PLANNING COMMISSION

MEETING 7:00 PM

March 12, 2020

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**

5. **APPROVAL OF MINUTES**

   February 13, 2020 Meeting Minutes

6. **PUBLIC HEARINGS**

   A. PARKER POINTE FILING NO. 1 - Minor Development Plat

Applicant:	**Parker and Stroh, LLC**
Location:	**Southeast Corner of Parker Road and Stroh Road**
Department:	**Community Development, Paul Workman**
TRAKiT No.:	**SUB19-052**

   B. DRAFT ORDINANCE - A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code by the Addition Thereto of a New Section 13.10.250 Entitled Prairie Dog Management

Location:	**Townwide**
Department:	**Community Development, Bryce Matthews**

7. **PLANNING COMMISSION ITEMS**

8. **STAFF ITEMS**

9. **ADJOURNMENT**

PLANNING COMMISSION MINUTES
February 13, 2020

Chair Gary Poole called the meeting to order at 7:00 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present were Commissioners Ruth Ann Nelson, John Howe and Erik Frandsen. Alternate Susan Caudill was seated for the vacant position; Alternate Tracie Manske was seated for the absent Commissioner Eliana Burke. Commissioner Richard Foerster and Alternate Kimberly Rodell were absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner John Howe moved to approve the January 23, 2020 meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 6:0.

PUBLIC HEARING: OPENED: 7:02 P.M. DRANSFELDT PLACE PLANNED DEVELOPMENT - Rezone (Continued from January 23, 2020)
Applicant: Dan Myers, Colorado Steel Systems
Location: 12404 N Pine Drive
Department: Community Development, BrieAnna Simon
TRAKiT No.: Z19-013

BrieAnna Simon, Planner, presented the staff report for the Dransfeldt Place Planned Development (PD) – Rezone request. Ms. Simon concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the rezone request.

Commissioners discussed with staff:

- the need for a traffic study based on proposed allowed uses; (*Staff said any site plan for uses permitted in the original PD requires a traffic compliance letter indicating compliance with the original traffic study; if the proposed use is not listed in the original PD, the applicant is required to provide a full traffic.*)

Commissioners had no questions for the applicant.

APPLICANT PRESENTATION
None; staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

Commissioner Ruth Ann Nelson asked for clarification on permitted uses other than light industrial relative to requiring a traffic study.

Staff said Engineering's comments regarding the potential to submit a revised traffic study are based on the alignment of permitted uses in the PD with those found within a Light Industrial zone district to ensure applicants are aware of any traffic study requirements.

PUBLIC HEARING: CLOSED: 7:11 P.M. DRANSFELDT PLACE PLANNED DEVELOPMENT - Rezone (Continued from January 23, 2020)

PLANNING COMMISSION DISCUSSION

Planning Commissioners discussed the proposed rezone request:

- provides clarification on permitted uses within the PD; both current and future
- meets the nine criteria for recommending approval
- specifies intent to ensure understanding of the zoning amendment by surrounding businesses
- makes it clear that additional storage facilities are restricted; but existing storage facilities are allowed as legal, non-conforming
- will allow for drainage issues to be addressed at the time of site plan development
- will bring the PD into better alignment with the Land Development Ordinance
- reflects staff working with local business owners to attain compliance with Town land use regulations

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the request to rezone the property to Dransfeldt Place Planned Development Amendment No. 1., subject to updating both the intent and "Mini-storage Warehouses, including recreational vehicle storage" language as provided during the public hearing. Commissioner Erik Frandsen seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS
None

STAFF ITEMS
Staff reminded the Planning Commissioners that the February 27, 2020 meeting is cancelled.

DRAFT

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Rosemary Sietsema Recording Secretary	Gary Poole Chair

DRAFT

Planning Commission Staff Report

Planning Commission Date:	**3/12/2020**
Town Council Date:	**4/6/2020**
Hearing Type:	**Public Hearing** **Parker Pointe Filing No. 1 – Minor Development Plat** **TRAKiT No(s): SUB19-052**
Location:	**Southeast corner of Parker Road and Stroh Road**
Project Planner:	**Paul Workman, Senior Planner**
Applicant:	**Parker and Stroh, LLC**
Executive Summary:	**The applicant is requesting the approval of a Minor Development Plat to create 15 lots for future commercial development and two tracts that would be dedicated to the Town as open space.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Parker Pointe Filing No. 1 Minor Development Plat."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Parker Pointe Filing No. 1 Minor Development Plat, subject to the following conditions:
-List conditions"

"I move the Planning Commission recommend Town Council deny the Parker Pointe Filing No. 1 Minor Development Plat as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the Parker Pointe Filing No. 1 Minor Development Plat to a future date."

I. BACKGROUND/DISCUSSION

This is a request for a Minor Development Plat to create 15 lots for future commercial development and two tracts that will be dedicated to the Town. The two tracts that will be dedicated to the Town will be preserved as open space and are encumbered by 100-year floodplain and the Preble's Meadow Jumping Mouse habitat. The structures shown in the aerial below have been removed and the applicant has provided an historic analysis of the structures in accordance with Town regulations.

The identical application was recommended for approval by Planning Commission on February 28, 2019, and subsequently approved by Town Council on March 18, 2019. However, the applicant was unable to meet the financial obligations of the Subdivision Improvement Agreement (SIA) at that time. Therefore, the approved Minor Development Plat and SIA were never recorded and the approval expired. The applicant now has their financing in place and is requesting the application be approved once again so that they can develop the subject property.

Vicinity Map

II. PRIOR ACTIONS

Date	Action
8/20/18	Town Council approved the annexation of the subject property.
8/20/18	Town Council approved a Modified Commercial zoning for the subject property.
3/18/19	Town Council approved a Minor Development Plat.

III. CURRENT SITE DATA

Existing Zoning	Modified Commercial
Overlay District	N/A
PD & Plan Area	N/A
Master Plan Area	Community Center
Site Acreage	14.66 +/- acres
Subdivision	Parker Pointe Minor Development Plat Filing No. 1 (proposed)
Existing Use	Undeveloped Vacant Land

Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Community Center	PD - Planned Development	Undeveloped commercial pad sites
South	Douglas County	Douglas County Zoning	Kinney Creek and Colorado Golf Club
East	Douglas County	Douglas County Zoning	Colorado Golf Club
West	Community Center	PD - Planned Development	Parker Road and commercial pad sites

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Community Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Larger than Neighborhood Centers, Community Centers have a greater market area, serving multiple neighborhoods. Typical uses include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Community Center should range from a combined 250,000 to 500,000 square feet.
Consistent Goals/Strategies	Land Use 1.D Jobs and Economic Vitality 2 Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.B Jobs and Economic Vitality 2.E

	Transportation 2.C Natural Resource Protection 1.A Natural Resource Protection 1.B Natural Resource Protection 1.C Natural Resource Protection 1.D Natural Resource Protection 2.A Natural Resource Protection 2.D Natural Resource Protection 4.C Natural Resource Protection 4.D Natural Resource Protection 4.E Natural Resource Protection 4.I Natural Resource Protection 6.B Open Space and Recreation 2.A
Inconsistent Goals/Strategies	None
Staff Analysis	Staff has reviewed the requested Minor Development Plat against the Town's Master Plan and has determined that the request continues to be consistent with the goals identified above. The proposed plat would create lots for future commercial development as identified in the Parker 2035 Master Plan's General Land Use Plan and which are allowed by the zoning.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Minor Development Plat)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	Front – 40' Side – 0' when adjacent to commercial or 25' when adjacent to residential Rear – 25' Maximum Building Setback from Parker Road – 65' Maximum Building Setback from Stroh Road – 80'	Setbacks will be reviewed with each individual Site Plan.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	N/A. The site is zoned for commercial uses.	N/A. The site is zoned for commercial uses.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum Building Height – 35'	Building heights will be reviewed with each individual Site Plan.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	Minimum Lot Width – 75'	96' is the smallest lot width proposed.	☒ Consistent

			☐ Inconsistent ☐ N/A
Lot Coverage	None	Lot coverage will be reviewed with each individual Site Plan	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	As a part of the Minor Development Plat, the applicant is showing streetscape for the perimeter of the property as required by Section 13.06.070.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Off-street parking will be reviewed with each individual Site Plan.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	The request is for the approval of a Minor Development Plat to create 15 lots for commercial development and two tracts that will be dedicated to the Town. Therefore, the development standards for the minimum lot size and the required landscaping are the only applicable zoning standards at this time. The other development standards will be reviewed during the future site plan submittals. The applicant has demonstrated compliance with the minimum lot size and the landscaping requirements. Therefore, the proposed Minor Development Plat is in conformance with the approved zoning.		

VI. DESIGN REVIEW

The request is for a Minor Development Plat. Therefore, design review is not a part of this request.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The applicant has submitted a traffic study that has been reviewed and approved by both the Town of Parker Public Works/Engineering Department and the Colorado Department of Transportation (CDOT). The study identifies that the subject property will have one right-in and right-out access from Parker Road near the center of the subject property. Additionally, the site will be served by one right-in and right-out access off Stroh Road and a full-movement access from the east of the subject property. Access from the full movement intersection will be via an access easement that was negotiated between the applicant and the property owner to the east (Reata South Metropolitan District). Internal to the site, the applicant will be dedicating an access easement that will serve all future lots within the development. As a part of the development of the property, the applicant will be making improvements to both Parker Road and Stroh Road to ensure access meets CDOT and the Town of Parker's requirements. Included in these improvements will be an eight-foot wide sidewalk along Parker Road and a five-foot wide sidewalk along Stroh Road.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec Consultants	No Comments
Cherry Creek Water Quality Authority	Advisory comments. Minor technical comments that will need to be resolved prior to the issuance of any permits.
Colorado Parks and Wildlife	Advisory Comments
Douglas County	Advisory Comments
Fire and Life Safety	No Comments
IREA	Approved
Parker Water and Sanitation District	Approved
Town of Parker Engineering	Approved
Town of Parker Building	Advisory Comments
Urban Drainage	Advisory Comments
Xcel	Advisory Comments

IX. CONCLUSION

The applicant is requesting the approval of a Minor Development Plat in order to create 15 lots for commercial development and two tracts that will be dedicated to the Town as open space. The zoning of the property allows for commercial uses and the applicant has demonstrated compliance with the minimum lot standards set forth in the zoning and the Land Development Ordinance for Minor Development Plats, including required landscaping.

The applicant has indicated a financial ability to perform on the obligations in the SIA. Therefore, staff is recommending that Planning Commission recommend approval for the Parker Pointe Filing No. 1 Minor Development Plat.

X. RECOMMENDED CONDITIONS

N/A

XI. ATTACHMENTS

1. Referral Agency Comments
2. Minor Development Plat
3. Landscape Plan

Report Approved By: Bryce Matthews, Planning Manager

COLORADO
Parks and Wildlife
Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

January 17, 2020

Paul Workman, Senior Planner
Community Development
Town of Parker
20120 E. Main Street
Parker, CO 80138

RE: Parker Pointe Minor Development Plat (SUB19-052)

Dear Mr. Workman:

Thank you for the opportunity to comment on the Parker Pointe Minor Development Plat project in Douglas County, Colorado. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

District Wildlife Manager Katie Doyle recently analyzed the project site. The project is located on the southeast corner of S. Parker Road and E. Stroh Road in Douglas County, and the location is in the corner of the Colorado Gulf Club residential area and just north of Kinney Creek. The proposed subdivision divides the land into 15 commercial lots and 2 tracts and is a total of 14.66 acres. CPW would expect to find occasional use of the proposed site by small ground-dwelling mammals, small birds, raptors, and other common urban species.

Prairie dogs occur within or near the proposed development site, and as a result, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nest. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager. If prairie dogs are present and any earth-moving is to be done on site, CPW recommends euthanasia or relocation (with the appropriate permit) prior to any work being done. If relocation is chosen, please consult with the local district wildlife manager for the required permit.

Care should also be taken to make sure no raptor nests will be impacted during this project. Raptors are protected from take, harassment, and nest disruption at both the state and federal levels. CPW recommends that buffer zones be implemented around any nest discovered within the project vicinity during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest. For further information on this topic, a copy of the document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors," is available from your local District Wildlife Manager. Following the recommendations outlined in this document

Dan Prenzlow, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Michelle Zimmerman, Chair • Marvin McDaniel, Vice-Chair
James Vigil, Secretary • Taishya Adams • Betsy Blecha • Robert W. Bray • Charles Garcia • Marie Haskett • Carrie Besnette Hauser • Luke B. Schafer • Eden Vardy

will decrease the likelihood of unintentional take through disturbance.

Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered. Due to the small acreage of the proposed project and limited disturbance to nearby habitat areas, impacts of the development can be characterized as minimal. This may not mean that the landscape has no value to wildlife or value to the community. It is important to remember that incremental and cumulative loss of natural areas and open spaces will, over time, significantly degrade the overall quality of wildlife habitat in the area. Therefore, in this case, we want to focus our recommendations on planning and implementing your proposal to minimize negative impacts and maximize potential enhancements to support living with wildlife in our community. If you have any further questions, please contact District Wildlife Manager Katie Doyle at (720) 930-8039.

Sincerely,

Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, K. Cannon, K. Doyle

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

Planning Services

January 30, 2020

Paul Workman
Senior Planner
Community Development
Town of Parker
20120 E Mainstreet
Parker, Colorado 80138

RE: Parker Pointe Minor Development Plat
SUB19-052

Dear Mr. Workman:

Douglas County Planning Services has reviewed the materials provided with the Minor Development Plat application and offers the following comments:

1. Douglas County requests an appropriate transition from this development to the adjacent Reata South Planned Development (RSPD). Sensitively integrate the built environment with the more than 824 acres of conservation easement-protected open space within RSPD. Transition is provided via Tracts dedicated to Parker to preserve southern boundary area.
2. Soften and mitigate the visual impacts of the development with a landscaped edge and appropriate buffering. Landscape buffering provided in accordance with Parker code.
3. Preserve as many of the historic cottonwoods that are integral to the buffer area. Efforts are made to preserve a portion of the trees.
4. It is not clear from the exhibits provided if a trail link is established from the Parker Pointe development to the Kinney Creek trail corridor. The Kinney Creek conservation easement (Reception No. 2007100500) identifies conservation values inclusive of public recreation which is established by the Kinney Creek trail easement and improvements. The conservation easement notes in its Section 1(d) that the trail will serve as a future connection for the local community to the Cherry Creek trail. The southernmost portion of the trail corridor provides multiple points of access to the Pinery neighborhood and terminates on its east end at Betts Ranch Road. The RSPD also identifies a Stroh Road trail easement extending south from Stroh Road to the described Kinney Creek trail. The potential extension of the trail corridor from its current western terminus near the Highway 83 box culvert to the Cherry Creek trail corridor west of Highway 83 would support important regional trail network connectivity. Additionally, improved pedestrian and bicycle access through extension and improvement to the trail corridor would enhance public access to and awareness of the Parker Pointe development. Cash in lieu is provided to Parker for future trail.

5. Douglas County Planning Services reiterates the Historic Preservation Board's previous comments from its December 2017 Board meeting *regarding a Class III survey and encouraging the proprietors of the proposed development to make construction decisions that provide for the ability to monitor for buried prehistoric or historic artifacts and features when excavating and re-contouring the land.*
   Should artifacts turn up during construction, appropriate actions will be taken.

Douglas County Engineering offers the following comments:

1. Access, construction and drainage easements will be required from the Reata South Metro District for some of the proposed work. The County would like verification that these have been finalized prior to or concurrently with final approval. Easements and agreements are in place. We will forward them.
2. A GESC plan will be required for the work to be completed in unincorporated Douglas County jurisdiction. GESC plan has been provided and is ready for approval with DC Engineering.
3. The County is still awaiting plans for the Kinney Creek stabilization project.
   Cash in lieu will be provided. No plans are forthcoming.

Douglas County Addressing offers the following comments:

1. Proposed street names have previously been approved for use on this plat. Addresses will be furnished with site plans for each lot. Any existing addresses will be deleted upon recordation of the plat. Comment noted.

Sincerely,

Brett Thomas, AICP
Chief Planner

1/6/2020 10:52:22 AM (Randy Capra)
Building/Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved. All plans submitted for Building's review must meet the 2018 I-Codes, the 2017 NEC, and the correctly referenced NFPA editions noted in applicable codes (i.e. 2018 IFC references the 2016 edition of NFPA 72). 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. Note - a building permit is required for commercial fencing, pergolas, outbuildings, outdoor lighting, and for retaining walls that are four feet or taller... as measured from the base of the retaining wall footing.

All lot specific permit applications will be verified for setbacks, utility easement encroachments and conformance to planning design minimum requirements. No permanent construction is allowed in the utility easements such as counterforts or wall buttresses. This will be verified during the building permit application review for each individual lot. Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional.

Buildings in floodplain need to be satisfied by Storm Water before construction on these lots can occur.

UDFCD

Urban Drainage and Flood Control 20

We have reviewed this proposal only as it relates to maintenance eligibility of drainage features, in this case: the proposed outfall discharging to Kinney Creek. We will be submitting an IGA to secure funding for the Fee-In-Lieu Improvement (FILI) to the major drainageway portion of Kinney Creek. Following execution of the IGA, we can then issue a design approval letter for the proposed outfall.

2/6/2020 1:24:57 PM

Rich Borchardt

Cherry Creek Basin Water Quality Authority 15

The Authority''s CR 72 requires construction and post-construction BMPs. No exceptions taken to the proposed construction BMPs. Basin SR-2 includes road improvements which require a post-construction BMP. Please show and label basins U1, U2, U3, and U4 and describe any changes in imperviousness with development, (these may be undeveloped areas, but it isn''t clear. The Authority reserves the right to review and comment on future submittals for this project.

3/2/2020 4:13:09 PM

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 27, 2020

Town of Parker Community Development Department
20120 E. Mainstreet
Parker, CO 80138

Attn: Paul Workman

Re: Parker Pointe Subdivision Filing No. 1 Minor Development Plat - 6th referral, Case # SUB19-052

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the note for the above captioned project that easements for natural gas facilities have been coordinated with Xcel Energy design personnel, and requests that the property owner/developer/contractor continues working with the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

PARKER POINTE SUBDIVISION FILING NO. 1

A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
15 LOTS
14.6674 ACRES

SHEET 1 OF 3

LEGAL DESCRIPTION:

A PART OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M., TOWN OF PARKER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 3;
THENCE S00°16'55"W ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 3, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STROH ROAD AND THE POINT OF BEGINNING;
THENCE S00°16'55"W ALONG SAID EAST LINE, A DISTANCE OF 1414.00 FEET;
THENCE N78°38'39"W A DISTANCE OF 490.67 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF SOUTH PARKER ROAD (STATE HIGHWAY 83);
THENCE N01°30'59"E ALONG SAID EASTERLY R.O.W. LINE, A DISTANCE OF 1317.76 FEET TO THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF SOUTH PARKER ROAD AND THE SOUTH R.O.W. LINE OF STROH ROAD;
THENCE N89°59'29"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 453.15 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (638,911 SQUARE FEET) 14.6674 ACRES, MORE OR LESS

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

ACKNOWLEDGMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT 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.

OWNER:

PARKER & STROH, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____ _____
GUY CARTENG DATE

NOTARY:

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

20_____ BY,_____.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

VICINITY MAP
SCALE: 1.5"= 1 Mile

GENERAL NOTES:

1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 31637CEW PREPARED BY COLORADO ESCROW AND TITLE SERVICES, LLC AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 24, 2020 AT 7:30 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.

2. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE "A" AREA SFHA – AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATION DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0182F EFFECTIVE DATE OF SEPTEMBER 30, 2005. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

3. BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR S89°59'29"W AND BOUNDED BY A 3-1/4" ALUMINUM CAP, L.S. NO. 22561 FOUND IN A RANGE BOX AT THE NE CORNER OF SAID SECTION 3 AND A 3-1/4" ALUMINUM CAP, L.S. NO. 29761 FOUND IN A RANGE BOX AT THE N1/4 CORNER OF SAID SECTION 3.

4. ALL UNITS ARE U.S. SURVEY FEET.

5. ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THESE PROPERTIES FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD PROPERTIES BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.

6. 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. NO CERTIFICATE(S) OF OCCUPANCY, TEMPORARY OR OTHERWISE, WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND PROBATIONALLY ACCEPTED IN WRITING BY THE TOWN.

8. NO CERTIFICATE(S) OF OCCUPANCY, TEMPORARY OR OTHERWISE, WILL BE ISSUED UNTIL ALL LANDSCAPING IS INSTALLED AND APPROVED IN WRITING BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT ORDINANCE.

9. PRIVATE ACCESS DRIVE/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, FOR ANY DEVELOPMENT ON PROPERTY DESCRIBED HEREIN.

10. THIS PLAT IS SUBJECT TO A PERPETUAL, NONEXCLUSIVE CROSS-PARKING EASEMENT FOR THE BENEFIT OF ALL LOTS DESCRIBED HEREIN FOR THE SHARED USE OF ALL PARKING SPACES SITUATED ON THE PROPERTY DESCRIBED HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

11. A MULTI-USE UTILITY EASEMENTS IS HEREBY DEDICATED AS SHOWN FOR THE USE OF ALL UTILITIES. THE TOWN OF PARKER IS GRANTED ACCESS OVER AND ACROSS THE EASEMENT FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.

12. AN ACCESS AGREEMENT TO THE BENEFIT OF THIS PROPERTY HAS BEEN RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2019025163. THIS AGREEMENT CODIFIES THE OFFSITE ACCESS ROAD ON THE ADJACENT PROPERTY SERVING THIS DEVELOPMENT.

13. A DRAINAGE CULVERT AND DETENTION POND EASEMENT AFFECTING THIS PROPERTY HAS BEEN RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2019014604. THIS AGREEMENT OBLIGATES THE PROPERTY OWNER, AND SUCCESSORS, TO OPERATE AND MAINTAIN THE OFFSITE DETENTION POND AND ASSOCIATED APPURTENANCES THAT SERVE THIS PROPERTY. THE TOWN OF PARKER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITHIN THIS EASEMENT SHOULD THE PROPERTY OWNER FAIL TO DO SO, IN ACCORDANCE WITH THIS EASEMENT.

14. TRACT A IS HEREBY DEDICATED TO THE TOWN OF PARKER AS OPEN SPACE.

15. TRACT B IS HEREBY DEDICATED TO THE TOWN OF PARKER AS OPEN SPACE.

16. AN EXCLUSIVE 25 FOOT BY 55 FOOT SIGN EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER VIA THIS PLAT AS SHOWN ON SHEET 3 OF THIS PLAT.

LAND USE SUMMARY:

LOTS 1-15	*13.5148 AC.*
TRACTS A & B	*1.0381 AC.*
ROW	*0.1145 AC.*
TOTAL AREA OF SUBDIVISION	*14.6674 AC.*

TRACT	SIZE (AC.)	OWNERSHIP	MAINTENANCE
TRACT A	*0.5060*	*TOWN OF PARKER*	*TOWN OF PARKER*
TRACT B	*0.5321*	*TOWN OF PARKER*	*TOWN OF PARKER*

SURVEYOR CERTIFICATION:

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF PARKER POINTE SUBDIVISION FILING NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 10TH DAY OF FEBRUARY, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

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

_____
CHARLES N. BECKSTROM, P.L.S.
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHARLES N. BECKSTROM 33202

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

TITLE VERIFICATION:

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

_____

_____

_____ _____
FIDELITY NATIONAL TITLE INSURANCE COMPANY DATE

NOTARY:

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

20_____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

TOWN COUNCIL:

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20_____FOR FILING. SUBJECT TO THE CONDITIONS SET FORTH BY THE TOWN COUNCIL. THE DEDICATIONS ARE HEREBY ACCEPTED.

THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCURRED WITH RESPECT TO REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT 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.

_____
MAYOR, TOWN OF PARKER

ATTEST:_____
TOWN CLERK

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 _____, 20_____ A.D., AT _____ A.M./P.M., AND

WAS RECORDED AT RECEPTION NUMBER_____

_____
COUNTY CLERK AND RECORDER

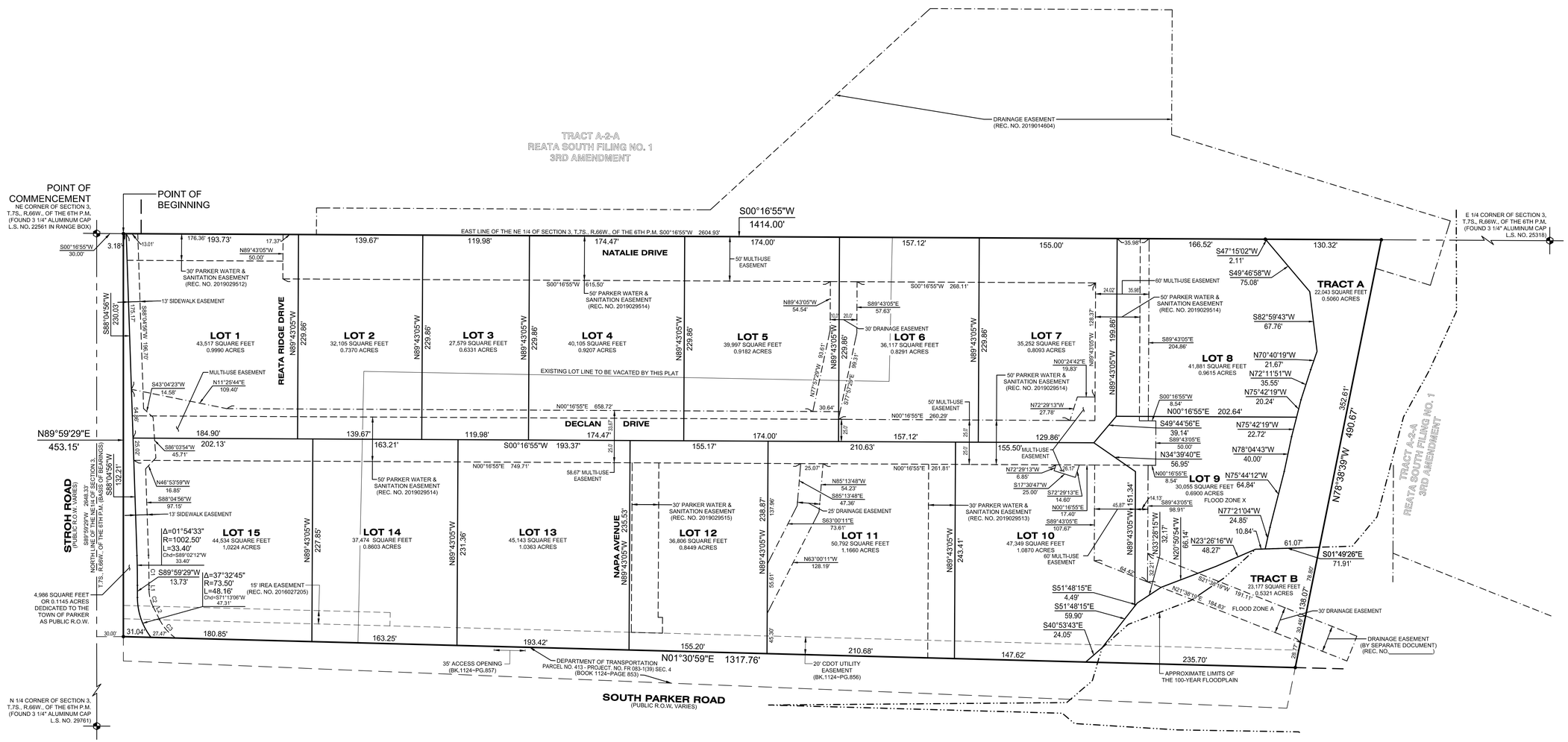
ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS
14190 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No.:	Project No.:	Date:	Revised:
16025-P	144.070	11/10/2017	02/05/2020

PARKER POINTE SUBDIVISION FILING NO. 1

A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
15 LOTS
14.6674 ACRES

SHEET 2 OF 3



LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
- NEW LOT LINE
- EXISTING EASEMENT LINE
- NEW GENERAL EASEMENT LINE
- NEW DRAINAGE EASEMENT LINE
- NEW XCEL EASEMENT LINE
- THE 100-YEAR FLOODPLAIN
- R.O.W. — RIGHT-OF-WAY
- L.S. NO. — LAND SURVEYOR NUMBER
- BK, PG. — BOOK AND PAGE
- SECTION CORNER
- SET 3/4"x30" REBAR & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS OTHERWISE FOUND

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	01°54'33"	1016.50'	33.90'	S89°02'12"W	33.87'
C2	26°37'53"	44.00'	20.50'	S76°40'32"W	20.27'
C3	28°23'25"	55.50'	27.50'	S49°09'53"W	27.22'

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	S89°59'29"W	4.50'
L2	S63°21'36"W	16.11'

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHARLES N. BENSON 33202

EASEMENT DIMENSION NOTES:

1. ALL EASEMENT DIMENSIONS ARE CENTERLINE DIMENSIONS UNLESS SHOWN OTHERWISE.
2. REFER TO SHEET 3 FOR ADDITIONAL EASEMENT DEDICATIONS AND DIMENSIONS.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

ESC ENGINEERING SERVICE COMPANY
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CIVIL ENGINEERS | LAND SURVEYORS
14190 East Evans Avenue
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engineeringserviceco.com
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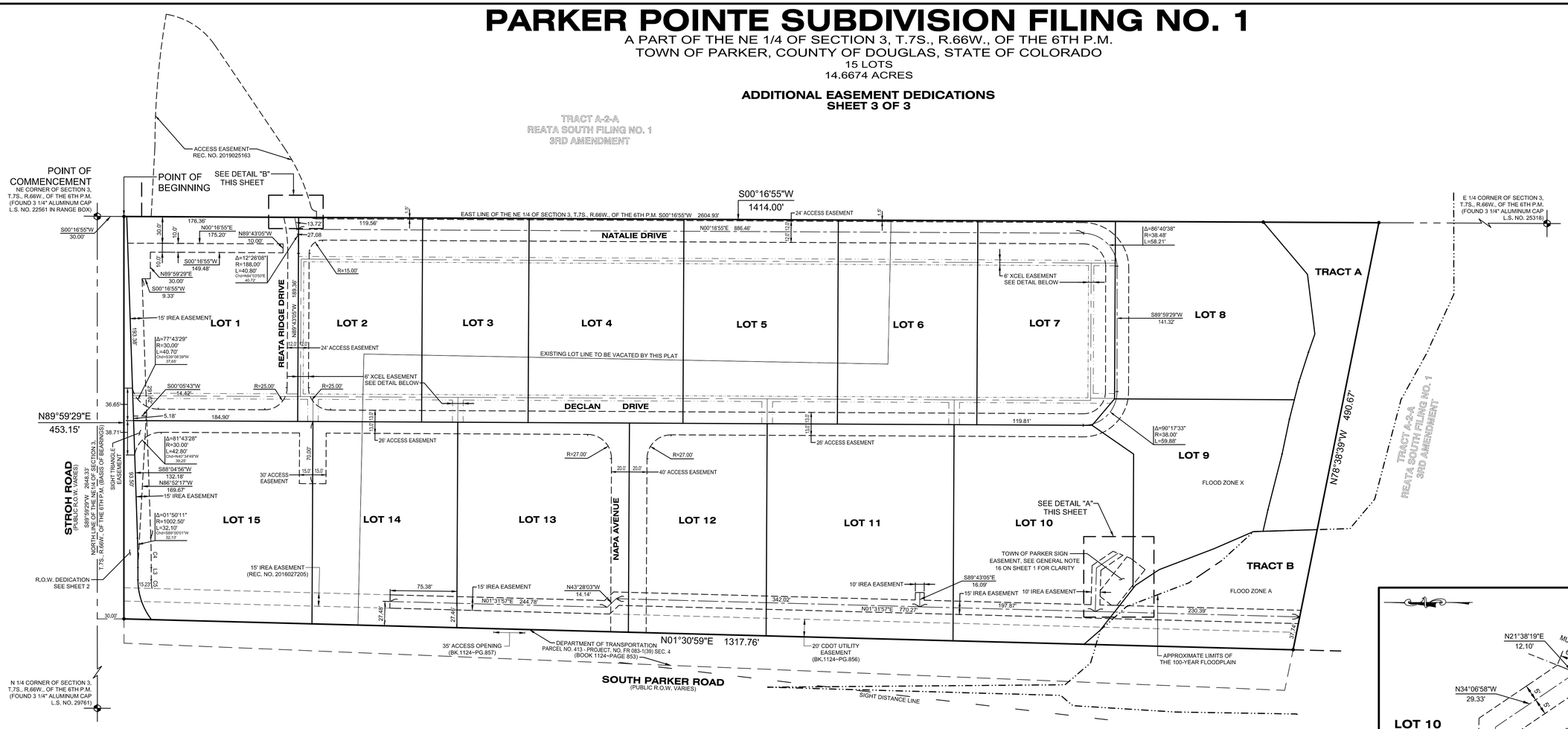
T/F 1.877.273.0659

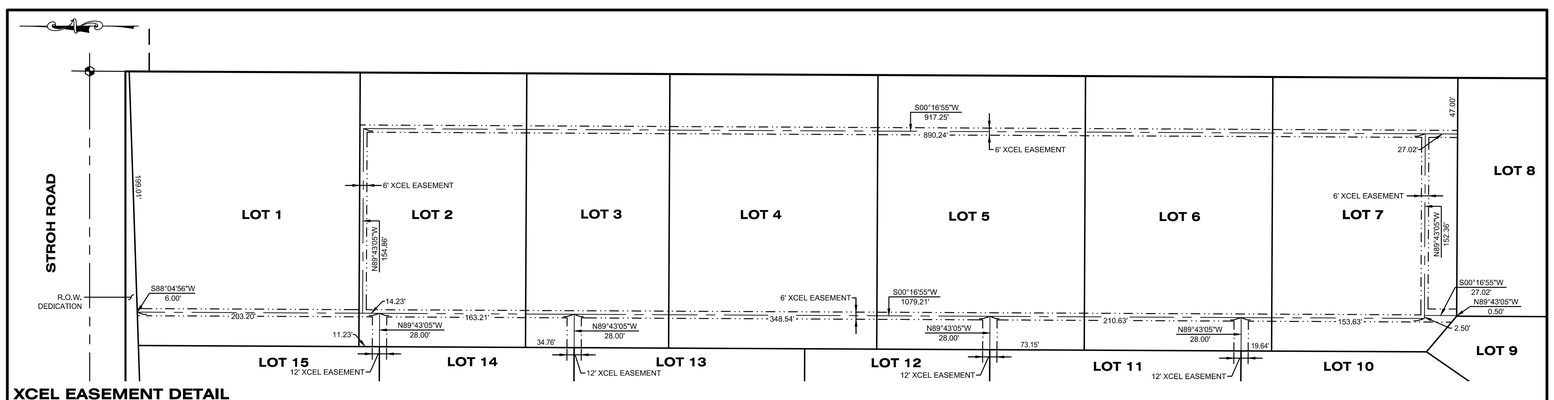
Survey No.:	Project No.:	Date:	Revised:
16025-P	144.070	11/10/2017	02/05/2020

PARKER POINTE SUBDIVISION FILING NO. 1

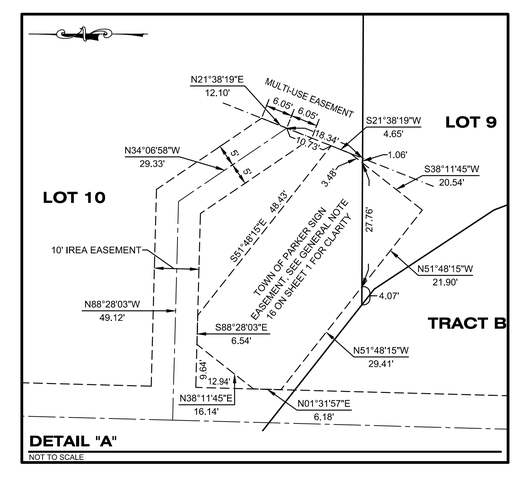
A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
15 LOTS
14.6674 ACRES

ADDITIONAL EASEMENT DEDICATIONS
SHEET 3 OF 3

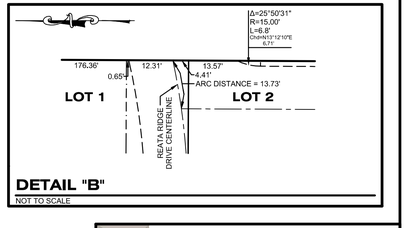




XCEL EASEMENT DETAIL
SCALE: 1"=60'



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

LEGEND

	PLAT BOUNDARY LINE		NEW XCEL EASEMENT LINE
	ADJACENT LOT/PARCEL LINES		THE 100-YEAR FLOODPLAIN
	SECTION LINE	R.O.W.	RIGHT-OF-WAY
	NEW LOT LINE	L.S. NO.	LAND SURVEYOR NUMBER
	EXISTING EASEMENT LINE	BK. PG.	BOOK AND PAGE
	NEW GENERAL EASEMENT LINE		SECTION CORNER
	NEW DRAINAGE EASEMENT LINE	●	SET 3/4"x30" REBAR & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS OTHERWISE FOUND

6 36 90
0 18 60 120
Scale: 1" = 60'

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C4	01°54'33"	1017.50'	33.90'	S89°02'12"W	33.90'
C5	09°38'45"	58.50'	9.80'	S85°10'06"W	9.84'

LINE DATA TABLE

COURSE	BEARING	LENGTH
L3	S89°59'29"W	13.73'

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHRISTOPHER R. BOUSMAN 33202

EASEMENT DIMENSION NOTES:

1. ALL EASEMENT DIMENSIONS ARE CENTERLINE DIMENSIONS UNLESS SHOWN OTHERWISE.
2. REFER TO SHEET 2 FOR ADDITIONAL EASEMENT DEDICATIONS AND LOT DIMENSIONS WITH LOT AREAS.

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.

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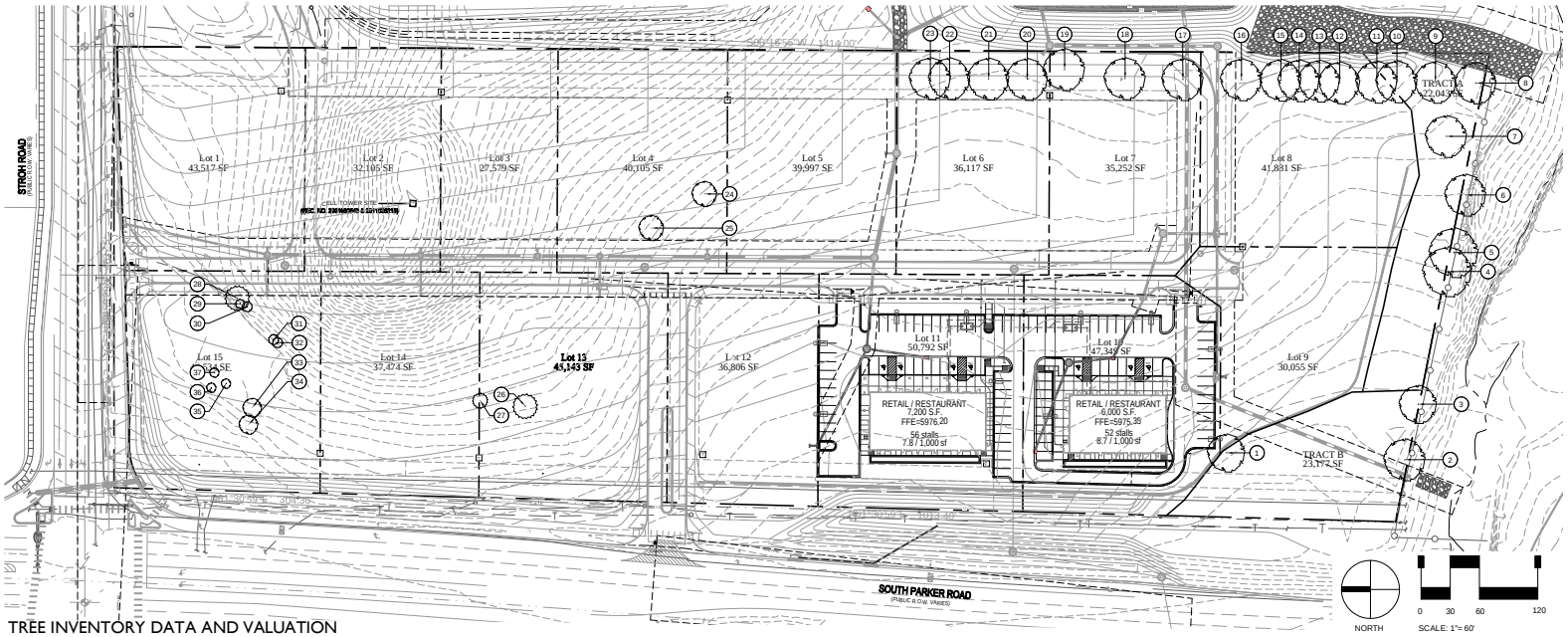


TREE INVENTORY DATA AND VALUATION

TREE #	SPECIES	CONDITION	SIZE-DSH*	MITIGATION	TFM VALUATION $	COMMENTS
1	Silver Maple/Acer platanoides	Good	38	Remove	$4,660	Prune
2	Cottonwood/Populus sargentii	Good	73	Preserve	~~$11,900~~	
3	Cottonwood/Populus sargentii	Good	67	Preserve	~~$10,000~~	
4	Cottonwood/Populus sargentii	Fair	72	Preserve	~~$9,200~~	
5	Cottonwood/Populus sargentii	Good	44	Preserve	~~$4,840~~	
6	Cottonwood/Populus sargentii	Good	74	Preserve	~~$12,200~~	Low trunk fork
7	Cottonwood/Populus sargentii	Fair	61	Preserve	~~$6,700~~	
8	Cottonwood/Populus sargentii	Very Good	118	Preserve	~~$37,400~~	
9	Cottonwood/Populus sargentii	Good	68	Preserve	~~$10,200~~	
10	Cottonwood/Populus sargentii	Fair	64	Preserve	~~$7,900~~	
11	Cottonwood/Populus sargentii	Good	68	Preserve	~~$8,800~~	
12	Cottonwood/Populus sargentii	Good	62	Preserve	~~$5,700~~	
13	Cottonwood/Populus sargentii	Fair	51	Preserve	~~$3,040~~	Low trunk fork
14	Cottonwood/Populus sargentii	Good	64	Preserve	~~$6,000~~	
15	Cottonwood/Populus sargentii	Good	54	Preserve	~~$6,100~~	
16	Cottonwood/Populus sargentii	Good	98	Remove	$14,300	
17	Cottonwood/Populus sargentii	Good	106	Remove	$16,700	
18	Cottonwood/Populus sargentii	Good	112	Remove	$18,700	
19	Cottonwood/Populus sargentii	Good	49	Remove	$3,350	
20	Cottonwood/Populus sargentii	Good	108	Remove	$17,400	
21	Cottonwood/Populus sargentii	Good	84	Remove	$10,500	
22	Cottonwood/Populus sargentii	Good	72	Remove	$7,700	Low trunk fork
23	Cottonwood/Populus sargentii	Good	70	Remove	$7,200	
24	American Elm/Ulmus Americana	Fair/Good	25	Remove	$600	Prune
25	American Elm/Ulmus Americana	Good	22	Remove	$400	Prune
26	Ponderosa Pine/Pinus ponderosa	Very Good	24	Remove	$4,700	
27	Austrian Pine/Pinus nigra	Good	16	Remove	$150	Prune
28	Blue Spruce/Picea pungens	Poor/Fair	17	Remove	$150	Weak/thin
29	Mugho Pine/Pinus mugho	Poor/Fair	17 / 27	Remove	$0	Mis-shapen
30	Blue Spruce/Picea pungens	Very Good	25	Remove	$870	
31	Ponderosa Pine/Pinus ponderosa	Very Good	19	Remove	$330	
32	Ponderosa Pine/Pinus ponderosa	Very Good	29	Remove	$880	
33	Norway Maple/Acer platanoides	Very Good	52	Remove	$4,540	
34	Crabapple/Acer platanoides	Very Good	74	Remove	$3,390	Prune
35	Gray Juniper/Juniperus sp., variety unknown	Good/Very Good	23	Remove	$590	
36	Gray Juniper/Juniperus sp.,variety unknown	Fair	14	Remove	$230	Storm damage
37	Gray Juniper/Juniperus sp., variety unknown	Fair	10	Remove	$60	Storm damage
- - -	(35) New Ponderosa Pines, 25' -30' ht. on Colorado Golf Club Property as Credit	- - -	12 Average	Transplant	- $99,750	- - -

*(DSH) - DIAMETER (OR CALIPER) MEASURED INCHES AT STANDARD HEIGHT, 4.5 FEET ABOVE THE SOIL GRADE.

$17,650 **TOTAL TO BE PAID IN TREE MITIGATION**

TREE INVENTORY NOTES

1. VALUATION: WE USED THE WIDELY ACCEPTED FORMULA METHOD (TFM) TO CALCULATE THESE TREE VALUATIONS BASED ON THE GUIDE FOR PLANT APPRAISAL, 9TH EDITION AND ISA ROCKY MOUNTAIN, SPECIES RATING AND APPRAISAL FACTORS GUIDE.
2. FOR THE JUNIPER VALUATION, WE APPLIED THE SPECIES RATING VALUES AND PRICING FOR WHITE FIR, ABIES CONCOLOR – SINCE THESE ARE BOTH NATIVE COLORADO TREES THAT HAVE SOMEWHAT SIMILAR GROWING REQUIREMENTS. TREE VALUATIONS WERE BASED ON BOTH BALLED AND BURLAPED (B&B) – SPECIAL ORDER OR SPADED PRICING.
3. A SEPARATE FORM CONVEYING TFM VALUES AND COST HAS BEEN SUBMITTED TO THE TOWN.

LEGEND

EX. EVERGREEN TREE

EX. DECIDUOUS TREE

TREE PRESERVATION NOTES

1. THIS TREE PRESERVATION PLAN WAS DONE IN ACCORDANCE WITH THE TOWN OF PARKER MUNICIPAL CODE. BOB HOWEY, ISA CERTIFIED ARBORIST AND ASCA CONSULTING ARBORIST, WORKING FOR/AS TREE ANALYSIS GROUP, LLC (TAG) IS PROVIDING THIS TREE ASSESSMENT AND VALUATION FOR THE 37 TREES AS INDICATED ON THE PROVIDED SITE PLAN AND BASED ON THE INSPECTION ON 10/1/2017. SOME OF THESE TREES ARE INTENDED TO REMAIN WITH THE PLANNED NEW DEVELOPMENT AND SOME ARE TO BE REMOVED FROM THE DEVELOPMENT SITE LOCATED AT THE SOUTHEAST CORNER OF STROH ROAD AND PARKER ROAD, PARKER, CO.
2. ENFORCEMENT OF THE TREE PRESERVATION SHALL BE IN ACCORDANCE WITH THE TOWN'S MUNICIPAL CODE.
3. THE REMOVAL OR DESTRUCTION OF EACH TREE AND SHRUB IN VIOLATION OF THE PREVISIONS OF THIS SECTION FOR EACH DAY THE VIOLATION HAS OCCURRED IN VIOLATION OF AN APPROVED TREE CONSERVATION PLAN BY THE TOWN SHALL BE CONSIDERED A SEPARATE OFFENCE.
4. IN ADDITION TO THE REMEDIES DESCRIBED IN THIS SECTION, THE TOWN MAY REFUSE TO ISSUE ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY UNTIL THE VIOLATION IS CURED.
5. TREES AND SHRUBS DESIGNATED AS "PRESERVE" ON THE CONSERVATION PLAN SHALL BE PROTECTED FROM DAMAGE CAUSED BY CONSTRUCTION-RELATED ACTIVITIES IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY THE ISA OR THE TCIA.
6. SEE LANDSCAPE PLAN FOR LOCATION, SIZE, AND SPECIES OF PROPOSED PLANTING MATERIAL.

ADDITIONAL COLORADO GOLF CLUB TREE MITIGATION VALUATIONS NOTES

1. THE TOWN OF PARKER HAS AGREED TO COUNT THE TREES PROVIDED BY PARKER POINTE OWNER WITHIN THE COLORADO GOLF CLUB PROPERTY AS CREDIT TO THE OVERALL TFM VALUATION FEE.
2. THE FOLLOWING VALUATION COSTS WAS PROVIDED BY, IN ACCORDANCE WITH THE TOWN OF PARKER MUNICIPAL CODE, BOB HOWEY, ISA CERTIFIED ARBORIST AND ASCA CONSULTING ARBORIST, WORKING FOR/AS TREE ANALYSIS GROUP, LLC.
3. THE FOLLOWING COST FOR TRANSPLANTED (35) PONDEROSA PINES, 25' -30' HEIGHT SHALL BE BASED ON THE TRUNK FORMULA METHOD FOR AN AVERAGE 12" DIAMETER SIZE AT BREAST HEIGHT, VALUED AT $2,850, PER TREE. TOTAL COST: $99,750.

Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, CID, PLA, COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

Perception Design Group, Inc.
Consulting Civil Engineers
6901 South Pierce Street, Suite 315
Littleton, CO 80128
303-972-0008

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30026
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
10/20/18	5TH SUBMITTAL
09/27/18	4TH SUBMITTAL
08/30/18	3RD SUBMITTAL
06/18/18	TREE PRESERVATION PLAN REVIEW
04/27/18	2ND SUBMITTAL
02/26/18	2ND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

REVISIONS

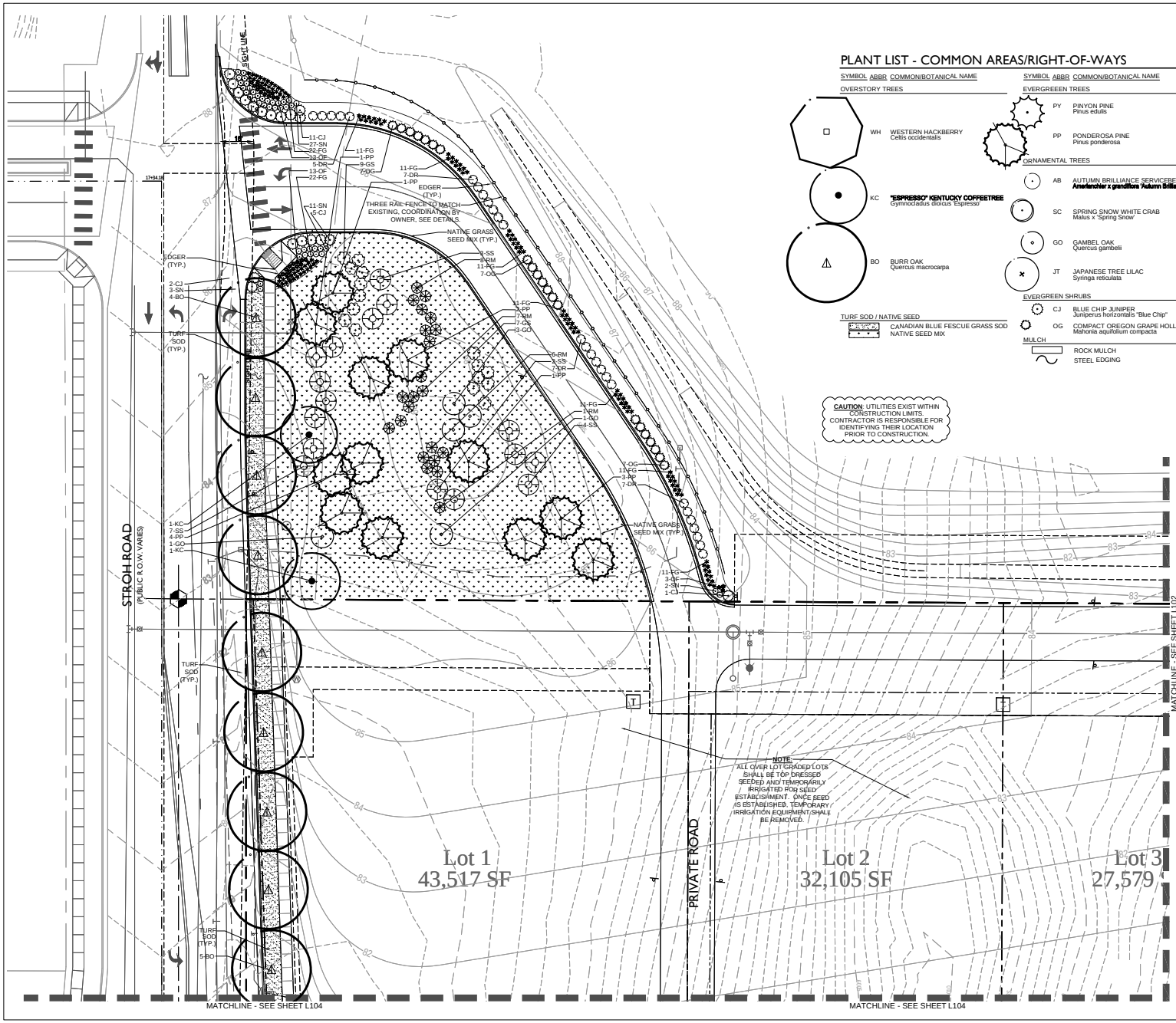
TREE PRESERVATION PLAN

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by:	JLW
approved by:	JLW
project no.:	2015-015
date:	10/20/17

SHEET

L100



PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	ABBR	COMMON/BOTANICAL NAME
OVERSTORY TREES		
	WH	WESTERN HACKBERRY Celtis occidentalis
	KC	**"ESPRESSO" KENTUCKY COFFEETREE** Gymnocladus dioicus 'Espresso'
	BO	BURR OAK Quercus macrocarpa
TURF SOD / NATIVE SEED		
		CANADIAN BLUE FESCUE GRASS SOD NATIVE SEED MIX

SYMBOL	ABBR	COMMON/BOTANICAL NAME
EVERGREEN TREES		
	PY	PINYON PINE Pinus edulis
	PP	PONDEROSA PINE Pinus ponderosa
ORNAMENTAL TREES		
	AB	AUTUMN BRILLIANCE SERVICEBERRY **Amelanchier x grandiflora 'Autumn Brilliance'**
	SC	SPRING SNOW WHITE CRAB Malus x 'Spring Snow'
	GO	GAMBEL OAK Quercus gambelii
	JT	JAPANESE TREE LILAC Syringa reticulata
EVERGREEN SHRUBS		
	CJ	BLUE CHIP JUNIPER Juniperus horizontalis 'Blue Chip'
	OG	COMPACT OREGON GRAPE HOLLY Mahonia aquifolium compacta
MULCH		
		ROCK MULCH
		STEEL EDGING

SYMBOL	ABBR	COMMON/BOTANICAL NAME
ORNAMENTAL GRASSES		
	FG	FEATHER REED GRASS **Calamagrostis acutiflora 'Karl Foerster'**
	RW	RED SWITCH GRASS Panicum virgatum 'Shanadoah'
	OF	ORIENTAL FOUNTAIN GRASS Pennisetum orientale 'Karley Rose'
PERENNIALS / GROUND COVER		
	YW	PINK YARROW Aquilegia chrysantha 'Paprika'
	SN	SNOW-IN-SUMMER Cerastium tomentosum
	MC	MOONBEAN COREOPSIS Coreopsis verticillata 'Moonbeam'
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GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
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Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, CID, PLA, COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

Perception Design Group, Inc.
Consulting Civil Engineers
6901 South Pierce Street, Suite 315
Littleton, Colorado 80128
303-972-0084

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30026 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
10/20/18	5TH SUBMITTAL
09/27/18	4TH SUBMITTAL
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REVISIONS

LANDSCAPE PLAN - COMMON AREAS / R.O.W.

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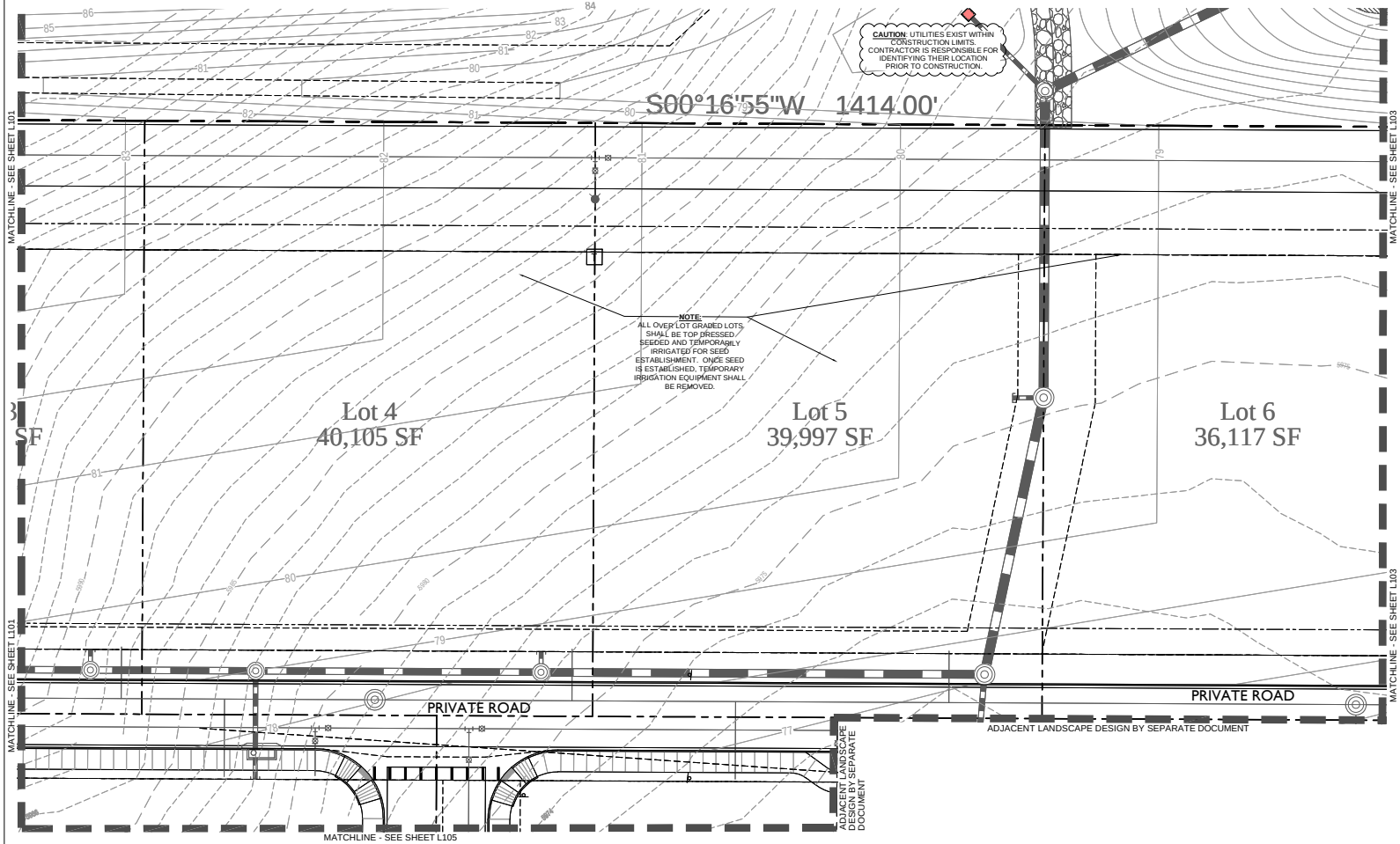
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by:	JLW
approved by:	JLW
project no.:	2015-015
date:	10/20/17

SHEET
L101



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TURF SOD / NATIVE SEED		
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EVERGREEN SHRUBS		
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	OG	COMPACT OREGON GRAPE HOLLY Mahonia aquifolium compacta
MULCH		
		ROCK MULCH
		STEEL EDGING

SYMBOL	ABBR	COMMON/BOTANICAL NAME
PERENNIALS / GROUND COVER		
	YW	PINK YARROW Aquilegia chrysantha 'Paprika'
	SN	SNOW-IN-SUMMER Cerastium tomentosum
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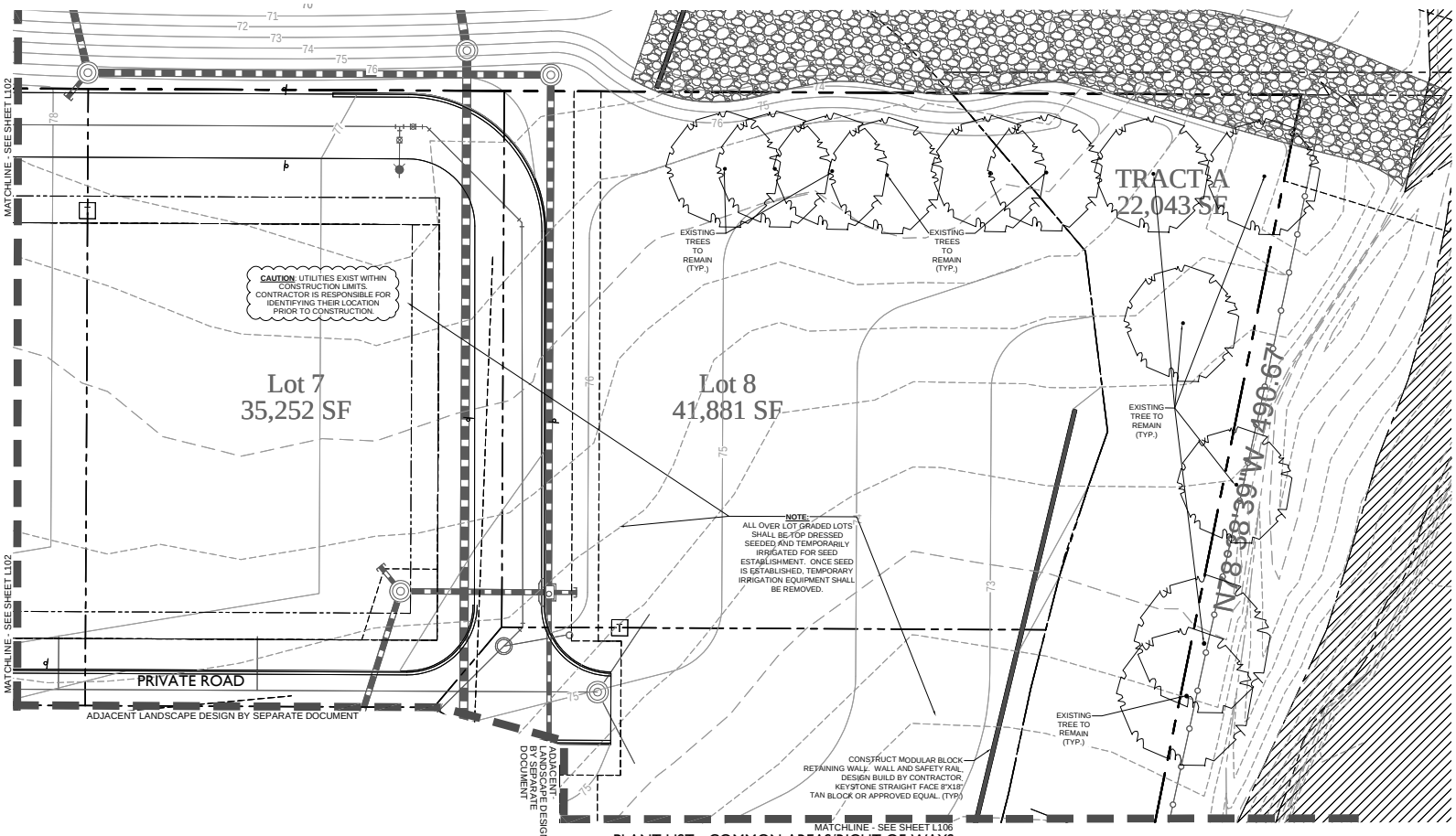
LANDSCAPE PLAN - COMMON AREAS / R.O.W.

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by:	JLW
approved by:	JLW
project no.:	2015-015
date:	10/20/17

SHEET
L102



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JERRY W. DAVIDSON, P.E.
COLORADO REG # 30026
FOR AND ON BEHALF OF
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DATE	DESCRIPTION
12/26/18	5TH SUBMITTAL
09/27/18	4TH SUBMITTAL
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06/18/18	TREE PRESERVATION PLAN REVIEW
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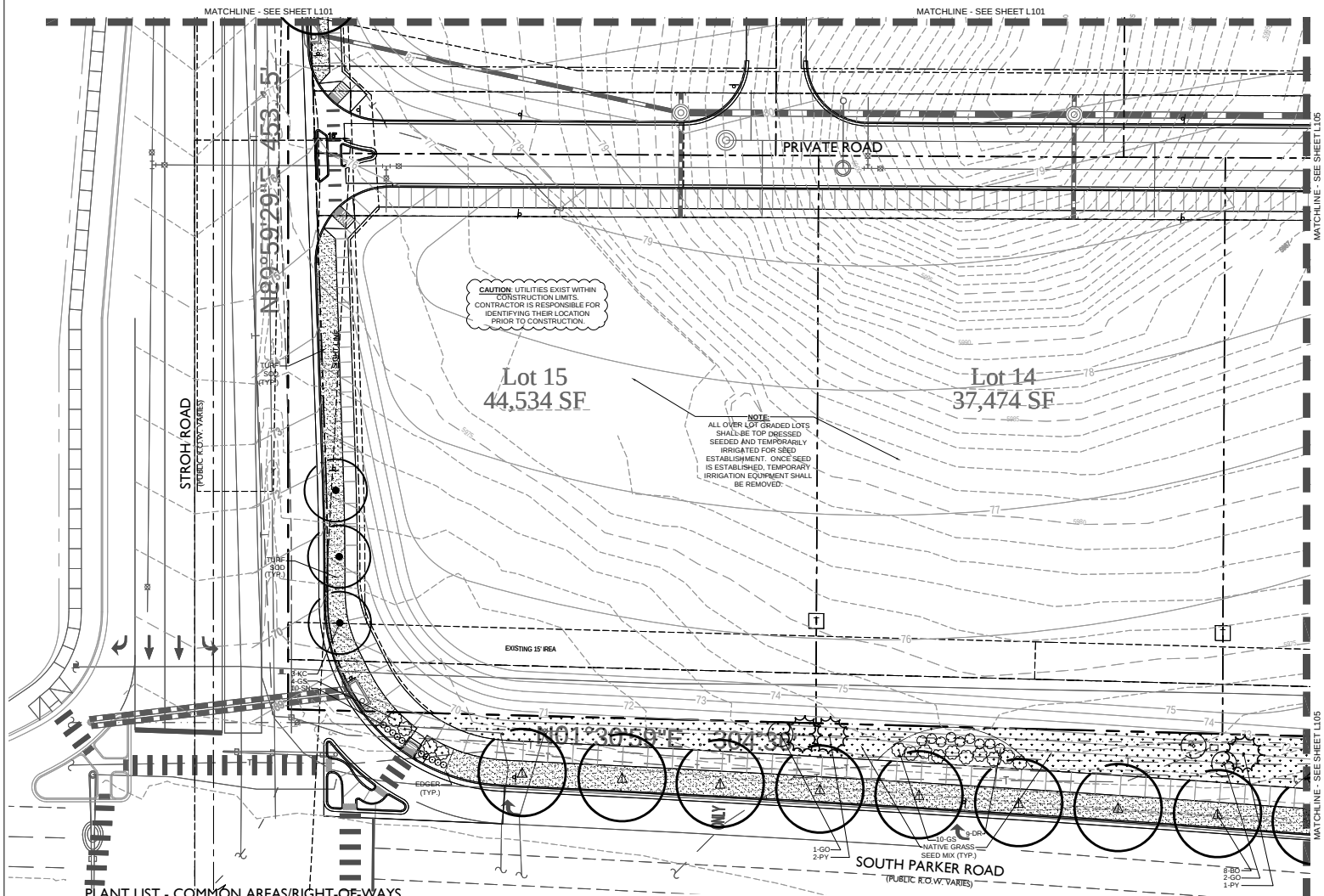
REVISIONS

LANDSCAPE PLAN - COMMON AREAS / R.O.W.

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by:	JLW
approved by:	JLW
project no.:	2015-015
date:	10/20/17

SHEET
L103



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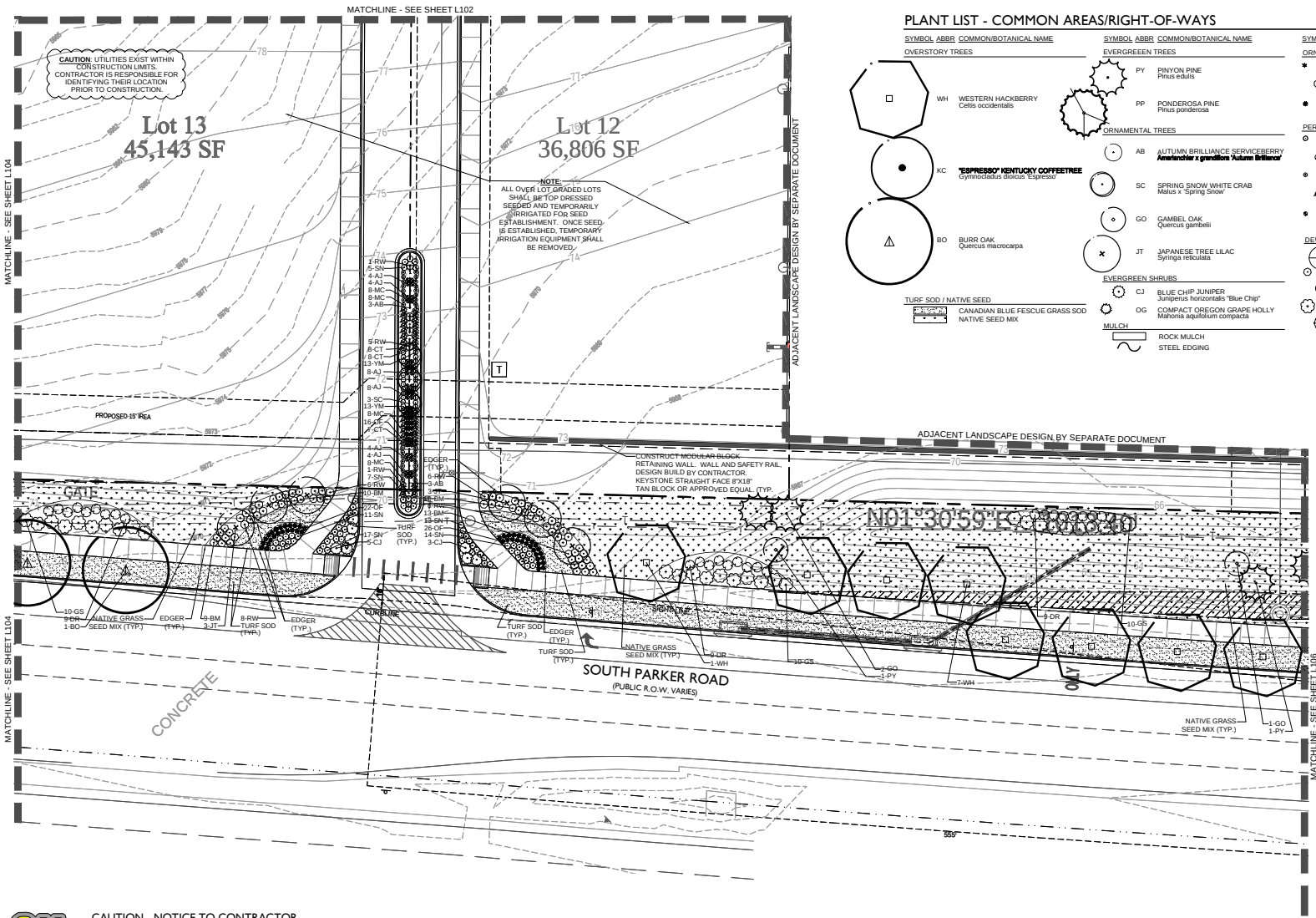

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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by:	JLW
approved by:	JLW
project no.:	2015-015
date:	10/20/17

SHEET
L105

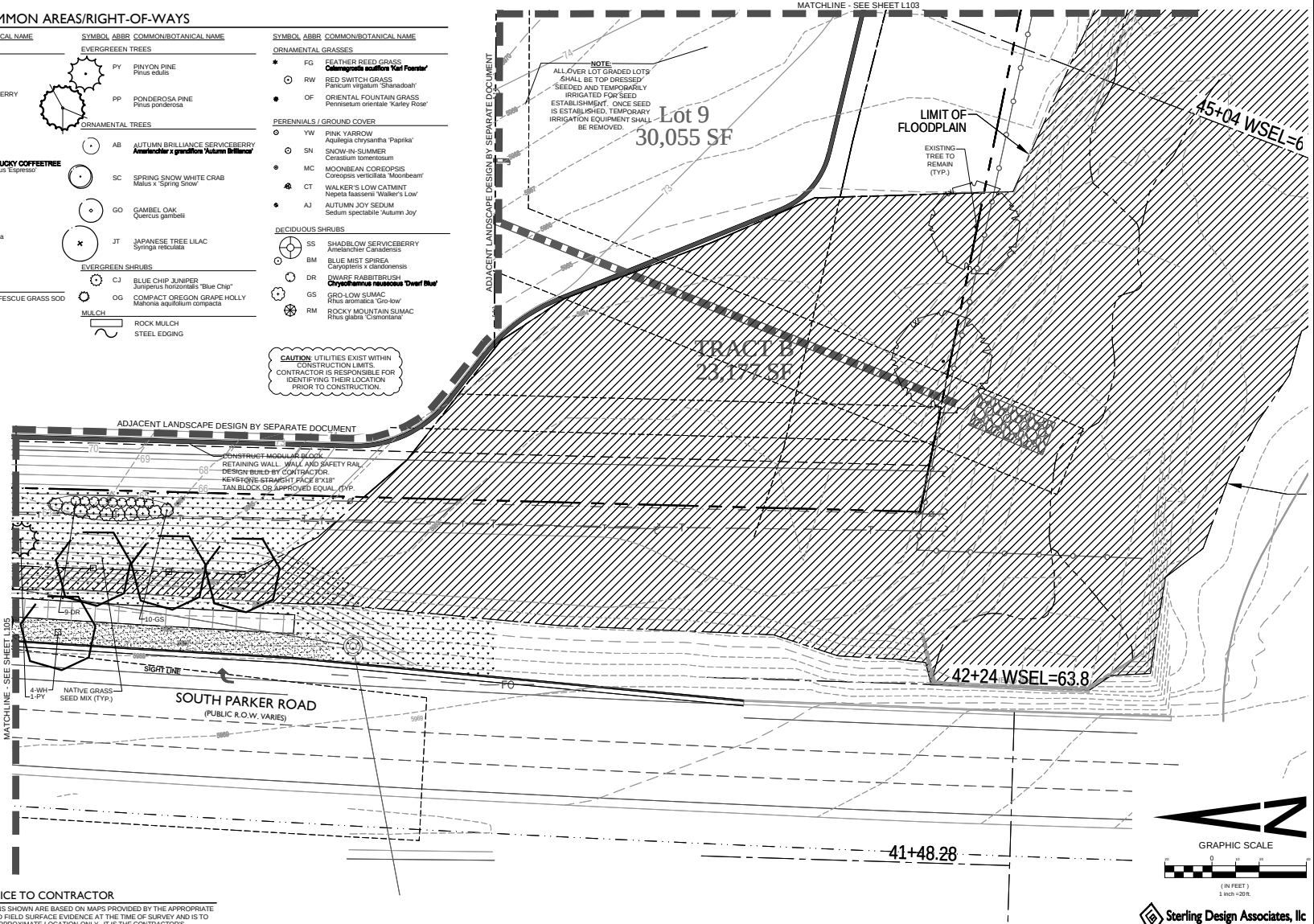
PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	ABBR	COMMON/BOTANICAL NAME
OVERSTORY TREES		
	WH	WESTERN HACKBERRY Celtis occidentalis
	KC	**"ESPRESSO" KENTUCKY COFFEETREE** Gymnocladus dioicus 'Espresso'
	BO	BURR OAK Quercus macrocarpa
TURF SOD / NATIVE SEED		
		CANADIAN BLUE FESCUE GRASS SOD NATIVE SEED MIX

SYMBOL	ABBR	COMMON/BOTANICAL NAME
EVERGREEN TREES		
	PY	PINYON PINE Pinus edulis
	PP	PONDEROSA PINE Pinus ponderosa
ORNAMENTAL TREES		
	AB	AUTUMN BRILLIANCE SERVICEBERRY **Amelanchier x grandiflora 'Autumn Brilliance'**
	SC	SPRING SNOW WHITE CRAB Malus x 'Spring Snow'
	GO	GAMBEL OAK Quercus gambelii
	JT	JAPANESE TREE LILAC Syringa reticulata
EVERGREEN SHRUBS		
	CJ	BLUE CHIP JUNIPER Juniperus horizontalis "Blue Chip"
	OG	COMPACT OREGON GRAPE HOLLY Mahonia aquifolium compacta
MULCH		
		ROCK MULCH
		STEEL EDGING

SYMBOL	ABBR	COMMON/BOTANICAL NAME
ORNAMENTAL GRASSES		
	FG	FEATHER REED GRASS **Calamagrostis acutiflora 'Karl Foerster'**
	RW	RED SWITCH GRASS Panicum virgatum 'Shanadoah'
	OF	ORIENTAL FOUNTAIN GRASS Pennrisetum orientale 'Karley Rose'
PERENNIALS / GROUND COVER		
	YW	PINK YARROW Aquilegia chrysantha 'Paprika'
	SN	SNOW-IN-SUMMER Cerastium tomentosum
	MC	MOONBEAN COREOPSIS Coreopsis verticillata 'Moonbeam'
	CT	WALKER'S LOW CATMINT Nepeta faassenii 'Walker's Low'
	AJ	AUTUMN JOY SEDUM Sedum spectabile 'Autumn Joy'
DECIDUOUS SHRUBS		
	SS	SHADBLOW SERVICEBERRY Amelanchier Canadensis
	BM	BLUE MIST SPIREA Caryopteris x clandonensis
	DR	DWARF RABBITBRUSH **Chrysothamnus nauseosus 'Dwarf Blue'**
	GS	GRO-LOW SUMAC Rhus aromatica 'Gro-low'
	RM	ROCKY MOUNTAIN SUMAC Rhus glabra 'Cismontana'

CAUTION: UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's Below. Call before you dig.

Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH I. WILSON, CID, PLA, COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

Perception Design Group, Inc.
Consulting Civil Engineers
6901 South Pierce Street, Suite 315
Littleton, Colorado 80128
303-972-0566

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30026 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
10/20/18	5TH SUBMITTAL
09/27/18	4TH SUBMITTAL
08/30/18	3RD SUBMITTAL
06/18/18	TREE PRESERVATION PLAN REVIEW
04/27/18	2ND SUBMITTAL
02/26/18	2ND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

REVISIONS

LANDSCAPE PLAN - COMMON AREAS / R.O.W.

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by:	JLW
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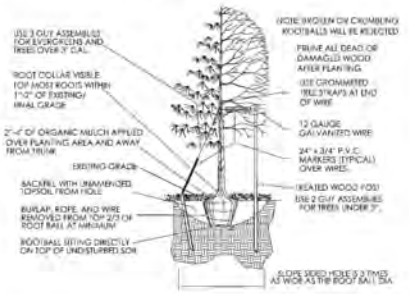
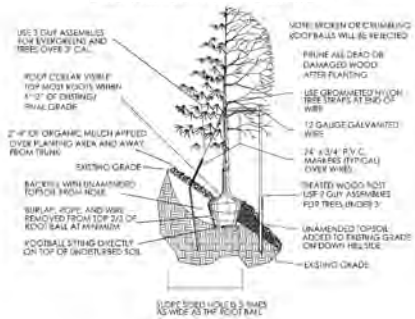
SHEET
L106

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 to 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 ½ 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 1" to 2" 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 saucer, 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 frost fall planting situations, and only then after consultation with the Town Arborist.
- Roselling 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.

TOWN OF PARKER PLANTING STANDARDS



TOWN OF PARKER PLANTING STANDARDS

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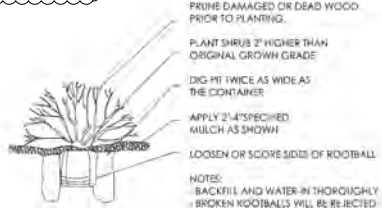

LANDSCAPING ACKNOWLEDGEMENT

NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.

APPLICANT AND/OR OWNER _____ DATE _____

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TOWN OF PARKER WATER TAP WORKSHEET - COMMON AREAS/R.O.W.

ParkerWater & SANITATION DISTRICT

Landscape/Irrigation Worksheet

Project Name: Parker and Stroh Site Overall

Landscape/Irrigation Tap address (physical location of tap) SE Corner of S. Parker and Stroh Road

Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Sub-Total of Non-Irrigated area (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calcuation divided by 6000 = requirement)
70,419 sf total				Temp Irrigation		
Area #1	14,193 sf x 1 = 14,193	0 sf x .6 = 0	9,120 sf x 1 = 2,736 Drip for Trees/Shrubs	47,106 sf x 0 = 0	16,929 sf	6,000	2.8 SFE's

Worksheet Completed by: Joseph L. Wilson, PLA, CID
Company: Sterling Design Associates, L.L.C
Address: 2009 W. Littleton Blvd. #300, Littleton, CO 80120
Phone #: 303-794-4727 ext 207

Owner/Developer: Dan Yacovetta
Attn: - - - -
Billing Address: - - - -
Phone #: - - - -

ET Controller (with Rain Sensor)

Manufacturer	Weathermatic Smartwire 2-wire W/ Smartlink Aircard & SLW5 Weather Station
Model number	SL3660TW BASE STATION W/ SmartLink Aircard & SLW5 Weather Station

Tap Size Requirements:
0 - 1 SFE's requires a 3/4-inch tap
1. - 2.0 SFE's requires a 1-inch tap
2. - 4.0 SFE's requires a 1 1/2-inch tap
4. - 7.0 SFE's requires a 2-inch tap
7. - 18.0 SFE's requires a 3-inch tap

LANDSCAPE DATA - COMMON AREAS/RIGHT-OF-WAYS

STREETSCAPE LANDSCAPING

DESCRIPTION	AREA	REQUIRED	PROVIDED
S. PARKER ROAD	885 LF	22 TREES (1/40)	22 TREES
STROH ROAD	565 LF	14 TREES (1/40)	14 TREES

GENERAL ONSITE LANDSCAPING REQUIREMENTS

DESCRIPTION	AREA	REQUIRED	PROVIDED
WEST EDGE	27,434 SF	18 TREES (1/1,500), 92 SHRUBS (5/1,500)	18 TREES, 150 SHRUBS
MEDIANS	948 SF	1 TREES (1/1,500), 4 SHRUBS (5/1,500)	9 TREES, 0 SHRUBS
NE CORNER ENTRY	24,265 SF	17 TREES (1/1,500), 81 SHRUBS (5/1,500)	17 TREES, 120 SHRUBS

DIVERSITY:
A MINIMUM OF TWENTY-FIVE PERCENT (25%) AND A MAXIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN TREES:

DESCRIPTION	EVERGREEN	DECIDUOUS	PROVIDED
TREES	19	61	25%

LANDSCAPE COVERAGE:
OVERALL LANDSCAPE LANDSCAPE AREA: 70,419 SF (100.0%)
MINIMUM LANDSCAPE COVERAGE (MIN 75%) 52,815 SF (75.0%)
LANDSCAPE AREA COVERAGE PROPOSED: 63,167 SF (89.7%)*
*INCLUDES PLANTED BED SF, TURF, NATIVE SEED MIX, AND EVERGREEN TREES.

TOWN SIGNATURE BLOCK

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEER CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFIXED TO THIS DOCUMENT.

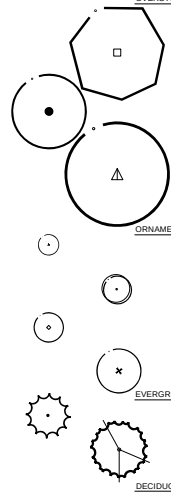
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED, AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, PUBLIC WORKS DIRECTOR _____ DATE _____

TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER _____ DATE _____

TOWN OF PARKER, PUBLIC WORKS MANAGER, TRANSPORTATION _____ DATE _____

PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS



SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	MATURE HT. X SPD.	HYDROZONE	REMARKS
OVERSTORY TREES							
	12	WH	WESTERN HACKBERRY Celtis occidentalis	2.5" CAL. B&B	60' X 40'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	5	KC	**"ESPRESSO" KENTUCKY COFFEETREE** Gymnocladus dioicus 'Espresso'	2.5" CAL. B&B	50' X 35'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	19	BO	BURR OAK Quercus macrocarpa	2.5" CAL. B&B	70' X 50'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
ORNAMENTAL TREES							
	6	AB	AUTUMN BRILLIANCE SERVICEBERRY **Amerlanchier x grandiflora 'Autumn Brilliance'**	1.5" CAL. B&B	18' X 10'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
	3	SC	SPRING SNOW WHITE CRAB Malus x 'Spring Snow'	1.5" CAL. B&B	20' X 15'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	10	GO	GAMBEL OAK Quercus gambelii	1.5" CAL. B&B	20' X 15'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	6	JT	JAPANESE TREE LILAC Syringa reticulata	1.5" CAL. B&B	20' X 20'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
EVERGREEN TREES							
	7	PY	PINYON PINE Pinus edulis	6' HT. B&B	25' X 20'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	12	PP	PONDEROSA PINE Pinus ponderosa	6' HT. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
	16	SS	SHADBLOW SERVICEBERRY Amelanchier Canadensis	#5 (18"-24" HT.)	15' X 10'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
	42	BM	BLUE MIST SPIREA Caryopteris x clandonensis	#5	3' X 3'	LOW	SPACING PER PLAN FULL FORM
	71	DR	DWARF RABBITBRUSH **Chrysothamnus nauseosus 'Dwarf Blue'**	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
	70	GS	GRO-LOW SUMAC Rhus aromatica 'Gro-low'	#5 (12"-15" HT.)	2' X 6'	LOW	SPACING PER PLAN FULL FORM
	22	RM	ROCKY MOUNTAIN SUMAC Rhus glabra 'Cismontana'	#5 (15"-18" HT.)	6' X 5'	LOW	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
	27	CJ	BLUE CHIP JUNIPER Juniperus horizontalis "Blue Chip"	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
	21	OG	COMPACT OREGON GRAPE HOLLY Mahonia aquifolium compacta	#5 (12"-15" HT.)	3' X 5'	LOW	SPACING PER PLAN FULL FORM
ORNAMENTAL GRASSES							
	121	FG	FEATHER REED GRASS **Calamagrostis acutiflora 'Karl Foerster'**	#1 (ESTABLISHED)	4.5' X 2'	LOW	SPACING PER PLAN FULL FORM
	35	RW	RED SWITCH GRASS Panicum virgatum 'Shanadoah'	#1 (ESTABLISHED)	3.5' X 2.5'	LOW	SPACING PER PLAN FULL FORM
	93	OF	ORIENTAL FOUNTAIN GRASS Pennisetum orientale 'Karley Rose'	#1 (ESTABLISHED)	2.5' X 2'	LOW	SPACING PER PLAN FULL FORM
PERENNIALS / GROUND COVER							
	26	YW	PINK YARROW Aquilegia chrysantha 'Paprika'	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
	120	SN	SNOW-IN-SUMMER Cerastium tomentosum	#1	1' X 2.5'	LOW	SPACING PER PLAN FULL FORM
	32	MC	MOONBEAN COREOPSIS Coreopsis verticillata 'Moonbeam'	#1	1.5' X 1.5'	LOW	SPACING PER PLAN FULL FORM
	36	CT	WALKER'S LOW CATMINT Nepeta faassenii 'Walker's Low'	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
	32	AJ	AUTUMN JOY SEDUM Sedum spectabile 'Autumn Joy'	#1	2' X 1'	LOW	SPACING PER PLAN FULL FORM
TURF SOD / NATIVE SEED							
	14,193 SF		CANADIAN BLUE FESCUE GRASS SOD		GRASS SOD		SEE LANDSCAPE NOTES
	47,106 SF		NATIVE/WILDFLOWERS SEED MIX		GRASS SEED		SEE SEED NOTES
MULCH							
			COLOR/MATERIAL: -ROCK MULCH AREA: -9,120 SF TYPE: -2"-4" DIA. MULTI-COLOR ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH RINGS (4" THICK). SEE LANDSCAPE NOTES.				
			STEEL EDGING - 1,145 LF				

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REVISIONS

LANDSCAPE DETAILS & COMMON AREAS / R.O.W. LEGEND

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by:	JLW
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project no.:	2015-015
date:	10/20/17

SHEET
L107

STANDARD LANDSCAPE NOTES

1. COORDINATION
   - THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, AND IRRIGATION PLANS, STANDARDS AND SPECIFICATIONS, TO FORM COMPLETE INFORMATION REGARDING THIS SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY AND UP-TO-DATE ISSUE PLAN SETS.
   - ALL LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
   - MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR THE GOVERNING JURISDICTION CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
   - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS.
   - IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES.

2. COMPLIANCE
   - ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING ANY STANDARDS, AND SPECIFICATIONS.
   - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE STATE'S LANDSCAPE CONTRACTORS ASSOCIATION.

3. GUARANTEE
   - ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE AND REPAIR/REPLACE ANY PORTIONS OF THE IRRIGATION SYSTEM AS NECESSARY IN THAT TIME.

4. COMPLETION AND MAINTENANCE
   - FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
   - LANDSCAPE MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, RE-GRADING, REPLANTING, DISEASE AND INSECT PROTECTION. IF SITE IS TO OPEN DURING WINTER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER AND LANDSCAPE ARCHITECT ON TIMING FOR THE INSTALLATION OF PLANT MATERIAL.THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.
   - GRADING MAINTENANCE: DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THESE NOTES, THE GRADING PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.
   - IRRIGATION MAINTENANCE: DURING THE LANDSCAPE MAINTENANCE PERIOD, ALL IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.

5. SITE CONDITIONS
   - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED.
   - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
   - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
   - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
   - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
   - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS TO REMAIN. THE CONTRACTOR SHALL REPLACE ANY SUCH PLANTS DAMAGED DURING CONSTRUCTION/MAINTENANCE PERIODS WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).

6. DAMAGE AND CLEANING
   - CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
   - CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.

7. RIGHT OF REJECTION
   - OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME.

8. SOIL PREPARATION
   - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT OR APPROVED EQUAL AT A RATE OF 4.0 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. AMENDMENT SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
   - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL

9. PLANT MATERIAL
   - ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
   - TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

10. PLANTING
   - TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
   - TREES INSTALLATION PROCEDURE: SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3" ABOVE FINISH GRADE. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH. REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
   - TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING.
   - BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED.
   - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
   - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
   - ALL PLANT BEDS SHALL BE CONTAINED WITH EDGE AS SPECIFIED IN THE LEGEND. EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. WHEN STEEL EDGING IS SPECIFIED, ALL STEEL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.

11. MULCH
   - AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE SIZE OF THE OF SHRUB, PERENNIAL, AND ORNAMENTAL GRASSS CONTAINER/ROOTBALL. TREE RING SIZE SHALL REFERENCE INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE STATE'S LANDSCAPE CONTRACTORS ASSOCIATION.
   - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
   - INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
   - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
   - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS OR APPROVED EQUAL. INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS.

12. SODDING
   - SOD SHALL BE CANADIAN BLUE FESCUE GRASS BY TURF MASTERS (970) 493-8311. SOIL PREP., INSTALL, AND WATER ACCORDING TO TURF MASTERS GUIDELINES.

13. IRRIGATION
   - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
   - ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED. SODDED/SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
   - THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE PER LOCAL, STATE, AND FEDERAL CODE.
   - REFER TO THE IRRIGATION PLAN (AS APPLICABLE).

SEED NOTES

1. ALL SEED MIXES SUGGESTED THROUGH:
   WESTERN NATIVE SEED COMPANY
   P.O. BOX 188
   COALDALE, CO 81222
   (719) 942-3935

2. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

	LBS./1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

'TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)'

SEEDING RATE: 3 LBS/1000 SQ.FT.

%	COMMON NAME
25%	EPHRAIM CRESTED WHEATGRASS
23%	SHEEP FESCUE
18%	PERENNIAL RYEGRASS
13%	CANADA BLUEGRASS
12%	BARLEY OR OATS
9%	BLUE FESCUE

SEED ESTABLISHMENT NOTES

1. INSTALL PER SEED PROVEYOR'S AND/OR MANUFACTURE'S RECOMMENDATIONS.
2. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
3. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDED AREAS.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

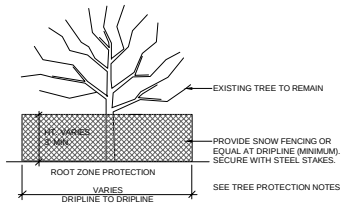
811 Know what's Below. Call before you dig.

TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES

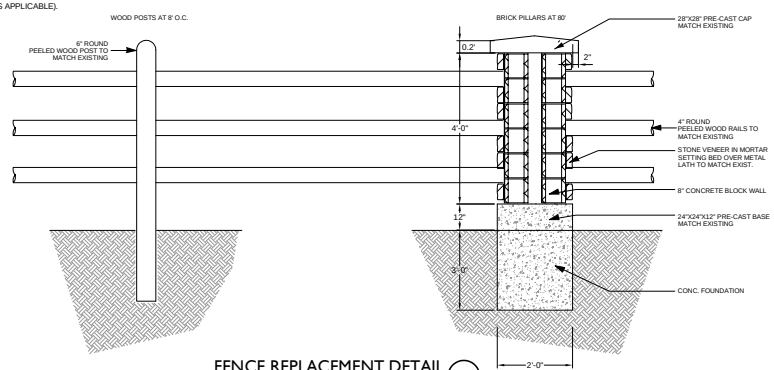
1. ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNER'S ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.
2. ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS, AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING, WEEDING, CLEANING, MOWING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPRAYING, CULTIVATING, OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.
3. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
4. NON-LIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OR THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
5. LANDSCAPING STRUCTURAL FEATURES (E.G. FENCING, WALLS, PLANTER BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION. IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.
6. IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.
7. LANDSCAPE AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
8. FAILURE TO REPLACE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

TREE PROTECTION NOTES

1. USE JURISDICTIONAL TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
2. TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. THE JURISDICTION MAY STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
4. FENCING SHALL BE 3 FEET TALL SNOW FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
5. NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
6. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
7. CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED.
8. THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING.
9. UNAUTHORIZED TREE REMOVAL OR DAMAGE IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF ALL EXISTING TREES TO REMAIN, PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.



EXISTING TREE PROTECTION (1)
NOT TO SCALE



FENCE REPLACEMENT DETAIL (2)
NOT TO SCALE

Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, CID, PLA, COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

Perception Design Group, Inc.
Consulting Civil Engineers
6901 South Pierce Street, Suite 315
Littleton, Colorado 80128
303-972-9088

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30026 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
1/26/18	5TH SUBMITTAL
09/27/18	4TH SUBMITTAL
08/30/18	3RD SUBMITTAL
06/18/18	TREE PRESERVATION PLAN REVIEW
04/27/18	2ND SUBMITTAL
02/26/18	2ND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

REVISIONS

LANDSCAPE NOTES

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by:	JLW
approved by:	JLW
project no.:	2015-015
date:	10/20/17

SHEET
L108

Planning Commission Staff Report

Planning Commission Date:	**3/12/2020**
Town Council Date:	**4/6/2020**
Hearing Type:	**Public Hearing** **<u>DRAFT ORDINANCE NO. 3.353</u> – A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code by the Addition Thereto of a New Section 13.10.250 Entitled Prairie Dog Management**
Location:	**Town-wide**
Project Planner:	**John Fussa, Community Development Director**
Applicant:	**Town of Parker**
Executive Summary:	The proposed ordinance will amend Title 13 to provide additional guidance and standards about wildlife management in connection with applications for development. The ordinance will encourage applicants to relocate prairie dogs and partner with non-profit conservation and public interest groups for their removal. It will require the use of humane means of extermination if relocation is infeasible or prohibited.
Staff Recommendation:	**Approval**

<u>RECOMMENDED MOTION</u>

"I move the Planning Commission recommend Town Council approve an ordinance to Amend Title 13 of the Parker Municipal Code Regarding Prairie Dog Management."

<u>ALTERNATIVE MOTIONS</u>

"I move the Planning Commission recommend Town Council approve an ordinance to Amend Title 13 of the Parker Municipal Code Regarding Prairie Dog Management, as conditioned:"

- *List conditions (by Planning Commission or staff)*

"I move the Planning Commission recommend Town Council deny an ordinance to Amend Title 13 of the Parker Municipal Code Regarding Prairie Dog Management."

- *List criteria not met (by Planning Commission or staff)*

I. BACKGROUND/DISCUSSION

The Town has experienced substantial growth and development during the past ten years like many communities in the Denver Metro Region since the end of the Great Recession. This growth and development has the potential to impact wildlife and wildlife habitat as development proposals are approved and land is disturbed by construction activities. This issue is of concern to a segment of Parker and Douglas County residents who have commented upon it at Planning Commission and Town Council meetings. A recent example includes the Dominium Development proposal for a multi-family residential development called South Range Crossings in Stroh Ranch where residents expressed their concern about the impact of construction upon an existing prairie dog colony.

In 2019, the Town Council directed the Community Development Department to research potential options for mitigating the impact of development upon prairie dogs and other wildlife as well as wildlife habitat. Community Development staff presented several options at the July 22, 2019; September 23, 2019; and February 10, 2020 Town Council Study Sessions. Council directed staff to prepare an ordinance codifying the concept(s) for Prairie Dog Management at the February 10, 2020 Study Session. The proposed Ordinance 3.353 addresses this direction.

PRIOR ACTIONS

Date	Action
	None

II. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
2035 Master Plan	Choose an item. ☒ **Consistent** ☐ **Inconsistent**
Consistent Goals/Strategies	Natural Resource Protection 1, 1.B, 2.C
Inconsistent Goals/Strategies	None
Staff Analysis	Consistent with the Master Plan

III. CONCLUSION

Proposed Ordinance No. 3.353 will implement Town Council direction regarding wildlife management as it relates to Prairie Dogs in connection with applications for development. The proposal will provide a planning and zoning tool to manage the impact of development upon this species that does not currently exist. It is consistent with the Parker 2035 Master Plan Goals and Strategies for Natural Resource Protection therefore staff guidance is that Planning Commission recommend approval to the Town Council.

IV. ATTACHMENTS

Draft Ordinance No. 3.353

Report Approved By: John Fussa, Community Development Director

ORDINANCE NO. _____, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO AMEND TITLE 13 OF THE PARKER MUNICIPAL CODE BY THE ADDITION THERETO OF A NEW SECTION 13.10.250 ENTITLED PRAIRIE DOG MANAGEMENT

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Chapter 13.10 of the Parker Municipal Code is amended by the addition thereto of a new Section 13.10.250, entitled prairie dog management, to read as follows:

13.10.250 Prairie dog management.

(a) Intent. The purpose of this Section is to provide for the humane management of prairie dogs in connection with development. It is the intent of the Town of Parker that prairie dogs shall be managed humanely, with preference given to relocation, if feasible, and if not, humanely exterminated.

(b) Applicability. The provisions contained in this Section are in addition to, and do not supersede, any state or federal rules, regulations or standards concerning the management of prairie dogs. They shall apply to the following application types when prairie dogs are present on a site:

(1) Demolition permit;

(2) Grading plan;

(3) Sketch/preliminary plan;

(4) Minor development plat;

(5) Replat; and

(6) Site plan or preliminary site plan

(c) Relocation. Applicants are encouraged to partner with nonprofit conservation and public interest groups to relocate existing prairie dogs; provided, however, no relocation of prairie dogs shall occur between April 1 and June 1, which is the birthing season.

(d) Use of humane extermination. If relocation of prairie dogs is infeasible or prohibited, except as provided in Subsection (c) above, the applicant shall utilize humane extermination using a licensed professional exterminator to eradicate all or part of a prairie dog colony. All products shall be approved for use by the Colorado Department of Agriculture, U.S. Fish and Wildlife Service, and U.S. Environmental Protection Agency. Humane extermination shall not occur when endangered or threatened species such as the Western Burrowing Owl or Black-Footed Ferret are

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present on a site until such species are protected or relocated in accordance with the requirements of the U.S. Fish and Wildlife Service. For purposes of this Section, humane extermination shall include the use of products that (1) are nontoxic (such as carbon dioxide and carbon monoxide); (2) eliminate secondary poisoning; and (3) eliminate impacts to nontarget species.

(e) Certification. As a condition of approval and prior to the commencement of site development, the applicant shall provide a certification in a form acceptable to the Town indicating compliance with the provisions of this Section.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2020.

_____
Mike Waid, Mayor

ATTEST:

_____
Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2020.

_____
Mike Waid, Mayor

ATTEST:

_____
Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

_____
James S. Maloney, Town Attorney

DRAFT