



Your kind of place.

TO: Brian Wilson, CVL Consultants of Colorado, Inc.
FROM: Stacey Nerger, Associate Planner
DATE: April 18, 2018
SUBJECT: Trails at Crowfoot Filing No. 13 – Final Plat
[Application SUB17-053]

The following are review comments regarding the first submittal of SUB17-053. All comments must be responded to and if there is disagreement with a comment please indicate the reasoning for the disagreement. Please sign and return this memo with the next submittal. A follow-up Development Review Team (DRT) meeting with reviewing agencies can be scheduled to provide additional guidance on these comments. Please contact case planner Stacey Nerger at snerger@parkeronline.org to schedule a DRT meeting.

TOWN OF PARKER PLANNING DEPARTMENT:
ATTN: STACEY NERGER
E-MAIL: snerger@parkeronline.org
FAX: 303-841-3223
PHONE: 303-805-3199

TRAILS AT CROWFOOT FILING NO. 13

Final Plat:

Planning Staff has no additional comments on the Final Plat.

Landscaping Plan:

1. Please refer to the attached “redline” comments within the Landscape Plans for staff’s requested changes.

Complied: Yes No
Response:



Your kind of place.

General:

2. Please update the streetscape cost estimate with any reduction in street trees due to sight triangle issues.

Complied: Yes No

Response:

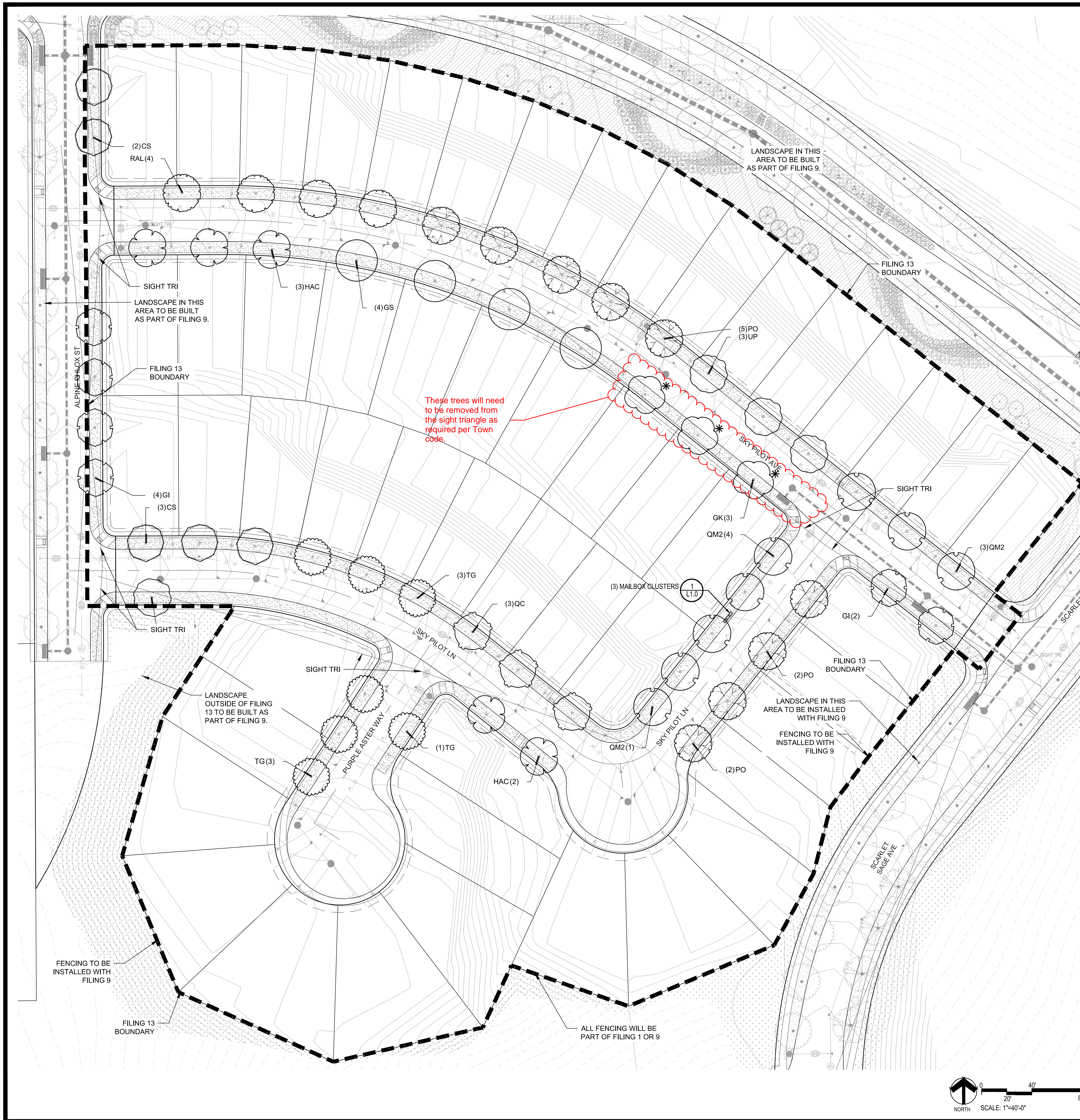
3. A draft subdivision agreement has been forwarded to the application. Please review and let us know if you have any changes or questions.

Complied: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all referral agency comments with a written response. Please log into eTrackit Project No. SUB17-053, and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.



STREET TREE SCHEDULE FILING 13

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME |
|-----------------|-----|--|------------------------------|
| CS | 5 | CATALPA SPECIOSA | NORTHERN CATALPA |
| HAC | 5 | CELTIS OCCIDENTALIS | COMMON HACKBERRY |
| GS | 4 | GLEDITSIA TRIACANTHOS 'INERMIS' SHADEMASTER™ | SHADEMASTER LOCUST |
| GI | 6 | GLEDITSIA TRIACANTHOS 'IMPERIAL' | IMPERIAL HONEYLOCUST |
| GK | 3 | GYMNOCLADUS DIOICA | KENTUCKY COFFEE TREE |
| PO | 9 | PLATANUS OCCIDENTALIS | AMERICAN SYCAMORE |
| QC | 3 | QUERCUS MACDANIELLI 'CLEMONS'™ | HERITAGE OAK |
| QM2 | 8 | QUERCUS MUEHLENBERGII | CHINKAPIN OAK |
| RAL | 4 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN |
| TG | 7 | TILIA CORDATA 'GREENSPIRE' | GREENSPIRE LITTLELEAF LINDEN |
| UP | 4 | ULMUS AMERICANA 'PRINCETON' | AMERICAN ELM |

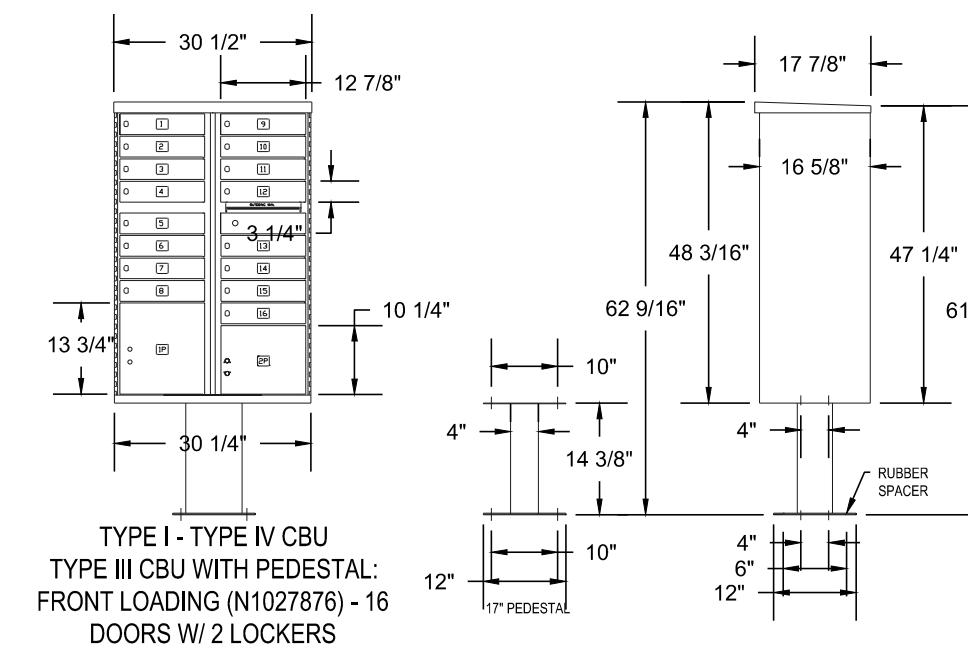
GROUND COVERS

| QTY | BOTANICAL NAME | COMMON NAME |
|-----------|--|-------------|
| 26,324 SF | ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY | ENVIROTURF |

* TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'

- Notes:
- Installation to be completed in accordance with specifications by factory authorized installers.
 - Contractor to verify concrete pad dimension & construction specifications with USPS before constructing.
 - Contractor to make submittals for mailbox cluster units for review & approval, with pricing info, prior to ordering clusterboxes.

POSTAL PRODUCTS UNLIMITED, INC.
500 W OKLAHOMA AVE.
MILWAUKEE, WI 53207
TOLL FREE: 1-800-226-4500
PHONE: (414) 290-1500
FAX: (800) 570-0007
www.mailproducts.com



16 Box Unit
Qty: 3

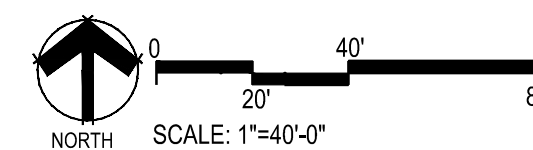
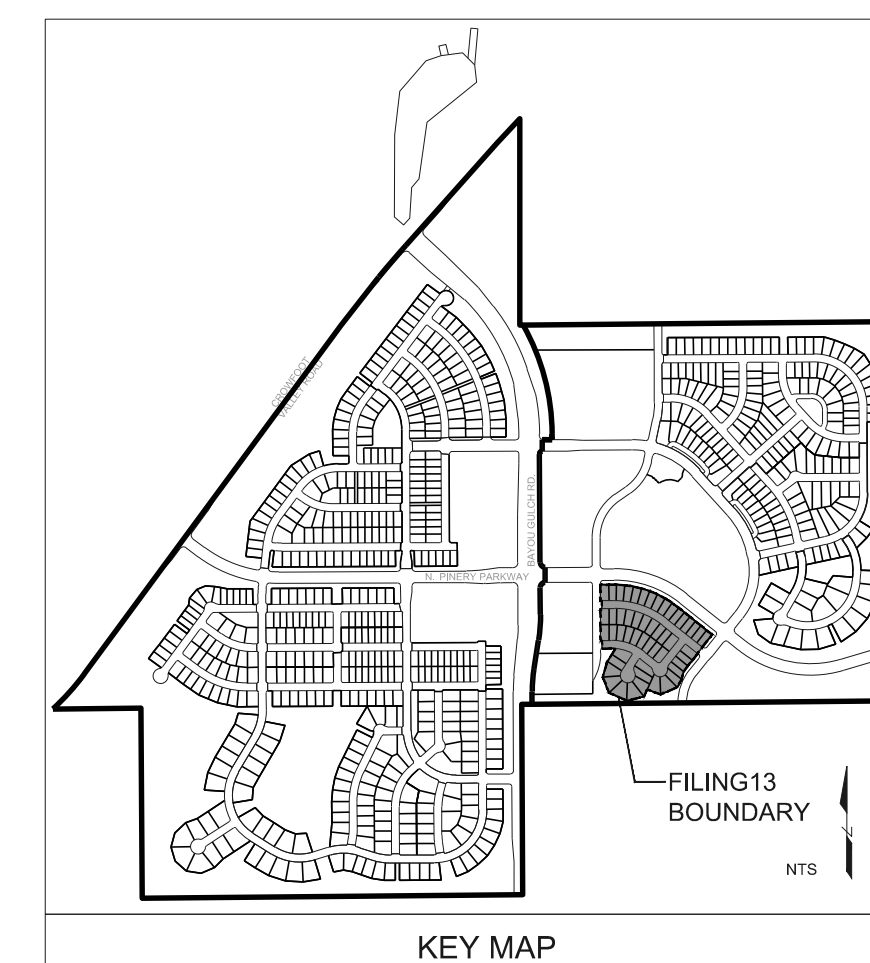
Outdoor Pedestal Mailbox Units: 12 Box (F181570-12)
16 Box (F181570-16)
Weight: 12 Box = 138 lbs
16 Box = 161 lbs
Height: 62" Width: 28.5"
Depth: 17.5"
Available from:
U.S. Mail Supply
1.800.571.0147
www.usmailsupply.com

1 MAILBOX CLUSTER

Note:
Final Mailbox Locations, Sizes and Specifications to be Coordinated and Approved by the U.S. Post Master.

NOT TO SCALE

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
 - TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'.
 - MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
 - ALL FENCING TO BE PART OF FILING 1 OR 9.



Prepared For
ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 34-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905 . f.303.531.4908

Engineering
CVL
CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
FILING NO. 13
PARKER, COLORADO
FINAL LANDSCAPE PLANS

DRAFT
NOT FOR
CONSTRUCTION

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 1.5.2018
Date: 3.16.2018
Know what's below.
Call before you dig.
811

Sheet Name
**OVERALL
LANDSCAPE PLAN**

Sheet Number
L1.0