



Your kind of place.

December 11, 2024

Alex Ginter
Tri Pointe Homes
8055 E. Tufts Ave. Suite 675
Denver, CO 80237

Subject: Partial Acceptance and Approval of Common Area Landscaping (Exhibit E)
Trails at Crowfoot Filing No. 6 and No. 7
SUB17-047 and SUB17-048

Dear Ms. Ginter;

The Town of Parker Planning Division has performed an inspection of the landscaping required by Exhibit E of the Trails at Crowfoot Filing 6 Subdivision Improvement Agreement (SIA). This correspondence is to inform you that the landscaping required by Exhibit E is partially installed and is in substantial compliance with the approved plans. Therefore, the installed landscaping has been approved for the purposes of the Town, with the exceptions noted below. Please be advised of the following:

1. The Town will release the streetscape security once revised security is submitted to cover the remaining root ball removal and turf grass replacement in the amount of five thousand two hundred thirty dollars and fifty cents (\$5,230.50). This security will be held until an additional root balls are removed and the turf grass is repaired, inspected and approved.
2. All plantings shall be maintained in a healthy and attractive manner, as determined by the Town. Maintenance shall be conducted by the property owner of record, the property owner's agent or tenant or a homeowners' association which has assumed landscape maintenance responsibility. All ornamental landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include, but not be limited to, watering, fertilizing, weeding, cleaning, mowing, edging, mulching, pruning, trimming, spraying, cultivating or other maintenance as needed and in accordance with acceptable horticultural practices. Areas of native or naturalized landscape are exempt from this level of maintenance. Acceptable maintenance of native plants includes, but is not limited to, removal of dead or diseased plants, weed control and seasonal mowing.
3. Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days of their death, unless seasonal conditions prohibit removal and replacement. In such case, the removal and replacement shall occur within a reasonable period of time approved by the Town.
4. Nonliving landscape materials such as rock, stone, bark chips and shavings which no longer cover the area in which they were originally deposited shall be regularly replenished to maintain the full coverage to a minimum depth of three (3) inches for rock mulches and four (4) inches for wood mulch.

5. Landscaping structural features (e.g., fencing, walls, and planter boxes) and site furnishings shall be maintained in a sound, structural and attractive condition.
6. Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials are being met.
7. Irrigation system repairs shall be made within seven (7) days of discovery of damage, unless seasonal conditions prohibit repairs.
8. Landscaped areas shall be free from trash and debris.
9. Failure to replace dead landscape materials within a reasonable period of time, as specified in Paragraph (2) above, shall be considered a violation of the approval and is subject to the enforcement and penalty provisions of the Town.
10. Alterations to the accepted landscaping may require Town approval. Please contact the Planning Division at 303.841.2332 if any changes are desired to the accepted landscaping.
11. An additional inspection will be required for the remaining landscaping prior to release of the remaining security.

Please feel free to contact me at 303.841.2332 should you have any questions.

Sincerely,



Stacey Neger
Senior Planner

cc: John Fussa, Community Development Director
Bryce Matthews, Planning Manager