



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: August 2, 2023
SUBJECT: Trails at Crowfoot Filing No. 9 Amendment No. 1 – Replat
Review Comments 03

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: "04 Replat"

Replat

Staff has no additional comments on the plat.

Master Landscape Plan

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

Comment Addressed: Yes No

Response:

- 2. I apologize for any confusion. The cash-in-lieu fee for the expansion of Bayou Gulch Road collected as part of Filing No. 1 specifically excluded the sidewalk. Therefore, the sidewalk along Bayou Gulch Road will need to be constructed as part of this application. Please add this sidewalk to the landscape plans and depicted the size to ensure it meets code. The sidewalk will also need to be depicted on the CD's.**

Comment Addressed: Yes No

Response:

- 3. All internal roadways proposed as part of this application will need to include a detached sidewalk. This sidewalk will need to be constructed as part of this application to create buildable lots. Please include these sidewalks on the CD's as well as on the landscape plan. Width of the sidewalk shall also be shown and meet the requirements of the Town.**

Comment Addressed: Yes No

Response:

- 4. 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:

- 5. Please submit an irrigation plan for review.**

Comment Addressed: Yes No

Response:

Lot Fit Analysis

Staff has no additional comments on the lot fit analysis.

Subdivision Agreement

1. Please see the redlines to the landscape cost estimate.

Comment Addressed: Yes No

Response:

2. The plat has now been changed to show the correct ownership. The associated Subdivision Agreement for this plat will also need to be signed by the same owner. With that being said, what type of security will be provided for the SIA (cash or letter of credit)? Once we know how the improvements will be secured we can start writing the agreement.

Comment Addressed: Yes No

Response:

3. Please send me the information to fill in the following blanks on the SIA:

Notice to Developer: _____

Comment Addressed: Yes No

Response:

4. Please send me the information to fill in the following blanks on the SIA:

Owner Signature

DEVELOPER: _____

By: _____
_____ [Name, title]

Comment Addressed: Yes No

Staff Comments 03
SUB22-048; Trails at Crowfoot F9 AMD1
Replat
August 2, 2023

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Town of Parker Engineering – Plat comments
- Fire Life Safety

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:

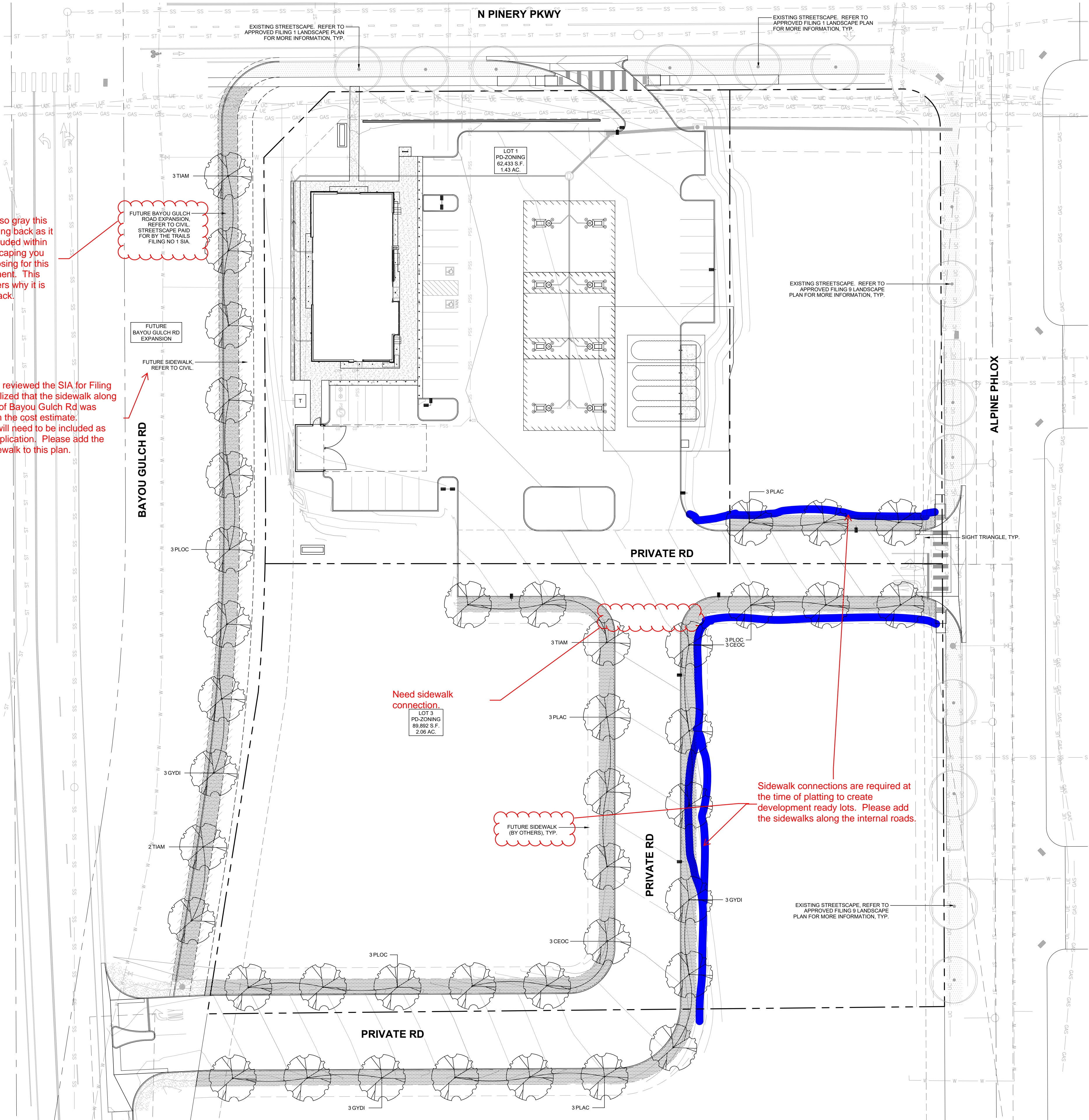
Property Owner

Date

Project Representative

Date

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



- ### LEGEND
- DECIDUOUS TREE
 - EXISTING TREE
 - SOD
 - 2"-6" ROCK MULCH
 - LANDSCAPE PAID FOR BY FILING NO 1 SIA (FUTURE BAYOU GULCH ROAD EXPANSION)
 - APPROVED EXISTING FILING 9 LANDSCAPE
 - LANDSCAPE EDGER
 - SIGHT TRIANGLE

STREETSCAPE

LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF		
		REQUIRED	PROVIDED	SURPLUS/ DEFICIT
N PINERY PKWY	257	7	6*	-1
ALPINE PHLOX	410	11	8*	-3
PRIVATE RD - SOUTH/EAST	599	15	15	0
PRIVATE RD - NORTH/WEST	584	15	15	0

BAYOU GULCH RD - STREETSCAPE HAS BEEN PAID FOR WITHIN THE FILING NO.1 SIA

*EXISTING STREETSCAPE TREE NUMBERS (BY OTHERS) ARE PROVIDED BY THE APPROVED TRAILS AT CROWFOOT FILING 1 AND FILING 9 LANDSCAPE PLANS.

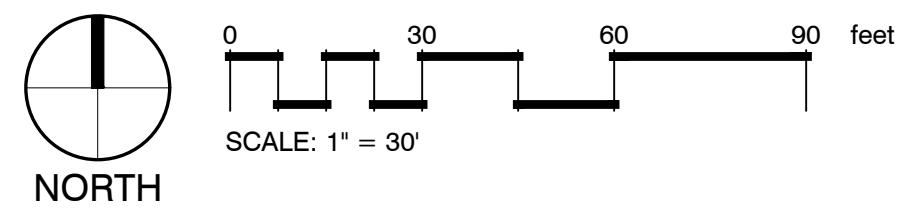
Please also gray this landscaping back as it is not included within the landscaping you are proposing for this development. This note covers why it is grayed back.

Recently staff reviewed the SIA for Filing No. 1 and realized that the sidewalk along the east side of Bayou Gulch Rd was excluded from the cost estimate. Therefore, it will need to be included as part of this application. Please add the proposed sidewalk to this plan.

No landscaping along N. Pinery Parkway or Alpine Phlox are proposed as part of this application. Please remove numbers and add a note that these trees are existing/.

Expand the note here to state that the landscaping will be installed when Bayou Gulch Road is expanded with funds provided by the developer with Trails at Crowfoot Filing No. 1 SIA.

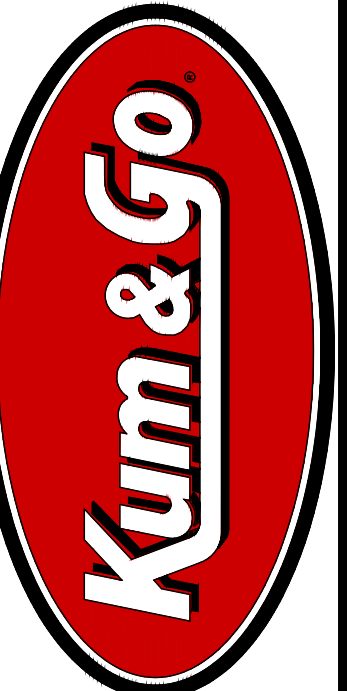
1 LANDSCAPE PLAN



X:\DROPOX\VALERIAN\TEAM FOLDER\PROJECTS\22044 EES\PINERY PKWY K&G 22044\WORKING\2023-07-13 SUBMITTAL_3RD\REFLAT_SET\22044_L1_LANDSCAPE PLAN.DWG



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
3/16/23	PER COMMENTS
7/13/23	PER COMMENTS


DATE: 09-23-2022
SHEET NUMBER:

REVISIONS

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

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	H' X W'
CEOC	8	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	40' X 40'
GYDI	9	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL	50' X 35'
PLOC	9	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5" CAL	60' X 40'
PLAC	9	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	B & B	2.5" CAL	50' X 40'
TIAM	8	TILIA AMERICANA	AMERICAN LINDEN	B & B	2.5" CAL	60' X 40'

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @
	14,790 SF	NATURE'S PRAIRIE SOD	SOD	SOD

This totals 41 trees, however, the previous page only shows a total of 30 trees proposed to be installed. Please ensure that these pages match.

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 I 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, RESETTING 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/D RIP 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.

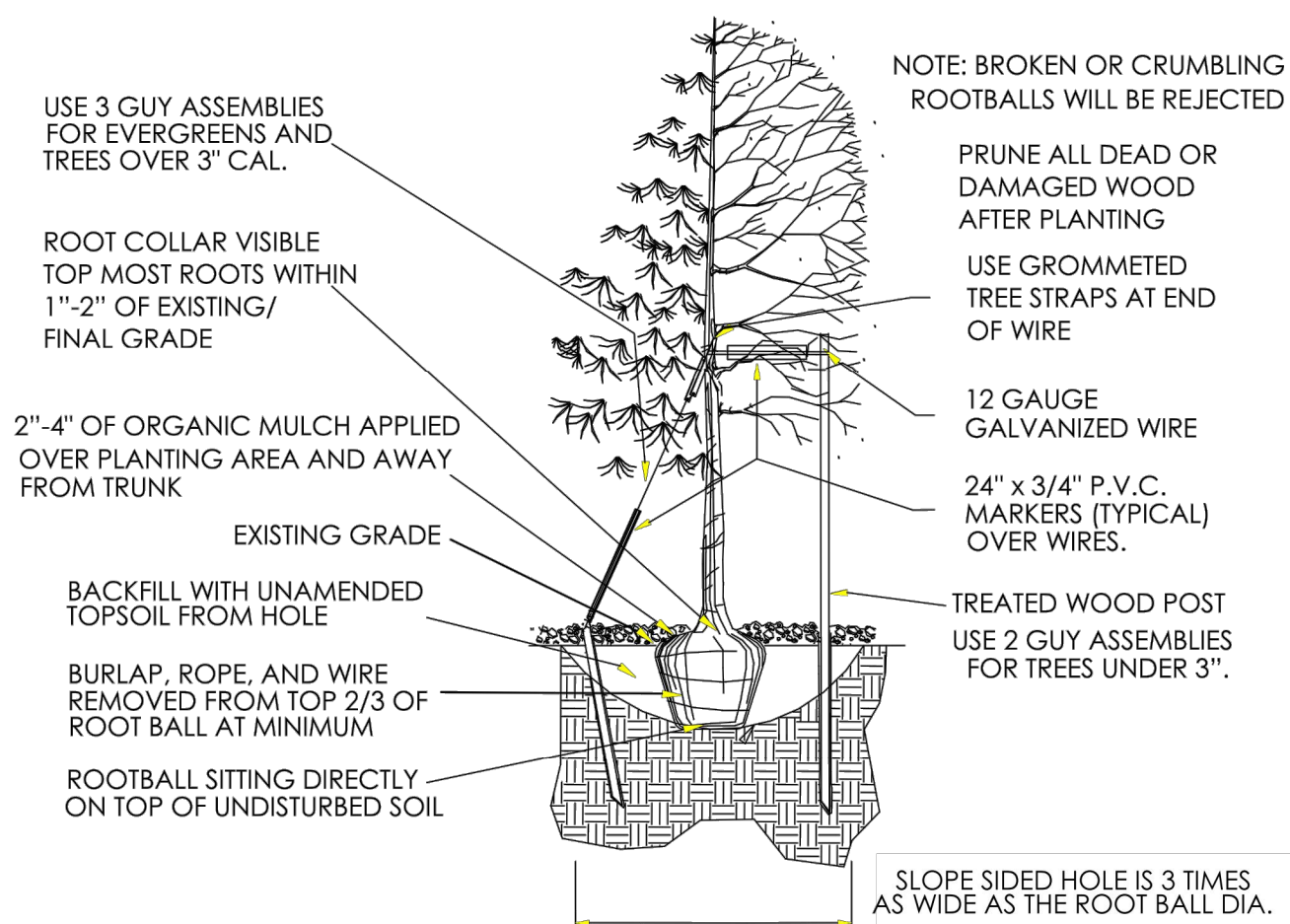
MULCH:

- 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.

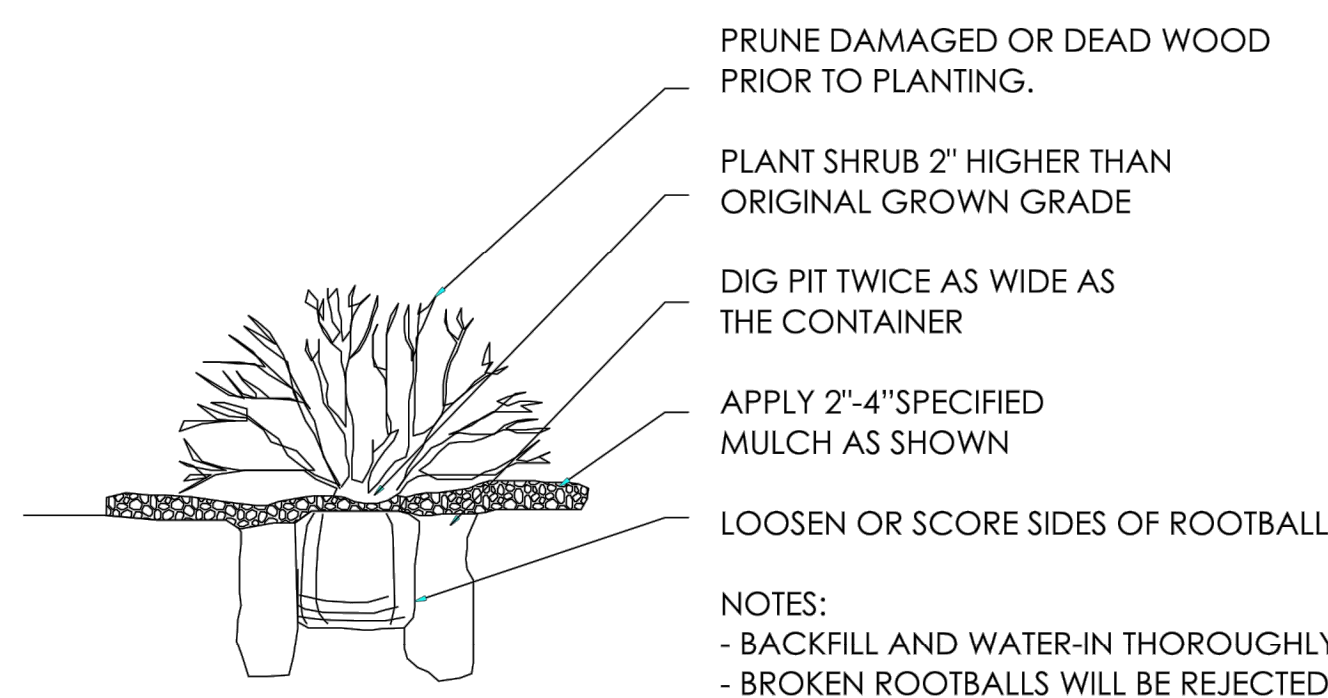
11

1 DECIDUOUS TREE PLANTING - TOWN OF PARKER

N.T.S.

TOWN OF PARKER PLANTING STANDARDS

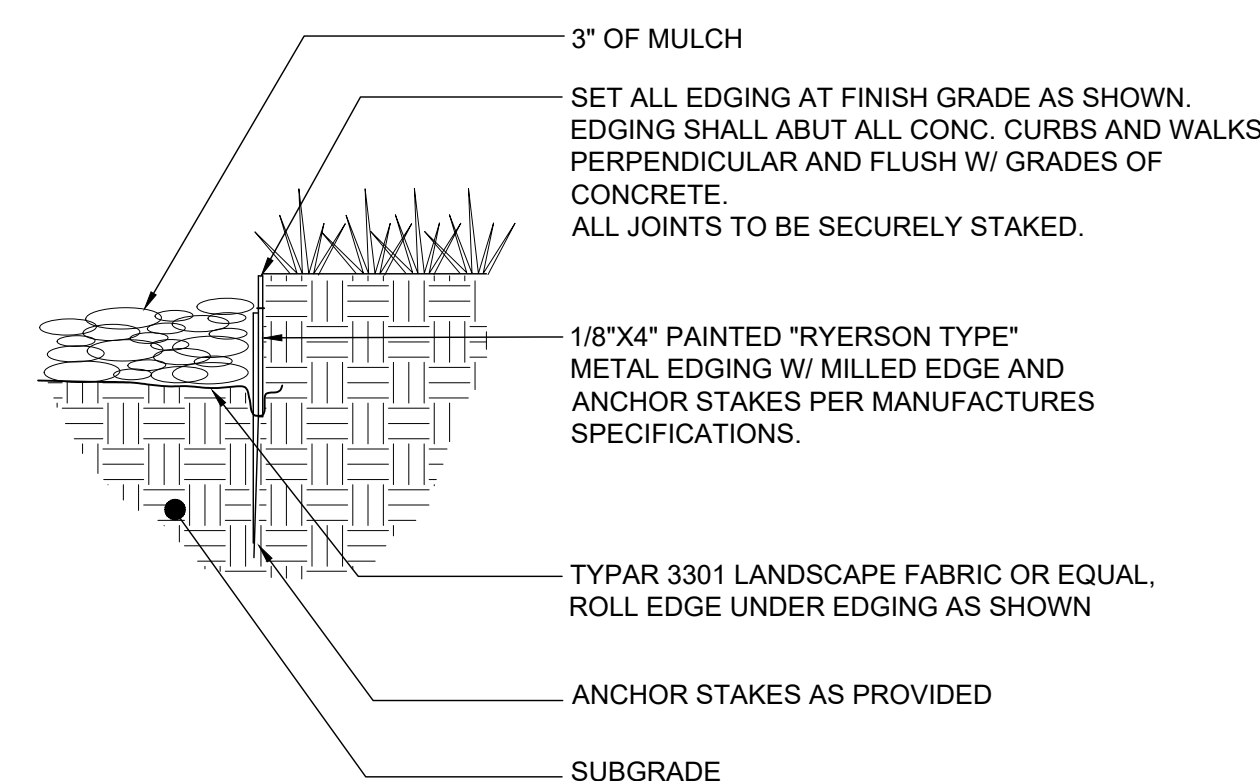
TOWN OF PARKER PLANTING DETAIL - SHRUBS



13

2 SHRUB PLANTING - TOWN OF PARKER

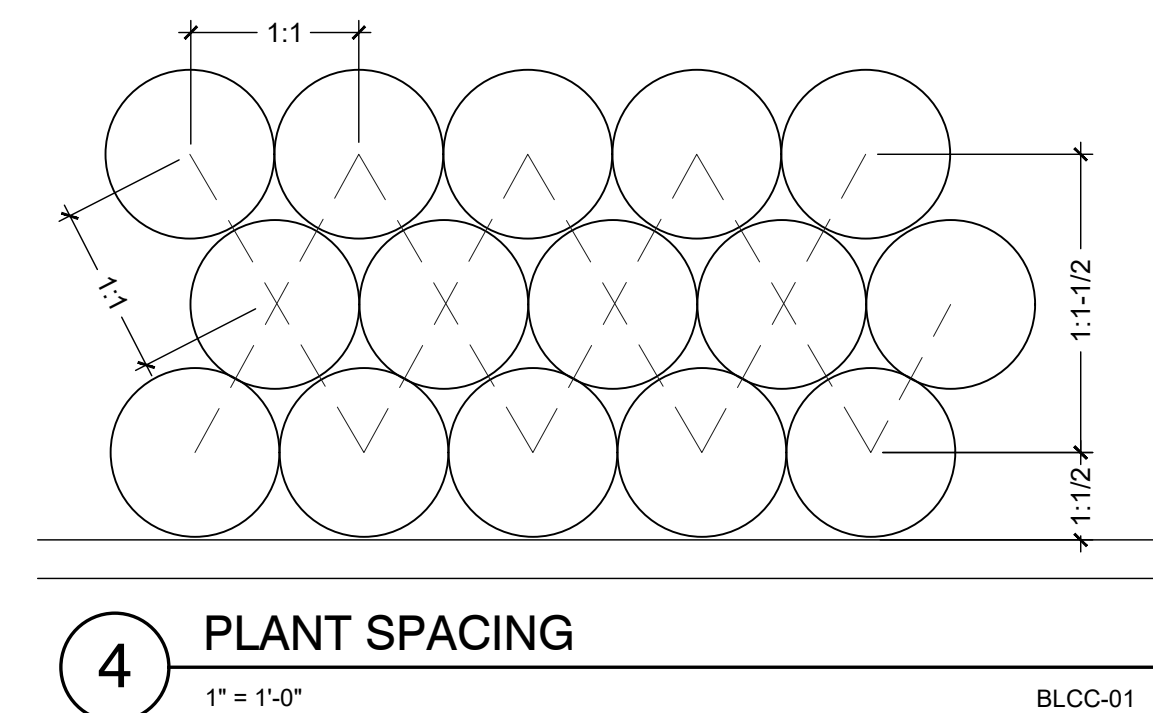
N.T.S.



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
 N.E.C. OF BAYOU GULCH RD AND PINERY PKWY
 LANDSCAPE NOTES AND DETAILS

KG PROJECT TEAM: EES
 RDM:
 SDM:
 CPM:

DATE	REVISION DESCRIPTION
3/16/23	PER COMMENTS
7/13/23	PER COMMENTS

DATE: 09-23-2022

SHEET NUMBER:

Estimate of Probable Cost

Trails at Crowfoot No. 9 Amendment No.1 Replat

Town of Parker
July 13, 2023

Again, only 30 trees
are shown. Please
amend.

Remove all of these as
they are not a part of
the application.

Description	Size	Quantity	Unit Price	Total Price
Landscape Materials				
Deciduous Trees	2.5" Caliper	41 ea	\$660.00	\$27,060.00
Evergreen Trees	6' Height	0 ea	\$700.00	\$0.00
Ornamental Trees	2" Caliper	0 ea	\$500.00	\$0.00
Deciduous Shrubs	#5 Container	0 ea	\$27.00	\$0.00
Evergreen Shrubs	#5 Container	0 ea	\$39.00	\$0.00
Ornamental Grasses	#1 Container	0 ea	\$17.00	\$0.00
Perennials	#1 Container	0 ea	\$12.00	\$0.00
Sod				
With Soil Preparation		14790 sf	\$0.85	\$12,571.50
Native Seed with Soil Preparation				
With Soil Preparation		0 sf	\$0.35	\$0.00
Planting Bed				
With Rock Mulch		10 tn	\$35.00	\$350.00
Soil Preperation		0 sf	\$0.35	\$0.00
Weed Barrier Fabric		778 sf	\$0.20	\$152.94
Steel Edger		16 lf	\$1.50	\$24.00
Irrigation				
Irrigation Drip		sf	\$0.35	\$0.00
Irrigation Native Seed		sf	\$0.50	\$0.00
Irrigation Sod		14790 sf	\$0.90	\$13,311.00
			Subtotal	\$53,469.44
			15% - Contingency	\$8,020.42
			Grand Total	\$61,489.86
			SIA Total 110%	\$67,638.85

Qualifications:

1 Prices do not include applicable taxes.



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 3**

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, MEP's, 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.



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**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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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 F9 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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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 detail 24 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	5/2/2023	4/26/2023	FINAL PLAT 15	Stacey Nerger	REVISIONS REQUIRED	
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Notes:
See Planning Comments 2nd Referral within the attachments.

4/5/2023	5/2/2023	4/26/2023	MASTER LANDSCAPE AND STREET TREE PLAN 15	Stacey Nerger	REVISIONS REQUIRED	
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Notes:
See Planning Comments 2nd Referral within the attachments.

4/5/2023	5/2/2023	4/26/2023	SUBDIVISION AGREEMENT 15	Stacey Nerger	UNDER REVIEW	
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Notes:



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Project Reviews Town of Parker



Review Group: FP GRP 10

7/19/2023	7/24/2023	8/2/2023	DOUGLAS COUNTY ASSESSORS OFFICE 10	Marian Woodward	NO COMMENT	
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Notes:

7/19/2023	7/20/2023	8/2/2023	FIRE LIFE SAFETY 10	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:
Applicant has yet to respond to comments; applicant shall respond to comments as directed in the response letter named "SUB22-048 Trails at Crowfoot F9 AMD 1 Fueling and Conv Store [3] Fire Life Safety Response Ltr 072023"

7/19/2023	8/2/2023	8/2/2023	IREA 10	Brooks Kaufman	APPROVED	
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Notes:

7/19/2023	8/3/2023	8/2/2023	PLAT - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Notes
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Notes:
1. Revise labeling from "sight triangle esmt" to "sight easement" to match dedication language.
2. Provide and identify the sight triangles on the plat document as well.
3. Provide the following additional note on the Plat Cover Sheet:

1) 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.

7/19/2023	7/27/2023	8/2/2023	SURVEY - AZTEC 10	Dean Cates	NO COMMENT	
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Notes:

7/19/2023		8/2/2023	FINAL PLAT 10	Stacey Nerger		
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Notes:

7/19/2023		8/2/2023	MASTER LANDSCAPE AND STREET TREE PLAN 10	Stacey Nerger		
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Notes:

7/19/2023		8/2/2023	SUBDIVISION AGREEMENT 10	Stacey Nerger		
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Notes:



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Review Group: SUBMITTAL CHECKLIST

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