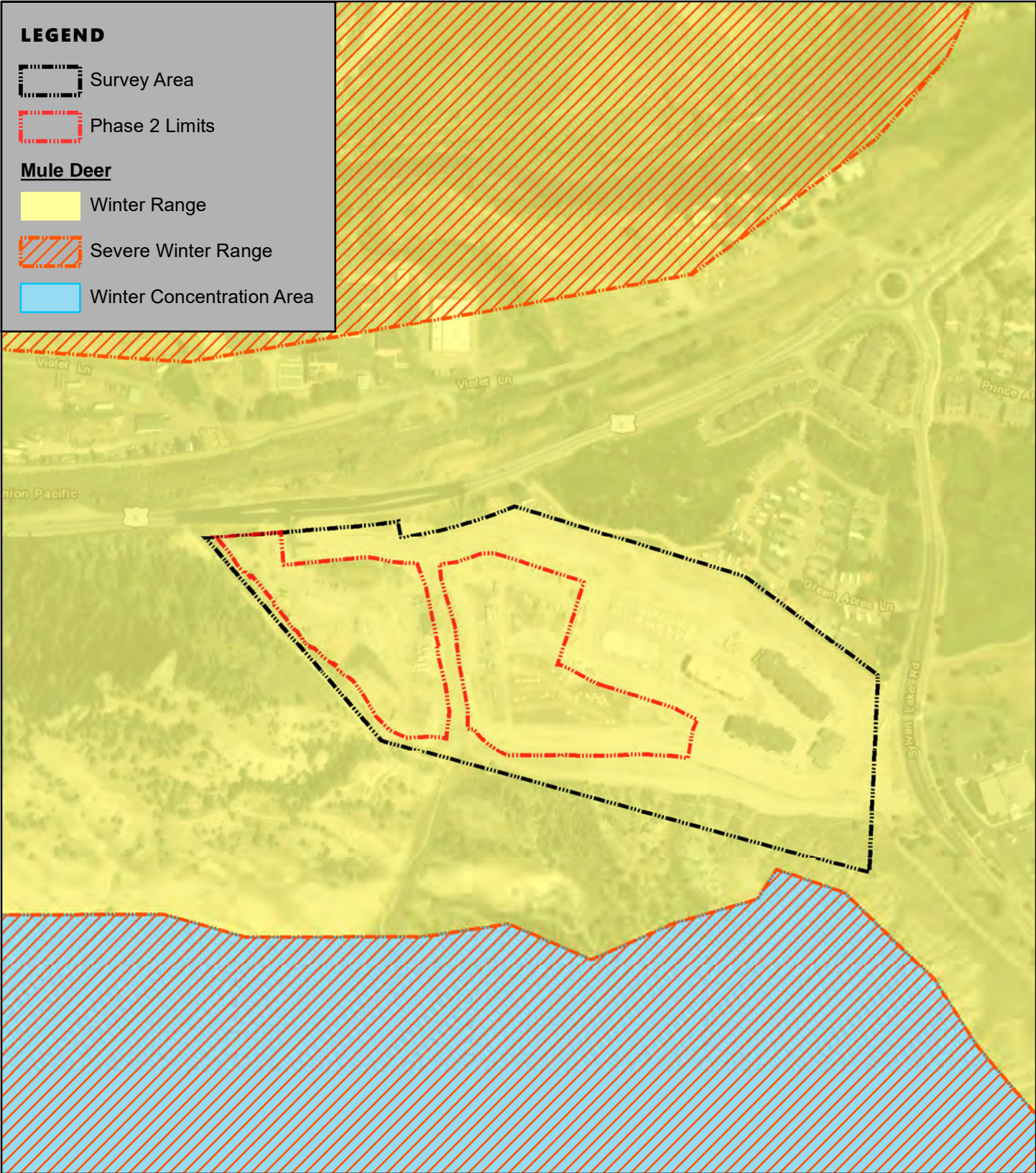
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**MOUNTAIN LION MAP**



**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**

0                      400                      800  
 Feet



**LEGEND**

-  Survey Area
-  Phase 2 Limits

**Mule Deer**

-  Winter Range
-  Severe Winter Range
-  Winter Concentration Area

Prepared By:

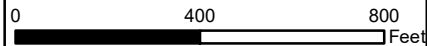


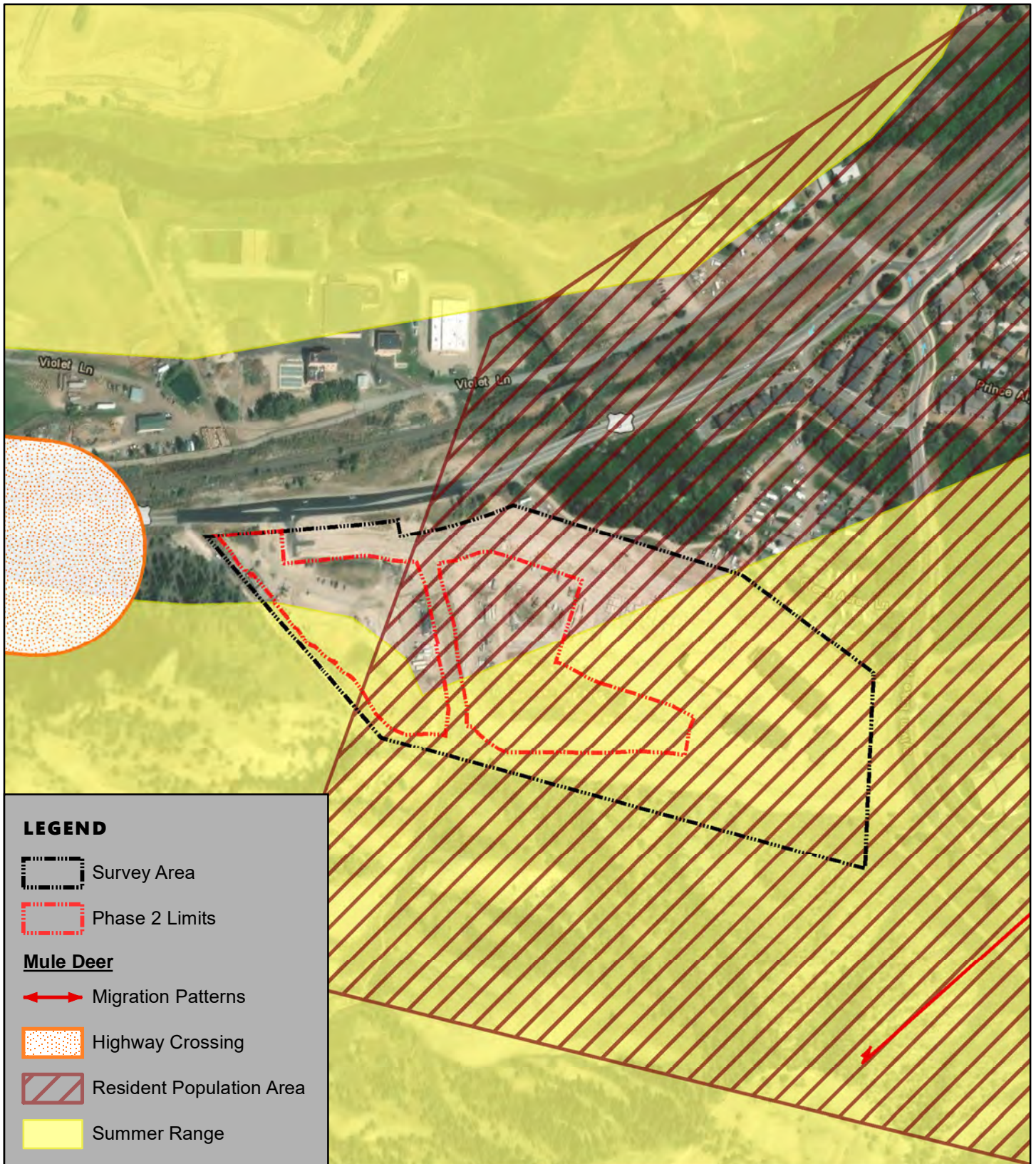
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**MULE DEER MAP #1**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**







**LEGEND**

-  Survey Area
-  Phase 2 Limits

**Mule Deer**

-  Migration Patterns
-  Highway Crossing
-  Resident Population Area
-  Summer Range

Prepared By:

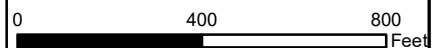


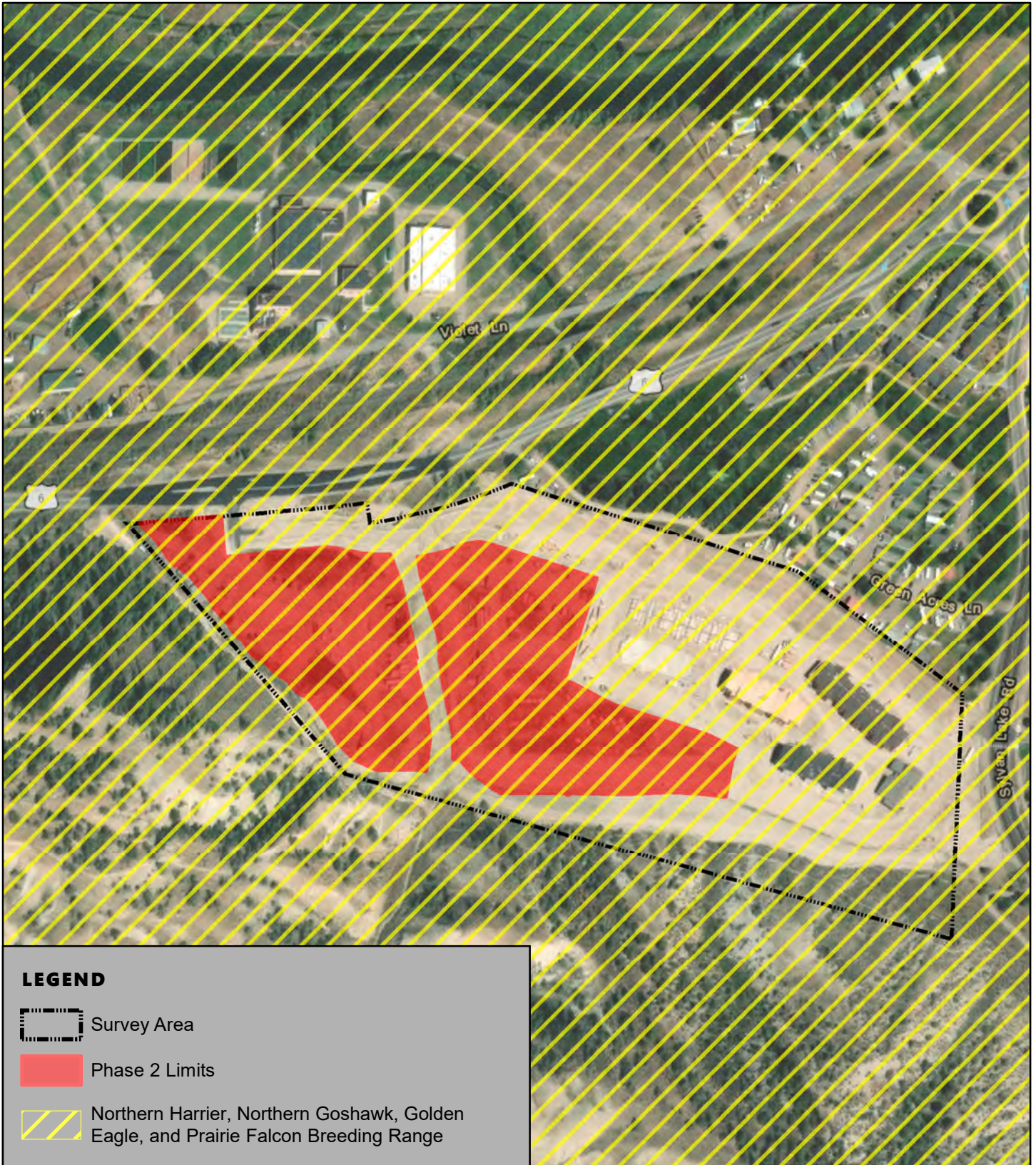
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**MULE DEER MAP #2**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**





**LEGEND**



Survey Area



Phase 2 Limits



Northern Harrier, Northern Goshawk, Golden Eagle, and Prairie Falcon Breeding Range

Prepared By:

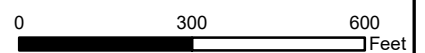


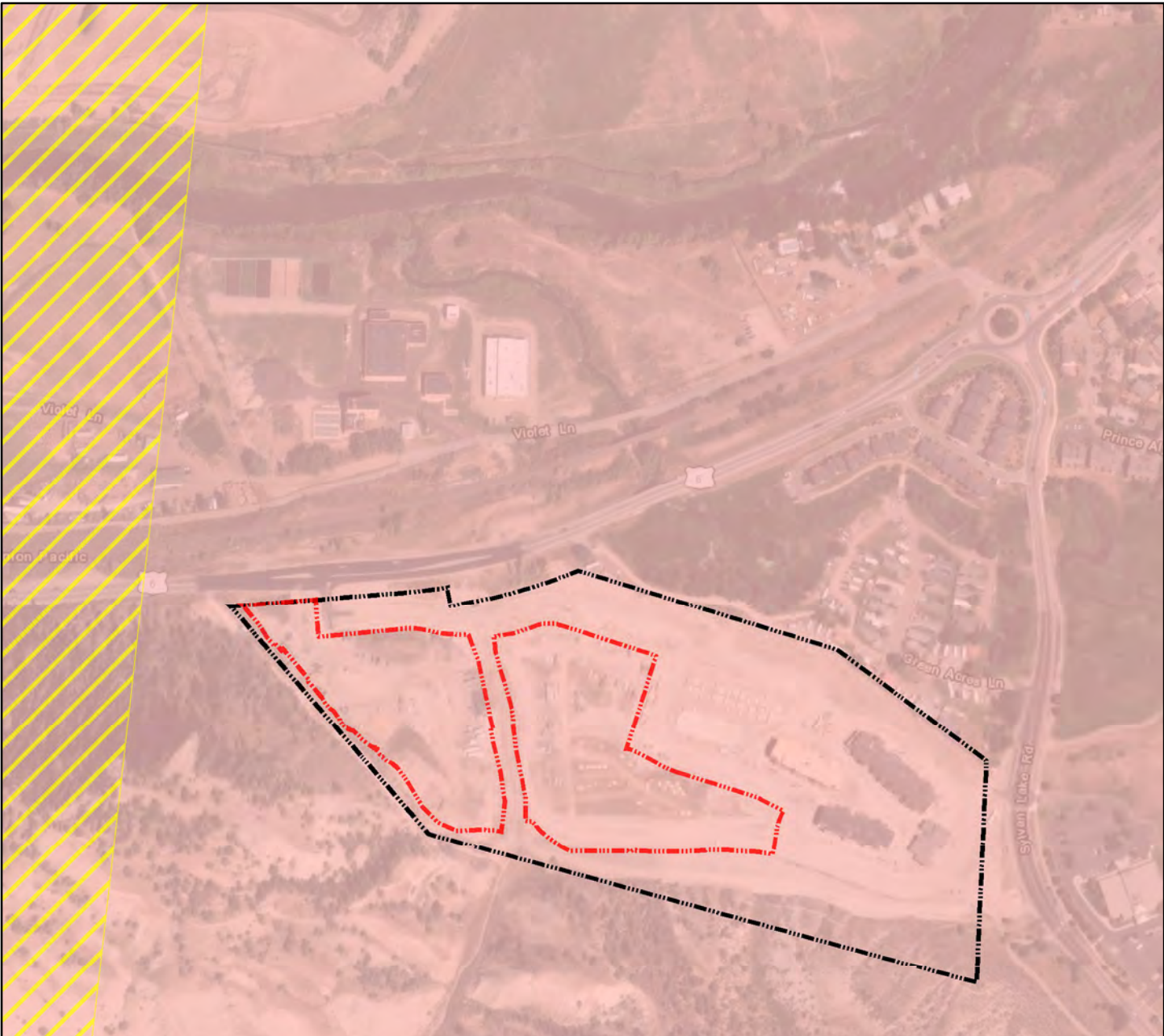
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**RAPTOR MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**





**LEGEND**

-  Survey Area
-  Phase 2 Limits
-  Common Sagebrush Lizard Overall Range
-  Bullsnake Overall Range

Prepared By:


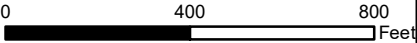


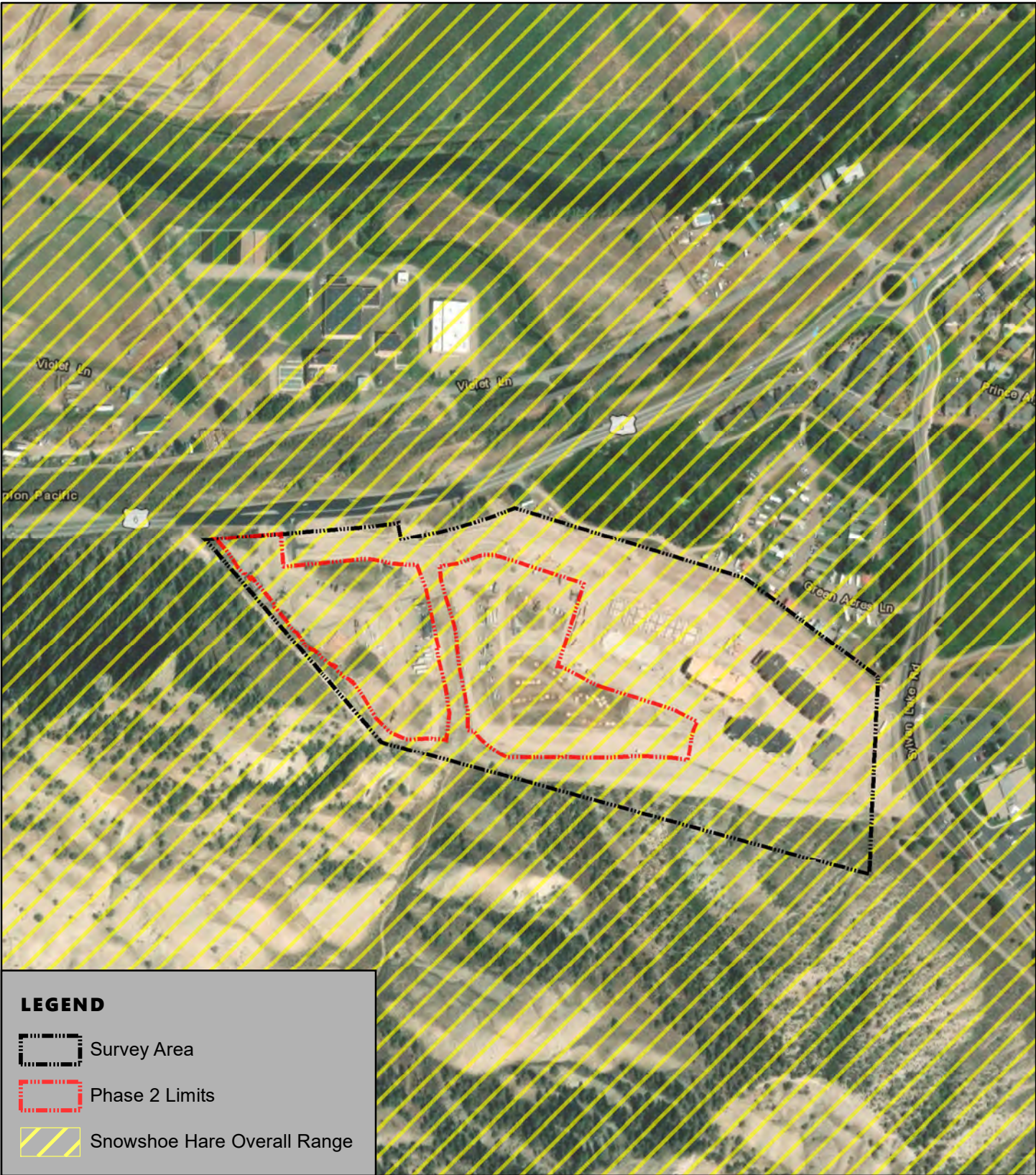
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**REPTILES MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**



**LEGEND**

-  Survey Area
-  Phase 2 Limits
-  Snowshoe Hare Overall Range

Prepared By:

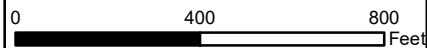


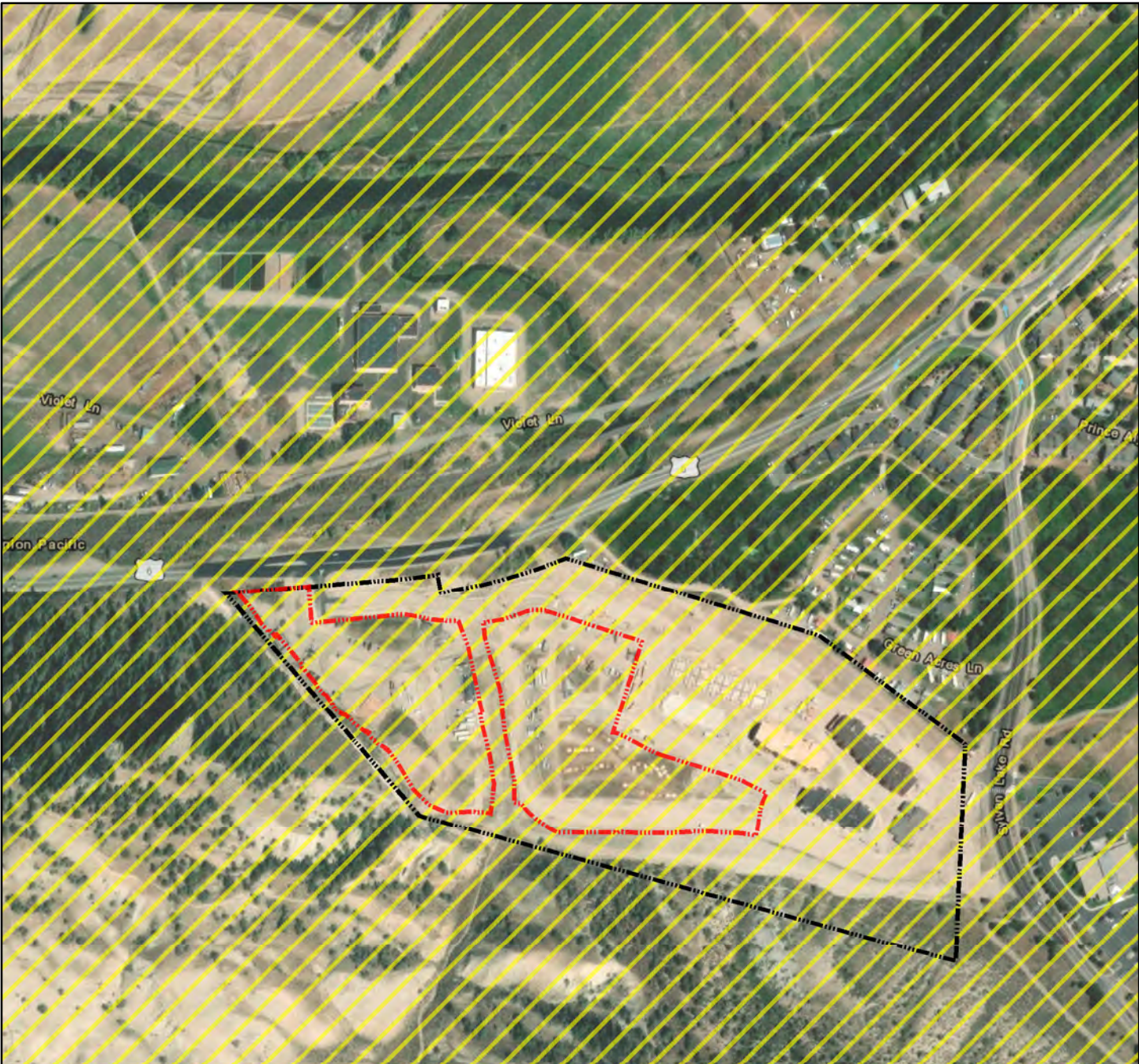
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**SNOWSHOE HARE MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**





**LEGEND**

-  Survey Area
-  Phase 2 Limits
-  Southern Red-backed Vole Overall Range

Prepared By:

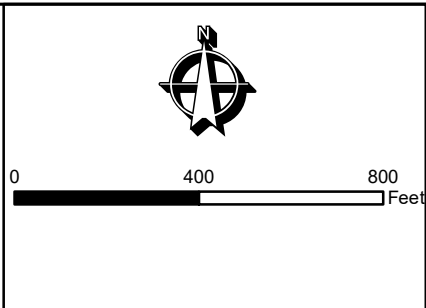


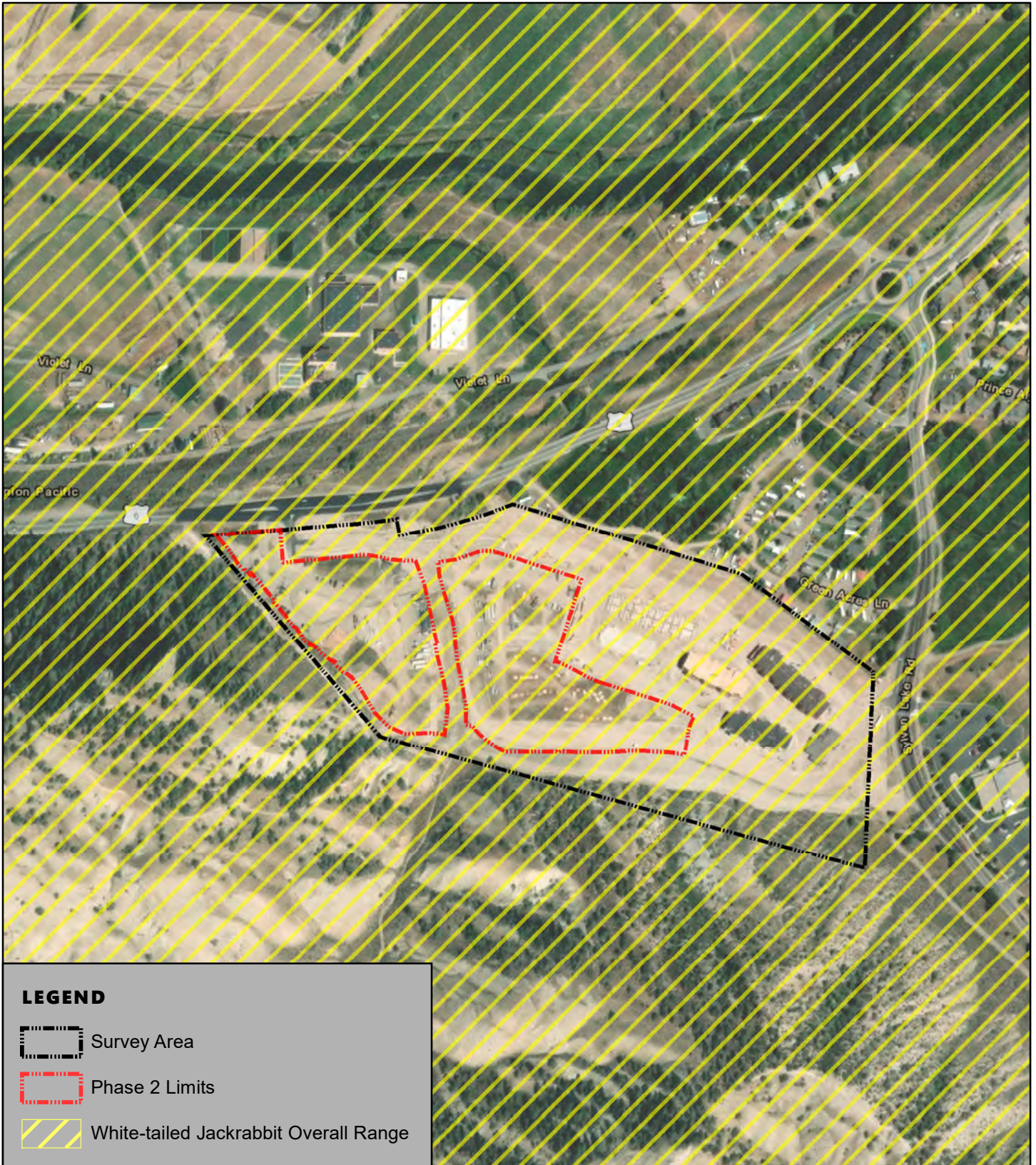
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ERC #: 1700-2401




**SOUTHERN RED-BACKED VOLE MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**





**LEGEND**

-  Survey Area
-  Phase 2 Limits
-  White-tailed Jackrabbit Overall Range

Prepared By:

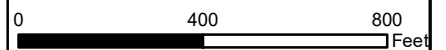


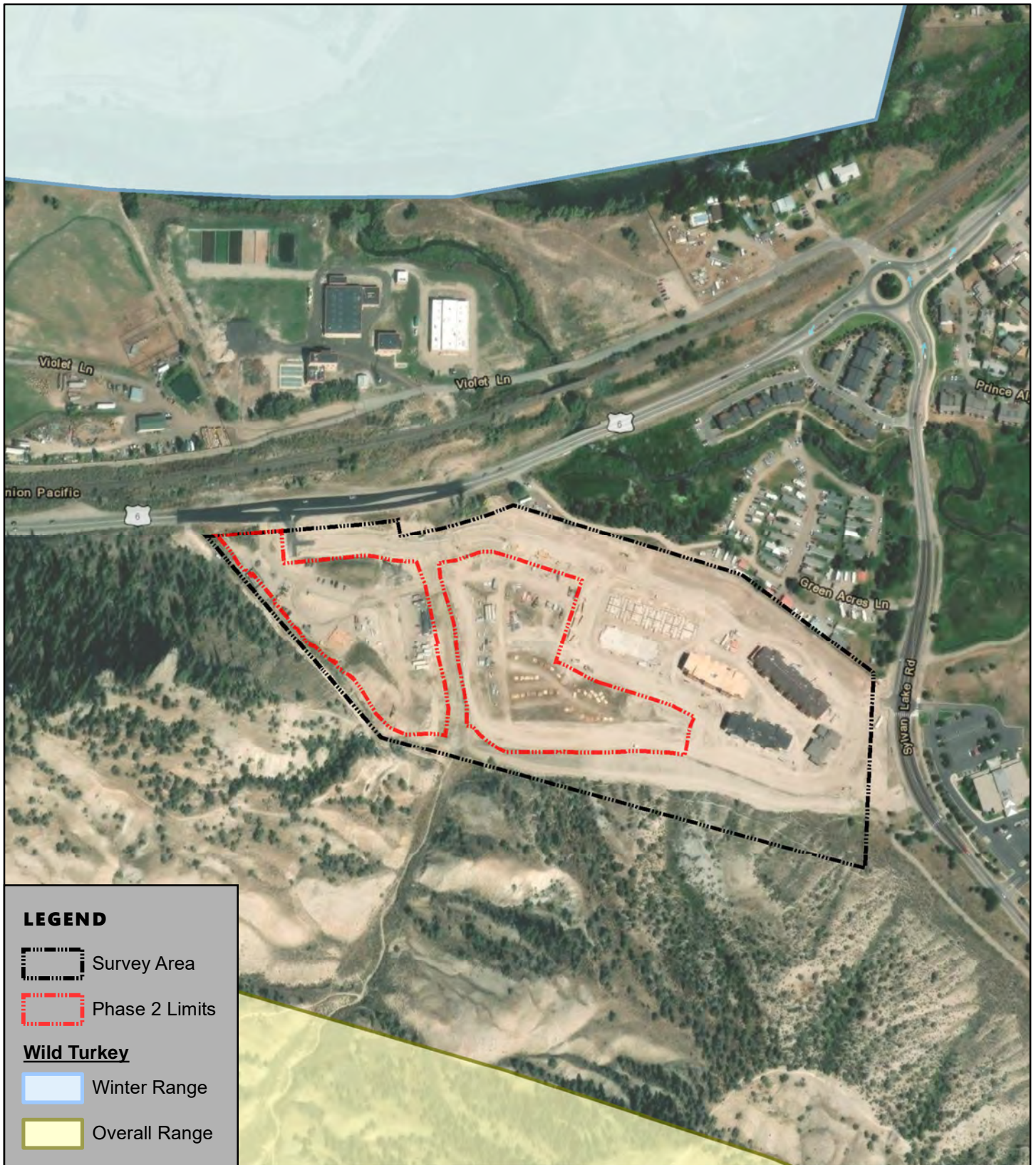
2820 Wilderness Place, Suite A  
 Boulder, CO 80301  
 (303) 679-4820

ERC #: 1700-2401



**WHITE-TAILED JACKRABBIT MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**







**LEGEND**

-  Survey Area
-  Phase 2 Limits

**Wild Turkey**

-  Winter Range
-  Overall Range

Prepared By:

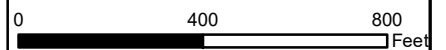


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ERC #: 1700-2401

**WILD TURKEY MAP**

**RESERVE AT HOCKETT GULCH  
 PHASE 1B AND 2  
 EAGLE COUNTY, COLORADO**



## **Appendix C**

# **USFWS IPaC Species List**



## United States Department of the Interior



### FISH AND WILDLIFE SERVICE

Western Colorado Ecological Services Field Office  
445 West Gunnison Avenue, Suite 240  
Grand Junction, CO 81501-5711  
Phone: (970) 628-7180 Fax: (970) 245-6933

In Reply Refer To:

02/05/2025 16:52:02 UTC

Project Code: 2025-0006718

Project Name: Reserve at Hockett Gulch

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

#### To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: <https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Western Colorado Ecological Services Field Office**

445 West Gunnison Avenue, Suite 240

Grand Junction, CO 81501-5711

(970) 628-7180

## PROJECT SUMMARY

Project Code: 2025-0006718

Project Name: Reserve at Hockett Gulch

Project Type: New Constr - Above Ground

Project Description: 29-acre development project with 283 rental units and clubhouse

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@39.64439545,-106.84060864915682,14z>



Counties: Eagle County, Colorado

## ENDANGERED SPECIES ACT SPECIES

There is a total of 11 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 4 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

**MAMMALS**

NAME	STATUS
Canada Lynx <i>Lynx canadensis</i> Population: Wherever Found in Contiguous U.S. There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/3652">https://ecos.fws.gov/ecp/species/3652</a>	Threatened
Gray Wolf <i>Canis lupus</i> Population: CO No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/4488">https://ecos.fws.gov/ecp/species/4488</a>	Experimental Population, Non- Essential

**BIRDS**

NAME	STATUS
Mexican Spotted Owl <i>Strix occidentalis lucida</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/8196">https://ecos.fws.gov/ecp/species/8196</a>	Threatened
Yellow-billed Cuckoo <i>Coccyzus americanus</i> Population: Western U.S. DPS There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/3911">https://ecos.fws.gov/ecp/species/3911</a>	Threatened

**FISHES**

NAME	STATUS
Bonytail <i>Gila elegans</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> <li>▪ Water depletions in the upper Colorado River basin adversely affect this species and its critical habitat. Effects of water depletions must be considered even outside of occupied range.</li> </ul> Species profile: <a href="https://ecos.fws.gov/ecp/species/1377">https://ecos.fws.gov/ecp/species/1377</a>	Endangered
Colorado Pikeminnow <i>Ptychocheilus lucius</i> Population: Wherever found, except where listed as an experimental population There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> <li>▪ Water depletions in the upper Colorado River basin adversely affect this species and its critical habitat. Effects of water depletions must be considered even outside of occupied range.</li> </ul> Species profile: <a href="https://ecos.fws.gov/ecp/species/3531">https://ecos.fws.gov/ecp/species/3531</a>	Endangered
Humpback Chub <i>Gila cypha</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. This species only needs to be considered under the following conditions:	Threatened

NAME	STATUS
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- Water depletions in the upper Colorado River basin adversely affect this species and its critical habitat. Effects of water depletions must be considered even outside of occupied range.

Species profile: <https://ecos.fws.gov/ecp/species/3930>

Razorback Sucker <i>Xyrauchen texanus</i>	Endangered
---	------------

There is **final** critical habitat for this species. Your location does not overlap the critical habitat. This species only needs to be considered under the following conditions:

- Water depletions in the upper Colorado River basin adversely affect this species and its critical habitat. Effects of water depletions must be considered even outside of occupied range.

Species profile: <https://ecos.fws.gov/ecp/species/530>

## INSECTS

NAME	STATUS
------	--------

Monarch Butterfly <i>Danaus plexippus</i>	Proposed Threatened
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There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.

Species profile: <https://ecos.fws.gov/ecp/species/9743>

Suckley's Cuckoo Bumble Bee <i>Bombus suckleyi</i>	Proposed Endangered
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Population:

No critical habitat has been designated for this species.

Species profile: <https://ecos.fws.gov/ecp/species/10885>

## FLOWERING PLANTS

NAME	STATUS
------	--------

Ute Ladies'-tresses <i>Spiranthes diluvialis</i>	Threatened
--	------------

No critical habitat has been designated for this species.

Species profile: <https://ecos.fws.gov/ecp/species/2159>

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act <sup>2</sup> and the Migratory Bird Treaty Act (MBTA) <sup>1</sup>. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

- 
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
  2. The [Migratory Birds Treaty Act](#) of 1918.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

### Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

### Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<b>Bald Eagle <i>Haliaeetus leucocephalus</i></b> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Dec 1 to Aug 31
<b>Golden Eagle <i>Aquila chrysaetos</i></b> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1680">https://ecos.fws.gov/ecp/species/1680</a>	Breeds Dec 1 to Aug 31

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

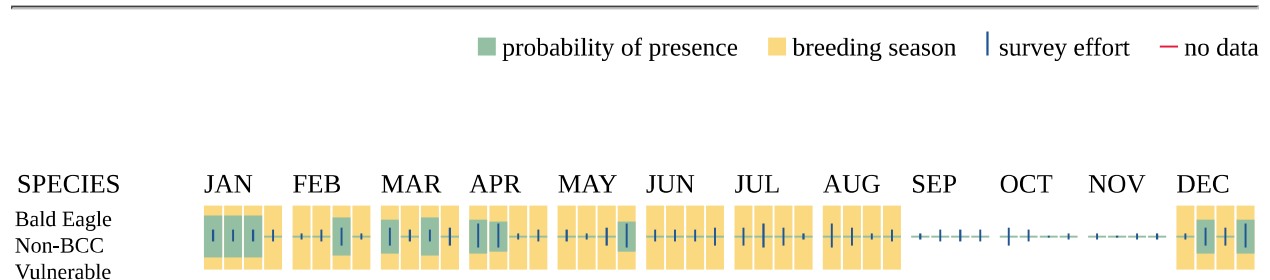
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

### Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.



Golden Eagle  
Non-BCC  
Vulnerable



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) <sup>1</sup> prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Dec 1 to Aug 31
Broad-tailed Hummingbird <i>Selasphorus platycercus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/11935">https://ecos.fws.gov/ecp/species/11935</a>	Breeds May 25 to Aug 21

NAME	BREEDING SEASON
<p><b>Brown-capped Rosy-finch</b> <i>Leucosticte australis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/9461">https://ecos.fws.gov/ecp/species/9461</a></p>	Breeds Jun 15 to Sep 15
<p><b>Cassin's Finch</b> <i>Haemorhous cassinii</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/9462">https://ecos.fws.gov/ecp/species/9462</a></p>	Breeds May 15 to Jul 15
<p><b>Clark's Nutcracker</b> <i>Nucifraga columbiana</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p><a href="https://ecos.fws.gov/ecp/species/9421">https://ecos.fws.gov/ecp/species/9421</a></p>	Breeds Jan 15 to Jul 15
<p><b>Evening Grosbeak</b> <i>Coccothraustes vespertinus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/9465">https://ecos.fws.gov/ecp/species/9465</a></p>	Breeds May 15 to Aug 10
<p><b>Flammulated Owl</b> <i>Psiloscoops flammeolus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/7728">https://ecos.fws.gov/ecp/species/7728</a></p>	Breeds May 10 to Aug 15
<p><b>Golden Eagle</b> <i>Aquila chrysaetos</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p><a href="https://ecos.fws.gov/ecp/species/1680">https://ecos.fws.gov/ecp/species/1680</a></p>	Breeds Dec 1 to Aug 31
<p><b>Lewis's Woodpecker</b> <i>Melanerpes lewis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/9408">https://ecos.fws.gov/ecp/species/9408</a></p>	Breeds Apr 20 to Sep 30
<p><b>Long-eared Owl</b> <i>asio otus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/3631">https://ecos.fws.gov/ecp/species/3631</a></p>	Breeds Mar 1 to Jul 15
<p><b>Olive-sided Flycatcher</b> <i>Contopus cooperi</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/3914">https://ecos.fws.gov/ecp/species/3914</a></p>	Breeds May 20 to Aug 31
<p><b>Pinyon Jay</b> <i>Gymnorhinus cyanocephalus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/9420">https://ecos.fws.gov/ecp/species/9420</a></p>	Breeds Feb 15 to Jul 15

NAME	BREEDING SEASON
Virginia's Warbler <i>Leiothlypis virginiae</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9441">https://ecos.fws.gov/ecp/species/9441</a>	Breeds May 1 to Jul 31
Western Grebe <i>aechmophorus occidentalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/6743">https://ecos.fws.gov/ecp/species/6743</a>	Breeds Jun 1 to Aug 31

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

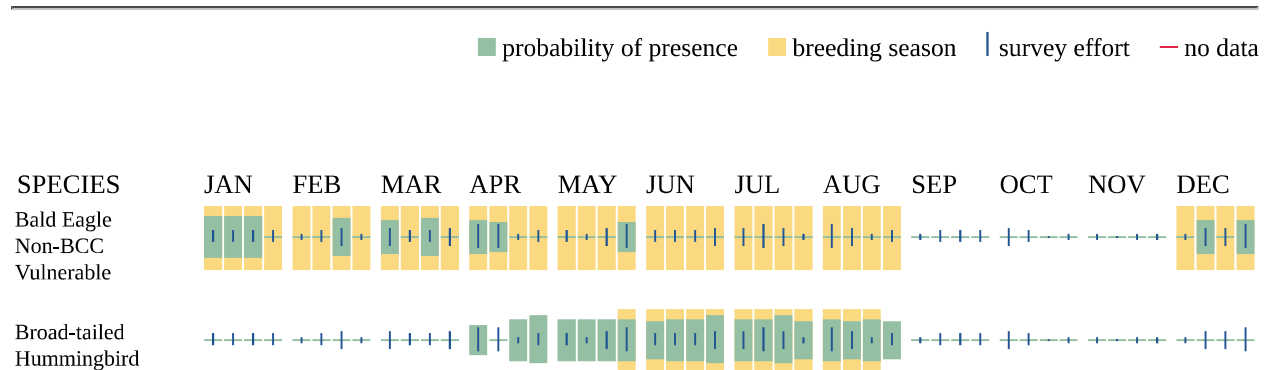
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

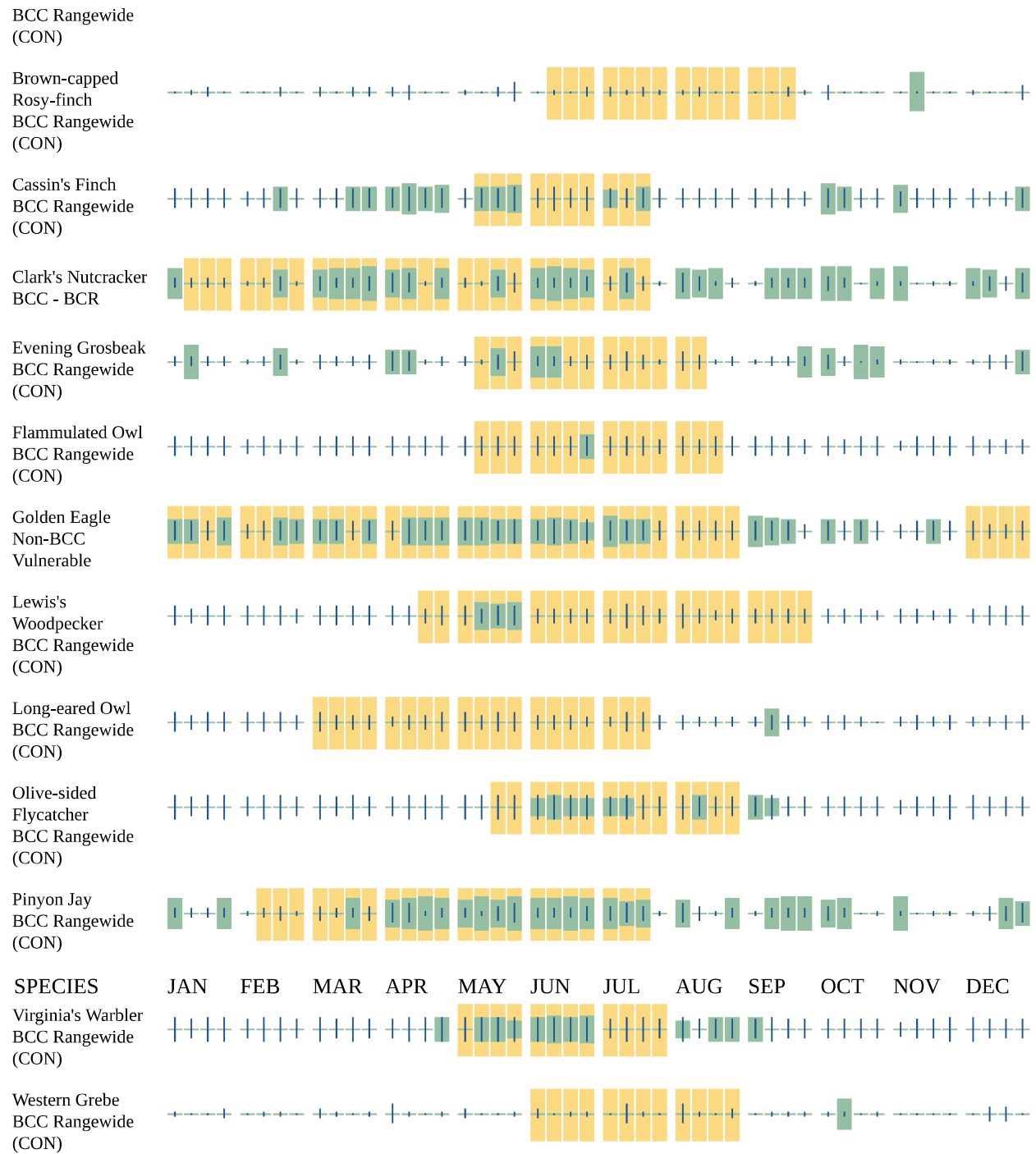
### Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

### No Data (-)

A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds

- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

### RIVERINE

- R4SBC

## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity  
Name: Tyler Worley  
Address: 2820 Wilderness Place  
City: Boulder  
State: CO  
Zip: 80301  
Email: tyler@erccolorado.net  
Phone: 3036794820