



PLANNING COMMISSION MEETING

7:00 PM

June 28, 2018

**Immediately Following the Meeting: *Planning Commissioner
Study Session on My Mainstreet***

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
June 14, 2018 Meeting Minutes
6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**
 - A. **COTTONWOOD HIGHLANDS FILING 6 - Minor Development Plat**

Applicant:	Land Development Consultants
Location:	Northeast Corner of Parkerhouse Road and Jordan Road
Department:	Community Development, Carolyn Parkinson
TRAKiT No.:	SUB16-055
8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

June 14, 2018

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

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

Also, present were Commissioners Richard Foerster, Duane Hopkins and Eliana Burke. Alternates Ruth Ann Nelson and Kimberly Rodell were present; Erik Frandsen was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the April 26, 2018 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 5:0:2 with Commissioners Duane Hopkins and Eliana Burke abstaining due to being absent from the April 26, 2018 meeting.

CONSENT AGENDA

None

PUBLIC HEARING: OPENED: 7:02 P.M. 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

Stacey Nerger, Planner, presented the staff report for Pine Lane and Parker Road Properties – Zoning. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Commissioners discussed with staff:

- the reason the one property owner does not want to be part of the annexation; *(Staff said the property owner attended the initial annexation meetings; additional, subsequent attempts to contact the owner by staff were unsuccessful. Staff agreed it appears the owner is not opposed to the annexation; merely not engaged in the process.)*
- the reason for changing Pine Lane to Silverado; *(Staff said Pine Lane Street is confusing and will change to Silverado Street based on a request from Fire/Life Safety.)*
- confirmation that the existing uses-by-right are not changing; *(Staff said the properties are to be zoned Modified Commercial to allow for the existing uses.)*
- the origin of the c-commercial permitted uses list; *(Staff said the list is comprised of existing uses listed in the Town of Parker C-Commercial zone district and some listed uses by special review are changed to uses permitted to accommodate existing businesses .)*
- confirmation that new businesses would need to conform to the new zoning; if existing businesses are sold would they be permitted or would they need to conform to the current code; *(Staff said the current structures will be brought in as legal non-conforming; any changes after annexation and zoning would need to conform to the current code.)*

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:10 P.M. PINE LANE AND PARKER ROAD PROPERTIES – Zoning

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this request appears to be a straight-forward zoning that meets the nine criteria for recommending approval. He said in the long term it will complement the Town of Parker and create new revenues. He supported recommending approval.

Commissioner Eliana Burke concurred.

Commissioner Ruth Ann Nelson agreed. She said it was good that the property owners voluntarily agreed to the annexation and were not forced; she commended staff for their work in the process.

Commissioner Richard Foerster said the annexation will be a good revenue benefit for the Town; he supported recommending approval.

Commissioner Duane Hopkins said the zoning will keep the area consistent with the way the area is developing; he supported recommending approval.

Commissioner Kimberly Rodell said she appreciated that the existing uses are being added to the Modified Commercial as by right for conformance; she supported recommending approval.

Chair Gary Poole supported recommending approval in light of Town tax and budget concerns; it will be good to have additional sources for revenue.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the Pine Lane and Parker Road Properties – Zoning. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:12 P.M. 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

Stacey Nerger, Planner, presented the staff report for Trails at Crowfoot - Preliminary Plan Amendment No. 1. Ms. Nerger 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 duplexes will have garages or on-street parking; (*Staff said the alley-loaded units will have garages and there will be on-street parking available.*)
- if the duplex sides facing N Pinery Parkway are architecturally designed well; (*Staff said the architect will be asked to ensure the street-facing sides are designed for a pleasing appearance.*)
- the location of utility connections on the buildings; (*Staff said that is not known.*)
- if all Town requirements have been met; (*Staff said all requirements have been satisfied.*)
- an explanation of the school district's letter; (*Staff said the existing annexation agreement established cash in-lieu/mitigation fees and land dedications for the school district; Douglas County School District's letter asks for additional land dedication and mitigation fees; the Town of Parker can only uphold what is in the original annexation agreement.*)
- Parker Water and Sanitation (PWS) comments regarding missing information; if that is because this is a preliminary plan; (*Staff said that is correct.*)
- how the Intermountain Rural Electric Association's (IREA) letter is addressed; (*Staff said the applicant met with IREA and addressed all easement issues.*)

APPLICANT PRESENTATION

John Prestwich, PCS Group, Inc. 200 Kalamath Street, Denver, CO 80223 presented:

- project history
- is consistent with current approved developments within the Hess Ranch Planned Development (PD)
- meets the Town of Parker Master Plan requirements
- model home elevations
- planned neighborhood park for Town of Parker residents and many pocket parks throughout the development

Commissioners discussed with Mr. Prestwich:

- park maintenance responsibility; *(Mr. Prestwich said the neighborhood park will be dedicated to the Town for maintenance responsibility; the pool area/pocket parks will be maintained by the Homeowners' Association (HOA).)*
- architectural design for the street-facing homes; *(Mr. Prestwich said street-facing homes will be set-back 70 feet from the road; the developer will work with the builder and staff to enhance building sides architectural features.)*

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:30 P.M. TRAILS AT CROWFOOT - PRELIMINARY PLAN AMENDMENT NO. 1

PLANNING COMMISSION DISCUSSION

Commissioner Ruth Ann Nelson said her concerns with the comment letters have all been addressed to her satisfaction. She said she is excited about affordable housing coming to Parker; she looked forward to the first phase of the development; she supported recommending approval.

Commissioner Eliana Burke agreed.

Commissioner John Howe agreed; the development is a good start for the area; is well-designed; and he is happy the neighborhood park will be accessible to town residents; he supported recommending approval.

Commissioner Richard Foerster said he was glad to see duplexes providing affordable housing developed in town; he supported recommending approval.

Commissioner Kimberly Rodell said the development appears well-designed and fits with the Master Plan; she supported recommending approval.

Chair Gary Poole concurred.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the Trails at Crowfoot - Preliminary Plan Amendment No. 1. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:32 P.M. 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

Stacey Nerger, Planner, presented the staff report for Corporate Park at Stonegate - Rezoning. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Chair Gary Poole disclosed that his wife works in the same office space as Mr. Kessler; they do not work together and that would have no effect on his impartiality. All Planning Commissioners agreed.

Commissioners discussed with staff:

- if the Parkerhouse Road extension is built; *(Staff said the Parkerhouse Road extension is constructed; Lanceleaf Street is not; it will be constructed with the future development of the northerly property.)*
- Fire/Life Safety's concern with the road extension; *(Staff said Fire/Life Safety requires a secondary access dependent upon the proposed use.)*
- clarification of daycare center as a use by right but restricted as an accessory use; heliport as a use by special review; self-storage as a use by special review; *(Staff said a heliport is designated as use by special review to initiate the referral process to Centennial Airport; the same is true for self-storage uses as a means for restricted control due to the moratorium on the use; the concern with daycare use permitted and yet restricted as an accessory use will need to be reviewed for changes by staff.)*

APPLICANT PRESENTATION

Zak Kessler, Woodspear Properties., 5619 DTC Parkway, Suite 525, Greenwood Village, CO 80111 presented:

- on behalf the property owner
- there are no current mini-storage uses
- daycare uses intent to limit daycare for employees versus daycare for general public
- buildings accommodate flexibility of uses
- the rezone request is address the change in the character area as housing develops in the surrounding area

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:47 P.M. CORPORATE PARK AT STONEGATE - Rezoning

PLANNING COMMISSION DISCUSSION

Commissioner Kimberly Rodell appreciated the look of the buildings that fit well as a buffer between the residential developments and E-470; she supported recommending approval.

Commissioner John Howe said he liked the developer's concept to be ahead of the curve as the surrounding area develops that will allow for adjustments in uses to fit the needs of the communities' desires; he supported recommending approval.

Commissioner Ruth Ann Nelson supported the rezone; staff has done a great job of working with the applicant to maintain occupancy and still take care of the concerns of the community to support this development.

Commissioner Richard Foerster said the additional light industrial uses in the rezone will benefit the area; he supported recommending approval.

Commissioner Duane Hopkins agreed; the listed potential uses keeps the zoning open for the future which is good for the community as it develops; he supported recommending approval.

Chair Gary Poole concurred.

Commissioner Richard Foerster moved that the Planning Commission recommend the Town Council approve the Corporate Park at Stonegate - Rezoning. Commissioner John Howe seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:50 P.M. 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

Ryan McGee, Planner, presented the staff report for Blair Industrial Center Tracts 8 & 9 Tracts 7, 8, 9, First Amendment - Use by Special Review. Mr. McGee concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request as conditioned in staff's report.

Commissioners discussed with staff:

- if this item has been heard before; *(Staff said due to the ordinance affecting storage, the applicant had until September 7, 2016 to apply for continuing the use at this location; the application has just now come to the hearing process for approval.)*
- land protection plans from fluid leaks; *(Staff said various mitigation techniques are used to comply with the Hazardous Materials Spill Response manual; employees check for vehicle leaks; per a soil investigation, no contamination issues were identified; the Cherry Creek Water District and Tri-County Health have ok'd the manual; Town of Parker storm water team investigates if any fluids get into the ground water through best practices to mitigate run-off issues.)*
- the type of construction materials stored on-site; *(Staff said the construction material may be concrete forms restricted to a height of the six-foot fence and deferred to applicant for further information.)*
- the annual review process; *(Staff said if issues are brought to the Town's attention they are covered under condition seven for approval.)*

APPLICANT PRESENTATION

Steve Ceresa, Jehn Engineering, 5690 Webster Street, Arvada, CO 80002 presented:

- have same environmental concerns
- won't bring contaminants to the site
- have a sediment base to stop contamination
- owner is responsible for all spill clean-up
- stored construction materials are forms and product used for building homes in Parker

Commissioners discussed with Mr. Ceresa:

- the truck sizes used to move construction materials; *(Mr. Ceresa said the trucks would be 10 or 15 ton, cabin chassis semis to load forms, window wells, etc.)*
- if trucks will be stored there overnight or weekends; *(Mr. Ceresa said not to his knowledge.)*
- the timeframe to complete landscape improvements; *(Mr. Ceresa said completion is planned immediately upon approval by Town Council.)*
- if the site has concrete for vehicle use or if it is road base; *(Mr. Ceresa said the site has road base by design to clean-up spills easily.)*

PUBLIC COMMENT OPENED

Rick Vaughn, 10311 S Progress Way presented:

- 10 feet on the south side of the property has never been maintained
- there are three to four foot high weeds
- there is dumping of dirt and landscaping materials
- witnessed car fires from liquid leaks
- requested consideration to bring the site to compliance with current code
- issue with other businesses parking vehicles on the property
- need to improve 10-foot stretch of property on the south side to be cleaned-up

PUBLIC COMMENT CLOSED

Commissioner John Howe asked if vehicles are parked outside of the fence should they be towed.

Mr. McGee said Community Services can site the property owner for weeds. The property owner can have the vehicles towed if that is an issue; not the Town.

Commissioner Ruth Ann Nelson believes the weeds have been addressed in the proposed landscape plan and it is the property owner's responsibility to address the need for towing.

Carl Ellis, property owner, 6485 N Pinewood Drive, Parker, 80134 presented:

- has never given permission for vehicles to park outside the fence
- does not own a landscape business so he had not dumped dirt or landscaping materials
- he has paid to a landscaper cut the weeds
- the law states cars are to remain for 72 hours before they can be towed

Commissioner Eliana Burke asked if staff has witnessed the concerns in site inspections.

Mr. McGee said yes, the concerns have been seen.

Bryce Matthews, Planning Manager cited the conditions for approval that addressed parking concerns and landscape maintenance concerns.

Commissioner Kimberly Rodell asked if 'no parking' signs can be placed on the property.

Mr. McGee said the property owner can do this and it may be added as condition for approval.

Mr. Matthews said the 'no parking' signs could be put as a condition of the active site plan approval.

PUBLIC HEARING: CLOSED: 8:17 PM. LOT 1 - BLAIR INDUSTRIAL CENTER TRACTS 8 & 9 TRACTS 7, 8, 9, FIRST AMENDMENT - Use by Special Review

PLANNING COMMISSION DISCUSSION

Commissioner Eliana Burke said as long as the applicant does as they are supposed to, she did not have a problem recommending approval.

Commissioner Richard Foerster said as long as the seven conditions are met, followed and monitored he had no reason to not continue the outdoor storage use; he supported recommending approval.

Commissioner Ruth Ann Nelson said she understands the current use for the property has been in place for a very long time; the new owner purchased the property with the intent of continuing the use, just as the Town was changing the rules for those types of uses. She appreciated the difficulties the new owners have experienced in trying to ensure the use will continue to be allowed while doing due diligence in working with staff to meet Town requirements. She thanked the owners for doing that and said she supported recommending approval.

Commissioner Kimberly Rodell supported the project where it is located in the industrial area; she said she would the applicant to be cognizant of the recommendations and the issues of the surrounding business owners; she supported recommending approval.

Chair Gary Poole supported recommending approval.

Commissioner Eliana Burke moved that the Planning Commission recommend the 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 listed in staff's report. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

Chair Gary Poole shared he is a member of a committee looking at long range arts and cultural plans. He recommended the Planning Commissioners, their friends and neighbors participate in a survey at Let's Talk Parker to assist in determining plans for the culture arts facilities and programming.

STAFF ITEMS

Mr. Matthews advised the Planning Commission that there will be a study session update on My Mainstreet, immediately following the June 28th meeting.

Mr. Matthews advised reappointments and new appointments of Planning Commissioners will be approved at the June 18, 2018 Town Council meeting.

ADJOURNMENT

The meeting was adjourned at 8:21 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair

DRAFT



Planning Commission Staff Report

Planning Commission Date: 6/28/2018

Town Council Date: 7/16/2018

Hearing Type: Public Hearing
COTTONWOOD HIGHLANDS FILING 6 – Minor
Development Plat
SUB16-055

Location: Northeast corner of Parkerhouse Road and Jordan
Road

Project Planner: Carolyn Parkinson, Planner

Applicant: Land Development Consultants – Sophia Hernandez

Executive Summary: A Minor Development Plat application to subdivide an
existing 8.3 acre parcel into three commercial lots and 1
tract.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Cottonwood Highland Filing 6 - Minor Development Plat.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Cottonwood Highland Filing 6 - Minor Development Plat, subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the Cottonwood Highland Filing 6 - Minor Development Plat as the request does not meet the following approval criteria:”

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

“I move the Planning Commission vote to continue the Cottonwood Highland Filing - 6 Minor Development Plat to a future date.”

I. BACKGROUND/DISCUSSION

Previously, this site was Lot 2 of the Cottonwood South Subdivision which was platted in Douglas County prior to annexation to the Town. This site was annexed in February of 2006. The name of the subdivision does not change at annexation; however, when parcels are platted within the Town the subdivision name does change to align with the Town's platting nomenclature. The Cottonwood Highlands Planned Development (PD) Guide identifies the zoning for this parcel as Commercial. There is no regional storm water infrastructure currently for the site.

This proposal will subdivide the parcel into three commercial lots and one tract. These commercial lots will serve a growing residential community with neighborhood services that are currently lacking in the area. The tract will contain an on-site detention basin.

The existing site is vacant and is vegetated with natural grasses. Drainage flows generally northeast to an existing storm pipe and discharges through an off-site detention pond. To maintain historic drainage flows for the new development, an on-site detention pond is required and will be located on Tract A. There is no 100-year floodplain present on this site.



II. PRIOR ACTIONS

Date	Action
February 2006	Annexation and zoning to Cottonwood Highlands Planned Development

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Cottonwood Highlands 4 th Amendment		
Master Plan Area	Mixed Use		
Site Acreage	8.3 acres		
Subdivision	Cottonwood South		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Douglas County	Douglas County Zoning	Storage
South	E-470	C - Commercial District	Vacant
East	Douglas County	Douglas County Zoning	Multifamily Residential
West	E-470	C - Commercial District	Vacant

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	This property is located within the E-470 Mixed Use Character Area which recommends a mix of land uses that will allow residents to walk and bicycle to their daily needs including retail, employment and recreation through a blend of compatible land uses, public amenities and an integrated multimodal transportation system. Land uses appropriate within this Character Area include a variety of higher intensity uses including multifamily, senior housing, assisted-living facilities, office, retail and restaurants. No one land use will dominate the overall development pattern within this Character Area. Single family detached residential uses and residential at less than 10 dwelling units per acre are not appropriate in this area. Densities may be reduced as a transition to adjacent residential development.
Consistent Goals/Strategies	<u>Land Use 1.H</u> <u>Jobs and Economic Vitality 2.E</u>
Inconsistent Goals/Strategies	None
Staff Analysis	There is significant existing and planned residential development in the area and neighborhood oriented commercial services are currently lacking.

	The commercial uses that are anticipated for this site will benefit the traveling public, provide services that local residents can walk and bike to and are consistent with commercial uses as described in the 2035 Master Plan.
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V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	40' when adjacent to an arterial roadway 20' when adjacent to an local roadway 50' when adjacent to residential area 0' when adjacent to commercial area		☐ Consistent ☐ Inconsistent ☒ N/A
Density	Commercial Uses		☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	60 feet		☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	No minimum lot area when development is designed as a project		☐ Consistent ☐ Inconsistent ☒ N/A
Lot Coverage	No maximum or minimum		☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070		☒ Consistent ☐ Inconsistent ☒ N/A
Off-Street Parking	Title 13.06.050		☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	Land Use and development on this site is regulated by the Cottonwood Highlands Planned Development (PD) Guide and Plan. The lots proposed with this		

	subdivision are adequate in size and shape to allow for reasonable commercial development that meets the zoning standards set forth in the PD. A site plan has been conditionally approved for Lot 2-1 to permit a convenience store with gas station. Only one site plan proposal has been submitted for this development. Site Plan approval will not take effect until the Minor Development Plat has been approved and recorded. The anticipated and proposed uses are allowed in all commercial areas within the PD.		
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VI. ACCESS, CIRCULATION

The development will have two points of access. The first is from Jordan Road near the northwest corner of the site. The second is via Parkerhouse Road at the approximate midpoint of the southern parcel boundary. Internal circulation will be provided by a private access drive.

The Construction Specifications and Design Considerations for Parks, Trails and Streetscapes Manual require a detached sidewalk for all arterial roadways. Jordan Road is an arterial roadway. The existing attached sidewalk along Jordan Road will be replaced with a detached sidewalk to conform with the manual's streetscape requirements.

VII. UTILITIES, DRAINAGE/GRADING AND EROSION CONTROL

This property is within the Cottonwood Water and Sanitation District's service area. Electrical service will be provided by IREA and natural gas will be provided by Xcel Energy. All three have indicated they can provide the subject property with utility service.

The proposed storm water detention basin is located on Tract A. The proposed drainage infrastructure improvements for Tract A include both the current developed condition and the three additional lots. Engineering has reviewed and approved the construction drawings for compliance with the Town of Parker Storm Drainage and Environmental Criteria manual and the Master Drainage Report for Cottonwood Highlands.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
South Metro Fire & Rescue Authority	No Comment
Town of Parker Building Department	No Comment
Cottonwood Water & Sanitation District	Approved
Centennial Airport	No Comment
Comcast	No comment
Xcel	Approved
IREA	Approved
CenturyLink	No Comment
E470 Highway Authority	Completed
Douglas County Planning	Approved
Cottonwood South Home Owners Association	No Comment

IX. CONCLUSION

This proposal is consistent with the 2035 Master Plan and supports commercial growth in the Town. The uses that are anticipated are allowed within the Cottonwood Highlands Planned Development and will provide neighborhood services that are lacking in the area. Staff recommends that the Planning Commission recommend that Town Council approve the Minor Development Plat for Cottonwood Highlands Filing 6 subject to the Town of Parker Municipal Code.

X. ATTACHMENTS

1. Referral Agency Comments
2. Minor Development Plat

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

REVIEWS

Carolyn Parkinson

**COMPLETENESS
REVIEW**

I have had the opportunity to review for completeness the replat application submitted for Cottonwood South, Lot 2. There are some items that need correction before the application can be accepted for completeness.

- The charge back form and process has been revised. I have attached the correct charge back agreement and have deleted the one previously submitted to eTRAKIT. Please have the property owner sign, have a witness sign, and upload the agreement to eTRAKIT. Please do not date the agreement. Once the agreement has been executed in house, we will date it and send a copy back to you.
- The application needs some revisions. Both Minor Development and Site Plan have been checked. Please revise by checking replat only. In the space where a description of the request can be summarized, "see narrative" has been provide. This will not suffice. Please summarize briefly, "this is a replat of lot 2 into 5 lot", for instance.
- The agreement with Cottonwood Water and Sanitation has not been fully executed. I will accept as submitted for the purpose of review, but please note that a fully executed agreement will be needed prior to approval.
- The will serve letter from Cottonwood Water and Sanitation cites the wrong property description, as does the title of the submitted plat. Both include "Filing 5, Block 1". Douglas County assessors list this property as Cottonwood South, Lot 2. Please correct both documents or provide clarification for this property description.

Please correct these items, provide the signed charge back agreement, and pay the assessed fees in eTRAKIT. Once these items have been completed, the application can be sent out for referral.

12/28/2016 3:00:35 PM

Carolyn Parkinson

**COMPLETENESS
REVIEW**

The applicant uploaded the chargeback, but it is required to be witnessed. It is not. Once that is completed and the fees are paid the application can go out to referral.

1/18/2017 4:48:49 PM

Peggy Davenport

**E-470 Public Highway
Authority 20**

All new development within one and one-half mile on either side of the E-470 centerline is subject to highway expansion fees.

1/23/2017 11:19:17 AM

Dylan Heberlein

**Centennial
Airport 20**

Re: SUB16-055; COTTONWOOD HIGHLANDS F6 REPLAT OF COTTONWOOD SOUTH

Dear Ms. Parkinson,

Thank you for the opportunity to review the Replat SUB16-055. Please forward a copy of the recorded easement to our office and include the book and page number of the easement on all plats and plans. Also, any permanent or temporary obstructions to air navigation (including cranes used during construction) that penetrate the 100:1 slope will require the filing and approval of FAA Form 7460-1.

Please feel free to call me if you have any questions.

Sincerely,

Dylan Heberlein
Noise & Environmental Specialist
1/23/2017 3:29:03 PM

Donna George

**Public Service Company of
Colorado 20**

Please see attached letter with mark-up drawing for requested easements.

1/27/2017 2:44:44 PM

Randy Capra

**FIRE LIFE
SAFETY 20**

The applicant shall visit the comments specific to the site plan with regard to the overall utility plans; four fire hydrants will be required for this site... at the entry off of Parker House Road (either side of street), each entry to the Circle K, and the north entry off of Jordan. Additionally, the plans do not have the correct signature block and the submittal documents did not include an auto turn analysis.

Refer to SP16-093 for all comments specific to this site.

2/9/2017 6:52:37 AM

Brooks Kaufman

**IREA
20**

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing underground/overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies. The Association will require a fifteen-foot (15') wide utility easement along Jordan Road. The Association will require a ten-foot (10') wide utility easements along the front, common side lot and rear lot of Lots 2A, 2B, 2C, 2D and 2E. (attached IREA markup)

2/14/2017 7:43:36 AM

Chris Boyd

**Douglas County
Planning Services
Division 20**

Addressing Comments:

Please be aware that the plat exhibit is titled Cottonwood South Filing 5, however the project is titled Cottonwood Highlands Filing 6.

Engineering Comments:

Please include a description and analysis of the downstream (northern) storm water infrastructure.

Planner Comments:

Site is within the incorporated Parker Municipal Planning Area, which supports urban level development. Planning Services has no comment on the application.

2/14/2017 4:57:47 PM

Kurt Patrick

DRAINAGE REPORT - STORMWATER

See comments on SP16-093.

2/16/2017 4:09:51 PM

Kurt Patrick Defer to civil review. 2/16/2017 4:10:51 PM	PLAT - STORMWATER
Marian Woodward 1) Legal description on sheet one needs to note that a portion of Lot 2 is excepted per 2004034457. While it is noted on the exhibit, the legal description must exclude it as well. Also, reception # listed for sub is wrong. It should be 2003029540. 2) Approval of town council paragraph is not populated with subdivision or reception # information. 3) Owner names on sheet 2 have typos (all company names with "Investments" were spelled wrong, including in the notary line). Please correct. 2/16/2017 4:34:59 PM	Douglas County Assessor's Office 20
Carolyn Parkinson Please see Development Review memo and redlines attached. 2/19/2017 3:33:53 PM	REPLAT 20
Alex Mestdagh Show dedicate an access easement over the internal roadway to ensure that all lots created in this plat have access to public roadways. Please add the following plat note: "Access easements are hereby granted over all private entrances and internal roadways within this development for the benefit of all current and future property owners of this property for ingress, egress and traffic circulation. Should this property be subdivided into additional lots, all such lots shall have the right to use all such entrances and roadways for public access purposes." Show and dedicate all necessary drainage and utility easements to accommodate the proposed infrastructure on the site. Please further describe Tract C, it appears this may have been part of a previous plat. If necessary, please dedicate to the Town a sidewalk easement for any sidewalk on Parkerhouse Road that is located outside of right-of-way. 2/22/2017 10:19:19 AM	PLAT - CIVIL
Alex Mestdagh Reviewed with SP. 2/22/2017 10:20:08 AM	TRAFFIC IMPACT STUDY - CIVIL
Alex Mestdagh Reviewed with SP. 2/22/2017 10:22:16 AM	DRAINAGE REPORT - CIVIL
Donna George PSCo/Xcel Energy acknowledges all dry utility easements on this plat. The comment response indicated a note was added "Permanent structures...", however, it is unable to be located on the plat. 5/3/2017 9:32:32 AM	Public Service Company of Colorado 15

Dylan Heberlein Re: SUB16-055; COTTONWOOD HIGHLANDS F6 REPLAT-COTTONWOOD SOUTH L2 Dear Ms. Parkinson, We have no further comments to make regarding this project. Please feel free to call me if you have any questions. Sincerely, Dylan Heberlein Noise & Environmental Specialist 5/4/2017 9:21:15 AM	Centennial Airport 15
Randy Capra The applicant has provided the hydrants noted at the two Jordan Road entrances; the applicant shall add an additional hydrant off of Parker House Road and the south entry to the private road. Ensure that the correct signature block is used on the cover sheet of the utility drawings and the overall utility page (I did not see a utility plan... just the site plan). 5/19/2017 12:41:19 PM	FIRE LIFE SAFETY 15
Brooks Kaufman The applicant has addressed the Association's request and comments. 5/19/2017 4:10:22 PM	IREA 15
Randy Capra I have been in contacts with Galloway; Galloway will be updating Utility drawings to address the fire hydrant on the south side of the site. 5/22/2017 2:48:04 PM	FIRE LIFE SAFETY 15
Marian Woodward Dedication statement has wrong filing number in plat name. Please update from Filing 5 to Filing 6. 5/22/2017 5:00:51 PM	Douglas County Assessor's Office 15
Tyler Sandt 1. Please add the following notes to the plat: "Access easements are hereby granted over all private entrances and internal roadways within this development for the benefit of all current and future owners of this property for ingress, egress and traffic circulation. Should this property be subdivided into additional lots, all such lots shall have the right to use all such entrances and roadways for public access purposes." "A blanket drainage easement is hereby dedicated to the Town of Parker over and across Tract A for the purpose of accessing, maintaining, and repairing stormwater management improvements including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, riprap, detention basins, forebays, micropools, and water quality facilities in the event that the property owner fails to satisfactorily maintain or repair said facilities."	PLAT - CIVIL

"A Multi-Use Utility Easement is hereby dedicated as shown for the use of all utilities. The Town of Parker is granted access over and across the easement for the purpose of accessing, maintaining, and repairing stormwater management improvements in the event that the property owner fails to satisfactorily maintain or repair said facilities."

2. Show sight triangles at the site's accesses.

3. Dedicate 25' drainage easements over all on-site storm sewer not covered by the multi-use easement (RCP only).

5/22/2017 5:30:27 PM

Tyler Sandt

**CONSTRUCTION
PLANS - CIVIL**

1. Include the Town's engineering signature block on all sheets containing non-standard details.

2. The WQCV Plate calls out both 10" and 17" spacing for the orifice holes; the drainage report calls out 16" spacing. The UD Detention calculations show the spacing being 15.6". Please verify that all pond details correspond with the drainage report calculations.

3. The orifice holes are shown as 5.3 sq. inches on the detail and 5.44 sq. inches on the UD detention calculations.

4. Add reinforcement callouts to the outlet structure, forebay, and trickle channel.

5. Clarify the Forebay Rectangular Weir detail. What is the 2" elevation difference between the invert of the weir and the top of forebay base elevation?

6. Add concrete in the overflow chamber base of the outlet structure up to the invert of the outlet pipe.

7. Add a detail for the 100-yr restrictor plate on the outlet pipe.

8. A well screen is not required when the water quality plate orifice sizes are 2.5" diameter or greater.

9. Add steps to access the micropool section of the outlet structure.

10. Show HGL's on the storm sewer profile.

11. Remove the portion of the access road adjacent to the trickle channel. Please also show the maintenance access tying into the forebay wall as shown in figure 7.1 in the SDECM. Note that the internal ramp does not have a slope requirement.

12. Show the concrete overflow spillway wall with dimensions on the plan set.

13. Please also provide a cross-sectional view of the emergency spillway. Ensure all relevant callouts are made per Figure 7.6.

14. Revise the trickle channel to show a flat bottom to assist with maintenance operations.

15. Provide a maintenance road detail per Figure 7.4.

16. The Town will need to have an access path around the pond to manhole MH B1-1.

17. Please provide a detail for the riprap being installed at the FES near Parkerhouse Rd that adheres to UDFCD specifications.

18. Include all Town CBMP details, not just the ones being used on this project.

19. Show landscaping plan for south access.

20. Remove the Town's engineering signature block from any landscape or irrigation plan sheets.

21. Please show elevations for the storm sewer under Parkerhouse Rd and ensure the system is not being surcharged by the proposed pond.

5/22/2017 5:31:17 PM

Tyler Sandt

**DRAINAGE
REPORT -
CIVIL**

1. It is staff's understand that the applicant is coordinating with the adjacent property owner as well as Douglas County regarding the conveyance of emergency flows north of the property. This issue will need to be addressed prior to any approvals.

2. On future submittals, include UD inlet calculations.

3. Please note, that the Circle K site plan will need to submit a drainage conformance letter. This letter will need to demonstrate that the Circle K conforms to all assumptions made in the master study as well as provide calculations for any storm infrastructure being installed with the Circle K site plan.

4. Ensure the calculations for the 100-year restrictor plate are shown on the UD detention sheets.

5/22/2017 5:32:00 PM

Carolyn Parkinson

MINOR DEVELOPMENT PLAT 15

Please correct Town Council Certification

5/23/2017 8:40:24 AM

Carolyn Parkinson

MINOR DEVELOPMENT PLAT 15

Please see redline and 2nd development review memo

5/23/2017 8:40:57 AM

Carolyn Parkinson

**Douglas County
Planning Services
Division 20**

Per email from Chuck Smith at DC engineering dated 5.25.17 10:41 am, they have no concerns with approval of this project. They will continue to work with the project engineer to ensure their previous comment is addressed.

5/25/2017 12:44:11 PM

Donna George

**Public Service Company of
Colorado 15**

PSCo/Xcel Energy acknowledges the requested paragraph that was added to the plat.

5/31/2017 9:03:28 AM

Donna George

Public Service Company of Colorado 15

see notes above

5/31/2017 9:11:49 AM

Carolyn Parkinson

**Douglas County
Assessor's
Office 15**

This plat used to be Cottonwood South, and now appears to be renamed to Cottonwood Highlands. The dedication says Cottonwood South, not Cottonwood Highlands. The plat title and dedication should match exactly. In cases of mismatch, the dedication statement name overrides the plat title. If recorded as is, the plat and all corresponding legal descriptions will be Cottonwood South Filing 6.

5/31/2017 9:54:47 AM

Carolyn Parkinson

**Douglas County Assessor's Office
15**

Ok to change status to approved per email from Brooke Decker on 6.2.17

6/5/2017 10:51:27 AM

Carolyn Parkinson

**Douglas County Planning
Services Division 20**

Please see comment letter attached and submitted via email from Matt Jakubowski on 6.6.17

6/7/2017 8:37:19 AM

Tyler Sandt

**CONSTRUCTION
PLANS - CIVIL**

1. Per discussions with the applicant, the Town will need to review the signed TCE prior to any approvals.
2. Please revise the outlet structure's unit cost to be \$15,000 on the cost estimate.
3. Please add reinforcing steel callouts on outlet structure profile.
4. Add a note to the outlet structure plan view stating that 'no gap shall be present at the top of the structure between the orifice plate and the well screen'.
5. Replace Type L riprap with Type M. The Type M riprap in the spillway needs to be at least 24 inches thick.
6. The forebay only needs an internal ramp on the side of the maintenance access.
7. Please add a well screen per UDFCD updated criteria. Ensure the well screen extends to the bottom of the micropool and that there is no concrete in between the well screen and the orifice plate.

7/13/2017 2:11:33 PM

Carolyn Parkinson

Cottonwood Water & Sanitation District 20

Approved per email dated 7.14.17 from Lisa Schwein

7/19/2017 8:06:19 AM

COTTONWOOD HIGHLANDS FILING NO. 6

A REPLAT OF LOT 2, COTTONWOOD SOUTH
LOCATED IN THE SW 1/4 OF SECTION 4 AND THE SE 1/4
OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE 6TH P.M., COUNTY OF DOUGLAS,
STATE OF COLORADO

MINOR DEVELOPMENT PLAT
8.318 ACRES, 3 LOTS, 1 TRACT
SHEET 1 OF 3

LEGAL DESCRIPTION:

LOT 2, COTTONWOOD SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 5, 2003 UNDER RECEPTION NO. 2003029540, EXCEPT THAT PORTION OF SAID LOT 2 DESCRIBED AND RECORDED UNDER RECEPTION NO. 2004034457, COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE STATEMENT:

THE PURPOSE OF THIS MINOR DEVELOPMENT PLAT IS TO DIVIDE ONE LOT INTO 4 LOTS AND ONE TRACT.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "COTTONWOOD HIGHLANDS FILING NO. 6". THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

(SEE SHEET 2 FOR NOTARIZED SIGNATURES)

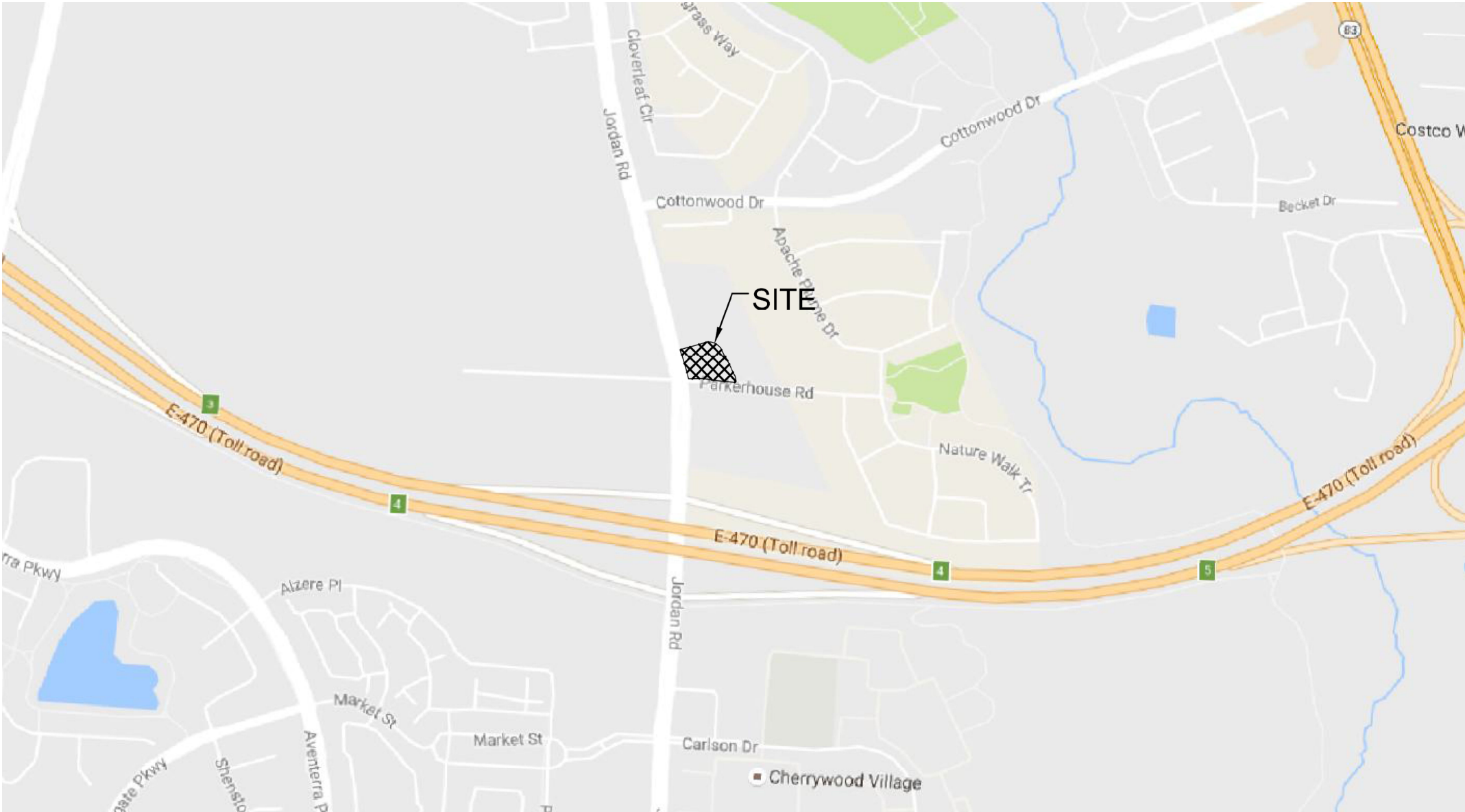
ACKNOWLEDGMENT:

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

(SEE SHEET 2 FOR NOTARIZED SIGNATURES)

NOTES:

- 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 THEN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, RUBINO SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABC70494034-3 WITH AN EFFECTIVE DATE OF AUGUST 4, 2016. FACILITIES."



VICINITY MAP
SCALE 1"=1000'

NOTES (CONTINUED):

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
- 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.
- THE BEARINGS ARE BASED ON THE WEST LINE OF LOT 2 ASSUMED TO BEAR S17°13'05"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- ACCORDING TO FEMA'S FIRM MAP NO. 08035C0066G, DATED MARCH 16, 2016, THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING AREAS:

"OTHER FLOOD AREAS, ZONE X", DESCRIBED IN THE LEGEND OF THE ABOVE MENTIONED MAP AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD;
- "OTHER AREAS, ZONE X", DESCRIBED IN THE LEGEND OF THE ABOVE MENTIONED MAP AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- WITHIN THE SIGHT TRIANGLES, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OF TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- EASEMENTS LABELED "DRY UTILITY EASEMENT" SERVICING ALL LOTS ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AS SHOWN HEREON.
- ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THIS DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.

11. A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACT A FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.

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

13. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

14. THE SIGHT TRIANGLES SHOWN HEREON ARE NOT LOCATED ON SUBJECT PROPERTY AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.

(SEE SHEET 2 FOR ADDITIONAL NOTES)

SURVEYOR'S CERTIFICATE:

I, ROBERT J. RUBINO, 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 6/20/2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST 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 _____ 2016.

ROBERT J. RUBINO, PLS 14142
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR

TITLE VERIFICATION:

I _____, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, EXCEPT FOR ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY OF RECORD, AS SHOWN ON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70494034-5, EFFECTIVE DATE OCTOBER 04,, 2016.

BY: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____ ADDRESS _____

PLANNING COMMISSION:

THIS MINOR DEVELOPMENT PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE:

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE ____ DAY OF _____, 20____, FOR FILING SUBJECT TO THE CONDITIONS SET FORTH BY THE TOWN COUNCIL. THE DEDICATIONS ARE HEREBY ACCEPTED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCURRED WITH RESPECT TO REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT OF THE TOWN OF PARKER. THE RESPONSIBILITY FOR MAINTAINING PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS OR HER ASSIGNS IN PERPETUITY.

MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

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

____ DAY OF _____, 20____ AT _____ O'CLOCK ____M.

RECEPTION NO. _____

COUNTY CLERK AND RECORDER

PREPARATION DATE:	6/02/17
DRAWING NO.	16139PLAT.DWG
SHEET 1 OF 3	
DEVELOPER:	CIRCLE K STORES INC. TIM PETERS 1199 BELTLINE ROAD #160 COPPELL, TX 750191
APPLICANT:	LAND DEVELOPMENT CONSULTANTS, LLC MICHAEL SCARBROUGH 11811 N. TATUM BLVD, SUITE 1051 PHOENIX, AZ 85208
PREPARED BY:	RUBINO SURVEYING 3312 AIRPORT ROAD BOULDER, COLORADO 80301 (303) 464-9515

COTTONWOOD HIGHLANDS FILING NO. 6

A REPLAT OF LOT 2, COTTONWOOD SOUTH
LOCATED IN THE SW 1/4 OF SECTION 4 AND THE SE 1/4
OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE 6TH P.M., COUNTY OF DOUGLAS,
STATE OF COLORADO

MINOR DEVELOPMENT PLAT
8.318 ACRES, 3 LOTS, 1 TRACT
SHEET 2 OF 3

NOTES (CONTINUED):

15. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.

16. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.

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

18. THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITHIN THE PROPERTY SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.

OWNER:

C&J LAND INVESTMENTS, LLC

BY: _____
NAME:
TITLE:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__, BY _____ AS AN AUTHORIZED SIGNATORY OF C&J LAND INVESTMENTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC ADDRESS

OWNER:

S&L LAND INVESTMENTS, LLC

BY: _____
NAME:
TITLE:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__, BY _____ AS AN AUTHORIZED SIGNATORY OF S&L LAND INVESTMENTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC ADDRESS

OWNER:

K&H LAND INVESTMENTS, LLC

BY: _____
NAME:
TITLE:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__, BY _____ AS AN AUTHORIZED SIGNATORY OF K&H LAND INVESTMENTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC ADDRESS

OWNER:

COLORADO VENTURE III, LLC

BY: _____
NAME:
TITLE:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__, BY _____ AS AN AUTHORIZED SIGNATORY OF COLORADO VENTURE III, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC ADDRESS

OWNER:

COLORADO VENTURE I, LLC

BY: _____
NAME:
TITLE:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__, BY _____ AS AN AUTHORIZED SIGNATORY OF COLORADO VENTURE I, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC ADDRESS

OWNER:

PARKWOOD EAST, LLC

BY: _____
NAME:
TITLE:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__, BY _____ AS AN AUTHORIZED SIGNATORY OF PARKWOOD EAST, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC ADDRESS

OWNER:

CLAY CARLSON

BY: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__, BY CLAY CARLSON AS AN INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC ADDRESS

OWNER:

KENT CARLSON

BY: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__, BY KENT CARLSON AS AN INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC ADDRESS

OWNER:

SCOTT CARLSON

BY: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__, BY SCOTT CARLSON AS AN INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC ADDRESS

PREPARATION DATE:	6/02/17
DRAWING NO.	16139PLAT.DWG
SHEET	2 OF 3
DEVELOPER:	CIRCLE K STORES INC. TIM PETERS 1199 BELTLINE ROAD #160 COPPELL, TX 750191
APPLICANT:	LAND DEVELOPMENT CONSULTANTS, LLC MICHAEL SCARBROUGH 11811 N. TATUM BLVD, SUITE 1051 PHOENIX, AZ 85208
PREPARED BY:	RUBINO SURVEYING 3312 AIRPORT ROAD BOULDER, COLORADO 80301 (303) 464-9515

COTTONWOOD HIGHLANDS FILING NO. 6

A REPLAT OF LOT 2, COTTONWOOD SOUTH
LOCATED IN THE SW 1/4 OF SECTION 4 AND THE SE 1/4
OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE 6TH P.M., COUNTY OF DOUGLAS,
STATE OF COLORADO

MINOR DEVELOPMENT PLAT
8.318 ACRES, 3 LOTS, 1 TRACT
SHEET 3 OF 3

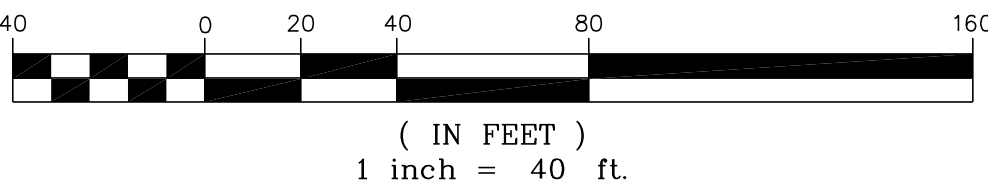
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	6.03	18.74	18°26'50"	N84°28'42"E	6.01
C2	93.43	50.00	107°03'42"	N53°57'31"W	80.42
C3	20.51	70.00	16°47'25"	S08°49'23"E	20.44
C4	15.51	20.00	44°25'37"	S39°25'54"E	15.12
C5	29.30	100.00	16°47'25"	S08°49'23"E	29.20
C6	43.27	25.70	96°27'58"	N50°19'27"W	38.34
C7	5.99	18.68	18°22'53"	S61°17'19"W	5.97

LINE LEGEND

	SUBDIVISION BOUNDARY LINE
	30' PUBLIC ACCESS EASEMENT LINE
	50' MULTI USE EASEMENT LINE
	DRY UTILITY EASEMENT (HATCHED AREA)
	30' PUBLIC ACCESS EASEMENT (HATCHED AREA)
	NEW LOT LINE
	SECTION LINE
	25' DRAINAGE EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.46	S72°46'48"W
L2	6.00	N17°13'04"W
L3	5.02	S72°30'38"W
L4	39.77	N00°25'40"W
L5	146.50	N17°13'05"W
L6	196.50	S17°13'05"E
L7	27.77	S00°25'40"E
L8	5.99	N17°13'05"W
L9	5.50	N72°46'55"E
L10	170.55	N17°13'05"W
L11	63.80	N62°32'18"E
L12	159.50	N89°46'29"E
L13	25.00	N00°13'31"W
L14	149.96	S89°46'29"W
L15	10.39	N00°05'50"E
L16	25.00	N89°45'54"W
L17	15.45	S00°05'50"W
L18	59.25	S62°32'18"W
L19	139.55	N17°13'05"W
L20	34.17	N72°46'55"E
L21	24.55	S17°13'05"E
L22	9.17	S72°46'55"W
L23	115.01	S17°13'05"E
L24	25.13	S66°59'54"W
L25	25.13	S17°13'05"E
L26	29.61	N66°59'54"E

GRAPHIC SCALE



PREPARATION DATE: 6/02/17

DRAWING NO. 16139PLAT.DWG

SHEET 3 OF 3

DEVELOPER:
CIRCLE K STORES INC.
TIM PETERS
1199 BELTLINE ROAD #160
COPPELL, TX 750191

APPLICANT:
LAND DEVELOPMENT CONSULTANTS, LLC
MICHAEL SCARBROUGH
11811 N. TATUM BLVD, SUITE 1051
PHOENIX, AZ 85208

PREPARED BY:
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BOULDER, COLORADO 80301
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