

PARKER AUTO PLAZA FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 2

15.9520 ACRES - 7 LOTS

Please see attached Town of Parker LDO Section 13.07.150 Guarantee of Public Improvements and coordinate public improvement cost estimates and phasing for this development with Engineering.

Please add the following certification.

"The Preliminary Plan for this plat was reviewed by the Planning Commission on March 15, 2004.

Planning Director,
On behalf of the Planning Commission

LEGAL DESCRIPTION:

LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, BLOCKS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **PARKER AUTO PLAZA FILING NO. 1, 2ND AMENDMENT**. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED. WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S), ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

ACKNOWLEDGMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBLIVATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. §1 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER:

EVT PARKER COLORADO, LLC, A ARIZONA LIMITED LIABILITY COMPANY

BY: _____ SIGNATURE _____ PRINT NAME AND TITLE _____

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

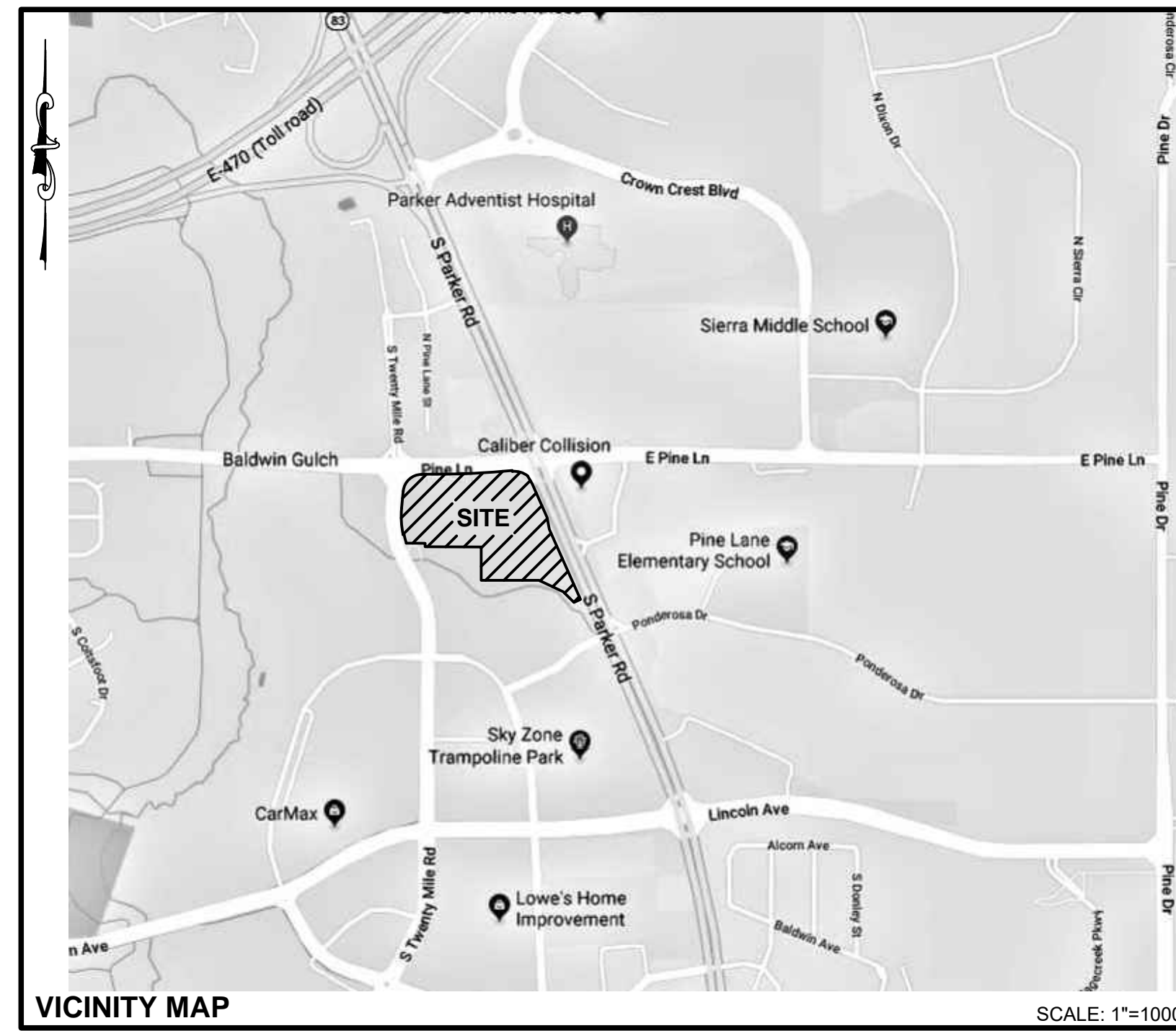
NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

Please add the following two (2) notes below:

13. "PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN."

14. "WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION."



VICINITY MAP

SCALE: 1"=1000'

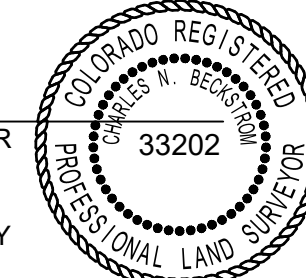
GENERAL NOTES:

- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 1, BLOCK 3 INTO SEVEN FEE SIMPLE LOTS AND DEDICATE A NEW SIDEWALK EASEMENT.
- THIS PLAT WAS BASED INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER NCS-862697-MICH PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF APRIL 27, 2018 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°17'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO. 1 AND BOUNDED BY THE MONUMENTS SHOWN HEREON..
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0067G WITH AN REVISED DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- THE SUBJECT PROPERTY IS AFFECTED BY AN AVIGATION AND HAZARD EASEMENT RECORDED ON SEPTEMBER 6, 2001 IN BOOK 2124 AT PAGE 522 OF THE DOUGLAS COUNTY, COLORADO RECORDS.
- ALL UNITS ARE IN U.S. SURVEY FEET.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE PROPERTY FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THE PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THE PROPERTY BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND INTERNAL ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND PROBABLY ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED IN WRITING BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT ORDINANCE.
- THIS PLAT IS SUBJECT TO PERPETUAL, NONEXCLUSIVE CROSS-PARKING EASEMENTS FOR THE BENEFIT OF ALL LOTS DESCRIBED HEREIN FOR THE SHARED USE OF ALL PARKING SPACES SITUATED ON THE PROPERTY DESCRIBED HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.

SURVEYOR CERTIFICATION:

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF PARKER AUTO PLAZA FILING NO. 1, 2ND AMENDMENT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 31ST DAY OF AUGUST, 2017, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
CHARLES N. BECKSTROM
SURVEYOR NO. 33202
FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY

TITLE VERIFICATION:

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

FIRST AMERICAN TITLE INSURANCE COMPANY DATE _____

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

TOWN COUNCIL:

LOT1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 IS HEREWITH AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2004113377.

MAYOR _____ ATTEST: TOWN CLERK _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER _____

Please add the following language

"This plat was approved by the Town Council and/or, where applicable, the Planning Director and Director of Engineering of the Town of Parker, Colorado, on the _____ day of _____, 20____, for filing subject to the conditions set forth by the Town Council. The dedications are hereby accepted. This approval is with the understanding that all expenses incurred with respect to required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not of the Town of Parker. The responsibility for maintaining private roads, including the removal of snow accumulations, shall be with the subdivider or his or her assigns in perpetuity."

Please remove and replace with:

Town of Parker, CO Planning Director

Town of Parker, CO Engineering Director

Please add a plat note(s) that adequately explains who and/or which entities are responsible for the maintenance of internal access drives and roads. Will a Business Owners Association be formed? Etc.

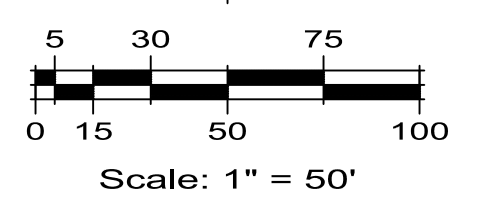
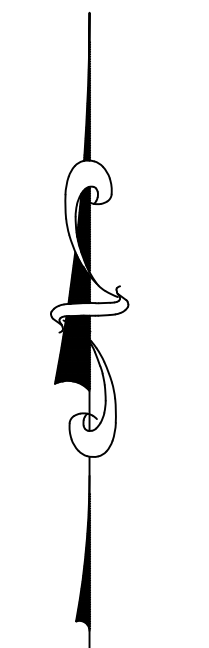
OWNER/APPLICANT:
EVT PARKER COLORADO, LLC
c/o EISENBERG COMPANY, INC.
2710 E. CAMELBACK RD., STE. 210
PHOENIX, ARIZONA 85016
PHONE: (602) 468-6100

14190 East Evans Avenue
Aurora, Colorado 80014
engineeringsserviceco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Project No. 984.001 Date: 05/09/2018

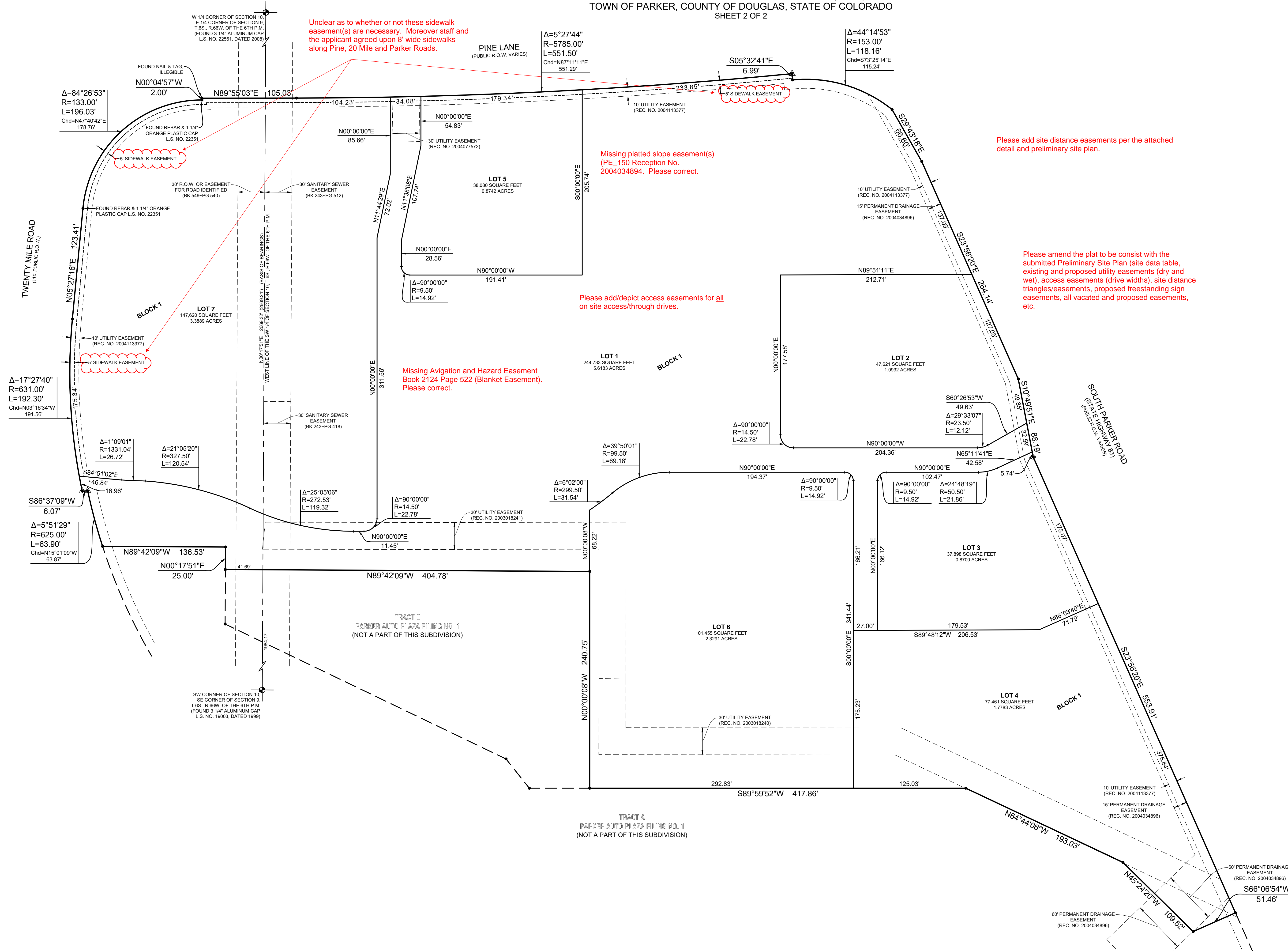
PARKER AUTO PLAZA FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1
 SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 2



LEGEND

	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	BK. PG. BOOK AND PAGE
	L.S. NO. LAND SURVEYOR NUMBER
	REC. NO. RECEPTION NUMBER
	R.O.W. RIGHT-OF-WAY
	DIMENSION PER PLAT
	SECTION CORNER
	FOUND REBAR & 3/4" RED PLASTIC CAP L.S. NO. 23524 UNLESS NOTED OTHERWISE
	FOUND NAIL & TAG L.S. NO. 23524
	SET 3/4"x30" REBAR & 2" ALUMINUM CAP L.S. NO. 33202



Unclear as to whether or not these sidewalk easement(s) are necessary. Moreover staff and the applicant agreed upon 8' wide sidewalks along Pine, 20 Mile and Parker Roads.

Missing platted slope easement(s) (PE_150 Reception No. 2004034894. Please correct.

Please add site distance easements per the attached detail and preliminary site plan.

Please add/depict access easements for all on site access/through drives.

Missing Avigation and Hazard Easement Book 2124 Page 522 (Blanket Easement). Please correct.

Please amend the plat to be consistent with the submitted Preliminary Site Plan (site data table, existing and proposed utility easements (dry and wet), access easements (drive widths), site distance triangles/easements, proposed free-standing sign easements, all vacated and proposed easements, etc.

OWNER/APPLICANT:
 EVT PARKER COLORADO, LLC
 c/o EISENBERG COMPANY, INC.
 2710 E. CAMELBACK RD., STE. 210
 PHOENIX, ARIZONA 85016
 PHONE: (602) 468-6100



ESC ENGINEERING SERVICE COMPANY
 Creative Solutions Since 1954
 14190 East Evans Avenue
 Aurora, Colorado 80014
 engineerserviceco.com
 P 303.337.1393
 F 303.337.7481
 T/F 1.877.273.0659

Project No: 984.001 Date: 05/09/2018 Sheet: 2 OF 2

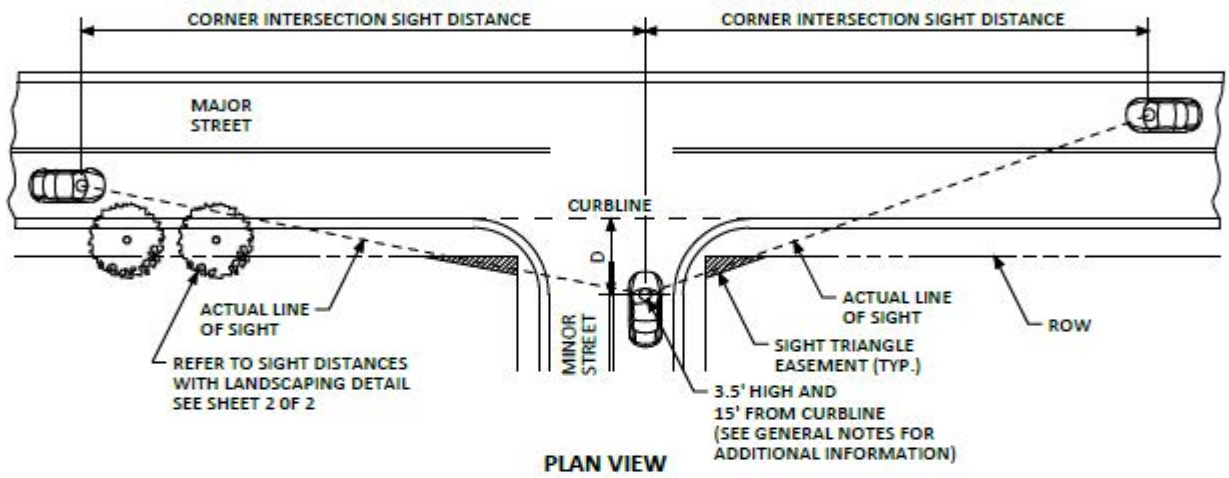
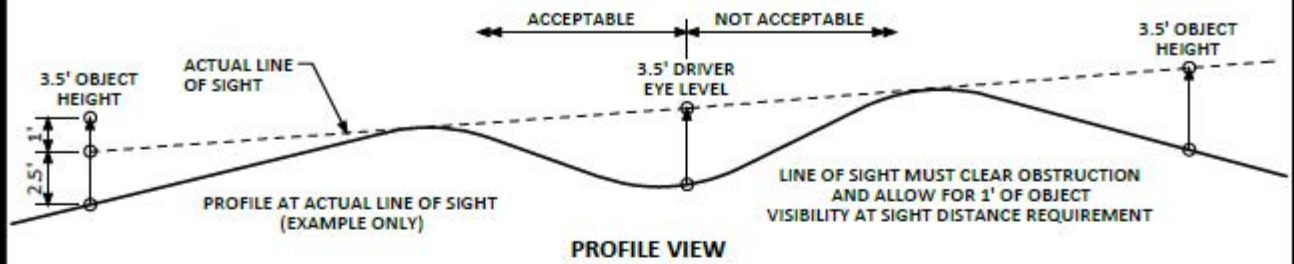
13.07.150 - Guarantee of public improvements.

- (a) In each new subdivision, the Town Council shall determine the type, location and extent of necessary public improvements (the "Public improvements") depending upon the characteristics of the proposed development and its relationship to surrounding areas. Improvements shall be made by the applicant at the applicant's expense according to standards and specifications prepared by a qualified professional engineer in accordance with the Town of Parker Roadway Design and Construction Criteria Manual, as applicable, the Town of Parker Storm Drainage Criteria Manual and other applicable regulations.
 - (1) Public improvements, including, but not limited to, all streets, road rights-of-way and sidewalk, drainage and landscape improvements located within street and road rights-of-way, shall conform to the requirements of the Town Transportation Plan, the Town of Parker Roadway Design and Construction Criteria Manual, as applicable, the Town of Parker Storm Drainage Criteria Manual, the Parks and Open Space Master Plan, the Town of Parker Construction Specification and Design Consideration for Parks, Trails and Streetscapes, the Parker Building Code and all other regulations pertaining to the development of land.
 - (2) Other reasonable improvements, not specifically mentioned herein and found appropriate and necessary by the Town Council, shall be constructed at the developer's expense within such time and in conformance with such specifications as deemed necessary and appropriate.
- (b) No final plat or minor development plat shall be approved or recorded until the applicant has submitted and the Town Council and/or, where applicable, the Planning Director and Director of Engineering for certain final plats has reviewed and accepted a subdivision agreement (or similar performance agreement) that provides for the construction of all required public improvements shown in the final plat documents and secured by the following:
 - (1) Financial guarantee. A financial guarantee in the form of an irrevocable letter of credit or cash arrangement approved by the Town Attorney (the "security") in the amount of one hundred ten percent (110%) of the total construction cost of the public improvements. The Town shall have the right to draw on the security for the purpose of restoring and remediating any site disturbance and/or constructing or completing construction of any public improvements, provided that the Town shall not be obligated to undertake such action if the Town Council, for good cause, deems it inadvisable to do so. In the event the Town draws on the security, neither the applicant nor his or her successors or assigns shall engage in any work on the site until new security is provided to the Town in the amount specified in this Section. Security shall be deposited to warrant the public improvements against defects during the two-year warranty period. Such warranty security shall be posted in the amount of twenty percent (20%) of the total construction cost of the public improvements for the two-year warranty period.
- (c) Restriction on residential approvals. Until the Public Improvements are accepted for probationary purposes by the Town in writing, the Town shall not be obligated to issue any building permits for private improvements within the residential subdivision, except as provided herein. The sidewalks, plant material and related irrigation facilities for a Town-approved landscaping plan for street, road rights-of-way, parks, open space and other public places (the "streetscape/landscape improvements") may be installed after probationary acceptance of the Public Improvements for a subdivision, subject to the following requirements:
 - (1) A financial guarantee that complies with this Section in an amount of one hundred and ten percent (110%) of the total cost to purchase and install the streetscape/landscape improvements is provided to the Town, which financial guarantee shall be in place until all of the streetscape/landscape improvements are installed and approved in writing by the Town; provided, however, that the financial guarantee may be reduced to the extent provide herein.
 - (2) The plant material and related irrigation facilities portion of the streetscape/landscape improvements may be installed on a lot-by-lot basis; provided that the Town shall not have any obligation to reduce the financial guarantee described in Paragraph (1) above until the plant

material and related irrigation facilities for an entire platted block are installed and approved in writing by the Town.

- (3) The sidewalk portion of the streetscape/landscape improvements may be installed on a block-by-block basis; provided that the Town shall have no obligation to reduce the financial guarantee described in Paragraph (1) above until the sidewalks for an entire block are installed and approved in writing by the Town.
 - (4) The Town may withhold certificates of occupancy for private improvements within the subdivision for noncompliance with Paragraph (2) above.
 - (5) Landscape improvements are not subject to the two-year warranty period described in Paragraph (b)(1) of this Section.
- (d) Additional restrictions of nonresidential approvals. The Town may issue building permits for private improvements within the subdivision prior to the construction and acceptance of the public improvements for nonresidential development, subject to the satisfaction of the following requirements:
- (1) A site plan has been approved as provided in Chapter 13.06 of this Title.
 - (2) The property owner has executed the subdivision agreement and provided the financial guarantee described in this Section.
 - (3) The subdivision has sufficient access and water to allow for adequate fire protection as determined by the fire protection district.
 - (4) The final plat for the subdivision contains a plat restriction that provides that no certificates of occupancy, temporary or otherwise, shall be issued until all public improvements and necessary onsite improvements are completed and accepted in writing by the Town.
- (e) The applicant shall provide the Town with an itemized estimate of the cost of required improvements on a standardized form available from the Department of Engineering in accordance with the requirements of the Town of Parker Roadway Design and Construction Criteria Manual.
- (f) The Department of Engineering shall review the subdivision agreement and the cost estimates and recommend changes as necessary to complete the required improvements.
- (g) The Town Attorney shall review and approve the subdivision agreement in the form set forth in Appendices A-1 and A-2 attached to the ordinance codified herein. A standardized subdivision agreement form is available from the Planning Department.
- (h) The Department of Engineering shall monitor all subdivision agreements and performance agreements. Prior to the expiration of the financial guarantee, the Department of Engineering shall notify the Town Council and developer of the expiration date and estimated cost of the outstanding improvements. An extension of the financial guarantee for the cost of the outstanding improvements shall be required.
- (i) Upon inspection by the Department of Engineering and approval of the public improvements in writing, the Town shall release the financial guarantee as provided in the subdivision agreement at the end of the warranty period.

(Ord. 3.286.3 §1, 2017; Ord. 1.467 §§31, 32, 2015; Ord. 3.286 §4, 2011; Ord. 3.284 §3, 2011; Ord. 3.278 §3, 2009; Ord. 3.147.2 §§1—4, 2004; Ord. 3.147.1 §1, 2001; Ord. 3.147 §2, 2000; Ord. 3.01.30 §§1—3, 1998; Ord. 3.01.18 §§1—4, 1997; Ord. 3.01.4 §1, 1994; PLDO Art. VII §12)



POSTED SPEED MPH	CORNER INTERSECTION SIGHT DISTANCE
45	555'
40	500'
35	445'
30	390'
25	335'
20	280'

GENERAL NOTES

1. CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR STREET AT "D" OF 15 FEET BACK FROM EDGE OF THE MAJOR STREET PAVEMENT (FLOWLINE) AND MEASURED FROM HEIGHT OF EYE AT 3.5' ON THE MINOR STREET TO A HEIGHT OF OBJECT AT 3.5' ON THE MAJOR STREET.
2. AT LOCAL-LOCAL STREET INTERSECTIONS ONLY, THE "D" DISTANCE SHALL BE 10'.
3. INTERSECTION SIGHT DISTANCE ANALYSIS SHALL ACCOUNT FOR COMBINED HORIZONTAL & VERTICAL ALIGNMENTS.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
25

1 OF 2