



June 10, 2021

Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Regarding: **Project Narrative**
Name of Project: **Parker and Pine Filing 1**

Proposal Summary

The Applicant - EVT Parker Colorado LLC (c/o Eisenberg Company, Inc.) is completing the improvements associated with the Parker and Pine Filing 1 subdivision application (SUB18-020). The individual lots are being site planned and several lots will begin construction shortly. The multi-family development proposed on Tract A is finalizing their Site Plan (SP20-084) and has identified several street trees proposed with SUB18-020 that will be in conflict with the SP20-084 development. After discussion with Town Staff, it was recommended to amend the approved SUB18-020 plans to eliminate the proposed trees which would be in conflict before they are install, rather than remove newly installed trees.

Attached is an exhibit illustrating which trees are in conflict and what is causing the conflict.

Please contact me with any questions.

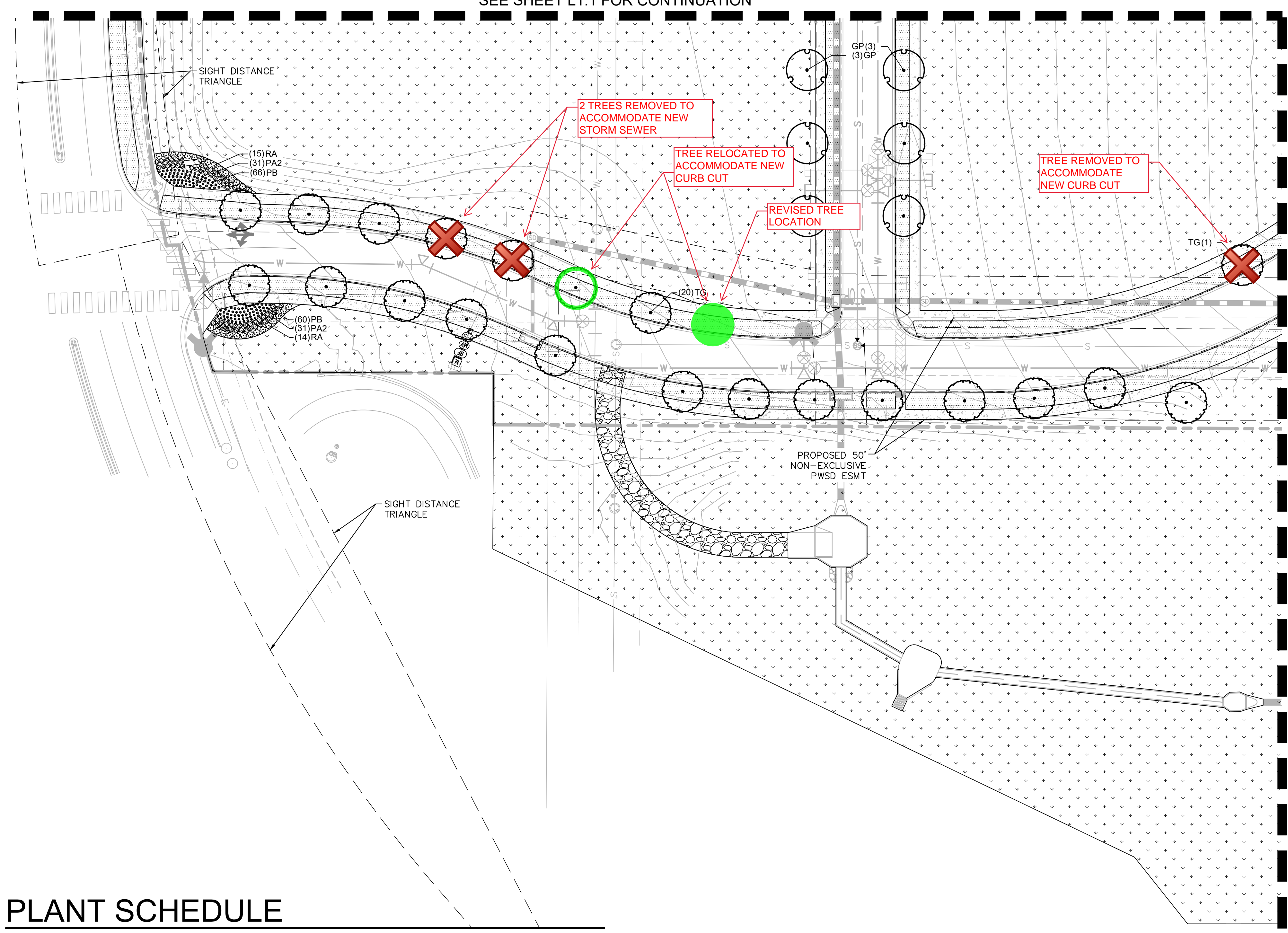
Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Skeehan".

Dan Skeehan, P.E.
(303) 228-2318

K:\DEN_Civil\096502001_Mixed Use_Parker_Rd\CADD\PlanSheets\096502001LA.dwg Kospitzak, Jack 10/8/2019 10:57 AM
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SEE SHEET L1.1 FOR CONTINUATION

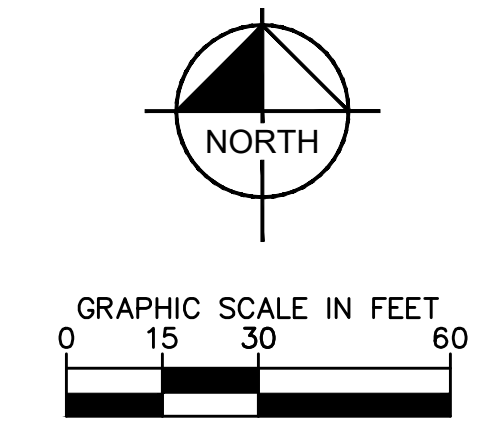


SEE SHEET L1.4 FOR CONTINUATION

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	GP	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO
	PA3	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR
	QR	QUERCUS ROBUR	ENGLISH OAK
	TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
	UA	ULMUS X 'ACCOLADE'	ACCOLADE ELM
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	JH	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER
	PA2	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	PB	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS
	RA	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT
	KB	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS
	RM	RIVER ROCK MULCH 2-6"	3" DEPTH
	SM2	TOWN OF PARKER SEED MIX 3	TOWN OF PARKER SEED MIX 3

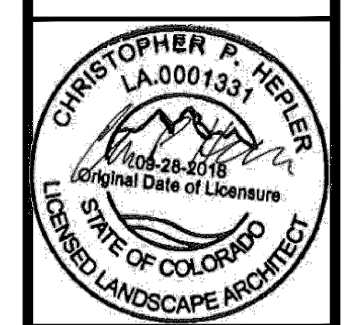


NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: NBB
 DRAWN BY: NBB
 CHECKED BY: CPH
 DATE: 08/11/20

PARKER AND PINE FILING 1
 PARKER, CO
 CONSTRUCTION DOCUMENTS
 LANDSCAPE PLAN



PROJECT NO.
096502001
 DRAWING NAME
096502001LA

L1.3

