



PLANNING COMMISSION MEETING

7:00 PM

June 14, 2018

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**

April 26, 2018 Planning Commission Meeting Minutes

6. **CONSENT AGENDA**

7. **PUBLIC HEARINGS**

A. **PINE LANE AND PARKER ROAD PROPERTIES - Zoning**

Applicant: HGD of Parker, LLC
Pine Lane Plaza, LLC
Peakview Parker, LLC
Durham Douglas Properties
Lattner Investment Group
S & Jabez, LLC
Car Bis Co Park, LLC
Town of Parker Community Development Department (as to zoning)
Location: Northwest and Southeast Corners of Pine Lane and Parker Road
Planner: Stacey Nerger
TRAKiT No.: Z18-002

B. **TRAILS AT CROWFOOT - Preliminary Plan Amendment No. 1**

Applicant: Chris Elliott, E5X Management Inc.
Location: Bayou Gulch Road and North Pinery Parkway
Planner: Stacey Nerger
TRAKiT No.: SUB17-057

C. **CORPORATE PARK AT STONEGATE - Rezoning**

Applicant: Zak Kessler, Woodspear Properties
Location: North of E-470, south of Parkerhouse Road and west of Jordan Road
Planner: Stacey Nerger
TRAKiT No.: Z17-019

D. **LOT 1 - BLAIR INDUSTRIAL CENTER TRACTS 8 & 9 TRACTS 7, 8, 9, FIRST AMENDMENT -
Use by Special Review**

Applicant: Ellis Properties LLC, Carl Ellis
Location: Progress Way south of Progress Lane
Planner: Ryan McGee
TRAKiT No.: Z16-024

8. **PLANNING COMMISSION ITEMS**

9. **STAFF ITEMS**

10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

April 26, 2018

Chair Gary Poole called the meeting to order at 7:01 p.m.

Commissioner John Howe led the Planning Commission and audience in the Pledge of Allegiance.

Also, present were Commissioners Richard Foerster and Alternates Erik Frandsen, Ruth Ann Nelson and Kimberly Rodell; seated in the vacancy and for the absent Commissioners Duane Hopkins and Eliana Burke.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the April 12, 2018 meeting minutes. Commissioner Kimberly Rodell seconded; a vote was taken and passed 5:0:1 with Commissioner Richard Foerster abstaining due to being absent from the April 12, 2018 meeting.

CONSENT AGENDA

None

PUBLIC HEARING: OPENED: 7:02 P.M. HARVIE PROPERTY - Zoning - (Continued from April 12, 2018)

Applicant: Town of Parker
Location: Generally located north of Mainstreet at Canterbury Parkway
Department: Community Development, Mary Munekata, Parks and Recreation,
Dennis Trapp
TRAKiT No.: Z17-107

Mary Munekata, Planner, presented the staff report for the Harvie Property Zoning. Ms. Munekata concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Commissioners discussed with staff:

- if the Town will have maintenance responsibilities for the open space; (*Dennis Trapp, Town of Parker, Parks and Recreation Project Administrator, said the Town will be responsible for minimal maintenance of a gravel parking lot, shade shelters and landscaping; estimated annual cost at \$15,000.*)

- if in the future, trees die, will they be replaced; *(Mr. Trapp said the Conservation Easement allows for tree and vegetation management and the Town will coordinate with the Douglas Land Conservancy if there is a need to replace trees.)*
- to identify planned improvements to the open space, i.e. a restroom; *(Mr. Trapp said the Conservation Easement established by Mr. Harvie in 1996 is specific and held by the Douglas Land Conservancy. He said the planned improvements are soft surface trails, natural construction picnic shelter with a maximum occupancy of 25 people, total on-site; the parking lot is soft-surface with an established maximum capacity for 20 cars; there is an allowance for one- vault-type restroom; historic, educational and interpretive signage; the park will be named Ray J. Harvie Park and that name will appear on the sign for the park's frontage along Mainstreet.)*
- if pets will be allowed, on-leash; *(Mr. Trapp said yes, per code, pets will be allowed on-leash.)*
- clarification of the purpose of the zoning; *(Staff said the property is being annexed concurrently with this zone request; state law requires establishment of zoning for annexed properties.)*

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:13 P.M. HARVIE PROPERTY - Zoning - (Continued from April 12, 2018)

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said he is pleased with the Town adding this open space into the entire parks and open space system that will be enjoyed by the community. He said the request meets the nine criteria to recommend approval; and he supported recommending approval to Town Council.

Commissioner Richard Foerster agreed the nine criteria for approval are met; he said he is glad the Town will retain the property as open space. He said the community needs the open space and he supported recommending approval to Town Council.

Commissioner Ruth Ann Nelson supported recommending approval for the zoning to Town Council. She said she is delighted that the property will be annexed into the Town. She said she drove past the property; it is beautiful and it is awesome that it will remain open space.

Commissioner Erik Frandsen agreed. He supported recommending approval to Town Council.

Commissioner Kimberly Rodell agreed; she said she lives near this beautiful property and said it is a good idea to let others enjoy it.

Chair Gary Poole said he appreciated Town staff's and Douglas County's efforts to have the Town acquire this property and to retain it as nice, open space.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Harvie Property zoning. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

PUBLIC HEARING: OPENED: 7:15 P.M. TWENTY MILE VILLAGE FILING 2 AMENDMENT 9 - Use by Special Review

Applicant: Peggy S. Friesen, Engineering Services Company
Location: North of Mainstreet and surrounded by Stage Run
Department: Community Development, Paul Workman
TRAKiT No.: Z17-025

Paul Workman, Planner, presented the staff report for Twenty-Mile Village Filing 2 Amendment 9 - Use by Special Review. Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request, as conditioned staff's report.

Commissioners discussed with staff:

- if the smoking lounge will have an indoor/outdoor component; *(Staff said there is no smoking lounge planned as part of the development.)*
- the planned number of parking spaces; *(Staff said the plans are for approximately 115 to 120 parking spaces.)*
- if the entrances for the commercial development to the west are contiguous to the hotel; *(Staff said yes, there will be an internal shared plaza between the western commercial development and the hotel.)*
- if the bank will allow shared parking for use of the restaurants after banking hours; *(Staff believed the applicants have had conversations with the bank; he deferred to the applicant to confirm shared parking agreements.)*

APPLICANT PRESENTATION

Peggy Friesen, Engineering Services Company, 14190 E Evans Avenue, Aurora, CO 80114; introduced Laura Hill of Hill Aevium Marketing and Advertising, 34215 Highway 6, Edwards, CO and they presented:

- a request for approval of the use by special review
- the representative for Mars Development was available for questions
- a vicinity map for the site
- the walkability of the site
- the name of the proposed hotel: The Grove
- the request complies with the Parker 2035 Master Plan
- information on the mixed-use lodging establishment and plaza area
- the boutique hotel will have 51 rooms
- the hotel will be unique to Parker with a pre-World War II décor

- three restaurants are planned; one with an outdoor deck
- the hotel will complement the surrounding businesses
- the applicant held community outreach meetings with the surrounding businesses and apartment dwellers; and was well-received
- the project meets or exceeds the nine criteria for approval
- presented, for the record a letter of support from Shelli Mango

Commissioners discussed with Ms. Friesen:

- the completion date for the westerly commercial development; *(Ms. Friesen said there is not a planned completion date, at this time.)*
- who will develop the westerly commercial area; *(Ms. Friesen said her company will be the developer of the westerly commercial area at this time.)*
- confirmation on the number of hotel rooms; *(Ms. Friesen confirmed there will be 51 rooms.)*
- if there is a wall depicted in the image of the plaza to the west of the hotel; *(Ms. Friesen said the image depicts the exterior wall of the future commercial building to the west of the hotel plaza area.)*
- if the hotel will be the only four-story building in the proposed development area; *(Ms. Friesen said there are no plans for development at this time; the vision is that there will be multi-story buildings on the site.)*
- the height of the existing multi-story buildings; *(Mr. Workman said the multi-story building to the west of the site is two-stories.)*
- with completion of the westerly commercial development, will there be access to the buildings from both sides; *(Ms. Friesen said yes.)*

PUBLIC COMMENT OPENED

Dennis Houston, CEO Parker Chamber of Commerce, 19590 E Mainstreet, Parker, CO read a letter of support on behalf of the Chamber.

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:51 P.M. TWENTY MILE VILLAGE FILING 2 AMENDMENT 9 - Use by Special Review

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this will be a nice western gateway for the Town; it will tie in with both the east and west sides of the downtown area. He believed this will be a good project; he looked forward to not only the hotel but the future westerly development, as well.

Commissioner Kimberly Rodell said she has watched this property for a long time; she believed the presented vision exceeds every expectation she had; and she thought it is a great idea that she fully supported.

Commissioner Richard Foerster said the project will be a great amenity for the western end of the downtown area that meets or exceeds all the criteria for approval; and as long as the two conditions of approval are met, he supported the request.

Commissioner Ruth Ann Nelson agreed. She said there has been a need for a hotel downtown; she believed the right space has been found; and she supported the request.

Commissioner Erik Frandsen agreed; he believed the quality and the type of the hotel proposed is spot-on. He said it will be a great amenity for the Town in a great location. He supported the request.

Chair Gary Poole concurred; he said he is very familiar with the Preferred Hotels group and this is quite a coup for the Town. He supported the request.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the Twenty-Mile Village Filing 2 Amendment 9 - Use by Special Review, with the two (2) conditions contained in staff's report. Commissioner Erik Frandsen seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

None

ADJOURNMENT

The meeting was adjourned at 7:54 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 6/14/2018

Town Council Date: 7/2/2018

Hearing Type: Public Hearing
Z18-010 PINE LANE and PARKER ROAD
PROPERTIES – Zoning

Location: Generally located on the northwest and southeast corners of Pine Lane and Parker Road

Project Planner: Stacey Nerger, Planner

Applicant(s): HGD of Parker, LLC
Pine Lane Plaza, LLC
Peakview Parker, LLC
Durham Douglas Properties
Lattner Investment Group
S & Jabez, LLC
Car Bis Co Park, LLC
Town of Parker Community Development Department (as to zoning)

Executive Summary: This proposal is to zone 15.5 acres consisting of eight lots which is being requested with an annexation into the Town. The properties are to be zoned Modified Commercial which will continue to allow for commercial uses already existing on the property.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the zoning.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the zoning 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 zoning to a future date.”

I. BACKGROUND/DISCUSSION

The applicants have submitted annexation and zoning applications in order to annex eight lots into the Town of Parker to be zoned pursuant to the Town's designation of Modified Commercial. Under Section 15.9 of the Town of Parker Home Rule Charter "[i]n all proceedings for the annexation of territory into the Town, the Council shall require concurrent zoning of the same...." The Community Development Department is a co-applicant under the zoning application, as permitted by the Parker Land Development Ordinance. Therefore, the applicants have submitted the proposed zoning request in order to zone the subject properties for commercial uses. Six of the properties are currently developed with commercial uses ranging from motorcycle sales to a hotel and two of the properties are undeveloped.

In 2016, Town Staff approached these property owners and businesses for annexation into the Town. Over time, Town staff and the land owners worked together and seven of the eight landowners have now submitted petitions for annexation. This Annexation is being processed as a majority annexation. The landowners that have applied for annexation comprise more than fifty percent (50%) of the landowners of the real property described in the Annexation Petition and own more than fifty percent (50%) of the real property described in the Annexation Petition, excluding public streets and alleys and any land owned by the Town of Parker.

The Town, in coordination with the property owners, have worked together to develop a Modified Commercial zoning that will continue the commercial corridor along Parker Road. The proposed zoning will support new and existing businesses by allowing for the existing uses and providing assurance that similar commercial uses will be drawn to this development.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
N/A	The annexation and zoning requests are the first actions by the Town related to the subject properties.

III. CURRENT SITE DATA

Existing Zoning	Business and Commercial (Douglas County)
Overlay District	N/A
PD & Plan Area	Modified Commercial (proposed)
Master Plan Area	Central Commercial and E-470 Regional Commercial Retail

Site Acreage		15.551 acres	
Subdivision		Goblers Nob (Northwest Corner) Peakview Center (Southeast Corner)	
Existing Use		Commercial and Undeveloped property	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Regional Commercial Retail and Employment	Douglas County Agriculture	Undeveloped
South	Central Commercial	C - Commercial District	Undeveloped
East	Medium Density Residential	Public Facilities District	Pine Lane Elementary School
West	Mixed Use	PD - Planned Development	Undeveloped

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial and E-470 Regional Commercial Retail ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Central Commercial District: This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed use is highly encouraged where appropriate. E-470 Regional Commercial Retail: This area will provide more intense retail including large format retail (big box) and restaurant uses focused on serving both local and regional needs.
Consistent Goals/Strategies	<u>Land Use 1.C</u> <u>Land Use 1.E</u> <u>Jobs and Economic Vitality 2.A</u> <u>Jobs and Economic Vitality 2.B</u>
Staff Analysis	The subject properties are located along Parker Road within a commercial corridor area as designated by the Parker 2035 Master Plan. This area is intended to provide commercial uses which focus on retail, services, lodging, restaurants and entertainment. The land owners of unincorporated enclave properties identify with the Town of Parker and the public views them as a part of the community fabric. In addition, annexation of this enclave will benefit the landowners, the Town and the County by consolidating the service areas of the Town and County.

	The requested zoning is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons: it will help ensure adequate opportunities for expansion of the Town’s economic base, it will continue the commercial corridor along Parker Road and it will support new and existing businesses by allowing for the existing uses and providing assurance that similar commercial uses will be drawn to this development. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.
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V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	N/A. The proposed zoning is for commercial uses that do not allow for single-family or multiple-family residential.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Allowed Uses	Primary uses include retail, office, lodging and services	Commercial uses focusing on retail, service, lodging and restaurant.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	65 feet	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Town’s Master Plan for the allowed uses and the requested height maximum for buildings. Based on this analysis, staff has determined that the request is consistent with the potential for development as recommended by the Parker 2035 Master Plan.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject properties are provided access via the existing road network of Parker Road, Pine Lane and Pine Lane Street (soon to be called Silverado Street). These are public roads that were constructed to accommodate current and future development in the area.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

A need exists for the annexation and zoning of the subject property, for the reasons that it will (1) provide adequate opportunities for expansion of the Town's economic and tax base; (2) continue the commercial corridor along Parker Road; (3) support new and existing businesses by allowing for the existing uses to continue, while providing assurances that similar commercial uses will be drawn to the subject property; (4) protect the investment and property values of exiting uses located on the subject property and surrounding areas in the Town and the Town Urban Growth Area; (5) allow the Town to consolidate services and recognize efficiencies of scale and delivery of services; and (6) promote orderly growth, continuity of development and certainty of development within the subject property and surrounding areas within the Town and the Town Urban Growth Area.

Based on this analysis, staff has determined that this criterion has been met.

2. The particular parcel of ground is indeed the correct site for the proposed development.

These properties are considered enclaves, located within unincorporated Douglas County but surrounded by the Town of Parker. The Town has been working for several years to clean up the Town's boundary and annex these enclave areas. The subject property is contiguous with the Town and is described in the Parker 2035 General Land Use Plan as being located within the Town's "Urban Growth Area Boundary." Specifically, the subject properties are located within the Central Commercial and E-470 Regional Commercial Retail area as designated by the Parker 2035 General Land Use Plan, which is planned to provide commercial uses.

For the reason that the subject property has been identified as property to be annexed, zoned and developed in the Town for commercial uses, the subject property is indeed the correct site for the development.

Based on this analysis, staff has determined that this criterion has been met.

3. There has been an error in the original zoning; or

N/A

4. There have been significant changes in the area to warrant a zone change.

The subject property is currently zoned Business and Commercial in unincorporated Douglas County, and all but two lots are currently developed for commercial uses. The zoning application for the subject property is for new zoning as a part of the annexation of the subject property, in the form of a Modified Commercial, which will retain most of the current development standards and uses of the existing zoning. The property proposed for annexation is entirely surrounded by properties annexed into the Town and have been surrounded for more than three years.

Based on this analysis, staff has determined that this criterion has been met.

5. Adequate circulation exists and traffic movement would not be impeded by development; and

There are three existing roads that serve the subject property, which include Pine Lane, Parker Road and Pine Lane Street (Silverado Street). Adequate circulation and traffic movement currently exist with the current uses of the subject property and will exist for the future uses of the undeveloped lots; provided that those future uses are the uses permitted in the Modified Commercial.

Based on this analysis, staff has determined that this criterion has been met.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.

The public improvements necessary to support the subject property are currently in place. As evidenced by the inclusion of the subject property in the Town's Growth Boundary, the Town is prepared to meet the additional municipal service costs associated with the subject property.

Based on this analysis, staff has determined that this criterion has been met.

7. There are minimal environmental impacts or impacts can be mitigated.

The subject property is fully developed, except for two lots. The development of these two lots, based on the Modified Commercial zoning, will result in minimal environmental impacts and any impacts can be mitigated.

Based on this analysis, staff has determined that this criterion has been met.

8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.

As detailed in Section IV of this staff report, the Modified Commercial zoning is consistent with the Parker 2035 Master Plan.

Based on this analysis, staff has determined that this criterion has been met.

9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

The subject property is fully developed, except for two lots, and is, or will, receive adequate services.

Based on this analysis, staff has determined that this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
Aztec Consultants	Approved
Parker Building	No Comment
Fire Life Safety	The street name for the northwest corner will be changed from Pine Lane Street to Silverado Street.
Douglas Country Planning	The property is located within the Town of Parker's Urban Municipal Planning Area of the Douglas County Comprehensive Master Plan. Per the Town of Parker and Douglas County Intergovernmental Agreement and Comprehensive Development Plan, 4 th Amendment, Section 2.0 guides Annexation procedures. Please verify that Section 2.3.10 will be met by this rezoning. - These criteria have been addressed within the Zoning Ordinance for this property.
Douglas County Public Works	No Comment
Douglas County Assessor's Office	No Comment
Parker Police	No Comment
Parker Comprehensive Planning	The property is located within the Town's Urban Growth Boundary as described within the Parker 2035 Master Plan and is located within the Central Commercial Character Area.
Parker Economic Development	Approved
Xcel	Public Service Company has existing natural gas distribution facilities throughout the area and has no objection to the proposed annexation and zoning, contingent upon their ability to maintain all existing rights.
IREA	No Comment
CenturyLink	No Comment
Comcast	No Comment
Parker Water and Sanitation District	No Comment

IX. CONCLUSION

This zoning request is being processed concurrently with the annexation application as provided by the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code and has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance. Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends approval of the request and Town Council approves the request.

X. RECOMMENDED CONDITIONS

None.

XI. ATTACHMENTS

1. Modified Commercial Zoning
2. Zoning Map
3. Referral Comments

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

EXHIBIT B
MODIFIED COMMERCIAL ZONING

A. Intent

Places for conducting any commercial, wholesale or service activities, not of an industrial nature.

B. Compliance

All developments within this Modified Commercial zoning district must comply with the requirements specified in Section 13.06 of the Town's Land Development Ordinance, as amended.

C. Uses Permitted by Right

1. Any nonresidential uses by right permitted in B-Business District as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended. Places of worship, church schools, hospitals, nursing homes, convalescent care facilities, day care facilities, public or private parking lots or caretaker residences and any use within the C-Commercial District as defined in Section 13.04.120 of the Town of Parker Land Development Ordinance, as amended, that is not specifically described in this exhibit shall be prohibited in this district.
2. Auto parts stores
3. Auto and truck repairs
4. Auto body repair
5. Automobile service stations
6. Bakeries—wholesale and retail
7. Brewery/distillery
8. Car wash, automatic or coin operated
9. Contractor's offices only, no storage of equipment or trailers
10. Eating and drinking establishments, with or without Drive-Thru Lanes
11. Motorized Vehicles and Equipment Sales: New and Used
12. Packaging and Shipping Store
13. Photocopy reproduction
14. Printing and publishing
15. Radio and television offices and studios
16. Shopping Centers

D. Uses Permitted by Special Review

1. Any use by special review permitted in the B-Business zoning districts as defined in Section 13.04.100 of the Town of Parker Land Development Ordinance, as amended, which are not specifically prohibited as listed under Section C of this Exhibit B, are allowed as a use by special review.
2. Outdoor commercial display shall meet all of the minimum requirements contained in Subparagraphs a. through j. below:
 - a. Outdoor commercial display is defined as any items, goods or seasonal merchandise directly related to the commercial use conducted inside the principal building, which items, goods or merchandise are permanently

displayed outside of the principal building for the purposes of sale to the general public at retail.

- b. This Section shall not be in conflict with or used to circumvent the requirements of [Section 13.04.210](#) of this Chapter.
- c. Outdoor commercial display shall only be considered as part of an approved site plan, to be reviewed in accordance with [Chapter 13.06](#) of this Title.
- d. Outdoor commercial display shall occur within fifteen (15) feet of the exterior walls of the principal building and shall not comprise more than three percent (3%) of the building footprint of the principal building, as shown on the approved site plan.
- e. Outdoor commercial display areas shall be identified by a permanent marking material, identifying the entire outdoor display area, as shown on the approved site plan for the property. Colored and/or stamped concrete paving, brick pavers or concrete pavers are acceptable. Painted stripes will not be acceptable. No outdoor commercial display will be permitted outside of the delineated display area.
- f. Outdoor commercial display activities shall be conducted so as to assure that the sidewalk or entrance into the principal building is not obstructed and that a minimum width of eight (8) feet shall be continuously maintained on the sidewalk or entrance into the principal building to allow for pedestrian access.
- g. The use of semi-trailers or temporary buildings shall not be permitted.
- h. All signage shall comply with [Chapter 13.09](#) of this Title.
- i. Outdoor commercial display shall not be located within the parking area for the principal building as shown on an approved site plan.
- j. This Section shall not be in conflict with federal, state or local governmental requirements, including, but not limited to, the International Building Code, Department of Health or Fire District standards.

E. Minimum area and yard requirements.

- 1. Lot width, seventy-five (75) feet.
- 2. Front yard, ten (10) feet.
- 3. Side Corner, ten (10) feet.
- 4. Side yards, no setback, except when adjoining a residential zone district, twenty-five (25) feet.
- 5. Rear yards, no setback, except when adjoining a residential zone district, twenty-five (25) feet.
- 6. Maximum building heights, sixty-five (65) feet.

ZONING MAP TO THE TOWN OF PARKER
LOCATED IN SECTIONS 9 AND 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



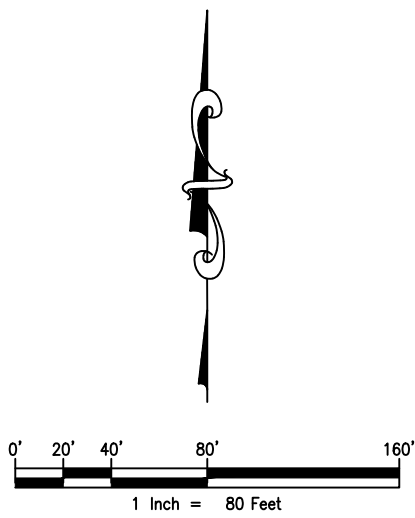
SHEET
2
OF **3** SHEETS

PINE LANE AND PARKER ROAD PROPERTIES

ZONING MAP TO THE TOWN OF PARKER
LOCATED IN SECTIONS 9 AND 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

SECTION CORNER AS NOTED
ZONING PARCEL BOUNDARY
LOT OR PARCEL LINE
ROW LINE
SECTION LINE



NOTES

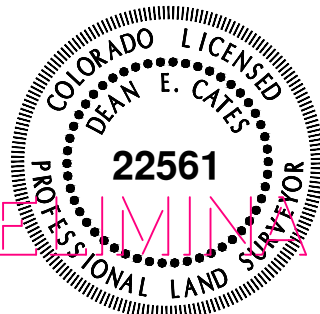
1. BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING NORTH 89°47'29" EAST, GRID BEARINGS, COLORADO COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.

3. THE WORD "CERTIFY" AS USED ON SHEET 1 MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

4. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



PRELIMINARY

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SCALE	1"=80'
DATE	05/16/18
BY	DATE
APPV	DATE
REVISION DESCRIPTION	DATE

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AZTEC
CONSULTANTS, INC.

PINE LN AND PARKER RD PROPERTIES
ZONING MAP
DOUGLAS COUNTY, COLORADO
PREPARED FOR
THE TOWN OF PARKER
20120 EAST MAINSTREET, PARKER, CO 80138

SHEET	3
OF	3 SHEETS
JOB NO.	24918-07

REFERRAL AGENCY COMMENTS

AZTEC CONSULTANTS

Edit Review

Z18-010

Review Type

AzTec Consultants, Inc. 20

Reviewer

Dean Cates

Date Sent

3/13/2018

Today

Date Due

4/9/2018

Today

Status

APPROVED

Remarks

Date Returned

5/2/2018

Today

Add to Timesheet

+ Add Standard Notes

TOWN OF PARKER BUILDING

Edit Review

Z18-010

Review Type

Building 20

Reviewer

Randy Capra

Date Sent

3/13/2018

Today

Date Due

4/9/2018

Today

Status

NO COMMENT

Remarks

Date Returned

3/24/2018

Today

Add to Timesheet

+ Add Standard Notes

CENTURYLINK COMMUNITICATIONS

Edit Review

Z18-010

Review Type

CenturyLink Communications 20

Reviewer

Dustin Pulciani

Date Sent

3/13/2018

Today

Date Due

4/9/2018

Today

Status

NO COMMENT

Remarks

Date Returned

4/9/2018

Today

Add to Timesheet

+ Add Standard Notes

COMCAST

No comments submitted

TOWN OF PARKER COMPREHENSIVE DEVELOPMENT

REVIEWS

Bryce Matthews

**Comprehensive
Planning 20**

The properties are an enclave located within the Town's Urban Growth Boundary. The Parker 2035 Master Plan shows these properties within the Central Commercial Character Area which recommends a focus on core retail and other commercial services. The proposed modified commercial zoning aligns with the Parker 2035 Master Plan.

4/9/2018 5:45:55 PM

DOUGLAS COUNTY ASSESSORS OFFICE

Edit Review

Z18-010

Review Type

Douglas County Assessors Office 20

Reviewer

Brooke Decker

Date Sent

3/13/2018

Today

Date Due

4/9/2018

Today

Status

NO COMMENT

Remarks

Date Returned

4/9/2018

Today

Add to Timesheet

+ Add Standard Notes

DOUGLAS COUNTY PLANNING

See attached letter

April 4, 2018

Stacey Nerger
Associate Planner
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

**RE: Parker Road and Pine Lane Enclave Rezoning to Non-Residential Zone Tract
Town of Parker Project Number: Z18-010**

Dear Ms. Nerger:

Please see the following comments regarding the above referral request from Douglas County.

Addressing Comments:

See comments submitted for the associated annexation.

Engineering Comments:

No comments.

Planner Comments:

Thank you for providing the opportunity for Douglas County Community Development to provide comment on the proposal to rezone approximately 15 acres at the intersection of Parker Road and Pine Lane into the Modified Commercial zone district. The rezoning request includes the same area proposed for annexation as part of Town of Parker project ANX18-002. The proposed rezoning area is located within the urban Parker Municipal Planning Area of the Douglas County Comprehensive Master Plan. Per the Town of Parker and Douglas County Intergovernmental Agreement and Comprehensive Development Plan, 4th Amendment (IGA), the parcels are within the Town of Parker Urban Growth Area. The IGA guides annexation procedures within Section 2.0, "Annexation within and expansion of the Town's Urban Growth Area." Please verify that Section 2.3.10 (within Section 2.3 "Standards for Review of Annexation Petitions") will be met by this rezoning.

Feel free to contact me with any questions or concerns as they arise.

Sincerely,


Matthew Jakubowski, AICP
Principal Planner
mjakubow@douglas.co.us

TOWN OF PARKER ECONOMIC DEVELOPMENT

Edit Review

Z18-010

Review Type

Economic Development 20

Reviewer

Matt Carlson

Date Sent

3/13/2018

Today

Date Due

4/9/2018

Today

Status

APPROVED

Remarks

Date Returned

3/14/2018

Today

Add to Timesheet

+ Add Standard Notes

FIRE LIFE SAFETY

REVIEWS

Randy Capra

**FIRE LIFE
SAFETY 20**

Note - The property located on the N/W corner is showing an address for a street with two suffixes... Pine Lane Street... I have been working with Douglas County to rename this street to avoid conflict with street names with regard to future development. At some future point, this address issue will come to bear for this site. The street name that we are looking at is Silverado Street.... this will require confirmation by Douglas County.

3/24/2018 5:14:34 PM

IREA

Edit Review

Z18-010

Review Type

IREA 20

Reviewer

Brooks Kaufman

Date Sent

3/13/2018

Today

Date Due

4/9/2018

Today

Status

NO COMMENT

Remarks

Date Returned

4/6/2018

Today

Add to Timesheet

+ Add Standard Notes

PARKER WATER AND SANITATION DISTRICT

Edit Review

Z18-010

Review Type

Parker Water and Sanitation District 20

Reviewer

Drayton Sanderson

Date Sent

3/13/2018

Today

Date Due

4/9/2018

Today

Status

NO COMMENT

Remarks

Date Returned

3/13/2018

Today

Add to Timesheet

+ Add Standard Notes

TOWN OF PARKER ENGINEERING

Edit Review

Z18-010

Review Type

PLANNED DEVELOPMENT / ZONING PLAN - PW

Reviewer

Alex Mestdagh

Date Sent

3/13/2018

Today

Date Due

4/9/2018

Today

Status

APPROVED

Remarks

Date Returned

4/16/2018

Today

Add to Timesheet

+ Add Standard Notes

TOWN OF PARKER POLICE

No comments submitted

PUBLIC SERVICE COMPANY (XCEL)

See attached letter



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

April 5, 2018

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

Attn: Stacey Nerger

**Re: Parker Road and Pine Lane Enclave Rezone and Annexation
Case #s Z18-010 and ANX18-002**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Parker Road and Pine Lane Enclave Annexation and Zoning**. Please be advised that Public Service Company has existing natural gas distribution facilities within both areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

PSCo is requesting that the Town of Parker **send us notification after approval of the proposed annexation has been finalized**. This notification should be sent to **Sandi Cardenas** (303-571-3635) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or sandra.cardenas@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

The property owner/developer/contractor must complete the **application process** for any new natural gas service or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Right of Way and Permits
Public Service Company of Colorado



Planning Commission Staff Report

Planning Commission Date: 6/14/2018

Town Council Date: 7/2/2018

Hearing Type: Public Hearing
SUB17-057 TRAILS AT CROFOOT -
Preliminary Plan Amendment No. 1

Location: Generally located on the northeast, northwest and southwest corners of the future Bayou Gulch Road and North Pinery Parkway

Project Planner: Stacey Nerger, Planner

Applicant: Chris Elliott, E5X Management Inc.

Executive Summary: The applicant proposes to amend the Trails at Crowfoot Preliminary Plan to allow 136 residential units in 68 duplex buildings on 27.185 acres within the Hess Ranch Planned Development.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Trails at Crowfoot Preliminary Plan Amendment No. 1, subject to the conditions contained in staff's report:"

- 1. All Final Plats and Landscape Plans must be substantially similar in design and layout and the inclusion of amenities to this Preliminary Plan, as determined by Town staff.*
- 2. The applicant shall work with IREA to determine the location and size of the required utility easements prior to submittal of a Final Plat.*
- 3. Utility easements as requested by Public Service Company of Colorado (PSCo), IREA and Parker Water and Sanitation District shall be shown on the Final Plat.*
- 4. The applicant shall meet required setbacks, stagger and zoning as stated with the Hess Ranch Planned Development (PD) Guide First Amendment and the Parker Land Development Ordinance.*

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the <insert request>."

"I move the Planning Commission recommend Town Council deny the <insert request> as the request does not meet the following approval criteria:"

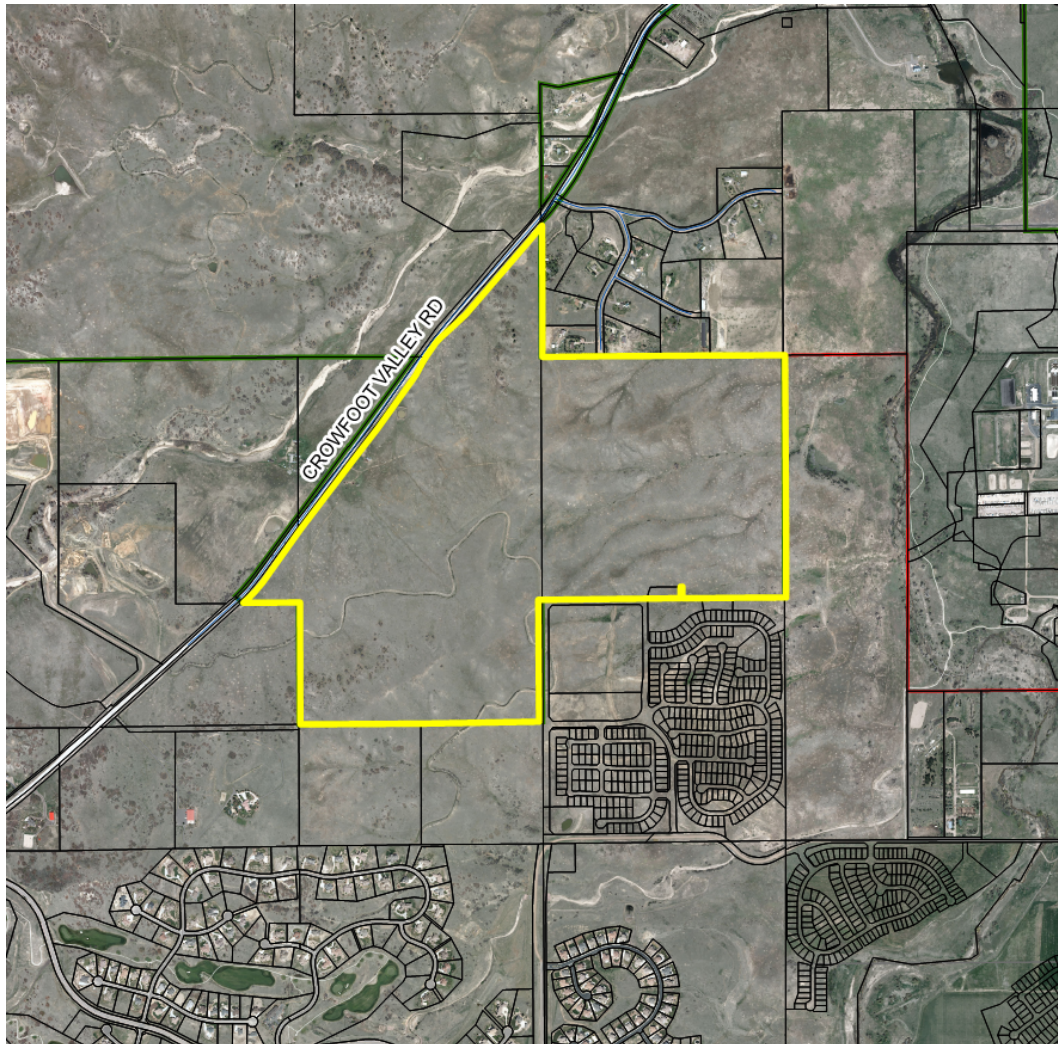
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the <insert request> to a future date."

I. BACKGROUND/DISCUSSION

The applicants have submitted an amendment to the Trails at Crowfoot Preliminary Plan to replat three of the four Mixed-Use parcels located at the future intersection of Bayou Gulch Road and North Pinery Parkway to allow for duplex development. Within the Hess Ranch Planned Development the Mixed-Use Planning Areas allow for commercial and/or multifamily residential uses. Duplex is a permitted use under the Mixed-Use Designation of the Hess Ranch Planned Development. The proposed Preliminary Plan includes duplex lots ranging in size from 2,400 to 2,700 square-feet along with park and open space dedication as required by the Land Development Ordinance and the Hess Ranch Annexation Agreement.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
2003	The property was annexed into the Town as part of the SunMarke PD which contemplated a total of 8,350 dwelling units on 2,750 acres. The SunMarke PD merged the Hess Ranch Property with the existing Stroh Ranch PD.
2007	A major PD amendment was processed which replaced the SunMarke with the Anthology PD. The southern half of the Anthology PD remains unchanged.
2008	Following the economic downturn of 2008, the Anthology property was the subject of several years of litigation.
2012	The Town entered into settlement discussions to bifurcate Anthology into two stand-alone developments as a resolution to this litigation.
September 21, 2015	Town Council approved the Hess Ranch PD which split the southern half of Anthology into its own stand-alone PD.
November 6, 2017	Town Council approved an Amendment to the Hess Ranch PD to adjust internal planning area boundaries within the Trails at Crowfoot development as a result of the re-alignment of North Pinery Parkway through the site.
November 6, 2017	Town Council approved the Trails at Crowfoot Sketch Plan for 890 residential units on 400.2 acres and a Preliminary Plan to create 753 single-family detached lots and 35 tracts including a school site, a site for a future fire station, open space, and parks on 406.68 acres.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Hess Ranch Planned Development, 1 st Amendment		
Master Plan Area	Neighborhood Center		
Site Acreage	27.185 acres		
Subdivision	Trails at Crowfoot		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Low Density Residential	PD - Planned Development	Undeveloped, Single-family development currently being processed for the Trails at Crowfoot.
South	Low Density Residential	PD - Planned Development	Undeveloped, Single-family development currently being processed for the Trails at Crowfoot.
East	Low Density Residential	PD - Planned Development	Undeveloped, Single-family development currently being processed for the Trails at Crowfoot.

West	Low Density Residential	PD - Planned Development	Undeveloped, Single-family development currently being processed for the Trails at Crowfoot.
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IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Neighborhood Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Neighborhood Centers: Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Neighborhood Center should range from a combined 50,000 to 250,000 square feet. Higher density residential is appropriate as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	<u>Land Use 1.A</u> <u>Transportation 2.C</u> <u>Public Services and Facilities 1</u>
Staff Analysis	The proposed duplex development meets the higher density residential development portion of the Neighborhood Center. The Trails at Crowfoot are a portion of the larger Hess Ranch PD which encourages a mix of uses ranging from single-family, multi-family and commercial. In addition, the future corners of Bayou Gulch Road and North Pinery Parkway will consist of higher density residential (proposed) and commercial. This proposed layout and development are supported by the neighborhood center designation of the Master Plan.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Preliminary Plan)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 0 feet Side – 0 feet Rear – 4 feet to alley Corner – 0 feet	Specific homes have not been proposed for this development, but the setbacks of the homes will be reviewed at Building Permit.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	22 dwelling units per acre	5 dwelling units per acre	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	50 feet	Specific homes have not been proposed for this development, but the height of the homes will be reviewed at Building Permit.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	N/A	2,400 square feet is the smallest sized lots	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	Approximately 9 of the 27 acres or 33% of the total development will be provided in landscaped. The proposed landscaping exceeds the minimum landscape requirements required for residential development.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Two parking spaces are being provided for each unit with additional guest parking being provided through on-street parking or additional parking spaces added to the subdivision.	☒ Consistent ☐ Inconsistent ☐ N/A
Park Space	0.0239 acres per unit or 3.25 acres	1.53 acres of park space is being provided within the original Preliminary Plan for the duplex development. The proposed Preliminary Plan Amendment proposes an additional 2.372 acres for	☒ Consistent ☐ Inconsistent ☐ N/A

		a total of 3.9 acres of park space.	
Staff Analysis	As outlined above, staff has evaluated the requested Preliminary Plan against the requirements proposed in Hess Ranch Planned Development zoning as well as the landscape standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The original Trails at Crowfoot Preliminary Plan proposed a comprehensive roadway network to provide access to all internal land use areas. The Trails at Crowfoot development currently only has access to the existing Crowfoot Valley Road. Two new full movement access points are planned along Crowfoot Valley Road; the future Chambers Road/Bayou Gulch Road and the future North Pinery Parkway.

Chambers Road is proposed to be extended through the Trails at Crowfoot development as a regional north/south arterial roadway crossing Crowfoot Valley Road and into the Trails at Crowfoot changing names to Bayou Gulch Road. Bayou Gulch Road will continue south into Douglas County and connect with Parker Road at the existing intersection south of Town.

North Pinery Parkway is proposed to be extended through the property as a collector classification roadway which intersects Chambers Road before terminating at Crowfoot Valley Road. It will provide east-west access and circulation through the development and will eventually cross Cherry Creek and connect to Parker Road.

All roadways within the development, excluding the local roads (roads in which houses front) will include striped bike lanes. Striped bike lanes will be included on both Bayou Gulch Road and North Pinery Parkway. The road circulation, trails and bike lanes proposed within the development will allow for multi-modal connectivity.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	A comprehensive review of the plans will be conducted at time of final plat.
Aztec Consultants	No comment
Fire Life Safety	Approved
Parker Building	All lot specific permit applications will be verified for setbacks, utility easement encroachments and conformance to the residential design minimum requirements.
Parker Comprehensive Development	No comment
Parker Water and Sanitation District	All requirements of the Parker Water and Sanitation District will be required at time of Final Plat.
Cherry Creek Basin Water Quality Authority	No exceptions taken to this Preliminary Plan submittal.
Douglas County Assessor's Office	Comments will be provided at time of final plat.
Douglas County Planning and Engineering	The proposed Preliminary Plan has been reviewed for consistency with the Town of Parker and Douglas County Intergovernmental Agreement and Comprehensive Development Plan. The proposal appears to be compliant with the requirement of these agreements.
Douglas County School District	The School District requests that an additional four acres of school land be dedicated to the School District and a voluntary meditation fee be paid for each residential lot. - Based on the Annexation Agreement for the Property, the developer has satisfied all School District land dedication requirements and mitigation fee submittals. If the School District would like additional monies and or land, the School District and the applicant will need to negotiate this requirement.
Xcel	The property owner must complete an application for new natural gas service. - A condition of approval has been added for the applicant to work with IREA on the utility easement location and size prior to submittal of a Final Plat application.
IREA	The utility easements for IREA will need to be located outside of any roadways.
CenturyLink	No comment
Comcast	No comment

VIII. CONCLUSION

The proposed Preliminary Plan is consistent with the Town's Master Plan and the applications have demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that Planning Commission recommend approval for this request for the proposed Trails at Crowfoot - Preliminary Plan Amendment No. 1.

IX. RECOMMENDED CONDITIONS

1. All Final Plats and Landscape Plans must be substantially similar in design and layout and the inclusion of amenities to this Preliminary Plan, as determined by Town staff.
2. The applicant shall work with IREA to determine the location and size of the required utility easements prior to submittal of a Final Plat.
3. Utility easements as requested by Public Service Company of Colorado (PSCo), IREA and Parker Water and Sanitation District shall be shown on the Final Plat.
4. The applicant shall meet required setbacks, stagger and zoning as stated with the Hess Ranch PD Guide First Amendment and the Parker Land Development Ordinance.

X. ATTACHMENTS

1. Preliminary Plan
2. Preliminary Landscape Plan
3. Referral Agency Comments

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 12

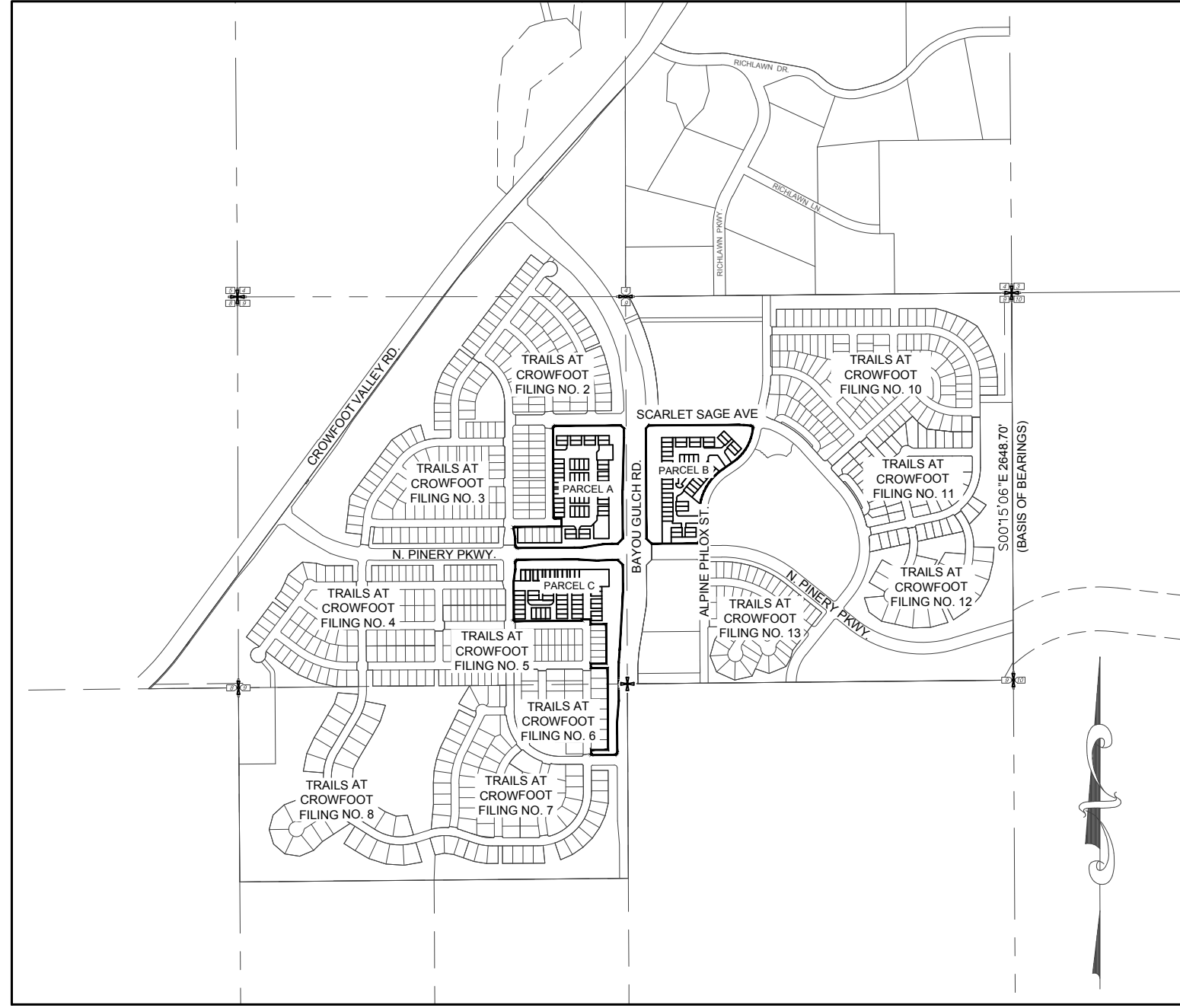
TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT AA AND BB OF TRAILS AT CROWFOOT FILING NO. 1, AS RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER

TRACT O OF TRAILS AT CROWFOOT FILING NO. 9, AS RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER



VICINITY MAP
SCALE: 1" = 1000'

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 5514-2556675, AMENDMENT NO. 11 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 21, 2016 AT 5:00 P.M.
4. BASIS OF BEARINGS: BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING ASSUMED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.
5. BENCHMARK: DOUGLAS QUARRY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.
5. WITHIN ALL SIGHT TRIANGLES, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NOT SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES. LANDSCAPING WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTING THAT AT MATURITY WILL BE NO TALLER THAN TWO (2) FEET. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE WILL NOT BE ALLOWED. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
7. THERE ARE A TOTAL OF 136 LOTS AND 17 TRACTS IN THE TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT.

UTILITY EASEMENT ACKNOWLEDGEMENT

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAN ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

SURVEYOR'S CERTIFICATION:

I, WILLIAM F. HESSELBACH, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 19, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXISTS AS SHOWN HEREON; 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.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2018.

WILLIAM F. HESSELBACH, JR., PLS NO. 25369
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112
(720)-249-3542

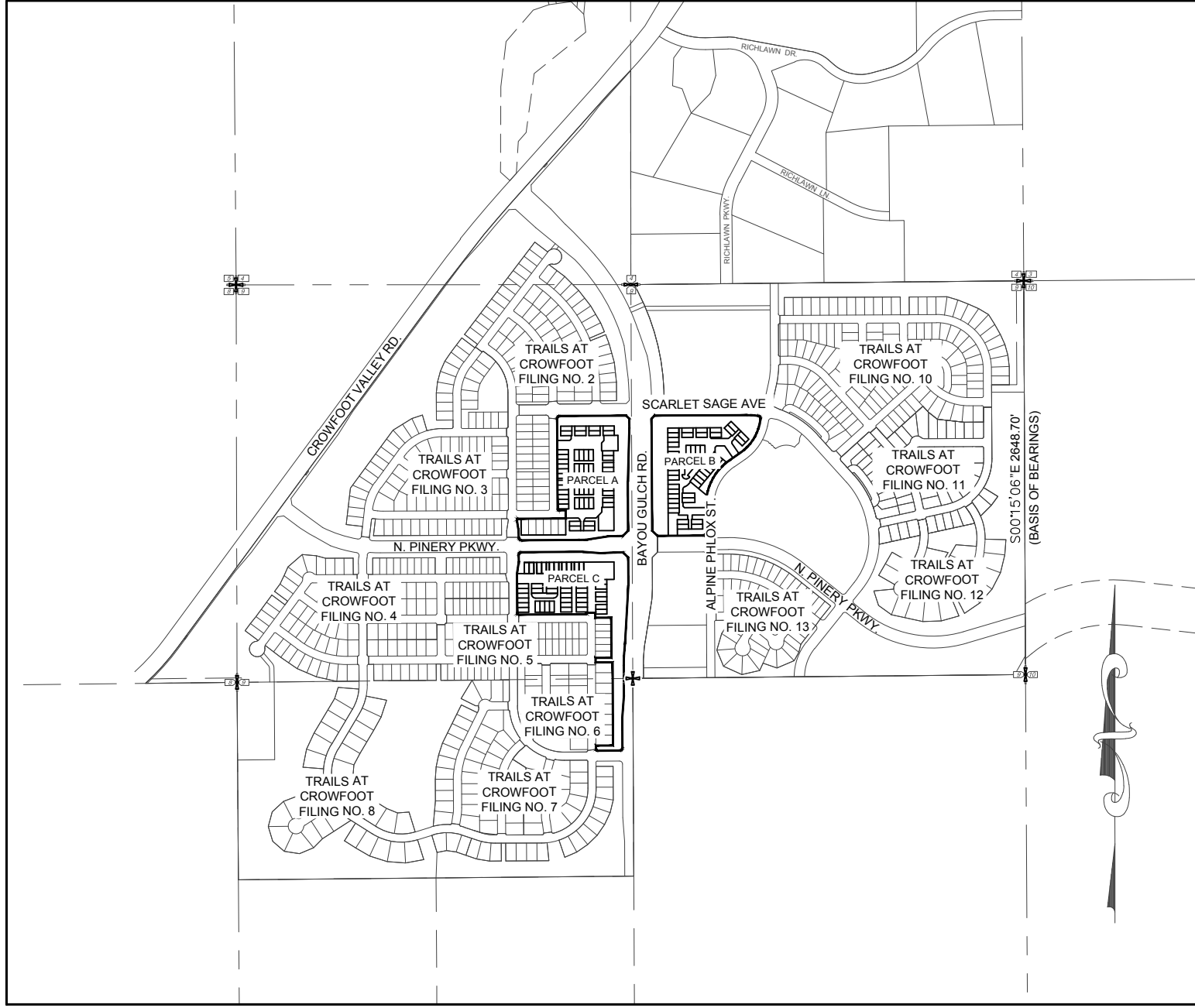
ENGINEER/SURVEYOR

CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS



VICINITY MAP
SCALE: 1" = 1000'

TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
A	2.236 AC.	97,421 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
B	3.300 AC.	143,747 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
C	0.247 AC.	10,775 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
D	0.169 AC.	7,360 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
E	0.352 AC.	15,349 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
F	3.532 AC.	153,870 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
G	1.707 AC.	74,363 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
H	0.215 AC.	9,374 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
I	0.291 AC.	12,688 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
J	0.181 AC.	7,882 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
K	0.170 AC.	7,389 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
L	0.367 AC.	15,976 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
M	0.269 AC.	11,708 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
N	4.065 AC.	177,083 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
O	1.956 AC.	85,223 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
P	0.492 AC.	21,434 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
Q	0.125 AC.	5,442 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST

LAND USE SUMMARY CHART			
TYPE	AREA		% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	7.510 AC.	327,091 S.F.	27.63%
OPEN SPACE / UTILITIES/ ACCESS	17.303 AC.	753,769 S.F.	63.64%
PARK SPACE / UTILITIES	2.372 AC.	103,315 S.F.	8.73%
TOTAL	27.185 AC.	1,184,175 S.F.	100%

MULTIFAMILY PRELIMINARY MIN, MAX, AND AVERAGE LOT SIZE		
TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	2,400 S.F.	0.055 AC.
MAXIMUM LOT SIZE	2,720 S.F.	0.062 AC.
AVERAGE LOT SIZE	2,405 S.F.	0.055 AC.

ENGINEER/SURVEYOR

CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

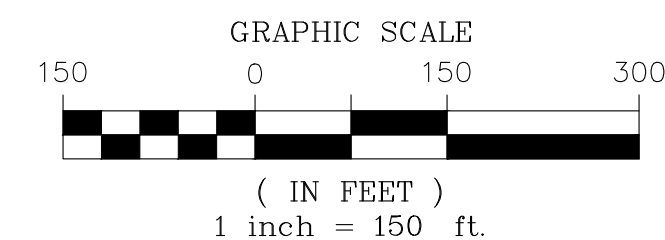
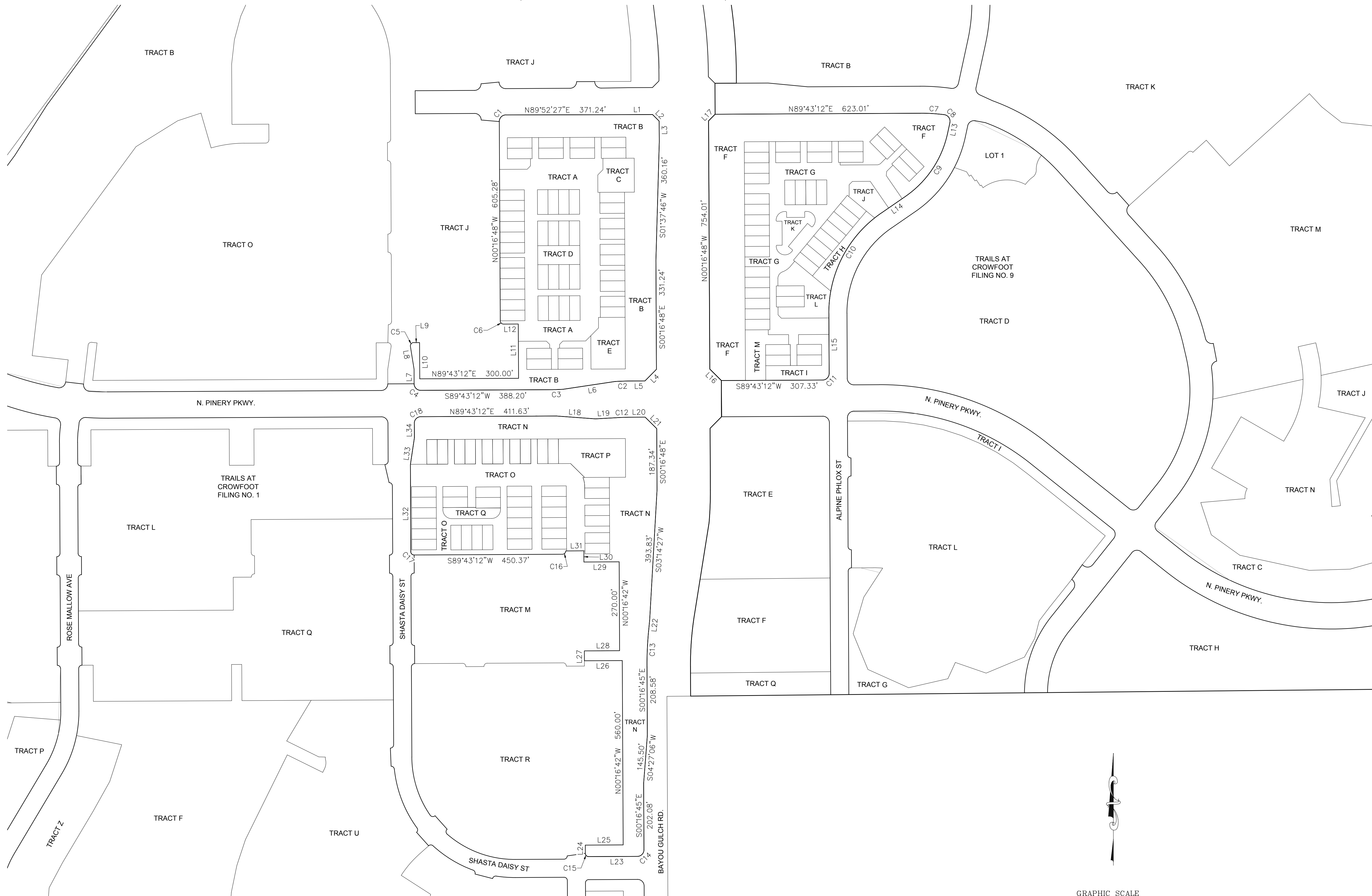
A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	74.12'	N89°43'12"E
L2	28.28'	S45°16'48"E
L3	62.82'	S01°6'48"E
L4	49.50'	S44°43'12"W
L5	38.00'	S89°43'12"W
L6	160.12'	S81°28'33"W
L7	44.00'	N01°6'48"W
L8	70.30'	N9°03'10"W
L9	17.98'	N89°43'12"E
L10	110.00'	S01°6'48"E
L11	165.00'	N01°6'48"W
L12	44.64'	S89°43'12"W
L13	34.20'	S12°15'07"W
L14	89.39'	S55°23'35"W
L15	182.54'	S01°6'48"E
L16	49.50'	N45°16'48"W
L17	28.28'	N44°43'12"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L18	118.78'	S85°50'01"E
L19	65.52'	N86°50'48"E
L20	38.00'	N89°43'12"E
L21	49.50'	S45°16'48"E
L22	34.11'	S5°24'51"W
L23	148.01'	S89°43'18"W
L24	25.00'	N01°6'42"W
L25	115.00'	N89°43'18"E
L26	115.00'	S89°43'18"W
L27	30.00'	N01°6'42"W
L28	107.00'	N89°43'18"E
L29	107.00'	S89°43'18"W
L30	33.88'	N01°6'42"W
L31	55.00'	S89°43'12"W
L32	200.00'	N01°6'48"W
L33	81.96'	N8°29'34"E
L34	44.00'	N01°6'48"W

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C2	52.91'	1055.00'	2°52'24"	S88°17'00"W	52.90'
C3	43.32'	960.00'	2°35'09"	S88°25'37"W	43.32'
C4	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C5	17.24'	10.00'	98°46'22"	N40°20'01"E	15.18'
C6	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C7	72.94'	559.00'	7°28'34"	S86°32'31"E	72.89'
C8	33.18'	20.00'	95°03'21"	S35°16'33"E	29.50'
C9	235.30'	312.50'	43°08'28"	S33°49'21"W	229.78'
C10	357.09'	367.50'	55°40'23"	S27°33'23"W	343.21'
C11	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C12	47.39'	945.00'	2°52'24"	N88°17'00"E	47.38'
C13	109.30'	1100.00'	5°41'36"	S2°34'03"W	109.26'
C14	31.42'	20.00'	90°00'03"	S44°43'16"W	28.28'
C15	15.71'	10.00'	90°00'00"	N45°16'42"W	14.14'
C16	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C17	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C18	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'



ENGINEER/SURVEYOR

CVL Consultants
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Englewood, CO 80112
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TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS



TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 5 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED

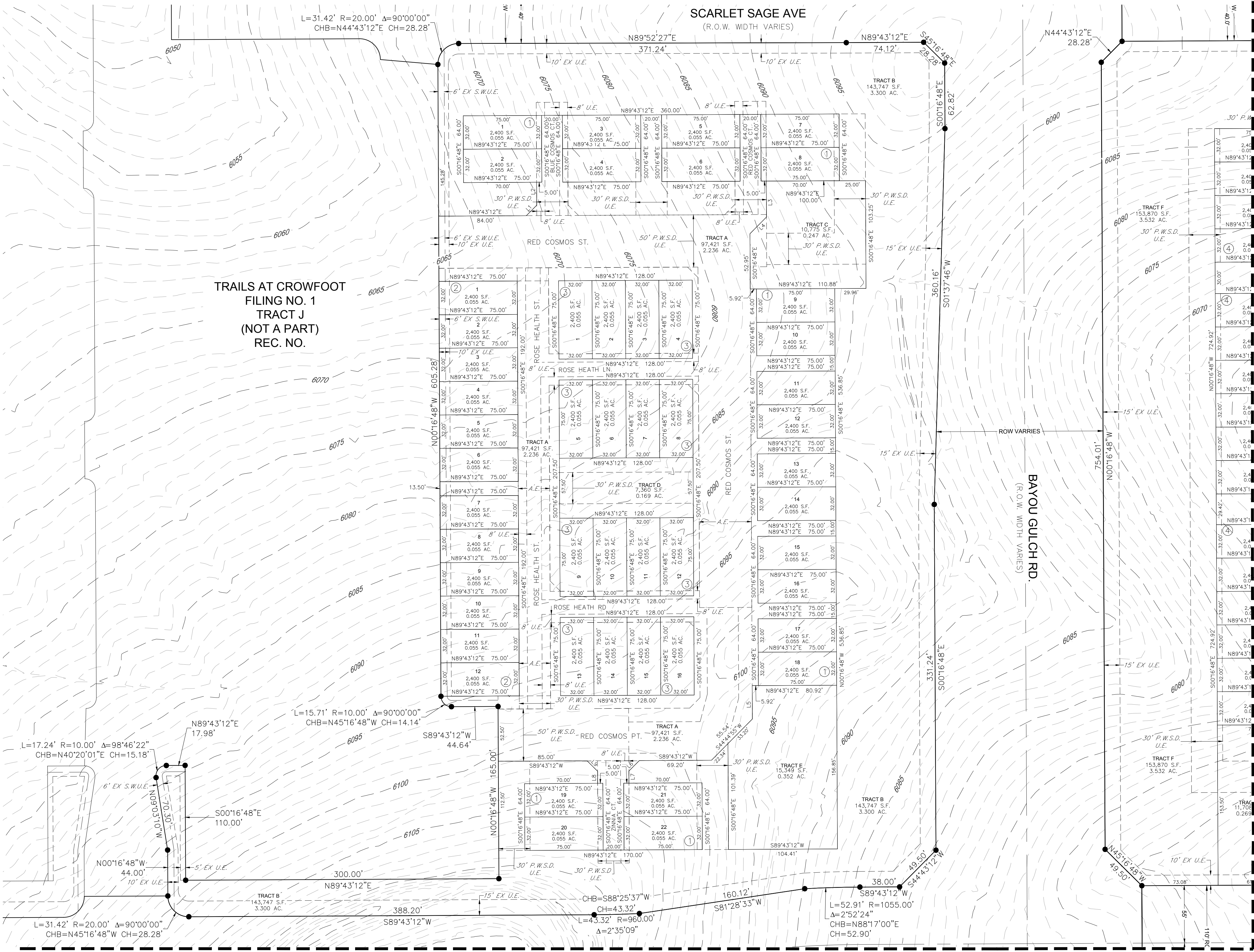
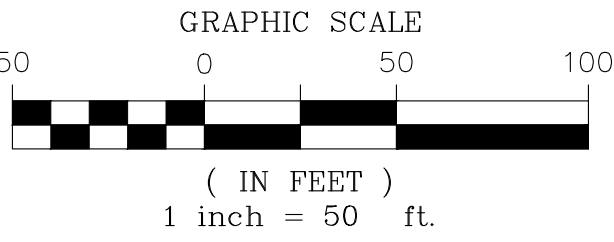
NOTES:

ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.

ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.

SEE SHEETS 9-12 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N44°43'12"E	14.14'
L2	S00°16'48"E	22.00'
L3	S00°16'48"E	34.43'
L4	S44°43'12"W	22.45'
L5	N00°16'48"W	32.00'
L6	N44°43'12"E	14.14'
L7	N00°16'48"W	11.60'
L8	N00°16'48"W	11.60'
L9	N45°16'48"W	14.14'



ENGINEER/SURVEYOR

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TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 6 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS



LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L10	N00°16'48"W	8.00'	L24	N00°16'48"W	15.00'
L11	N67°23'42"E	7.60'	L25	N44°55'47"W	5.00'
L12	N45°04'13"E	24.54'	L26	N44°55'47"W	5.00'
L13	N45°04'13"E	26.86'	L27	N00°16'48"W	15.50'
L14	N05°13'54"E	12.81'	L28	N89°43'12"E	2.95'
L15	S44°43'12"W	14.14'	L29	S39°43'12"W	3.27'
L16	S00°16'48"E	33.20'	L30	N50°16'48"W	15.50'
L17	S39°43'12"W	2.80'	L31	S50°16'48"E	15.50'
L18	S39°43'12"W	19.04'	L32	S39°29'15"W	2.97'
L19	S00°16'48"E	22.10'	L33	N89°43'12"E	15.50'
L20	S00°16'48"E	24.10'	L34	S89°43'12"W	15.50'
L21	N45°16'48"W	14.14'	L35	N89°43'12"E	2.95'
L22	N00°16'48"W	30.08'	L36	S00°16'48"E	15.50'
L23	N00°16'48"W	30.08'			

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	60.00'	29°24'37"	30.80'	N54°25'28"E	30.46'
C2	22.00'	69°24'34"	26.65'	S34°25'29"W	25.05'
C3	2.50'	90°00'00"	3.93'	N44°43'12"E	3.54'
C4	26.50'	130°00'00"	60.13'	S25°16'48"E	48.03'
C5	2.50'	90°00'00"	3.93'	S84°43'12"W	3.54'
C6	2.50'	90°00'00"	3.93'	S05°16'48"E	3.54'
C7	26.95'	40°14'08"	18.92'	S59°36'19"W	18.54'
C8	26.51'	100°06'21"	46.31'	N49°53'55"W	40.64'
C9	2.50'	91°24'47"	3.99'	N44°00'48"E	3.58'
C10	2.50'	91°26'19"	3.99'	N44°37'18"W	3.58'
C11	26.52'	90°23'18"	41.83'	N44°29'25"E	37.63'
C12	2.50'	90°00'00"	3.93'	S45°16'48"E	3.54'

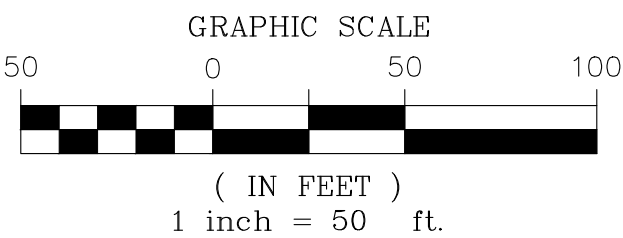
NOTES:

ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.

ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.

SEE SHEETS 9-12 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
- - -	SIDEWALK & UTILITY EASEMENT LINE
- - - - -	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.I. LS. NO. 25369 UNLESS OTHERWISE NOTED



ENGINEER/SURVEYOR

CVL Consultants
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Englewood, CO 80112
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TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9

A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 7 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

MATCHLINE - SEE SHEET 5

NOTES

ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER
WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.

ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER
WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.

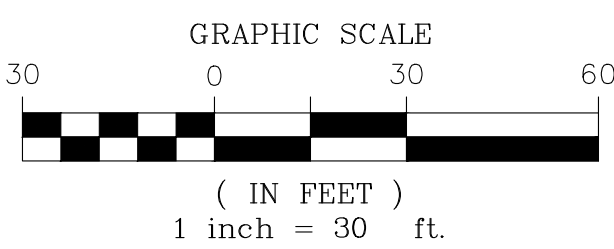
SEE SHEETS 9-12 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C13	69.00'	21°28'05"	25.85'	N12°06'16"W	25.70'
C14	27.00'	89°59'53"	42.41'	S44°43'15"W	38.18'
C15	27.00'	89°15'23"	42.06'	N45°39'04"W	37.94'

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
— — —	SIDEWALK & UTILITY EASEMENT LINE
-----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.L. I.S. NO. 25369, UNLESS OTHERWISE NOTED

LEGEND

S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
— — —	SIDEWALK & UTILITY EASEMENT LINE
-----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIVL LS NO. 25369 UNLESS OTHERWISE NOTED



GRAPHIC SCALE

0 30

(IN FEET)

$$\text{inch} = 30 \quad \text{ft}$$

TRAILS AT CROWFOOT
FILING NO. 1
TRACT M
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 1
TRACT R
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 9
TRACT E
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 9
TRACT F
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 9 TRACT Q
(NOT A PART) REC. NO.

MATCHLINE - SEE SHEET

ENGINEER/SURVEYOR

CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY PLAT

PRELIMINARY PLAT

PREPARED: 09/08/2017

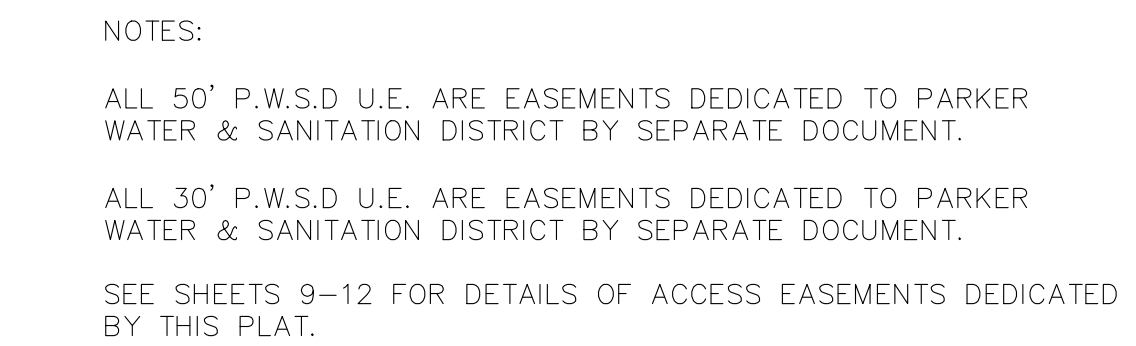
REVISÉ: 05/25/2018 SHE

7 OF 12 Tel: (720) 482-9526 / Fax: (720) 482-9546

Tel: (720) 482-9526 / Fax: (720) 482-9546

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 8 OF 12

MATCHLINE - SEE SHEET 7



LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
— — —	SIDEWALK & UTILITY EASEMENT LINE
-----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.L. LS NO. 25369 UNLESS OTHERWISE NOTED

A graphic scale bar is shown below the map, with markings for 50, 0, 50, and 100 feet. Below the scale bar, the text "(IN FEET)" and "1 inch = 50 ft." are printed. Above the scale bar, a north arrow points upwards, with the letter "N" at the top.

ENGINEER/SURVEYOR

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TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 9 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

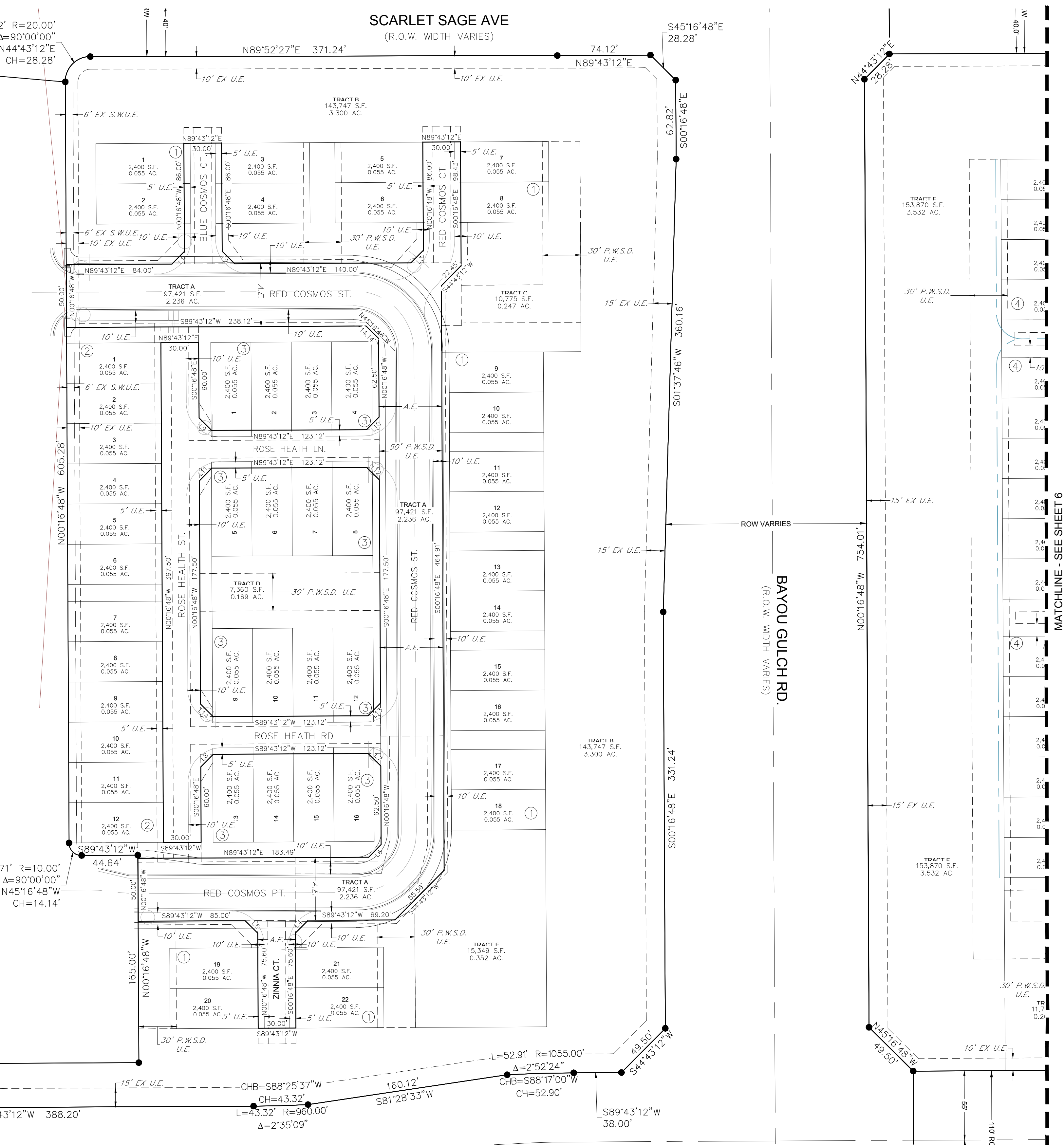
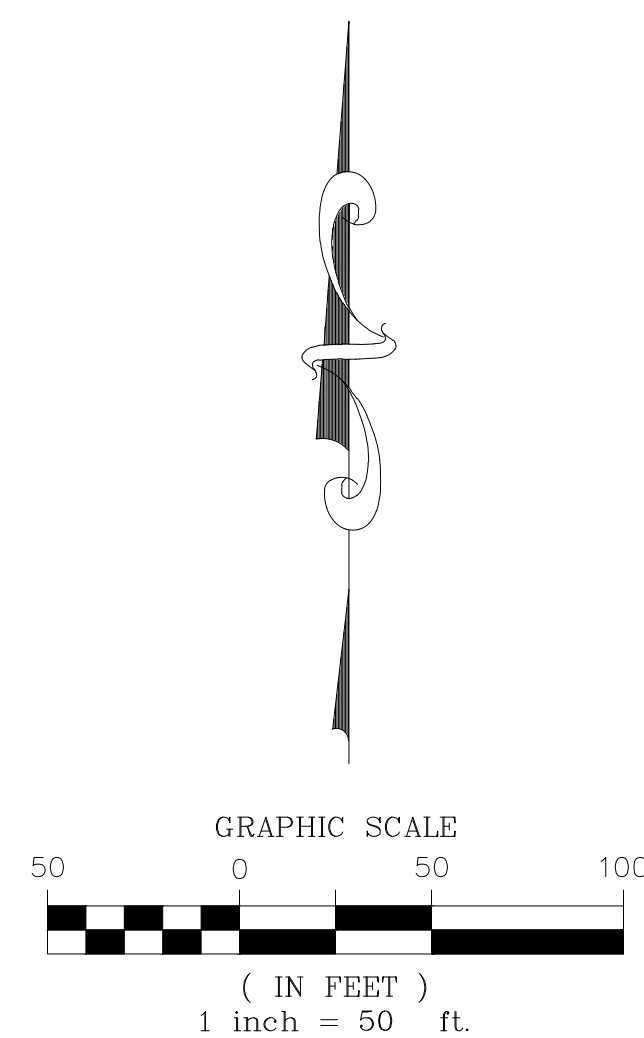
LEGEND

S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIVL LS NO. 25369 UNLESS OTHERWISE NOTED

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	N44°43'12"E	14.14'
L2	S45°16'48"E	14.14'
L3	N44°43'12"E	14.14'
L4	S44°43'12"W	14.14'
L5	N45°16'48"W	14.14'
L6	N44°43'12"E	14.14'
L7	S45°16'48"E	14.14'
L8	S44°43'12"W	14.14'
L9	S45°16'48"E	14.14'
L10	N44°43'12"E	14.14'
L11	N44°43'12"E	14.14'
L12	S45°16'48"E	14.14'
L13	S44°43'12"W	14.14'
L14	N45°16'48"W	14.14'

TRAILS AT CROWFOOT
FILING NO. 1
TRACT J
(NOT A PART)
REC. NO.



MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 6

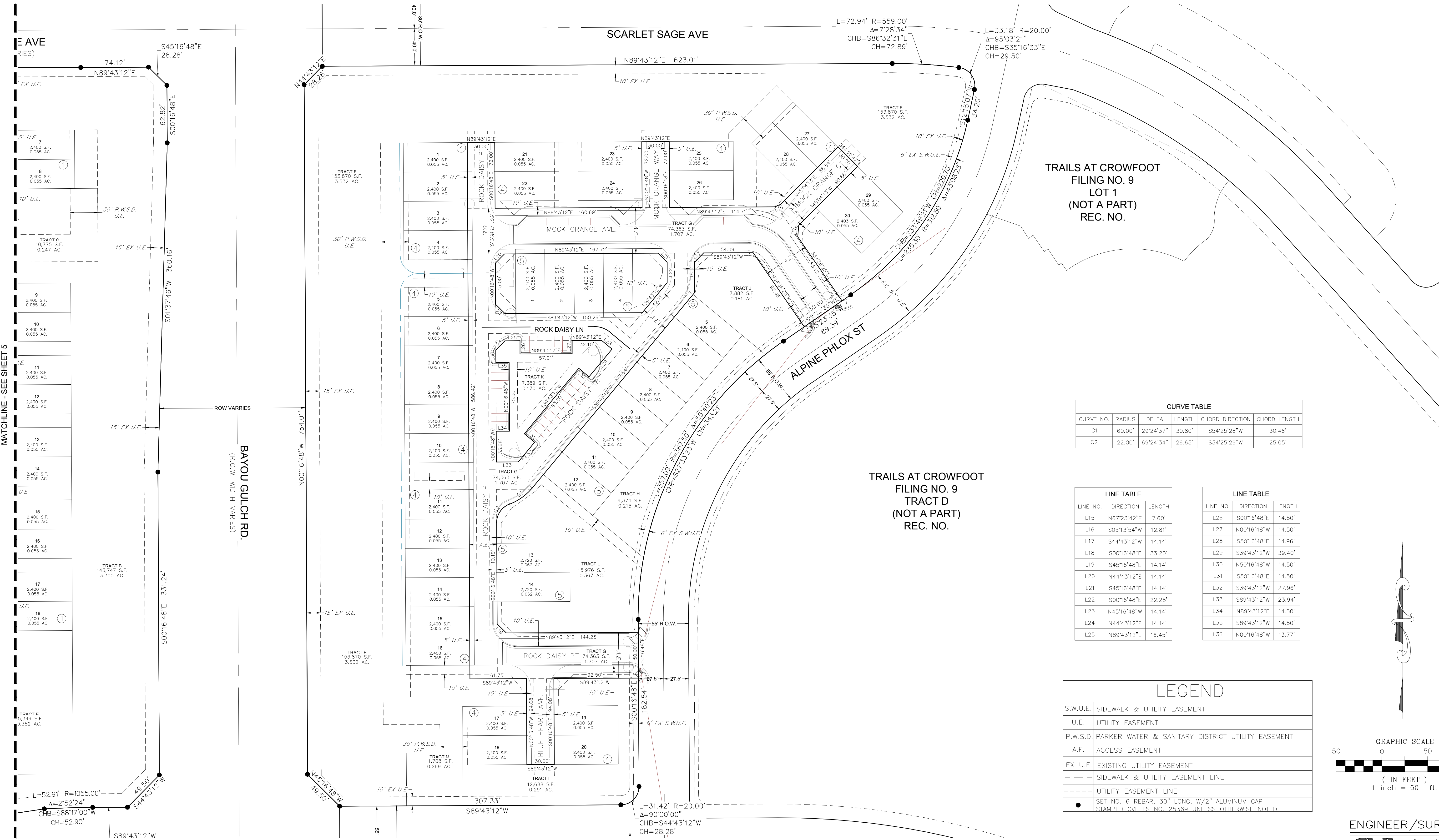
ENGINEER/SURVEYOR

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TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 10 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

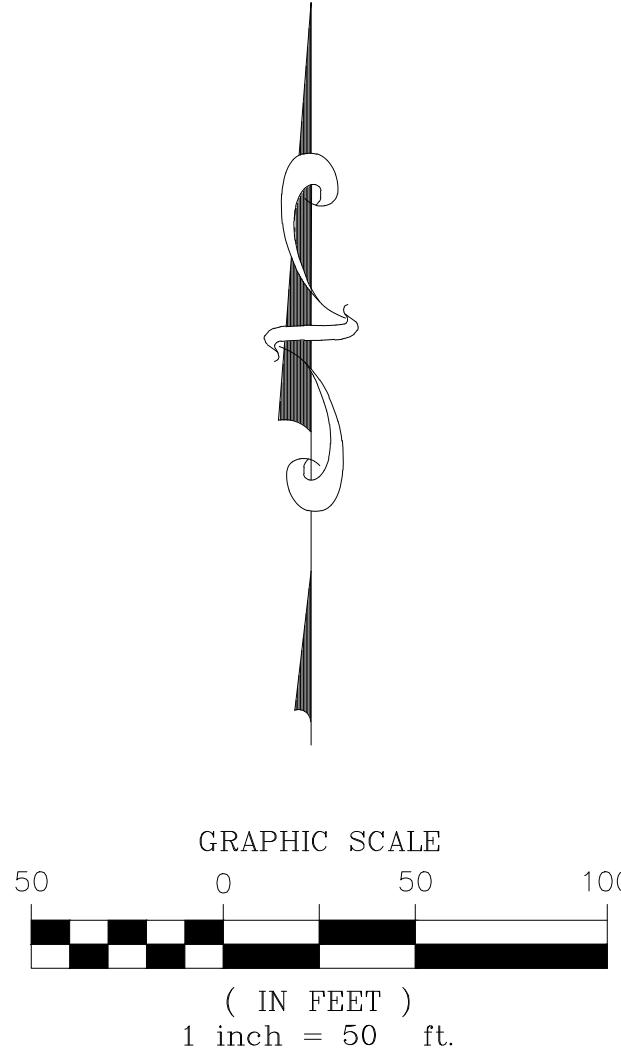


CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	60.00'	29°24'37"	30.80'	S54°25'28"W	30.46'
C2	22.00'	69°24'34"	26.65'	S34°25'29"W	25.05'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	N67°23'42"E	7.60'
L16	S05°13'54"W	12.81'
L17	S44°43'12"W	14.14'
L18	S00°16'48"E	33.20'
L19	S45°16'48"E	14.14'
L20	N44°43'12"E	14.14'
L21	S45°16'48"E	14.14'
L22	S00°16'48"E	22.28'
L23	N45°16'48"W	14.14'
L24	N44°43'12"E	14.14'
L25	N89°43'12"E	16.45'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L26	S00°16'48"E	14.50'
L27	N00°16'48"W	14.50'
L28	S50°16'48"E	14.96'
L29	S39°43'12"W	39.40'
L30	N50°16'48"W	14.50'
L31	S50°16'48"E	14.50'
L32	S39°43'12"W	27.96'
L33	S89°43'12"W	23.94'
L34	N89°43'12"E	14.50'
L35	S89°43'12"W	14.50'
L36	N00°16'48"W	13.77'

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIVL LS NO. 25369 UNLESS OTHERWISE NOTED



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A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 11 OF 12

MATCHLINE - SEE SHEET 5



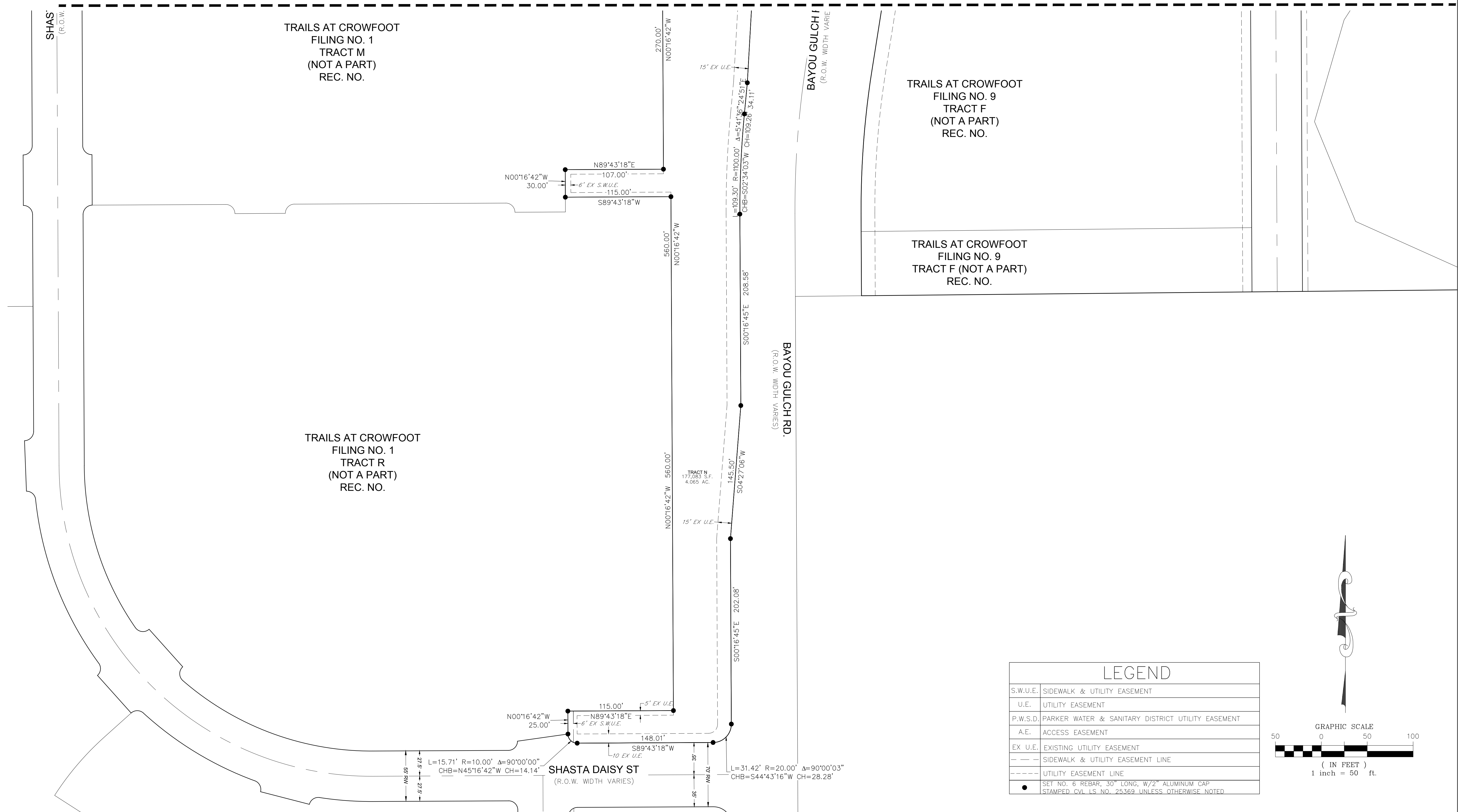
TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY PLAT PRELIMINARY PLAT J.N. 8130283701 PREPARED: 09/08/2017 REVISED: 05/25/2018 SHEET 11 OF 12 Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

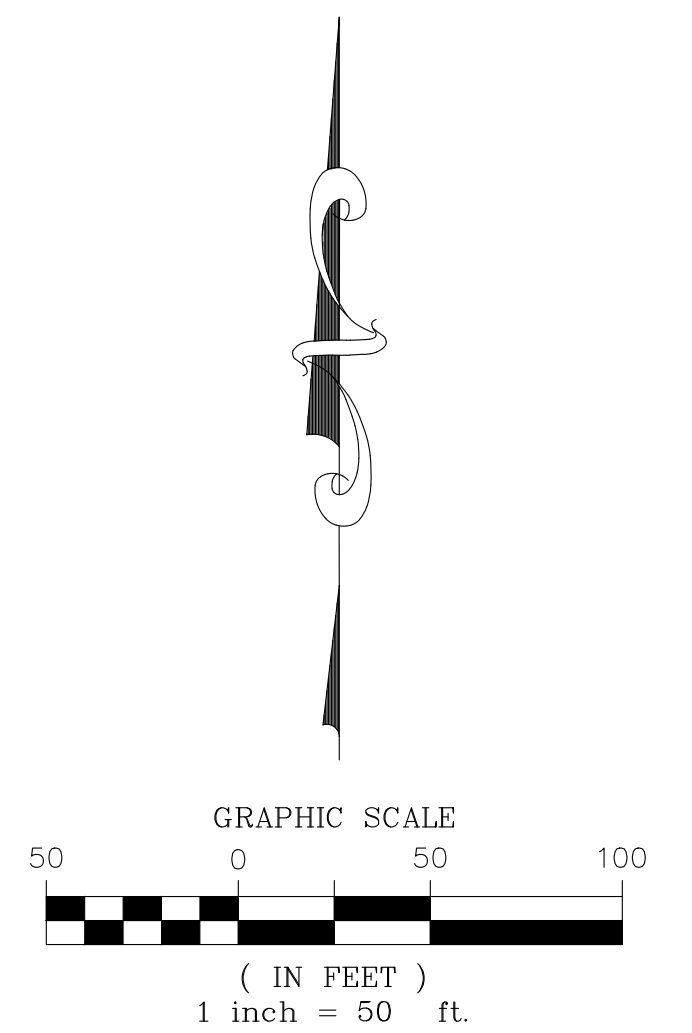
A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 12 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

MATCHLINE - SEE SHEET 7



LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
-- --	SIDEWALK & UTILITY EASEMENT LINE
-----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIV. I.S. NO. 25369, UNLESS OTHERWISE NOTED



ENGINEER/SURVEYOR

CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

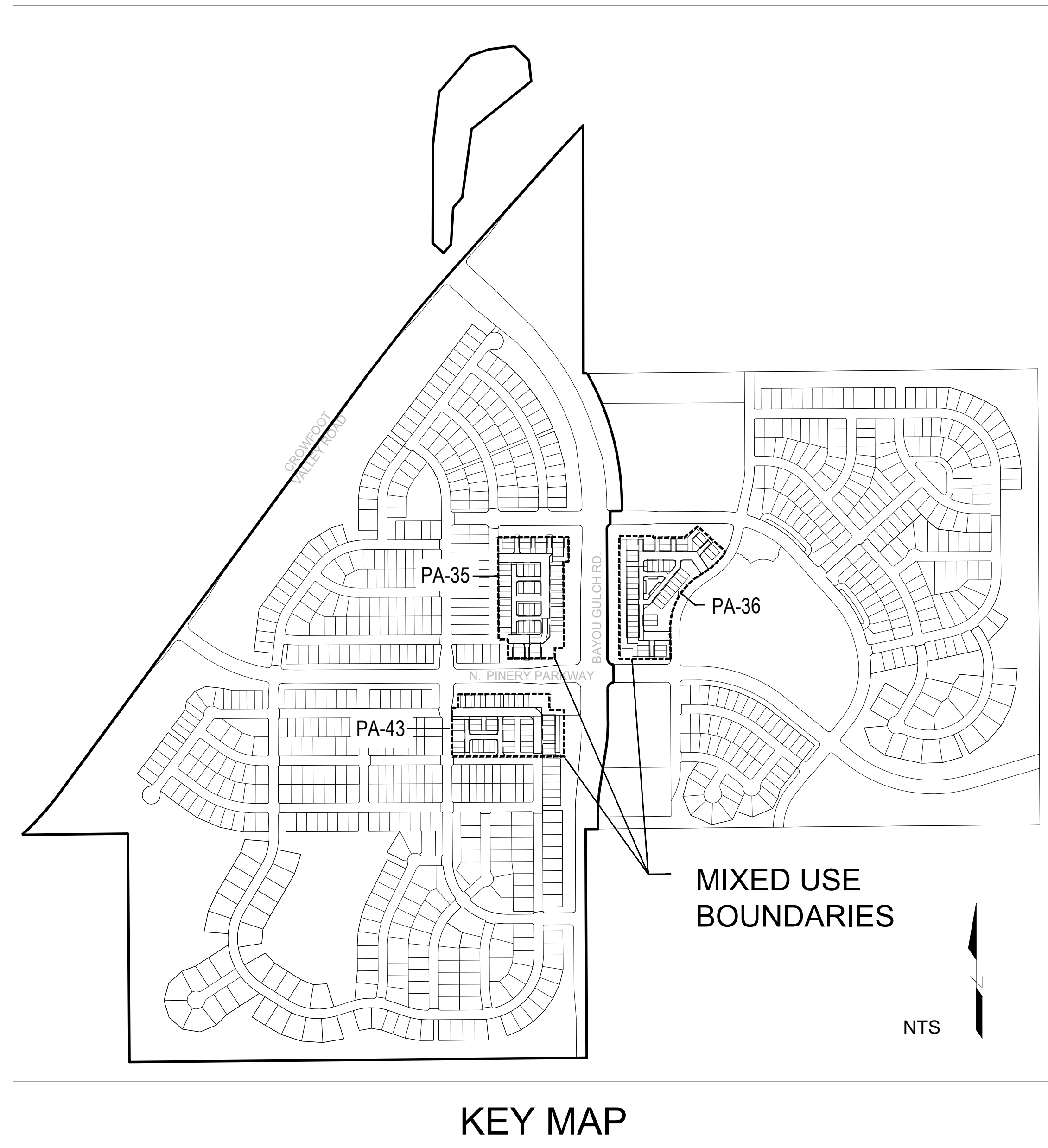
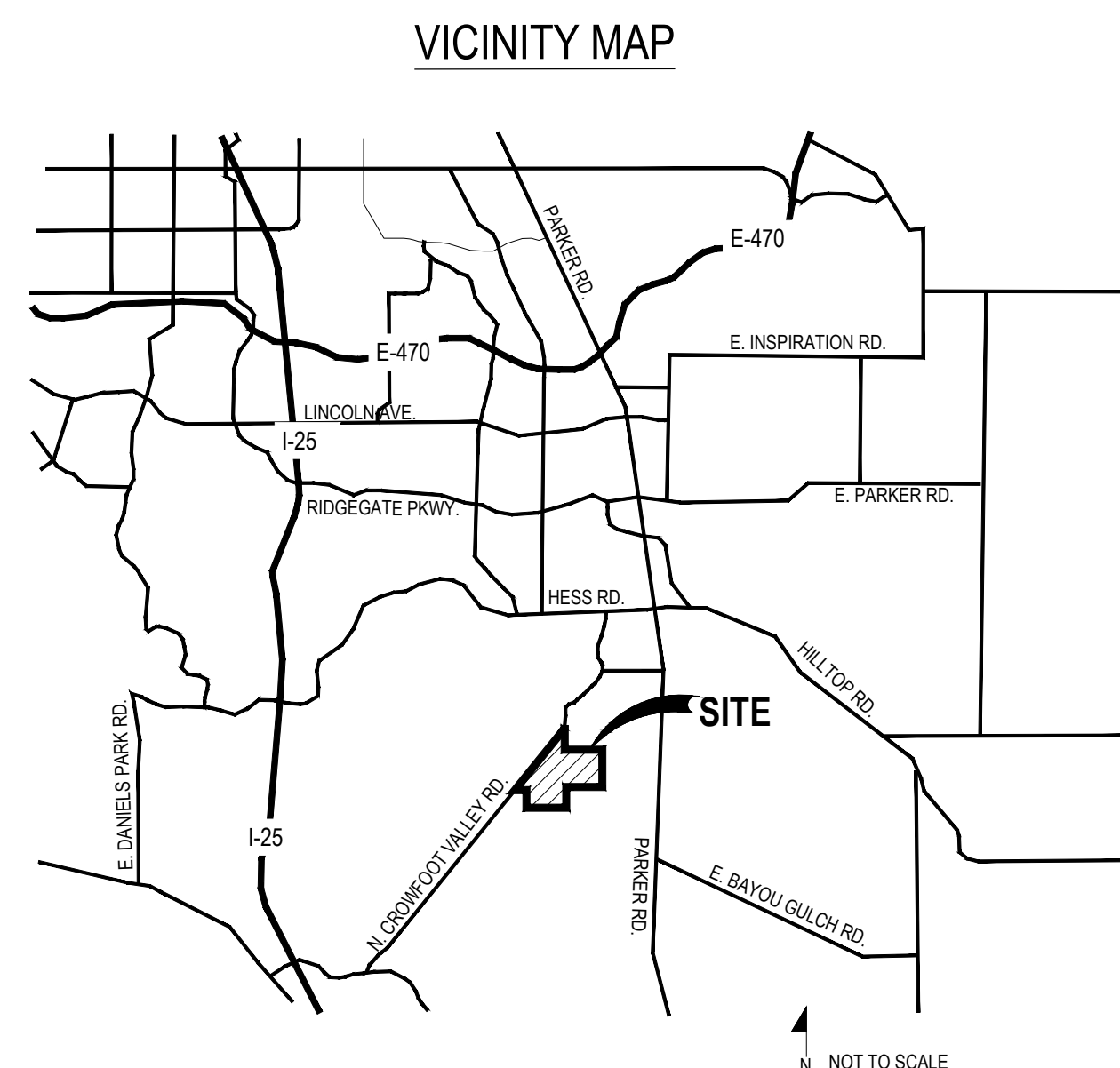
TRAILS AT CROWFOOT AMENDMENT NO.1

PRELIMINARY LANDSCAPE PLANS

MIXED USE AREAS, PA-35, PA-36 & PA-43

GENERAL NOTES

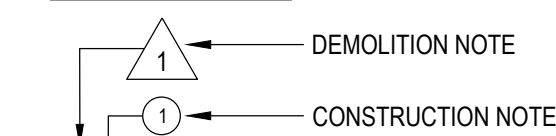
1. DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERRING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
6. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE WORK AREA LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. CONTRACTOR SHALL MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. THE CONTRACTOR AND OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
25. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.



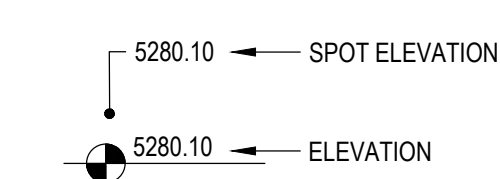
SYMBOLS & ABBREVIATIONS

AC = ACRE	EXP. = EXPANSION	O.C. = ON CENTER
APPROXIMATE = APPROX.	E.W. = EACH WAY	O.D. = OUTSIDE DIAMETER
B&B = BALL AND BURLAP	F.F. = FINISH FLOOR	P.O.B. = POINT OF BEGINNING
B.O.C. = BACK OF CURB	F.G. = FINISH GRADE	P.O.C. = POINT OF CONNECTION
B.M. = BENCHMARK	F.H. = FINISH	P.V.C. = POLYVINYL CHLORIDE
BLDG. = BUILDING	F.H. = FIRE HYDRANT	PIPE
B.S. = BOTTOM OF STAIR	FL = FLOW LINE	PL = PROPERTY LINE
B.W. = BOTTOM OF WALL	FTG. = FOOTING	R = RADIUS
CALL = CALLER	FT. = FEET	R.C.P. = REINFORCED CONCRETE PIPE
C.B. = CATCH BASIN	GA. = GAUGE	R.O.W. = RIGHT OF WAY
CL CATCH BASIN CENTER LINE	GALV. = GALVANIZED	R.Q.D. = REQUIRED
C.O. = CLEANOUT	H.W. = HEAD WALL	REIN. = REINFORCED
C.O.M. = COMMON	H.P. = HIGH POINT	SHT. = SHEET
CONC. = CONCRETE	HT. = HEIGHT	SPEC. = SPECIFICATIONS
CONT. = CONTINUOUS	HORIZ. = HORIZON	SQ. = SQUARE
CONTR. = CONTRACTOR	LD. = INNER DIAMETER	S.F. = SQUARE FEET
CUB. FT. = CUBIC FEET	IN. = INCH	S.Y. = SQUARE YARD
C.Y. = CUBIC YARD	INV. = INVERT	S.S. = STAINLESS STEEL
DET. = DETAIL	L.P. = LOW POINT	T.C. = TOP OF CURB
DEM. = DIMENSION	L.F. = LINE FEET	T.S. = TOP OF STAIR
DIV. = DIVERTER	MAX. = MAXIMUM	T.W. = TOP OF WALL
DWG. = DRAWING	M.H. = MAN HOLE	TYP. = TYPICAL
E.A. = EACH	M.N. = MINIMUM	VERT. = VERTICAL
ELEV. = ELEVATION	MISC. = MISCELLANEOUS	VERT. = WITH CUT
EXIST. = EXISTING	N.C. = NOT IN CONTRACT	W.W.M. = WOVEN WIRE MESH
EXP. = EDGE OF PAVING	N.T.S. = NOT TO SCALE	

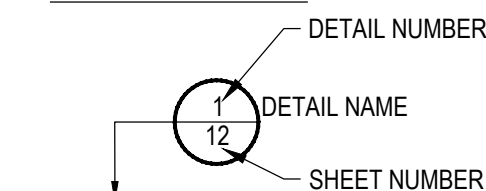
NOTE IDENTIFICATION



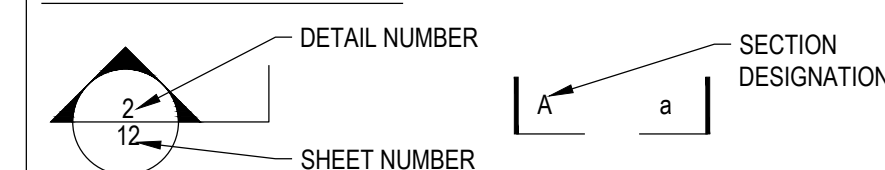
ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



DETAIL SECTION IDENTIFICATION



SHEET INDEX	
Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L2.1	LANDSCAPE DETAILS
L2.2	LANDSCAPE DETAILS

OWNER / DEVELOPER

PLANNER / LANDSCAPE
ARCHITECT

CIVIL ENGINEER



pcs group inc. www.pcsgroupco.com
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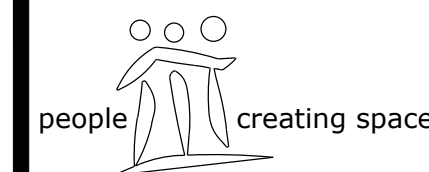
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Prepared For■

E5X MANAGEMENT
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■ Land Planning ■



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■ Engineering ■



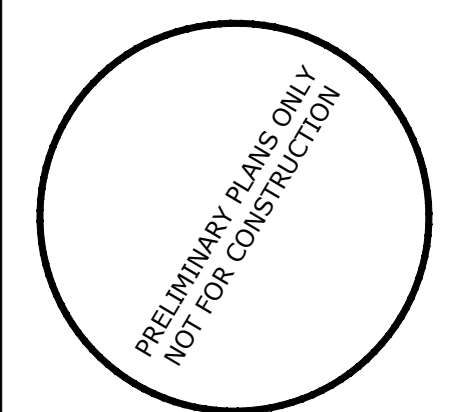
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT AMENDMENT NO. 1

PRELIMINARY LANDSCAPE PLANS

PARKER COLORADO

PARKER, COLORADO



Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal
 Date: 10.18.2017

Know what's below.
Call before you dig.

011

11.24.2018
04.30.2018
05.25.2018



■ Sheet Name ■
LANDSCAPE COVER SHEET

■ Sheet Number ■

L0.0

Y:\HSS_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWG\HSS-LDSCP PLANS - PRELIM MIXED USE.DWG
Wednesday, October 11, 2017

LANDSCAPE NOTES

- SITE PREP
- LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
 - ALL WORK SHALL CONFORM TO LOCAL MUNICIPAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
 - SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
 - A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
 - CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
 - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
 - CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE LOCAL JURISDICTION. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
 - TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
 - CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
 - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
 - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSEENED & AMENDED.
 - ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT ROTOTILLED AT A MIN. 8" DEPTH AT A RATE OF 4 CUBIC YARDS PER 1,000 SF.
 - CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECH REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY LANDSCAPE ARCHITECT.
- TURF, PLANT & GROUND COVER MATERIAL
- ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN WILL REQUIRE TOWN APPROVAL.
 - ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAS SPECIFICATIONS FOR NUMBER ONE GRADE.
 - PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
 - ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
 - TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
 - CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
 - MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
 - TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, AREAS OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
 - THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A

FINE GRADING NOTES

- SLOPES NOT TO EXCEED 4:1 MAX. - 1% MIN.
- SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES (75 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
- STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
- STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
- STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMIXING WITH SUBSOIL.
- REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.
- FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL. SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL.
- UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.

SEEDING ESTABLISHMENT NOTES:

- SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
- SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONABLE WEEDS WITH A MAXIMUM CROP OF ONE-TENTH PERCENT (0.1%) AND MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT A RATE OF 3 C.Y. PER 1000 SQUARE FEET, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-HALF INCH (½"). DRILLING SHALL BE DONE IN 2 SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
- SEEDED AREAS MAY REQUIRE TEMPORARY ABOVE GROUND SPRAY IRRIGATION UNTIL ESTABLISHMENT. IRRIGATION SHALL BE REMOVED UPON ACCEPTANCE BY THE CITY. WHERE STEEP SLOPES OCCUR, LANDSCAPE CONTRACTOR MAY REQUIRE VARIOUS METHODS OF TEMPORARY

- SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY LANDSCAPE ARCHITECT IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.
 - NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.
 - ANY TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY LANDSCAPE ARCHITECT PRIOR TO DOING WORK.
 - PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
 - IF SPECIFIED PLANTS ARE NOT COMMERCIALY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

- PLANTING BEDS
- ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS.
 - ROCK MULCH AROUND VEGETATION SHALL CONTAIN 1 1/2" 2" DIA. ROUND RIVER COBBLE, TAN COLOR, 4" DEPTH.
 - WOOD MULCH SHALL BE "GORILLA HAIR" OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
 - EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 12-GAUGE, GREEN COLOR, ROLLED-TOP, STEEL EDGING OR EQUIVALENT. ANY NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
 - FOR TREES NOT IN PLANTING BEDS, ALLOW A 6" Ø DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6" OF THEIR TRUNKS.

- HARDSCAPE
- REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.

- IRRIGATION
- 1)PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS. 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF. 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.
 - REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM STANDARDS FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATIONS DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECH REPORT.
 - TURF & IRRIGATED NATIVE AREAS (WHERE APPLICABLE) SHALL BE IRRIGATED BY AUTOMATIC POP-UP SPRAY SYSTEM. SHRUBS & PLANTING BEDS SHALL BE IRRIGATED WITH DRIP/BUBBLER SYSTEM.
 - ALL TREES & SHRUBS OUTSIDE OF BEDS WITHIN NATIVE AREAS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM
 - REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.

- MAINTENANCE
- CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE CITY AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE: PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
 - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
 - ALL PLANT MATERIAL WILL BE COVERED BY A WARRANTY PERIOD. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.
 - LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE LOCAL MUNICIPALITY) SHALL BE REPLACED. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
 - LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

- PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
12. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - A. AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
 - B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
- GRADING ON SLOPES: INSTALL EROSION STABILIZATION FABRIC PER MANUFACTURERS RECOMMENDATIONS ON SLOPED SURFACES EQUAL TO OR GREATER THAN A RATIO OF 1) VERTICAL FOOT TO 3) HORIZONTAL FEET.
- CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
- PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
- REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
- WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
- TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

- IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECT'S EROSION CONTROL METHODS, BMP'S AND ALL CITY CODES AND REQUIREMENTS.
- MULCH WILL BE HYDRO MULCH. HYDRO MULCH SHALL BE CONWED 200 AND TACKIFIER OR APPROVED SUBSTITUTE MEETING THE FOLLOWING REQUIREMENTS:
 - I. VIRGIN WOOD CELLULOSE FIBER. MAY NOT CONTAIN ANY SUBSTANCE OR FIBER THAT MAY INHIBIT GERMINATION OF GROWTH OF GRASS SEEDS AND PLANTS.
 - II. DYE TO APPROPRIATE COLOR TO ALLOW PROPER METERING OF APPLICATION.
 - III. FIBERS MUST HAVE ABILITY TO BECOME EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER.
 - IV. WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER - LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO UNDERLYING SOIL.
 - V. WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
 - VI. MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NOT WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
 - VII. ORGANIC TACKIFIER MAY BE SUPPLIED WITH HYDROMULCH FIBERS OR BE ADDED AT A LATER TIME.

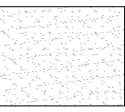
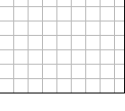
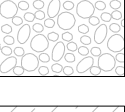
WEED MANAGEMENT

BEFORE SEEDING, REMOVE EXISTING WEEDS BY PULLING, TILLING UNDER AND/OR, APPLYING A GLYPHOSATE HERBICIDE SUCH AS ROUNDUP®, OR BY A COMBINATION OF THESE METHODS. FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, A SOIL FUMIGANT MAY BE USED, OR THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A GENERAL HERBICIDE.

IN VERY WEEDY AREAS, THE FOLLOWING METHOD IS SUGGESTED: (1) TILL SOIL OR SPRAY VEGETATION WITH ROUNDUP®, WHEN USING AN HERBICIDE, ALLOW VEGETATION TO DIE, THEN RAKE OUT THE DEAD DEBRIS. IF PERENNIAL WEEDS SUCH AS BINDWEED ARE PRESENT, USING AN HERBICIDE IS MORE EFFECTIVE THAN TILLING. (2) IRRIGATE TO ENCOURAGE GERMINATION OF WEED SEEDS NEAR THE SURFACE. MOST SEEDS WILL GERMINATE WITHIN TWO WEEKS IF CONSISTENT MOISTURE IS AVAILABLE. DO NOT TILL THE SOIL AGAIN BECAUSE THIS WILL BRING EVEN MORE WEED SEEDS UP TO THE SURFACE. (3) SPRAY ANY NEW GROWTH WITH ROUNDUP®. (4) AFTER RAKING OUT DEAD VEGETATION, ALLOW SOIL TO RECOVER FOUR WEEKS BEFORE PLANTING SEE. A RECOVERY PERIOD OF THIS DURATION IS ADVISABLE BECAUSE EXTENSIVE USE OF GLYPHOSATE HERBICIDES MAY CAUSE A DELAY IN GERMINATION AND IN THE VIGOROUS GROWTH OF SEEDLINGS. ONCE THE SEEDS HAVE GERMINATED, FURTHER WEED CONTROL IS USUALLY NECESSARY. IF PRACTICAL, PULL ALL WEEDS AS SOON AS THEY CAN BE IDENTIFIED. OTHER SUCCESSFUL TECHNIQUES ARE SPOT-SPRAYING WITH A GENERAL HERBICIDE OR SELECTIVELY CUTTING WEEDS WITH A STRING TRIMMER. BE SURE TO REMOVE WEEDS BEFORE THEY RESEED.

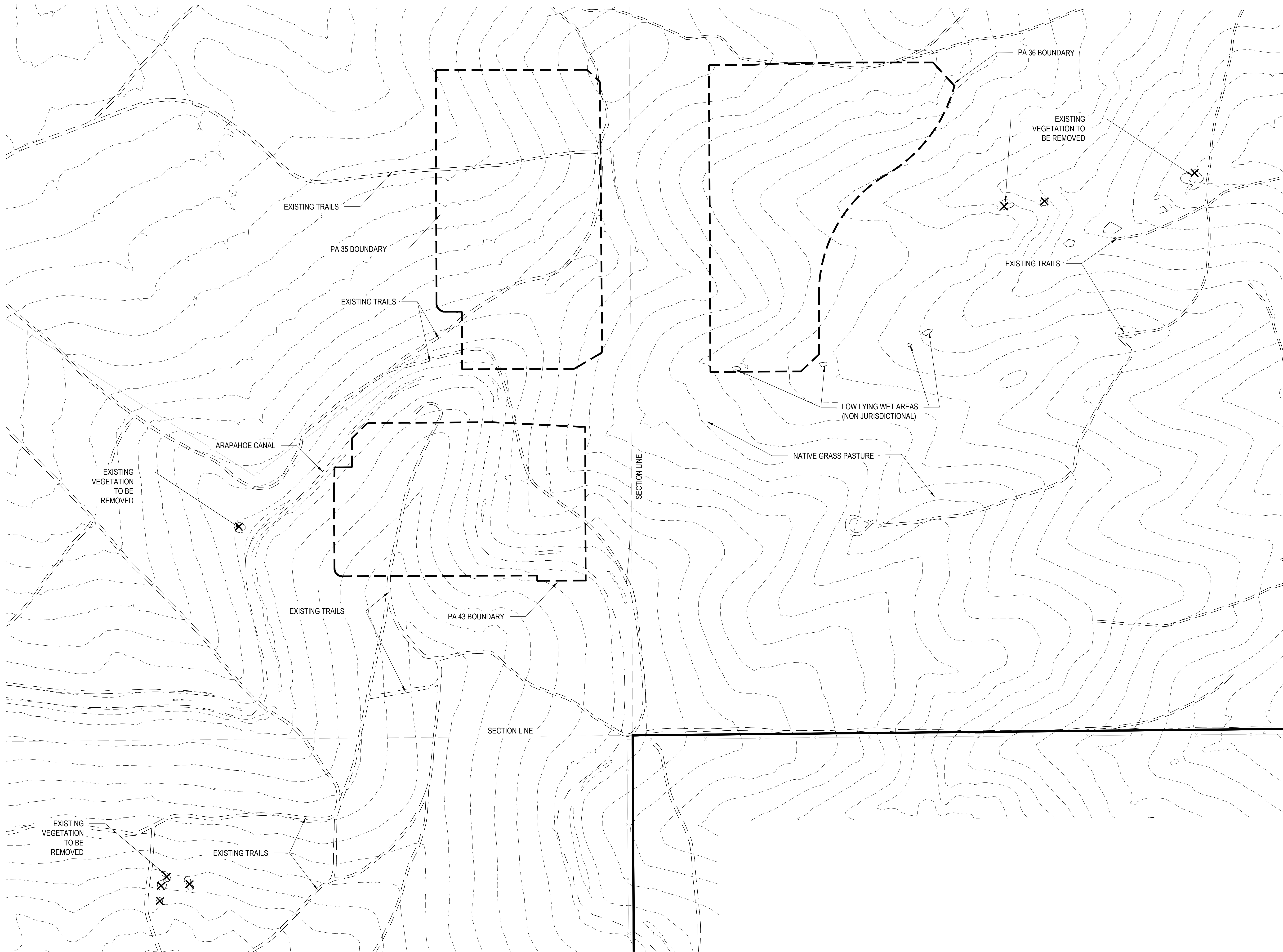
ONCE ESTABLISHED, NATIVE AREAS MAY BE MOWED TWICE A SEASON OR AS REQUIRED TO MINIMIZE WEED GROWTH. FURTHER MOWING ADJACENT TO ROADWAYS AND PARK AREAS MAY BE REQUIRED AS SEASONAL DROUGHT AND FIRE CONDITIONS MAY DICTATE.

PLANT SCHEDULE

DECIDUOUS TREES		QTY		BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT
AE		11		ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5"CAL	45'
AS		4		ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5"CAL	50'
HAC		23		CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5"CAL	50'
CS		16		GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5"CAL	45'
GK		22		GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5"CAL	45'
OV		2		GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5"CAL	45'
PO		13		OSTRYA VIRGINIANA	AMERICAN HORNBREAM	B & B	2.5"CAL	30'
QB		36		PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5"CAL	80'
QR		1		QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5"CAL	50'
RAL		3		QUERCUS RUBRA	RED OAK	B & B	2.5"CAL	50'
TG2		17		TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5"CAL	50'
VG		18		TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5"CAL	60'
				TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5"CAL	60'
EVERGREEN TREES		QTY		BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT
PSP		34		PINUS FLEXILIS	LIMBER PINE	B & B	6'-8" HT	50'
PN		27		PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT	50'
PPI		42		PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8" HT	50'
ORNAMENTAL TREES		QTY		BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT
ACM		8		ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B	2" CAL	18'
AH		20		ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL	30'
AT		11		ALNUS 'TENUIFOLIA	THINLEAF ALDER	B & B	2" CAL	
WKH		27		CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2" CAL	30'
SC		46		MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL	30'
ANNUALS/PERENNIALS		QTY		BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRF
AHC		53		AGASTACHE X 'CORANADO RED'	ANISE HYSSOP	1 GAL	2.5' X 3'	LO
EP		200		ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'	LO
BES		104		RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'	LO
SP		59		SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER	1 GAL	2.5' X 1.5'	LO
DECIDUOUS SHRUBS		QTY		BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRF
SSB		16		AMELANCHIER ALNIFOLIA 'RECENT'	SASKATOON SERVICEBERRY	5 GAL	12' X 8'	LO
AG		35		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' X 10'	LO
CD		150		CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	2'-3'	MC
CI		148		CORYCOPARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'	LO
CB		18		CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'	LO
CD2		6		COTONEASTER DIVARICATUS	SPREADING COTONEASTER	5 GAL	6' X 6'	LO
CH		21		COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X 5'	MC
PS2		134		PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'	LO
SJ		5		POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN'S POTENTILLA	5 GAL	3' X 4'	LO
FCH		59		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SOD CHERRY	5 GAL	18" X 6"	LO
RHU		23		RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6"	LO
RT		5		RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	4' X 5'	VE
RG		6		RIEBS AUREUM	GOLDEN CURRANT	5 GAL	4' X 6"	LO
SP2		5		SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL	8' X 8"	MC
EVERGREEN SHRUBS		QTY		BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRF
AC		15		ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5'	LO
AP		4		ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1.5' X 5'	LO
CSM		112		CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'	LO
EC		39		EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER	5 GAL	2' X 5'	LO
JB		14		JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 10"	LO
JH		18		JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	1.5' X 6'	VE
BUJ		28		JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6"	LO
PS		68		PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5'	LO
ORNAMENTAL GRASSES		QTY		BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRF
CK		359		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5'X2'	LO
BOG		54		HELIOTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2' X 2'	LO
MG		134		MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X 5'	ME
MY		8		MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3' X 3'	HK
PH1		14		PENICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	5' X 3'	MC
PH2		46		PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	5 GAL		
GROUND COVERS		QTY		BOTANICAL NAME	COMMON NAME	CONT		
		151,193 SF		ENVIROTURF	ENVIROTURF	SOD		
				RE: LANDSCAPE NOTES/STREETSCAPE ONLY				
		884 SF		FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH	MULCH		
		13,583 SF		ROCK MULCH GREY, 2" DIA. COBBLE	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH		
				3" DEPTH, RE: LDSCP NOTES				
		3,309 SF		ROCK MULCH TAN, 2" DIA. COBBLE	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH		
				3" DEPTH, RE: LDSCP NOTES				
		243,958 SF		SEED MIX 1	SEED MIX 1	SEED		
				TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES				

OPEN SPACE LANDSCAPE QUANTITIES								
AREA		AREA / LENGTH	UNI T		TREES	TREES	SHRUBS	SHRUBS
					REQUIRED	PROVIDED	REQUIRED	PROVIDED
PA-35								
TRACT A - PA-35		61,223	SF		41	80	204	28
TRACT B - PA-35		98,541	SF		66	54	328	168
PA-36								
TRACT C - PA-36		25,468	SF		17	36	85	154
TRACT D - PA-36		114,942	SF		77	61	383	185
TRACT E - PA-36		33,231	SF		22	19	111	271
PA-43								
TRACT F - PA-36		61,746	SF		41	73	206	56
TRACT G - PA-43		62,078	SF		41	43	207	78
TOTAL OPEN SPACE AREAS		457,229	SF		305	366	1,524	940

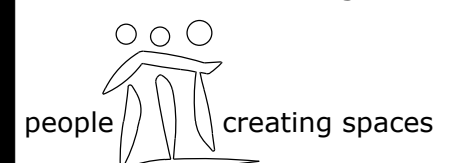
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Wednesday, October 11, 2017



■ Prepared For ■

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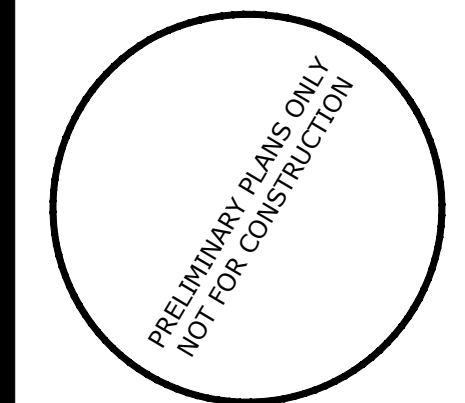


10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT AMENDMENT NO. 1

PRELIMINARY LANDSCAPE PLANS

PARKER, COLORADO



Drawn by:	JWL, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	10.18.2017
	11.24.2018
	04.30.2018
	05.25.2018

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Call before you dig.

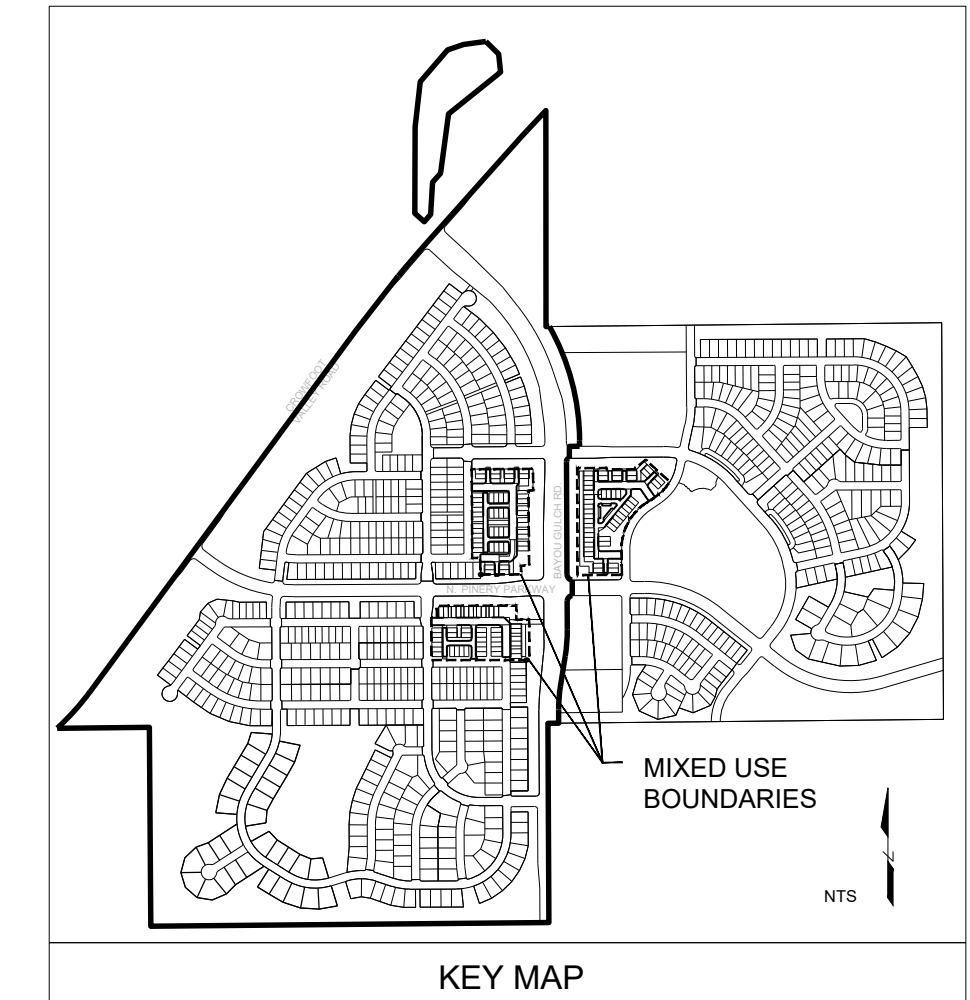
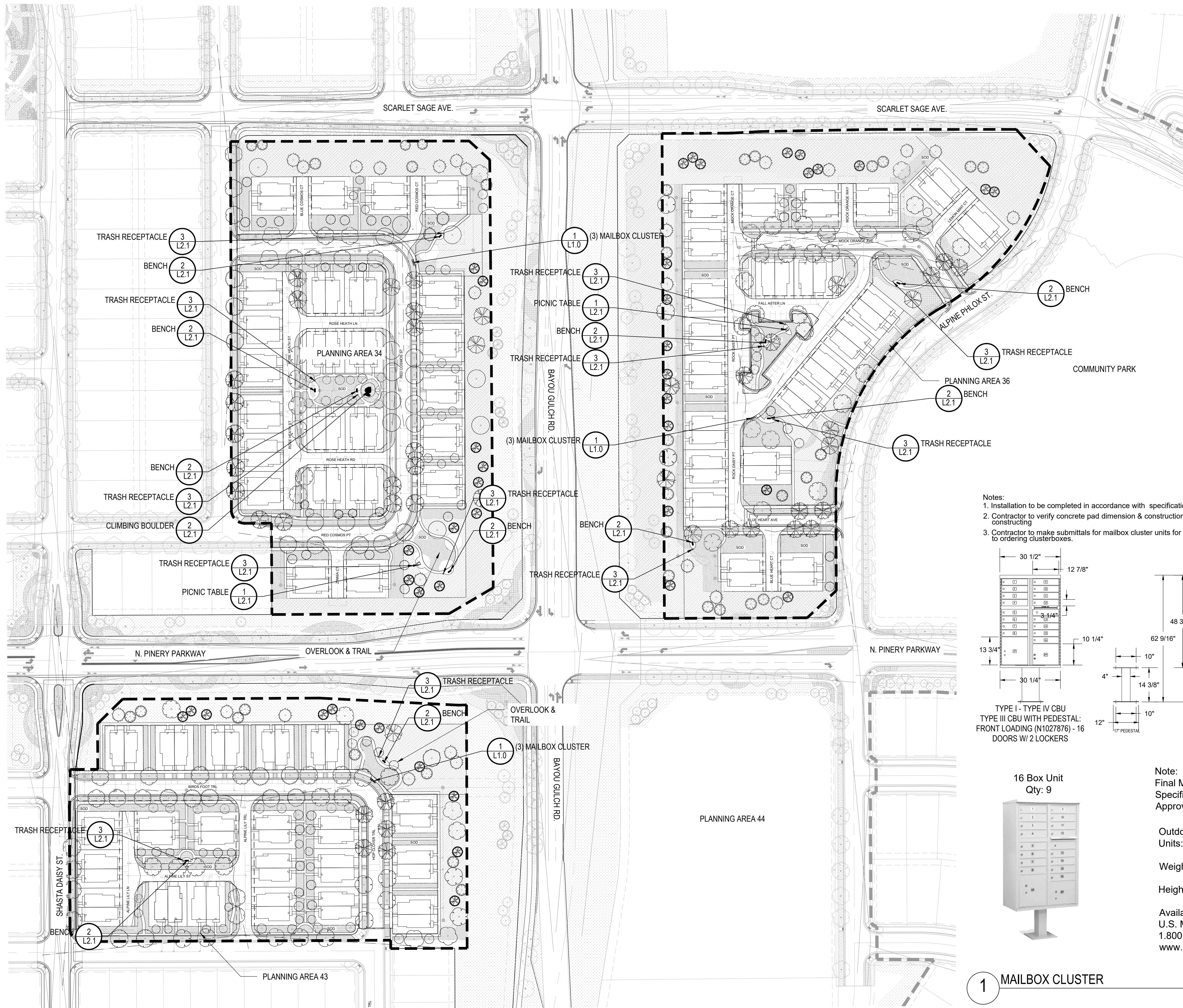
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EXISTING
CONDITIONS
MAP

■ Sheet Number ■

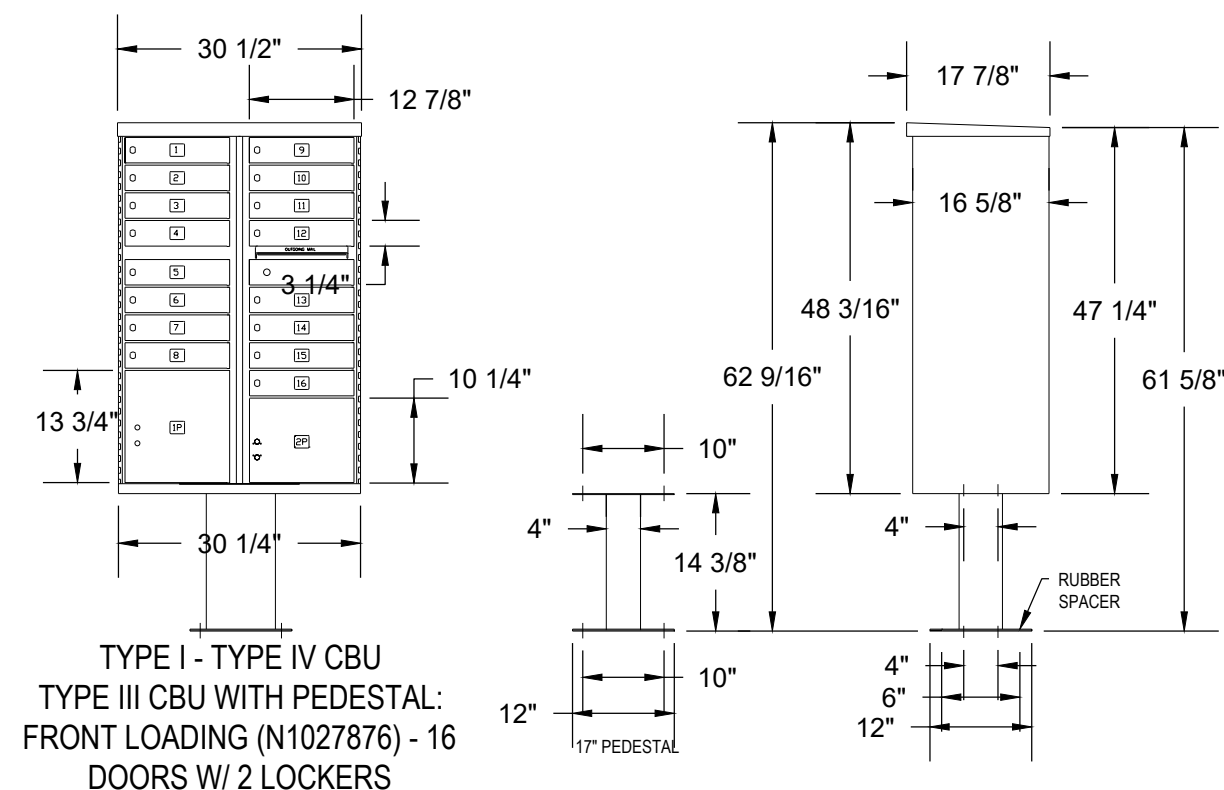
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Wednesday, October 11, 2017



- NOTES:
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
 4. MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
 5. ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.

- Notes:
1. Installation to be completed in accordance with specifications by factory authorized installers.
 2. Contractor to verify concrete pad dimension & construction specifications with USPS before constructing
 3. Contractor to make submittals for mailbox cluster units for review & approval, with pricing info, prior to ordering clusterboxes.



POSTAL PRODUCTS UNLIMITED, INC
500 W OKLAHOMA AVE.
MILWAUKEE, WI 53207
TOLL FREE: 1-800-229-4500
PHONE: (414) 290-1500
FAX: (800) 570-0007
www.mailproducts.com

16 Box Unit
Qty: 9

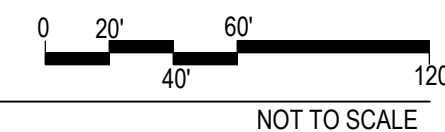


Note:
Final Mailbox Locations, Sizes and Specifications to be Coordinated and Approved by the U.S. Post Master.

Outdoor Pedestal Mailbox
Units: 12 Box (F181570-12)
16 Box (F181570-16)
Weight: 12 Box = 138 lbs
16 Box = 161 lbs
Height: 62" Width: 28.5" Depth: 17.5"

Available from:
U.S. Mail Supply
1.800.571.0147
www.usmailsupply.com

1 MAILBOX CLUSTER



■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

pcs group inc. www.pcsgruopco.com
#3, B-180 Independence plaza
1007 16th street, denver, co 80265
1 303.531.4905 . f 303.531.4908

■ Engineering ■

10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

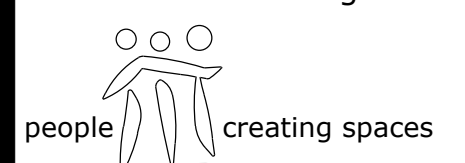
TRAILS AT CROWFOOT AMENDMENT NO. 1
PRELIMINARY LANDSCAPE PLANS
PARKER, COLORADO

PRELIMINARY PLANS ONLY
NOT FOR CONSTRUCTION

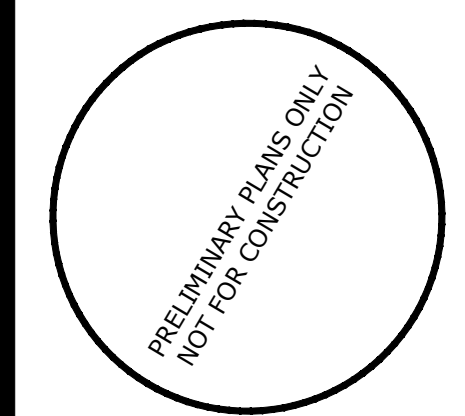
Drawn by: JWL, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
11.24.2018
Know what's below. Call before you dig. 811
04.30.2018
05.25.2018

■ Sheet Name ■
OVERALL LANDSCAPE PLAN

■ Sheet Number ■
L1.0



TRAILS AT CROWFOOT AMENDMENT NO. 1
PRELIMINARY LANDSCAPE PLANS
PARKER, COLORADO

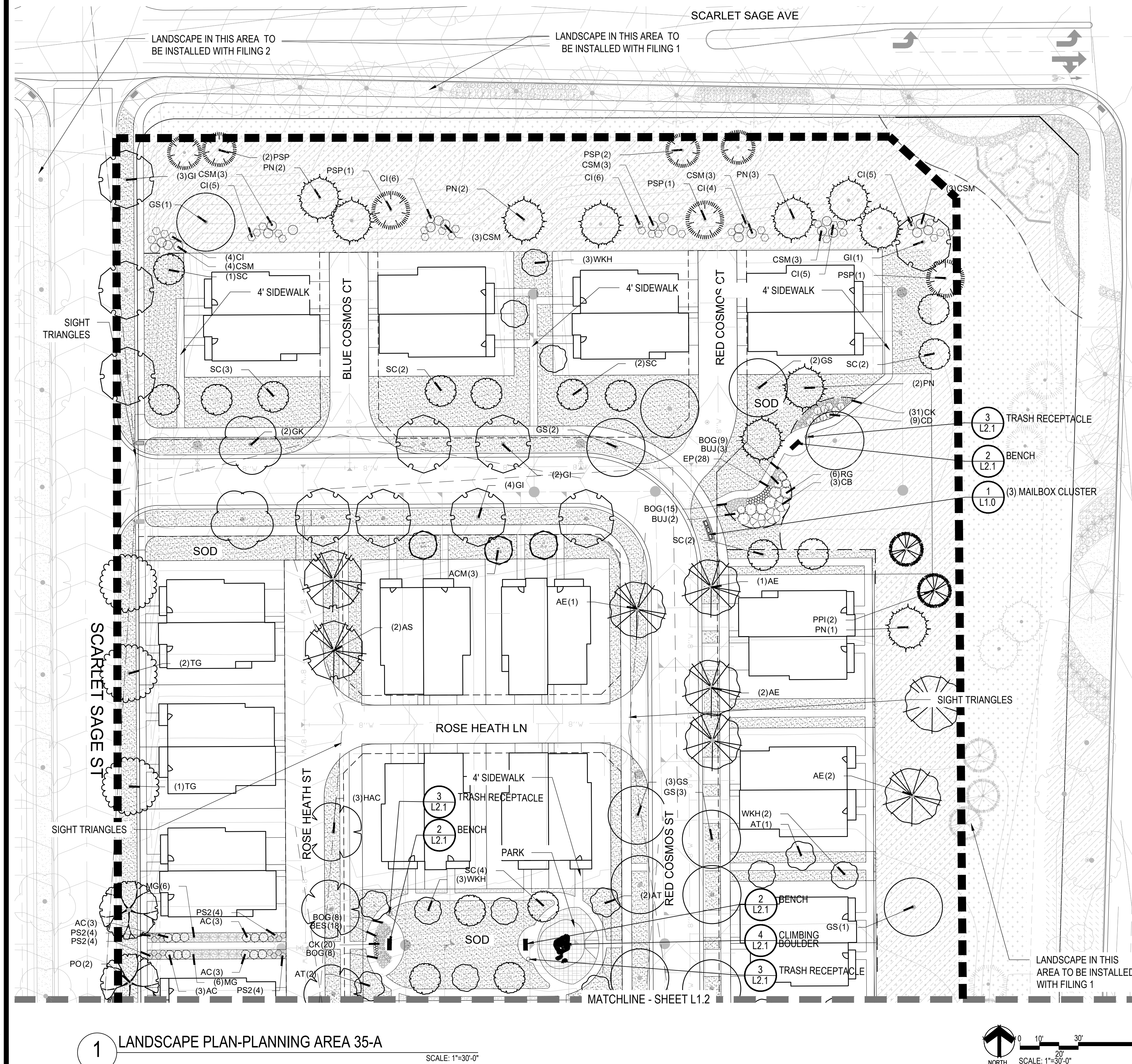


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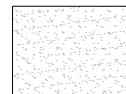
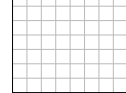
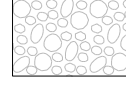
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LANDSCAPE PLA

Sheet Number

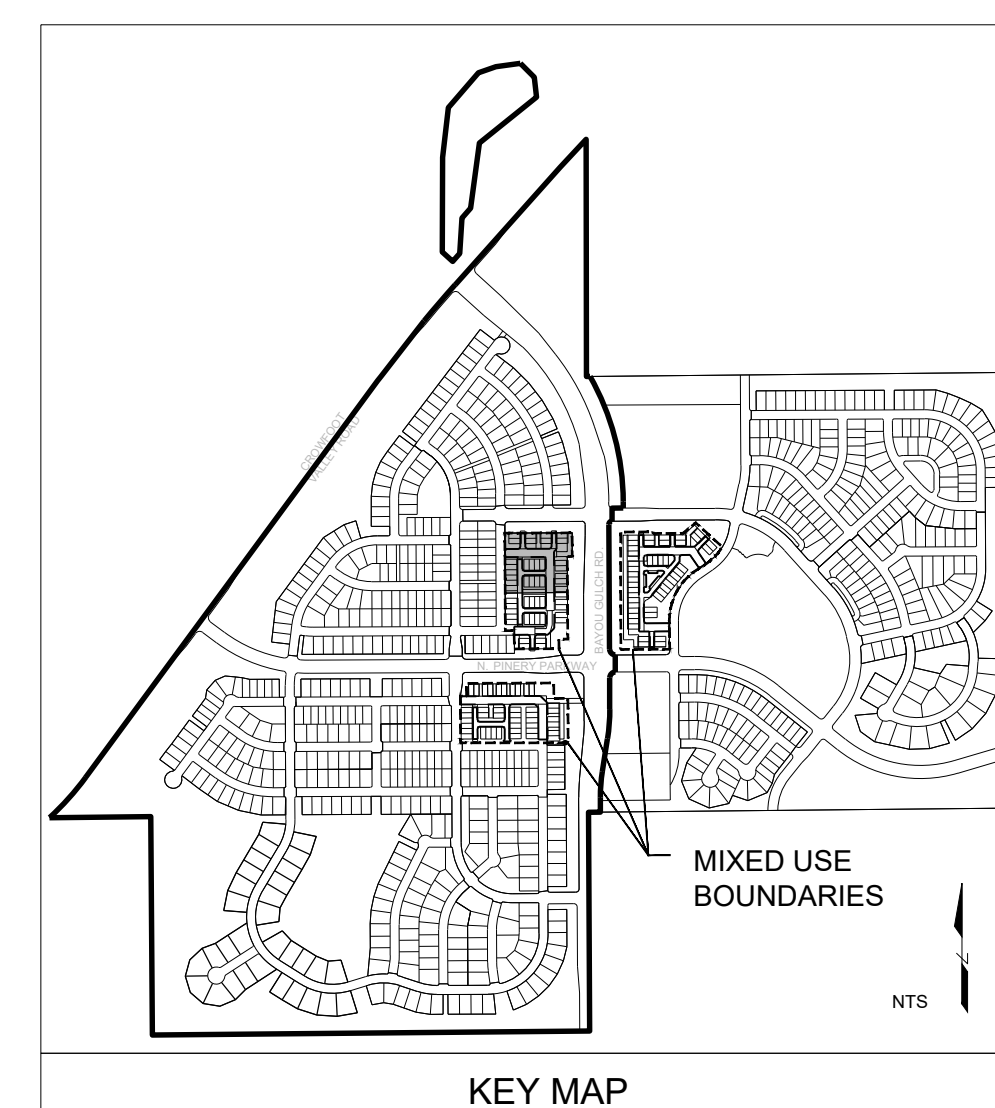
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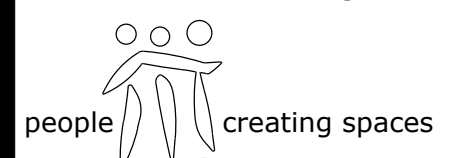


PLANT SCHEDULE PA 35

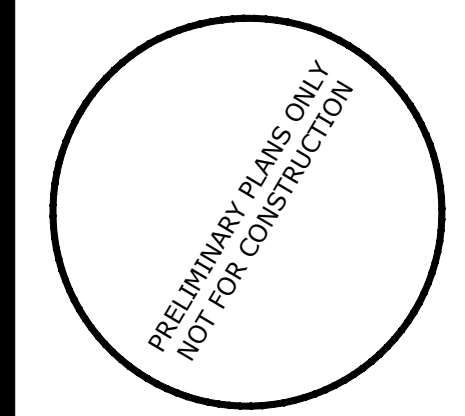
DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT
AE	6	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2
AS	2	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2
HAC	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2
GS	16	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2
GI	10	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2
GK	2	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2
PO	13	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2
TG	11	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2
EVERGREEN TREES					
PSP	7	PINUS FLEXILIS	LIMBER PINE	B & B	6
PN	11	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6
PPI	11	PINUS PONDEROSA	PONDEROSA PINE	B & B	6
ORNAMENTAL TREES					
ACM	8	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B	2
AT	8	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2
WKH	11	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2
SC	23	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2
ANNUALS/PERENNIALS					
EP	28	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2
BES	18	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1
DECIDUOUS SHRUBS					
AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	1
CD	39	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	2
CI	35	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5
CB	6	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8
PS2	43	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2
SCH	8	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	1
RHU	6	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3
RG	6	RIBES AUREUM	GOLDEN CURRANT	5 GAL	4
EVERGREEN SHRUBS					
AC	12	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2
AP	4	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1
CSM	22	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3
BUJ	5	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2
PS	8	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2
ORNAMENTAL GRASSES					
CK	76	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4
BOG	40	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2
MG	19	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4
GROUND COVERS					
	59,034 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD	
	884 SF	FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH	MULCH	
	470 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH	
	680 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH	
	72,373 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES.	SEED MIX 1	SEED	

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1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
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TRAILS AT CROWFOOT AMENDMENT NO. 1

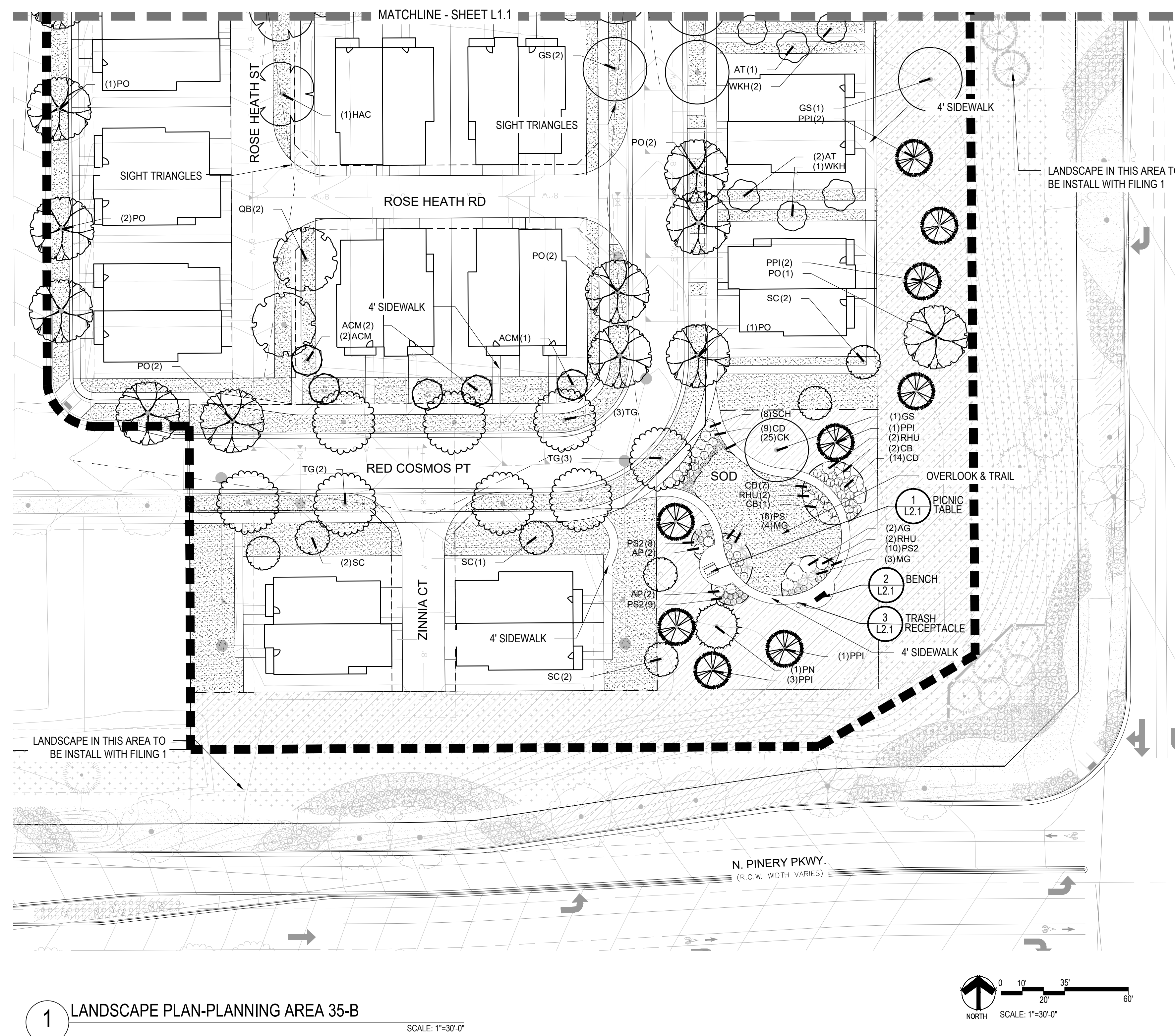


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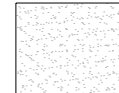
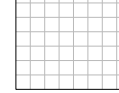
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LANDSCAPE PLAN

■ Sheet Number ■

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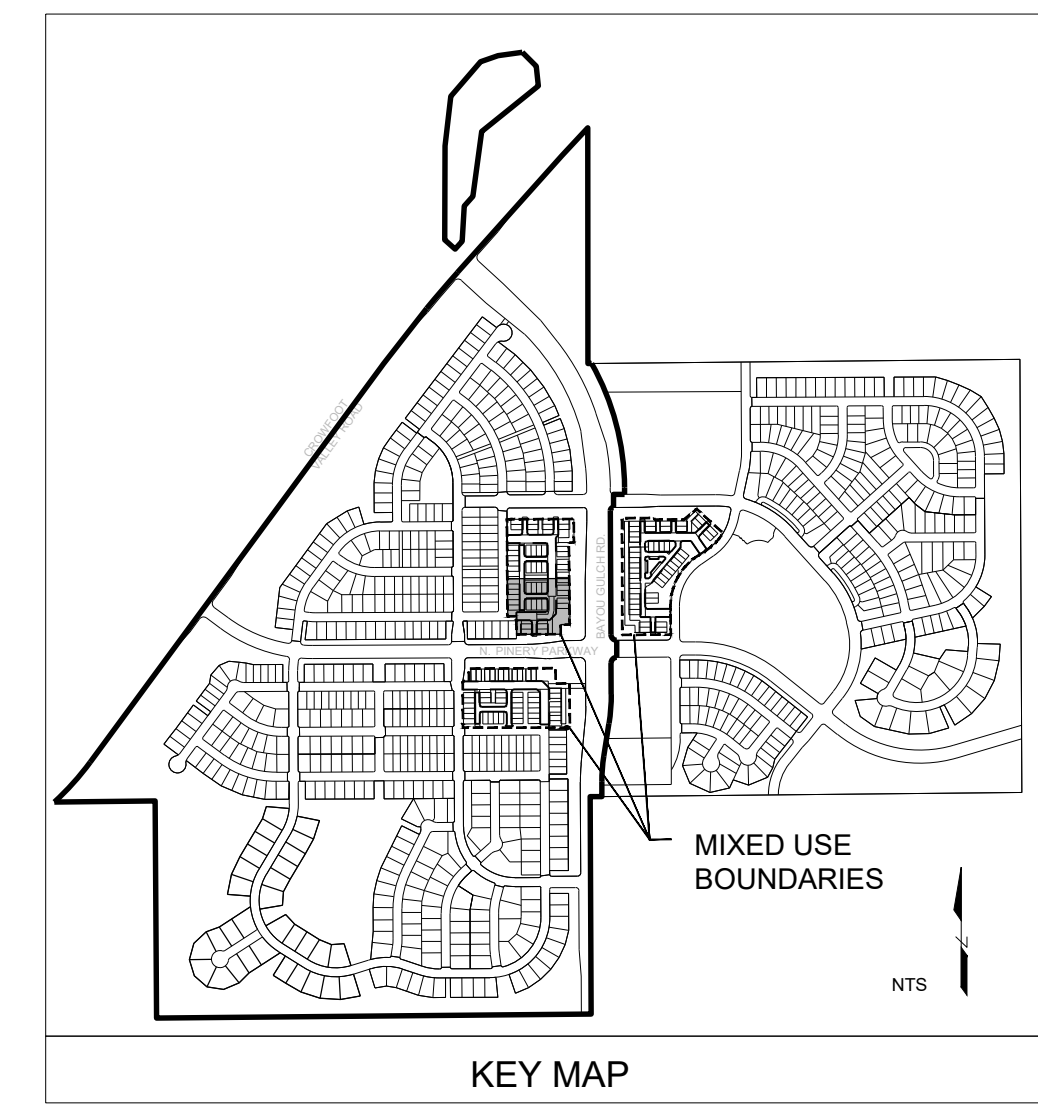


PLANT SCHEDULE PA 35

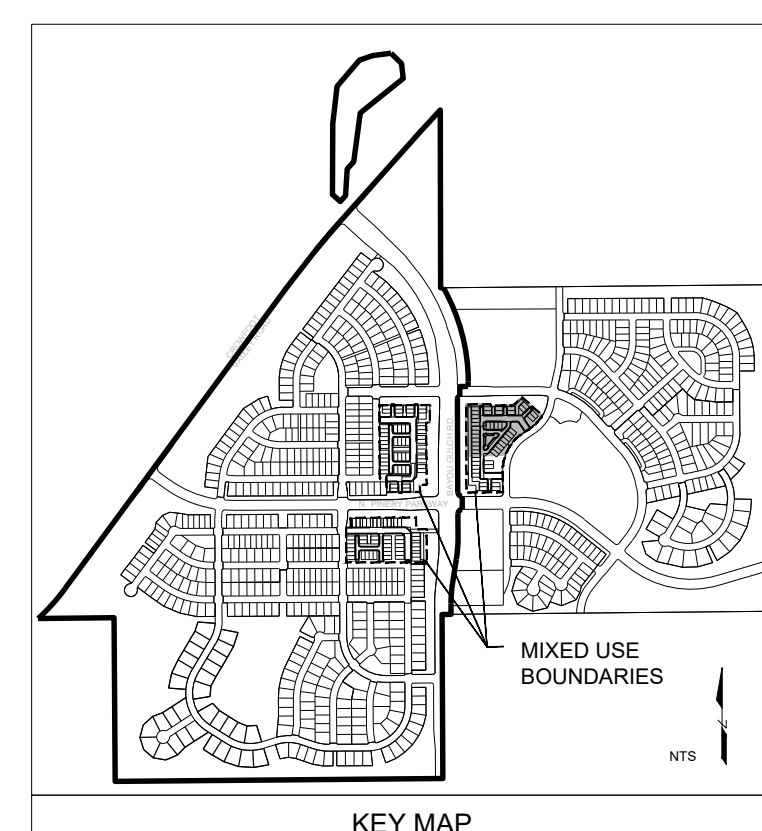
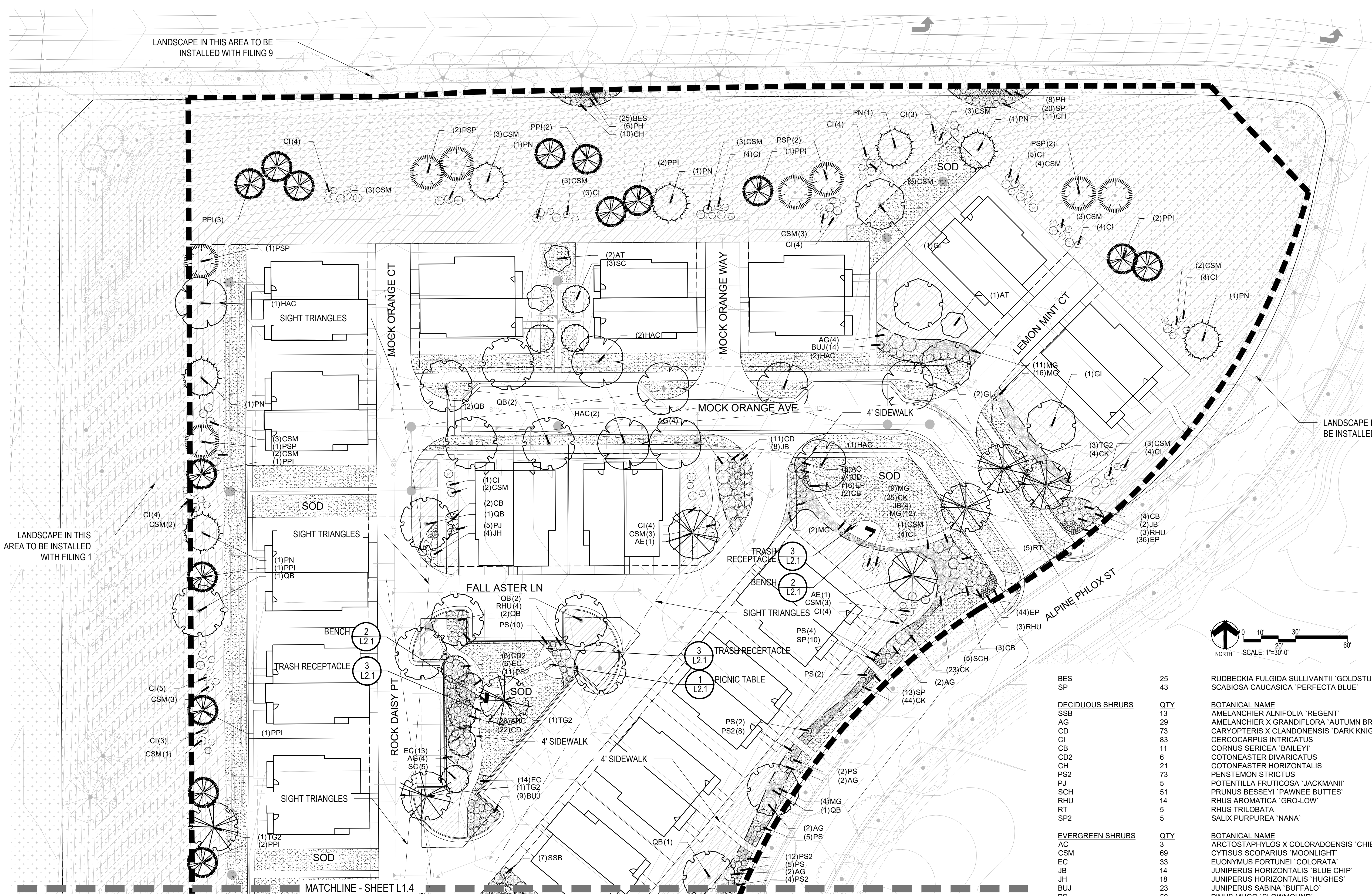
DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AE	6		ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL
AS	2		ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5" CAL
HAC	4		CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL
GS	16		GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL
GI	10		GLEDTISIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL
GK	2		GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5" CAL
PO	13		PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5" CAL
QB	2		QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL
TG	11		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL
EVERGREEN TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
PSP	7		PINUS FLEXILIS	LIMBER PINE	B & B	6'-8" HT
PN	11		PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT
PPI	11		PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8" HT
ORNAMENTAL TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
ACM	8		ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B	2" CAL
AT	8		ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2" CAL
WKH	11		CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2" CAL
SC	23		MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL
ANNUALS/PERENNIALS		QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
EP	28		ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'
BES	18		RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'
DECIDUOUS SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AG	2		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' X 10'
CD	39		CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	2'-3'
CI	35		CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'
CB	6		CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'
PS2	43		PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'
SCH	8		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 6'
RHU	6		RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6'
RG	6		RIBES AUREUM	GOLDEN CURRANT	5 GAL	4' X 6'
EVERGREEN SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AC	12		ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5'
AP	4		ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1.5' X 5'
CSM	22		CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'
BUJ	5		JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6'
PS	8		PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5'
ORNAMENTAL GRASSES		QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CK	76		CHLAMAAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5" X 2'
BOG	40		HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2' X 2'
MG	19		MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X 5'
GROUND COVERS		QTY	BOTANICAL NAME	COMMON NAME	CONT	
	59,034 SF		ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD	
	884 SF		FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH	MULCH	
	470 SF		ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH	
	680 SF		ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH	
	72,373 SF		SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED	

NOTES:

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Y:\HSS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWG\HSS-LDSCP PLANS - PRELIM MIXED USE.DWG
Wednesday, October 11, 2017



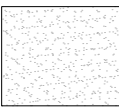
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1 LANDSCAPE PLAN-PLANNING AREA 36-A

SCALE: 1"=30'-0"

PLANT SCHEDULE 36

DECIDUOUS TREES		BOTANICAL NAME		COMMON NAME	
AE	4	ACER PLATANOIDES 'EMERALD QUEEN'		EMERALD QUEEN MAPLE	
AS	2	ACER PLATANOIDES 'SCHWEDLERI'		SCHWEDLER MAPLE	
HAC	8	CELTIS OCCIDENTALIS		COMMON HACKBERRY	
GI	4	GLEDITSIA TRIACANTHOS 'IMPERIAL'		IMPERIAL HONEYLOCUST	
OV	2	OSTRYA VIRGINIANA		AMERICAN HORNBEEAM	
QB	16	QUERCUS BICOLOR		SWAMP WHITE OAK	
TG2	12	TILIA CORDATA 'GLENLEVEN'		GLENLEVEN LITTLELEAF LINDEN	
EVERGREEN TREES		BOTANICAL NAME		COMMON NAME	
PSP	19	PINUS FLEXILIS		LIMBER PINE	
PN	10	PINUS NIGRA		AUSTRIAN BLACK PINE	
PPI	20	PINUS PONDEROSA		PONDEROSA PINE	
ORNAMENTAL TREES		BOTANICAL NAME		COMMON NAME	
AT	3	ALNUS TENUIFOLIA		THINLEAF ALDER	
SC	13	MALUS X 'SPRING SNOW'		SPRING SNOW CRAB APPLE	
ANNUALS/PERENNIALS		BOTANICAL NAME		COMMON NAME	
AHC	53	AGASTACHE X 'CORANADO RED'		ANISE HYSSOP	
EP	153	ECHINACEA PURPUREA		PURPLE CONEFLOWER	

BES	25	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN
SP	43	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER
DECIDUOUS SHRUBS		BOTANICAL NAME	COMMON NAME
SSB	13	AMELANCHIER ALNIFOLIA 'REGENCY'	SASKATOON SERVICEBERRY
AG	29	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY
CD	73	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB
CI	83	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY
CB	11	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD
CD2	6	COTONEASTER DIVARICATUS	SPREADING COTONEASTER
CH	21	COTONEASTER HORIZONTALIS	ROCK COTONEASTER
PS2	73	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
PJ	5	POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN'S POTENTILLA
SCH	51	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
RHU	14	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
RT	5	RHUS TRILOBATA	THREE LEAF SUMAC
SP2	5	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW
EVERGREEN SHRUBS		BOTANICAL NAME	COMMON NAME
AC	3	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA
CSM	69	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM
EC	33	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER
JB	14	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JH	18	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER
BUJ	23	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
PS	50	PINUS MUGO 'SLOWMOUND'	MUGO PINE
ORNAMENTAL GRASSES		BOTANICAL NAME	COMMON NAME
CK	191	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
MG	89	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS
MY	5	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS
PH	14	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS
PH2	31	PENNISETUM ALOPECUROIDES 'HAMELIN'	HAMELIN DWARF FOUNTAIN GRASS
GROUND COVERS		BOTANICAL NAME	COMMON NAME
	46,482 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF
	11,075 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE
	2,194 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE
	144,525 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1

■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■
people creating spaces

pcs group inc. www.pcsgruopco.com
43.5-180 Independence plaza
1007 16th street, denver, co 80265
1 303.531.4905 . f 303.531.4908

■ Engineering ■
CVL
CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

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PARKER, COLORADO

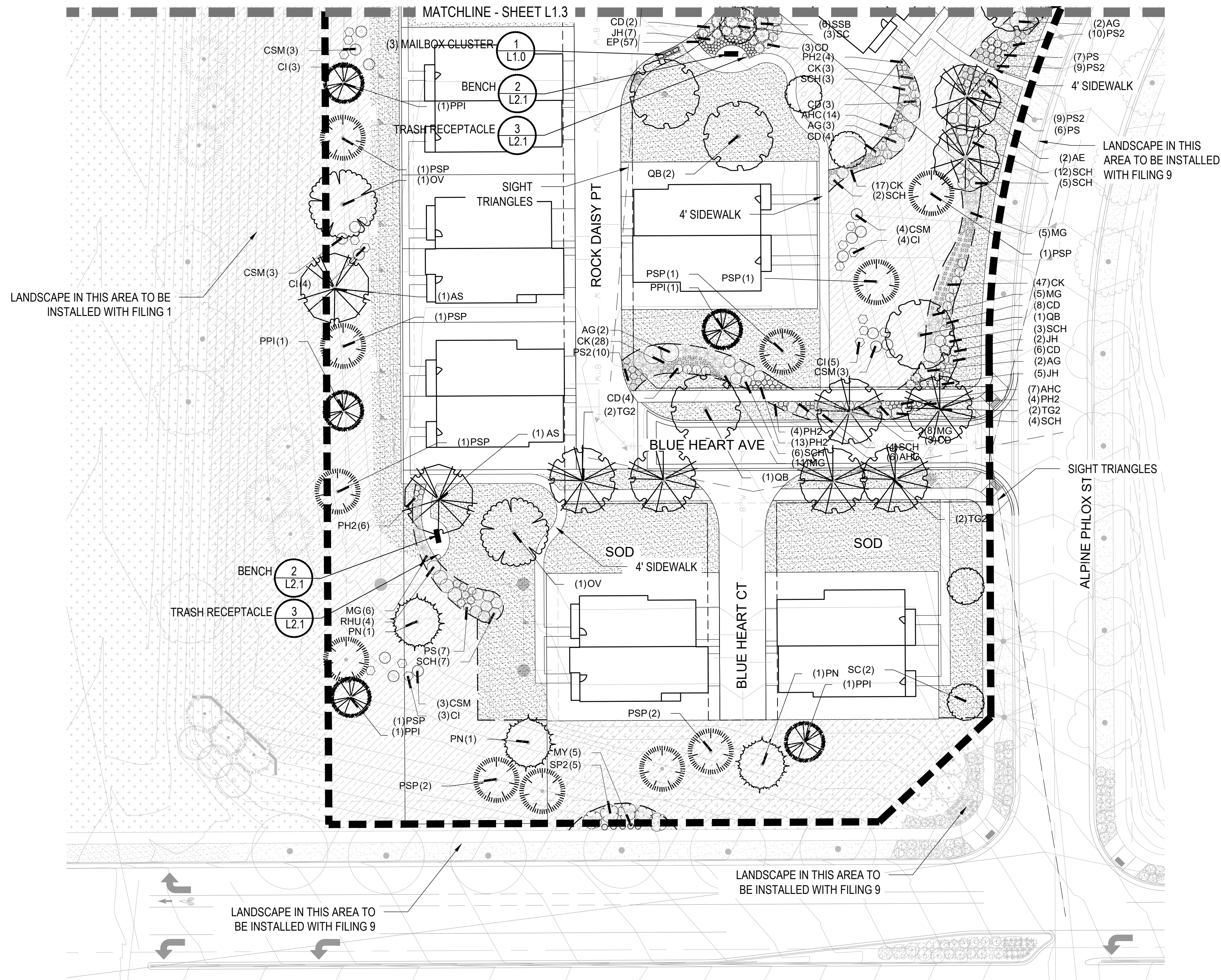
PRELIMINARY PLANS ONLY
NOT FOR CONSTRUCTION

Drawn by: JWL, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
11.24.2018
04.30.2018
05.25.2018
Know what's below.
Call before you dig.
811

■ Sheet Name ■
LANDSCAPE PLAN

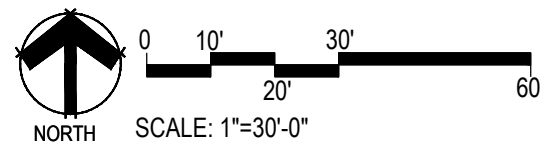
■ Sheet Number ■
L1.3

Y:\HSS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWG\HSS-LDSCP PLANS - PRELIM MIXED USE.DWG
Wednesday, October 11, 2017



1 LANDSCAPE PLAN-PLANNING AREA 36-B

SCALE: 1"=30'-0"

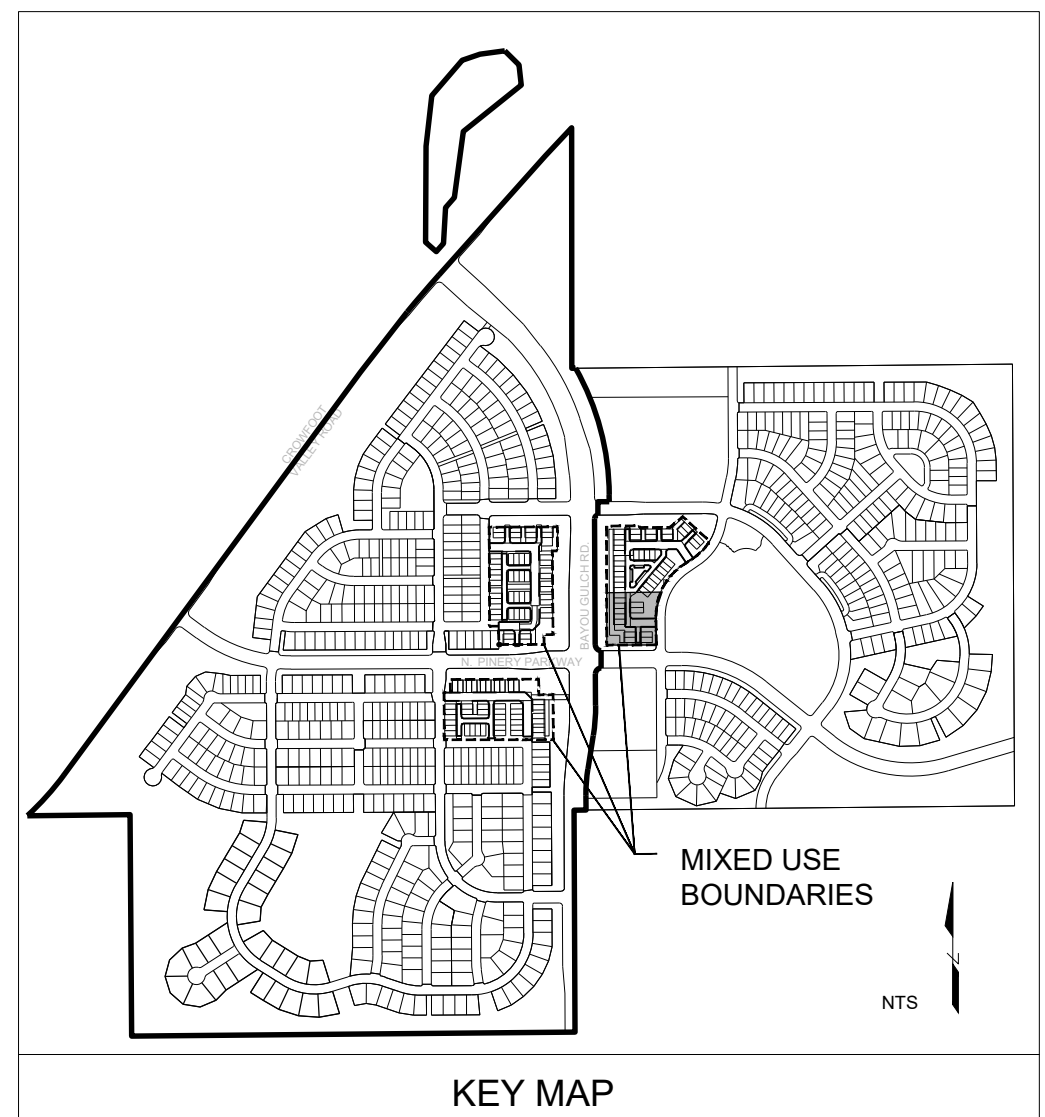


PLANT SCHEDULE 36

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
AE	4	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5'
AS	2	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5'
HAC	8	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5'
GI	4	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5'
OV	2	OSTRYA VIRGINIANA	AMERICAN HORNBEE	B & B	2.5'
QB	16	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5'
TG2	12	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
PSP	19	PINUS FLEXILIS	LIMBER PINE	B & B	6'-8
PN	10	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8
PPI	20	PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
AT	3	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2'C.
SC	13	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2'C.
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.:
AHC	53	AGASTACHE X 'CORANADO RED'	ANISE HYSSOP	1 GAL	2.5'
EP	153	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X
BES	25	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5'
SP	43	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER	1 GAL	2.5'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.:
SSB	13	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	5 GAL	12' .
AG	29	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' .
CD	73	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	2'-3
CI	83	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X
CB	11	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X
CD2	6	COTONEASTER DIVARICATUS	SPREADING COTONEASTER	5 GAL	6' X
CH	21	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X
PS2	73	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X
PJ	5	POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN'S POTENTILLA	5 GAL	3' X
SCH	51	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18".
RHU	14	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X
RT	5	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	4' X
SP2	5	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL	8' X
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.:
AC	3	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X
CSM	69	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X
EC	33	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER	5 GAL	2' X
JB	14	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X
JH	18	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	1.5'
BUJ	23	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X
PS	50	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.:
CK	191	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5'
MG	89	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X
MY	5	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3' X
PH	14	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	5' X
PH2	31	PENNISETUM ALOPECUROIDES 'HADELN'	HAMELN DWARF FOUNTAIN GRASS	5 GAL	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	46,482 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD	
	11,075 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH	
	2,194 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH	
	144,525 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED	

NOTES:

- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
- NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
- SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
- MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
- ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.



■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgruopco.com
43, 8-180 Independence plaza
1007 16th street, denver, co 80265
1 303.531.4905, f 303.531.4908

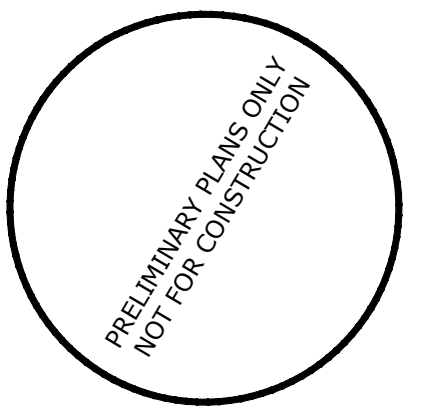
■ Engineering ■

CVL
CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT AMENDMENT NO. 1

PRELIMINARY LANDSCAPE PLANS

PARKER, COLORADO



Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
Date: 11.24.2018
Know what's below.
Call before you dig.
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04.30.2018
05.25.2018

■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■

L1.4

PLANT SCHEDULE PA 43

DECIDUOUS TREES

QTY	BOTANICAL NAME
1	AE
11	HAC
8	GI
3	GK
18	QB
1	QR
3	RAL
5	TG2
7	TG

EVERGREEN TREES

QTY	BOTANICAL NAME
8	PSP
6	PN
11	PPI

ORNAMENTAL TREES

QTY	BOTANICAL NAME
20	AH
16	WKH
10	SC

ANNUALS/PERENNIALS

QTY	BOTANICAL NAME
10	EP
61	BES
16	SP

DECIDUOUS SHRUBS

QTY	BOTANICAL NAME
3	SSB

QTY	BOTANICAL NAME
1	ACER PLATANOIDES 'EMERALD QUEEN'
11	CELTIS OCCIDENTALIS
8	GLEDTISIA TRIACANTHOS 'IMPERIAL'
3	GYMNOCLADUS DIOICA
18	QUERCUS BICOLOR
1	QUERCUS RUBRA
3	TILIA AMERICANA 'REDMOND'
5	TILIA CORDATA 'GLENLEVEN'
7	TILIA CORDATA 'GREENSPIRE'

QTY	BOTANICAL NAME
8	PINUS FLEXILIS
6	PINUS NIGRA
11	PINUS PONDEROSA

QTY	BOTANICAL NAME
20	ACER TATARICUM 'HOT WINGS'
16	CRATAEGUS VIRIDIS 'WINTER KING'
10	MALUS X 'SPRING SNOW'

QTY	BOTANICAL NAME
10	ECHINACEA PURPUREA
61	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'
16	SCABIOSA CAUCASICA 'PERFECTA BLUE'

QTY	BOTANICAL NAME
3	AMELANCHIER ALNIFOLIA 'REGENT'

QTY	BOTANICAL NAME
4	EMERALD QUEEN MAPLE
38	COMMON HACKBERRY
30	IMPERIAL HONEYLOCUST
1	KENTUCKY COFFEE TREE
18	SWAMP WHITE OAK
3	RED OAK
21	REDMOND AMERICAN LINDEN
14	GLENLEVEN LITTLELEAF LINDEN
6	GREENSPIRE LITTLELEAF LINDEN

QTY	BOTANICAL NAME
21	LIMBER PINE
14	AUSTRIAN BLACK PINE
26	PONDEROSA PINE

QTY	BOTANICAL NAME
92	HOT WINGS TATARIAN MAPLE
14	'WINTER KING' HAWTHORN
26	SPRING SNOW CRAB APPLE

QTY	BOTANICAL NAME
14	PURPLE CONEFLOWER
26	BLACK-EYED SUSAN
3	PINCUSHION FLOWER

QTY	BOTANICAL NAME
15	SASKATOON SERVICEBERRY

QTY	BOTANICAL NAME
4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
38	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'
30	CERCOCARPUS INTRICATUS
1	CORNUS SERICEA 'BAILEY'
18	PENSTEMON STRICTUS
3	RHUS AROMATICA 'GRO-LOW'

QTY	BOTANICAL NAME
21	EVERGREEN SHRUBS
6	CSM
10	EC
10	PS

QTY	BOTANICAL NAME
92	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
14	HELIOTRICHUM SEMPERVIRENS
26	MISCANTHUS SINENSIS 'GRACILLIMUS'
3	MISCANTHUS SINENSIS 'YAKU JIMA'
15	PENNISETUM ALOPECUROIDES 'HAMELN'

GROUND COVERS

QTY	BOTANICAL NAME
45,677 SF	ENVIROTURF
2,037 SF	RE: LANDSCAPE NOTES/STREETSCAPE ONLY

QTY	BOTANICAL NAME
45,677 SF	ENVIROTURF
2,037 SF	RE: LANDSCAPE NOTES/STREETSCAPE ONLY

QTY	BOTANICAL NAME
45,677 SF	ENVIROTURF
2,037 SF	RE: LANDSCAPE NOTES/STREETSCAPE ONLY

QTY	BOTANICAL NAME
435 SF	'AUTUMN BRILLIANCE' SERVICEBERRY
27,060 SF	BLUE MIST SHRUB
27,060 SF	LITTLE LEAF MOUNTAIN MAHOGAN
27,060 SF	RED TWIG DOGWOOD
27,060 SF	ROCKY MOUNTAIN PENSTEMON
27,060 SF	GRO-LOW FRAGRANT SUMAC

QTY	BOTANICAL NAME
27,060 SF	COMMON NAME
27,060 SF	MOONLIGHT BROOM
27,060 SF	PURPLE-LEAF WINTER CREEPER
27,060 SF	MUGO PINE

QTY	BOTANICAL NAME
27,060 SF	COMMON NAME
27,060 SF	FEATHER REED GRASS
27,060 SF	BLUE OAT GRASS
27,060 SF	MAIDEN GRASS
27,060 SF	YAKU JIMA DWARF MAIDEN GRASS
27,060 SF	HAMELN DWARF FOUNTAIN GRASS

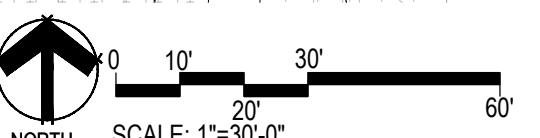
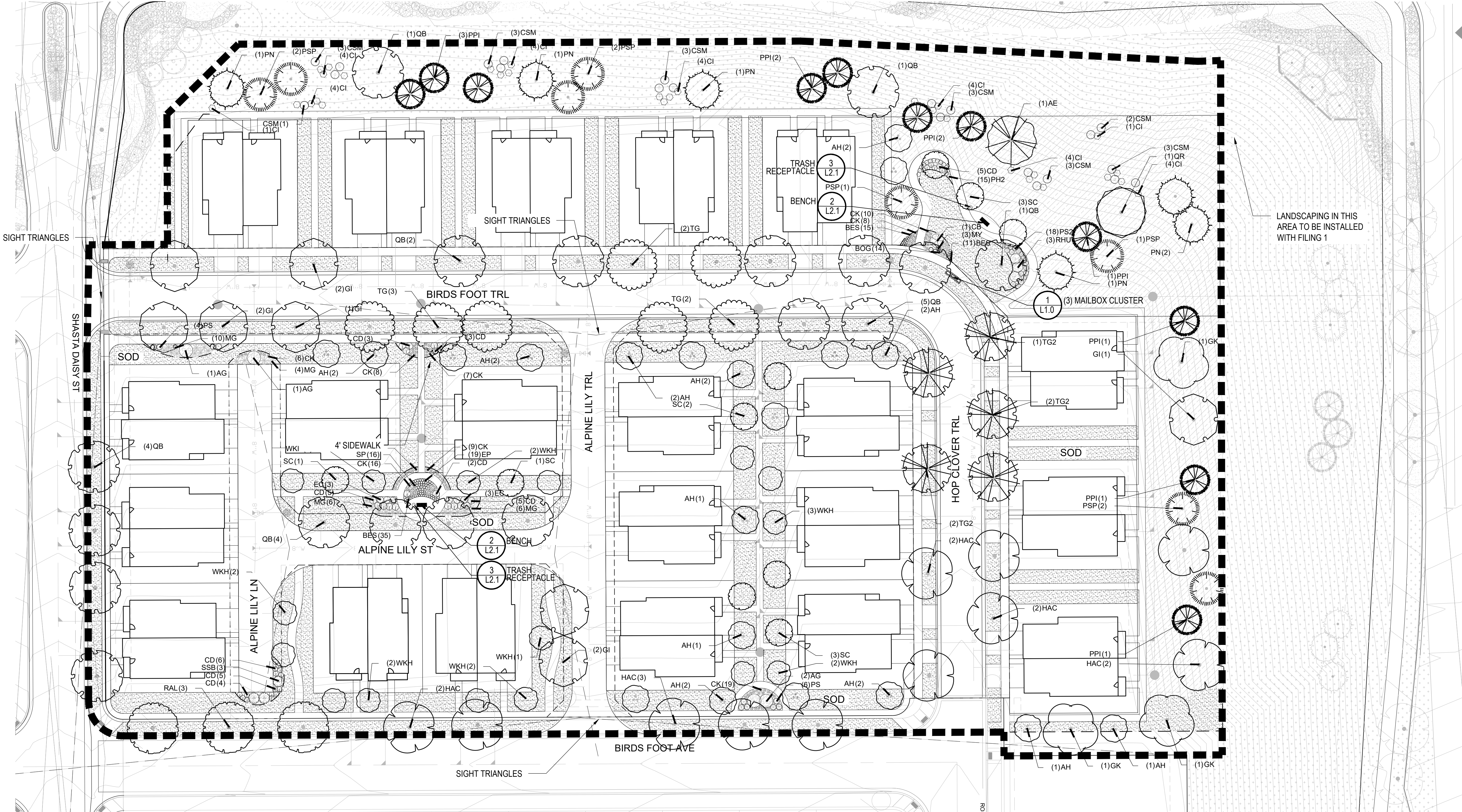
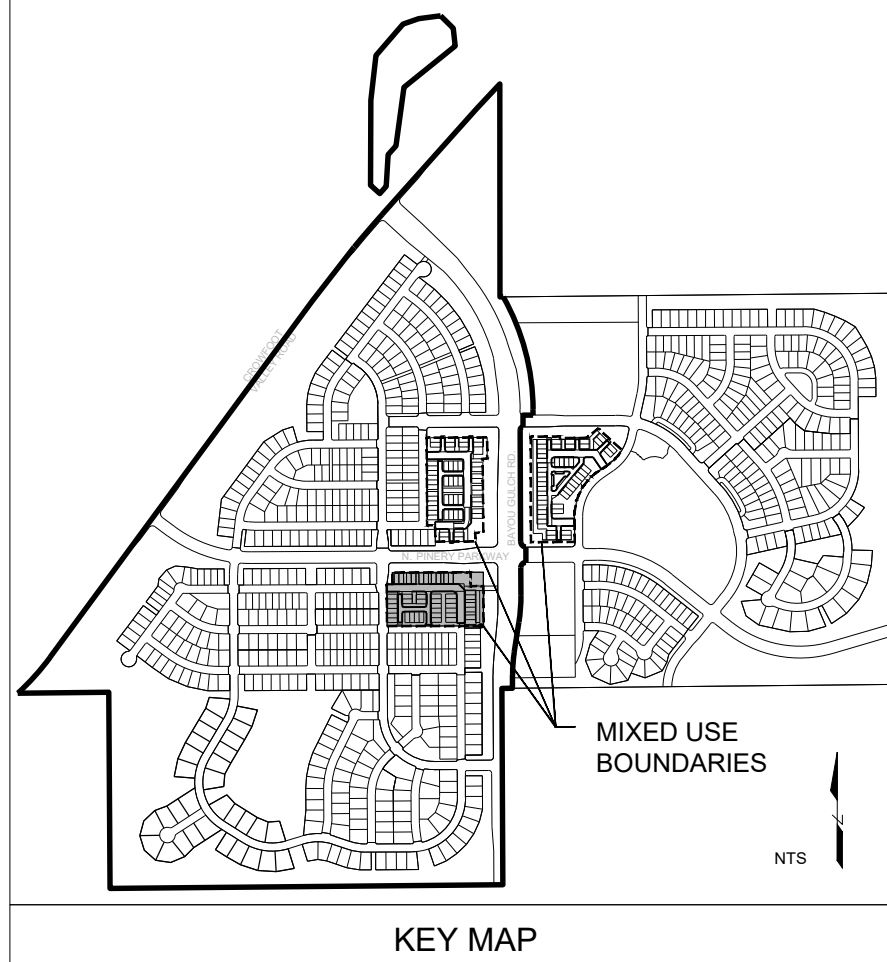
COMMON NAME

QTY	BOTANICAL NAME
435 SF	COMMON NAME
27,060 SF	MOONLIGHT BROOM
27,060 SF	PURPLE-LEAF WINTER CREEPER
27,060 SF	MUGO PINE

QTY	BOTANICAL NAME
435 SF	COMMON NAME
27,060 SF	FEATHER REED GRASS
27,060 SF	BLUE OAT GRASS
27,060 SF	MAIDEN GRASS
27,060 SF	YAKU JIMA DWARF MAIDEN GRASS
27,060 SF	HAMELN DWARF FOUNTAIN GRASS

NOTES:

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Y:\HSS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWG\HSS-LDSCP PLANS - PRELIM MIXED USE.DWG
Wednesday, October 11, 2017

1 LANDSCAPE PLAN-PLANNING AREA 43

SCALE: 1"=30'-0"

Prepared For

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



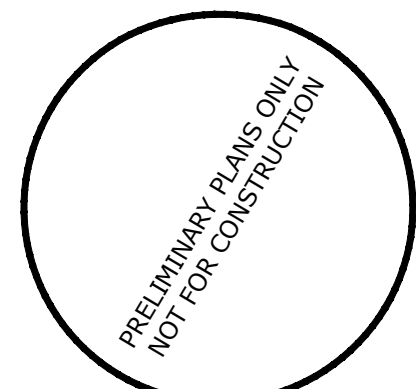
pcs group inc. www.pcsgruopco.com
813. 8-180 Independence plaza
1007 16th street, denver, co 80265
1 303.531.4905 . f 303.531.4908

Engineering



10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT AMENDMENT NO. 1
PRELIMINARY LANDSCAPE PLANS
PARKER, COLORADO



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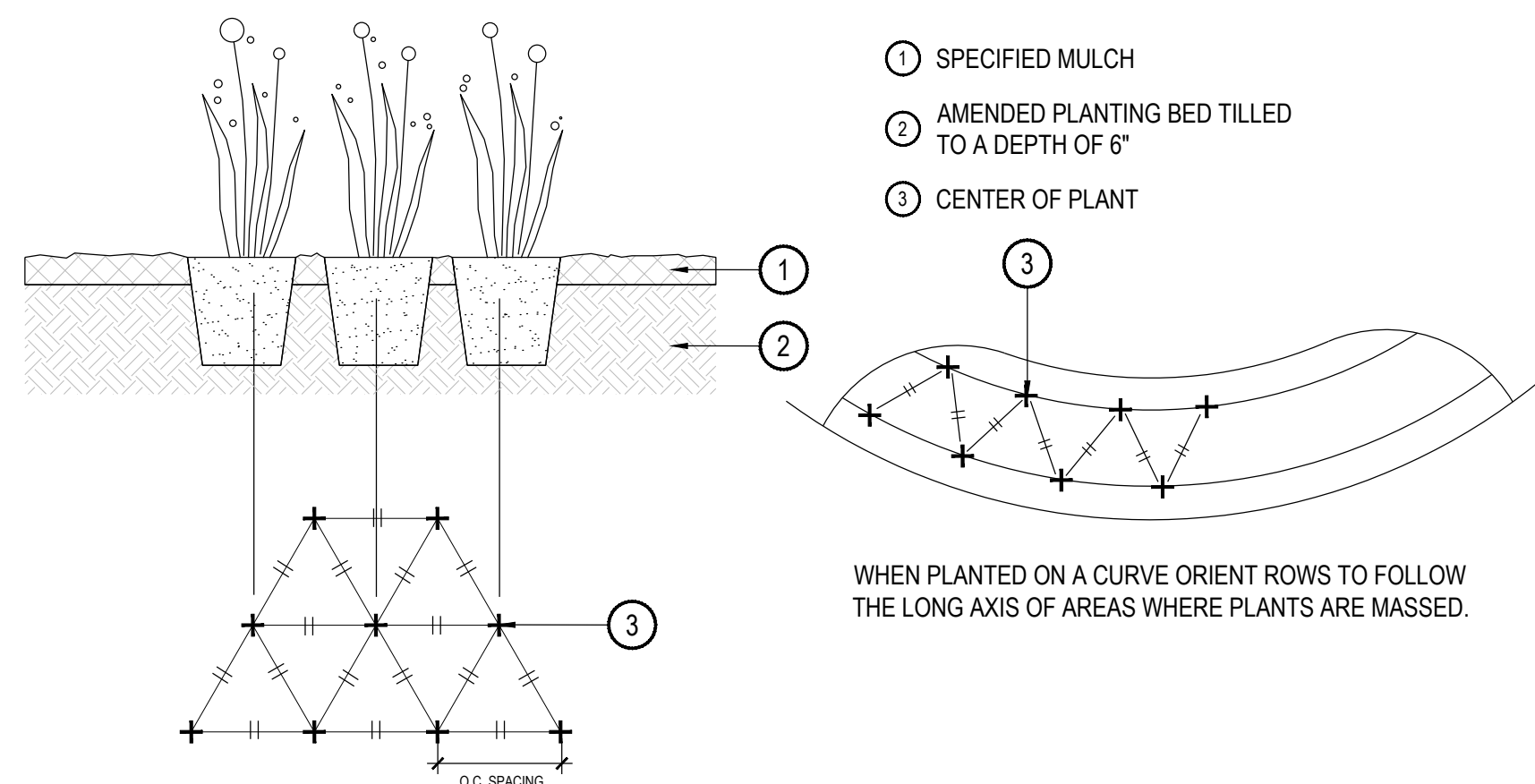
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Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - PRELIM MIXED USE.DWG
Wednesday, October 11, 2017

1 SHRUB PLANTING

NOT TO SCALE

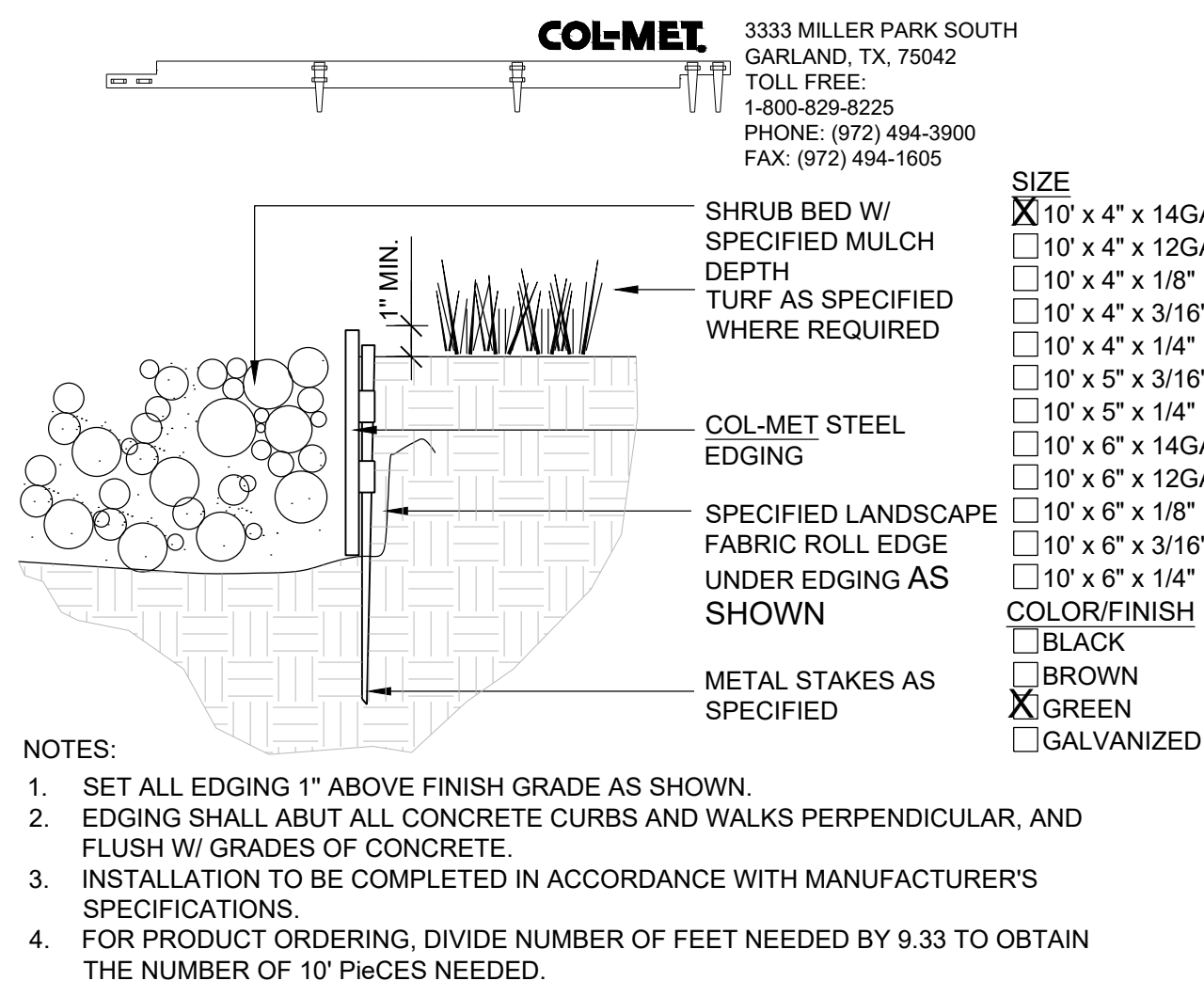


3 PERENNIAL OR GRASS PLANTING

NOT TO SCALE

2 TREE PLANTING

NOT TO SCALE



4 STEEL EDGER

NOT TO SCALE

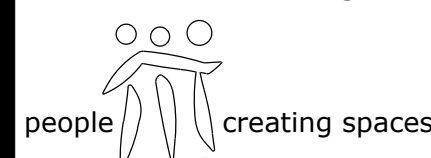
NOTES:

1. ALL WORK TO BE DONE AT TIME OF PLANTING
2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
4. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
5. 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.
6. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 3/4 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
7. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
8. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



pcs group inc. www.pcsgroupco.com
833.8.180 Independence plaza
1007 16th street, denver, co 80265
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■ Engineering ■

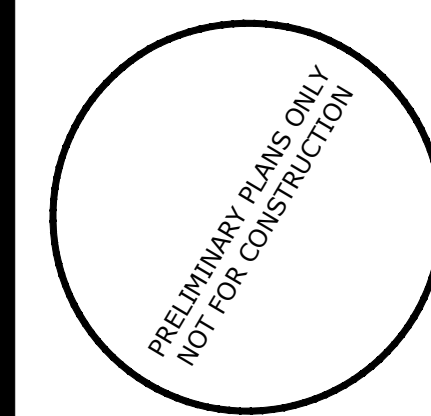


10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT AMENDMENT NO. 1

PRELIMINARY LANDSCAPE PLANS

PARKER, COLORADO



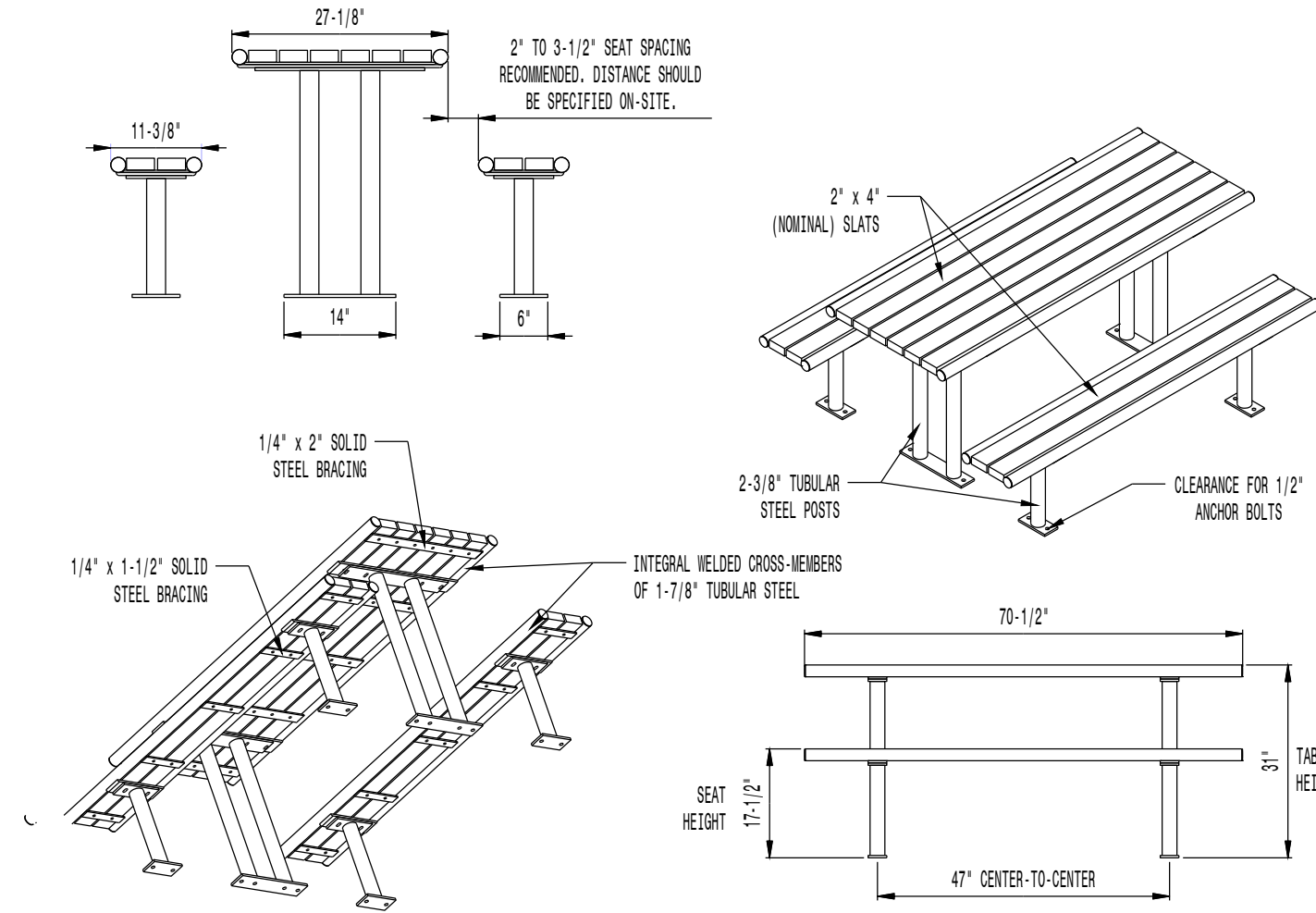
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■ Sheet Name ■
SITE & LANDSCAPE
DETAILS

■ Sheet Number ■

L2.0

1 PICNIC TABLE

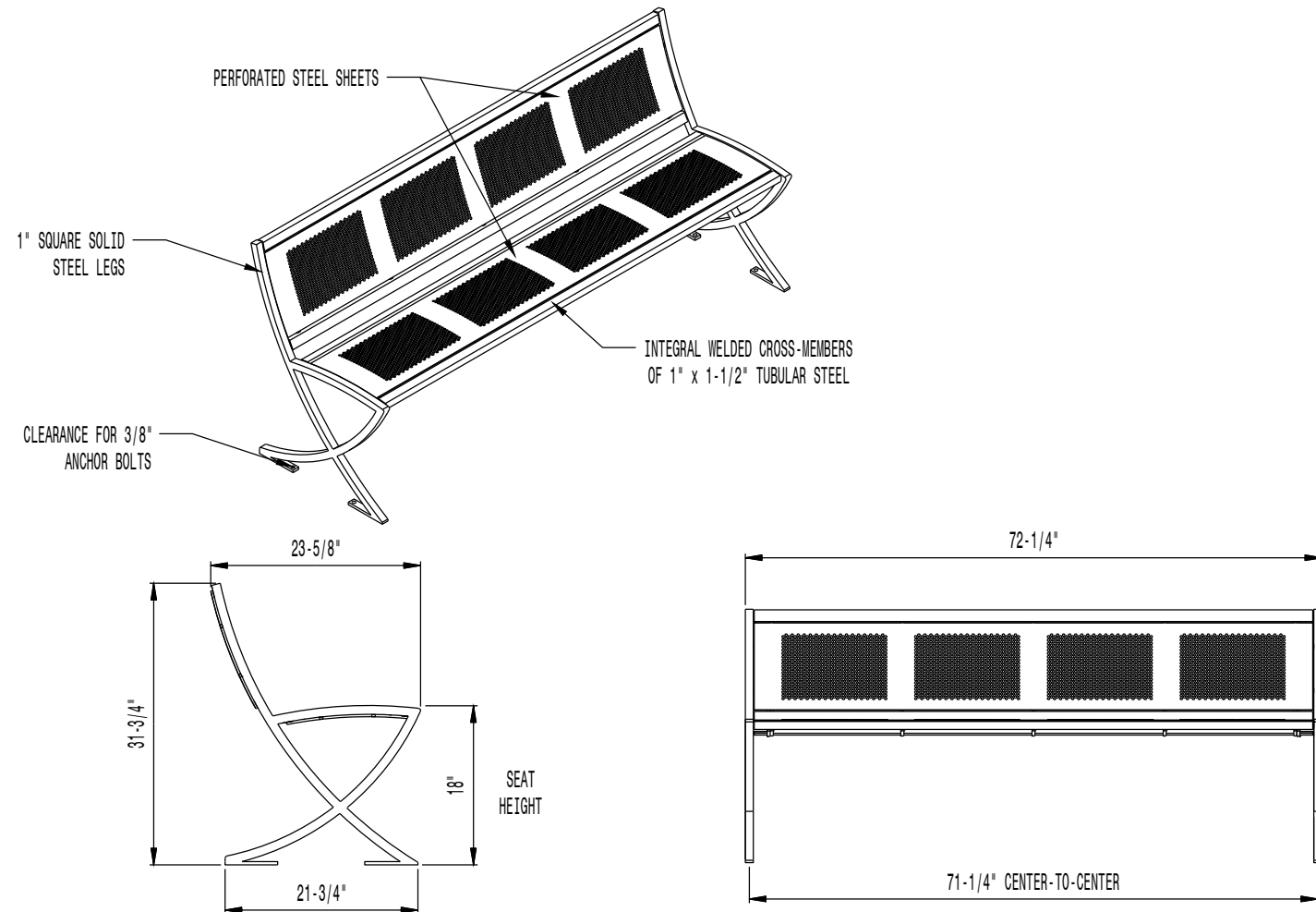


- AVAILABLE OPTIONS:
- POWDER COATING
- 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
- SLAT TYPES
- RECYCLED PLASTIC SLATS (NOT 2nd SITTER SYSTEMS)
- COLORS: GRAY, MAPLE, CHERRY, AND WALNUT
- SEE THE STREETSTEEPS SERIES* FOR ADDITIONAL SLAT OPTIONS
- NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL TABLES AND BENCHES ARE IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.
- MOUNTING
- STANDARD SURFACE (AS SHOWN) AND IN-GROUND
- AVAILABLE WITH ADA COMPLIANT LEG POSITIONING
- (ADA COMPLIANT TABLE/BENCH CONFIGURATION: 8' TABLE WITH 6' BENCHES)
- LENGTHS
- STANDARD 6' LENGTH SHOWN
- STANDARD 8'

MODEL: CM-56 SERIES (6' LENGTH)
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

NOT TO SCALE

2 BENCH W/ BACK

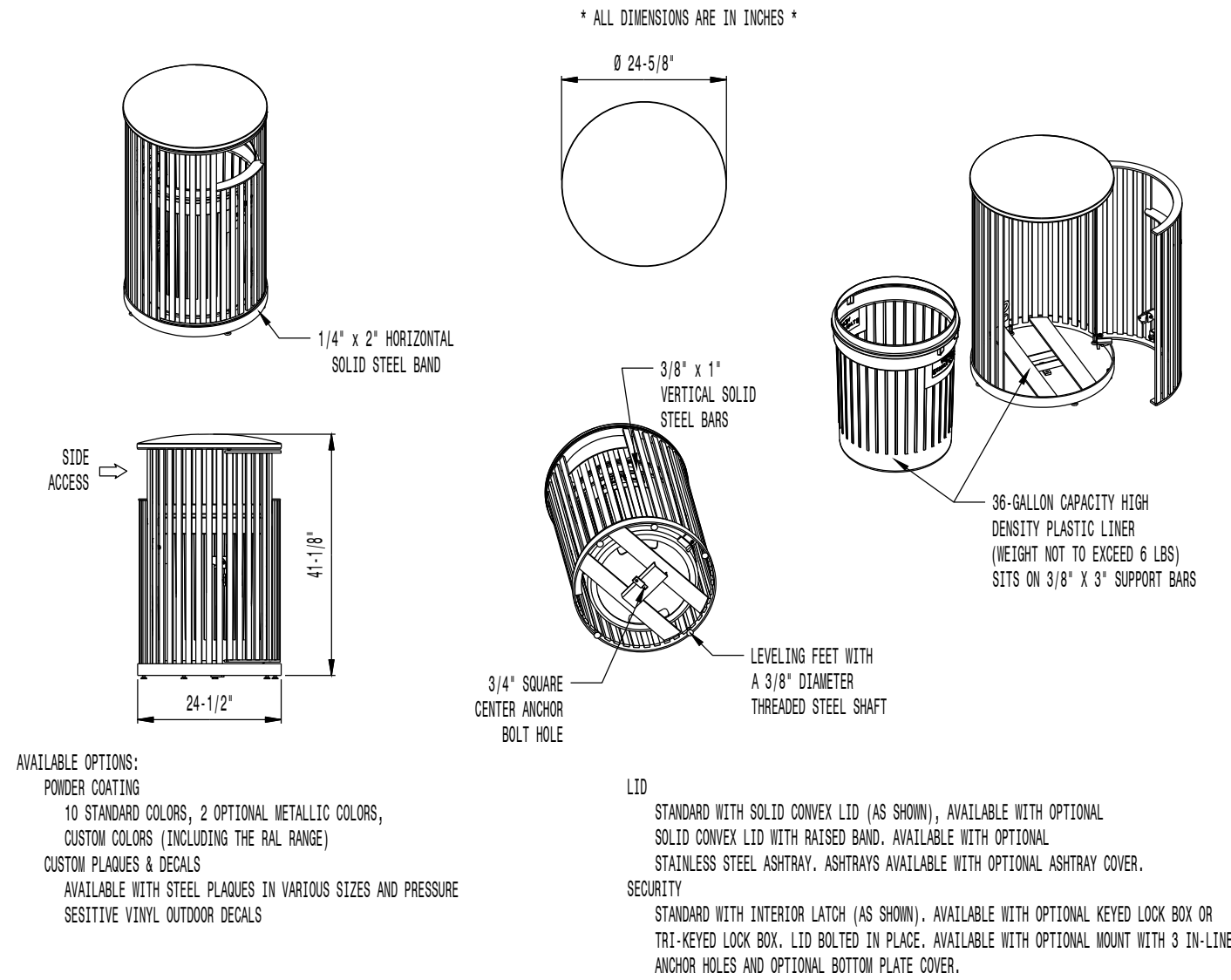


- AVAILABLE OPTIONS:
- POWDER COATING
- 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
- NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

MODEL: LILY BENCH LIL-20NA-P (6' LENGTH)
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

NOT TO SCALE

3 TRASH RECEPTACLE



- AVAILABLE OPTIONS:
- POWDER COATING
- 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
- CUSTOM PLAQUES & DECALS
- AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS
- NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. OIL IMPREGNATED BRONZE ASHTRAYS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYPED LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLES, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

MODEL: STEELSITE SERIES TRASH CAN SD-36
STANDARD CONVEY RIVETED LID
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

NOT TO SCALE

4 CLIMBING BOULDER



MODEL: THE PINNACLE ROCK CLIMBER - #156065
MANUFACTURER: LANDSCAPE STRUCTURES
CONTACT: ISABEL KEEGAN
P: 303-783-1452

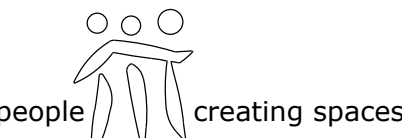
- NOTES:
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

NOT TO SCALE

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

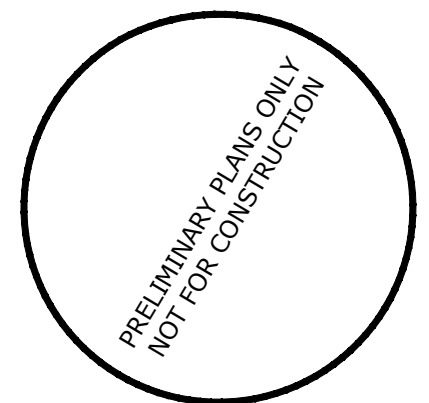


pcs group inc. www.pcsgroupco.com
833 8-180 Independence plaza
1007 16th street, denver, co 80265
t 303.531.4905 . f 303.531.4908

■ Engineering ■

CVL
CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT AMENDMENT NO. 1
PRELIMINARY LANDSCAPE PLANS
PARKER, COLORADO



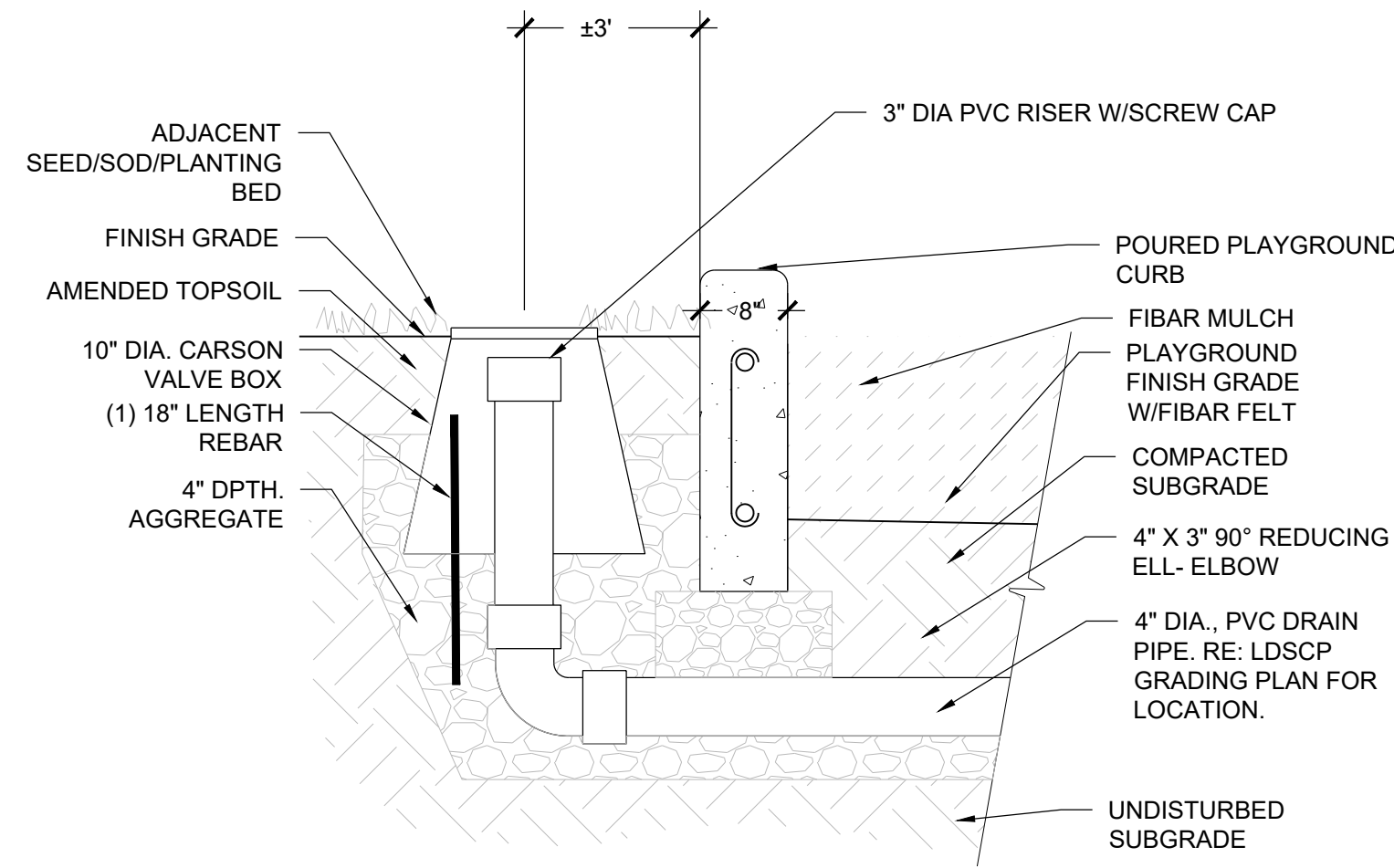
Drawn by: JWL, BEM, GG
Checked by: PCS STAFF
Submittal Date: 10.18.2017
Date: 11.24.2018
Know what's below.
Call before you dig.
811
04.30.2018
05.25.2018

■ Sheet Name ■
SITE & LANDSCAPE
DETAILS

■ Sheet Number ■

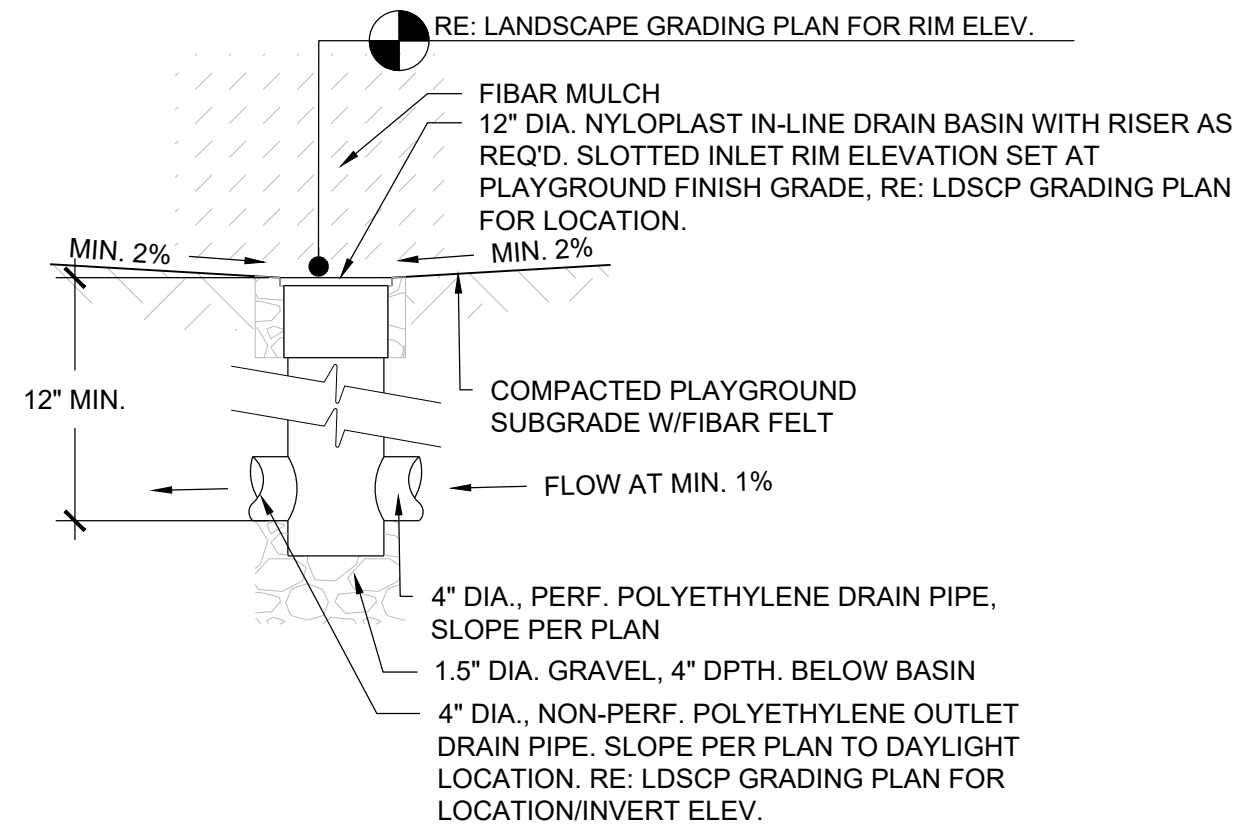
L2.1

Y:\HSS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HSS-LDSCP PLANS - PRELIM MIXED USE.DWG
Wednesday, October 11, 2017



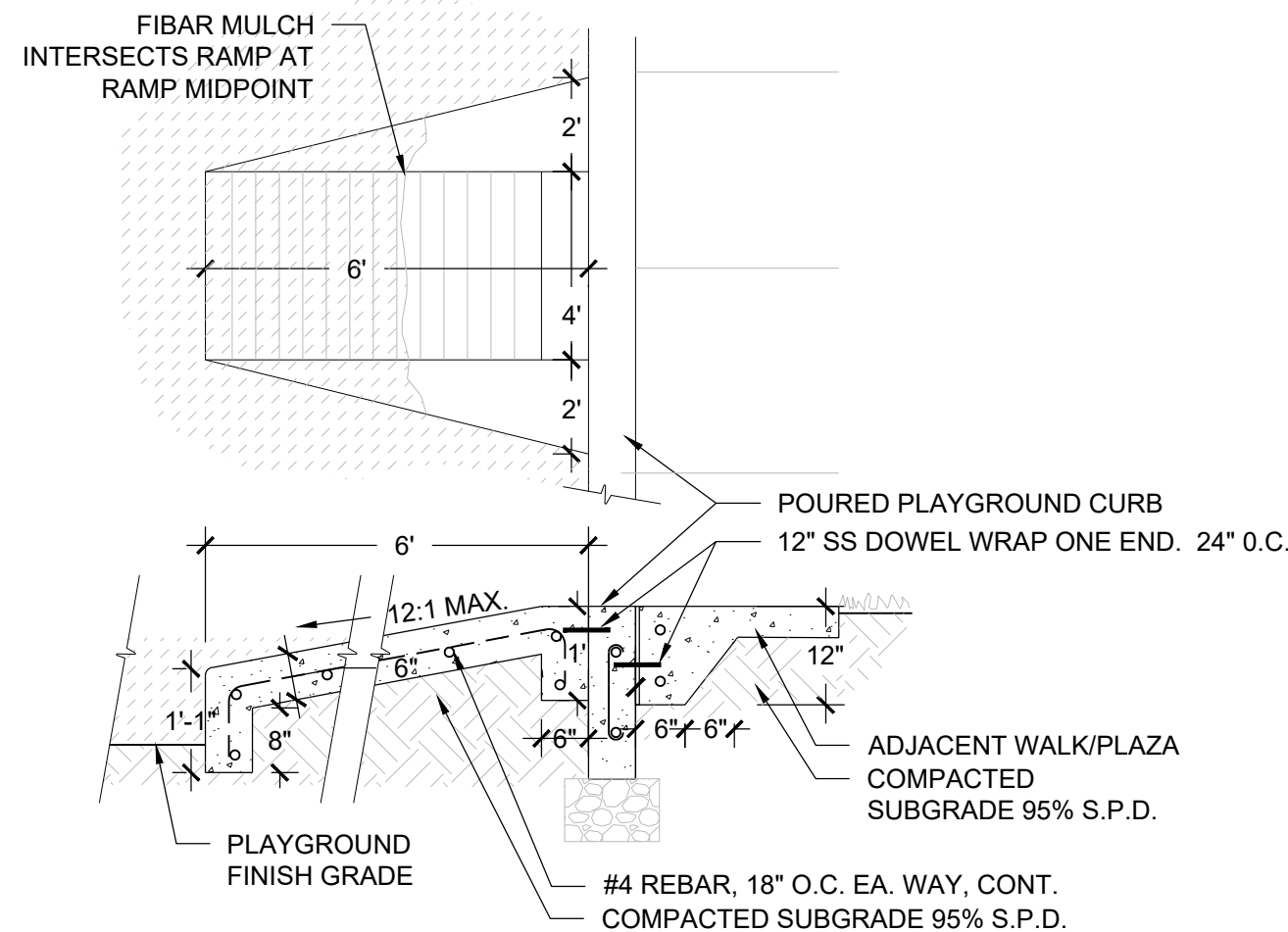
1 DRAIN CLEAN-OUT

NOT TO SCALE



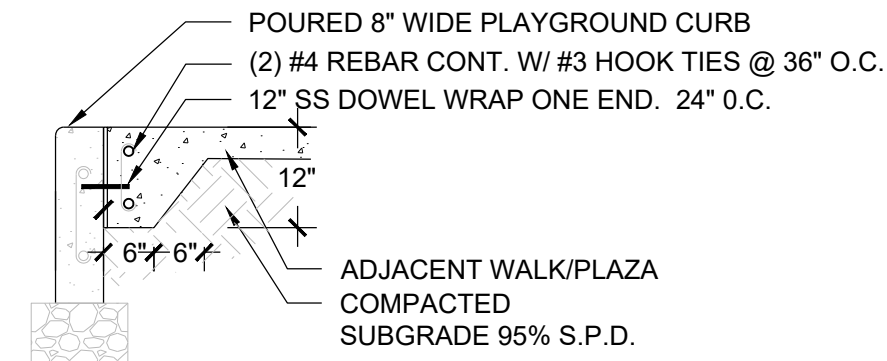
2 PLAYGROUND DRAIN

NOT TO SCALE



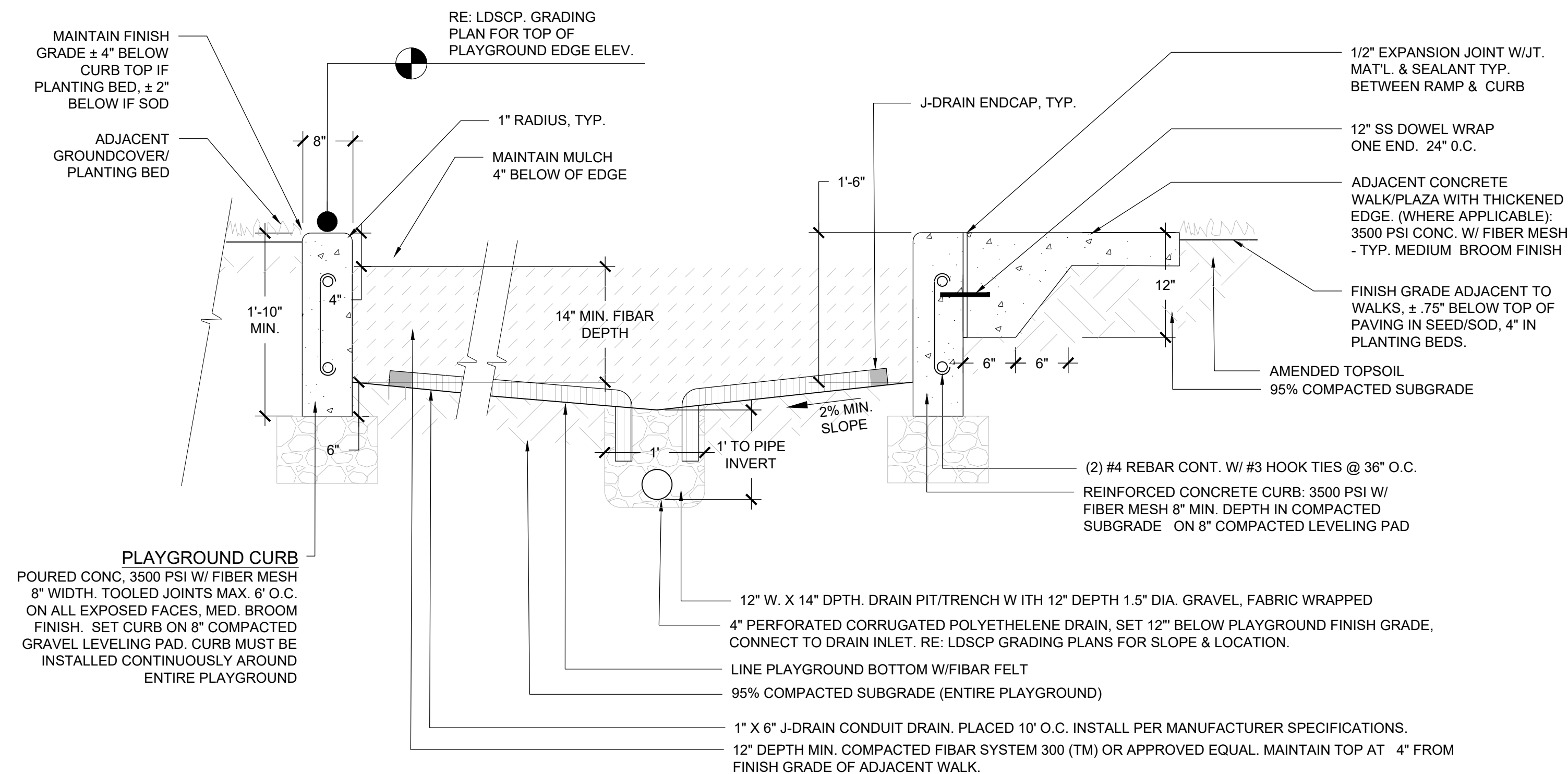
3 ADA PLAYGROUND RAMP

NOT TO SCALE



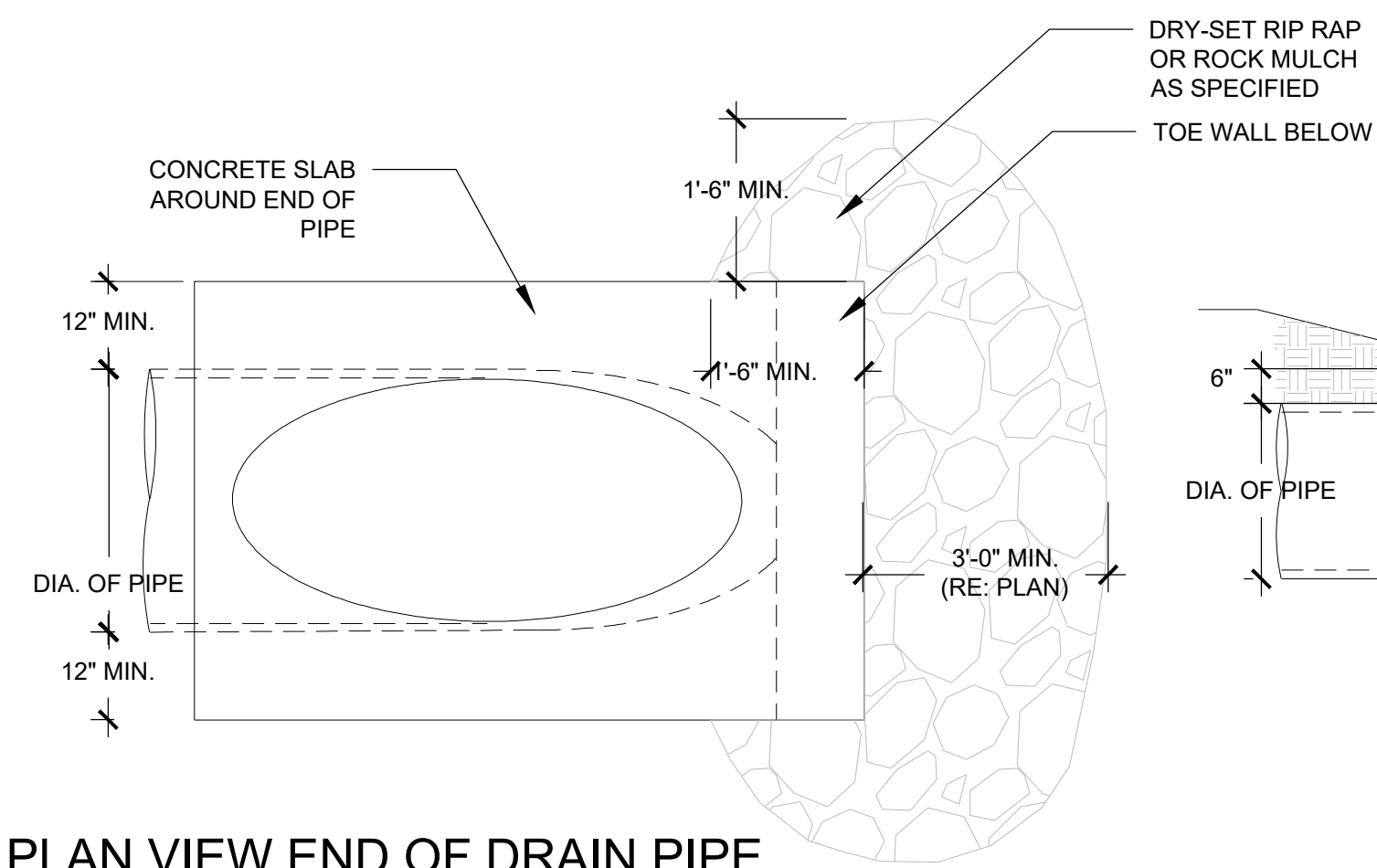
4 PLAYGROUND CURB

NOT TO SCALE



5 PLAYGROUND, CURB, SURFACE & DRAINAGE

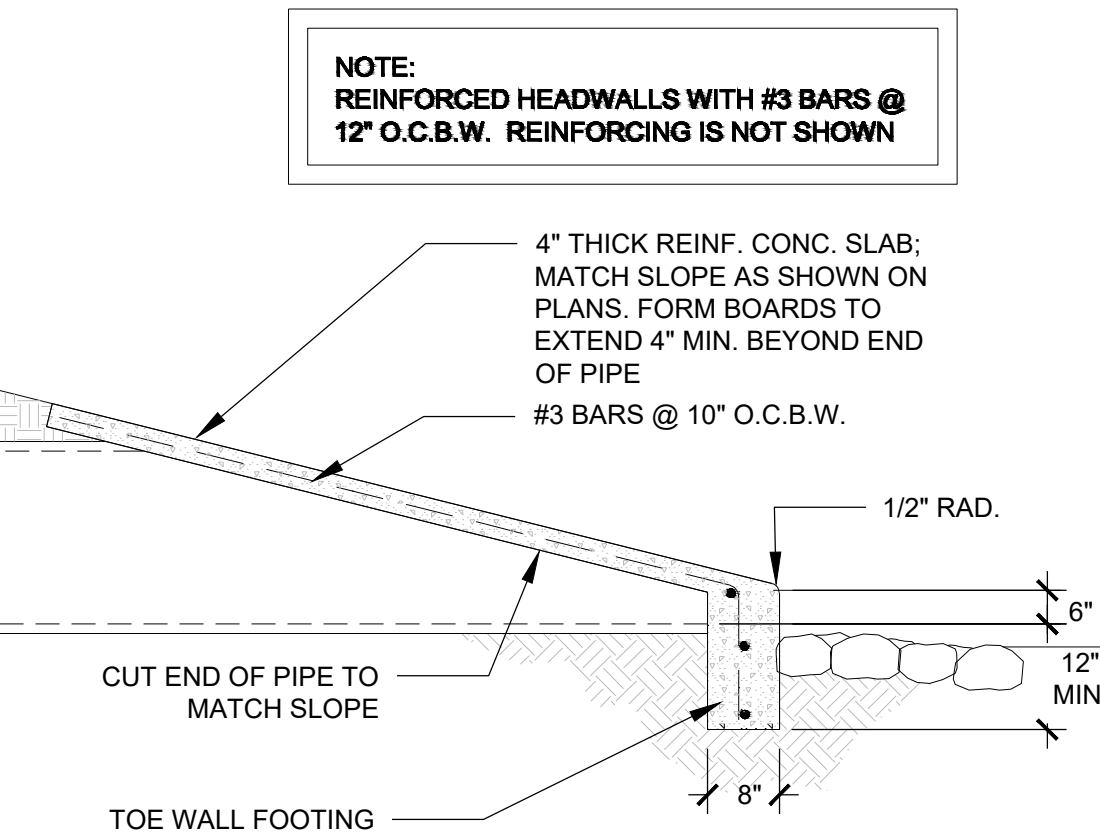
NOT TO SCALE



PLAN VIEW END OF DRAIN PIPE

6 PLAYGROUND DAYLIGHTING

NOT TO SCALE

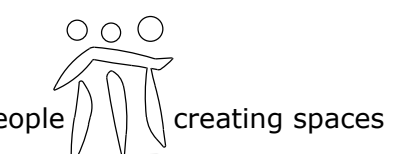


END TREATMENT OF PIPE

Prepared For

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgruopco.com
#3, 8-180 Independence plaza
1007 16th street, denver, co 80265
1 303.531.4905, f 303.531.4908

Engineering



10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT AMENDMENT NO. 1

PRELIMINARY LANDSCAPE PLANS

PARKER, COLORADO

PRELIMINARY PLANS ONLY
NOT FOR CONSTRUCTION

Drawn by:	JWL, BEM, GG
Checked by:	PCS STAFF
Submittal	10.18.2017
Date:	11.24.2018
Know what's below. Call before you dig.	04.30.2018
	05.25.2018

Sheet Name
SITE & LANDSCAPE
DETAILS

Sheet Number

L2.2

REFERRAL AGENCY COMMENTS

AZTEC CONSULTANTS

Edit Review

SUB17-057

Review Type

AzTec Consultants, Inc. 10

Reviewer

Dean Cates

Date Sent

5/3/2018

Today

Date Due

5/17/2018

Today

Status

NO COMMENT

Remarks

Date Returned

5/14/2018

Today

Add to Timesheet

+ Add Standard Notes

TOWN OF PARKER BUILDING

REVIEWS

Randy Sale

**Building
20**

All lot specific permit applications will be verified for setbacks, utility easement encroachments and conformance to the residential design minimum requirements (the Matrix).

All master plan reviews will be based off the 2015 IRC if submitted prior to December 31, 2018. As of January 1, 2018 the all electrical will need to meet the 2017 NEC requirements. A pre-building plan submittal meeting may be scheduled with the building division but only after the first round of site plan application comments have been issued. Possible Fire Suppression and Alarm requirements may exist which can also be discussed at the pre-building application meeting. A SFD permit per unit will be required (2 per lot).

For this application SUB17-057 building has no outstanding comments.

11/17/2017 12:04:53 PM

CENTURYLINK COMMUNITICATIONS

Edit Review

SUB17-057

Review Type

CenturyLink Communications 20

Reviewer

Dustin Pulciani

Date Sent

11/13/2017

Today

Date Due

12/12/2017

Today

Status

NO COMMENT

Remarks

Date Returned

12/12/2017

Today

Add to Timesheet

+ Add Standard Notes

CHERRY CREEK BASIN WATER QUALITY AUTHORITY

Jim Swanson

Cherry Creek Basin Water Quality Authority 20

No exceptions taken to this preliminary plan as submitted.

11/16/2017 8:15:12 AM

COMCAST

No comments submitted

SUB17-057

Review TypeComprehensive Planning 20

ReviewerBryce Matthews

Date Sent11/13/2017Today

Date Due12/12/2017Today

StatusNO COMMENT

Remarks

Date Returned12/18/2017Today

Add to Timesheet

+ Add Standard Notes

DOUGLAS COUNTY ASSESSORS OFFICE

REVIEWS

Marian Woodward

**Douglas County Assessor's
Office 20**

We will wait to provide comments when the final plat comes through for review.

12/11/2017 10:49:31 AM

DOUGLAS COUNTY PLANNING AND ENGINEERING

See attached letter

Project Name: Trails at Crowfoot Mixed Use Preliminary Plan

Project Number: SUB17-057

Date Received: 11/13/2017

Jurisdiction: Town of Parker

Due Date: 12/12/2017

Addressing Comments:

Preliminary address maps are attached for the 3 areas.

Engineering Comments:

No comment

Planner Comments:

Thank you for providing the opportunity for Douglas County Community Development to provide comment. Douglas County Planning Services has reviewed the project for consistency with the Town of Parker and Douglas County Intergovernmental Agreement (IGA) and Comprehensive Development Plan. The proposal is within Region1 of the Town Urban Growth Area and is required to comply with Section 5.0 of the IGA. Following review of the development requirements within Section 5.1, the proposal appears compliant with the IGA requirements for development within the Urban Growth Area adjacent to a Community Separation Buffer Area.

DOUGLAS COUNTY SCHOOL DISTRICT

See attached letter



January 31, 2018

Stacey Nerger
Town of Parker
Community Development Department
Town Hall
20120 East Mainstreet
Parker, CO 80138

RE: Trails at Crowfoot Mixed Use Preliminary Plan, Project No. SUB17-057

Dear Ms. Nerger;

On behalf of Douglas County School District (DCSD), we have a couple comments regarding this application that we would like to resolve prior to approval. This letter comments on the referral response letter from Brian Wilson with CVL Consultants of Colorado, Inc. dated December 15, 2017. In that letter, Mr. Wilson states that "All obligations due DCSD from this project have been satisfied."

With a commitment to dedicate 10.753-acres for elementary school land, and DCSD's request for two 12-acre elementary school sites totaling 24-acres to be located in the Hess PD, DCSD requests cash-in-lieu for the additional 4- acres requested beyond the 20-acres to be provided.

Pursuant to Section 13.07.140 (d), (6), (c) of the Parker Development Code, "a cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting and construction of public improvements. The applicant shall submit a proposal for the cash-in-lieu-fee and supply the information necessary for the Town Council to evaluate the adequacy of the proposal. This information shall include at least one (1) appraisal of the property by a qualified appraiser." DCSD would like a complimentary copy of the appraisal prepared. We would ask that the fee be paid at the time of final plat.

Additionally, with Hess PD 1st Amendment, DCSD asked for a voluntary mid-range contribution of \$1952 per residential unit towards the Capital Mitigation component. The Town of Parker determined that the annexation agreement could not add new exactions. New schools will be needed to serve this area.

We would like to have confirmation of concurrence with these commitments for the application to move forward. Once we receive that confirmation, DCSD supports this application for approval. Thank you for your support of our mutual constituents!

Sincerely,

SCO Consulting, LLC

A handwritten signature in black ink that reads "Steve Ormiston". The signature is written in a cursive, flowing style.

Steve Ormiston
Consultant to DCSD

FIRE LIFE SAFETY

Edit Review

SUB17-057

Review Type **FIRE LIFE SAFETY 15**

Reviewer **Randy Capra** ▼

Date Sent **1/29/2018**  Today

Date Due **2/20/2018**  Today

Status **APPROVED** ▼

Remarks

Date Returned **2/9/2018**  Today

Add to Timesheet

 **Add Standard Notes**

IREA

Stacey and Brian

Attached is IREA's markup of the easement requirements. What we received previously has been misleading of the location of the UE and PWSD easements. Our facilities will need to be outside of roadways, therefore the markup addresses IREA location of facilities by showing the difference between primary facilities/transformer locations and secondary facilities/metering locations.

Respectfully

Brooks Kaufman

Lands and Rights of Way Director

5496 N. US Hwy 85

Sedalia, CO 80135

Direct : 720.733.5493

Cell : 303.912.0765

bkaufman@irea.coop



PARKER WATER AND SANITATION DISTRICT

REVIEWS

Drayton Sanderson

**Parker Water
and Sanitation
District 15**

Preliminary Plans have been reviewed these are some of the items that will be needed on site plan submittal.

These Plans do not follow PWSD specifications and are missing multiple items required to do a proper review. Please call out proposed PWSD easements, Fire hydrants, gate valves on the overall utility plans, and follow all requirements in the attached PWSD plan requirement checklist. Once plans include all required items PWSD will review the Site Plan and Final Plat plans. Please refer to the PWSD specification book found on PWSD.org for further requirements.

2/15/2018 3:10:09 PM

TOWN OF PARKER ENGINEERING

Tyler Sandt		CONSTRUCTION PLANS - CIVIL
A comprehensive review of these plans will be conducted at final plat stage.		
5/16/2018 2:18:02 PM		
REVIEWS		
Kurt Patrick		CONSTRUCTION PLANS - ENVIRONMENTAL
CBMP plan will be reviewed with the final plat submittal.		
5/17/2018 1:27:05 PM		

PUBLIC SERVICE COMPANY (XCEL)

REVIEWS

Donna George

**Public
Service
Compan
y of
Colorad
o 20**

The property owner/developer/contractor must complete the application process for any new natural gas service via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

11/17/2017 7:40:15 AM



Planning Commission Staff Report

Planning Commission Date: 6/14/2018

Town Council Date: 7/2/2018

Hearing Type: Public Hearing
Z17-019 CORPORATE PARK AT STONEGATE -
Rezone

Location: North of E-470, South of Parkerhouse Road and west of
Jordan Road

Project Planner: Stacey Nerger, Planner

Applicant: Zakary Kessler, Woodspear Properties

Executive Summary: The proposal is to zone 13.2 acres from Modified Light
Industrial to the Corporate Park at Stonegate Planned
Development.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Rezoning."

ALTERNATIVE MOTIONS

"I move that the Planning Commission recommend that Town Council approve the Rezoning, subject to the conditions contained in this staff report."

"I move that the Planning Commission recommend that Town Council deny the Rezoning as the request does not meet the following approval criteria:"

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

"I move that the Planning Commission vote to continue the Rezoning to a future date."

I. BACKGROUND/DISCUSSION

The intent of this rezoning is to allow additional light industrial uses on the property to be consistent with the uses permitted by the Douglas County Light Industrial zoning which existed at the time of Annexation in 2015. Both properties are currently developed for industrial uses ranging from commercial office to industrial manufacturing.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
October 5, 2015	Town Council approved the annexation and zoning of the Property.
February 7, 2016	The Community Development Department administratively approved a site plan for the construction of an extension to Parkerhouse Road providing an additional access to the site.

III. CURRENT SITE DATA

Existing Zoning	Modified Light Industrial
Overlay District	N/A
PD & Plan Area	Corporate Park at Stonegate Planned Development (proposed)

Master Plan Area		Mixed Use	
Site Acreage		13.179 acres	
Subdivision		Stonegate Filing 27, 1 st Amd.	
Existing Use		Light Industrial	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Mixed Use	PD - Planned Development	Cottonwood Highlands, Undeveloped Mixed Use
South	Mixed Use - Residential Emphasis	Douglas County Zoning	E-470 and Undeveloped
East	Mixed Use	PD - Planned Development	E-470 Maintenance Facility and IREA Substation
West	Mixed Use	PD - Planned Development	Cottonwood Highlands, Undeveloped Mixed Use

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mixed Use ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	E-470 Mixed Use: Residents should be able to walk and bike to services through a mix of land uses, public amenities and a multimodal transportation system. Appropriate land uses include; multi-family, senior housing, assisted-living facilities, office, retail and restaurants. No one land use will dominate the development pattern. Residential at less than 10 dwelling units per acre is not appropriate in this area unless transitioning to adjacent residential development.
Consistent Goals/Strategies	<u>Land Use 1.C</u> <u>Community Appearance and Design 2.B</u> <u>Jobs and Economic Vitality 2.A</u> <u>Jobs and Economic Vitality 2.B</u>
Staff Analysis	The subject properties are located adjacent to E-470 within an area that is developed for light industrial uses with future plans for commercial and/or multi-family residential located to the north. The requested zoning is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons: the revised zoning will help allow adequate

	opportunities for expansion of the Town's economic base, it will provide a transition and buffer land uses from E-470 and it will support new and existing businesses by allowing for the existing uses to continue and providing opportunity for similar light industrial uses to be drawn to this development. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.
--	--

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	Higher density residential is appropriate within E-470 Mixed Use Area.	None	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Convenient retail and personal/business services, along with multifamily residential.	Light industrial uses which include a variety of commercial uses	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	60 feet	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Town's Master Plan for the allowed uses and the requested height maximum for buildings. Based on this analysis, staff has determined that the request is consistent with the potential for development as recommended by the Parker 2035 Master Plan		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property is provided access via the existing road network off of Parkerhouse Road. Parkerhouse Road is public road that was constructed to accommodate current and future development in the area. In addition, a future road (Lanceleaf Street) is proposed to connect Parkerhouse Road to Cottonwood Drive which will provide an additional access point for the property.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

This rezoning restores the mix of uses originally intended by the property owner and Town when the property was annexed into the Town.

Broad allowable uses expand the tenant base for this multi-tenant center, increasing the overall health of the property by mixing various uses.

The proposed zoning is consistent with current land uses and provides more nuanced guidance for uses at the Corporate Park at Stonegate in the future.

Current tenants in the market are asking for these uses, which would bring expanded employment opportunities to the Town of Parker.

Staff Analysis

A need exists for the rezoning of the subject property, for the reasons that it will (1) provide adequate opportunities for expansion of the Town's economic and tax base; (2) provide light industrial uses in close proximity to E-470 that provide quality jobs to the Town and surrounding areas within the Town and the Town Urban Growth Area; (3) provide an orderly transition of land uses from E-470 and the proximate residential uses; (4) support new and existing businesses by allowing for the existing uses to continue, while providing opportunity to other similar light industrial uses; (5) protect the investment and property values of existing uses located on the subject property and surrounding areas in the Town and the Town Urban Growth Area; and (6) help to provide balance for the Town's business community by accommodating a variety of light industrial uses on the subject property.

Based on this analysis, staff has determined that the request meets this criterion.

2. The particular parcel of ground is indeed the correct site for the proposed development.

Applicant's Response

The Corporate Park at Stonegate was specifically designed and entitled in Douglas County with these uses in mind. The uses in the proposed zoning are consistent with the current development of the property. Since this property was constructed in 2008-2009, this property has attracted users with various uses because of its visibility, connectivity, and design. The center was designed with a parking ratio beyond normal light industrial development with the intent of accommodating uses beyond purely "industrial."

Staff Analysis

The property is located along the E-470, which is a busy highway traveling through the Town. The subject property was developed in 2008 within unincorporated Douglas County as a light industrial center. The proposed Light Industrial PD zoning will maintain the light industrial nature of the property as well as provide an orderly transition of uses from the busy E-470 to the residential uses to the north.

Based on this analysis, staff has determined that the request meets this criterion.

**3. There has been an error in the original zoning; or
Applicant's Response**

As noted generally above, the Applicant's original intended zoning was to ensure that all uses allowed in Douglas County translated over to the Town of Parker zoning received upon annexation.

The different uses within the Town of Parker zoning code do not specifically match the Douglas County uses, so it was not immediately apparent that the Applicant and the Town needed to pursue the proposed zoning here to accommodate the likely uses for the types of tenants discussed at the time of annexation. The Applicant thought that other categories in the Town's zoning code covered these types of uses. This interpretation now appears to be in error.

Staff Analysis

There was not an error in the original zoning. The property was located within unincorporated Douglas County and was constructed to allow for a variety of light industrial uses. After the property was annexed and zoned in 2015, the Town processed several zoning changes that restricted several commercial and light industrial uses. These restrictions applied to this properties Modified Light Industrial zoning. The proposed rezoning to a Planned Development will allow the properties to continue to be used for light industrial uses as was original intended.

Based on this analysis, staff has determined that the request meets this criterion.

**4. There have been significant changes in the area to warrant a zone change.
Applicant's Response**

As noted generally above, the Applicant's original intended zoning was to ensure that all uses allowed in Douglas County translated over to the Town of Parker zoning received upon annexation.

Staff Analysis

Commercial uses within the Town of Parker have evolved over time. The Town recently completed an amendment to the C-Commercial Zone District to update and define particular uses. The proposed rezoning will align the permitted uses on the property with the original intent of the proposed zoning at the time of annexation and to continue to allow the light industrial uses on the property as the property was originally constructed.

Based on this analysis, staff has determined that the request meets this criterion.

5. Adequate circulation exists and traffic movement would not be impeded by development; and

Applicant's Response

The property is already developed with two concrete tilt-up buildings totaling 82,295 square feet and has two points of access onto Parkerhouse Road. As part of the annexation of the property into the Town, the Applicant constructed and paid for the extension of Parkerhouse Road to create the second access point. In the future, plans call for Parkerhouse Road (via Lanceleaf) to connect to Cottonwood Drive. The rezoning request should not materially change the traffic patterns of parking for the site.

Staff Analysis

The property includes two access points from Parkerhouse Road. In addition, as development occurs to the north an additional access point will be provided to the property from Cottonwood Drive to the property through the future Lanceleaf Drive. Adequate circulation and traffic movement currently existing for the current uses on the property. Additional access and circulation may need to be evaluated at time of building permit for additional uses.

Based on this analysis, staff has determined that the request meets this criterion.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.

Applicant's Response

To the Applicant's knowledge, this rezoning presents no impact to municipal services.

Staff Analysis

The public improvements necessary to support the subject property are currently in place or planned to be constructed as development occurs to the north. The proposed rezoning will not result in additional municipal costs to the Town.

Based on this analysis, staff has determined that the request meets this criterion.

7. There are minimal environmental impacts or impacts can be mitigated.

Applicant's Response

To the Applicant's knowledge, this rezoning presents no environmental impacts.

Staff Analysis

The subject property is fully developed. The redevelopment or allowance of new uses on these two lots, based on the Corporate Park at Stonegate Development Guide and Plan, will result in minimal environmental impacts and any impacts can be mitigated.

Based on this analysis, staff has determined that the request meets this criterion.

8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.

Applicant's Response

The 2035 Master Plan identifies this property as being located within the Mixed-Use Character Area of the E-470 Corridor. The Master Plan identifies the E-470 Corridor as an area that will develop “as a series of interconnected places that serve regional retail, medical, employment and higher density residential needs.”

The proposed zoning is consistent with the Master Plan and better fits the Master Plan's goal of expanding Parker's employment base by providing a clear, broad set of uses for this existing development.

Staff Analysis

As detailed in Section IV of this staff report, the Corporate Park at Stonegate Development Guide and Plan is consistent with the Parker 2035 Master Plan.

Based on this analysis, staff has determined that the request meets this criterion.

9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

Applicant's Response

The property will continue to be served by Lincoln Park Metro District for water and sewage service. To the Applicant's knowledge, proposed rezoning should have no discernable impact on any of the services noted in this criterion.

Staff Analysis

The subject property is fully developed and has adequate services.

Based on this analysis, staff has determined that the request meets this criterion.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No Comment
Fire Life Safety	A second point of access from Cottonwood Drive to Parkerhouse Road may be required prior to any building permit issuance for uses classified with an assembly occupancy.
Aztec Consultants	No Comment
Centennial Airport	The property is within the Restricted Development Area (RDA) and Airport Influence Area (AIA) and will be subject to numerous aircraft overflights and their associated effects. Any additions may be required to submit an FAA form 7460-1.
Lincoln Park Metro District	No Comment
Parker Building	No Comment
Xcel	Xcel has an existing high pressure natural gas transmission pipeline within the property, any construction within the Xcel right-of-way will need to be reviewed for safety standards.
IREA	No Comment
CenturyLink	No Comment
Comcast	No Comment
Parker Economic Development	Approved
Parker Comprehensive Development	The site is located within the E-470 Mixed Use Character Area which recommends a mix of uses, no single use shall be predominant.
E-470 Public Highway Authority	No Comment

IX. CONCLUSION

The applicant submitted this rezoning request in order to allow additional light industrial uses on the property to be consistent with the zoning at the time of original annexation into the Town of Parker. Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends approval of the request and Town Council approves the request.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. Corporate Park at Stonegate Planned Development Guide and Plan
2. Referral Agency Comments

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

CORPORATE PARK AT STONEGATE DEVELOPMENT GUIDE AND PLAN
TOWN OF PARKER, COLORADO

I. INTRODUCTION

A. Statement of Purpose

The purpose of this Development Guide and Plan is to establish standards for the development and improvement of the real property described in **Exhibit A**, which is attached hereto and incorporated by this reference (the "Property"), according to the Development Plan, which is attached hereto as **Exhibit B** and incorporated by this reference. The standards contained in this Development Guide and Plan are intended to control the development of the Property and carry out the goals of this planned community.

B. Definitions

Unless otherwise stated herein, all provisions of and definitions found in the Parker Land Development Ordinance shall apply.

II. AUTHORITY

A. Authority

The authority for this Development Guide and Plan is contained in Section 13.04.150 PD-Planned Development of the Parker Municipal Code, as amended.

B. Relationship of Town Regulations

The provisions of this Development Guide and Plan shall apply to the Property, except as otherwise provided herein. The standards outlined in the Development Guide and Plan may be divergent from the zoning regulations contained in Chapter 13.04 of the Parker Municipal Code, but not any other chapter of the Parker Municipal Code. In the event there is a conflict between the standards contained in the Development Guide and Plan and the Parker Municipal Code (excluding Chapter 13.04) then the Parker Municipal Code shall control.

C. Enforcement

The provisions of the Development Guide and Plan relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker.

III. CONTROL PROVISIONS

A. Any buildings or other structures located on the Property shall only be used as provided for in this Development Guide and Plan.

B. The location and bulk of all buildings and other structures built after the effective date of this Development Guide and Plan shall be in conformance with:

1. All applicable standards contained within the Development Guide and Plan; and
2. Any other applicable Town of Parker standards.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

A. Intent

Areas contained within the Development Plan are intended to allow for land use flexibility and versatility and are expected to attract distribution warehouses, research and development, offices, commercial carriers, regional, community, retail, and business services and supporting facilities.

The intent of site plan development within the areas contained in the Development Plan is to orient primary architectural façades toward E-470. Direct view of outside storage areas, loading docks and service activities are intended to be screened from these roadways.

B. Design Review

Development within the Development Plan, will be carried out through the standard design review process implemented by the Town of Parker; however, the design standards set forth in Section F of this document shall control over any conflicting design standards in the Town of Parker Municipal Code. Design Standards are intended to provide the tools to help achieve a consistent image for the areas contained within the Planned Development.

C. Principal Uses

The following uses are allowed in compliance with an approved Site Plan.

- Assembling plants
- Automobile service station with gasoline pumps
- Bank/financial institution (including drive-up facility)
- Bar/lounge
- Beverage/Food processing
- Brewery/distillery
- Bottling plants
- Carpentry, including woodworking
- Contractor's offices
- Club/country club
- Public/private membership club
- Assembly/Community uses:
 - Church
 - Cultural facility
 - Fire station
 - Library
 - Open space/trails
 - Park/playground
 - Recreation facility – indoor/outdoor
 - School – including college or university and related facilities
 - Sheriff substation/station

- Day-care center – (outdoor play area shall be enclosed by 6' fence)
- Distribution facilities
- Hospital (helipad permitted as an accessory use)
- Office
 - general, medical, dental, professional, governmental
 - temporary
- Parking lot – public or private
- Restaurant/fast-food establishment
- Retail/service business – indoor
- Theater – indoor
- Utility service facility
- Veterinary clinic/hospital – animals shall be confined in an enclosed building which is part of the principal structure
- Transit facilities or other facilities designed to enhance the use of public transit
- Building materials – wholesale/retail
- Cultural facility
- Equipment rental
- Greenhouse/plant nursery – wholesale/retail
- Industrial/manufacturing operation which does not emit unusual or excessive amounts of dust, smoke, fumes, gas, noxious odors, or noise beyond the lot boundary
- Auto and truck repair not to exceed 10,000 square feet in size
- Car sales (new or used) not to exceed 12,000 square feet in size; however, exterior display of such cars is only permitted within parking areas allocated to each such tenant at a ratio not to exceed the overall parking ratio for the entire property
- Motor vehicles and motorized equipment sales leasing and rental not to exceed 12,000 square feet in size; however, exterior display of such motorized vehicles/equipment is only permitted within parking areas allocated to each such tenant at a ratio not to exceed the overall parking ratio for the entire property
- Product distribution/storage – excluding hazardous materials
- Research and development facility
- Scientific research
- Machine shops
- Sign painting
- Satellite earth station
- Storage area – commercial indoor
- Telecommunication facility
- Warehouse
- Wholesale business – sales/service
- Community information centers
- Special community events
- Any other uses consistent with the purposes and compatible with the uses set forth above

D. Accessory Uses

The following shall be allowed only when a principal use has been established on the lot:

- Satellite dish
- Single family or multifamily residence for management or employees (provided unit is incorporated into principal structure)
- Storage area – commercial
- Day-care facility for children of employees

E. Uses permitted by Special Review

The following uses are permitted in accordance with the Use by Special Review and Site Plan sections of the Parker Land Development Ordinance, as amended:

- Heliport
- Telecommunication equipment (excluding whip type antennas) that exceed the zone district height limitation or exceed minimum health standards
- Firing range – indoor
- Mini warehouse – no storage of dangerous or flammable material and no sales or services from any unit
- Storage area – commercial outdoor

F. Development Standards for Principal and Accessory Uses

Typical Standards for all Land Use Designations apply unless stipulated below.

Building Height

- Maximum Building Height: 60 feet

Minimum Lot Area

- none

Minimum Structural Setbacks

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line or right-of-way.

Abutting a dedicated roadway right-of-way:

- | | |
|-------------------|---------|
| • Parkerhouse ROW | 20 feet |
| • Lanceleaf ROW | 20 feet |
| • E-470 ROW | 20 feet |

Adjoining:

- | | |
|---|------------|
| • Land uses: | No Setback |
| • Boundaries of the Property adjoining non-residential uses | 15 feet |

- Cottonwood Highlands PD [Filing No. 5][5th Amendment] residential uses
20 feet

Minimum Landscaped Area:

- Per Town Land Use Code

Garage/Loading Doors:

- Garage doors on structures, whether dock high, drive through, or overhead/loading, are allowed to face Parkerhouse Road, E-470, residential uses in Cottonwood Highlands PD Filing No. 5 [5th Amendment], and any adjacent non-residential use.

G. Parking Structures

Parking shall be provided in accordance with the Typical Standards for all Land Use Designations established by this document and the Parker Land Development Ordinance, as amended, except as follows:

- Surface parking between primary structures and Parkerhouse Road is allowed with a 25 foot setback.
- Surface parking between primary structures and E-470 is allowed with a 30 foot setback.
- Surface parking between primary structures and residential uses in Cottonwood Highlands PD [Filing No. 5] [5th Amendment] is allowed with a 25 foot setback.
- Surface parking between primary structures and non-residential uses adjacent to the Property is allowed without a setback.

EXHIBIT A

LEGAL DESCRIPTION

LOTS 1A-1 AND 1B-1, STONEGATE FILING NO. 27, 1ST AMENDMENT AS SHOWN ON
LOT LINE ADJUSTMENT RECORDED MAY 23, 2008 UNDER RECEPTION NO.
2008036779, COUNTY OF DOUGLAS, STATE OF COLORADO.

CORPORATE PARK AT STONEGATE PLANNED DEVELOPMENT

LEGAL DESCRIPTION

LOTS 1A-1 AND 1B-1, STONEGATE FILING NO. 27, 1ST AMENDMENT LOT LINE ADJUSTMENT RECORDED AT RECEPTION NO. 2008036779 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, ADDITIONALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 8;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 NORTH 89°08'10" EAST, A DISTANCE OF 1,017.29 FEET;

THENCE DEPARTING SAID NORTHERLY LINE AND ALONG THE NORTHERLY AND EASTERLY LINE OF SAID LOT 1B-1, THE FOLLOWING NINE (9) COURSES:

1. SOUTH 31°49'23" EAST, A DISTANCE OF 319.14 FEET;
2. NORTH 55°52'25" EAST, A DISTANCE OF 235.06 FEET;
3. NORTH 33°23'41" EAST, A DISTANCE OF 85.37 FEET;
4. NORTH 00°04'41" WEST, A DISTANCE OF 74.20 FEET;
5. NORTH 89°08'10" EAST, A DISTANCE OF 90.01 FEET;
6. SOUTH 00°04'41" EAST, A DISTANCE OF 102.49 FEET;
7. SOUTH 33°23'41" WEST, A DISTANCE OF 130.32 FEET;
8. SOUTH 55°52'25" WEST, A DISTANCE OF 266.85 FEET;

9. SOUTH 00°00'05" WEST, A DISTANCE OF 171.70 FEET TO THE NORTHERLY LINE OF HIGHWAY E-470 PARCEL TK-15 REV.3 RECORDED IN BOOK 966 AT PAGE 1125 IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,794.79 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 04°49'19" EAST;

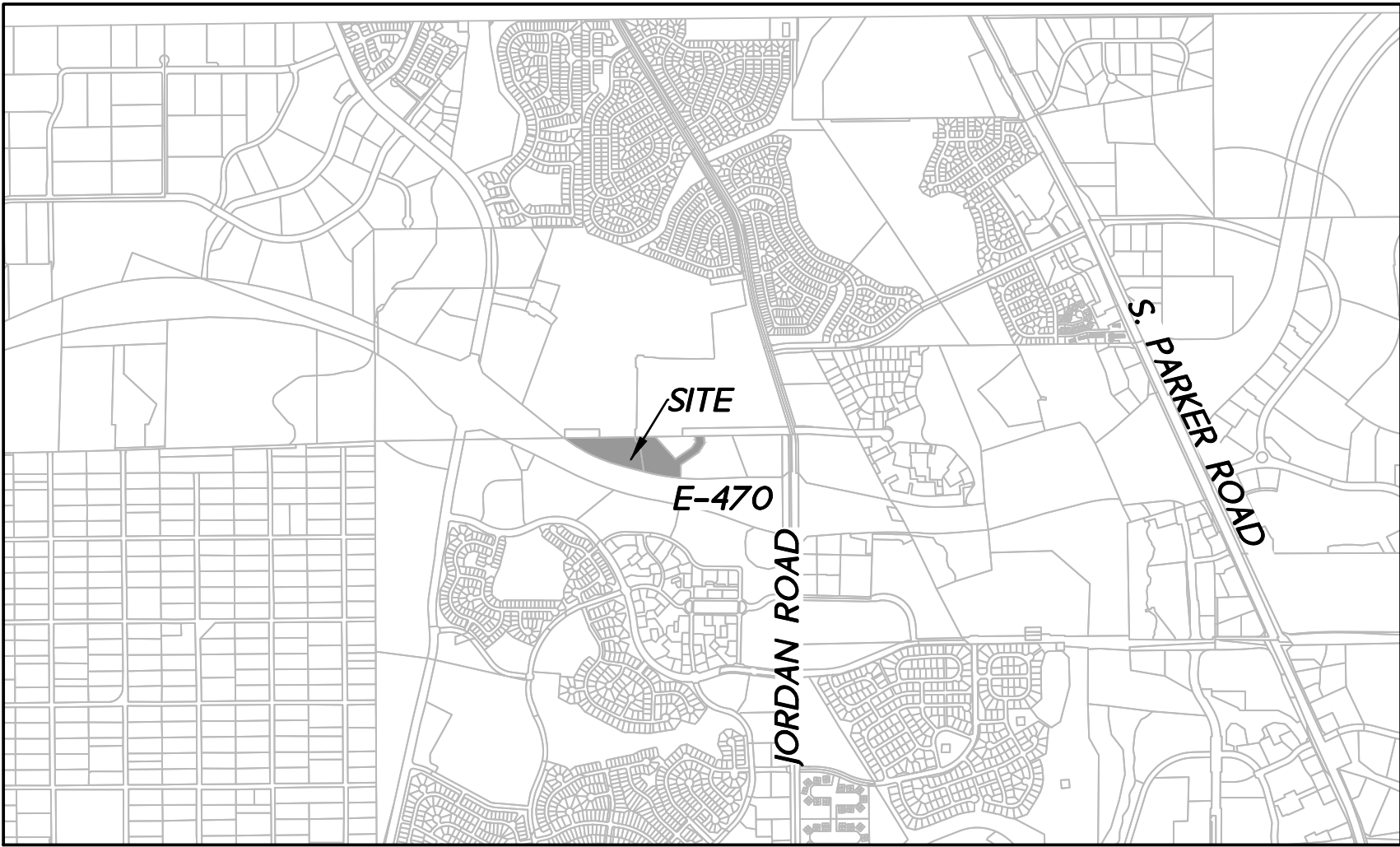
THENCE ALONG THE NORTHERLY LINES OF SAID PARCEL TK-15 REV.3 THE FOLLOWING (3) COURSES:

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°37'03", AN ARC LENGTH OF 469.13 FEET;
2. TANGENT TO SAID CURVE NORTH 75°33'37" WEST, A DISTANCE OF 311.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2,025.48 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'41", AN ARC LENGTH OF 807.59 FEET TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID NORTHERLY LINE NORTH 89°09'45" EAST, A DISTANCE OF 261.10 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.598 ACRES, (505,213 SQUARE FEET), MORE OR LESS.

DEVELOPMENT PLAN
LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'

NOTES

1. BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING NORTH 89°08'10" EAST, GRID BEARINGS, COLORADO COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 BETWEEN THE MONUMENTS SHOWN HEREON.

2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.

3. THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

4. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

EXISTING ZONING

MODIFIED LIGHT INDUSTRIAL

PROPOSED ZONING

PLANNED DEVELOPMENT
(INDUSTRIAL)

OWNER

ASCENDANT CAPITAL PARTNERS
CPS LLC
3131 S VAUGHN WAY STE 301
AURORA, CO 80014

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF

PARKER ON THE _____ DAY OF _____, 2018, FOR THE

PROPERTY DESCRIBED HEREON. THE ZONING INFORMATION SHOWN HEREON WAS

CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

_____,

MAYOR, TOWN OF PARKER

ATTEST: _____

TOWN CLERK

SURVEYOR'S CERTIFICATE

I, DEAN E. CATES, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.



DEAN E. CATES
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 22561
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON

_____,

COMMUNITY DEVELOPMENT DIRECTOR
ON BEHALF OF THE PLANNING COMMISSION

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS

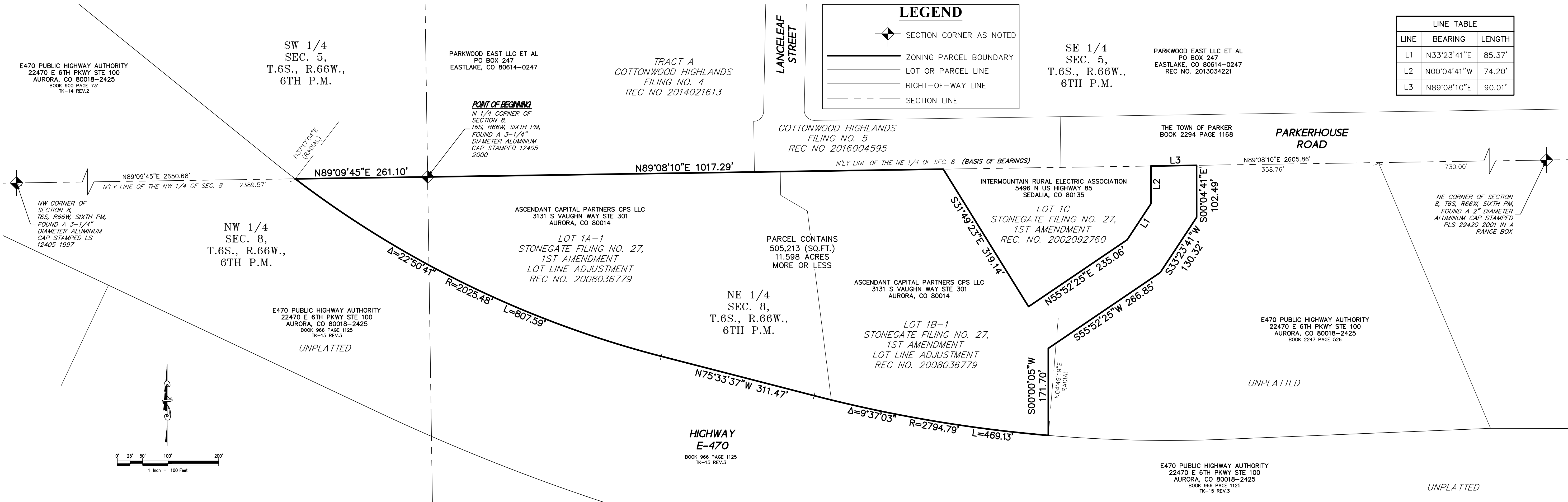
_____ DAY OF _____ 2018 A.D., AT

_____, A.M./P.M. AND WAS RECORDED AT

RECEPTION NO. _____

COUNTY CLERK AND RECORDER

LINE TABLE		
LINE	BEARING	LENGTH
L1	N33°23'41"E	85.37'
L2	N00°04'41"W	74.20'
L3	N89°08'10"E	90.01'



AZTEC
CONSULTANTS, INC.

CORPORATE PARK AT STONEGATE
ZONING MAP TO THE TOWN OF PARKER
DOUGLAS COUNTY, COLORADO

REFERRAL AGENCY COMMENTS

AZTEC CONSULTANTS

Edit Review

Z17-019

Review Type

AzTec Consultants, Inc. 15

Reviewer

Dean Cates

Date Sent

5/8/2018

Today

Date Due

5/29/2018

Today

Status

NO COMMENT

Remarks

Date Returned

5/17/2018

Today

Add to Timesheet

+ Add Standard Notes

5/21/2018 10:49:50 AM (Dean Cates)
reviewed by John West

TOWN OF PARKER BUILDING

Edit Review

Z17-019

Review Type

Building 20

Reviewer

Randy Sale

Date Sent

9/26/2017

Today

Date Due

10/24/2017

Today

Status

NO COMMENT

Remarks

Date Returned

9/29/2017

Today

Add to Timesheet

+ Add Standard Notes

CENTENNIAL AIRPORT

Dylan Heberlein

**Centennial
Airport 15**

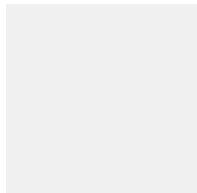
Thank you for the opportunity to review the rezoning. The Arapahoe County Public Airport Authority has the following comments on the rezoning:

- The proposed development lies within the Restricted Development Area (RDA) of the Airport Influence Area (AIA), and any additions to this building will be subjected to the same numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations. Furthermore, Centennial Airport opposes all new residential and other noise sensitive development within the RDA. Moreover, the proposed development is near E-470 which is used as a main flight path for Centennial Airport aircraft departing to or arriving from the East.

- An aviation easement is recommended for development within the AIA. Please provide book & page number of the easement for all plats and plans and include the Airport on the vicinity map.

- Any additions to the building (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. Please note that this is a State and Federal regulatory requirement. Any object or construction cranes associated with this project may require the filing and approval of a FAA form 7460-1. Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise the airport prior to erecting any cranes.

10/24/2017 3:32:39 PM



CENTURYLINK COMMUNITICATIONS

Edit Review

Z17-019

Review Type **CenturyLink Communications 20**

Reviewer **Dustin Pulciani**

Date Sent **9/26/2017** Today

Date Due **10/24/2017** Today

Status **NO COMMENT**

Remarks

Date Returned **10/23/2017** Today

Add to Timesheet

+ Add Standard Notes

COMCAST

No comments submitted

TOWN OF PARKER COMPREHENSIVE DEVELOPMENT

REVIEWS

Bryce Matthews

**Comprehensive
Planning 15**

This site is located within the E-470 Mixed Use Character Area which recommends a mix of uses including residential, employment and recreational that are interconnected through a multi modal transportation system and that no single use shall be predominant.

5/29/2018 2:52:38 PM

E-470 PUBLIC HIGHWAY

Edit Review	
Z17-019	
Review Type	E-470 Public Highway Authority 20
Reviewer	Peggy Davenport
Date Sent	9/26/2017 Today
Date Due	10/24/2017 Today
Status	NO COMMENT
Remarks	
Date Returned	10/24/2017 Today
Add to Timesheet	

Add Standard Notes

TOWN OF PARKER ECONOMIC DEVELOPMENT

Edit Review

Z17-019

Review Type **Economic Development 15**

Reviewer **Matt Carlson** ▼

Date Sent **5/8/2018**  Today

Date Due **5/29/2018**  Today

Status **APPROVED** ▼

Remarks

Date Returned **5/29/2018**  Today

Add to Timesheet

 **Add Standard Notes**

FIRE LIFE SAFETY

Randy Capra

FIRE LIFE SAFETY 15

I am not seeing that Fire Life Safety comments were addressed; please see the following comments... as noted on Sept. 9, 2017

In order for an assembly occupancy to be considered for this site, two points of access to the site are required (the current one off of Jordan Road and the proposed connection from the north side of the complex to the newly constructed Cottonwood Drive. In addition to this, two points of access are required into the site.

The applicant must address whether these points of access have been provided (providing the second point of access (tying into Parker House Drive on the north side of the west building) and addressing whether the tie in to Cottonwood Drive has been completed from Parker House Road.

Once these access points have been completed (or documentation showing that the access points have been completed) I will be comfortable signing off for the assembly for the proposed portions of the complex.

FIRE LIFE SAFETY 15

The second access road from Parkerhouse Road to Cottonwood Drive (Lanceleaf Drive) must be completed prior to any building permit issuance such as but not limited to new buildings, remodels, tenant finishes, change of occupancies, etc.

The second access into site has been completed.

IREA

Edit Review

Z17-019

Review Type

IREA 20

Reviewer

Brooks Kaufman

Date Sent

9/26/2017

Today

Date Due

10/24/2017

Today

Status

NO COMMENT

Remarks

Date Returned

9/27/2017

Today

Add to Timesheet

+ Add Standard Notes

LINCOLN PARK METRO DISTRICT

No comments submitted

TOWN OF PARKER ENGINEERING

Edit Review

Z17-019

Review Type

PLANNED DEVELOPMENT / ZONING PLAN - PW

Reviewer

Alex Mestdagh

Date Sent

9/26/2017

Today

Date Due

10/24/2017

Today

Status

NO COMMENT

Remarks

Date Returned

12/11/2017

Today

Add to Timesheet

+

Add Standard Notes

PUBLIC SERVICE COMPANY (XCEL)

See attached letter



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

May 29, 2018

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

Attn: Stacey Nerger

Re: Corporate Park at Stonegate Zoning – 2nd referral, Case # Z17-019

As previously stated, Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk determined that an **engineering review** is necessary for the above captioned project. Public Service Company has existing high pressure natural gas transmission pipelines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. **PSCo is requesting that, prior to any final approval of the development plan,** it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at:
https://www.xcelenergy.com/working_with_us/builders/encroachment_requests

PSCo also owns and operates existing natural gas distribution facilities within this rezone.

If there are any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Right of Way and Permits
Public Service Company of Colorado



Planning Commission Staff Report

Planning Commission Date: 6/14/2018

Town Council Date: 7/2/2018

Hearing Type: **Public Hearing**
Lot 1 - Tracts 8 & 9 Blair Industrial Center Tracts 7, 8 and 9 First Amendment – Use by Special Review
Planning Case No. Z16-024

Location: 10295 Progress Way

Project Planner: Ryan McGee, AICP, Associate Planner

Applicant: Steve Ceresa, Jehn Engineering

Executive Summary: A Use by Special Review request to allow for the continuation of an existing outdoor storage use.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Use by Special Review request to allow for the continuation of an existing nonconforming outdoor storage use subject to the seven (7) conditions contained in staff’s report:”

1. That the outdoor storage use be allowed to continue to the extent permitted by the Town of Parker Land Development Ordinance Section 13.04.230 Nonconforming situations.
2. The property owner and the property owner’s employees must implement the procedures and methods as outlined in the approved Materials Handling and Spill Prevention Manual if there is potential for and/or in the event that a waste fluid spill or leak occurs on the property. The property owner must keep the approved Materials Handling and Spill Prevention Manual on file at the property owner’s location of business.
3. The property owner must not allow the parking of vehicles, temporary or otherwise outside of the fenced enclosure on Progress Way or on any of the surrounding streets or access drives.
4. The property owner must not allow the selling or auctioning of vehicles or vehicle parts and accessories on the property.
5. The property owner must not allow for construction materials, equipment or vehicle(s) stacking that would exceed the height of the existing, six (6)-foot-high screen fence.

6. The property owner must irrigate and maintain the landscaping in accordance with the approved site plan and the Town of Parker Land Development Ordinance Section 13.06.070 Landscape regulations.
7. This Use by Special Review is subject to annual review by the Planning Department or as often as the Town Council deems appropriate to ensure compliance with the nine (9) Use by Special Review criteria and all of the stated conditions of approval.

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Use by Special Review request to allow for the continuation of an existing nonconforming outdoor storage use, subject to the following conditions:"

"I move the Planning Commission recommend Town Council deny the Use by Special Review request to allow for the continuation of an existing nonconforming outdoor storage use 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 Use by Special Review request to allow for the continuation of an existing nonconforming outdoor storage use to a future date."

I. BACKGROUND/DISCUSSION

The property owner of Lot 1 Blair Industrial Center 1st Amendment is seeking Use by Special Review approval to allow for the legalization and continuation of an existing non permitted outdoor storage use. The property owner operates a vehicle towing business and uses the south half of the property for the temporary storage of towed vehicles and the north half the property for the storage of construction related materials and equipment. There are no buildings or structures located on-site and no buildings or structures are proposed. The site is not accessible to the public and the outdoor storage yard is enclosed on all sides by a secured, six-foot-high slatted chain-link fence.

In February of 2016, the Town of Parker Town Council approved an ordinance that prohibited storage as a primary land use in Parker. Ordinance 3.321 also consisted of a provision to allow for existing storage use(s) within the LI – Light Industrial District such as this site to continue as a nonconforming use as long as a Use by Special Review application was submitted to the Town for consideration prior to September 7, 2016.

The property owner submitted complete Use by Special Review and Site Plan applications for staff consideration in July of 2016. The Use by Special Review consists of the applicant's written responses to the Town's nine Use by Special criteria and the site plan proposal, which is being reviewed concurrently with this Use by Special Review, consists of constructing an on-site sediment basin for improving storm water quality, designating temporary vehicle storage areas and drive aisles, as well as installing landscape improvements along Progress Way.

The purpose of the site plan improvements is to satisfactorily meet the Town's Use by Special Review criteria and to allow the property owner to legally continue the outdoor storage use.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
January 21, 1983	Annexed into the Town of Parker and Zoned LI – Light Industrial District.
July 1, 2013	Light Industrial Conservation District Overlay Zone District Approved.
March 7, 2016	Town Council approves Ordinance No. 3.321 creating the Storage Uses Overlay District.
November 30, 2016	Replat to create Lot 1 Tracts 8 & 9 Blair Industrial Center Tracts 7, 8 and 9 1st Amendment approved.

III. CURRENT SITE DATA

Existing Zoning	LI - Light Industrial
Overlay District	Light Industrial Conservation Industrial District
Overlay District	Storage Uses Overlay District
PD & Plan Area	N/A
Master Plan Area	Light Industrial
Site Acreage	1.318 acres
Subdivision	Blair Industrial Center

Existing Use		Temporary outdoor vehicle storage and construction material and equipment storage	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Light Industrial	LI - Light Industrial	Outdoor storage
South	Light Industrial	LI - Light Industrial	Flex Industrial Space
East	Light Industrial	LI - Light Industrial	Professional Offices
West	Light Industrial	LI - Light Industrial	Auto Repair

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Light Industrial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The current Master Plan does not support storage uses specifically however this Use by Special Review application was submitted prior to the Storage Uses Overlay District ordinance deadline of September 7, 2016. Prior to the Storage Uses Overlay District implementation the Master Plan did support storage uses. The current Master Plan identifies this property as being within the Light Industrial District Character Area which identifies “spaces that serve local light industrial businesses” and “commercial services that have synergistic relationships” as appropriate land uses. Moreover, the current Master Plan states “Processes and land uses within this character area will be low impact in nature and not create or cause fumes, odor noise, vibration or other impacts which are detrimental to abutting properties or land uses.” The existing temporary vehicle storage and construction materials and equipment storage is consistent with the Light Industrial District Character Area as it offers commercial services (towing and construction materials storage) to local light industrial businesses and is low impact in nature.
Consistent Goals/Strategies	<u>Land Use 1.J</u> , <u>Natural Resource Protection 4</u> , <u>Natural Resource Protection 4.C</u> , <u>Natural Resource Protection 4.D</u> , <u>Natural Resource Protection 4.E</u>
Inconsistent Goals/Strategies	None

Staff Analysis	The landscape improvements proposed with the site plan are consistent with the goals and strategies to improve community appearance and design. The drainage improvements along with the proposed on-site fluid spill mitigation efforts will ensure that measures are in place to protect groundwater and minimize pollution of water resources from non-point and point sources.
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V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	N/A N/A
Policies/Guidelines/Strategies	N/A N/A
Consistency Review	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	N/A

VI. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 40 ft. Side – 15 ft. Rear – 25 ft. Corner – N/A	No buildings or structures are proposed.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	35 ft.	No buildings or structures are proposed.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	1.318 acres	The lot size is not increasing.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A

Landscaping	Title 13.06.070	The landscaping proposed adjacent to this parcel and along Progress Way will screen the outdoor storage yard and improve the streetscape.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Miscellaneous	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis			

DEVELOPMENT POTENTIAL			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	N/A	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Allowed Uses	Manufacturing, machine shops, production and distribution facilities, flex office, research and development, high tech and medical device manufacturing.	Existing outdoor storage is proposed to continue at this location.	☐ Consistent ☐ Inconsistent ☒ No Change
Height/Stories	The Master Plan does not establish building height requirements.	No buildings or structures are proposed.	☐ Consistent ☐ Inconsistent ☒ No Change
Staff Analysis			

VII. DESIGN REVIEW

The site development plan designates access drives, temporary vehicle storage areas, contractor storage areas and a sediment/secondary containment basin. The landscape plan proposes landscaping on the east side of the site adjacent to Progress Way. The proposed evergreen trees along Progress Way will screen the outdoor storage yard and the shrubs, cobble mulch and granite boulders proposed will bring the streetscape landscaping adjacent to this property into consistency with the surrounding streetscape landscaping.

VIII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The site is accessed from two points off Progress Way. The site is enclosed on all sides by a secured six-foot-high fence and cannot be accessed by members of the public. A 20-foot-wide drive aisle loop with turnarounds is proposed on the site to allow for vehicular and emergency access.

The property owner does not desire to increase the intensity of use(s) from what already exists and estimates that the site will continue to see approximately 16 vehicle trips per day for both temporary vehicle storage and construction materials and equipment storage uses.

IX. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for approval for Uses Permitted by Special Review:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant's Response

The 10295 S. Progress Way Parker Towing temporary impound lot and construction materials storage lot is located within the Blair Industrial Center. The neighboring properties are a mixture of light industrial and commercial use. 10295 S. Progress Way has been used for vehicle impoundment for 23 years and contractor construction materials storage for over 10 years; a use that does not deviate from character of the surrounding areas. The Blair Industrial Center is occupied by several auto repair facilities and construction companies as well as other businesses in the automotive and construction industry. 10295 S. Progress Way is centrally located near the Parker Police Department and in-between South Metro Fire Rescue stations 41 and 45. The surrounding automotive businesses and Police/Fire departments benefit from a temporary impoundment lot with such a location run by a long time Town of Parker based business. Contractors benefit from the ability to store and stage construction materials in such a central location. To improve site aesthetics and bring the 10295 S. Progress Way site into conformance with Town of Parker landscaping recommendations, a Landscaping plan prepared by American Landscape Maintenance, will be implemented to ensure proper screening and blend the site in with the surrounding areas.

Staff Analysis

Lot 1 Tracts 8 & 9 Blair Industrial Center Tracts 7, 8 and 9 1st Amendment is surrounded by auto repair, office and flex industrial land uses. The existing outdoor storage yard will continue to be used for temporary storage of vehicles and construction material and equipment storage and is similar in character to many of the surrounding uses. The landscaping proposed along Progress Way will bring the streetscape landscaping into consistency with the surrounding streetscape landscaping and provide additional screening. Staff finds that the use along with the proposed improvements will be in harmony and compatible with the light industrial character of the surrounding area.

Based on this analysis, staff has determined that this request meets the criterion.

2. Will be consistent with the Town Master Plan.

Applicant's Response

The Light Industrial District is centrally located with spaces that generally serve smaller local light industrial businesses that supply local, regional and sometimes national markets. This character area is intended to provide a location for a variety of work processes such as manufacturing, machine shops, production facilities, distribution facilities, flex office, commercial services and other uses of similar research and development, high tech and medical device manufacturing firms that have a synergistic relationship. Processes and land uses within this character area will be low impact in nature and not create or cause fumes, odor noise, vibration or other impacts which are detrimental to abutting properties or land uses. Special care should be taken to ensure that uses not compatible with the light industrial uses proposed within the character area are located in other more appropriate areas of Town. Public Facilities are appropriate within the character area”

10295 S. Progress Way was purchased by the current owner 2 years ago with the intention of using the site in the same manner as it has been used for many years. The site has been used for vehicle impoundment for 23 years and contractor construction materials storage for over 10 years. The Blair Industrial Center, in which the site is located, is occupied by several auto repair facilities and construction companies as well as other businesses in the automotive and construction industry. 10295 S. Progress Way is centrally located near the Parker Police Department and in-between South Metro Fire Rescue stations 41 and 45.

Temporary impound of vehicles and storage of construction materials is not a gross departure from conforming Light Industrial use. Both uses could fall under the “commercial services” category of use. The site provides storage for two local businesses that service and help the growth in the Town of Parker. New construction in the Town of Parker is very prevalent and developments require efficient construction companies that have the ability to store and stage the materials. The Parker towing temporary impound lot is used by a local business serving other local businesses and governmental agencies in the Town of Parker. With proper screening from Landscaping and proper site operational practices (Construction materials stacked no higher than screening fences, erosion control, chemical spill prevention and cleanup, etc.) the site use shall be no more impactful to the community than any other business in the neighborhood. This Use by Special Review is requested as an interim condition between today and fully conforming Light Industrial redevelopment in the future.

Staff Analysis

The Master Plan identifies this property as being within the Light Industrial District Character Area which identifies “spaces that serve local light industrial businesses” and “commercial services that have synergistic relationships” as appropriate land uses. The Master Plan also states that processes and land uses within this character area will be low impact in nature and not create or cause fumes, odor, noise, vibration or other impacts which are detrimental to abutting properties or land uses.

The existing temporary vehicle storage and construction materials and equipment storage yard is consistent with the Light Industrial District Character Area in that it provides a commercial service in a synergistic way with businesses such as auto repair and construction contractors. The conditions of this Use by Special Review and the site plan that is running concurrent with this application, are intended to ensure that the outdoor storage uses will not create excessive fumes, odors, noise or vibrations that will be detrimental to adjacent land uses. The use serves local light industrial businesses and is therefore consistent with the Town of Parker Master Plan.

Based on this analysis, staff has determined that this request meets the criterion.

3. Will not result in an over-intensive use of land.

Applicant's Response

Currently, this non-conforming site is resulting in over-intensive use of land. Nearly 100% of this site is currently being used. Stress on the land from over-intensive use will be greatly reduced by approving this UBSR. Total lot coverage of impounded vehicles and construction materials storage post site improvements is reduced to 67% under the proposed UBSR. As such a reduction in land use by 33% is achieved.

Staff Analysis

The site development plan and project narrative does not propose an increase in land use intensity beyond the existing use. No buildings or structures are proposed. The site plan establishes drive aisles, vehicle turnarounds, and a sediment and secondary basin for water quality. The site plan also designates areas for temporary vehicle storage and contractor storage and includes landscaping improvements along Progress Way. The site plan improvements will result in a decrease of land use intensity.

Based on this analysis, staff has determined that this request meets the criterion.

4. Will not have a material adverse effect on community capital improvement programs.

Applicant's Response

The proposed use of 10295 S. Progress Way does not differ from the existing use in place for over a decade. No Public Improvements are or will be required to maintain operation of the proposed Parker Towing temporary vehicle impound lot nor the contractor construction materials storage lot.

Staff Analysis

The site plan improvements will be paid for by the property owner and will not have a material adverse effect on community capital improvement programs therefore this criterion is met.

Based on this analysis, staff has determined that this request meets the criterion.

5. Will not require a level of community facilities and services greater than that which is available.

Applicant's Response

The proposed Parker Towing temporary impound lot and construction materials lot have been in existence for over a decade with no negative impact on the existing community facilities. The approval of this project will have no increased impact on community facilities and services.

Staff Analysis

The outdoor storage will not create a demand for; or require a level of community facilities and services greater than that which is available.

Based on this analysis, staff has determined that this request meets the criterion.

6. Will not result in undue traffic congestion or traffic hazards.

Applicant's Response

10295 S. Progress Way was purchased by the current owner 2 years ago with the intention of using the site in the same manner as it has been used for many years. The site has been used for vehicle impoundment for 23 years and contractor construction materials storage for over 10 years. The site is not accessible to the general public and can only be accessed by company personnel. It is estimated that the site has and will continue to see approximately 16 trips per day; 6 for the impound lot and 10 for the construction materials lot. There will be no added traffic trips in the proposed condition when compared to the existing condition of the last decade.

Staff Analysis

The outdoor storage lot is not open to the public and is restricted to Parker Towing employees and construction contractors only. Outdoor storage is a passive land use that does not generate significant traffic therefore this criterion is met.

Based on this analysis, staff has determined that this request meets the criterion.

7. Will not cause significant air, water, or noise pollution.

Applicant's Response

A temporary vehicle impound and construction materials storage lot has low air, water, and noise pollution. The only impact to air quality beyond the emissions of company trucks dropping off vehicles or materials will be small amounts of dust in the air from maneuvering vehicles on-site. Soil samples taken during the purchase of the property have shown that over a decade of use as a vehicle impound lot and construction materials storage lot has not polluted the site. Upon the recommendation of the Town of Parker, drainage facilities are proposed for runoff water quality treatment. This measure will improve the water quality leaving the site. Additionally, a Spill Prevention Manual has been prepared for the site. The Manual outlines prevention, containment, and cleanup methods to be used on site.

These measures will reduce the likelihood of chemical contaminants from leaving the site. In the event all measures are bypassed by a spill, it is the responsibility of the site owner to remediate the spill no matter where it goes.

Noise pollution from the site is the minimal amounts of noise generated by trucks entering and leaving the site.

There will be no increase in air, water and noise pollution when compared to existing conditions. In fact, there is a measurable decrease in these pollutions under the proposed UBSR.

Staff Analysis

The addition of a sediment and secondary containment basin proposed will improve storm water quality leaving the site. Staff requested that the property owner prepare a Materials Handling and Spill Prevention Manual to mitigate potential vehicle fluid leaks on the site. The Materials Handling and Spill Prevention Manual has been approved by Tri-County Health Department, Fire Life Safety and the Cherry Creek Basin Water Quality Authority.

Noise from the site will not increase and will consist only of the noise generated by trucks entering and leaving the site as well as the occasional loading and unloading of vehicles and materials.

There will be no increase in air, water and noise pollution when compared to existing conditions.

Based on this analysis, staff has determined that this request meets the criterion.

8. Will be adequately landscaped, buffered and screened.

Applicant's Response

A comprehensive Landscape Plan has been prepared by a Registered Landscape Architect for the property. This plan will add significant screening for the proposed uses and improve the beauty of the property. Proposed Landscape improvements include adding 5 Rocky Mountain Pinyons, 24 Western Sand Cherry shrubs, 34 Russian Sage Perennials for screening. Trees, bushes, and perennials planting area will be covered 2-4" grey cobblestone rock with a minimum depth of 3 inches over a base of geotextile fabric. Existing fence, fence slats, gates, gate slats on the north west south and east will be repaired (if necessary) and kept in attractive condition. Granite boulders approximately 3'x3' will be installed along the site frontage on Progress Way and will help prevent illegal parking. All Landscaping will be maintained in a healthy and attractive manner as determined by the town. Landscaping will be kept free of disease, pests, weeds, and litter. This plan will create an attractive site that has its onsite activities screened from public view.

Staff Analysis

The landscape improvements proposed along Progress Way will adequately buffer and screen the outdoor storage. Five evergreen trees are proposed that at full maturity will provide a dense landscape screen of the outdoor storage yard. The landscape buffering in conjunction with the existing 6-foot-high slatted fence will provide adequate screening of the outdoor storage areas and will beautify the streetscape along Progress Way.

Based on this analysis, staff has determined that this request meets the criterion.

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant's Response

The proposed use is consistent with the existing use over the last decade. Over this time there has been no known detrimental effect to the health, safety and welfare of the public. Nevertheless, Chemical spill prevention and containment, erosion sediment control, and storm drainage improvements are proposed and will improve health and safety to the area. These measures, along with continual site inspection by company personnel, will insure that site and its activities do not affect the health and safety of the community.

Staff Analysis

The outdoor storage use will not generate substantial noise, air, odors or vibrations that could negatively impact the health, safety or welfare of citizens in the immediate vicinity of the area. Moreover, the existing outdoor storage use is centrally located within an existing light industrial zone district where no residential homes exist within the immediate vicinity. Continuing the existing outdoor storage use will have very little, if any, detrimental impact on present or future inhabitants of the Town.

Based on this analysis, staff has determined that this request meets the criterion.

X. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
South Metro Fire & Rescue Authority	No comment
Town of Parker Fire Life Safety	Approved

Parker Water and Sanitation District (PW&SD)	Approved
Cherry Creek Basin Water Quality Authority	No additional comments following resubmittal including the spill prevention plan and manual and no exceptions taken as submitted.
Urban Drainage	No comment
Xcel	No comment
IREA	Approved
CenturyLink	No comment
Douglas County Planning and Engineering	No comment
Tri-County Health Department (TCHD)	TCHD recommends that the property owner create a plan for regular pest and rodent control as outdoor storage areas has the potential to attract pests and rodents.
Town of Parker Economic Development	No comment
Town of Parker Comprehensive Planning	Ordinance 3.321 allowed for storage uses that were in existence within the LI – Light Industrial District but were not approved by the Town as a use permitted by special review to submit a complete use by special review application by September 7, 2016 to continue as a nonconforming situation. The application was submitted in July of 2016 meeting the deadline. The current Master Plan does not support storage uses specifically however this Use by Special Review application was submitted prior to the Storage Uses Overlay District ordinance deadline to submit of September 7, 2016. Prior to the Storage Uses Overlay District implementation the Master Plan did support storage uses.
Town of Parker Police and Neighborhood Services	No comment

XI. CONCLUSION

The property owner is seeking Use by Special Review approval to continue an existing outdoor storage use. Staff has reviewed the site plan and the applicant's Use by Special Review responses and is recommending that the Planning Commission recommend that the Town Council approve the Use by Special Review request to allow for the continuation of an existing nonconforming outdoor storage use with the recommended conditions.

XII. RECOMMENDED CONDITIONS

1. That the outdoor storage use be allowed to continue to the extent permitted by the Town of Parker Land Development Ordinance Section 13.04.230 Nonconforming situations.
2. The property owner and the property owner's employees must implement the procedures and methods as outlined in the approved Materials Handling and Spill Prevention Manual if there is potential for and/or in the event that a waste fluid spill or leak occurs on the property. The property owner must keep the approved Materials Handling and Spill Prevention Manual on file at the property owner's location of business.
3. The property owner must not allow the parking of vehicles, temporary or otherwise outside of the fenced enclosure on Progress Way or on any of the surrounding streets or access drives.
4. The property owner must not allow the selling or auctioning of vehicles or vehicle parts and accessories on the property.
5. The property owner must not allow for construction materials, equipment or vehicle(s) stacking that would exceed the height of the existing, six (6) foot high screen fence.
6. The property owner must irrigate and maintain the landscaping in accordance with the approved site plan and the Town of Parker Land Development Ordinance Section 13.06.070 Landscape regulations.
7. This Use by Special Review is subject to annual review by the Planning Department or as often as the Town Council deems appropriate to ensure compliance with the nine (9) Use by Special Review criteria and all of the stated conditions of approval.

VIII. ATTACHMENTS

1. Applicant's Project Narrative
2. Site Development Plan
3. Approved Materials Handling and Spill Prevention Manual

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

Ubsr - Blair Industrial Center Amendment 2 - Project Narrative

As owner of 10281 and 10295 Progress Way, Parker, Colorado, I am submitting an application for: "Use by Special Review" (UBSR) request and a site plan.

The purpose of this UBSR is to bring this existing non-conforming lot into conformance with the current Town of Parker Land Development Code. Approval of this UBSR will allow the continuation of temporary vehicle impoundment and construction materials storage.

To explain the reason and importance for this request, I would like to offer a brief history of the site. My business is Parker Towing, the preferred towing company for the town and for the Parker Police Department. Parker Towing has been in business for over 30 years and I have been the owner for over 20 of those years. During those twenty years of ownership of Parker Towing, I had been leasing the subject property. Recently I have purchased the property with the desire to continuing the historic use of temporarily storage towed vehicles and leasing to a construction company for use in storing construction material. During the purchase process of this property, through discussion and meetings with Town of Parker staff it had become my understanding that these uses could be continued provided that we process and gain approval of a UBSR bringing this existing nonconforming lot into conformance with current Land Development Code.

The use of the property as it currently is being utilized and under the proposed UBSR would include 2 uses. One, temporary storage of towed vehicles on the south side of the lot and two the storage of construction material on the north side of the lot.

On the south side of the lot where Parker Towing temporary stores impounded vehicles hours of operation vary as the nature of the business is to support the Town and Police Department with their needs for vehicle impoundment. These stored vehicles are on the lot for approximately 3-8 days and then removed for one reason or another. The total number of trips in and out of this space again varies with the work load we are ask to complete by the Town and Police Department. This proposed use is consistent with the use for the last 20 plus years.

On the north side of the lot, I am presently renting yard space to a construction company for storing construction materials. The hours of operation are more consistent with typical business hours customary with construction work. The yard is used by workers in filling their various construction material and equipment needs for projects that they are working on at that time within the local area. The number of trips vary slightly due to seasonality of the construction market. But most of the traffic in and out of the yard is during the early morning and late afternoon. Very little if any traffic is after hours. The duration of the storage varies based on projects, stock and other factors.

The proposed UBSR will allow for storage traditional construction material including but not necessarily limited to concrete forms, stakes, fastening equipment/materials, lumbers, hand tools, power tools, window wells, tarps and other incidental materials. This proposed use is consistent with the use for the last 10 plus years.

Without the ability to store vehicles and construction materials on this "lot", I am either out of business or forced to relocate to another jurisdiction. My "Use by Special Review" request is to allow me to continue to use the property as it has been used by me for the last twenty years as an outdoor storage yard for both vehicle and construction materials.

A Site Plan, Materials Handling and Spill Prevention manual, Grading Erosion Sediment Control plan, and Landscape Plan have been developed for this site. These documents are part of the UBSR for your review and approval.

The Site Plan proposes a site that allows for continued use of temporary vehicle impoundment and construction materials storage while providing sediment and contaminant control that will improve water quality with access for emergency personnel. A sediment basin is to be added to the southwest corner of the site. This basin will prevent sediment transported by runoff to exit the site. The basin will also act as a secondary containment measure for any onsite spills that escape primary containment measures. The provided Materials Handling and Spill Prevention manual outlines the methods to be used to handle, prevent, and remediate spills.

A Grading Erosion and Sediment Control plan has been created for implementation of Best Management Practices (BMPs) before, during, and after construction. As the improvements for this site are being constructed these BMPs will minimize runoff flows from storm event, sediment runoff, airborne dust, and tracked dirt onto the local streets. Permanent measures will remain in place to ensure a stable site for years to come.

Also to be implemented to complete a site that blends in with surrounding community is a Landscape Plan. The proposed Landscape Plan for this site combines form and function. A major goal for the Landscape plan is to screen the site. The existing screening fence surrounding the site will be repaired and trees and shrubs will be added along the sites Frontage with Progress Way. To make the site aesthetically pleasing boulders and cobblestone, in addition to the trees and shrubs, will be added to the sites frontage. The proposed boulders add character to the landscape design and prevent parking along Progress way, which is prevalent today.

In summary, I am a long-time business owner within the Town of Parker and I wish to continue my business here. I believe we have formed a development plan that brings the site to conformance. I am hopeful that the improvements proposed will result in an approved site plan by way of Use by Special Review.

Thank you,

Carl Ellis

SITE DEVELOPMENT PLAN

LIST OF AGENCIES

PROJECT DEVELOPER

ENGINEER

SURVEYOR

LANDSCAPE ARCHITECT

WATER AND SANITATION DISTRICT

TOWN OF PARKER

UTILITY CONTACTS

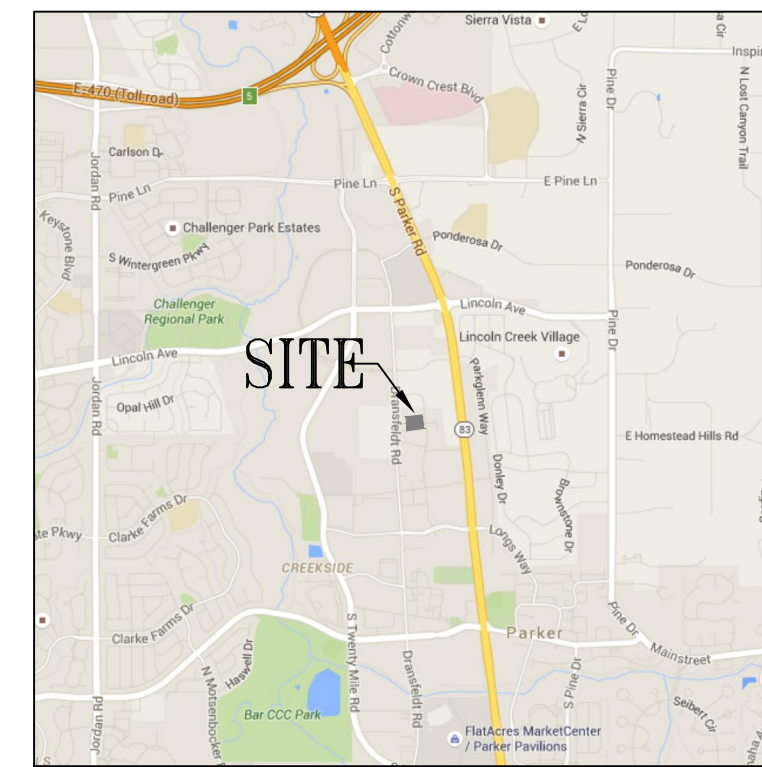
INTERMOUNTAIN REA

CENTURYLINK

**PARKER WATER &
SANITATION DISTRICT**

BASIS OF BEARING:

BENCHMARK



VICINITY MAP

SCALE: 1"=2000'

SITE DATA

GROSS ACREAGE	
	1.32



NO
PARKING
ANY TIME
FIRE LANE

SR7-13
12"x18"

FIRE LANE PARKING SIGN

NOTES:

1. NO PARKING, TEMPORARY OR OTHERWISE, IS ALLOWED ON PROGRESS WAY OR ANY OF THE SURROUNDING STREETS.
2. NO SELLING OR AUCTIONING OF AUTOMOBILES OR AUTOMOBILE PARTS IS PERMITTED ON THE PREMISES.
3. THIS SOUTH HALF OF THE SITE SHALL BE USED FOR TEMPORARY STORAGE OF TOWED VEHICLES ONLY. THE NORTH HALF OF THE SITE SHALL USED FOR CONTRACTOR STORAGE.
4. CONSTRUCTION MATERIAL(S), EQUIPMENT AND/OR VEHICLE STORAGE WILL NOT EXCEED THE HEIGHT OF THE EXISTING SCREEN FENCE.





Materials Handling and Spill Prevention Manual

**BLAIR INDUSTRIAL CENTER
AMENDMENT 2
Parker, Colorado**

PREPARED FOR:

**Ellis Properties, LLP
10281 S. Progress Way
Parker, Colorado 80134
Attn: Carl Ellis
(303)-841-9161**

PREPARED BY:

**JēHN ENGINEERING
5690 Webster Street
Arvada, Colorado 80002
Attn: Mark Bishop
(303) 423-6036**

DATE: January 2017



I. General Location and Description



Site Location

Blair Industrial Center is located in the West ½ of Section 15, Township 6 South, Range 69 West of the 6th P.M., Town of Parker, Douglas County.

The site is bounded by S. Progress Way and commercial to the east, vehicle storage to the north, commercial to the west, and Mountain Man Road and commercial to the south.

Site Description

The site is approximately 1.32 Acres in size and no structures on the property. The site is currently zoned Commercial.

The existing topography of the area is relatively flat, but generally slopes from east to west and south to north. A sediment basin will be constructed in the southwest corner. Any runoff generated on the site would be collected at this low point.

The existing ground cover is comprised mainly of dirt and gravel.

Proposed Project Description

The existing site is being used as a temporary vehicle storage area and will continue to be used as such.

II. Materials Handling and Spill Prevention

Spills at the site can be largely prevented through proper training and the conscientious efforts of personnel during the performance of routine activities. If a release of a petroleum substance does occur, personnel will take appropriate action to minimize the impact of the spill. This will be accomplished by using absorbent material that will be stored at the site. Absorbent material may consist of clay, sawdust, straw, kitty litter, booms, pads, or other suitable materials.

In the case of a spill or leak, soils contaminated with petroleum products will be contained and removed to a proper disposal site. Proposed soil erosion and sediment control practices will aid in retention of spills or leaks. Use of secondary containment and drip pans will reduce the likelihood of spills or leaks contacting the ground. Proposed maintenance and safe storage practices will reduce the chance of petroleum products contaminating on-site soils and drainages. Oily wastes such as crankcase oil, cans, rags, and paper containing oils will be placed in proper receptacles and properly disposed of. Routine daily inspections will be conducted to identify leaks and initiate corrective actions, if needed.

In the event a release of fuel, lubricant, or coolant from vehicles occurs, efforts will be made to stop the release, and the spilled fluids will be cleaned up as soon as possible.

As the vehicles are received, each vehicle will be inspected for potential leaks. The inspections should be conducted in a dedicated area to control where spills and leaks will be contained. In addition, drip pans should be placed under leaking vehicles, and absorbents should be on hand to clean up fluid leaks or spills that might occur.

Waste fluid management will include the following:

- a. Collection of waste petroleum-based products including used oil, transmission and brake fluids, and radiator coolants;
- b. Placement of these fluids in Department of Transportation (DOT) approved waste receptacles;
- c. Disposal of all waste fluids in accordance with applicable federal, state and local regulations;
- d. Place absorbents and rags used to clean up spills in DOT approved receptacles, store them so as to prevent fire hazards, and dispose of them regularly in accordance with applicable federal, state and local regulations.

Any spill that is beyond the capacity of the owner's employees ability for proper clean up should immediately be referred to a specialty clean up contractor for appropriate clean up.

Any spill regardless of size and extent is the spillers responsibility for proper cleanup.

A release of any chemical or petroleum product which may enter waters of the State of Colorado will be immediately reported to the CDPHE Emergency Management Program Hotline at 1-877-518-5608 immediately. Written notification must follow within five (5) days. Cherry Creek is a water of the State.