



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Krysta Houtchens, Entitlement and Engineering Services
FROM: Stacey Nerger, Senior Planner
DATE: April 26, 2023
SUBJECT: Trails at Crowfoot Filing No. 9 Amendment No. 1 – Replat Review Comments 02

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Stacey Nerger
EMAIL: snerger@parkeronline.org
PHONE: 303.805.3199

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
 - a. Example: "03 Replat"

Replat

- 1. Please see the attached redlines for additional corrections/additions, information.**

Comment Addressed: Yes No

Response:

- 2. The Town of Parker recently adopted new utility easement codes. With this new code, the utility providers have requested additional notes to be added to plat. However, these notes cannot be considered. In cooperation, the Town has drafted language that has been approved by the utility providers to be added to the Dedication Statement. Please add the following language to the end of the Dedication Statement:**

No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s).

Comment Addressed: Yes No

Response:

- 3. As the Town reviewed the utility language it was also determined that the language added to the dedication statement for sidewalks was not allowed. I apologize for having you add this last time, but the sidewalk language needs to be removed from the Dedication Statement.**

Comment Addressed: Yes No

Response:

- 4. Please add the following language after Acknowledgement and before the signature blocks:**

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 obviate 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.

Comment Addressed: Yes No

Response:

Master Landscape Plan

1. Please see the attached landscape plan redlines for more information.

Comment Addressed: Yes No

Response:

2. A portion of the streetscape/landscape on the property was proposed and approved as part of the Trails at Crowfoot Filing No. 1 and some with Filing No. 9. Please make sure that the landscaping on the site matched what was approved. If changes are proposed to this approved landscaping, a Site Plan Adjustment/Amendment will be needed to those plans first. If the landscaping has been installed, if trees are proposed to be removed, a tree conservation plan will be required.

Comment Addressed: Yes No

Response:

3. Please ensure that your numbers listed within the landscape requirements table and the numbers listed within the species table match.

Comment Addressed: Yes No

Response:

4. Please submit an irrigation plan for review.

Comment Addressed: Yes No

Response:

Lot Fit Analysis

1. Please see the attached redlines for additional information to add to the lot fit exhibit.

Comment Addressed: Yes No

Response:

2. **Based on the conceptual building out of the three lots, staff has amended the Lot Fit Exhibit to rearrange the lots in order to move the access away from Bayou Gulch Road to create a better overall development. Please see the proposed amended lot fit exhibit.**

Comment Addressed: Yes No

Response:

Subdivision Agreement

1. **You have provided the ownership and signature information with your resubmittal, but you show the ownership as Kum & Go LC, this is not the ownership information shown on the submitted Title Commitment. Will title change for all property within the Replat prior to closing? If not, the ownership information will need to be the current owner. Please clarify.**

Comment Addressed: Yes No

Response:

2. **Please see the redlines to the landscape cost estimate.**

Comment Addressed: Yes No

Response:

3. **The below request needs to be submitted as a separate submittal as either a PDF or Word Document.**

The Town has recently changed the requirement for the legal description that get placed within the Subdivision Agreements. The legal description needs to be the legal description for all the property within the subdivision. For this subdivision is would be something similar to the following:

Lots 1 – 3 Trails at Crowfoot Filing No. 9 Amendment 1, located in the Town of Parker, County of Douglas, State of Colorado, as recorded in the records of the Douglas County Clerk and Recorder on the _____ day of _____, 20__, at Reception Number _____.

The Town will need this as either a pdf or word version to include as an exhibit within the SIA.

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Aztec
- Douglas County Assessor's Office
- Fire Life Safety
- IREA

The following agencies have not provided comments as of this memo. Please continue to watch eTRAKiT for these comments to be uploaded:

- Town of Parker Engineering and Stormwater

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT

A REPLAT OF TRACT E OF TRAILS AT CROWFOOT FILING NO. 9
LOCATED IN THE NORTHEAST 1/4 OF SECTION 9,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 2
TOTAL ACREAGE = 4.155, 3 COMMERCIAL LOTS

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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF TRAILS AT CROWFOOT FILING NO. 9, 1ST 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 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 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). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

VICINITY MAP



TITLE VERIFICATION:

I/WE (NAME), A (CHOOSE ONE: QUALIFIED TITLE INSURANCE COMPANY, TITLE ATTORNEY OR ATTORNEY-AT-LAW), DO HEREBY CERTIFY THAT I/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:

(WHEN SIGNED BY AN ATTORNEY):

DATE NAME OF ATTORNEY

TOWN COUNCIL:

TRACT E, TRAILS AT CROWFOOT FILING NO. 9 IS HEREBY 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. 2020098683. 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.

PLANNING DIRECTOR, TOWN OF PARKER

ATTEST:

PUBLIC WORKS ENGINEERING DIRECTOR

Remove the Attest. It should only the signature line for the public works/engineering director.

LEGAL DESCRIPTION

TRACT E, TRAILS AT CROWFOOT FILING NO. 9, COUNTY OF DOUGLAS, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE

I, RY PATRICK RUSK, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 16TH DAY OF SEPTEMBER, 2022, 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.

(SIGNATURE)

RY P. RUSK, P.L.S. 38226
FOR AND ON BEHALF OF FORESIGHT WEST SURVEYING, INC.

ACKNOWLEDGMENT :

(OWNERS/MORTGAGEE)

BY: _____

TITLE: _____

ATTEST:

SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2023, BY* (NAME PRINTED).

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 9 BY A FOUND 1" PIPE WITH A 3.25" ALLOY CAP STAMPED "SURVEY MONUMENT-1986 - 1/4 - 4/9-CC-LS 6935 - ARCHER & ASSOC." AND AT THE CENTER OF SECTION 9 BY A SET NO.6 REBAR WITH A 3.25" ALLOY CAP STAMPED "T7S R66W- C 1/4 S9 - 2023 - PLS 38226" WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 00°16'46" WEST AS RECORDED ON THE PLAT OF TRAILS AT CROWFOOT FILING NO. 9, RECEPTION NO. 2020098683.
- 2.) STATUTE OF LIMITATIONS DISCLOSURE REQUIRED PER 12-80-105, C.R.S.: NOTICE: 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.
- 3.) ALL COPYRIGHTS TO PUBLICATIONS BY FORESIGHT WEST SURVEYING, INC. ARE RESERVED. ADDITIONALLY, ALL FIELD BOOKS, NOTES, SKETCHES AND ELECTRONIC FILES ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE SOLE PROPERTY OF FORESIGHT WEST SURVEYING, INC.
- 4.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT (DEFINED AS ANY LAND BOUNDARY MONUMENT ESTABLISHED ON THE GROUND BY A CADASTRAL SURVEY OF THE UNITED STATES GOVERNMENT AND ANY MINERAL SURVEY MONUMENT ESTABLISHED BY A UNITED STATES MINERAL SURVEYOR AND MADE A PART OF THE UNITED STATES PUBLIC LAND RECORDS) OR ANY LAND SURVEY CORNER WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND, EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)
- 5.) OIL, GAS, COAL, MINERAL, WATER, DITCH, RESERVOIR, GEOTHERMAL, AVIGATION, GRAZING OR OTHER RIGHTS, AS WELL AS DEVELOPMENT, ZONING, LEASE, FIRE DISTRICT OR OTHER RESTRICTIONS, BOTH RECORDED AND UNRECORDED, MAY AFFECT THIS PROPERTY AND NOT BE PLOTTABLE GRAPHICALLY HEREON.
- 6.) ALL USERS OF THIS SURVEY ARE HEREBY NOTIFIED THAT THIS SURVEY IN NO WAY CONSTITUTES A TITLE SEARCH BY FORESIGHT WEST SURVEYING INC FOR DETERMINATION OF (A) RIGHT OF TITLE, (B) CHAIN OF TITLE/ABSTRACT, (C) THE HISTORICAL COMPATIBILITY OF ALL DESCRIPTIONS OF THIS PROPERTY WITH ALL DESCRIPTIONS OF ADJOINING PROPERTIES AND (D) EASEMENTS, RIGHTS-OF-WAY AND OTHER INSTRUMENTS OF RECORD THAT MAY IMPACT TITLE TO THIS PROPERTY. ADDITIONALLY, UNWRITTEN RIGHTS TO THIS PROPERTY MAY EXIST WHICH ARE UNKNOWN TO THIS FIRM.

The Town and the utility providers have been working on notes to help address utility easements. In these discussions we have decided to add language to the dedication statement. During that review it was determined the sidewalk language could not be added at this time. Sorry for the confusion, but the sidewalk language needs to be removed. Please see memo for language to be added for the utility easements.

GENERAL NOTES CONT.

- 7.) FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, FORESIGHT WEST SURVEYING, INC. RELIED UPON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER ABD70775112, WITH AN EFFECTIVE DATE OF MAY 27, 2022 AT 5:00 PM.
- 8.) LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT (1200/6937 METERS)
- 9.) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 10.) DATE OF FIELD WORK: JUNE 26 & 27 AND JULY 5, 6 AND 11, 2022.
- 11.) ALL ALL UTILITY EASEMENTS SHALL BE KEPT FREE OF ABOVE AND BELOW GRADE OBSTRUCTIONS AND ENCROACHMENTS, MONUMENTS, ORNAMENTAL COLUMNS, COUNTERFORTS, MECHANICAL EQUIPMENT, RETAINING WALLS AND THEIR COMPONENTS SHALL NOT ENCROACH INTO UTILITY EASEMENTS.
- 12.) ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- 13.) NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
- 14.) NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
- 15.) PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATES OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- 16.) THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITHIN THE PROPERTY SHOWN HEREIN. THE OWNERS OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.

This note can be removed with the additional of the utility easement language that is to be added to the Dedication Statement.

CLERK AND RECORDER:

STATE OF COLORADO)
) SS.
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2023 A.D., AT ____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

SURVEYOR FORESIGHT WEST SURVEYING, INC. 1309 S. INCA STREET DENVER, CO 80223 P: 303-504-4440	APPLICANT KUM & GO 1459 GRAND AVE DES MOINES, IA 50309 P: 515-226-0128 F: 515-223-9873	Job No.: 2022095 Scaled for 24" x 36"
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Please see memo for required Acknowledgment statement to be added.

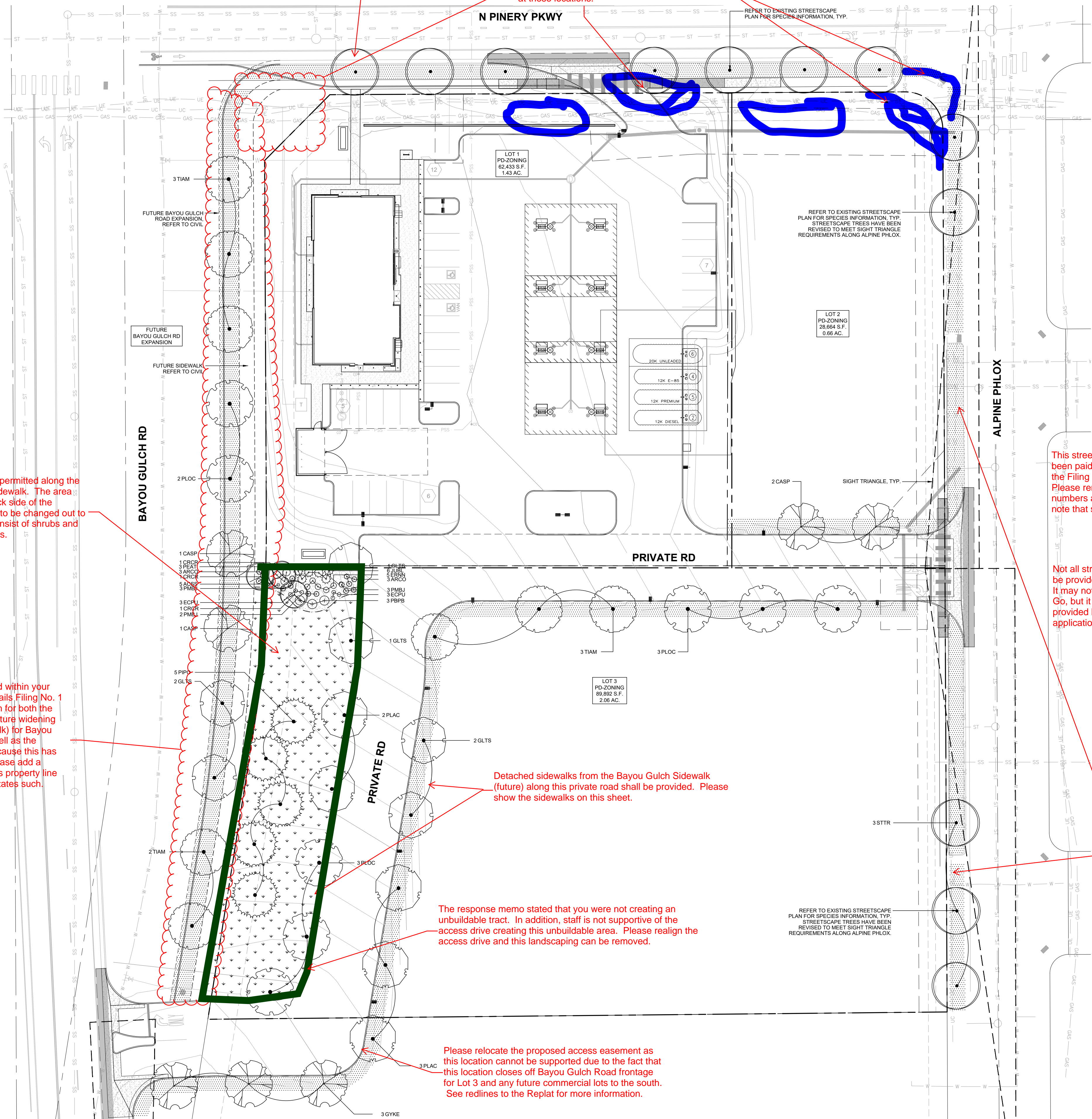
Please add who this is? The signer is required to be the property owner.

X:\DOPBOX\VALERIAN\TEAM FOLDER\PROJECTS\2022\04 EES\PINERY PKWY K&G 22832\WORKING\2022-03-16 SUBMITTAL_2\REF\PLAN SET\22-044_L1_LANDSCAPE PLAN.DWG

Please be specific as to what is existing (approved previously) and what is new.

Please show the existing fence/wall and landscaping proposed as part of Filing No. 1 at these locations.

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LANDSCAPE PLAN



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- SOD
- NATIVE SEED MIX
- 2"-6" ROCK MULCH
- LANDSCAPE EDGER
- SIGHT TRIANGLE

STREETSCAPE*

LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF		
		REQUIRED	PROVIDED	SURPLUS/DEFICIT
N PINERY PKWY	308	8	7	-1
ALPINE PHLOX	473	12	5	-7
INTERNAL ACCESS RD - SOUTHEAST	605	15	14	-1
INTERNAL ACCESS RD - WEST	266	7	7	+0
BAYOU GULCH RD	461	12	11	-1

STREETSCAPE TO BE PROVIDED BY OTHERS. TREE DEFICITS ARE DUE TO UTILITIES AND SIGHT TRIANGLE CONSTRAINTS.

LOT 3 UNBUILDABLE TRACT LANDSCAPE*

NET TRACT AREA	LANDSCAPE AREA			% LIVE COVER		
	REQUIRED 15%	PROVIDED	SURPLUS/DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS/DEFICIT
12,605 SF	1,891 SF	12,605 SF	+10,714 SF	9,454 SF	12,462 SF	+3,008 SF

TRACT LANDSCAPE

TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF		
REQUIRED	PROVIDED	SURPLUS/DEFICIT	REQUIRED	PROVIDED	SURPLUS/DEFICIT
8	8	+0	42	42	+0

* LOT 3 UNBUILDABLE TRACT LANDSCAPE TO BE PROVIDED BY OTHERS.

Native seed is not permitted along the back side of the sidewalk. The area adjacent to the back side of the sidewalk will need to be changed out to shrub beds and consist of shrubs and ornamental grasses.

As you had stated within your response. The Trails Filing No. 1 SIA included cash for both the payment of the future widening (including sidewalk) for Bayou Gulch Road as well as the Streetscape. Because this has been paid for, please add a shading along this property line with a note that states such.

The response memo stated that you were not creating an unbuildable tract. In addition, staff is not supportive of the access drive creating this unbuildable area. Please realign the access drive and this landscaping can be removed.

Please relocate the proposed access easement as this location cannot be supported due to the fact that this location closes off Bayou Gulch Road frontage for Lot 3 and any future commercial lots to the south. See redlines to the Replat for more information.

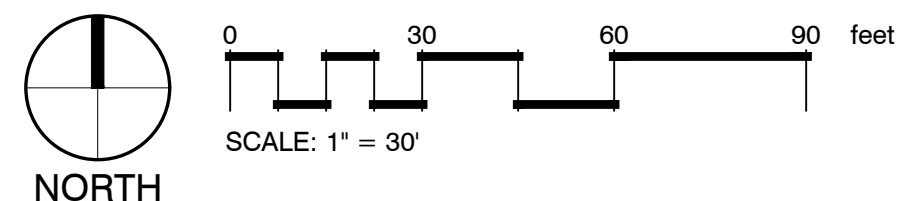
This streetscape has been paid for within the Filing No. 1 SIA. Please remove the numbers and add a note that states this.

Not all streetscape will be provided by others. It may not be Kum N Go, but it will be provided by this application.

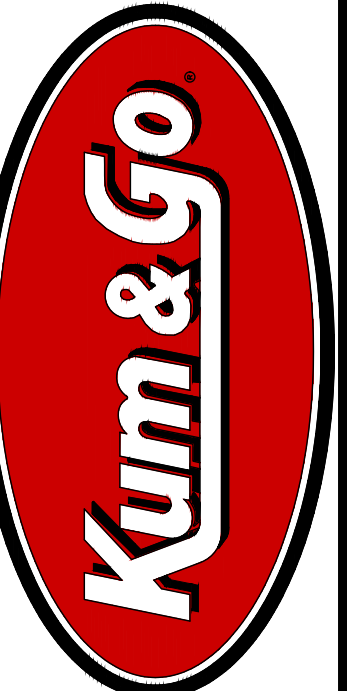
Landscaping along the west side of Alpine Phlox St. was approved as part of the Filing No. 9 Landscape Plan. For landscaping that was approved as part of a different project, please gray that landscaping back and state existing. However, there were more trees along this property line that what is shown (most likely due to a new access point and site triangles). If trees were installed and are not proposed to be removed, we will need this information documented on this plan.

These two streets have approved/existing landscaping and should be the streets that should include the Astrix.

Please ensure that the total numbers listed within this table matches the total numbers within the species table on the next page.



PRELIMINARY NOT FOR CONSTRUCTION



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
LANDSCAPE PLAN

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

DATE	REVISION DESCRIPTION	PER COMMENTS
3/16/23		
1		

DATE: 09-23-2022
SHEET NUMBER:

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LANDSCAPE PLAN

PLANT SCHEDULE

Amend quantities with what you are actually installing. Existing landscaping can be removed.

Town code requires a minimum 2.5" caliper size.

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
STTR	12	-	STREET TREE BY OTHERS	B & B	2.5" CAL	N/A
CASP	4	CATALPA SPECIOSA	WESTERN CATALPA	B & B	2.5" CAL	40' X 30'
GLTS	6	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	'SHADEMASTER' HONEYLOCUST	B & B	2" CAL	60' X 30'
GYKE	3	GYMNOCALADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL	60' X 40'
PLOC	8	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5" CAL	60' X 40'
PLAC	5	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LINDEN PLANE TREE	B & B	2.5" CAL	50' X 40'
TIAM	8	TILIA AMERICANA	AMERICAN LINDEN	B & B	2.5" CAL	60' X 40'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
PIPO	5	PINUS PONDEROSA	PONDEROSA PINE	B & B	6" HT	60' X 30'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
CRCR	3	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	B & B	2" CAL	20' X 20'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
ERNN	5	ERICAMERIA NAUSEOSA NAUSEOSA	DWARF BLUE RABBITBRUSH	#5		3' X 3'
PEAT	3	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5		4' X 4'
PBPS	3	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5		1.5' X 5'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
ARCO	6	ARCTOSTAPHYLOS X COLORADENSIS	MOCK BEARBERRY MANZANITA	#5		1.5' X 5'
JUBL	6	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5		1' X 6'
PMBJ	8	PINUS MONOPHYLLA 'BLUE JAZZ'	BLUE JAZZ PINE	#5		2' X 2'
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
ACSS	5	AGASTACHE CANA 'SONORAN SUNSET'	SONORAN SUNSET HYSSOP	#1		1.5' X 1.5'
ECPU	6	ECHINACEA PURPUREA	CONEFLOWER	#1		3' X 2'
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @		
	11,653 SF		NATIVE SEED MIX	SEED		
	17,119 SF		NATURE'S PRAIRIE SOD	SOD		

GENERAL NOTES:

- VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
- COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
- NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

CLEARING & GRADING:

- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS, UNIFORM BUILDING CODES, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

SOIL SPECIFICATIONS:

- ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
- LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
- IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
- ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS 1 TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES, PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE **NOT ACCEPTABLE**. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
- SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTLING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
- CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

EDGING:

- ALL LANDSCAPE EDGING TO BE 1/8"X4" 14 GAUGE GALVANIZED STEEL AS PER THE TOWN OF PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAILS, AND STREETSCAPES.

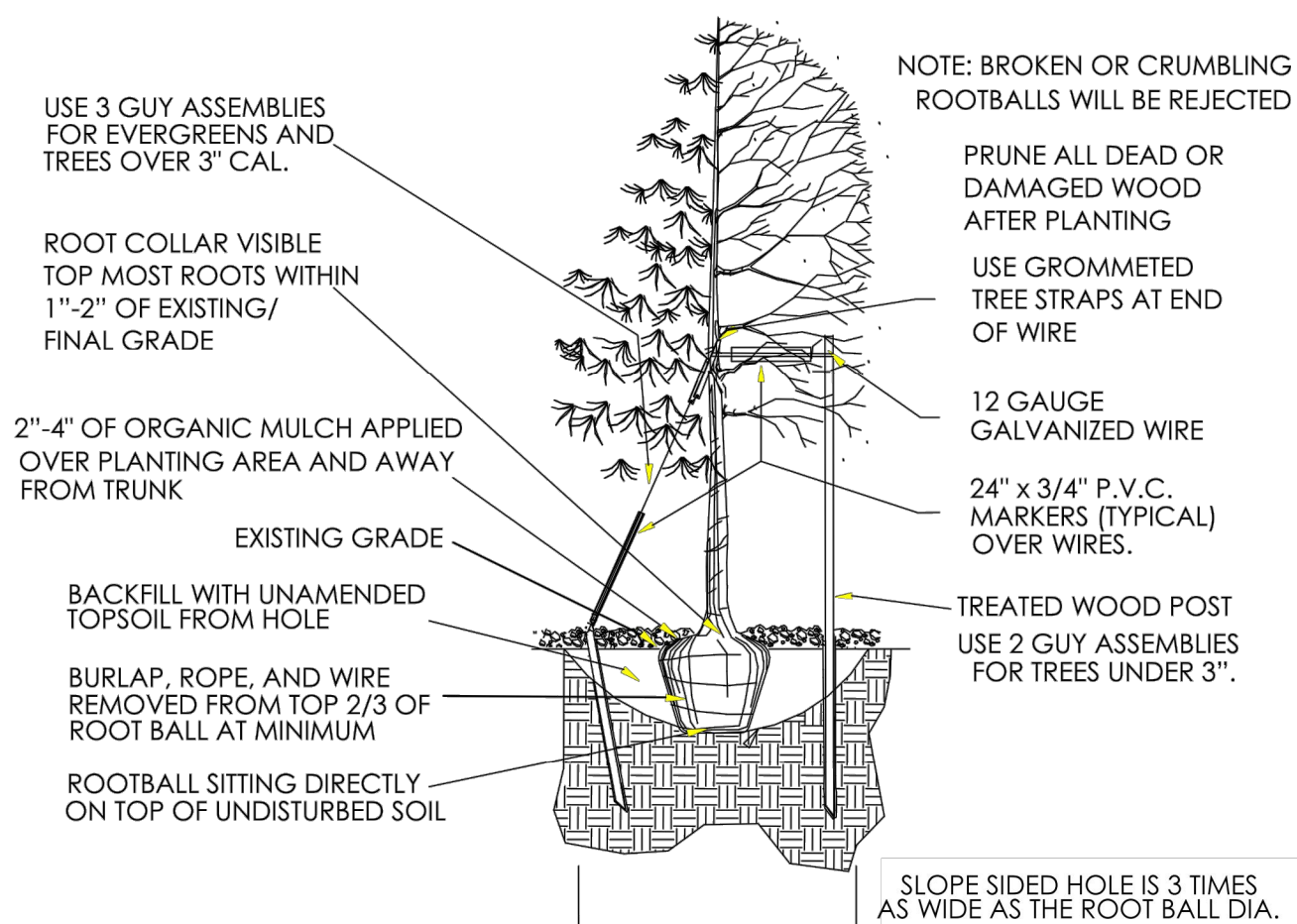
MULCH:

- PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1" CHIPPED GRANITE MULCH AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. DEPRESS MULCH 2" BELOW SURROUNDING CURBS AND WALKS, PLACE WITH TIGHT JOINTS. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE.
- GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

NATIVE SEED:

- PREPARE NATIVE SEED AREAS BY INCORPORATING ORGANIC COMPOST AT A RATE OF THREE (3) CUBIC YARDS COMPOST AMENDMENT PER 1000 S.F.. RIP AMENDMENTS AND AMENDMENTS TO A MINIMUM DEPTH OF EIGHT (8) INCHES.
- FINE GRADE SEED AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH GOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- NATIVE SEED MIX TO BE 'PBSI NATIVE PRAIRIE MIX' AS SUPPLIED BY PAWNEE BUTTES SEED INC. OR APPROVED EQUAL. SEEDING RATE: 10 LBS/ACRE.
 - SEED MIX TO BE AS FOLLOWS: BLUE GRAMA, BUFFALOGRASS, SIDEOTS GRAMA, WESTERN WHEATGRASS, GREEN NEEDLEGRASS, SAND DROPSEED.

TOWN OF PARKER PLANTING STANDARDS



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil - no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

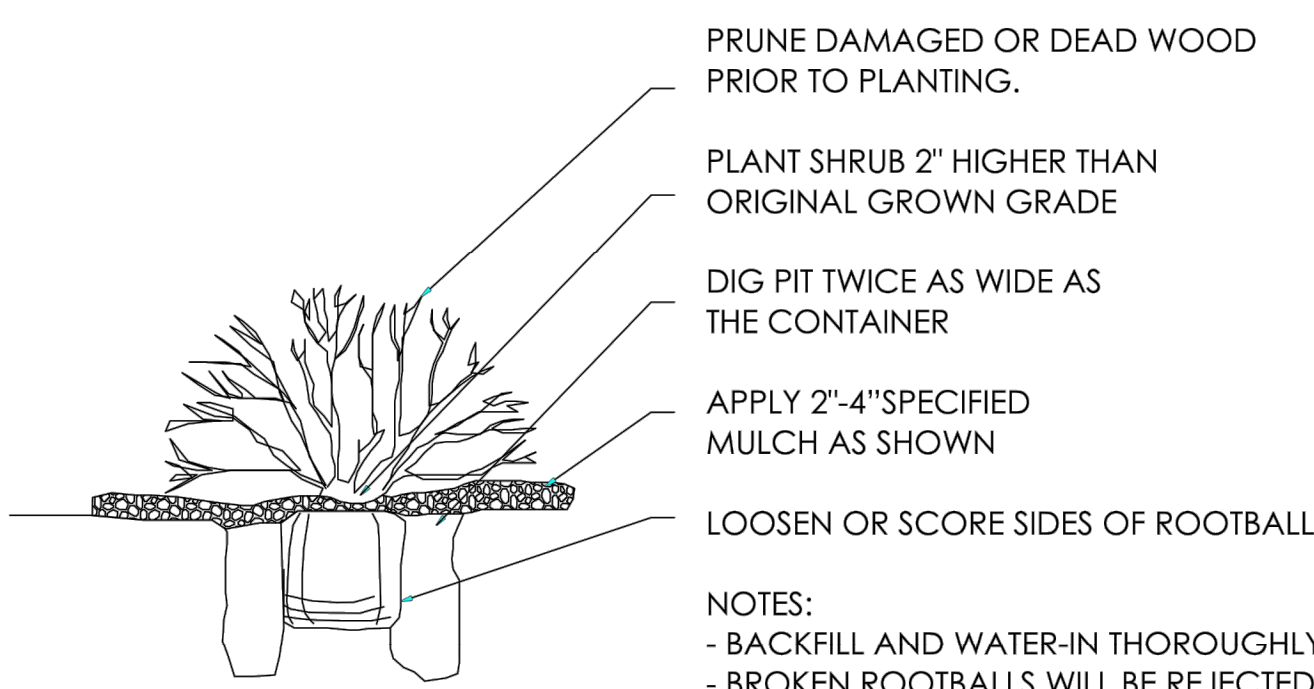
11

1 DECIDUOUS TREE PLANTING - TOWN OF PARKER

N.T.S.

TOWN OF PARKER PLANTING STANDARDS

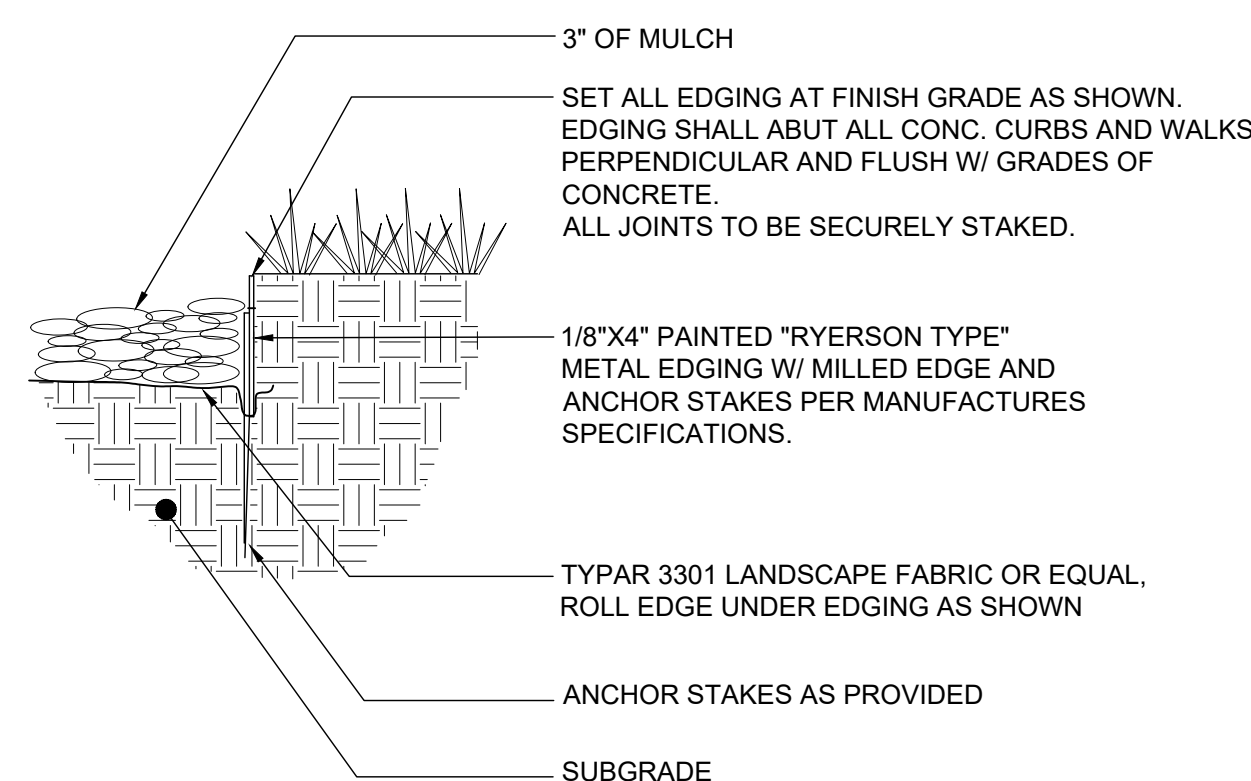
TOWN OF PARKER PLANTING DETAIL - SHRUBS



13

2 SHRUB PLANTING - TOWN OF PARKER

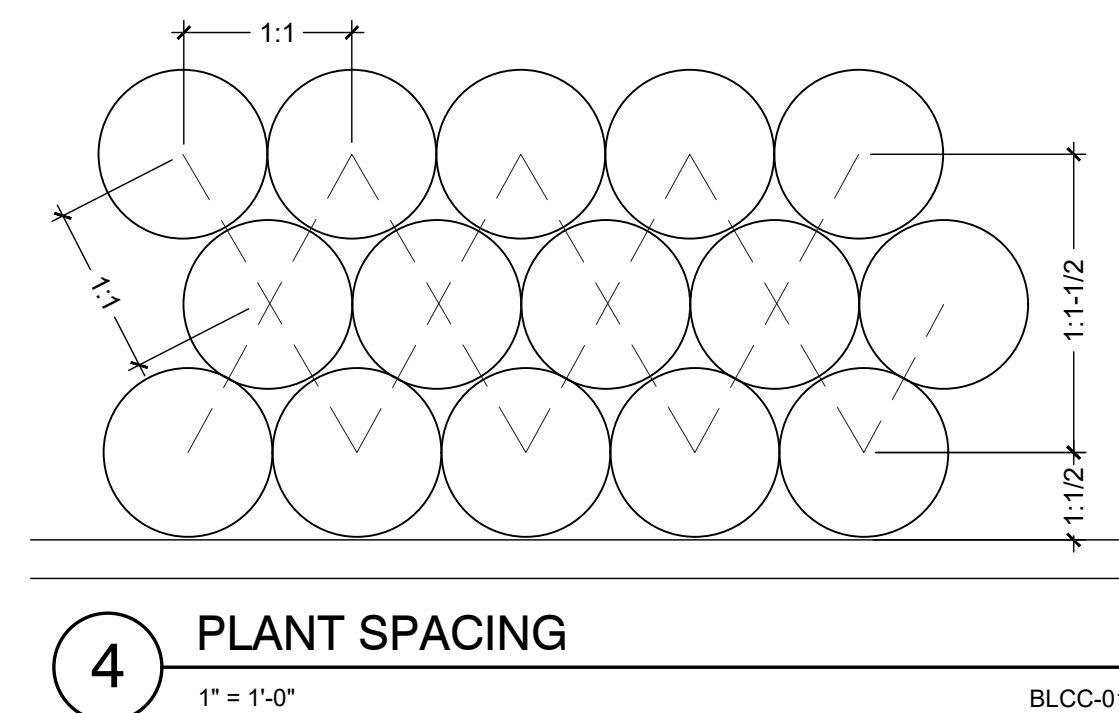
N.T.S.



3 STEEL EDGING

1" = 1'-0"

BLCC-02



4 PLANT SPACING

1" = 1'-0"

BLCC-01



PRELIMINARY
NOT FOR
CONSTRUCTION



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
LANDSCAPE NOTES AND DETAILS

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISION DESCRIPTION	PER COMMENTS	DATE
1		3/16/23

DATE: 09-23-2022

SHEET NUMBER:

Estimate of Probable Cost
Trails at Crowfoot Filing No. 9 Amendment No. 1
~~2293-Kum and Go - Parker, CO -SP22-119~~
 Town of Parker
 March 16, 2023

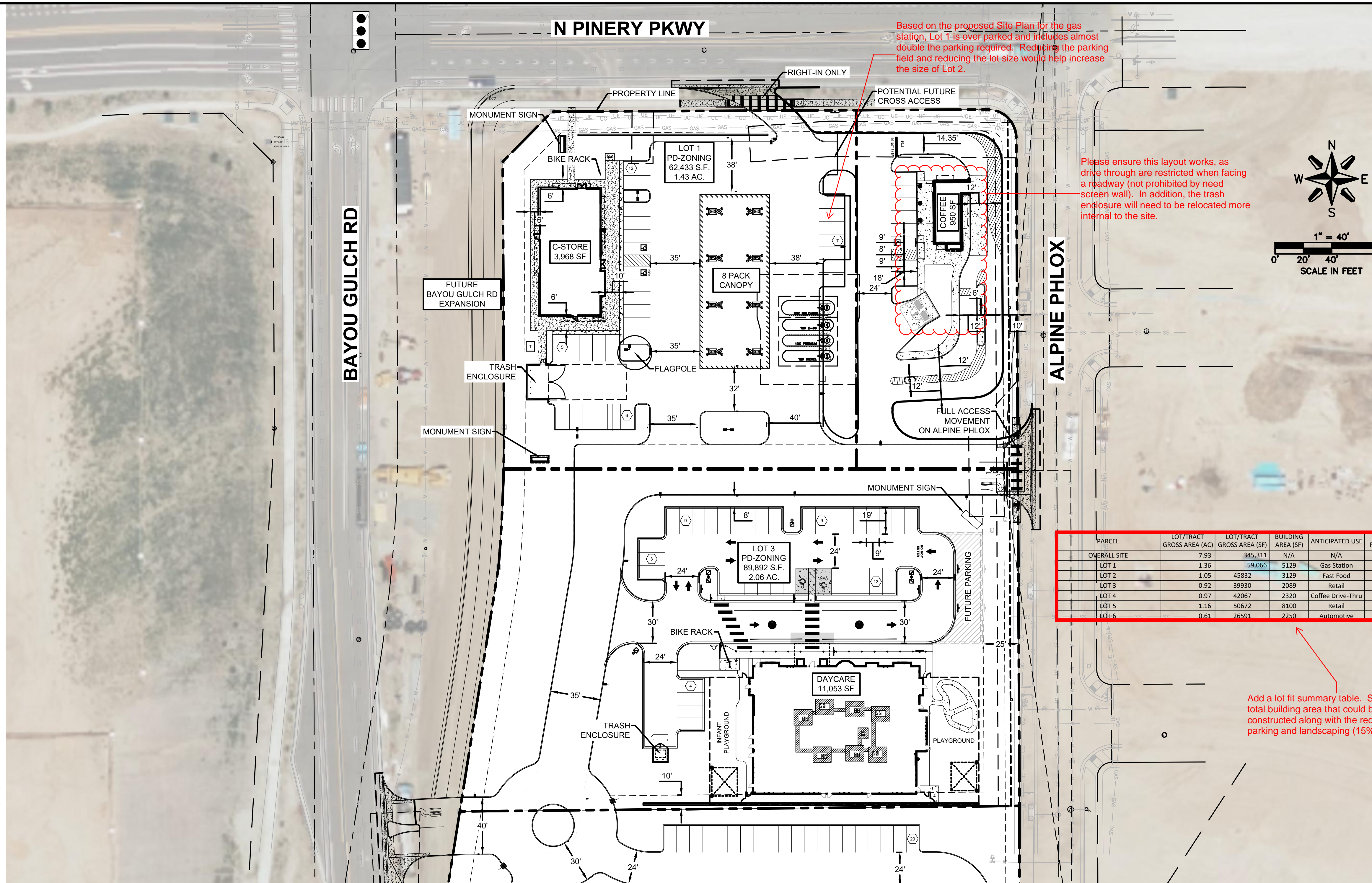
This cost estimate is not associated with the Site Plan, but rather the Replat.

Description	Size	Quantity	Unit Price	Total Price
Landscape Materials				
Deciduous Trees	2.5" Caliper	7 ea	\$660.00	\$4,620.00
Evergreen Trees	6' Height	14 ea	\$700.00	\$9,800.00
Ornamental Trees	2" Caliper	6 ea	\$500.00	\$3,000.00
Deciduous Shrubs	#5 Container	0 ea	\$27.00	\$0.00
Evergreen Shrubs	#5 Container	80 ea	\$39.00	\$3,120.00
Ornamental Grasses	#1 Container	14 ea	\$17.00	\$238.00
Perennials	#1 Container	63 ea	\$12.00	\$756.00
Sod				
With Soil Preparation		2149 sf	\$0.85	\$1,826.65
Native Seed with Soil Preparation				
With Soil Preparation		0 sf	\$0.35	\$0.00
Planting Bed				
With Rock Mulch		219 tn	\$35.00	\$7,665.00
Soil Preperation		17483 sf	\$0.35	\$6,119.05
Weed Barrier Fabric		17483 sf	\$0.20	\$3,436.83
Steel Edger		477 lf	\$1.50	\$715.50
Irrigation				
Irrigation Drip		17483 sf	\$0.35	\$6,119.05
Irrigation Native Seed		sf	\$0.50	\$0.00
Irrigation Sod		2149 sf	\$0.90	\$1,934.10
			Subtotal	\$49,350.18
			15% - Contingency	\$7,402.53
			Grand Total	\$56,752.71

These numbers need to match the proposed landscaping associated with the Replat.

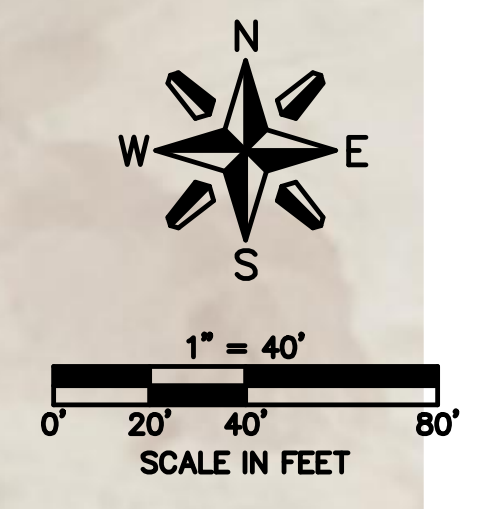
Add the following to the end of this:
 SIA Total 110% = \$68,103.25

Qualifications:
 1 Prices do not include applicable taxes.



Based on the proposed Site Plan for the gas station, Lot 1 is over parked and includes almost double the parking required. Reducing the parking field and reducing the lot size would help increase the size of Lot 2.

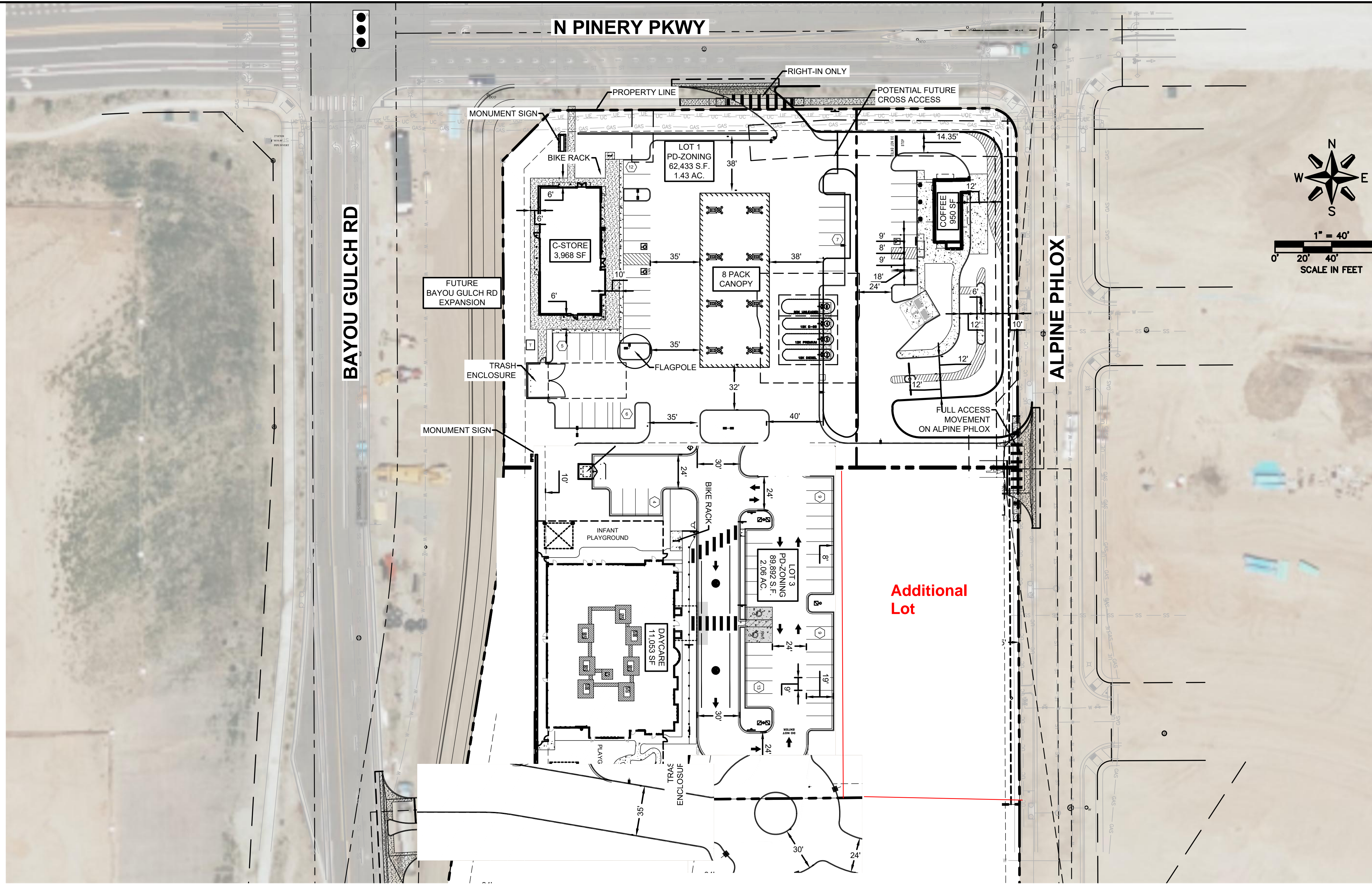
Please ensure this layout works, as drive through are restricted when facing a roadway (not prohibited by need screen wall). In addition, the trash enclosure will need to be relocated more internal to the site.



PARCEL	LOT/TRACT GROSS AREA (AC)	LOT/TRACT GROSS AREA (SF)	BUILDING AREA (SF)	ANTICIPATED USE	PARKING REQUIRED	MAX. BUILDING HEIGHT	FRONT BUILDING SETBACK	REAR BUILDING SETBACK	SIDE BUILDING SETBACK
OVERALL SITE	7.93	345,311	N/A	N/A	128	35'	40'	25'	0'
LOT 1	1.36	59,066	5129	Gas Station	21	35'	40'	25'	0'
LOT 2	1.05	45832	3129	Fast Food	31	35'	40'	25'	0'
LOT 3	0.92	39930	2089	Retail	7	35'	40'	25'	0'
LOT 4	0.97	42067	2320	Coffee Drive-Thru	33	35'	40'	25'	0'
LOT 5	1.16	50672	8100	Retail	27	35'	40'	25'	0'
LOT 6	0.61	26591	2250	Automotive	9	35'	40'	25'	0'

Add a lot fit summary table. Show the total building area that could be constructed along with the required parking and landscaping (15% of the site).

REVISION DESCRIPTION	DATE



DATE	REVISION DESCRIPTION

REVISIONS



Project Reviews Town of Parker

Project Number: SUB22-048

Description: **Trails at Crowfoot F9 AMD 1**

Applied: **9/30/2022**

Approved:

Site Address: **Trails at Crowfoot F9 AMD 1**

Closed:

Expired:

City, State Zip Code: **PARKER, CO**

Status: **UNDER REVIEW 2**

Applicant: **Entitlement and Engineering Solutions, Inc**

Parent Project: **SUB17-040**

Owner: **Matt Janke (CMCE LLC)**

Contractor: **Entitlement and Engineering Solutions, Inc**

Details:

The applicant, Entitlement and Engineering Solutions, is proposing subdividing Tract E, Trails at Crowfoot Filing No. 9 into 3 commercial lots. The site is located at the southeast corner of Bayou Gulch Road and N. Pinery Pkwy.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

10/12/2022	10/13/2022	10/19/2022	COMPLETENESS REVIEW	Stacey Nerger	REVISIONS REQUIRED	
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Notes:

Krysta,
I have been assigned as the Case Planner for the above-mentioned application. I have finished the completeness review and below are items still outstanding:

1. Application Fees (\$2,040.00 – an addition \$51.00 will apply if paid by credit card)
2. Word version of the Legal Description – this is used in the Subdivision Agreement, if applicable
3. Title Commitment
4. Chargeback Agreement – Attached

Once we have the above-mentioned items, the case file can be deemed complete and sent out for referral. Please let me know if you have any questions.

Thank you,
Stacey

Review Group: AUTO

9/30/2022			ENGINEERING ADMINISTRATIVE	Tom Williams		
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Notes:

9/30/2022	11/18/2022	10/14/2022	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	NO COMMENT	
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Notes:



PARKER
COLORADO

Project Reviews Town of Parker



Review Group: FP 1ST 20

10/27/2022	11/23/2022	11/29/2022	AZTEC CONSULTANTS INC 20	Dean Cates	REVISIONS REQUIRED	
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Notes:

10/27/2022	11/10/2022	11/29/2022	BUILDING 20	Randy Capra	ADVISORY COMMENTS	See notes
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Notes:

Buildings

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEPs, energy, structural, fire, etc... Please visit our website for all plan submittal requires: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e. 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2021. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

10/27/2022	11/29/2022	11/29/2022	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

10/27/2022	11/10/2022	11/29/2022	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Rich Borchardt	ADVISORY COMMENTS	See Notes
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Notes:

- 1.The Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).
2. No exceptions taken with the proposed subdivision
3. No exceptions taken with the proposed post construction or construction BMPs.
4. No further referrals to the authority on this project are required.

10/27/2022		11/29/2022	COMCAST 20	Butch Buster		
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Notes:

10/27/2022	12/1/2022	11/29/2022	CONST PLANS - ENVIRONMENTAL	Robert Seacat	NO COMMENT	See Notes
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Notes:

Please refer to the Const Plans - Environmental Review in SP22-119.



PARKER
COLORADO

Project Reviews Town of Parker



**CONSTRUCTION PLANS – ENVIRONMENTAL
GENERAL COMMENTS**

1. Please include CBMP Drawings specific to this site plan for review. The “initial” CBMP Drawing shall show the existing conditions and contours along with the proposed grading as the base. Please show the initial CBMP’s for the site plan on that drawing. The “interim” and “final” CBMP drawings shall show the proposed site development along with proposed grading and ultimate site stabilization.
2. Provide existing and proposed grading contours.
3. Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.
4. Include within the plan set ALL the town’s 31 CBMP Notes & Details.
5. Provide a legend of symbols to correspond to the Town’s 31 CBMP Notes & Details. Use the appropriate symbol for the CBMP on the plans.
6. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.
7. Inlet Protection (IPAP, IPAN, IPCOG, IPCOS) on plans must have proper legend code for the type of inlet and the diagram on the plans must match the proper type of inlet protection needed.
8. Add the following note to the initial and final CBMP plan sheets:
“LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.”

INITIAL CBMP PLANS

9. Provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following:
“ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPS FOR WORK WITHIN THE TOWN’S ROW SHALL BE COORDINATED WITH THE TOWN’S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.”
10. Show multiple Portable Toilet Protections (PTP), a site this size must have at least 2.
11. Show Vehicle Tracking Control (VTC) to be a minimum of 50-feet in scale on plans.

INTERIM/FINAL CBMP PLANS

12. Provide and identify sediment control logs (SCL) along all paved areas adjacent landscape/pervious areas. This includes landscape islands and all pedestrian walks.
13. Add Debris and Trash Control (DTC) to the plans, show on proposed and existing streets, roadways, parking lots, drive aisles, etc.
14. Show Masonry Work Protection (MWP) on the plans in a minimum of 2 locations.
15. Add Sidewalk Transition Protection (STP) for ADA ramps along the N Pinery Parkway entrance showing SCL and RS placement.

10/27/2022	12/8/2022	11/29/2022	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

10/27/2022		11/29/2022	CONSTRUCTION PLANS - TRAFFIC	Alisa Babler		
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Notes:

10/27/2022	11/28/2022	11/29/2022	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	REVISIONS REQUIRED	
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Notes:

11/28/2022 Please be aware of the following comments and concerns:

1. Unable to verify ownership on plat. No ownership is listed in the signature block under the Dedication Statement. Please type owner in signature block on plat.

According to current Assessor records, the current owner is CMCE LLC.

Regards,
Jeremy Hirsch

10/27/2022	12/8/2022	11/29/2022	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:



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Project Reviews Town of Parker



10/27/2022	10/27/2022	11/29/2022	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
10/27/2022	12/8/2022	11/29/2022	FINAL PLAT 20	Stacey Nerger	REVISIONS REQUIRED	
Notes: See Planning Comments 1st referral comments within the attachments.						
10/27/2022	11/10/2022	11/29/2022	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: See response named "SUB22-048 Trails at Crowfoot F9 AMD 1 Fueling and Conv Store [1] Fire Life Safety Response Ltr 111022"; address all comments (including providing a response to the letter) when resubmitting.						
10/27/2022	11/29/2022	11/29/2022	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	see markup
Notes: CORE Electric Cooperative will require additional utility easements and encroachment language as shown on the replat comments. In addition address CORE comments on the CD set.						
10/27/2022	12/8/2022	11/29/2022	MASTER LANDSCAPE AND STREET TREE PLAN 20	Stacey Nerger	REVISIONS REQUIRED	
Notes: See Planning Comments 1st referral comments within the attachments.						
10/27/2022	12/8/2022	11/29/2022	PLAT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
10/27/2022	11/29/2022	11/29/2022	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached; no resubmittals are necessary						
10/27/2022		11/29/2022	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
10/27/2022	12/8/2022	11/29/2022	SUBDIVISION AGREEMENT 20	Stacey Nerger	UNDER REVIEW	
Notes:						



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Review Group: FP 1ST 20 ADD

10/27/2022	10/31/2022	11/29/2022	PARKER WATER AND SANITATION DISTRICT 20	Drayton Sanderson	ADVISORY COMMENTS	See notes
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Notes:
Approved for replat only. PWSD will comment on Water and Sanitary Sewer Utilites on the Site Plan SP22-119.

Review Group: FP 2ND 15

4/5/2023	4/27/2023	4/26/2023	CONSTRUCTION PLANS - CIVIL 15	Michael Walton	ADVISORY COMMENTS	See Notes
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Notes:
Please reference reviews under SP22-119 for all remaining Construction Plan comments.

4/5/2023	4/18/2023	4/26/2023	CONSTRUCTION PLANS - TRAFFIC 15	Chris Hudson	NOT APPLICABLE	See notes.
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Notes:
This review should be reassigned to Alex Mestdagh as he is the Engineering/Public Works Department point of contact for development related work.

4/5/2023	4/24/2023	4/26/2023	DOUGLAS COUNTY ASSESSORS OFFICE 15	Marian Woodward	REVISIONS REQUIRED	
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Notes:
4/24/2023 Please be aware of the following comments and concerns as previously noted on 11/28/2022:

1. Unable to verify ownership on plat. No ownership is listed in the signature block under the Dedication Statement. Please type owner in signature block on plat.

According to current Assessor records, the current owner is CMCE LLC.

Regards,
Jeremy Hirsch

4/5/2023	4/27/2023	4/26/2023	DRAINAGE REPORT - CIVIL 15	Michael Walton	ADVISORY COMMENTS	See Notes
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Notes:
Please reference reviews under SP22-119 for all remaining drainage report comments.

4/5/2023	4/7/2023	4/26/2023	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See notes
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Notes:
Applicant did provide the required written response; based upon the responses to the Site Plan, the response comments have been transferred to the subdivision comments

See response named "SUB22-048 Trails at Crowfoot P9 AMD 1 Fueling and Conv Store [2] Fire Life Safety Response Ltr 040723" for all comments... including adding the fire hydrant that was noted as intentionally not addressed by the applicant.



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Project Reviews Town of Parker



4/5/2023	4/19/2023	4/26/2023	IREA 15	Brooks Kaufman	REVISIONS REQUIRED	CONDITIONAL APPROVAL
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Notes:

CORE will require the below language added to plat.

No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, monument signs, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s).

The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities 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.

4/5/2023	4/27/2023	4/26/2023	PLAT - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Notes
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Notes:

- Once the sight triangles have been evaluated in accordance with Town standard detail24 and provided on the plat, identify a sight line easement on the plat anywhere the sight triangles fall outside of the right of way extents.
- Once the sight lines are provided on the plat, provide the following additional notes on the Plat Cover Sheet:

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.

4/5/2023	4/18/2023	4/26/2023	SURVEY - AZTEC 15	Dean Cates	ADVISORY COMMENTS	
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Notes:

Just a couple of minor comments which could be addressed prior to printing the mylar prints if the town has no other comment.
DEC

4/5/2023		4/26/2023	FINAL PLAT 15	Stacey Nerger		
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Notes:

4/5/2023		4/26/2023	MASTER LANDSCAPE AND STREET TREE PLAN 15	Stacey Nerger		
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Notes:

4/5/2023		4/26/2023	SUBDIVISION AGREEMENT 15	Stacey Nerger		
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Notes:



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Project Reviews Town of Parker



Review Group: SUBMITTAL CHECKLIST

10/13/2022	10/27/2022	10/27/2022	COMPLETENESS REVIEW	Stacey Nerger	COMPLETED	
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Notes: