



PLANNING COMMISSION MEETING

7:00 PM

August 22, 2019

Prior to the Meeting: 5:30 p.m. *Planning Commissioner Training*

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

August 8, 2019 Meeting Minutes

- 6. PUBLIC HEARINGS**
 - A. MOST OF LOT 4 GOBLERS NOB SUBDIVISION - Use by Special Review for Exotic Pet Boarding**

Applicant: Jennifer Piccin-Shaw, Creature Comforts Pet Hotel
Location: Northwest Corner of Parker Road and Pine Lane
Department: Community Development, BrieAnna Simon and Paul Workman
TRAKiT No.: Z19-010
 - B. COTTONWOOD HIGHLANDS FILING NO. 7 - Sketch and Preliminary Plans**

Applicant: John Cheney, Lennar Homes
Location: South of Cottonwood Drive between Chambers Road and Jordan Road
Department: Community Development, Stacey Nerger
TRAKiT Nos.: SUB18-037 and SUB18-045

7. PLANNING COMMISSION ITEMS

8. STAFF ITEMS

9. ADJOURNMENT



PLANNING COMMISSION MINUTES

August 8, 2019

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

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

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

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the August 1, 2019 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:04 P.M. CHAMBERS ROAD - Zonings

Applicant: Town of Parker

Location: Chambers Road between Mainstreet and Heirloom Parkway

Department: Community Development, Stacey Nerger

TRAKiT Nos.: Z19-003, Z19-004, Z19-005 and Z19-006

Stacey Nerger, Planner, presented the staff reports for the Chambers Road – Zonings concurrently and called for four (4) separate motions. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the zoning requests. Ms. Nerger said she and Chris Hudson, Public Works Manager, were available to answer questions.

Planning Commissioners discussed with staff:

- if the Shea Homes' Tract Q property is already annexed into the Town of Parker and zoned; *(Staff said no but it will be at some time in the future.)*
- why the Tract Q property isn't being zoned with this request; *(Staff said Tract Q is owned by Shea Homes and is not part of this project; it is anticipated the property will be annexed and zoned Open Space in the next couple of years upon completion of the Stepping Stone development. Staff said only the Right-of-Way (ROW) is being annexed and zoned at this time to comply with the 2015 Intergovernmental Agreement with Douglas County.)*

APPLICANT PRESENTATION

None; Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:10 P.M. CHAMBERS ROAD - Zonings

PLANNING COMMISSION DISCUSSION

All Commissioners agreed this is a simple request that cleans up property ownership and zoning uses for the Town of Parker.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Newlin Crossing Planned Development Amendment No. 1 zoning request. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

Commissioner Kimberly Rodell moved that the Planning Commission recommend Town Council approve the Public Service Company of Colorado and Chambers ROW zoning request. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

Commissioner Eliana Burke moved that the Planning Commission recommend Town Council approve the Mainstreet and Chambers East Tract D zoning request. Commissioner John Howe seconded; a vote was taken and passed 7:0.

Commissioner Ruth Ann Nelson moved that the Planning Commission recommend Town Council approve the Chambers Road No. 1 zoning request. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Ms. Munekata, acting Planning Manager, reminded the Planning Commission that there will be a training session prior to the August 22 meeting at 5:30 p.m.

ADJOURNMENT

The meeting was adjourned at 7:17 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 8/22/2019

Town Council Date: 9/3/2019

Hearing Type: Public Hearing
**MOST OF LOT 4 GOBLERS NOB SUBDIVISION –
Use by Special Review for Exotic Pet Boarding
TRAKiT No.: Z19-010**

Location: 12543 N State Highway 83 #326

Project Planner: BrieAnna Simon, Associate Planner

Applicant: Jennifer Piccin-Shaw, Creature Comforts Pet Hotel, LLC

Executive Summary: The applicant, Creature Comforts Pet Hotel, is requesting a Use by Special Review to allow for exotic pet boarding. The site is located on the northwest corner of Pine Lane and Parker Road in the existing multitenant commercial building.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Goblers Nob Lot 4 Use by Special Review request to allow an exotic pet boarding facility, subject to the six (6) conditions contained in staff’s report.”

- 1. That the Use by Special Review materials submitted to the Community Development Department on May 29, 2019 shall be the approved Use by Special Review materials.*
- 2. A building permit shall be required for any interior or exterior work completed on site.*
- 3. The animals outlined in “Section 9.05.030 – Keeping wild, exotic or dangerous animals” shall not be accepted at the boarding facility. All animals kept at the boarding facility must be in compliance with those outlined in Title 9 of the Town’s municipal code.*
- 4. The use shall be a licensed facility with Pet Animal Care Facilities Act (PACFA) Program.*

5. *This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for. The Community Development Director, upon written request, may grant a ninety-(90) day extension.*
6. *This approval does not include signage. A separate sign permit is required from the Community Development Department. The applicant shall also contact the Building Division regarding sign permit requirements.*

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Use by Special Review.”

“I move the Planning Commission recommend Town Council deny the Use by Special Review 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 to a future date.”

I. BACKGROUND/DISCUSSION

The applicant, Creature Comforts Pet Hotel, is requesting a Use by Special Review to allow for an exotic pet boarding facility that will also include some specialty retail items such as pet treats, beds, harnesses and other similar items. The site, Lot 4 of Goblers Nob subdivision, is located within Commercial, Office, Retail Park Planning Area of the Pine Lane Plaza Planned Development (PD). Pet boarding facilities are not listed as a permitted use nor as a Use by Special Review in the Commercial, Office, Retail Park Planning Area of the PD guide. The PD Guide permits those uses outlined in the Town’s municipal code under the Commercial Zone District. Observation kennels and pet day care are listed as a Use Permitted by Special Review in Commercial Zone District in the municipal code. Staff has determined that the Use by Special Review is an appropriate review process as a pet boarding facility is similar in use to observation kennels and pet day care.

The subject property was constructed in 1983 as a multi-tenant commercial building. The applicant will be operating within a tenant space approximately 2,114 square feet in size. The hours of operation will be Monday, Tuesday, Thursday, and Friday from 8:00 a.m. to 5:00 p.m., Saturday and Sunday from 9:00 a.m. to 2:00 p.m. The facility will be closed to the public on Wednesdays, but maintained by staff. Drop-off and pick-up times will be allotted by 30 minute appointments only. Pet owners will be required to transport pets within a cage or carrier to the site. The addition of the boarding facility will not negatively impact the development.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
6/19/2019	Administrative Approval

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Pine Lane Plaza – Planned Development		
Master Plan Area	Regional Commercial Retail		
Site Acreage	1.78 Acres		
Subdivision	Goblers Nob		
Existing Use	The property consists of one multi-tenant commercial building with retail, personal service, and restaurant uses.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Regional Commercial Retail	C - Commercial District	Commercial Use
South	Central Commercial	PD - Planned Development	Vacant
East	Medical	Douglas County Zoning	Vacant
West	Regional Commercial Retail	C - Commercial District	Vacant

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Regional Commercial Retail ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Parker Road and E-470 intersection is a significant gateway into the community and the only opportunity for E-470 traffic to enter and exit the tollway for free from both directions. This Character Area will provide more intense retail including large format retail (big box) and restaurant uses focused on serving both local and regional needs. Other commercial uses such as office and entertainment may be appropriate on a limited basis.
Consistent Goals/Strategies	<u>Land Use 1.A</u> <u>Land Use 1.C</u>
Inconsistent Goals/Strategies	None
Staff Analysis	The property is located within the Regional Commercial District and E-470 Corridor of the Town's Master Plan. The Master Plan identifies the Regional Commercial District as an area to provide for a variety of work processes such as large format retail, commercial uses, office, entertainment and other uses of similar character. Exotic pet boarding is classified as a commercial use which is consistent with General Land Use Plan recommendation in Chapter 6 of the Parker 2035 Master Plan. The proposed use also supported in Chapter 10 Jobs and Economic Vitality 2.B: The request would provide for additional variety and diversity of the business types on the Town.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 30 feet Side – 0 feet Rear – 5 feet	The proposed use will not have any exterior modifications.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The proposed use will not alter the existing building density.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum building	The proposed use will not	☒ Consistent

	height of 60 feet.	alter the existing building height.	☐ Inconsistent ☐ N/A
Lot Size	Minimum lot area is 10,000 square feet.	The existing lot is 77,536.8 square feet.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage		The proposed use will not alter the existing lot coverage.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The proposed use will not have any exterior landscaping.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050 : The minimum parking requirements for kennel, pet day care, veterinary clinic is 1 parking space per 400 square feet of net leasable area (not including square footage occupied by animal pens).	The applicant will be taking over an existing tenant space within the existing building which is approximately 2,114 square feet in size. The applicant will be required to have a total of six parking spaces. Therefore, the addition of the exotic pet boarding facility will not negatively impact parking for the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Utilities	Parker Water and Sanitation District, Xcel Energy and IREA will continue to provide utility service to the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined that the proposed use meets the intent and purpose of the Pine Lane Plaza – PD and will serve the needs of the surrounding neighborhood by offering boarding services to pets and pet owners.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

This property has vehicular access from Parker Road and Pine Lane. There are no proposed changes to the existing vehicular access or traffic circulation.

VII. 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 analysis and findings:

Creature Comforts Pet Hotel (CCPH) is moving into an existing commercial center, Pine Lane Plaza, and will be of the same structure and style as other tenants that

include a liquor store, insurance office, hair salon, restaurant, and pet groomer. CCPH will be open to the public Sundays, Mondays, Tuesdays, Thursdays, Fridays and Saturdays with hours similar to those of other commercial businesses in the area. CCPH will be closed to the public on Wednesdays. Pre-existing insulation, locating birdcages away from common walls and the unit being partially below-grade will provide noise mitigation.

Staff analysis and findings:

The boarding facility is proposing to move into an existing commercial building within the Pine Lane Plaza – Planned Development, which identifies this planning area as Commercial, Office, Retail Park.

The applicant is proposing to add additional ventilation as outlined by the Pet Animal Care Facilities Act. Additionally, noise mitigation will take place with animals with higher noise impact by locating these animals in areas of the building not adjacent to other tenants. The ventilation and location within the tenant space will alleviate the potential for noise nuisance from exotic animals (i.e., birds). All uses and activities are proposed to be monitored by staff to limit disturbance to the surrounding properties.

The applicant's actions to mitigate the potential for noise and pet waste impacts as well as the properties location within a Pine Lane Plaza - Commercial, Office, Retail Park area of the Town with no residential facilities will ensure the use is in harmony and compatible with the character of the surrounding neighborhood and uses.

Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

CCPH will be a unique, local business within the Regional Commercial District in an existing mixed use commercial space at Parker Road and E-470. As the population of Parker grows, the number of households owning exotic pets and in need of safe, reliable overnight pet care will rise, a specific niche that CCPH will fill. As stated in the Town Master Plan "Parker's unique location along Parker Road on the southeastern fringe of the Metro area has it positioned to serve a much larger market than just the residents of the Town itself". This will also allow CCPH to serve a larger market of exotic pet owners, promoting Parker and supporting Parker's economy and other commercial retail.

Staff analysis and findings:

The details of this analysis can be found in Section IV of this staff report. The property is located within the Regional Commercial District and E-470 Corridor of the Town's Master Plan. The Master Plan identifies the Regional Commercial District as an area to provide for a variety of work processes such as large format retail, commercial uses, office, entertainment and other uses of similar character. Exotic pet boarding is classified as a commercial use which is consistent with the intent of the Master Plan.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

The current parking and landscaping at the existing developed commercial space of Pine Lane Plaza is adequate for CCPH, so we are not proposing any changes.

Staff analysis and findings:

The applicant is proposing to occupy one tenant space on the property. No additional external modifications to the property are being proposed. The boarding use will not result in an over-intensive use of the land as the use will be moving into an existing building.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

CCPH will not change or negate any community capital improvement programs of the Town of Parker.

Staff analysis and findings:

This use will not adversely affect capital improvement programs as the use will not adversely impact roads, utilities, or storm drains beyond their existing designed capacity. The use will occupy an existing structure and tenant improvements will be designed to accommodate the boarding use.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

CCPH and its clients will not require additional use of facilities or services greater than other local Parker businesses in and around Pine Lane Plaza. There will be no impact to Animal Welfare Officers of Parker because CCPH will not have animals at large posing risks to the public, no animal waste outside the business, no need for impoundments and will only board those species deemed legal in the Parker Municipal Code Title 9, Chapter 9.05.

Staff analysis and findings:

The proposed use will locate into an existing building and overall development anticipated for commercial uses. This use is not anticipated to generate demand for additional municipal services (police, street maintenance, drainage facility maintenance, etc.) or facilities (parks, recreation center usage, etc.) beyond which the Town currently provides. Therefore, the proposed use will not require a level of community facilities and services greater than presently available to serve the site.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

Current estimated traffic counts for the three major roads accessing the Town of Parker, Parker Road, Lincoln Avenue and E-470 are above 36,000 vehicles per day. CCPH's employees and clients will not cause a noticeable increase to traffic volume in and around Parker. We estimate 4-6 trips by clients and staff on a daily basis. Clients will drop off and pick up their pets by appointment allaying any congestion around Pine Lane Plaza.

Staff analysis and findings:

This property has vehicular access from Parker Road and Pine Lane. Employees, customers and their pets will arrive and depart at various times during the hours of operation by appointment. The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

The daily business operations of CCPH will not have any more impact on air and noise pollution than other commercial businesses at Pine Lane Plaza. Per PACFA regulations, CCR 1202-15, Part 11.8. "Pet animal areas must be adequately ventilated with fresh or filtered air to minimize odors and moisture and to provide for the health and comfort of the animal at all times. Ventilation may be mechanical or natural." CCPH will purchase large area air purifiers for the facility that are equipped with HEPA and carbon filters, changed per the manufacturer's specifications. Companion birds that have higher noise levels will be housed in an area along the outside wall that is not contiguous with other businesses. Pre-existing insulation and the unit being partially below-grade will provide further sound dampening.

Staff analysis and findings:

The property is located within the commercial area of the Town. The existing structure was built for commercial uses. The applicant is proposing to add additional ventilation as outlined by the Pet Animal Care Facilities Act. Additional noise mitigation will take place with animals with higher noise impact by locating these animals in areas of the building not adjacent to other tenants. The additional ventilation and animal location will help mitigate any sounds normally associated with boarding from animals such as birds. The applicant's plan for pet waste removal will mitigate the potential (if any) for significant air and water pollution. Therefore, the boarding use will not cause significant air, water or noise pollution.

Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

All business activities will take place inside Unit 326 and the entrance to the unit is not viewable from the street.

Staff analysis and findings:

The property is currently surrounded by roads on two sides, parking on the west and commercial on the north with landscaping surrounding the existing building. The proposed use will take place entirely within the tenant space. The applicant's proposal will ensure that the use does not negatively impact the existing landscaping.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

CCPH, its operations and business practices will not be detrimental to the health, safety or welfare to the inhabitants of Parker. CCPH will be subject to inspections by the Colorado Department of Agriculture to ensure it is following all PACFA regulations. "CCR 1202-15, Part 10.1. All PACFA-licensed facilities may be inspected upon application, change or addition of a license category, facility remodel and routinely thereafter, and upon a complaint to the Commissioner or the Department about a particular facility. Only the portions of the facility used as a pet animal facility need meet the requirements of this Rule." PACFA will inspect the physical facility, enclosures and methods of cleaning and sanitation.

Staff analysis and findings:

The boarding facility will provide a necessary service to Parker residents. The impacts created by boarding uses will be minimal if subject to the conditions proposed by staff. The measures being taken by the applicant to mitigate and eliminate the potential for negative impacts of this use will ensure that the use will not be detrimental to the health, safety and welfare of present or future inhabitants of the Town. The applicant will work to ensure pet health and welfare and will not be detrimental to the health, safety or welfare of present or future inhabitants of the Town.

Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No comment.
South Metro Fire & Rescue Authority	No comment.
Arapahoe County Water & Wastewater Authority	No comment.
Cherry Creek Basin Water Quality Authority	No comment.
Urban Drainage	No comment.
Xcel	No comment.
IREA	No comment.
CenturyLink	No comment.
E470 Highway Authority	No comment.
Association	No comment.

IX. CONCLUSION

The exotic pet boarding facility will provide a necessary service to Parker residents and their pets. The impacts created by boarding uses will be minimal if subject to the conditions proposed by staff. The Use by Special Review is to determine whether or not the requested use meets, or can meet subject to conditions, the nine approval criteria set forth in the Land Development Ordinance and outlined in Section VII of this staff report. After evaluating the information provided by the applicant against the nine approval criteria, staff recommends that Planning Commission recommend that Town Council approve the request, subject to the conditions contained in this staff report.

X. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Goblers Nob Lot 4 Use by Special Review request to allow an exotic pet boarding facility with the following conditions:

1. That the Use by Special Review materials submitted to the Community Development Department on May 29, 2019 shall be the approved Use by Special Review materials.
2. A building permit shall be required for any interior or exterior work completed on site.
3. The animals outlined in “Section 9.05.030 – Keeping wild, exotic or dangerous animals” shall not be accepted at the boarding facility. All animals kept at the boarding facility must be in compliance with those outlined in Title 9 of the Town’s municipal code.

4. The use shall be a licensed facility with Pet Animal Care Facilities Act (PACFA) Program.
5. This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for. The Community Development Director, upon written request, may grant a ninety-(90) day extension.
6. This approval does not include signage. A separate sign permit is required from the Community Development Department. The applicant shall also contact the Building Division regarding sign permit requirements.

XI. ATTACHMENTS

1. Vicinity Map
2. Proposed Site Plan
3. Applicant's Project Narrative

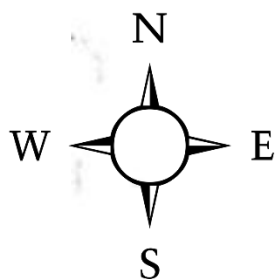
Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

Vicinity Map

12543 N State Highway 83 #326





OUTSIDE WALL

OUTSIDE WALL

Birds

Reptiles

Isolation

Mammals

Sugar
Gliders

Storage

Bathroom

Front Desk

Retail

Front Door

Shared Common Walls with Empty Unit

UNIT 326
2,114 RSF

PINE LANE PLAZA
12543 NORTH HIGHWAY 83
PARKER, CO 80134

**Common Wall with Pine Lane Plaza
Maintenance Shop**

Creature Comforts Pet Hotel is a new and exciting concept in boarding; it is just for exotic companion pets! While there are many dog and cat boarding facilities, many exotic pet owners have difficulty in finding quality care while they are away. Creature Comforts Pet Hotel (CCPH) will fill that niche, and beyond!

CCPH is the brainchild of two pet professionals, Jennifer Nystrom and Jennifer Piccin-Shaw. Jennifer Nystrom owns, and has successfully operated Parker Exotic Pets for the last 7 years. Jennifer Piccin-Shaw has 20 years experience working in zoos, pet stores, veterinary hospitals, and research laboratories. CCPH clientele will receive quality care from experienced caregivers at affordable pricing. The facility will also include a small retail section consisting of exotic pet food and enrichment items for pets to enjoy during their stay.

Exotic companion pets to be boarded will be those legal in the State of Colorado and the Town of Parker, such as those identified in the Town of Parker Municipal Code, Title 9 - ferrets, companion birds, rabbits, guinea pigs, domestic rats, domestic mice, gerbils, hamsters, chinchillas, hedgehogs, sugar gliders, short-tail opossums non-venomous snakes, and amphibians. Caging will be safe and secure, all with locking mechanisms, and no pets will be permitted outside the facility. CCPH will have caging available to accommodate up to approximately 30 pets at a time (8-12 reptile enclosures, 12-15 small animal cages, and 6-8 bird cages). No aspect of the facility will be detrimental to the health, safety, or welfare to the inhabitants of Parker. CCPH will be licensed by, and required to follow, all guidelines as set forth by the Colorado Department of Agriculture and the Pet Animal Care and Facilities Act. The Pet Animal Care Facilities Act (PACFA) Program is a licensing and inspection program dedicated to protect the health and well-being of pet animals in facilities throughout Colorado. CCPH will be subject to inspections by the Colorado Department of Agriculture to ensure it is following all PACFA rules. Per CCR 1202-15, Part 10.1, "All PACFA licensed facilities may be inspected upon application, change or addition of a license category, facility remodel and routinely thereafter, and upon a complaint to the Commissioner or the Department about a particular facility." PACFA will inspect the physical facility, enclosures, and methods of cleaning and sanitation.

The daily business operations of CCPH will not have any more impact on air and noise pollution than other commercial businesses at Pine Lane Plaza. Per PACFA regulations, CCR 1202-15, Part 11.8, "Pet animal areas must be adequately ventilated with fresh or filtered air to minimize odors and moisture and to provide for the health and comfort of the animal at all times. Ventilation may be mechanical or natural". CCPH will purchase large area air purifiers for the facility that are equipped with HEPA and carbon filters, to be changed per the manufacturer's specifications. Companion birds that have higher noise levels will be housed in an area along the outside wall that is not contiguous with other businesses. Pre-existing insulation and the unit being partially below-grade will provide further sound dampening.

Cleanliness is not only required by PACFA, but is an important part of what CCPH promises its customers. CCPH will follow PACFA regulations CCR 1202-15, Part 13.2, "All enclosures, cages, benches, tables, tubs, etc., must be cleaned and then sanitized/disinfected after any one animal or group of animals ceases to occupy the space and before any other animal or group of animals occupies the same space or more often if necessary to maintain clean and sanitary conditions" and CCR 1202-15, Part 13.3, "With the exception of enclosures of small animals and birds, visible animal wastes must be removed from enclosures daily or more often if necessary. All visible waste must be removed from the enclosures of small animals and birds at least weekly or more frequently if necessary to prevent contamination of the pet animals and to reduce disease hazards and odors". All waste will be put into a plastic trash bag that is tied shut and placed in an outside dumpster at the rear of the property daily, at the close of business.

CCPH will be located within the existing commercial development of Pine Lane Plaza at the NW corner of Parker Road (Highway 83) and Pine Lane Road. The address is 12543 N. Highway 83, Suite 326, Parker, CO, 80134. The entrance to Suite 326 is on the west side of the plaza on the lower level. CCPH will be of the same structure and style of other tenants including State Farm, Pine Lane Discount Liquors, 20 Mile Tap House, Smoker Friendly, and Critter Cleaners. CCPH is committed to being a good neighbor, and has spoken with Pine Lane Discount Liquor, the tenant located directly above, who felt that CCPH would not affect their business or customers. The space located directly to the left is a utility/maintenance room, and the space to the right is vacant at this time. No outside improvements are necessary, as current parking and landscaping are adequate within Pine Lane Plaza for this existing developed commercial space.

CCPH's hours of operation will be Monday, Tuesday, Thursday, and Friday from 8:00 am to 5:00 pm, Saturday and Sunday from 9:00 am to 2:00 pm. The facility will be closed to the public on Wednesdays, but staff will be on-site to care for the animals. Drop-off and pick-up of pets will be by 30-minute appointment only, and Owners will be required to have their pet(s) in a cage or carrier.

The facility will provide overnight boarding and will be staffed during business hours. An alarm system equipped with cameras will allow staff to monitor the facility while away. Alarms will be linked to the owners' telephones for quick response to any emergencies. All enclosures will have mechanisms or locks in place to prevent escape. One of the business owners, who lives just 1.4 miles away from the facility, will handle emergencies.

Overall, the addition of CCPH to Parker will have no negative impact. As stated in the Town Master Plan, "Parker's unique location along Parker Road on the southeastern fringe of the Metro area has it positioned to serve a much larger market than just the residents of the Town itself". This will also allow CCPH to serve a larger market of exotic pet owners, promoting Parker and supporting Parker's economy and other commercial retail. Furthermore, CCPH will

not change or negate any community capital improvement programs of the Town of Parker. Nor will CCPH and its clients require additional use of facilities or services greater than any other local Parker business in the area. There will be no impact to Parker's animal welfare officers because CCPH will not have animals at large, no need for impoundments, and will only board legal species. Finally, with an anticipated 4-6 client/staff trips per day, there will not be a noticeable increase in traffic volume.

CCPH would like to open its doors as soon as possible to accommodate summer break vacationers



Planning Commission Staff Report

Planning Commission Date: 8/22/2019

Town Council Date: 9/16/2019

Hearing Type: Public Hearing
COTTONWOOD HIGHLANDS FILING NO. 7 Sketch
and Preliminary Plans
TRAKiT Nos.: SUB18-037 and SUB18-045

Location: Generally located south of Cottonwood Drive between
Chambers Road and Jordan Road

Project Planner: Stacey Nerger, Planner

Applicant: John Cheney, Lennar Homes

Executive Summary: The applicant is proposing Sketch and Preliminary Plans
to subdivide 38.9 acres to allow for 238 duplex units with
associated parks, open space and infrastructure.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Cottonwood Highlands Filing No. 7 Sketch and Preliminary Plans, subject to the two (2) 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 the Preliminary Plan, as determined by Town staff.*
- 2. The applicant shall meet required setbacks, stagger and zoning as stated with the Cottonwood Highlands Planned Development (PD) Guide and the Parker Land Development Ordinance.*

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Cottonwood Highlands Filing No. 7 Sketch and Preliminary Plans."

"I move the Planning Commission recommend Town Council deny the Cottonwood Highlands Filing No. 7 Sketch and Preliminary Plans as the request does not meet the following approval criteria:"

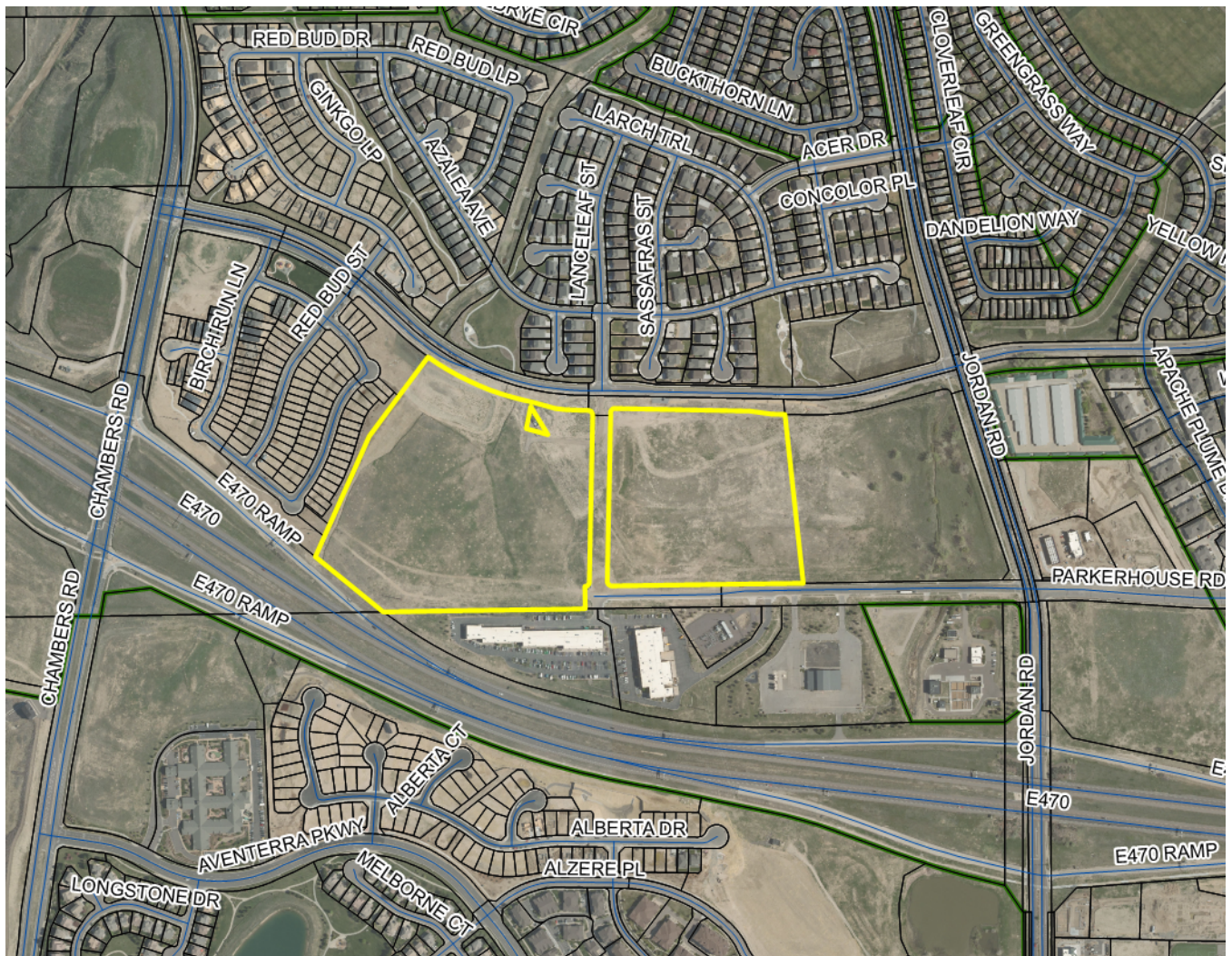
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the Cottonwood Highlands Filing No. 7 Sketch and Preliminary Plans to a future date."

I. BACKGROUND/DISCUSSION

The applicant, Lennar Homes, has submitted Sketch and Preliminary Plans for the two Cottonwood Highlands PD Mixed-Use Planning Areas located on the south side of Cottonwood Drive at the future intersection with Lanceleaf Street to allow for duplex development. The Mixed-Use Planning Areas allow for commercial and/or residential uses, and Duplex is a permitted use. The proposed Sketch and Preliminary Plans include 238 duplex lots ranging in size from 2,490 to 6,321 square-feet along with 5.988 acres of park and 2.563 acres of open space dedications as required by the Land Development Ordinance and the Cottonwood Highlands Annexation Agreement.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
October 6, 2003	The original Cottonwood Highlands property which comprises approximately 224 acres of real property was annexed into the Town and rezoned to PD.
September 19, 2011	The Planned Development Map and Annexation Agreement for Cottonwood Highlands were modified in order to align the zoning with the current property ownership through a trade of properties with Compark Village PD.
April 7, 2014	The Annexation Agreement and Cottonwood Highlands PD were amended. The total site area was reduced to 201.7 acres and Mixed-Use and Highway Commercial Planning Areas were introduced into the zoning.
November 3, 2014	The Annexation Agreement was amended to allow the payment of school fees at the time of building permit.
June 5, 2017	The Annexation Agreement and Cottonwood Highlands PD were amended to reduce the total site area by 8 acres.
November 6, 2017	The Annexation Agreement and Cottonwood Highlands PD were amended to include Tract A and C of Cottonwood Subdivision Filing No. 11, a stormwater detention pond that was originally constructed in unincorporated Douglas County, but improved as part of the Cottonwood Highlands Development.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Title 32 Overlay District		
PD & Plan Area	Cottonwood Highlands – Mixed Use Planning Area		
Master Plan Area	E-470		
Site Acreage	39.997 acres		
Subdivision	Cottonwood Highlands		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Existing single-family development within the Cottonwood Highlands.
South	E-470	PD - Planned Development	Existing light industrial development and E-470.
East	E-470	PD - Planned Development	Undeveloped, commercial planning area for Cottonwood Highlands.
West	E-470	PD - Planned Development	Currently under construction for duplex development within Compark Village.

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	E-470 Mixed Use ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>E-470 Mixed Use:</u> Residents should be able to walk and bike to services through a mix of land uses with public amenities to serve the needs of the residents. 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	Land Use 1.A Transportation 2.C
Staff Analysis	The proposed duplex development meets the higher density residential development portion of the E-470 Mixed Use Character Area. The proposed Filing No. 7 is a portion of the larger Cottonwood Highlands PD which encourages a mix of uses ranging from single-family, multi-family and commercial. In addition, the southwest corner of Jordan Road and Cottonwood Drive located directly adjacent to this development will consist of future commercial development. The proposed layout and development are supported by the E-470 Mixed Use designation of the Master Plan.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Preliminary Plan)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 20 feet Side – 5 feet Rear – 10 feet Corner – 10 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	30 dwelling units per acre maximum	6 dwelling units per acre	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	60 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	2,490 square feet is the smallest sized lots	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	All streetscape, open space and park landscape requirements are satisfied with the proposed Preliminary Landscape Plan.	☒ 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 5.69 acres	5.988 acres of park space is being proposed within the Preliminary Plan for the duplex development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Sketch and Preliminary Plans against the requirements in the Cottonwood Highlands PD zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Main access to the development will be provided off Cottonwood Drive and Parkerhouse Road via the future Lanceleaf Street connecting the two roads. There are three full-movement access points located off of Lanceleaf Street, two access points are provided for the east side of the development with one access provided for the west side of the development. An additional connection will be provided through the west duplex development into this subdivision. Individual units will be served by a private roads and alleys. Each alley will serve approximately eight units. A Master Traffic Study was prepared for Cottonwood Highlands and a traffic conformance letter as part of the evaluation of the Sketch/Preliminary Plans.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
Aztec Consultants	Minor advisory comments - Comments will need to be addressed at time of Final Plat.
Fire Life Safety	Approved
Parker Building	Building permit cannot be accepted until after Final Plat approval. All permits shall meet the 2018 adopted building code.
Cottonwood Metro District	No comment
Parker Comprehensive Development	Approved
Cottonwood Water and Sanitation District	All requirements of the Cottonwood Water and Sanitation District will be required and reviewed at time of Final Plat.
Cherry Creek Basin Water Quality Authority	No exceptions taken to this submittal.
Douglas County Assessor's Office	No comment
E-470 Public Highway Authority	E-470 strongly discourages residential development adjacent to the highway and is not responsible for noise mitigation. Any access or construction within the E-470 ROW or MUE will require a permit.
Centennial Airport	The proposed development will be subject to numerous aircraft overflights and their associated effects. An Avigation Easement will need to be executed for the property.
Douglas County School District	The School District requests that per the Annexation Agreement for the property, the developer pay \$80,000 per acre with a 5% escalation for school land dedication and \$800.00 per unit be paid for the school mitigation fee. - This will be a requirement written into the Subdivision Agreement at the time of Final Plat.

Xcel	A license agreement will be required pertaining to the high pressure natural gas transmission lines that are within the subject property. The property owner must complete an application for new natural gas service.
IREA	Approved
CenturyLink	Approved to continue forward with Final Plat
Comcast	No comment

VIII. CONCLUSION

The proposed Sketch and Preliminary Plans are consistent with the Town's Master Plan and the applications have demonstrated compliance with the applicable approval criteria including the Land Development Ordinance. Therefore, staff is recommending that Planning Commission recommend approval for this request for the proposed Cottonwood Highlands Filing No. 7 Sketch and Preliminary Plan with the two conditions contained in this report.

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 meet required setbacks, stagger and zoning as stated with the Cottonwood Highlands Planned Development (PD) Guide and the Parker Land Development Ordinance.

X. ATTACHMENTS

1. Sketch and Preliminary Plans
2. Preliminary Landscape Plan
3. Referral Agency Comments

Report Approved By: Bryce Matthews, Planning Manager

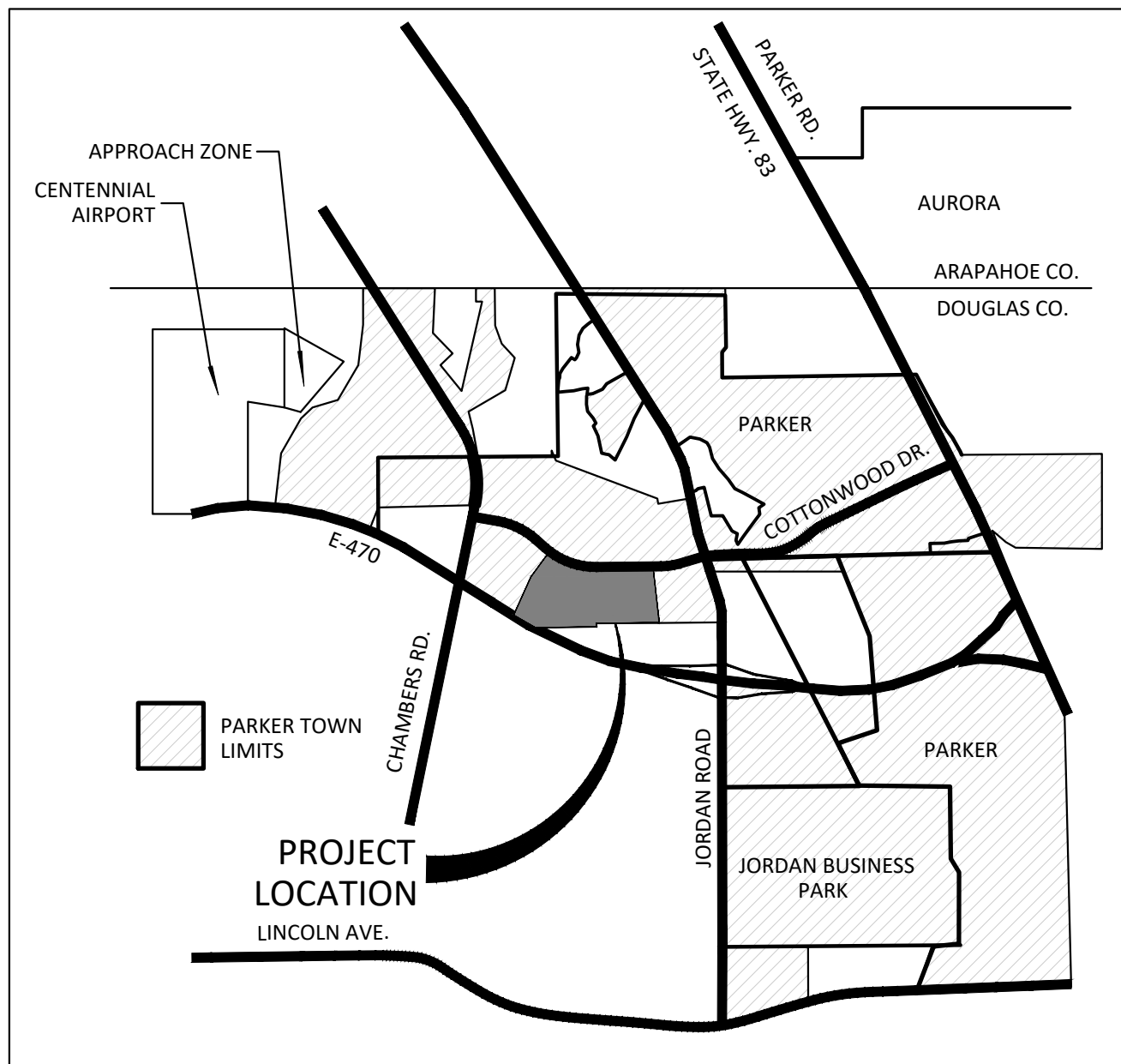
Through: Jason Rogers, Deputy Community Development Director

COTTONWOOD HIGHLANDS FILING NO. 7
 SKETCH / PRELIMINARY PLAN
 PLANNING AREA 4 (COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1)
 AND PLANNING AREA 6 (COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1)

A REPLAT OF OF TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1
AND TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1,
AND THAT PORTION OF LANCELEAF STREET BETWEEN SAID TRACTS A,
LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
238 LOTS, 37 TRACTS - 39.997 ACRES

LAND USE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
RESIDENTIAL LOTS	882,173	20.252	50.63%
PUBLIC RIGHT-OF-WAY	309,979	7.116	17.79%
ACCESS ROADS	77,053	1.769	4.42%
PARK TRACTS	260,858	5.988	14.97%
OPENSOURCE TRACTS	111,638	2.563	6.41%
DETENTION POND TRACT	100,577	2.309	5.77%
OVERALL SITE TOTAL:	1,742,278	39.997	100%

TRACT SUMMARY TABLE				
TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
A	17,266	0.396	OPEN SPACE (UTILITY, LANDSCAPE & DRAINAGE)	HOME OWNERS ASSOCIATION
B	11,468	0.263	OPEN SPACE (UTILITY, LANDSCAPE & DRAINAGE)	HOME OWNERS ASSOCIATION
C	4,627	0.106	OPEN SPACE (UTILITY, LANDSCAPE & DRAINAGE)	HOME OWNERS ASSOCIATION
D	128,026	2.939	PARK (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	HOME OWNERS ASSOCIATION
E	54,471	1.250	OPEN SPACE (UTILITY, LANDSCAPE & DRAINAGE)	HOME OWNERS ASSOCIATION
F	21,010	0.482	PARK (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	HOME OWNERS ASSOCIATION
G	53,975	1.239	PARK (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	HOME OWNERS ASSOCIATION
H	4,368	0.100	OPEN SPACE (UTILITY, LANDSCAPE & DRAINAGE)	HOME OWNERS ASSOCIATION
I	4,829	0.111	OPEN SPACE (UTILITY, LANDSCAPE & DRAINAGE)	HOME OWNERS ASSOCIATION
J	9,930	0.228	OPEN SPACE (UTILITY, LANDSCAPE & DRAINAGE)	HOME OWNERS ASSOCIATION
K	100,577	2.309	DETENTION POND (UTILITY, LANDSCAPE, DRAINAGE)	FUTURE METROPOLITAN DISTRICT
L	57,847	1.328	PARK (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	HOME OWNERS ASSOCIATION
M	3,112	0.071	ACCESS ROAD	HOME OWNERS ASSOCIATION
N	3,449	0.079	ACCESS ROAD	HOME OWNERS ASSOCIATION
P	4,622	0.106	ACCESS ROAD	HOME OWNERS ASSOCIATION
Q	3,481	0.080	ACCESS ROAD	HOME OWNERS ASSOCIATION
R	3,294	0.076	ACCESS ROAD	HOME OWNERS ASSOCIATION
S	3,536	0.081	ACCESS ROAD	HOME OWNERS ASSOCIATION
T	3,770	0.087	ACCESS ROAD	HOME OWNERS ASSOCIATION
U	3,492	0.080	ACCESS ROAD	HOME OWNERS ASSOCIATION
V	3,428	0.079	ACCESS ROAD	HOME OWNERS ASSOCIATION
W	3,601	0.083	ACCESS ROAD	HOME OWNERS ASSOCIATION
X	3,128	0.072	ACCESS ROAD	HOME OWNERS ASSOCIATION
Y	3,128	0.072	ACCESS ROAD	HOME OWNERS ASSOCIATION
Z	3,128	0.072	ACCESS ROAD	HOME OWNERS ASSOCIATION
AA	2,297	0.053	ACCESS ROAD	HOME OWNERS ASSOCIATION
AB	3,294	0.076	ACCESS ROAD	HOME OWNERS ASSOCIATION
AC	3,294	0.076	ACCESS ROAD	HOME OWNERS ASSOCIATION
AD	3,294	0.076	ACCESS ROAD	HOME OWNERS ASSOCIATION
AE	3,294	0.076	ACCESS ROAD	HOME OWNERS ASSOCIATION
AF	3,294	0.076	ACCESS ROAD	HOME OWNERS ASSOCIATION
AG	3,294	0.076	ACCESS ROAD	HOME OWNERS ASSOCIATION
AH	2,409	0.055	OPEN SPACE (UTILITY, LANDSCAPE & DRAINAGE)	HOME OWNERS ASSOCIATION
AI	2,271	0.052	OPEN SPACE (UTILITY, LANDSCAPE & DRAINAGE)	HOME OWNERS ASSOCIATION
AJ	3,232	0.074	ACCESS ROAD	HOME OWNERS ASSOCIATION
AK	3,294	0.076	ACCESS ROAD	HOME OWNERS ASSOCIATION
AL	3,294	0.076	ACCESS ROAD	HOME OWNERS ASSOCIATION
TOTAL	550,124	12.629		



VICINITY MAP

(SCALE: 1" = 3000')

LEGAL DESCRIPTION

TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4 AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 AT RECEPTION NO. 2017037061, TOGETHER WITH TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, TOGETHER WITH THAT PORTION OF LANCELEAF STREET BETWEEN SAID TRACTS A, LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO BEAR NORTH 00°25'12" WEST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°09'44" WEST, A DISTANCE OF 261.20 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°44'09", A RADIUS OF 2025.48 FEET, AN ARC LENGTH OF 61.36 FEET, THE CHORD OF WHICH BEARS NORTH 51°51'39" WEST, A DISTANCE OF 61.36 FEET;

THENCE NORTH 50°59'35" WEST, A DISTANCE OF 329.01 FEET;
THENCE NORTH 24°06'11" EAST, A DISTANCE OF 586.65 FEET;
THENCE NORTH 36°34'06" EAST, A DISTANCE OF 443.83 FEET TO A NON-TANGENT CURVE

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°05'00", A RADIUS OF 1230.00 FEET, AN ARC LENGTH OF 517.01 FEET, THE CHORD OF WHICH BEARS SOUTH 66°44'08" EAST, A DISTANCE OF 513.21 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 74°16'09" EAST, A DISTANCE OF 100.83 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°28'41", A RADIUS OF 1242.00 FEET, AN ARC LENGTH OF 118.75 FEET, THE CHORD OF WHICH BEARS SOUTH 86°09'31" EAST, A DISTANCE OF 118.70 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88°53'51" EAST, A DISTANCE OF 37.70 FEET;
 THENCE NORTH 84°16'48" EAST, A DISTANCE OF 100.71 FEET;
 THENCE SOUTH 88°54'03" EAST, A DISTANCE OF 611.93 FEET;
 THENCE SOUTH 81°46'51" EAST, A DISTANCE OF 96.86 FEET;
 THENCE SOUTH 88°53'51" EAST, A DISTANCE OF 60.89 FEET;
 THENCE SOUTH 08°11'13" EAST, A DISTANCE OF 757.63 FEET;
 THENCE SOUTH 89°07'56" WEST, A DISTANCE OF 974.95 FEET;
 THENCE SOUTH 00°52'04" EAST, A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 89°07'56" WEST, A DISTANCE OF 640.75 FEET TO THE POINT OF BEGINNING;

EXCEPT LOT 1, SAID COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1,

CONTAINING A CALCULATED AREA OF 1,742,278 SQUARE FEET OR 39.9972 ACRES, MORE OR LESS.

NOTES

3. **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.
2. 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.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - COMMITMENT NUMBER NCS-908688-CO WITH AN EFFECTIVE DATE OF OCTOBER 18, 2018 AT 5:00 P.M.
4. 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.
5. **BASIS OF BEARINGS:** THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°25'12" WEST AS MONUMENTED AND SHOWN HEREON.
6. **FLOODPLAIN:** THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08035C0066F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005.
7. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE TOWN OF PARKER, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.
8. DRAINAGE EASEMENTS SHALL BE GRANTED TO THE TOWN OF PARKER ACROSS TRACTS A AND THOSE PARTS OF THE LOTS AS SHOWN HEREON, FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, PUMP-UP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES") IN THE EVENT THE CURRENT PROPERTY OWNER, ITS SUCCESSORS OR ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO THE TOWN OF PARKER, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS.
9. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN THE SUBDIVISION AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY THE TOWN OF PARKER OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIRS ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF THE TOWN OF PARKER, THEN THE TOWN OF PARKER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE THE TOWN OF PARKER SHALL GIVE NOTICE AS SOON AS PRACTICABLE TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE THE TOWN OF PARKER WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, THE TOWN OF PARKER SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATION BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY THE TOWN OF PARKER.
9. SIDEWALK EASEMENTS SHALL BE GRANTED TO THE TOWN OF PARKER ACROSS THOSE PARTS OF THE LOTS AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING AND MAINTAINING PUBLIC SIDEWALK. THESE EASEMENTS SHALL BE DEDICATED VIA SUBSEQUENT FINAL PLATS.
10. THIS SKETCH / PRELIMINARY PLAN CONSISTS OF 238 LOTS AND 37 TRACTS WITHIN THE PROPOSED ±39.997 ACRE DEVELOPMENT.
11. THE MAINTENANCE OF THE TRACTS DEDICATED FOR USE AS ACCESS ROADS SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT OR HOMEOWNER'S ASSOCIATION. SUCH MAINTENANCE WILL INCLUDE, BUT NOT BE LIMITED TO, SNOW REMOVAL. ALL SNOW WITH A DEPTH OF 4 INCHES OR MORE SHALL BE REMOVED FROM THE ACCESS ROAD TRACTS. MAINTENANCE OF THE SIDEWALKS ADJACENT TO THE ACCESS ROAD TRACTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL TO WHOM THE PROPERTY OWNER, THE METRO DISTRICT OR HOMEOWNER'S ASSOCIATION SHALL RETAIN THE ABILITY TO MAINTAIN LANDSCAPING ADJACENT TO THE ACCESS ROAD TRACTS SHOULD IT BE NECESSARY.

LOT SIZE SUMMARY TABLE	
MINIMUM LOT SIZE:	2,490 S.F. (0.057 ACRES)
MAXIMUM LOT SIZE:	6,321 S.F. (0.145 ACRES)
AVERAGE LOT SIZE:	3,691 S.F. (0.085 ACRES)

MINIMUM LOT SETBACK:	43.7 FEET
MAXIMUM LOT SETBACK:	51.2 FEET
AVERAGE LOT SETBACK:	46.1 FEET

MINIMUM LOT SETBACK:	15.0 FEET
MAXIMUM LOT SETBACK:	85.8 FEET
AVERAGE LOT SETBACK:	29.8 FEET

PARKERHOUSE ROAD SETBACK TABLE	
MINIMUM LOT SETBACK:	45.0 FEET
MAXIMUM LOT SETBACK:	46.6 FEET
AVERAGE LOT SETBACK:	46.4 FEET

SHEET INDEX

SHEET 1:	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2:	OVERALL BOUNDARY
SHEETS 3–6:	DETAILED DESIGN SHEETS

[illegible]

Manhard
CONSULTING

6700 East Orchard Road, Suite 350-S, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com

Water Resource Management | Construction Management | GIS
Civil Engineering | Surveying & Geospatial Services |

COTTONWOOD HIGHLANDS FILING NO. 7

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAN

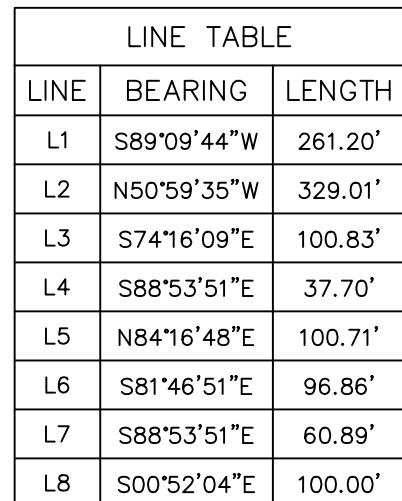
PROJ. MGR.: JMR
PROJ. ASSOC.: BJP
DRAWN BY: JCS
DATE: 05/16/19
SCALE: N/A

SHEET

1 OF 6

LEN.PKC003.01

SKETCH / PRELIMINARY PLAN
PLANNING AREA 4 (COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1)
AND PLANNING AREA 6 (COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1)



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	001°44'09"	2025.48'	61.36'	N51°51'39"W	61.36'
C2	024°05'00"	1230.00'	517.01'	S66°44'08"E	513.21'
C3	005°28'41"	1242.00'	118.75'	S86°09'31"E	118.70'



- | | |
|-------------|---|
| ===== | = EX. PROPERTY LINE |
| ---- | = EX. SECTION LINE |
| ---- | = EX. LOT LINE |
| ---- | = EX. EASEMENT LINE |
| ■ ■ ■ ■ ■ | = EX. ACCESS LIMITATION LINE |
| ---- | = PR. LOT LINE |
| ---- | = SIGHT DISTANCE LINE |
| ◆ | = SECTION CORNER |
| ○ | FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP
= STAMPED "1.25" YELLOW PLASTIC CAP
FLUSH WITH GROUND |
| ○ | FOUND NO. 5 REBAR WITH
= 1.25" YELLOW PLASTIC CAP
STAMPED "PLS 38445" |
| □ | FOUND NO. 5 REBAR WITH
= 1.25" YELLOW PLASTIC CAP
STAMPED "PLS 37898"
FLUSH WITH GROUND |
| ⊗ | = FOUND 2.5" ALUMINUM CAP
STAMPED "LS 10377" |
| ● | = SET 24" NO. 5 REBAR WITH
1.25" YELLOW PLASTIC CAP
STAMPED "PLS 38445"
FLUSH WITH GROUND |
| 0.00 | = BOUNDARY DIMENSION |
| 0.00 | = LOT DIMENSION |
| U.E. | = UTILITY EASEMENT |
| S.E. | = SIDEWALK EASEMENT |

[illegible]

Manhard
CONSULTING

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Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

COTTONWOOD HIGHLANDS FILING NO. 7

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

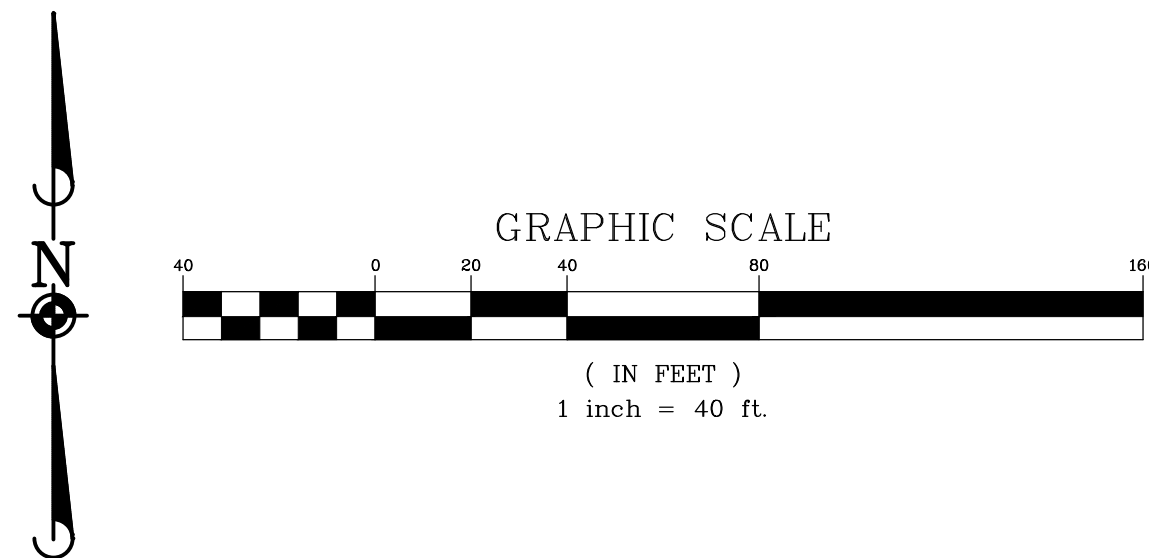
PRELIMINARY PLAN

PROJ. MGR.:	JMR
PROJ. ASSOC.:	BJP
DRAWN BY:	JCS
DATE:	05/16/19
SCALE:	N/A

SHEET

2 OF 6

LEN.PKC003.01



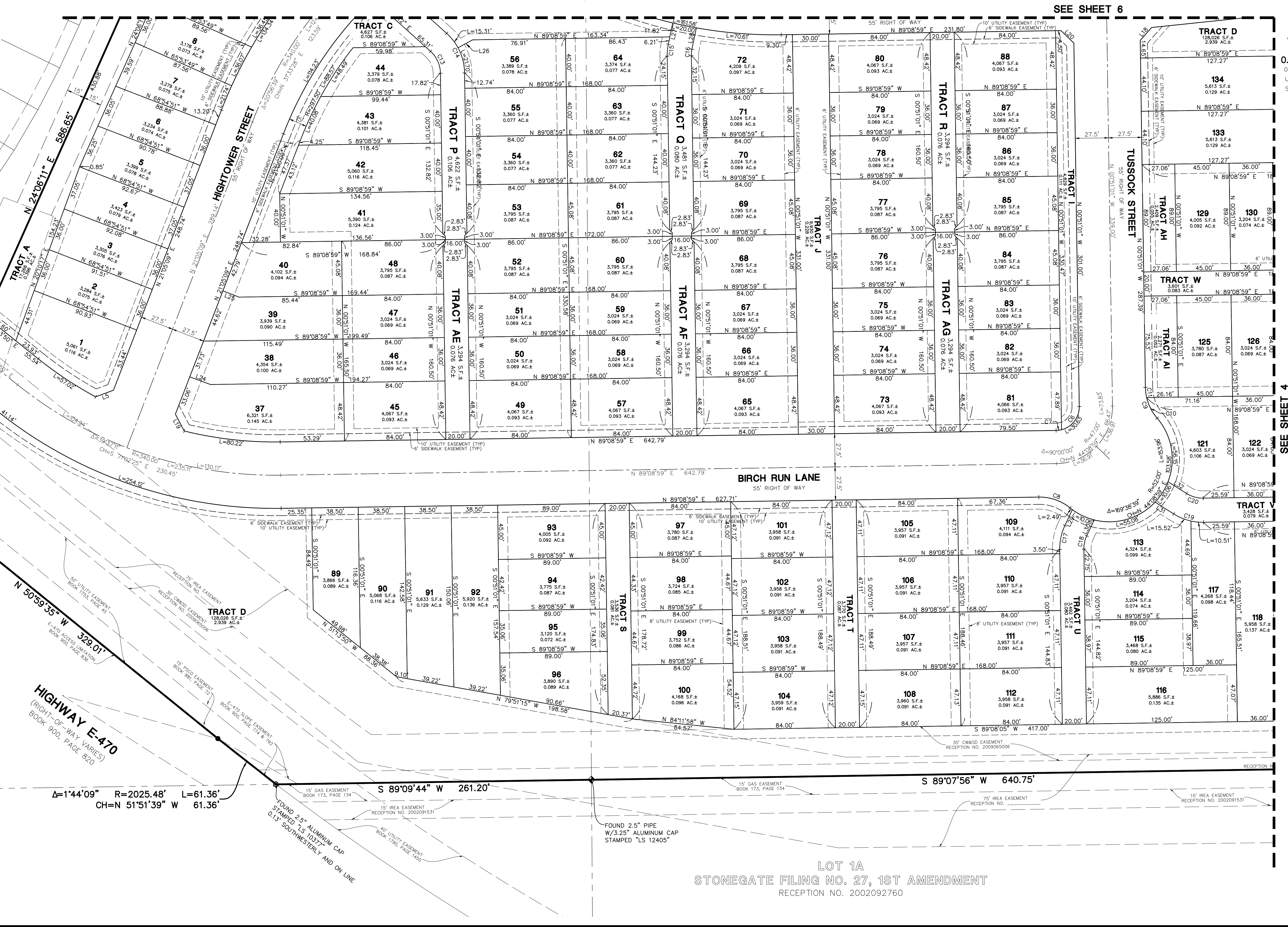
COTTONWOOD HIGHLANDS FILING NO. 7

SKETCH / PRELIMINARY PLAN

PLANNING AREA 4 (COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1)
AND PLANNING AREA 6 (COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1)

A REPLAT OF OF TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1
AND TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
238 LOTS, 37 TRACTS - 39.997 ACRES

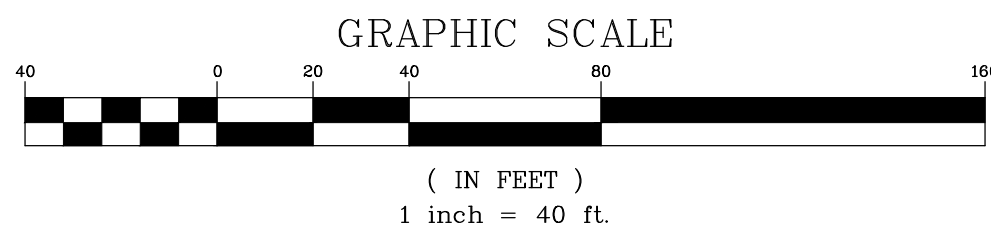
- LEGEND
- EX. PROPERTY LINE
 - EX. SECTION LINE
 - EX. LOT LINE
 - EX. EASEMENT LINE
 - EX. ACCESS LIMITATION LINE
 - PR. LOT LINE
 - SIGHT DISTANCE LINE
 - SECTION CORNER
 - FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "LS 25369" FLUSH WITH GROUND
 - FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
 - FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 37898" FLUSH WITH GROUND
 - FOUND 2.5" ALUMINUM CAP STAMPED "LS 10377"
 - SET 24" NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
 - BOUNDARY DIMENSION
 - LOT DIMENSION
 - UTILITY EASEMENT
 - SIDEWALK EASEMENT



Manhard
CONSULTING
7600 East Orchard Road, Suite 500, Greenwood Village, CO 80111, ph:303.768.0600 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

COTTONWOOD HIGHLANDS FILING NO. 7
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAN

PROJ. MGR.: JMR
PROJ. ASSOC.: BJP
DRAWN BY: JCS
DATE: 09/12/18
SCALE: 1"=40'
SHEET
3 OF 6
LEN.PKC003.01



COTTONWOOD HIGHLANDS FILING NO. 7

SKETCH / PRELIMINARY PLAN

PLANNING AREA 4 (COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1)
AND PLANNING AREA 6 (COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1)

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AND TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1,
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238 LOTS, 37 TRACTS - 39.997 ACRES

- LEGEND
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 - LOT DIMENSION
 - UTILITY EASEMENT
 - SIDEWALK EASEMENT



DATE	REVISIONS	ENGINEERING CHANGES
		05/24/19



COTTONWOOD HIGHLANDS FILING NO. 7
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAN

PROJ. MGR.: JMR
PROJ. ASSOC.: BJP
DRAWN BY: JCS
DATE: 09/12/18
SCALE: 1"=40'
SHEET
4 OF 6
LEN.PK0003.01

A graphic scale bar and a north arrow. The north arrow is on the left, pointing upwards with the letter 'N' at the top. The scale bar is horizontal, with alternating black and white segments. It is marked with numbers 40, 0, 20, 40, 80, and 160. Below the bar, the text reads: (IN FEET)
1 inch = 40 ft.

A REPLAT OF OF TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1
AND TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
238 LOTS, 37 TRACTS - 39.997 ACRES

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=====	= EX. PROPERTY LINE
-----	= EX. SECTION LINE
-----	= EX. LOT LINE
-----	= EX. EASEMENT LINE
■ ■ ■ ■	= EX. ACCESS LIMITATION LINE
-----	= PR. LOT LINE
-----	= SIGHT DISTANCE LINE
◆	= SECTION CORNER
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0.00	= BOUNDARY DIMENSION
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U.E.	= UTILITY EASEMENT
S.E.	= SIDEWALK EASEMENT

[illegible]

Manhard
CONSULTING
7600 East Orchard Road, Suite 350-S, Greenwood Village, CO 80111 ph: 303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

COTTONWOOD HIGHLANDS FILING NO. 7

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAN

PROJ. MGR.:	JMR
PROJ. ASSOC.:	BJP
DRAWN BY:	JCS
DATE:	09/12/18
SCALE:	1"=40

SHEET

5 OF 6

LEN.PKCO03.01

SKETCH / PRELIMINARY PLAN
PLANNING AREA 4 (COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1)
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
238 LOTS, 37 TRACTS - 39.997 ACRES

AND TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
238 LOTS, 37 TRACTS - 39.997 ACRES

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S 45°51'01" E	15.00'	
L2	N 20°24'33" W	15.00'	
L3	N 26°34'47" E	15.00'	
L4	S 83°48'47" W	28.98'	
L5	S 69°42'01" W	15.76'	
L6	N 89°08'59" E	12.50'	
L7	N 32°34'27" E	14.22'	
L8	S 64°11'43" E	27.52'	
L9	N 66°28'04" E	27.50'	
L10	S 43°12'25" E	14.74'	
L11	S 61°26'20" E	12.07'	
L12	S 59°25'21" W	12.08'	
L13	S 50°30'11" E	14.67'	
L14	S 44°42'19" W	14.50'	
L15	S 51°00'37" E	26.04'	
L16	S 43°31'25" E	14.73'	
L17	N 89°08'59" E	9.98'	
L18	S 41°37'40" W	14.18'	
L19	S 27°31'42" E	15.76'	
L20	S 45°51'01" E	14.85'	
L21	S 43°40'50" W	14.25'	
L22	N 39°38'58" E	15.07'	
L23	N 42°30'01" W	15.40'	
L24	S 69°49'43" E	18.30'	
L25	N 68°54'51" W	14.43'	
L26	S 61°31'31" W	13.80'	
L27	S 11°43'05" W	18.03'	
L28	S 11°43'05" W	18.03'	
L29	S 25°08'35" W	14.54'	
L30	S 25°08'35" W	14.54'	
L31	S 57°43'01" E	18.24'	
L32	S 57°43'01" E	18.24'	
L33	S 31°45'01" E	14.96'	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	49°40'28"	40.00'	34.68'	N 17°11'34" E	33.60'
C2	39°49'20"	40.00'	27.80'	S 45°29'53" E	27.24'
C3	49°43'41"	40.00'	34.72'	S 64°17'09" W	33.64'
C4	37°56'19"	40.00'	26.49'	S 02°58'44" W	26.00'
C5	72°33'39"	19.50'	24.70'	S 78°18'37" W	23.08'
C6	76°39'27"	19.50'	26.09'	N 37°28'43" E	24.19'
C7	13°20'33"	19.50'	4.54'	N 82°28'43" E	4.53'
C8	39°49'20"	40.00'	27.80'	N 70°56'21" W	27.24'
C9	39°49'20"	40.00'	27.80'	S 20°45'41" E	27.24'
C10	27°35'53"	40.00'	19.27'	S 26°52'24" E	19.08'
C11	12°13'26"	40.00'	8.53'	S 06°57'44" E	8.52'
C12	2°36'19"	527.50'	23.99'	N 75°34'19" W	23.98'
C13	47°07'11"	25.00'	20.56'	S 24°24'37" E	19.99'
C14	47°07'11"	45.00'	27.21'	S 24°24'37" W	35.97'
C15	12°34'06"	45.00'	9.87'	S 05°26'02" W	9.85'
C16	12°34'06"	25.00'	5.48'	S 05°26'02" W	5.47'
C17	25°59'36"	45.00'	20.42'	S 12°08'47" W	20.24'
C18	25°59'28"	45.00'	11.34'	S 12°08'47" W	11.24'
C19	33°08'00"	25.00'	26.02'	S 74°17'01" E	25.66'
C20	33°08'00"	25.00'	14.46'	N 74°17'01" W	14.26'
C21	29°45'29"	25.00'	12.98'	N 14°01'44" E	12.84'
C22	29°45'29"	25.00'	23.37'	N 14°01'44" E	23.11'



LEGEND

	= EX. PROPERTY LINE
	= EX. SECTION LINE
	= EX. LOT LINE
	= EX. EASEMENT LINE
	= EX. ACCESS LIMITATION LINE
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0.00	= BOUNDARY DIMENSION
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U.E.	= UTILITY EASEMENT
S.E.	= SIDEWALK EASEMENT

REFERRAL AGENCY COMMENTS

AZTEC CONSULTANTS

	AzTec Consultants,...		Reviewer	Dean Cates	Sent	5/29/2019
	Group	PREL PLAN GRP 10	Remarks	(no remarks)	Due	6/12/2019
	Status	ADVISORY COMMENTS			Returned	6/10/2019

TOWN OF PARKER BUILDING

Randy Capra

Building
20

Building permit application will not be accepted/reviewed until the associated site plan is approved. All plans submitted for Building's review must meet the 2018 I-Codes, the 2017 NEC, and the correctly referenced NFPA editions noted in applicable codes (i.e. 2018 IFC references the 2016 edition of NFPA 72). NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued. Note - a building permit is required for commercial fencing, pergolas, outbuildings, and for retaining walls that are four feet or taller... as measured from the base of the retaining wall footing.

1/25/2019 10:06:54 AM

{"enabled":true,"

{"enabled":true,"

CENTENNIAL AIRPORT

Dylan Heberlein

Centennial
Airport 20

Thank you for the opportunity to review the site plan. The Arapahoe County Public Airport Authority has the following comments to make on the project:

- The proposed development lies directly in line with the crosswind runway, within and adjacent to the Restricted Development Area (RDA) under the Airport's Land Use Guidelines, and will be subjected to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations.
- It appears that an avigation easement has not been executed for the property. Please complete an avigation easement and forward a copy with book and page number to our office (see attached example). Additionally, please include the airport on the vicinity map.
- Any objects on the site (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 proposed objects on this site 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.

2/4/2019 11:17:28 AM

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CHERRY CREEK BASIN WATER QUALITY

Jim Swanson

Cherry Creek Basin Water Quality Authority 20

No exceptions taken as submitted.

1/9/2019 3:44:02 PM

CENTURYLINK COMMUNICATIONS

See attached approval letter



CenturyLink®

Network Real Estate
5025 N. Black Canyon Hwy
Phoenix, AZ 85015

January 3, 2018

APPROVED

Stacey Nerger
(303) 841-2332
snerger@parkeronline.org

SUBJECT: Case Number SUB18-045, Cottonwood Highland, located in the South Half of Section 5, Township 6 South, Range 66 West of the 6th P.M., Town of Parker, County of Douglas, State of Colorado

To Whom It May Concern:

CenturyLink has reviewed the proposed Plan as requested. Our approval is hereby given to continue the site approval process with the Town of Parker.

If CenturyLink facilities are found to restrict development within the area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector.

Sincerely,

Karen Caime

Karen Caime
Right of Way Agent
Qwest Corporation d/b/a CENTURYLINK QC
602.630.1428 Phone
602.246.1326 Fax
Karen.Caime@centurylink.com

P811443

COMCAST

No Comments Submitted

TOWN OF PARKER COMPREHENSIVE PLANNING

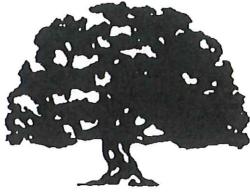
	Comprehensive Plan...		Reviewer	Bryce Matthews	Sent	1/2/2019
	Group	PRELIMINARY PLAN 1ST	Remarks	(no remarks)	Due	1/30/2019
	Status	APPROVED			Returned	2/3/2019

COTTONWOOD METRO DISTRICT

No Comments Submitted

COTTONWOOD WATER AND SANITATION DISTRICT

See attached approved letter



COTTONWOOD
WATER AND SANITATION DISTRICT

C/O Mulhern MRE, Inc.
188 Inverness Drive West #150
Englewood, CO 80112
303-649-9857 Fax 303-414-0671

July 17, 2019

Stacey Nerger, Associate Planner
20120 E. Mainstreet
Parker, CO 80138-7335

Re: Cottonwood Highlands Filing 7; Sketch and Preliminary Plan Review

Stacey,

The Cottonwood Water and Sanitation District ("Cottonwood") has reviewed the document titled Sketch/Preliminary Plan for the Cottonwood Highlands Filing 7 Proposed Development. Cottonwood has no issues with them moving forward in their Development process with the Town of Parker and approves of its current form and layout. Cottonwood requires a complete Construction Drawing review of the potable water, non-potable water, and sanitary sewer utilities associated with the Final Plat process. At that time, we will provide detailed review and comment prior to final approval of the construction drawings.

If you require further information, please do not hesitate to contact me.

Sincerely,

COTTONWOOD WATER AND SANITATION DISTRICT

A handwritten signature in blue ink that reads "Scott Barnett". The signature is fluid and cursive, with a long horizontal stroke at the end.

Scott Barnett P.E.
District Engineer

DOUGLAS COUNTY ASSESSORS

	Douglas County Ass...		Reviewer	Brooke Decker	Sent	3/20/2019
	Group	PREL PLAN 2ND 15	Remarks	<i>(no remarks)</i>	Due	4/9/2019
	Status	NO COMMENT			Returned	4/9/2019

DOUGLAS COUNTY SCHOOL DISTRICT

See attached comment letter



January 9, 2019

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

RE: Cottonwood Highlands Filing 6 Preliminary Plan, SUB18-045

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 application represents a total of 238 duplex units on 38.9- acres at a density of 6.1 dwelling units per acre. DCSD has calculated the amount of school site land dedication this project would generate and it totals 4.254-acres for the preliminary plan. It is also our understanding that this property is part of Planning Areas 4 and 6 of the Cottonwood Highlands PD.

Per the First Amendment to Amended and Restated Annexation Agreement Cottonwood Highlands dated November 3, 2014 ("Annexation Agreement"), it is our understanding that the applicant prefers to satisfy the school land dedication requirement with payment of cash-in-lieu. DCSD supports the specified cash-in-lieu of school site land dedication payment of \$80,000 per acre with a 5% escalation of the amount to be paid per acre on the annual anniversary of the annexation agreement. This payment is to be made concurrent with the recordation of this final plat, or concurrently with approval of any site plan for permitted residential units located within the mixed use planning area described in the Development Plan.

In addition, per the Annexation Agreement, the applicant agrees to payment of a School Mitigation Fee to be paid directly to the District. DCSD supports the following. Contribution would amount to the sum of \$800 for each residential unit for densities up to 7.5 units per acre or under for each residential unit constructed on the property within Planning Area 4 and Planning Area 6. This amount totals \$190,400 (\$800 x 238 dwelling units = \$190,400). The School Mitigation Fee shall be paid to the School District for each residential unit prior to the issuance of the building permit for each residential dwelling unit on the property, or prior to the issuance of a building permit for any multi-family building for permitted residential units located within Planning Area 4 and Planning Area 6.

We would like to have these agreements as conditions of approval for the application to move forward. Once we receive that confirmation, DCSD fully supports this application for approval.

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

E-470 PUBLIC HIGHWAY AUTHORITY

Peggy Davenport

E-470 Public
Highway
Authority 20

- Occupying space for utility work, access, and any construction within the E-470 ROW, MUE, and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$75,000 per acre for construction, and \$750 for permitting.
- Clearly identify E-470 ROW and easements on applicable drawings.
- E-470 has a TBMS (fiber) line located in the ROW just south of the development. Please show this in applicable drawings.
- E-470 strongly discourages residential development adjacent to the highway.
- E-470 is not responsible for noise mitigation.
- Additional comments will be issued as the design progresses.

1/30/2019 12:13:56 PM

{"enabled":true,"

FIRE LIFE SAFETY



FIRE LIFE SAFETY 10
Group PREL PLAN GRP 10
Status APPROVED

Reviewer Randy Capra
Remarks *(no remarks)*

Sent 5/29/2019
Due 6/12/2019
Returned 6/6/2019

IREA

GROUP		APPROVED		REVIEWER		REMARKS		RECEIVED		DATE	
	IREA 10			Reviewer	Brooks Kaufman			Sent		5/29/2019	
	Group	PREL PLAN GRP 10		Remarks	(no remarks)			Due		6/12/2019	
	Status	APPROVED						Returned		6/11/2019	

TOWN OF PARKER PUBLIC WORKS/ENGINEERING

▼	CONST PLANS - ENVI...		Reviewer	Michael Grabczyk	Sent	5/29/2019
	Group	PREL PLAN GRP 10	Remarks	(no remarks)	Due	6/12/2019
	Status	APPROVED			Returned	6/12/2019
▼	CONST PLANS - STOR...		Reviewer	Michael Grabczyk	Sent	5/29/2019
	Group	PREL PLAN GRP 10	Remarks	(no remarks)	Due	6/12/2019
	Status	APPROVED			Returned	6/12/2019
▼	CONSTRUCTION PLANS...		Reviewer	Tyler Sandt	Sent	5/29/2019
	Group	PREL PLAN GRP 10	Remarks	(no remarks)	Due	6/12/2019
	Status	APPROVED			Returned	7/2/2019

POLICE

No Comment Submitted

PUBLIC SERVICE COMPANY

Donna George

Public
Service
Company of
Colorado 10

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges that 6-foot wide dry utilities will be provided for natural gas distribution facilities.

If a license agreement is not already in place pertaining to the high pressure natural gas transmission lines that are within the subject property, an engineering review is necessary and the property owner/developer/contractor will need to contact PSCo's Encroachment Team (upload all files in PDF format) at:

https://www.xcelenergy.com/working_with_us/builders/encroachment_requests and click on Colorado if necessary.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas service, or modification to the existing gas distribution facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). The Builder's Call Line is 1-800-628-2121.

6/12/2019 1:31:26 PM

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COTTONWOOD HIGHLANDS FILING NO. 7

SKETCH/PRELIMINARY & LANDSCAPE PLAN

TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, TOGETHER WITH
THAT PORTION OF LANCELEAF STREET BETWEEN SAID TRACTS A, LOCATED IN THE SOUTH ½ OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS

LEGAL DESCRIPTION

TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, TOGETHER WITH THAT PORTION OF LANCELEAF STREET BETWEEN SAID TRACTS A, LOCATED IN THE SOUTH ½ OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

APPLICANT CONTACT

LENNAR HOMES
ATTN: JOHN CHENEY
9193 S. JAMAICA ST., 4TH FLOOR
ENGLEWOOD, CO
80112
OFFICE PHONE: (303) 503-1016

PLANNER/LANDSCAPE ARCHITECT

LAI DESIGN GROUP
ATTN: NATHAN STOTTLER
88 INVERNESS CIRCLE EAST, SUITE J-101
ENGLEWOOD, CO
80112
OFFICE PHONE: (303) 734-1777

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SITE DATA

SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT	
ZONING DESIGNATION	PD
GROSS ACREAGE	41.7 AC.
NET ACREAGE	38.9 AC.
NET SQ. FT. OF OPEN SPACE AREAS	111,657 SF
NET SQ. FT. OF PUBLIC ROW	243,936 SF
NET SQ. FT. OF RESIDENTIAL LOTS	919,116 SF
PARK SPACE (REQ. 3.4 AC)	5.988 AC
TOTAL BUILDABLE LOTS	238
GROSS DENSITY	6.1 DU / AC
# OF ON-STREET PARKING SPACES	216
# OF OFF-STREET PARKING SPACES	481

NOTES

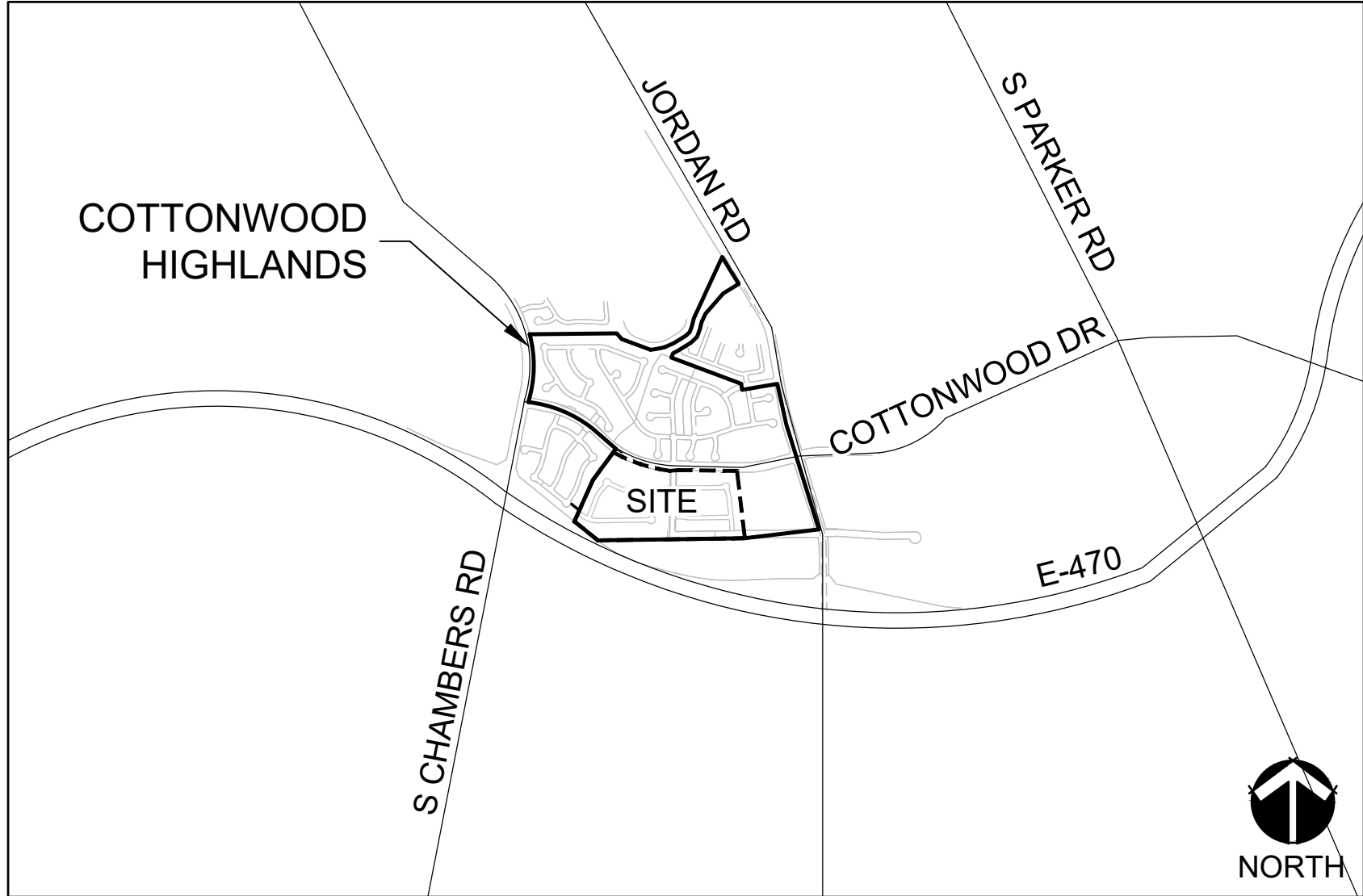
1) SIDE-ON-STREET FENCING SHALL BE 8' MINIMUM FROM THE RIGHT-OF-WAY.

TRACT SUMMARY CHART

TRACT	USE	OWNED/MAINTAINED	SIZE
TRACT A	OPEN SPACE (UTILITY, LANDSCAPE, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	0.396 ACRES
TRACT B	OPEN SPACE (UTILITY, LANDSCAPE, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	0.263 ACRES
TRACT C	OPEN SPACE (UTILITY, LANDSCAPE, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	0.106 ACRES
TRACT D	PARK (LANDSCAPE, TRAIL, UTILITY, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	2.939 ACRES
TRACT E	OPEN SPACE (UTILITY, LANDSCAPE, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	1.250 ACRES
TRACT F	PARK (LANDSCAPE, TRAIL, UTILITY, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	0.482 ACRES
TRACT G	PARK (LANDSCAPE, TRAIL, UTILITY, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	1.239 ACRES
TRACT H	OPEN SPACE (UTILITY, LANDSCAPE, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	0.100 ACRES
TRACT I	OPEN SPACE (UTILITY, LANDSCAPE, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	0.111 ACRES
TRACT J	OPEN SPACE (UTILITY, LANDSCAPE, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	0.228 ACRES
TRACT K	DETENTION POND (UTILITY, LANDSCAPE, & DRAINAGE)	FUTURE METROPOLITAN DISTRICT	2.309 ACRES
TRACT L	PARK (LANDSCAPE, TRAIL, UTILITY, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	1.328 ACRES
TRACT M	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.071 ACRES
TRACT N	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.079 ACRES
TRACT P	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.106 ACRES
TRACT Q	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.080 ACRES
TRACT R	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.076 ACRES
TRACT S	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.081 ACRES
TRACT T	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.087 ACRES
TRACT U	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.080 ACRES
TRACT V	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.079 ACRES
TRACT W	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.083 ACRES
TRACT X	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.072 ACRES
TRACT Y	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.072 ACRES
TRACT Z	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.072 ACRES
TRACT AA	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.053 ACRES
TRACT AB	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.076 ACRES
TRACT AC	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.076 ACRES
TRACT AD	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.076 ACRES
TRACT AE	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.076 ACRES
TRACT AF	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.076 ACRES
TRACT AG	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.076 ACRES
TRACT AH	OPEN SPACE (UTILITY, LANDSCAPE, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	0.055 ACRES
TRACT AI	OPEN SPACE (UTILITY, LANDSCAPE, & DRAINAGE)	HOMEOWNER'S ASSOCIATION	0.052 ACRES
TRACT AJ	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.074 ACRES
TRACT AK	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.076 ACRES
TRACT AL	PRIVATE ACCESS ROAD	HOMEOWNER'S ASSOCIATION	0.076 ACRES
		TRACT TOTAL:	12.629 ACRES

VICINITY MAP

SCALE: 1' = 2,000'



SHEET INDEX

SHEETS	DESCRIPTION
L0.00	COVER SHEET
L1.01	EXISTING CONDITIONS MAP
L1.02	OVERALL SITE PLAN
L1.03	PARKING PLAN
L1.04-07	SITE PLANS
L1.08-11	STANDARD LOT TYPICAL
L2.01-06	SITE DETAILS
L3.01-16	PARK FACILITIES MASTER PLAN
L4.01-02	PLANTING SCHEDULE, NOTES, & DETAILS
IR5.01-15	IRRIGATION PLANS
IR6.01-05	IRRIGATION NOTES & DETAILS

LAND SUMMARY CHART

LAND USE	NUMBER OF LOTS/TRACTS	ACRES	PERCENT OF TOTAL AREA
RESIDENTIAL LOTS	238	20.252	50.63%
PUBLIC RIGHT-OF-WAY	N/A	7.116	17.79%
ACCESS ROADS	23	1.769	4.42%
PARK TRACTS (REQ. 3.4 AC)	4	5.988	14.97%
OPEN SPACE TRACTS	9	2.563	6.41%
DETENTION POND TRACT	1	2.309	5.77%
TOTAL:		39.997	100%

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
COVER SHEET

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L0.00

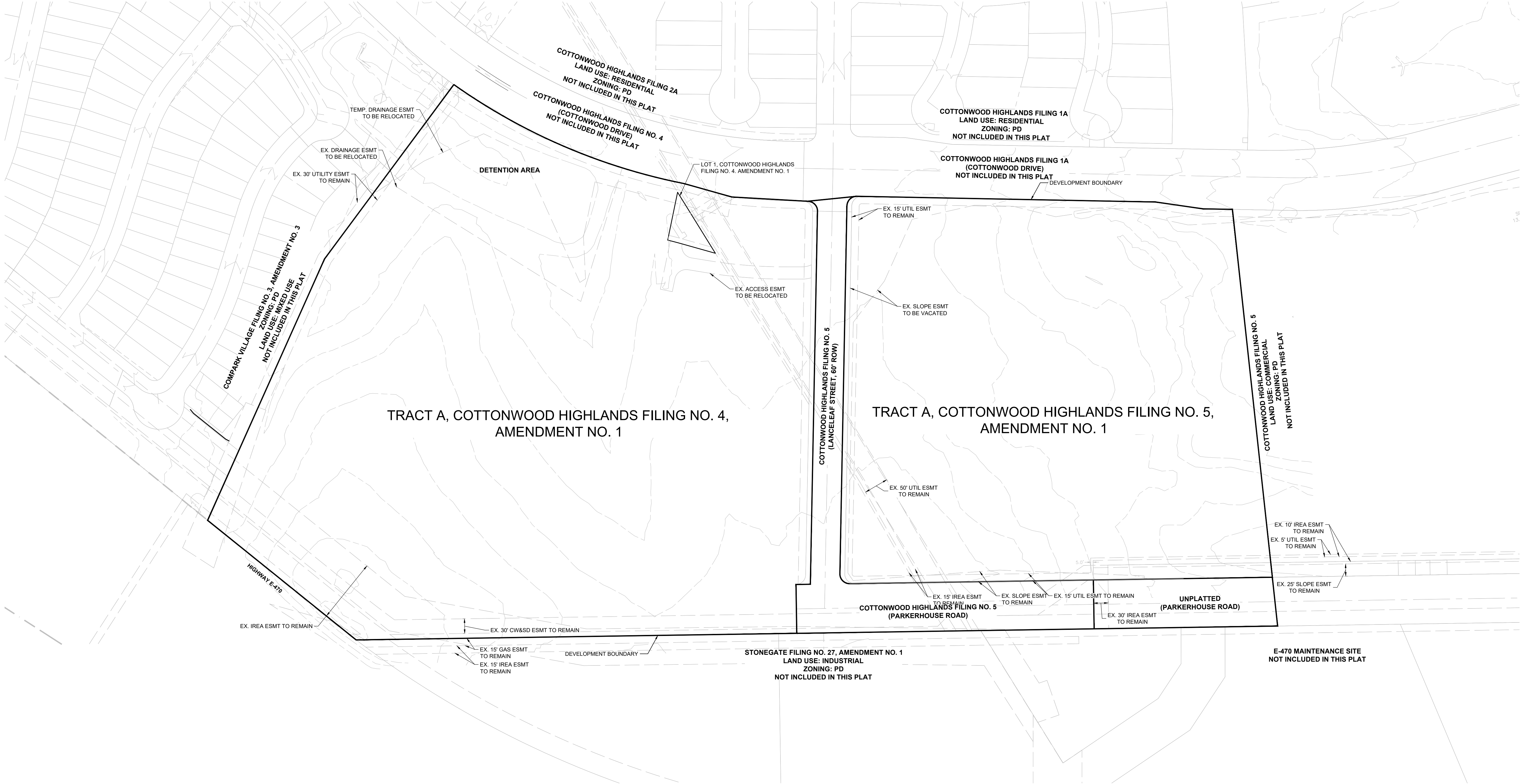
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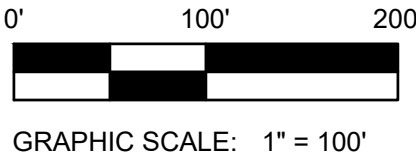
COTTONWOOD HIGHLANDS FILING NO. 7

SKETCH/PRELIMINARY & LANDSCAPE PLAN

TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, TOGETHER WITH
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COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS



NOTES:
1) THERE ARE NO EXISTING TREES OR SHRUBS ON THE SITE THAT ARE REQUIRED TO BE MITIGATED PER THE PARKER MUNICIPAL CODE.



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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
EXISTING CONDITIONS MAP

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SHEET NUMBER

L1.01
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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
OVERALL SITE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

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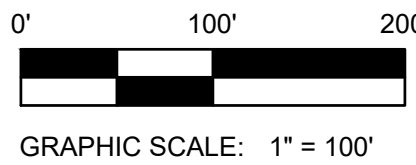
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L1.02

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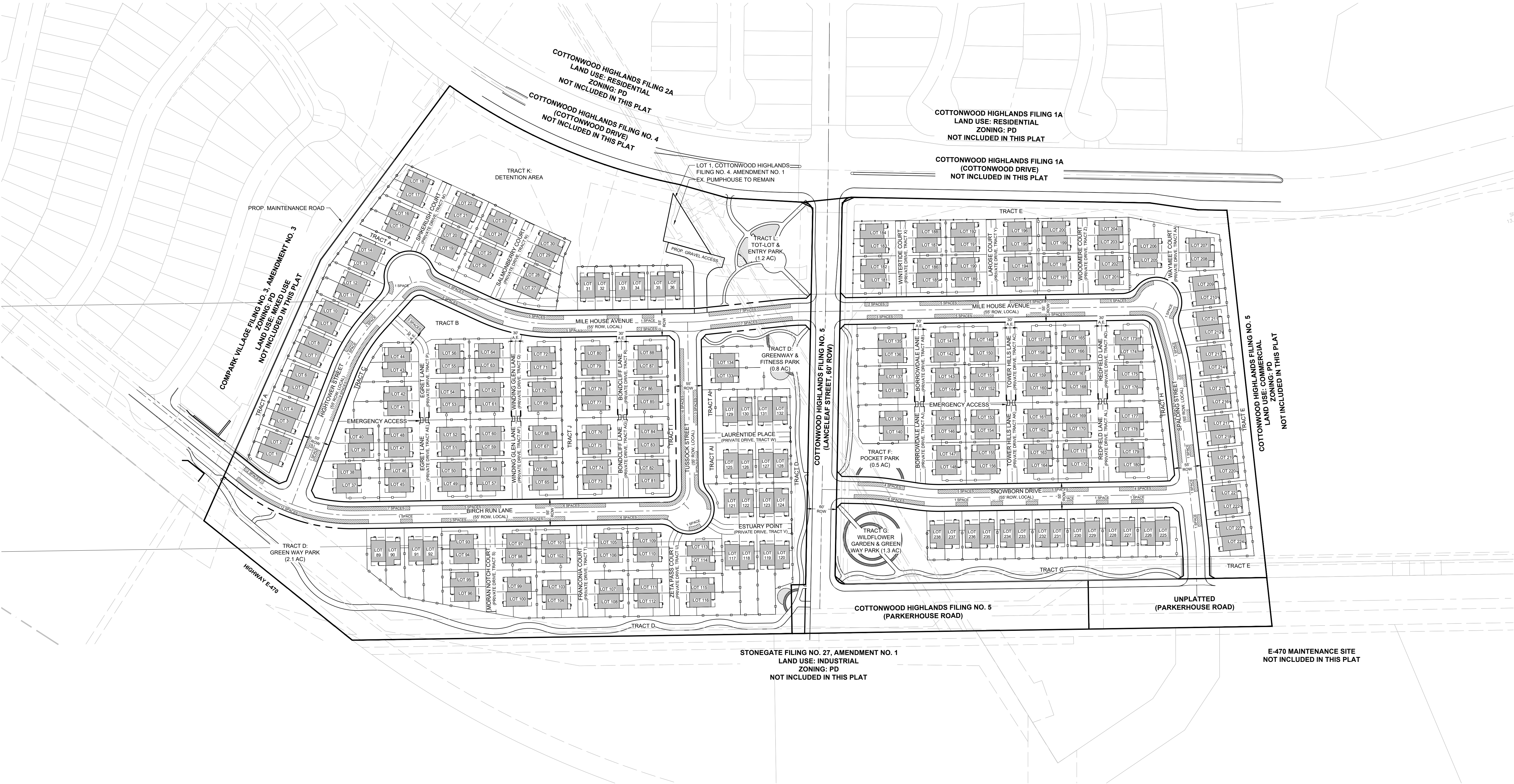


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SKETCH/PRELIMINARY & LANDSCAPE PLAN

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COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS



GUEST PARKING SPACES	
ON-STREET PARKING SPACES	215
OFF-STREET PARKING SPACES	481
TOTAL:	633

LEGEND	
	PROJECT BOUNDARY
	STREET ROW
	PROPERTY LOT LINE
	LOT SETBACK
	CENTERLINE
	OPEN SPACE FENCE
	5' PRIVACY FENCE
	5' MODIFIED PRIVACY FENCE

NOTES:
1) ON-STREET PARKING SHALL NOT BE STREET STRIPED.



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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
FENCING & PARKING PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
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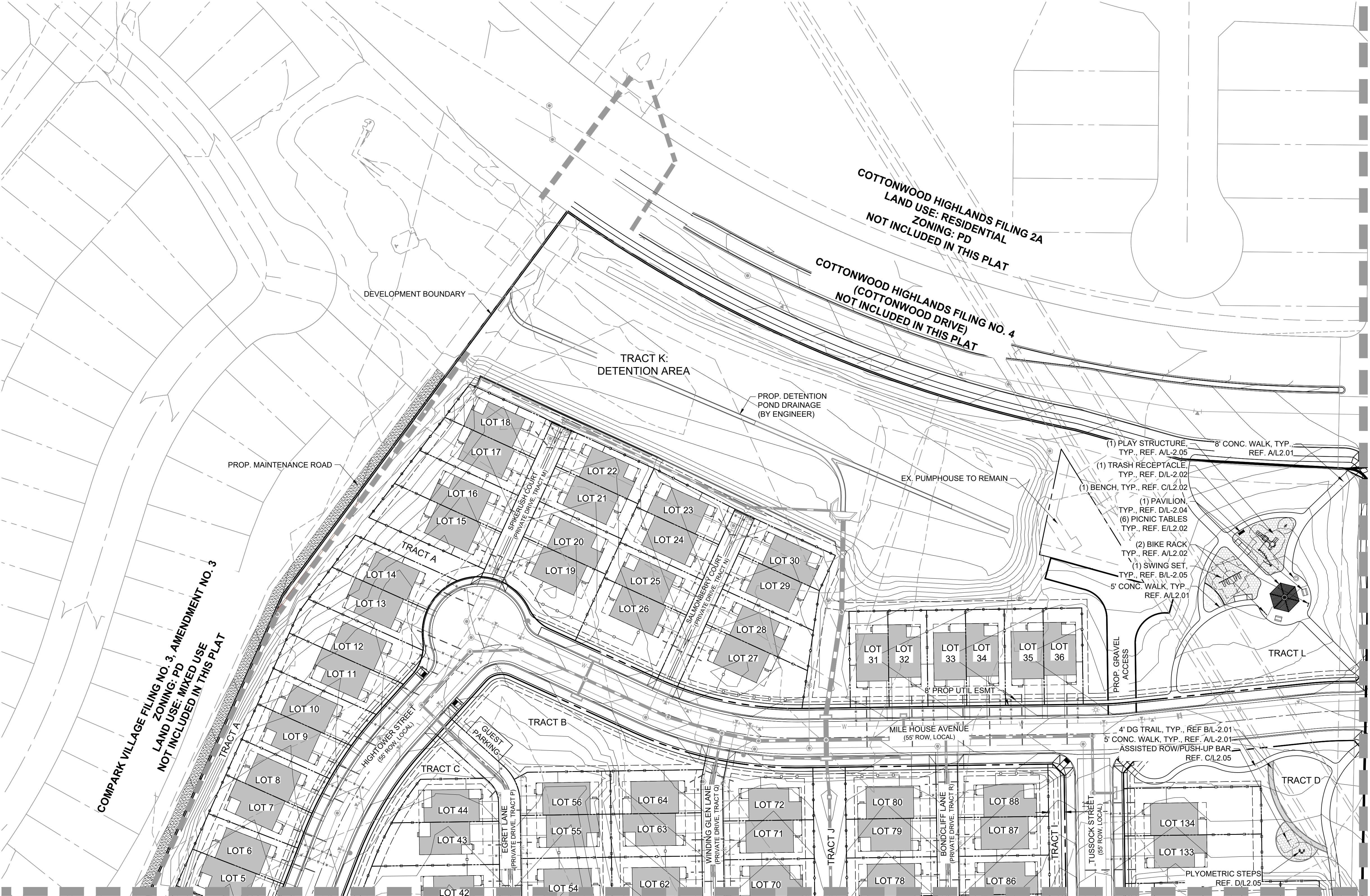
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3rd Submittal	5/24/2019

SHEET NUMBER

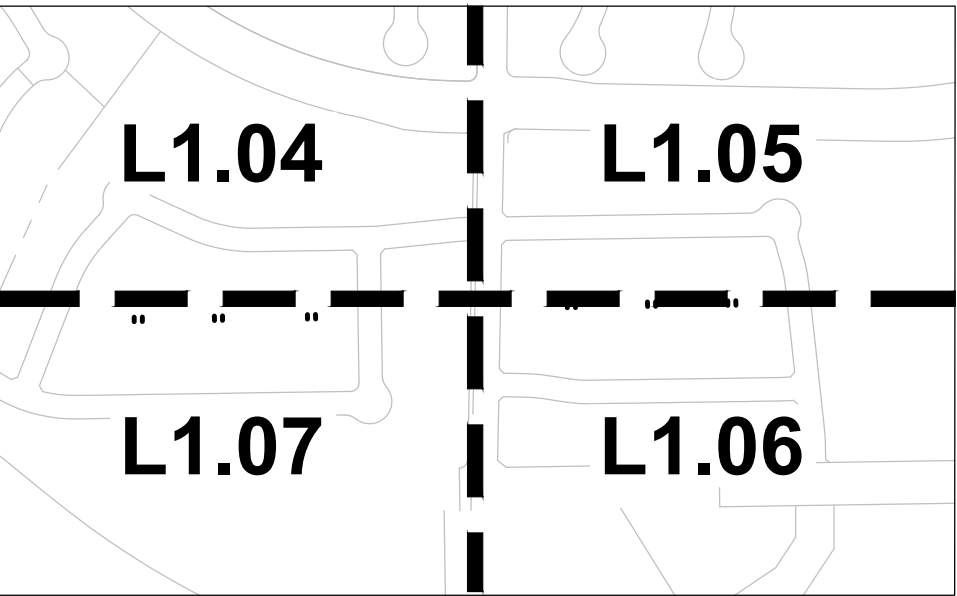
L1.03
4 OF 56

COTTONWOOD HIGHLANDS FILING NO. 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

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38.9 ACRES, 238 RESIDENTIAL LOTS



KEY MAP



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
- DECOMPOSED GRANITE
- PLAY AREA
- GRAVEL

MATCHLINE - SEE SHEET LS1.2

MATCHLINE - SEE SHEET LS1.3

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
SITE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
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CHECKED BY: NS

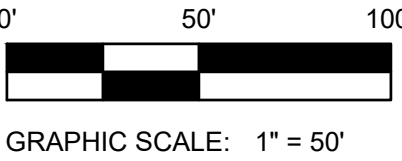
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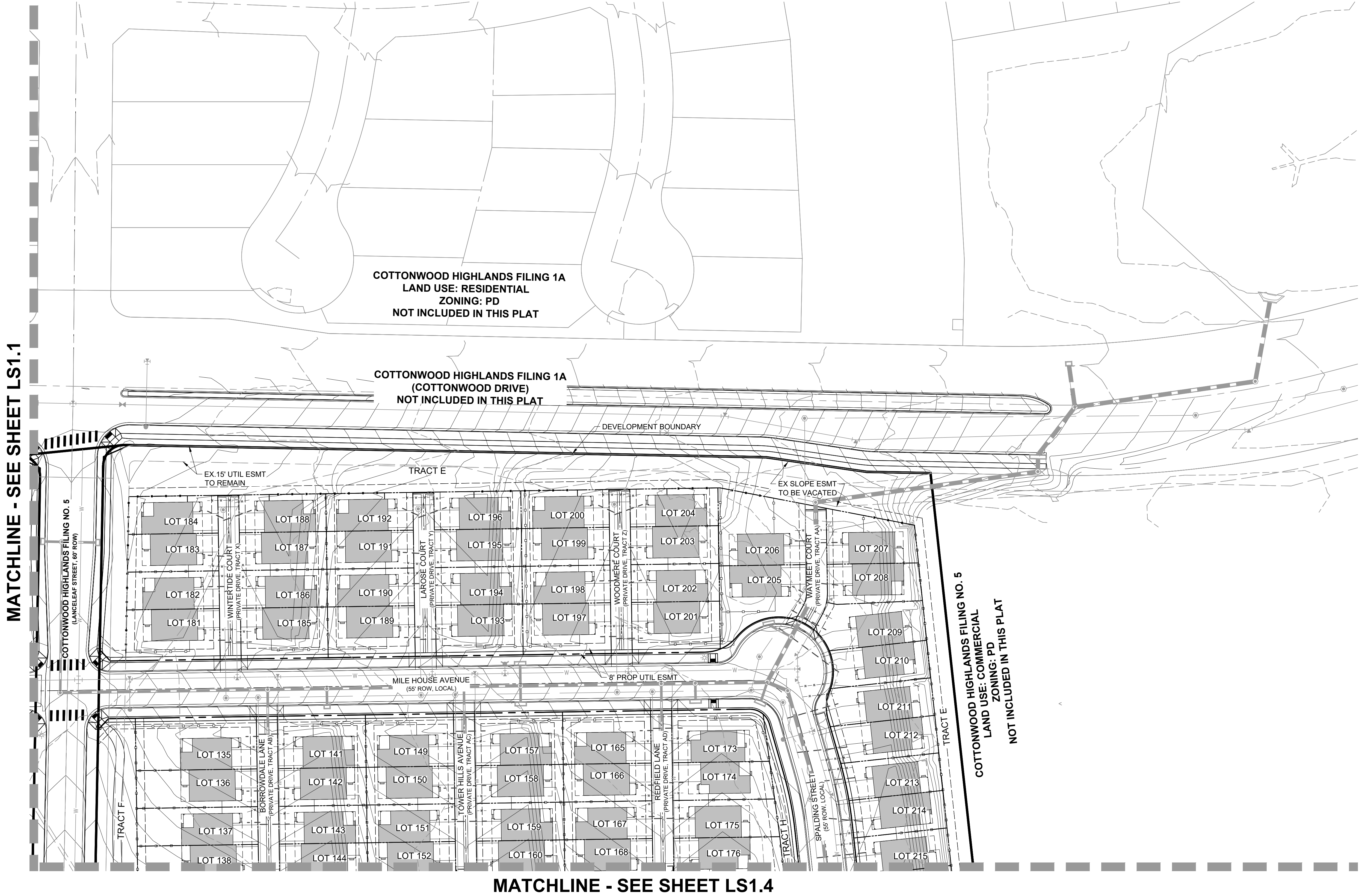


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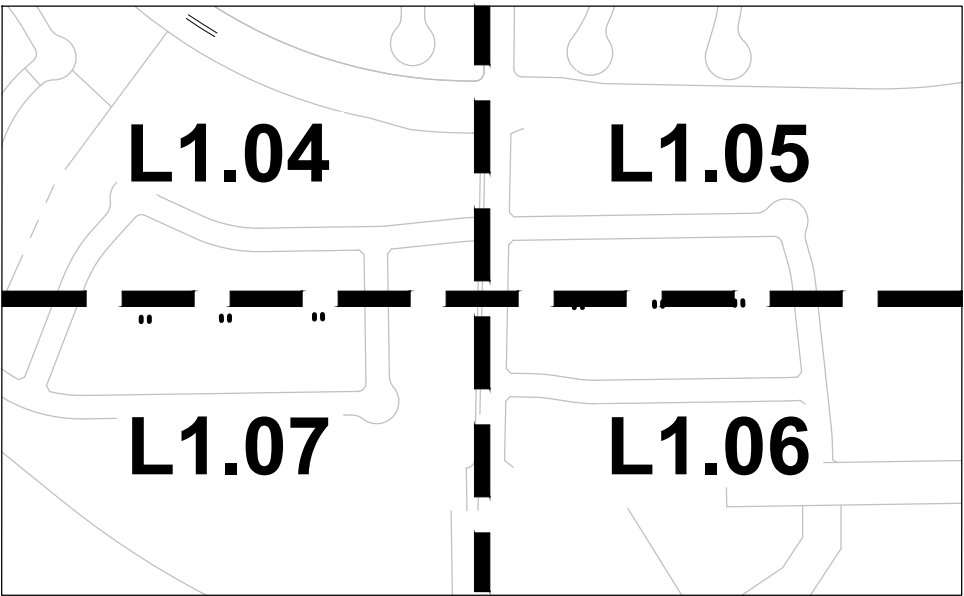
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SKETCH/PRELIMINARY & LANDSCAPE PLAN

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38.9 ACRES, 238 RESIDENTIAL LOTS



KEY MAP



LEGEND

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- STREET ROW
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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
SITE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
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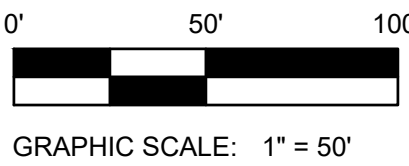
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L1.05

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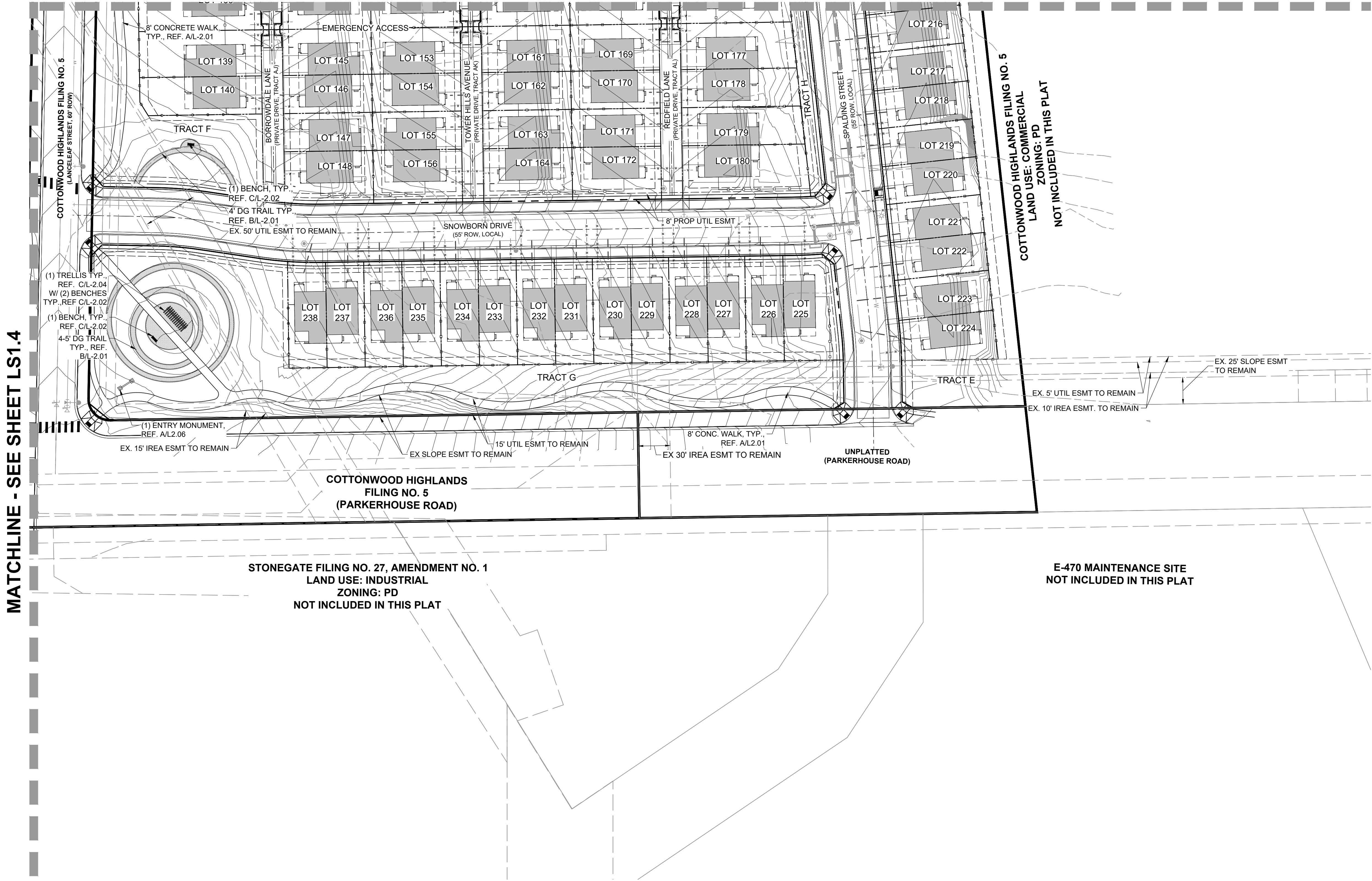
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COTTONWOOD HIGHLANDS FILING NO. 7

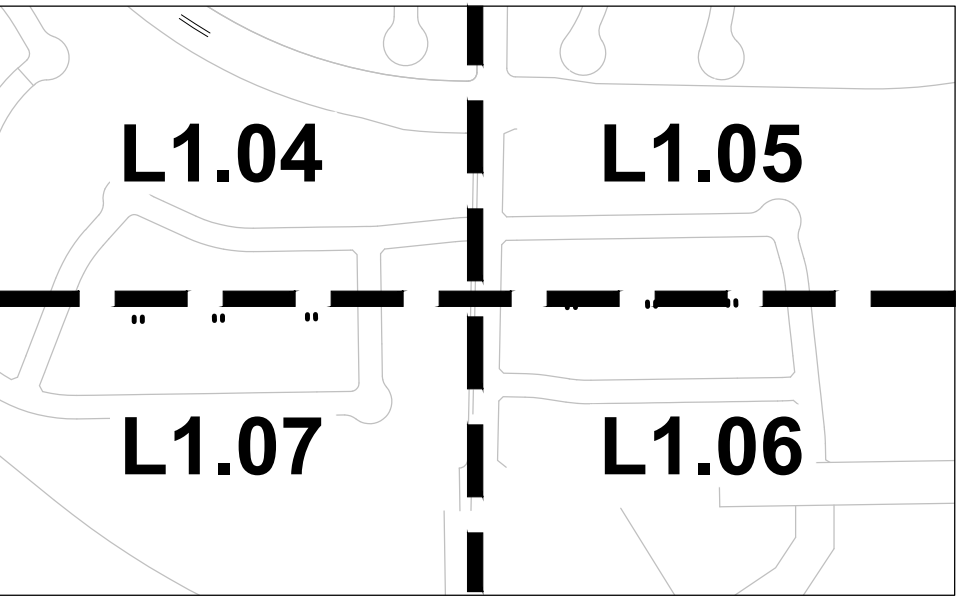
SKETCH/PRELIMINARY & LANDSCAPE PLAN

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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET LS1.2



KEY MAP



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
SITE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

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CHECKED BY: NS

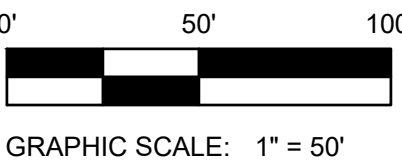
ISSUE RECORD

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SHEET NUMBER

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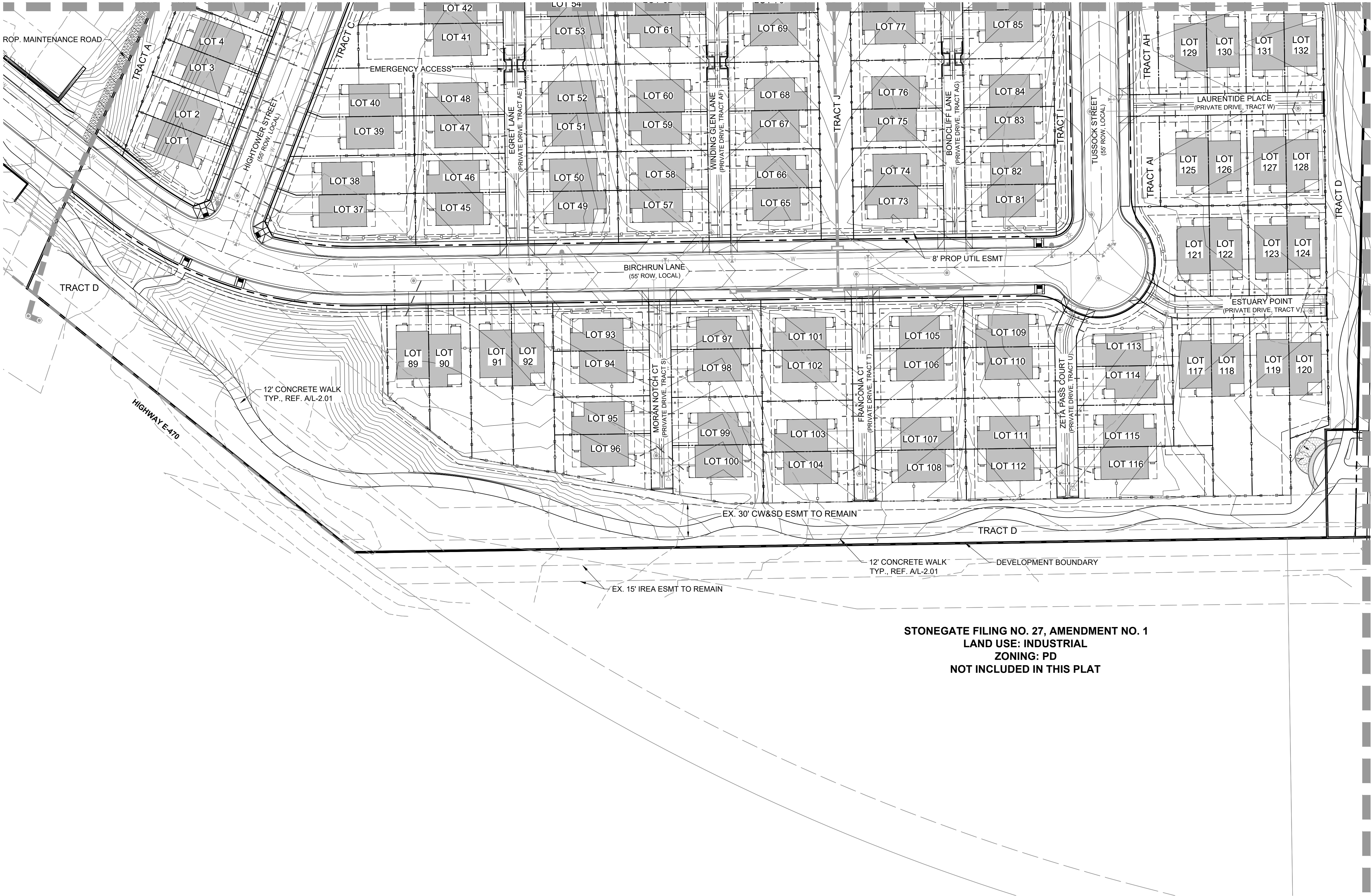
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COTTONWOOD HIGHLANDS FILING NO. 7

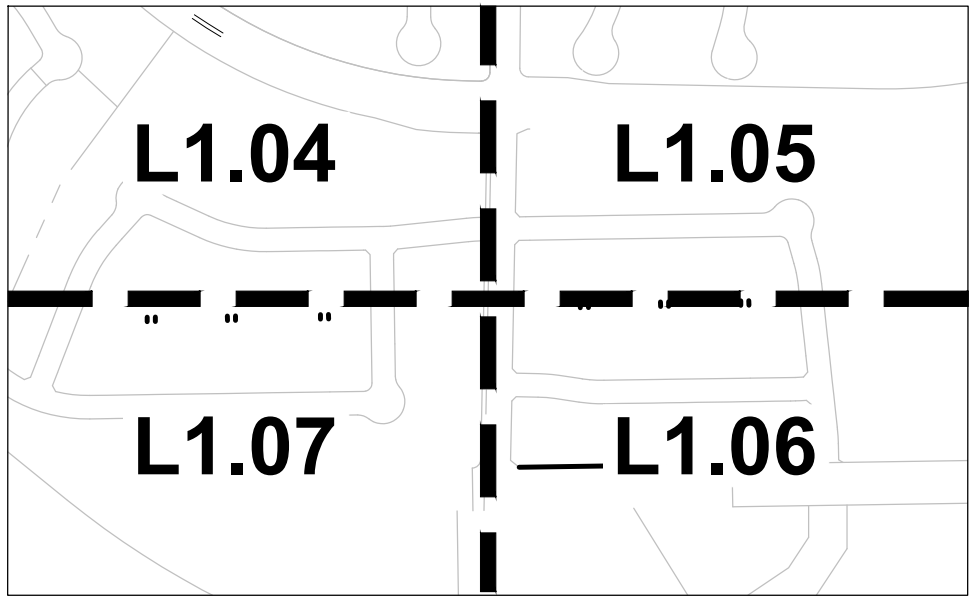
SKETCH/PRELIMINARY & LANDSCAPE PLAN

TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH
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COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET LS1.1



KEY MAP



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
- DECOMPOSED GRANITE
- PLAY AREA
- GRAVEL

MATCHLINE - SEE SHEET LS1.3

STONEGATE FILING NO. 27, AMENDMENT NO. 1
LAND USE: INDUSTRIAL
ZONING: PD
NOT INCLUDED IN THIS PLAT

ARCHITECT / PLANNER

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
SITE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

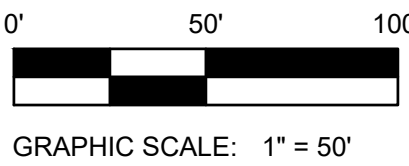
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SHEET NUMBER

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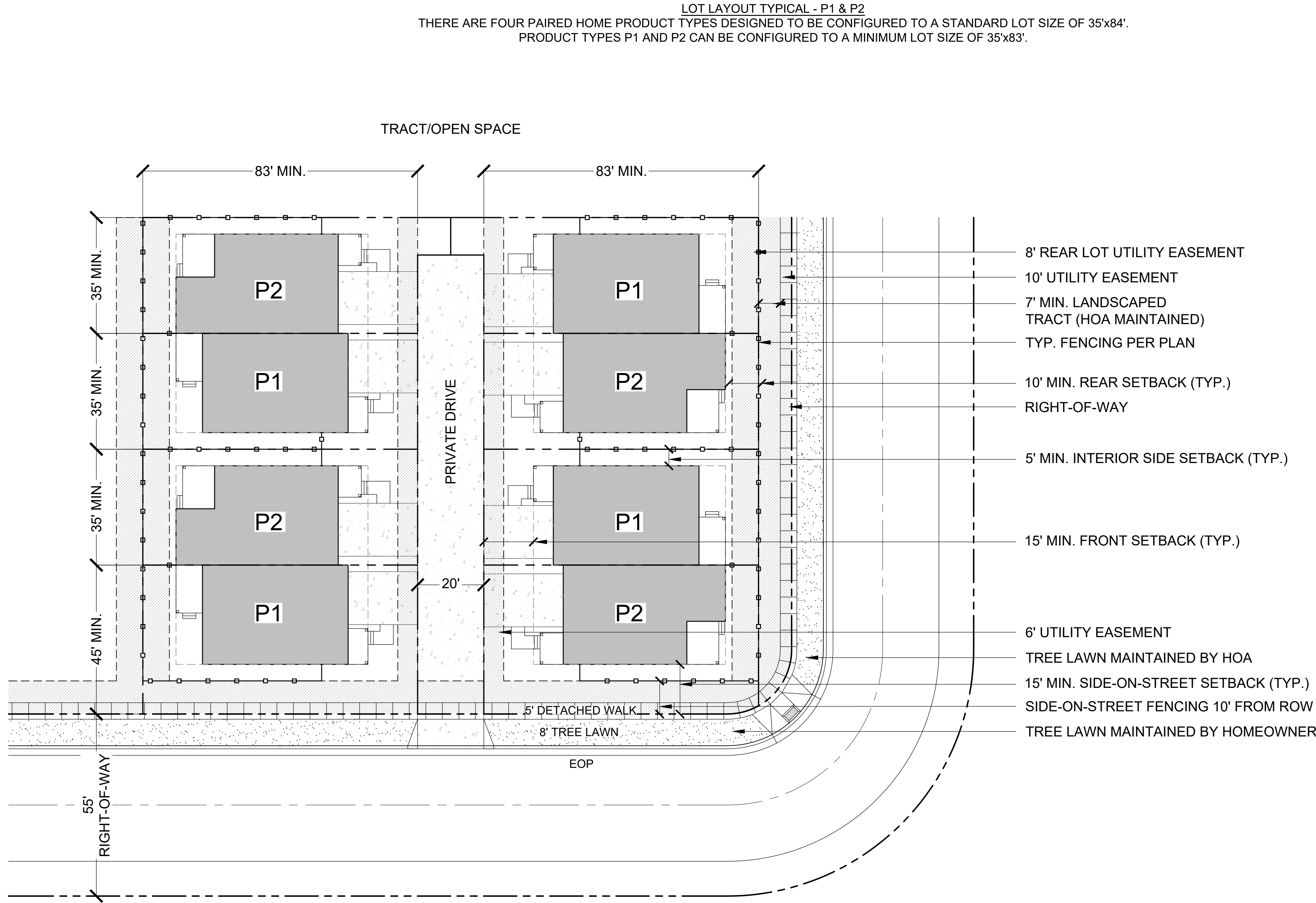


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38.9 ACRES, 238 RESIDENTIAL LOTS



LEGEND

- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- LOT FENCE
- TURF
- CONCRETE
- UTILITY EASEMENT

ARCHITECT / PLANNER



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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
STANDARD LOT TYPICAL

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
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CHECKED BY: NS

ISSUE RECORD

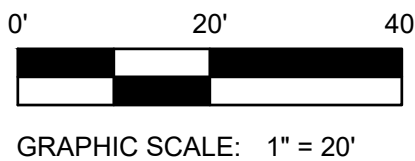
TEXT	DATE
1st Submittal	11/12/2018
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3rd Submittal	5/24/2019

SHEET NUMBER

L1.08

9 OF 56

- NOTES:
- PRODUCT TYPES P1-P4 CAN BE CONFIGURED TO MIN. 84' LENGTH LOTS.
 - PRODUCT TYPES P1-P2 CAN BE CONFIGURED TO MIN. 83' LENGTH LOTS.
 - THE CONFIGURATION OF PRODUCT TYPES IS FLEXIBLE AND IS NOT LIMITED TO THE LAYOUT SHOWN.
 - THE SIDEWALK CONFIGURATION SHOWN IS NOT FINAL AND IS SUBJECT TO CHANGE.
 - ALL PRODUCT TYPES WILL HAVE AN ATTACHED 2-CAR GARAGE.



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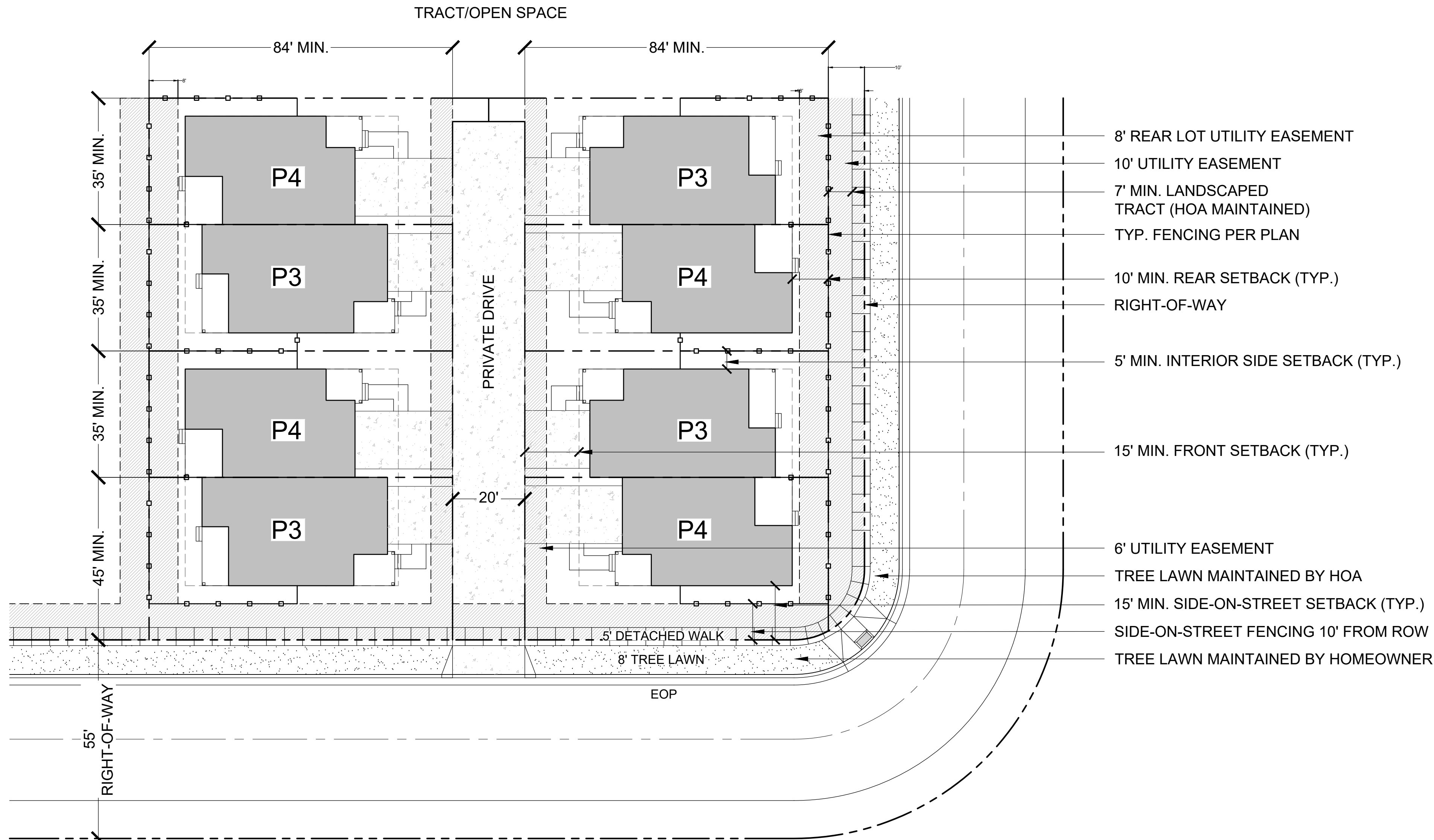
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COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS

LOT LAYOUT TYPICAL - P3 & P4

THERE ARE FOUR PAIRED HOME PRODUCT TYPES DESIGNED TO BE CONFIGURED TO A STANDARD LOT SIZE OF 35'x84'.
PRODUCT TYPES P3 AND P4 CAN BE CONFIGURED TO A MINIMUM LOT SIZE OF 35'x84'.



LEGEND

---	STREET ROW
- - - -	UTILITY EASEMENT
----	PROPERTY LOT LINE
- - - -	LOT SETBACK
----	CENTER LINE
□	LOT FENCE
□	TURF
□	CONCRETE
□	UTILITY EASEMENT

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
STANDARD LOT TYPICAL

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
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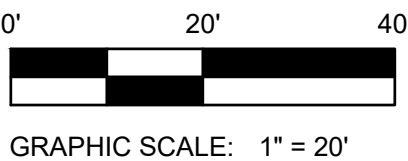
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3rd Submittal	5/24/2019

SHEET NUMBER

L1.09

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- NOTES:
- 1) PRODUCT TYPES P1-P4 CAN BE CONFIGURED TO MIN. 84' LENGTH LOTS.
 - 2) PRODUCT TYPES P1-P2 CAN BE CONFIGURED TO MIN. 83' LENGTH LOTS.
 - 3) THE CONFIGURATION OF PRODUCT TYPES IS FLEXIBLE AND IS NOT LIMITED TO THE LAYOUT SHOWN.
 - 4) THE SIDEWALK CONFIGURATION SHOWN IS NOT FINAL AND IS SUBJECT TO CHANGE.
 - 5) ALL PRODUCT TYPES WILL HAVE AN ATTACHED 2-CAR GARAGE.



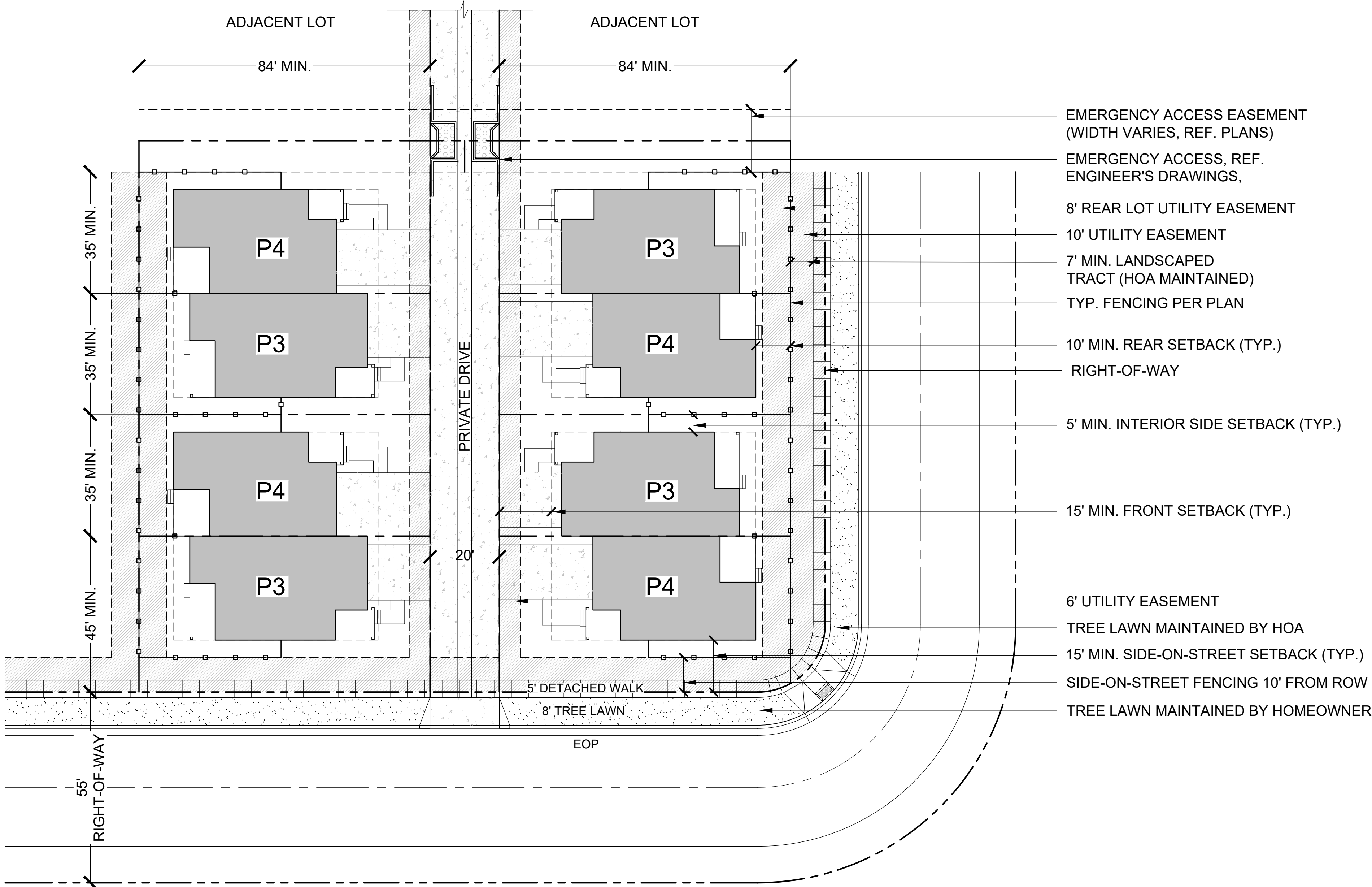
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COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS

LOT LAYOUT TYPICAL - CONTINUOUS DRIVE W/ EMERGENCY FIRE ACCESS
THERE ARE FOUR PAIRED HOME PRODUCT TYPES DESIGNED TO BE CONFIGURED TO A STANDARD LOT SIZE OF 35'x84'.
PRODUCT TYPES P3 AND P4 CAN BE CONFIGURED TO A MINIMUM LOT SIZE OF 35'x84'.



LEGEND

- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- LOT FENCE
- TURF
- CONCRETE
- UTILITY EASEMENT

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
STANDARD LOT TYPICAL

PROFESSIONAL STAMP

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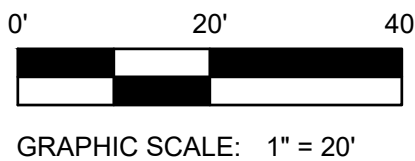
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3rd Submittal	5/24/2019

SHEET NUMBER

L1.10

11 OF 56

- NOTES:
- PRODUCT TYPES P1-P4 CAN BE CONFIGURED TO MIN. 84' LENGTH LOTS.
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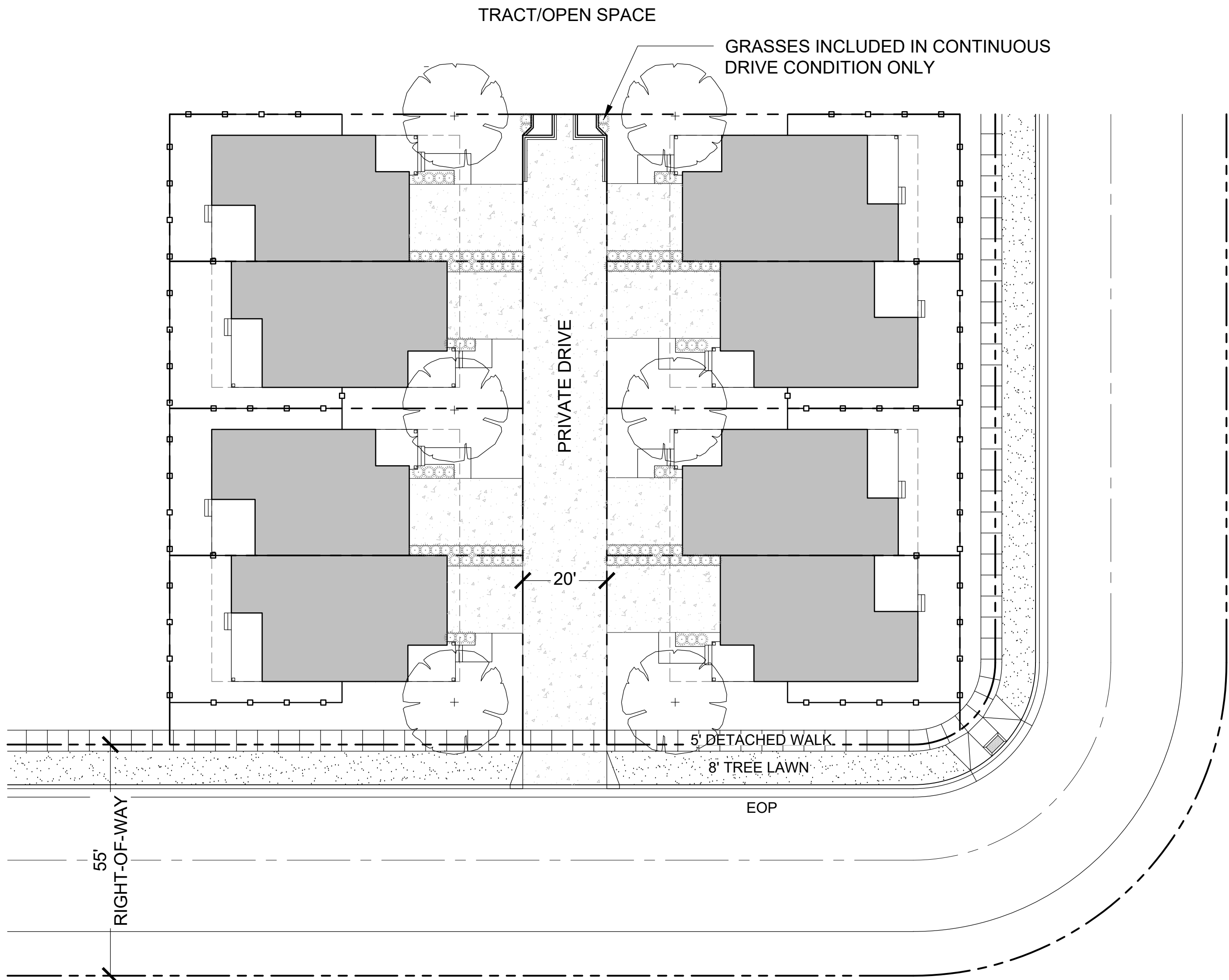


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COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS



LEGEND

- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- LOT FENCE
- TURF
- CONCRETE
- UTILITY EASEMENT
- DECIDUOUS SHADE TREE
- ORNAMENTAL GRASSES

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
LANDSCAPE LOT TYPICAL

PROFESSIONAL STAMP

PROJECT INFORMATION

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CHECKED BY: NS

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NOTES:
1) 6 DECIDUOUS SHADE TREES PER 8 PACK/CLUSTER AND MIN. 10 GRASSES PER UNIT.

0' 20' 40'
GRAPHIC SCALE: 1" = 20'

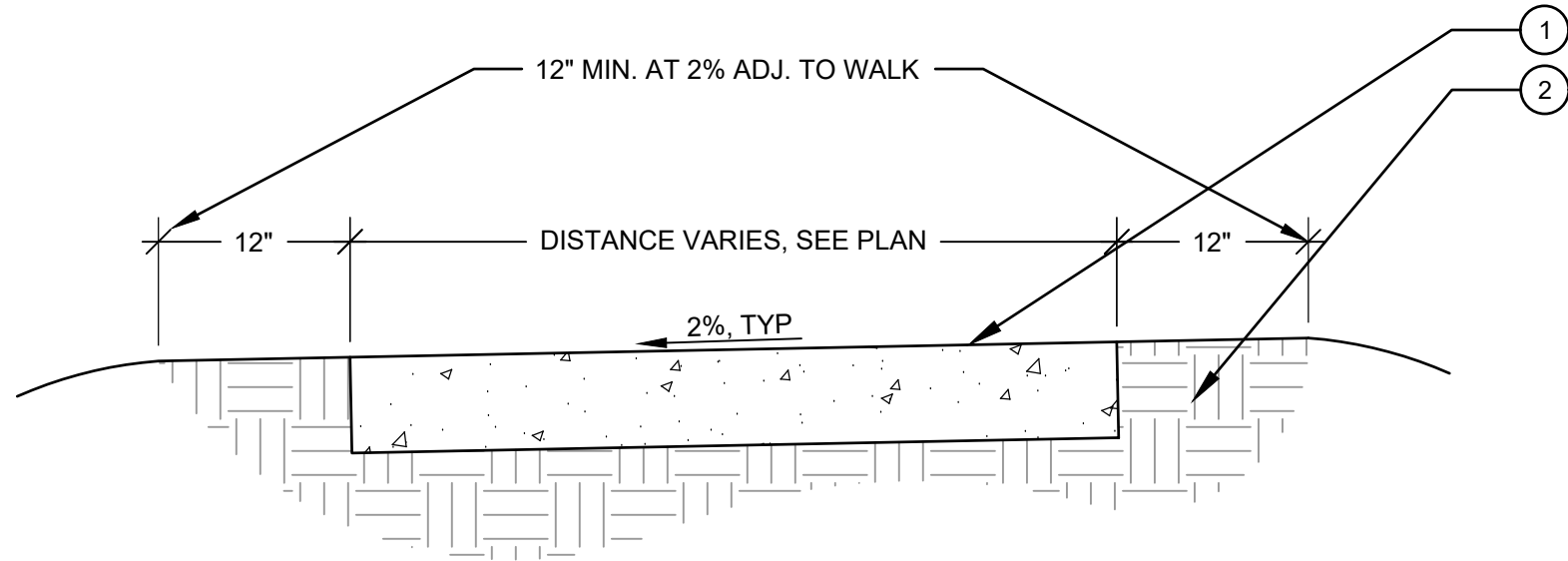


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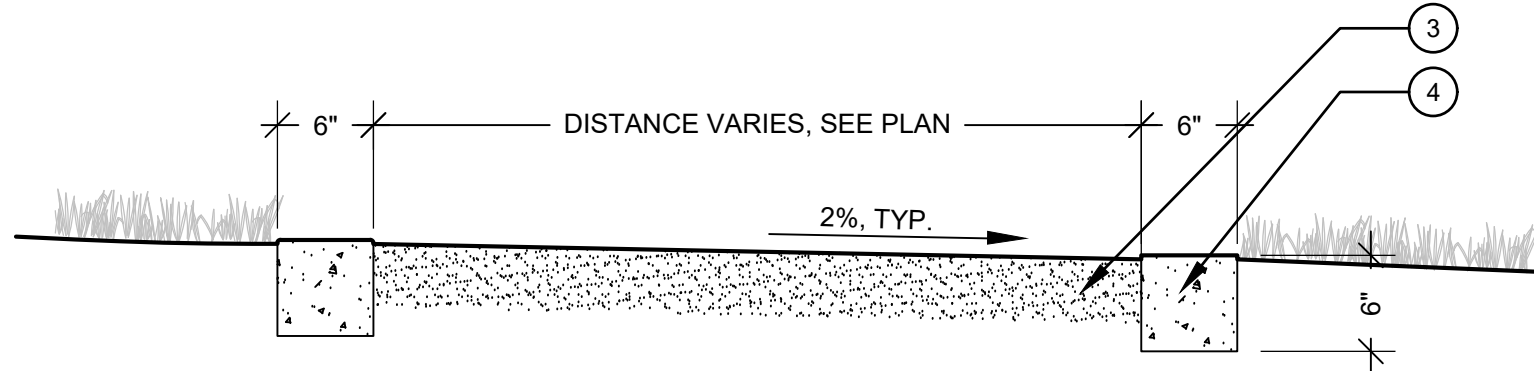
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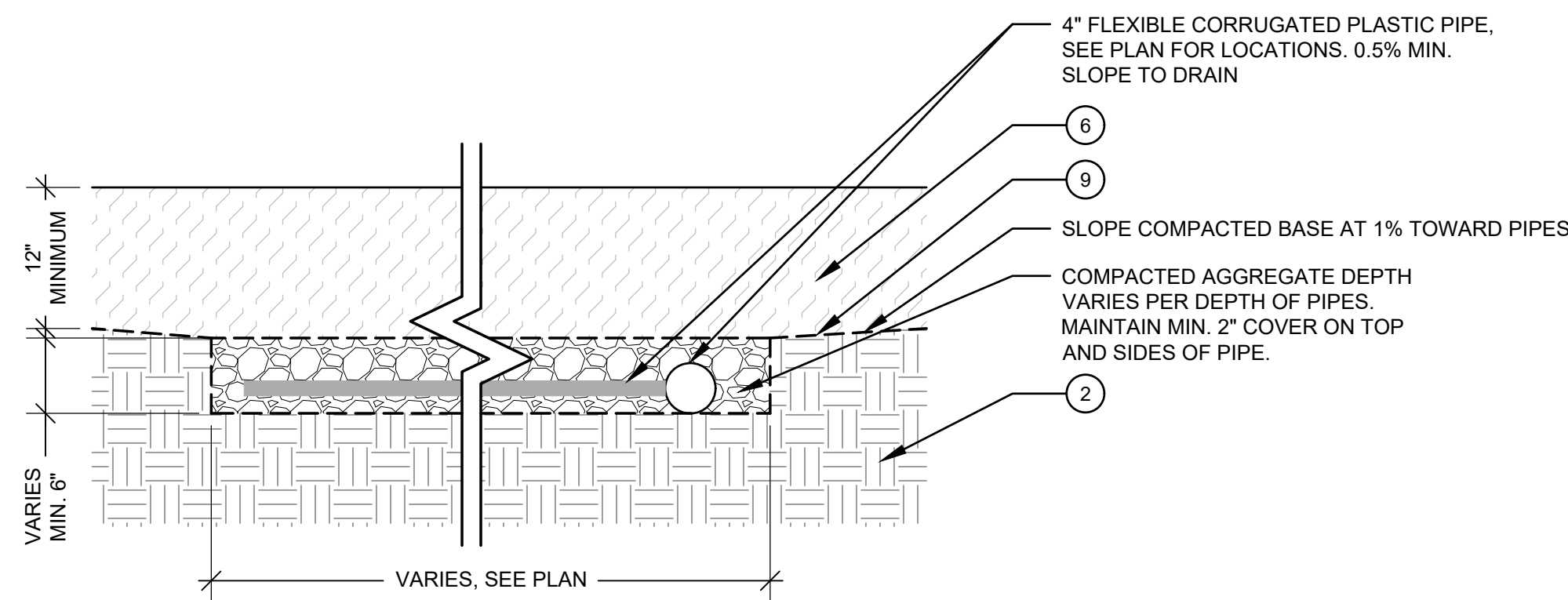


NOTE:
3'-6" WIDE CONCRETE WALKS SHALL BE MIN. 4" DEPTH,
OR GREATER PER SOILS REPORT, 4,000 PSI CONCRETE,
REINFORCED WITH FIBERMESH

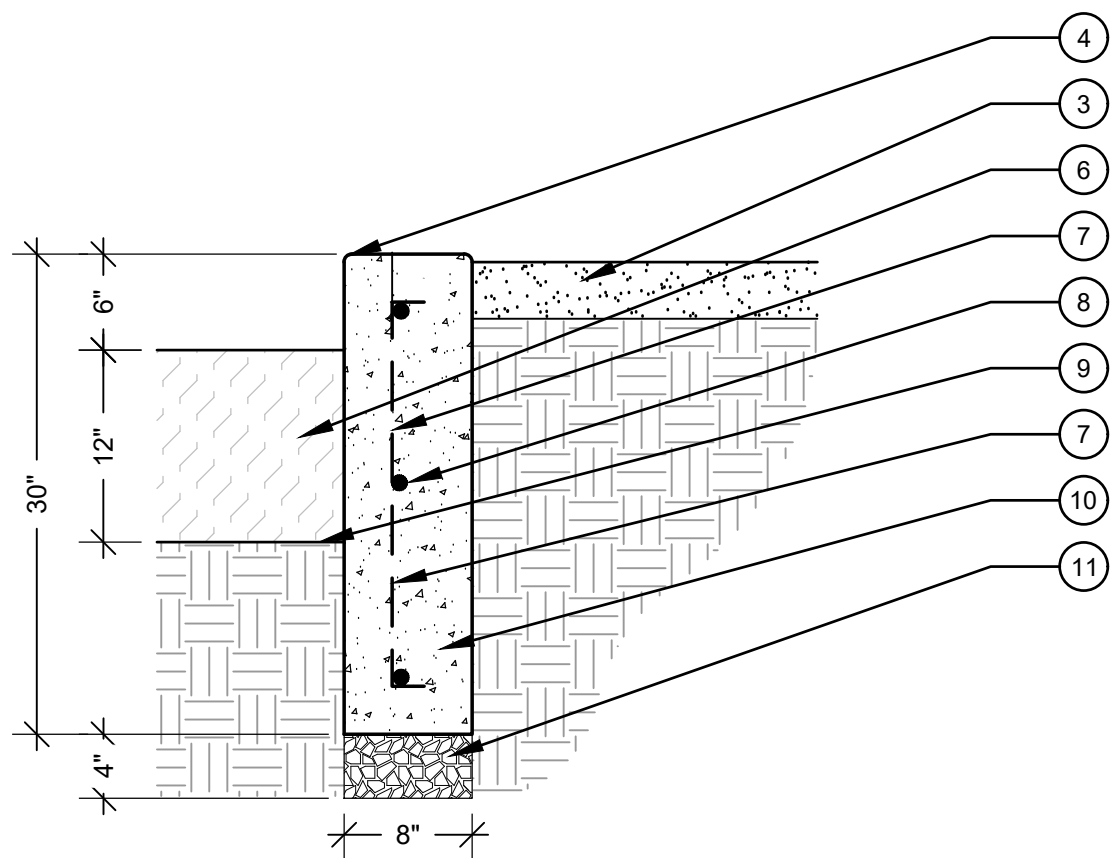
A CONCRETE PAVEMENT
SCALE: 1" = 1'-0"



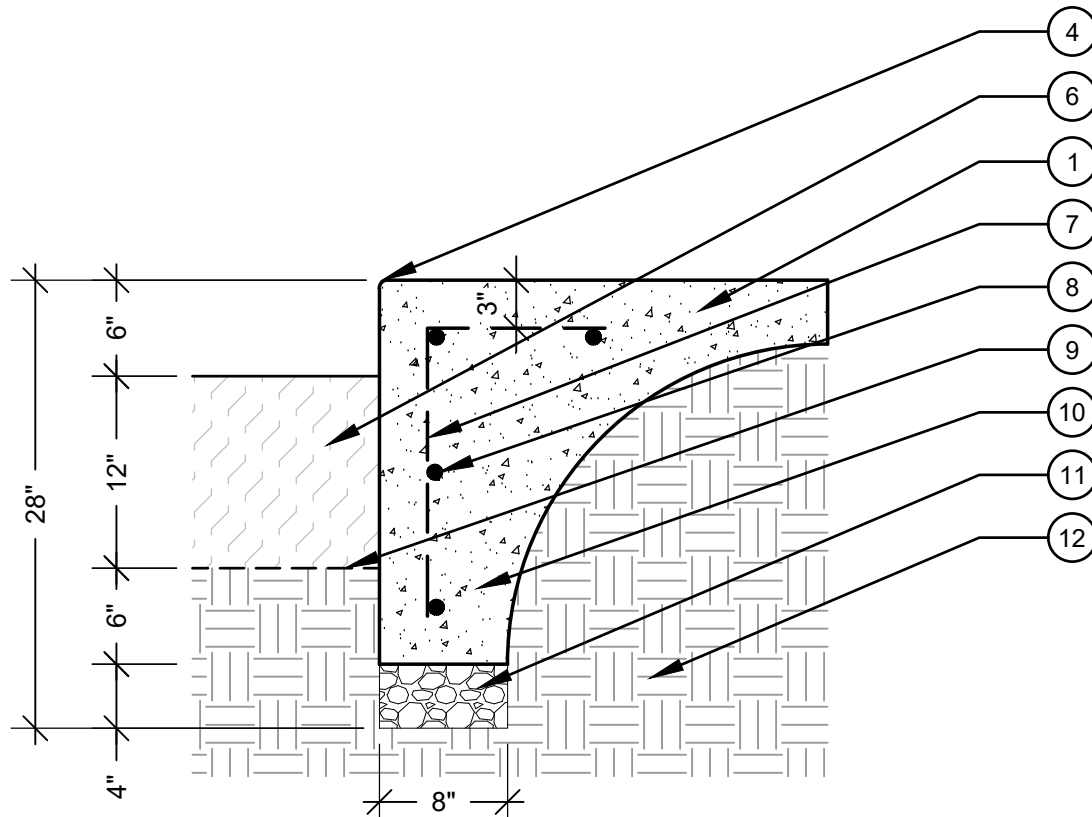
B CRUSHER FINES
SCALE: 1" = 1'-0"



C PLAYSURFACE
SCALE: 1" = 1'-0"

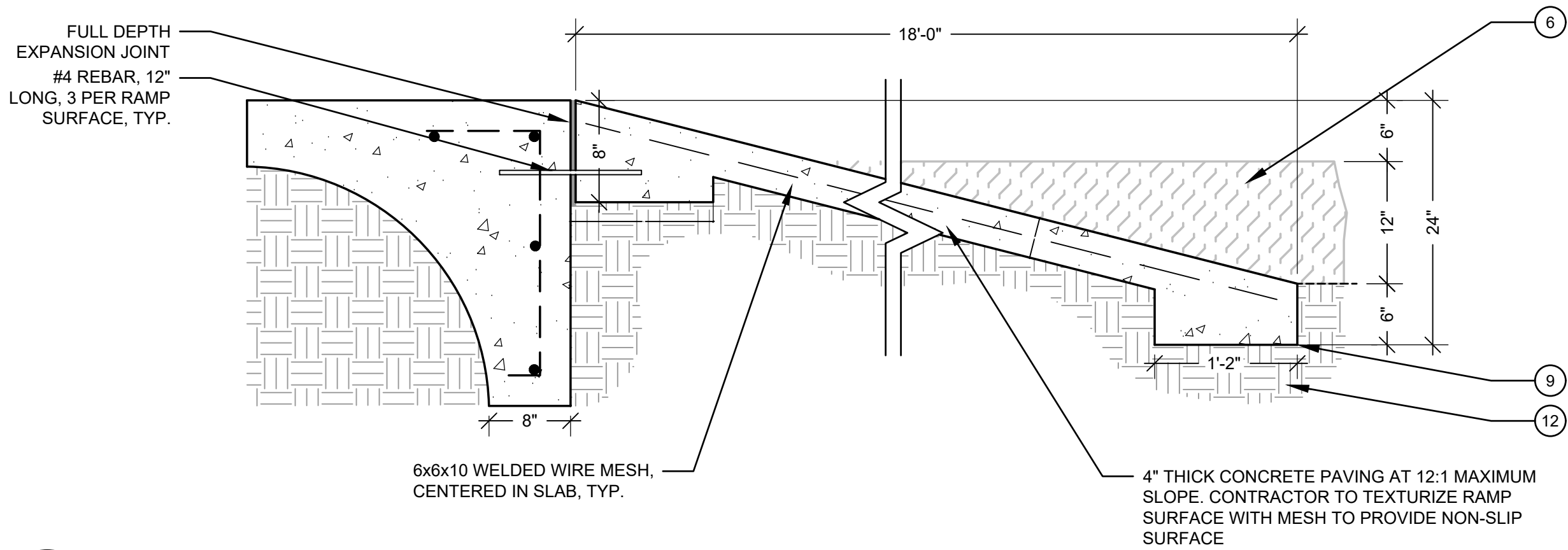


D PLAYCURB AT CRUSHER FINES
SCALE: 1" = 1'-0"



NOTE:
PLAY AREA CURB TO BE CONTINUOUS AROUND PERIMETER OF TOT LOT.

E PLAYCURB AT CONC. PAVEMENT
SCALE: 1" = 1'-0"



F ADA RAMP AT PLAYCURB
SCALE: 1" = 1'-0"

SITE DETAILS LEGEND

- 1 STANDARD CONCRETE, 4" THICK
- 2 95% COMPACTED SUBGRADE
- 3 CRUSHER FINES WITH STABILIZER, SET 4" ON COMPACTED SUBGRADE
- 4 6"x6" CONC. CURB
- 5 1" CHAMFER, TYP.
- 6 BARRIER-FREE SAFETY SURFACING
- 7 #4 REBAR, 16" O.C., 3" CLEAR, TYP.
- 8 #4 REBAR CONT., 3" CLEAR, TYP.
- 9 GEOTEXTILE FABRIC
- 10 PLACE EXPANSION JOINTS IN CURB, 25' O.C. MAX SPACING
- 11 CLASS II COMPACTED AGGREGATE BASE AT 90% REL. COMPACTION
- 12 COMPACTED SUBGRADE PER GEOTECHNICAL ENGINEER



ARCHITECT / PLANNER



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SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
SITE DETAILS

PROFESSIONAL STAMP

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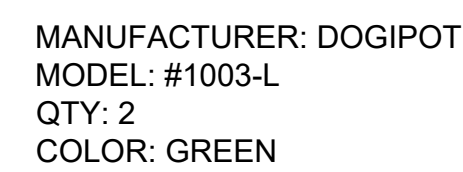
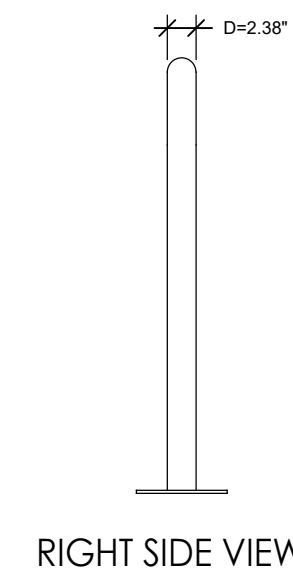
SHEET NUMBER

L2.01

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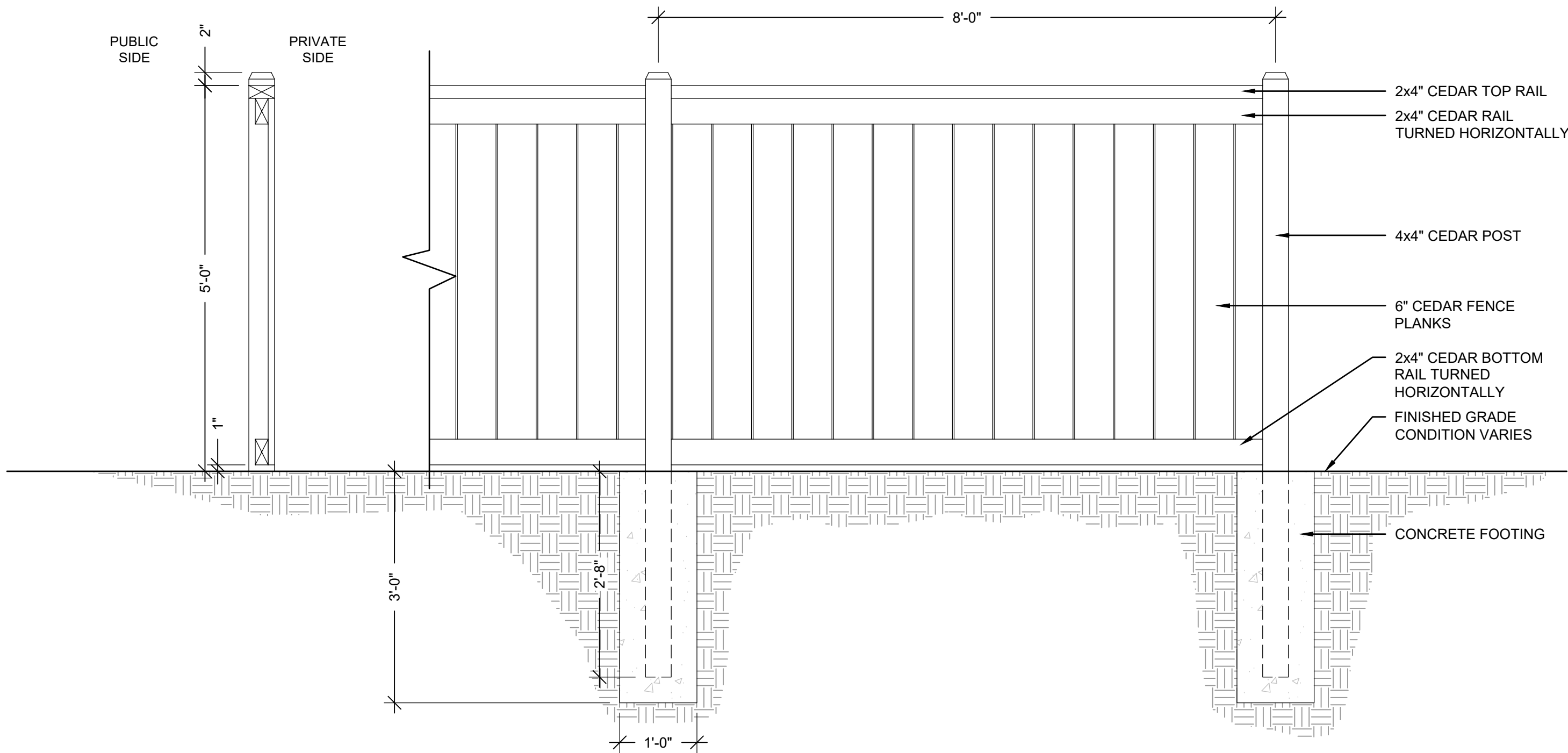


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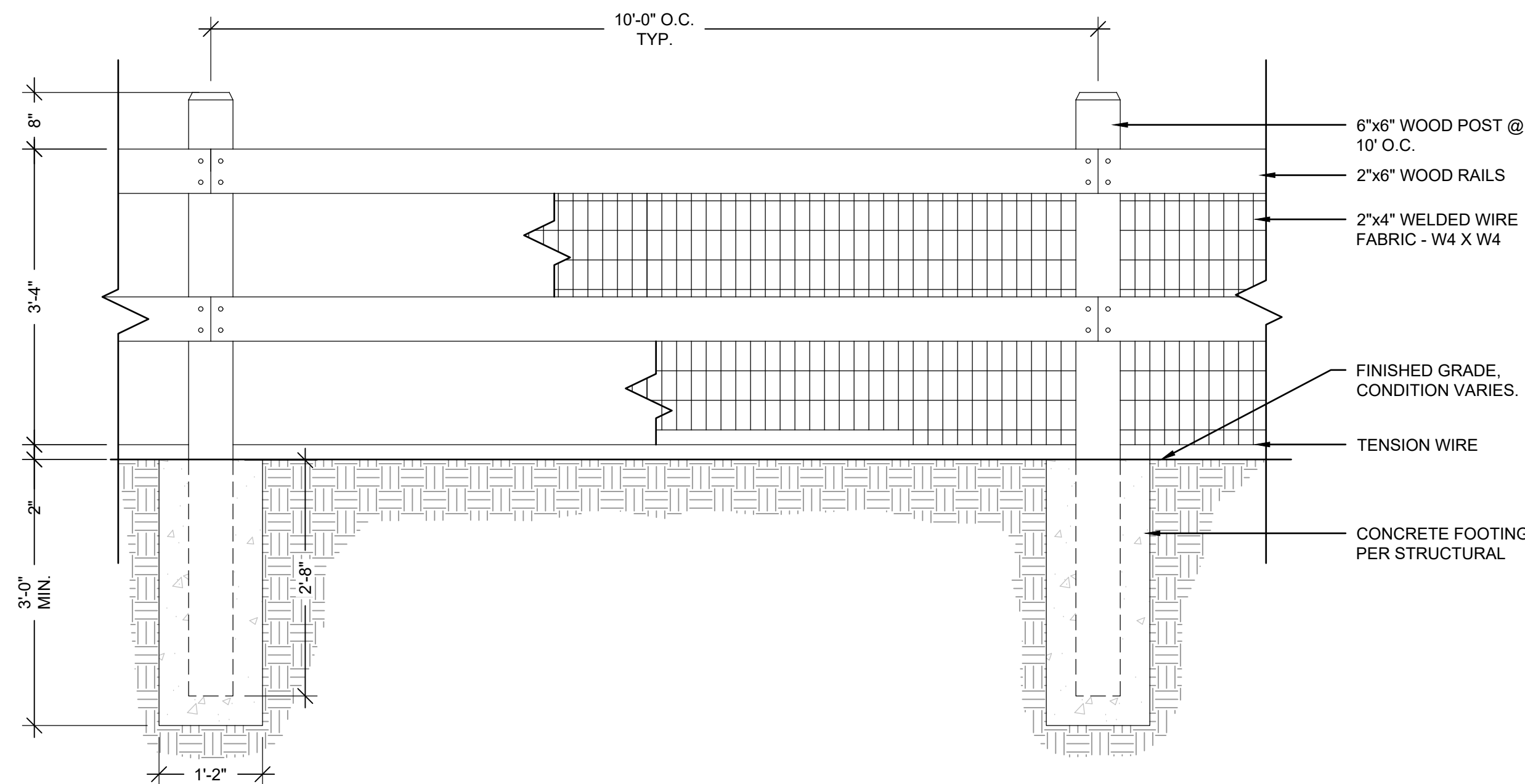
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SKETCH/PRELIMINARY & LANDSCAPE PLAN

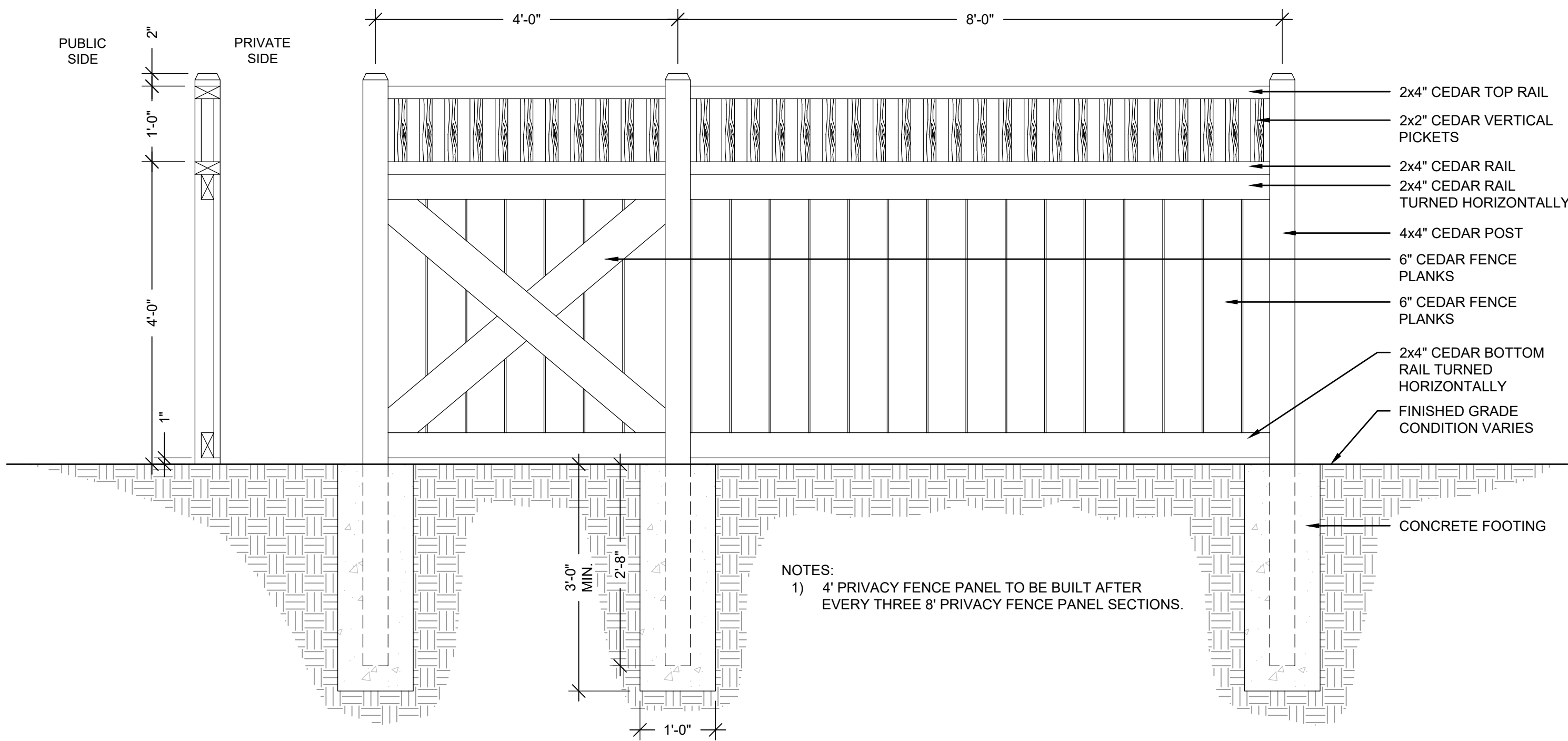
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COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS



A 5' PRIVACY FENCE DETAIL
SCALE: NTS



B 2-RAIL FENCE DETAIL
SCALE: NTS



NOTES:
1) 4' PRIVACY FENCE PANEL TO BE BUILT AFTER EVERY THREE 8' PRIVACY FENCE PANEL SECTIONS.

C 5' MODIFIED PRIVACY FENCE DETAIL
SCALE: NTS

ARCHITECT / PLANNER



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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

PARKER, CO

SITE DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

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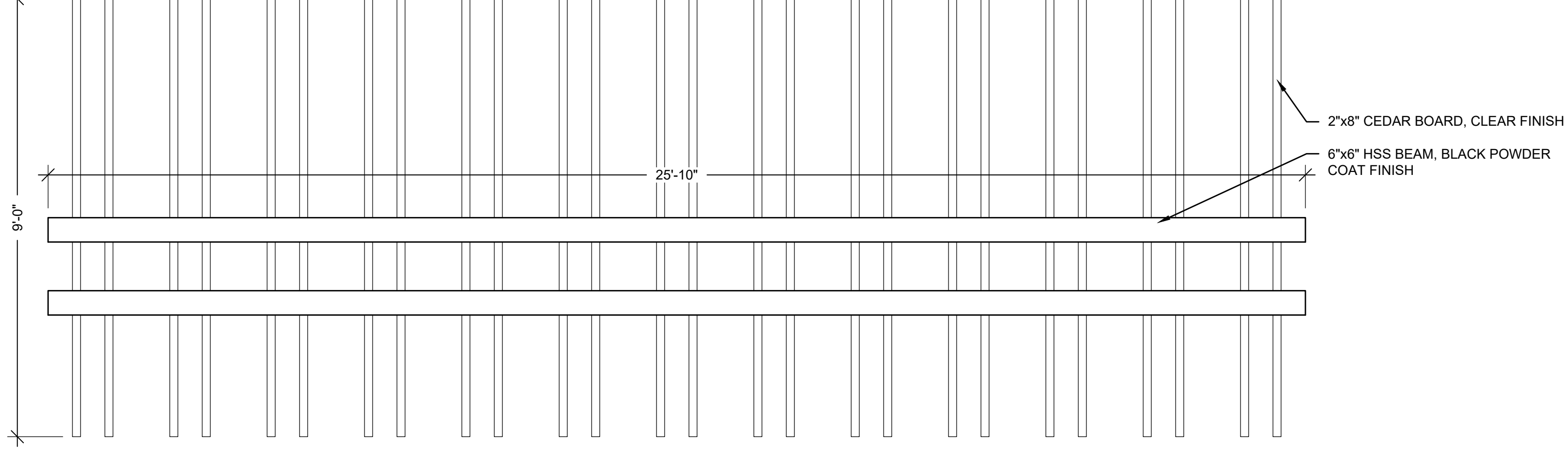
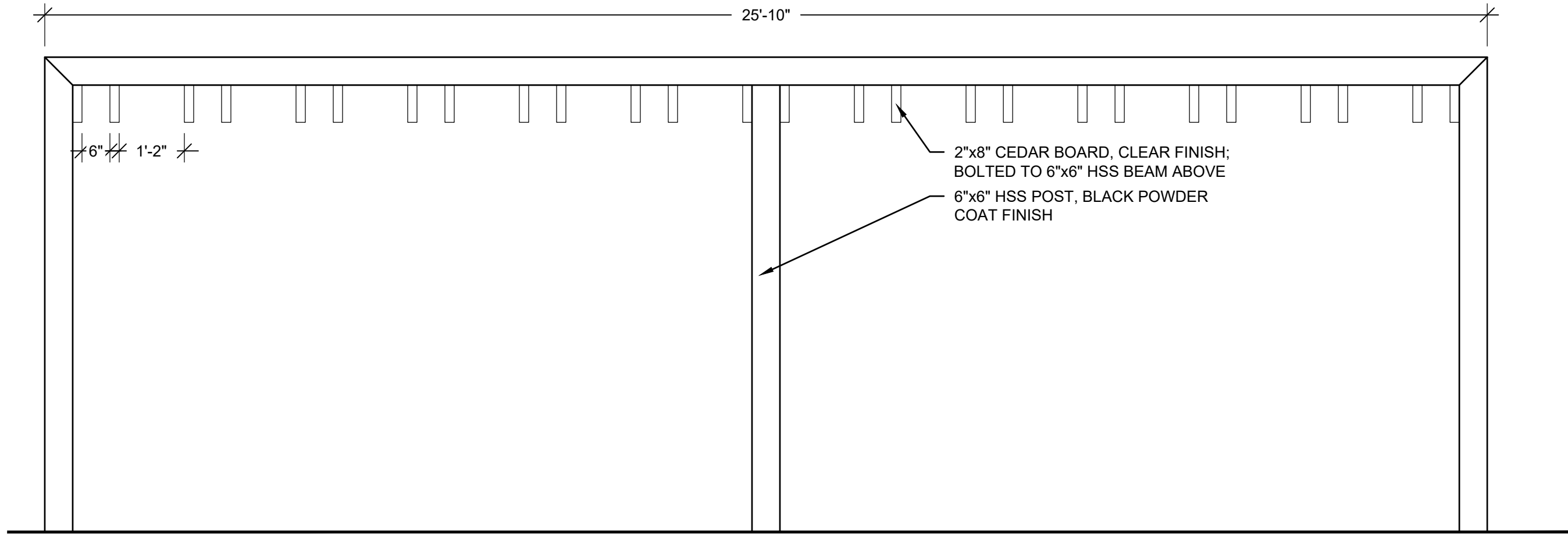
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Call before you dig.

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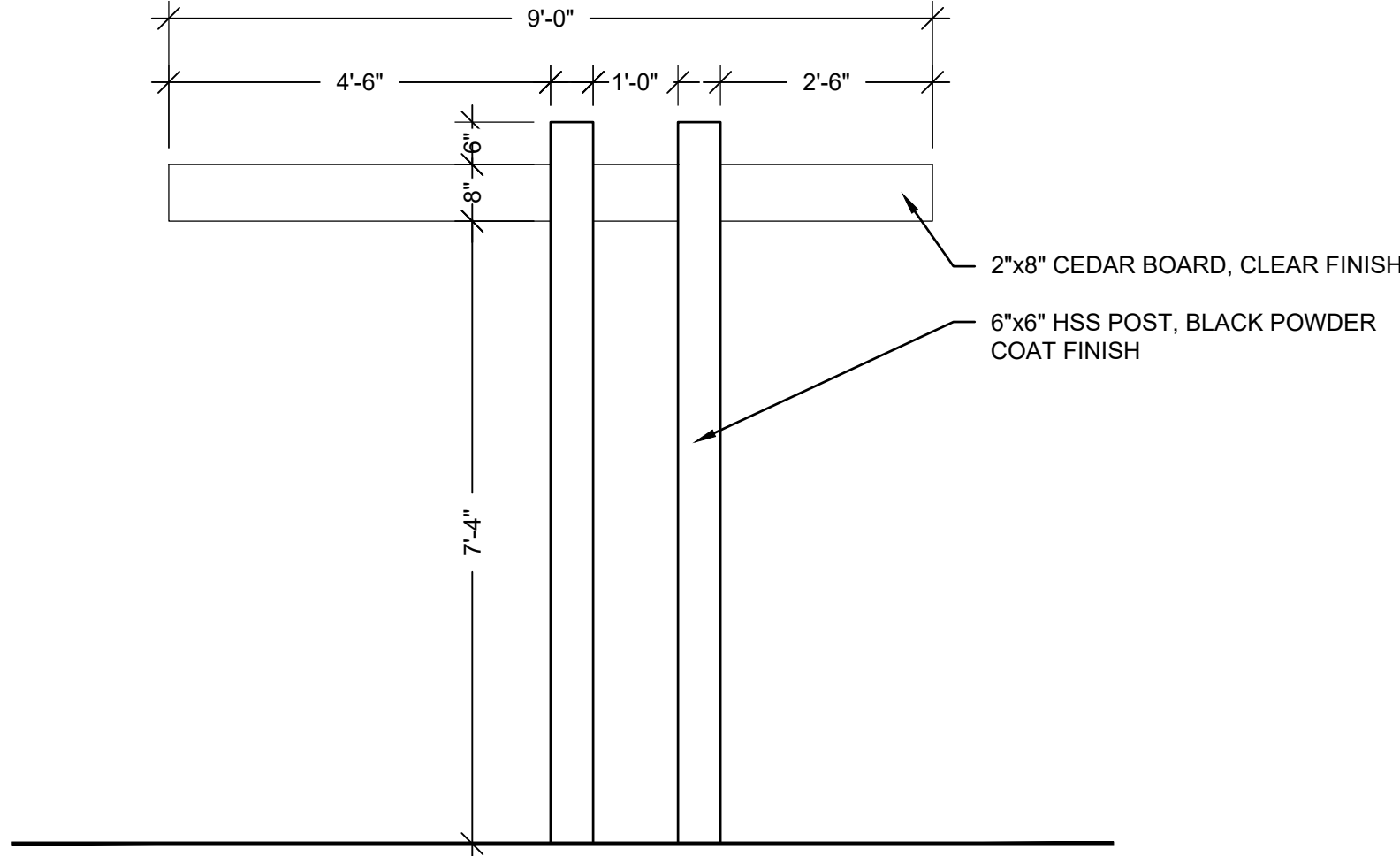
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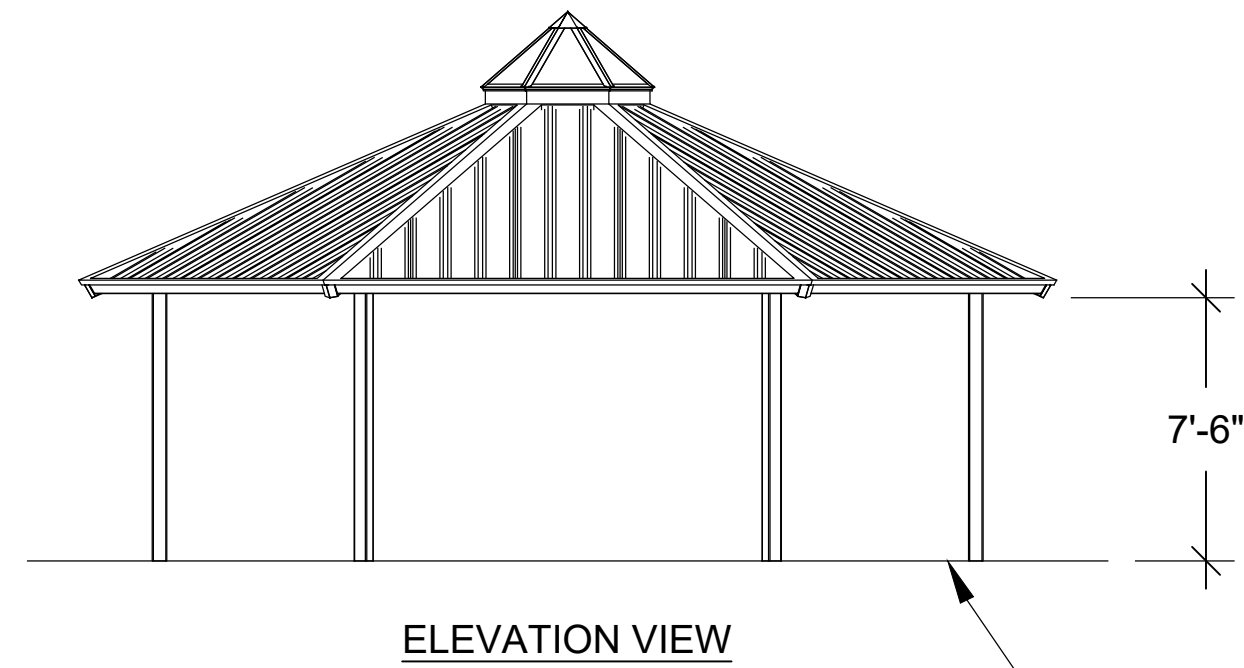
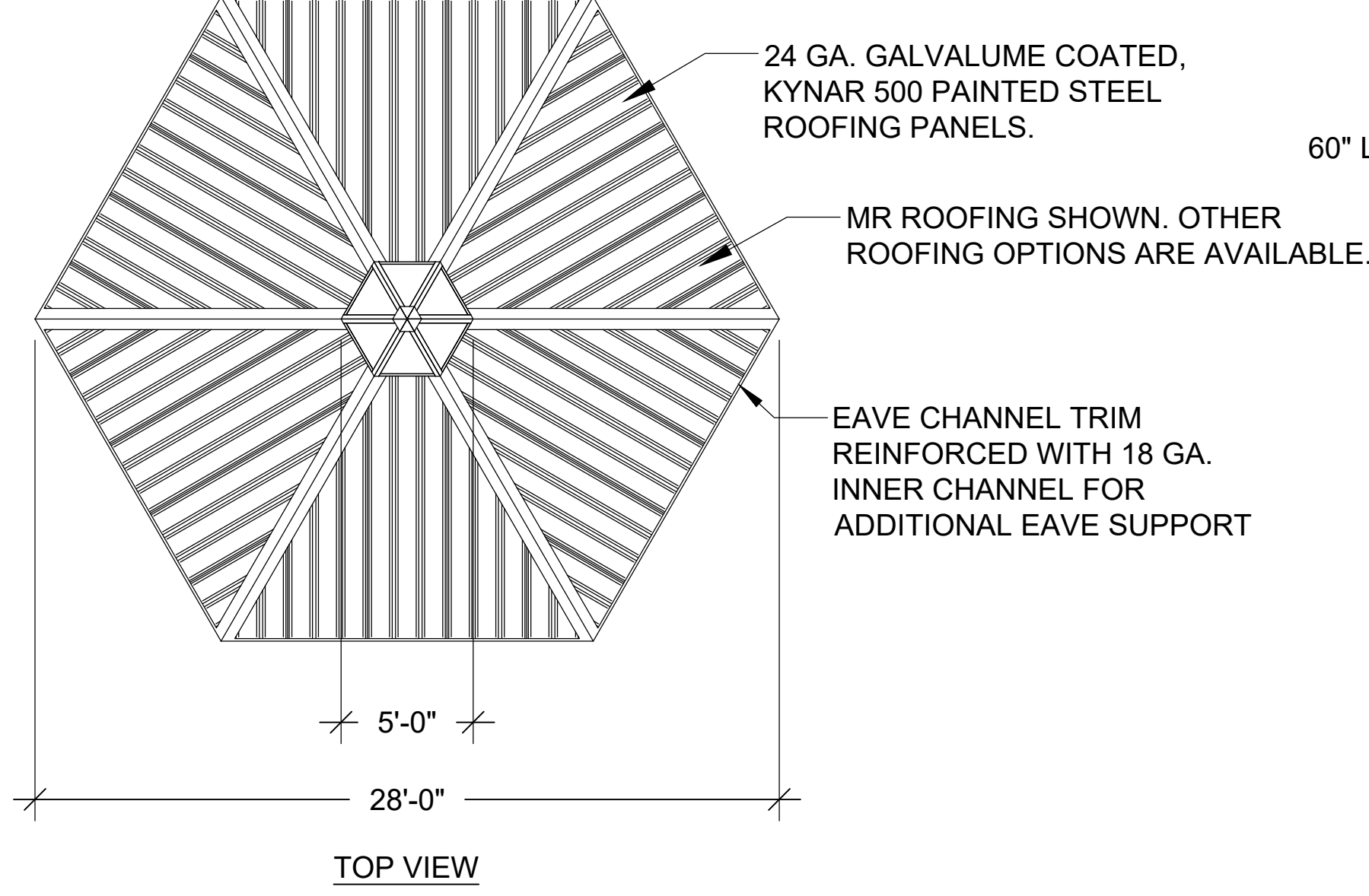


A TRELLIS DETAIL - ELEVATION
SCALE: 1/2" = 1'-0"

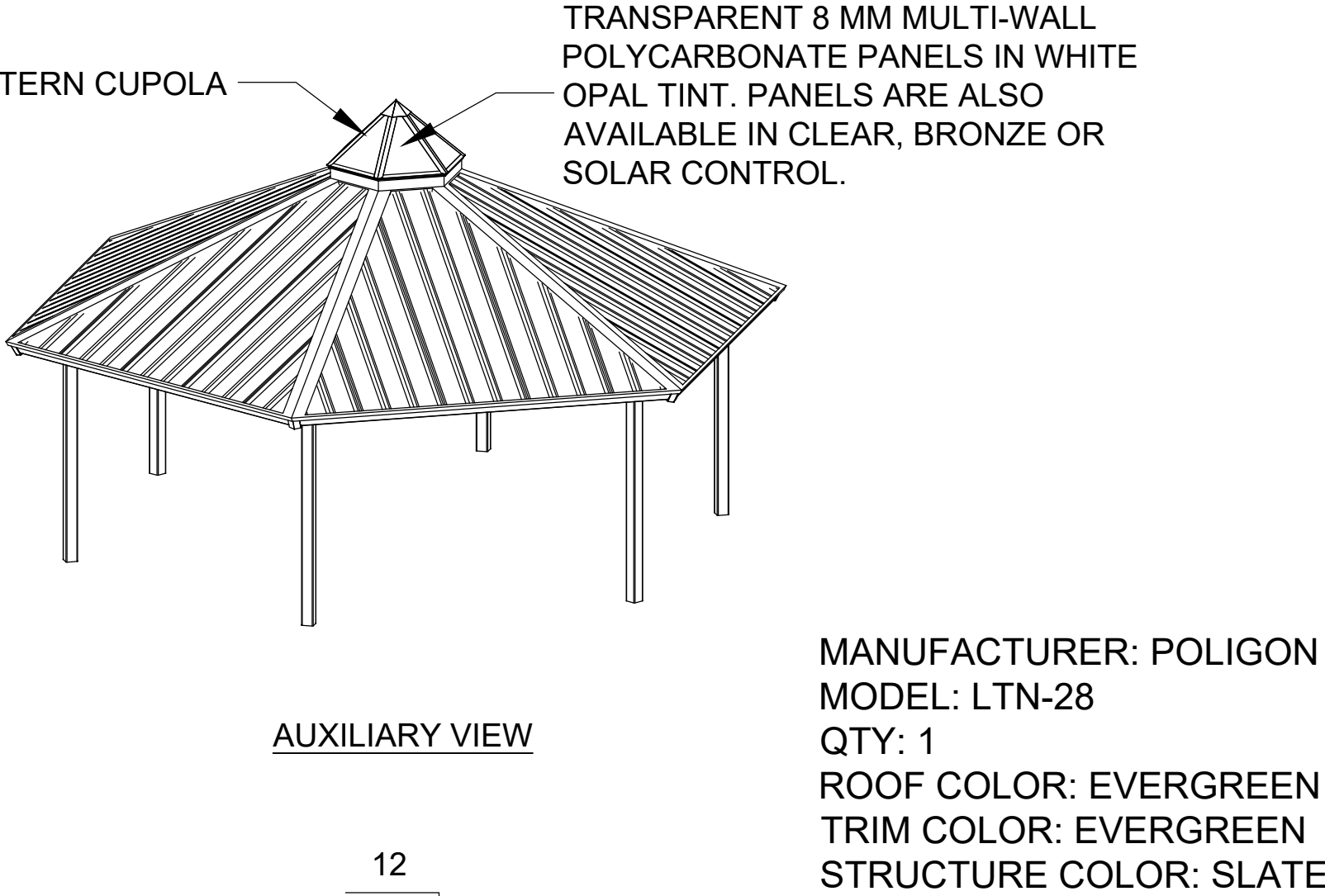
B TRELLIS DETAIL - PLAN VIEW
SCALE: 1/2" = 1'-0"



C TRELLIS DETAIL - SIDE ELEVATION
SCALE: 1/2" = 1'-0"



D PAVILION DETAIL
SCALE: NTS



- NOTES:
- 1) METAL ROOFING
- 24 GAUGE
- GALVALUME COATED
- KYNAR 500 PAINTED
 - 2) TRIM COLOR MATCHES ROOF

NOTES:
1) INSTALL ALL FURNITURE PER MANUFACTURER'S INSTRUCTIONS.

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PARKER, CO
SITE DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
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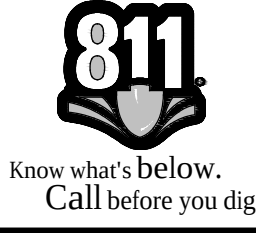
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3rd Submittal	5/24/2019

SHEET NUMBER

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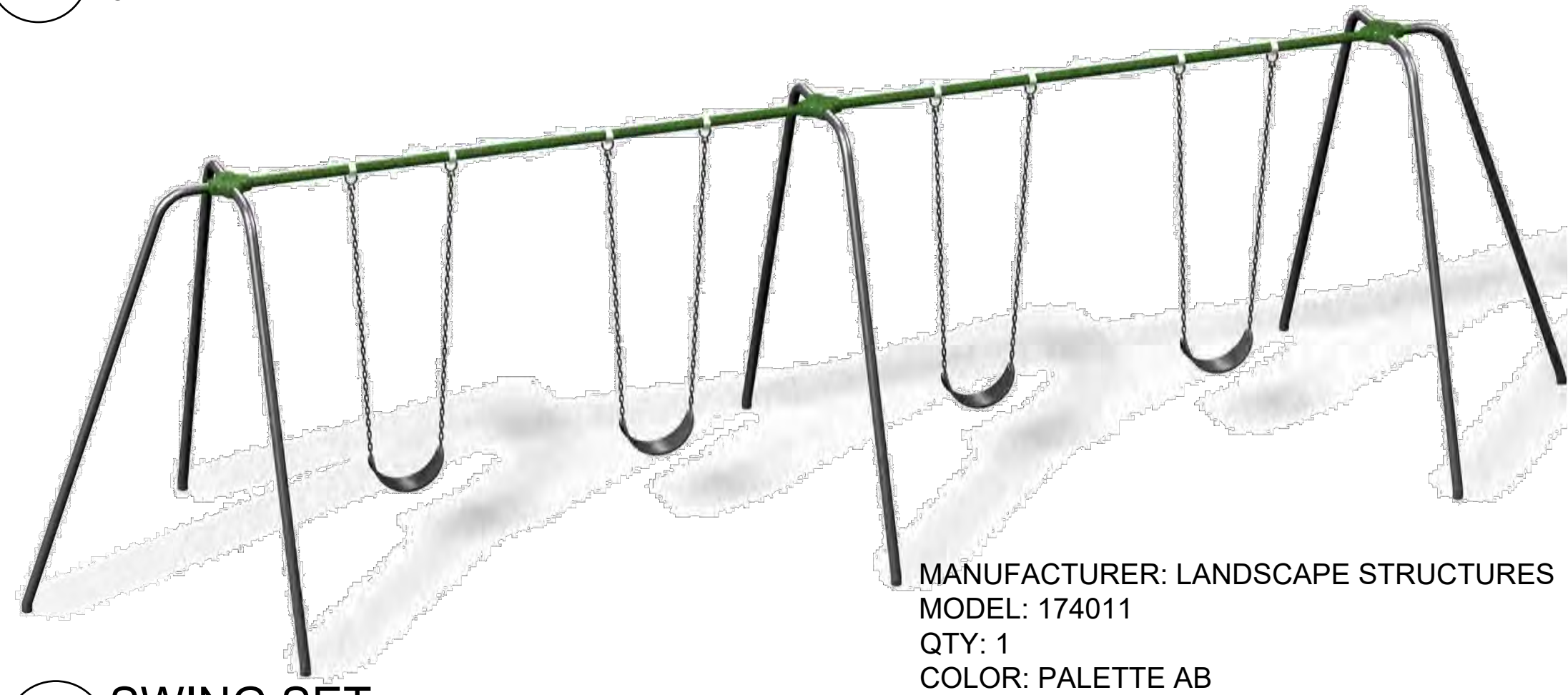


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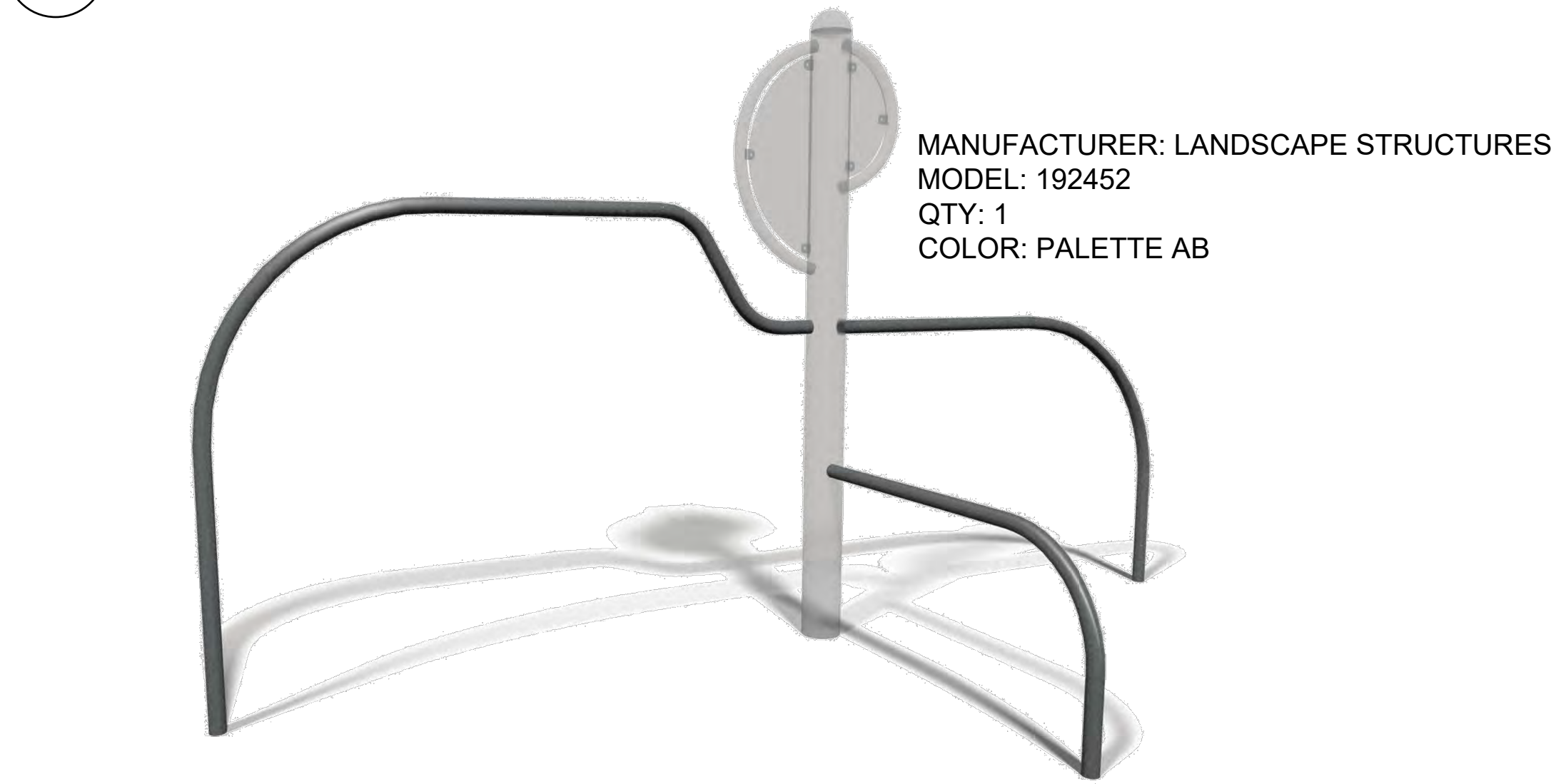
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38.9 ACRES, 238 RESIDENTIAL LOTS



A PLAY STRUCTURE
SCALE: NTS



B SWING SET
SCALE: NTS



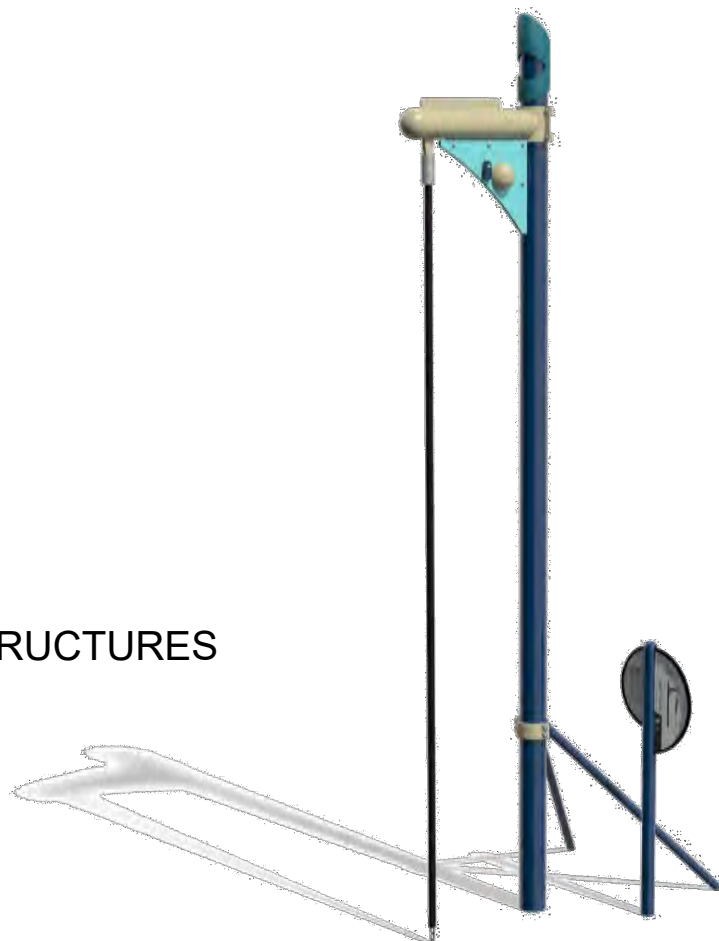
C ASSISTED ROW/PUSH UP BAR
SCALE: NTS



D PLYOMETRIC STEPS
SCALE: NTS



E AB CRUNCH/LEG LIFT BENCH
SCALE: NTS



F CLIMBING ROPE
SCALE: NTS

NOTES:
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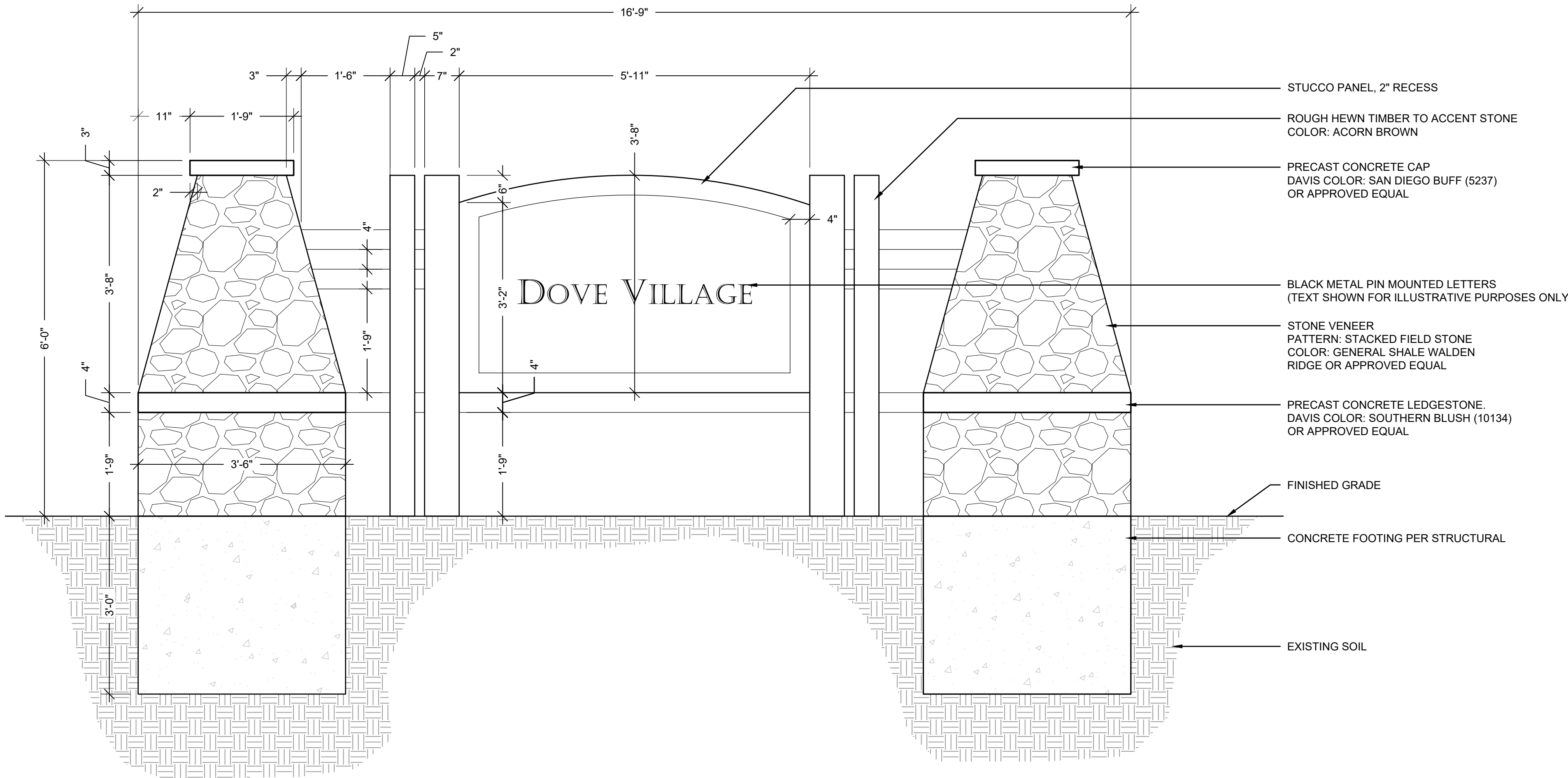
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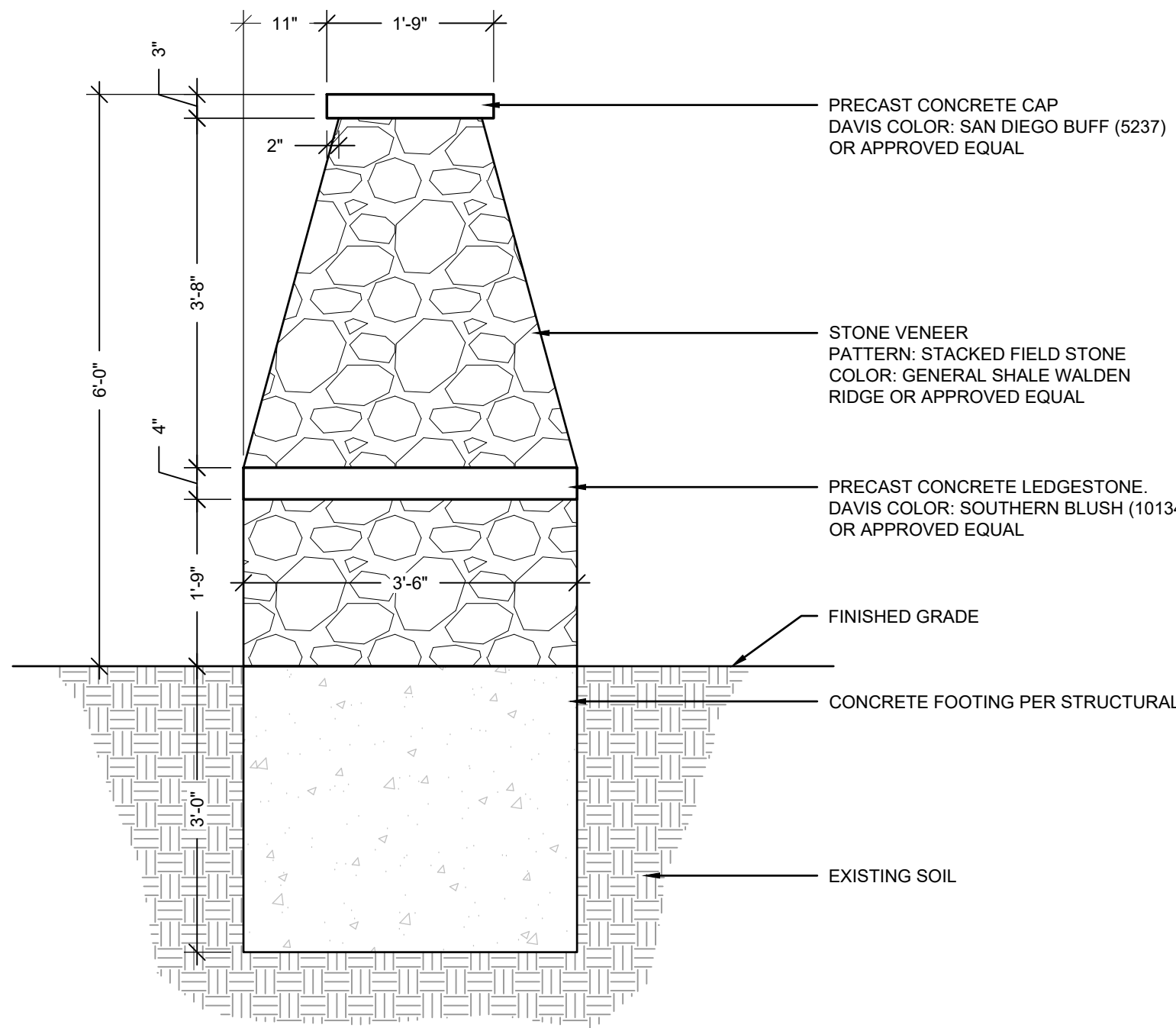
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38.9 ACRES, 238 RESIDENTIAL LOTS



A MONUMENT ENTRY SIGN - SECTION
SCALE: NTS



B MONUMENT ENTRY SIGN - SIDE SECTION
SCALE: NTS

- NOTES:
- 1) SIGN FABRICATOR TO SPECIFY LIGHTING OPTIONS THAT ADHERE TO TOWN OF PARKER CODE REGULATION.
 - 2) SIGN FABRICATOR SHALL PROVIDE FOOTING AND STRUCTURAL DETAILS.
 - 3) STRUCTURAL ENGINEERING SHALL BE PROVIDED BY LICENSED STRUCTURAL ENGINEER.
 - 4) CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
 - 5) CONTRACTOR TO PROVIDE SAMPLES OF ALL COLORS/MATERIALS FOR FINAL APPROVAL, BY OWNER, PRIOR TO INSTALLATION.
 - 6) SIGNAGE LETTERING, FONT AND SIZE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
 - 7) ALL ELEVATIONS SHOWN ARE GENERAL GUIDELINES AND ARE INTENDED TO SHOW DESIGN INTENT, FIELD ADJUST AS REQUIRED FOR CONTRACTABILITY.
 - 8) SIGNAGE IS NOT APPROVED AS PART OF THE SKETCH/PRELIMINARY PLAN AND WILL REQUIRE A SEPARATE SIGN PERMIT.

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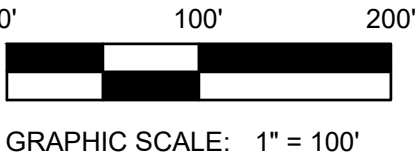
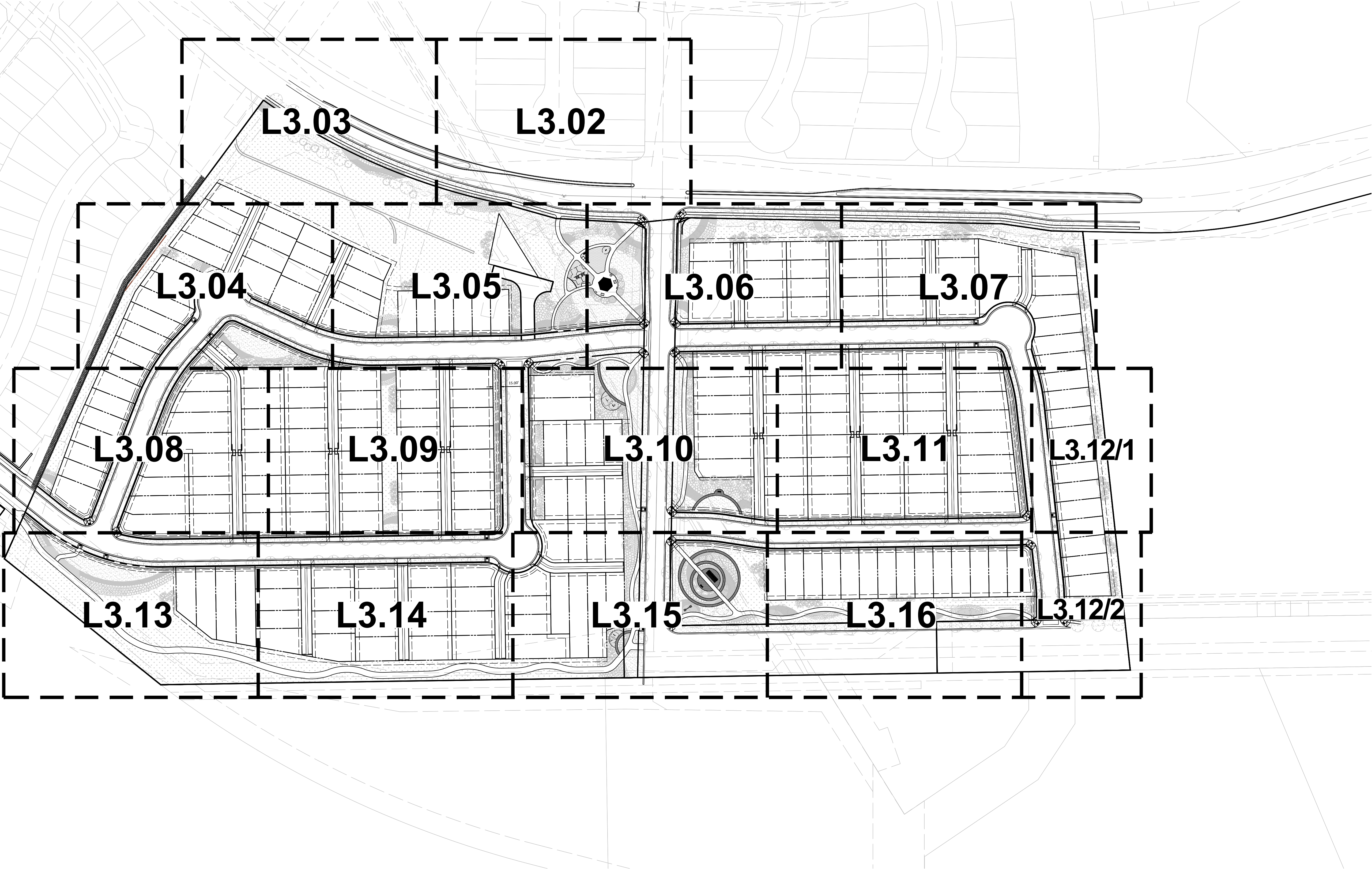


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LANDSCAPE PLAN

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L3.01

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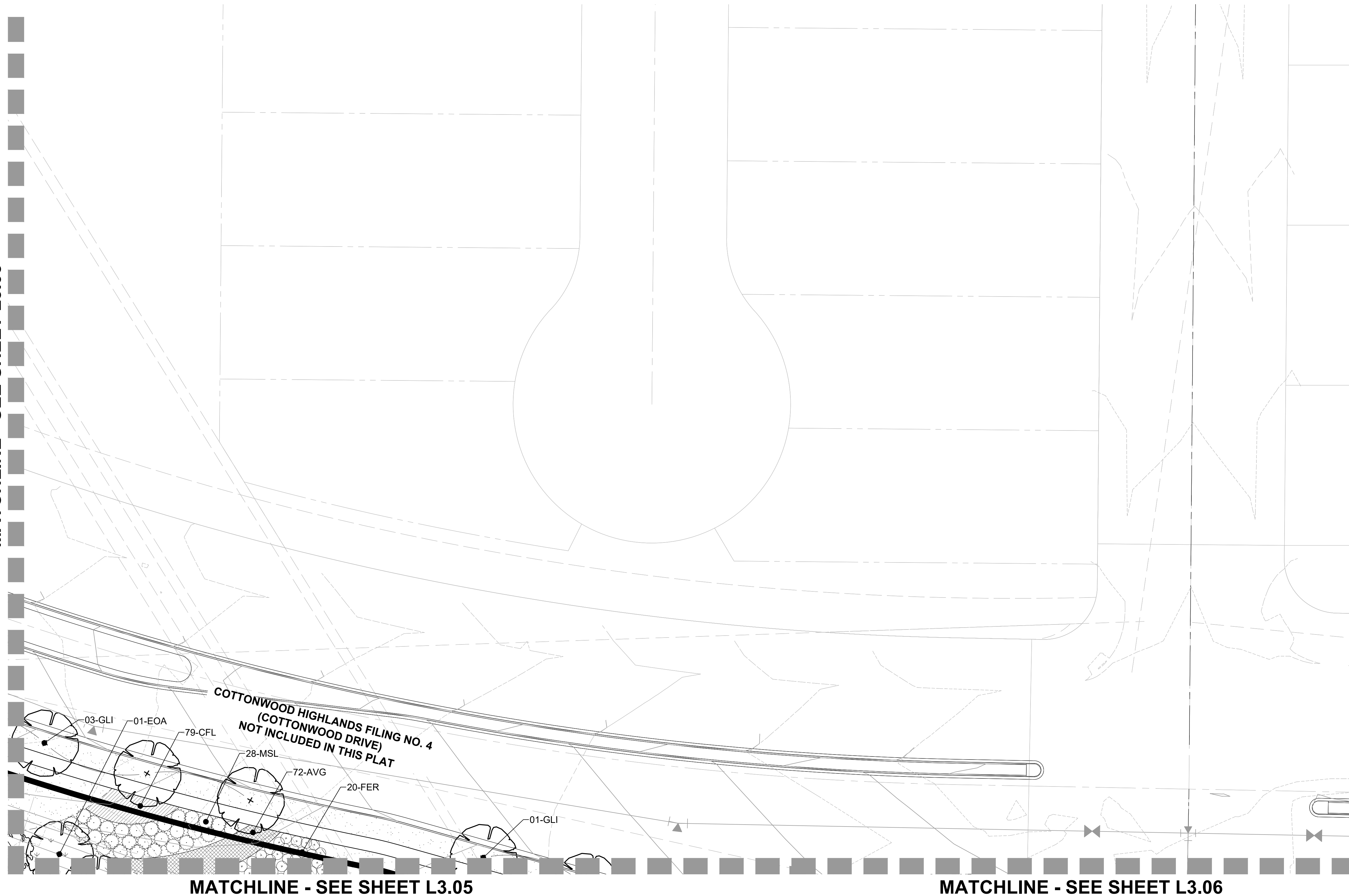
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SKETCH/PRELIMINARY & LANDSCAPE PLAN

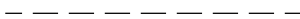
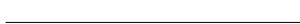
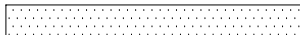
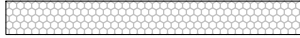
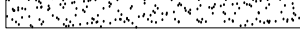
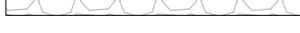
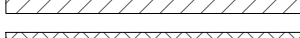
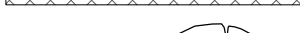
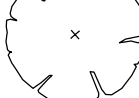
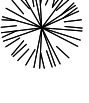
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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET L3.03



LEGEND

	PROJECT BOUNDARY
	STREET ROW
	UTILITY EASEMENT
	PROPERTY LOT LINE
	LOT SETBACK
	CENTER LINE
	OPEN SPACE FENCE
	5' PRIVACY FENCE
	5' MODIFIED PRIVACY FENCE
	EDGER
	CRUSHER FINES
	PLAY AREA
	TURF
	NATIVE SEED
	LANDSCAPE COBBLE
	PERENNIALS
	ORNAMENTAL GRASSES
	DECIDUOUS SHADE TREE
	DECIDUOUS ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES

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PARKER, CO
LANDSCAPE PLAN

PROFESSIONAL STAMP

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DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

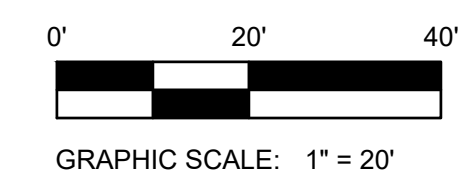
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SHEET NUMBER

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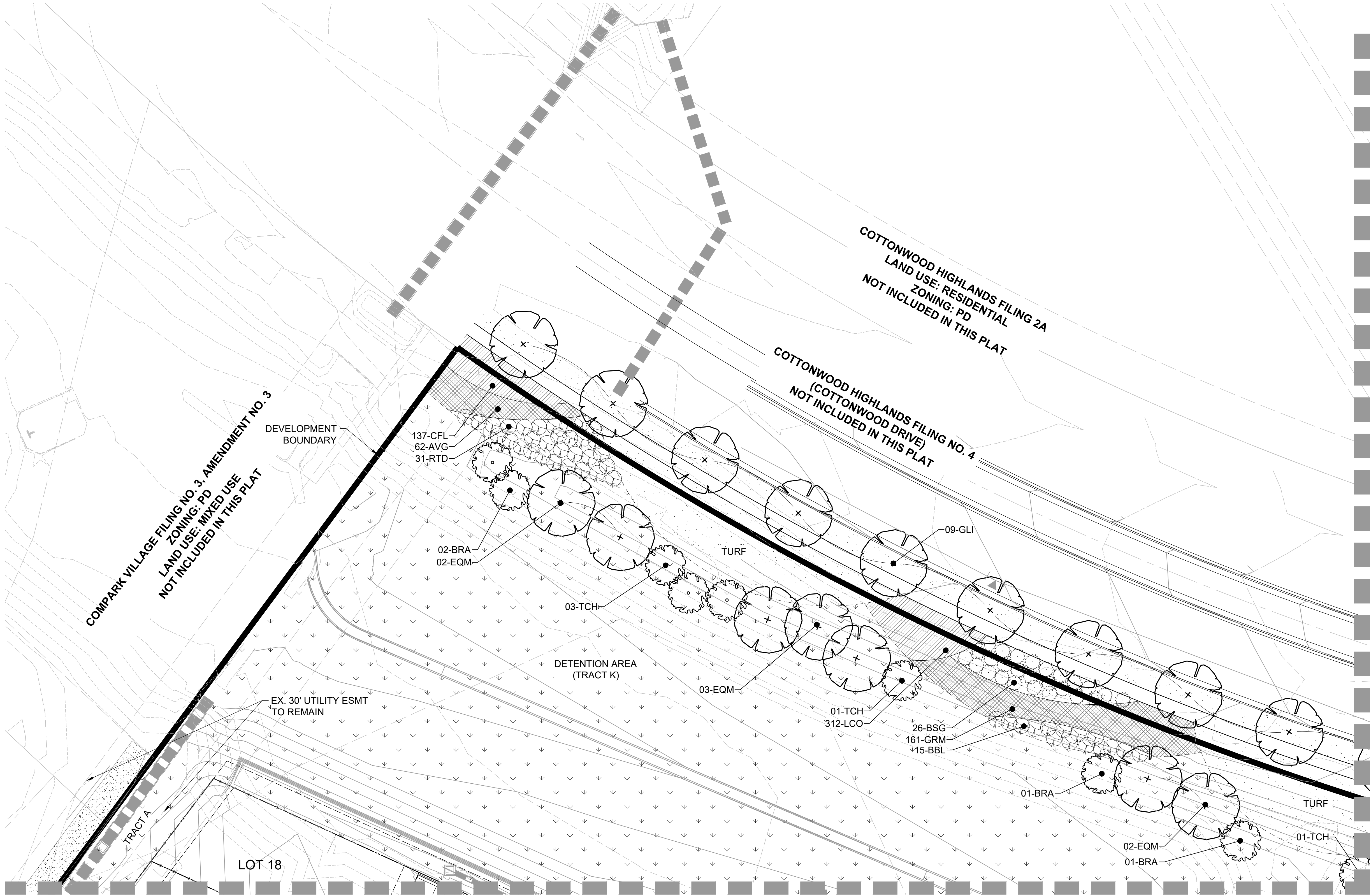
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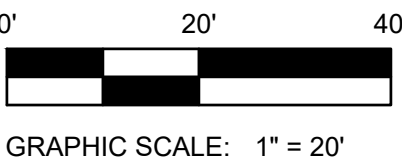
LEGEND

- PROJECT BOUNDARY
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- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
- EDGER
- CRUSHER FINES
- PLAY AREA
- TURF
- NATIVE SEED
- LANDSCAPE COBBLE
- PERENNIALS
- ORNAMENTAL GRASSES
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES



MATCHLINE - SEE SHEET L3.04

MATCHLINE - SEE SHEET L3.05



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SHEET NUMBER

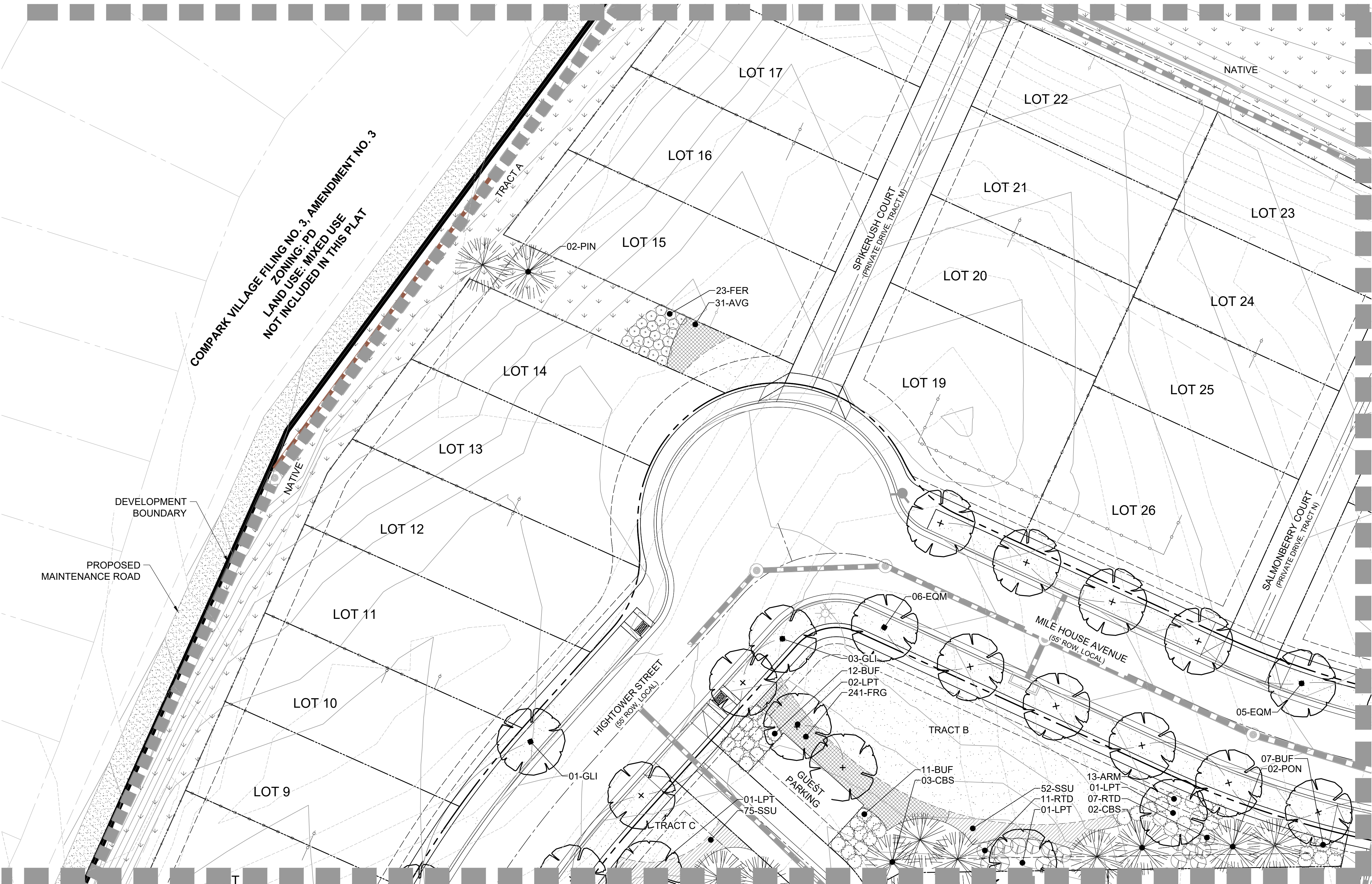
L3.03

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COTTONWOOD HIGHLANDS FILING NO. 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, TOGETHER WITH THAT PORTION OF LANCELEAF STREET BETWEEN SAID TRACTS A, LOCATED IN THE SOUTH ½ OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET L3.03



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
- EDGER
- CRUSHER FINES
- PLAY AREA
- TURF
- NATIVE SEED
- LANDSCAPE COBBLE
- PERENNIALS
- ORNAMENTAL GRASSES
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

MATCHLINE - SEE SHEET L3.05

MATCHLINE - SEE SHEET L3.08

MATCHLINE - SEE SHEET L3.09

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

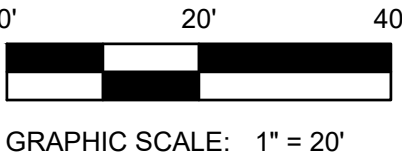
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2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.04

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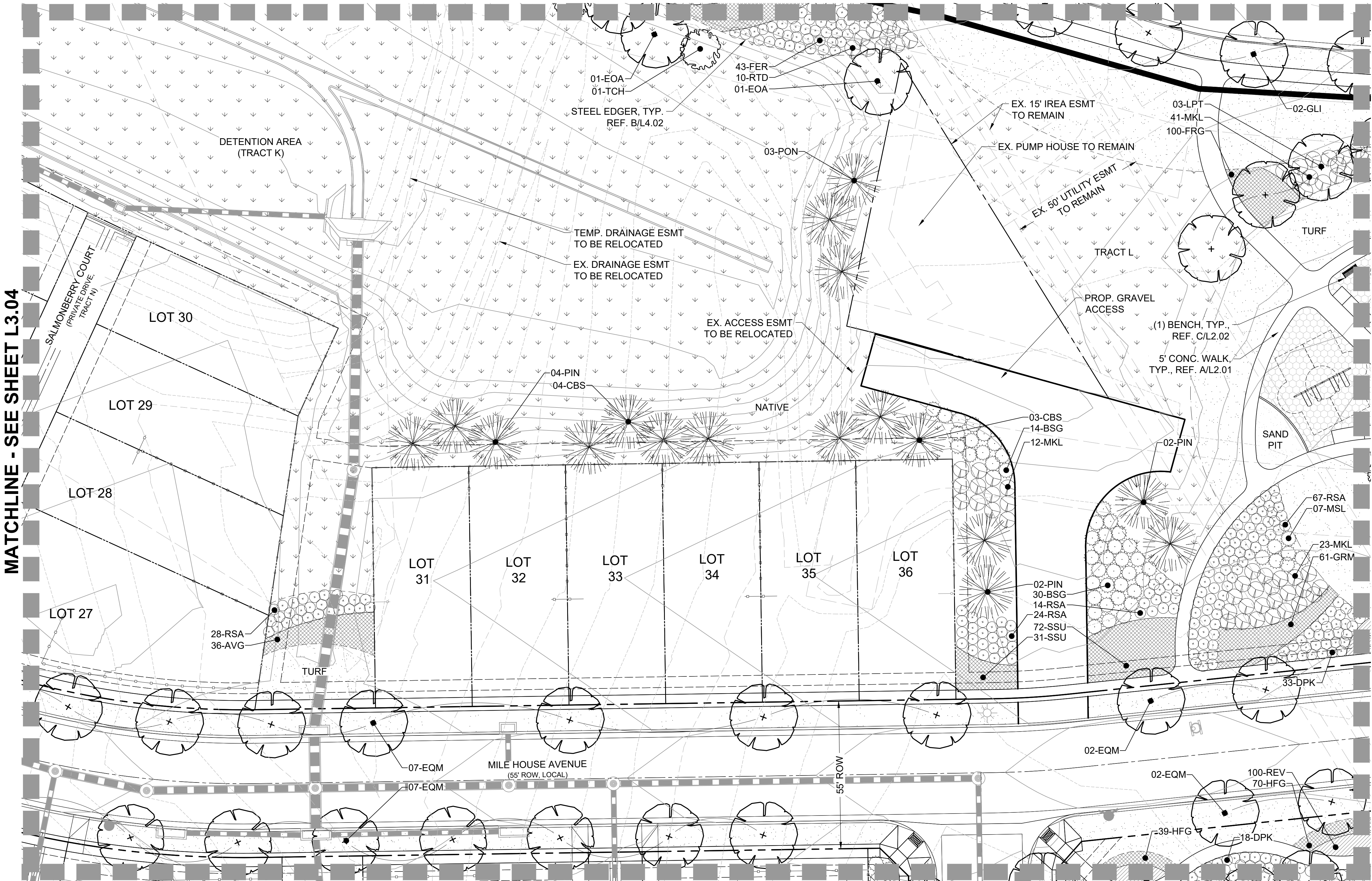
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SKETCH/PRELIMINARY & LANDSCAPE PLAN

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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET L3.03



MATCHLINE - SEE SHEET L3.09

MATCHLINE - SEE SHEET L3.10

LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

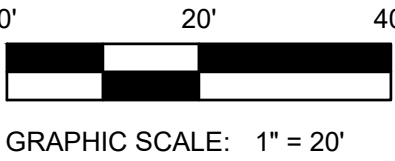
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2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.05

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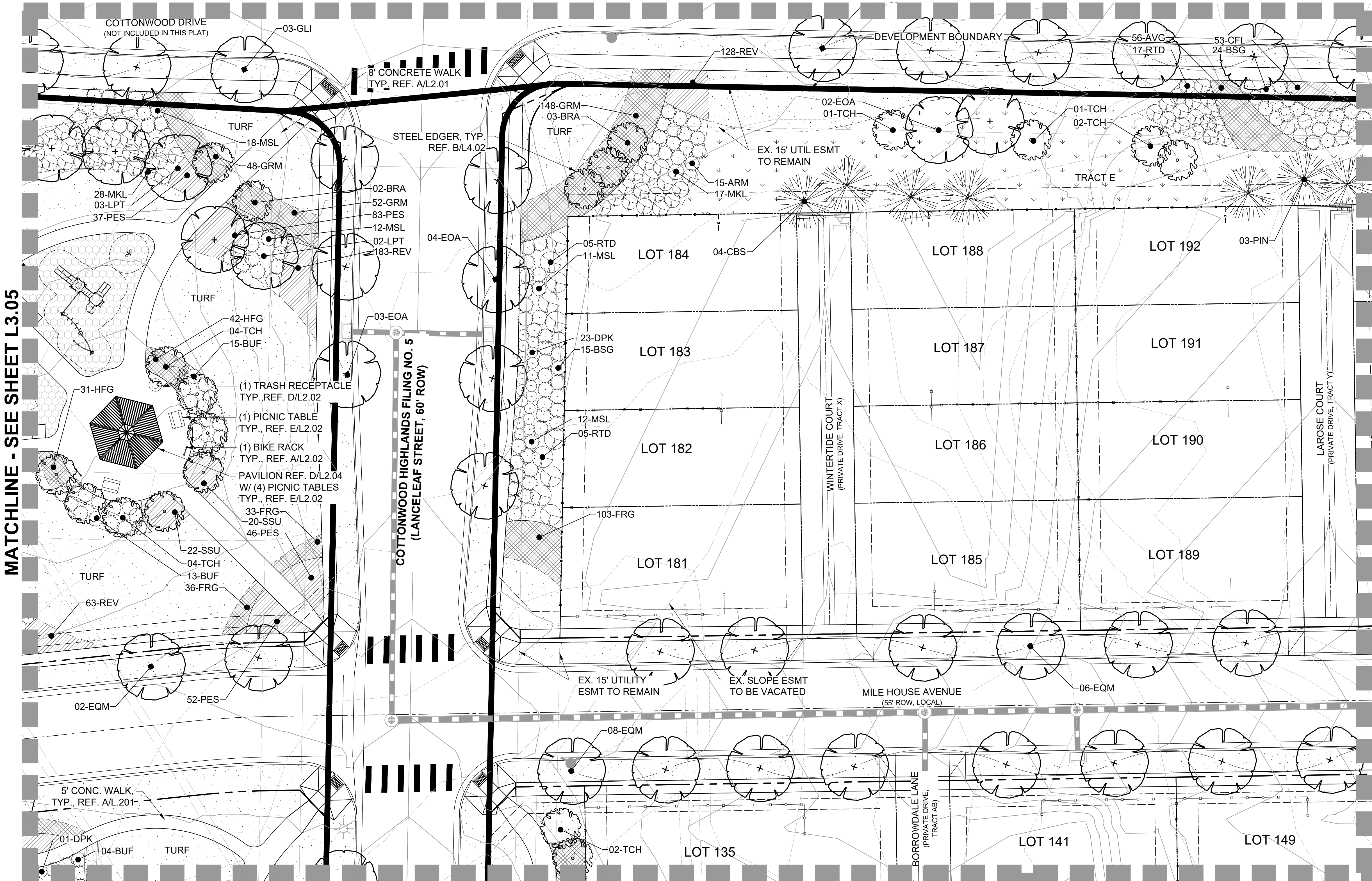
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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET L3.02



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

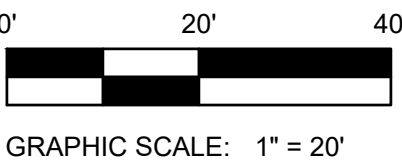
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2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.06

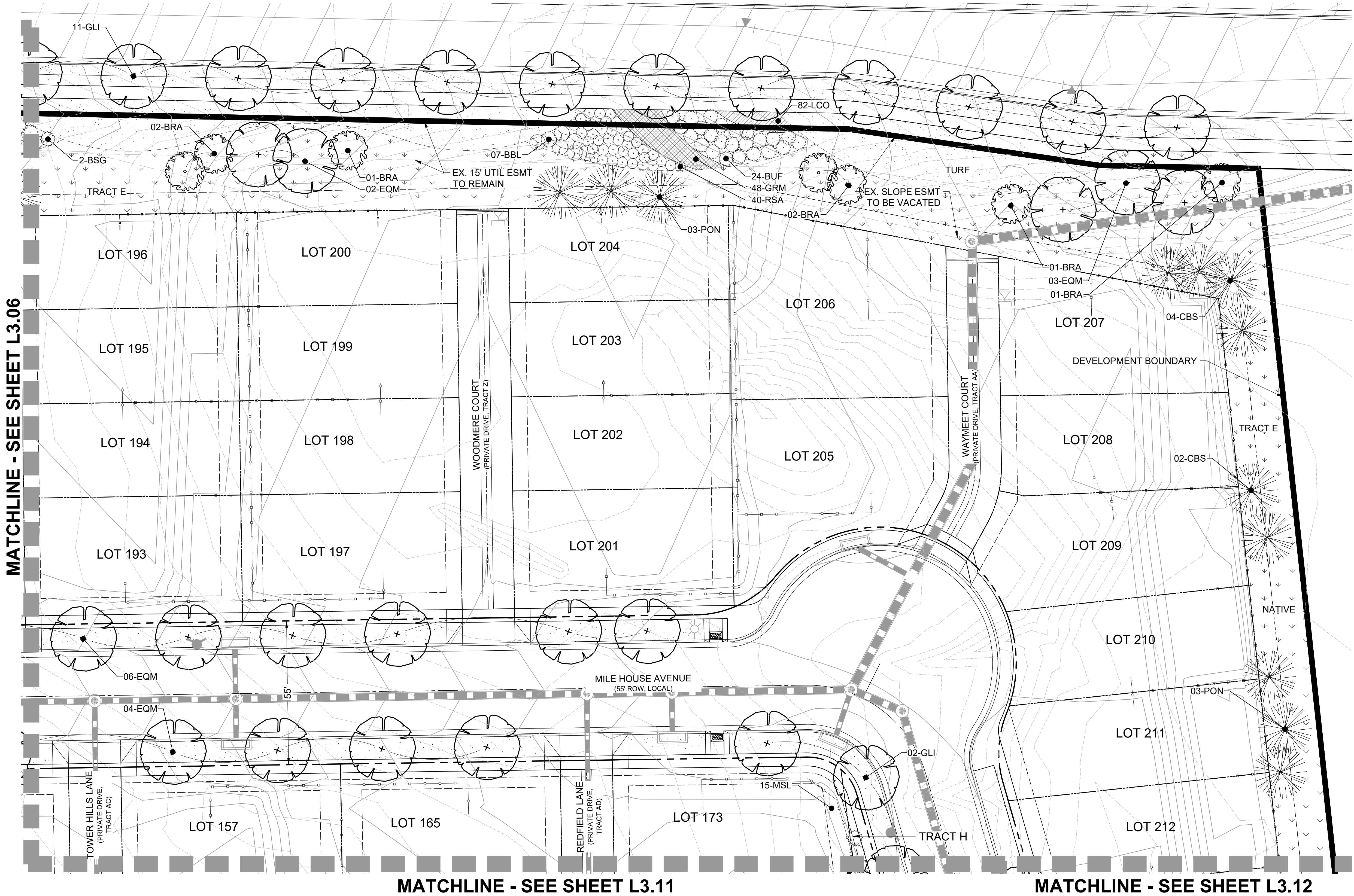
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COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

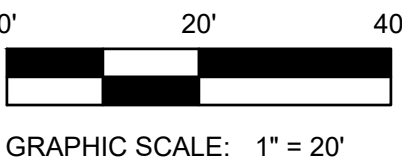
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2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.07

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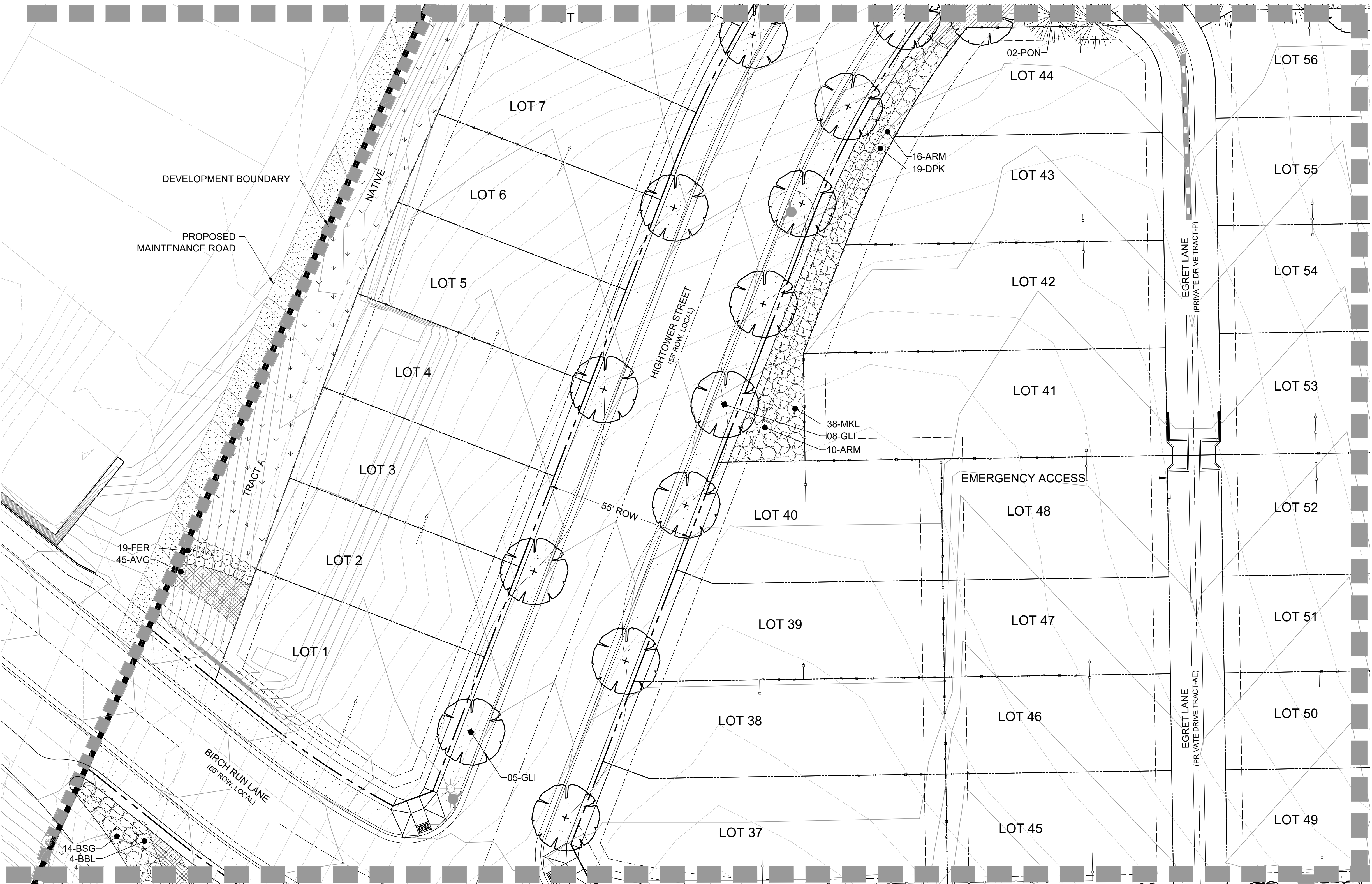
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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET L3.04



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
- EDGER
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- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

MATCHLINE - SEE SHEET L3.09

MATCHLINE - SEE SHEET L3.13

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SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
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ISSUE RECORD

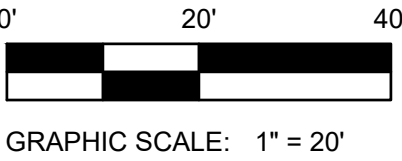
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1st Submittal	11/12/2018
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3rd Submittal	5/24/2019

SHEET NUMBER

L3.08

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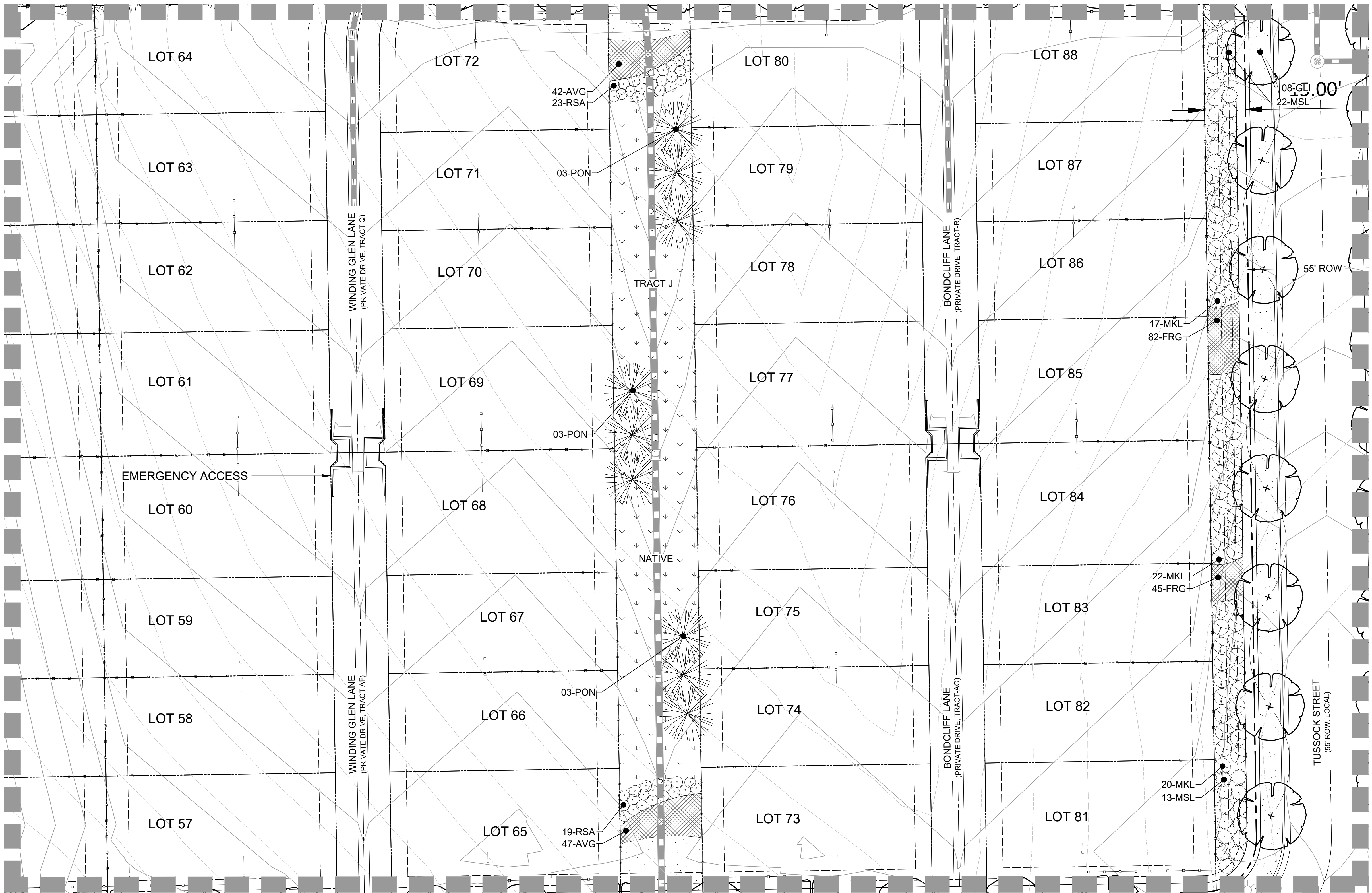


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COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET L3.04

MATCHLINE - SEE SHEET L3.05



MATCHLINE - SEE SHEET L3.14

LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
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- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

MATCHLINE - SEE SHEET L3.10

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PARKER, CO
LANDSCAPE PLAN

PROFESSIONAL STAMP

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CHECKED BY: NS

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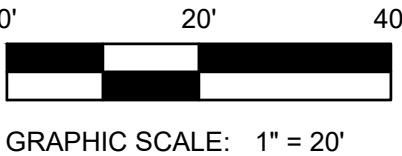
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SHEET NUMBER

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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET L3.05

MATCHLINE - SEE SHEET L3.06

LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
- EDGER
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- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

MATCHLINE - SEE SHEET L3.09

MATCHLINE - SEE SHEET L3.11

MATCHLINE - SEE SHEET L3.15

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SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
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CHECKED BY: NS

ISSUE RECORD

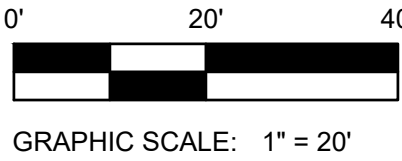
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SHEET NUMBER

L3.10

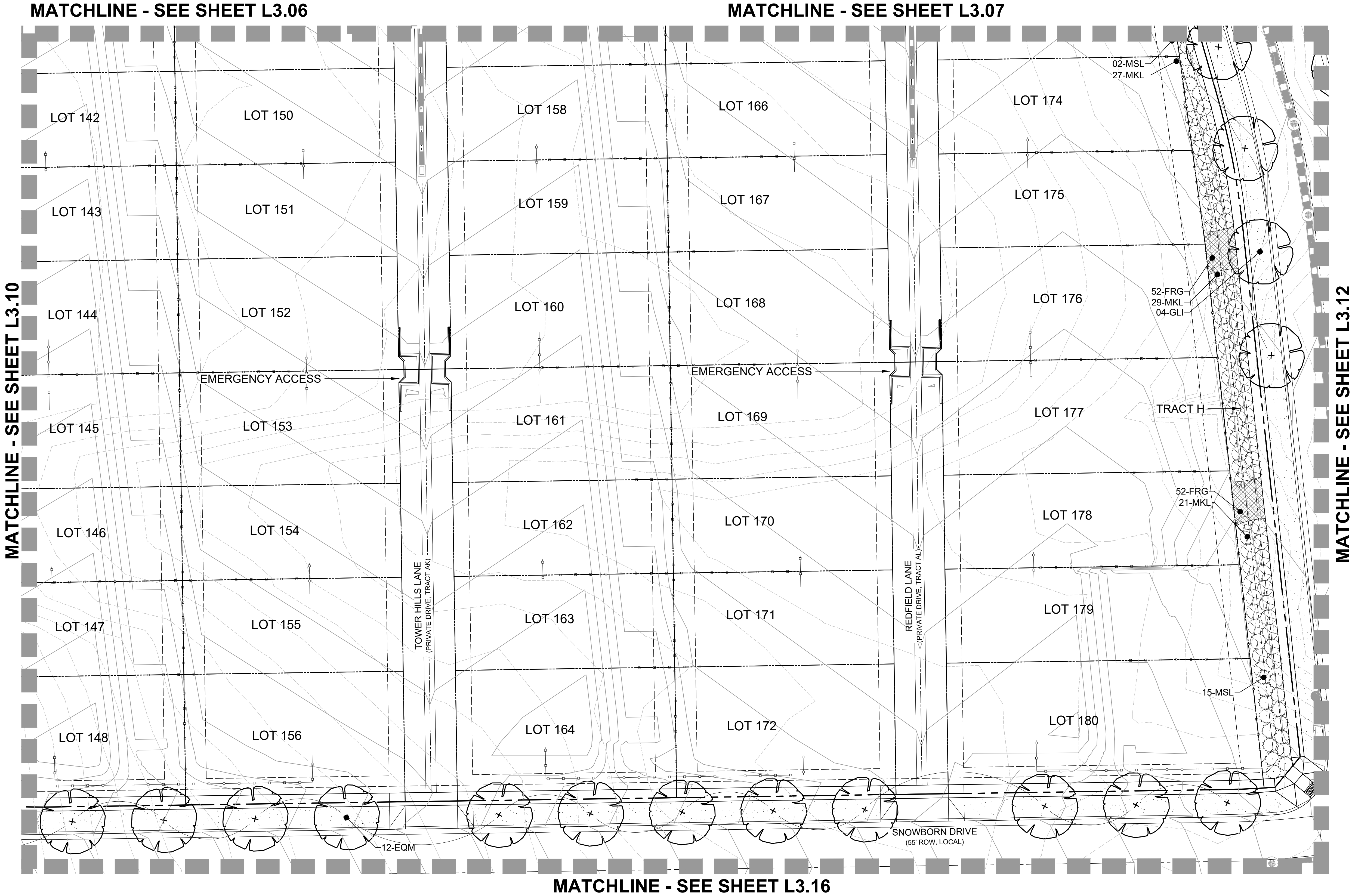
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38.9 ACRES, 238 RESIDENTIAL LOTS



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
- EDGER
- CRUSHER FINES
- PLAY AREA
- TURF
- NATIVE SEED
- LANDSCAPE COBBLE
- PERENNIALS
- ORNAMENTAL GRASSES
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

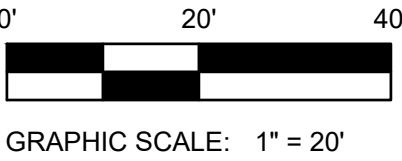
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SHEET NUMBER

L3.11

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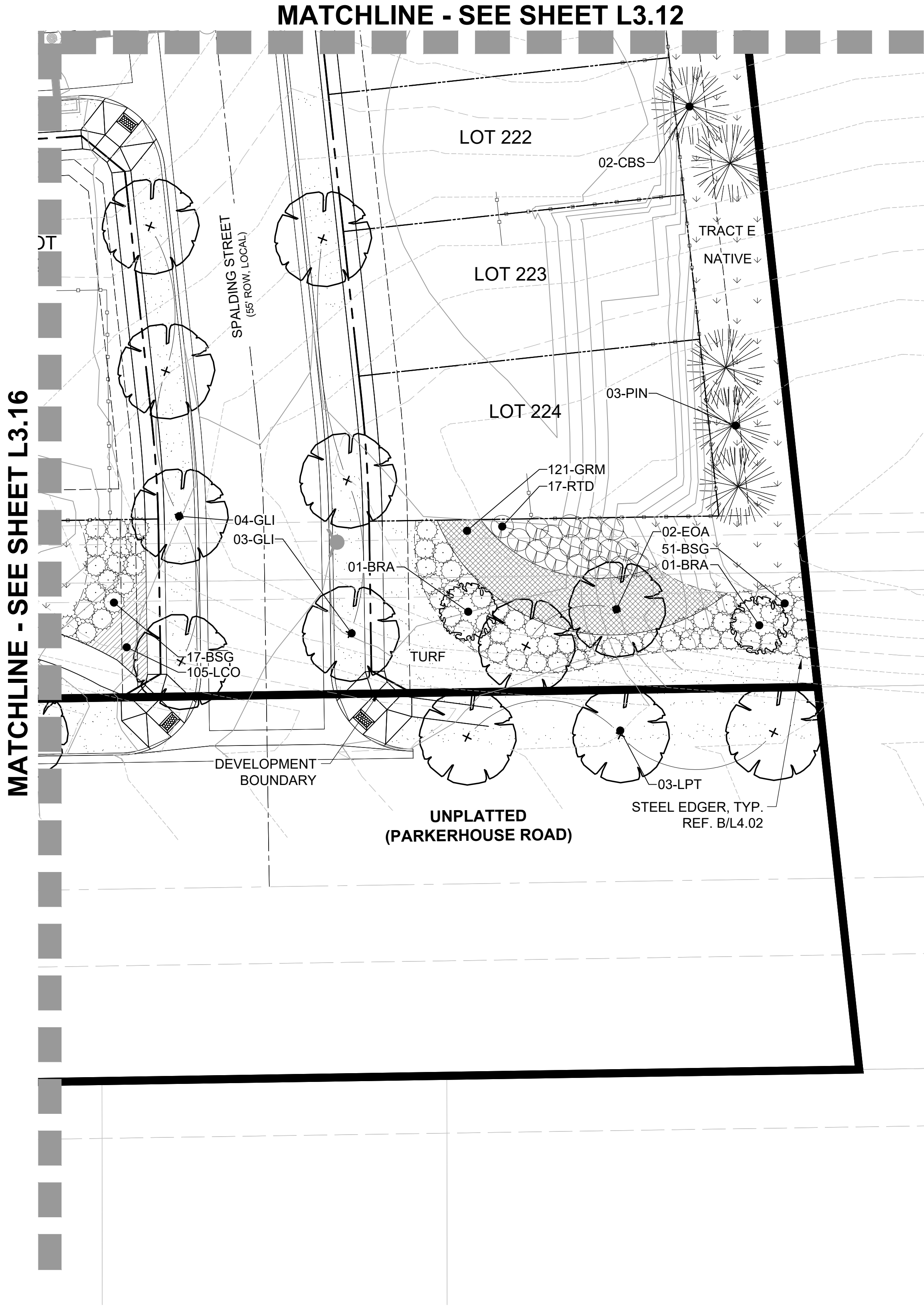
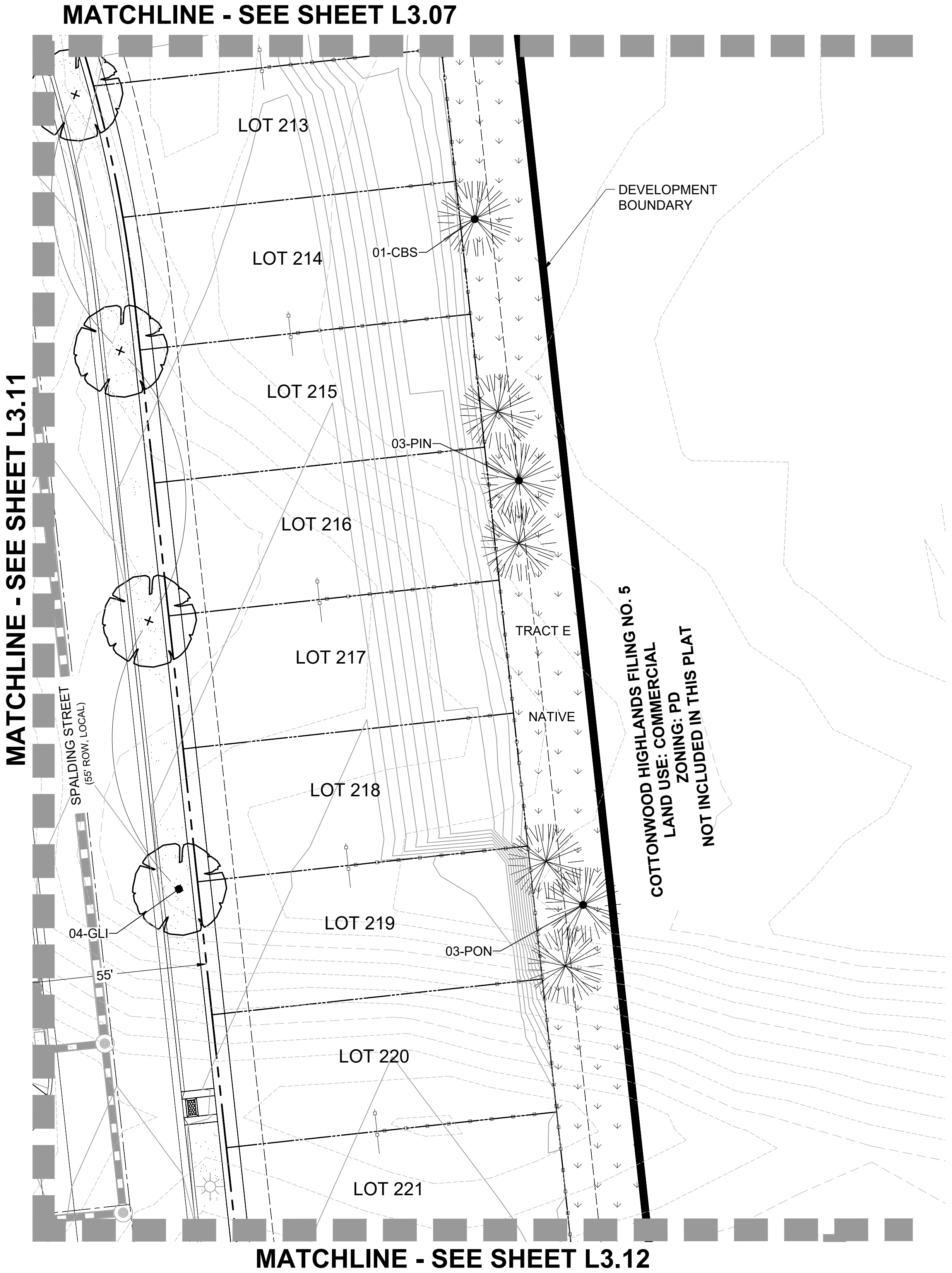
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L3.12

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LEGEND

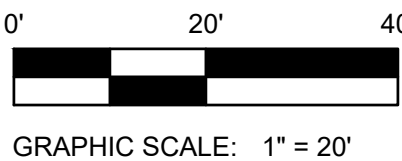
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1 LANDSCAPE PLAN
SCALE: 1:20

2 LANDSCAPE PLAN
SCALE: 1:20



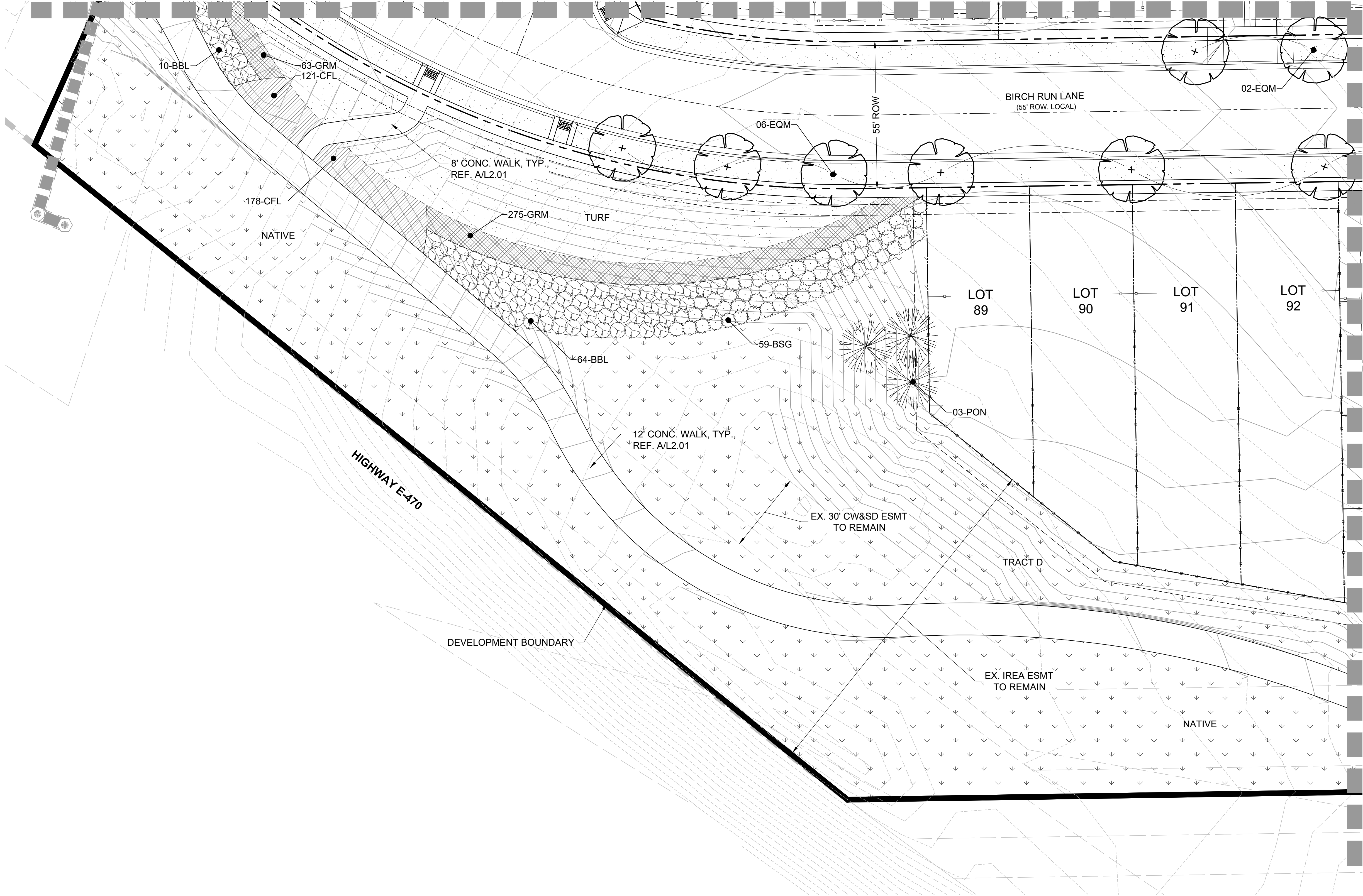
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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET L3.08



MATCHLINE - SEE SHEET L3.14

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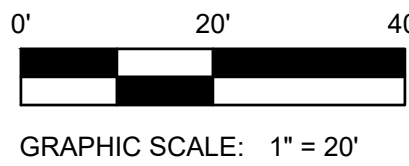
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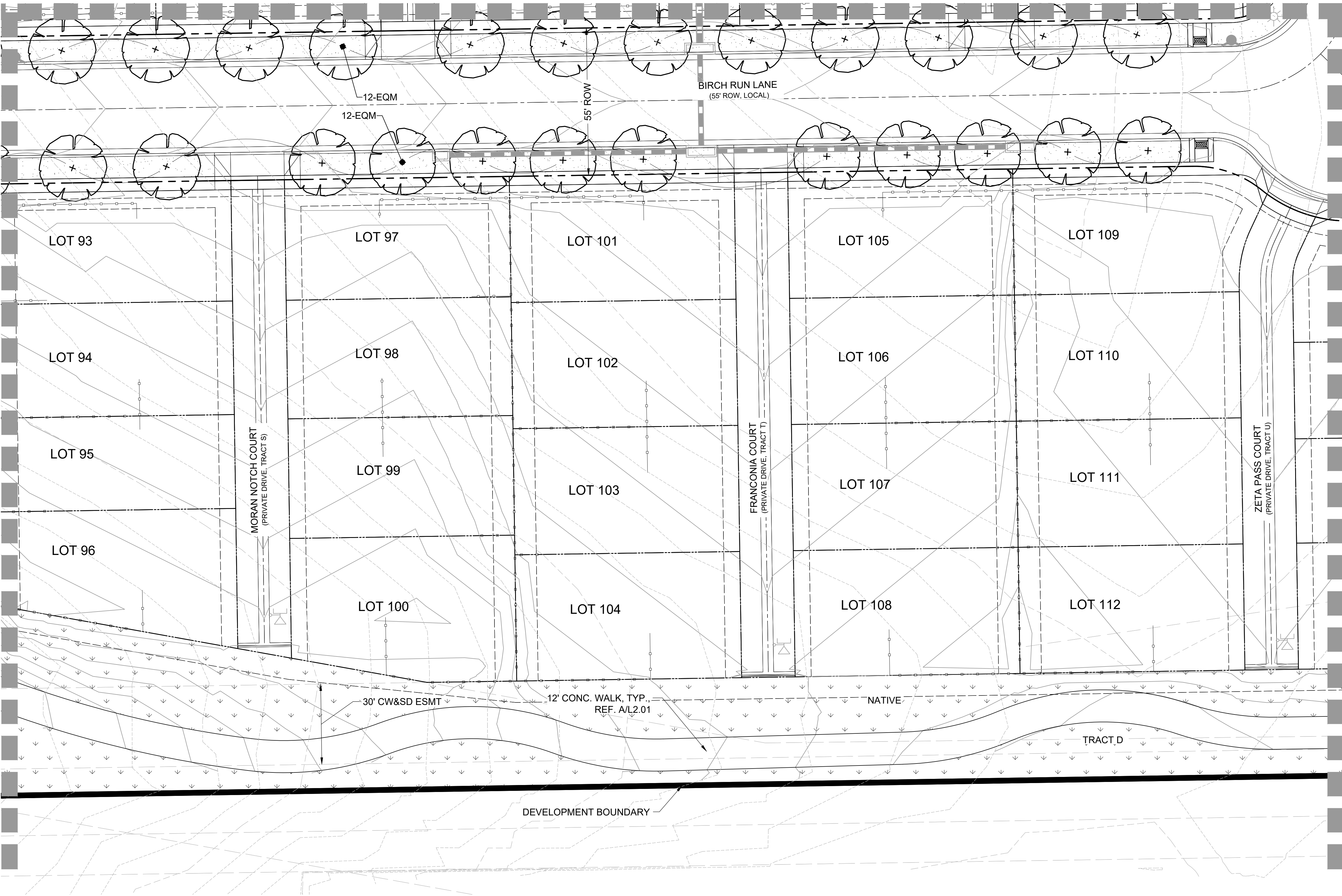
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MATCHLINE - SEE SHEET L3.09



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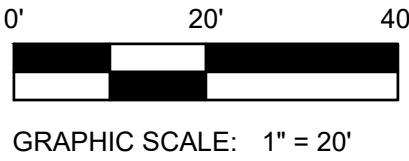
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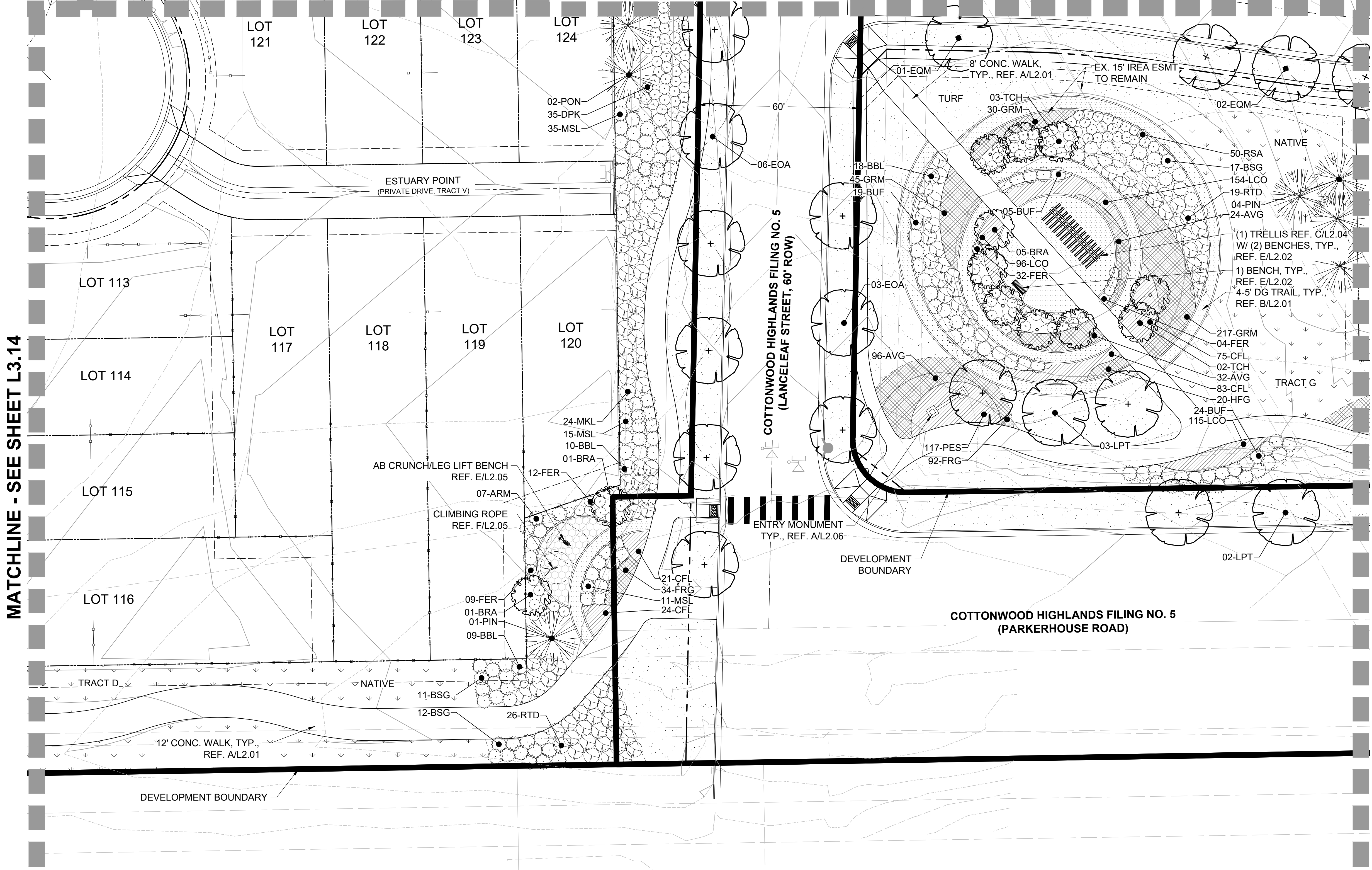
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MATCHLINE - SEE SHEET L3.10



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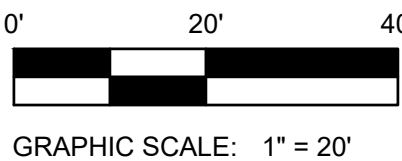
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MATCHLINE - SEE SHEET L3.11

MATCHLINE - SEE SHEET L3.15

MATCHLINE - SEE SHEET L3.12

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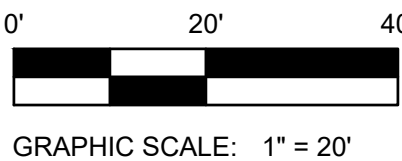
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PLANTING SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	MATURE HT/SPRD	SIZE	MOISTURE
DECIDUOUS TREES						
EQM	129	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	50'/40'	2"	MED
LPT	32	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	60'/35'	2"	MED
EOA	42	ENGLISH OAK	QUERCUS ROBUR	50'/40'	2"	X
GLI	86	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	40'/30'	2"	MED
ORNAMENTAL TREES						
TCH	27	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	20'/15'	2"	X
BRA	30	BRANDYWINE CRABAPPLE	MALUS 'BRANDYWINE'	25'/20'	2"	LOW
EVERGREEN TREES						
CBS	34	COLORADO BLUE SPRUCE	PICEA PUNGENS	30'/10'	6'	MED
PIN	27	PINYON PINE	PINUS EDULIS	50'/20'	6'	X
PON	43	PONDEROSA PINE	PINUS PONDEROSA	40'/25'	6'	X
DECIDUOUS SHRUBS						
BBL	144	BUTTERFLY BUSH	BUDDLEIA DAVIDII	5'/5'	18-24"	MED
FER	204	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	4'/4'	12-15"	X
RTD	182	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	8'/8'	5'	MED
RSA	336	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	4'/4'	18-24"	X
DPK	227	DOUBLE PINK KNOCKOUT ROSE	ROSA 'RADTKOPINK'	4'/4'	#5	MED
MKL	443	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5'/5'	15-18"	X
EVERGREEN SHRUBS						
BSG	336	SPANISH GOLD BROOM	CYTISUS PURGANS 'SPANISH GOLD'	4'/6'	#5	X
ARM	177	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	4'/4'	#5	X
BUF	154	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	1'/6'	#5	X
MSL	246	DWARF MOUNTAIN PINE	PINUS MUGO 'SLOWMOUND'	3'/4'	#5	X
GRASSES						
FRG	870	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	5'/2'	#1	LOW
AVG	749	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	3'/3'	#1	X
GRM	1576	REGAL MIST GULF MUHLY	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	2.5'/2.5'	#1	X
HFG	471	FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1'/1'	#1	X
PERENNIALS						
REV	781	RED VALERIAN	CENTRANTHUS RUBER	3'/2'	#1	X
SSU	272	SNOW-IN-SUMMER	CERASTIUM TOMETOSUM	8"/3'	#1	X
CFL	1247	PURPLE CONEFLOWER	ECHINACEA PURPUREA	3'/2'	#1	X
PES	494	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	3'/2'	#1	X
LCO	1160	LAVENDER COTTON	SANTOLINA CHAMAECYPARISUS	1.5'/1.5'	#1	X

TOWN OF PARKER NATIVE SEED MIX 2

22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

LANDSCAPE TABLE

TYPE	AREA (SF)	% OF TOTAL
TURF	174,468.9	34%
NATIVE SEED	238,713.4	47%
ROCK MULCH	65,146.6	13%
WOOD MULCH	31,240.2	6%
TOTAL:	509,569.1	100%

LANDSCAPE NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER RECOMMENDED THE CONTRACTOR TEST SOILS TO ENSURE NO CONTAMINATION IS PRESENT.
- PLANTING SCHEDULE QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE QUANTITIES SHOWN ON PLAN SHALL PREVAIL.
- ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER. ALL TREE AND SHRUB TAGS SHALL REMAIN ON THE PLANTS UNTIL THE TIME OF FINAL ACCEPTANCE.
- CONTRACTOR SHALL OBTAIN A LABORATORY TOPSOIL ANALYSIS REPORT TO PROVIDE ANALYSIS OF SOIL FERTILITY AND RECOMMENDATIONS FOR SOIL AMENDMENTS, FERTILIZER PRODUCTS AND APPLICATION RATES FOR TURF AREAS, TREES, SHRUBS AND PERENNIALS.
- ALL TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCKPILED PRIOR TO CONSTRUCTION. FOLLOWING ROUGH GRADING, TOPSOIL SHALL BE CLEARED OF DEBRIS AND REDISTRIBUTED IN ALL LANDSCAPE AREAS.
- ALL TOPSOIL SHALL BE AMENDED WITH COMPOST AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA OR PER RECOMMENDATIONS OF TOPSOIL ANALYSIS. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL USING TILLER OR RIPPER TEETH EQUIPMENT IN SEED AND SOD AREAS. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OR PER TOPSOIL ANALYSIS, ROTOTILLED TO A MIN. DEPTH OF 8".
- DECIDUOUS TREES SHALL NOT BE PLANTED CLOSER THAN 6 FEET TO STREET BACK OF CURB, AND CONIFEROUS TREES NO CLOSER THAN 8 FEET TO PUBLIC STREET IMPROVEMENTS (IE: SIDEWALKS, CURB, ETC.). ALL TREES SHALL NOT BE PLANTED CLOSER THAN 15' TO ANY STORM PIPE, WATER LINES, OR SEWER LINE. NO TREES SHALL BE PLANTED IN DRY UTILITY EASEMENTS.
- ALL SHRUB BED AREAS SHALL BE EDGED WITH 6" DURA-EDGE STEEL LANDSCAPE EDGER (12 GAUGE, DARK GREEN) UNLESS OTHERWISE INDICATED. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER FABRIC AND MULCH HAVE BEEN INSTALLED.
- ALL TREE RINGS IN TURF (36" DIA.) AND ORNAMENTAL GRASS OR PERENNIAL PLANTINGS IN SHRUB BEDS SHALL BE MULCHED WITH DOUBLE-SHREDDED CEDAR MULCH (FRONT-RANGE MATERIALS, LANDSCAPE MULCH #16-643 OR APPROVED EQUAL) TO A MINIMUM DEPTH OF 4-INCHES UNLESS OTHERWISE INDICATED ON THE PLANS. COBBLE MULCH SHALL BE PROVIDED ELSEWHERE AND BE MULTI-COLORED WASHED RIVER ROCK/COBBLE, WITH A BLEND OF 50% AREA COVERED WITH 1"-2" DIAMETER AND 50% AREA COVERED WITH 2"-6" DIAMETER WHERE SHOWN ON PLANS. ALL MULCHED AREAS SHALL BE INSTALLED WITH COMMERCIAL GRADE WEED BARRIER FABRIC PINNED IN PLACE.
- TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.
- NO TREES/STRUCTURES SHALL BE LOCATED WITHIN UTILITY EASEMENTS OR WITHIN 15' OF ANY PARKER UTILITIES' MAINLINES.
- PERMANENT IRRIGATION TO BE PROVIDED TO ESTABLISH NATIVE AREA PLANT MATERIAL AND WATER DURING DRY PERIODS.
- SHRUBS BEDS WITHIN NATIVE AREAS SHALL BE MULCHED TO DELINEATE BETWEEN NATIVE GRASS AND SHRUB BED AND ASSIST WITH MAINTENANCE.

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
PLANTING SCHEDULE & NOTES

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

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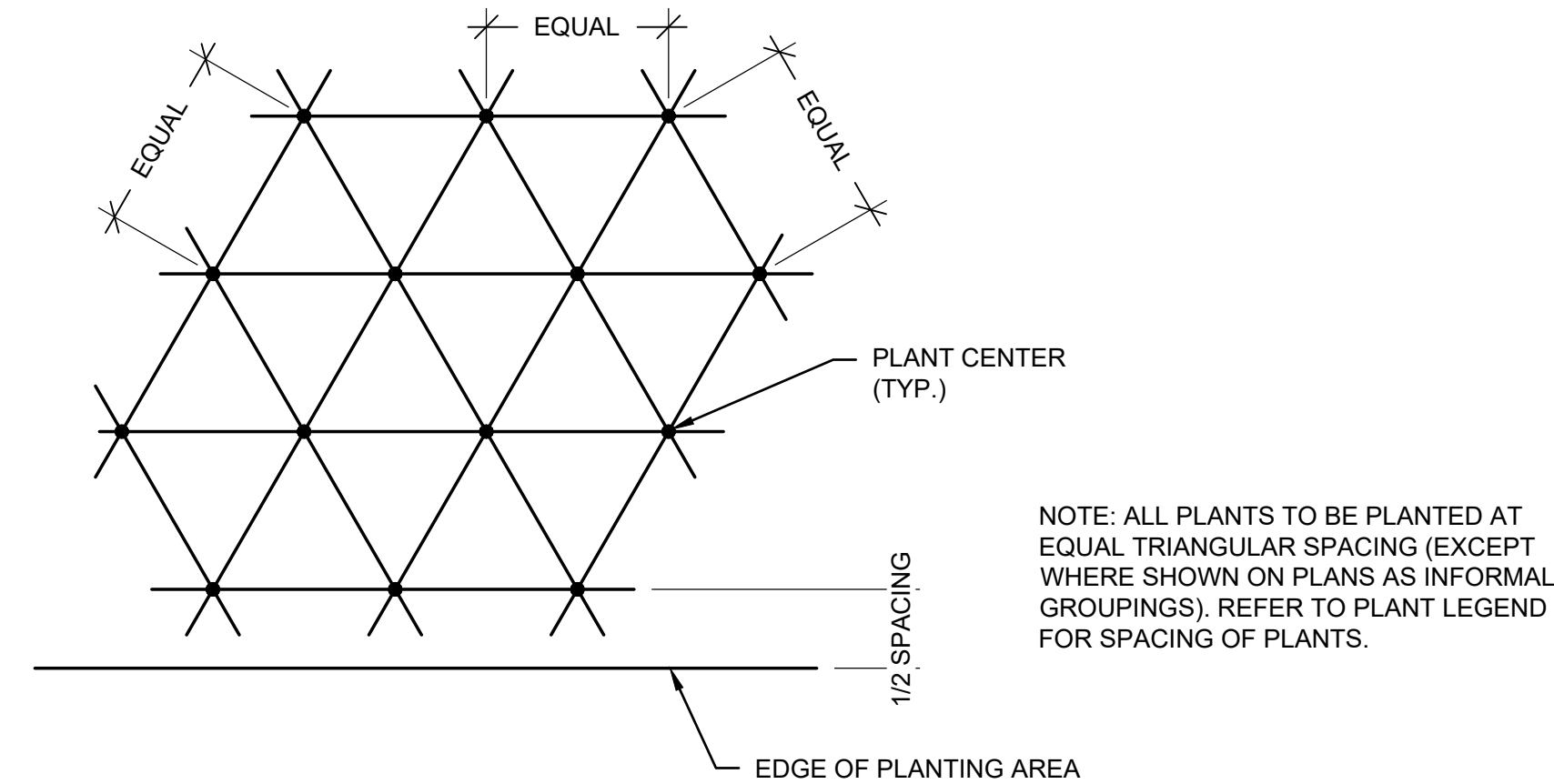
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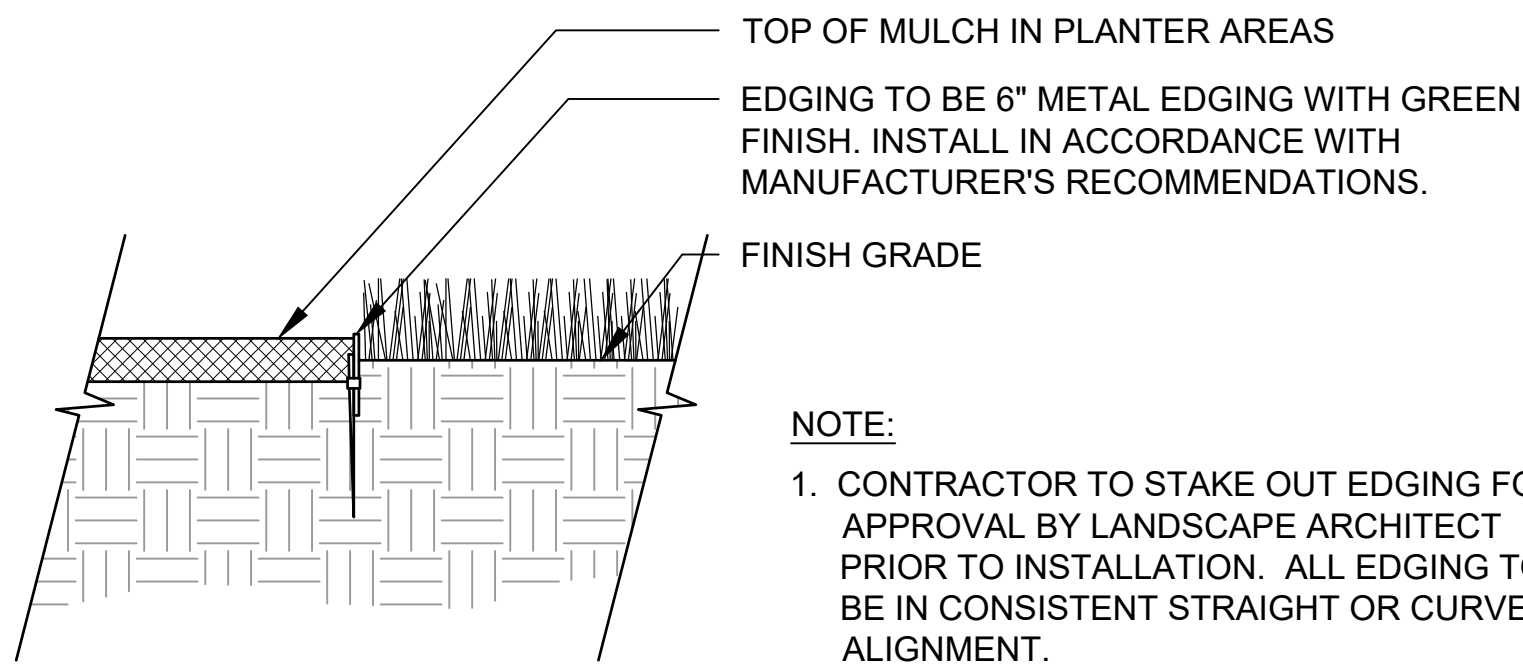
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38.9 ACRES, 238 RESIDENTIAL LOTS

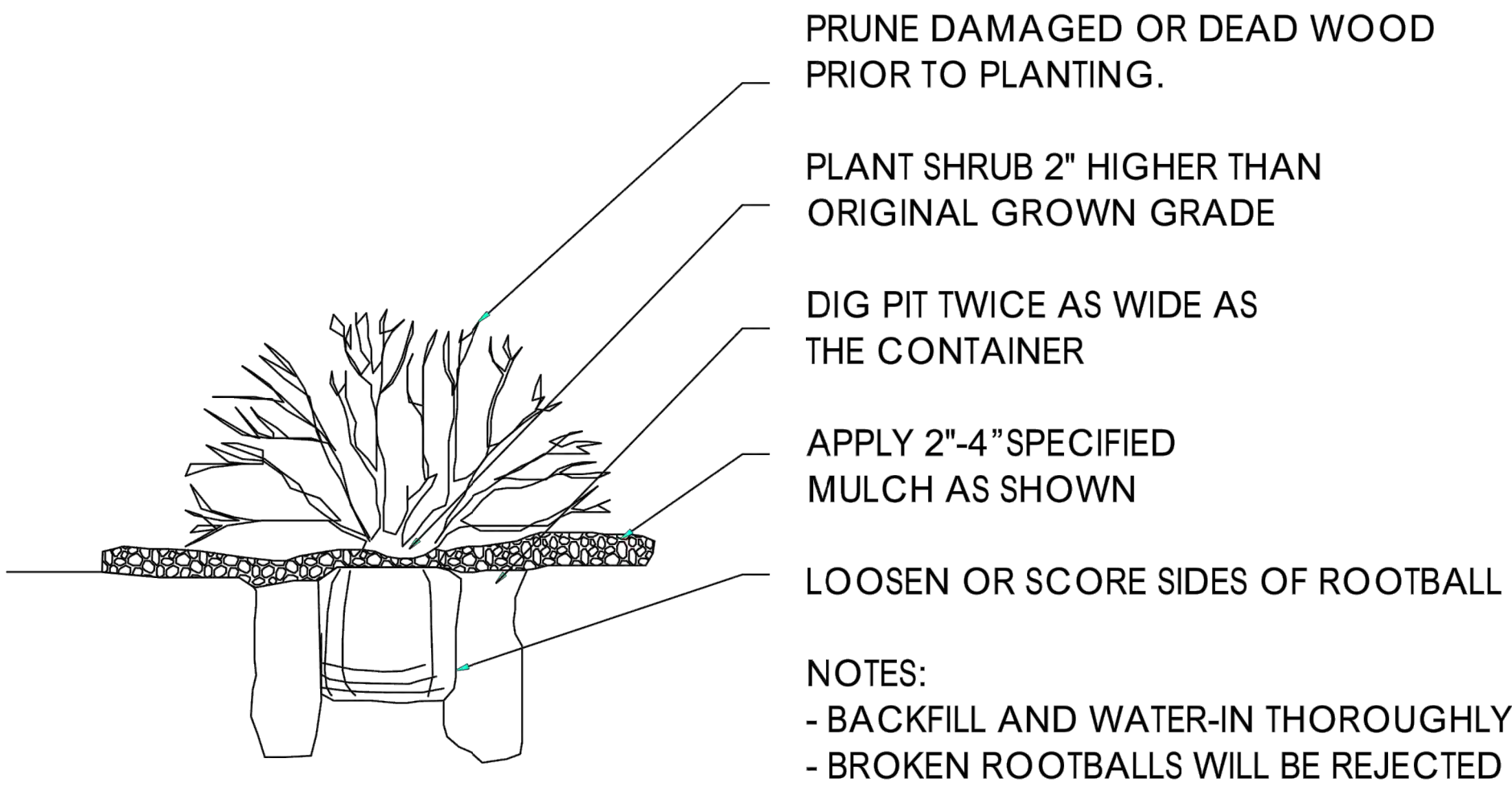
PLANTING DETAILS



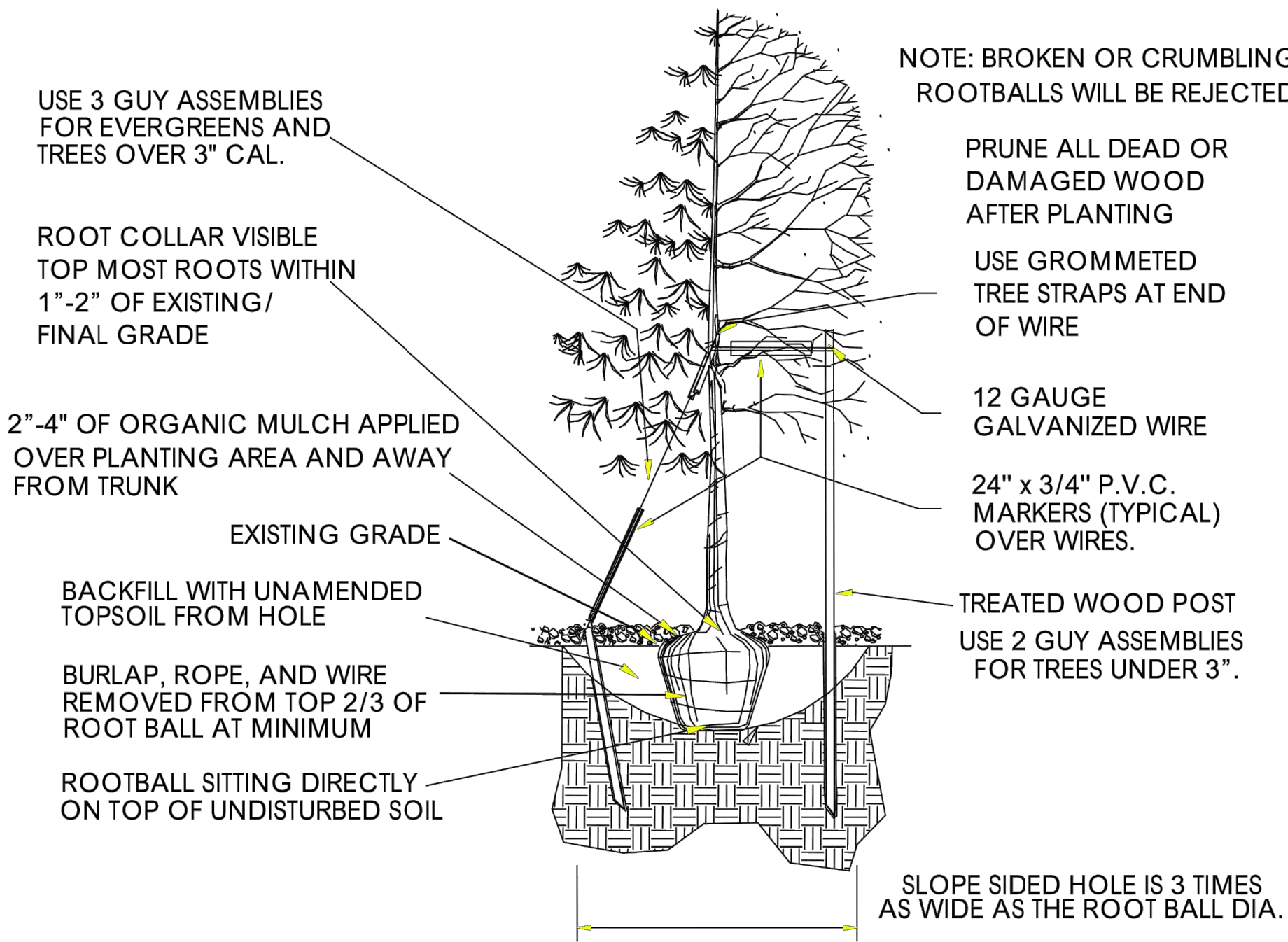
A PLANT SPACING DETAIL
SCALE: NTS



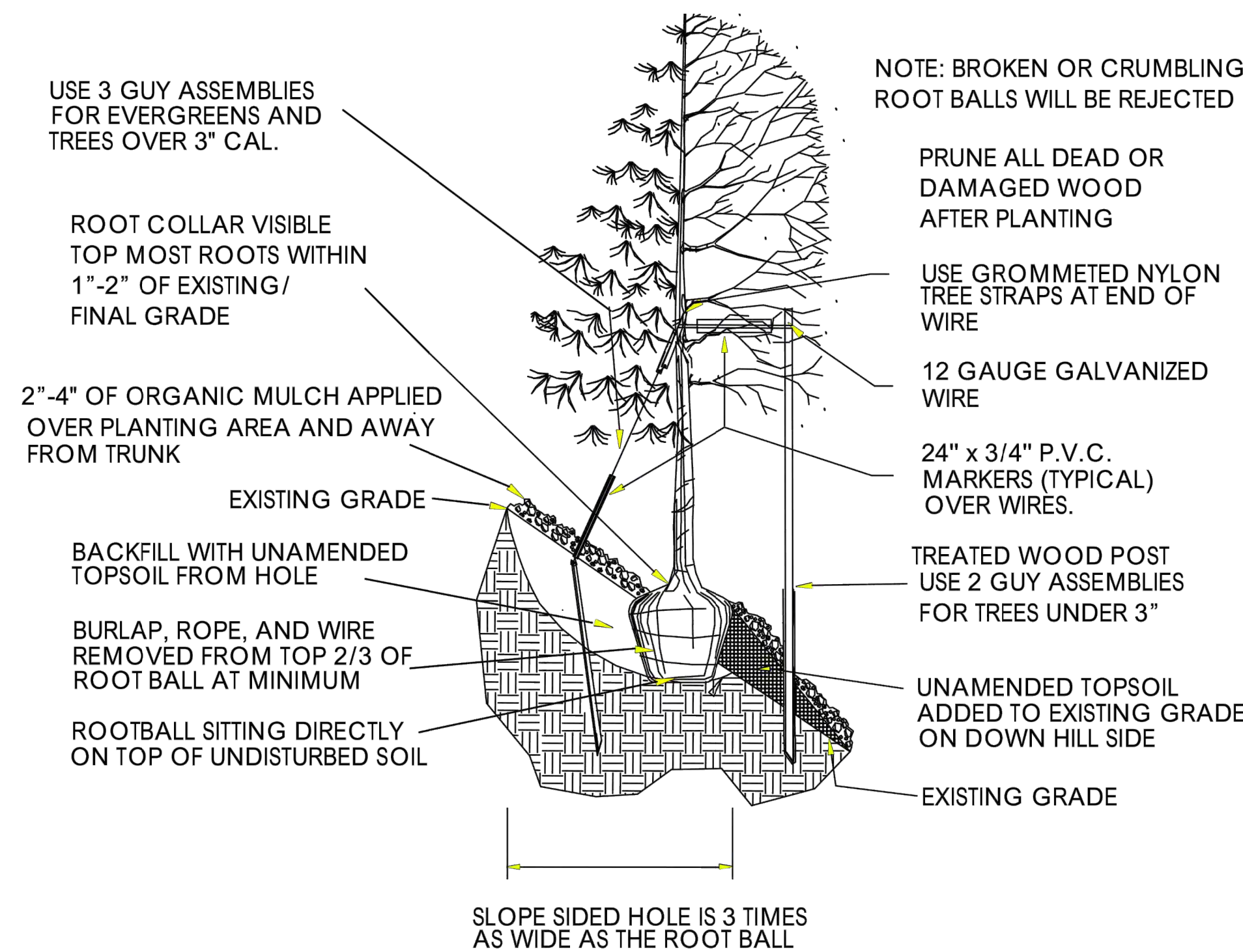
B STEEL EDGING DETAIL (TYP.)
SCALE: NTS



C TOWN OF PARKER SHRUB PLANTING DETAIL (TYP.)
SCALE: NTS



D TOWN OF PARKER TREE PLANTING DETAIL (TYP.)
SCALE: NTS



E TOWN OF PARKER TREE ON SLOPE PLANTING DETAIL (TYP.)
SCALE: NTS

TREE PLANTING NOTES

- 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 LOOSENESED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
- STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
- RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOTBALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
PLANTING DETAILS

PROFESSIONAL STAMP

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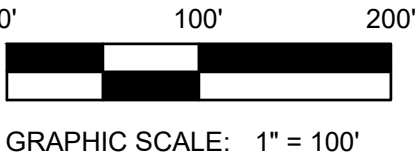
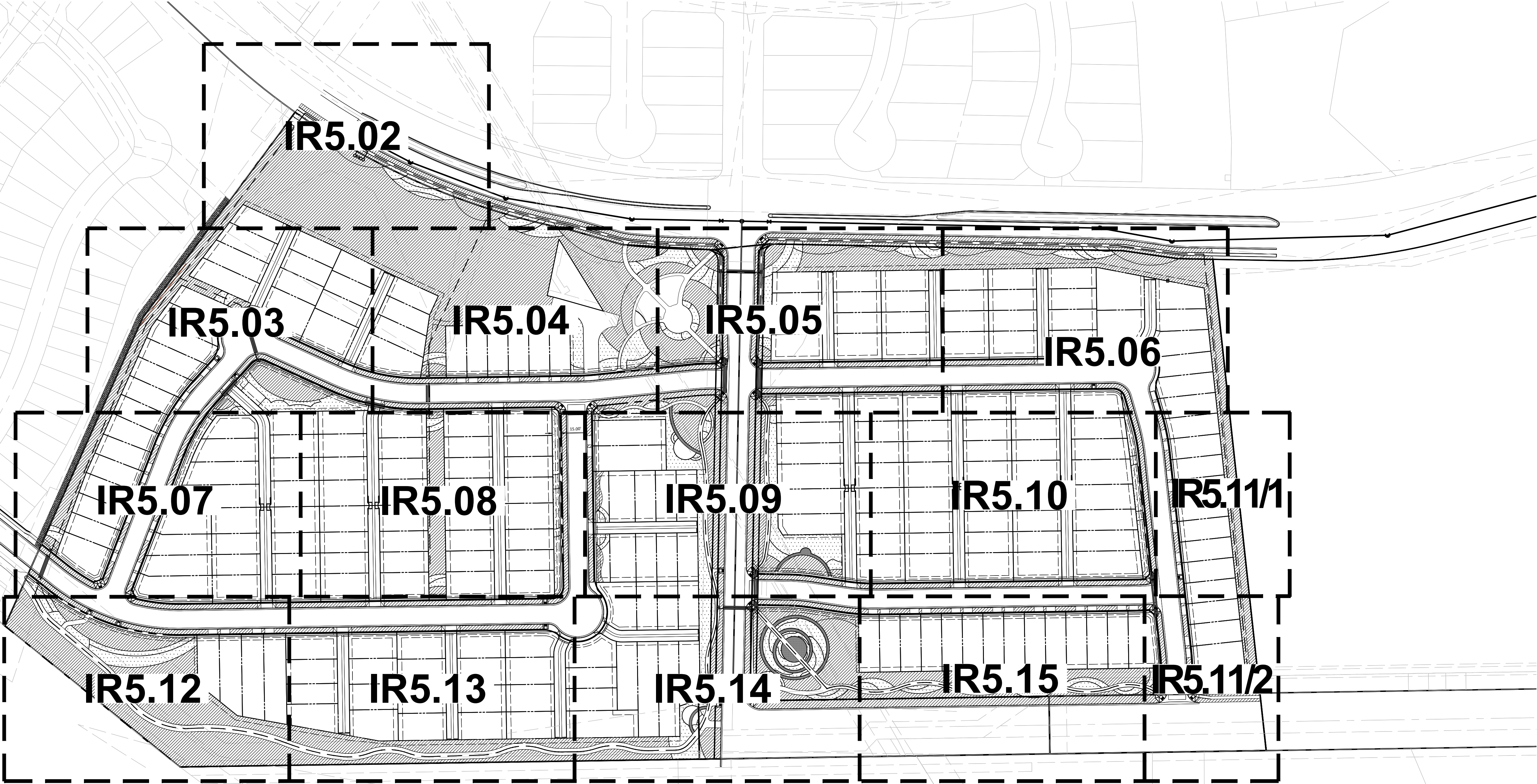


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38.9 ACRES, 238 RESIDENTIAL LOTS



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SKETCH/PRELIMINARY & LANDSCAPE PLAN
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IRRIGATION PLAN

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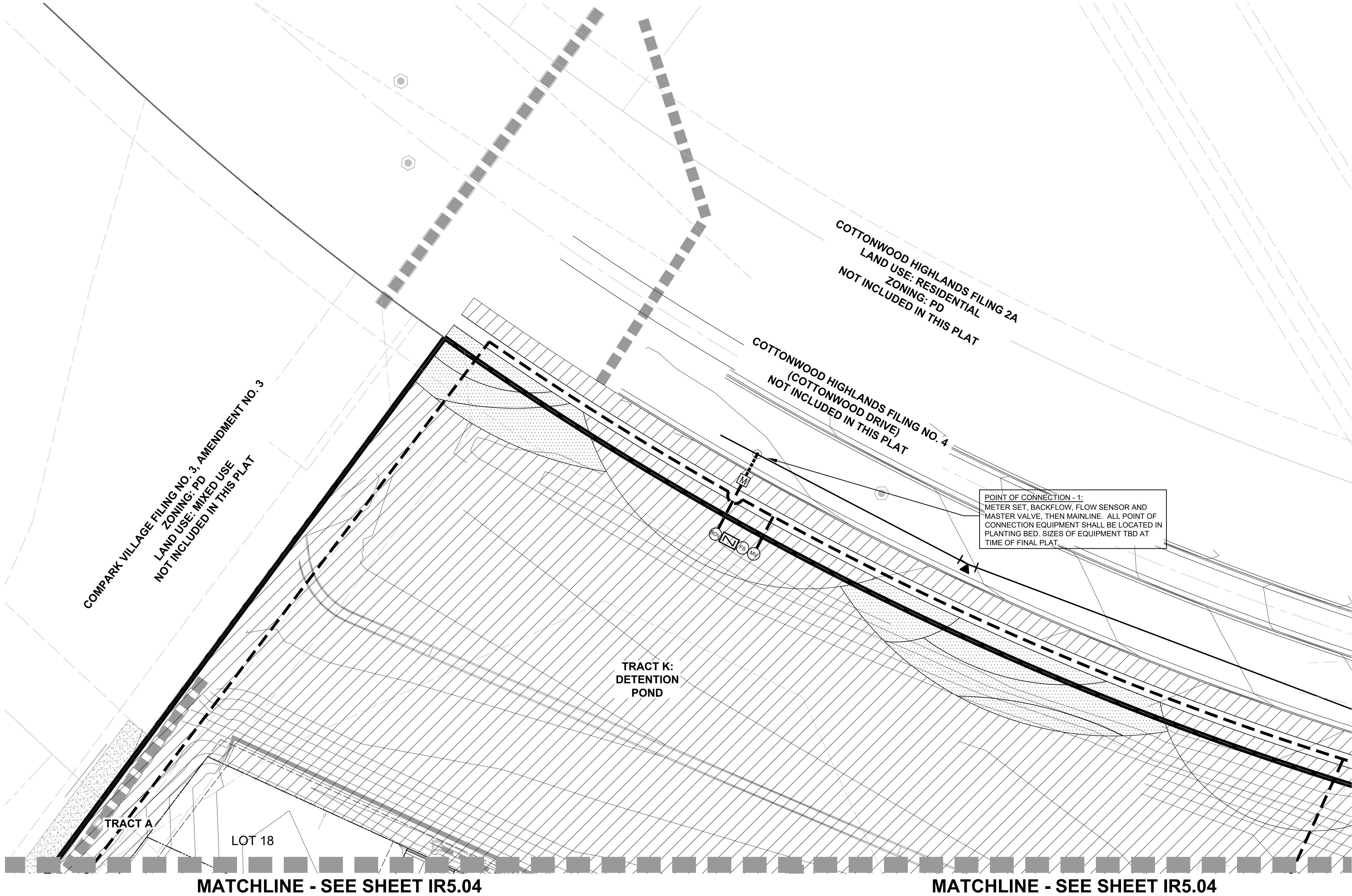
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IR5.01
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LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
- DRIP IRRIGATION
- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE

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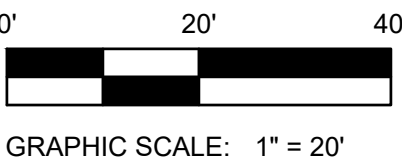
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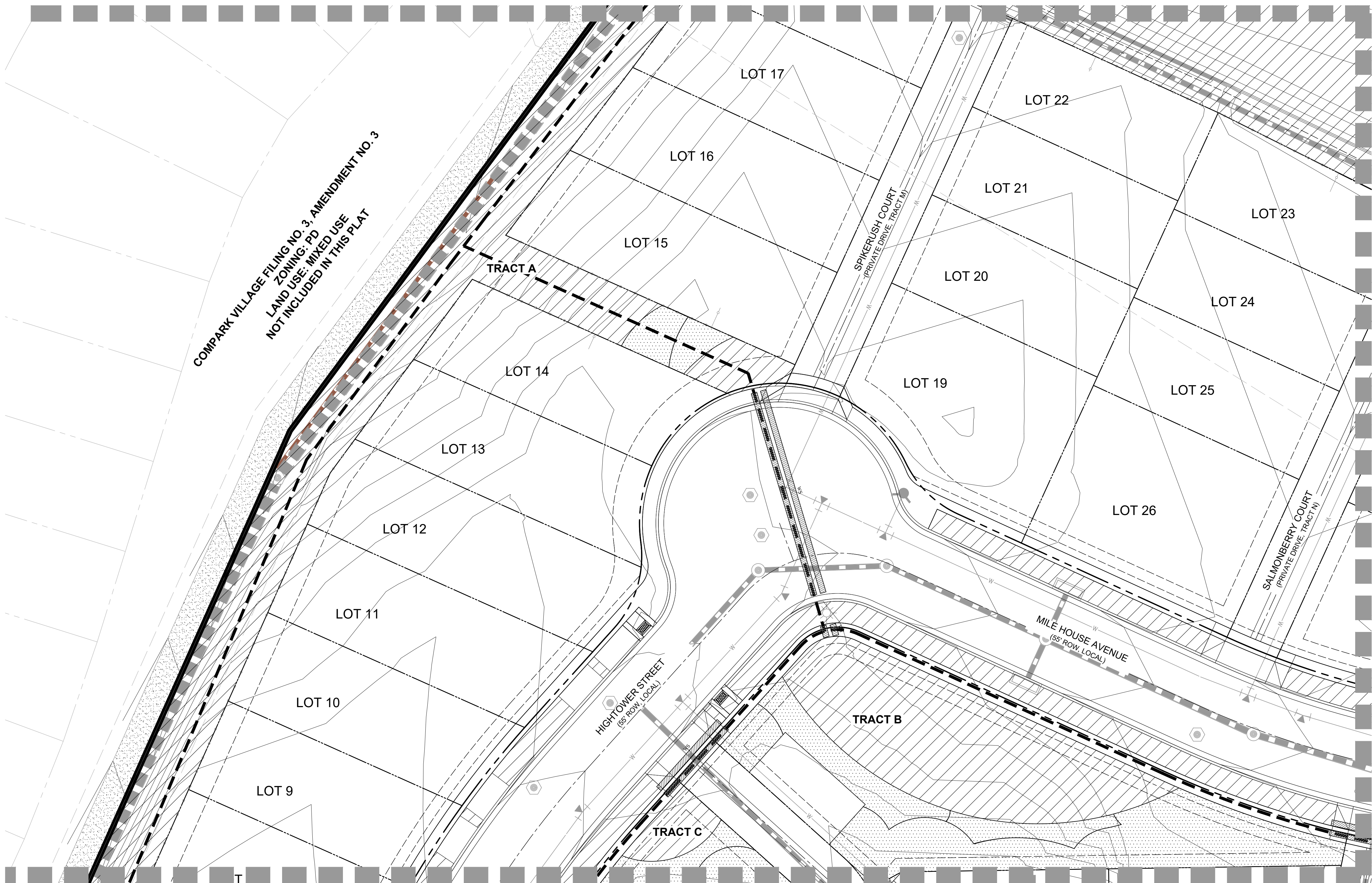
2. REFER TO SHEET IR6.01 FOR IRRIGATION NOTES AND LEGEND.



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MATCHLINE - SEE SHEET IR5.02



MATCHLINE - SEE SHEET IR5.07

MATCHLINE - SEE SHEET IR5.08

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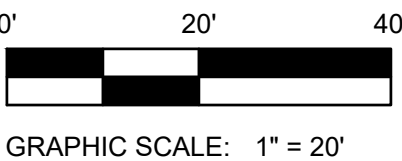
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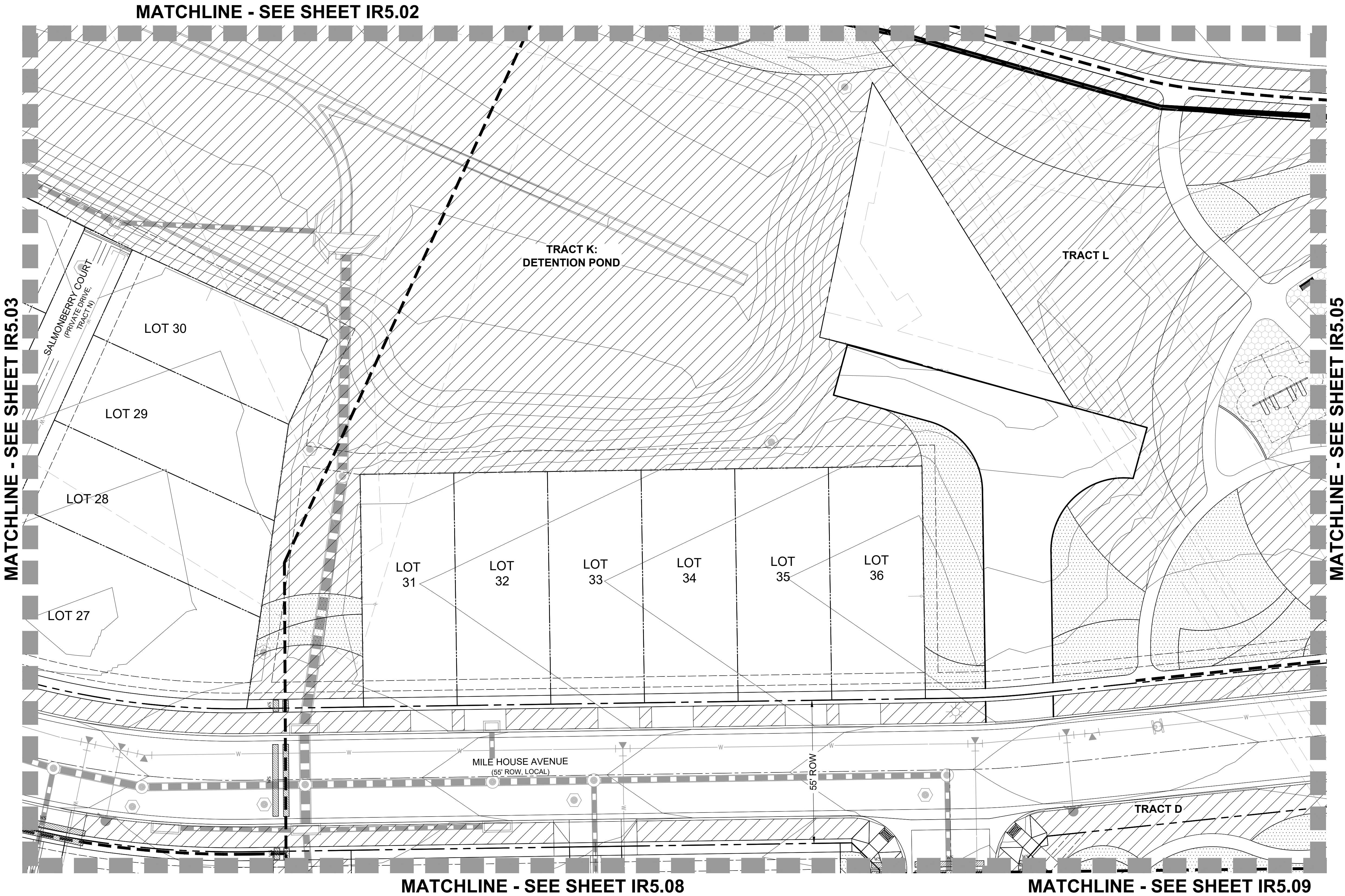
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IR5.04

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LEGEND

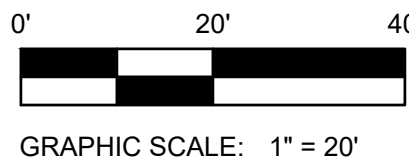
- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
- DRIP IRRIGATION
- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE



NOTES:

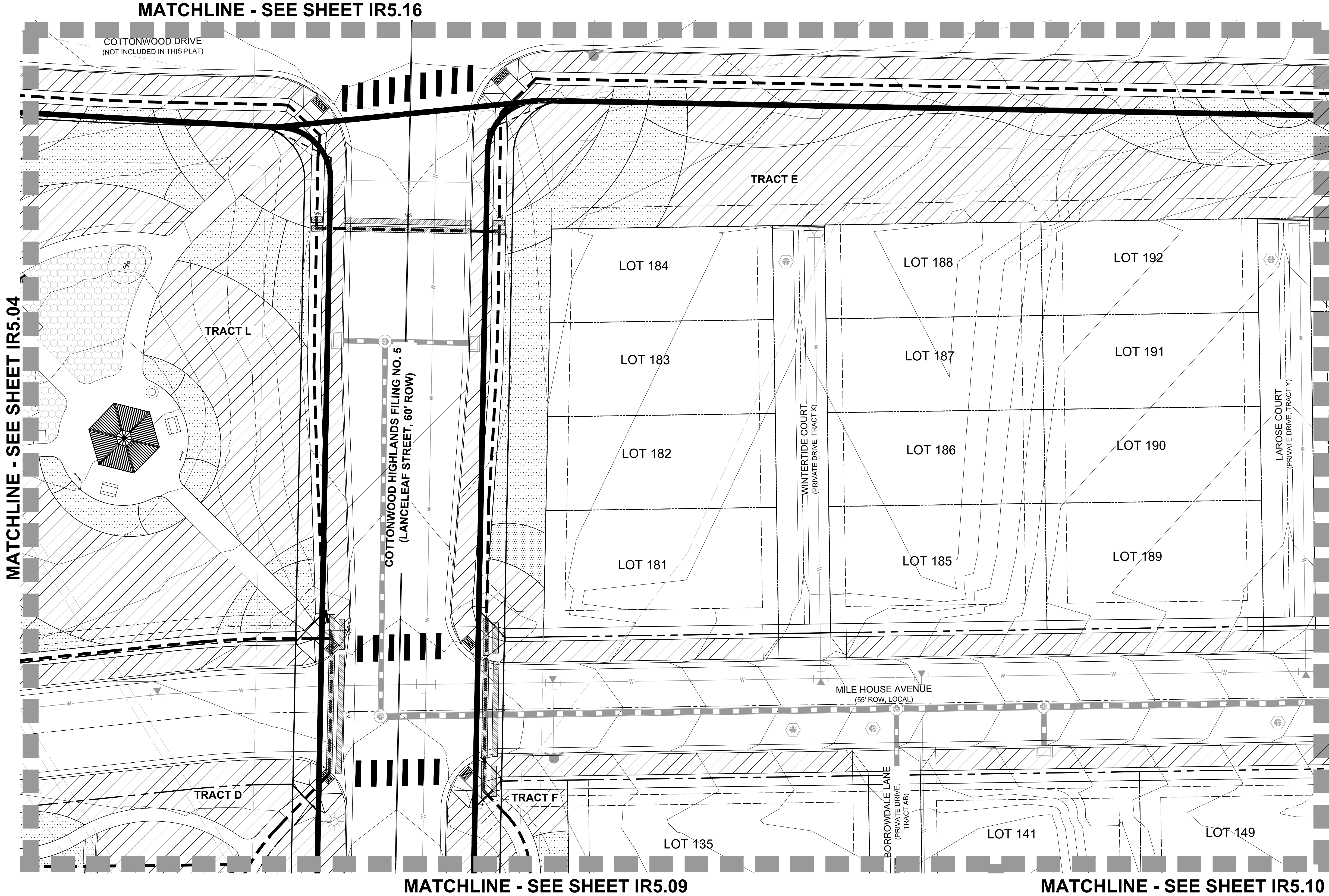
1. THIS DESIGN IS DIAGRAMMATIC. INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS WHERE FEASIBLE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. CONTACT LAND ARCHITECTS FOR LOCATIONS OF CONTROLLERS, METER PITS, AND BACK FLOW PREVENTERS SO AS TO INTEGRATE IT WITH LANDSCAPE AREAS.

2. REFER TO SHEET IR6.01 FOR IRRIGATION NOTES AND LEGEND.



COTTONWOOD HIGHLANDS FILING NO. 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, TOGETHER WITH
THAT PORTION OF LANCELEAF STREET BETWEEN SAID TRACTS A, LOCATED IN THE SOUTH ½ OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
- DRIP IRRIGATION
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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

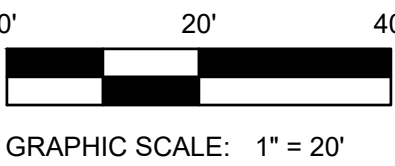
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IR5.05
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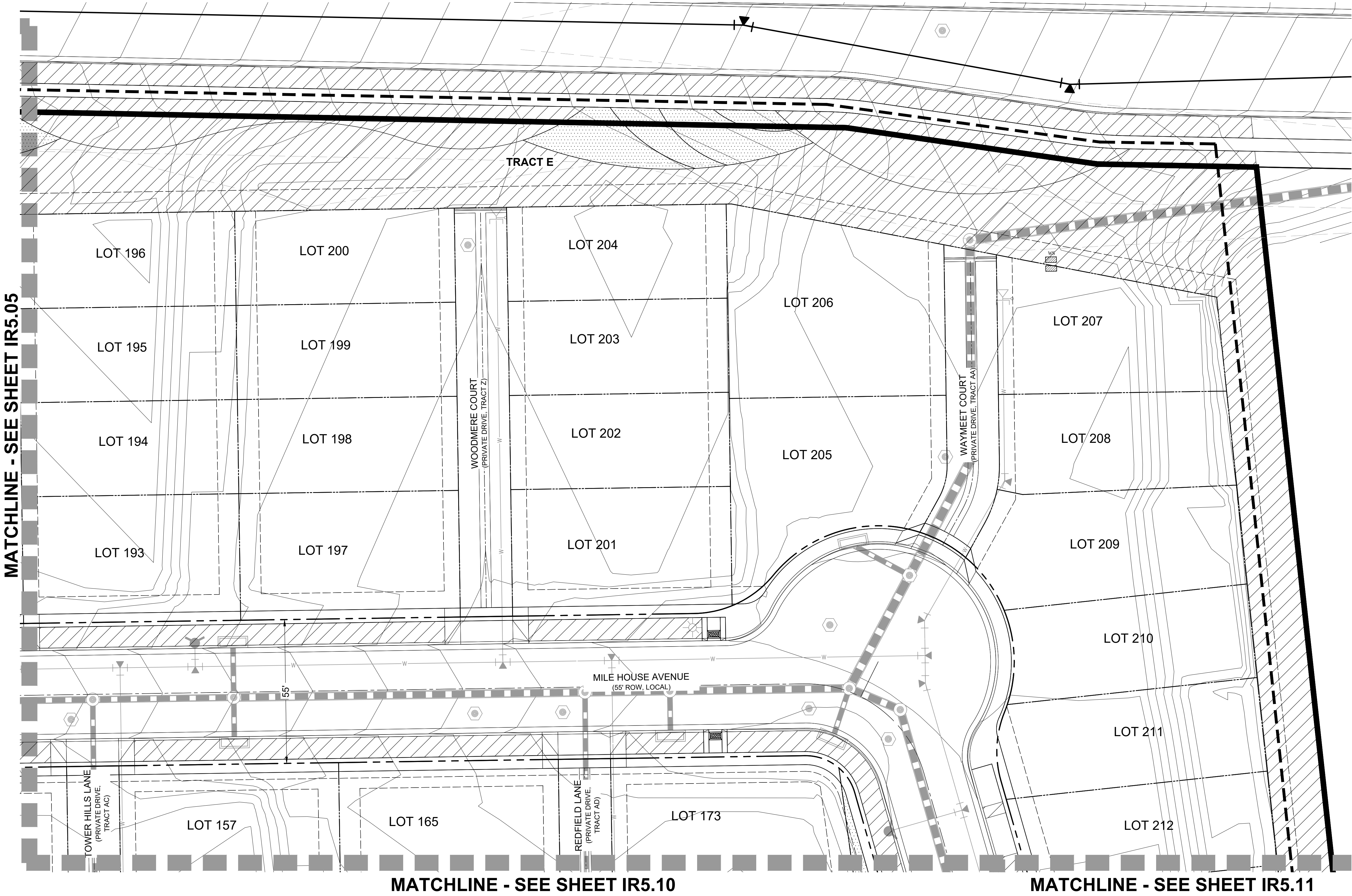
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38.9 ACRES, 238 RESIDENTIAL LOTS



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
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- SPRAY IRRIGATION
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SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

TEXT	DATE
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3rd Submittal	5/24/2019

SHEET NUMBER

IR5.06

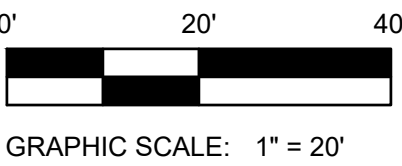
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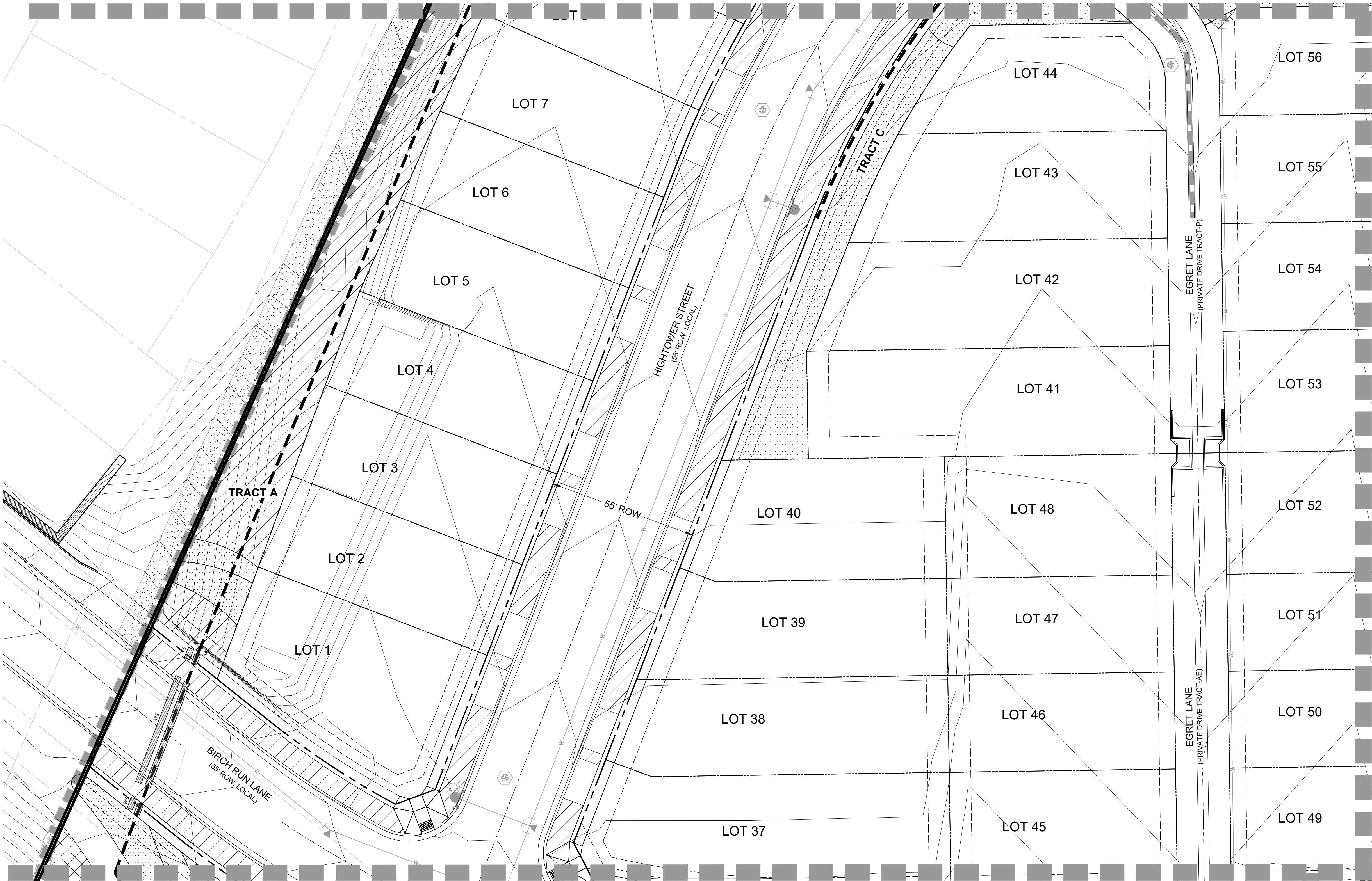
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COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET IR5.03



MATCHLINE - SEE SHEET IR5.12

LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
- DRIP IRRIGATION
- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE

MATCHLINE - SEE SHEET IR5.08

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

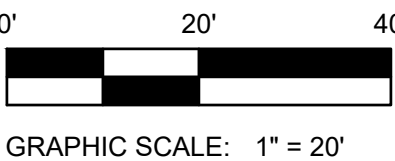
ISSUE RECORD

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1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

IR5.07

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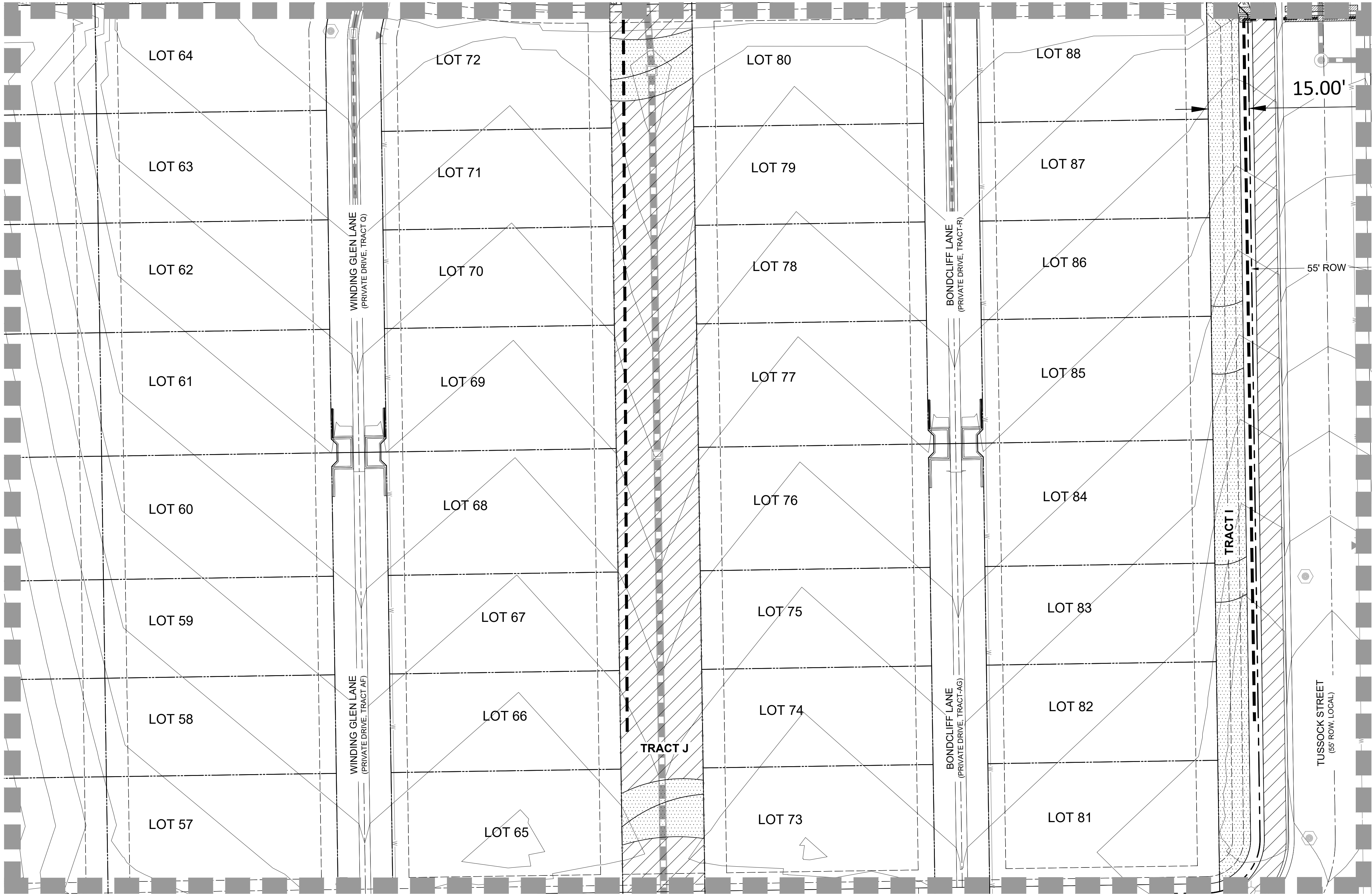
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COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET IR5.03

MATCHLINE - SEE SHEET IR5.04



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
- DRIP IRRIGATION
- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE

MATCHLINE - SEE SHEET IR5.09

MATCHLINE - SEE SHEET IR5.07

MATCHLINE - SEE SHEET IR5.13

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

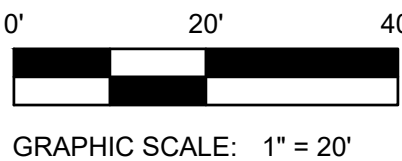
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3rd Submittal	5/24/2019

SHEET NUMBER

IR5.08

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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET IR5.04

MATCHLINE - SEE SHEET IR5.05

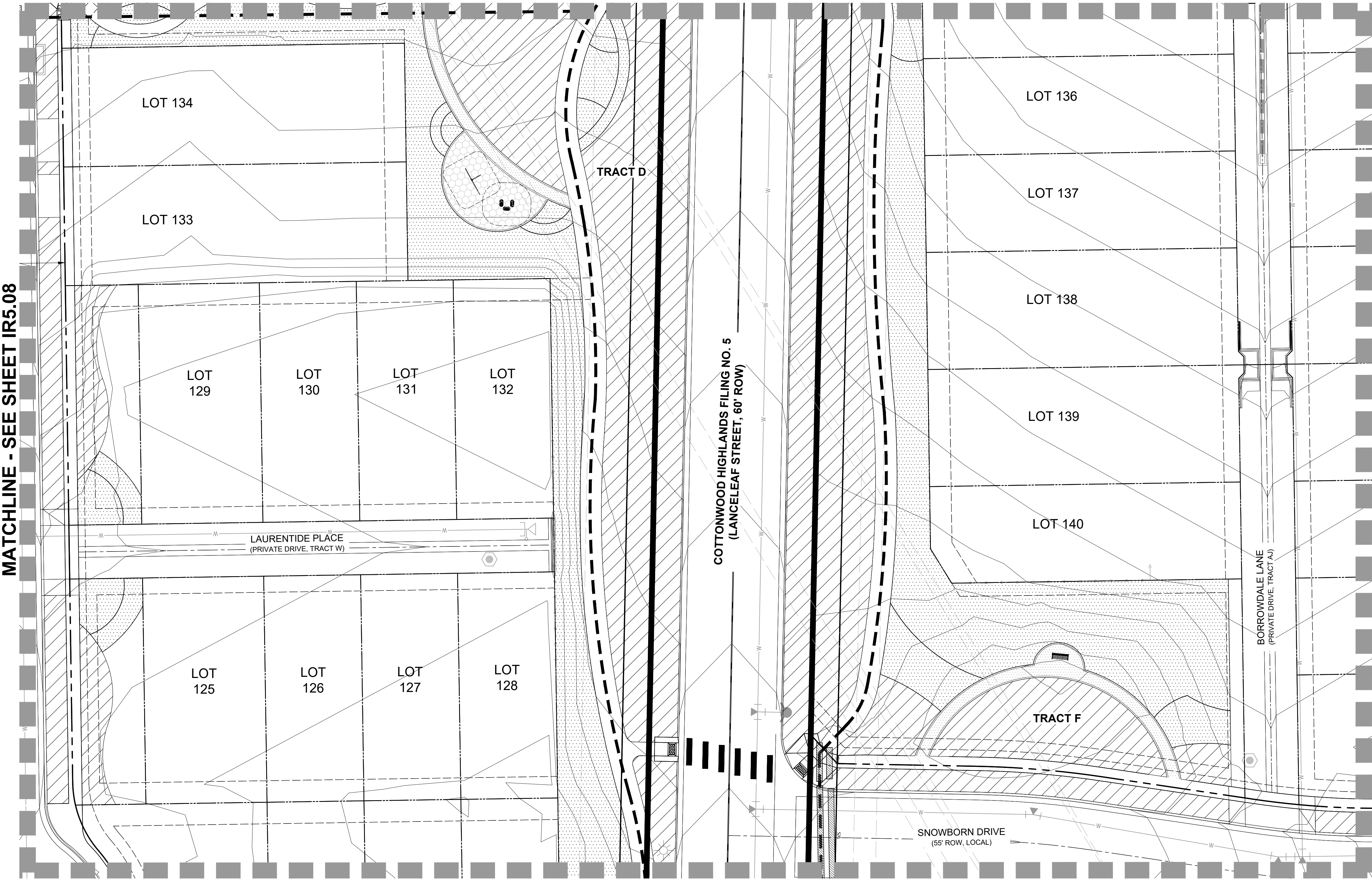
LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
- DRIP IRRIGATION
- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE

MATCHLINE - SEE SHEET IR5.08

MATCHLINE - SEE SHEET IR5.10

MATCHLINE - SEE SHEET IR5.14



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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

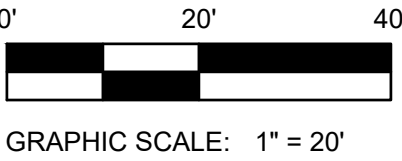
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IR5.09

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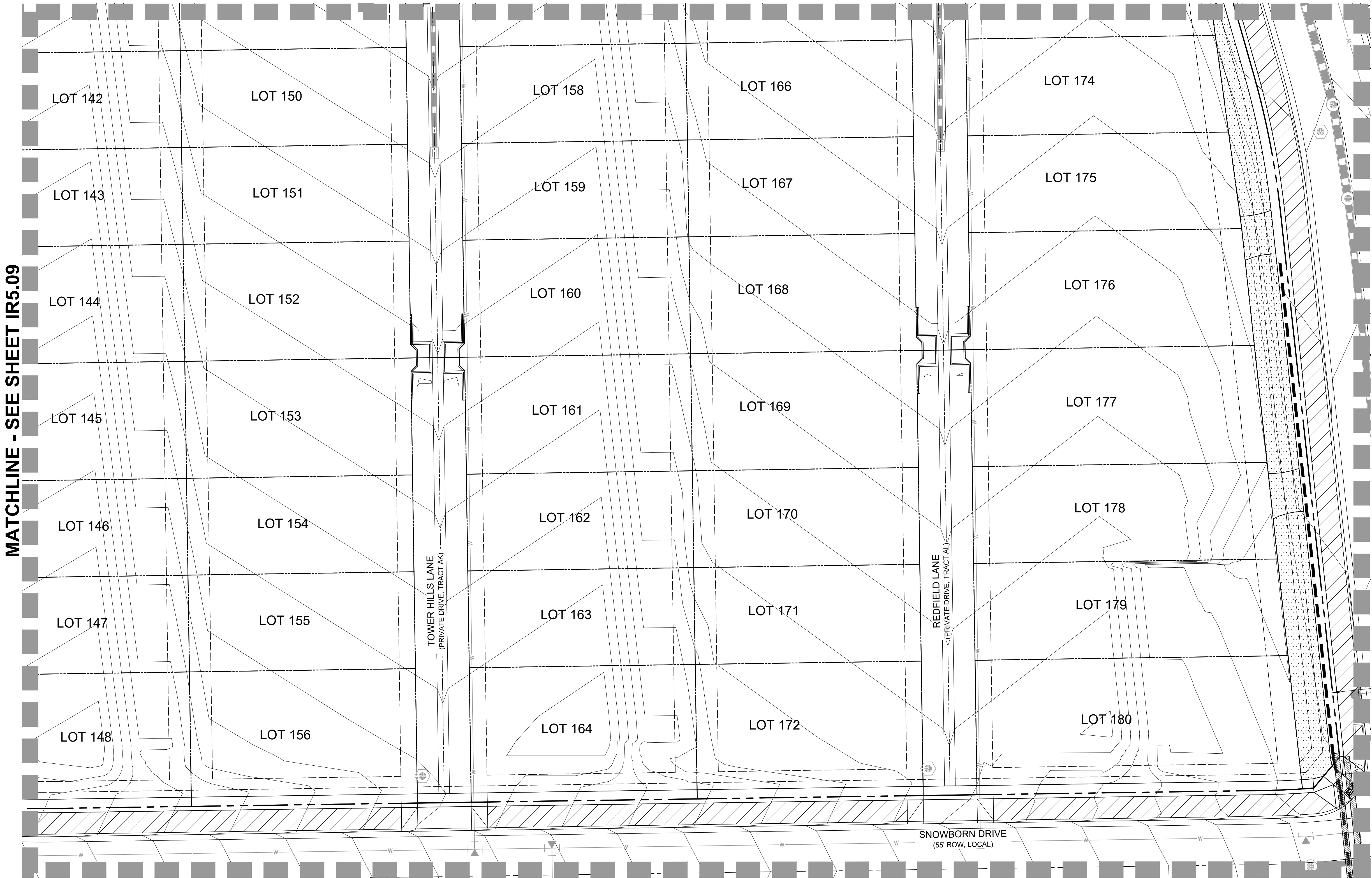
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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET IR5.05

MATCHLINE - SEE SHEET IR5.06

LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
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MATCHLINE - SEE SHEET IR5.15

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SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION PLAN

PROFESSIONAL STAMP

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PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

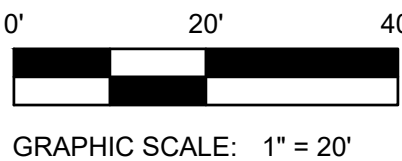
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3rd Submittal	5/24/2019

SHEET NUMBER

IR5.10

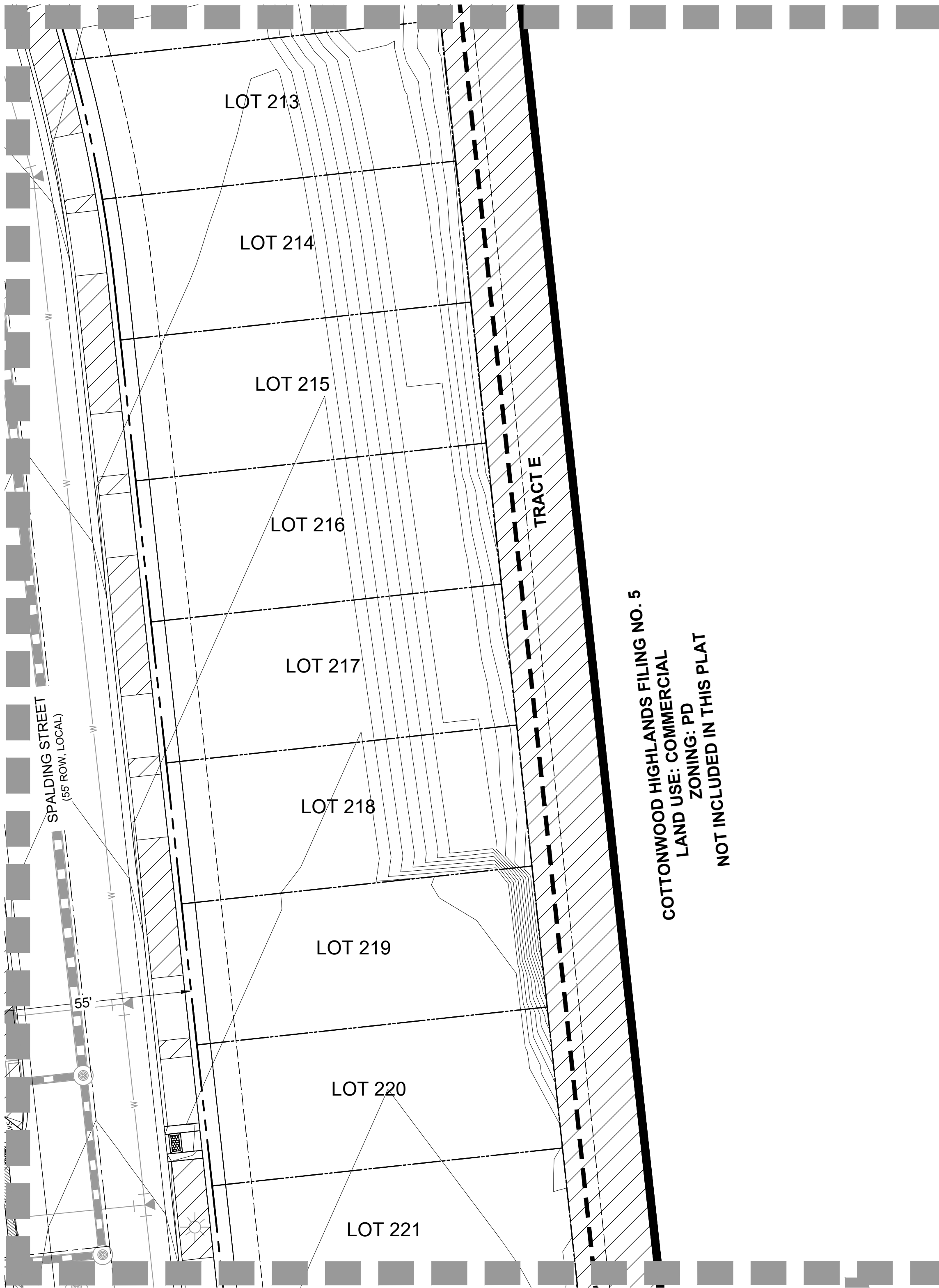
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COTTONWOOD HIGHLANDS FILING NO. 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, TOGETHER WITH THAT PORTION OF LANCELEAF STREET BETWEEN SAID TRACTS A, LOCATED IN THE SOUTH ½ OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET IR5.06

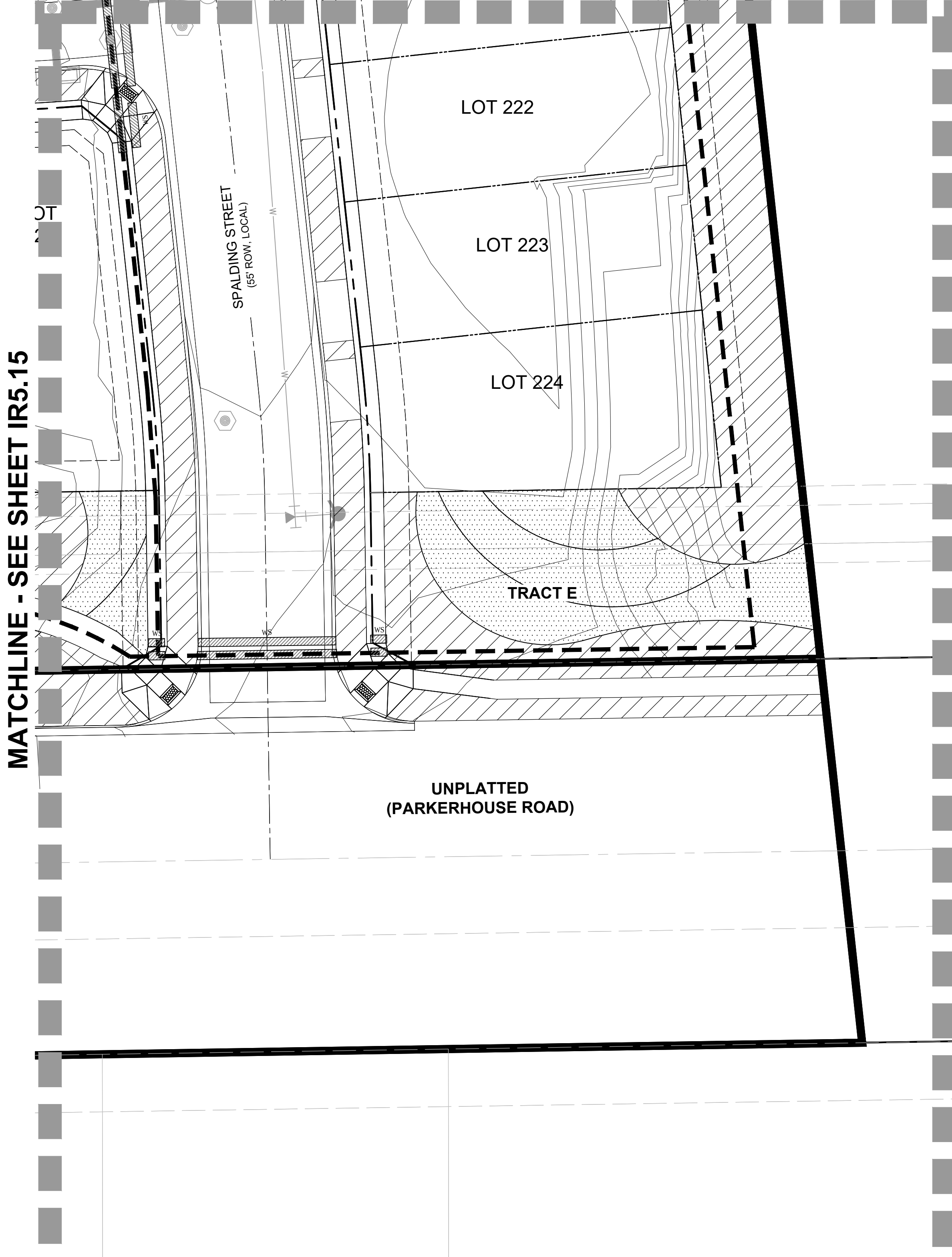


MATCHLINE - SEE SHEET IR5.11

1 IRRIGATION PLAN

SCALE: 1:20

MATCHLINE - SEE SHEET IR5.11



2 IRRIGATION PLAN

SCALE: 1:20

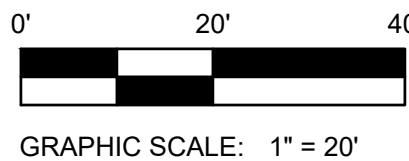
LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
- DRIP IRRIGATION
- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE

NOTES:

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2. REFER TO SHEET IR6.01 FOR IRRIGATION NOTES AND LEGEND.



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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

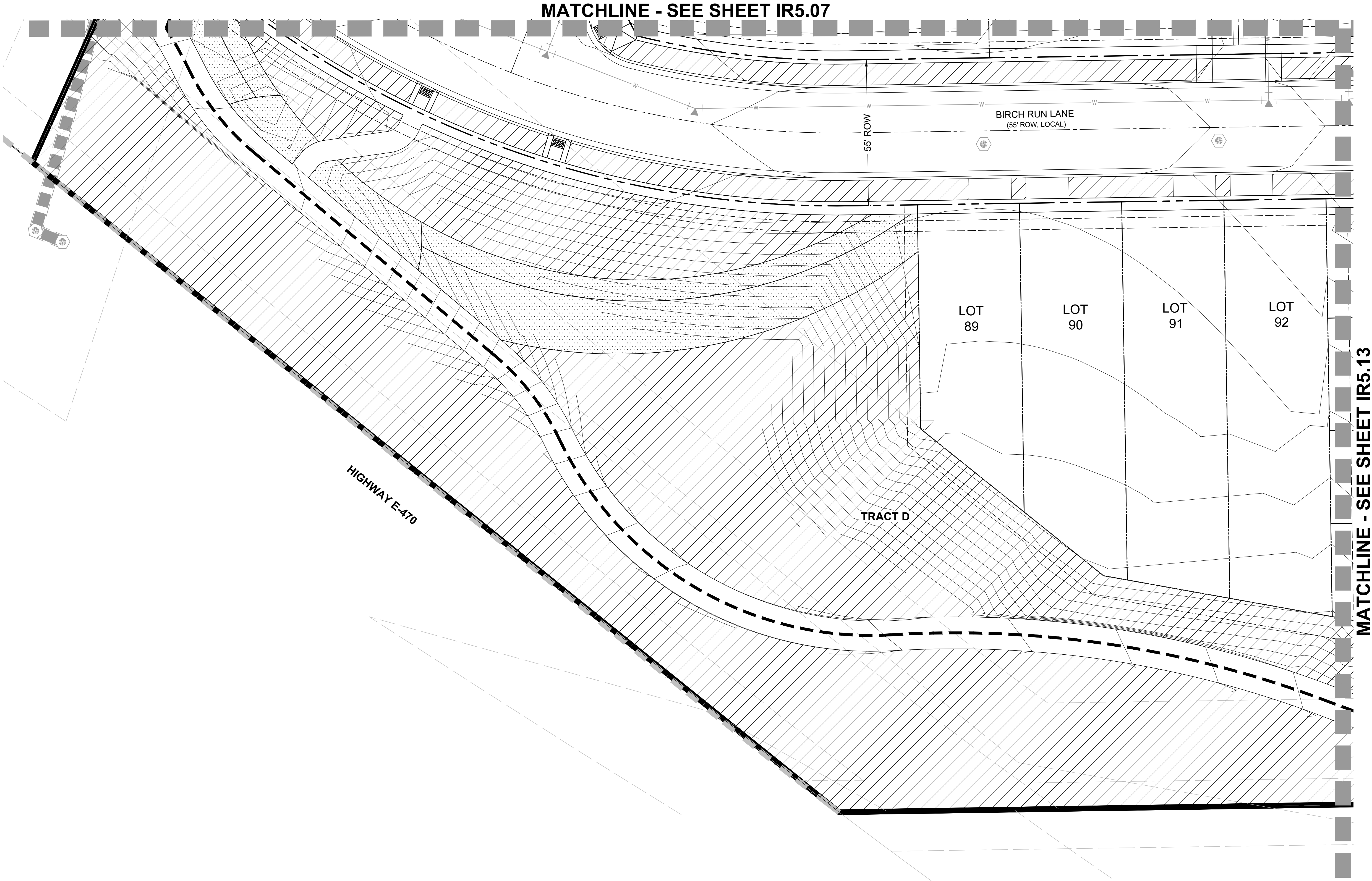
SHEET NUMBER

IR5.11

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COTTONWOOD HIGHLANDS FILING NO. 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

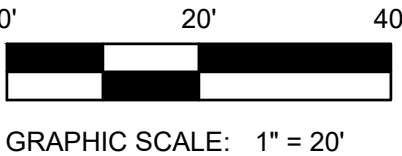
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38.9 ACRES, 238 RESIDENTIAL LOTS



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
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- NON-POTABLE WATER MAINLINE

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2. REFER TO SHEET IR6.01 FOR IRRIGATION NOTES AND LEGEND.



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SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION PLAN

PROFESSIONAL STAMP

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CHECKED BY: NS

ISSUE RECORD

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2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

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IR5.12
48 OF 56

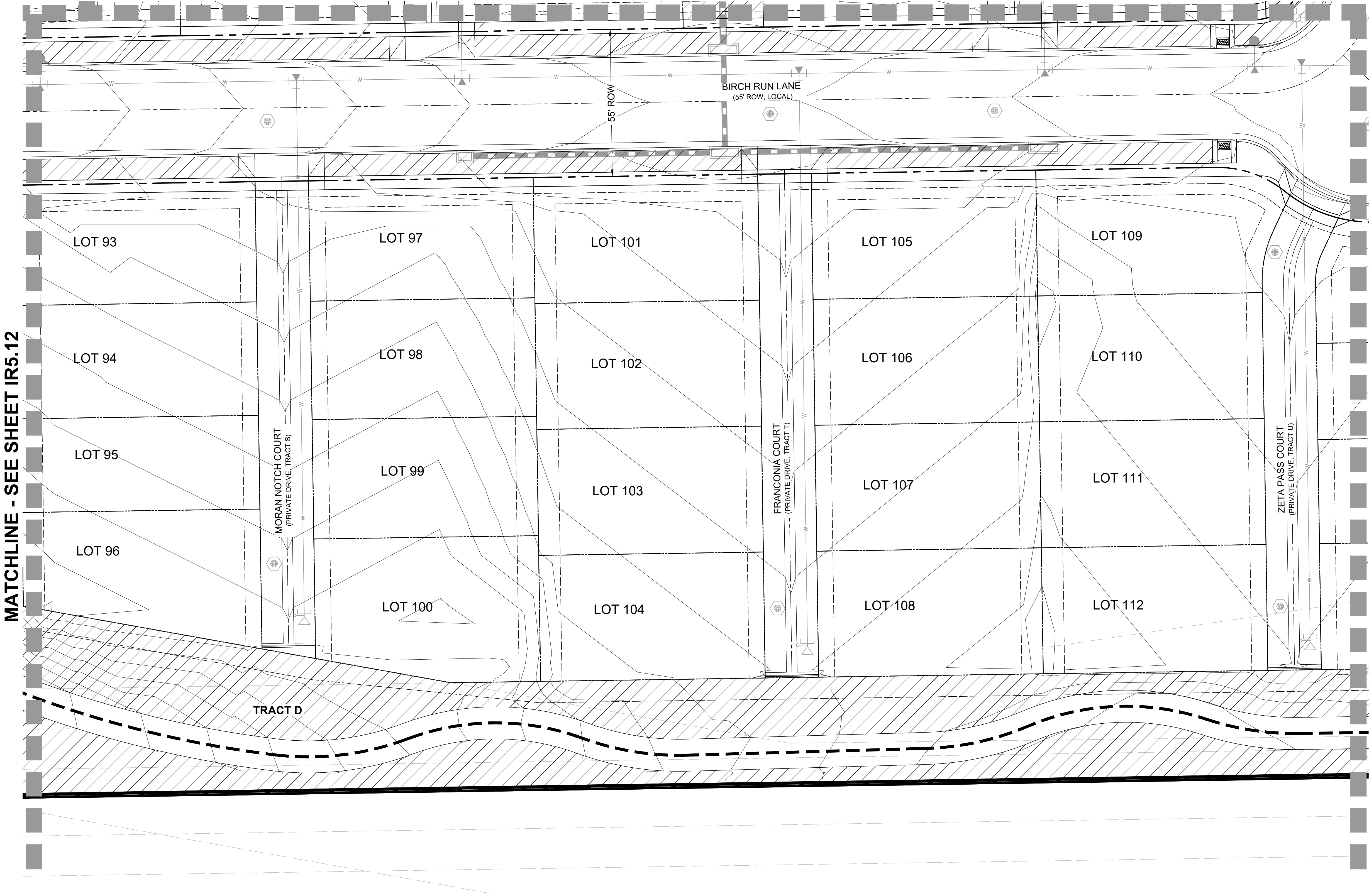
COTTONWOOD HIGHLANDS FILING NO. 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET IR5.08

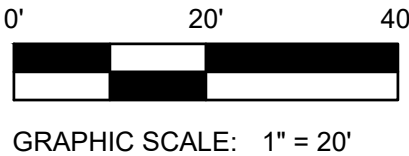
LEGEND

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

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1st Submittal	11/12/2018
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SHEET NUMBER

IR5.13

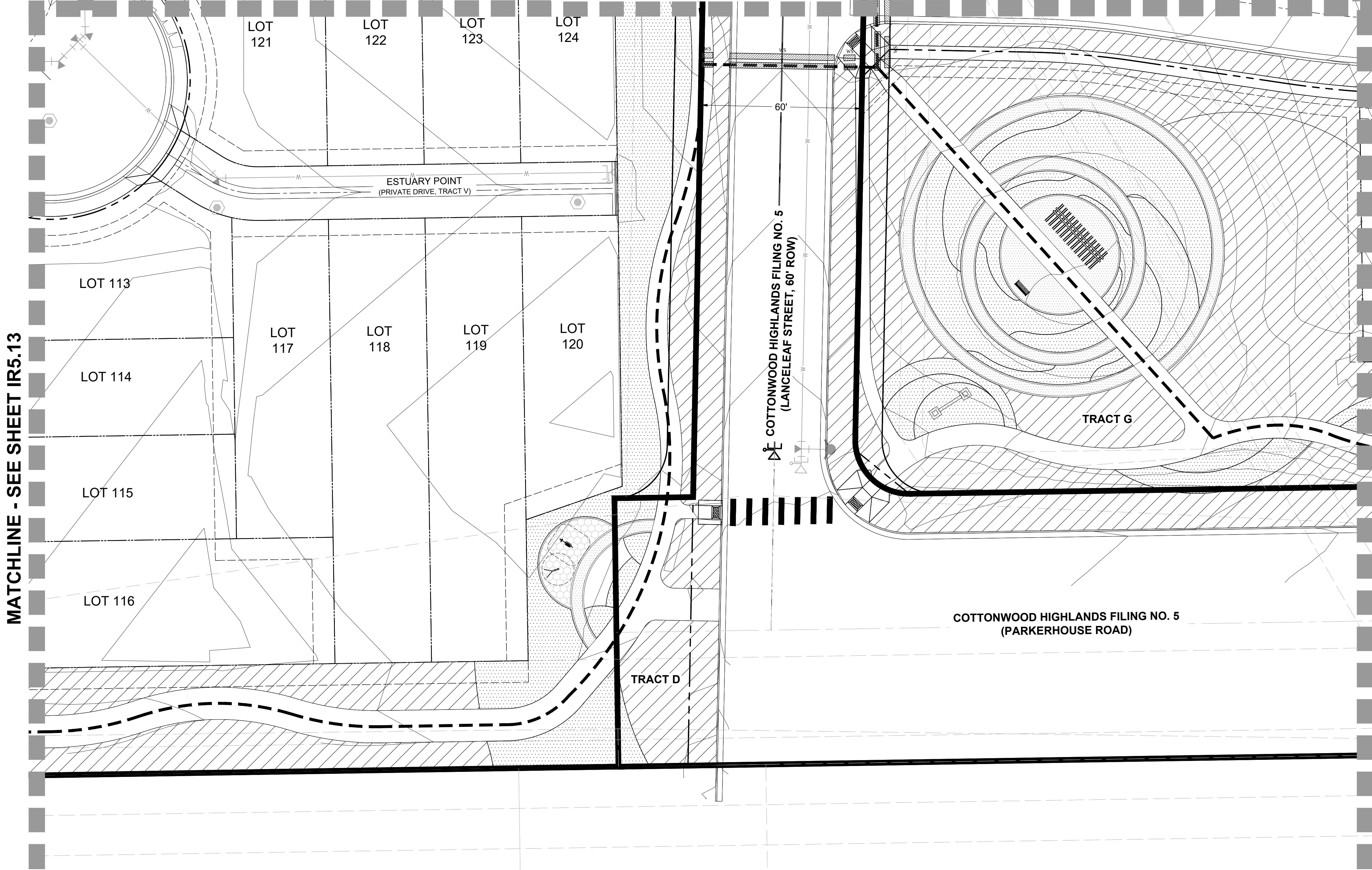
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SKETCH/PRELIMINARY & LANDSCAPE PLAN

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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET IR5.09



LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
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- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE

MATCHLINE - SEE SHEET IR5.13

MATCHLINE - SEE SHEET IR5.15

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

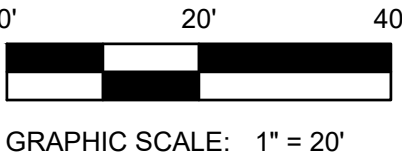
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SHEET NUMBER

IR5.14

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SKETCH/PRELIMINARY & LANDSCAPE PLAN

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38.9 ACRES, 238 RESIDENTIAL LOTS

MATCHLINE - SEE SHEET IR5.10

SNOWBORN DRIVE
(55' ROW, LOCAL)

TRACT G

UNPLATTED
(PARKERHOUSE ROAD)

COTTONWOOD HIGHLANDS FILING NO. 5
(PARKERHOUSE ROAD)

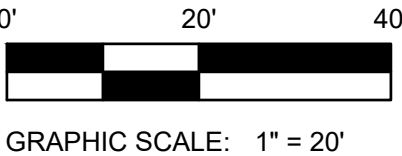
LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
- DRIP IRRIGATION
- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE

MATCHLINE - SEE SHEET IR5.14

MATCHLINE - SEE SHEET IR5.11

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

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IRRIGATION NOTES

- IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY. AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
- REFER TO THE GENERAL CONSTRUCTION NOTES FOR GENERAL WORK PROCEDURES.
- REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION.
- THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO TUNE THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
- THE OWNER SHALL COORDINATE AND PAY FOR THE INSTALLATION OF THE IRRIGATION TAP AND METER.
- THE OWNER SHALL PAY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR REVISED IRRIGATION COSTS.
- NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS. FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UN-APPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
- WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
- THE WEATHER SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS. SENSOR SHALL BE LOCATED ON THE SOUTH FACING SIDE OF STRUCTURES.
- ALL VALVE CONTROL WIRE SHALL BE HUNTER ID1, 14 AWG/2MM SQUARED OR EQUAL. SEE LEGEND FOR WIRE COLOR INFORMATION. ALL VALVE CONTROL WIRES SHALL BE DIRECT BURIED. THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION. CONTRACTOR SHALL PROVIDE SPLICE BOXES ALONG TWO WIRE PATH AT INTERVALS PER THE RECOMMENDATION OF THE MANUFACTURER. WHERE SPLICES MAY BE NECESSARY, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 10" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". SEE DETAILS FOR ADDITIONAL INFORMATION.
- ALL GROUNDING RODS / PLATES SHALL HAVE A DEDICATED VALVE BOX FOR WIRE CONNECTIONS TO THE TWO WIRE PATH. ONLY APPROVED WIRE CONNECTIONS WILL BE ALLOWED. VALVE BOX SHALL BE: 10" ROUND "CARSON" OR APPROVED EQUAL.
- CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT". ANY LOOSE WIRES ON ANY DECODER SHALL BE CAPPED WITH 3M'S DBY CAPS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES / TWO WIRE PATH SHALL BE AS PER THE SLEEVING / WIRING NOTE ON THIS SHEET.
- TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
- WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
- INSTALL ONE DECODER PER VALVE. CONTRACTOR SHALL SELECT THE MOST APPROPRIATE METHOD (GROUNDING PLATE OR GROUNDING ROD) BASED ON SOIL TYPE AND AREA OF SITE. FOR DECODER GROUNDING, INSTALL DECODER GROUNDING AT THE RATE OF 1' GROUNDING INSTALLATION PER 1000' LINER FEET OF TWO WIRE PATH OR 1' GROUNDING INSTALLATION PER EVERY 12 DECODERS. REFER TO MANUFACTURERS SPECIFICATIONS AND GROUNDING DETAILS FOR PROPER PROCEDURE AND INSTALLATION.
- AUTOMATIC DRAIN VALVES FOR FREEZE PROTECTION ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAILS FOR VALVE ORIENTATION.
- USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
- ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY, AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
- ALL PRESSURIZED MAINLINES, VALVES, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
- EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY AND ROTOR HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
- ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE.
- FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. SEE DETAILS T & U FOR SPRAY HEAD INSTALLATION INFORMATION.
- CONTRACTOR SHALL BRAND ALL SPRAY AND DRIP VALVE BOXES WITH THE ZONE NUMBER AND THE ASSOCIATED CONTROLLER IDENTIFICATION.
- THE CONTRACTOR SHALL TURN OVER PROOF OF PURCHASE OF ALL IRRIGATION PRODUCTS TO THE OWNER PRIOR TO START OF MAINTENANCE PHASE.
- IRRIGATION CONTROLLERS, WEATHER CENTER UNIT, AND RELATED COMPONENTS SHALL BE INSTALLED BY A QUALIFIED PRODUCT INSTALLATION CONTRACTOR.
- UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 - ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP INDICATING THE VALVES SERVICED BY EACH CONTROLLER / TWO WIRE PATH. THIS MAP SHALL BE LAMINATED AND PLACED INSIDE EACH CONTROLLER BOX.
 - A SCHEDULING LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
 - ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
 - THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
 - ONE OF EACH TYPE OF VALVE INSTALLED.
- PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM BY OWNER OR AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 - CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
- UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- IRRIGATION CONTRACTOR SHALL REFER TO PLANTING PLANS FOR LOCATIONS OF EXISTING TREES / VEGETATION "TO REMAIN" OR CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO THE IRRIGATION SYSTEM, AS NECESSARY, TO AVOID DAMAGE TO THE VEGETATION AND / OR ITS ROOT STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DAMAGED VEGETATION "TO REMAIN" AT HIS OWN EXPENSE.
- PLEASE CONTACT THE MANUFACTURERS SPECIFICATION MANAGER FOR ANY ADDITIONAL INFORMATION ON THE TWO WIRE IRRIGATION SYSTEM.
- LOCATION OF POINT OF CONNECTION IS CONCEPTUAL IN NATURE AND MAY CHANGE BASED ON FINDINGS OF WATER PRESSURE IN THE NON-POTABLE WATER MAIN.
- ALL SPRAY AND ROTOR BODIES AND NOZZLES, PIPES, VALVE BOXES, AND OTHER APPLICABLE EQUIPMENT SHALL HAVE PURPLE, NON-POTABLE COVERS, CAPS, COLORATION, ETC.

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	REMARKS/DETAIL
CONTROLLERS AND SENSORS				
	RAINBIRD	ESP-LXD EXPLXD-SM75	50 STATION CONTROLLER WITH TWO 75-STATION EXPANSION MODULES (200 STATIONS TOTAL). UNIT SHALL BE MOUNTED IN METAL PEDESTAL. CONTROLLER SHALL HAVE A TWO-WIRE PATH.	DETAIL A
	RAINBIRD	RSD-Cex	WIRED RAIN SENSOR, CONDUIT MOUNTING OPTION	DETAIL A

POINT OF CONNECTION

	---	---	POINT OF CONNECTION (BY OTHERS), SIZE PER PLAN	DETAIL B
	---	---	SERVICE LINE, TYPE 'K' COPPER TUBING, SIZE PER PLAN	DETAIL B
	---	---	WATER METER (BY OTHERS), SIZE PER PLAN	DETAIL B
	FEBCO	MODEL 825YA "USC APPROVED"	BACKFLOW PREVENTION DEVICE - SIZE PER PLAN. MOUNT IN STRONGBOX ENCLOSURE, MODEL #SBBC-30AL. PROVIDE OWNER WITH FROST GUARD INSULATED BLANKET.	DETAIL C

VALVES

	RAINBIRD	PEB SERIES	MASTER VALVE WITH PRESSURE REGULATOR AS NECESSARY, SEE DRAWINGS FOR SIZE	DETAILS D and F
	RAINBIRD	FS300P	FLOW SENSOR (INCLUDE SD210 DECODER)	DETAIL E
	RAINBIRD	XCZ-100-PRB-COM	DRIP CONTROL ZONE KIT - COMMERCIAL	DETAIL H
	RAINBIRD	PGA SERIES	REMOTE CONTROL VALVE, SIZE PER PLAN	DETAIL G
	RAINBIRD	33DLRC	QUICK COUPLER, 3/4"	DETAIL J
	ANY APPROVED	PER PLAN	PVC BALL VALVE, LINE SIZE UP TO 3". BRONZE BODY GATE VALVE FOR LINE SIZE GREATER THAN 3"	DETAIL M

WIRE

'A' CONTROLLER 2 - WIRE PATH	RAINBIRD	ID-BLUE	14 AWG WIRE	DETAILS O, P, Q, R, S
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DECODER

---	RAINBIRD	FD- PER PLAN	SINGLE STATION DECODER	DETAILS O, P, AND Q
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DECODER NOTES:

- CONTRACTOR SHALL INSTALL ONE (1) DECODER PER VALVE. SEE NOTE 21, THIS SHEET FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL SELECT EITHER METHOD OF GROUNDING 2-WIRE SYSTEM, BASED ON SITE CONDITIONS AND AVAILABLE AREA. OPTIONS ARE 'A' GROUNDING ROD **OR** 'B' GROUNDING PLATE. SEE NOTE 21, THIS SHEET, AND GROUNDING DETAILS FOR ADDITIONAL INFORMATION.

MAIN LINE/ LATERALS & SLEEVES

	ANY APPROVED	PRESSURIZED PVC MAIN LINE , SIZE PER PLAN - CLASS 200 PVC	DETAILS R & S
	ANY APPROVED	NON-PRESSURIZED LATERAL LINE, CLASS 200 PVC - INSTALL ANTI-FREEZE DRAINS AT LOW POINTS	DETAILS R & S
	ANY APPROVED	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE	DETAILS R & S
	ANY APPROVED	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC (SEE STANDARD SLEEVE/WIRING NOTE)	DETAILS R & S

ROTORS & SPRAY HEADS

	MANUFACTURER AND MODEL	TYPE	RADIUS	QUARTER	THIRD	HALF	FULL	MIN P.S.I.	DETAIL
	RAIN BIRD 1806/1812-SAM-PRS HE-VAN-08	POP UP SPRAY	8'	0.29	-	0.59	1.17	30	DETAIL T
	RAIN BIRD 1806/1812-SAM-PRS HE-VAN-10	POP UP SPRAY	10'	0.45	-	0.89	1.78	30	DETAIL T
	RAIN BIRD 1806/1812-SAM-PRS HE-VAN-12	POP UP SPRAY	12'	0.59	-	1.18	2.37	30	DETAIL T
	RAIN BIRD 1806/1812-SAM-PRS HE-VAN-15	POP UP SPRAY	15'	0.93	-	1.85	3.70	30	DETAIL T
	RAIN BIRD 1806-SAM-PRS 15LCS MPR	POP UP SPRAY	4' x 15'	-	-	-	0.49	30	DETAIL U
	RAIN BIRD 1806-SAM-PRS 15RCS MPR	POP UP SPRAY	4' x 15'	-	-	-	0.49	30	DETAIL U
	RAIN BIRD 1806-SAM-PRS 15SST MPR	POP UP SPRAY	4' x 30'	-	-	-	1.21	30	DETAIL U
	RAIN BIRD 1806/1812-SAM-P45 R-VAN14	POP UP ROTOR	14'	0.31	-	1.61	-	45	DETAIL U
	RAIN BIRD 1806/1812-SAM-P45 R-VAN1318	POP UP ROTOR	17'	0.50	-	1.01	-	45	DETAIL U
	RAIN BIRD 1806/1812-SAM-P45 R-VAN1724	POP UP ROTOR	23'	0.91	-	1.83	-	45	DETAIL U
	RAIN BIRD 1806/1812-SAM-P45 R1318F	POP UP ROTOR	18'	-	-	-	1.96	45	DETAIL U
	RAIN BIRD 1806/1812-SAM-P45 R1724F	POP UP ROTOR	23'	-	-	-	3.67	45	DETAIL U
	RAIN BIRD 5000-MPR-25-PRS	POP UP ROTOR	25'	1.00	1.38	1.98	3.82	45	DETAIL U
	RAIN BIRD 5000-MPR-30 PRS	POP UP ROTOR	30'	1.40	1.85	2.96	5.78	45	DETAIL U
	RAIN BIRD 5000-MPR-35 PRS	POP UP ROTOR	35'	1.92	2.46	3.81	7.58	45	DETAIL U
	RAIN BIRD 8005-18	POP UP ROTOR	67"	19.3				70	DETAIL U
	RAIN BIRD 8005-10	POP UP ROTOR	55"	11.1				70	DETAIL U

CONTRACTOR SHALL PROVIDE RADIUS / ARC ADJUSTMENT ON ALL POP UP SPRAY HEADS AS NECESSARY TO ACHIEVE HEAD-TO-HEAD COVERAGE THROUGHOUT. POP UP SPRAY AND ROTOR HEADS SHALL BE 6" POP UPS IN BLUEGRASS TURF AREAS AND 12" POP UPS IN NATIVE SEEDDED AREAS.

DRIP IRRIGATION

	POINT SOURCE EMITTERS FOR PLANT/TREE BEDS	AS SHOWN	XERI BLACK STRIPE POLY TUBING, CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH TREE & SHRUB DRIP EMITTERS PER THE EMITTER SCHEDULE BELOW - INSTALL FLUSH VALVE AT THE END OF THE TUBING SYSTEM.		DETAILS V, W, X
	MULTI-PORT EMITTER FOR TREES IN GRASS	AS SHOWN			
	PROVIDE THE FOLLOWING DRIP EMITTERS FOR EACH PLANT TYPE	PLANTS, 1 GALLON: PLANTS, 5 GALLON: DECIDUOUS AND EVERGREEN TREES, 2" - 2-1/2" CAL. AND 8" - 10"HT.:	1, XB-20PC 2, XB-20PC 4, PC-07	(2 GPH) EMITTER PER PLANT (2 GPH) EMITTERS PER PLANT (7 GPH) EMITTERS PER TREE	DETAILS V, W, X
	ANY APPROVED	PER PLAN	FLUSH VALVE		DETAILS L & K

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COTTONWOOD HIGHLANDS FILING 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN
PARKER, CO
IRRIGATION NOTES & DETAILS

PROFESSIONAL STAMP

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38.9 ACRES, 238 RESIDENTIAL LOTS

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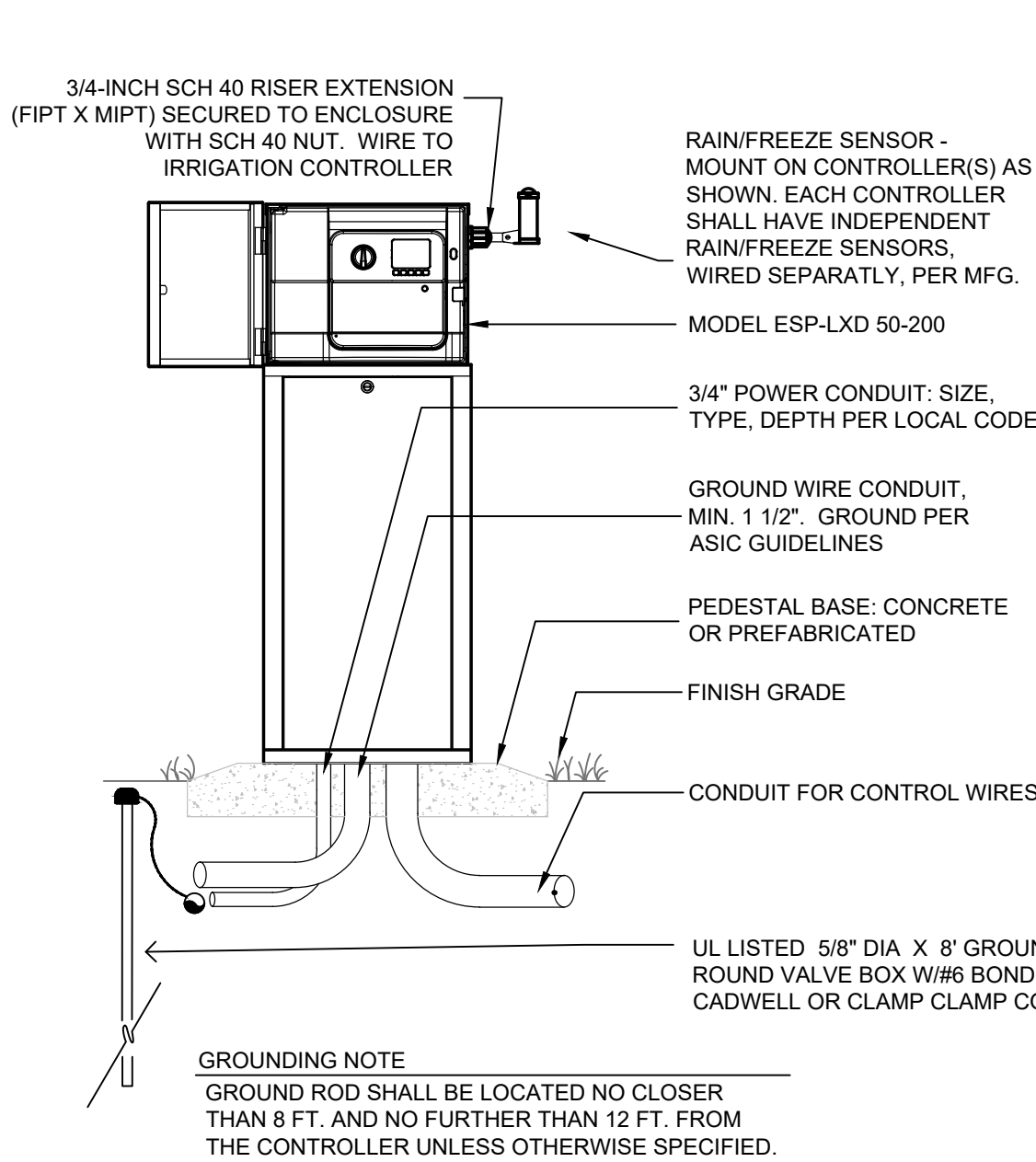
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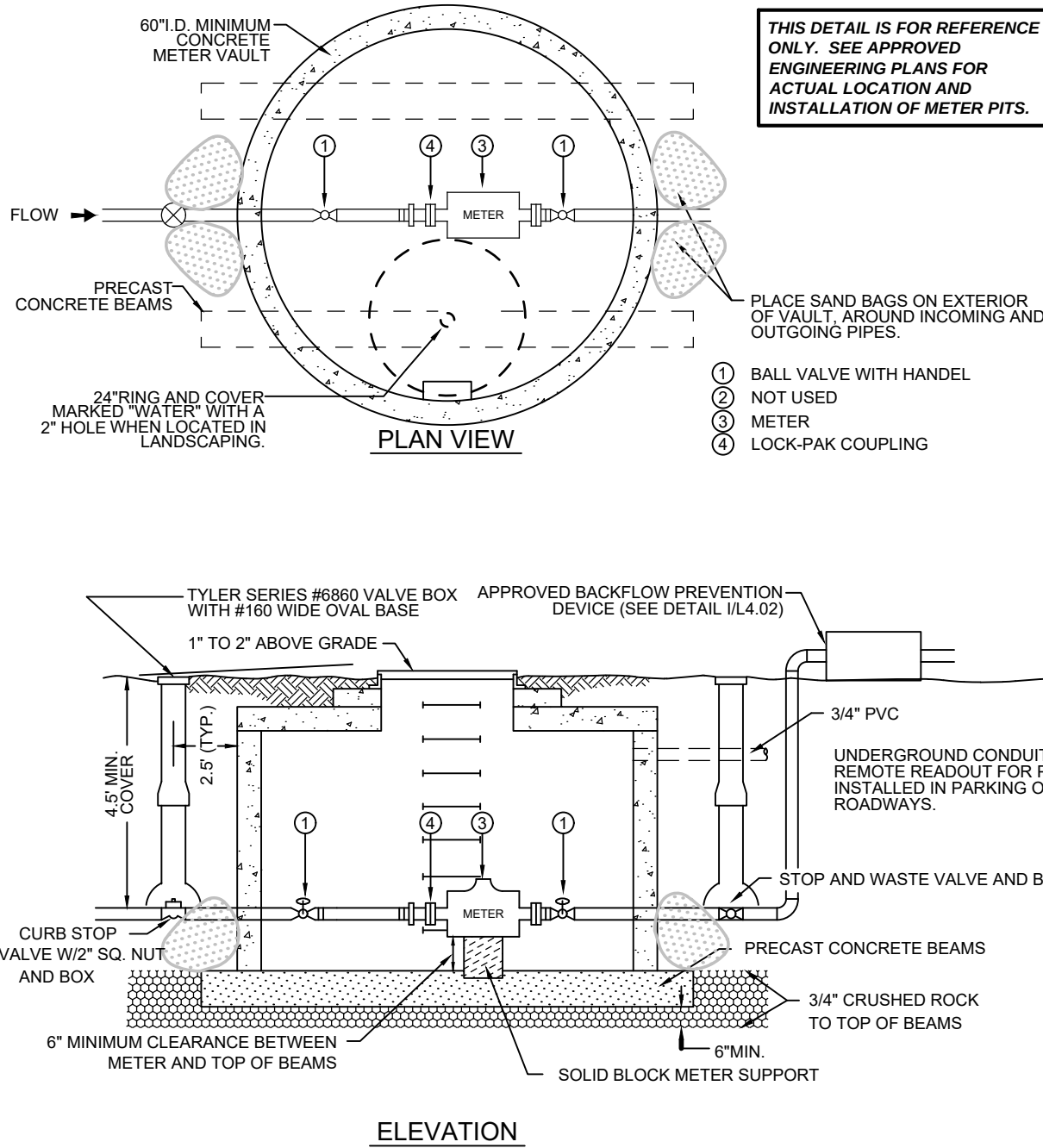
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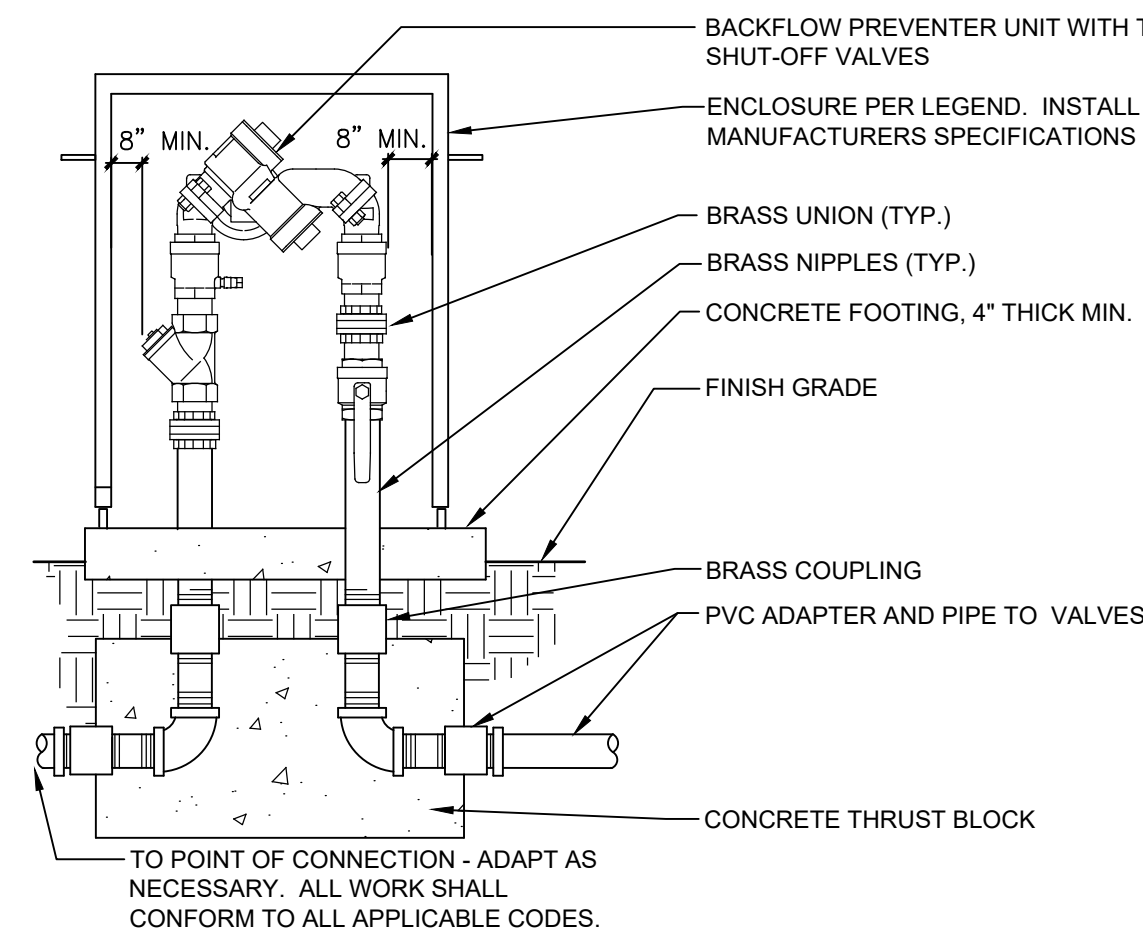


- NOTES:
1. ALL DETAILS PROVIDED ARE DIAGRAMMATIC AND MUST BE UTILIZED FOR INSTALLATION BY A LOCALLY LICENSED ELECTRICAL INSTALLER IN ACCORDANCE WITH BOTH NATIONAL AND LOCAL ELECTRICAL CODE REQUIREMENTS.
 2. NO CHANGES, MODIFICATIONS, ADDITIONS OR DELETIONS SHALL BE MADE TO ANY UL LISTED EQUIPMENT. INSTALLATION SHALL CONFORM TO THE ORIGINAL EQUIPMENT MANUFACTURER'S RECOMMENDATIONS OR NEC, WHICHEVER IS THE MOST CONSERVATIVE METHOD.
 3. ALL WIRE, CONDUIT AND ENCLOSURES SHOWN IN THE ASSOCIATED DETAIL ARE: DIAGRAMMATIC. PROPER SIZING SHALL BE THE RESPONSIBILITY OF THE LOCALLY LICENSED ELECTRICAL INSTALLER.
 4. CONTRACTOR SHALL PROVIDE AND INSTALL A GROUNDING ROD OR PLATE PER THE MANUFACTURER'S RECOMMENDATIONS. LOCATE GROUNDING ROD / PLATE PER MANUFACTURER.
 5. CONTRACTOR SHALL USE SCHEDULE 40 PVC "GRAY" CONDUIT WITH SWEEP EL SIZED IN ACCORDANCE WITH NEC FOR VARIOUS WIRE SIZE AND COUNTS. (MIN. 600-VOLT INSULATION REQUIRED.)
 6. GROUNDING SHOULD BE TO 10 OHMS OR LESS EARTH GROUND.



THIS DETAIL IS FOR REFERENCE ONLY. SEE APPROVED ENGINEERING PLANS FOR ACTUAL LOCATION AND INSTALLATION OF METER PITS.

- 1 BALL VALVE WITH HANDLE
2 NOT USED
3 METER
4 LOCK-PAK COUPLING



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IRRIGATION NOTES & DETAILS

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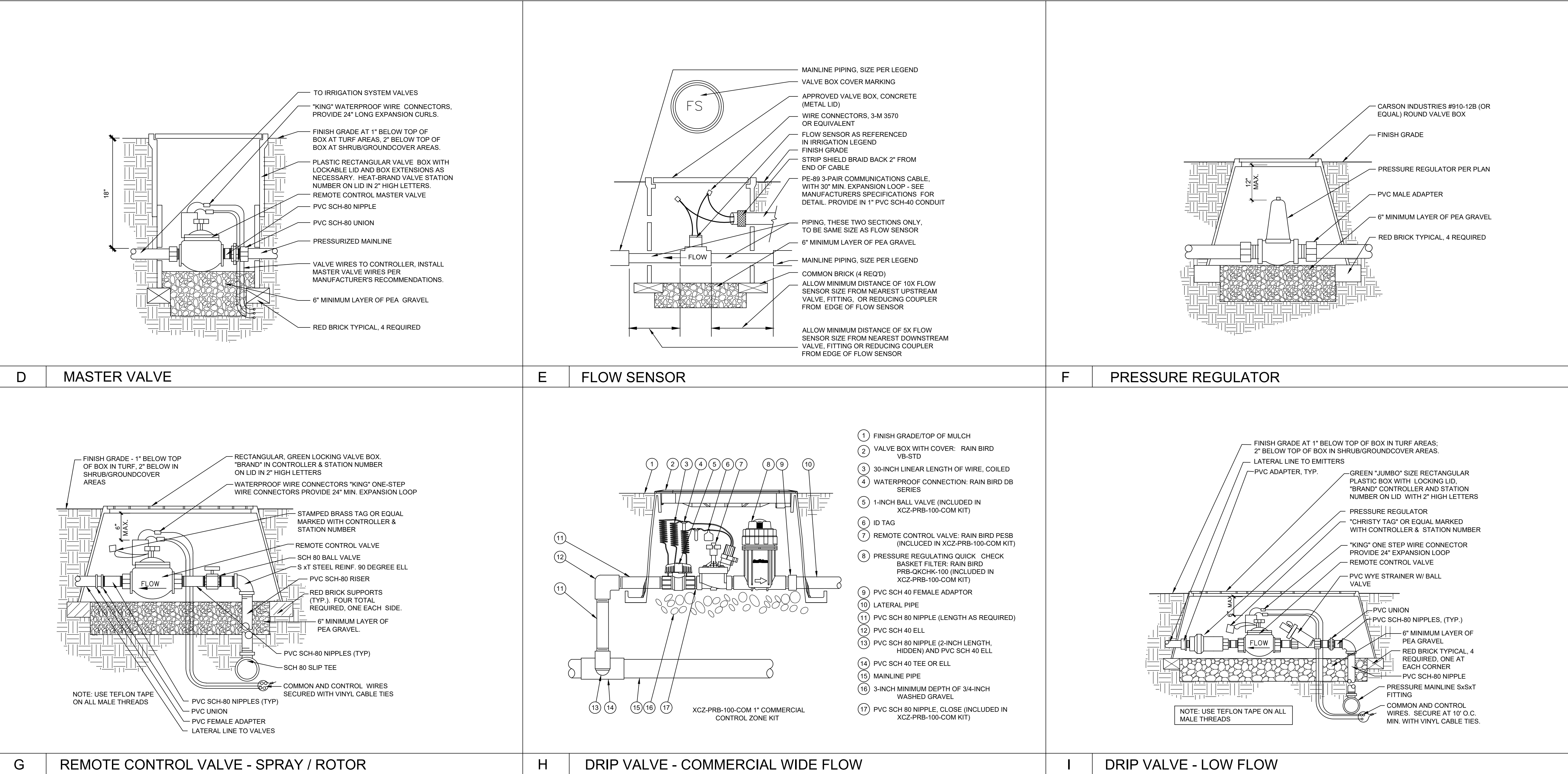
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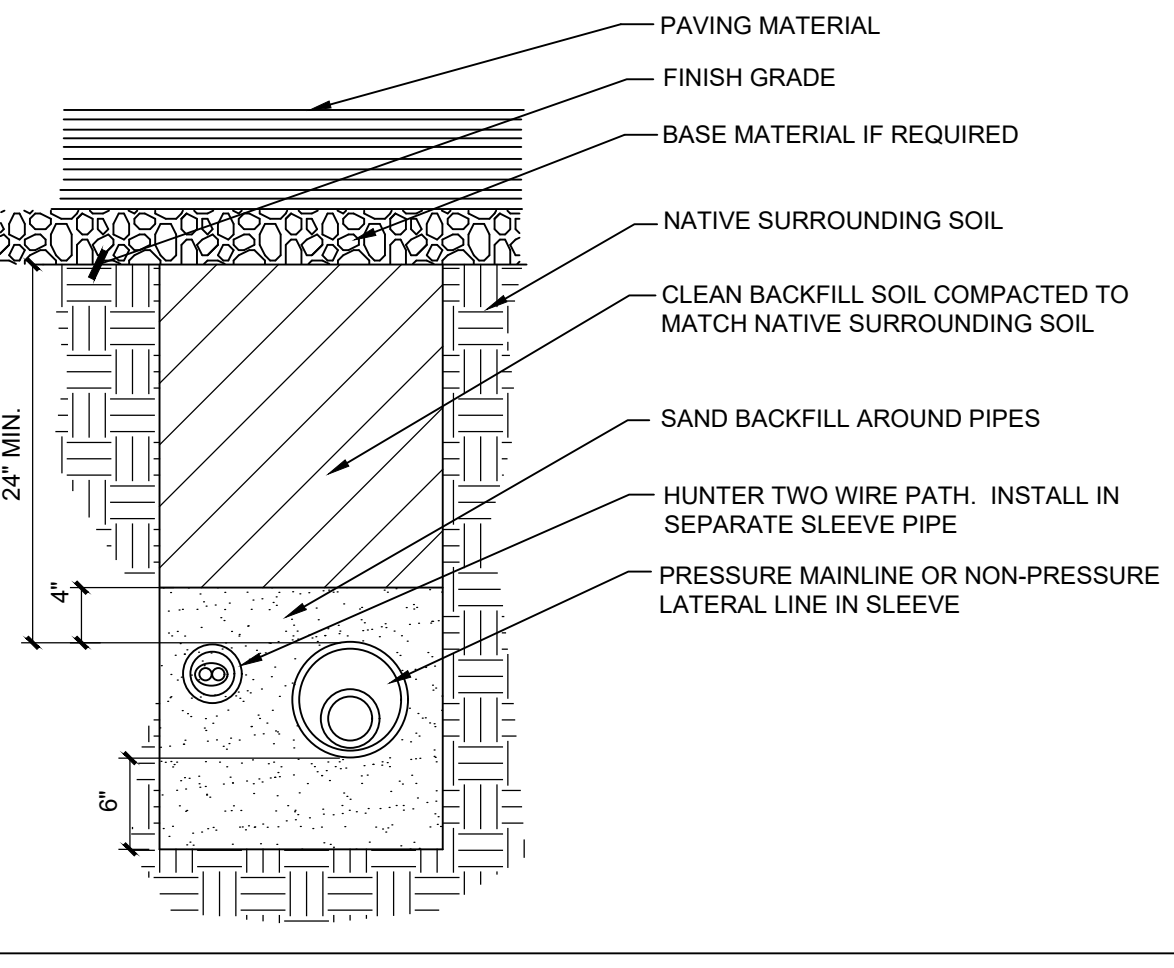
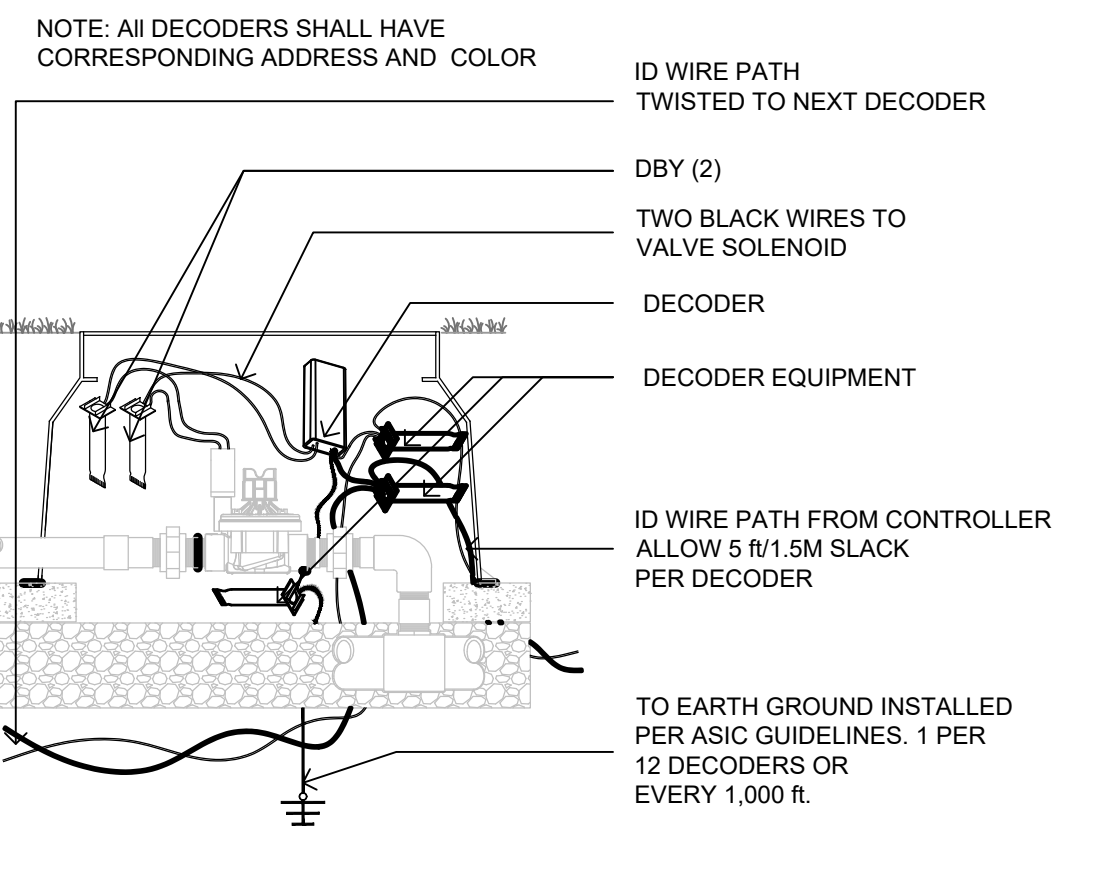
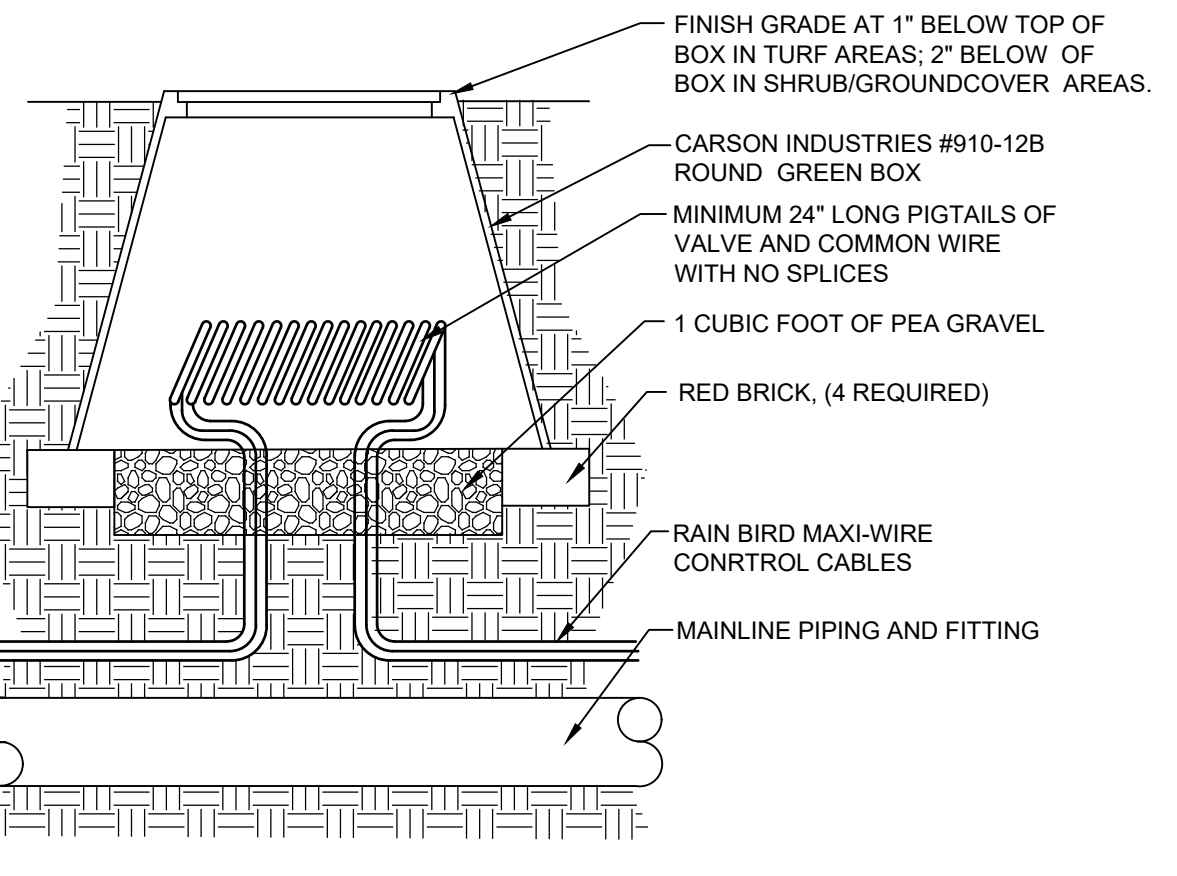
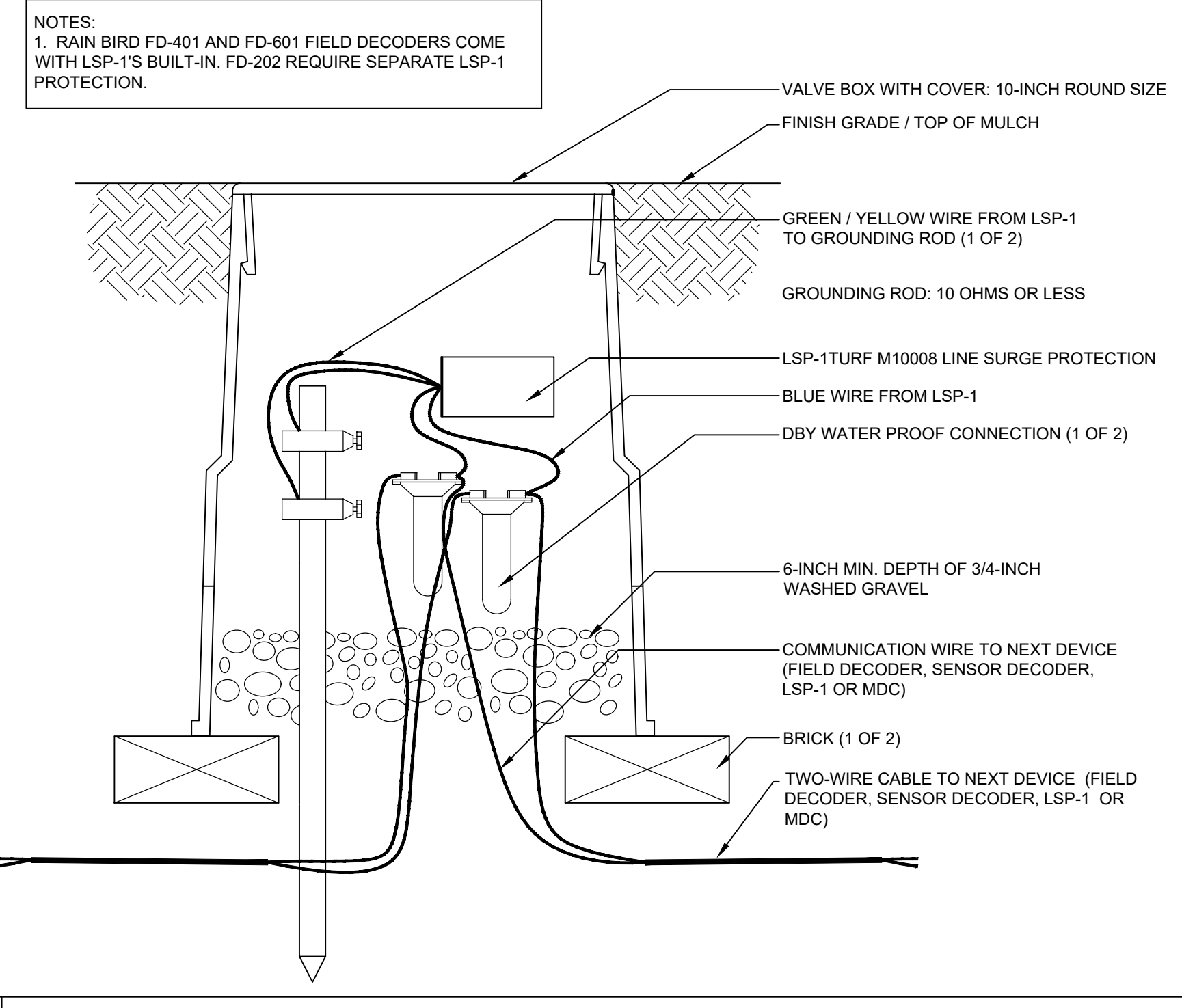
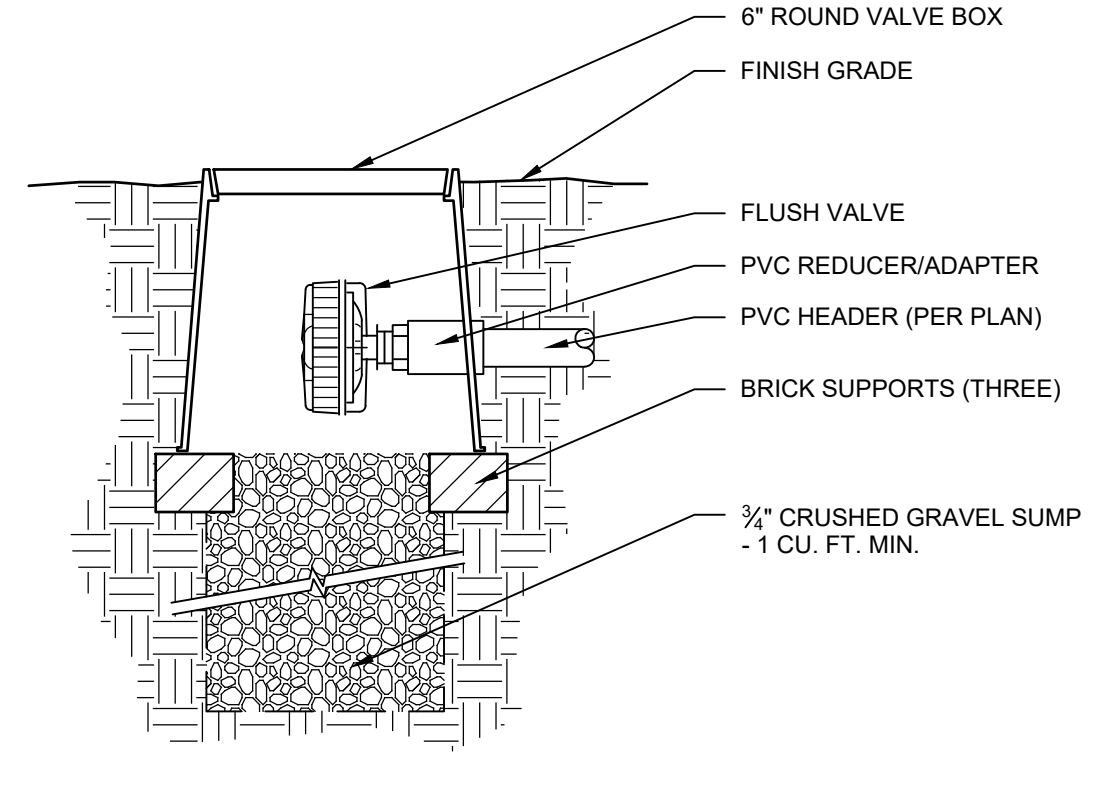
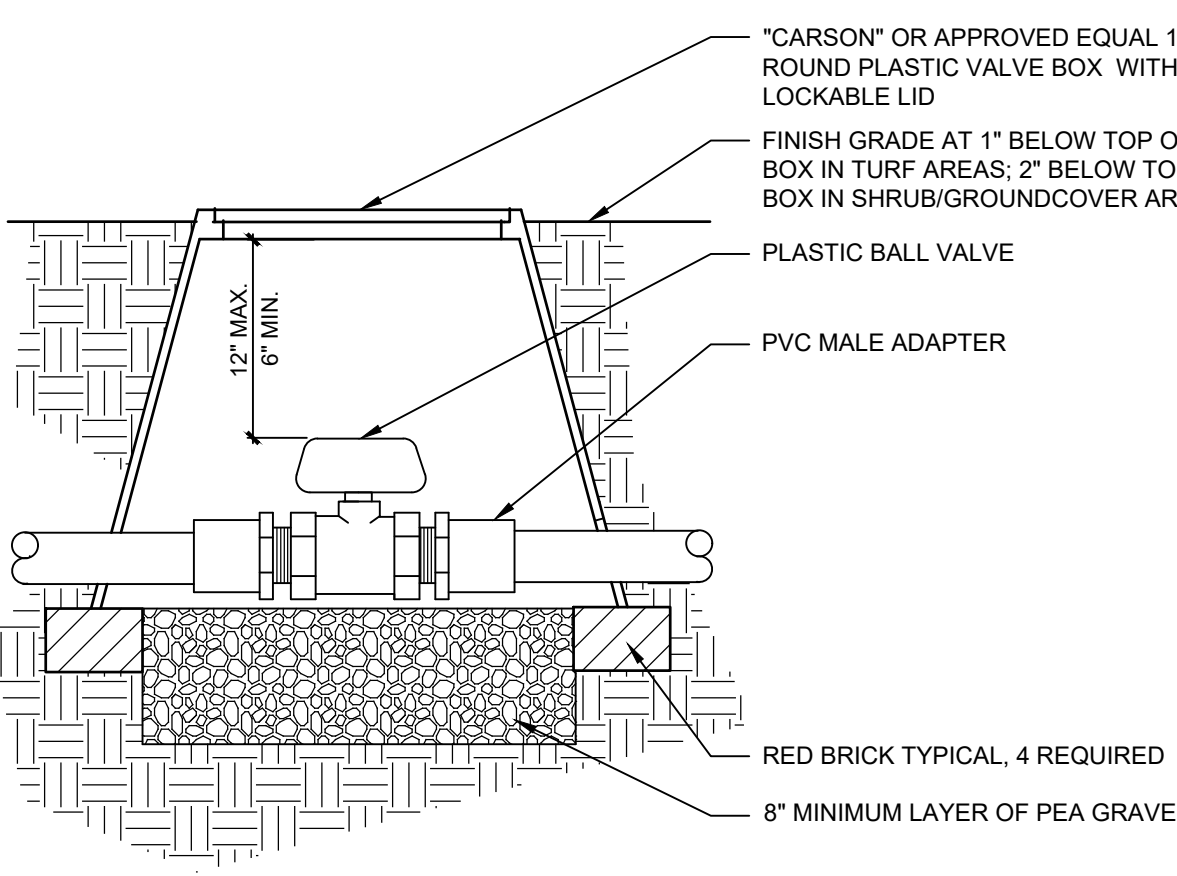
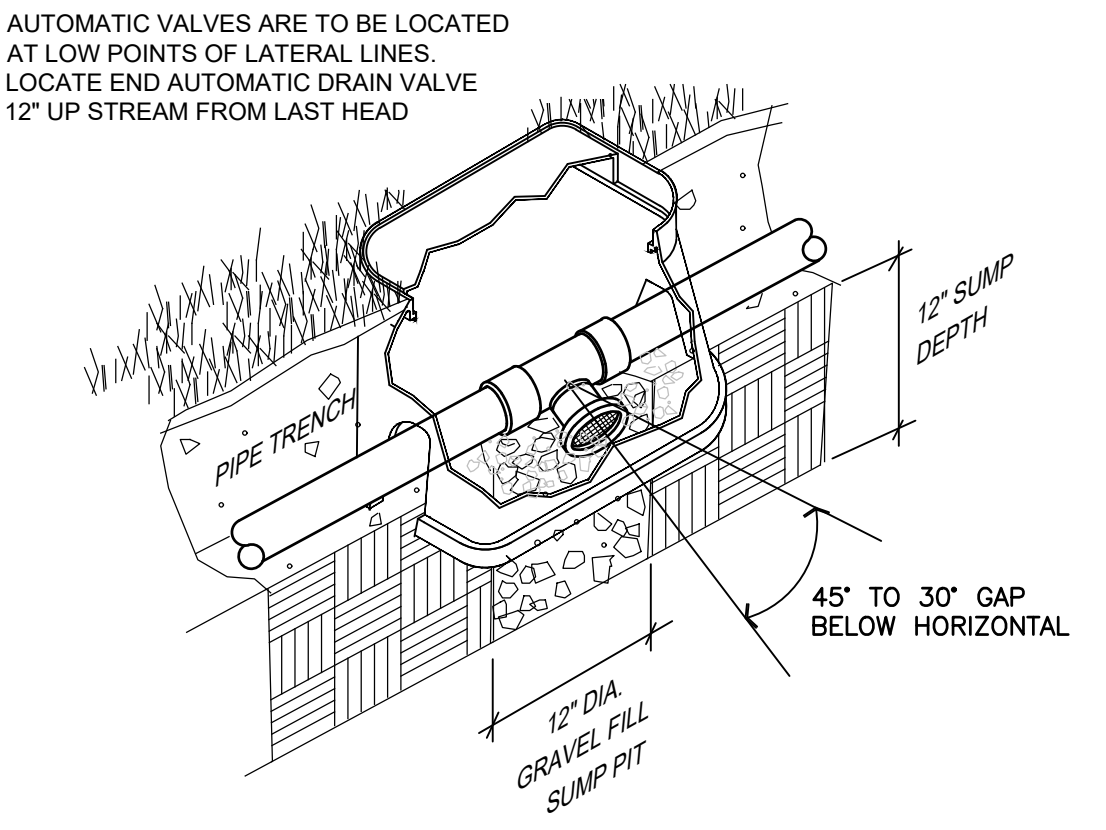
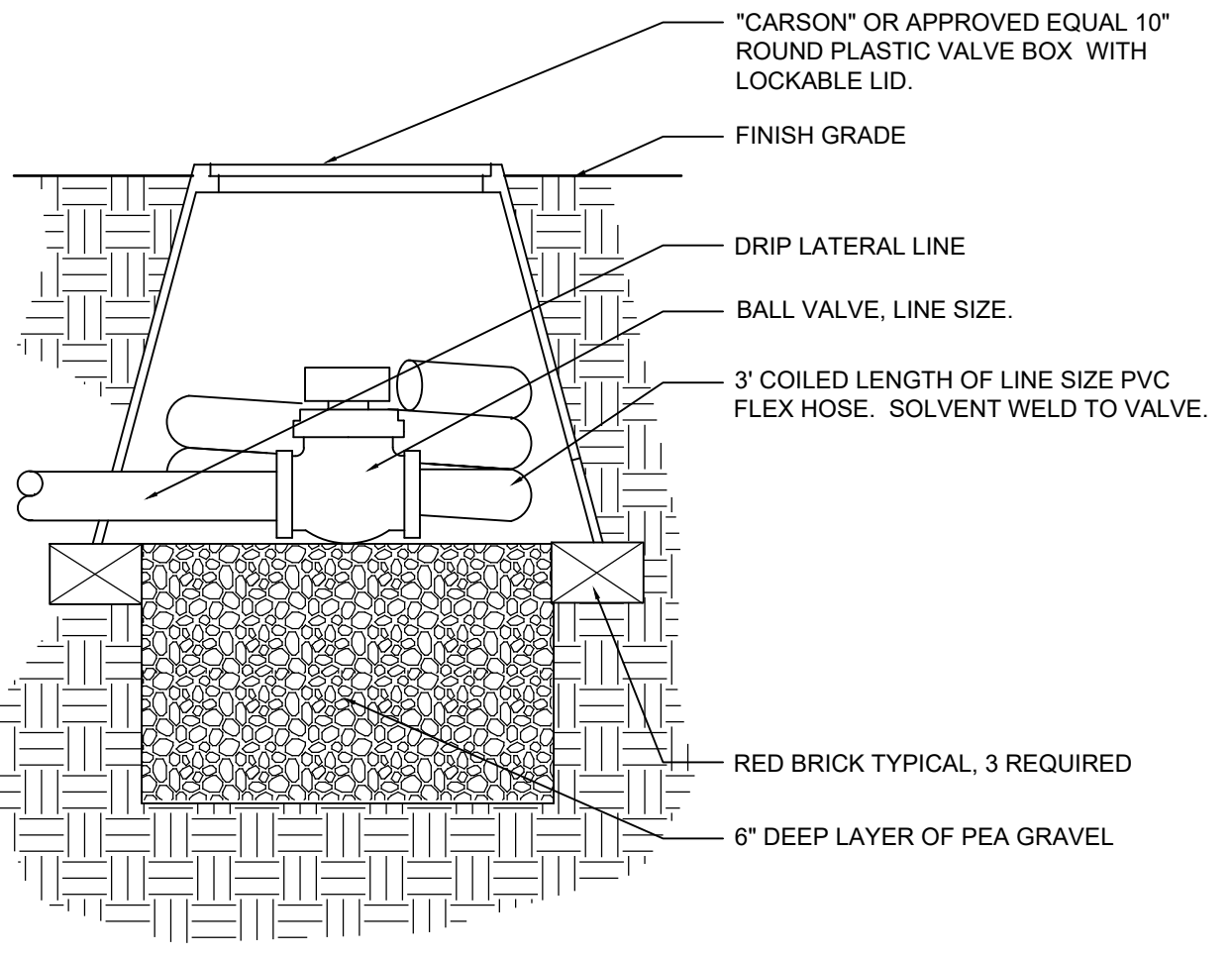
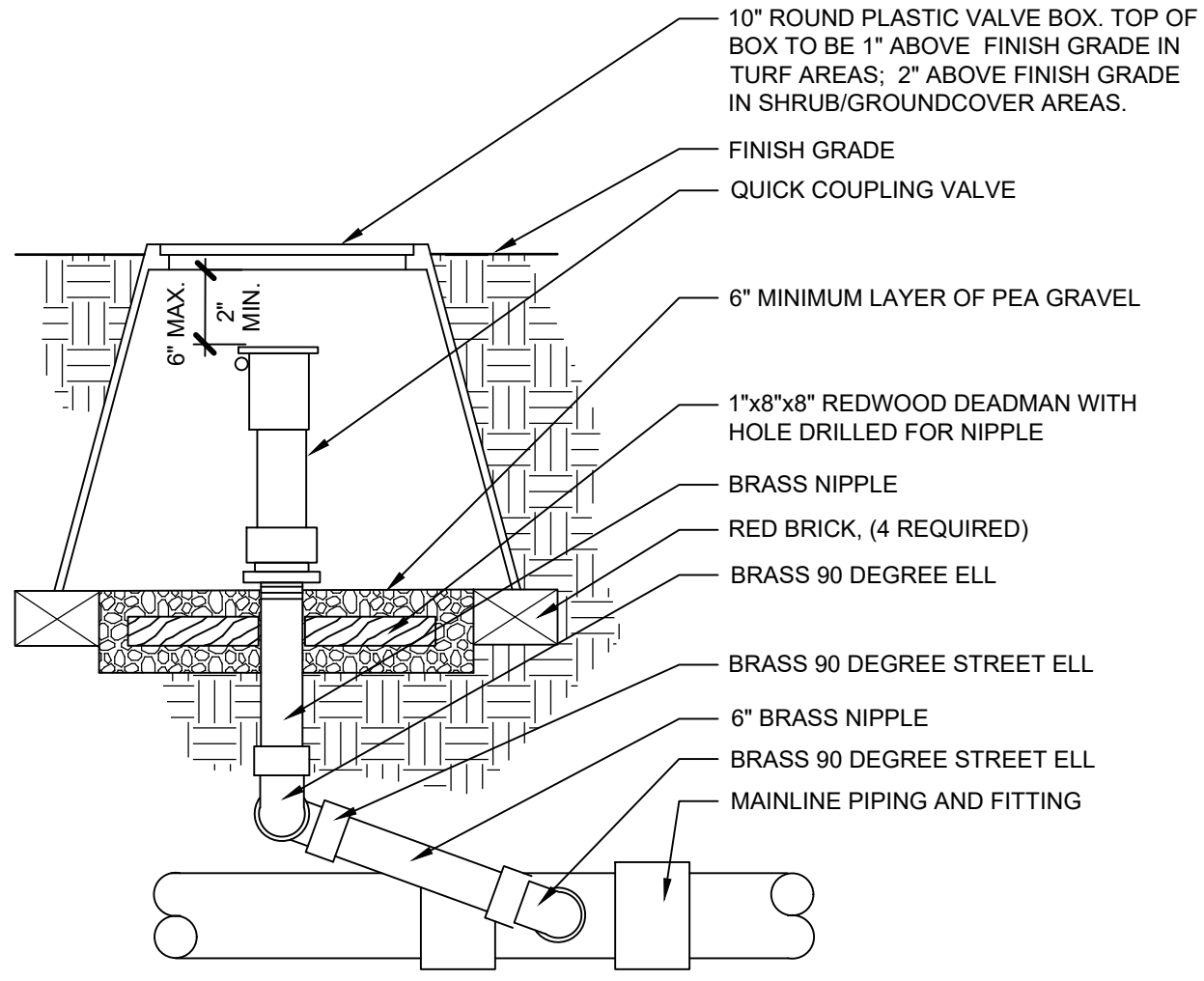


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COTTONWOOD HIGHLANDS FILING NO. 7

SKETCH/PRELIMINARY & LANDSCAPE PLAN

TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, TOGETHER WITH
THAT PORTION OF LANCELEAF STREET BETWEEN SAID TRACTS A, LOCATED IN THE SOUTH ½ OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
38.9 ACRES, 238 RESIDENTIAL LOTS

ARCHITECT / PLANNER



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Landscape Architecture | Visual Media
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ATTN: DAN RODRIGUEZ

APPLICANT

LENNAR HOMES
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ENGLEWOOD, CO 80112
OFFICE: (303) 503-1016
ATTN: JOHN CHENEY

COTTONWOOD HIGHLANDS FILING 7 SKETCH/PRELIMINARY & LANDSCAPE PLAN PARKER, CO IRRIGATION NOTES & DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

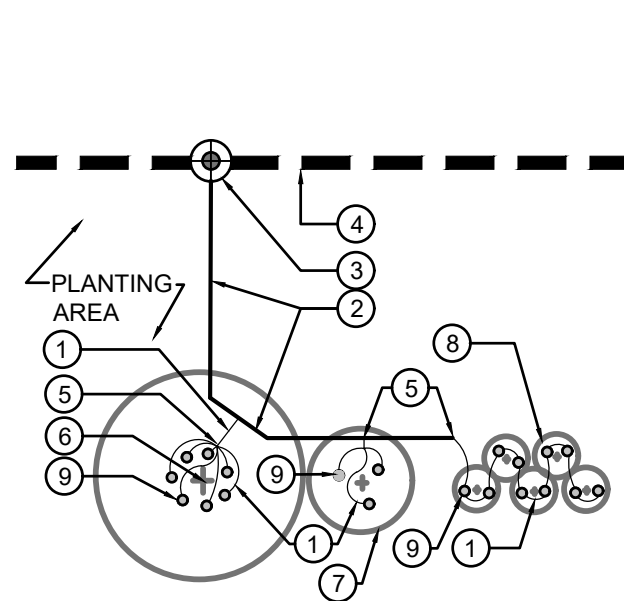
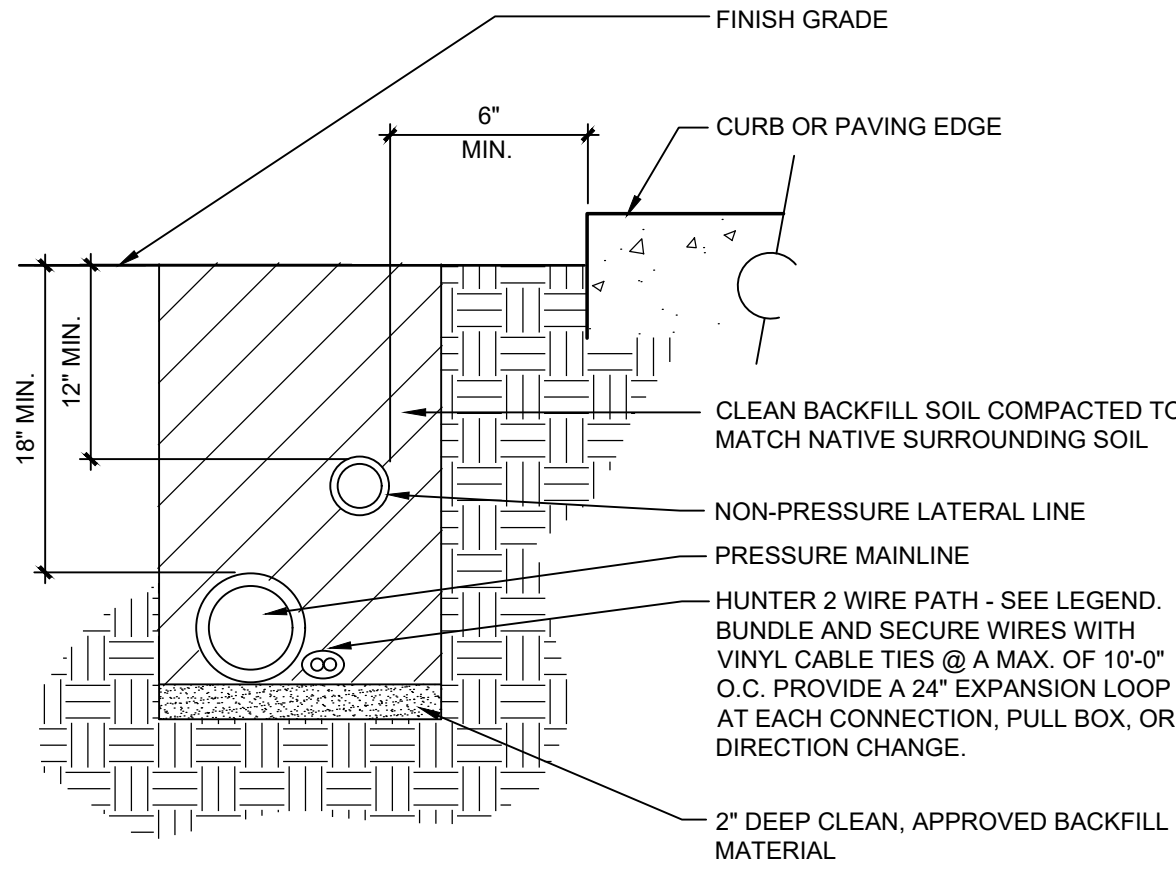
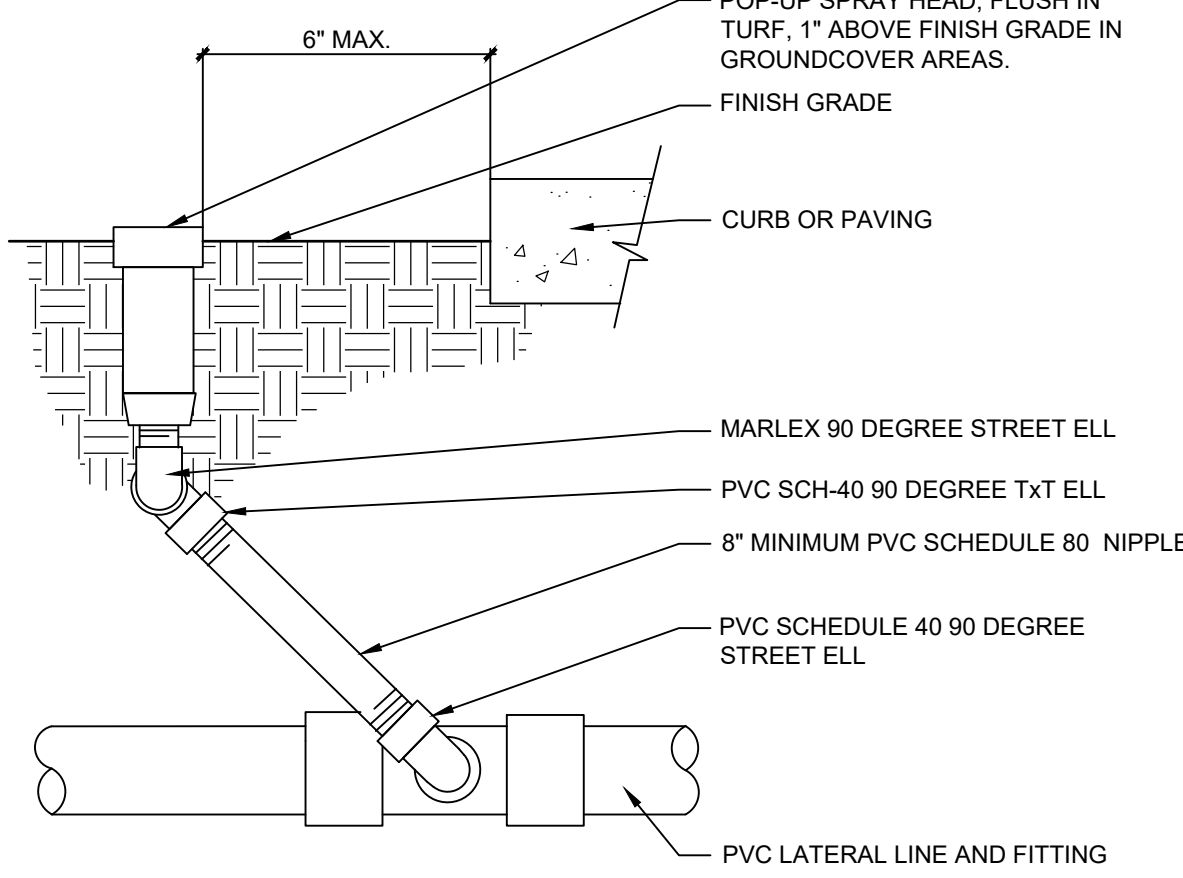
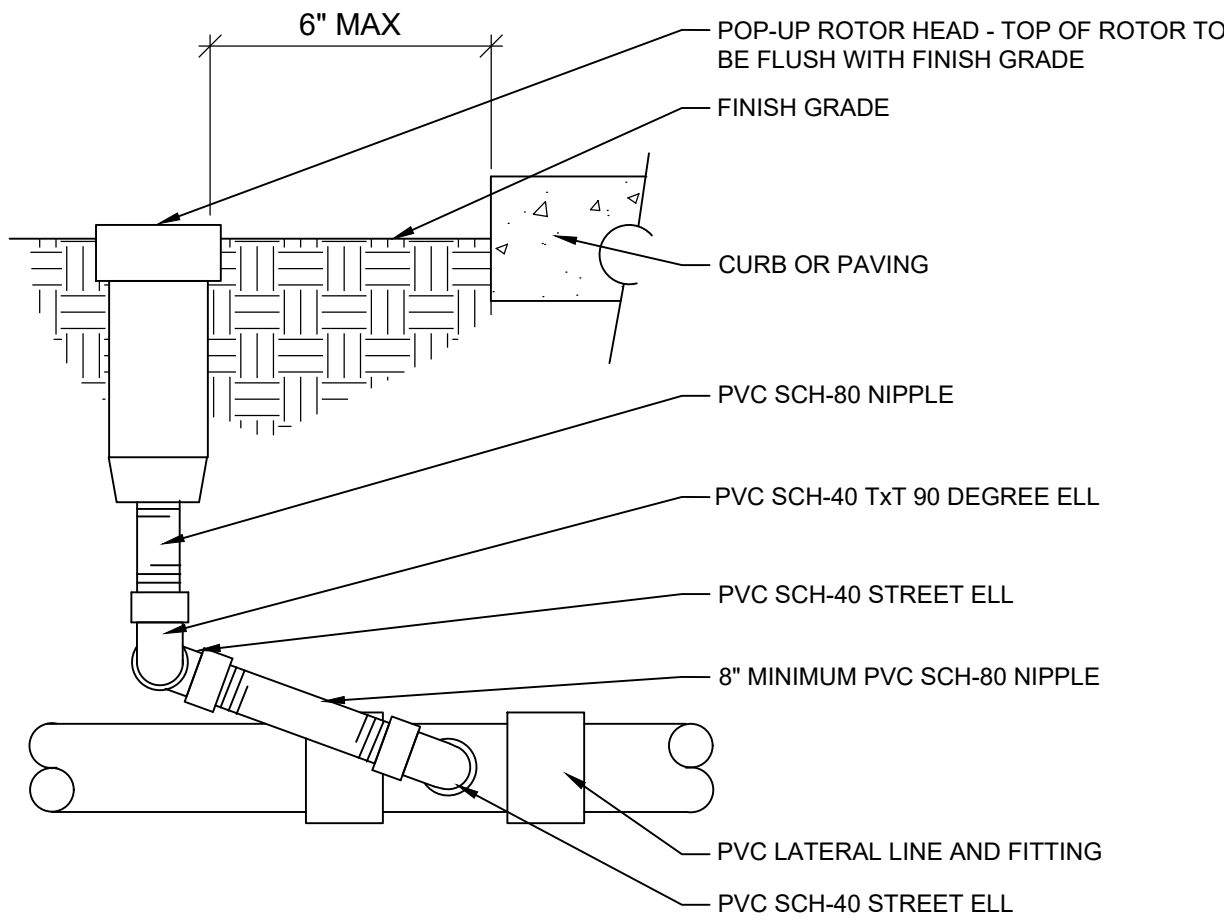
SHEET NUMBER

IR6.05

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Know what's below.
Call before you dig.



- KEY LEGEND
- ① BLACK STRIPE POLY TUBING, CONNECTION TO PVC LATERAL PER CONTRACTOR.
 - ② CL. 200 PVC LATERAL LINE - SEE PLAN FOR SIZE
 - ③ DRIP VALVE - SEE PLAN FOR SIZE
 - ④ MAIN LINE - SEE PLAN FOR SIZE
 - ⑤ PIPE TRANSITION - PER CONTRACTOR
 - ⑥ DECID. TREES - SEE EMITTER SCHEDULE / LEGEND FOR QUANTITY AND SIZE OF EMITTERS.
 - ⑦ EVERGREEN TREES - SEE EMITTER SCHEDULE / LEGEND FOR QUANTITY AND SIZE OF EMITTERS.
 - ⑧ 5 GAL. SHRUBS / SHRUB AREA - SEE EMITTER SCHEDULE / LEGEND FOR QUANTITY AND SIZE OF EMITTERS.
 - ⑨ DRIP EMITTERS / SEE EMITTER SCHEDULE

NOTE:
CONTRACTOR SHALL ENSURE THAT MAX.
GPM THROUGH BLACK STRIPE TUBING DOES
NOT EXCEED MFG'S RECOMMENDATION OF
5 GPM.

