



Your kind of place.

September 30, 2024

Staci Kahl
D.R. Horton Colorado
9555 S. Kingston Ct. Ste. 200
Englewood, CO 80112

Subject: Acceptance and Approval of Exhibit E (Streetscape)
Trails at Crowfoot Filing No 13
Case Number: SUB17-053

Dear Ms. Kahl,

The Town of Parker Planning Division has performed an inspection of the landscaping required by Exhibit E of the Trails at Crowfoot Filing No. 13 Subdivision Improvement Agreement (SIA) contained in Case Number: SUB17-053. This correspondence is to inform you that staff has determined that the landscaping required by Exhibit E is installed in compliance with the approved plans and the installed landscaping is approved for the purposes of the Town.

The security for this landscaping in the amount of \$107,544.73 may be released.

Please be advised of the following:

1. Based on the inspection results, the existing letter of credit for Exhibit E in the amount of \$107,544.73 may be released.
2. All plantings shall be maintained in a healthy and attractive manner, as determined by the Town. After acceptance and approval from the Town, maintenance of the tree-lawn landscaping shall be conducted by the adjacent property owner of record. 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.
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. Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials are being met.

6. Irrigation system repairs shall be made within seven (7) days of discovery of damage, unless seasonal conditions prohibit repairs.
7. Landscaped areas shall be free from trash and debris.
8. Failure to replace dead landscape materials within a reasonable period of time, as specified above, shall be considered a violation of the approval and is subject to the enforcement and penalty provisions of the Town.
9. Alterations to the accepted landscaping may require Town approval. Please contact staff if any changes are desired to the accepted landscaping.

Please feel free to contact me at 303.805.3199 or snerger@parkerco.gov should you have any questions.

Sincerely,



Stacey Neger
Senior Planner

cc: John Fussa, Community Development Director
Bryce Matthews, AICP, Assistant Director