

TOWN OF PARKER COUNCIL AGENDA
October 21, 2019

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Start times for regular agenda items are tentative; some items may be held earlier than scheduled time.

1. TOWN COUNCIL MEETING SCHEDULE

- A. 5:30 P.M. – Call to Order Town Council Meeting and Roll Call**
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**
- C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.**

2. PUBLIC COMMENTS (No action will be taken on these items.)

Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, town council will continue the comment period at the end of the meeting, prior to adjourning.

3. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

4. CONSENT AGENDA

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

- A. *ORDINANCE NO. 3.01.120 - First Reading***
A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code Regarding Hemp Operations in Light Industrial Zone Districts
Department: Community Development, Bryce Matthews
Second Reading: November 4, 2019
- B. *ORDINANCE NO. 9.286.1 - First Reading***
A Bill for an Ordinance to Approve the First Amendment to an Intergovernmental Agreement Between the Town of Parker and the Board of County Commissioners of the County of Douglas, State of Colorado, Regarding Cost Sharing for the Dransfeldt Road Extension
Department: Engineering/Public Works, Chris Hudson
Second Reading: November 4, 2019

- C. *ORDINANCE NO. 3.01.121 - First Reading*
A Bill for an Ordinance to Amend Subsections 13.12.030(c), (d) and (e), 13.12.040(b), (c) and (e) of the Parker Municipal Code Concerning Commercial Wireless Communications Facilities
Department: Community Development, Bryce Matthews
Engineering/Public Works, Alex Mestdagh
Second Reading: November 4, 2019
- D. *RESOLUTION NO. 19-088*
A Resolution to Designate the Town of Parker Safety Sensitive Zone Pursuant to Section 7.01.080 of the Parker Municipal Code and to Replace Resolution No. 12-009, Series of 2012, in its Entirety
Department: Engineering/Public Works, Chris Hudson
- E. *RESOLUTION NO. 19-089*
A Resolution to Adopt the Town of Parker Pedestrian Crossing Treatment Guidelines
Department: Engineering/Public Works, Tom Williams
Engineering/Public Works, Dave Aden
- F. *RESOLUTION NO. 19-091*
A Resolution to Approve the Second Amendment to Town Administrator Employment Agreement
Department: Town Council
- G. *RESOLUTION NO. 19-092*
A Resolution to Approve the Thirteenth Amendment to Town Attorney Employment Agreement
Department: Town Council
- H. *RESOLUTION NO. 19-093*
A Resolution of the Town Council of the Town of Parker Supporting Douglas County Ballot Question 1A
Department: Town Attorney, Jim Maloney
- I. *CONTRACTS OVER \$100,000*
1. *Parker Radar Installation Project - Phase 2 (CIP 19-021)*
Amount: \$133,511
Contractor: WL Contractors
Department: Engineering/Public Works, Chris Hudson

5. TOWN ADMINISTRATOR

A. TA Report-Fall 2019

6. PUBLIC HEARINGS

A. COTTONWOOD HIGHLANDS FILING NO. 7 - Sketch and Preliminary Plans (Continued from 9-16-19)

Applicant: Lennar Homes, John Cheney
Location: South of Cottonwood Drive between Chambers Road and Jordan Road
Department: Community Development, Stacey Nerger
TRAKiT No.: SUB18-037 and SUB18-045

B. CANVAS FILING NO. 1 - Minor Development Plat and Subdivision Agreement

Applicant: Canvas Credit Union
Location: Generally located at the northeast corner of Parker Road and Ponderosa Drive
Department: Community Development, Paul Workman

1. Minor Development Plat
2. Subdivision Agreement

7. ORDINANCES

A. MOORE PROPERTY

Department: Parks & Recreation, Dennis Trapp

1. **ORDINANCE NO. 1.538 - Second Reading**
A Bill for an Ordinance Conveying the Moore Property Water Rights to the Parker Water and Sanitation District by Special Warranty Deed
Department: Parks and Recreation, Dennis Trapp
2. **RESOLUTION NO. 19-086**
A Resolution to Approve the Filing of a Petition for Inclusion of Land and the Submission of Non-Tributary Ground Water Consent Landownership Statements to the Parker Water and Sanitation District Petition for the Moore Property

B. ORDINANCE NO. 5.77.1 - Second Reading
A Bill for an Ordinance to Amend Section 10.13.080 of the Parker Municipal Code Concerning the Kiosk Program

Department: Community Development, Bryce Matthews

- C. ORDINANCE NO. 3.01.118 - Second Reading**
A Bill for an Ordinance to Amend Chapter 13.02 of of the Parker Municipal Code to add a Definition for "Tourist Home"
Department: Community Development, Bryce Matthews
- D. ORDINANCE NO. 3.01.119 - Second Reading**
A Bill for an Ordinance to Amend Section 13.03.030, Entitled Planning Department Adjustments, of the Parker Municipal Code
Department: Community Development, Bryce Matthews
- E. ORDINANCE NO. 3.351 - Second Reading**
A Bill for an Ordinance to Add a New Section 13.07.170, Entitled Associations, to the Parker Municipal Code
Department: Community Development, Bryce Matthews
- F. ORDINANCE NO. 3.352**
A Bill for an Emergency Ordinance to Impose a Temporary Suspension for One Hundred Eighty (180) Days in Duration on the Processing and Approval of any Application for a Town of Parker Permit or License Related to the Development of Properties that are Not Included in a Zoning District and Declaring the Intention of the Town Council to Consider the Adoption of Appropriate Amendments to the Land Development Ordinance with Respect to Such Properties
Department: Town Attorney, Jim Maloney

8. ADJOURNMENT

Parker Town Council

Executive Session Agenda

October 21, 2019

“To hold a conference with the Town’s attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).”

1. *Vista South, LLC, et al., v. City of Centennial, et al.*, Douglas County District Court, Case No. 2018CV030354

2. Emergency Ordinance No. 3.345, Series of 2019, imposing a temporary suspension of 180 days related to the growing, storage, extraction, processing or manufacturing of industrial hemp

3. Article XIV of the Town of Parker Home Rule Charter and Article 11 of Title 31 of the Colorado Revised Statutes (initiative petitions)

“To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).”

4. Listing agreement for Town properties between NavPoint Real Estate Group and the Town (My Mainstreet)/Eastmain Property/Schoolhouse Property/Pine Curve Property



Request for Town Council Action

Date: October 21, 2019

Submitted By: Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.01.120 - First Reading**
A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code Regarding Hemp Operations in Light Industrial Zone Districts

Department: Community Development, Bryce Matthews

Second Reading: November 4, 2019

EXECUTIVE SUMMARY

On May 20, 2019, the Town approved an emergency ordinance establishing a 180-day suspension on approving new hemp processing and storage uses within the Town. The purpose of this suspension was to give the Town time to establish amendments to the Parker Municipal Code to regulate hemp processing.

The proposed ordinance will amend Chapter 13 to:

1. Include certain definitions that relate to hemp and hemp processing;
2. Allow limited industrial hemp processing in the Light Industrial zone district;
3. Not allow the initial processing of raw industrial hemp in any zone district in Town;
4. Not allow the storage of raw hemp in any zone district in Town;
5. Not allow the growing of hemp in the light industrial district; and
6. Address potential nuisance impacts associated with hemp processing.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

During the suspension period, Town staff researched uses and processes involving hemp to determine what types of business may be proposed in the future. Staff reached out to Douglas County, Arapahoe County, Lone Tree, Castle Rock, Aurora and Centennial to determine what these jurisdictions are doing to address hemp and hemp processing. The Town also reviewed the City and County of Denver ordinance and regulations regarding hemp.

Staff has determined that most jurisdictions contacted address hemp in the same way that they review and process other commercial/industrial processing uses. However, unlike Parker, most of these jurisdictions have zone districts that do not allow for light industrial uses and sensitive receptors such as day care centers, schools and private recreation facilities in the same district.

As part of the Code amendments, staff desires to create clear definitions regarding Certified Hemp Seed, Delta-9 Tetrahydrocannabinols,, Industrial Hemp and Industrial Hemp Processing. This will assist applicants in understanding the hemp related uses that the Town permits and aid staff in the development review of hemp related uses and proposals.

Staff is also proposing to permit limited hemp processing in the Light Industrial zone district with standards to address nuisances as described in the Executive Summary. This will provide clarity for hemp businesses, create consistency in review/approval and protect sensitive uses that currently exist and are permitted in the Light Industrial zone district. It will also aid staff with code compliance and enforcement where necessary.

The Planning Commission is scheduled to consider this proposed ordinance and make a recommendation to Town Council on October 24, 2019.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 3.01.120
2. Planning Commission Staff Report - Hemp

RECOMMENDED MOTION

I move to approve Ordinance No. 3.01.120 on first reading and schedule second reading for November 4, 2019, as a part of the consent agenda.

ORDINANCE NO. 3.01.120, Series of 2019

TITLE: A BILL FOR AN ORDINANCE TO AMEND TITLE 13 OF THE PARKER MUNICIPAL CODE REGARDING INDUSTRIAL HEMP OPERATIONS IN LIGHT INDUSTRIAL ZONE DISTRICTS

WHEREAS, the Town desires to implement appropriate land use provisions that provide a manner of accommodating Industrial Hemp Operations within the Town, including, without limitation, location, bulk standards, mitigation of potential nuisance impacts, and proximity to sensitive receptors/uses;

WHEREAS, in accordance with (i) C.R.S. § 31-15-501(1)(r); (ii) the Local Government Land Use Control Enabling Act, Article 20 of Title 29 C.R.S.; (iii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal zoning powers); (iv) Section 31-15-103, C.R.S. (concerning municipal police powers); (v) Section 31-15-401, C.R.S. (concerning municipal police powers); (vi) the authority granted to home rule municipalities by Article XX of the Colorado Constitution; and (vii) the powers contained in the Town of Parker Home Rule Charter (the "Charter"), the Town has the authority to regulate Industrial Hemp Operations;

WHEREAS, the Town desires to implement regulations that address the impacts of Industrial Hemp Operations, and address the fact that the Town of Parker does not have a "heavy" industrial zoning district that would be compatible with the extraction of oil or any other product from raw hemp, using flammable materials or highly combustible processes;

WHEREAS, the Town's Light Industrial zoning district authorizes and contains various assembly uses, and the Town finds and determines that in the best interests of the public health, safety and welfare of the residents of the Town, such assembly uses are incompatible with the extraction of oil or any other product from raw hemp, because of the use of flammable materials and/or highly combustible processes; and

WHEREAS, the Town desires to allow such Industrial Hemp Operations in Light Industrial (LI) zone districts as a use by right, subject to the limitations on extraction set forth hereinbelow.

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

Section 1. Section 13.02.010 of the Parker Municipal Code is amended by the addition thereto of the following definitions:

Certified Hemp Seed means industrial hemp seed, including Colorado heritage cannabis seed, that has been certified by an organization recognized by the department as having no more than a three-tenths of one percent of delta-9 tetrahydrocannabinol concentration on a dry-weight basis.

Delta-9 tetrahydrocannabinols means synthetic equivalents of the substances contained in the plant, or in the resinous extractives of, cannabis or synthetic substances, their derivatives, and their isomers with similar chemical structure and pharmacological activity.

Industrial hemp means a plant of the genus cannabis and any part of the plant whether growing or not, containing a delta-9 tetrahydrocannabinol concentration of no more than three-tenths of one percent on a dry-weight basis.

Industrial hemp processing means the further processing of hemp, which has been grown and harvested in compliance with the Colorado Department of Agriculture for Commercial Industrial Hemp or Research and Development regulations, resulting in an altered finished product, and limited as an authorized use only as permitted in Section 13.04.130 of this Land Development Ordinance.

Section 2. Section 13.04.130, subsection (c) of the Parker Municipal Code is amended by the addition thereto of a new sub-subsection (21) to read as follows:

13.04.130 LI – Light Industrial.

(c) Uses permitted by right.

* * *

(21) Industrial hemp processing operation, subject to the following limitations:

a. The initial processing of raw industrial hemp that results in any form of altered finished product, including without limitation, liquid, oil or wax, using hazardous materials including without limitation and by way of example flammable and combustible liquids, carbon dioxide, and liquified petroleum gases such as butane is prohibited;

b. Storage of raw hemp is prohibited, except that certified hemp seeds may be stored if ancillary to an industrial hemp processing operation;

c. Growing of hemp plants is prohibited;

d. Materials used in industrial hemp processing operations shall be stored in a manner so as to mitigate and ensure odors are not detectable beyond the property line or the exterior walls of the processing facility associated with the industrial hemp operations;

e. Such processing of industrial hemp shall meet the requirements of all adopted Town building and life/safety codes.

f. Such processing of industrial hemp shall meet the requirements of all adopted water and sewer regulations promulgated by the applicable water and sewer provider within the Town.

g. It is unlawful and deemed a nuisance under Chapter 6.01 of the Parker Municipal Code to dispose of, discharge out of or from, or permit to flow from any facility associated with an industrial hemp operation in the Town, any foul or noxious liquid or substance of any kind whatsoever, including, without limitation, by-products of the industrial hemp processes,

into or upon any adjacent ground or lot, into any street, alley or public place or into any municipal storm sewer system in the Town.

Section 3. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Planning Commission Staff Report

Planning Commission Date: 10/24/2019

Town Council Date: 11/4/2019

Hearing Type: Public Meeting
DRAFT ORDINANCE NO. 3.01.120 – A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code Regarding Hemp Operations in the Light Industrial District.

Location: Townwide

Project Planner: Bryce Matthews, Planning Manager

Applicant: Town of Parker

Executive Summary: The proposed ordinance will amend Title 13 to include definitions that relate to hemp and hemp processing; allow limited industrial hemp processing in the Light Industrial zone district; not allow the initial processing of raw industrial hemp in any zone district in Town; not allow the storage of raw hemp in any zone district in Town; and address potential nuisance impacts associated with hemp processing.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

“I move the Planning Commission recommend Town Council approve an ordinance to Amend Title 13 of the Parker Municipal Code Regarding Hemp Operations in the Light Industrial District.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve an ordinance to Amend Title 13 of the Parker Municipal Code Regarding Hemp Operations in the Light Industrial District with the following conditions:”

-List conditions (either by staff or Planning Commission)

“I move the Planning Commission recommend Town Council deny an ordinance to Amend Title 13 of the Parker Municipal Code Regarding Hemp Operations in the Light Industrial District.”

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

I. BACKGROUND/DISCUSSION

On May 20, 2019, the Town approved an emergency ordinance establishing a 180-day suspension on approving new hemp processing and storage uses within the Town. The purpose of this suspension was to give the Town time to establish amendments to the Parker Municipal Code to regulate hemp processing.

The Town reached out to Douglas County, Arapahoe County, Lone Tree, Castle Rock, Aurora and Centennial to determine what adjoining jurisdictions are doing to address hemp. The Town also reviewed the City and County of Denver ordinance. The jurisdictions that staff reached out to addressed hemp in the same way that they review other industrial processing issues. However, light industrial zone districts in many of these jurisdictions do not allow land uses with vulnerable populations such as day cares, schools and other similar uses.

The Town desires to create clear definitions regarding Certified Hemp Seed, Delta-9 tetrahydrocannabinols, Industrial Hemp and Industrial Hemp Processing.

The Town is also proposing to permit limited hemp processing in the Light Industrial zone district with restrictions on nuisances as described below:

1. Allow limited industrial hemp processing in the Light Industrial zone district;
2. Not allow the initial processing of raw industrial hemp in any zone district in Town;
3. Not allow the storage of raw hemp in any zone district in Town;
4. Not allow the growing of hemp in the light industrial district; and
5. Address potential nuisance impacts associated with hemp processing.

PRIOR ACTIONS

Date	Action
	None

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
2035 Master Plan	Choose an item. ☒ Consistent ☐ Inconsistent
Consistent Goals/Strategies	<u>Land Use 1.J</u>
Inconsistent Goals/Strategies	None
Staff Analysis	N/A

III. CONCLUSION

By requiring the establishment of relevant definitions associated with hemp and hemp processing, limiting the initial raw processing of hemp and addressing the nuisance impacts, the proposed ordinance will provide additional clarity for hemp businesses, create consistency in enforcement

and protect sensitive land uses that currently exist and are permitted in the Light Industrial zone district.

Staff recommends the Planning Commission recommend Town Council approve the proposed Municipal Code amendment.

IV. ATTACHMENTS

Draft Ordinance No. 3.01.120

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director



Request for Town Council Action

Date: October 21, 2019

Submitted By: Chris Hudson, Public Works Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 9.286.1 - First Reading**
A Bill for an Ordinance to Approve the First Amendment to an Intergovernmental Agreement Between the Town of Parker and the Board of County Commissioners of the County of Douglas, State of Colorado, Regarding Cost Sharing for the Dransfeldt Road Extension

Department: Engineering/Public Works, Chris Hudson

Second Reading: November 4, 2019

EXECUTIVE SUMMARY

The purpose of the attached ordinance is to approve an amendment to the intergovernmental agreement (IGA) with Douglas County for the conceptual/preliminary design of the proposed Dransfeldt Road extension project. This IGA is needed to formalize negotiations and jointly fund the conceptual/preliminary design effort.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town has been contemplating the extension of Dransfeldt Road south of Twenty Mile Road, over Cherry Creek, connecting to Motsenbocker Road for over a decade. This proposed roadway is an important component to the Parker area's long-term roadway transportation plan. Due to a portion of the proposed roadway extension being located in unincorporated Douglas County, the project will need to be coordinated with Douglas County. After several years of discussions with Douglas County staff, the Town and County are ready to move forward with the conceptual/preliminary design of this roadway extension.

Parker Town Council approved the proposed IGA at the June 3, 2019 Town Council meeting and the executed IGA document was provided to Douglas County. On August 13, 2019, the

Douglas County Board of County Commissioners (BOCC) took no action on the IGA at their board meeting due to comments from the public. In order to keep this IGA moving forward, the Town and Douglas County staff have assembled an amendment to the proposed IGA to address several items that have been identified since the original approval by Town Council. The first item in the amendment includes the use of existing consultants to complete the project. The Town has a surveying firm that provided the original survey of the project last year. In addition, the Town has a hydraulic engineering firm under contract now for an Urban Drainage/Town joint project upstream of the project limits. Utilizing the continuity of these engineering disciplines would provide efficiencies to the overall project completion. In addition, the limits of the proposed Conditional Letter of Map Revision (CLOMR) with FEMA (Federal Emergency Management Agency) have been included in this amendment to provide clarification of this project task. The last item related to this amendment is to change the completion dates from July 31, 2020 to December 31, 2020 due to the County's aforementioned delay in approval. An ordinance is needed for adopt this amendment.

Based on discussions with Douglas County staff, the BOCC will schedule the original IGA that was not heard and this proposed amendment at the same BOCC meeting on October 22, 2019.

FINANCIAL IMPACT

Funding has been appropriated for this preliminary design effort in the Streets Capital Projects fund (301-4310).

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Ordinance No. 9.286.1

RECOMMENDED MOTION

I move to approve Ordinance No. 9.286.1 on first reading and to schedule second reading for November 4, 2019, as part of the consent agenda.

ORDINANCE NO. 9.286.1, Series of 2019

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE FIRST AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, REGARDING COST SHARING FOR THE DRANSFELDT ROAD EXTENSION

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

Section 1. The Town Council of the Town of Parker hereby approves the First Amendment to an Intergovernmental Agreement between the Town of Parker and the Board of County Commissioners of the County of Douglas, State of Colorado, Regarding Cost Sharing for the Dransfeldt Road Extension, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

FIRST AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, REGARDING COST SHARING FOR THE DRANSFELDT ROAD EXTENSION

THIS FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT (“**First Amendment**”) is made and entered into this ____ day of _____, **2019**, by and between the Town of Parker, Colorado, a Colorado home rule municipality (the "**Town**"), and the Board of County Commissioners of Douglas County, State of Colorado, (the "**County**"), hereinafter collectively referred to as the "**Parties**."

RECITALS

WHEREAS, the Parties entered into the Intergovernmental Agreement (the “Agreement”) concerning advancing the conceptual / preliminary design of the Dransfeldt Road extension improvements between Twenty-Mile Road and Motsenbocker Road, (the Project”); and

WHEREAS, the Parties now desire to modify the original Agreement by allowing the Town to use engineers previously contracted with the Town, allocate responsibility for assessing impacts for the Project, and allow additional time for completion; and

WHEREAS, the Parties desire to amend the Agreement in accordance with the terms and conditions stated in this **First Amendment**.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are mutually acknowledged, the Parties hereto agree to this First Amendment to Agreement, which includes modifications to the following Sections:

Section 1. Section 1 of the Agreement titled, “Consultant Selection Process and Contracting for Project”, is amended by the addition of the following language to the end of Section 1:

The County also would support the Town’s decision to retain one or more of its existing consultants, as a Qualified Engineer, in order to continue to provide professionals services for some or all of the tasks associated with completing the preliminary design. Project expenses incurred by consultants retained by the Town are eligible Project expenditures (but only those expenses incurred after the date of execution of the First Amendment).

Section 4. Section 4 of the Agreement, titled “Town Contribution and Responsibilities”, is amended by the addition of the following language to the end of Section 4:

The Town agrees to assess the impacts of the Project, specifically including evaluating this project's impacts to the Cherry Creek Floodplain and Floodway for a minimum of 1,000 feet upstream and a minimum of 1,000 feet downstream of the proposed bridge; and extending on the north (downstream) to the existing Xcel Energy / PSCO east-west overhead transmission lines; and these limits shall be used when submitting a Conditional Letter of Map Revision (COLMR) to the Federal Emergency Management Agency (FEMA) specifically for the proposed Dransfeldt Road extension project.

Section 5. Section 5 of the Agreement, titled "Time of Performance", is replaced in its entirety with the following:

The Parties acknowledge and agree that the Project shall be substantially completed on or before **December 31, 2020**.

Section 10. Section 10 of the Agreement, titled "Additional Documents", is amended by the addition of the following language to the end of the Section:

The Town and the County acknowledge and agree that the Agreement has been modified to include the additional information and provisions identified in the First Amendment.

The remainder of the Agreement shall be unchanged and in full force and effect.

IN WITNESS WHEREOF, this First Amendment is executed by the Parties hereto as of the date first written above.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY

Roger A. Partridge, Chair

ATTEST:

APPROVED AS TO CONTENT:

Emily Wrenn,
Clerk to the Board

Douglas J. DeBord,
County Manager

APPROVED AS TO FORM:

APPROVED AS TO FISCAL CONTENT:

Chris Pratt,
Senior Assistant County Attorney

Andrew Copland,
Director of Finance



Request for Town Council Action

Date: October 21, 2019

Submitted By: Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.01.121 - First Reading**
A Bill for an Ordinance to Amend Subsections 13.12.030(c), (d) and (e), 13.12.040(b), (c) and (e) of the Parker Municipal Code Concerning Commercial Wireless Communications Facilities

Department: Community Development, Bryce Matthews
Engineering/Public Works, Alex Mestdagh

Second Reading: November 4, 2019

EXECUTIVE SUMMARY

The proposed ordinance will update Chapter 13.12 Wireless Communication Facilities in the Parker Municipal Code as provided below:

1. Set consistent height standards for small cell facilities that are located in the right of way and having different heights for local roads versus collector and arterial roads;
2. Clarify additional submittal requirements as determined by the Town for small cell facilities;
3. Increase the fee for small cell facility review; and
4. Clarify height requirements for roof mounted wireless communication facilities.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In 2017, the Town collaborated with Verizon Wireless to make significant changes to Chapter 13.12 of the Parker Municipal Code to address changes in State Statutes and allow for the installation of small cells in the Town's public rights-of-way. Over the past few months, the Town started processing applications for the installation of small cell facilities and discovered

gaps in the Town Code.

Small Cell Height - Under federal law, the height of small cells can be fifty (50) feet. The Town Code currently provides that the height of small cell facilities is based on the maximum height limit in the underlying zone district. The maximum height in underlying zone districts are not uniform and vary among the many planned development districts located in the Town. The range of heights permitted within zone districts is a problem for both the Town and applicants. The proposed amendment does the following:

- (a) establishes one height limit for local streets;
- (b) establishes one height limit for collector and arterial streets; and
- (c) authorizes the Planning Director to administratively adjust these maximum heights up to five (5) feet, based on the operational requirements of the network.

The maximum height for local streets would be thirty-five (35) feet with the possibility of an administrative adjustment up to forty (40) feet. The maximum height for collector and arterial streets would be forty (40) feet, with an administrative adjustment up to forty-five (45) feet. The maximum heights are below the allowed height of up to fifty (50) feet provided by federal law/regulation.

Small Cell Requirement for Additional Items - The code amendment clarifies that the Town has the right to include additional requirements for small cell applications as follows:

- (a) Traffic control plan;
- (b) Certificate of insurance;
- (c) Equipment declaration; and
- (d) Site supplement agreement.

Small Cell Increased Application Fee - The ordinance proposes an increase in fees for small cell reviews to cover the cost of hiring professionals with expertise in the wireless communication field to review technical documents that may be required as a part of a small cell review.

Roof-Mounted Wireless Communication Facility Height - The code currently allows for roof-mounted facilities to exceed the height of the building by twelve (12) feet, but does not provide clear direction on how the zoning district height requirement applies. It is a goal of the Town to encourage the location of wireless communication facilities on existing structures, not new towers. The proposed amendment would restrict the height of roof-mounted wireless communication facilities to 5 feet over the maximum height permitted in the zone district. This approval would be subject to integration of the screening of these facilities into the architecture of the building.

Planning Commission will hear this proposed ordinance and make a recommendation to Town Council at their October 24, 2019, meeting.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. PC Staff Report - WCF
2. Ordinance 3.01.121

RECOMMENDED MOTION

I move to approve Ordinance No. 3.01.121 on first reading and to schedule second reading for November 4, 2019, as part of the consent agenda.



Planning Commission Staff Report

Planning Commission Date: 10/24/2019

Town Council Date: 11/4/2019

Hearing Type: Public Meeting
DRAFT ORDINANCE NO. 3.01.121 – A Bill for an Ordinance to Amend Subsections 13.12.030(c), (d) and (e), 13.12.040 (b), (c), and (e) of the Parker Municipal Code Concerning Commercial Wireless Communication Facilities.

Location: Townwide

Project Planner: Bryce Matthews, Planning Manager

Applicant: Town of Parker

Executive Summary: The proposed ordinance will update Section 13.12 Wireless Communication Facilities in the Parker Municipal Code as provided below:

1. Set consistent height standards for small cell facilities that are located in the right of way and having different heights for local roads versus collector and arterial roads;
2. Clarify additional submittal requirements as determined by the Town for small cell facilities;
3. Increase the fee for small cell facility review; and
4. Clarify height requirements for roof mounted wireless communication facilities.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

“I move the Planning Commission recommend Town Council approve an ordinance to Amend Section 13.12 of the Parker Municipal Code Regarding Commercial Wireless Communication Facilities.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve an ordinance to Amend Section 13.12 of the Parker Municipal Code Regarding Commercial Wireless Communication Facilities: ”

-List conditions (either by staff or Planning Commission)

“I move the Planning Commission recommend Town Council deny an ordinance to Amend Section 13.12 of the Parker Municipal Code Regarding Commercial Wireless Communication Facilities.”

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

I. BACKGROUND/DISCUSSION

In 2017, the Town collaborated with Verizon Wireless to make significant changes to Section 13.12 of the Parker Municipal Code to address changes in State Statutes and allow for the installation of small cells in the Town’s public rights-of-way. Over the past few months, the Town started processing applications for the installation of small cell facilities and discovered gaps in the Town Code.

Small Cell Height - Under federal law, the height of small cells can be up to fifty (50) feet. The Town Code currently provides that the height of small cell facilities is based on the maximum height limit in the underlying zone district. The maximum height in underlying zone districts are not uniform and vary among the many planned development districts located in the Town. The range of heights permitted within zone districts is a problem for both the Town and cellular providers. The proposed amendment regardless of the underlying zoning district does the following:

- Establishes one height limit for local streets;
- Establishes one height limit for collector and arterial streets; and
- Authorizes the planning director to administratively adjust these maximum heights up to five (5) feet, based on the operational requirements of the network.

The maximum height for local streets would be thirty-five (35) feet with the possibility of an administrative adjustment up to forty (40) feet. The maximum height for collector and arterial streets would be forty (40) feet, with an administrative adjustment up to forty-five (45) feet. The maximum heights are below the allowed federal height of up to fifty (50) feet.

Small Cell Requirement for Additional Items - The code amendment clarifies that the Town has the right to include additional requirements for small cell applications as follows:

- Traffic control plan
- Certificate of insurance
- Equipment declaration
- Site supplement agreement

Small Cell Increased Application Fee - The ordinance proposes an increase in fees for small cell reviews. The purpose of this increase is to cover the cost of hiring professionals with expertise in the wireless communication field to review technical documents that may be required as a part of a small cell review.

Roof Mounted Wireless Communication Facility Height - The code currently allows for roof mounted facilities to exceed the height of the building by twelve (12) feet, but does not provide clear direction on how the zoning district height requirement applies. It is a goal of the Town to encourage the co-location of wireless communication facilities on existing structures, not new towers. The proposed amendment would restrict the height of roof mounted wireless

communication facilities to 5 feet over the maximum height permitted in the zone district. this approval would be subject to integration and screening of the wireless communication facilities into the building's architecture.

PRIOR ACTIONS

Date	Action
	None

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
2035 Master Plan	Choose an item. ☒ Consistent ☐ Inconsistent
Consistent Goals/Strategies	<u>Land Use 1.J</u>
Inconsistent Goals/Strategies	None
Staff Analysis	N/A

III. CONCLUSION

The proposed amendments to Section 13.12 regarding private wireless communications facilities will provide additional clarity and more consistent outcomes for the public and for wireless communication facilities while remaining compliant with federal regulations.

Staff recommends the Planning Commission recommend Town Council approve the proposed Municipal Code amendment.

IV. ATTACHMENTS

Draft Ordinance

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

ORDINANCE NO. 3.01.121, Series of 2019

TITLE: A BILL FOR AN ORDINANCE TO AMEND SUBSECTIONS 13.12.030(c), (d) AND (e), 13.12.040(b), (c) AND (e) OF THE PARKER MUNICIPAL CODE CONCERNING COMMERCIAL WIRELESS COMMUNICATIONS FACILITIES

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

Section 1. Subsection 13.12.030(c) of the Parker Municipal Code is amended to read as follows:

13.12.030 WCF standards.

* * *

(c) Building roof or wall-mounted WCF facilities.

(1) A building wall-mounted WCF facility shall adhere to the following design standards to minimize impacts:

a. The facility shall be stealth or screened from view. Wall-mounted facilities shall be colored to match the building or structure to which it is attached.

b. The mounting of antennae shall be as flush to the building wall as possible, and in no case shall the antennae extend more than three (3) feet out from the building wall.

c. The facility shall not extend above the roof line of the building. For purposes of this Section, the roof line shall include parapets but exclude already existing equipment and facilities on the roof.

(2) A building roof-mounted WCF facility shall adhere to the following design standards to minimize impacts:

a. Building roof-mounted WCF facilities shall not be permitted on a pitched roof, unless located entirely within a dormer or cupola.

b. A building roof-mounted WCF facility, including antennae, shall not extend more than twelve (12) feet above the roof line of the building or structure on which the facility is mounted. **A building roof-mounted WCF facility, including antennae and the stealth/screening structure, may not exceed the maximum height in the underlying zone district; provided, however, the Planning Director may approve a maximum height of up to five (5) feet above that which is permitted in the**

underlying zone district for stealth WCF facilities, which are integrated into the design of the building. For purposes of this Section, the roof line shall include parapets but exclude already existing equipment and facilities on the roof.

c. The facility shall be screened from view and/or colored to match the building or structure to which it is attached.

d. The diameter of a microwave dish antenna shall not exceed four (4) feet.

(3) Accessory equipment for a building roof or wall-mounted WCF facility shall be placed inside the building if feasible.

Section 2. Subsection 13.12.030(d) of the Parker Municipal Code is amended to read as follows:

13.12.030 WCF standards.

* * *

(d) Small cell facilities.

(1) All small cell facilities are a use by right in all zoning districts, and permits shall be issued pursuant to the applicable provisions of this Chapter.

(2) Small cell facilities located within the rights-of-way permitted under this Section will be subject to a License Agreement to further facilitate the deployment of small cell facilities.

(3) Notwithstanding anything to the contrary contained in this Chapter, the maximum height of any pole located within a local street as defined by the Town Roadway Design and Construction Criteria Manual, as amended, that is used in whole or in part for the purpose of attaching and collocating WCFs, shall not exceed thirty-five (35) feet; provided that the Planning Director has the administrative authority to approve a maximum height of up to forty (40) feet within a local street if the Planning Director determines, based on all of the technical engineering and related information submitted by the applicant and any independent review that the Town undertakes, that there are no other options available for the applicant, and a requirement to limit the height of thirty-five (35) feet would have the effect of prohibiting the provision of personal wireless services.

(4) Notwithstanding anything to the contrary contained in this Chapter, the maximum height of any pole located within a collector or arterial street as defined by the Town Roadway Design and Construction Criteria Manual, as amended, that is used in whole or in part for the

purpose of attaching and collocating WCFs, shall not exceed forty (40) feet; provided that the Planning Director has the administrative authority to approve a maximum height of up to forty-five (45) feet within a collector or arterial street if the Planning Director determines, based on all of the technical engineering and related information submitted by the applicant and any independent review that the Town undertakes, that there are no other options available for the applicant, and a requirement to limit the height of forty (40) feet would have the effect of prohibiting the provision of personal wireless services.

Section 3. Subsection 13.12.030(e) of the Parker Municipal Code is amended to read as follows:

13.12.030 WCF standards.

* * *

(e) Pole-mounted WCF facilities. A pole-mounted WCF facility shall adhere to the following design standards to minimize impacts:

(1) The facility shall be designed to be compatible with surrounding buildings and structures and existing or planned uses in the area.

(2) The facility shall be colored to match the structure to which it is attached.

(3) A pole-mounted WCF facility, including antennae, shall not exceed the maximum structure height limit in the underlying zone district, unless the use by special review approval specifically allows the facility to exceed that height. ~~To the extent that any Town right-of-way is not contained within a defined zoning district, the maximum height of any pole in the right-of-way, for the purposes of attaching WCFs, shall be thirty-five (35) feet, unless otherwise approved by special review pursuant to Section 13.04.200 of this Title.~~

(4) The facility shall not be lighted unless required by the FAA or if the WCF is mounted on a light pole or other similar structure primarily used for lighting purposes.

(5) The Planning Director shall have the authority to adopt administrative regulations addressing design standards and specifications for WCF facilities in the right-of-way, consistent with applicable federal and state law.

Section 4. Subsection 13.12.040(b) of the Parker Municipal Code is amended to read as follows:

13.12.040 Application and approval procedures.

* * *

(b) Administrative review.

(1) An application for administrative approval to locate a WCF facility shall include the following:

- a. A completed application form;
- b. A written, narrative statement describing in detail how the proposed WCF facility will comply with each of the applicable design standards set forth in this Chapter;
- c. Photographic simulations showing the proposed facility and the structure on which it will be mounted, if applicable;
- d. Preliminary design drawings and antenna specifications;
- e. Scaled building elevations, if applicable;
- f. A landscape plan, including equipment storage shelters, if applicable;
- g. A signed and executed pole attachment agreement with pole owner, or similar proof of authority as may be acceptable to the Town, if applicable;
- h. Payment of the application fee; and
- i. A title commitment or other proof of ownership of the property, or if the property is leased, a copy of the fully executed lease. The lease may be edited to black out or redact portions which the applicant does not want to become a public record, except: the term of the lease; any renewal provisions; provisions relating to termination of the lease; provisions relating to modification or removal of the facility; and the signature page.

(2) An application for administrative approval to locate a WCF facility may also include the following as determined by the Town:

- a. A traffic control plan;**
- b. Certificate of insurance;**
- c. Equipment declaration;**
- d. Site supplement agreement(s).**

Section 5. Subsection 13.12.040(c) of the Parker Municipal Code is amended to read as follows:

13.12.040 Application and approval procedures.

* * *

(c) Procedure for use by special review approval.

(1) Application requirements. An application for use by special review approval for a WCF facility shall include the following:

- a. A completed application form;
- b. Payment of the application fee;
- c. A site plan which includes the following:
 1. The location of all proposed and existing structures and improvements on the property;
 2. A landscape plan, if applicable;
 3. A north arrow;
 4. Scale (written and graphic);
 5. Scaled building, tower or pole elevations, if applicable;
 6. A legal description of the property; and
 7. A lighting plan, if applicable.
- d. A title commitment or other proof of ownership of the property, or if the property is leased, a copy of the fully executed lease. The lease may be edited to black out or redact portions which the applicant does not want to become a public record, except: the term of the lease; any renewal provisions; provisions relating to termination of the lease; provisions relating to modification or removal of the facility; and the signature page.
- e. Photographic simulations showing the proposed facility and the structure on which it will be mounted, if applicable;
- f. A written, narrative statement describing in detail how the proposed WCF facility will comply with each of the applicable design standards outlined in this Chapter;
- g. Preliminary design drawings and antenna specifications;
- h. A signed and executed pole attachment agreement with pole owner, or similar proof of authority as may be acceptable to the Town, if applicable;
- i. Evidence of FAA approval, if applicable; and

j. A list of property owners within five hundred (500) feet of the property.

(2) An application for administrative approval to locate a WCF facility may also include the following as determined by the Town:

- a. A traffic control plan;**
- b. Certificate of insurance;**
- c. Equipment declaration;**
- d. Site supplement agreement(s).**

Section 6. Subsection 13.12.040(e) of the Parker Municipal Code is amended to read as follows:

13.12.040 Application and approval procedures.

* * *

(e) Application fees.

(1) The application fee for permitted use approval of a batch of small cell facilities ~~(a batch may include up to ten (10) small cell facilities)~~ shall be five hundred dollars (\$500.00) **per application for the first facility, and one hundred fifty dollars (\$150.00) for each additional facility, for up to ten (10) total facilities.**

(2) The application fee for use by special review approval of a WCF facility shall be three hundred dollars (\$300.00) per application.

(3) The application fee for administrative approval of a WCF facility shall be one hundred dollars (\$100.00) per application.

Section 7. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 8. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 9. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Request for Town Council Action

Date: October 21, 2019

Submitted By: Chris Hudson, Public Works Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 19-088**
A Resolution to Designate the Town of Parker Safety Sensitive Zone Pursuant to Section 7.01.080 of the Parker Municipal Code and to Replace Resolution No. 12-009, Series of 2012, in its Entirety

Department: **Engineering/Public Works, Chris Hudson**

EXECUTIVE SUMMARY

The Town currently has a safety sensitive zone in place for the downtown area. The limits of the safety sensitive zone should be updated to reflect the changes in the roadway network in downtown.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Town Council established the initial safety sensitive zone on Mainstreet between the Dransfeldt Road and Pine Drive intersections in 1997. Based on meeting minutes from 1997 and Town Code, Town Council established the safety sensitive zone (Section 7.01.080 of the Town Code) to place special consideration in areas that have high amounts of pedestrians adjacent to streets. The fines associated with traffic citations in the safety sensitive zones are doubled to provide emphasis on the importance of speed limits and pedestrian safety. This original area has been amended several times with the most recent amending resolution occurring in 2012 via Resolution 12-009.

Since the 2012 resolution was adopted, several roadway network changes have occurred in the downtown area that prompted staff to evaluate the potential expansion of the current downtown safety sensitive zone. The first expansion area is for Pikes Peak Court/Avenue, which was extended in 2014 to Pine Drive from Pikes Peak Drive. The other expansion area is

for PACE Center Drive north of Mainstreet and adjacent to Discovery Park. A map showing the existing safety sensitive zones and the proposed expansion is attached for reference. A replacement resolution is needed to update the safety sensitive zone to reflect this changed roadway network.

FINANCIAL IMPACT

The Traffic Services Division will purchase and install the additional signage needed for the proposed changes. A few ground mounted signs and/or sign panels will be needed to denote the additional areas. The estimated total cost for the signs is \$500.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Resolution No. 19-088
2. Proposed Safety Sensitive Zone Additions 2019

RECOMMENDED MOTION

I move to approve Resolution No. 19-088, as part of the consent agenda.

RESOLUTION NO. 19-088, Series of 2019

TITLE: A RESOLUTION TO DESIGNATE THE TOWN OF PARKER SAFETY SENSITIVE ZONE PURSUANT TO SECTION 7.01.080 OF THE PARKER MUNICIPAL CODE AND TO REPLACE RESOLUTION NO. 12-009, SERIES OF 2012, IN ITS ENTIRETY

WHEREAS, the Town Council of the Town of Parker adopted Section 7.01.080 of the Parker Municipal Code to designate certain areas of the Town as safety sensitive zones, based on the public safety risk caused by the combination of high traffic volume and/or dangerous speeds in combination with a large amount of pedestrian traffic;

WHEREAS, the Town Council previously adopted Resolution No. 12-009, Series of 2012, to designate specific safety sensitive zones within the Town;

WHEREAS, the Town Council is authorized, under Section 7.01.080 of the Parker Municipal Code, to modify safety sensitive zones as deemed necessary by resolution of the Town Council; and

WHEREAS, the Town Council hereby designates the safety sensitive zone described in this Resolution, which Resolution replaces, in its entirety, Resolution No. 12-009, Series of 2012.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby designates the safety sensitive zone, as that term is used in Section 7.01.080 of the Parker Municipal Code, described in **Exhibit A**, which is attached hereto and incorporated by this reference (the "Town of Parker Safety Sensitive Zone").

Section 2. The Town Council specifically finds that the streets contained within the Town of Parker Safety Sensitive Zone constitute a public safety risk, based upon a combination of high traffic volume and/or dangerous speeds in combination with a large amount of pedestrian traffic on these streets or portions thereof as described in Exhibit A.

Section 3. The Town Council further finds that this Resolution replaces Resolution No. The Town Council further finds that this Resolution replaces Resolution Nos. 97-008, 98-009 and 98-033 and, as such, these resolutions are of no further force and effect. and, as such, that resolution is of no further force and effect.

RESOLVED AND PASSED this ____ day of _____, 2019.

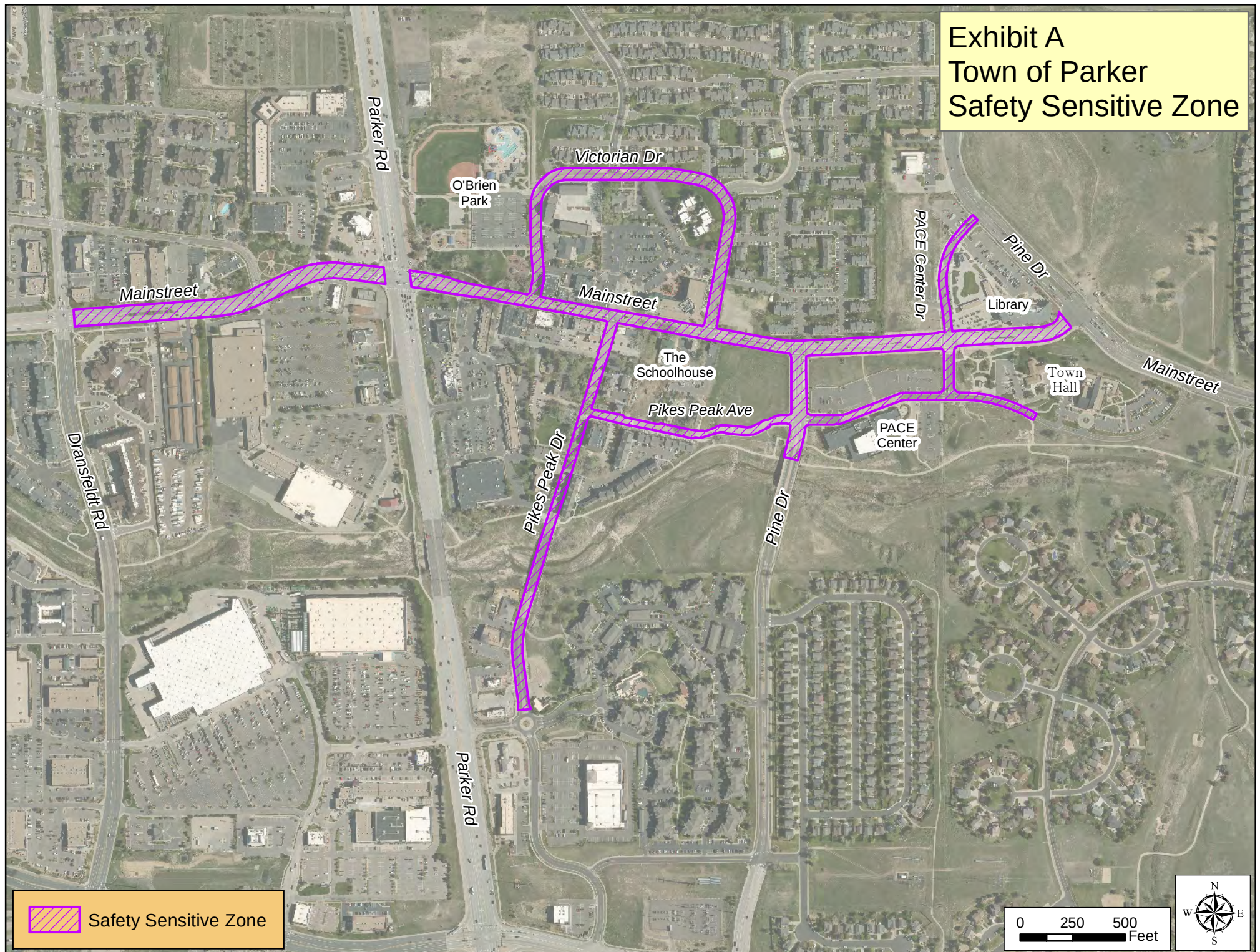
TOWN OF PARKER, COLORADO

Mike Waid, Mayor

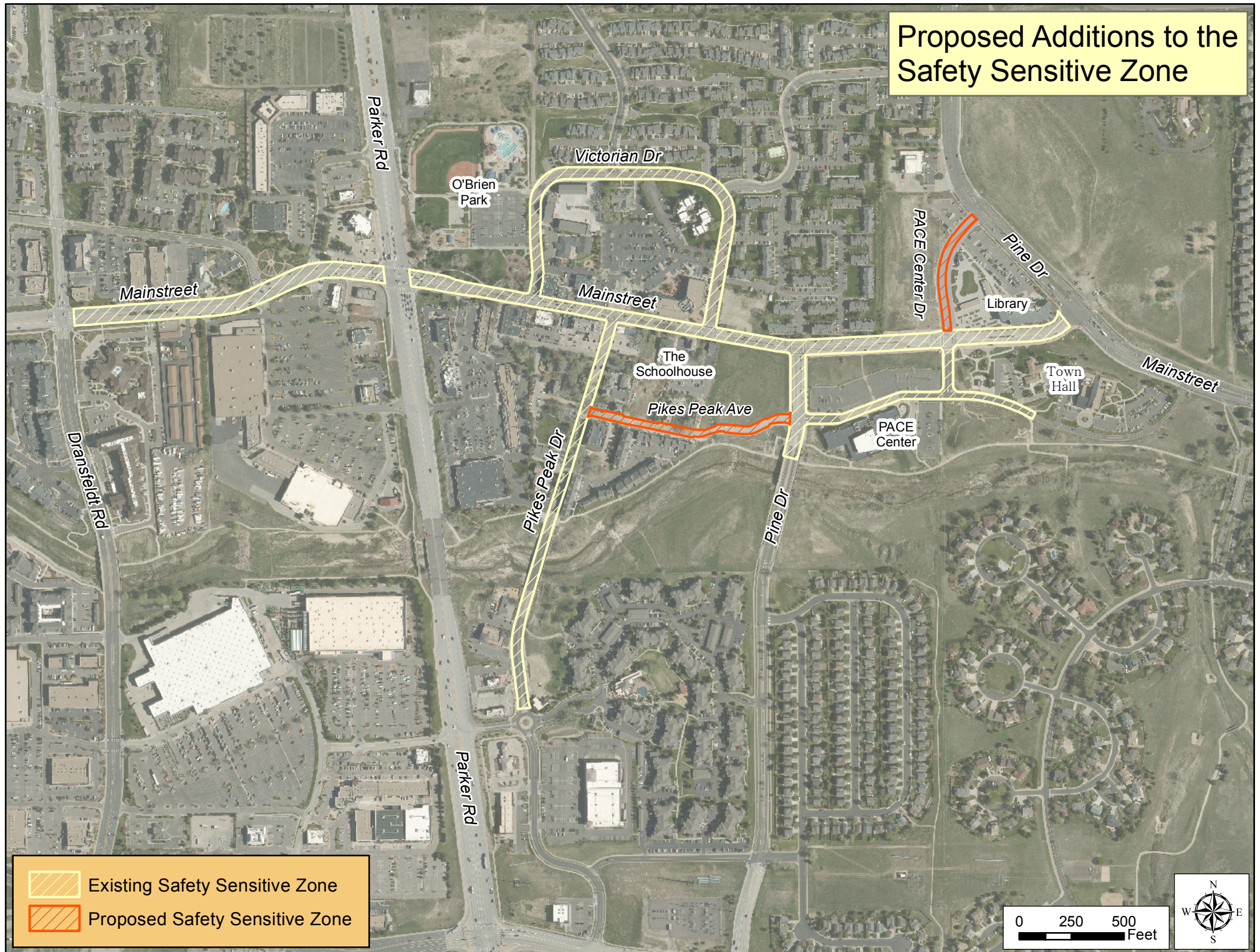
ATTEST:

Carol Baumgartner, Town Clerk

Exhibit A Town of Parker Safety Sensitive Zone



Proposed Additions to the Safety Sensitive Zone





Request for Town Council Action

Date: October 21, 2019

Submitted By: Tom Williams, Director Eng/PW
Dave Aden, Traffic Engineer

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 19-089**
A Resolution to Adopt the Town of Parker Pedestrian Crossing Treatment Guidelines

Department: **Engineering/Public Works, Tom Williams**
Engineering/Public Works, Dave Aden

EXECUTIVE SUMMARY

Providing safe and efficient pedestrian facilities is a long-established goal of the Town of Parker. To assist in achieving this goal, the Engineering and Public Works has commissioned the creation of Pedestrian Crossing Treatment Guidelines. This document sets out procedures and policies to guide the installation of pedestrian crossing treatments on existing Town roadways.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Crosswalks, signs, beacons, or other crossing treatments have typically been installed in Parker based on engineering judgment. National standards provide excellent guidance on how to apply various pedestrian crossing treatments, however little guidance is available on when to apply each type of treatment. The Pedestrian Crossing Treatment Guidelines will provide a consistent framework for considering each crossing treatment application. The guide was prepared with the assistance of consulting engineering firm Fox Tuttle Hernandez Transportation Group. These guidelines are modeled on successful crossing guidelines prepared for other Colorado municipalities including City of Boulder and the Town of Windsor with adjustments for Parker specific conditions.

FINANCIAL IMPACT

None directly. Installations of pedestrian crossing treatments will still fall under normal budget procedures. The new Guidelines will help identify appropriate locations and prioritize key improvements.

STRATEGIC GOAL(S)



**SUPPORT AN
ACTIVE COMMUNITY**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**

ATTACHMENTS

1. Resolution No. 19-089

RECOMMENDED MOTION

I move to approve Resolution No. 19-089, as part of the consent agenda.

RESOLUTION NO. 19-089, Series of 2019

TITLE: A RESOLUTION TO ADOPT THE TOWN OF PARKER PEDESTRIAN CROSSING TREATMENT GUIDELINES

WHEREAS, providing safe and efficient pedestrian facilities is a long-established goal of the Town of Parker;

WHEREAS, the Town Council of the Town of Parker desires to adopt guidelines to provide a consistent procedure for considering the installation of crossing treatments where needed on a case-by-case basis in the Town of Parker;

WHEREAS, the Town Council hereby desires to adopt the Town of Parker Pedestrian Crossing Treatment Guidelines to provide a set of criteria, procedures and policies to guide the installation of pedestrian crossing treatments on the Town's roadways.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby adopts the Town of Parker Pedestrian Crossing Treatment Guidelines, which are attached hereto as **Exhibit A** and incorporated by this reference.

RESOLVED AND PASSED this ____ day of _____, 2019.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT A
Town of Parker

Pedestrian Crossing Treatment Guidelines



Submittal Date: February 2019

Submitted To:

Town of Parker, Engineering Department
20120 East Mainstreet
Parker, CO 80138

Submitted By:

Fox Tuttle Hernandez Transportation Group, LLC
P.O. Box 19768
Boulder, CO 80308-2768

For More Information, please contact:



Engineering Department

20120 E. Mainstreet

Parker, Colorado 80138

(303) 805-3202

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 DEFINITIONS	3
2.0 CROSSING LOCATION EVALUATION	8
2.1 Evaluation Steps	8
2.2 Additional Evaluation Considerations	11
2.2.1 Types of Crossing Treatments at Uncontrolled Locations	11
2.2.2 Minimum Vehicle Volume for Treatments	16
2.2.3 Minimum Pedestrian Volume for Treatments at Uncontrolled Crossing Locations	16
2.2.4 Pedestrian Median Refuge and Minimum Median Refuge Width	17
2.2.5 Distance to Nearest Marked or Protected Crossing	18
2.2.6 Conditions That May Limit the Use of Rectangular Rapid Flash Beacons	19
2.2.7 Selecting Between a Pedestrian Traffic Signal, HAWK Beacon, or RRFBs	19
2.2.8 Signal Progression and Traffic Operational Considerations	20
2.2.9 Differential Vehicle Queue Lengths and Pedestrian Safety	21
2.2.10 Unmarked Pedestrian Crossing Facilitation	22
2.2.11 Pedestrian Crossing Treatments on Higher Speed / Rural Roadways	22
3.0 SUPPLEMENTAL POLICIES	28
3.1 Crosswalk Lighting	28
3.2 Avoiding Overuse of Crossing Treatments	28
3.3 Multi-Use Path Crossings	28
3.4 Textured and Colored Pavement Treatments	28
3.5 Accessible Crosswalks	29
3.6 Raised Crossings at Right-Turn Bypass Islands	29
3.7 Removal of Treatments	29
4.0 NEXT STEPS	30

LIST OF FIGURES AND TABLES

Crossing Location Evaluation Worksheet	23-24
Figure 1 – Pedestrian Crossing Treatment Flowchart.....	25
Table 1 – Criteria for Crossing Treatments at Uncontrolled Locations	26
Figure 2a – Town of Parker Guidelines for the Installation of Pedestrian Hybrid (HAWK) Beacons, Pedestrian Signals, or Rectangular Rapid Flash Beacon (RRFB) Signs on Low-Speed Roadways	27
Figure 2b – Town of Parker Guidelines for the Installation of Pedestrian Hybrid (HAWK) Beacons, Pedestrian Signals, or Rectangular Rapid Flash Beacon (RRFB) Signs on High-Speed Roadways	27

Appendix

- A1.0 Background Research
- A1.1 Standards and Policies
- A1.2 Pedestrian Crossing Enhancements

EXECUTIVE SUMMARY

Providing safe and efficient pedestrian facilities is a long-established goal of the Town of Parker. The decision to travel as a pedestrian is in part subject to the pedestrian's ability and perceived ability to safely and efficiently cross roadways along the travel route. On this basis, the Town of Parker has established this document to provide a set of criteria, procedures, and policies to guide the installation of pedestrian crossing treatments on Parker's roadways.

Specifically, this document summarizes:

- ✧ **Criteria** for considering the installation of a pedestrian crossing.
- ✧ **Procedures** for evaluating the need for crossing treatments.
- ✧ **Types of crossing treatments** that may be applicable for a particular set of pedestrian volumes, pedestrian types, vehicular volumes, vehicular speeds, and roadway geometry.

National standards provide little guidance for the installation of marked crosswalks and treatments, particularly at mid-block locations. Crosswalks and other crossing treatments are typically installed based on engineering judgment. Key issues, such as the circumstances in which a crosswalk should be installed, how much safety benefit crosswalks provide, and the application of various crossing enhancements are still commonly debated topics.

Local communities, such as the City of Boulder, have experimented with different pedestrian crossing treatments, under a variety of crossing situations, to **improve safety for pedestrians by increasing the rate at which motorists yield to crossing pedestrians**. In fact, this document has taken advantage of much of that work and has been patterned after Boulder's Pedestrian Crossing Treatment Installation Guidelines.

These Pedestrian Crossing Guidelines are intended to provide a consistent procedure for considering the installation of crossing treatments where needed on a case-by-case basis in the Town of Parker. Implementation of crossing treatments will require funds that could potentially have been spent on other transportation system improvements, and, therefore, must be considered carefully in the established funding and budget allocation processes.

Information published by the Federal Highways Administration (FHWA) suggests that on two-lane roadways, marked crosswalks alone (without any signs or other treatments) at uncontrolled locations have no effect on pedestrian accident rates. The study suggests that, on higher volume, multi-lane roadways, marked crosswalks alone (without any other treatments) are associated with higher vehicle-pedestrian accidents rates compared to unmarked locations.

To date, the Town of Parker has been installing pedestrian crossing treatments at locations throughout the Town based on staff's interpretation of national best practices, the recommendations of the *Manual On Uniform Traffic Control Devices (MUTCD)*, and input from the community. These new Pedestrian Crossing Treatment Guidelines are not meant to undermine any of the work that has been done to date. Rather, they are intended to provide a uniform approach to installing pedestrian crossing treatments throughout town in the future. This document is meant primarily to offer guidance on crossing treatments to be applied on existing facilities. The design of new roadway facilities may want to refer to these guidelines during the design process, but this document is not intended as a criteria manual for new construction.

1.0 DEFINITIONS

This section includes the definitions of some of the common technical terms used in this document.

Average Daily Traffic (ADT)

The amount of vehicular traffic that crosses an imaginary line across a roadway in a 24-hour period. ADT information typically includes both directions of vehicle travel (if on a two-way street).

Controlled Pedestrian Crossing

A pedestrian crossing where motorists are required to stop or yield by either a stop sign, yield sign, or traffic signal (including a HAWK beacon).

Crosswalk Lighting

Street lighting applied at a pedestrian crossing to help approaching motorists see a crossing pedestrian. Crosswalk lighting is at a “vehicular scale” like normal street lighting rather than a “pedestrian scale” that is often used along a sidewalk.

Curb Extensions

A roadway edge treatment where a curbline is bulged out toward the middle of the roadway to narrow the width of the street. Curb extensions are sometimes call “neckdowns” or “bulb outs” and are often used at the location of a pedestrian crosswalk to minimize the distance and time that a crossing pedestrian must be in the roadway and may increase the visibility of pedestrians to approaching motorists.

Differential Vehicle Queuing

See also Vehicle Queue. A condition on a roadway with two or more travel lanes in a single direction where the line of stopped traffic in one travel lane is significantly longer than the line of stopped traffic in the adjacent travel lane. Differential vehicle queuing across a pedestrian crosswalk can cause a significant safety concern as it increases the potential for “multiple threat” pedestrian accidents where a pedestrian can step out from behind a stopped vehicle in one lane into the path of a moving vehicle traveling in the same direction in the adjacent lane.

Gap in Traffic

A gap in traffic is the space between vehicles approaching the pedestrian crossing. Gaps are typically measured in seconds, not distance, as it is the length of the gap in time that a pedestrian must be able to cross in. A directional gap is the gap between vehicles approaching in a single direction. A directional gap can be measured between vehicles in

single lane, or between vehicles approaching in the same direction but in different lanes on a multi-lane approach. If there is no median refuge at the crossing, a pedestrian will need to find an acceptable gap in traffic approaching from two directions at once. This is much more challenging than finding a gap in each approach direction separately.

HAWK Beacon

A pedestrian hybrid beacon is a relatively new type of crossing treatment used to both warn and control traffic at a pedestrian crossing. It is actuated by a pedestrian push button and uses a combination of circular yellow and red traffic signal displays to first warn motorists of a pedestrian that is about to cross the street, then require the motorist to stop before the crosswalk, and then release the motorist to proceed once the pedestrian has cleared the travel lane(s). The beacon is a hybrid between a pedestrian traffic signal and a stop sign.

Lane

A portion of the roadway surface designated for vehicular travel, typically in a single direction, that is delineated by pavement marking stripes. Types of lanes include:

- “through lanes” for travel along the length of the roadway, often through intersections;
- “turn lanes” which are typically on intersection approaches and provide space for left or right turning motorists;
- “bike lanes” which are designated for bicycle travel in the same direction as the automobile travel, are narrower than vehicle lanes, and are usually located along the outside edges of the roadway.

Major Trail

An off-street pathway (may be paved or soft surface) that is designated by the community as having increased significance for transportation and connectivity over that of a typical sidewalk or trail, but less than that of a Regional Trail. Major Trails are typically designated on the Town’s Parks, Recreation, Open Space, and Trails Master Plan, and are facilities where traveling as a pedestrian or bicyclist is encouraged.

Major Trail Crossing

A location where a sidewalk or trail that has been designated as a Major Trail intersects a roadway at-grade, and the path extends on both sides of the roadway or terminates at a civic facility. Major Trail crossings need only meet ½ of the minimum pedestrian volume thresholds to be considered for enhanced crossing treatments in these Guidelines.

Marked Crosswalk

A pedestrian crossing that is delineated by white crosswalk pavement markings. Marked crosswalks typically may also be delineated by a variety of traffic signs. Marked crosswalks would also have curb ramps if there is curb and gutter in an area. All marked crosswalks should comply with MUTCD requirements with regard to marking sizes, shapes, and color.

Median Refuge

An area in the middle of a roadway where a crossing pedestrian can take shelter from approaching traffic in either direction. In the context of these guidelines, the median refuge must include a raised median of some width (see **Section 2.2.4** for a description of types of median refuges). A median refuge allows a pedestrian to cross each direction of approaching traffic in a separate step. By using the refuge, the pedestrian must only find an acceptable gap in traffic for one approach direction at a time.

Minimum Pedestrian Volume Threshold

The minimum amount of pedestrian crossing traffic (typically in a one-hour period) that must be present to “warrant” the installation of a pedestrian crossing treatment. See **Section 2.2.3**.

Motorist Compliance Data

Observations made and recorded at a pedestrian crossing where it is determined if the approaching motorist complied with their legal requirement to yield to a crossing pedestrian who is in or about to enter the crosswalk.

Multiple Threat Accidents

A type of pedestrian accident that occurs on a roadway with two or more lanes in the same direction. A motorist that stops for a crossing pedestrian can obscure the view of the pedestrian from another motorist approaching in the adjacent travel lane. If the second motorist does not slow down, it creates the potential for a crossing pedestrian to step out in front of a high-speed approach vehicle with potentially dire consequences.

Neckdowns

See Curb Extensions

Pedestrian Traffic Signal

A conventional traffic signal with circular red, yellow, and green displays for motorists and Walk/Don't Walk signals for pedestrians that is applied at a pedestrian crossing. A pedestrian signal would be applied in a mid-block location since it would be considered a normal intersection related traffic signal if it were to be applied at an intersection. Another type of signalized mid-block pedestrian crossing is a Pedestrian Hybrid Beacon (aka HAWK

Beacon) that may be applied to facilitate pedestrian crossings of a roadway in a mid-block location. [Note that there is different criteria in the *MUTCD* for installing mid-block pedestrian signals and pedestrian hybrid beacons.]

Raised Median

An area in the middle of a roadway, commonly separating vehicles traveling in opposite directions, that is surrounded by curb and gutter and is physically raised above the surrounding pavement where vehicles travel. Raised medians often contain landscaped areas. *See also Median Refuge.*

Rectangular Rapid Flash Beacons (RRFBs)

RRFBs are small rectangular yellow flashing lights that are deployed with pedestrian crossing warning signs. They are typically actuated by a pedestrian push button and flash for a predetermined amount of time, to allow a pedestrian to cross the roadway, before going dark. RRFBs are warning devices and do not themselves create a legal requirement for a vehicle to stop when they are flashing.

Regional Trail

A Regional Trail is an off-street pathway (may be paved or soft surface) that is designated by the community as having increased significance for transportation and connectivity over that of a typical sidewalk, trail, or Major Trail. An example in Parker is the Coal Creek Trail that winds through the community. Regional Trails are typically designated on the Town's Parks, Recreation, Open Space, and Trails Master Plan, and are facilities where traveling as a pedestrian or bicyclist is encouraged.

Regional Trail Crossing

A location where a pathway or trail that has been designated as a Regional Trail intersects a roadway at-grade, and the trail extends on both sides of the roadway or terminates at a civic facility. Regional trail crossings do not need to meet the minimum pedestrian volume thresholds to be considered for enhanced crossing treatments in these Guidelines.

School Crossing

A school crossing is defined as a crossing location where ten or more student pedestrians per hour are crossing. A school crossing may or may not be adjacent to a school, and/or be a part of a designated school access route. The key consideration is the volume of student pedestrians using the crossing.

Uncontrolled Pedestrian Crossing

An established pedestrian crossing that does not include a traffic signal, a HAWK beacon, a stop sign, or a yield sign that requires motor vehicles to stop (or yield) before entering the crosswalk. For example, Parker's crosswalks with signs and/or pedestrian actuated flashing yellow lights are considered "uncontrolled".

Vehicle Queue

A line of stopped vehicles in a single travel lane, commonly caused by traffic control at an intersection.

2.0 CROSSING LOCATION EVALUATION

2.1 Evaluation Steps

Evaluation of an individual crossing location for potential crossing treatments in the Town of Parker should include the following four basic steps:



The [Crossing Location Evaluation Worksheet](#), included on following pages, will guide staff through these steps. A detailed discussion of each of these procedures is provided in the following text.

Step 1 Identification and Description of Crossing Location

- a) Identify the pedestrian crossing location.
Including the major street and specific location of the crossing (i.e. cross-street, street address, intersection path or trail, trail type etc.)
- b) Determine if the crossing location connects both ends of a Major Trail or Regional Trail.
*If it is a Regional Trail crossing, the minimum pedestrian volume requirements are not required to be met to apply the treatments prescribed in **Table 1** (see the policy discussion in **Section 2.4** for more information).*
*If it is a Major Trail crossing, only ½ of the minimum pedestrian volume requirements are required to be met to apply the treatments prescribed in **Table 1** (see the policy discussion in **Section 2.4** for more information).*
- c) Note the posted speed along the major street at the crossing location.
- d) Identify the existing traffic control (if any) and any existing crossing treatments.
Including signs, markings, or physical treatments, street lighting, and curb ramps.

Step 2

Physical Data Collection

- a) Determine the existing roadway configuration.
Including the number of lanes and the presence of painted or raised medians at the crossing location
- b) Identify the nearest marked or protected crossing and measure the distance to this crossing.
- c) Measure the available stopping sight distance (SSD) in the field on all vehicular approaches to the crossing.

If the available SSD is less than ten times (10x) the higher of the posted speed limit or the measured 85th percentile speed (in feet), determine if improvements, such as removal of sight distance obstructions, are feasible means to mitigate the inadequate available SSD. Available sight distance that is 10 or more times the posted speed limit will ensure that there is adequate distance for motorists to stop before reaching the crosswalk if necessary. In addition, the area behind the curb in the immediate vicinity of the crosswalk should be kept clear of vegetation, landscaping, street furniture, utility cabinets, etc. that will obscure the visibility of pedestrians before they enter the crosswalk. Sight distance obstructions in this area should be noted so they can be mitigated if possible.

Step 3

Traffic Data Collection and Operational Observations

- a) Gather or collect pedestrian crossing volumes during the peak hours of use.

Typically, AM, mid-day, and PM peak hours.

Whenever possible, this data should be collected during warm-weather months (May through September) and during fair weather conditions to represent peak crossing activity (i.e.: avoid snow, rain, or high winds).

All pedestrian volumes should include and differentiate between pedestrians and bicyclists and should note separately the number of young, elderly, and/or disabled pedestrians separately from typical adult pedestrians.

Schedule to coincide with times when nearby businesses are open

Near schools may only require two hours of data collection (AM and PM peak hours corresponding to school opening and closing times).

Where school crossing traffic is anticipated, the volume of student pedestrians (school age pedestrians on their way to/from school) should also be separately noted.

If school traffic is an issue, the counts should be scheduled on school days when classes are in session.

Given the potential fluctuation in pedestrian traffic from day to day, it may be necessary to collect up to three days of data (use additional [Crossing Location Evaluation Worksheets](#) as needed) to determine if an enhanced pedestrian crossing treatment is warranted as follows:

- *Day 1: If the minimum pedestrian volume threshold (see **Figure 1**) is exceeded, no further pedestrian data collection is needed. If the threshold has not been exceeded, but at least 50% of the minimum pedestrian volume was observed, proceed to a second day of data collection.*
 - *Day 2: If the minimum pedestrian volume threshold is exceeded, no further pedestrian data collection is needed. If the threshold has not been met but again the volume is at least 50% of the minimum threshold, proceed to a third day of data collection.*
 - *Day 3: If the minimum pedestrian volume still has not been met, then no marked pedestrian crossing treatment is warranted by pedestrian crossing volume.*
- b) Gather or collect hourly and average daily traffic (ADT) volumes and speed data for automobile traffic along the major roadway at the crossing location. This daily and hourly traffic data should be collected during the same general timeframe as when pedestrian data is collected at the crossing location.

A one-day sample should be adequate, with hourly volumes collected during the same hour as the pedestrian crossing volumes.

- c) Observe vehicular queues extending from downstream signals or intersections that back into the potential crossing location to understand any impacts to safety at the crossings, as well as any "differential" queuing that may occur on a lane to lane basis.

Note the formation of vehicle queues from adjacent intersections.

If one or both directional queues reach back to the crossing location, record the number of times per hour that it reaches the crossing location and note the maximum queue length.

If there is more than one through lane in each direction, it should be noted if the queues reaching back to the crossing are approximately the same length in each lane or if there is a significant difference in the length of the queues in each lane.

If the queues are routinely of different length as they extend beyond the crossing location, notes should be made as to the potential cause of the differential queuing.

Step 4

Determine Appropriate Treatments

- a) Apply the evaluation with the available data by utilizing:

Figure 1 – Pedestrian Crossing Treatment Flowchart

Table 1 – Criteria for Crossing Treatments at Uncontrolled Locations (if applicable) to determine appropriate treatment(s) for signalized, stop-controlled, or uncontrolled locations.

- b) Consider and incorporate the information in **Section 2.2** and in **Figure 2** as appropriate.

2.2 Additional Evaluation Considerations

The following information should be considered by the user of these guidelines when determining the appropriate pedestrian crossing treatment:

2.2.1 Types of Crossing Treatments at Uncontrolled Locations

(Refer to **Table 1**)

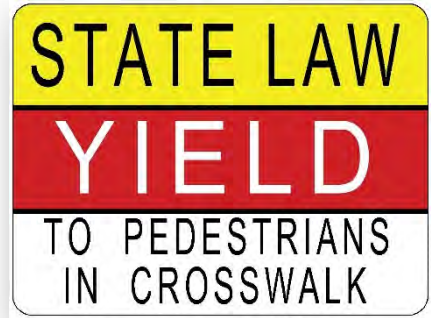
Table 1 identifies six primary types of uncontrolled crossing treatments for consideration depending on the:

- ✧ Physical roadway conditions
- ✧ Vehicle volume and speed
- ✧ Pedestrian volume at the potential crossing location
- ✧ Specific characteristics, behavior, etc.

The crossing types are as follows with typical signs illustrated:

Crossing Type A:

- ✧ Marked crosswalk.
- ✧ “State Law – Yield – to Pedestrians In Crosswalk” (special) signs mounted on the side of the roadway at the crossing, with diagonal down arrow placards (W16-7P). *[The “State Law – Yield – to Pedestrians In Crosswalk” sign is a special word message sign with three background colors as shown to the right].*
- ✧ An alternative to the “State Law – Yield – To Pedestrians In Crosswalk” is the use of a standard pedestrian crossing warning sign (W11-2), but compliance studies have determined that the use of the “State Law....” sign, shown previously, yields higher driver yielding compliance at the crossing.
- ✧ Advance pedestrian warning signs (W11-2) mounted upstream from the crossing.
- ✧ If a school crossing, then the school crossing (S1-1) sign should be used.



Crossing Type B:

- ✧ Same as Type A above, plus
- ✧ “State Law – Yield to Pedestrians – Within Crosswalk” signs (R1-6) mounted on flexible bollards on the centerline (if no median present) **OR** the “State Law – Yield – To Pedestrians in Crosswalk” (or W11-2) signs mounted on sign posts in the median, if median is present.



Crossing Type C:

- ✧ Same as Type B above, plus
- ✧ Add curb extensions or “bulbouts” (as shown to the right) and median refuge island to shorten the pedestrian crossing distance and increase the visibility of pedestrians to approaching motorists.



Crossing Type D:

- ✧ Marked crosswalk.
- ✧ Median refuge island. *[Note: If a median refuge cannot be constructed on a 2-way street then go to Crossing Type F]*
- ✧ “State Law – Yield - To Pedestrians In Crosswalk” signs (or W11-2 signs) mounted on the side of the roadway and in the median at the crossing, with diagonal down arrow placards (W16-7P).
- ✧ Pedestrian actuated Rectangular Rapid Flash Beacons (RRFBs) mounted with the “State Law....” signs as shown on the next page.
- ✧ Advance pedestrian warning signs (W11-2) mounted upstream from the crossing if speed limit is > 30 mph.
- ✧ If there are two approach lanes in a single direction, then install advance yield lines and “Yield Here To Pedestrians” (R1-5) signs.
- ✧ If a school crossing, then the school crossing (S1-1) sign should be used.
- ✧ Consider adding curb extensions if on-street parking exists and storm drainage can be accommodated.
- ✧ *[Note: If pedestrian volume falls above the RRFB limit line on **Figure 2**, go to Crossing Type F]*



Crossing Type E: [Do not install marked crosswalk at uncontrolled crossing]

- ✧ Use where the speed limit is greater than or equal to 45 miles per hour.
- ✧ Determine if the speed limit and travel speed can be realistically and effectively reduced to 40 mph (through traffic calming measures or consistent speed enforcement - simply changing the speed limit signs is not enough) AND a raised median refuge island can be installed.
 - ✧ If yes, go to Crossing Type D, or
 - ✧ If not, determine if a controlled or protected crossing can be implemented using a HAWK Beacon, a pedestrian traffic signal, or a grade separated crossing.
 - ✧ Must consider corridor signal progression, grades, physical constraints, and other engineering factors.

Crossing Type F: [Do not install marked crosswalk at uncontrolled crossing]

- ✧ There are three or more lanes in a given direction to cross or is otherwise not suitable for an uncontrolled marked crosswalk.
- ✧ Consider a HAWK beacon, pedestrian traffic signal, or grade-separated pedestrian crossing. Refer to **Figure 2** when considering crossing treatment types.
- ✧ Must consider corridor signal progression, grades, physical constraints, and other engineering factors.

In **Table 1** there are two columns that list:

- 1) # of lanes crossed to reach a refuge
- 2) # of “multiple threat” lanes per crossing

This information does not directly play in to the use of **Table 1**, but the information provides important context for the user as they help distinguish the crossing types and support the difference in recommended crossing treatments. These topics are discussed in more detail in the following sections.

Typical Signs That May Be Used at Pedestrian Crossings:



W11-2



S1-1



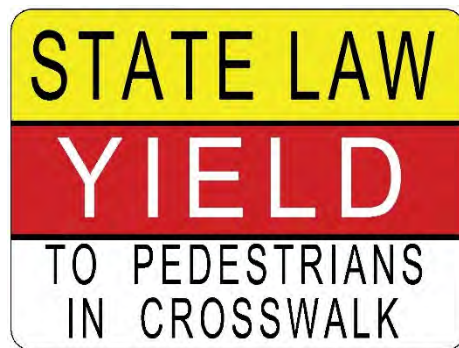
W16-7P



W16-7P



R1-6



Special "State Law"



R1-5

Note that it is the intent of the Town of Parker that the traffic control devices installed at pedestrian crossings are consistent with the Manual On Uniform Traffic Control Devices¹

Also Note that school crossing signs should be fluorescent yellow-green in color.

¹ Federal Highway Administration, *Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways*, Washington, D.C., 2009 Edition (plus all appropriate Interim Approvals)

2.2.2 Minimum Vehicle Volume for Treatments

Recognizing the limited availability of resources to implement crossing treatments within the Town of Parker, crossing treatments should generally not be installed at locations where the ADT is lower than 1,500 vehicles per day. Exceptions may be made at school crossing locations or crossings that connect to a Town park where the peak hour vehicle traffic exceeds 10% of the ADT. School crossings are defined as locations where 10 or more student pedestrians are crossing per hour. Park crossings are defined as locations where 20 or more pedestrians total (adults + kids) cross to/from the park. Treatments for roadways with greater than 1,500 vehicles per day should be installed based on the criteria in **Figure 1**, **Table 1**, and the information in **Figure 2** (a or b depending on the speed limit).

2.2.3 Minimum Pedestrian Volume for Treatments at Uncontrolled Crossing Locations

Studies in other communities of crosswalk enhancements at uncontrolled crossing locations have determined there is a clear relationship between driver compliance (yielding) and the pedestrian and/or bicycle crossing volume. Driver compliance typically increases with higher crossing volumes. It is theorized that the primary reason for this relationship is that drivers tend to ignore enhanced crossing treatments over time at locations where they infrequently see pedestrians crossing. Data indicates that below 20 crossing pedestrians per hour, driver compliance decreases significantly. Thus, Parker's base threshold for consideration of an enhanced crossing treatment at an uncontrolled location was set at 20 pedestrians per hour. This threshold is consistent with recent national guidance and policies adopted by other states and cities, as determined through literature research. Pedestrian crossing observations at a number of locations in Parker support the use of this threshold.

With this background, the Town of Parker has adopted consistent pedestrian volume thresholds for considering crossing treatment upgrades:

Town of Parker’s Minimum Pedestrian Volume Thresholds are as follows:

- ✧ **20 peds per hour* in any one hour, or 10 peds per hour* in any one hour if a Major Trail Crossing**
- ✧ **18 peds per hour* in any two hours, or 9 peds per hour* in any two hours if a Major Trail Crossing**
- ✧ **15 peds per hour* in any three hours or 7 peds per hour* in any three hours if a Major Trail Crossing**
- ✧ **10 school aged pedestrians traveling to/from school in any one hour or 5 school aged pedestrians in any one hour if a Major Trail Crossing**
- ✧ **Regional Trail Crossings do not need to meet minimum pedestrian volume thresholds**

* Young, elderly, and disabled pedestrians count 2x towards volume thresholds

2.2.4 Pedestrian Median Refuge and Minimum Median Refuge Width

A pedestrian refuge median is a useful tool in increasing the safety and efficiency of a pedestrian crossing, and the presence (or not) of a median refuge will influence the type of pedestrian crossing treatment that can be considered (see **Table 1**).

Definition: A location in the middle of a pedestrian crossing where a pedestrian can take refuge, thereby separating their crossing into two steps, across each direction of approaching traffic. Separating the crossing into two directional crossings greatly increases the number of acceptable gaps for pedestrians to safely cross a roadway.

A pedestrian refuge must include some type of raised median as described below:

- ✧ **NO:** A painted center median or a painted turn lane cannot be considered a refuge.
- ✧ **SOMETIMES:** A raised median nose at an intersection (next to a left-turn bay for example). This type can only be considered a pedestrian refuge for the adjacent crosswalk if the median is at least 8 feet wide (measured face-of-curb to face-of-curb) AND the left-turn volume is less than 20 vehicles per hour. This low left-turn volume means that during most pedestrian crossings there will not be a vehicle in the left-turn lane and the pedestrian will be “shadowed” by the width of the median and the adjacent turn lane as they cross the street.

- ✧ **YES:** A raised median at a mid-block pedestrian crossing can only be considered as a refuge if it is at least 8 feet wide, measured face-of-curb to face-of-curb, and includes curb ramps or a walkway at grade through the median. A median of this width will:
 - o allow over two feet on each side for splash protection
 - o store a group of pedestrians; and
 - o accommodate the storage of a bicycle without it overhanging into the traffic lanes.
- ✧ **REGIONAL TRAIL OR MAJOR TRAIL** crossing locations: A 10' median refuge width is desirable to better accommodate bicycles with child trailers, recumbent bicycles, and tandem bicycles.



Pedestrian Refuge, NYC Source: NACTO

2.2.5 Distance to Nearest Marked or Protected Crossing

The Pedestrian Crossing Treatment Flowchart in **Figure 1** includes consideration of spacing criteria for an uncontrolled crossing to the nearest marked or projected crossing. The flowchart requires that a new uncontrolled mid-block crossing be at least 300 feet from the nearest crossing. However, the flowchart allows this spacing criterion to be waived if the proposed crossing serves a multi-use path, or the pedestrian crossing volume exceeds twice the minimum threshold.

As with this entire Pedestrian Crossing Treatment Guidelines (PCTG) document, this criterion is also subject to engineering judgment. In the downtown area for example, where the long axis of typical blocks is between 350 and 450 feet, the engineer may want to consider allowing a minimum spacing of 200 feet, provided that the resultant pedestrian crossing:

- ✧ Serves a logical pedestrian crossing where pedestrians are unlikely to divert to another location
- ✧ Does not cross any auxiliary lanes (left or right-turn lanes or their transitions) where it is anticipated that vehicles will be changing lanes and may be distracted from observing pedestrians in the crosswalk
- ✧ Is not in an intersection influence area where it will create undue restriction to vehicular traffic operations.

2.2.6 Conditions That May Limit the Use of Rectangular Rapid Flash Beacons

Pedestrian actuated rectangular rapid flash beacons (RRFBs) at uncontrolled pedestrian crossings on four lane roadways have the potential to greatly increase motorist yielding to pedestrians at these unsignalized crosswalks (illustrated to the right).

However, in other communities it has been learned that the use of RRFBs may not be appropriate in locations where there is a combination of both high traffic volumes and high pedestrian volumes. In these extreme conditions, there may be an increase in traffic accidents and/or traffic delay that make the use of RRFBs inappropriate. In these cases, the use of conventional pedestrian traffic signals or the HAWK signals (illustrated below) may be more appropriate.

While the decision not to use RRFBs at a pedestrian crossing should be based on engineering judgment, the limit lines in **Figures 2a and 2b** (on Page 27) have been prepared to aid in this determination.

2.2.7 Selecting Between a Pedestrian Traffic Signal, HAWK Beacon, or RRFBs

Pedestrian Traffic Signals may be considered for application at high volume pedestrian crossings based on engineering judgment. The MUTCD contains warranting procedures (Warrant 4) for conventional pedestrian traffic signals based on automobile and vehicle traffic volumes to help determine if a pedestrian signal is appropriate. These signals are typically considered when there are over 90 pedestrians an hour crossing a roadway and the posted speed limit or 85th percentile speed exceeds 35 miles per hour. The MUTCD also includes considerations for installing a traffic signal to facilitate school children crossing a roadway (Warrant 5) where there are at least 20 school children crossing during the peak hour and there is an inadequate number of gaps in automobile traffic during times when the students are crossing the roadway.

Hybrid Beacons (HAWK beacons; illustrated to the right) may also be considered and the MUTCD contains warranting guidelines that utilize automobile traffic, pedestrian traffic, automobile speeds, and pedestrian crossing distance. HAWK beacons may be installed where the crossing volume is as low as 20 pedestrians per hour, depending on the crossing distance, automobile traffic volume, and engineering judgment. HAWK beacons are typically not installed near roadway intersections.



HAWK Signal, Stapleton, CO. Source: Streetsblog Denver

Rectangular Rapid Flashing Beacons (RRFB) has been successful in increasing motorist yielding to pedestrians at unsignalized crossings, typically where there are two travel lanes in each direction as noted in **Section 2.2.6**. A minimum crossing volume of 15 to 20 pedestrians per hour is typically required, as discussed in Section 2.2.3. However, also as noted in Section 2.2.6, there may be cases where the combination of high pedestrian and traffic volumes may make application of RRFBs inappropriate.

Figure 2a and Figure 2b illustrate recommendations for the use of RRFBs overlain on the MUTCD HAWK beacon and Pedestrian Traffic Signal warrant guidelines. These recommendations are based on safety and operational evaluations performed over the years at high volume RRFB locations in other communities.

In many cases, either HAWK beacons or RRFBs could be considered for application, and the final decision should be based on engineering judgment. Factors that should be considered include: automobile, bicycle and pedestrian volumes, vehicular speeds, crossing distances, the presence of a median or not, potential impact to corridor signal progression, proximity to intersections (unsignalized and signalized), and vehicle queue formation.

Factors to Consider for Type of Pedestrian Signal

- *Automobile volume*
- *Vehicular speeds*
- *Bicycle and pedestrian volumes*
- *Crossing distance*
- *Presence of a median or not*
- *Potential impact to corridor signal progression*
- *Proximity to a signalized intersection*

2.2.8 Signal Progression and Traffic Operational Considerations

The installation of RRFBs, HAWK beacons, or pedestrian traffic signals can all have a significant impact on the automobile traffic operation in a corridor. When selecting the crossing treatment type and how it will be operated, consider the:

- ✧ Automobile volume
- ✧ Pedestrian crossing volume
- ✧ Spacing to the adjacent signalized intersections
- ✧ Type of pedestrian population (high school students, elementary students, elderly, a mix)

Where practical, HAWK beacons and pedestrian traffic signals should be coordinated with the signal progression in the corridor to minimize the impact of the new traffic signal on corridor traffic flow. However, coordinated signals may be less responsive to pedestrian actuation, and the delay

in pedestrian service may result in some pedestrians crossing against the signal rather than waiting. Not coordinating the pedestrian crossing signals may result in unacceptable increases in automobile congestion and delay.

RRFBs used at high volume pedestrian crossings in congested roadway corridors can also have a significant impact on automobile congestion and compromise effective signal progression. The RRFB limit line in **Figure 2** can help minimize this problem. Once again, engineering judgment will need to be applied to reach the best compromise for all involved.

2.2.9 Differential Vehicle Queue Lengths and Pedestrian Safety

A pedestrian crossing of a roadway with two or more lanes in a single direction has the potential for “multiple threat” type accidents.

Definition: A multiple threat accident is when one lane of traffic stops for a pedestrian and obscures the view of the crossing pedestrian to a motorist in the adjacent travel lane.

The result is that a pedestrian can step in front of a vehicle that is approaching too fast to stop. This condition is exacerbated when there are vehicle queues that back across the pedestrian crossing. If the queue in one lane backs into the crossing and is much longer than the queue in the adjacent lane, a motorist would commonly assume that the stopped traffic in one lane is the result of the queuing (which may usually be the case). Now if a vehicle in one lane stops for a pedestrian, instead of the queue, there is an even greater chance for a multiple threat accident.

Therefore, it is important for the engineer to be aware of the formation of queues to and across the pedestrian crossing from a downstream intersection. It is even more important for the engineer to be aware of routine occurrence of one queue longer than the other across the pedestrian crossing. The Operational Observations section of the Crossing Location Evaluation Worksheet has a place to note this occurrence.

When deciding to install an uncontrolled crossing treatment (or not), the engineer should consider if differential vehicle queue lengths is an issue. If so, can the queue be mitigated (say by signal timing adjustments at the downstream intersection). If differential queues cannot be minimized, it may be reason to not install an unprotected crossing treatment (such as Crossing Types A, B, or C).

2.2.10 Unmarked Pedestrian Crossing Facilitation

Town of Parker staff is aware of the fact that there are locations where pedestrians regularly cross arterial roadways, yet the crossing does not serve a multi-use path or a school, and the pedestrian volume is below the minimum thresholds in **Figure 1** for installing the types of marked and signed treatments detailed in **Table 1**. These locations typically occur on four-lane roadways and are often identified by “social trails” to and across the roadway.

In some cases, subject to engineering judgment, it may be appropriate to install treatments that facilitate pedestrian or bicycle crossings but stop short of the signed and marked crossing treatments defined in **Table 1**. This type of treatment or pedestrian facilitation may include curb ramps and/or a raised median refuge, but no effort is made to attract pedestrians to this crossing.

The treatments simply acknowledge the low volume, but regular pedestrian crossing that occurs at a location. Installing these treatments does not endorse the use of the crossing nor attempt to attract new users to the crossing. The treatment simply acknowledges that the crossing is occurring, will not likely go away, and some level of facilitation can make it safer for the pedestrians or bicyclists that are using the crossing already.

The only other option would be to ignore the crossing, but staff does not believe this is an appropriate response. These treatments will only be considered if the location is more than 300 feet from the nearest signed and marked pedestrian crossing (whether it is controlled or uncontrolled), and it is believed that there is little potential to redirect pedestrians to a more defined crossing location.

2.2.11 Pedestrian Crossing Treatments on Higher Speed / Rural Roadways

Most of the roadways in the Town of Parker have speed limits of 40 mph or less, but there are some major arterial roadways with 45 mph limits or higher. Locations on the perimeter of the Town that are transitioning from Town of Parker to Douglas County jurisdiction may also have speed limits of 45 miles per hour or higher. In this context there may be situations where a pedestrian crossing is needed but higher speeds warrant special consideration. In Parker, it is the recommendation that uncontrolled pedestrian crossings should not be installed on roadways with measured 85th percentile speeds of 45 miles per hour or higher.

STEP 1 - LOCATION DESCRIPTION

Major Street: _____ Crossing Location: _____

Is this a multi-use path crossing? ☐ Yes ☐ No Posted / 85th % Speed: ____ / ____ mph

Existing Traffic Control: ☐ Stop Sign ☐ Traffic Signal ☐ Uncontrolled

Existing Crossing Treatments (if any): _____

Nearby Pedestrian Generators (School, transit stop, commercial, etc.): _____

STEP 2 - PHYSICAL DATA

Roadway Configuration: ☐ 2-Lane ☐ 5 Lane w/Striped Median
☐ 3-Lane w/Striped Median ☐ 5 Lane w/Raised Median
☐ 3 Lane w/Raised Median ☐ 6 Lane
☐ 4 Lane ☐ Other: _____

Crossing Distance By Direction: _____ ft total _____ ft to median _____ ft to median
(if applicable + note direction) (if applicable + note direction)

Nearest Marked or Protected Pedestrian Crossing: _____ Distance to: _____ ft

(For uncontrolled location only) Stopping Sight Distance (SSD) = _____ ft _____ ft.

Is SSD $\geq$ 8x Speed Limit? ☐ Yes ☐ No If No, are improvements to SSD feasible? ☐ Yes ☐ No

STEP 3a - TRAFFIC DATA

Pedestrian Crossing Volumes / Bicycle Crossing Volumes:

	AM	Mid-Day	PM	Other
Time:	to	to	to	to
Date/Day of Week:	/	/	/	/
Major Street Vehicular Volume (Hourly):				
# of Transit Boardings (if applicable)				
# of Young Peds / Bicyclists	/	/	/	/
# of Elderly Peds				
# of Disabled Peds				
# of Non-Y/E/D Peds / Bicyclists	/	/	/	/
TOTAL PEDS (Actual) (Include All Bicyclists in Total Sum)				
TOTAL PEDS (Adjusted for 2x Y/E/D				

Major Street Vehicular Volume (Daily): ADT = _____ veh/day

STEP 3b - OPERATIONAL OBSERVATIONS

Nearest Intersection (Direction #1): Cross Street Name: _____

Located _____ ft to the ☐ N ☐ S ☐ E ☐ W of crossing location

Signalized? ☐ Y ☐ N Distance from Crossing _____ ft

	AM	Mid-Day	PM	Other
How many times per hour did the downstream vehicle queue back up into pedestrian crossing?				
If multiple lanes per direction, are queue lengths approximately equal?	Y N	Y N	Y N	Y N
If NO (above), which lane is longer (inside, outside, middle) and by how much (feet)?				

Nearest Intersection (Direction #2): Cross Street Name: _____

Located _____ ft to the ☐ N ☐ S ☐ E ☐ W of crossing location

Signalized? ☐ Y ☐ N Distance from Crossing _____ ft

	AM	Mid-Day	PM	Other
How many times per hour did the downstream vehicle queue back up into pedestrian crossing?				
If multiple lanes per direction, are queue lengths approximately equal?	Y N	Y N	Y N	Y N
If NO (above), which lane is longer (inside, outside, middle) and by how much (feet)?				

STEP 4 - APPLY DATA TO FIGURE 1 and TABLE 1

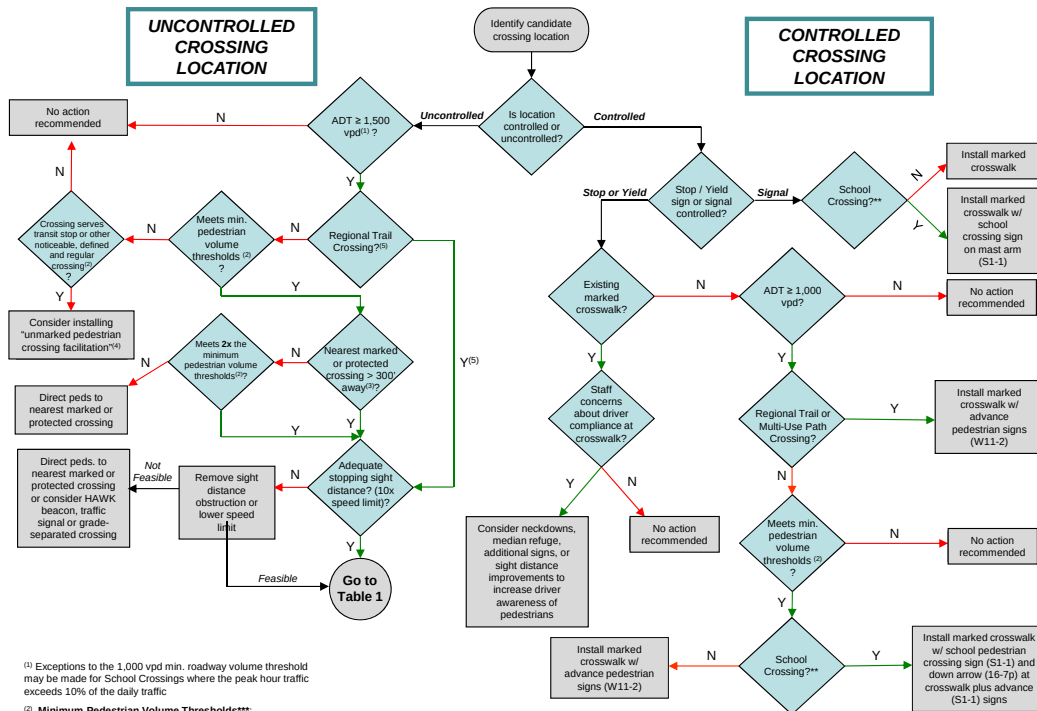
Recommended Treatment(s): _____

Town of Parker Pedestrian Crossing Guidelines

Figure 1 – Pedestrian Crossing Treatment Flowchart



PARKER
COLORADO



⁽¹⁾ Exceptions to the 1,000 vpd min. roadway volume threshold may be made for School Crossings where the peak hour traffic exceeds 10% of the daily traffic

⁽²⁾ **Minimum Pedestrian Volume Thresholds****

- 20 peds per hour* in any one hour, or
- 18 peds per hour* in any two hours, or
- 15 peds per hour* in any three hours
- * Young, elderly, and disabled pedestrians count 2x towards volume thresholds

** School Crossing defined as a crossing location where ten or more student pedestrians per hour are crossing.

*** Major Trail Crossings need only meet 1/2 of these minimum pedestrian volume thresholds

⁽³⁾ Distance to nearest marked or protected crossing may be reduced to 200' in urban conditions, subject to engineering judgment, where 1) the crosswalk does cross any auxiliary lanes, and 2) crossing treatments and crossing activity would not create undue restriction to vehicular traffic operations.

⁽⁴⁾ An "unmarked pedestrian crossing facilitation" is any treatment that improves a pedestrian's ability to cross a roadway, short of the marked, signed and enhanced crossings detailed in Table 1. Installation of this type of pedestrian facilitation is subject to engineering judgment and may include curb ramps and/or a raised median refuge. However, no effort is made to attract pedestrians or recommend that pedestrians cross at this location. The treatments simply provide an improvement for a low volume pedestrian crossing where pedestrians are already crossing and will like continue to cross.

⁽⁵⁾ A regional trail crossing of a roadway does not need to meet the minimum pedestrian crossing thresholds. A multi-use path crossing (but not a regional trail crossing), needs to only meet one-half of the minimum pedestrian crossing volume thresholds.

Table 1 - Criteria for Crossing Treatments at Uncontrolled Locations

Roadway Configuration	# of lanes crossed to reach a refuge ⁽¹⁾	# of multiple threat lanes ⁽²⁾ per crossing	Roadway ADT and Posted Speed (or 85% Speed if available)															
			1,500-9,000 vpd				9,000-12,000 vpd				12,000-15,000 vpd				> 15,000 vpd			
			≤ 30 mph	35 mph	40 mph	≥ 45 mph	≤ 30 mph	35 mph	40 mph	≥ 45 mph	≤ 30 mph	35 mph	40 mph	≥ 45 mph	≤ 30 mph	35 mph	40 mph	≥ 45 mph
2 Lanes (one way street)	2	1	A	B	C	E	A	B	C	E	B	B	C	E	B	C	C	E
2 Lanes (two way street with no median)	2	0	A	B	C	E	A	B	C	E	B	B	C	E	B	C	C	E
3 Lanes w/Raised Median	1 or 2	0 or 1	A	B	D	E	A	C	D	E	B	D	D	E	C	D	D	E
3 Lanes w/Striped Median	3	0 or 1	C	C	D	E	C	C	D	E	C	C	D	E	C	D	D	E
4 Lanes (two way street with no median)	4	2	A	D	D	E	B	D	D	E	B	D	D	E	D	D	D	E
4 Lanes w/Raised Median	2 or 3	2	A	B	D	E	B	D	D	E	B	D	D	E	C	D	D	E
4 Lanes w/Striped Median	5	2	D	D	D	E	D	D	D	E	D	D	D	E	D	D	D	E
>4 Through Lanes (two way street with or without median)	3 to 6	4	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F

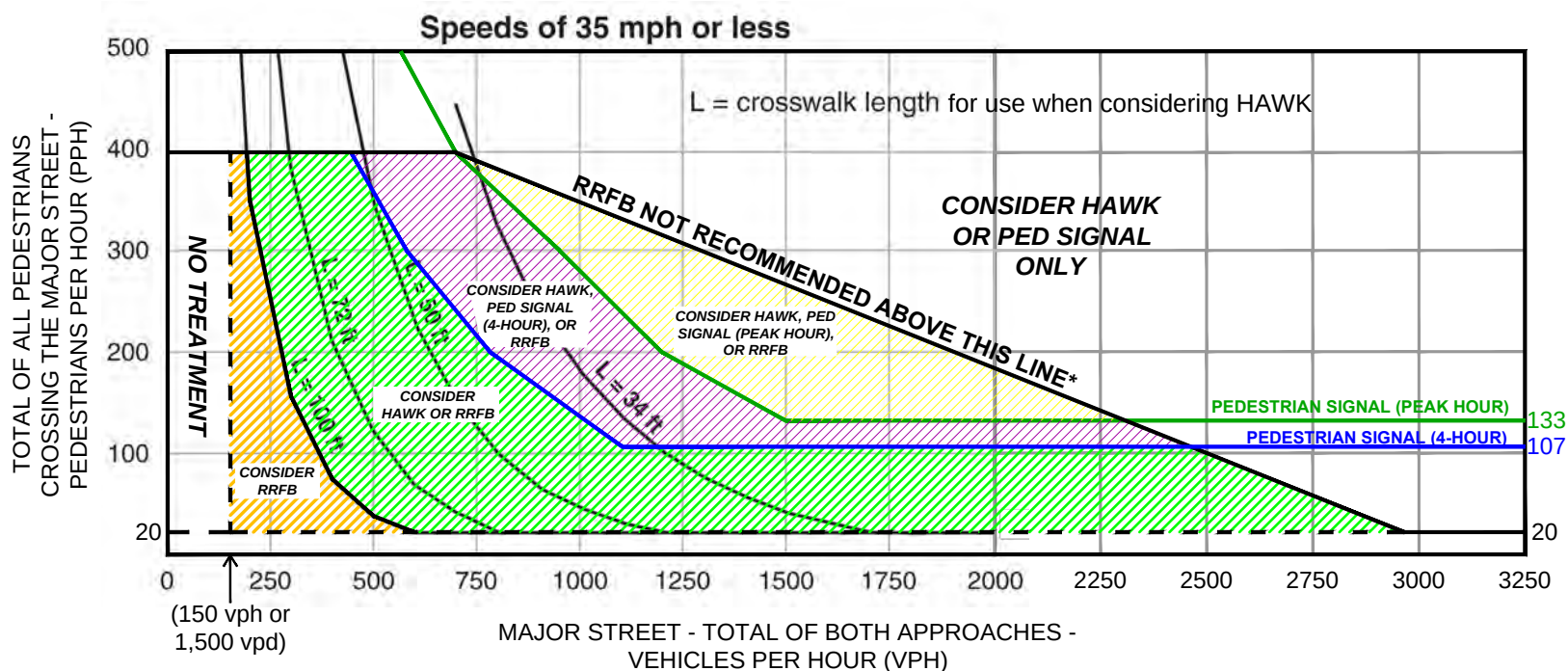
Notes:

1. Painted medians can never be considered a refuge for a crossing pedestrian. Similarly, a 4 foot wide raised median next to a left turn lane can only be considered a refuge for pedestrians if the left turning volume is less than 20 vehicles per hour (meaning that in most cases the left turn lane is not occupied while the pedestrian is crossing).
2. A multiple threat lane is defined as a through lane where it is possible for a pedestrian to step out from in front of a stopped vehicle in the adjacent travel lane (either through or turn lane).

Treatment Descriptions: See Also Section 2.2.1 for a detailed list of crossing treatments by category

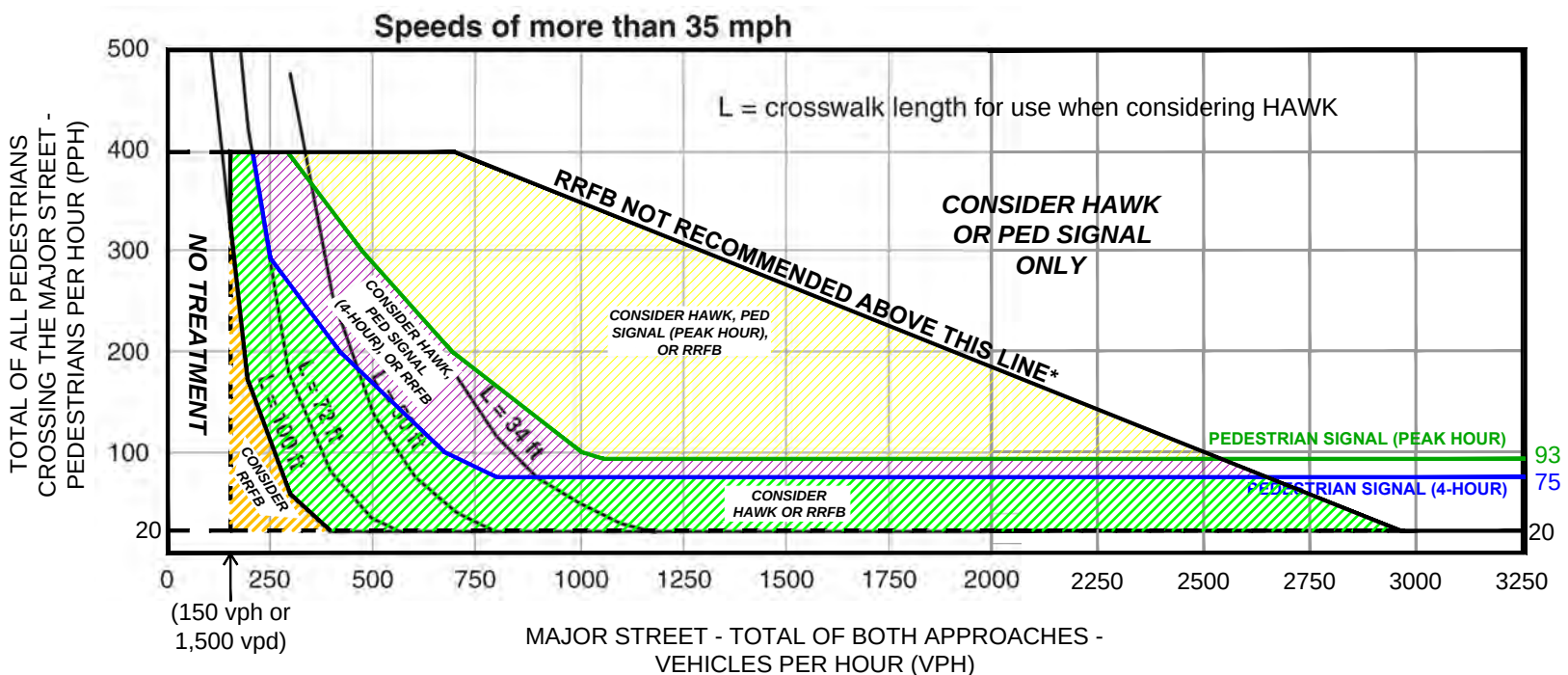
A	Install marked crosswalk with enhanced road-side signs <u>Specific Guidance:</u> Install marked crosswalk with "State Law - Yield - to Pedestrians In Crosswalk" signs with diagonal down arrows (W16-7P) mounted on the side of the roadway; use standard (W11-2) advance pedestrian warning signs; use S1-1 signs for School Crossing locations.
B	Install marked crosswalk with enhanced road-side and in-roadway (bollard mounted) signs <u>Specific Guidance:</u> Install marked crosswalk with "State Law - Yield - to Pedestrians In Crosswalk" signs with diagonal down arrows (W16-7P) mounted on the side of the roadway; add in-roadway bollards (R1-6); use standard (W11-2) advance pedestrian warning signs; use S1-1 signs for School Crossing locations.
C	Install marked crosswalk with enhanced signs and geometric improvements to increase pedestrian visibility and reduce exposure <u>Specific Guidance:</u> For 2 or 3-lane roadways, install marked crosswalk with "State Law - Yield - to Pedestrians in Crosswalk" signs with diagonal down arrows (W16-7P) mounted on the side of the roadway; add in-roadway bollards (R1-6) or median mounted signs; use standard (W11-2) advance pedestrian warning signs; use S1-1 signs for School Crossing locations. Add neckdowns or median refuge islands to shorten the pedestrian crossing distance and increase pedestrian visibility to motorists.
D	Install marked crosswalk with enhanced signs, pedestrian activated RRFBs, and geometric improvements to increase pedestrian visibility and reduce exposure <u>Specific Guidance:</u> Install raised median refuge island (unless it is a one-way street or one already exists) to shorten the pedestrian crossing distance and increase pedestrian visibility to motorists. [If a median refuge can not be constructed on a two-way street, Go To Treatment F]. Install marked crosswalk with "State Law - Yield - to Pedestrians In Crosswalk" signs WITH pedestrian activated RRFBs and diagonal down arrows (W16-7P) mounted on the side of the roadway and on median mounted signs; use standard (W11-2) advance pedestrian warning signs; use S1-1 signs for School Crossing locations. Consider adding neckdowns at the crossing if on-street parking exists on the roadway and storm drain considerations will allow. [Note: If pedestrian volume falls above the RRFb limit line on Figure 2, consider Hawk beacon, pedestrian traffic signal, or grade-separated crossing.]
E	Do not install marked crosswalk at uncontrolled crossing. Determine if the speed limit can be effectively reduced to 40 or 45 mph AND a raised refuge median can be installed. If so, utilize Treatment D criteria above. If this is not possible, or if pedestrian volume falls above the RRFb limit line on Figure 2, consider HAWK beacon, pedestrian traffic signal, or grade-separated crossing. <u>Specific Guidance:</u> Consider HAWK beacon, pedestrian traffic signal or grade-separated crossing; application of these treatments should consider corridor signal progression, existing grades, physical constraints, and other engineering factors.
F	Do not install marked crosswalk at uncontrolled crossing with 3 or more THROUGH lanes per direction or where the speed limit is > 45 mph and/or there is not a median refuge on a 5-lane crossing. Consider HAWK beacon, pedestrian traffic signal, or grade-separated crossing. <u>Specific Guidance:</u> Consider HAWK beacon, pedestrian traffic signal or grade-separated crossing; application of these treatments should consider corridor signal progression, existing grades, physical constraints, and other engineering factors.

Figure 2a. Town of Parker Guidelines for the Installation of Pedestrian Hybrid (HAWK) Beacons, Pedestrian Signals, or Rectangular Rapid Flash Beacon (RRFB) Signs on Low-Speed Roadways



* RECOMMENDATION BASED ON SAFETY EVALUATIONS AT EXISTING RRFB SITES IN OTHER COMMUNITIES AND OBSERVED IMPACTS TO VEHICULAR TRAFFIC OPERATIONS

Figure 2b. Town of Parker Guidelines for the Installation of Pedestrian Hybrid (HAWK) Beacons, Pedestrian Signals, or Rectangular Rapid Flash Beacon (RRFB) Signs on High-Speed Roadways



* RECOMMENDATION BASED ON SAFETY EVALUATIONS AT EXISTING RRFB SITES IN OTHER COMMUNITIES AND OBSERVED IMPACTS TO VEHICULAR TRAFFIC OPERATIONS

3.0 SUPPLEMENTAL POLICIES

This section contains discussion of supplemental policies to guide the installation of crossing treatments in the Town of Parker.

3.1 Crosswalk Lighting

Research provided by FHWA recommends that adequate nighttime lighting should be provided at marked crosswalks to enhance the safety of pedestrians crossing at night. Crosswalk lighting will be provided at all crosswalks utilizing traffic signals, HAWK beacons and RRFBs. Crosswalk lighting will be considered at all other marked crosswalks, unless engineering judgement suggests crosswalk lighting is not needed. The placement and level of crosswalk lighting will be determined by engineering judgement at all crossing treatments.

3.2 Avoiding Overuse of Crossing Treatments

FHWA recommends that overuse of crosswalk markings should be avoided to maximize their effectiveness. Crosswalks and sign treatments (such as the “State Law – Yield - To Pedestrians In Crosswalk” and rectangular rapid flash beacon signs) should be used discriminately within the Town of Parker so that the effectiveness of these treatments is not deteriorated by overuse. Although these treatments may be effective at individual locations, overuse of these treatments town-wide may lead to a decrease in their value as drivers become desensitized to them. Minimum pedestrian and vehicular volume criteria have been established in this document with this in mind.

3.3 Regional Trail and Major Trail Crossings

Crossing locations where a Regional Trail crosses a roadway should include a marked and signed crosswalk at a minimum, regardless of pedestrian crossing volumes, as long as the minimum vehicular volume criteria in **Section 2.2.2** is satisfied. Crossing locations where a Major Trail crosses a roadway should include a marked and signed crosswalk at a minimum, so long as ½ of the minimum pedestrian crossing volumes occur. This policy is to promote the use of these trails, recognizing that roadway crossings often create barriers for pedestrians and bicyclists and may contribute to a lack of use.

3.4 Textured and Colored Pavement Treatments

Textured, brick, and/or colored pavement treatments should typically not be used in lieu of a marked crosswalk. When such treatments are used they are often aesthetic and not considered traffic control devices. Retroreflective pavement markings are required at any location serving as

a marked crosswalk. All crosswalk markings should be consistent with the MUTCD and subsequent FHWA interpretations.

3.5 Accessible Crosswalks

It is the goal of the Town of Parker that all crosswalks installed will comply with the Americans with Disabilities Act (ADA) to maximize mobility for all users.

3.6 Raised Crossings at Right-Turn Bypass Islands

Raised pedestrian crossings at right-turn bypass islands meet the goals of these guidelines by improving visibility for pedestrians, improving accessibility, and helping to mitigate the speed of right-turning vehicle traffic. Town staff will review all new or proposed right-turn bypass movements to determine if a raised crossing should be installed.

3.7 Removal of Treatments

Conditions that contribute to the need for a crosswalk or crossing treatments may change over time, and an existing crosswalk or treatment may no longer be needed. When a roadway surface is to be impacted by reconstruction or resurfacing, a review of any unprotected crosswalks should be performed to determine their use and need. The need for an existing unprotected crosswalk should be reevaluated based on the criteria established in these guidelines for a new installation. If the criteria is not met, the crosswalk should not be replaced when the construction or resurfacing is done, and any other supplemental treatments should be removed.

In such cases, notices will be visibly posted at the crossing location to inform the public of the intent to remove them for the 30 days prior to planned removal. Town contact information will be provided on these notices. Should concerns arise from the public as a result of the notification signs at the crosswalk, staff may then begin a more substantial public process with concerned parties.

4.0 NEXT STEPS

The Town of Parker is committed to providing safe and effective pedestrian crossing treatments and will continue to evaluate the criteria and treatments being used to implement safe crossings throughout the Town. Specifically, Town staff will carry out the following “Next Steps” to ensure that the pedestrian crossing program meets the goals defined in this document:

- ✧ **Strive to become compliant** with the standards as Federal signing standards continue to become more progressive with respect to enhanced pedestrian signing.
- ✧ **Stay current** with the latest pedestrian crossing research being performed at the federal, state, and municipal level. As more communities strive to increase the viability of pedestrian mode use, additional studies and new findings are being made available. The Town of Parker will look to utilize this research to improve its own use of pedestrian crossing treatments.
- ✧ **Receive feedback** from Town of Parker citizens with respect to various crossing treatments and the criteria established in this document to implement these treatments.
- ✧ **Work with the Town Council to implement policies**, including these guidelines and any future amendments to this document, to promote the use of pedestrian facilities and the safety of people using them.
- ✧ **Develop an implementation plan** to upgrade existing, qualifying crossing locations with current treatments as prescribed in this document.
- ✧ **Collect data at crossing locations** where treatments have been requested and apply the criteria in this document to create a list of projects for implementation. Staff will then prioritize the list of projects and perform crossing treatment installations based on funding availability.

APPENDIX

A1.0 Background Research

Roadway crossings can be barriers to pedestrian travel. The decision to travel as a pedestrian is in part dependent upon the actual and perceived ability to safely and efficiently cross roadways along the pedestrian's intended travel route. The Town of Parker wants to encourage pedestrian travel by providing safe and efficient roadway crossing opportunities. There are a variety of methods available to help facilitate pedestrian crossings on busy roadways, including marked crosswalks, enhanced crosswalks, and traffic signals. Crosswalk enhancements may include alternative signing, pedestrian-activated warning devices that draw attention to the pedestrian and alert motorists to their presence at a crosswalk, and physical enhancements intended to increase pedestrian visibility and/or reduce exposure such as neckdowns, raised crosswalks, and median refuges.

Signalized traffic control measures to reduce pedestrian-vehicle conflicts typically increase delays for both pedestrian and vehicular traffic. This creates a conflict between providing safety and generating operational efficiency for all modes of travel. These guidelines are tailored to meet the needs of the Town of Parker for optimizing safety and minimizing delay. These Pedestrian Crossing Treatment Guidelines will provide a framework for identifying locations where pedestrian crossing treatments are appropriate and should be implemented by the Town.

Application of these guidelines should accomplish the following project goals:

- Promote pedestrian travel by providing safe, efficient, and effective roadway crossing opportunities
- Reflect the needs of our diverse range of pedestrian age and ability groups
- Provide for a balance between the demand for treatments and resources to implement them
- Achieve a reasonable balance of impacts to all modes of travel

A1.1 Standards and Policies

The Manual on Uniform Traffic Control Devices (MUTCD) is the national standard for establishing traffic control on roadways throughout the United States and has been adopted by the Town of Parker as the town standard. Although the MUTCD does provide pedestrian crossing warrant criteria for the installation of pedestrian traffic signals, these warrants have been controversial in that signals are typically very hard to justify. As part of the development of the original pedestrian crossing guidelines, the City of Boulder conducted research on the state of the practice. According to the Federal Highway Administration's report on pedestrian signalization alternatives (July 1985), "The existing [1978] MUTCD Minimum Pedestrian Volume Warrant is highly impractical for most real-world conditions and is largely ignored by the traffic engineering

community.” The MUTCD also offers little guidance with respect to the installation of marked crosswalks, stating that “crosswalks should be marked at all intersections where there is a substantial conflict between vehicular and pedestrian movements” and that an “engineering study should be performed before they are installed at (uncontrolled) locations.”

In response to the controversial MUTCD pedestrian volume and school crossing traffic signal warrants, and lack of guidance by the MUTCD with respect to the installation of marked crosswalks, some agencies have developed their own unique policies and procedures. Generally, these documents supplement the basic provisions of the MUTCD with more detailed criteria based on their own research and field studies.

In 1997, the Institute of Transportation Engineers (ITE) adopted the “Design and Safety of Pedestrian Facilities”² as a Recommended Practice. This document built on MUTCD policies and guidelines and provided thresholds for the installation of marked crosswalks at uncontrolled locations based on those developed by Steven A Smith and Richard L. Knoblauch³. These guidelines provide recommended thresholds for marked crosswalks based on minimum hourly pedestrian volume, average daily traffic volumes, roadway configuration (laneage and presence of median refuges).

In 2002 the FHWA published a report titled, “Safety Effects of Marked vs. Unmarked Crosswalks at Uncontrolled Locations: Executive Summary and Recommended Guidelines”⁴. Based on a five-year safety analysis at 1,000 marked crosswalks and 1,000 unmarked crossing locations, this report provides recommendations for installing marked crosswalks and enhancements based on roadway volume, speed, and laneage. The report suggests that on two-lane roadways, marked crosswalks alone at uncontrolled locations have no effect on pedestrian accident rates. The report also suggests that, on multi-lane roadways with a traffic volume greater than 12,000 vehicles per day, marked crosswalks alone (without any other treatments) are associated with higher vehicle-pedestrian accidents rates compared to unmarked locations.

² Institute of Traffic Engineers. *Design and Safety of Pedestrian Facilities*. Washington, D.C. March 1998

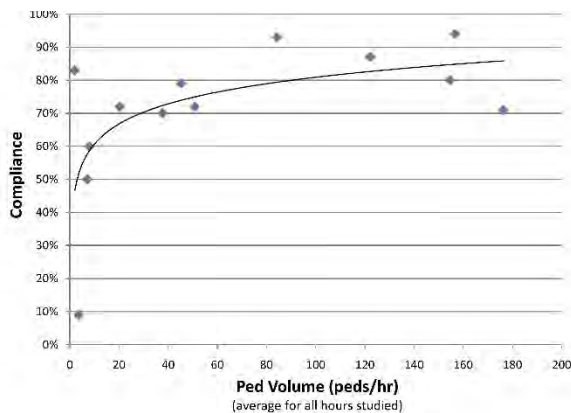
³ Smith, Steven A., Knoblauch, Richard L. *Guidelines for the Installation of Crosswalk Markings*. Transportation Research Record 1141, Transportation Research Board, National Research Council, Washington, D.C., 1987

⁴ Zegeer, C.V. Stewart, R.J. Huang, H.H. Lagerwey, P.A. *Safety Effects of Marked vs. Unmarked Crosswalks at Uncontrolled Locations*. FHWA RD-01-075. Federal Highway Administration, Washington D.C. February 2002

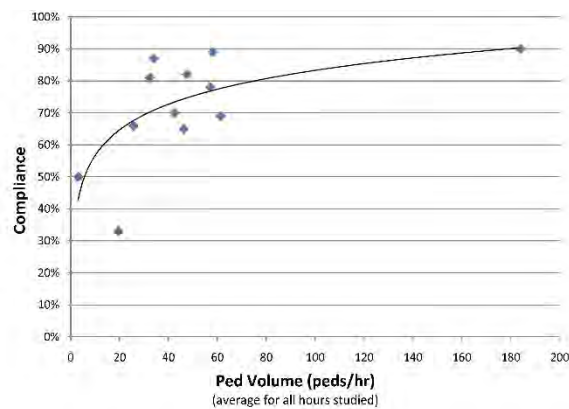
The City of Boulder has evaluated crosswalk enhancements at uncontrolled crossing locations over the years and has determined that there is a clear relationship between driver compliance (yielding) and the pedestrian and/or bicycle crossing volume. Data collected at crosswalks in Boulder with rectangular rapid flash beacon signs (RRFB) or State Law-Yield signs installed shows that driver compliance typically increases with higher crossing volumes. It is theorized that the primary reason for this relationship is that drivers tend to ignore enhanced crossing treatments over time at locations where they infrequently see pedestrians crossing. The following graphs illustrate this relationship:

Ped Volume vs. Compliance (City of Boulder)

***Study of 13 Locations with
Rapid Flash Beacon Signs***



***Study of 12 Locations with
State Law Yield Signing***



The above data also illustrates that, below roughly 20 pedestrians per hour, driver compliance decreases significantly. Thus, Boulder's base threshold for consideration of an enhanced crossing treatment at an uncontrolled location was set at 20 pedestrians per hour. This threshold is consistent with recent national guidance and policies adopted by other states and cities, as determined through literature research.

Several years ago, the Virginia Department of Transportation adopted a set of guidelines⁵ for the installation of marked crosswalks that built upon the FHWA recommendations and provided more detailed guidance with respect to what types of crosswalk enhancements may be appropriate for a given set of roadway conditions.

⁵ Dougald, Lance E. *Development of Guidelines for the Installation of Marked Crosswalks*. Virginia Transportation Research Council, Charlottesville, Virginia. December 2004.

These guidelines provided five basic levels of devices given the conditions present.

- Level 1: standard crosswalk, raised crossing, rumble strips
- Level 2: high-visibility crosswalks (retroreflective white markings and textured pavements)
- Level 3: refuge islands, split-pedestrian crossover, neckdowns
- Level 4: overhead signs and flashing beacons, in-roadway warning lights
- Level 5: pedestrian-actuated traffic signals, grade-separated crossings

The Virginia guidelines state a minimum requirement of 20 pedestrians per hour (15 elderly and/or children) or 60 in four hours crossing at the location in question. The City of San Jose, CA⁶ has adopted guidelines that require at least 15 pedestrians crossing the street during the highest one-hour period or 25 pedestrians crossing during the highest consecutive two-hour period. This is in comparison to the previously adopted City of Boulder thresholds of 100 pedestrians per hour or 50 pedestrians per hour during the peak four hours. It is believed that this downward trend in pedestrian volume necessary to warrant treatments is both a result of increased efforts by agencies to accommodate pedestrians and provide safer and more efficient pedestrian facilities.

A1.2 Pedestrian Crossing Enhancements

A wide range of crossing enhancements (treatments used to increase the effectiveness of marked crosswalks) are being used in other communities in the United States and elsewhere which have been considered for use locally. The most comprehensive resource for information relative to these devices, including pros and cons, costs, and effectiveness, is the Alternative Treatments for At-Grade Pedestrian Crossings⁷. Enhancements being used elsewhere include:

- Automated detection
- Curb extensions
- In-pavement lighting
- Flags
- Flashing beacons
- In-roadway signs
- Lane reductions
- Rumble strips
- Markings and legends
- Overhead signs
- Pedestrian railings
- Raised markers (with LEDs)
- Refuge islands
- Street lighting
- Raised crossings
- Pavement treatments

⁶ City of San Jose, California, Department of Transportation. *Guidelines for the Installation and Removal of Marked Crosswalks*. April 2005.

⁷ Lalani, Nazir and the ITE Pedestrian and Bicycle Task Force. *Alternative Treatments for At-Grade Pedestrian Crossings*. Institute of Transportation Engineers. 2001.

Many of these treatments are being used and/or have been tested as “demonstration” devices in the City of Boulder, with varying degrees of success. Devices used in the City of Boulder have included most of the physical devices shown above, in addition to demonstration devices such as in-pavement lighting, rumble strips, flashing signs, in-roadway signs, and alternative signs and markings (such as the “State Law Yield-to-Pedestrians” signs and advance yield markings).

In 2000, the City of Boulder began demonstrating two new enhanced pedestrian crossing treatments. The purpose of these treatments was to draw attention to high volume pedestrian crossing locations and to encourage vehicles to have better compliance with their legal requirement to yield to pedestrians in these locations.

The first demonstration was a new, multi-colored sign which stated “State Law - YIELD to Pedestrians in Crosswalk.” The other demonstration was pedestrian actuated flashing lights imbedded in a standard pedestrian warning sign, mounted at the side of the road and on medians in the center of the road. These lights flash when a pedestrian pushes a button. These early devices evolved into what is now known as Rectangular Rapid Flash Beacons (RRFBs) that are used throughout the country currently.

Since the development of the Boulder pedestrian crossing guide, a number of other documents addressing pedestrian mobility and safety have been developed and published by ITE, AASHTO, NACTO, and FHWA.

While many devices have been tested in a number of communities, Parker’s Pedestrian Crossing Treatment Guidelines have been developed to blend the most appropriate current information and devices with the clearest benefit for application in Parker.



Request for Town Council Action

Date: October 21, 2019

Submitted By: Tamara Dixon, Human Resources Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 19-091**
A Resolution to Approve the Second Amendment to Town Administrator Employment Agreement

Department: Town Council

EXECUTIVE SUMMARY

An amendment to the Town Administrator's employment agreement and compensation.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On September 27, 2019 Town Council participated in a white board exercise to complete the performance evaluation for the Town Administrator. Town Council presented that evaluation to the Town Administrator on October 4, 2019. The attached resolution provides for a 4.75% merit increase.

FINANCIAL IMPACT

The merit increase was included in the 2019 budget process.

STRATEGIC GOAL(S)



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Resolution No. 19-091

RECOMMENDED MOTION

I move to approve Resolution No. 19-091 as part of the consent agenda.

RESOLUTION NO. 19-091, Series of 2019

TITLE: A RESOLUTION TO APPROVE THE SECOND AMENDMENT TO TOWN ADMINISTRATOR EMPLOYMENT AGREEMENT

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby approves the Second Amendment to Town Administrator Employment Agreement, which is attached hereto as **Exhibit A** and incorporated herein.

RESOLVED AND PASSED this _____ day of _____, 2019.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT A

SECOND AMENDMENT TO EMPLOYMENT AGREEMENT

THIS SECOND AMENDMENT is made and entered into this _____ day of October, 2019, by and between the Town Council of the Town of Parker, a Colorado home rule municipality (the "Town"), and Michelle Kivela (the "Town Administrator"), both of whom understand as follows:

RECITALS:

A. The Town and Town Administrator entered into the Employment Agreement on September 18, 2017, concerning the terms and conditions of the Town Administrator's employment with the Town (the "Employment Agreement").

B. The Town desires to increase the Town Administrator's salary, effective September 1, 2019, subject to the terms and conditions of this Second Amendment.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. The first sentence of Paragraph 3 of the Employment Agreement is amended to provide as follows:

3. Salary. The base salary to be paid to the Town Administrator shall be Two Hundred Ten Thousand Five Hundred Seventy-Two Dollars and Sixty-Four Cents (\$210,572.64), annually, which shall be paid periodically in the same manner as other employees of the Town are paid, effective September 1, 2019.

3. The Employment Agreement is hereby amended to the extent provided in this Second Amendment.

IN WITNESS WHEREOF, the parties have signed this Second Amendment as of the date set forth above.

**TOWN COUNCIL OF THE TOWN OF
PARKER, COLORADO**

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

Michelle Kivela, Town Administrator



Request for Town Council Action

Date: October 21, 2019

Submitted By: Tamara Dixon, Human Resources Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 19-092**
A Resolution to Approve the Thirteenth Amendment to Town Attorney Employment Agreement

Department: Town Council

EXECUTIVE SUMMARY

An amendment to the Town Attorney's employment agreement and compensation.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On September 27, 2019 Town Council participated in a white board exercise to complete the performance evaluation for the Town Attorney. Town Council presented that evaluation to the Town Attorney on October 9, 2019. The attached resolution provides for a 5.00% merit increase.

FINANCIAL IMPACT

The merit increase was included in the 2019 budget process.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Resolution No. 19-092

RECOMMENDED MOTION

I move to approve Resolution No. 19-092 as part of the consent agenda.

RESOLUTION NO. 19-092, Series of 2019

**TITLE: A RESOLUTION TO APPROVE THE THIRTEENTH AMENDMENT TO
TOWN ATTORNEY EMPLOYMENT AGREEMENT**

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN
OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby approves the Thirteenth
Amendment to Town Attorney Employment Agreement, which is attached hereto as **Exhibit A**
and incorporated herein.

RESOLVED AND PASSED this _____ day of _____, 2019.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT A
THIRTEENTH AMENDMENT TO EMPLOYMENT AGREEMENT

THIS THIRTEENTH AMENDMENT is made and entered into this ____ day of October, 2019, by and between the Town Council of the Town of Parker, a Colorado home rule municipality (the "Town"), and James S. Maloney (the "Town Attorney"), both of whom understand as follows:

RECITALS:

A. The Town and Town Attorney entered into the Employment Agreement on August 1, 2002, concerning the terms and conditions of the Town Attorney's employment with the Town (the "Employment Agreement").

B. The Town desires to increase the Town Attorney's salary effective August 1, 2019, subject to the terms and conditions of this Thirteenth Amendment.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. The first sentence of Section 3 of the Employment Agreement is amended to provide as follows:

3. Salary. The base salary to be paid to James S. Maloney for his services as Town Attorney shall be Two Hundred Seventeen Thousand Seven Hundred Ninety-Three Dollars and Eighty-Four Cents (\$217,793.84), annually, which shall be paid periodically in the same manner as other employees of the Town are paid effective August 1, 2019.

2. The Employment Agreement is hereby amended to the extent provided in this Thirteenth Amendment.

IN WITNESS WHEREOF, the parties have signed this Thirteenth Amendment as of the date set forth above.

**TOWN COUNCIL OF THE TOWN OF
PARKER, COLORADO**

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

James S. Maloney, Town Attorney



Request for Town Council Action

Date: October 21, 2019

Submitted By: Jim Maloney, Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 19-093**
A Resolution of the Town Council of the Town of Parker
Supporting Douglas County Ballot Question 1A

Department: Town Attorney, Jim Maloney

EXECUTIVE SUMMARY

The Town Council desires to encourage and publicly announce its support of passage of Ballot Question 1A and the resulting projects that will benefit transportation infrastructure, both within and outside of the Town.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Douglas County Board of County Commissioners approved Resolution No. R-019-094 on September 3, 2019 (the “Resolution”) to place a ballot measure on the November 5, 2019, coordinated election. The purpose of the Resolution is to invest more than \$12 million annually into transportation infrastructure by shifting 0.18% from the expiring Justice Center Sales Tax and Use Tax and a portion of the Justice Center Sales Tax and Use Tax that will not be expiring, to transportation infrastructure to alleviate traffic congestion (“Ballot Question 1A”).

The funds generated by Ballot Question 1A will accelerate and/or allow Douglas County to augment funding for the transportation projects described in the Douglas County Capital Plan (the “Transportation Plan”), which includes projects located within the corporate boundaries of the Town, as well as projects located in unincorporated Douglas County that will benefit the Town (the “Projects”).

The Projects include, but are not limited to: Lincoln Avenue (widening between Peoria Street to Parker Road), Lincoln Avenue/I-25 Interchange Complex, Dransfeldt Road Extension (Twenty Mile Road to Motsenbocker Road), Hess Road (widening west of Chambers to Castle Pines),

Hilltop Road (widening east of Canterbury Parkway), and Pine Drive (widening north of Lincoln Avenue to Pine Lane). The Town Council desires to encourage and publicly announce its support of passage of Ballot Question 1A and the resulting Projects that will benefit transportation infrastructure, both within and outside of the Town.

FINANCIAL IMPACT

Subject to approval by the voters.

STRATEGIC GOAL(S)

INNOVATE WITH
COLLABORATIVE
GOVERNANCE



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Resolution No. 19-093

RECOMMENDED MOTION

I move to approve Resolution No. 19-093, as part of the consent agenda.

RESOLUTION NO. 19-093, Series of 2019

TITLE: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARKER SUPPORTING DOUGLAS COUNTY BALLOT QUESTION 1A

WHEREAS, Douglas County is conducting a coordinated election on Tuesday, November 5, 2019;

WHEREAS, the Douglas County Board of County Commissioners approved Resolution No. R-019-094 on September 3, 2019 (the "Resolution") to place a ballot measure on the November 5, 2019, coordinated election, the purpose of which is to invest more than \$12 million annually into transportation infrastructure by shifting 0.18% from the expiring Justice Center Sales Tax and Use Tax and a portion of the Justice Center Sales Tax and Use Tax that will not be expiring, to transportation infrastructure to alleviate traffic congestion ("Ballot Question 1A");

WHEREAS, Ballot Question 1A, without raising taxes or adding debt, will generate revenue through December 31, 2035, to fund needed improvements to the transportation system located not only within unincorporated Douglas County, but also the Town of Parker;

WHEREAS, the funds generated by Ballot Question 1A will accelerate and/or allow Douglas County to augment funding for the transportation projects described in the Douglas County Capital Plan (the "Transportation Plan"), which includes projects located within the corporate boundaries of the Town, as well as projects located in unincorporated Douglas County that will benefit the Town (the "Projects");

WHEREAS, the Projects include, but are not limited to: Lincoln Avenue (widening between Peoria Street to Parker Road), Lincoln Avenue/I-25 Interchange Complex, Dransfeldt Road Extension (Twenty Mile Road to Motsenbocker Road), Hess Road (widening west of Chambers to Castle Pines), Hilltop Road (widening east of Canterbury Parkway), and Pine Drive (widening north of Lincoln Avenue to Pine Lane);

WHEREAS, the Resolution specifically limits the use of the funds generated by Ballot Question 1A ". . . only for the purposes of providing directly or indirectly, for the provision of transportation infrastructure and necessarily related expenses to include for the alleviation of traffic congestion whether owned and maintained by the County or, in whole or in part, by another governmental entity that serves the residents of the county or, in whole or in part, by another governmental entity that serves the residents of the County . . . ;" and

WHEREAS, the Town Council desires to encourage and publicly announce its support of passage of Ballot Question 1A and the resulting Projects that will benefit transportation infrastructure, both within and outside of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. Town Council hereby supports passage of Ballot Question 1A submitted for voter approval at the November 5, 2019, coordinated election.

RESOLVED AND PASSED this _____ day of _____, 2019.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk



Request for Town Council Action

Date: October 21, 2019
Submitted By: Chris Hudson, Public Works Manager
Reviewed By: Michelle Kivela, Town Administrator
Title: **Parker Radar Installation Project - Phase 2 (CIP 19-021)**

Amount: \$133,511
Contractor: WL Contractors
Department: Engineering/Public Works, Chris Hudson

EXECUTIVE SUMMARY

Award of a trade contractor agreement with WL Contractors for the Parker Radar Installation - Phase 2 (CIP 19-021) project for \$133,511.00.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Engineering/Public Works staff is currently working to enable responsive traffic signal timing on Parker Road (State Highway 83). Responsive signal control will allow an upgraded master signal control system to select specific traffic volume timing plans based on input from field traffic counting stations. For example, an accident on I-25 may push more traffic to Parker Road during a time of day that it would not normally be present. The Town's current traffic signal timing system runs a "typical" time of day timing plan based on historic data. A responsive traffic signal system would "respond" to this change in traffic by implementing a specific traffic timing plan. The implementation of a responsive traffic control system on Parker Road will result in better traffic flow.

The Town issued a "Notice to Bidders" for proposals for the Parker Radar Installation Project - Phase 2 (CIP 19-021) on August 27, 2019, with the proposals (bids) publicly opened on September 19, 2019. The project consists of installing four (4) mid-block radar installations for counting traffic on Parker Road between E-470 and Hess Road. The mid-block traffic counters will communicate with the Town of Parker master signal control system via wireless & fiber optic communication equipment. The mid-block radar equipment at each of the four (4)

locations will be mounted on a new pole positioned either in the median or on the shoulder of Parker Road.

The Town received bids from three (3) contractors with WL Contractors being the lowest responsible bidder. WL Contractors has successfully completed several traffic signal projects for the Town and is currently under contract for the Parker Radar Installation Project (Phase 1). Therefore, staff recommends awarding this contract to WL Contractors. The bid results were as follows:

WL Contractors - \$133,511.00

C&D Electric - \$148,594.00

Sturgeon Electric - \$186,100.00

Engineer's Estimate - \$140,000

FINANCIAL IMPACT

Funding for this project is part of the approved 2019 Capital Improvement Fund. The Town will assume the long-term maintenance of the radar counting equipment. The Traffic Services Division maintains the equipment and will require additional annual funding for maintenance supplies and operation costs in the future.

STRATEGIC GOAL(S)



ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Town Administrator's Report

Fall 2019



PARKER
C O L O R A D O

Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Tel: 303.841.0353
Fax: 303.805.3153
townadministrator@parkeronline.org



Communications

Special Events

Mayor's Holiday Lighting

Join us for the Mayor's Holiday Lighting on Friday, Nov. 29 from 5:30 to 7 p.m. at O'Brien Park as the holiday lights turn on for the season! The event will kick-off with a sing-along with the Mayor and the Parker Chorale to Silent Night. Next, the Mayor and Town Council will count down to the Town Tree and Grand Park Lighting, after which attendees can visit with holiday characters and take part in the scavenger hunt.

For more information visit www.ParkerOnline.org/MayorsHolidayLighting.



Christmas Carriage Parade North Pole Pass

Join us on Saturday, Dec. 14 for the Town's annual Christmas Carriage Parade. Come and experience that holiday feeling in the air while you enjoy this all-equestrian parade made up of dozens of horse-drawn carriages, wagons, surreys and stagecoaches from across Colorado. Event-goers also enjoy a holiday farmer's market.



A new and exciting addition to the 2019 event will be the North Pole Pass, which gives pass-holders a visit with Santa, unlimited petting zoo visits, ice skating, and more! Watch the Town's social media accounts and Town website for additional details - coming soon!

For more information, visit www.ParkerOnline.org/CarriageParade.

Parks and Recreation Marketing Updates

- The Parker Parks and Recreation mobile app now has over 1,750 users, which is more than a 200% increase in users since the start of 2019.
- Sponsorship for the Kids' TRY-athlon event held on July 20 increased 41% from 2018 figures.
- The Fall 2019 Recreation Activity Brochure, which includes September through December programming and events, was mailed to nearly 40,000 homes and businesses in the 80134 and 80138 zip codes.

Department Updates



Let's Talk Parker Redesign

In late September, the Let's Talk Parker platform was redesigned to offer a more flexible and appealing layout, as well as a better user experience. In addition, a new "Welcome to Let's Talk Parker" video featuring Town Administrator Michelle Kivela will also roll out this month on the site.

Educational Video Series Coming Soon

The Communications Department is working on a new series of educational videos that we are excited to share with the community! This great series will take some complex government topics and make them easy to understand. We look forward to rolling them out to the community by the end of the year.

3CMA Presentation

P3 (Partnering for Parker's Progress) and Communications Department staff presented at the City, County Communications and Marketing Association (3CMA) Conference in September on Parker's community engagement efforts, specifically My Mainstreet and the Let's Talk Parker website.

Communications - con't

3rd Quarter Digital Marketing Report

Social Media

The following statistics were collected from the Town of Parker's and Parker Parks and Recreation's Facebook, Twitter and Instagram accounts between July 1 and Sept. 30.

Account Followers

Town Facebook: 15,404 to 16,067; +4%
Town Twitter: 3,919 to 4,169; +6%
Town Instagram: 2,885 to 3,525; +22%
Parks and Recreation Facebook: 7,380 to 7,626; +3%
Parks and Recreation Twitter: 1,827 to 1,881; +3%
Parks and Recreation Instagram: 1,481 to 1,610; +9%

Post Engagement

(number of likes, comments, shares, link clicks)

Town Social Media Accounts: 70,932
Parks and Recreation Social Media Accounts: 24,327

Post Impressions (number of views)

Town Social Media Accounts: 964,484
Parks and Recreation Social Media Accounts: 369,779

Follow the Town of Parker (@TownofParkerCO) and Parker Parks and Recreation (@ParkerRec) with the same username on each platform.

Website Statistics

The following statistics demonstrate activity for the Town of Parker (www.ParkerOnline.org) and Parker Parks and Recreation (www.ParkerRec.com) website between July 1 and Sept. 30.

Website Visits

Town of Parker: 103,890
Parks and Recreation: 110,730

Page Views

Town of Parker: 178,846
Parks and Recreation: 203,805



15,655 impressions; 5,547 reactions, comments and shares

This is the Town Council Meeting for the Town of Parker on Monday, Aug. 19, 2019. Tonight's items include Sale of the Pine Curve Property.



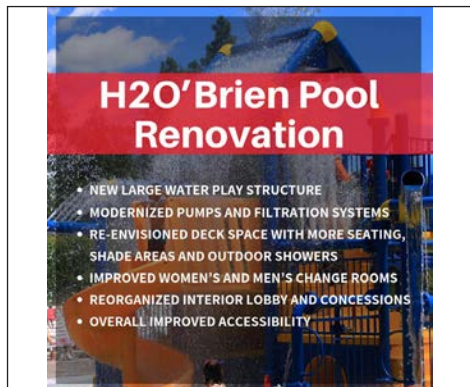
11,301 impressions; 923 reactions, comments and shares

Join Kathy Sabine as she leads you around Parker, Colorado for a fun-filled family adventure!



7,154 impressions; 1,593 reactions, comments and shares

Today, we are out touring the Harvie Open Space. Stay tuned for more photos, history and proposed site improvements.



6,416 impressions; 707 reactions, comments and shares

Big things are happening at H2O'Brien Pool! The exciting renovation project is officially underway with construction continuing through May 2020.



Town Instagram: 195 likes

Stars & Stripes & Music & Fireworks — thank you to everyone who joined us at the Stars & Stripes Celebration!



Parks and Recreation Instagram: 61 likes

Jumpin' right into the weekend!
#ParkerRec #BarkerDays



Community Development

Building Division Statistics - 3rd Quarter 2019

Single-Family Permits: 114 \$42,656,708 Q3 valuation ----- 337 total in 2019 \$119,748,011 total valuation ----- 300 / \$109,733,585 End Q3 2018	Commercial Permits (Remodel): 266 \$5,895,981 Q3 valuation ----- 667 total in 2019 \$36,954,387 total valuation ----- 682 / \$13,454,283 End Q3 2018
Multi-Family Permits: 1 \$5,356,951 Q3 valuation ----- 0 apartment units in 2019 29 condo units 19 townhome units \$9,894,090 total valuation ----- 29 / \$41,533,388 End Q3 2018	Other Permits: 1,253 \$11,954,734 Q3 valuation ----- 2,304 total in 2019 \$18,129,985 total valuation ----- 1,750 / \$10,208,685 End Q3 2018
Commercial Permits (New): 12 \$49,329,179 Q3 valuation ----- 30 total in 2019 \$62,781,797 total valuation ----- 28 / \$48,562,299 End Q3 2018	Total Permits: 1,646 \$115,193,553 Q3 valuation ----- 3,358 total in 2019 \$247,508,270 total valuation ----- 2,789 / \$223,492,240 End Q3 2018
	Inspections: 9,988 in Q3 ----- 27,834 total in 2019 31,132 End Q3 2018

Comprehensive Planning

Development Design Standards Rewrite Complete!

The Commercial, Industrial and Mixed-Use design standards have been completed and are ready for adoption. The update of the design standards was part of a two-phased project to rewrite the Town's Commercial, Industrial, and Multiple-Family Design Standards, which were adopted in 1999. The updated design standards will now be referenced as the Development Design Standards and will provide direction for the design of commercial, industrial, mixed use, multiple-family developments and publicly accessible space. Public hearings to adopt the new Development Design Standards document are scheduled for Planning Commission on Oct. 24 and Town Council on Nov. 4. To view a copy of the new Development Design Standards, please visit the project webpage at www.ParkerOnline.org/DevelopmentDesignStandards.

Chambers and Hess Road Subarea Plan Project

Community outreach activities have begun for the Chambers and Hess Road Subarea Plan project. The project began early in the first quarter of this year with data collection, research and site analysis activities. The next stage in the planning process is to seek public input. Community outreach efforts include a new project page on Let's Talk Parker, a community survey that closed on Sept. 30 and a community open house on Oct. 9 at the PACE Center. For more information on the project, please visit www.LetsTalkParker.org/Chambers-Hess-Sub-Area-Plan.

Townwide Wayfinding Project Nearing Completion!

The final phase of the wayfinding signage program, phase three, is underway with signage along Parker Road, within CDOT right-of-way, under construction. Installation of the final 21 blue directional signs is slated to be complete by year-end. Following are some program facts:

- The Townwide wayfinding system helps orient and guide residents and visitors to important public facilities and amenities.
- The wayfinding system lets travelers know 'when they've arrived in Parker.'
- Wayfinding supports branding and marketing efforts of the Town.
- The project began in 2015 with the development of a complete design of a wayfinding system.
- Town staff has worked closely with our consultant, sign fabricator and stakeholders Douglas County, E-470 Highway Authority and CDOT for approvals and permits.
- Phase 1 and 1a included installation of 56 Downtown signs, on both sides of Parker Road.
- Phase 2 included installation of 52 wayfinding signs around Town.
- Phase 3 completes the entire system with 21 signs along Parker Road between the Town's northern and southern boundaries.

Community Development - con't

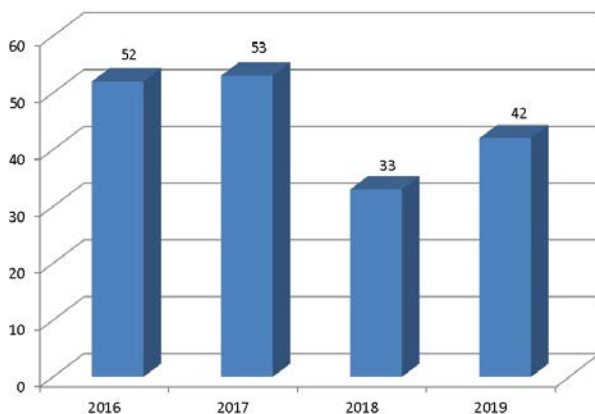
Development Review - Project Updates

Development Projects of Interest - Under Review

See the Development Tour Map at www.ParkerOnline.org/Development for information on all projects in Town.

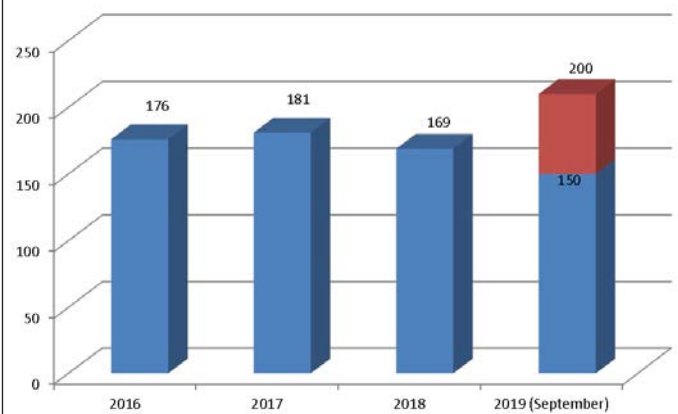
Project Description	Project Type	Case #
Crown Point F1 AMD1 Lot 5 - Multi-Tenant Retail Building * SE of Cottonwood Dr and Parker Rd near Costco * 14,400 sq. ft. Multi-Tenant Retail Building	Site Plan	SP19-055
Cherry Creek Interceptor Project * E side of Cherry Creek from Plaza Drive to E-470 * A major sanitary sewer line for Parker Water and Sanitation	Use by Special Review	Z19-019
Parker Auto Plaza Filing 1 Amendment 2 - Multi-Lot Commercial * SW corner of Parker Road and Pine Lane * Multi-lot pad development for commercial and multifamily uses	Preliminary Site Plan Replat	SP18-047 SUB18-020
Olde Town/Senderos Creek North * S of Mainstreet, E of Jordan Road * 108 condominiums and 153 townhomes	Rezoning, Sketch Plan, Preliminary Plan, Site Plan	Z19-014 SUB19-014 SUB19-015 SP19-043
Crown Point Filing 1, Amendment 18 * SE of Parker Road and Crown Crest Boulevard * 115,333 square foot medical office building on Parker Adventist Campus	Site Plan	SP18-081
Unplatted - Redevelopment of Vacant Gas Station * SW corner of Parker Road and Mainstreet * 3,470 sq. ft. bank with a drive through ATM	Site Plan, Minor Development Plat, Use by Special Review	SP19-003 SUB19-004 Z19-001
Douglas 234 Planned Development Zoning Amendment * NE corner of Hess Road and Chambers Road * Rezone a property zoned for commercial to include some single-family attached uses for a portion of the site.	Zoning	Z19-024
Cottonwood Highlands F4 AMD2 and F5 AMD2 Sketch Plan * S of Cottonwood Drive between Jordan Road and Chambers Road * 238 new paired home lots	Sketch Plan	SUB18-037
Challenger Park PD Zoning Amendment 2 * East of Jordan Road between Wintergreen Pkwy and Recreation Drive * Zoning amendment to allow for a private K-8 school	Zoning	Z19-002
Hess Ranch Sketch Plan, Preliminary Plan and Final Plat * SW of Crowfoot Valley Road and Stroh Road * Zoning amendment to allow for a private K-8 school	Sketch Plan, Preliminary Plan, Zoning Amendment	SUB19-021 SUB19-022 Z18-027

Development Review Submittals* - 3rd Quarter



Completed Year-End Projection

Development Review Submittals* - Year Total



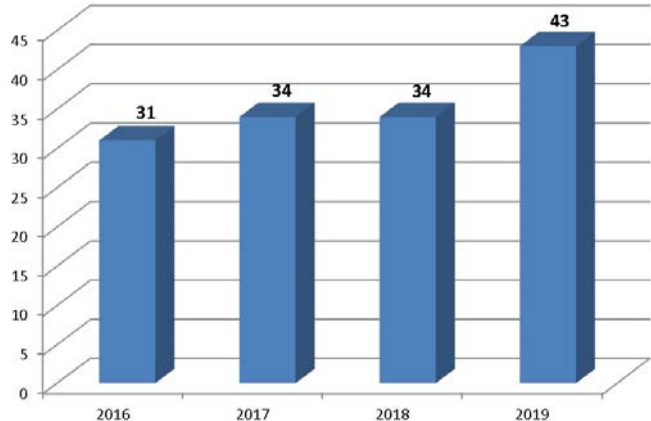
* Annexation, Site Plan, Subdivision and Zoning

Community Development - con't

Major Administrative Approvals - 3rd Quarter 2019

<i>Proposal</i>	<i>Applicant</i>	<i>Case #</i>	<i>Approval Date</i>
Stroh Crossing Filing 1, Block 10 Lot 2 <i>* NE corner of Parker Road and Stroh Road</i> <i>* Murphy's Express Gas Station</i>	Reata Ridge Realty Partners	SP19-056	July 15
Crown Point Amendment 15, Lot 1 <i>* E of Parker Road on Crown Point Boulevard</i> <i>* Repaint existing restaurant for a new Black Eyed Pea Restaurant</i>	Realty Income Corporation	SP19-090	Sept. 10
470 Center Lot 1 <i>* W of Parker Road on Woodman Drive</i> <i>* Parker Water and Sanitation North Plant Improvements</i>	Parker Water and Sanitation	SP19-033	Aug. 7
Compark Village, Filing 4, Amendment 1, Lot 1-2 <i>* S of Compark Blvd., W of Chambers Road</i> <i>* Two new multitenant commercial/light industrial buildings totaling 159,000 sq. ft.</i>	Plan West	SP19-013	Aug. 12
Compark Village, Filing 4, Amendment 1, Lot 3-4 <i>* S of Compark Blvd., W of Chambers Road</i> <i>* Two new multitenant commercial/light industrial buildings totaling 175,000 sq. ft.</i>	Plan West	SP19-016	Aug. 13
Flat Acres Market Center Lot 3 <i>* SW corner of Parker Road and Twenty Mile Road</i> <i>* Exterior modifications to existing retail space for a 24 Hour Fitness</i>	Denver Pope Family LP	SP19-028	June 28
Dransfeldt Place, Amendment 1, Lot 3B <i>* West of Dransfeldt Place, N of Plaza Drive</i> <i>* New 27,650 sq. ft. multitenant commercial/light industrial building</i>	Precision Components Inc.	SP18-119	June 17
Stroh Crossing Filing 1, Block 10 Lot 5 <i>* NE corner of Parker Road and Stroh Road</i> <i>* 4,200 sq. ft. dental office</i>	Reata Ridge Realty Partners	SP18-115	June 14

Development Review Approvals* - 2nd Quarter



See the Development Tour Map at www.ParkerOnline.org/ Development for information on all projects in Town.

* Annexation, Site Plan, Subdivision and Zoning



Cultural Department

Education

- Adult Lectures for the 2019/2020 season have doubled in audience attendance from the 2018/2019 season. The two adult lectures that have already taken place reached attendance as high as 240 patrons. This FREE community program continues to grow!
- Dance programming at Parker Arts is growing in offerings and attendance in 2019. We have added four new youth dance classes to the On Pointe School of Dance Roster that include: an additional Beginning Combo, and additional Intermediate Combo, and a new Technique Level 3, and Poms Dance. We have also increased attendance in the line dance, choreography, ballet and pointe, while adding belly dance and Bollywood beats to our programming for adults.

Outreach

- Parker Quest was held on Aug. 17 with over 150 families taking part in the scavenger-hunt trek throughout downtown Parker. This event is a partnership with Douglas County Libraries, Parker Area Historical Society and Parker Arts.
- Over 3,000 Parker residents and visitors attended the Honey Festival (pictured below), engaging with 22 honey-related vendors.



Family Free Day

Parker Arts held its first Family Free Day on Oct. 6, with this event celebrating National Hispanic Heritage Month. In partnership with Colorado Youth Mariachi Program, CM Dance, the Parker Library, South Ridge Elementary School's Folklorico dance troupe, artist Armando Silva and Parker's Global Village, this inaugural event included Hispanic and Latino food, crafts, music, movies, stories and art.



Performances

3rd quarter attendance for the following shows were as follows:

- Disney's Freaky Friday - 78%
- CJRO: Nat King Cole - 74%
- Comedy and Cocktails September - 73%

Membership/Sponsorship

- Parker Arts hosted several Family Circle Member events over the last quarter, including "Cha Cha in the Moonlight," a House Concert with The Contenders for our Producer Level Members, and a "Cookie and Beer" pairing after a Adult Lecture Series talk.
- We are pleased to welcome back returning sponsor Dan Farland State Farm Insurance.

Facility Rentals

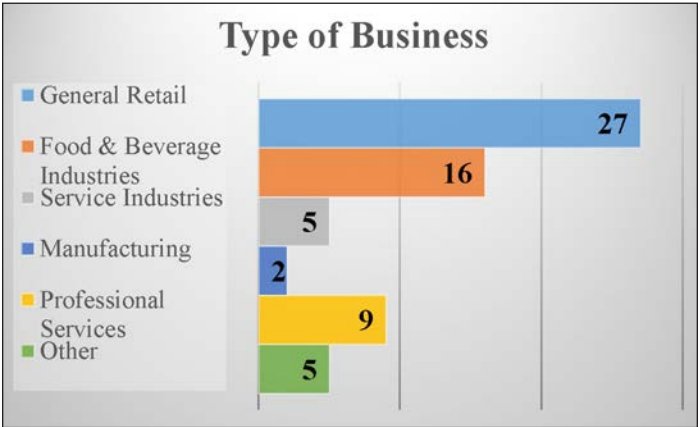
- There were five Kuchipudi Dance graduation ceremonies held in the PACE Center Theater with receptions that followed in the Events Room.
- Parker Arts hosted 10 weddings this summer.



Economic Development

Business Retention Visits - 3rd Quarter

We continue to proactively connect with existing businesses to build relationships, open lines of communication, and understand our business community. So far this year, we have completed 64 visits. Parker’s growth continues to be an asset for our business community, providing an increase in its customer base. The rise of the Colorado minimum wage has become a challenge for smaller business owners to increase wages, reward current high functioning employees, and maintain costs.



Major Employer “Gets a Foot In The Door” in Parker

Paragon 28, maker of foot and ankle implants, has consolidated several area locations into one Parker locality. After retrofitting the Baxter distribution facility, which was annexed into the Town in 2018, the new 105,000 SF building houses Paragon’s administrative offices, distribution center, warehouse, a wet and dry lab and 200-seat state-of-the-art surgical auditorium. The new use marks a significant change from a distribution facility with relatively low employment to an employer bringing in a substantial number of primary jobs to the Town of Parker.



Paragon 28, founded in 2010, was established to address the unmet needs of the foot and ankle community. Their philosophy chooses to empower surgeons with an entire system that makes foot and ankle surgery go more smoothly. That innovative,

forward-thinking has produced continuous growth and expansion both domestically and worldwide.

Paragon 28 currently employs 150 people with a plan to increase to 200 by year-end. The Parker location affords the company both ample space as well as access to airports and distribution. These aspects are critical for a global company in which all manufacturing is completed in Germany, and sales offices are located in Michigan, Ireland and South Africa.

Parker’s location is also a benefit since many of the executive team already lives in the area. As they seek to expand their employee base, the site also provides access to the highly talented workforce that exists in the Parker area, helping them to continue to grow and expand.

Economic Development - con't

Economic Indicators - 2nd Quarter 2019

Commercial						
	Parker		Southeast Metro		Metro Denver	
	2019 - Q2	2018 - Q2	2019 - Q2	2018 - Q2	2019 - Q2	2018 - Q2
Total Existing Office Square Footage	1,092,201	1,076,092	25,774,405	25,451,940	175,580,363	173,655,729
Office Vacancy Rate	5.90%	5.60%	13.20%	11.50%	9.20%	10.30%
Office Rental Rate - median	\$21.17	\$20.94	\$22.68	\$22.53	\$23.84	\$23.09
Total Existing Retail Square Footage	4,477,036	4,346,370	15,237,478	15,088,315	154,221,943	153,121,359
Retail Vacancy Rate	3.30%	2.90%	4.10%	3.60%	4.30%	4.30%
Retail Rental Rate - median	\$20.89	\$20.42	\$19.70	\$20.45	\$18.61	\$18.08
Total Existing Industrial/ Flex Square Footage	830,537	817,407	15,141,341	14,715,431	242,779,923	237,900,024
Industrial/ Flex Vacancy Rate	0.40%	3.10%	4.00%	3.90%	4.30%	4.10%
Industrial/Flex Rental Rate - median	\$13.57	\$14.01	\$10.61	\$10.33	\$8.39	\$8.22

Residential and Labor Force				
	Parker		Metro Denver	
	2019 - Q2	2018 - Q2	2019 - Q2	2018 - Q2
Residential Building Permits:	242	268	4,543	4,507
- Single Family	223	244	3,012	3,402
- Multi Family	19	24	1,531	1,105
Median Home Price	\$505,000	\$499,900	\$465,500	\$452,500
Median Condo/Townhome Price	\$300,000	\$285,000	\$310,000	\$305,000
Labor Force	32,810	31,164	1,692,792	1,660,942
Unemployment Rate	2.70%	3.00%	2.90%	3.30%

Multifamily						
	Parker		Southeast Metro		Metro Denver	
	2019 - Q2	2018 - Q2	2019 - Q2	2018 - Q2	2019 - Q2	2018 - Q2
Total Existing Multi Family Units	5,202	4,883	37,692	36,604	321,715	312,389
Multi Family Vacancy Rate	7.70%	10.20%	7.10%	7.60%	6.50%	7.00%
Average rent per unit	\$1,472	\$1,429	\$1,538	\$1,490	\$1,447	\$1,397

Sources - Costar, Real Estate Center Texas A & M, US Bureau of Labor Statistics, Denver Metro Association of Realtors

Site Selectors Engage with Denver Economic Development Professionals

Six global site selection consultants formed the nucleus of the Metro Denver Economic Development Corporation's annual Site Selection Conference on Sept. 18 through 20. Matt Carlson, Economic Development Manager, was selected once again to serve as one of a handful of hosts from across the region to serve as local experts for the three-day event.

The events included a private meeting with Colorado Governor Jared Polis, discussions with business leaders and several forums on workforce, infrastructure, innovation and incentives. Selectors also took a tour of the South Denver region including hallmarks such as the Fitzsimmons Medical Campus and Cherry Creek Innovation Center.

Councilmember Joshua Rivero, Town Administrator Michelle Kivela and distinguished guests attended the capstone breakfast Friday morning to hear first-hand the factors that are driving today's site selection decisions, as well as an outsider's view of Denver's advantages and challenges for relocation projects.





Engineering and Public Works

Roadway Capital Improvement Projects

Motsenbocker Road Widening

- Clarke Farms subdivision to Todd Drive intersection

The project is substantially complete with minor work remaining to be completed this fall. The Town will be competitively bidding the irrigation/landscaping of the two medians this winter with completion scheduled for spring 2020. The shoulder landscaping restoration/installation is currently being coordinated with the appropriate developments for completion in spring 2020.

Cottonwood Drive Widening

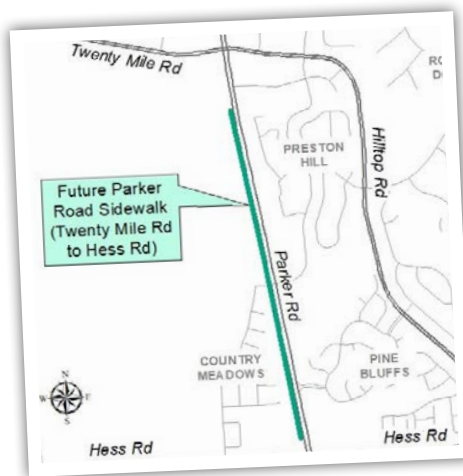
- Jordan Road to Cottonwood Way

Design work has commenced, and it is anticipated that the design will be completed in early 2020. Due to budget constraints, the funding for the widening construction is not anticipated to be available until 2020.

Parker Road Responsive Signal System Improvements

- Infrastructure improvements needed to implement responsive signal timing on Parker Road

Phase 1 of the vehicle counting infrastructure has been awarded and Phase 2 of the vehicle counting infrastructure is set to be reviewed by Town Council for award in October. Phase 1 is anticipated to be implemented by the end of year with Phase 2 implementation in the spring of 2020.



Parker Road Sidewalk Project - South

- Installation of a multi-use trail/sidewalk on the west side of Parker Road between Twenty Mile Road and Hess Road, along with a spur to the Cherry Creek Trail

Design on this project has commenced, and the Town has been approved for partial Federal funding for this project (pictured above).

Summerset Lane Extension

- Extension of Summerset Lane east of Pine Drive

Construction of the roadway project is complete. Installation of the proposed traffic signal at the Pine Drive/Summerset Lane intersection is pending the outcome of a Manual of Uniform Traffic Control Devices (MUTCD) warrant analysis.



Kings Point Way

- Roadway construction for proposed collector roadway on east side of Parker Road between Cottonwood Drive to Aurora Pkwy

Project construction is underway with a planned completion in the spring of 2020 (pictured above).

Hess Road/Country Meadows Commercial Traffic Signal

- Installation of a mast arm traffic signal at intersection located west of Parker Road

Construction has commenced and is anticipated to be substantially completed in late 2019.

Motsenbocker/Hess Intersection Improvements

- Improvements at the Motsenbocker/Hess intersection and widening south

Design on the project has commenced. Construction is anticipated in 2020 pending approval of the 2020 budget.

Southwest Parker Road/Mainstreet Improvements

- Widening of turn lane at the southwest corner of Parker Road/Mainstreet

Design on the project has commenced. Construction is anticipated in 2020 pending approval of the 2020 budget.

Engineering and Public Works - con't

Annual Roadway Maintenance Projects

Townwide Concrete Repair

- Miscellaneous sidewalk, concrete pavement and curb and gutter repairs throughout Town

The 2019 scope of work was competitively bid in March and awarded by Town Council award in April. Project improvements have commenced and will be completed by late 2019.



Roadway Reconstruction

- Street repairs to various locations in Town

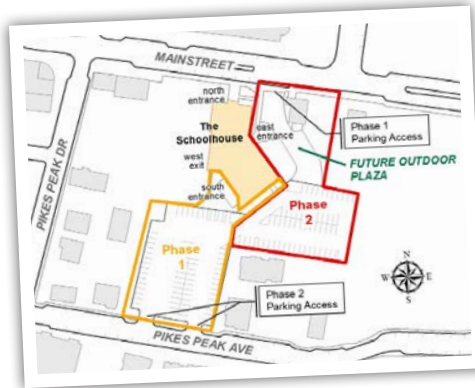
The 2019 reconstruction project included the westbound lanes of Stroh Road between Parker Road and J Morgan Boulevard (pictured above). Construction is substantially completed and staff is working to close out this project this fall.

Roadway Resurfacing

- Thin overlays, chip seal and slurry seal (pavement preservation) work in various locations in Town

The original asphalt overlay project is complete and the pavement preservation work is substantially completed. The asphalt overlay project and safety modifications on Lincoln Avenue east of Parker Road was added in the summer to the asphalt overlay contractor via a new contract. Construction is underway with completion in November.

Facility CIP Projects



Parker Schoolhouse Plaza and Parking Lot Project (above)

- Renovation of parking lot between the Schoolhouse and Ruth Chapel into an interactive plaza (Phase 2) and reconfiguration and reconstruction of the south parking lot (Phase 1)

Phase 1 construction is complete. Phase 2 construction is underway and will be complete by late 2019. This project is pictured above.

H2O'Brien Pool and Building Renovation Project

- Site, aquatics and building renovations

Construction is underway and will be complete by late May 2020.

Stormwater CIP Projects

Cherry Creek at KOA

- Channel and bank stabilization between McCabe Meadows trailhead parking lot and Twenty Mile Road extended

This project is currently in design with permitting and construction projected in the first quarter of 2020.

Lemon Gulch at Meadowlark

- Channel and bank stabilization from Crowfoot Valley Road to the Meadowlark property boundary approximately 1,500 feet east

This project is currently in design with permitting and construction projected in the fourth quarter of 2019.

Recreation Improvements

Jordan Road Undercrossing Project

- Construction of an under-crossing along the East-West Regional Trail at Jordan Road

Design is underway with construction tentatively scheduled to start and finish in 2021 pending funding availability.

Auburn Hills Park Project

- Completion and integration of the 11-acre park that is currently bisected by the undeveloped 210-foot-wide Public Service Company corridor/ROW

Design is underway with construction tentatively scheduled for spring 2020.



Parks and Recreation

Fitness and Wellness

In an effort to create a more consistent Aqua Aerobics schedule a new schedule was created that allows for three lanes of lap swimming to be used for instructor-led aqua aerobics classes and/or self-led aqua aerobics open swim time Monday through Friday from 7:30 to 10 a.m.

Kids' Zone/Enrichment

An Estate Planning class was offered this summer and very well received by participants. Each session offered steadily increasing enrollment throughout the summer.

Recreation Facilities

On Aug. 12, Keely Sorensen started as the new Fieldhouse Facility Coordinator. Keely has seven years of experience between roles at South Suburban Parks and Recreation and, most recently, Denver Parks and Recreation. Her experience is enhanced by bachelor's degrees in both business administration and sports administration. Keely has also recently completed her master's degree in organizational leadership. She has been a great addition to our team.

Therapeutic Recreation

In August, the Therapeutic Recreation Division hosted its first Cooperative Game Night in partnership with the City of Colorado Springs as well as the City of Aurora. Participants from all three municipalities enjoyed pizza, karaoke and board games. This served as a great opportunity for all participants to meet new friends and work on social skills, teamwork and singing in a comfortable, safe environment. Over 40 people participated and we look forward to hosting more of these types of events.

2019 Lifeguard Games

On July 7, Town of Parker Lifeguards competed in the 2019 Lifeguard Games at Water World. They beat over 30 teams (300 lifeguards) and took **First Place!**



Parks and Recreation - con't

Day Camp

Camp enjoyed bringing many in-house fieldtrips to the Fieldhouse this summer including: Hawkquest, Painting with a Twist, Parker Police, Mega Moves and the two camper favorites, the Kona Ice Truck (pictured below, top and middle) and Nerf Battle Zone (pictured below, bottom).



By the Numbers

Fitness and Wellness

11

Registrants for PiYo, which is a combination of Pilates and Yoga was added to the Activity Brochure this summer.

Sports

143

"Free Agent" adult sports participants who were able to participate due to the formation of Free Agent teams so far in 2019. Because Adult Sport registration is taken by team, Free Agents often do not have the opportunity to play.

Day Camp

455

Campers served by this Summer's Day Camp Program.

Therapeutic Recreation

223

New SilverSneakers Memberships since July 2019

Aquatics

1,372

Swim lesson participants this past summer. This number is up over 300 participants from 2018.

Race Series

205

Participants in the 2019 Kids' TRY-athlon. The event sold out this year.



261

Participants in the 2019 So Long to Summer 5K/10K and Family Fun Trek





Police Department

Community Safety

- In July, the Parker Police Department hosted its first ever Teen Police Academy. The week long course was designed to teach Parker youth more about their police department and the many programs offered to make Parker a safer and better community. As you can see in the photo below, shooting the taser was one of the highlights for students in the class. SWAT demonstrations, a mock crime scene and a high speed driving track were also favorites throughout the 15-hour class. Fox 31 covered this story live in its morning news and shot a story for its evening newscast, as well.



- Parker Police Department's K9 Kato has received a bullet and stab protective vest thanks to a charitable donation from non-profit organization Vested Interest in K9s, Inc. (pictured at right). On behalf of K-9 Officer Graham and the Parker Police Department, thank you!



- Officer Amy Lantz taught more than 40 area Parker teens and their families important safety skills as they head off to college or back to high school (pictured above). The class taught the importance of situational awareness and what they need to look for to keep themselves safe and to help prevent crime. They also learned to look for behavioral signs that may lead to aggression in personal relationships. Channel 4 covered this story for their evening newscast.



- The Town of Parker has made another Safest Cities in Colorado list! We ranked 7th in a study of safest cities in Colorado in a BackgroundChecks.org study. This is made possible due to the partnership between the Parker Police Department and Parker residents. Our Officers and staff can't do it without your help, looking out for each other and letting us know when you see issues that need to be addressed.
- Rape, Aggression, Defense (R.A.D.) for Seniors was a 10 week course teaching simple R.A.D. self-awareness and self-defense strategies, empowering seniors to create a safer future through tested techniques for older adults. Medication safety and storage; elder abuse; personal safety at home and away; and how to report crimes were all discussed in this 15-hour course.
- The Parker Police Department's Communications Center was awarded CALEA reaccreditation at the 85th annual Association of Public Safety Communications Officers (APCO) Conference. While there are 19 law enforcement agencies that are accredited in Colorado, including PPD, the Parker Communications Center is the only municipal agency that is accredited in Colorado.

Police Department - con't

Community Outreach

- The Parker Police Color Guard was honored to present the colors at the Sept. 28 Colorado Rockies game (pictured below). Detectives Brukbacher and Plenis were joined by Officers Graham, Obermeyer and Smith and were treated to a fantastic finish in the second to last game of the season, as Trevor Story homered in the 10th for the win. Way to go Rockies! We look forward to presenting the colors again next season.



- The Police Department hosted the Vitalint Bloodmobile in its parking lot in September. As first responders, we frequently see how great the need is for blood in our community. We greatly appreciate the more than 30 donors who took the time to come down and donate blood.



- Sergeant Ross and Officers Brienzo, Cummins, Gwaltney, Moreno, Obermeyer and Villers were joined by Dispatchers Daily and White and the SOCO Parker Power Olympics team on the tarmac in 100-degree heat for the Special Olympics Plane Pull (pictured above). We are so thankful to everyone that helped the Parker Pull-ice team raise more than \$1,700 and \$217,500 overall for Special Olympics Colorado.
- With the help of Parker residents and the SOCO Parker Power Special Olympics team, the Parker Police Chili's Tip-a-Cop team was the #2 fundraising site in the entire state (pictured at right)! Thanks to your generous donations, we raised more than \$4,100, and have raised more than \$23,000 since 2014 for Colorado Special Olympics at this event. Thank You!



- National Night Out (pictured above) was a tremendous success in August with more than 15 neighborhood parties held throughout Town. Whether it was Kona Ice, Cold Stone Creamery or brisket, your hospitality was appreciated by our staff. We had 16 Police Department staff members and nine Police Explorers visit Parker neighborhoods. It was great to see neighbors hanging out, strengthening their community. This increased sense of community is what leads to neighbors looking out for each other and a safer Town of Parker.



Kops N Kids Softball Game

What a great afternoon of fun at the annual Kops N Kids Softball game. Thank you so much SOCO Parker Power Special Olympics athletes for a fun day... although we won't thank you for the beat down! I guess we should just count our blessings that we actually scored this year, even though we lost, 12-2.

Detective Nevins and his son, Dispatcher Deb Dailey, Officers Milord, Obermeyer, Cummins and his family were joined by members of the Douglas County Sheriff's Office, Castle Rock Police Department and Colorado Springs Police Department as they battled the Colorado Special Olympics athletes for their final event of the season.

Thank you and Congratulations on a great season!





Town Clerk's Office

Statistics – 3rd Quarter 2019

Community Event Permits

- 2015 Total – 55
- 2016 Total – 63
- 2017 Total – 68
- 2018 Total – 60
- 2019 YTD – 62

Special Events Permits Processed (Events with Liquor)

- 2015 Total – 5
- 2016 Total – 17
- 2017 Total – 33
- 2018 Total – 31
- 2019 YTD – 20

Active Liquor Licenses

- 2015 – 92
- 2016 – 96
- 2017 – 97
- 2018 – 107
- 2019 – 118

Open Records Requests

- 2015 Total – 146
- 2016 Total – 170
- 2017 Total – 120
- 2018 Total – 119
- 2019 YTD – 141

Peddlers and Solicitors Permits

- 2015 Total – 25
- 2016 Total – 19
- 2017 Total – 30
- 2018 Total – 18
- 2019 YTD – 17



Request for Town Council Action

Date: October 21, 2019

Submitted By: Stacey Nerger, Associate Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **COTTONWOOD HIGHLANDS FILING NO. 7 - Sketch and Preliminary Plans (Continued from 9-16-19)**

Applicant: Lennar Homes, John Cheney
Location: South of Cottonwood Drive between Chambers Road and Jordan Road
Department: Community Development, Stacey Nerger
TRAKiT No.: SUB18-037 and SUB18-045

EXECUTIVE SUMMARY

The subject property is located in the Cottonwood Highlands Planned Development (PD) on the south side of Cottonwood Drive between Jordan Road and Chambers Road. The PD zoning allows single-family attached residential use or duplexes in the Mixed-Use Planning Areas where the proposed project is located. The applicant, Lennar Homes, has submitted an application for Sketch and Preliminary Plan approval of 238 residential duplex lots, 5.99 acres of parks and 2.56 acres of open space.

Update

At the September 16, 2019, Town Council meeting, Council requested the applicant revise their parks and open space plan address their comments and concerns about amenities, design and trail connections. The application was continued to the October 21, 2019, Council meeting to allow time for the applicant to revise their plans in consultation with staff.

STAFF RECOMMENDATION

Approve with Conditions

BACKGROUND/DISCUSSION

The subject property was annexed into the Town in 2003 as part of the Cottonwood

Highlands PD. Since 2003, the property owner has made several amendments to the Annexation Agreement and the PD zoning which have been primarily in response to issues arising from property trades between adjacent owners.

The proposed Sketch and Preliminary Plan incorporates a total of 238 lots for single-family attached residential use to be developed with duplex homes. The proposed lots range in size from 2,490 s.f. to 6,321 s.f. and are consistent with the approved PD zoning as to residential yield and density. The proposal incorporates 5.99 acres of parks and 2.56 acres of open space as required by the Land Development Ordinance (LDO) and the Cottonwood Highlands Annexation Agreement. While the applicant has met the minimum requirements for parks and open space, the overall design quality of these spaces can certainly be improved for the benefit of future residents at the discretion of the applicant.

Staff review indicates that the proposal meets the requirements outlined within the Annexation Agreement, PD zoning and Land Development Ordinance.

The Planning Commission held a public hearing on August 22, 2019, and recommended approval.

Update

At the September 16, 2019, Town Council meeting, the applicant requested and the Council approved a continuance to the October 21, 2019, meeting so the applicant had sufficient time to revise the parks and open space plan with a focus upon additional amenities, improved design and more trail connections. The applicant has worked with Community Development staff to revise and improve the parks and open space plan as requested.

Staff recommends approval of the proposed Sketch and Preliminary Plan with the following parks and open space plan revisions that would be added to the project plans:

- 1. Added a north-south connection on the east side of Lanceleaf Street**
- 2. Added a north-south trail connection on the west side of Lanceleaf Street.**
- 3. Replaced the passive wildflower garden park with the active adventure play park containing children's play amenities.**
- 4. Eliminated Lots 133-134 to increase the size of the Fitness Node and convert it to a Fitness Park/Park Hill with additional amenities including a play hill, benches, bike racks, fitness equipment and seating.**
- 5. Reduced the size of Lots 117-120 to increase the size of the Fitness Node adjacent to the Greenway Park at the western end of Parkerhouse Road.**
- 6. Added additional landscaping, a fitness node and trail connections to the the Greenway Park.**
- 7. Added a seating area with benches and soft surface trail connection to the western half of the the Greenway Park.**

The applicant will update the Town Council on the proposed revisions to the parks and open space plan at the continued public hearing. Council will have the opportunity to review the updated plan, ask questions and provide comments about any additional revisions they may wish the applicant to address.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



SUPPORT AN
ACTIVE COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Updated Parks and Open Space Plan
2. Cottonwood Highlands Filing No. 7 Sketch and Preliminary Plan
3. Cottonwood Highlands Filing No. 7 Preliminary Landscape Plan
4. Planning Commission Staff Report

RECOMMENDED MOTION

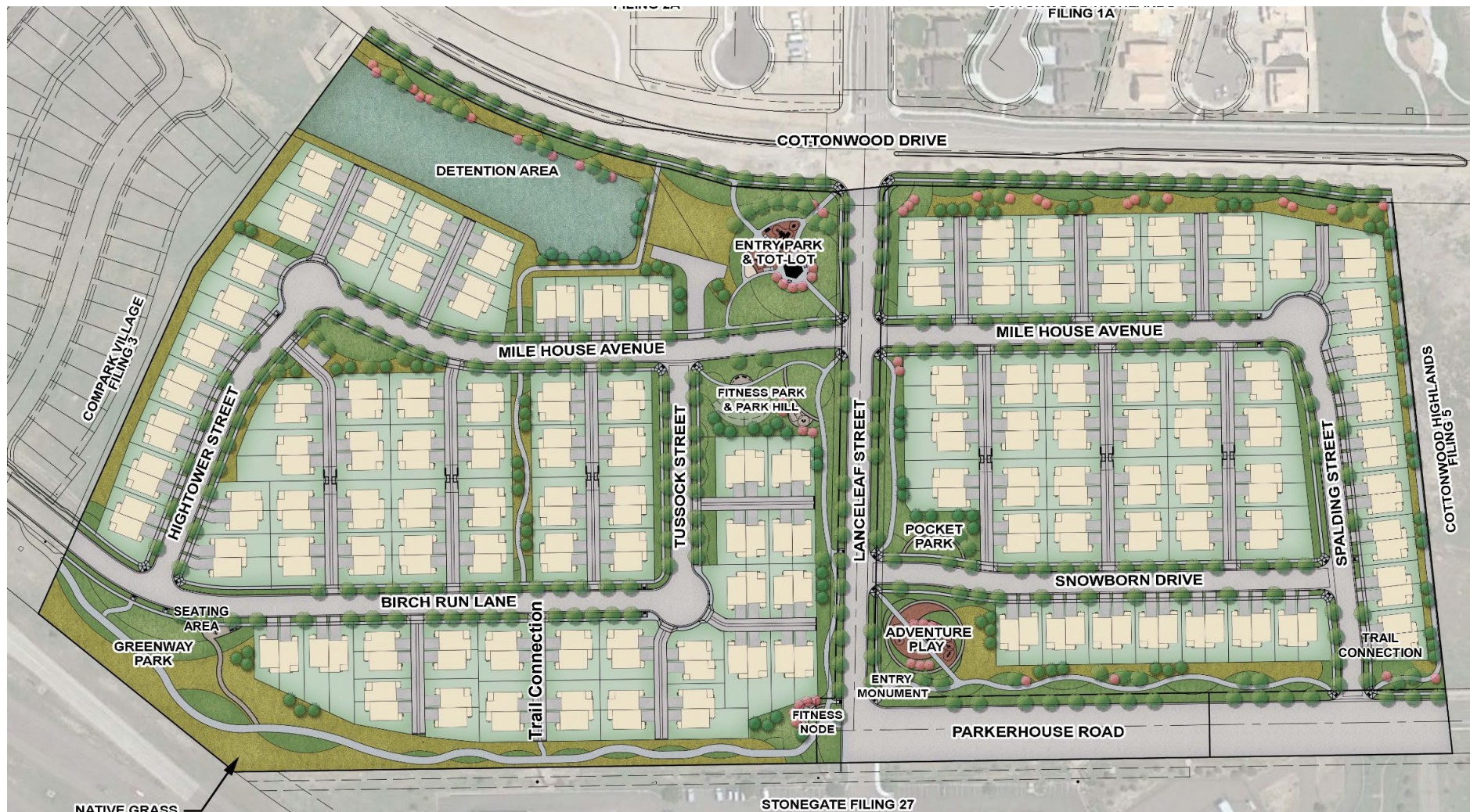
I move to approve the Cottonwood Highlands Filing No. 7 Sketch and Preliminary Plans, based on staff findings, with the following conditions contained in the staff report.

1. All Final Plats and Landscape Plans must be substantially similar in design, 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 in the Cottonwood Highlands Planned Development (PD) Guide and the Parker Land Development Ordinance including Residential Buffer standards along collector and arterial roadways.
3. The applicant shall submit a revised Sketch/Preliminary Plan and Preliminary Landscape Plan incorporating the revisions outlined within this Council Action Form, and any other revisions the applicant and Council agree to during the continued hearing, for administrative review and approval by the Planning Director within 90 days of the completion of this hearing. In no event shall the applicant satisfy the conditions of approval referenced herein later than application for first final plat.

COTTONWOOD HIGHLANDS

Sketch / Preliminary & Landscape Plan

PROPOSED SITE PLAN

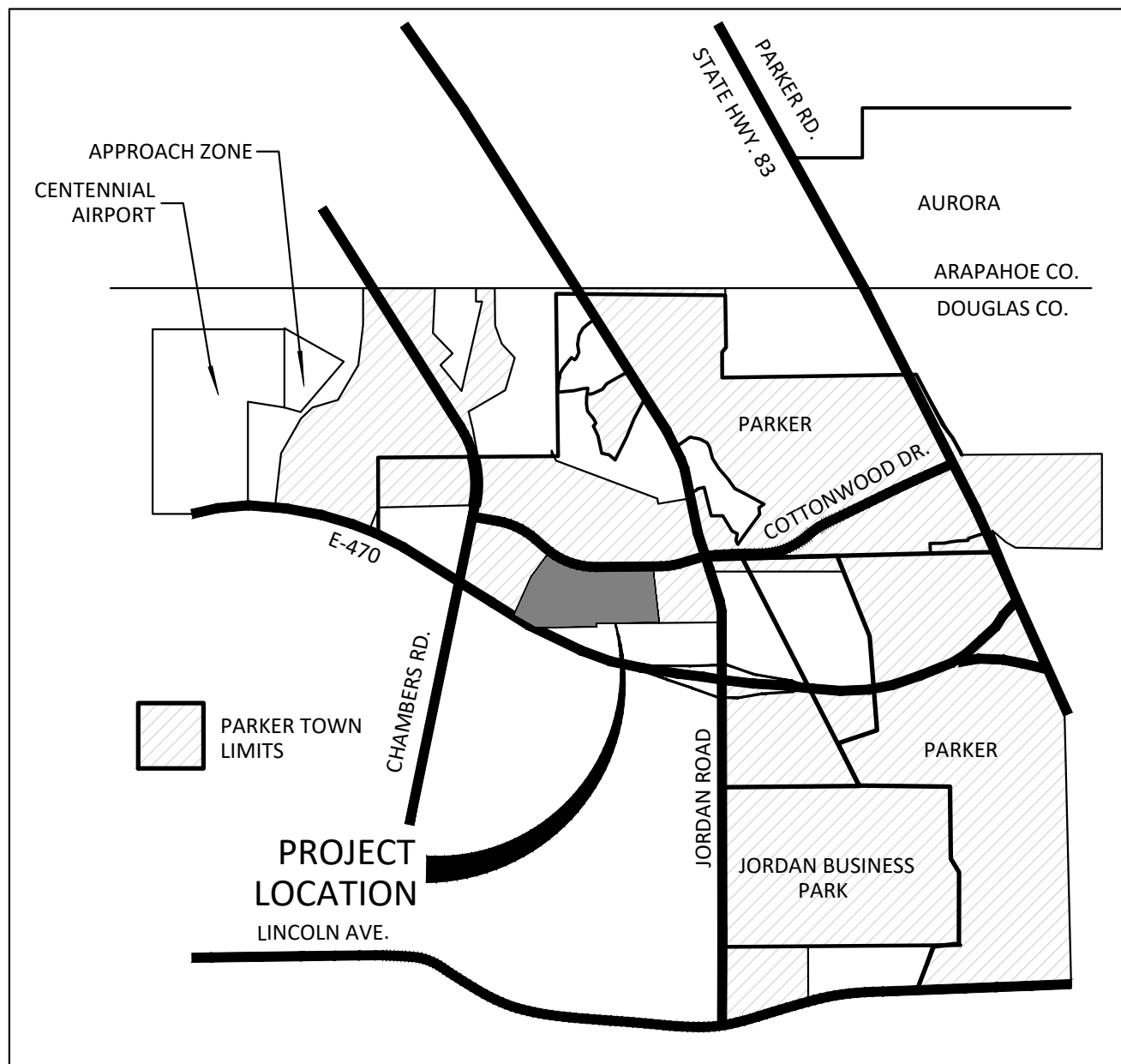


COTTONWOOD HIGHLANDS FILING NO. 7
 SKETCH / PRELIMINARY PLAN
 PLANNING AREA 4 (COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1)
 AND PLANNING AREA 6 (COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1)

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 52°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 60.86 FEET;
THENCE SOUTH 60°11'13" EAST, A DISTANCE OF 757.63 FEET;
THENCE SOUTH 89°07'56" WEST, A DISTANCE OF 974.95 FEET;
THENCE SOUTH 80°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 080350C006F 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, RIPRAP, 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 LANDSCAPING ADJACENT TO THE ACCESS ROAD TRACTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL 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)

COTTONWOOD DRIVE SETBACK TABLE

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

LANCELEAF STREET SETBACK TABLE

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

[illegible]

Manhard
CONSULTING

7600 East Orchard Road, Suite 350-S, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com

Water Resource Management | Surveying & Geospatial Services | GIS
Waste Management | Construction Management

COTTONWOOD HIGHLANDS FILING NO. 7

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAN

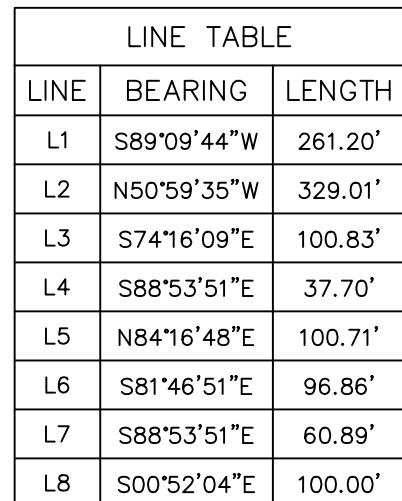
PROJ. MGR.: JMR
PROJ. ASSOC.: BJP
DRAWN BY: JCS
DATE: 05/16/19
SCALE: N/A

SHEET

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\" 38445" 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

6600 East Orchard Road, Suite 350, 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

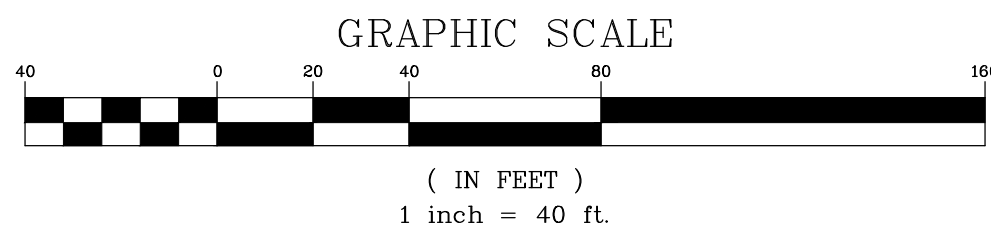
PRELIMINARY PLAN

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

SHEET

2 OF 6

LEN.PKC003.01



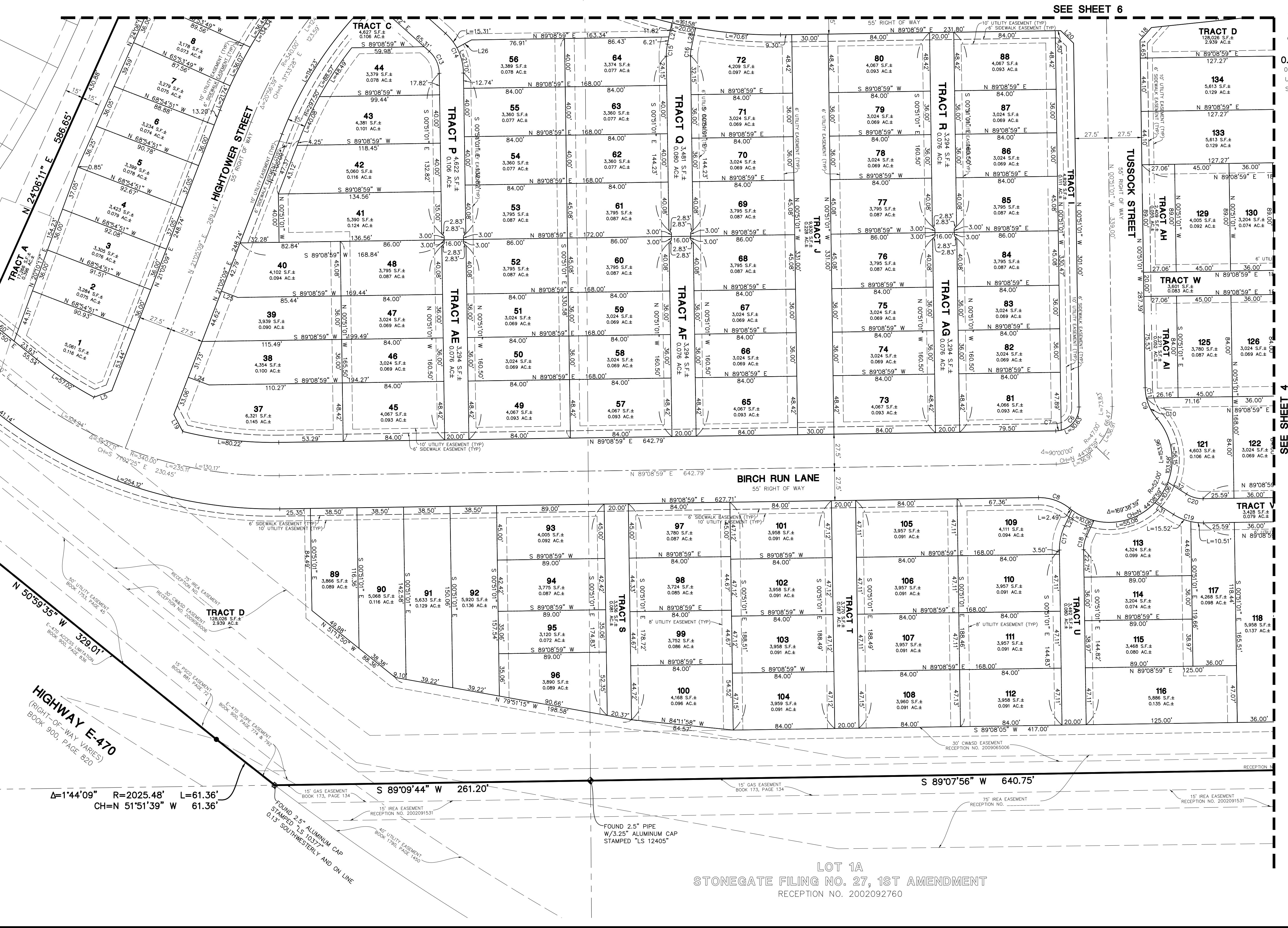
COTTONWOOD HIGHLANDS FILING NO. 7

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
 - 0.00 = BOUNDARY DIMENSION
 - 0.00 = LOT DIMENSION
 - U.E. = UTILITY EASEMENT
 - S.E. = SIDEWALK EASEMENT

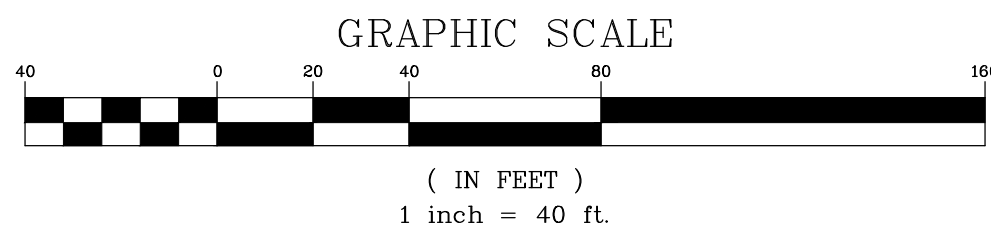


COTTONWOOD HIGHLANDS FILING NO. 7

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

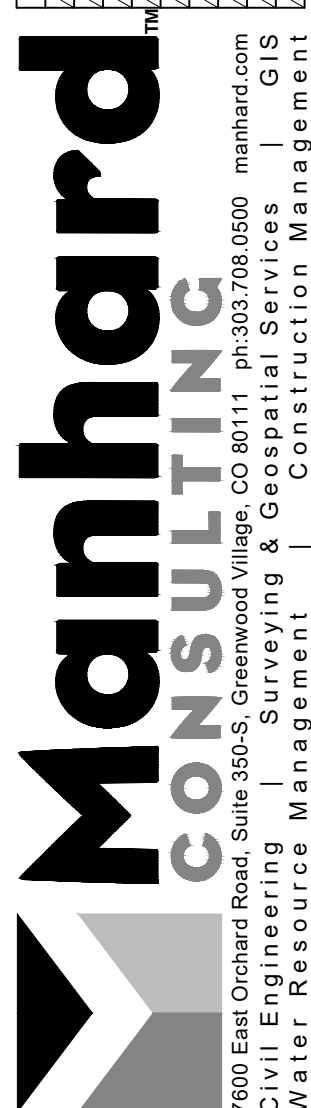
PLANNING AREA 4 (COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1)
AND PLANNING AREA 6 (COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1)

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"
 - 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



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

GRAPHIC SCALE

(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

	= 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 GRANITE PLASTIC CAP = STAMPED "PLS 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
0.00	= BOUNDARY DIMENSION
0.00	= LOT DIMENSION
U.E.	= UTILITY EASEMENT
S.E.	= SIDEWALK EASEMENT

0.00 = BOUNDARY DIMENSION
0.00 = LOT DIMENSION
U.E. = UTILITY EASEMENT
S.E. = SIDEWALK EASEMENT

[illegible]

COTTONWOOD DRIVE
RECEPTION NO. 2015036067
R.O.W. VARIES

SEE SHEET 6

SEE SHEET 4

[illegible]

Manhard
CONSULTING

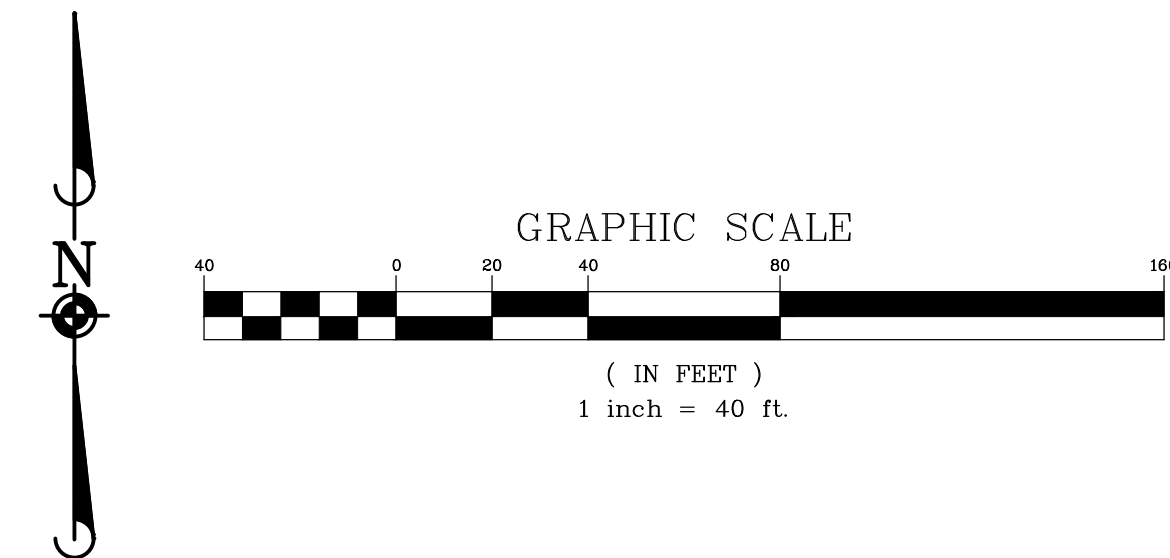
1600 East Orchard Road, Suite 350-S, Greenwood Village, CO 80111 ph-303.708.0500 manhard.com
 Environmental Engineering & Geotechnical Consulting
 Water Resource Management
 Construction Management

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	



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

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 43°32'47" E	14.22'
L8	S 64°11'43" E	27.52'
L9	N 66°28'04" E	27.50'
L10	S 43°31'25" 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	9.87'
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	14.50'
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'	37.01'	N 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"	25.00'	11.34'	S 12°08'47" W	11.24'
C19	33°08'00"	45.00'	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"	45.00'	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
 - 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



SEE SHEET 5

SEE SHEET 3

DRAWN BY		REVISIONS		DATE	BY	DESCRIPTION
NO.	DATE	NO.	DATE			
1		1		05/24/19		ENGINEERING CHANGES

Manhard CONSULTING

7000 East Orchard Road, Suite 550, Greenwood Village, CO 80111, phone 303.768.0600 manhard.com
Civil Engineering & Geospatial Services | Surveying | 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.: B.Pfenn
DRAWN BY: JCS	DATE: 09/12/18
SCALE: 1"=40'	SHEET 6 OF 6
LEN.PKC003.01	

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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

ENGINEER

MANHARD CONSULTING GROUP
ATTN: DAN RODRIGUEZ
7600 EAST ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO
80111
OFFICE PHONE: (303) 708-0500

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

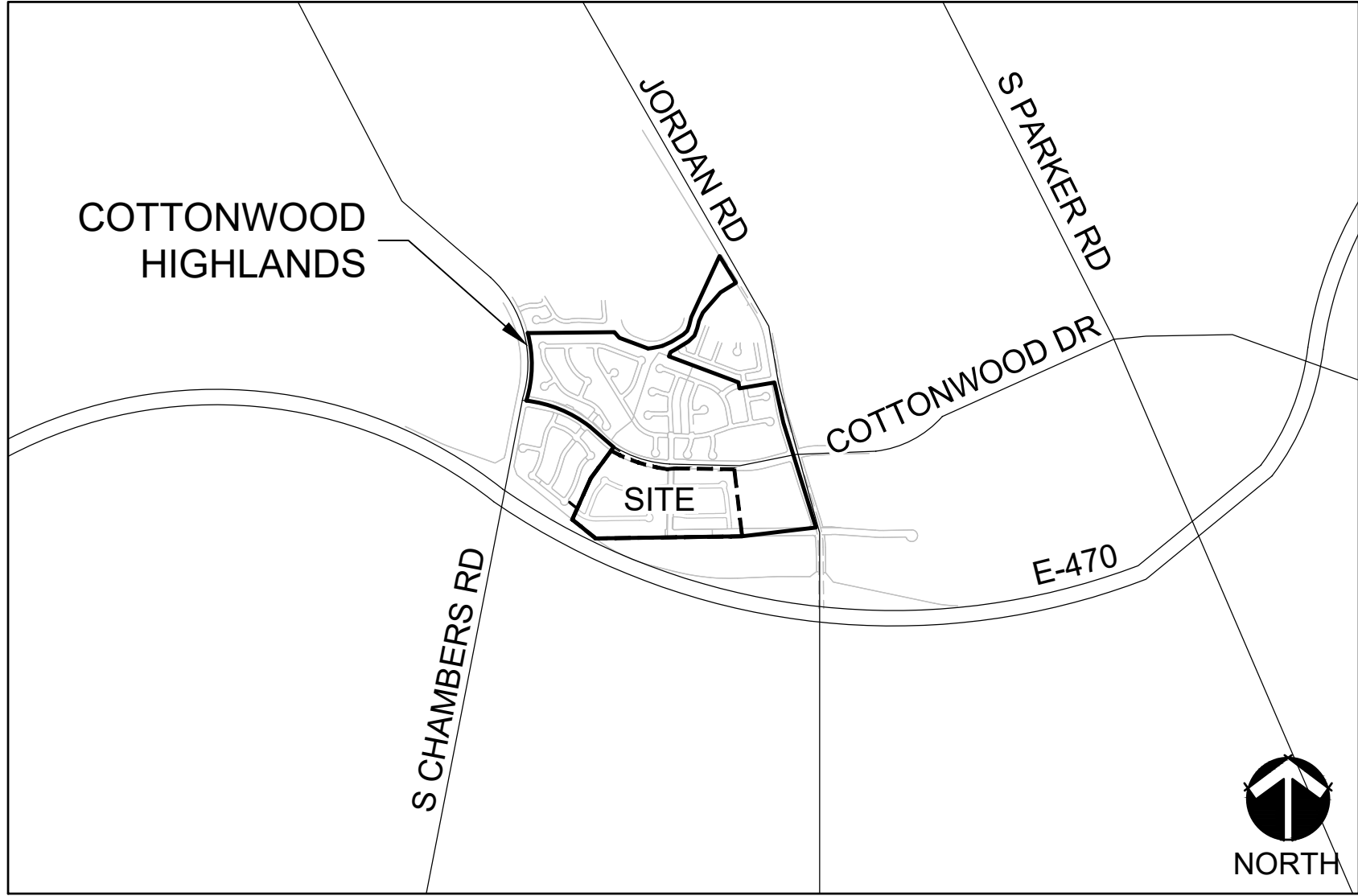
1) SIDE-ON-STREET FENCING SHALL BE 8' MINIMUM FROM THE RIGHT-OF-WAY.

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%

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

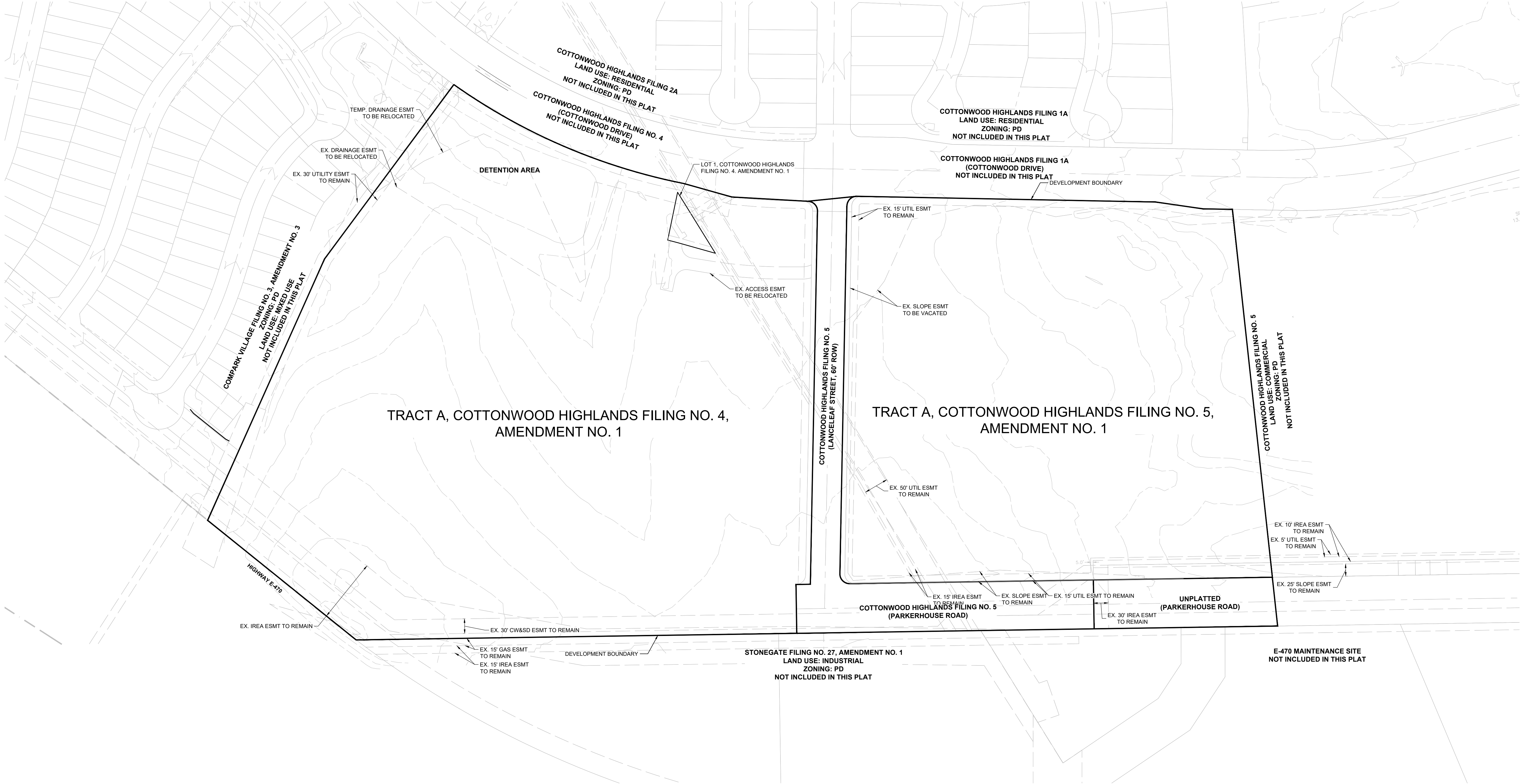
L0.00

1 OF 56

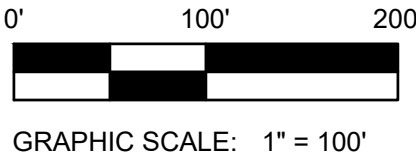


COTTONWOOD HIGHLANDS FILING NO. 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

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



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



ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

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

L1.01

2 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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

LAI
Design
Group
world wide
88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

PROFESSIONAL STAMP

PROJECT INFORMATION

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

ISSUE RECORD

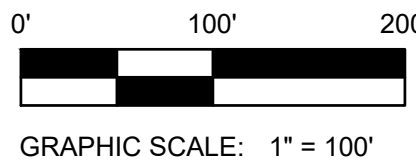
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L1.02

3 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

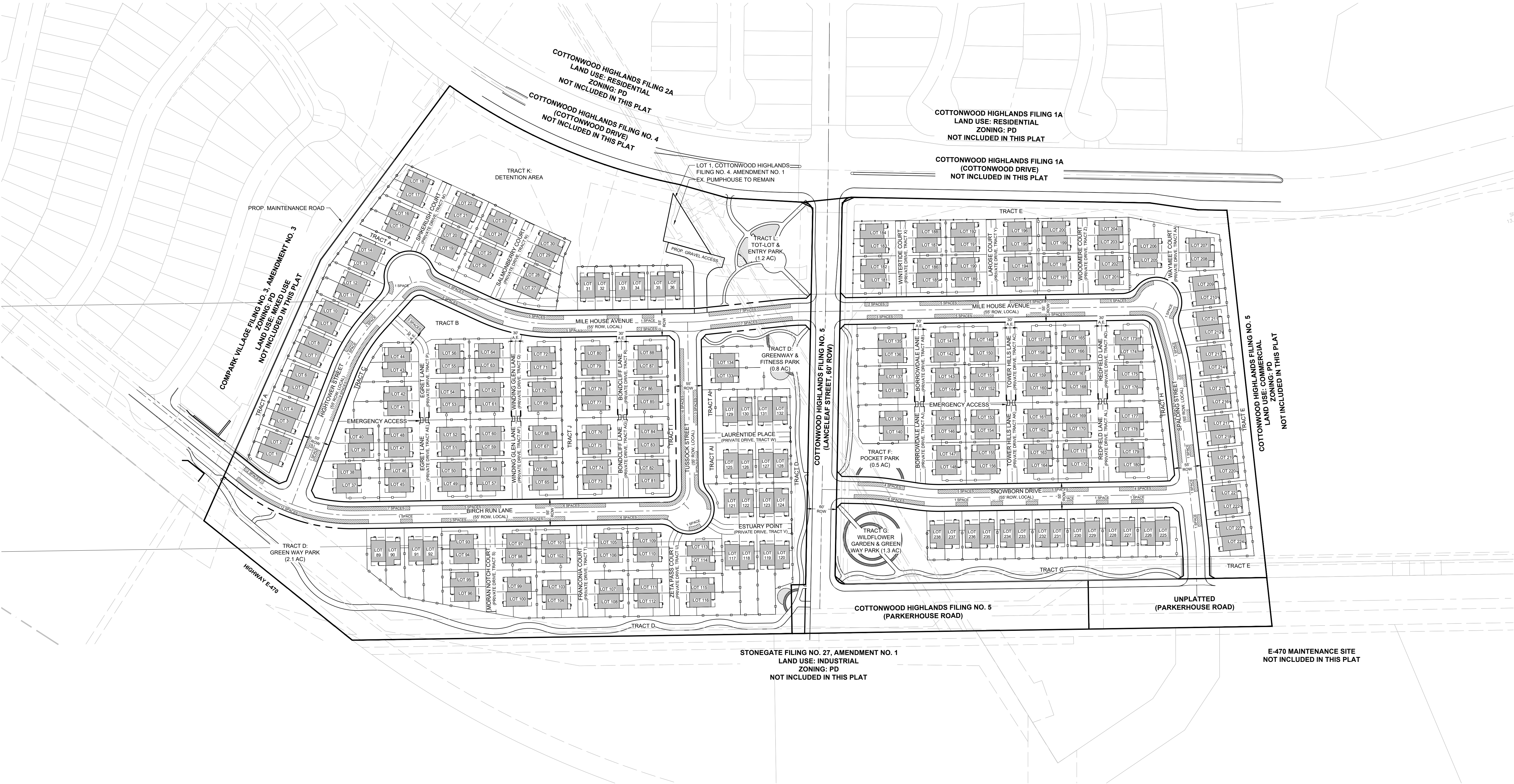


Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

COTTONWOOD HIGHLANDS FILING NO. 7

SKETCH/PRELIMINARY & LANDSCAPE PLAN

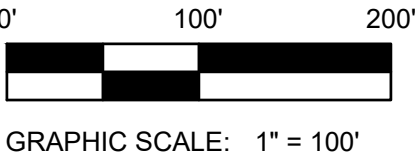
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, 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



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.



ARCHITECT / PLANNER

LAI

Design Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

PROFESSIONAL STAMP

PROJECT INFORMATION

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

ISSUE RECORD

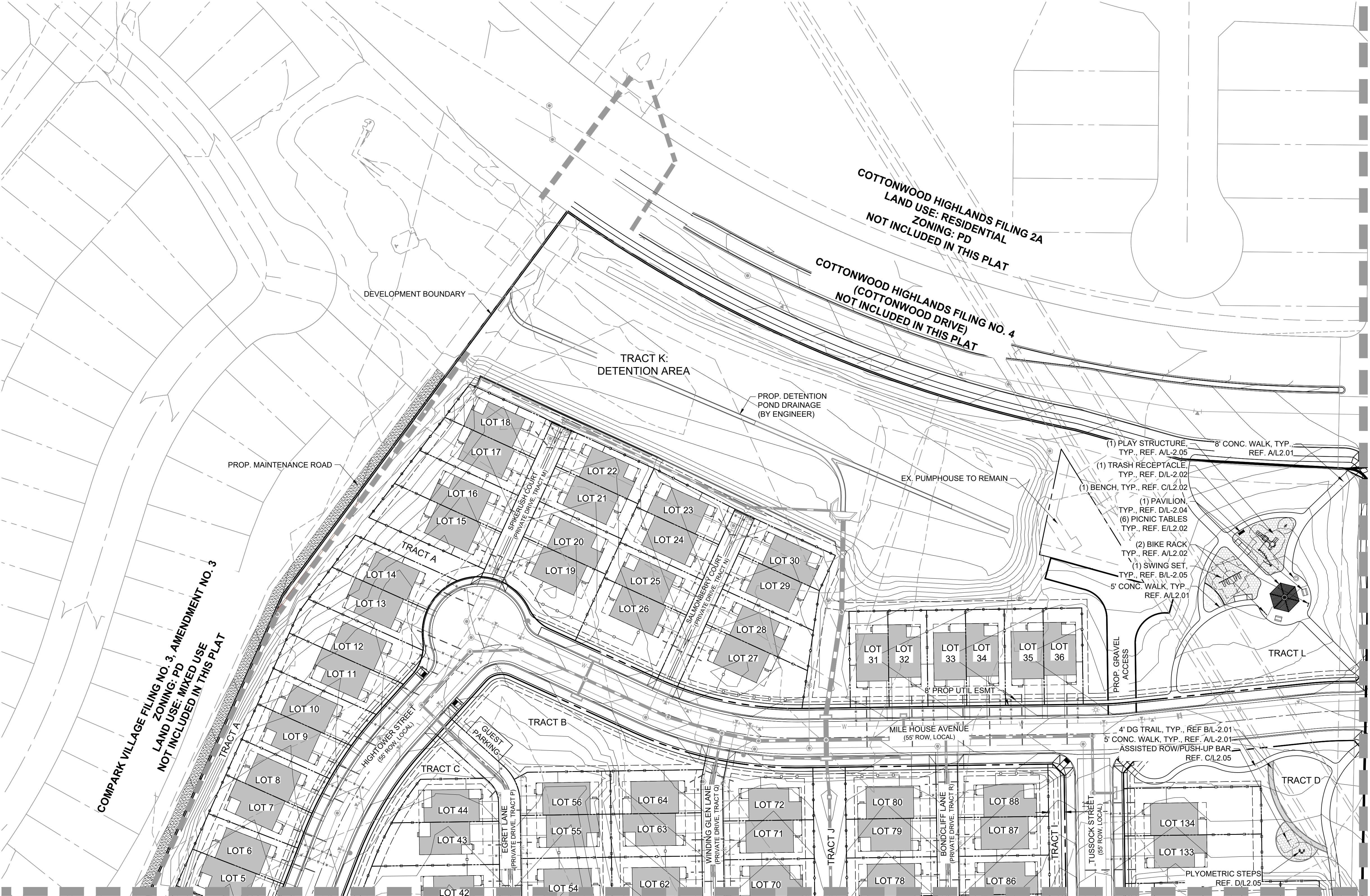
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

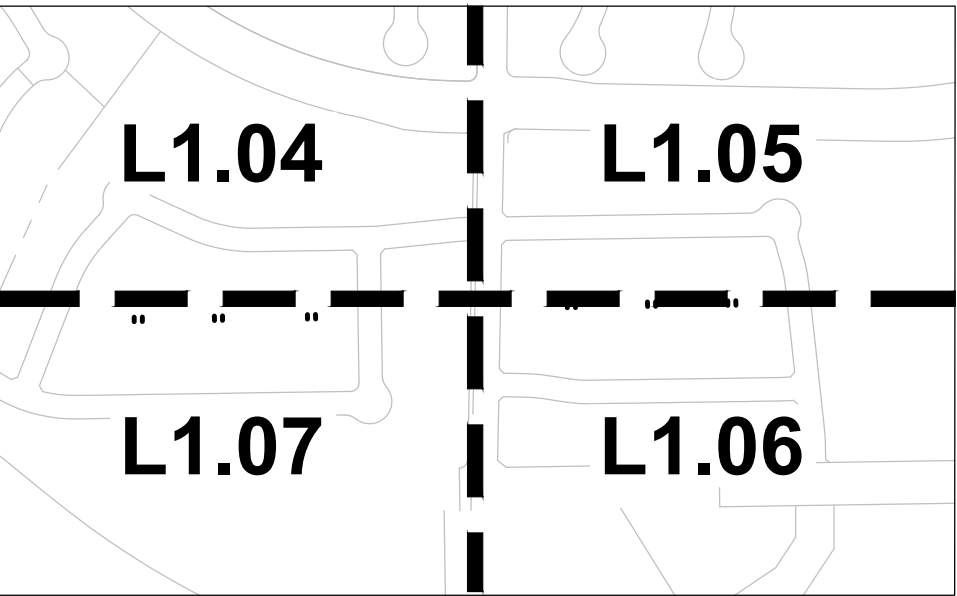
L1.03
4 OF 56

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



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

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

ISSUE RECORD

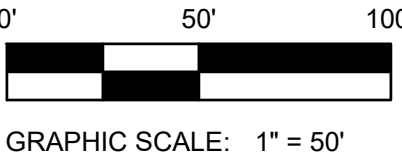
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L1.04

5 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

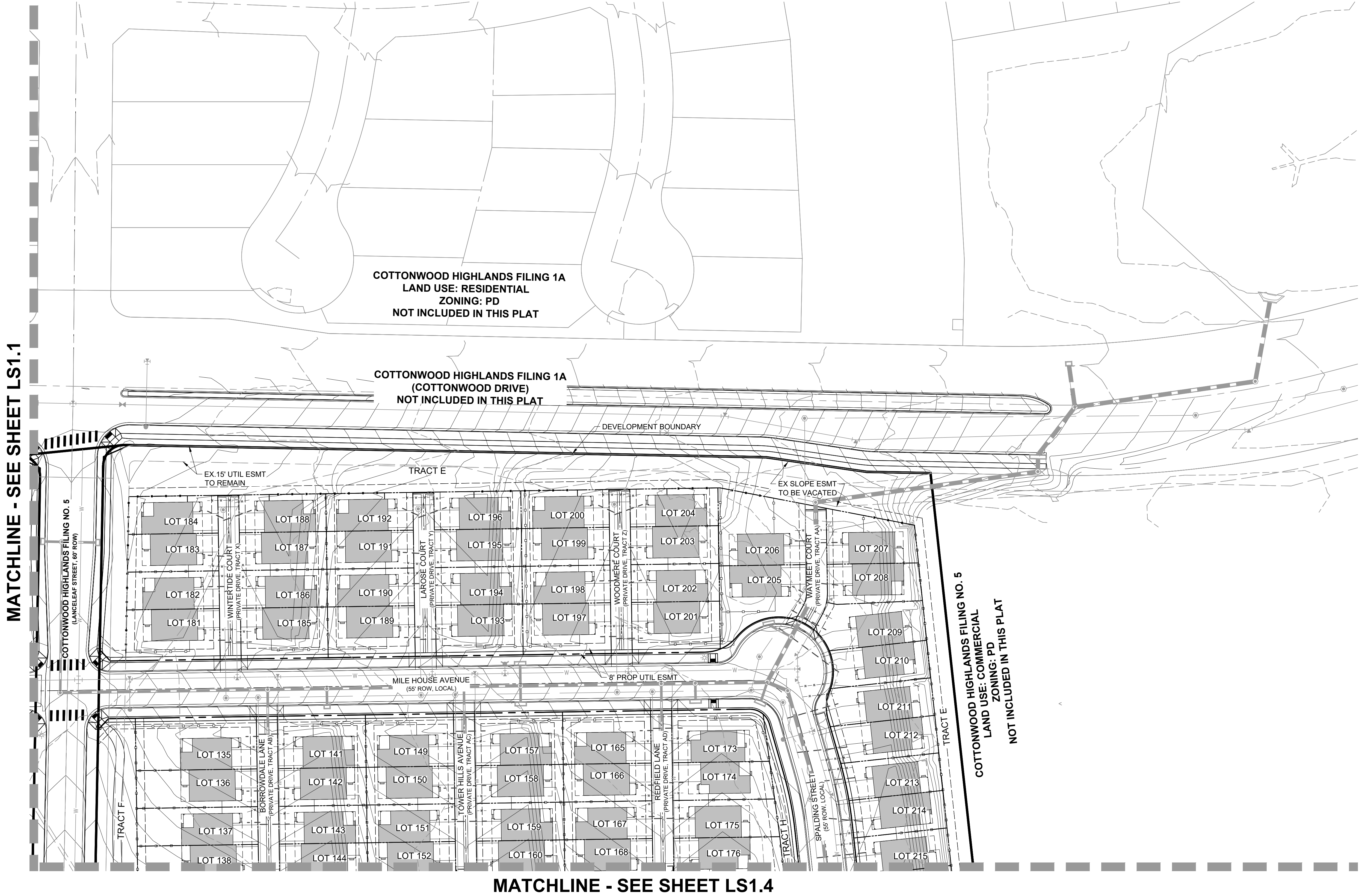


Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

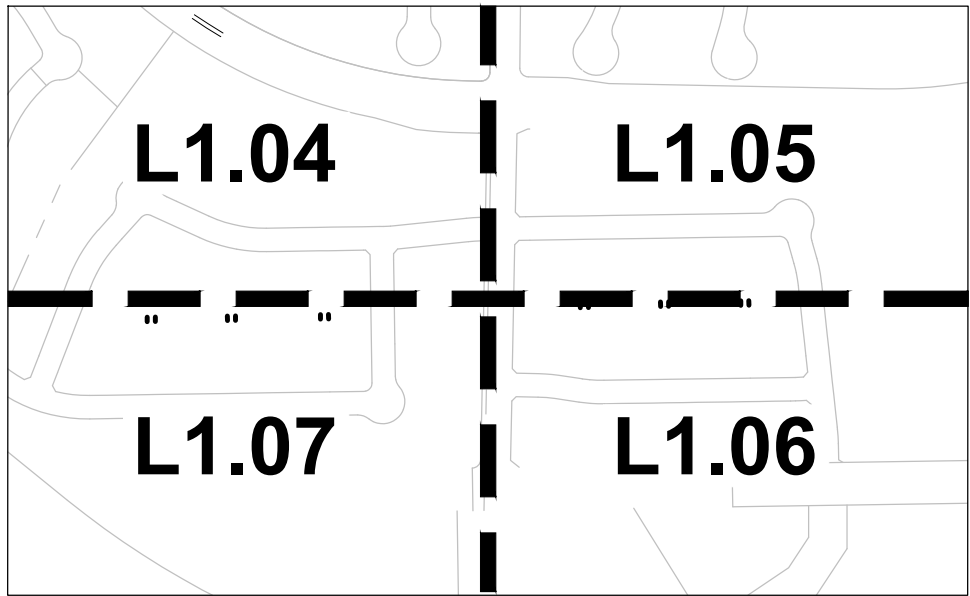
COTTONWOOD HIGHLANDS FILING NO. 7

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



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

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

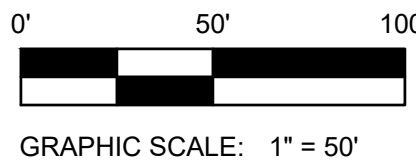
ISSUE RECORD

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

SHEET NUMBER

L1.05

6 OF 56



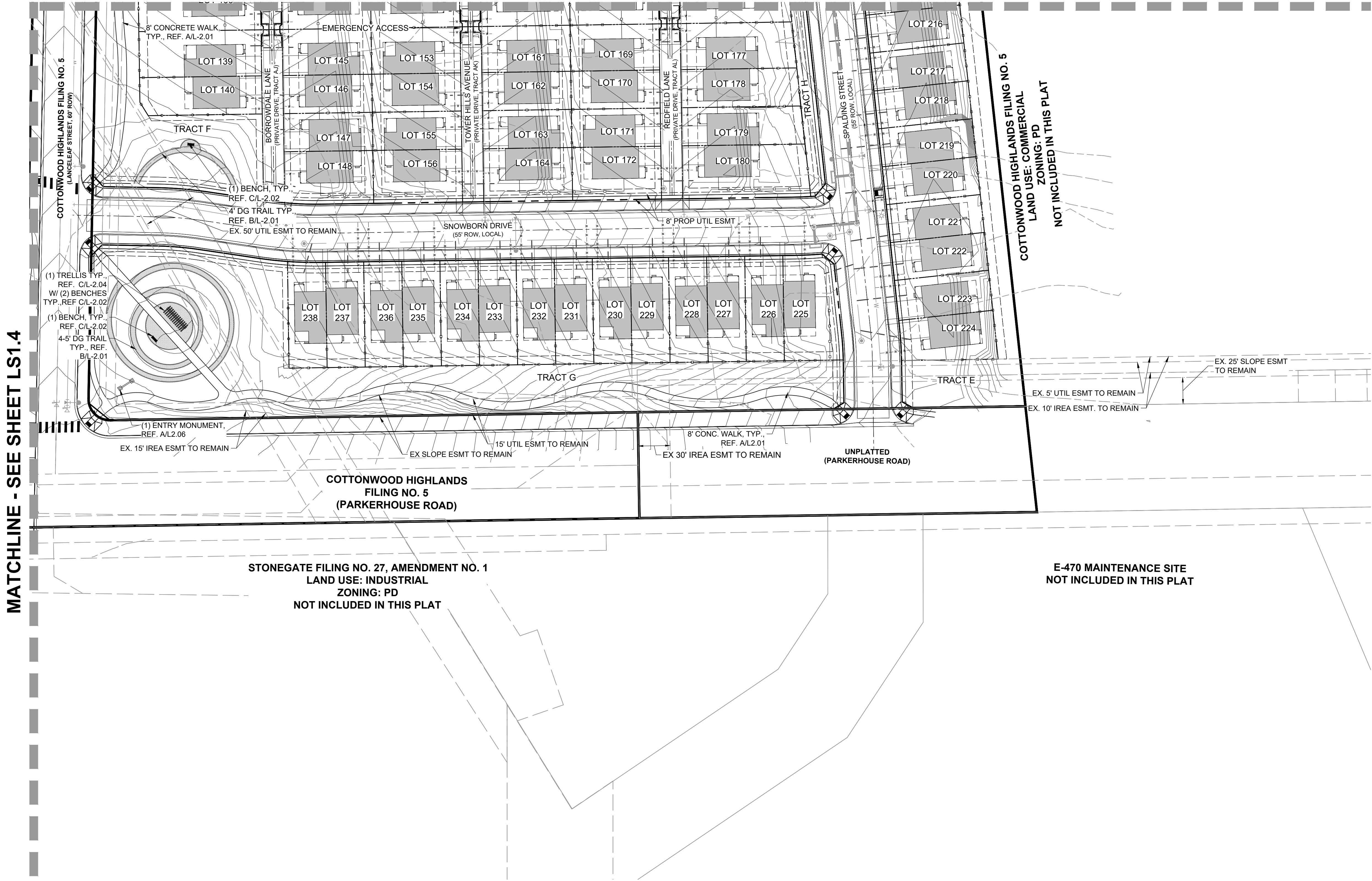
Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

COTTONWOOD HIGHLANDS FILING NO. 7

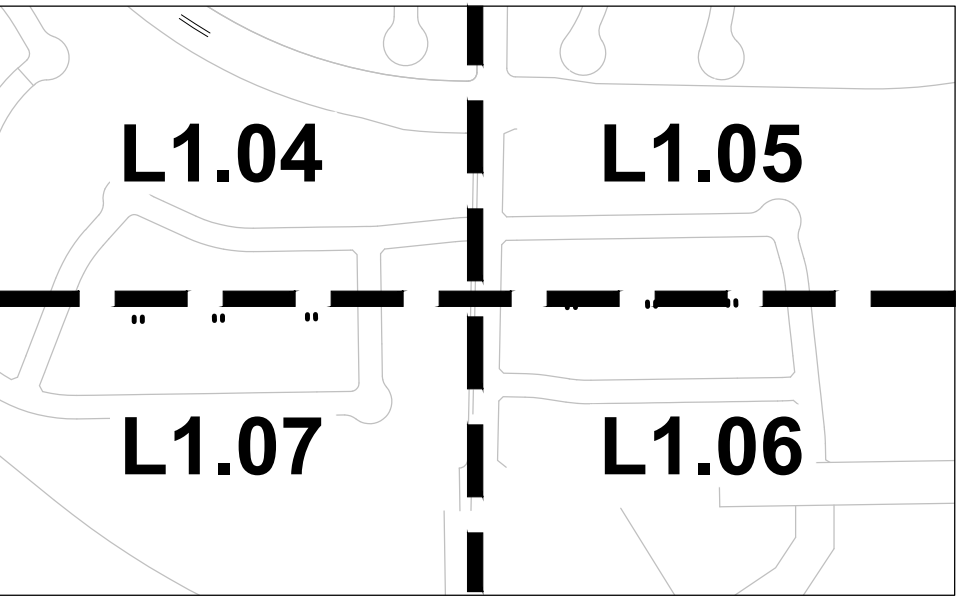
SKETCH/PRELIMINARY & LANDSCAPE PLAN

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 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
- DECOMPOSED GRANITE
- PLAY AREA
- GRAVEL

ARCHITECT / PLANNER

LAI
Design
Group
world wide
88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

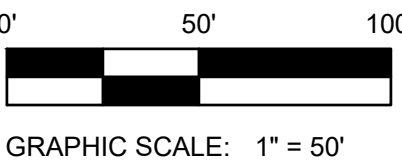
ISSUE RECORD

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

SHEET NUMBER

L1.06

7 OF 56



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 $\frac{1}{2}$ 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

ROP. MAINTENANCE ROAD

TRACT A

LOT 1

LOT 2

LOT 3

LOT 4

HIGHTOWER STREET
(65' ROW, LOCAL)

TRACT C

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

WINDING GLEN LANE
(PRIVATE DRIVE, TRACT AF)

EGRET LANE
(PRIVATE DRIVE, TRACT AE)

EMERGENCY ACCESS

TRACT J

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

BONDCLIFF LANE
(PRIVATE DRIVE, TRACT AG)

TRACT I

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

TUSOCK STREET
(65' ROW, LOCAL)

TRACT AH

LAURENTIDE PLACE
(PRIVATE DRIVE, TRACT W)

TRACT AI

ESTUARY POINT
(PRIVATE DRIVE, TRACT V)

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 97

LOT 98

LOT 99

LOT 100

LOT 93

LOT 94

LOT 95

LOT 96

LOT 89

LOT 90

LOT 91

LOT 92

MORAND CT
(PRIVATE DRIVE, TRACT S)

FRANCONIA CT
(PRIVATE DRIVE, TRACT T)

ZETA PASS COURT
(PRIVATE DRIVE, TRACT U)

BIRCHRUN LANE
(55' ROW, LOCAL)

8' PROP UTIL ESMT

12' CONCRETE WALK
TYP., REF. A/L-2.01

TRACT D

EX. 30' CW&SD ESMT TO REMAIN

EX. 15' IREA ESMT TO REMAIN

12' CONCRETE WALK
TYP., REF. A/L-2.01

DEVELOPMENT BOUNDARY

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

HIGHWAY E-470

	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

LAI
Design
Group

— world wide —

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112

T 303.734.1777 | F 303.734.1778

Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

MANHARD CONSULTING
500 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

LENNAR HOMES
0193 S. JAMAICA ST., 4TH FLOOR
ENGLEWOOD, CO 80112
OFFICE: (303) 503-1016
ATTN: JOHN CHENEY

PROFESSIONAL STAMP

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

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

L1.07

OF 56

0' 50' 100'



GRAPHIC SCALE: 1" = 50'



Know what's below.
Call before you dig.

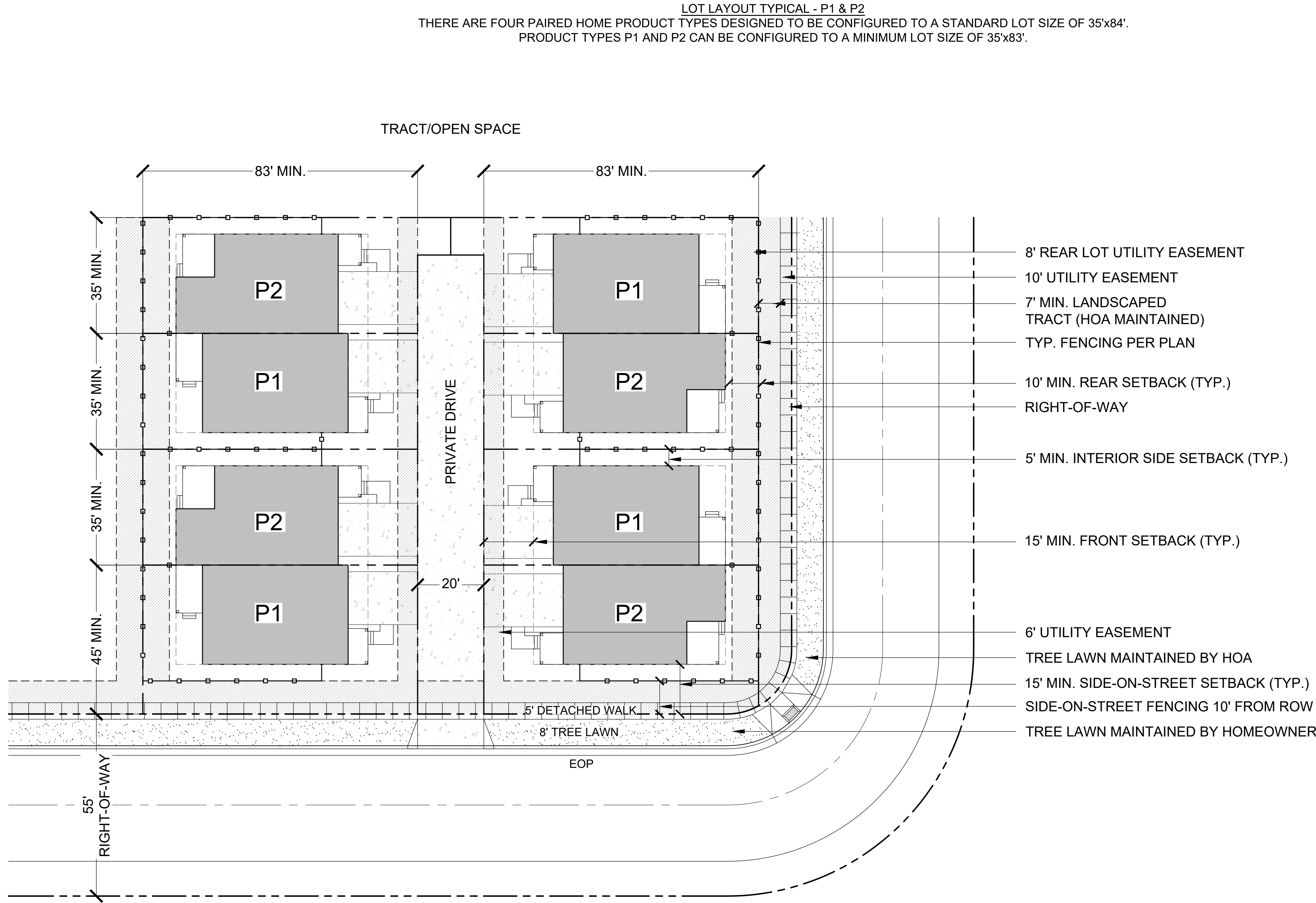
Copyright © 2019 LAI Design Group

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

COTTONWOOD HIGHLANDS FILING NO. 7

SKETCH/PRELIMINARY & LANDSCAPE PLAN

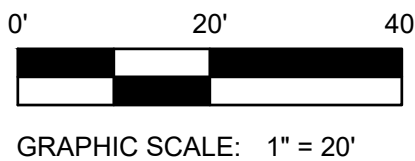
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, 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

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

- 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.



ARCHITECT / PLANNER



ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

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

L1.08

9 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

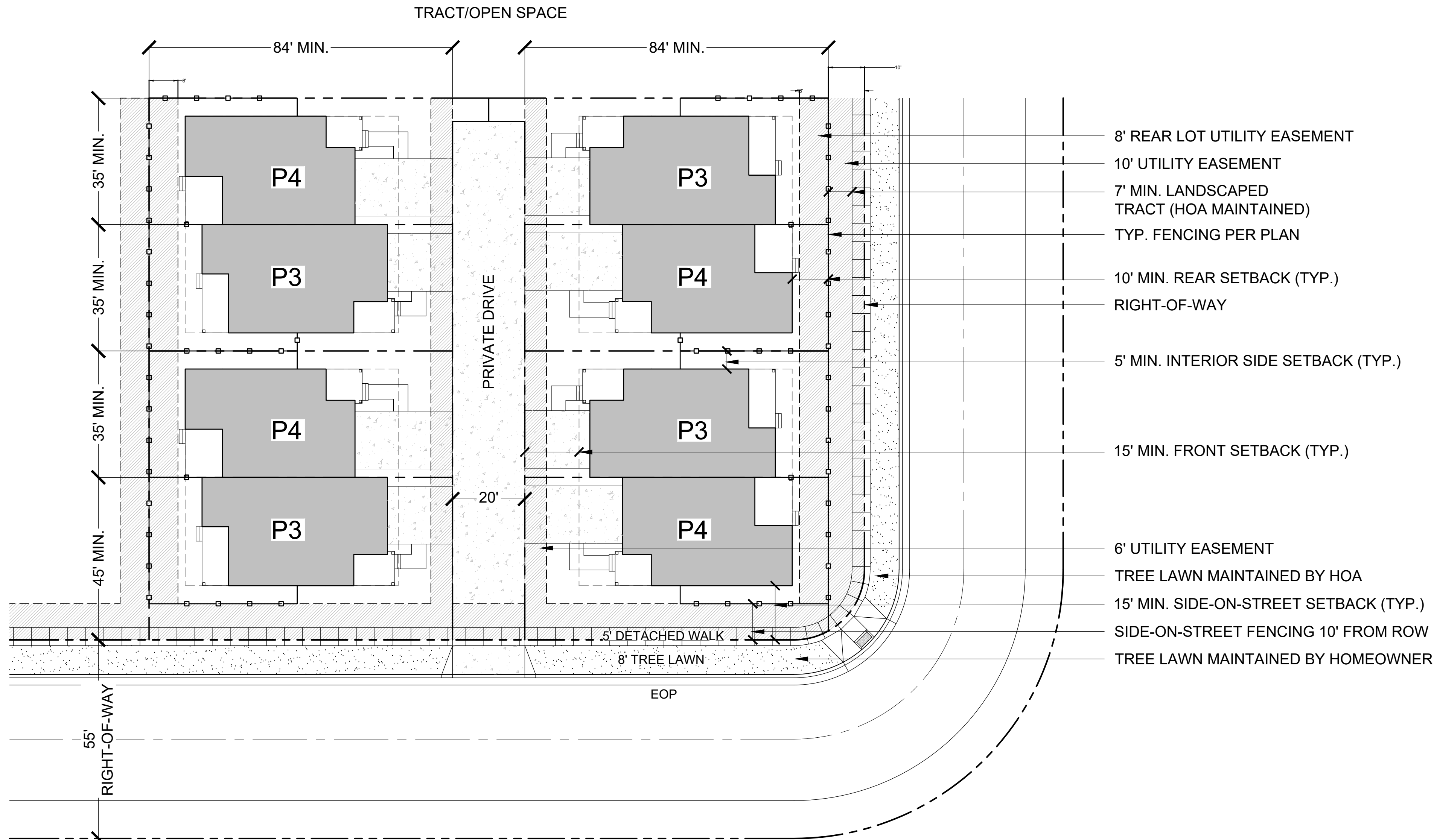
COTTONWOOD HIGHLANDS FILING NO. 7

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

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

ARCHITECT / PLANNER



ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

PROFESSIONAL STAMP

PROJECT INFORMATION

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

ISSUE RECORD

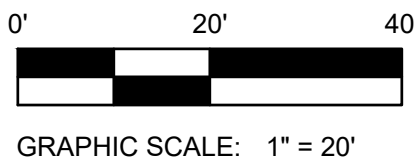
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L1.09

10 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.



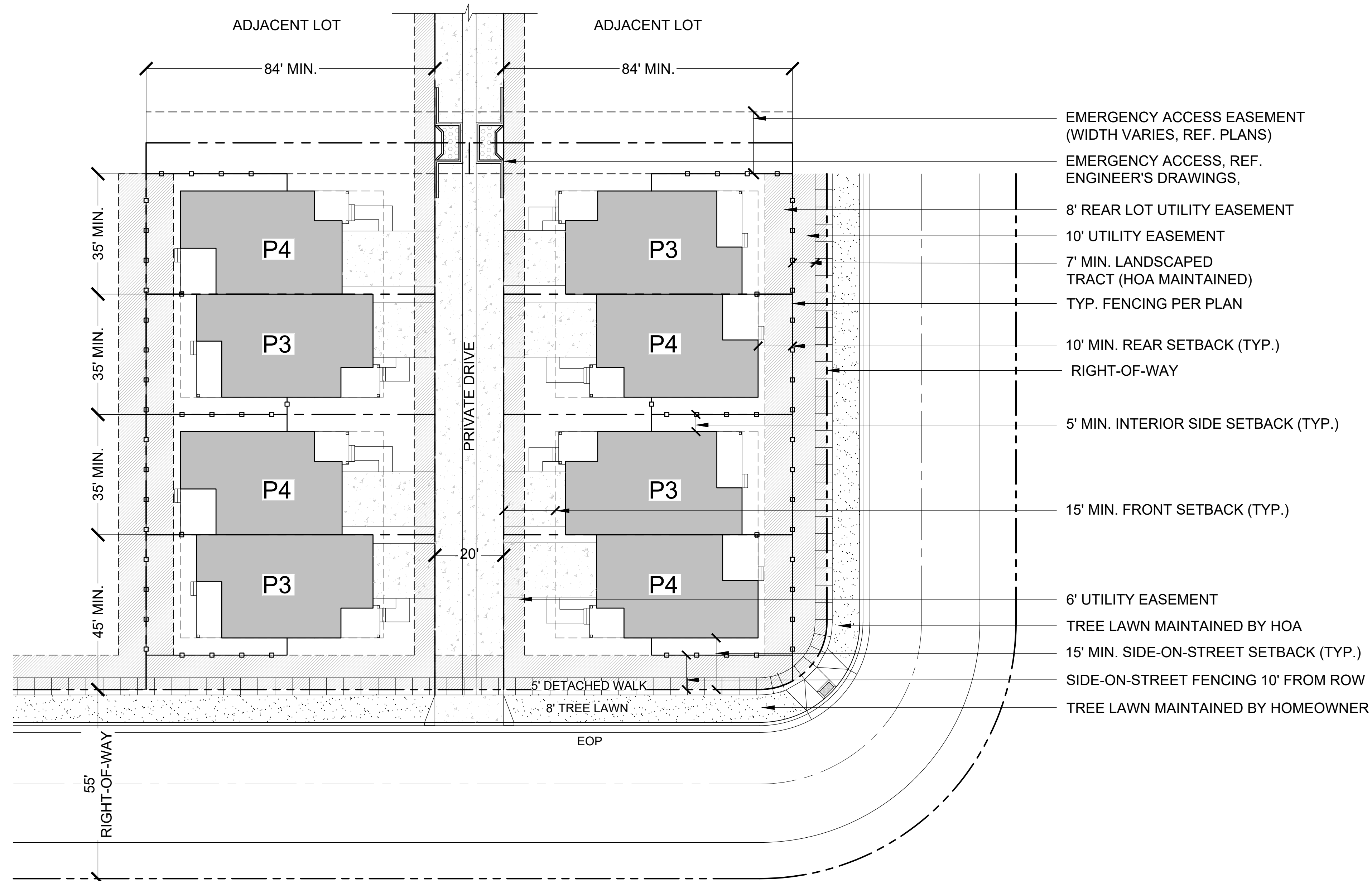
COTTONWOOD HIGHLANDS FILING NO. 7

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 $\frac{1}{2}$ 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

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

Copyright © 2018 LAI Design Group
These plans are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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.

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAdesigngroup.com

ENGINEER

MANHARD CONSULTING
600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

LENNAR HOMES
0193 S. JAMAICA ST., 4TH FLOOR
ENGLEWOOD, CO 80112
OFFICE: (303) 503-1016
ATTN: JOHN CHENEY

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

PROFESSIONAL STAMP

PROJECT INFORMATION

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

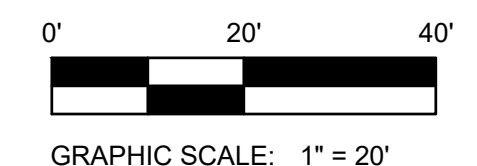
ISSUE RECORD

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

SHEET NUMBER

1.10

1 OF 56

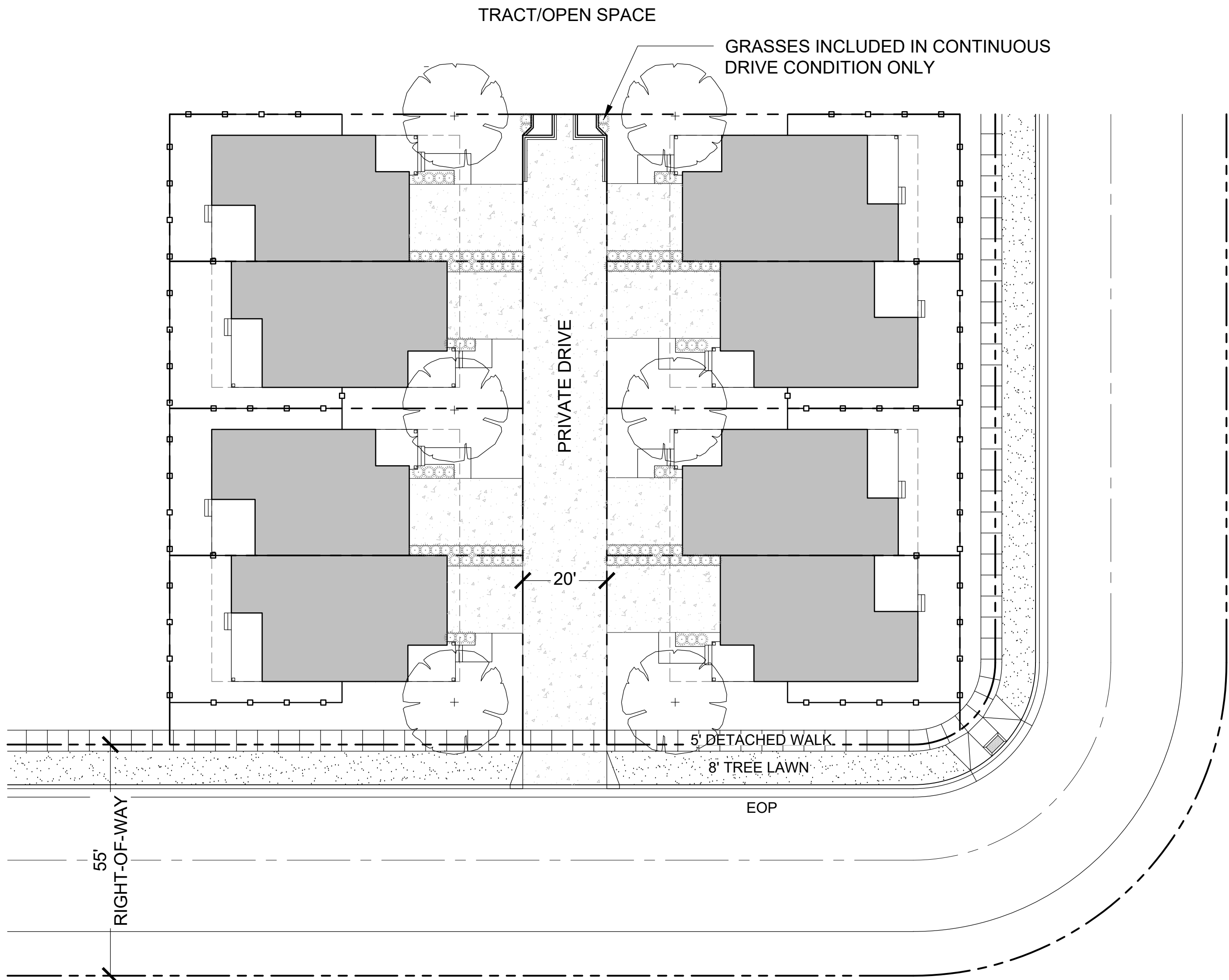


Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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

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

ARCHITECT / PLANNER

LAI
Design
Group
world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

PROFESSIONAL STAMP

PROJECT INFORMATION

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

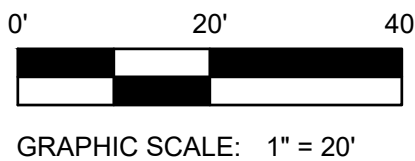
ISSUE RECORD

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

SHEET NUMBER

L1.11
12 OF 56

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

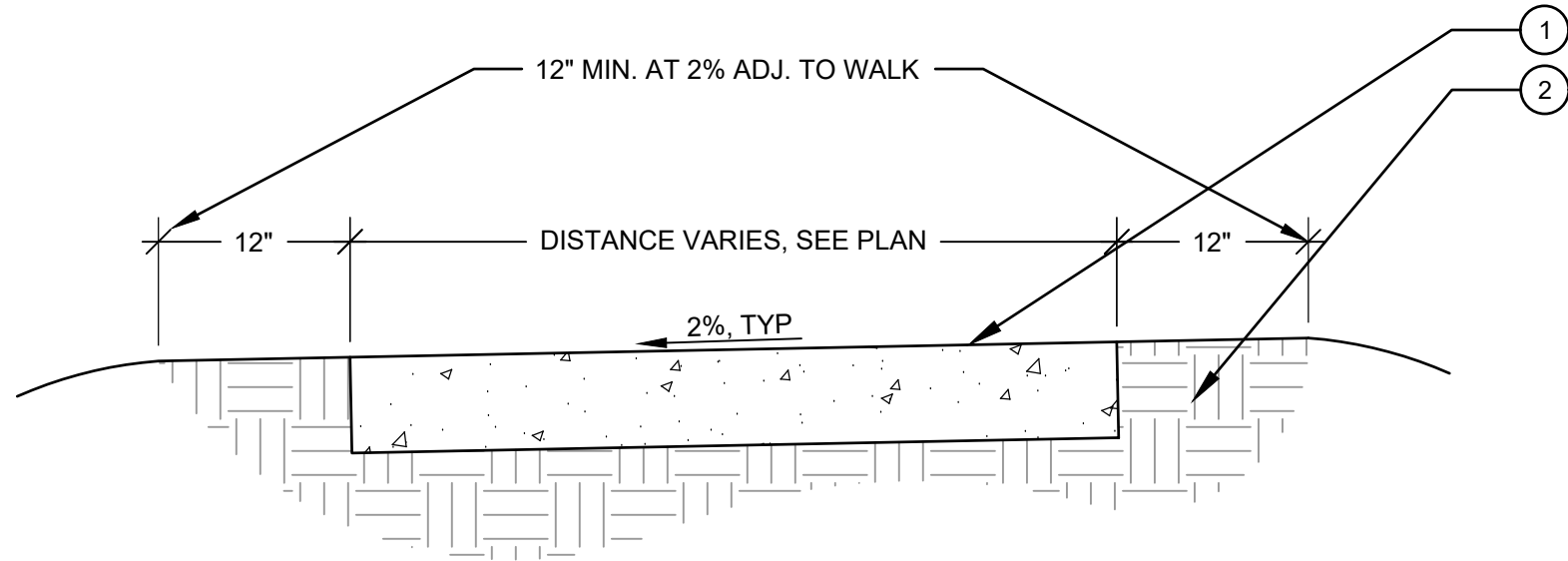


Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

COTTONWOOD HIGHLANDS FILING NO. 7

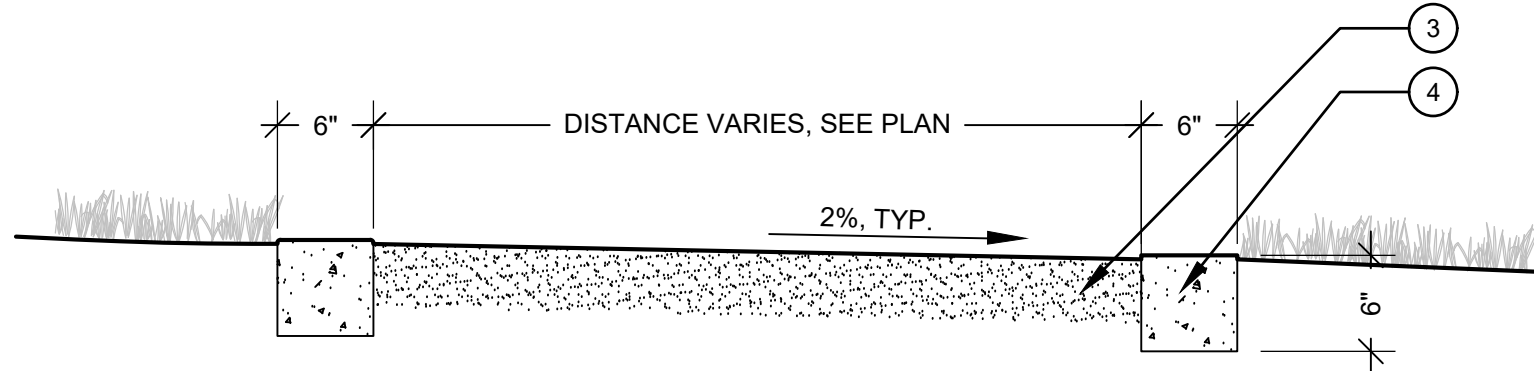
SKETCH/PRELIMINARY & LANDSCAPE PLAN

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

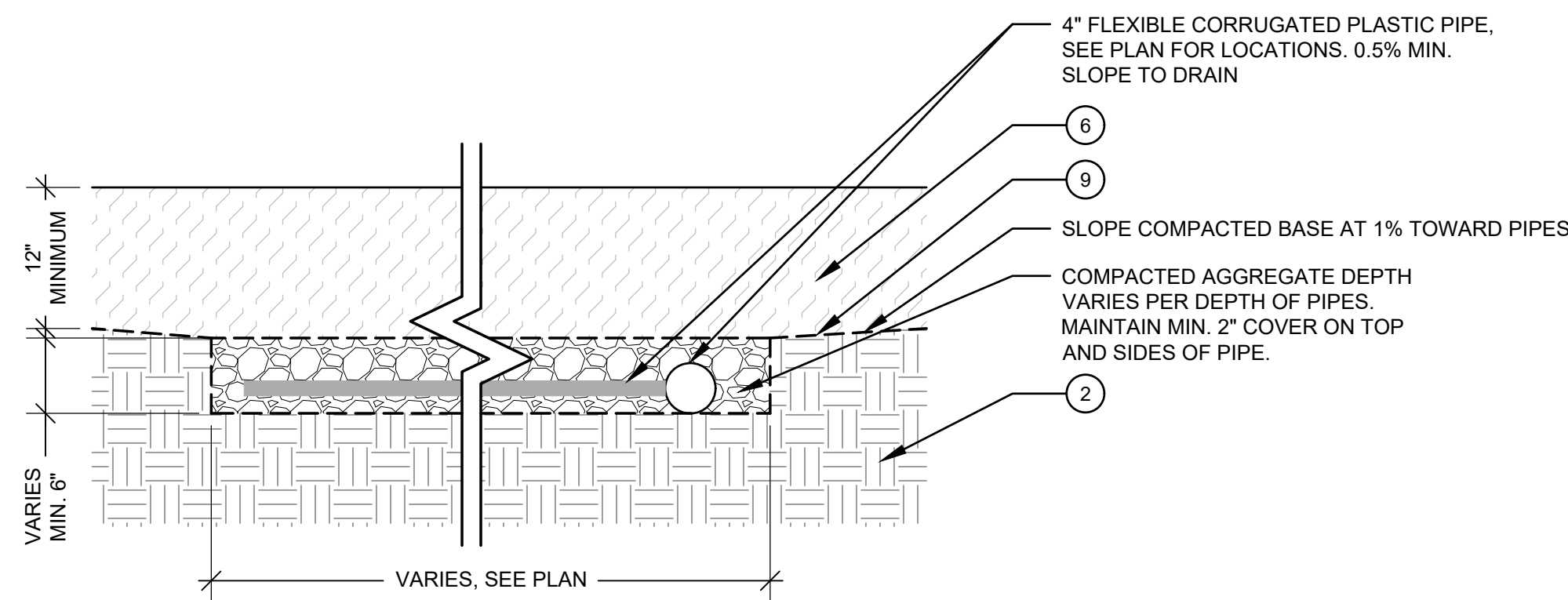


NOTE:
3'-6" WIDE CONCRETE WALKS SHALL BE MIN. 4" DEPTH,
OR GREATER PER SOILS REPORT, 4,000 PSI CONCRETE,
REINFORCED WITH FIBERMESH

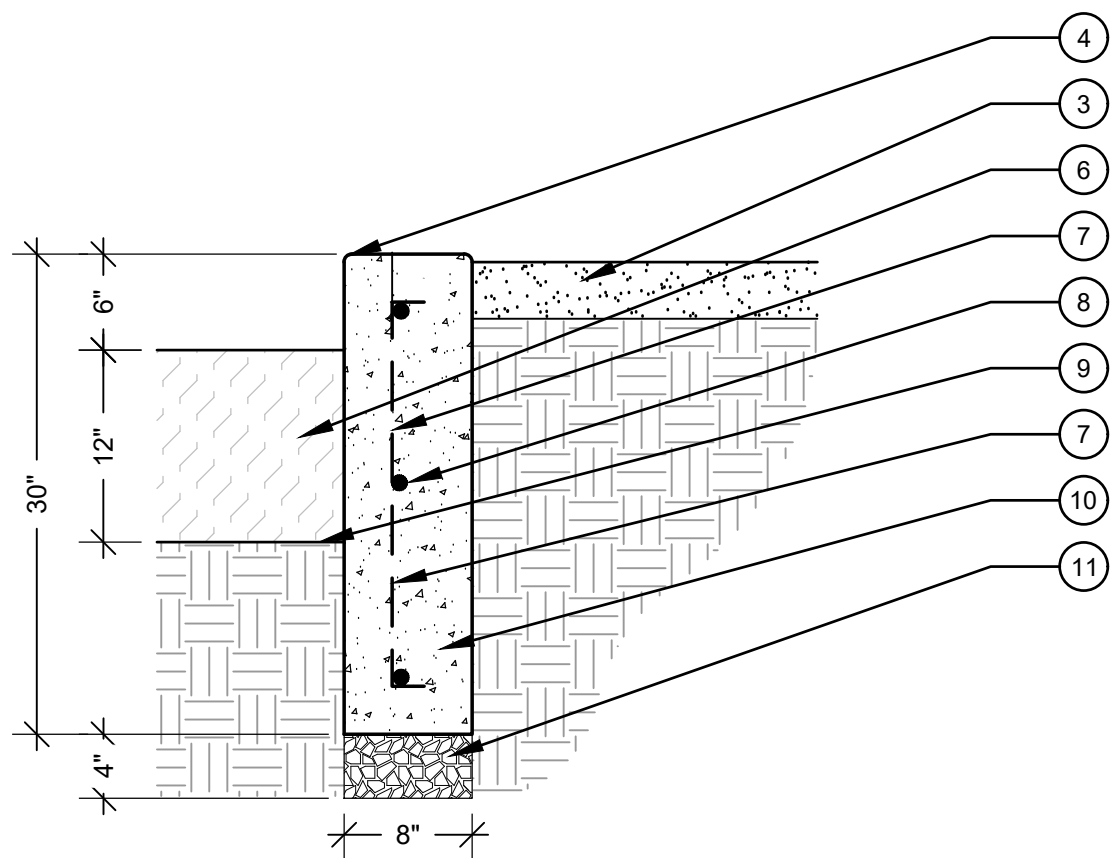
A CONCRETE PAVEMENT
SCALE: 1" = 1'-0"



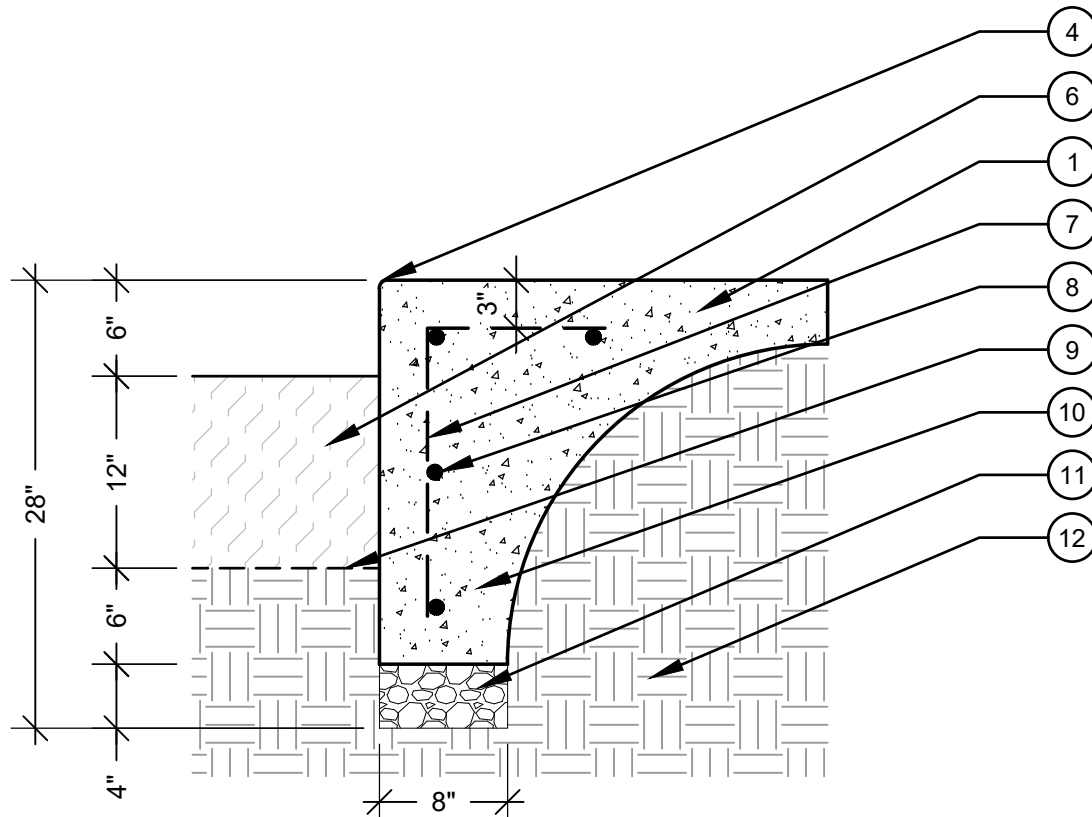
B CRUSHER FINES
SCALE: 1" = 1'-0"



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

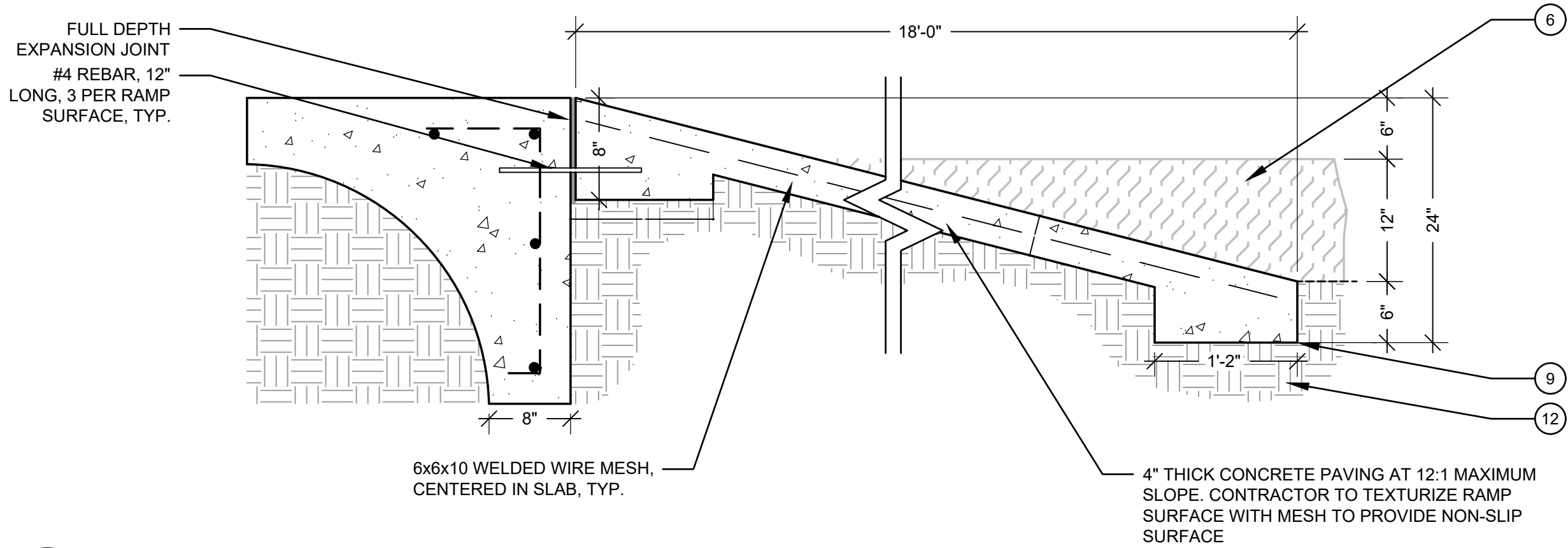


D PLAYCURB AT CRUSHER FINES
SCALE: 1" = 1'-0"



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



ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

L2.01

13 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

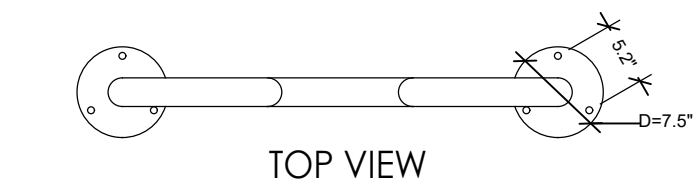
ISSUE RECORD

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

SHEET NUMBER

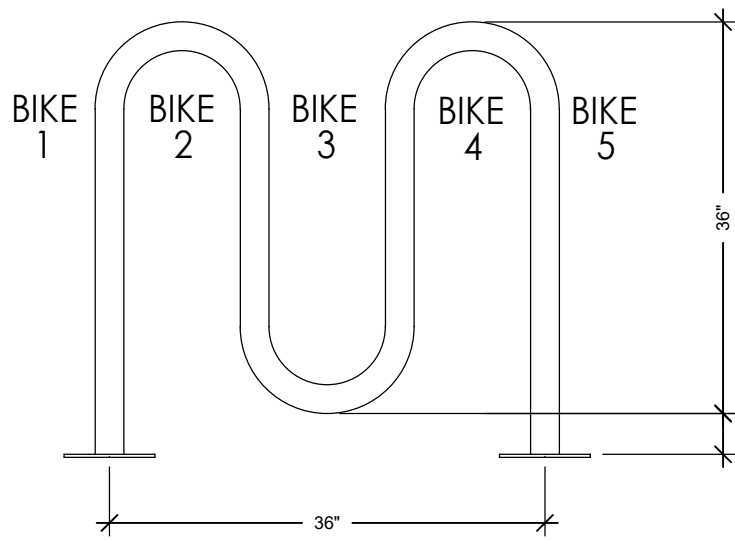
L2.02

14 OF 56

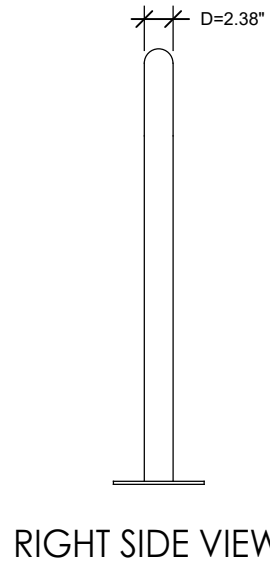


TOP VIEW

MANUFACTURER: SITESCAPES
MODEL: #EC2-05-SM
QTY: 2
COLOR: BLACK POWDER COAT



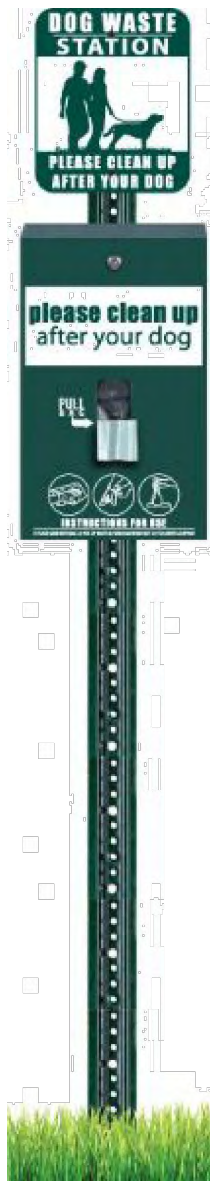
FRONT VIEW



RIGHT SIDE VIEW

A BIKE RACK

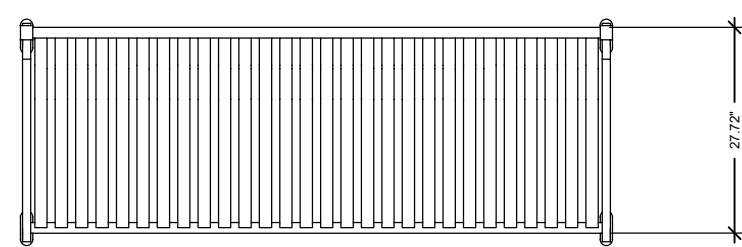
SCALE: NTS



MANUFACTURER: DOGIPOT
MODEL: #1003-L
QTY: 2
COLOR: GREEN

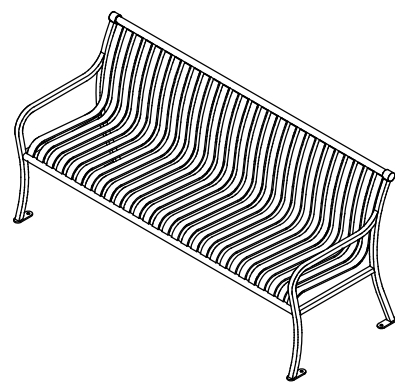
B DOG WASTE STATION

SCALE: NTS

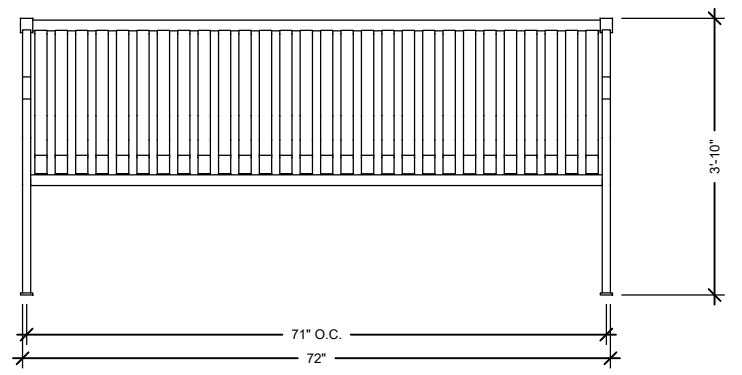


TOP VIEW

MANUFACTURER: SITESCAPES
MODEL: #EC2-05-SM
QTY: 4
COLOR: BLACK POWDER COAT



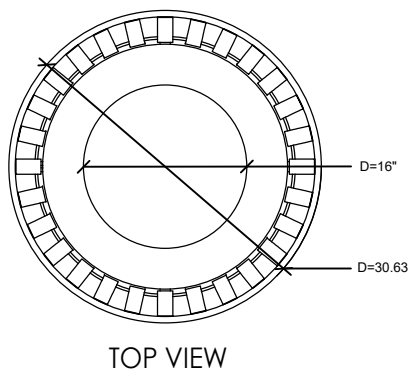
RIGHT SIDE VIEW



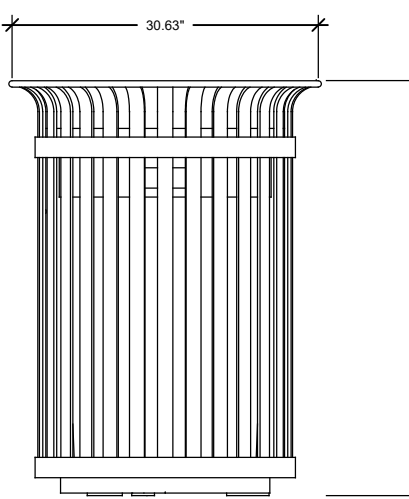
FRONT VIEW

C BENCH

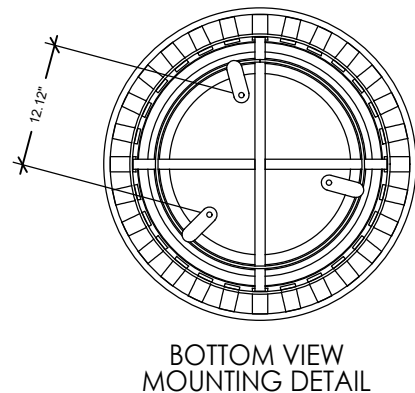
SCALE: NTS



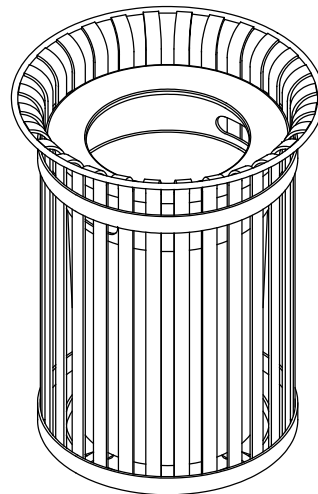
TOP VIEW



FRONT VIEW



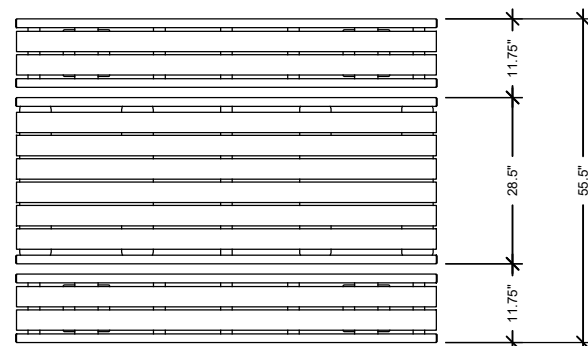
BOTTOM VIEW
MOUNTING DETAIL



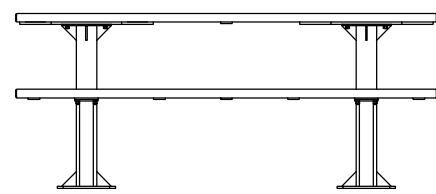
D TRASH RECEPTACLE

SCALE: NTS

MANUFACTURER: SITESCAPES
MODEL: #CV2-1000
QTY: 2
COLOR: BLACK POWDER COAT

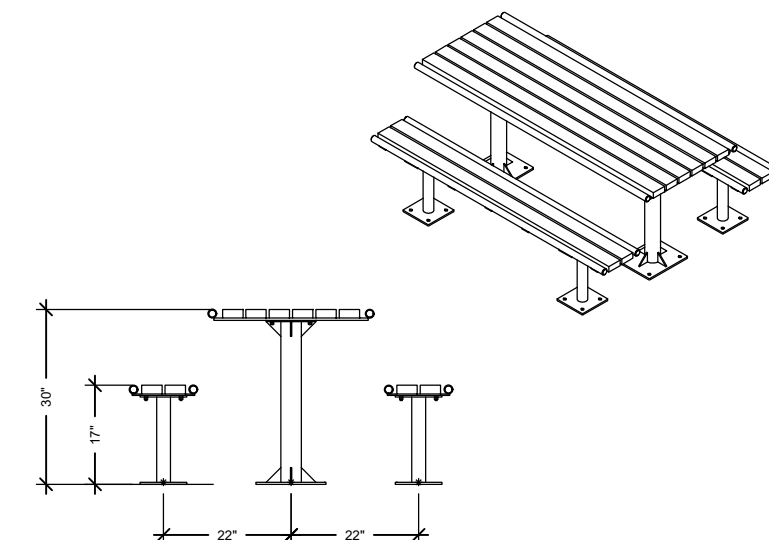


TOP VIEW



FRONT VIEW

MANUFACTURER: SITESCAPES
MODEL: #AV6-4561-RP
QTY: 6
COLOR: BLACK POWDER COAT
MATERIAL: RECYCLED PLASTIC LUMBER



RIGHT SIDE VIEW

E PICNIC TABLE

SCALE: NTS



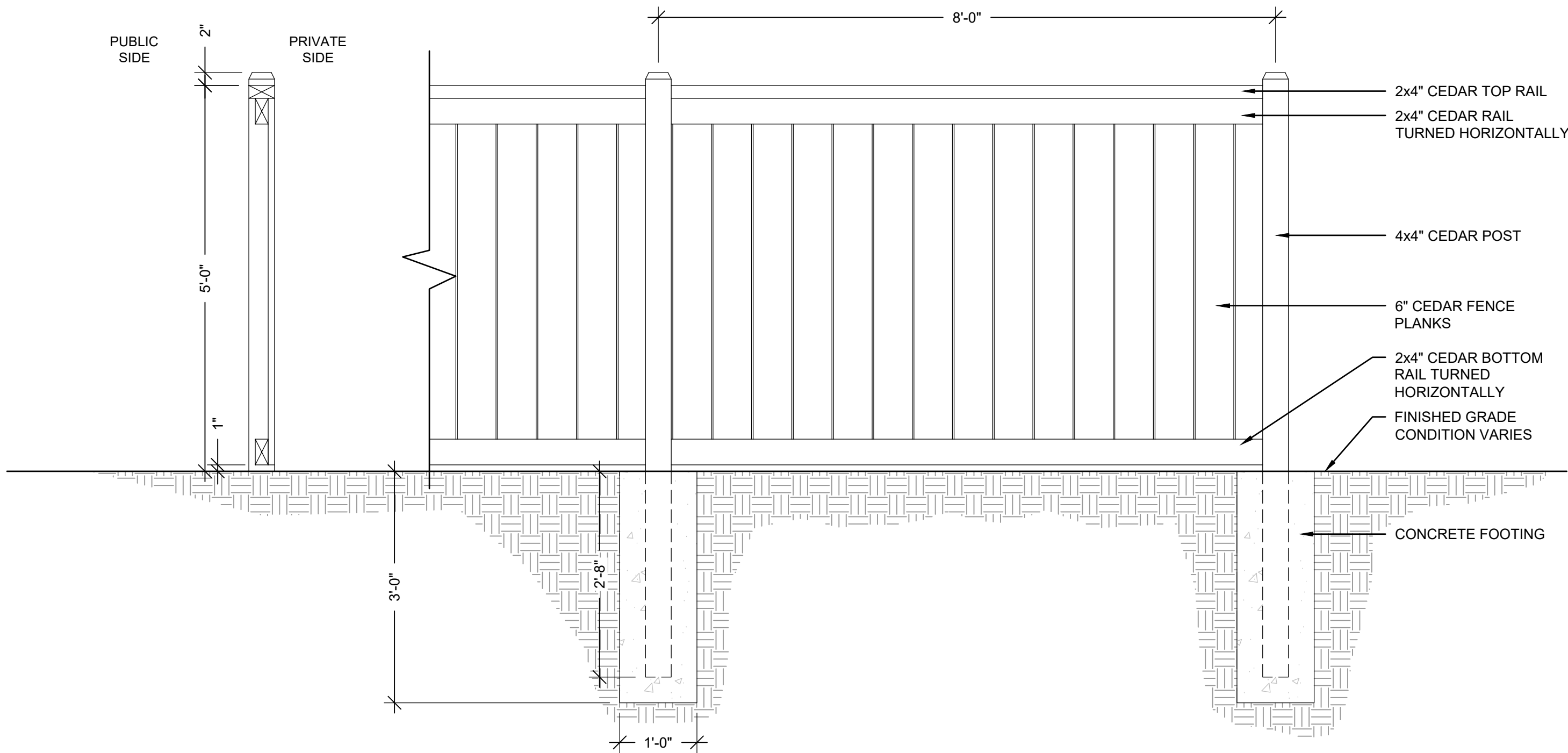
Know what's below.
Call before you dig.

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

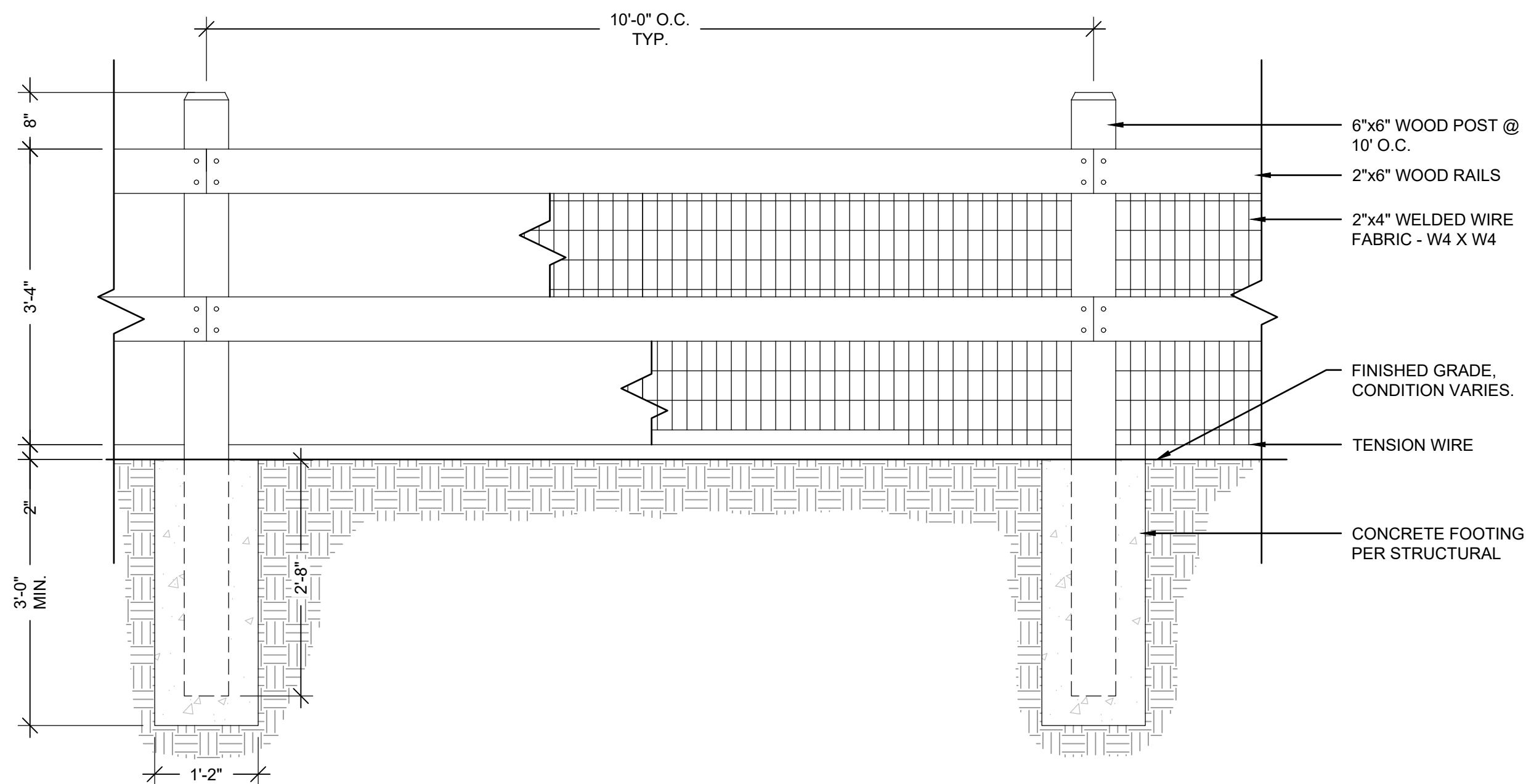
COTTONWOOD HIGHLANDS FILING NO. 7

SKETCH/PRELIMINARY & LANDSCAPE PLAN

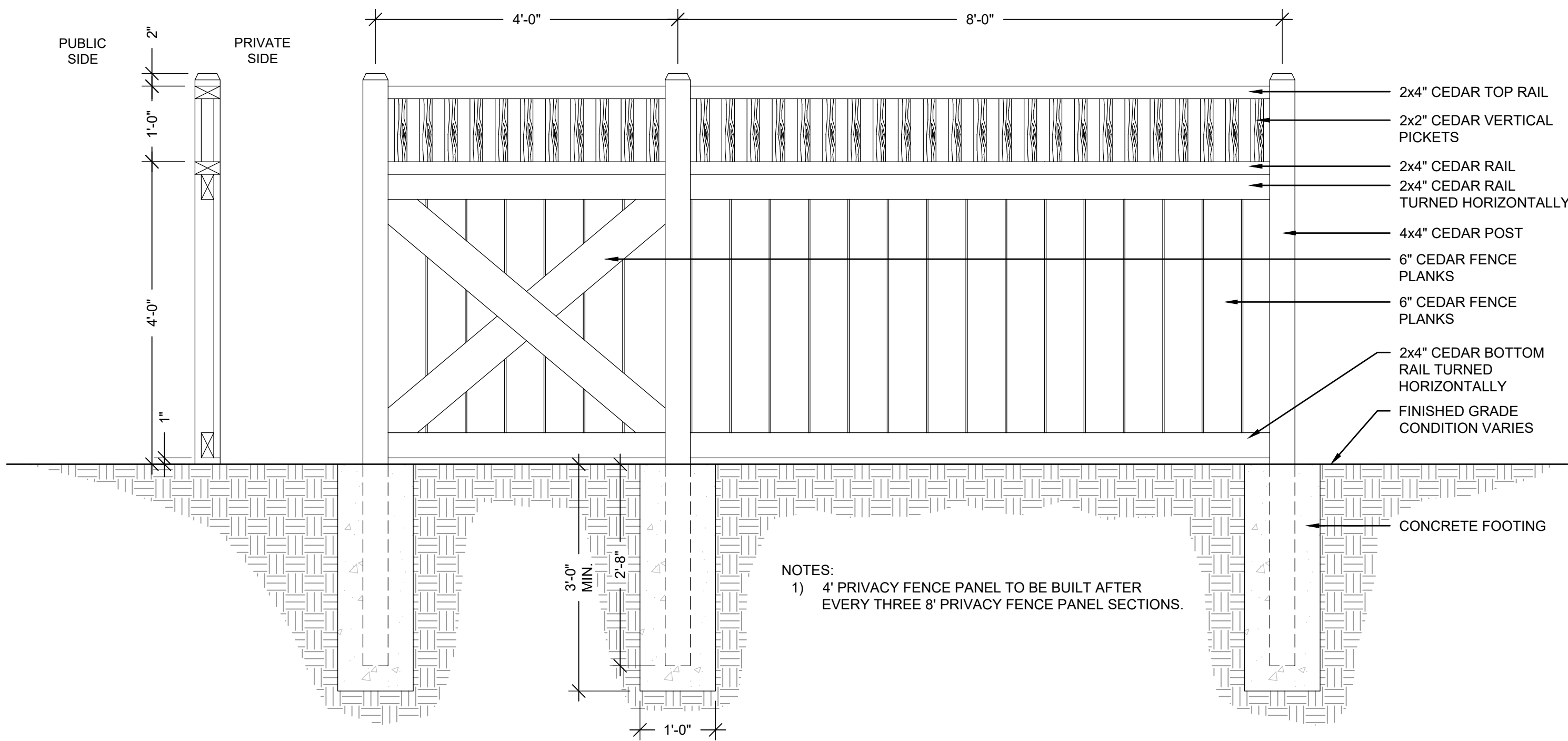
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, 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



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



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

L2.03

15 OF 56



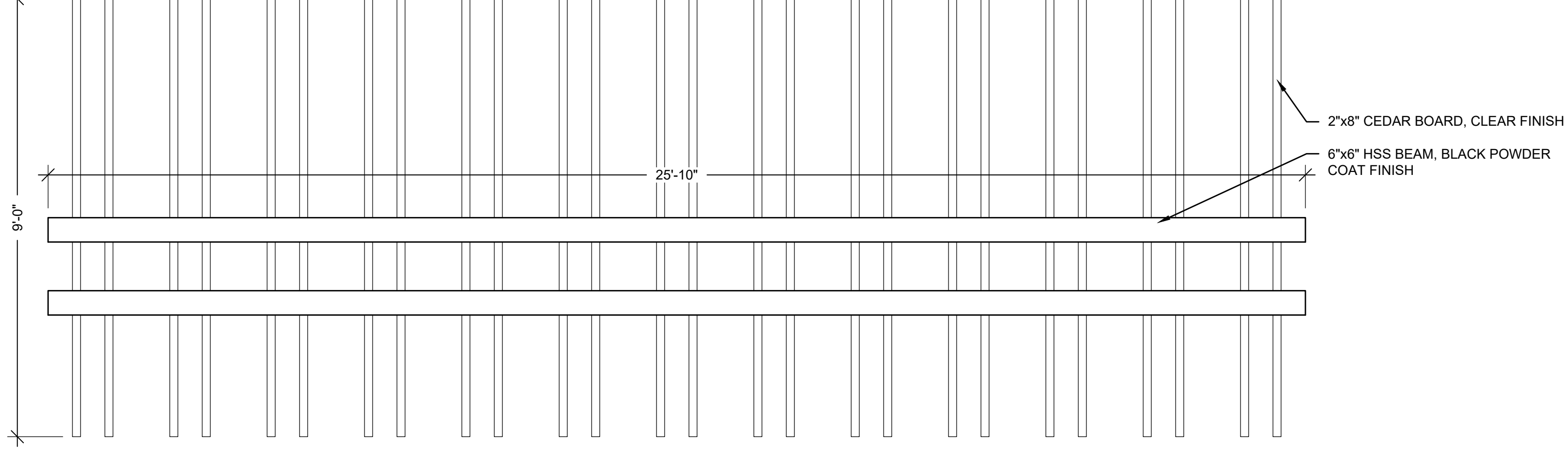
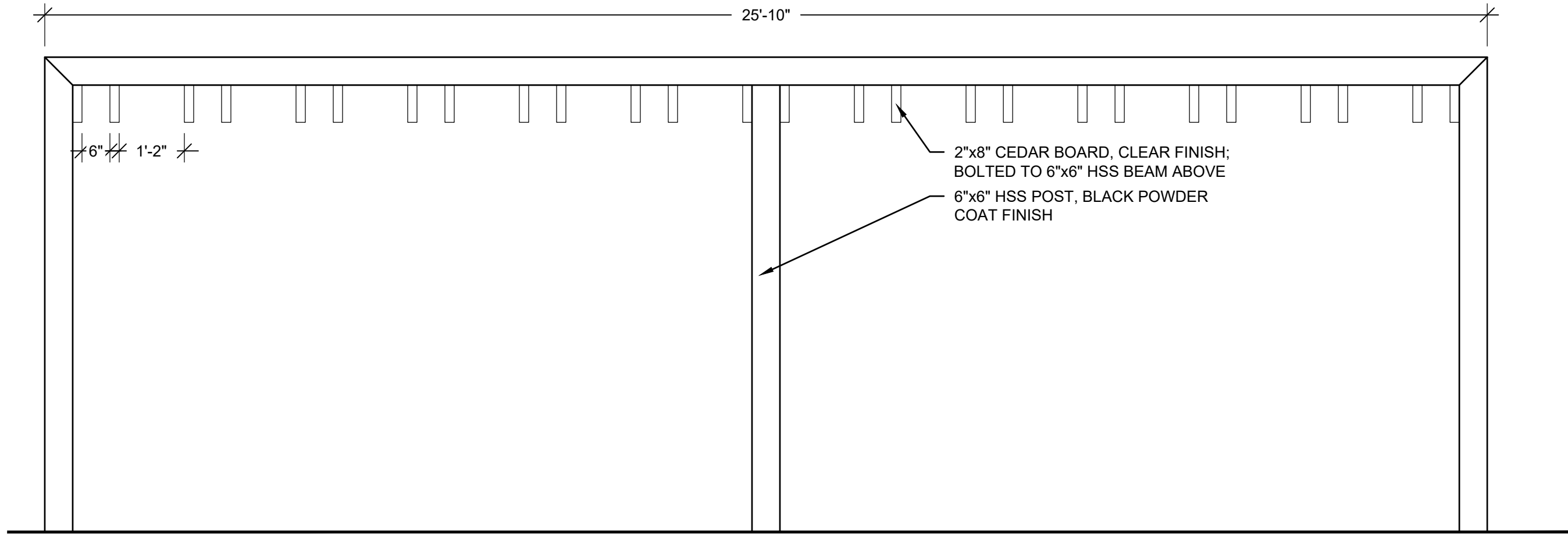
Know what's below.
Call before you dig.

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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

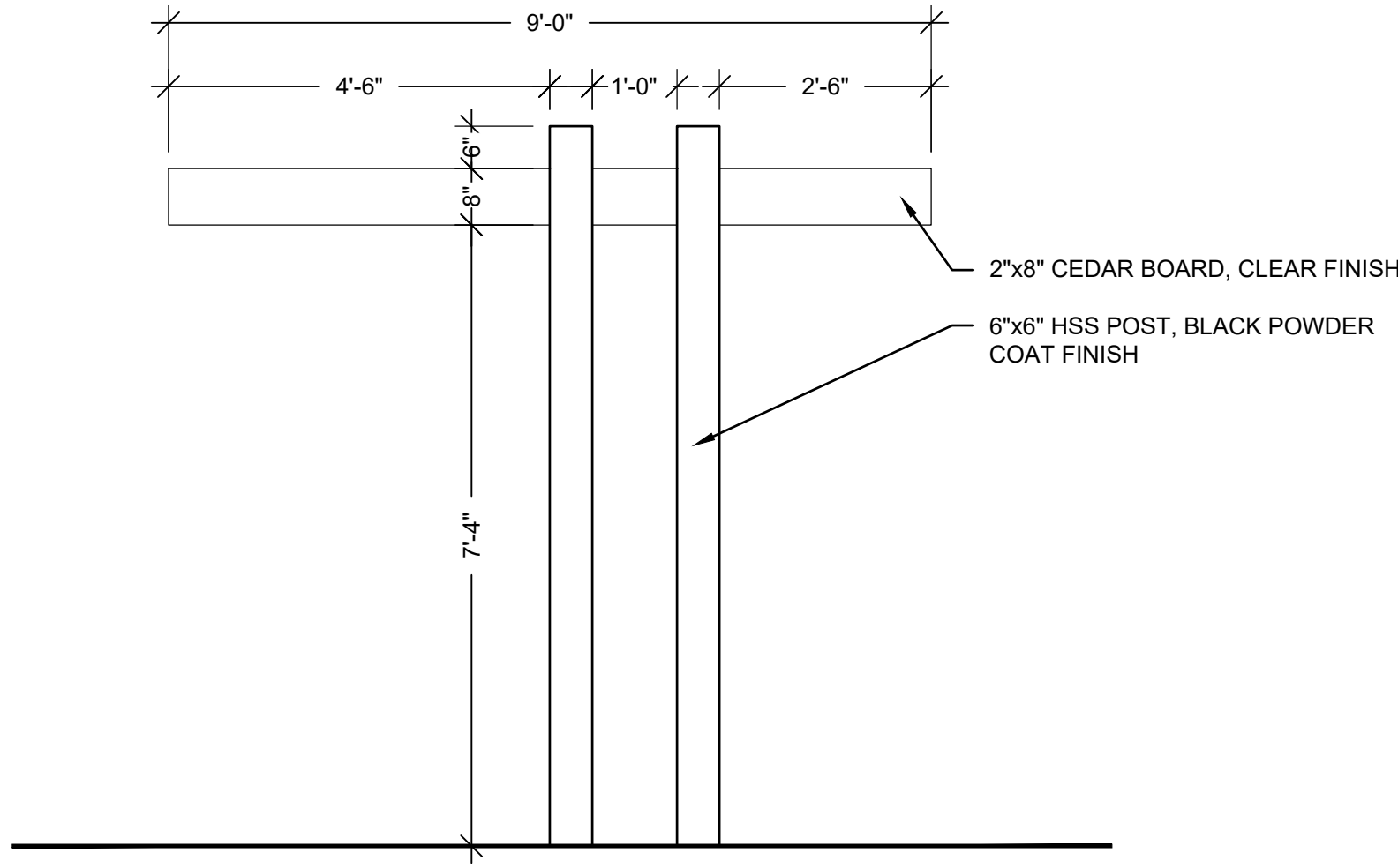


A TRELLIS DETAIL - ELEVATION

SCALE: 1/2" = 1'-0"

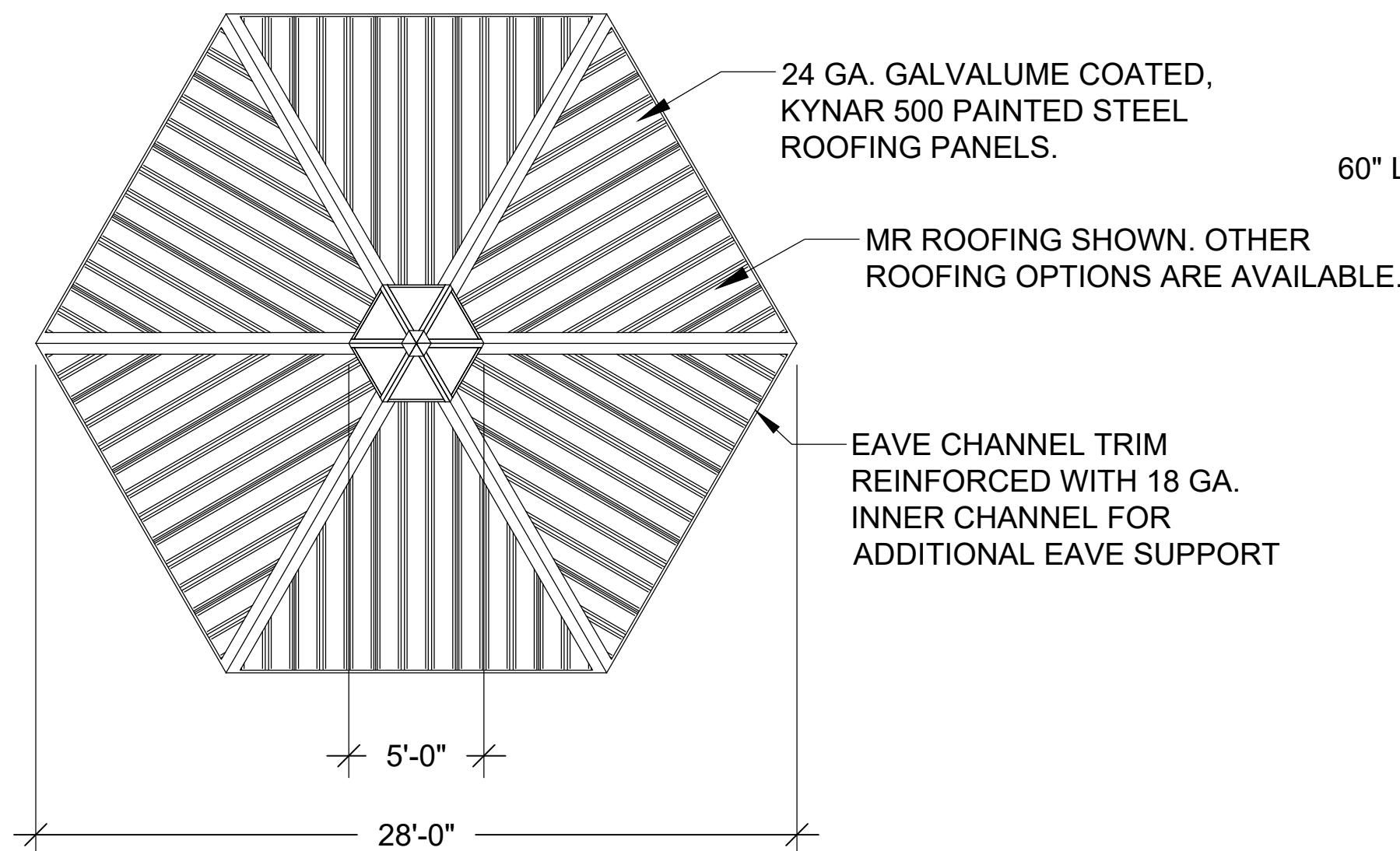
B TRELLIS DETAIL - PLAN VIEW

SCALE: 1/2" = 1'-0"

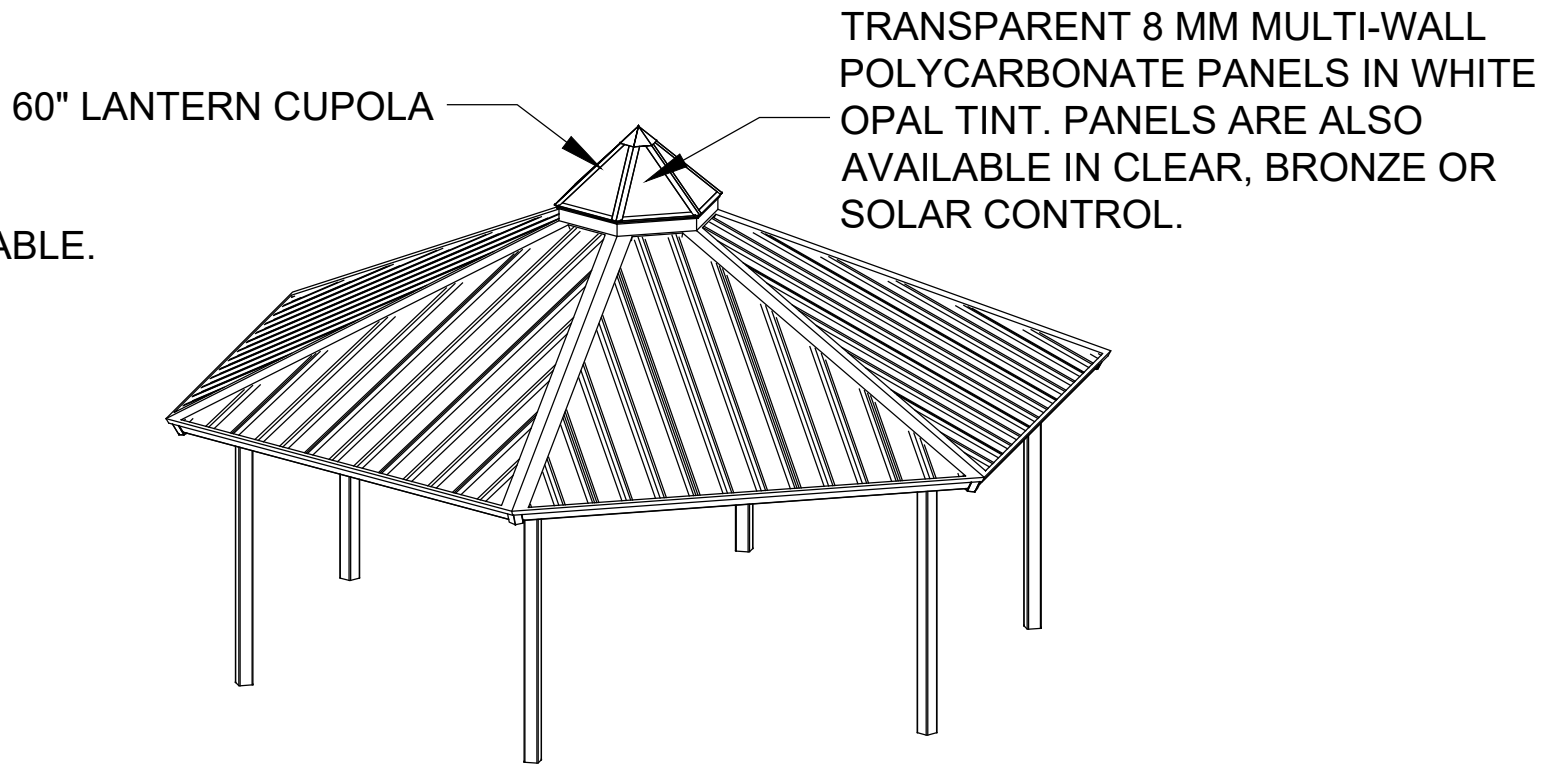


C TRELLIS DETAIL - SIDE ELEVATION

SCALE: 1/2" = 1'-0"

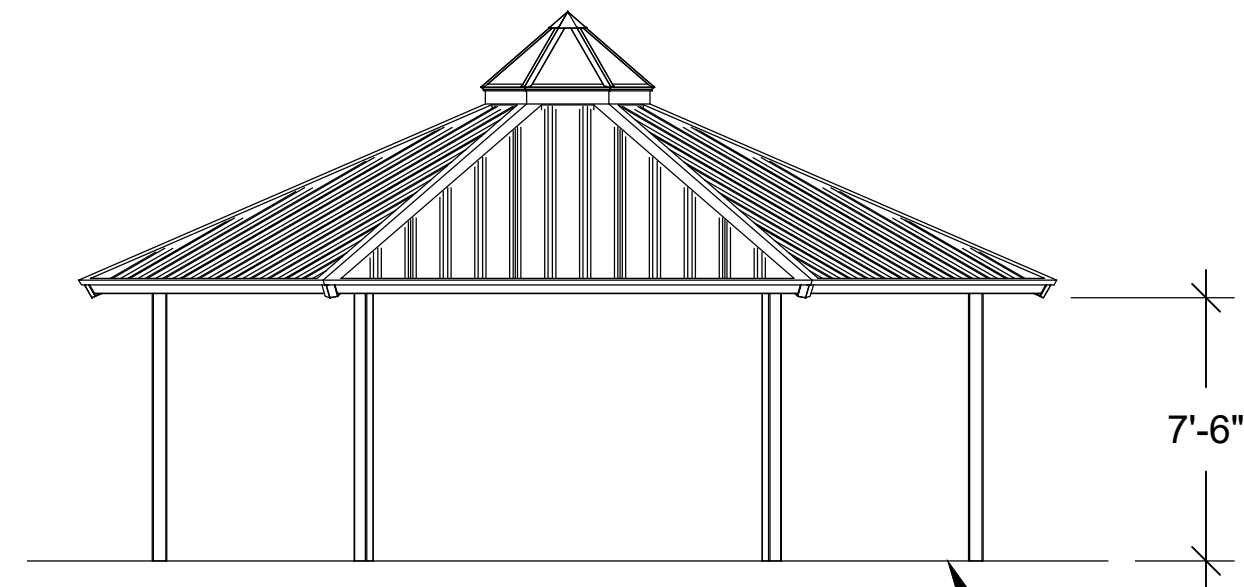


TOP VIEW

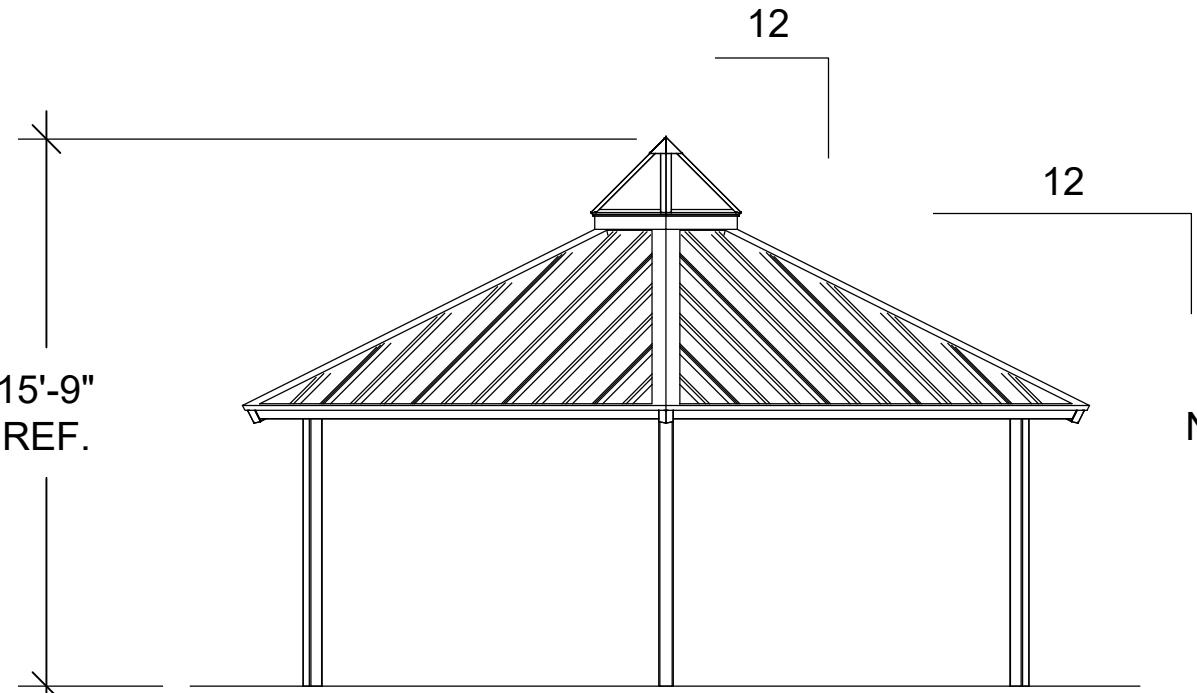


AUXILIARY VIEW

MANUFACTURER: POLIGON
MODEL: LTN-28
QTY: 1
ROOF COLOR: EVERGREEN
TRIM COLOR: EVERGREEN
STRUCTURE COLOR: SLATE



ELEVATION VIEW



ELEVATION VIEW

FINISH GRADE MOUNTING VARIES BASED ON ENGINEERING REQUIREMENTS.

D PAVILION DETAIL

SCALE: NTS

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

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

L2.04

16 OF 56

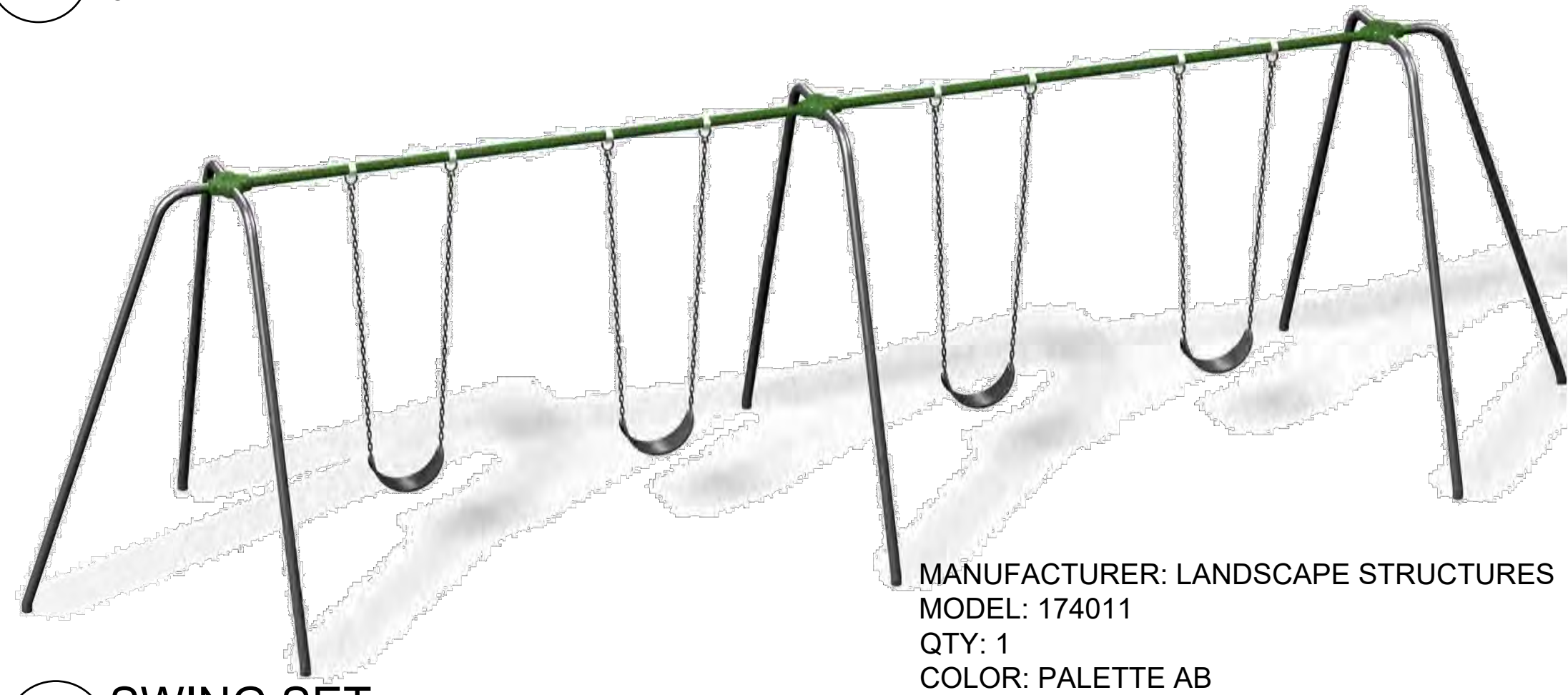


COTTONWOOD HIGHLANDS FILING NO. 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

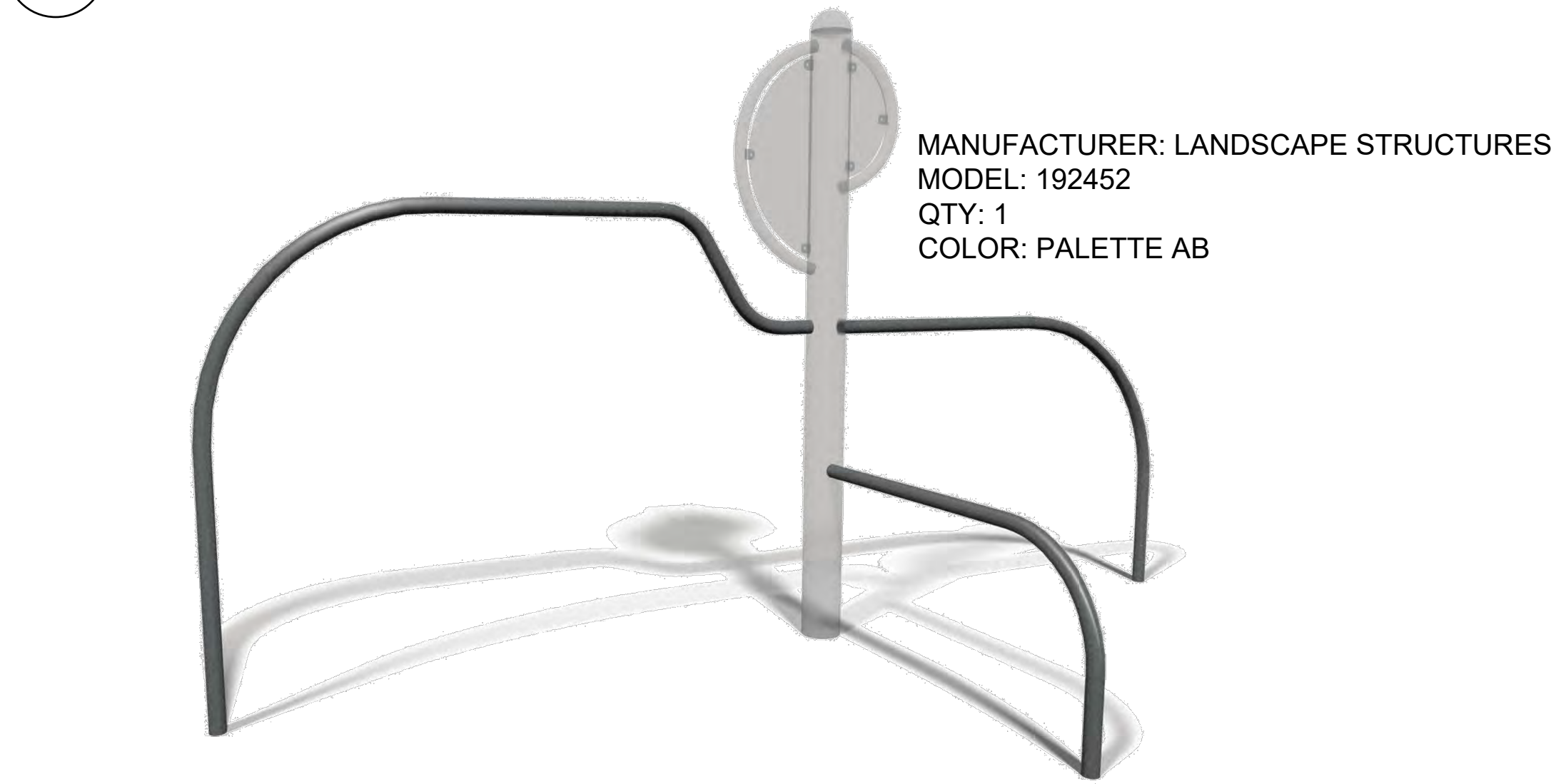
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, 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



A PLAY STRUCTURE
SCALE: NTS



B SWING SET
SCALE: NTS



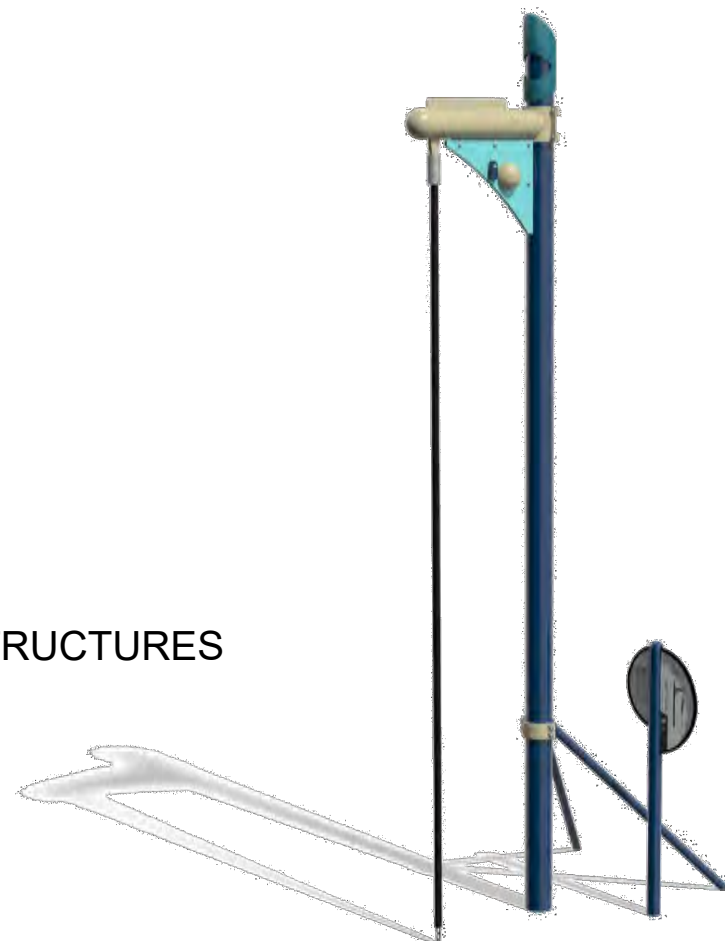
C ASSISTED ROW/PUSH UP BAR
SCALE: NTS



D PLYOMETRIC STEPS
SCALE: NTS



E AB CRUNCH/LEG LIFT BENCH
SCALE: NTS



F CLIMBING ROPE
SCALE: NTS

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

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

L2.05

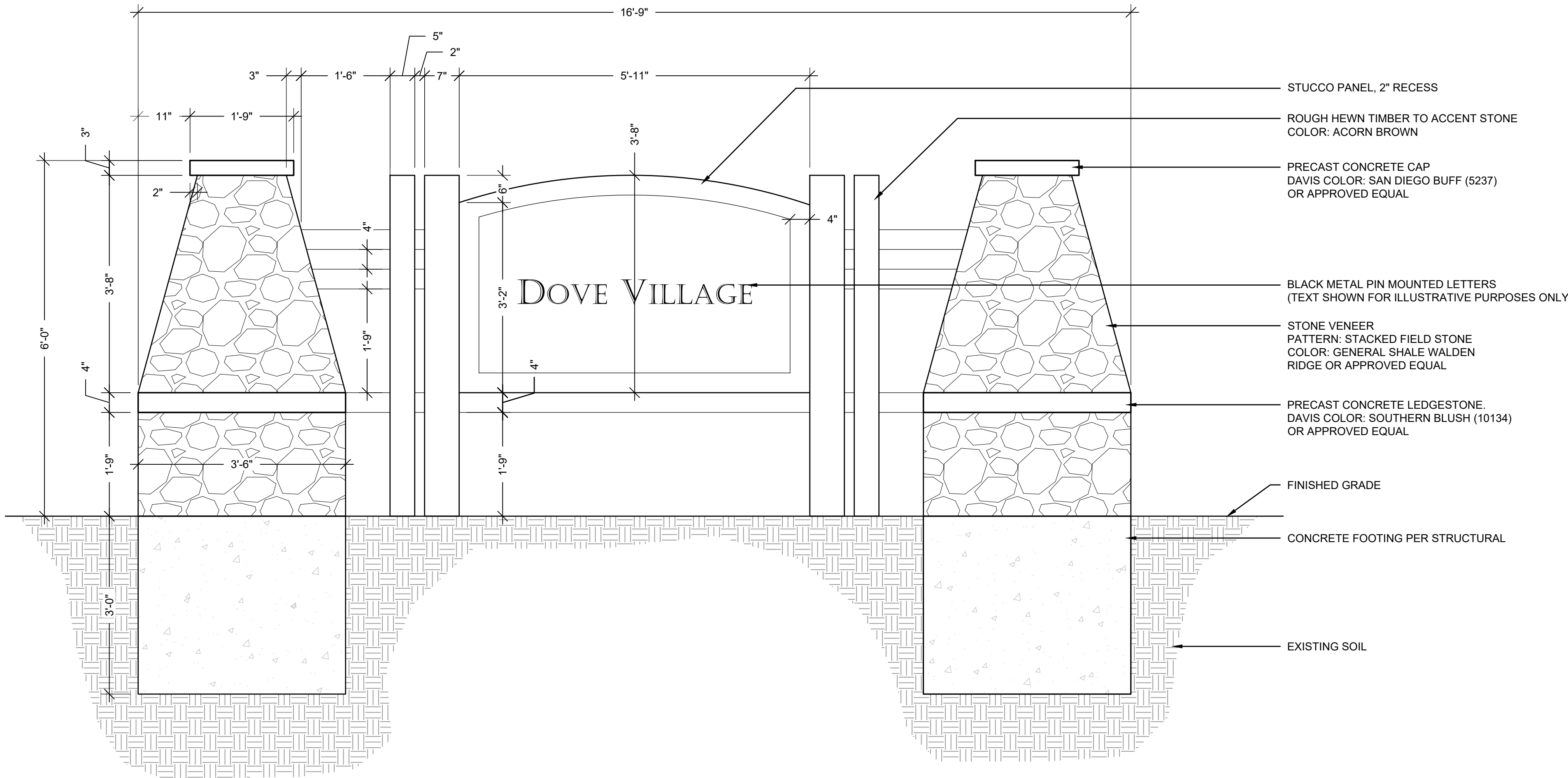
17 OF 56



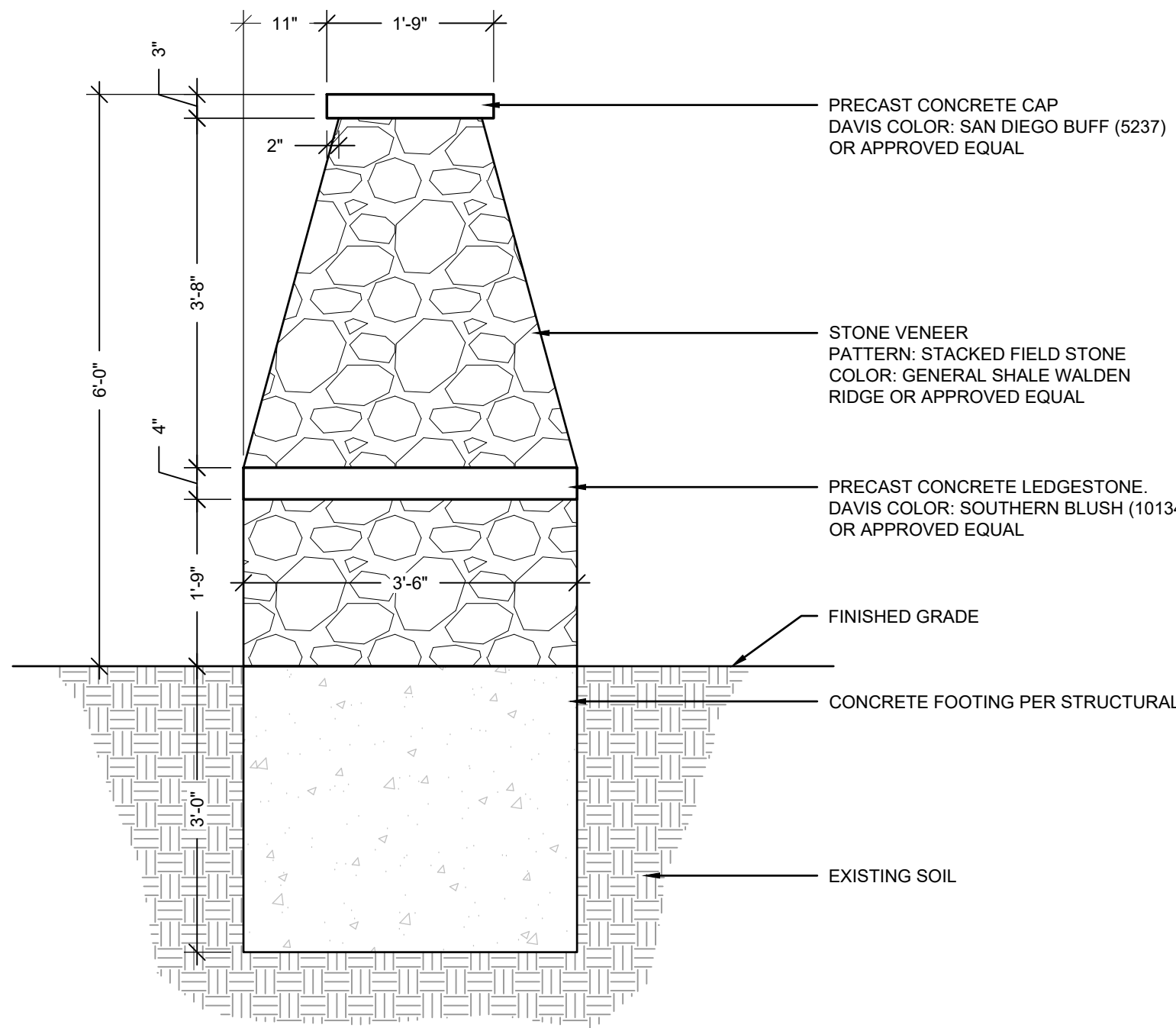
Know what's below.
Call before you dig.

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



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.

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

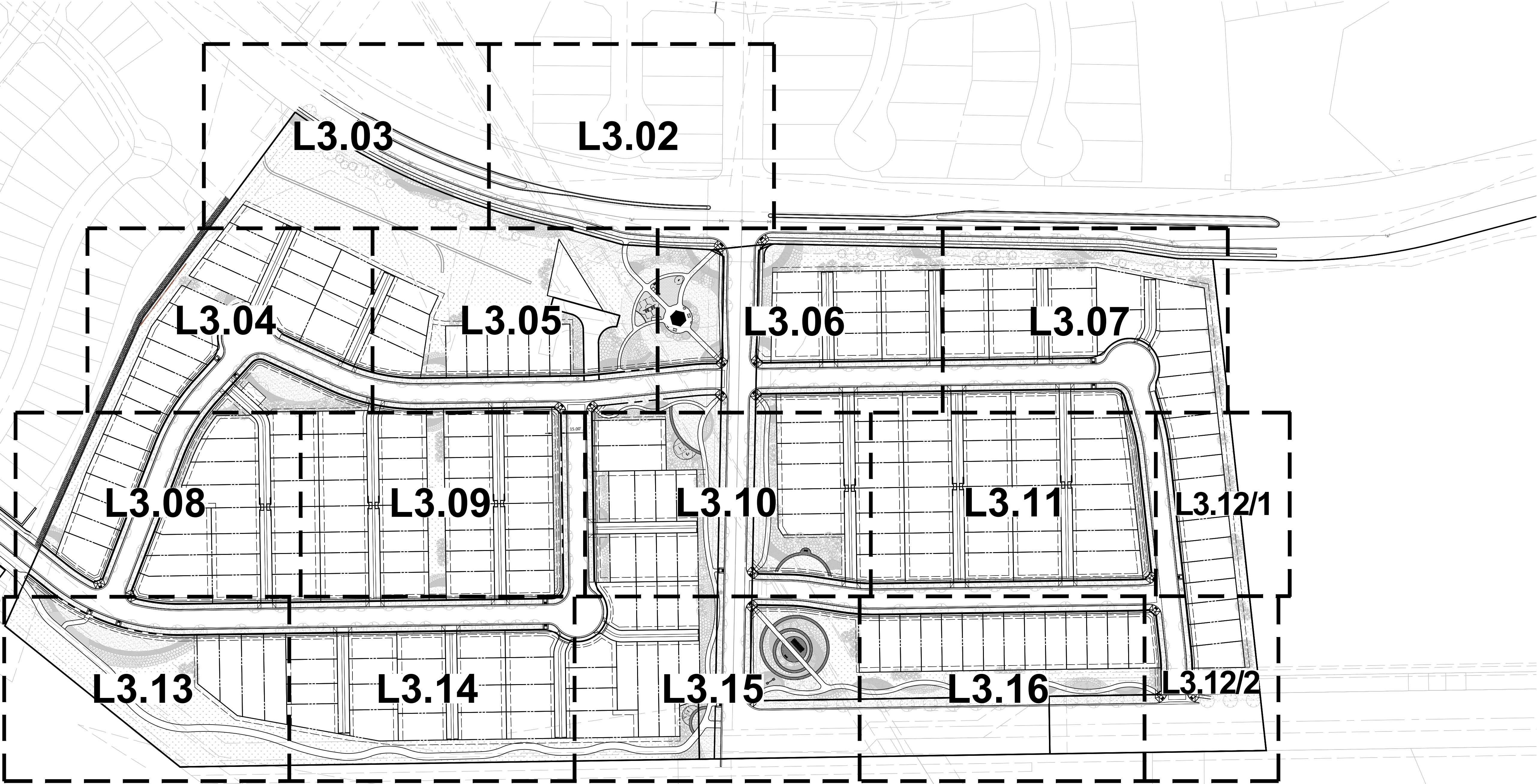
L2.06

18 OF 56



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



Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

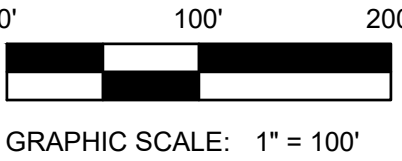
ISSUE RECORD

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

SHEET NUMBER

L3.01

19 OF 56



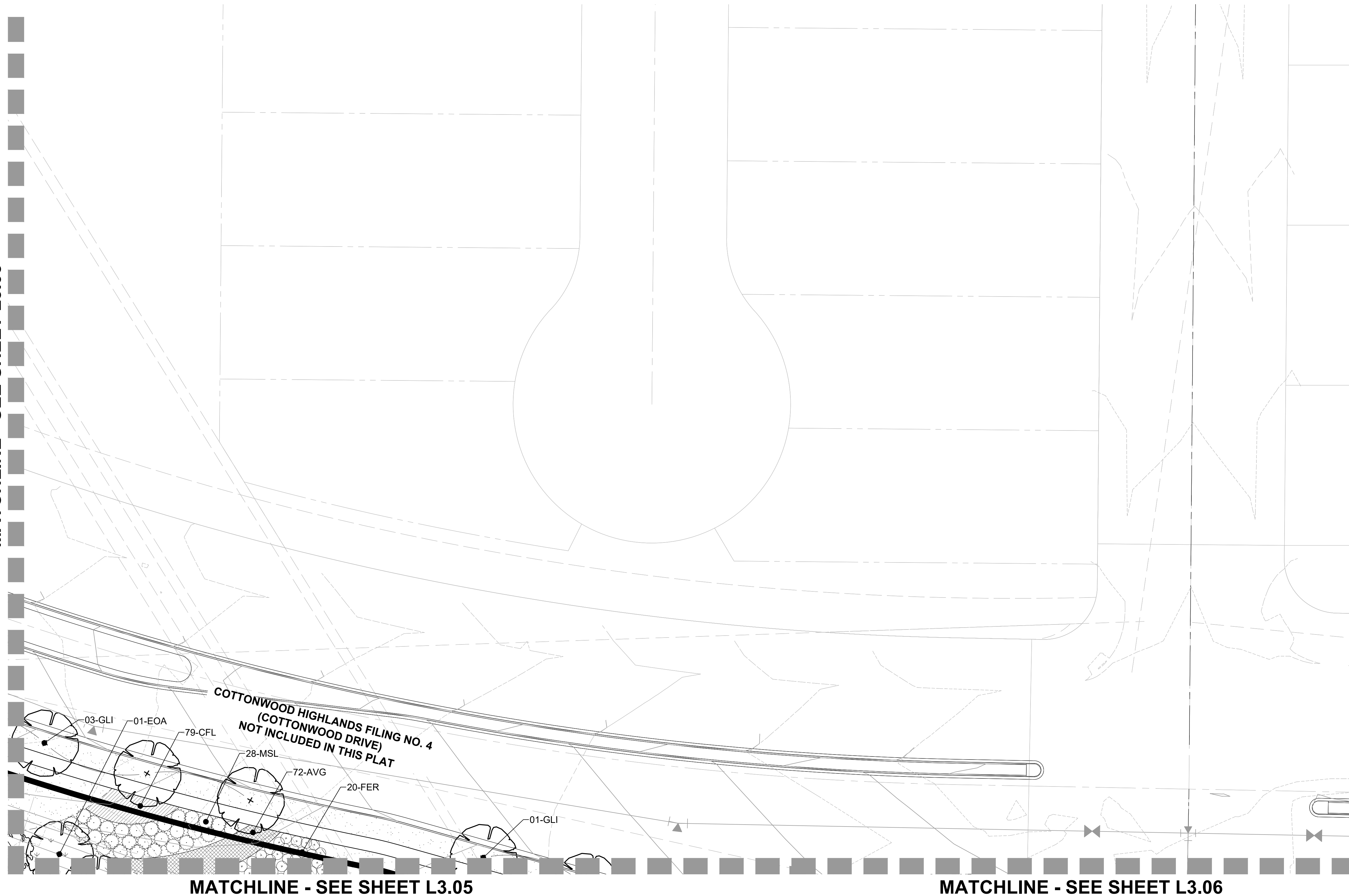
COTTONWOOD HIGHLANDS FILING NO. 7

SKETCH/PRELIMINARY & LANDSCAPE PLAN

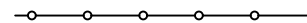
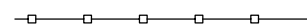
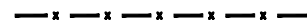
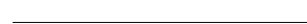
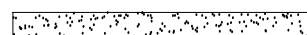
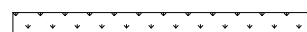
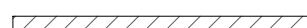
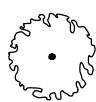
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, TOGETHER WITH THAT PORTION OF LANCELEAF STREET BETWEEN SAID TRACTS A, LOCATED IN THE SOUTH $\frac{1}{2}$ 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

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAdesigngroup.com

ENGINEER

MANHARD CONSULTING
600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

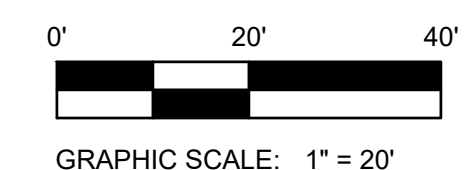
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

3.02

0 OF 56

Copyright © 2018 LAI Design Group
These plans are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

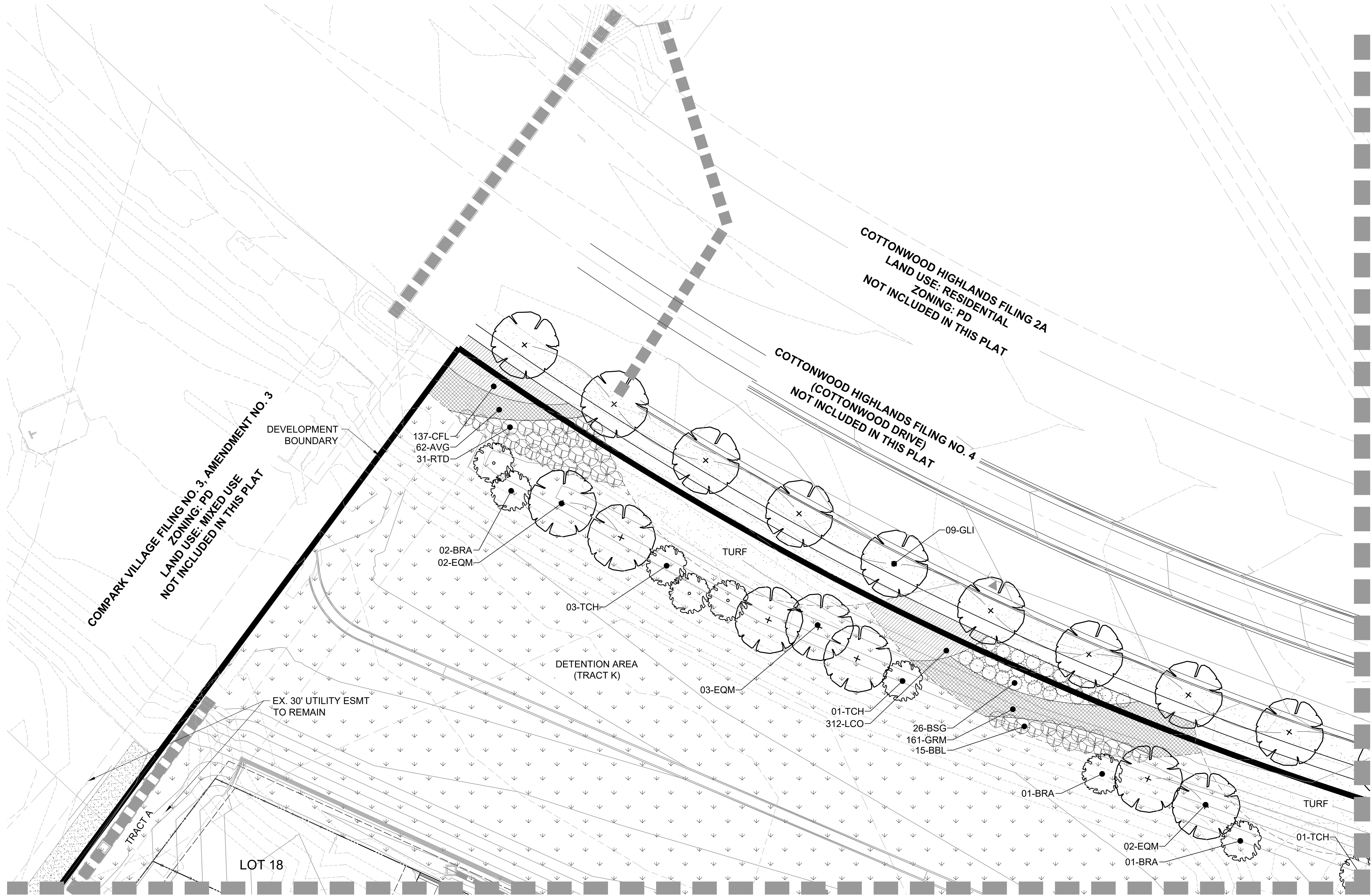


Know what's below.
Call before you dig.

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
- 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

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

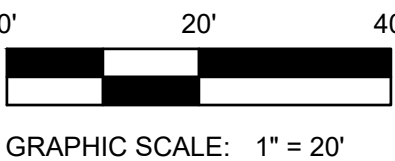
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.03

21 OF 56

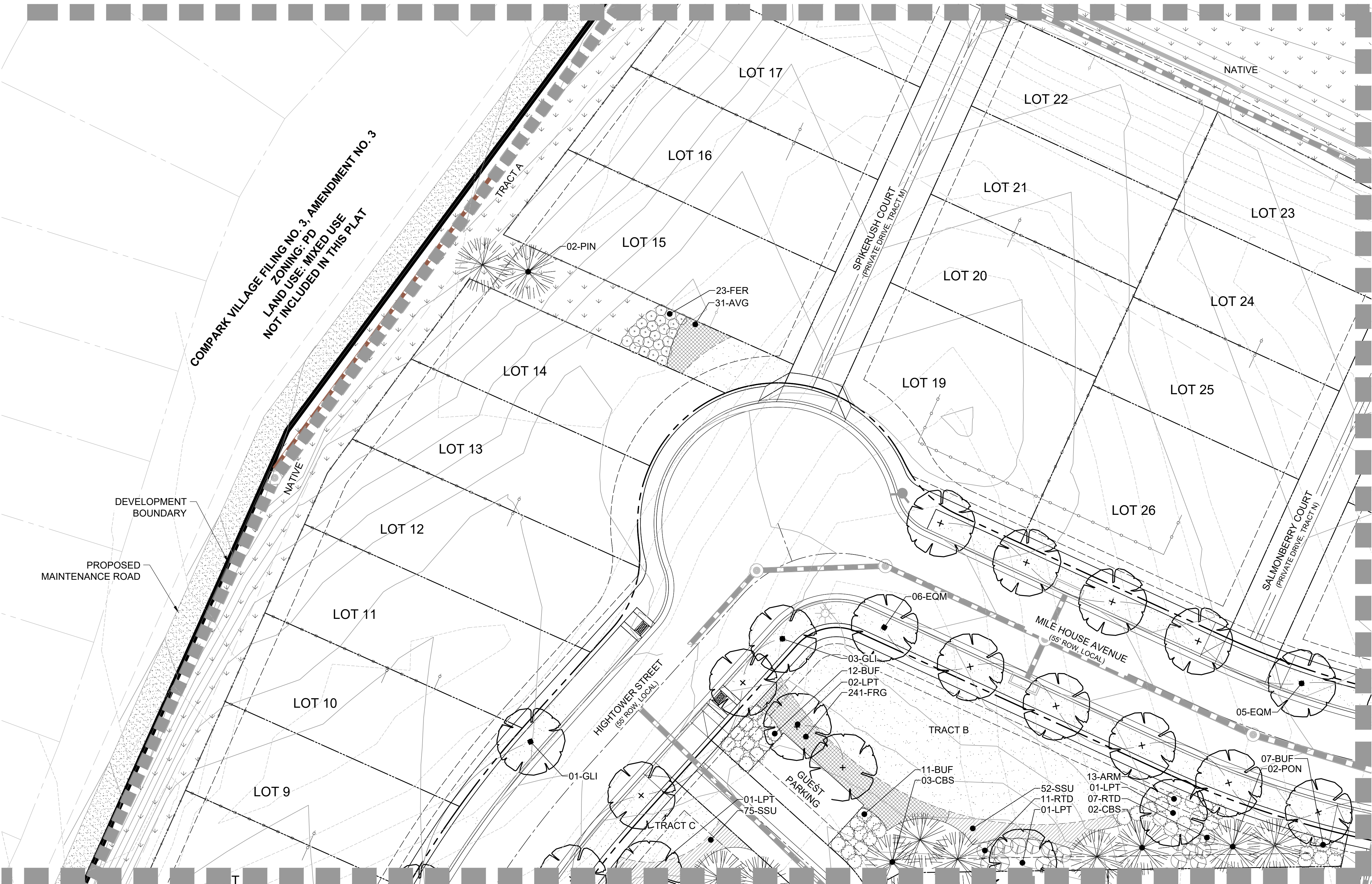
Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



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

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

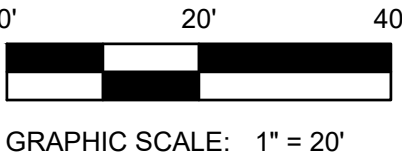
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.04

22 OF 56

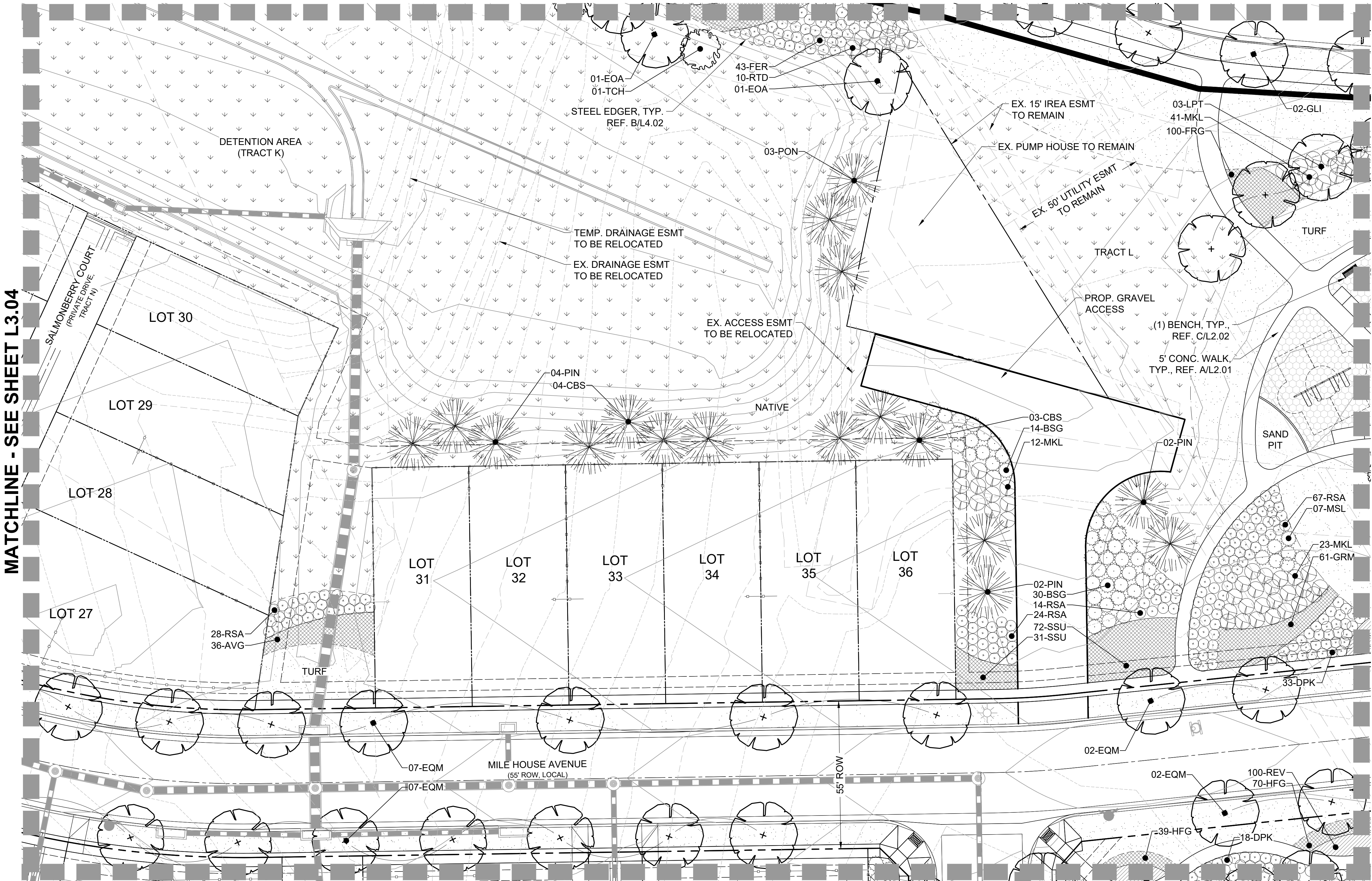
Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



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



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
- 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

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

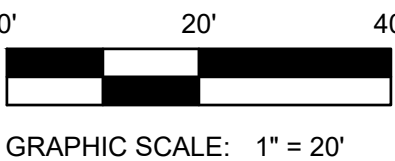
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.05

23 OF 56

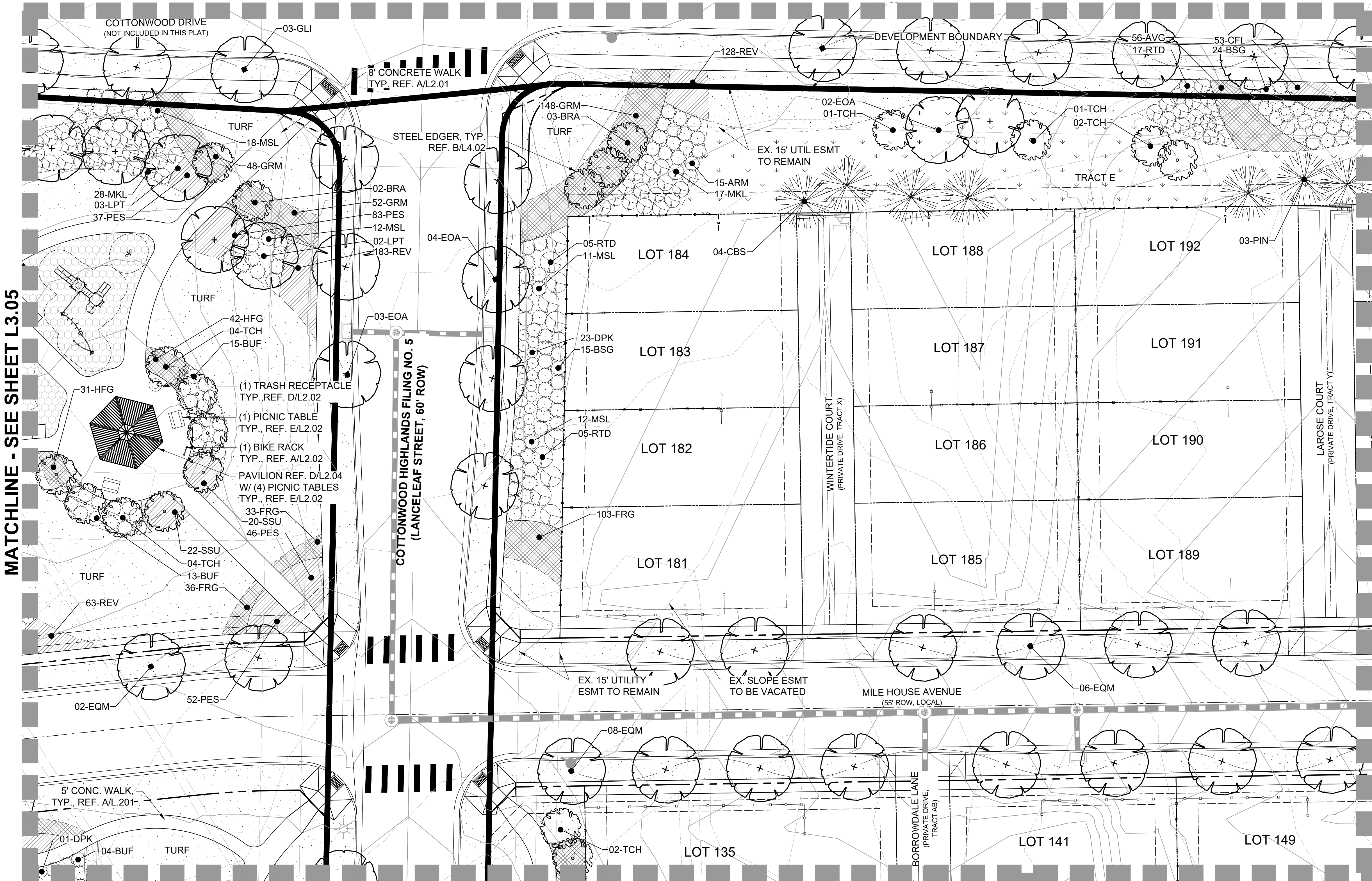
Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



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 L3.02



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 L3.07

MATCHLINE - SEE SHEET L3.10

MATCHLINE - SEE SHEET L3.11

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

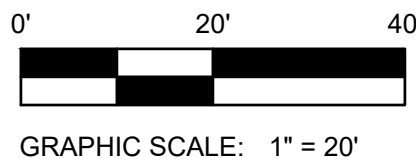
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.06

24 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



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

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

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

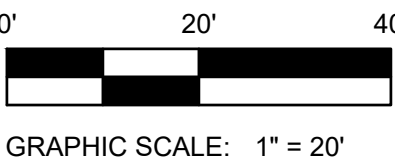
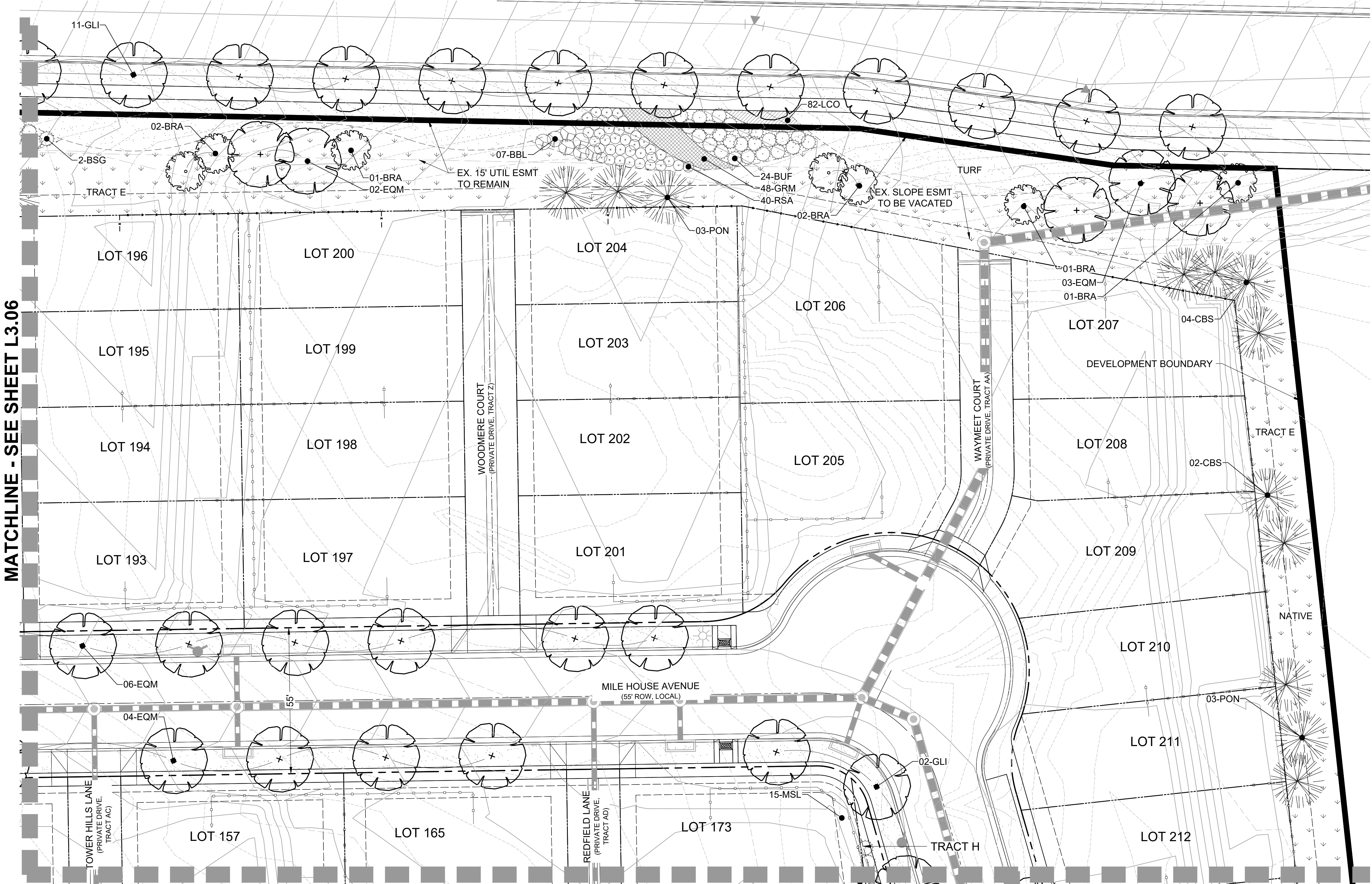
SHEET NUMBER

L3.07

25 OF 56

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

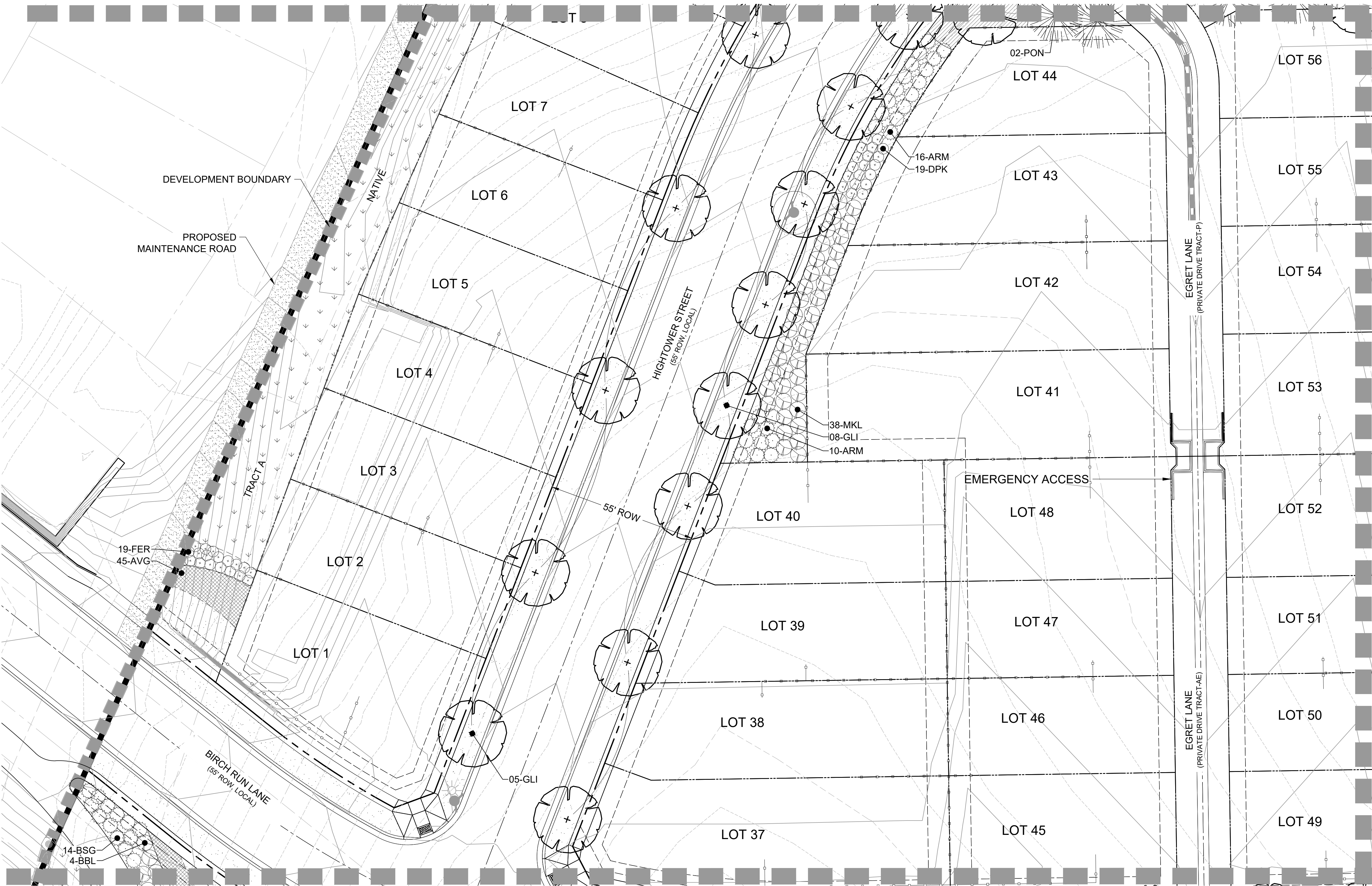


Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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 L3.04



MATCHLINE - SEE SHEET L3.13

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 L3.09

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

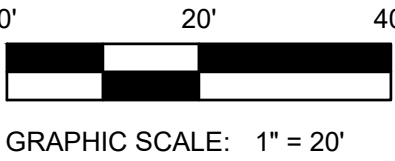
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.08

26 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

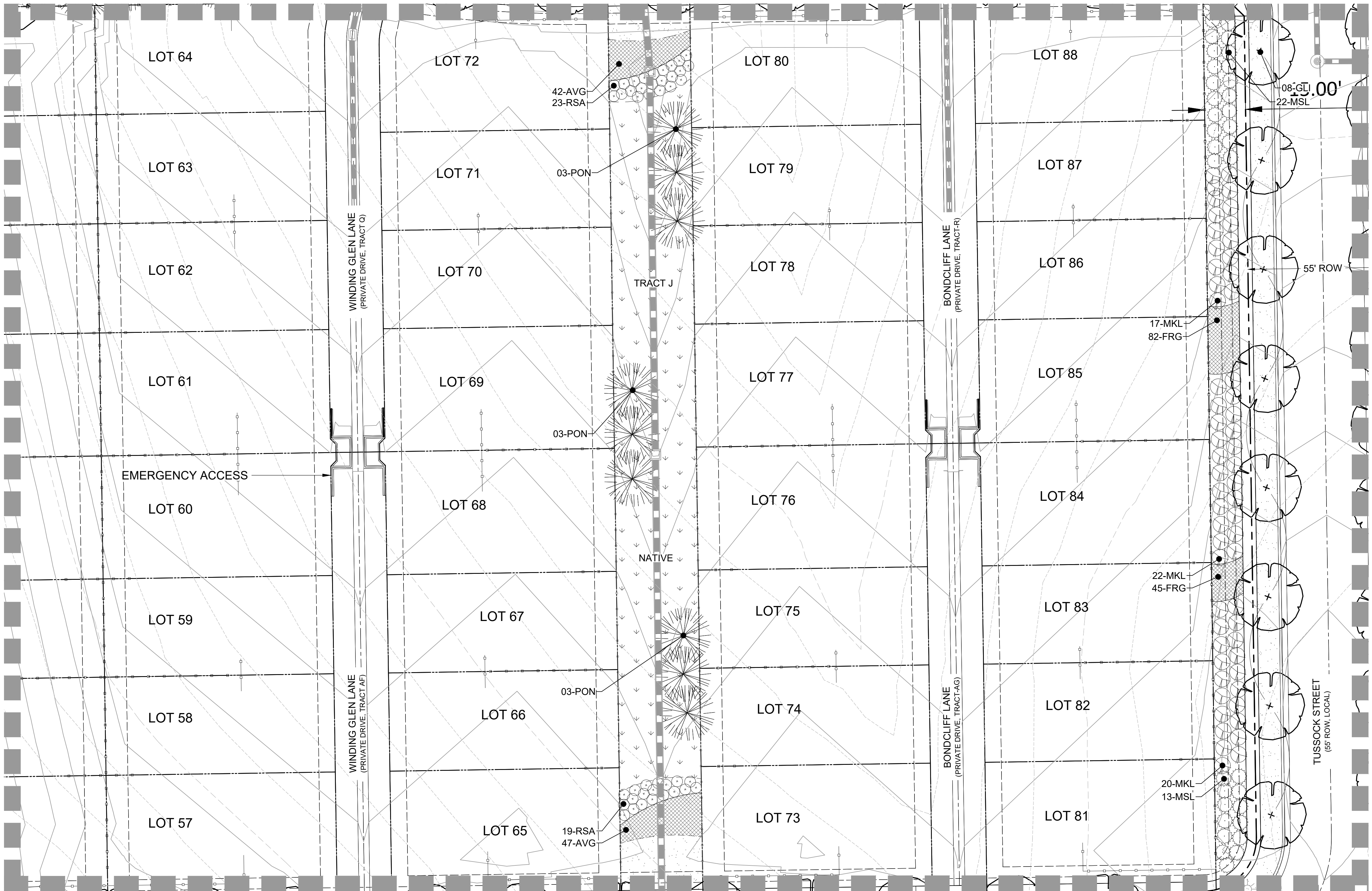


COTTONWOOD HIGHLANDS FILING NO. 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

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 L3.04

MATCHLINE - SEE SHEET L3.05

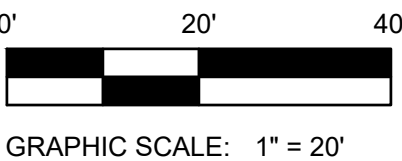


MATCHLINE - SEE SHEET L3.14

LEGEND

- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
- 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 L3.10



ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

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

SHEET NUMBER

L3.09
27 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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 L3.05

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
- 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 L3.09

MATCHLINE - SEE SHEET L3.11

MATCHLINE - SEE SHEET L3.15

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

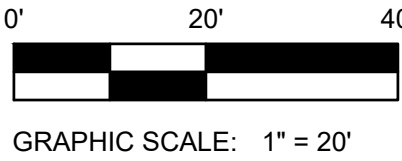
ISSUE RECORD

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

SHEET NUMBER

L3.10

28 OF 56



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

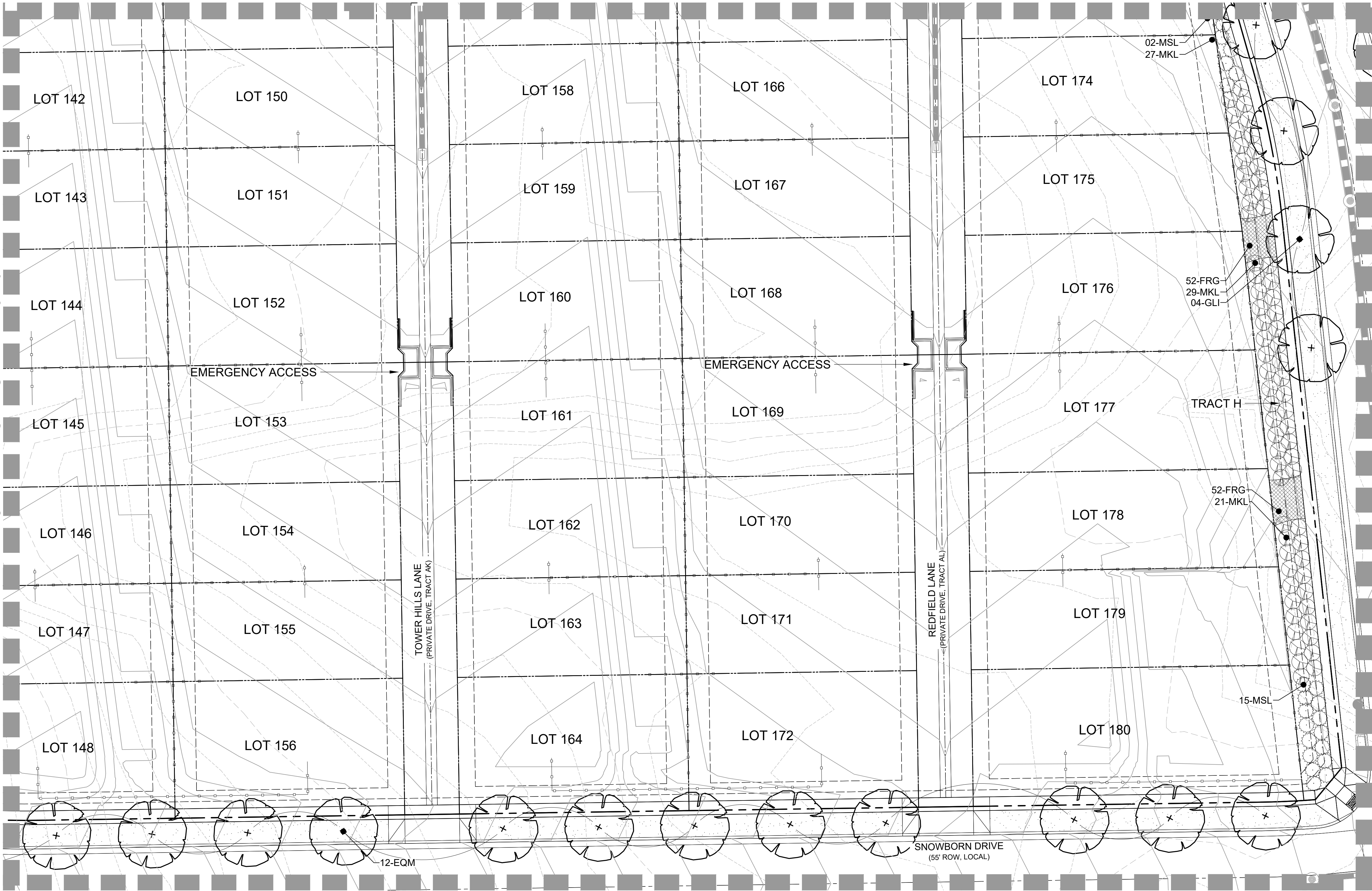
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, 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 L3.06

MATCHLINE - SEE SHEET L3.07

MATCHLINE - SEE SHEET L3.10

MATCHLINE - SEE SHEET L3.12



MATCHLINE - SEE SHEET L3.16

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

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

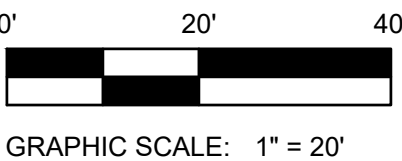
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.11

29 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



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



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

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

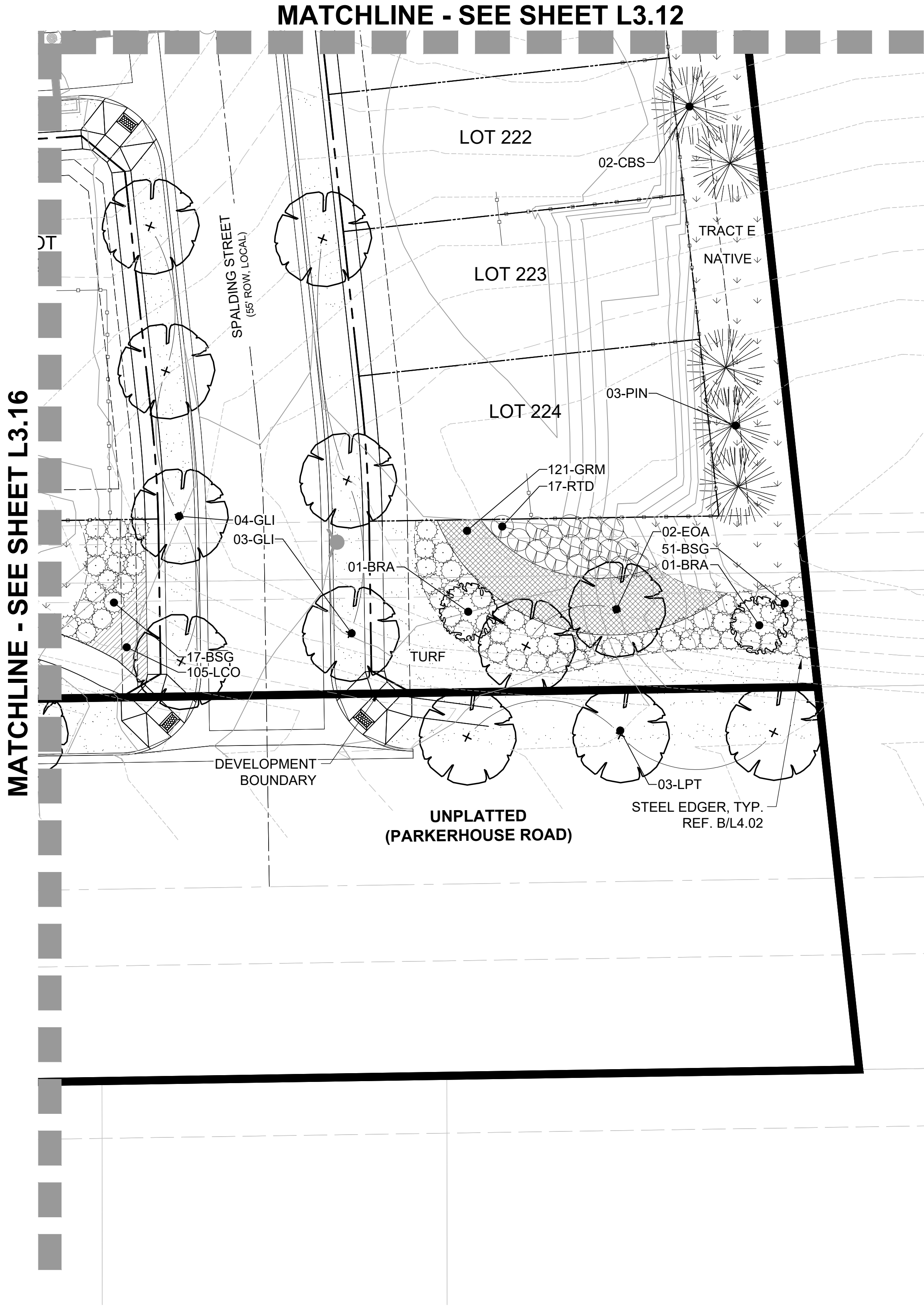
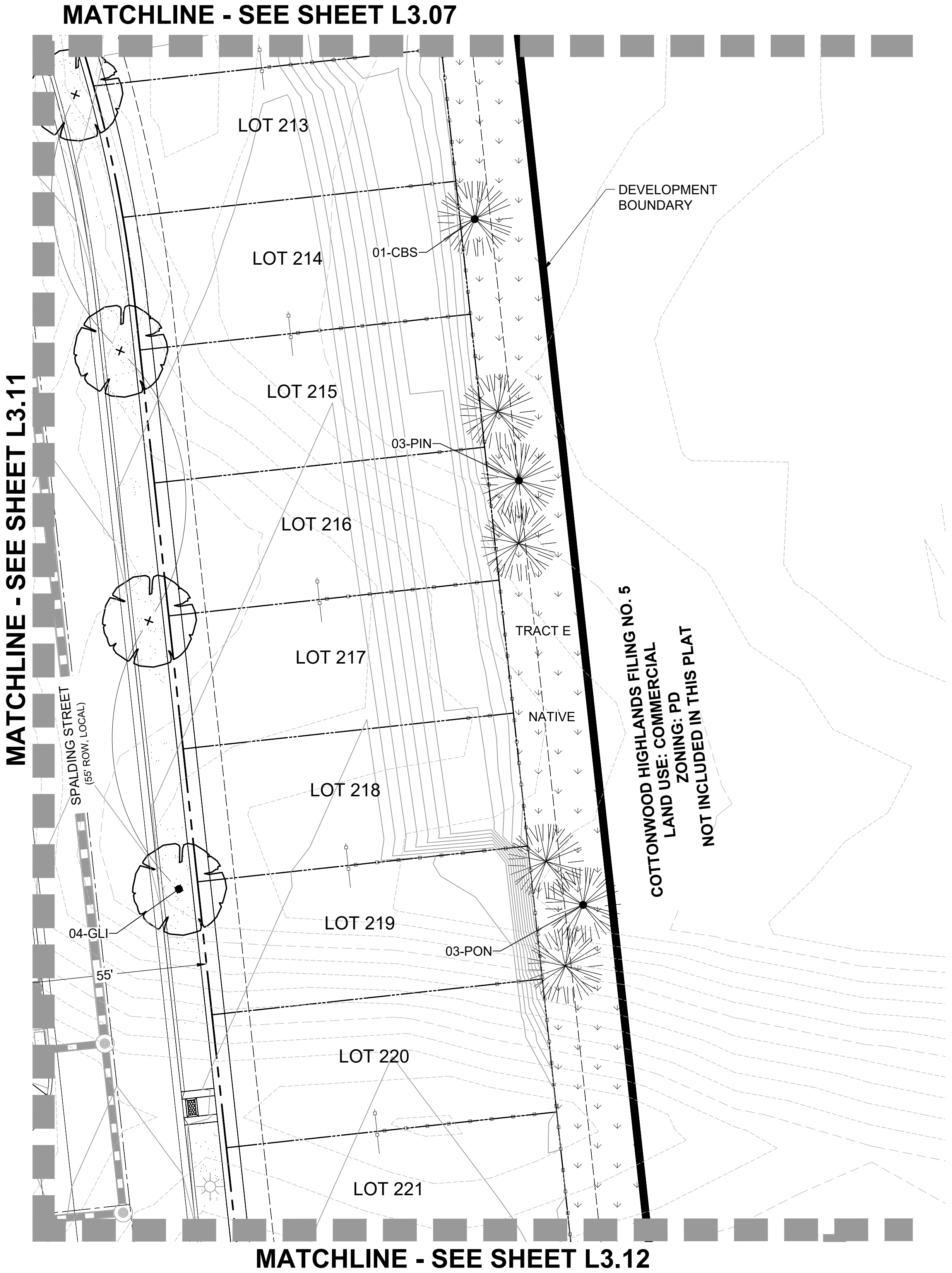
SHEET NUMBER

L3.12

30 OF 56

LEGEND

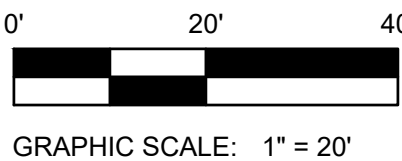
- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- OPEN SPACE FENCE
- 5' PRIVACY FENCE
- 5' MODIFIED PRIVACY FENCE
- EDGER
- CRUSHER FINES
- PLAY AREA
- TURF
- NATIVE SEED
- LANDSCAPE COBBLE
- PERENNIALS
- ORNAMENTAL GRASSES
- DECIDUOUS SHADE TREE
- DECIDUOUS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



Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

1 LANDSCAPE PLAN
SCALE: 1:20

2 LANDSCAPE PLAN
SCALE: 1:20



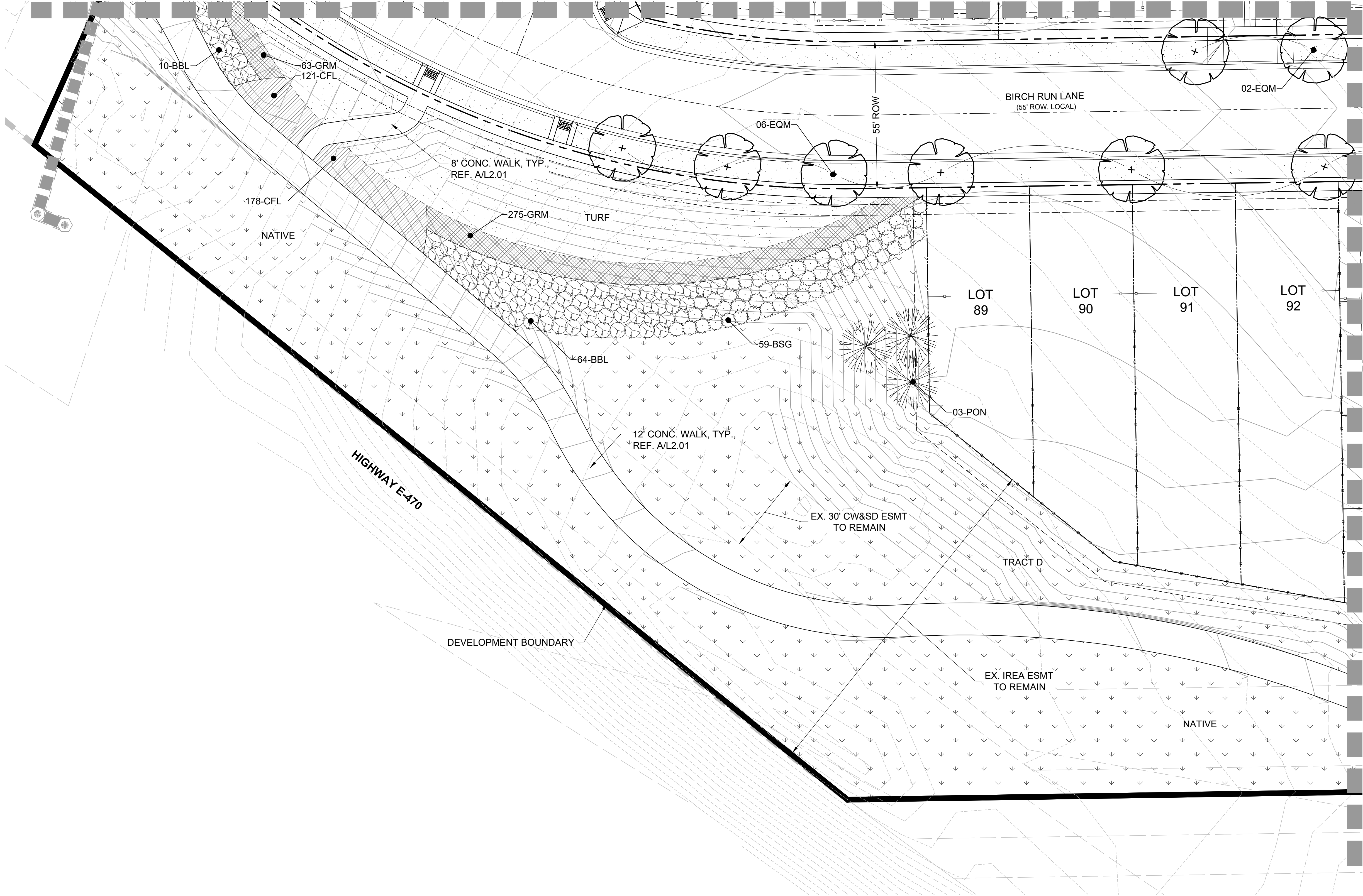
Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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

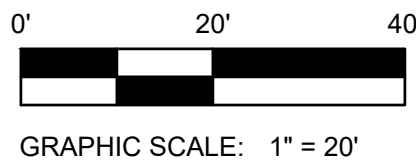
MATCHLINE - SEE SHEET L3.08



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 L3.14



ARCHITECT / PLANNER



ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

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

SHEET NUMBER

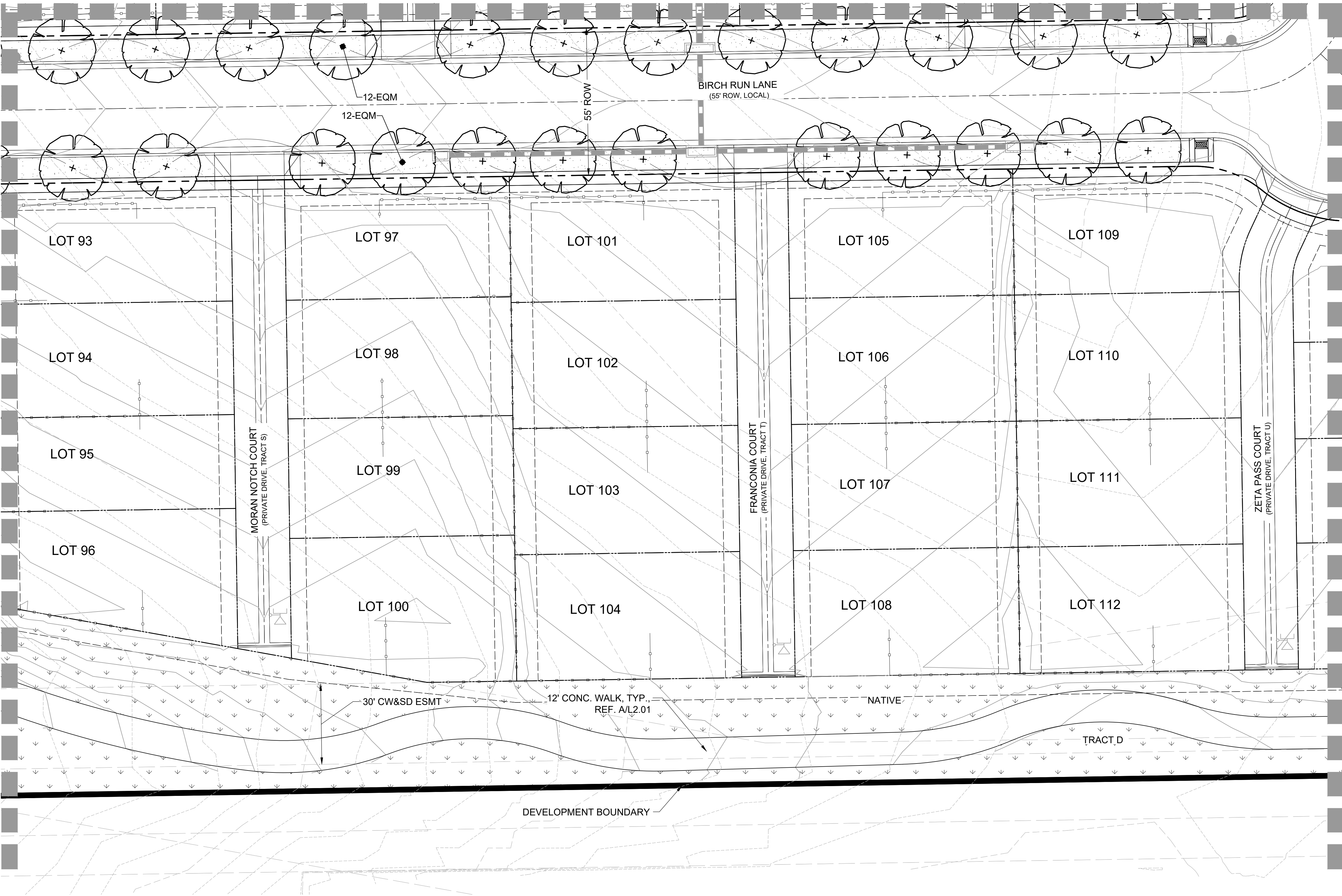
L3.13

31 OF 56

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 L3.09



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

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

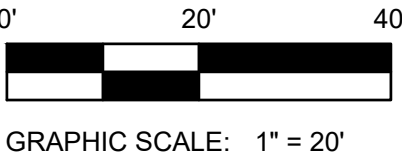
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.14

32 OF 56

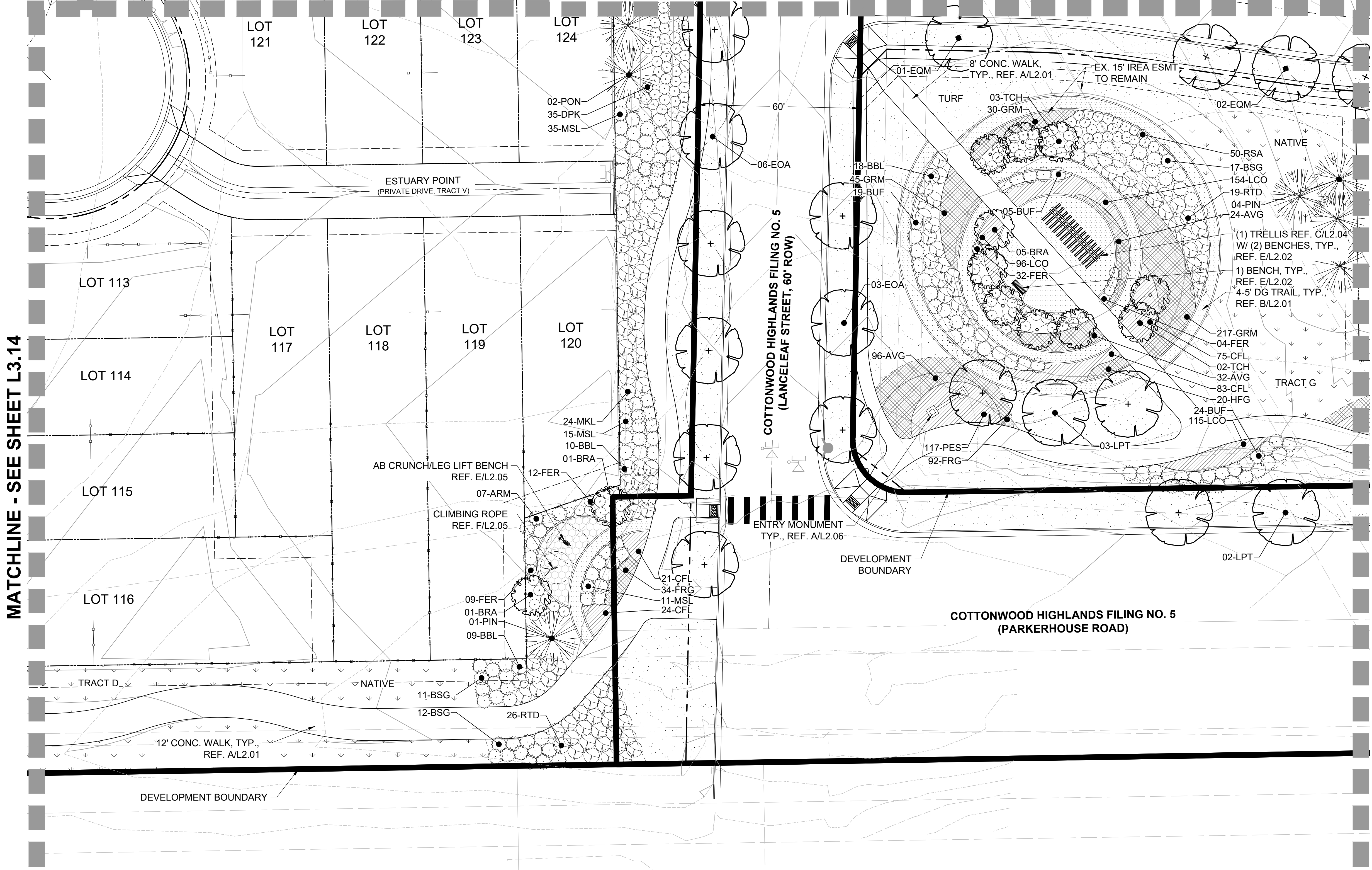
Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



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 L3.10



MATCHLINE - SEE SHEET L3.14

MATCHLINE - SEE SHEET L3.16

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

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

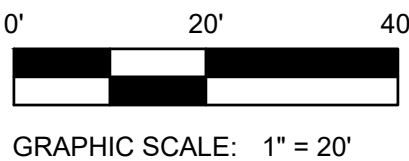
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

L3.15

33 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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 L3.11

MATCHLINE - SEE SHEET L3.15

MATCHLINE - SEE SHEET L3.12

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

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD., SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

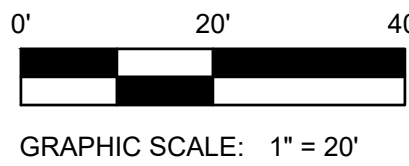
ISSUE RECORD

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

SHEET NUMBER

L3.16

34 OF 56



Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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

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.

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

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

SHEET NUMBER

L4.01

35 OF 56



Know what's below.
Call before you dig.

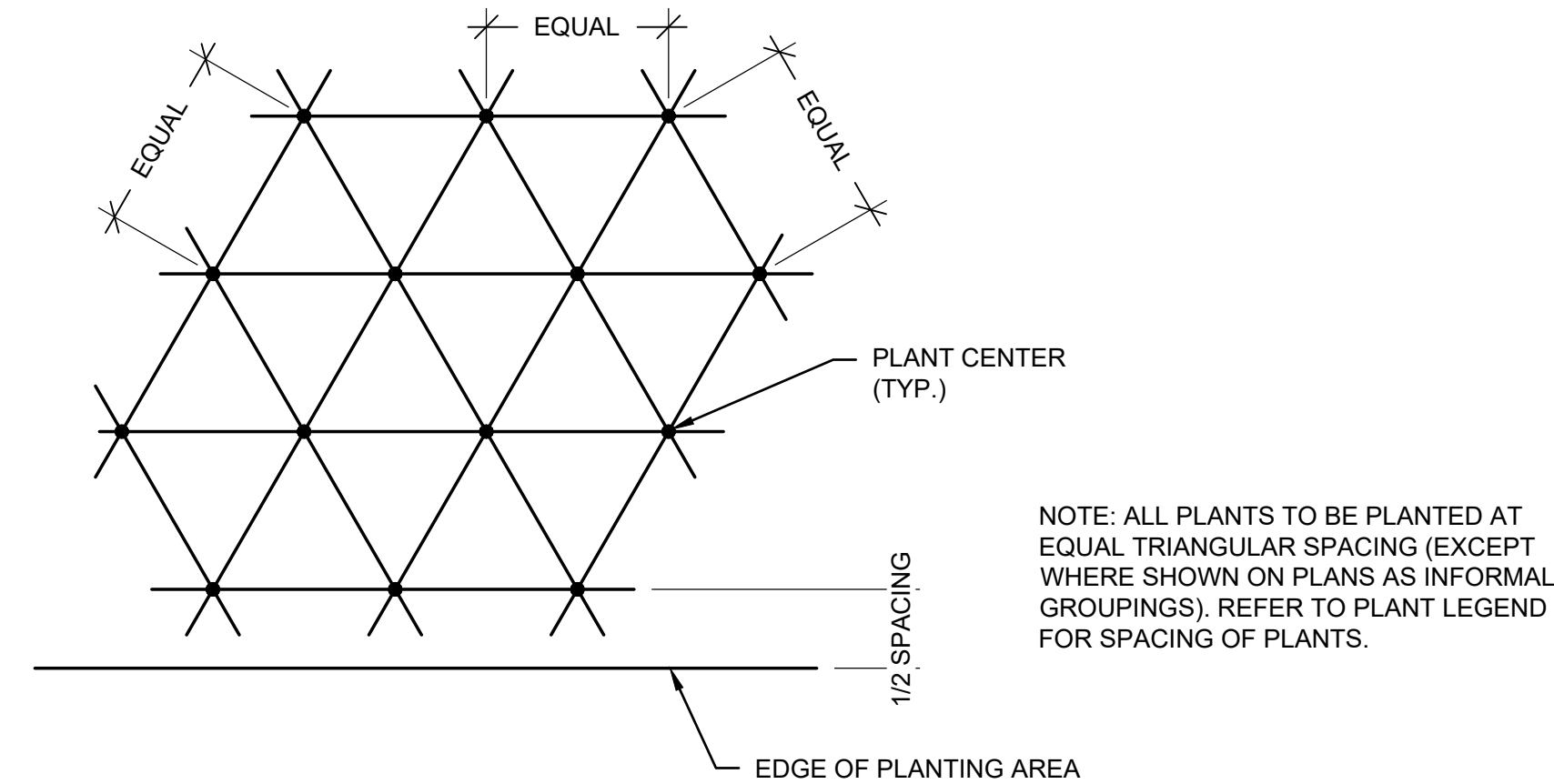
Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

COTTONWOOD HIGHLANDS FILING NO. 7

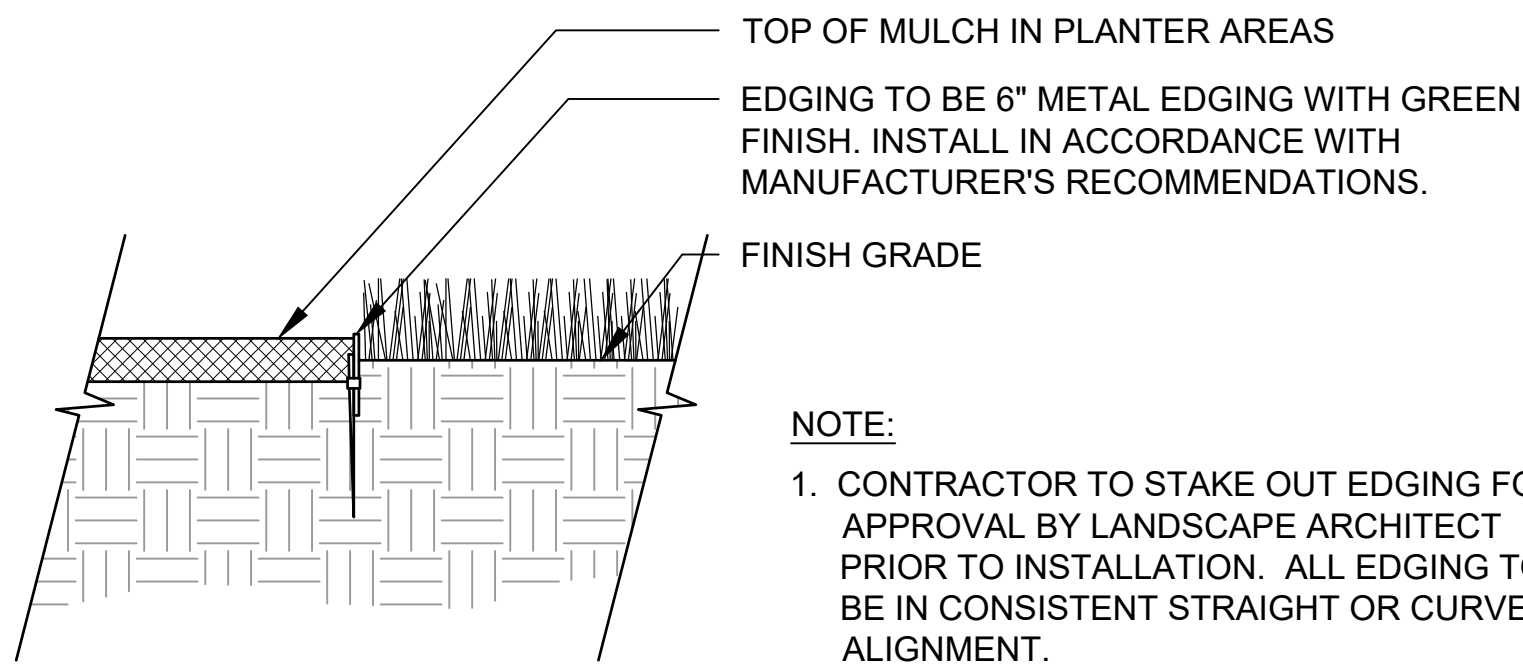
SKETCH/PRELIMINARY & LANDSCAPE PLAN

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

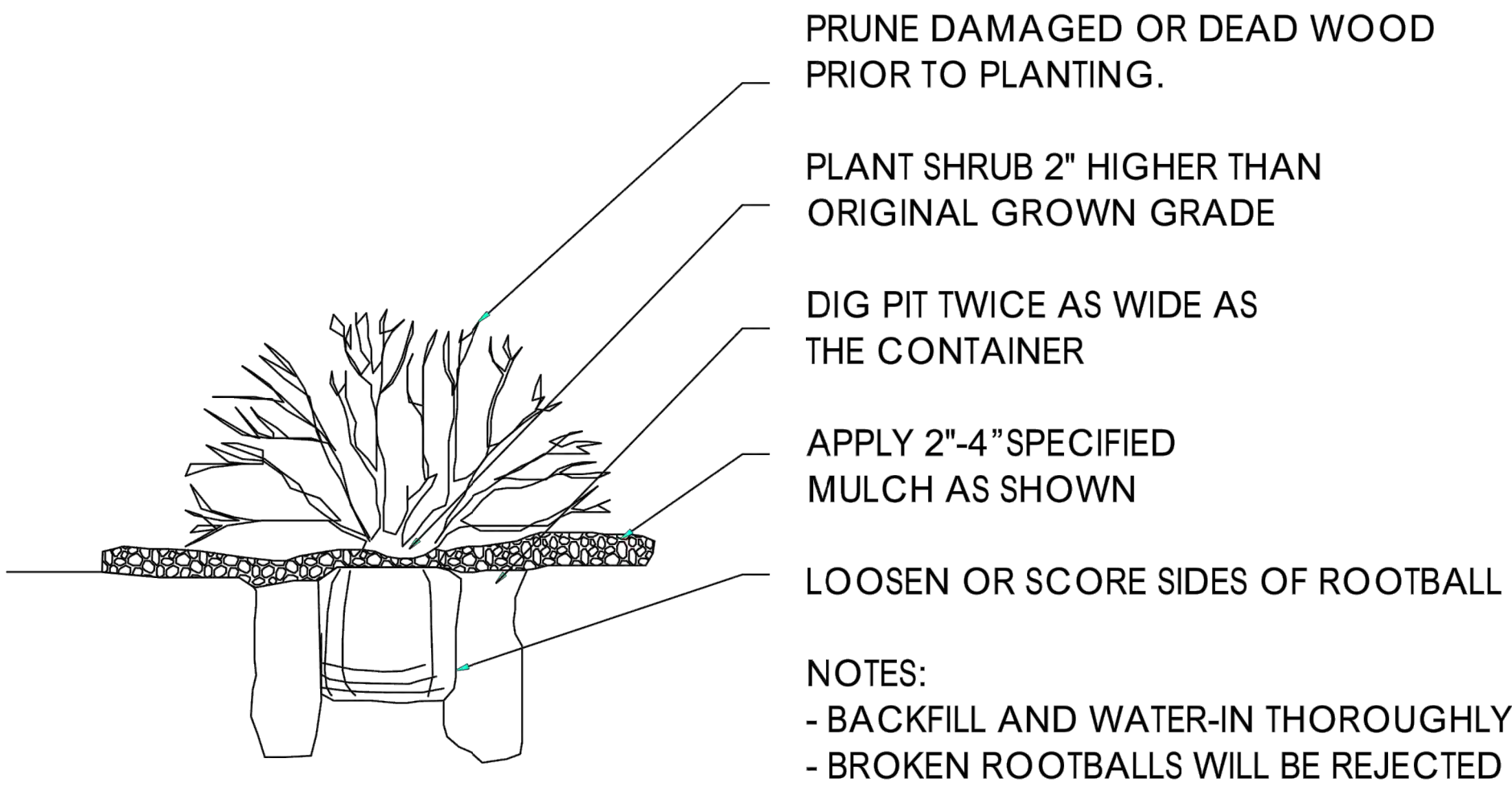
PLANTING DETAILS



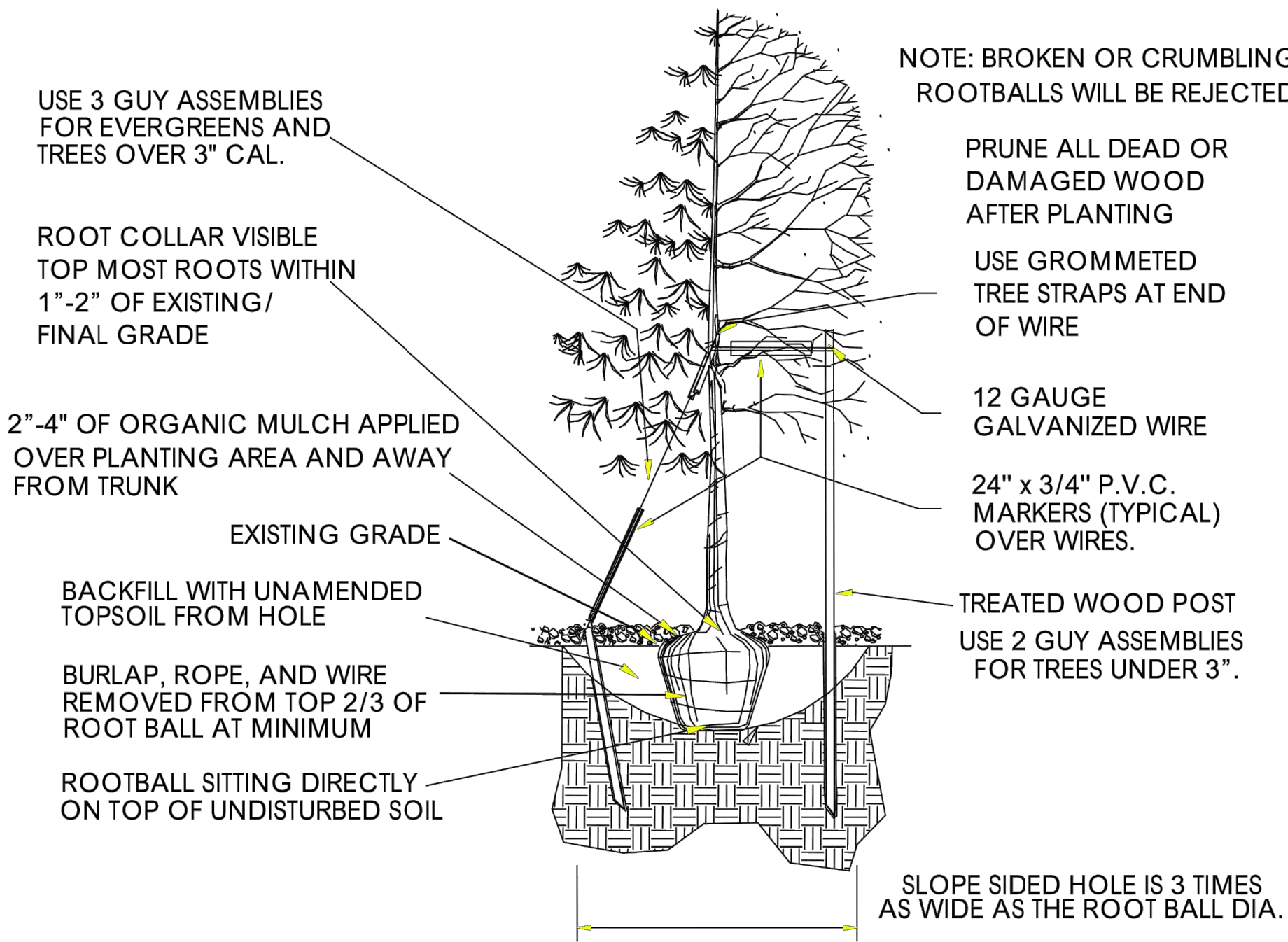
A PLANT SPACING DETAIL
SCALE: NTS



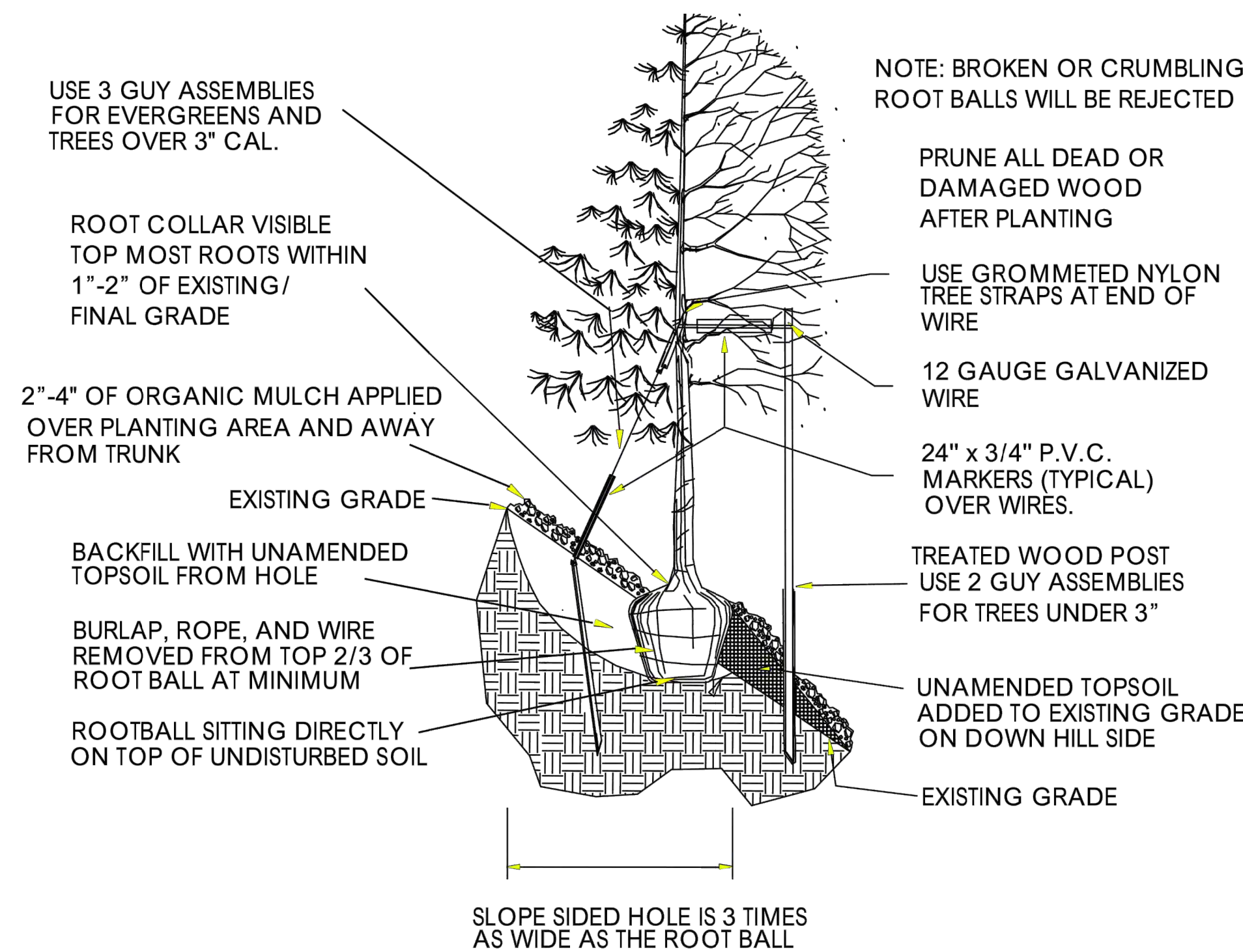
B STEEL EDGING DETAIL (TYP.)
SCALE: NTS



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.

ARCHITECT / PLANNER



ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

L4.02

36 OF 56

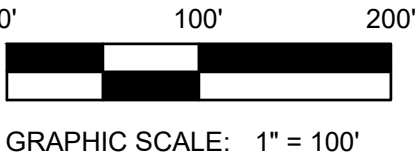
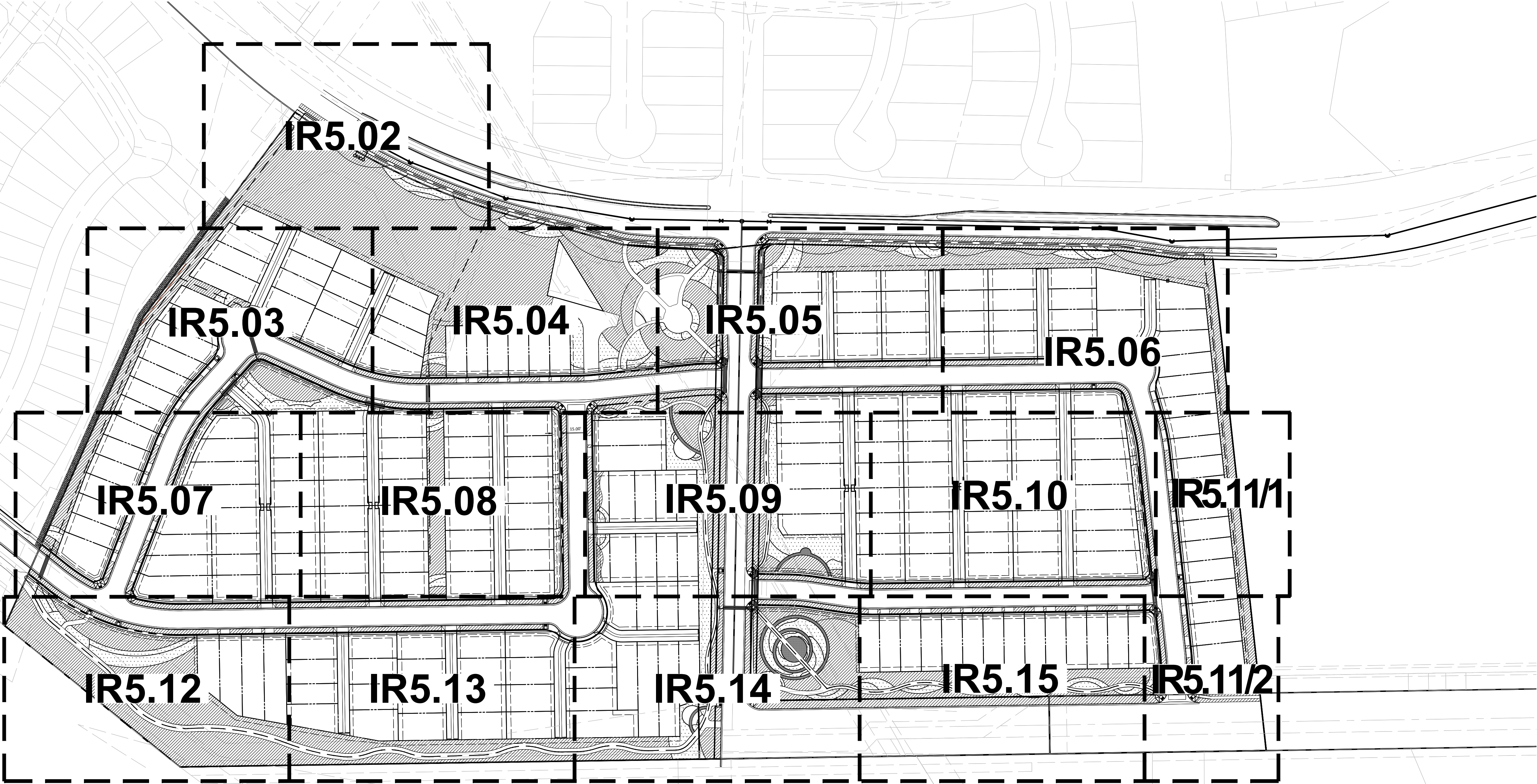


Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

IR5.01

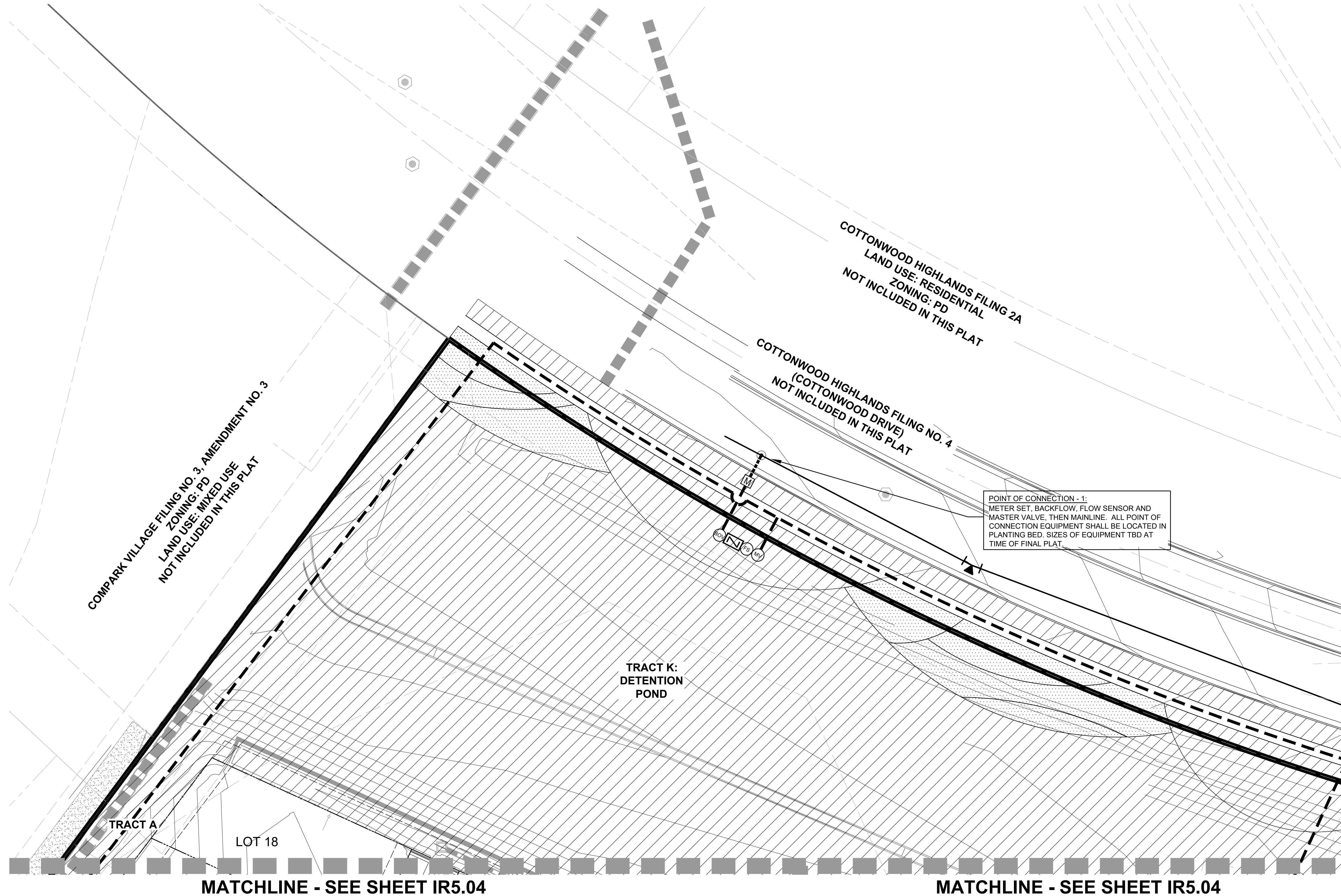
37 OF 56

COTTONWOOD HIGHLANDS FILING NO. 7

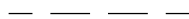
SKETCH/PRELIMINARY & LANDSCAPE PLAN

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 $\frac{1}{2}$ 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
	IRRIGATION MAINLINE
	NON-POTABLE WATER MAINLINE

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAdesigngroup.com

ENGINEER

MANHARD CONSULTING
600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

R5.02

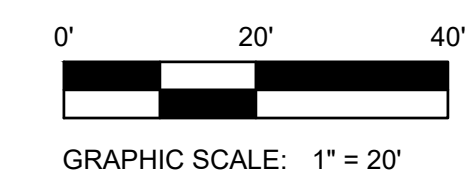
8 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

NOTES:

1. THIS DESIGN IS DIAGRAMMATIC. INSTALL MAINLINE AND PIPES 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. THERE 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

MATCHLINE - SEE SHEET IR5.02

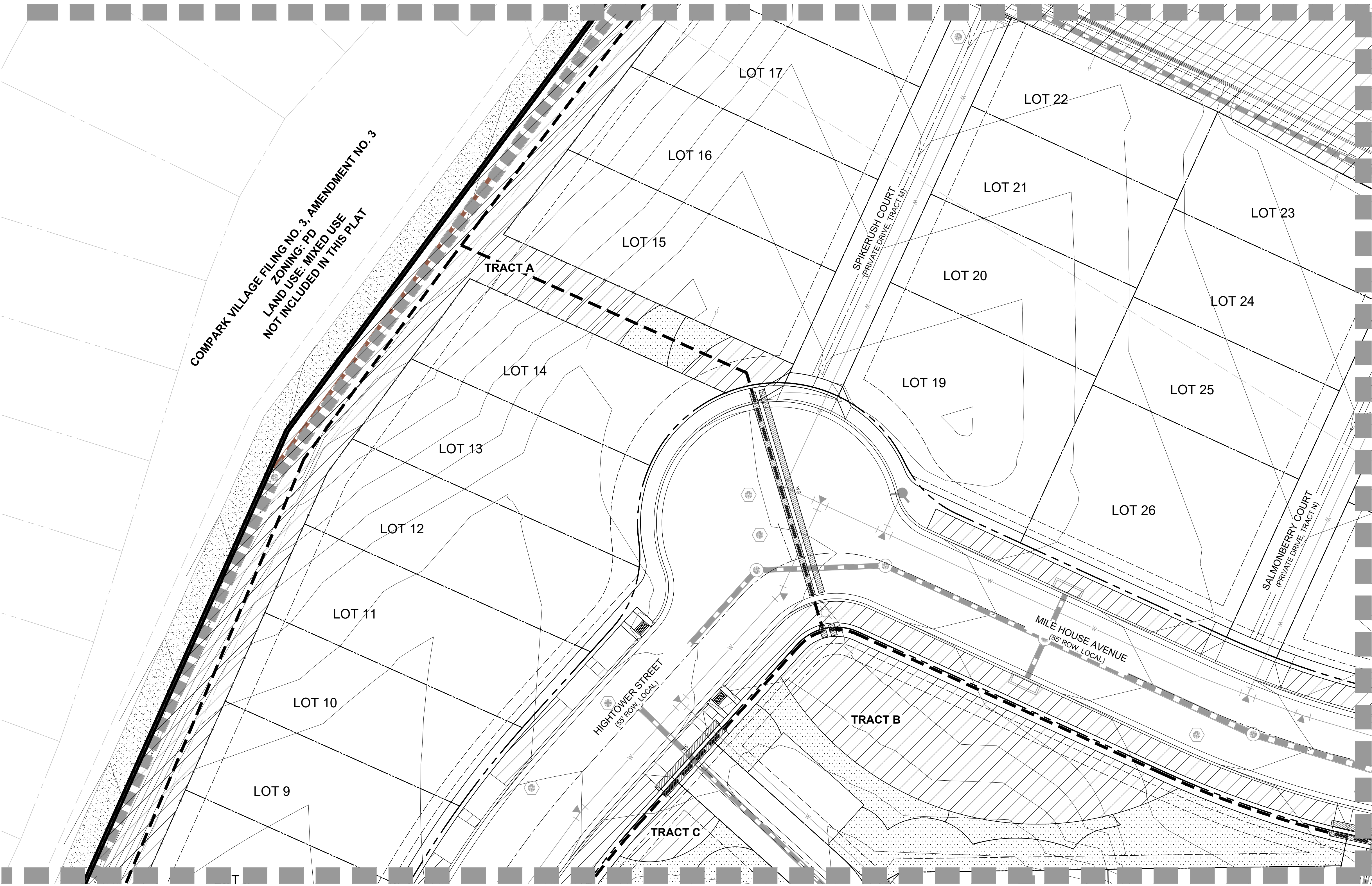
LEGEND

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

MATCHLINE - SEE SHEET IR5.04

MATCHLINE - SEE SHEET IR5.08

MATCHLINE - SEE SHEET IR5.07



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.

ARCHITECT / PLANNER

LAI
Design
Group
world wide
88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

PROFESSIONAL STAMP

PROJECT INFORMATION

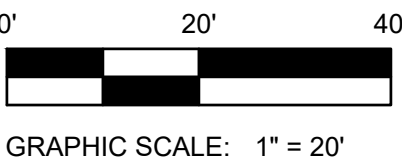
PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

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

SHEET NUMBER

IR5.03
39 OF 56

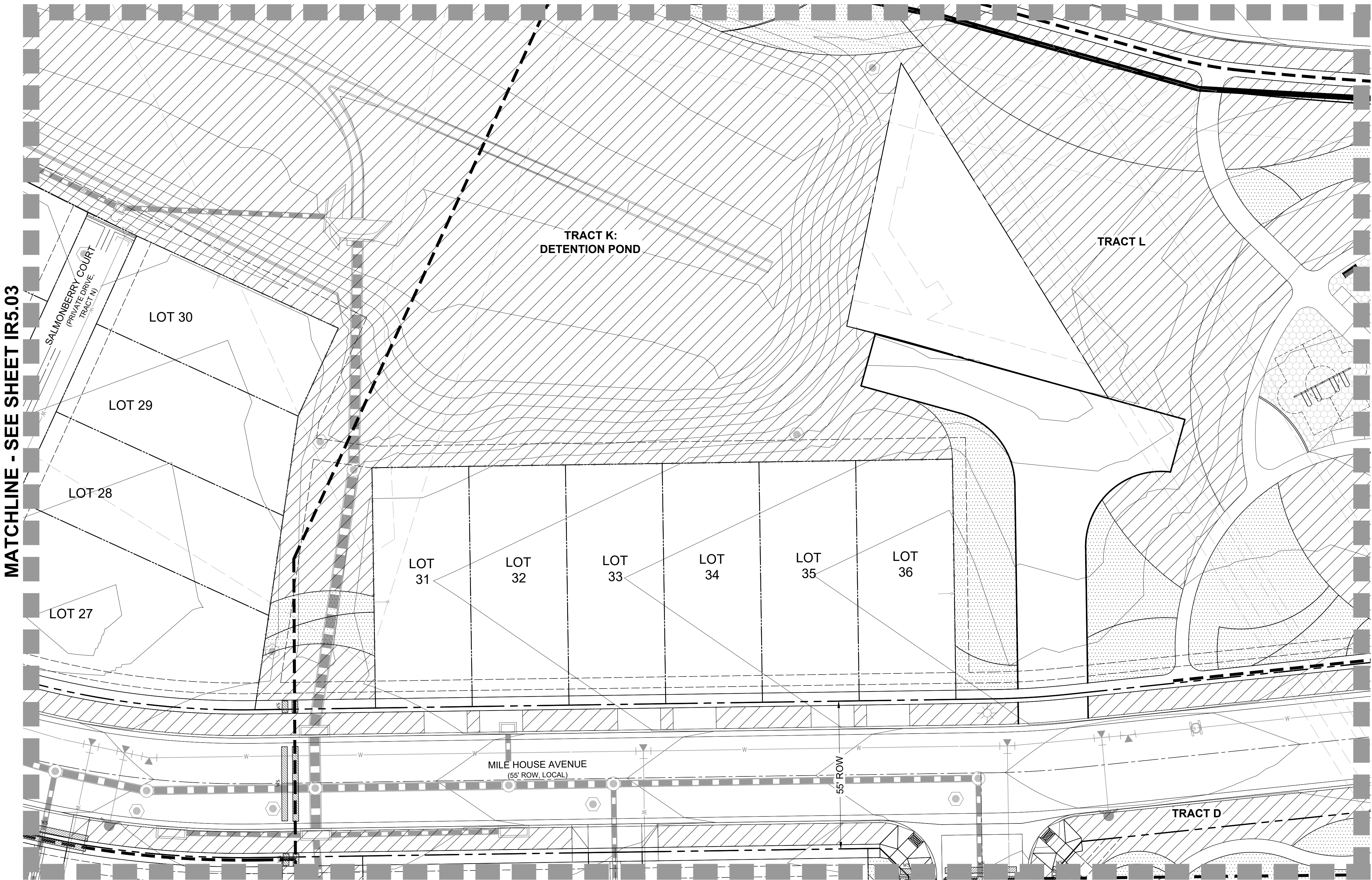


Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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 IR5.02



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 IR5.03

MATCHLINE - SEE SHEET IR5.05

MATCHLINE - SEE SHEET IR5.08

MATCHLINE - SEE SHEET IR5.09

NOTES:

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

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

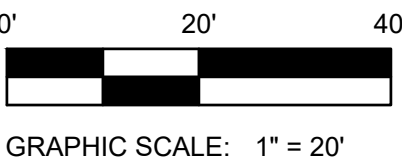
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

IR5.04

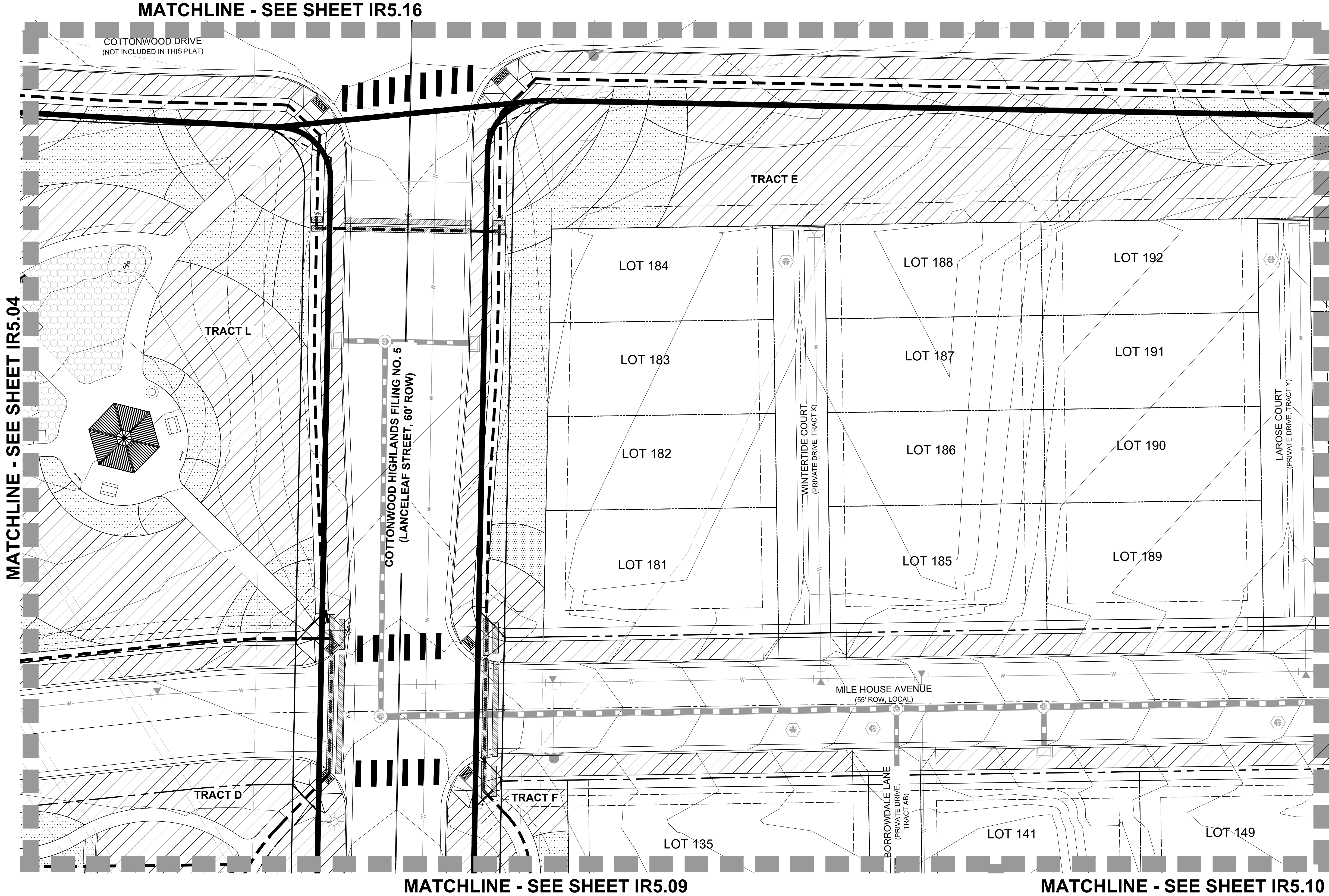
40 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



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
- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

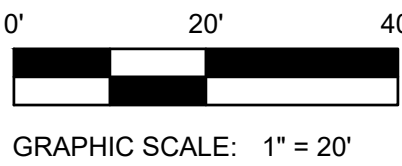
SHEET NUMBER

IR5.05
41 OF 56

NOTES:

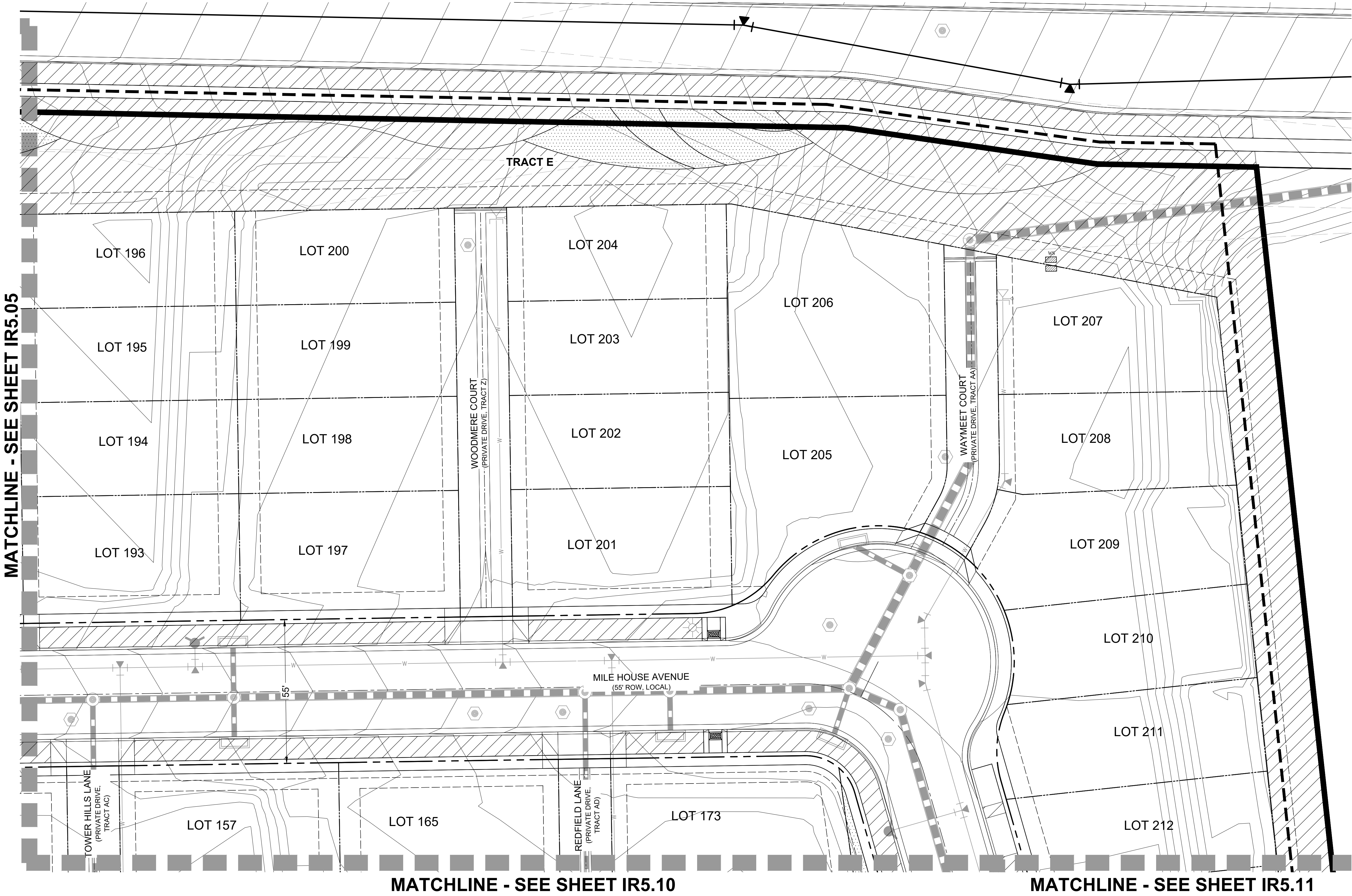
1. THIS DESIGN IS DIAGRAMMATIC. INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS WHERE FEASIBLE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES 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
- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE

MATCHLINE - SEE SHEET IR5.05

MATCHLINE - SEE SHEET IR5.10

MATCHLINE - SEE SHEET IR5.11

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.

ARCHITECT / PLANNER

LAI
Design
Group
world wide
88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

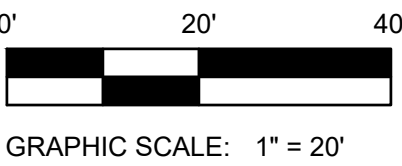
ISSUE RECORD

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

SHEET NUMBER

IR5.06

42 OF 56

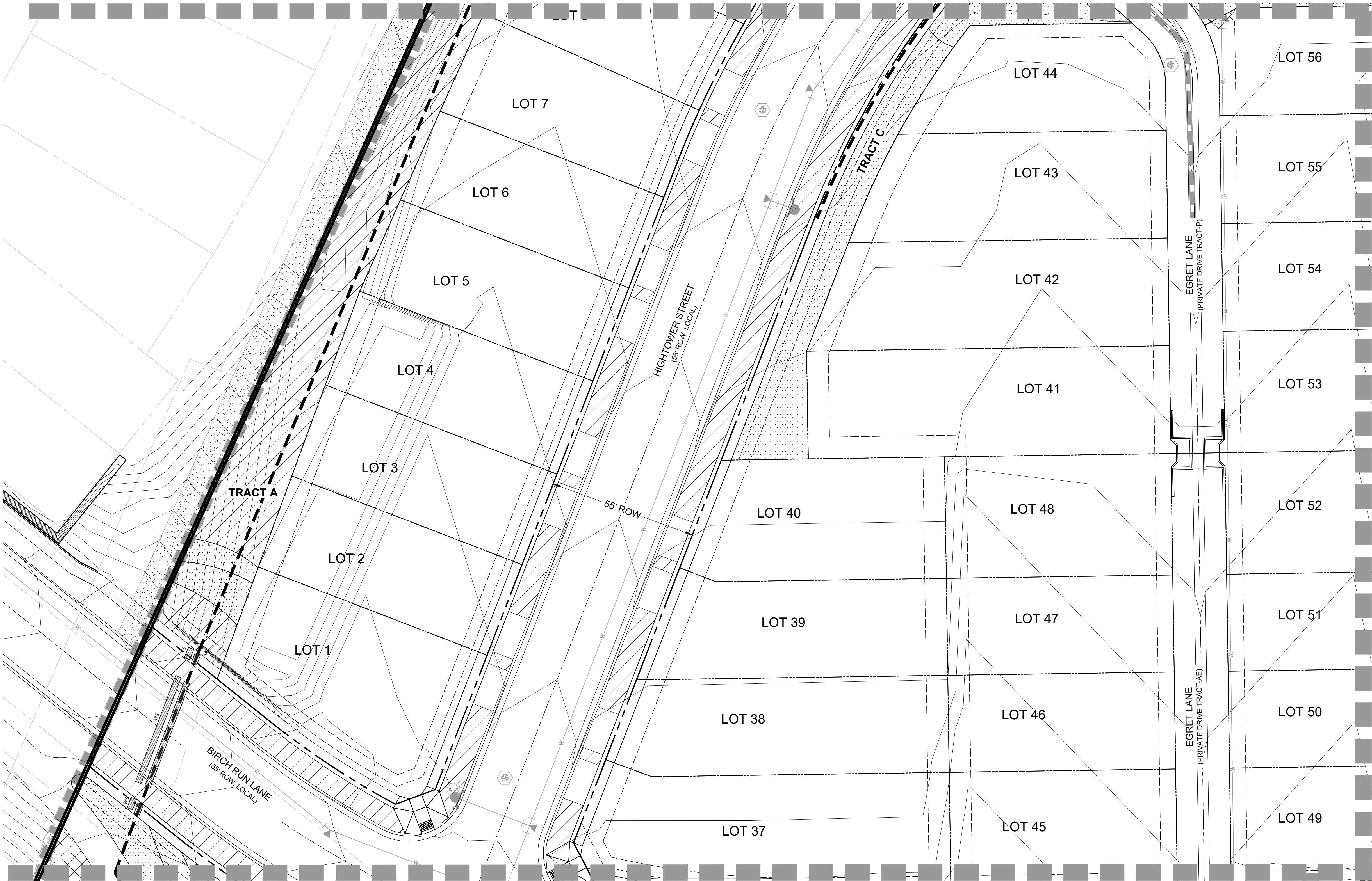


Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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 IR5.03



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

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.

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

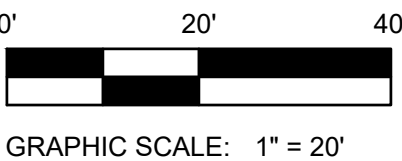
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

IR5.07

43 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

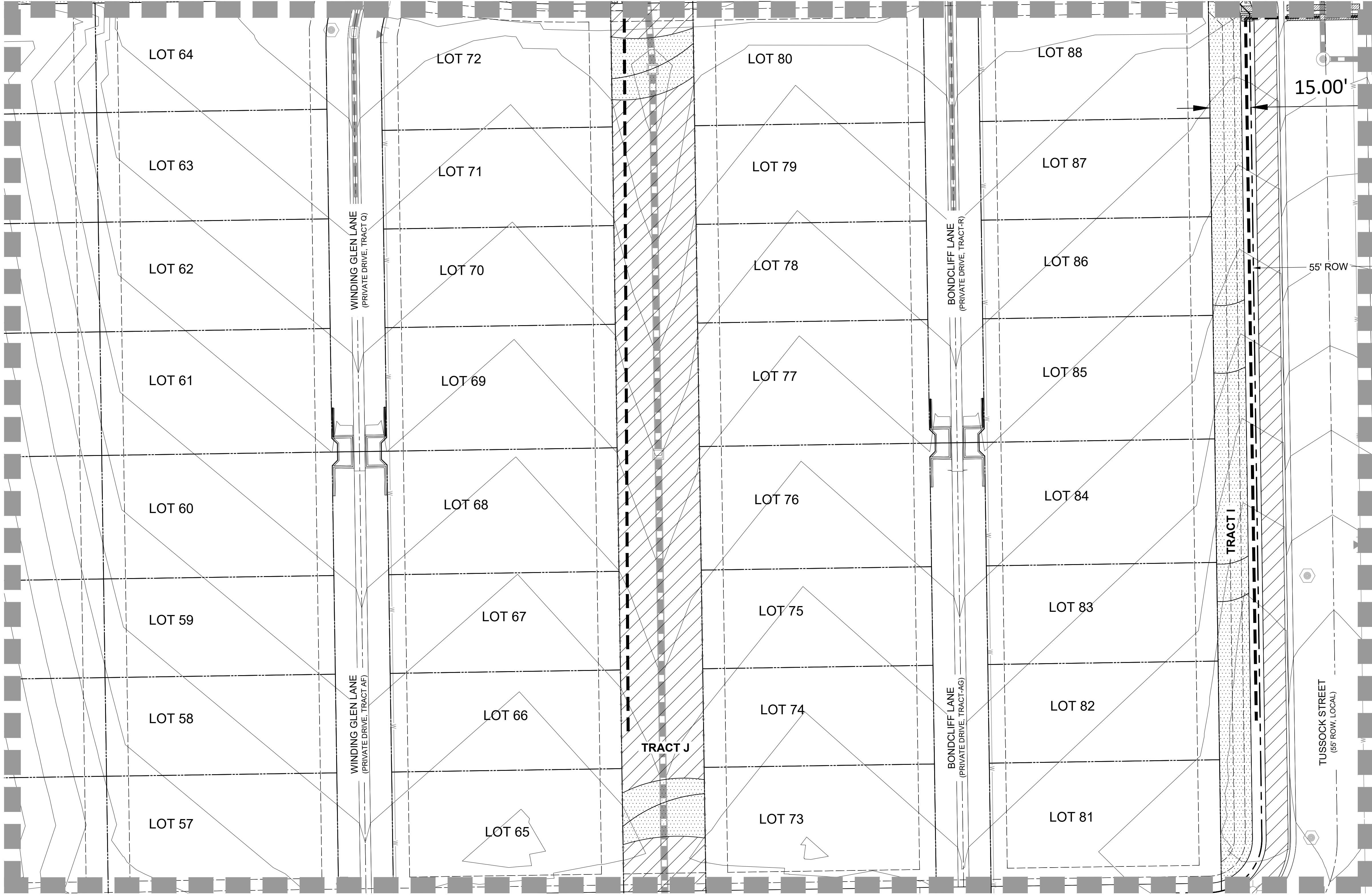


COTTONWOOD HIGHLANDS FILING NO. 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

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 IR5.03

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

NOTES:

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

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

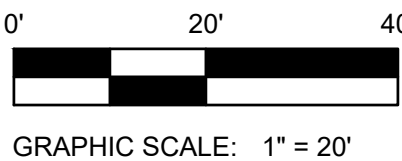
ISSUE RECORD

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

SHEET NUMBER

IR5.08

44 OF 56



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 IR5.04

MATCHLINE - SEE SHEET IR5.05

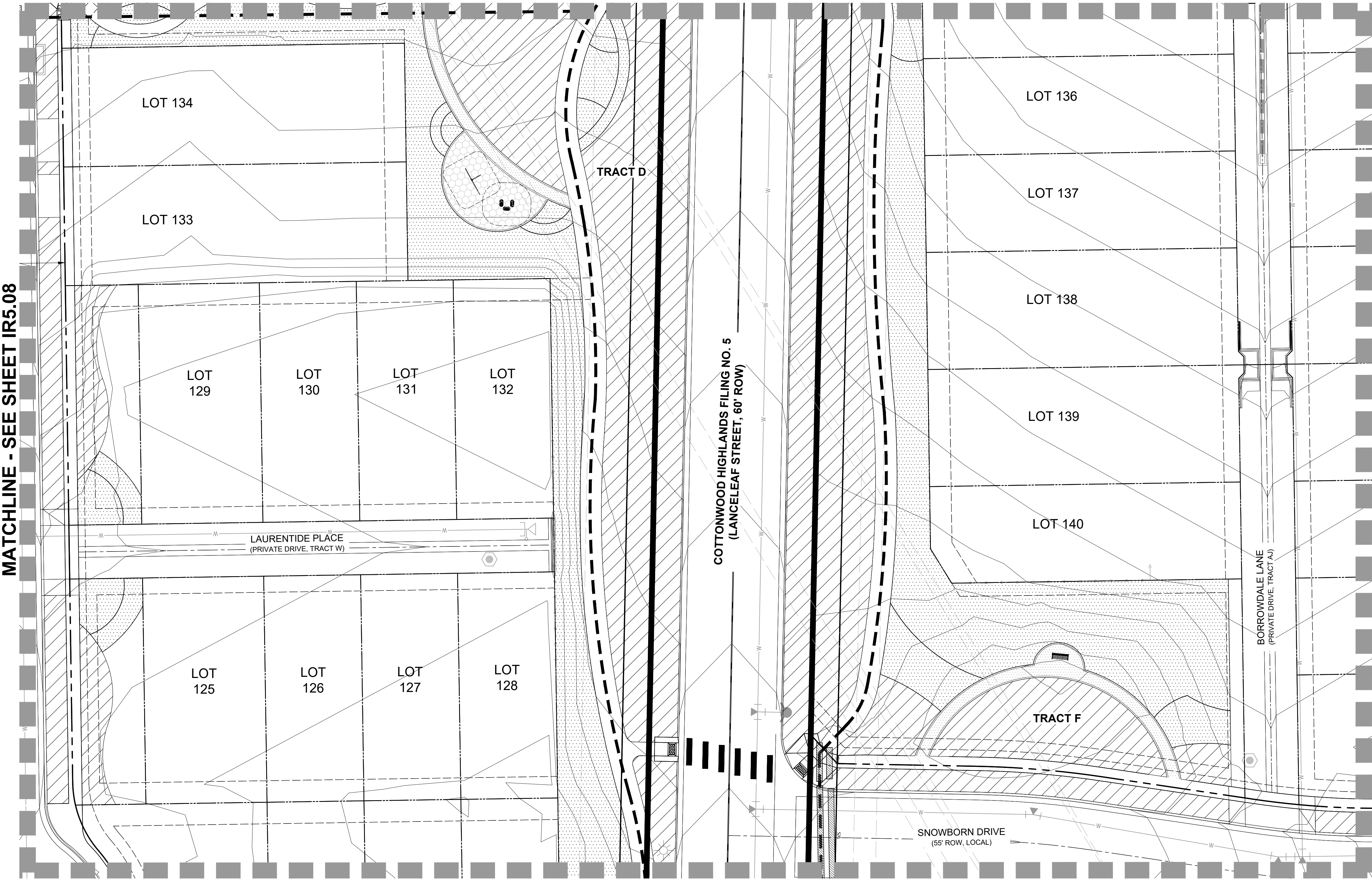
LEGEND

- 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



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.

ARCHITECT / PLANNER

LAI
Design
Group
world wide
88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

PROFESSIONAL STAMP

PROJECT INFORMATION

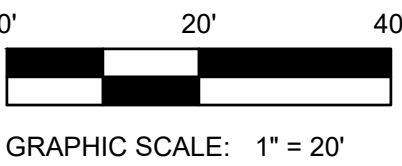
PROJECT #: 181027
DRAWN BY: LR, AH
CHECKED BY: NS

ISSUE RECORD

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

SHEET NUMBER

IR5.09
45 OF 56



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

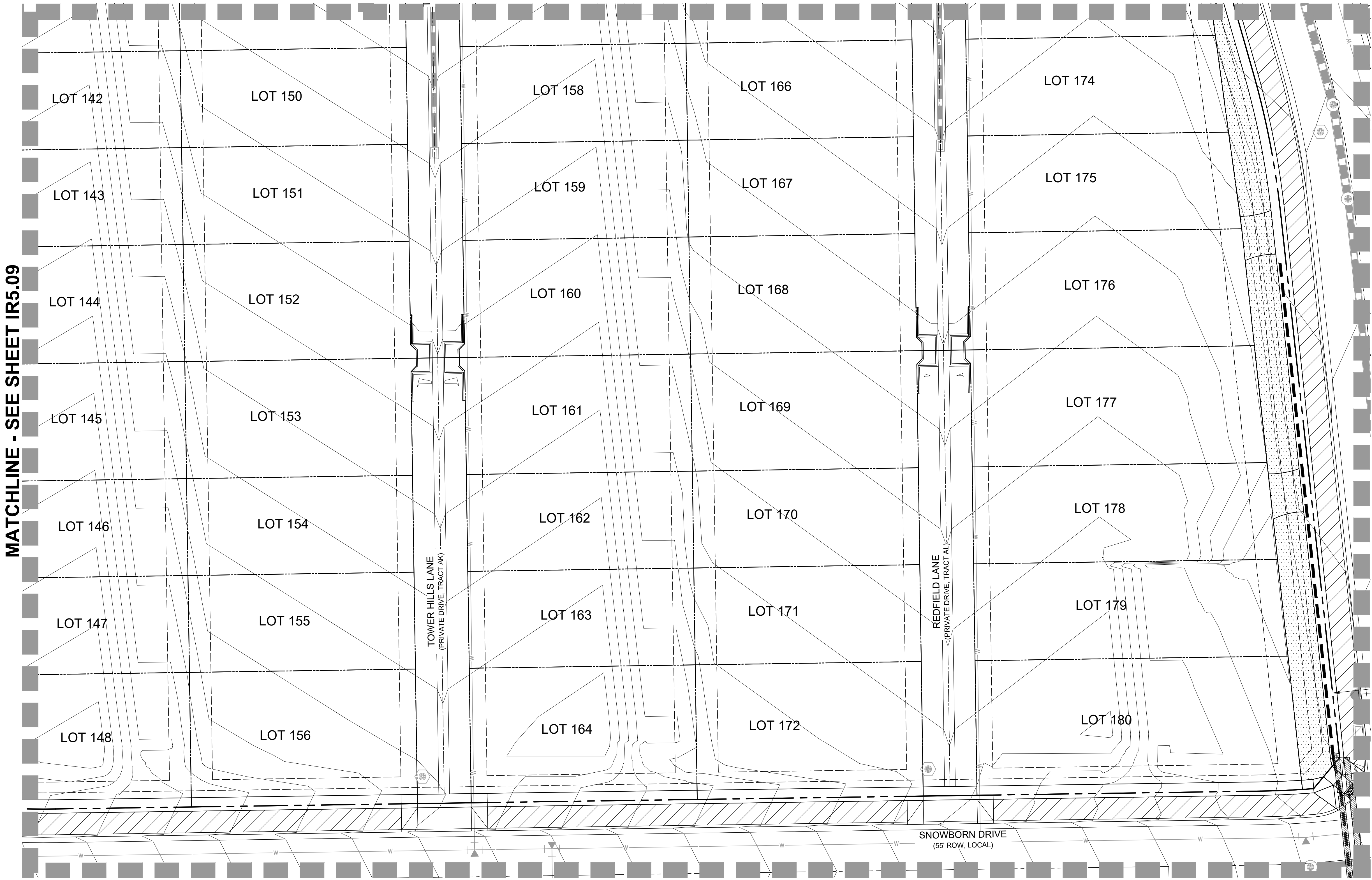
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 RECEPTION NO. 2017037061, TOGETHER WITH
TRACT A, COTTONWOOD HIGHLANDS FILING NO. 5, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2018 AT RECEPTION NO. 2018059048, 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 IR5.05

MATCHLINE - SEE SHEET IR5.06

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 IR5.15

MATCHLINE - SEE SHEET IR5.11

MATCHLINE - SEE SHEET IR5.09

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.

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

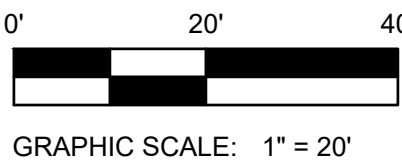
ISSUE RECORD

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

SHEET NUMBER

IR5.10

46 OF 56



Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

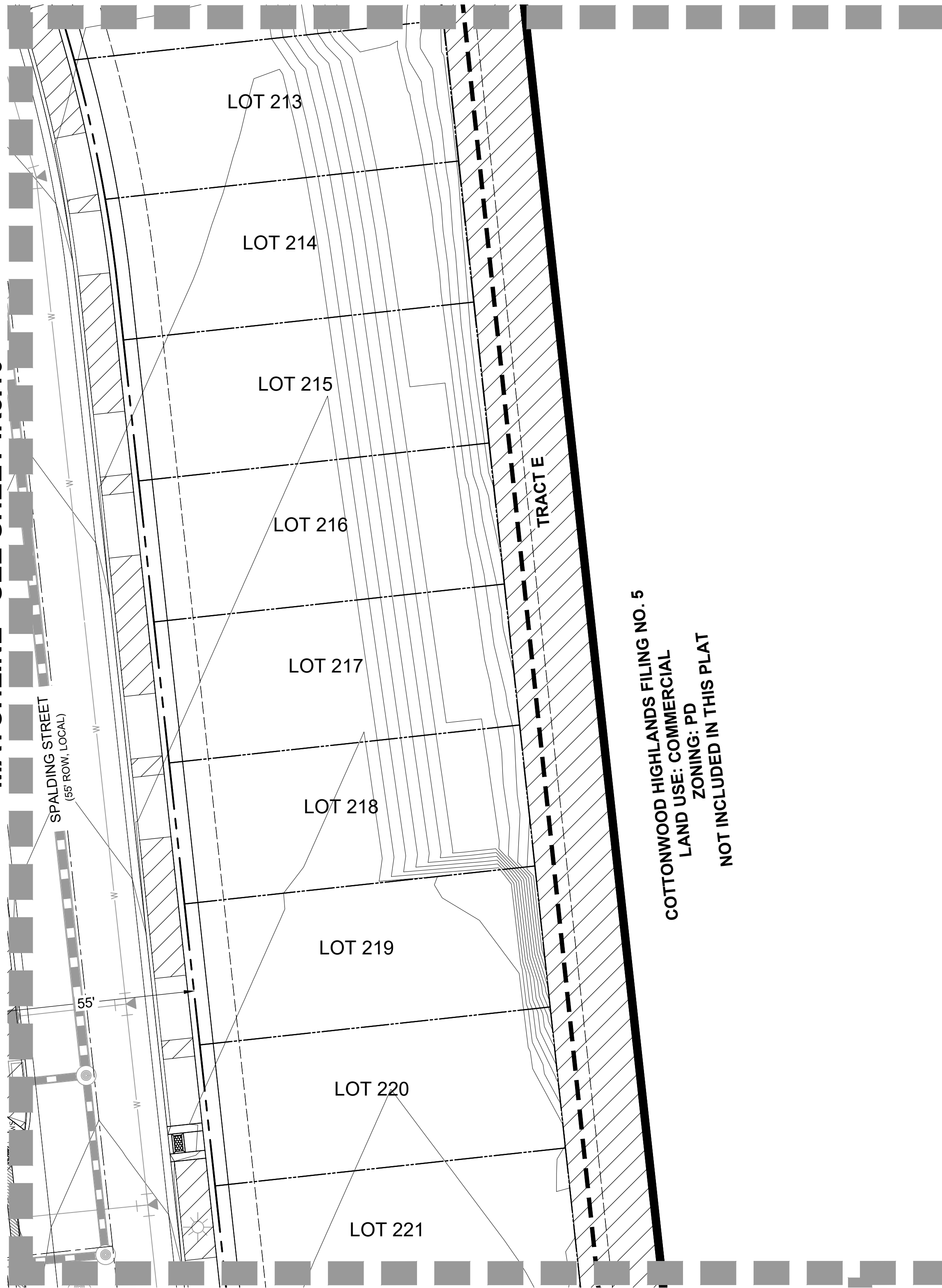
COTTONWOOD HIGHLANDS FILING NO. 7

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 IR5.10



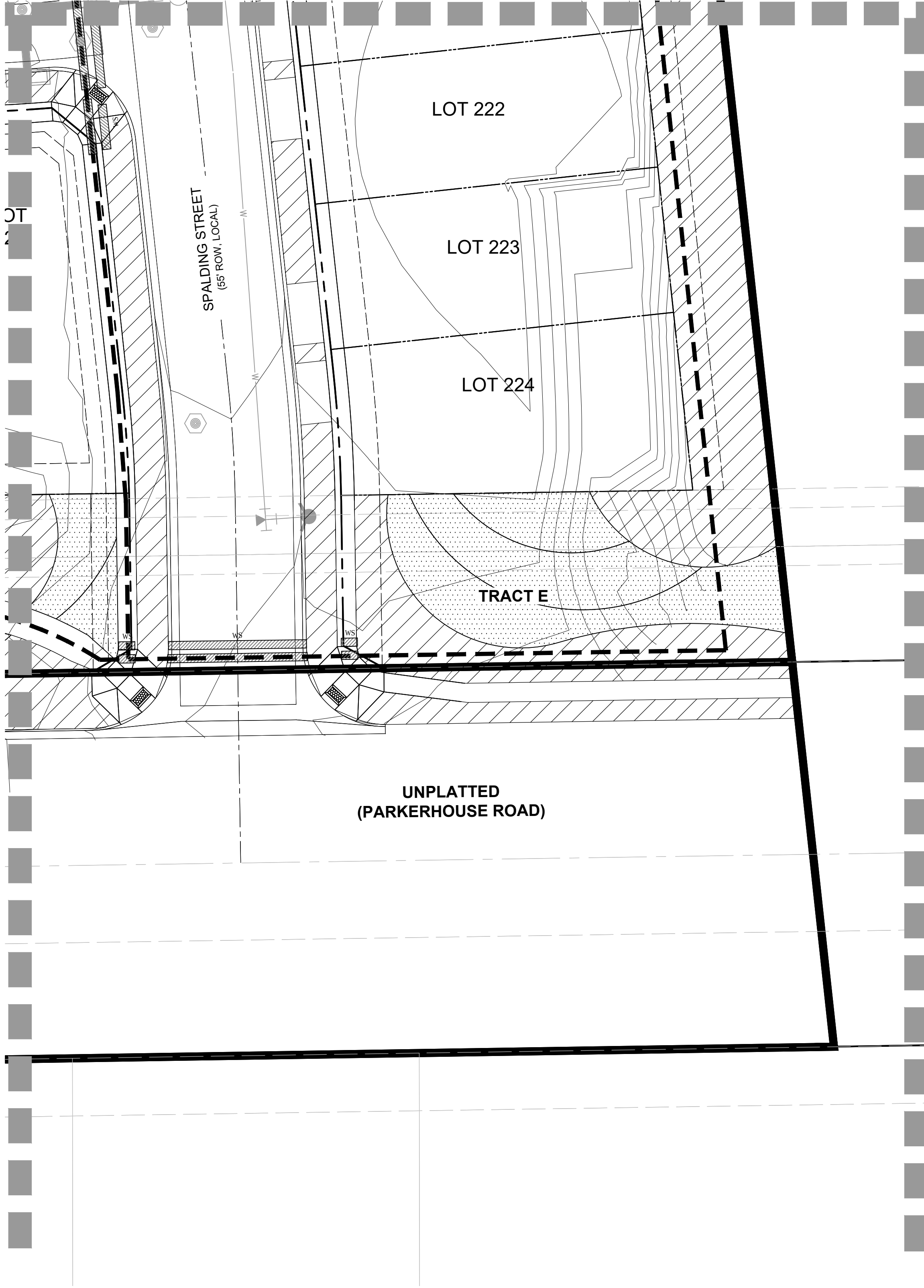
MATCHLINE - SEE SHEET IR5.11

1 IRRIGATION PLAN

SCALE: 1:20

MATCHLINE - SEE SHEET IR5.11

MATCHLINE - SEE SHEET IR5.15



2 IRRIGATION PLAN

SCALE: 1:20

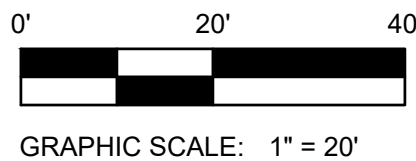
LEGEND

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

NOTES:

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.



ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD., SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

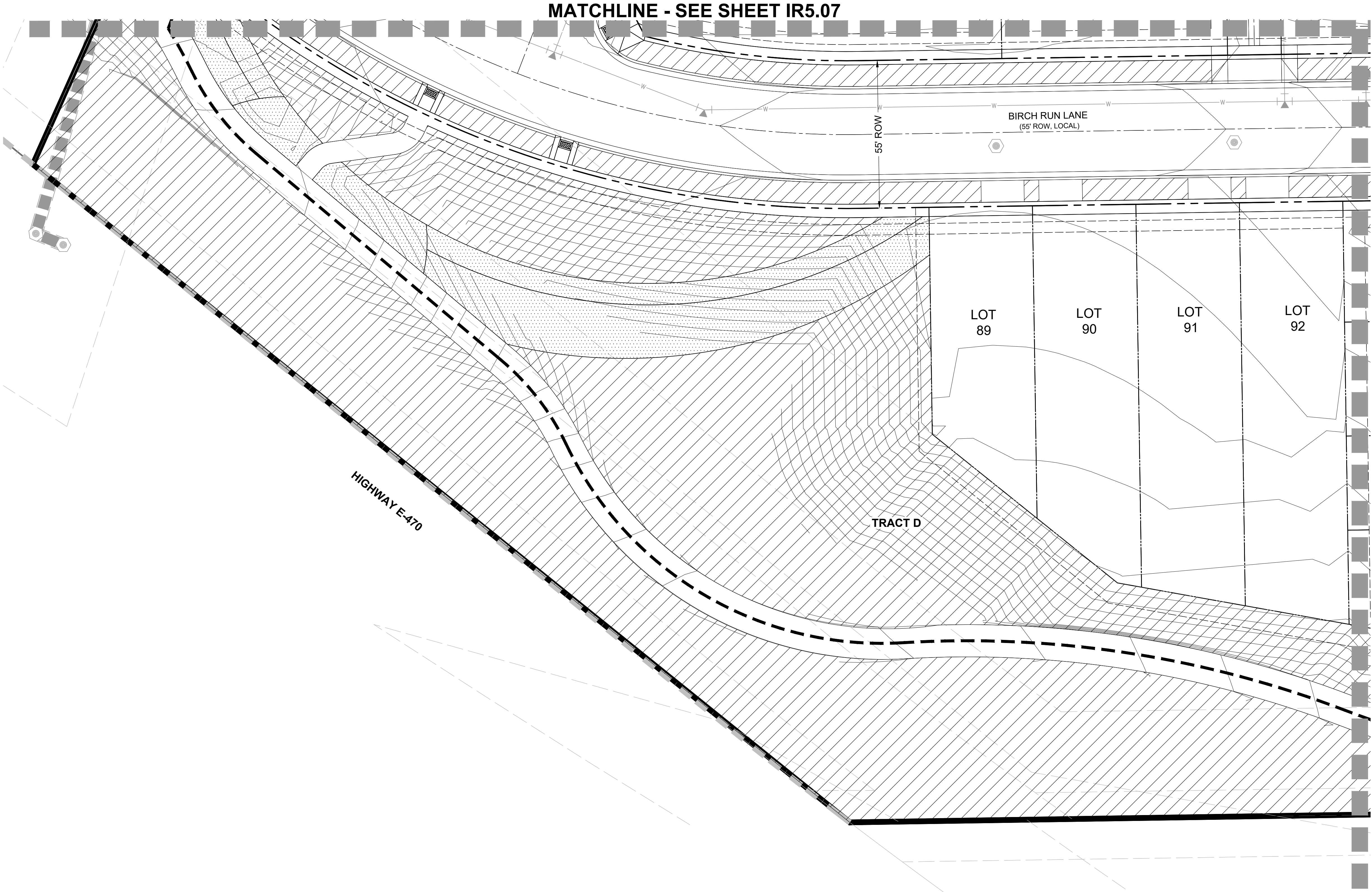
SHEET NUMBER

IR5.11

47 OF 56

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
- 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.

ARCHITECT / PLANNER

LAI
Design
Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

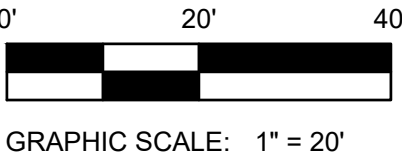
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

IR5.12

48 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



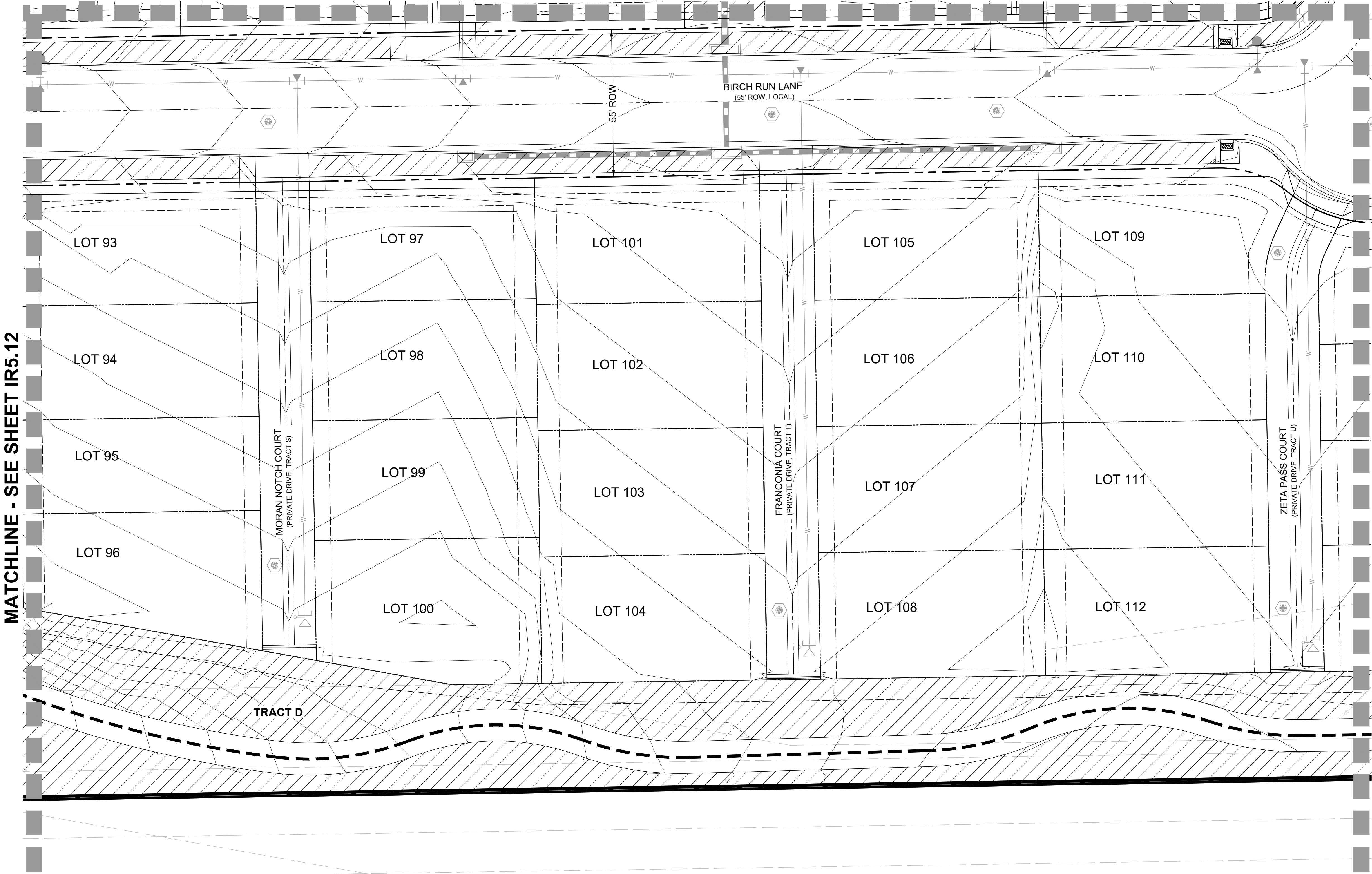
COTTONWOOD HIGHLANDS FILING NO. 7
SKETCH/PRELIMINARY & LANDSCAPE PLAN

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 IR5.08

LEGEND

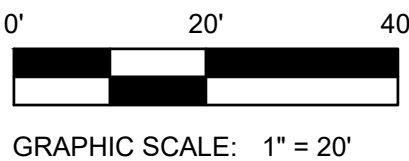
- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
- DRIP IRRIGATION
- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE



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.



ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

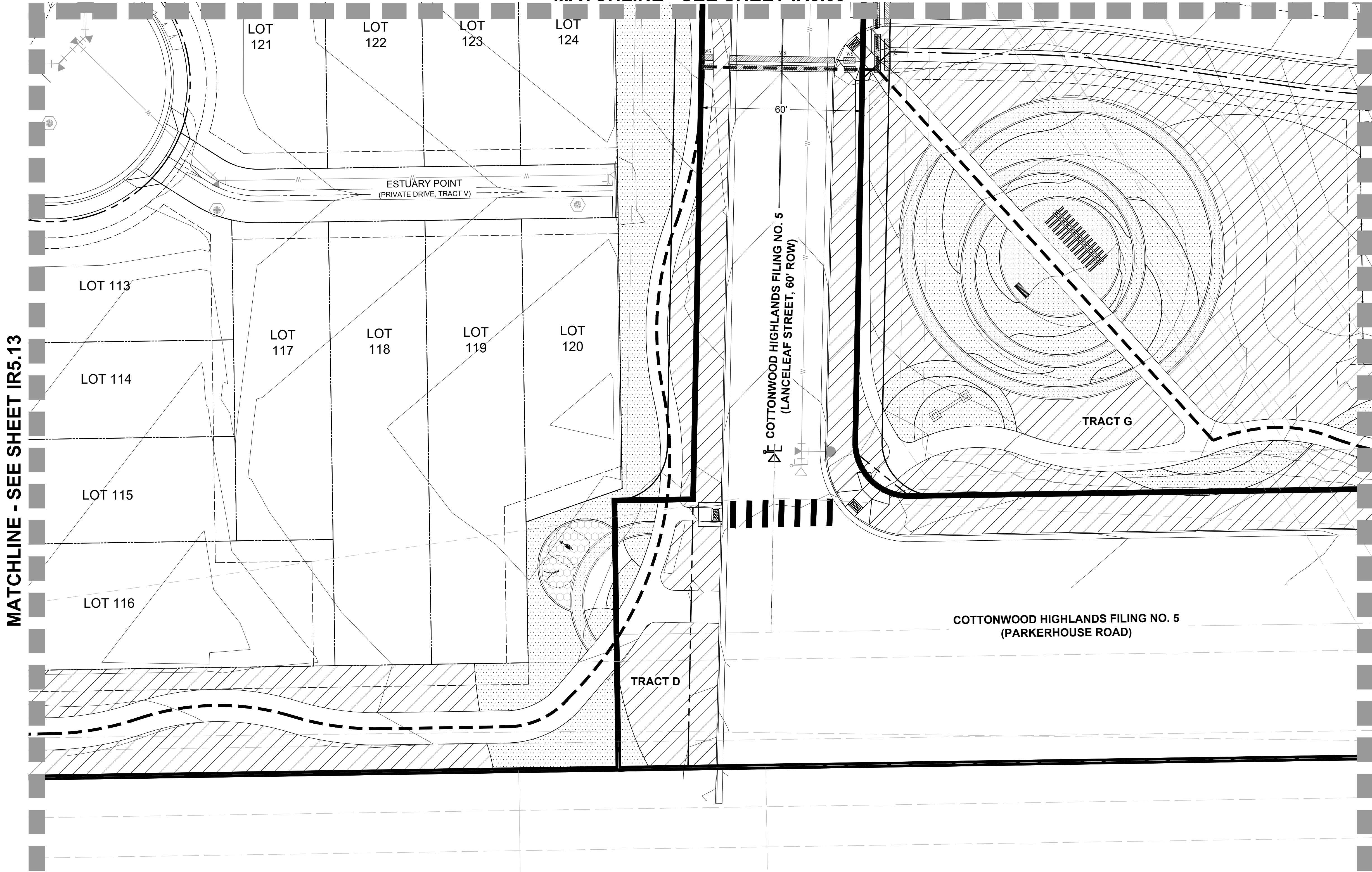
IR5.13

49 OF 56

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 IR5.09



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 IR5.13

MATCHLINE - SEE SHEET IR5.15

NOTES:

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

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

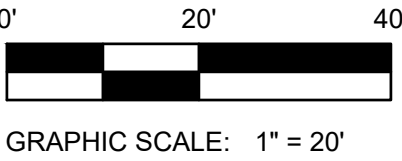
TEXT	DATE
1st Submittal	11/12/2018
2nd Submittal	3/19/2019
3rd Submittal	5/24/2019

SHEET NUMBER

IR5.14

50 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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 IR5.10

SNOWBORN DRIVE
(55' ROW, LOCAL)

LOT
238

LOT
237

LOT
236

LOT
235

LOT
234

LOT
233

LOT
232

LOT
231

LOT
230

LOT
229

LOT
228

LOT
227

LOT
226

LOT
225

TRACT G

COTTONWOOD HIGHLANDS FILING NO. 5
(PARKERHOUSE ROAD)

UNPLATTED
(PARKERHOUSE ROAD)

MATCHLINE - SEE SHEET IR5.11

LEGEND

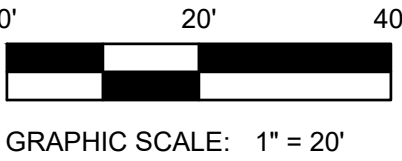
- PROJECT BOUNDARY
- STREET ROW
- UTILITY EASEMENT
- PROPERTY LOT LINE
- CENTER LINE
- SPRAY IRRIGATION
- DRIP IRRIGATION
- IRRIGATION MAINLINE
- NON-POTABLE WATER MAINLINE

MATCHLINE - SEE SHEET IR5.14

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.



ARCHITECT / PLANNER



ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

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

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

IR5.15

51 OF 56

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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

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
------------------------------	----------	---------	-------------	-----------------------

DECODER

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

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

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

LENNAR HOMES
9193 S. JAMAICA ST., 4TH FLOOR
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

IR6.01

52 OF 56

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 $\frac{1}{2}$ 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



LAI
Design
Group
— world wide —

ENGINEER

APPLICANT

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

53 OF 56



Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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

LAI

Design Group

world wide

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

LENNAR HOMES
9193 S. JAMAICA ST., 4TH FLOOR
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

IR6.03

54 OF 56



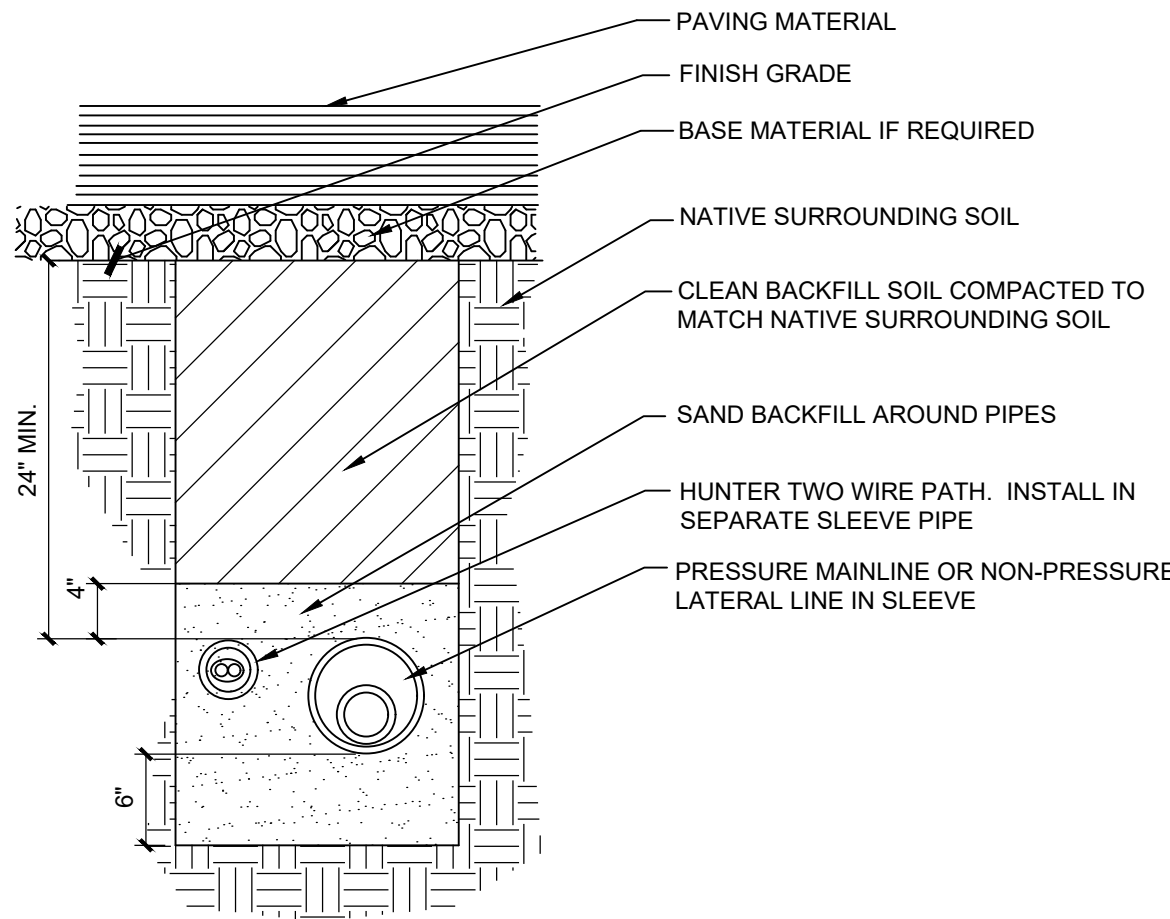
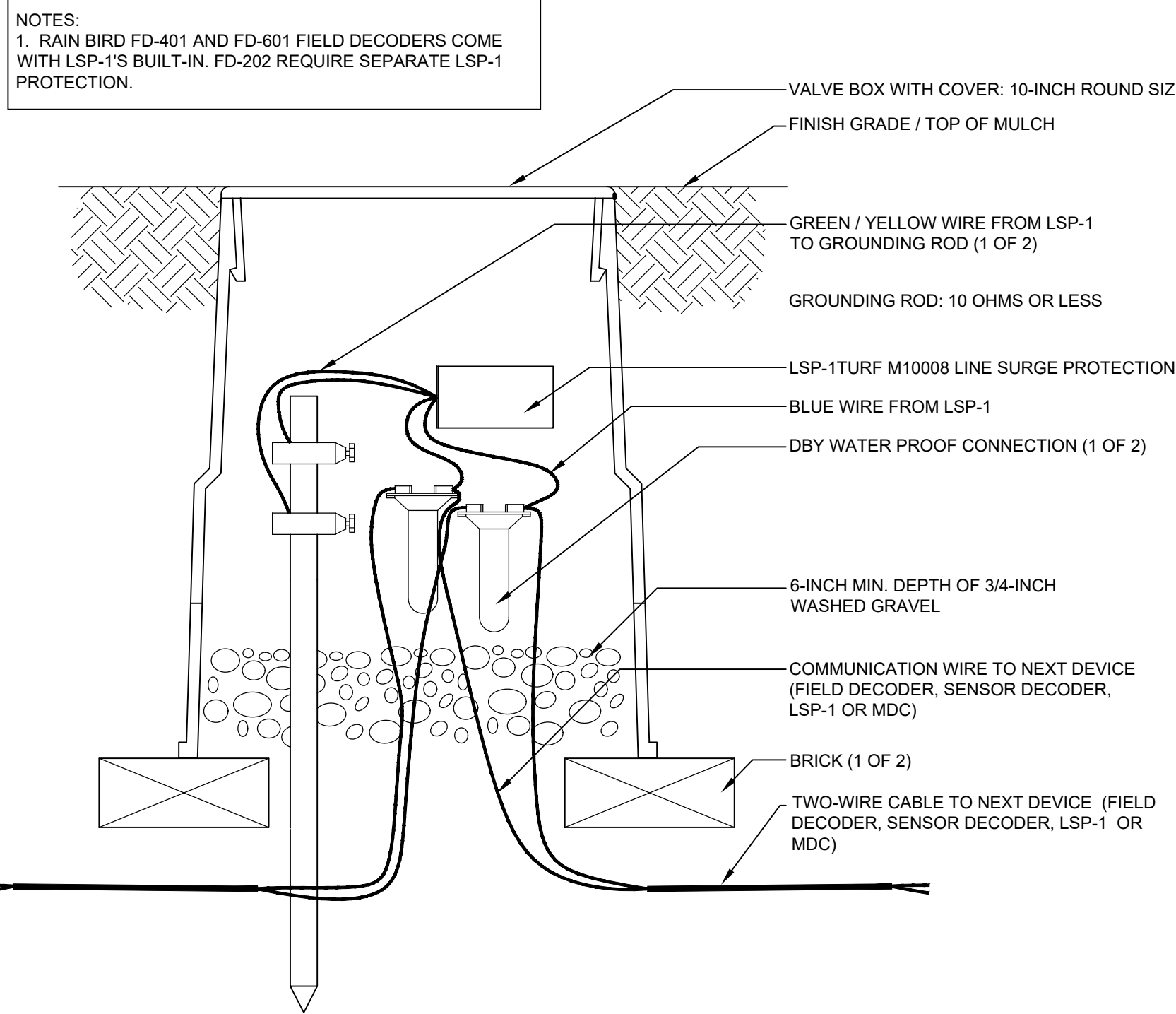
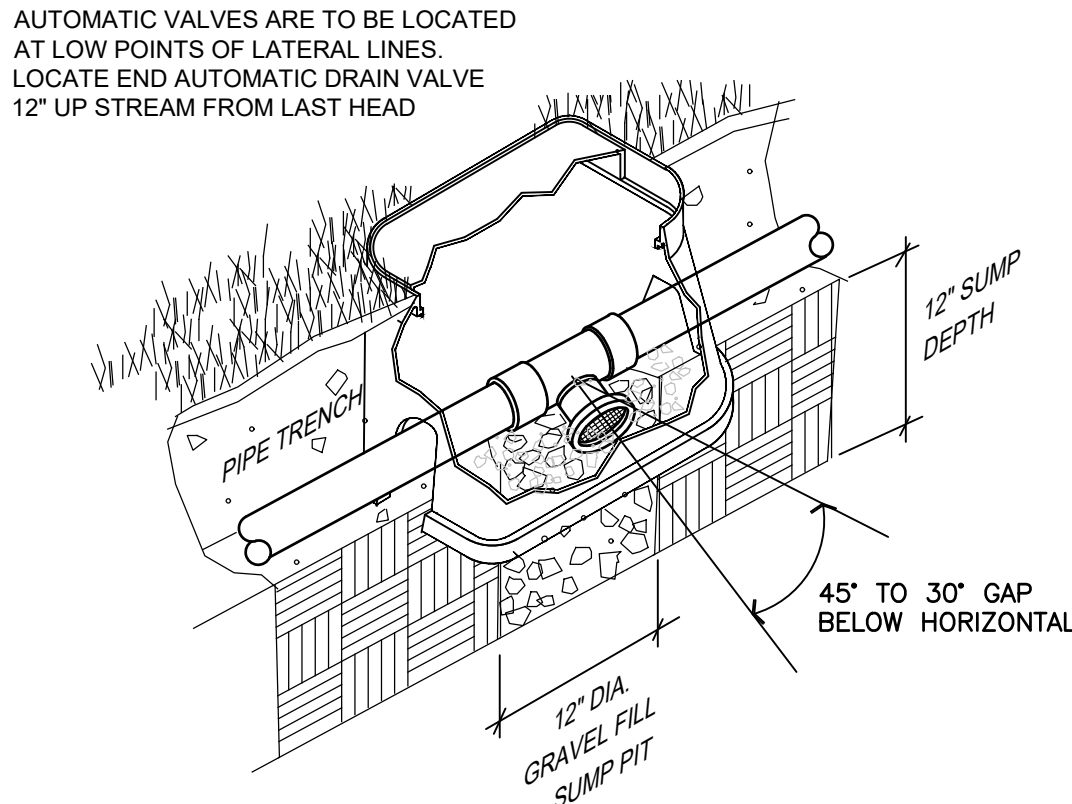
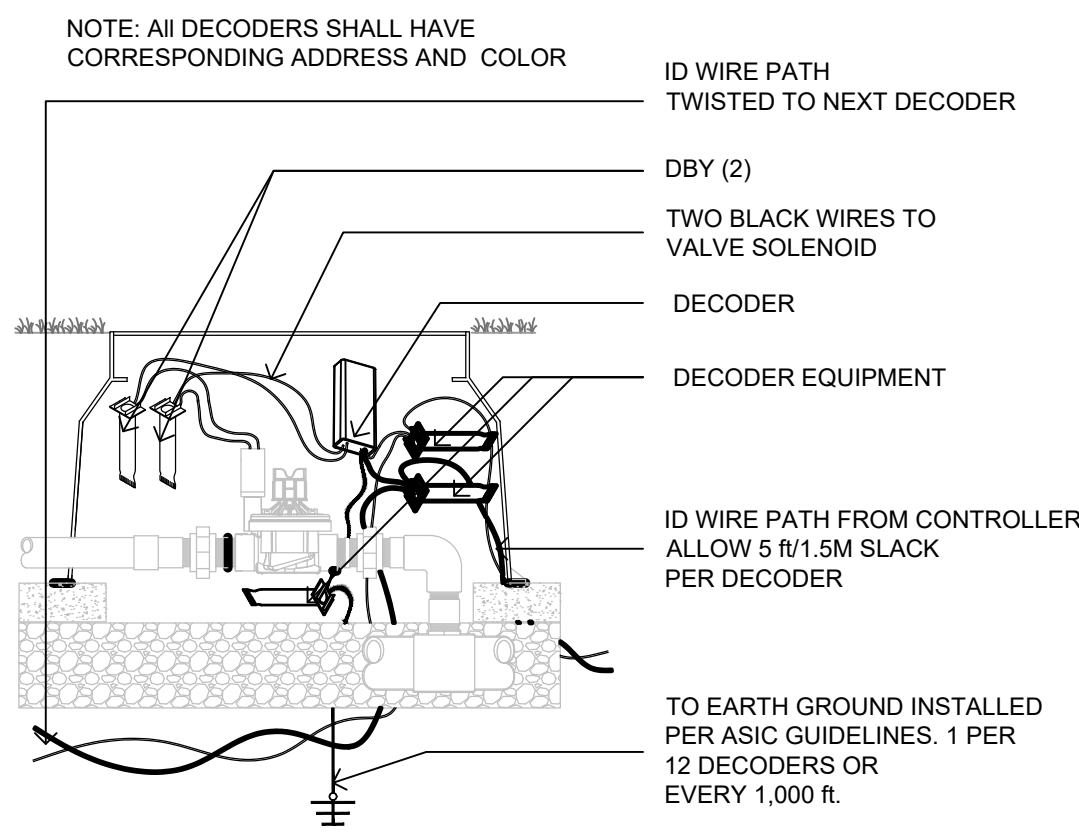
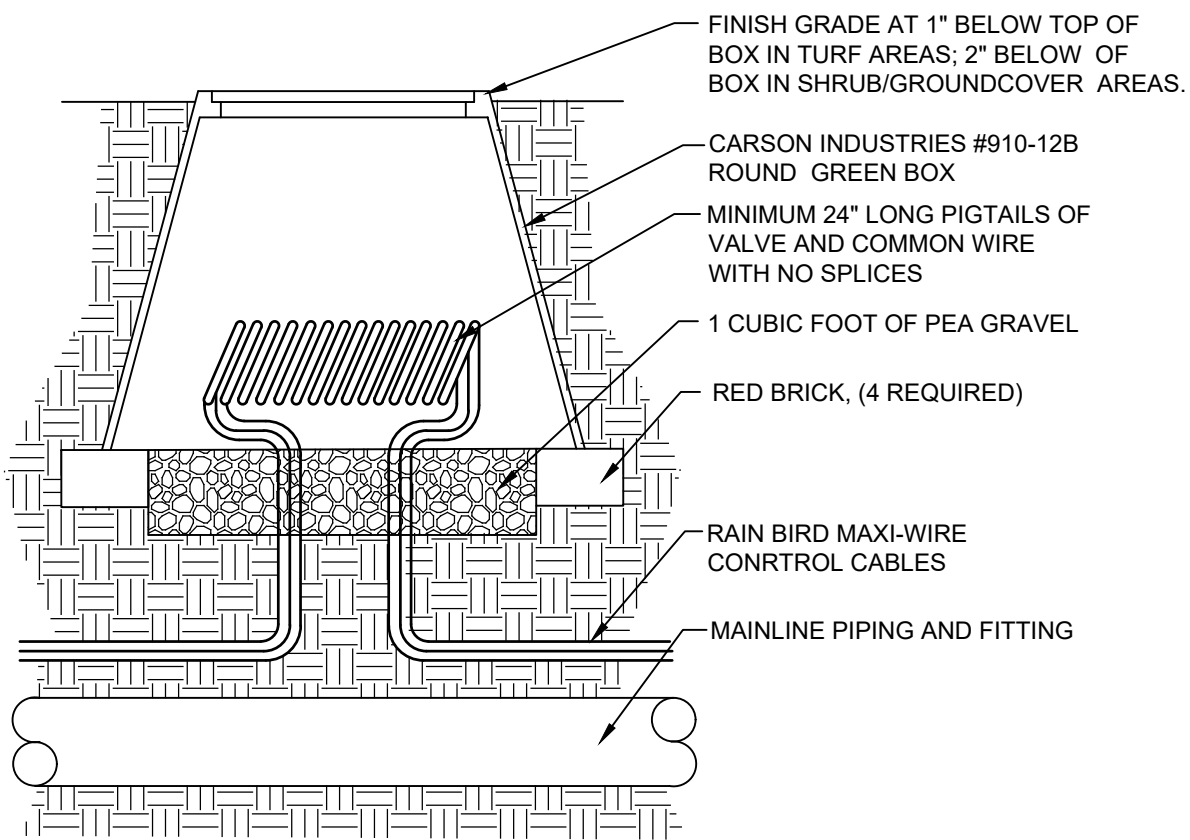
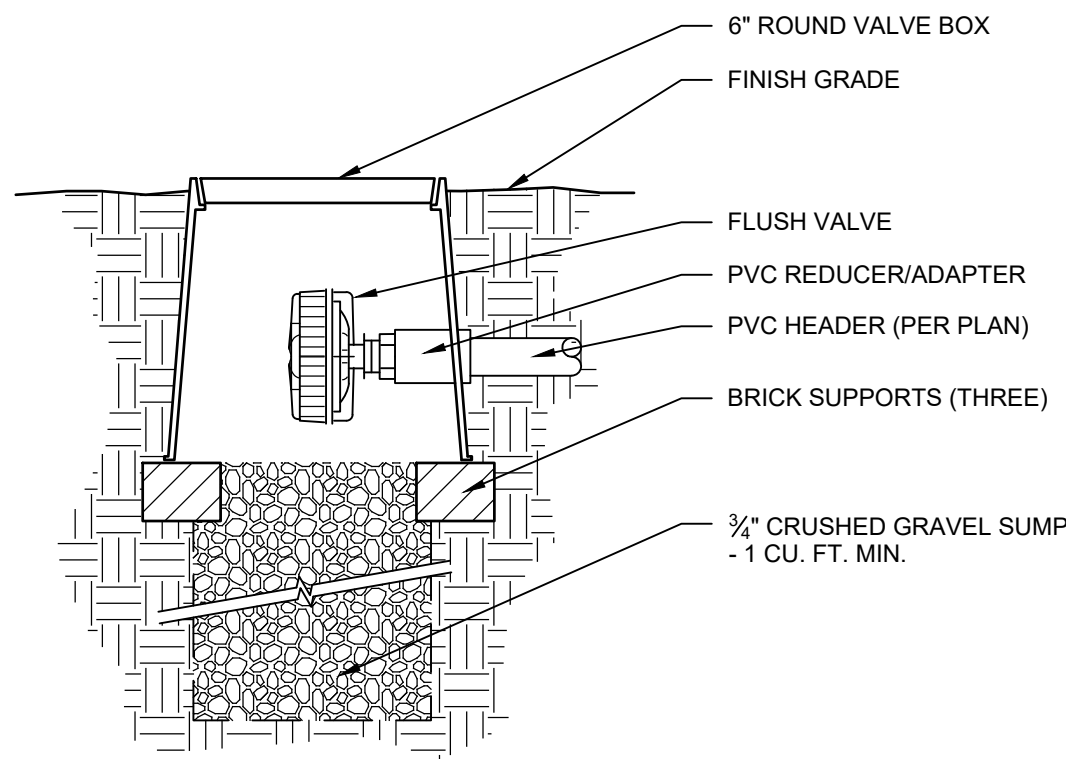
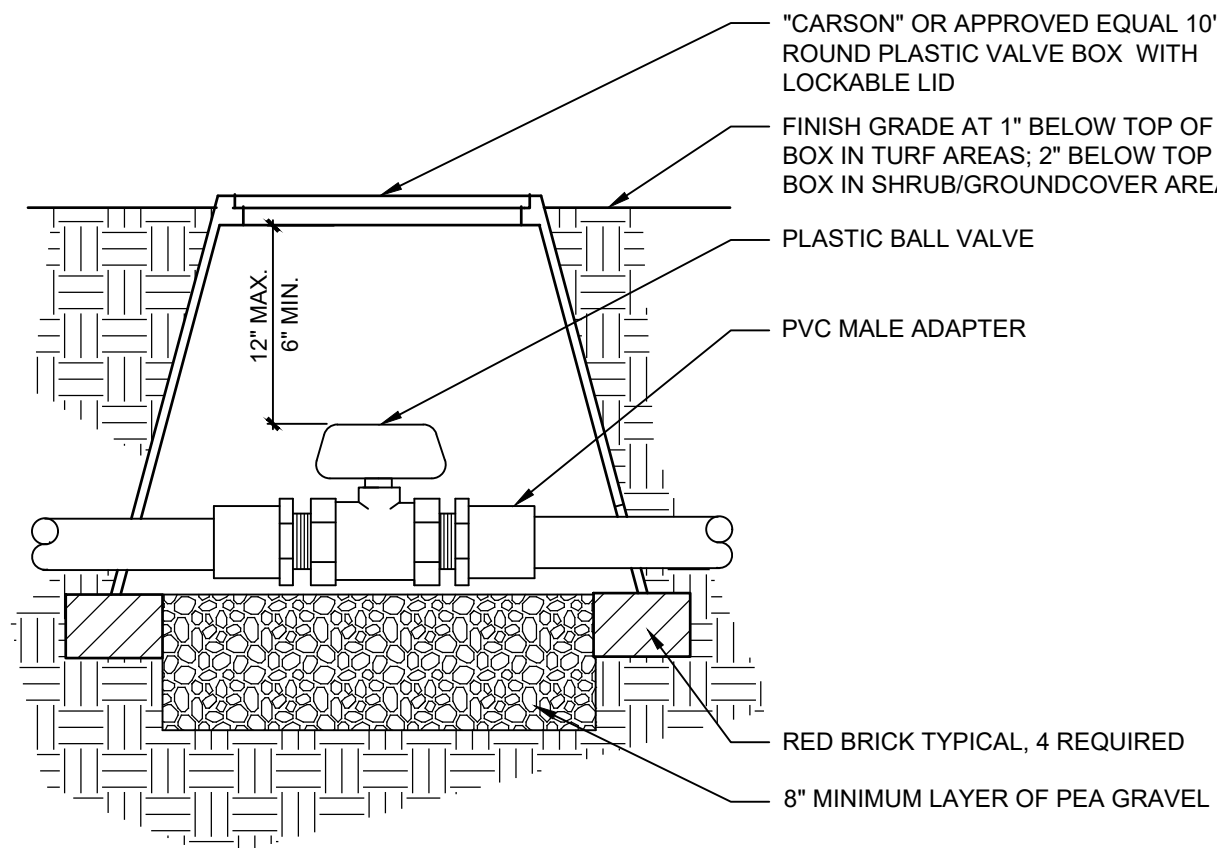
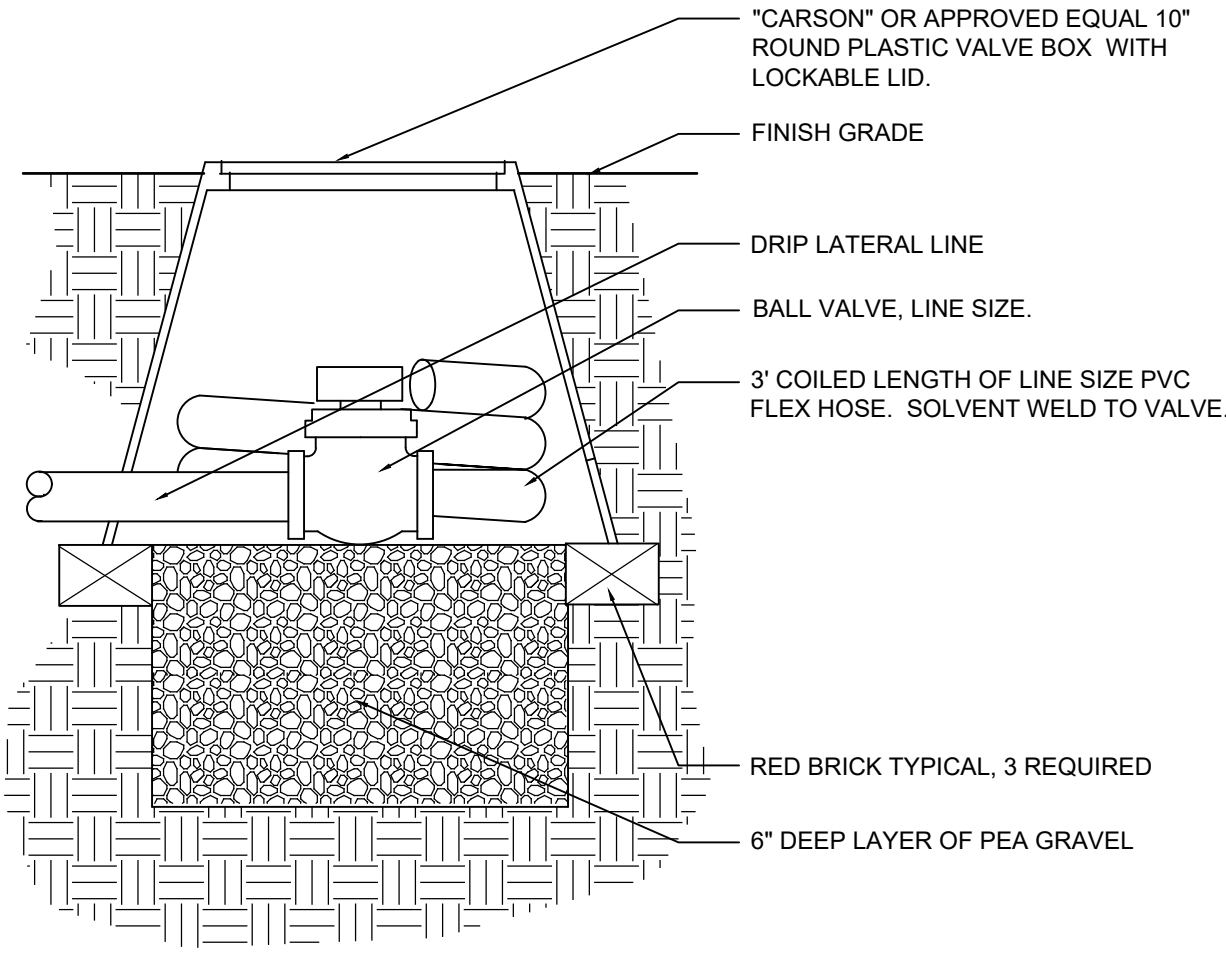
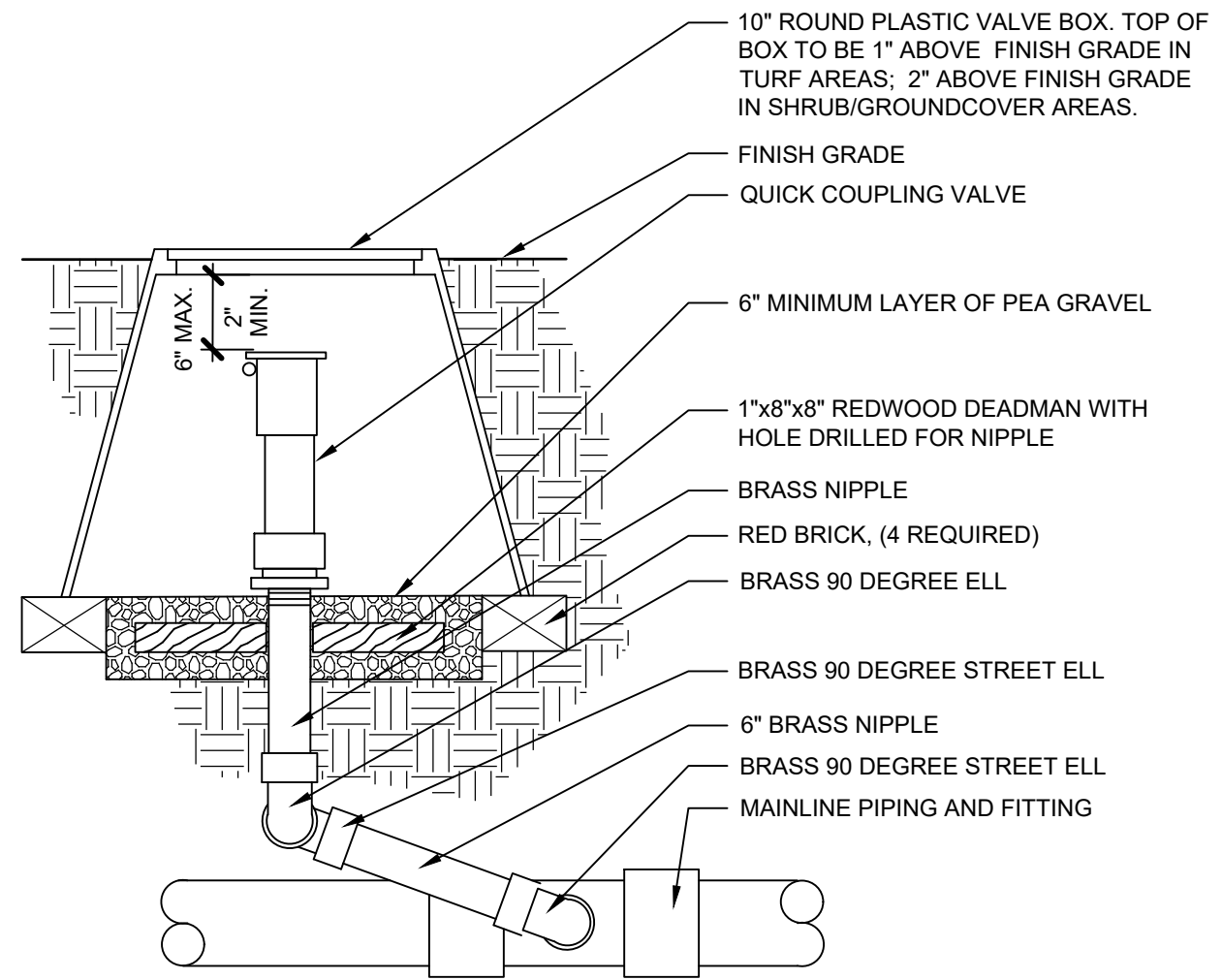
D	MASTER VALVE	E	FLOW SENSOR	F	PRESSURE REGULATOR
G	REMOTE CONTROL VALVE - SPRAY / ROTOR	H	DRIP VALVE - COMMERCIAL WIDE FLOW	I	DRIP VALVE - LOW FLOW

Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

LENNAR HOMES
9193 S. JAMAICA ST., 4TH FLOOR
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

IR6.04

55 OF 56



Copyright © 2019 LAI Design Group
These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.

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



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

ENGINEER

MANHARD CONSULTING
7600 E. ORCHARD RD, SUITE 350-S
GREENWOOD VILLAGE, CO 80111
OFFICE: (303) 708-0500
ATTN: DAN RODRIGUEZ

APPLICANT

LENNAR HOMES
9193 S. JAMAICA ST., 4TH FLOOR
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

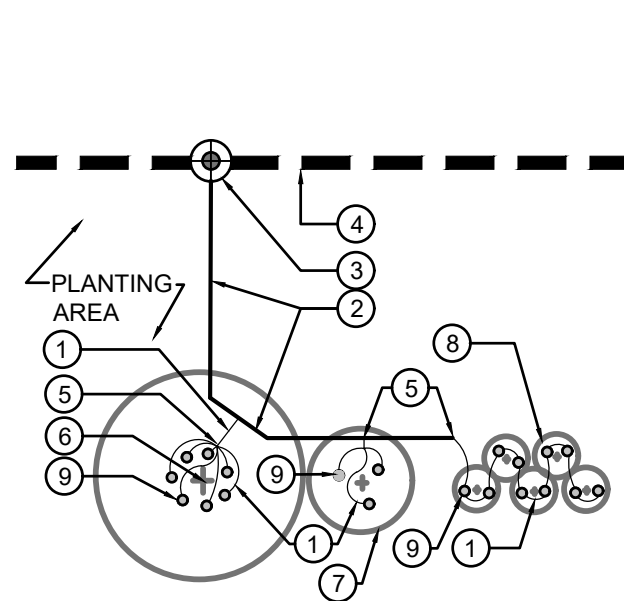
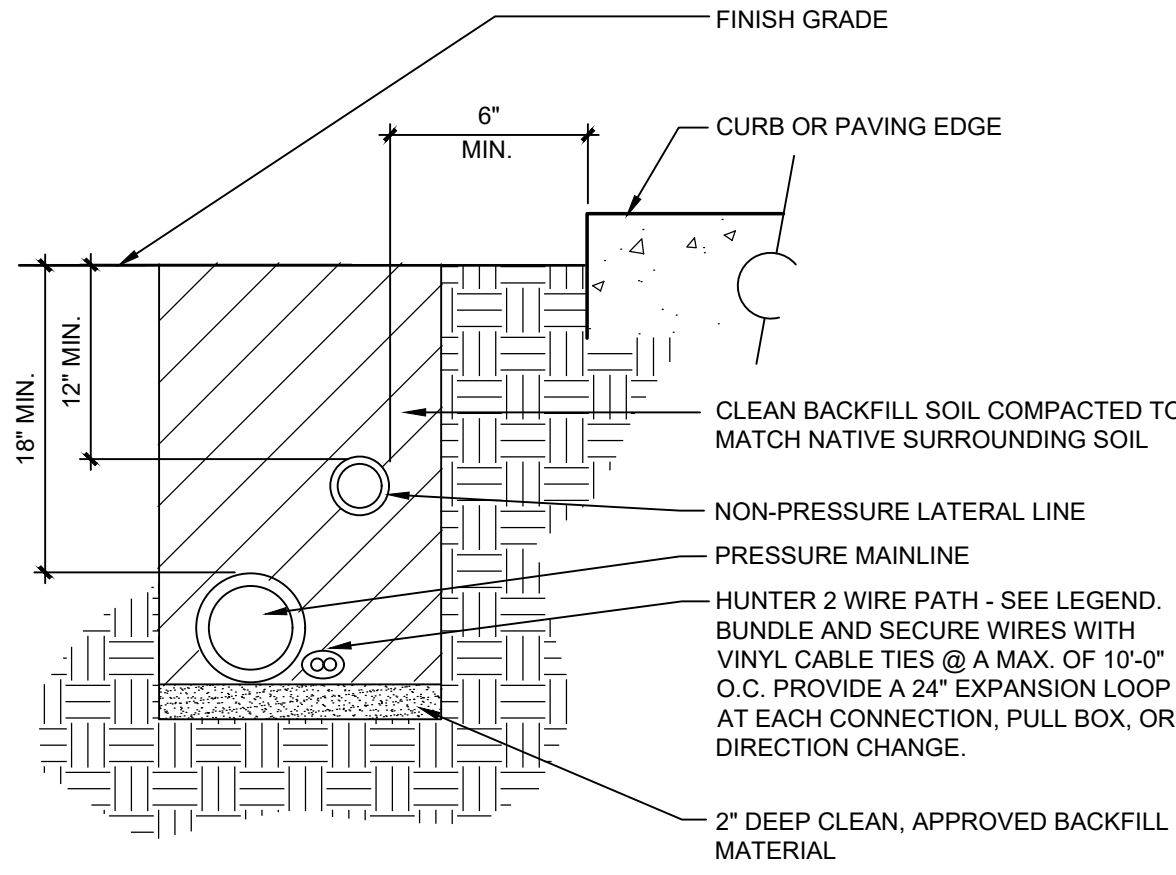
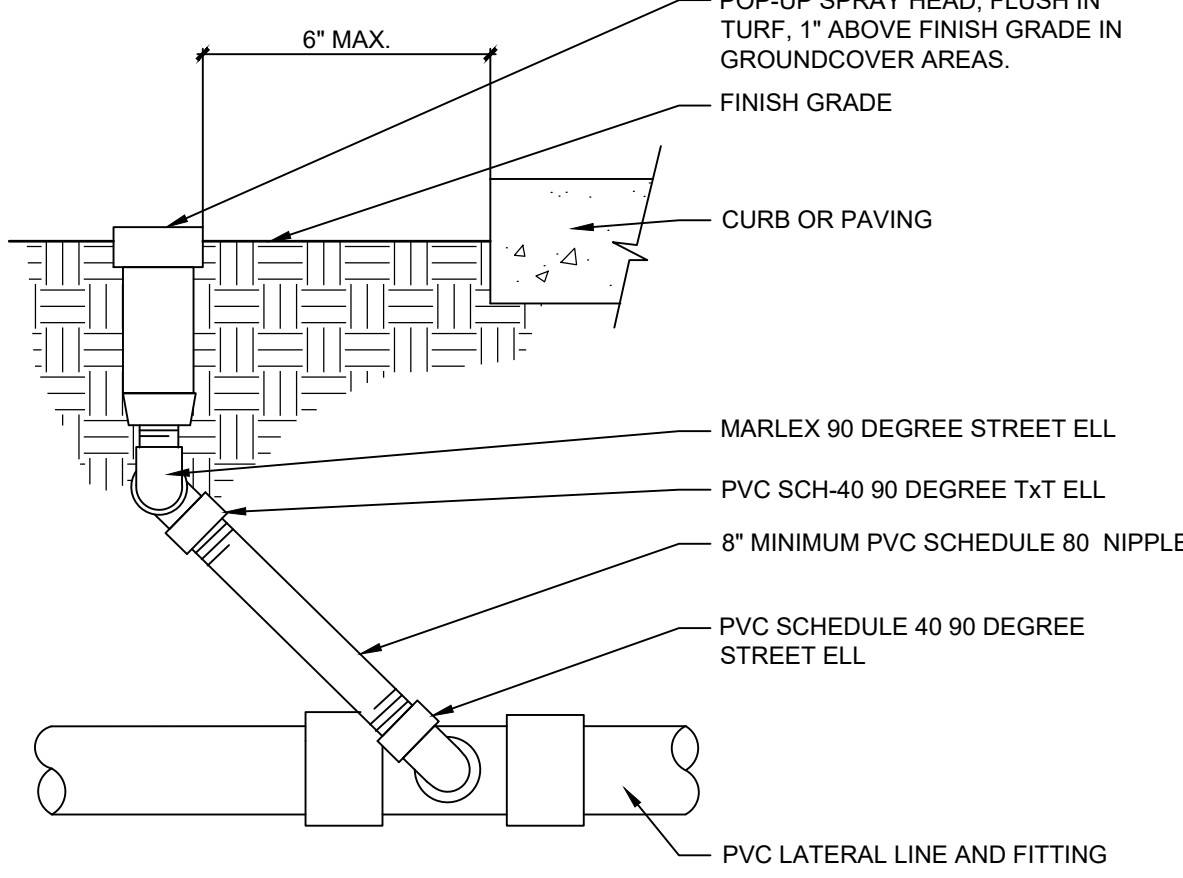
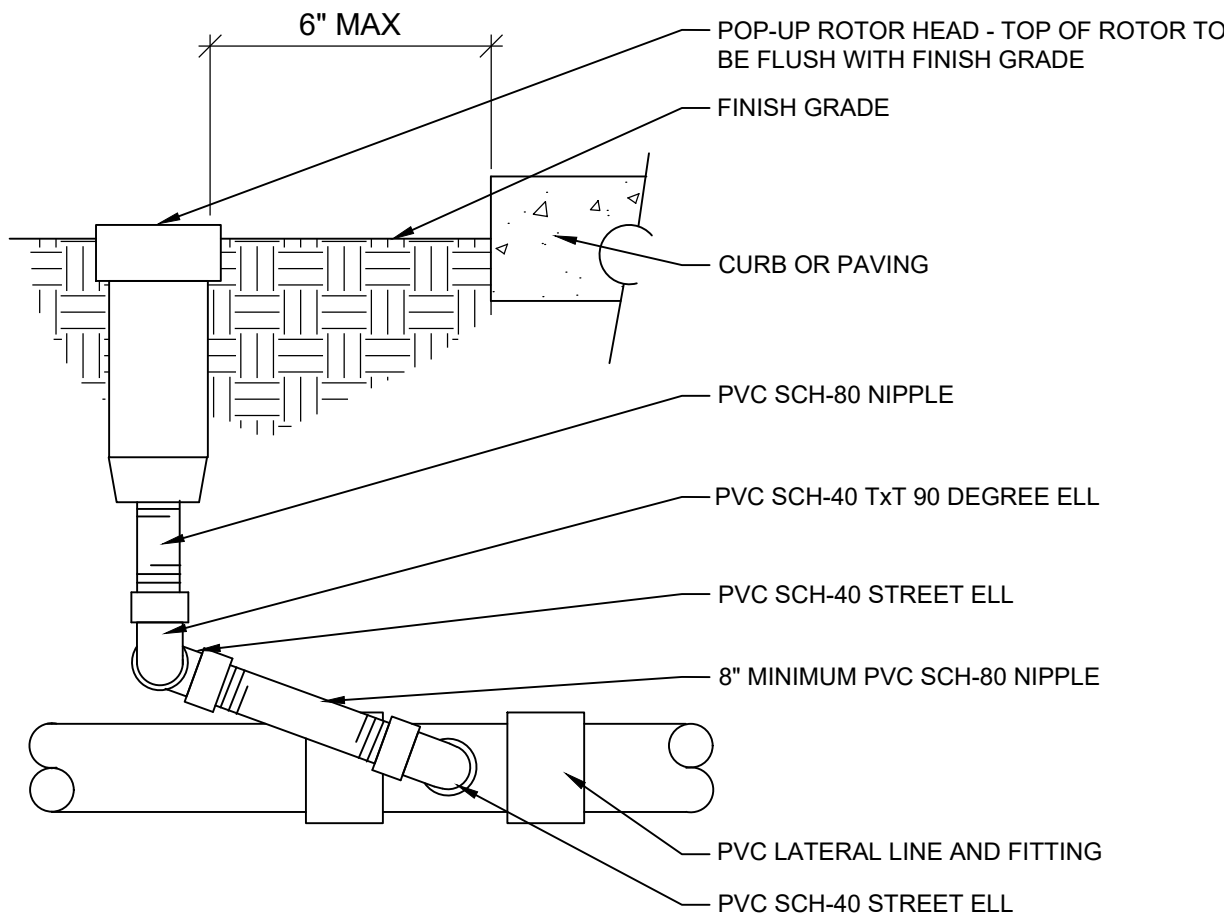
SHEET NUMBER

IR6.05

56 OF 56

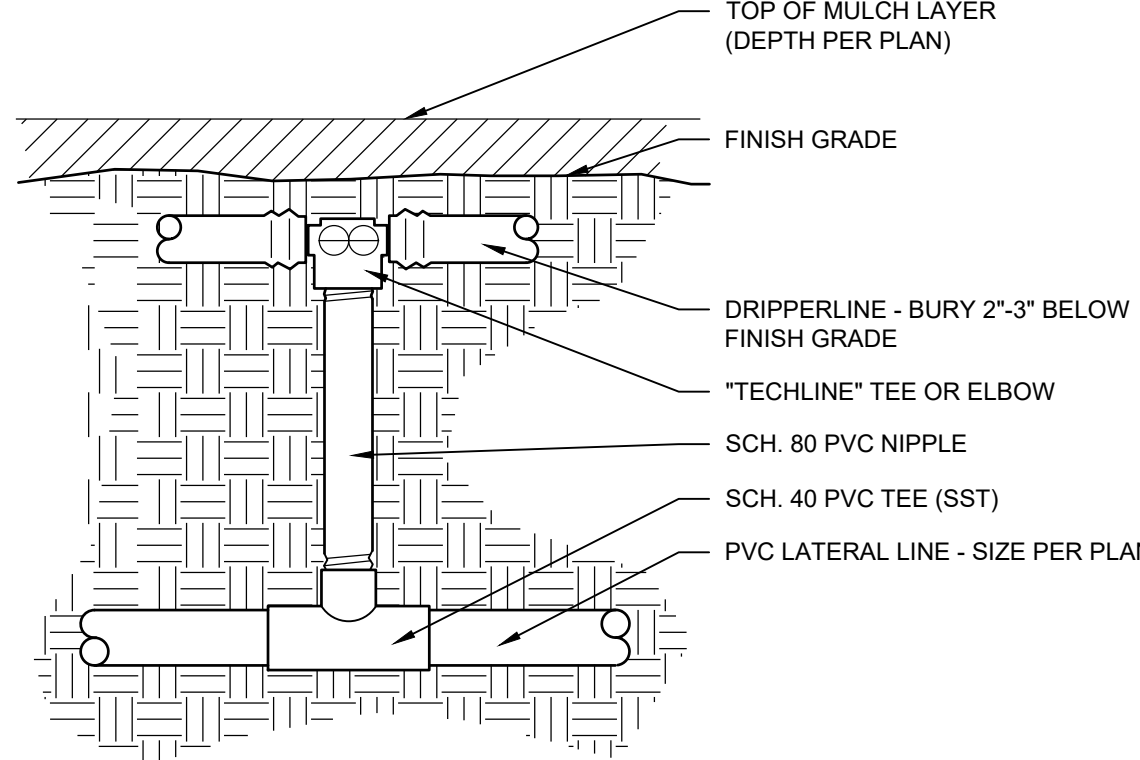
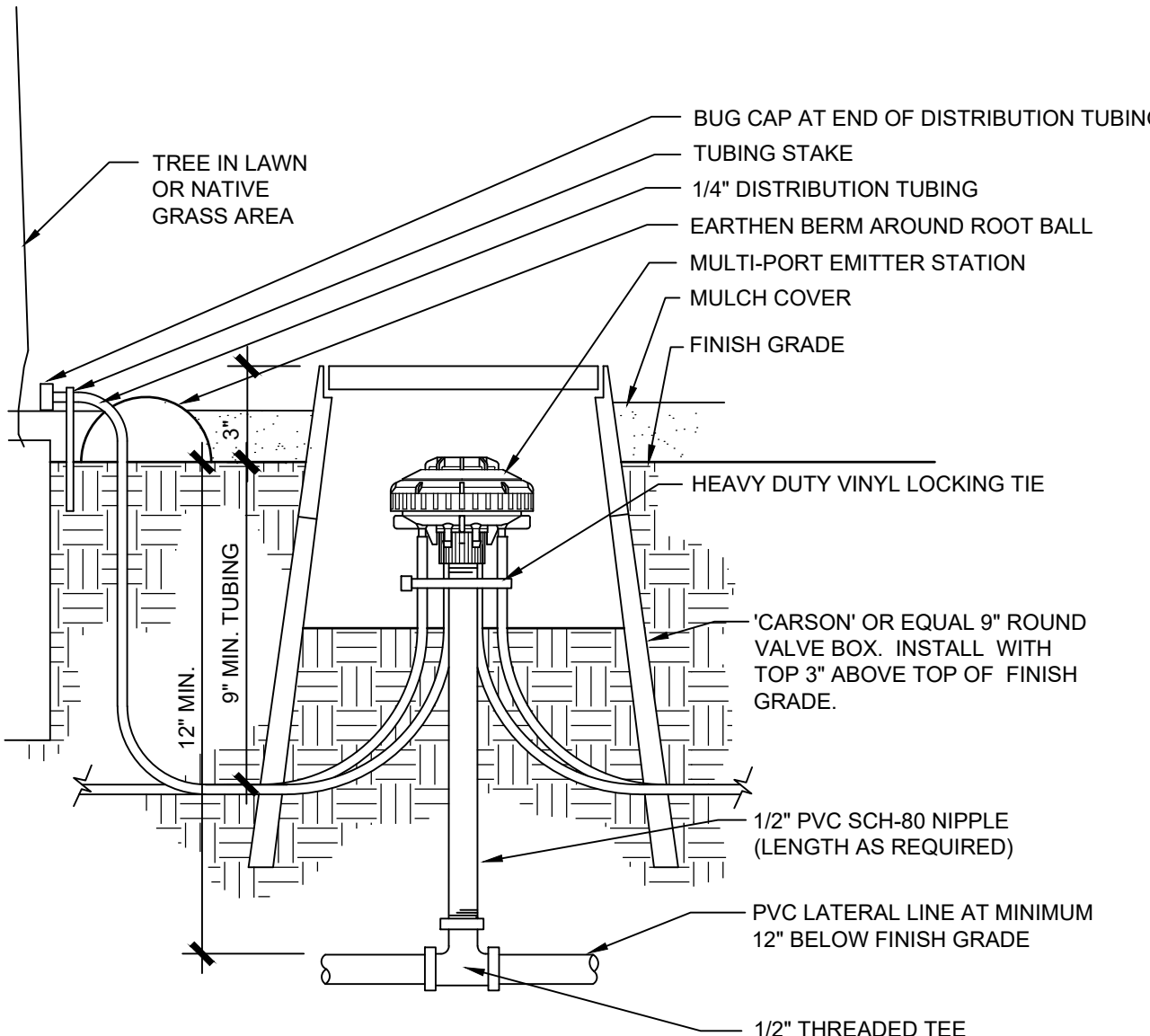


Know what's below.
Call before you dig.



- 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.





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:"

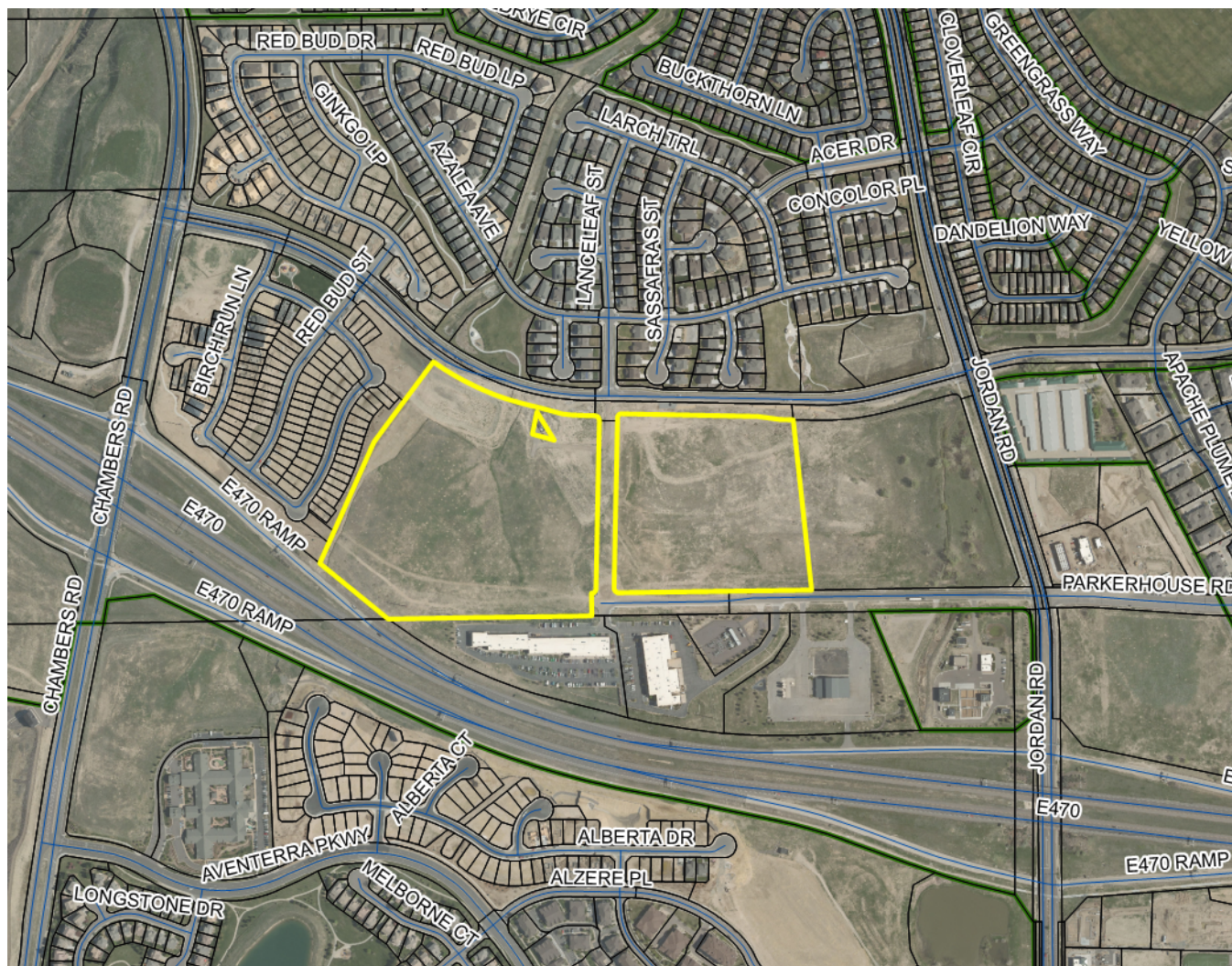
-List criteria not met (either by staff or Planning Commission)

"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



Request for Town Council Action

Date: October 21, 2019

Submitted By: Paul Workman, Senior Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **CANVAS FILING NO. 1 - Minor Development Plat and Subdivision Agreement**

Applicant: Canvas Credit Union

Location: Generally located at the northeast corner of Parker Road and Ponderosa Drive

Department: Community Development, Paul Workman

EXECUTIVE SUMMARY

The subject property is a vacant parcel that is located at the northeastern corner of the intersection of Parker Road and Ponderosa Drive. The proposed development application is a Minor Development Plat to create four (4) lots for future commercial development and two (2) tracts that will be used for drainage. The proposed lots vary in size from .97 acres to 1.35 acres. The two drainage tracts are .29 acres and .61 acres in size.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The subject property is owned by Canvas Credit Union and was annexed by the Town in 2006 with C-Commercial zoning.

The intent of the proposed Minor Development Plat is to create four (4) lots for commercial development and two (2) tracts to accommodate drainage. The properties will be served by a private road accessed from Ponderosa Drive. The future commercial use of the lots that will be created is consistent with the C Commercial zoning.

The applicant has also submitted a Site Plan application to develop proposed Lot 1 at the corner

of Parker Road and Ponderosa Drive for a bank with drive-through. The Site Plan application is being reviewed administratively in accordance with the Land Development Ordinance (LDO).

At the September 26, 2019 public hearing, the Planning Commission recommended Town Council approve the proposed Minor Development Plat.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)

ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Planning Commission Staff Report
2. Referral Agency Comments
3. Proposed Site Plan

RECOMMENDED MOTION

1. I move to approve, based on staff findings, the Canvas Filing No. 1 Minor Development Plat.
2. I move to approve, based on staff findings, the Canvas Filing No. 1 Subdivision Improvement Agreement.



Planning Commission Staff Report

Planning Commission Date: 9/26/2019

Town Council Date: 10/21/2019

Hearing Type: Public Hearing
CANVAS FILING NO. 1 – Minor Development Plat
TRAKiT No.: SUB18-010

Location: Northeast Corner of Parker Road and Ponderosa Drive

Project Planner: Paul Workman, Senior Planner

Applicant: Level 5 LLC, Sean Morrical

Executive Summary: The applicant is requesting the approval of a Minor Development Plat to create four (4) lots for future commercial development and two (2) tracts for drainage.

Staff Recommendation: Approval

RECOMMENDED MOTION

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

ALTERNATIVE MOTIONS

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

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

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

I. BACKGROUND/DISCUSSION

This is a request for a Minor Development Plat to create four (4) lots for future commercial development and two (2) tracts that will be used for drainage. The proposed lots vary in size from .97 acres to 1.35 acres. The two drainage tracts are .29 acres and .61 acres in size. The site is currently undeveloped. The applicant has submitted a Site Plan application to develop Lot 1 (the lot at the corner of Parker Road and Ponderosa Drive) for a bank. That application is being reviewed administratively in accordance with the Land Development Ordinance (LDO).

Vicinity Map



II. PRIOR ACTIONS

Date	Action
3/20/06	Town Council approved the annexation of the subject property.
3/20/06	Town Council approved a C - Commercial zoning for the subject property.

III. CURRENT SITE DATA

Existing Zoning	C - Commercial District		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Central Commercial		
Site Acreage	5.4 +/- acres		
Subdivision	Canvas Filing No. 1 Minor Development Plat (proposed)		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	Modified Commercial	Hotel and multi-tenant commercial uses
South	Central Commercial	C - Commercial District	Coffee Cabin
East	Medium Density Residential	Public Facilities District	Pine Lane Elementary School
West	Central Commercial	PD - Planned Development	Parker Road and commercial pad sites

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Central Commercial District: This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	Land Use 1.C Jobs and Economic Vitality 1 Jobs and Economic Vitality 2 Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.B Jobs and Economic Vitality 2.E Jobs and Economic Vitality 6 Jobs and Economic Vitality 6.A Transportation 5 Natural Resource Protection 4.A Natural Resource Protection 4.C Natural Resource Protection 4.D Natural Resource Protection 4.E Natural Resource Protection 4.F
Inconsistent Goals/Strategies	None

Staff Analysis	Staff has reviewed the requested Minor Development Plat against the Town's Master Plan and has determined that the request is consistent with the goals identified above. The proposed plat would create lots for future commercial development as identified in the Master Land Use Plan and which are allowed by the zoning.
-----------------------	--

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Minor Development Plat)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 40' Side – 0' when adjacent to commercial or 25' when adjacent to residential Rear – 25'	Setbacks will be reviewed with each individual Site Plan.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	N/A. The site is zoned for commercial uses.	N/A. The site is zoned for commercial uses.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum Building Height – 35'	Building heights will be reviewed with each individual Site Plan.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	Minimum Lot Width – 75'	141.19' is the smallest lot width proposed.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	Lot coverage will be reviewed with each individual Site Plan	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	As a part of the concurrent Site Plan application the applicant has shown compliance with the landscape standards as required by 13.06.070.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	As a part of the concurrent Site Plan application the applicant has shown compliance with the parking standards as required by 13.06.050.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The request is for the approval of a Minor Development Plat to create four (4) lots for commercial development and two (2) tracts that will be used for drainage. Therefore, the development standard for the		

	minimum lot size is the only applicable standard at this time. The other development standards will be, or are being, reviewed with the Site Plan submittal(s). The applicant has demonstrated compliance with the minimum lot size. Therefore, the proposed Minor Development Plat is in conformance with the approved zoning.
--	---

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The applicant has submitted a traffic study that has been reviewed and approved by the Town of Parker Public Works/Engineering Division. The study identifies that the subject property will have one full-movement access from Ponderosa Drive near the center of the subject property. There will be no direct access onto Parker Road. Internal to the site, the applicant is dedicating a 30-foot access easement that will serve all future lots within the development and connect to the property to the north. A ten foot (10) wide sidewalk will be constructed along Parker Road and a five-foot wide detached sidewalk will be constructed along Ponderosa Drive as a part of the development of the property. The combination of the proposed access, the access easement and the sidewalks will provide for multi-modal access for the property.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec Consulting	No Comment
Town of Parker Engineering	Approved
Fire and Life Safety	Approved
Parker Water and Sanitation District	Approved
Douglas County	Completed
Xcel	Advisory Comments
IREA	Approved

VIII. CONCLUSION

The applicant is requesting the approval of a Minor Development Plat in order to create four (4) lots for commercial development and two (2) tracts that will be used for drainage. The zoning of the property allows for commercial uses and the applicant has demonstrated compliance with the minimum lot standards set forth in the Land Development Ordinance for a Minor Development Plat. Therefore, staff is recommending that Planning Commission recommend approval for the Canvas Filing No. 1 Minor Development Plat.

IX. RECOMMENDED CONDITIONS N/A

X. ATTACHMENTS

1. Minor Development Plat
2. Referral Agency Comment(s)

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

SUB18-010

Type (Asc) ▼

GO

REVIEWS

Donna George

Public
Service
Company
of
Colorado
10

The 10-foot wide perimeter dry utility easements are acknowledged on the plat.

Please note that the gas line was deactivated and abandoned in place. It does not appear that the PSCo easement has been quitclaimed, so it is still active. However, there is a building over it and it is not being used.

6/4/2019 7:26:05 AM

SITE PLANS

CANVAS CREDIT UNION PARKER

LOCATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

EXISTING LINETYPES

PROPOSED LINETYPES

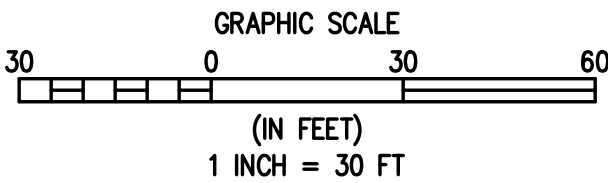
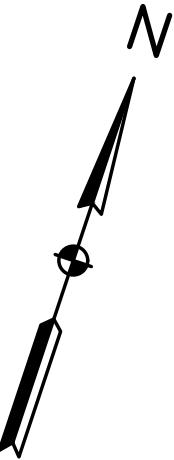
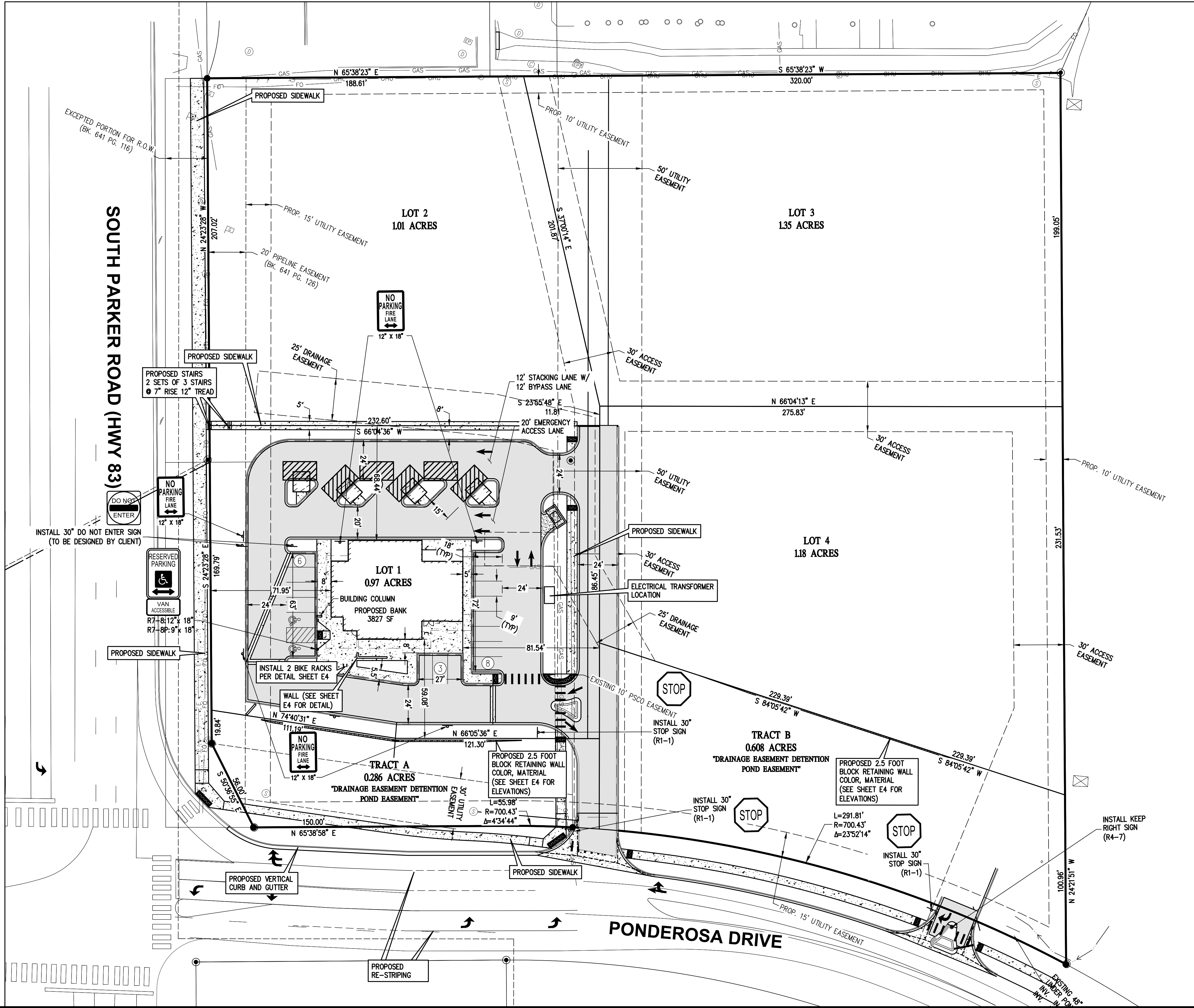
- PROPERTY BOUNDARY
- EASEMENT
- EDGE OF ASPHALT
- CURB AND GUTTER (SPILL/CATCH)
- EDGE OF BUILDING
- BUILDING OVERHANG
- RIGHT-OF-WAY
- SIGHT TRIANGLE

EXISTING SYMBOLS

PROPOSED SYMBOLS

- SIGN
- FIRE HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- LIGHT POLE
- PARKING COUNT
- ADA PARKING STALL
- DIRECTIONAL ARROW STRIPING

- ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
- SIDEWALK PAVING
- CONCRETE PAVING
- 11' x 20' STACKING SPACE



1
C2 C2 SITE PLAN

BASELINE

Engineering - Planning - Surveying
1950 FORD STREET • GOLDEN, COLORADO 80401
P. 303.940.9966 • F. 303.940.9968 • www.baselinecorp.com

DESIGNED BY JFS
DRAWN BY JFS
CHECKED BY NJN

DATE 07/09/2018
PREPARED BY MRA
DATE 11/08/2018
PREPARED BY MRA
DATE 05/13/2019
PREPARED BY MRS
DATE 06/18/2019
PREPARED BY MRS

REVISION DESCRIPTION
TOWN COMMENTS
TOWN COMMENTS
TOWN COMMENTS
TOWN COMMENTS

DOUGLAS COUNTY
CANVAS CREDIT UNION
18999 PONDEROSA DR
SITE PLAN

TOWN OF PARKER
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL XX/XX/XX
DRAWING SIZE 24" x 36"
SURVEY FIRM SURVEY DATE
BASELINE CORP. 03/10/2017
JOB NO. C03265
DRAWING NAME
C03265 - SDP.dwg
SHEET 2 OF 11

C2

M:_Golden Survey Projects\co-3265 - Level 5 Parker\Drawings\3265 BEC FINAL PLAT.dwg, 8/15/2019 1:05:08 PM, Michael Swanton

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 22561 AT THE WEST QUARTER CORNER OF SAID SECTION 10 AND A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 19003 AT THE SOUTHWEST CORNER OF SAID SECTION 10 TO BEAR NORTH 00°09'08" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2669.29 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 42°31'15" EAST A DISTANCE OF 2002.64 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PARKER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 24°23'28" WEST A DISTANCE OF 396.65 FEET TO THE SOUTHWEST CORNER OF LOT 4A-2, PEAKVIEW CENTER THIRD FILING;

THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF SAID PARKER ROAD AND ALONG THE SOUTH LINE OF SAID LOT 4A-2 AND THE SOUTH LINE OF LOT 3-A, PEAKVIEW CENTER AMENDED NORTH 65°38'23" EAST A DISTANCE OF 508.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3-A;

THENCE DEPARTING SAID SOUTH LINE SOUTH 24°21'51" EAST A DISTANCE OF 531.54 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PONDEROSA DRIVE, BEING A POINT OF CURVATURE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 347.79 FEET SAID CURVE HAVING A RADIUS OF 700.43 FEET, A DELTA OF 28°26'59" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 79°52'27" WEST A DISTANCE OF 344.23 FEET TO A POINT OF TANGENCY;
- 2) SOUTH 65°38'58" WEST A DISTANCE OF 150.00 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF PARKER ROAD;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID PARKER ROAD NORTH 50°36'55" WEST A DISTANCE OF 56.00 FEET; TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 235,802 SQUARE FEET OR 5.413 ACRES MORE OR LESS.

DEDICATION STATEMENT:

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

TRACT A – DEDICATED TO CANVAS CREDIT UNION, PURSUANT TO THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS. CANVAS CREDIT UNION IS RESPONSIBLE FOR MAINTENANCE OF TRACT A, AS STATED ABOVE.

TRACT B – DEDICATED TO CANVAS CREDIT UNION, PURSUANT TO THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS. CANVAS CREDIT UNION IS RESPONSIBLE FOR MAINTENANCE OF TRACT B, AS STATED ABOVE.

CANVAS CREDIT UNION

BY: _____

TITLE: _____

ATTEST: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20_____.

BY: _____ AS _____ OF CANVAS CREDIT UNION
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT:

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

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2019

BY: _____

WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC

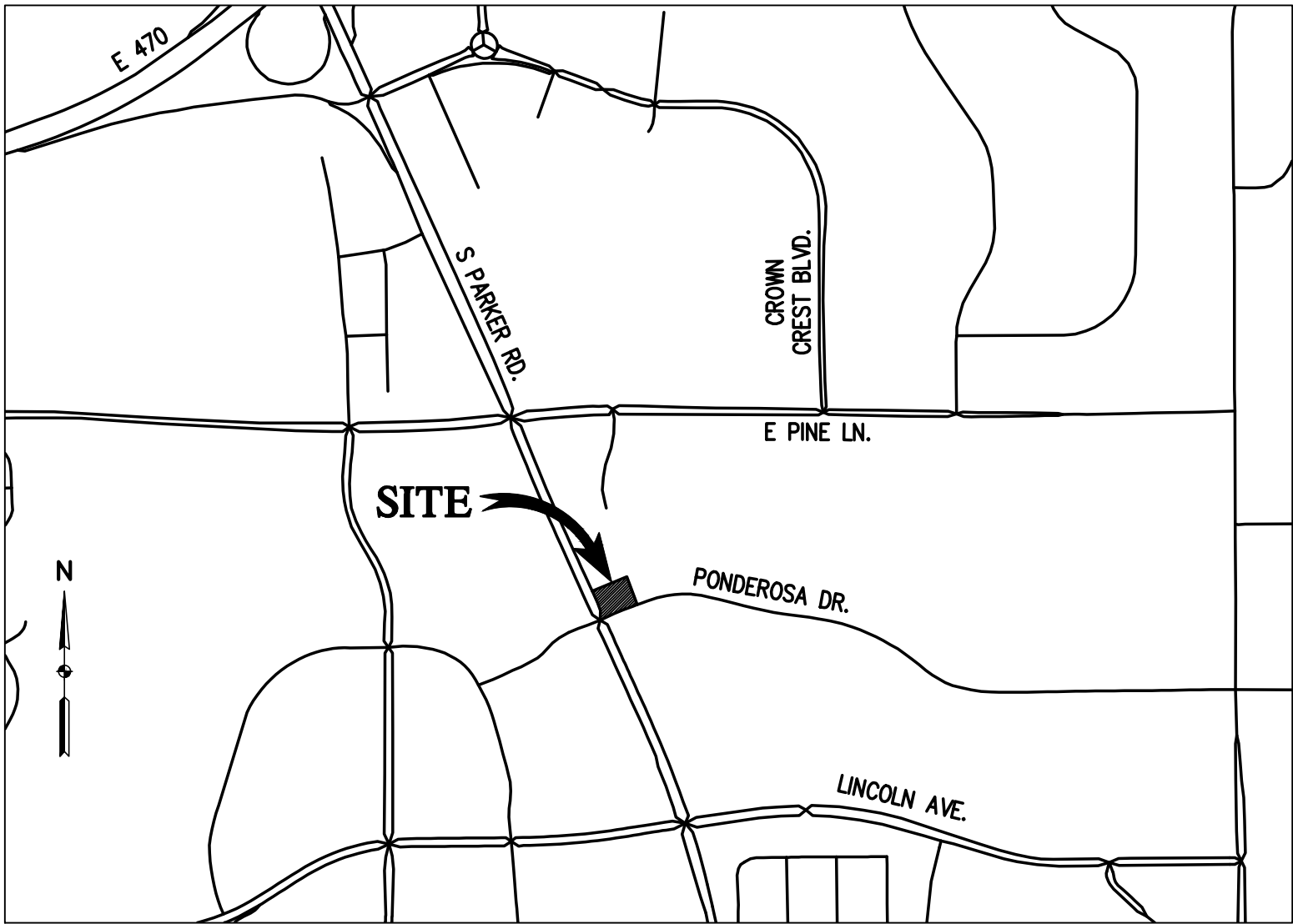
MY COMMISSION EXPIRES: _____

CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 3



VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES:

1. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, PANEL NUMBER 0800490067 G, REVISED DATE MARCH 16, 2016.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY 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.
3. BASIS OF BEARINGS: ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 22561 AT THE WEST QUARTER CORNER OF SAID SECTION 10 AND A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 19003 AT THE SOUTHWEST CORNER OF SAID SECTION 10 TO BEAR NORTH 00°09'08" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2669.29 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
4. ALL OF TRACT A AND B IS DEDICATED AS A DRAINAGE EASEMENT.
5. PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE PROPERTY FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THE PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THE PROPERTY BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND INTERNAL ROADWAYS FOR PUBLIC ACCESS PURPOSES.
6. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND PROBABTIONALLY ACCEPTED IN WRITING BY THE TOWN.
7. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED IN WRITING BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT ORDINANCE.
8. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, FOR ANY DEVELOPMENT ON PROPERTY DESCRIBED HEREIN.
9. THIS PLAT IS SUBJECT TO A PERPETUAL, NONEXCLUSIVE CROSS-PARKING EASEMENT FOR THE BENEFIT OF ALL LOTS DESCRIBED HEREIN FOR THE SHARED USE OF ALL PARKING SPACES SITUATED ON THE PROPERTY DESCRIBED HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
10. A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A AND B FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
11. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
12. ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THESE PROPERTIES FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD PROPERTIES BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
13. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
14. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
15. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
16. PROPERTIES IN THIS PLAT ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
17. NO PORTION OF LOTS 2, 3, AND 4 SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO, STAKING, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL THE PROPERTY IS RE-PLATTED AND/OR SITE PLAN APPROVAL IS OBTAINED, EXCEPT AS ALLOWED FOR IN THE PUBLIC SERVICE CREDIT UNION CONSTRUCTION PLANS.
18. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

LOT/TRACT TABLE

LOT/TRACT	AREA	PURPOSE	OWNERSHIP	MAINTENANCE RESPONSIBILITY
LOT 1	42,310 SQ. FT.	COMMERCIAL DEVELOPMENT	CANVAS CREDIT UNION	CANVAS CREDIT UNION
LOT 2	44,035 SQ. FT.	FUTURE COMMERCIAL DEVELOPMENT	CANVAS CREDIT UNION	CANVAS CREDIT UNION
LOT 3	58,968 SQ. FT.	FUTURE COMMERCIAL DEVELOPMENT	CANVAS CREDIT UNION	CANVAS CREDIT UNION
LOT 4	51,528 SQ. FT.	FUTURE COMMERCIAL DEVELOPMENT	CANVAS CREDIT UNION	CANVAS CREDIT UNION
TRACT A	12,469 SQ. FT.	EASEMENT/DETENTION	CANVAS CREDIT UNION	CANVAS CREDIT UNION
TRACT B	26,492 SQ. FT.	EASEMENT/DETENTION	CANVAS CREDIT UNION	CANVAS CREDIT UNION

TOWN COUNCIL CERTIFICATION:

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

MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

TITLE VERIFICATION:

WE FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

DATE _____ FIRST AMERICAN TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20_____.

BY: _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR CERTIFICATION:

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF PUBLIC SERVICE FILING NO. 1 MINOR DEVELOPMENT PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 10TH DAY OF MARCH, 2018, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS 18TH DAY OF JULY, 2018.

AARON ALVIN DEMO, P.L.S. #38285

FOR AND ON BEHALF OF BASELINE ENGINEERING

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF DOUGLAS)

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

DAY OF _____, 20_____ A.D., AT _____ A.M./P.M., AND WAS

RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BASELINE

Engineering - Planning - Surveying

4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P. 970.333.7800 • F. 966.679.4864 • www.baselinecorp.com

DESIGNED BY _____
DRAWN BY _____
BOS
CHECKED BY _____
A.A.D.

PREPARED BY _____
DATE _____

REVISION DESCRIPTION
DATE
DATE
DATE
DATE

DOUGLAS COUNTY

LEVEL 5

CANVAS FILING NO. 1
6405 PONDEROSA DRIVE
PARKER, COLORADO 80138

TOWN OF PARKER

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 04/27/2017

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE
BASELINE CORP. 03/10/2017

JOB NO. 3265

DRAWING NAME 3265 BEC FINAL PLAT.dwg

SHEET 1 OF 3

S1

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

POINT OF COMMENCEMENT
SW COR. SEC 10
FOUND NO. 6 REBAR W/
3 1/4" ALUM. CAP IN RANGE BOX
MARKED "S.C. 1999 LS 19003"
AS PER MONUMENT RECORD DATED
MAY 10, 2016



(R) RECORD DISTANCE
(M) MEASURED OR CALCULATED DISTANCE
⊕ ALIQUOT CORNER AS DESCRIBED
⊙ FOUND MONUMENT AS DESCRIBED
● SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"

BASELINE

Engineering • Training • Service

4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P: 970.353.7600 • F: 866.679.4864 • www.baselinecora.com

LEVEL 3

TOWN OF PARKER	DOUGLAS COUNTY
CANVAS FILING NO. 1	
6405 PONDEROSA DRIVE	
PARKER, COLORADO 80138	

PREPARED UNDER THE DIRECT
SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION	
FINAL SUBMITTAL	04/27/2017
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE CORP.	03/10/2017
NO.	3265
DRAWING NAME	
5_BEC FINAL PLAT.dwg	
SHEET	2 OF 3

52

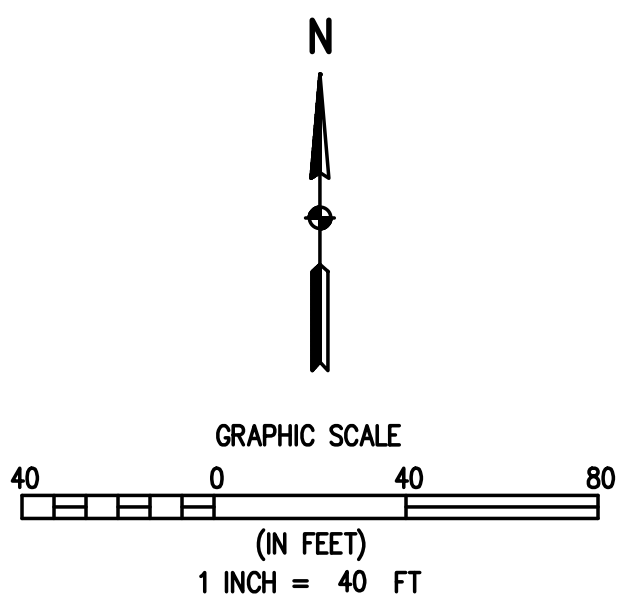
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 3



- _____ SUBJECT BOUNDARY
 _____ ALIQUOT LINE
 _____ EASEMENT LINE EXISTING
 _____ EASEMENT LINE PROPOSED
 _____ PROPERTY LINE

(R) RECORD DISTANCE
(M) MEASURED OR CALCULATED DISTANCE
 ALIQUOT CORNER AS DESCRIBED
 FOUND MONUMENT AS DESCRIBED
 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC
CAP MARKED "BASELINE CORP. PLS 38285"

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION



BASELINE

Engineering • Planning • Surveying

4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P: 970.353.7600 • F: 866.679.4864 • www.baselinecorp.com

DESIGNED BY	DATE
DRAWN BY	
BDS	
CHECKED BY	
AAD	

TOWN OF PARKER	LEVEL 5	DOUGLAS COUNTY
CANVAS FILING NO. 1 6405 PONDEROSA DRIVE PARKER, COLORADO 80138		

PREPARED UNDER THE DIRECT
SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	04/27/2017
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE CORP.	03/10/2017
JOB NO.	3265
DRAWING NAME	
3265_BEC FINAL PLAT.dwg	
SHEET	3 OF 3

S3

SUBDIVISION AGREEMENT
Canvas Filing No. 1 Minor Development Plat

THIS AGREEMENT is made this _____ day of _____, 2019, by and between the Town of Parker, a Colorado home rule municipality (the “Town”), and Canvas Credit Union, a Colorado nonprofit corporation (the “Developer”).

RECITALS:

A. The Developer is the owner of certain real property located in the Town of Parker known as Canvas Filing No. 1 Minor Development Plat, which is more particularly described in **Exhibit A**, attached hereto and incorporated herein (the “Property”).

B. The Town Council and the Planning Commission of the Town of Parker held all necessary public hearings concerning the plat for the Property. A copy of the final plat is attached hereto as **Exhibit B** and incorporated herein.

C. The approvals cited above are contingent upon the express condition that all duties created by this Agreement are faithfully performed by the Developer.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are mutually acknowledged, the parties hereto agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms, conditions and fees to be paid by the Developer, upon subdivision of the Property. All conditions contained herein are in addition to any and all requirements of the Town of Parker Subdivision Ordinance and Zoning Ordinance, the Town of Parker Charter, any and all state statutes, and any other sections of the Parker Municipal Code, and are not intended to supersede any requirements contained therein.

2. [Intentionally left blank.]

3. Fees. The following fees shall be paid to the Town by the Developer.

a. The Developer hereby agrees to pay the Town the actual cost to the Town for plan review, engineering review, hydrological and surveying review, prior to and during the development process, and for construction observation, inspection and materials testing during the construction process for public improvements, and for construction observation, inspection and materials testing and electronic deliverable review during the warranty period for public improvements, and for legal services (the “actual costs”) rendered in connection with the review of the subdivision of the Property, including related administrative fees not to exceed one hundred fifteen percent (115%) of the actual costs. In addition, the Developer shall reimburse the Town for the costs of making corrections or additions to the master copy of the official Town map and

for the fee for recording the final plat and accompanying documents with the Douglas County Clerk and Recorder.

b. The Developer shall pay the impact fees, as established by Town ordinances, in effect at the time this Agreement is executed. The Developer shall pay the foregoing impact fees in effect at the time specified by such ordinances.

c. The Developer acknowledges and agrees that the Town, pursuant to this Agreement, shall be granted construction easement(s) that are reasonably sufficient to complete the public improvements.

4. Specific Conditions. The Developer hereby agrees that:

a. Any approval obtained from the Town of Parker does not obviate the Developer's need to comply with the requirements of Sections 7 and 9 of the Endangered Species Act of 1973, 16 U.S.C. 1531, *et seq.*, as amended, or with any other applicable federal, state or local laws and regulations.

5. Title Commitment. A title commitment for the Property shall be provided to the Town. The title commitment shall show that all property to be dedicated to the Town is or shall be, subsequent to the execution and recording of the final plat, free and clear of all liens and encumbrances (other than real estate taxes which are not yet due and payable), which would make the dedications unacceptable as the Town, in its sole discretion, determines.

6. Breach by the Developer; the Town's Remedies. In the event of a breach of any of the terms and conditions of this Agreement by the Developer, the Town Council shall be notified immediately and the Town may take such action, as permitted and/or authorized by law, this Agreement or the ordinances and Charter of the Town, as the Town deems necessary to protect the public health, safety and welfare; to protect lot buyers and builders; and to protect the citizens of the Town from hardship and undue risk. The remedies include, but are not limited to:

a. The refusal to issue any building permit or certificate of occupancy;

b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;

c. A demand that the security given for the completion of the public improvements be paid or honored; or

d. Any other remedy available at law.

Unless necessary to protect the immediate health, safety and welfare of the Town, or to protect the interest of the Town with regard to security given for the completion of the public improvements, the Town shall provide the Developer thirty (30) days' written notice of its intent to take any action under this paragraph, during which thirty-day period the Developer may cure the breach described in the notice and prevent further action by the Town.

7. Public Improvements and Warranty. All drainage structures, paved streets, including sidewalk, curb, gutter and slope easements, and necessary appurtenances, as shown on the final plat, landscape plans and the associated construction documents (the “Public Improvements”), as approved by the Director of Engineering/Public Works of the Town, shall be installed and completed at the expense of the Developer and dedicated and/or conveyed to the Town. The Public Improvements required by this Agreement and shown on the final plat, as well as associated construction documents approved by the Director of Engineering/Public Works of the Town and the costs of these Public Improvements, are set forth on **Exhibit C**, attached hereto and incorporated herein. All Public Improvements covered by this Agreement shall be made in accordance with the final plat and associated construction documents drawn according to regulations and construction standards for such improvements and approved by the Director of Engineering/Public Works of the Town.

The Developer shall warrant any and all Public Improvements, which are conveyed to the Town, pursuant to this Agreement, for a period of two (2) years from the date the Town’s Director of Engineering/Public Works grants probationary acceptance of the Public Improvements, as approved by the Town. The warranty period shall extend to the date final acceptance is granted in writing by the Town’s Director of Engineering/Public Works. The Developer shall be responsible for scheduling the necessary inspections for probationary and final acceptance. Specifically, but not by way of limitation, the Developer shall warrant the following:

- a. That the title conveyed shall be marketable and its transfer rightful;
- b. Any and all facilities conveyed shall be free from any security interest or other lien or encumbrance; and
- c. Any and all facilities so conveyed shall be in conformity with the Town’s specifications and shall be free of defects in materials or workmanship for a period of two (2) years, as stated above, including, but not limited to, cracks, breakage, settling, or other deterioration of the Public Improvements, no matter the cause, for a period of two (2) years, as stated above.

The Town will accept for maintenance all Public Improvements after the warranty period has expired, provided all warranty work has been completed. The Town shall accept for snow removal purposes only all dedicated public streets after probationary acceptance has been granted in writing by the Director of Engineering/Public Works. The Developer shall make all corrections necessary to bring the Public Improvements into conformity with the Town’s specifications, prior to final acceptance.

Notwithstanding anything to the contrary contained in this Agreement, the Town will not accept for ownership, maintenance or operation any private improvements that are described as Public Improvements in this Agreement, that include, but are not limited to, private streets, private parks, private open space, drainage facilities, landscaping and medians that will be privately maintained, as described on the final plat and/or subject to a license agreement as provided by paragraph 14 of this Agreement.

8. Observation. The Town shall have the right to make reasonable engineering observations at the Developer's expense, as the Town may request. Observation, acquiescence in, or approval by any engineering inspector of the construction of physical facilities at any particular time shall not constitute the approval by the Town of any portion of the construction of such Public Improvements. Such approval shall be made by the Town only after completion of construction and in the manner hereinafter set forth.

9. Completion of Public Improvements. The obligations of the Developer provided for in paragraph 7 of this Agreement, including the inspections hereof, shall be performed on or before October 31, 2020, and proper application for acceptance of the Public Improvements shall be made on or before such date. Upon completion of construction by the Developer of such Public Improvements, the Town's Director of Engineering/Public Works or his designee shall inspect the improvements and certify with specificity their conformity or lack thereof to the Town's specifications. The Developer shall make all corrections necessary to bring the improvements into conformity with the Town's specifications. Once approved by the Town's Director of Engineering/Public Works, the Town shall accept said improvements upon conveyance, pursuant to paragraph 11; provided, however, the Town shall not be obligated to accept the Public Improvements until the actual costs described in paragraphs 3.a. and b. of this Agreement are paid in full by the Developer.

10. Related Costs – Public Improvements. The Developer shall provide all necessary engineering designs, surveys, field surveys and incidental services related to the construction of the Public Improvements, at its sole cost and expense, including reproducible "as built" drawings certified accurate by a professional engineer registered in the State of Colorado.

11. Improvements to be the Property of the Town. All Public Improvements for roads, concrete curbs and gutters, storm sewers, and drainage improvements accepted by the Town shall be dedicated to the Town and warranted for a period of two (2) years following probationary acceptance by the Town, as provided above.

12. Performance Guarantee. In order to secure the construction and installation of the Public Improvements, the Developer shall, prior to recording the final plat in the real estate records of Douglas County, which recording shall occur no later than ninety (90) days after the execution of this Agreement, furnish the Town, at the Developer's expense, with the performance guarantee described herein. The performance guarantee provided by the Developer shall be cash, in which the Town is designated as a beneficiary, in an amount equal to one hundred ten percent (110%) of the estimated costs of the Public Improvements to be constructed and installed, as set forth in Exhibit C, to secure the performance and completion of the Public Improvements. The Developer agrees that approval of the final plat by the Town is contingent upon the Developer's provision of cash to the Town within ninety (90) days of the execution of this Agreement, in the amount and form provided herein. Failure of the Developer to provide cash to the Town, in the manner provided herein, shall negate the Town's approval of the final plat. The Developer shall not start the construction of any public or private improvement on the Property, including, but not limited to, staking, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the Town has received the cash payment.

The estimated costs of the Public Improvements shall be a figure mutually agreed upon by the Developer and the Town's Director of Engineering/Public Works, as set forth in Exhibit C. If, however, they are unable to agree, the Director of Engineering/Public Works' estimate shall govern after giving consideration to information provided by the Developer, including, but not limited to, construction contracts and engineering estimates. The purpose of the cost estimate is solely to determine the amount of security. No representations are made as to the accuracy of these estimates and the Developer agrees to pay the actual costs of all such Public Improvements.

The estimated costs of the Public Improvements may increase in the future. Accordingly, the Town reserves the right to review and adjust the cost estimates on an annual basis. Adjusted cost estimates will be made according to changes in the Construction Costs Index, as published by the Engineering News Record. If the Town adjusts the cost estimate for the Public Improvements, the Town shall give written notice to the Developer. The Developer shall, within thirty (30) days after receipt of said written notice, provide the Town with a new or amended performance guarantee in the amount of the adjusted cost estimates. If the Developer refuses or fails to so provide the Town with a new or amended performance guarantee, the Town may exercise the remedies provided for in paragraph 6 of this Agreement; provided, however, that prior to increasing the amount of additional security required, the Town shall give credit to the Developer for all required Public Improvements which have actually been completed so that the amount of security required at any time shall relate to the cost of required Public Improvements not yet constructed.

In the event the Public Improvements are not constructed or completed within the period of time specified by paragraph 9 of this Agreement or a written extension of time mutually agreed upon by the parties to this Agreement, the Town may draw on the performance guarantee to complete the Public Improvements called for in this Agreement.

Upon completion of performance of such improvements, conditions and requirements within the required time and the approval of the Town's Director of Engineering/Public Works, the Developer shall provide to the Town an irrevocable letter of credit or cash performance guarantee in the amount of twenty percent (20%) of the total cost of construction and installation of the Public Improvements, to be held by the Town during the two-year warranty period. If the Public Improvements are not completed within the required time, the monies may be used to complete the improvements.

13. Nuisance Conditions. The Developer agrees to prevent the existence of any nuisances by way of its construction activities, as nuisances are defined by Title 6 of the Parker Municipal Code, and as referenced in Title 11 of the Parker Municipal Code. In the event the authorized inspector/designated Town authority determines that a nuisance exists, the Developer shall be subject to the provisions set forth in Parker Municipal Code Sections 11.12.040 and 11.12.050, regarding the abatement of nuisances and the cost assessed for the abatement thereof.

In addition to the provisions above, if the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the Town, the Town may, upon thirty (30) days' notice under this Agreement, exercise the right to draw upon the performance guarantee specified in paragraph 12 of this Agreement. The Town may draw on the performance guarantee in order to pay the cost of abating the nuisance, including any expenses and penalties incurred under the Parker Municipal

Code. The Town may exercise this right in addition to, or in lieu of, the withholding of permits and/or the withholding of certificates of occupancy. The right to draw on the performance guarantee shall be subject to the sole discretion of the Town, provided the Developer has received thirty (30) days' notice, as provided herein.

The Town Planning Department and the Department of Engineering/Public Works shall be authorized to cease processing any land use or permit applications submitted by the same developer for the property that is contained within the same Planned Unit Development, until the nuisance is abated. This shall include, but not be limited to, acceptance of applications, sending referrals, scheduling meetings or hearings, or conducting reviews of projects.

14. Property Owners' Association. A property owners' association shall be created by the Developer under the laws of the State of Colorado or the Property shall be included in an existing property owners' association, if possible. The property owners' association must be lawfully established before any properties within the development are sold to third parties. The articles of incorporation shall be reviewed by the Town Attorney to insure that they have met the Town's requirements and the articles provide that the property owners' association will maintain the private improvements, including, but not limited to, private streets, private parks, private open space, drainage facilities, landscaping and medians, as identified on the final plat and/or subject to a license agreement(s) entered into between the Developer and the Town, contemporaneously with this Agreement or prior to final acceptance of the Public Improvements, and to assume all responsibilities therefor as shown on the final plat and/or described in the license agreement(s), including sufficient funding to meet these responsibilities.

15. Indemnification. The Developer shall indemnify and hold harmless the Town, its officers, employees, agents or servants from any and all suits, actions and claims of every nature and description caused by, arising from or on account of any act or omission of the Developer, or of any other person or entity for whose act or omission the Developer is liable, with respect to construction of the Public Improvements; and the Developer shall pay any and all judgments rendered against the Town as the result of any suit, action or claim, together with all reasonable expenses and attorney fees incurred by the Town in defending any such suit, action or claim.

The Developer shall pay all property taxes on the Property dedicated to the Town, and shall indemnify and hold harmless the Town for any property tax liability.

The Developer shall require that all contractors and other employees engaged in construction of Public Improvements shall maintain adequate workers' compensation insurance and public liability coverage and shall faithfully comply with the provisions of the Federal Occupational Safety and Health Act.

16. Waiver of Defects. In executing this Agreement, the Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the Town to impose conditions on the Developer, as set forth herein, and concerning the procedure, substance and form of the ordinances or resolutions adopting this Agreement.

17. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.

18. Release of Liability. It is expressly understood that the Town cannot be legally bound by the representations of any of its officers or agents or their designees, except in accordance with the Parker Municipal Code and the laws of the State of Colorado.

19. Captions. The captions to this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

20. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, as the case may be.

21. Invalid Provision. If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect. It is the intention of the parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other which would render the provision valid, then the provision shall have the meaning which renders it valid.

22. Governing Law. The laws of the State of Colorado shall govern the validity, performance and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that venue of such suit or action shall be in Douglas County, Colorado.

23. Attorney Fees. Should this Agreement become the subject of litigation to resolve a claim of default of performance by the Developer and a court of competent jurisdiction determines that the Developer was in default in the performance of the Agreement, the Developer shall pay the attorney fees, expenses and court costs of the Town.

24. Notice. All notice required under this Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address, as set forth below. Either party, by notice so given, may change the address to which future notices shall be sent.

Notice to the Town: Town of Parker
 Attn: Director of Engineering/Public Works
 20120 E. Mainstreet
 Parker, Colorado 80138

With copy to: Town of Parker
 Attn: Town Attorney
 20120 E. Mainstreet
 Parker, Colorado 80138

Notice to Developer: Canvas Credit Union
Attn: David Pierce
9990 Park Meadows Drive
Lone Tree, Colorado 80124

25. Force Majeure. Whenever the Developer is required to complete the construction, repair or replacement of Public Improvements by an agreed deadline, the Developer shall be entitled to an extension of time equal to a delay in completing the foregoing, due to unforeseeable causes beyond the control and without the fault or negligence of the Developer, including, but not limited to, acts of God, weather, fires and strikes.

26. Approvals. Whenever approval or acceptance of the Town is necessary, pursuant to any provision of this Agreement, the Town shall act reasonably and in a timely manner in responding to such request for approval or acceptance.

27. Assignment or Assignments. There shall be no partial transfer or assignment of any of the rights or obligations of the Developer under this Agreement. There shall be no assignment of this Agreement without the prior written approval of the Town, which the Town may grant or withhold in its sole discretion. The Developer agrees to provide the Town with at least fourteen (14) days' advance written notice of the proposed transfer or assignment of this Agreement.

28. Recording of Agreement. This Agreement shall be recorded in the real estate records of Douglas County and shall be a covenant running with the Property, in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

29. Title and Authority. The Developer expressly warrants and represents to the Town that it is the record owner of the property constituting the Property and further represents and warrants, together with the undersigned individuals, that the undersigned individuals have full power and authority to enter into this Subdivision Agreement. The Developer and the undersigned individuals understand that the Town is relying on such representations and warranties in entering into this Agreement.

[Remainder of page intentionally blank. Signatures on following page.]

WHEREFORE, the parties hereto have executed this Agreement on the day and year first above written.

TOWN OF PARKER, COLORADO

By: _____
Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Kristin J. Schledorn, Deputy Town Attorney

[Remainder of page intentionally left blank. Signatures continue on following page.]

DEVELOPER: CANVAS CREDIT UNION

By: _____
David Pierce, Chief Investment Officer

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by David Pierce, as Chief Investment Officer of Canvas Credit Union.

My commission expires: _____.

(SEAL)

Notary Public

EXHIBIT LIST

- | | |
|-----------|---------------------------------------|
| Exhibit A | Legal Description of the Property |
| Exhibit B | Copy of the Final Plat |
| Exhibit C | Estimated Cost of Public Improvements |

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 22561 AT THE WEST QUARTER CORNER OF SAID SECTION 10 AND A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED 19003 AT THE SOUTHWEST CORNER OF SAID SECTION 10 TO BEAR NORTH 00°09'08" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2669.29 FEET WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 42°31'15" EAST A DISTANCE OF 2202.64 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PARKER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 24°23'28" WEST A DISTANCE OF 396.65 FEET TO THE SOUTHWEST CORNER OF LOT 4A-2, PEAKVIEW CENTER THIRD FILING;

THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF SAID PARKER ROAD AND ALONG THE SOUTH LINE OF SAID LOT 4A-2 AND THE SOUTH LINE OF LOT 3-A, PEAKVIEW CENTER AMENDED NORTH 65°38'23" EAST A DISTANCE OF 508.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3-A;

THENCE DEPARTING SAID SOUTH LINE SOUTH 24°21'51" EAST A DISTANCE OF 531.54 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PONDEROSA DRIVE, BEING A POINT OF CURVATURE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 347.79 FEET SAID CURVE HAVING A RADIUS OF 700.43 FEET, A DELTA OF 28°26'59" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 79°52'27" WEST A DISTANCE OF 344.23 FEET TO A POINT OF TANGENCY;
- 2) SOUTH 65°38'58" WEST A DISTANCE OF 150.00 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF PARKER ROAD;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID PARKER ROAD NORTH 50°36'55" WEST A DISTANCE OF 56.00 FEET; TO THE POINT OF BEGINING.

SAID PARCEL CONTAINING 235,802 SQUARE FEET OR 5.413 ACRES MORE OR LESS.

M:_Golden Survey Projects\co-3265 - Level 5 Parker\Drawings\3265 BEC FINAL PLAT.dwg, 8/15/2019 1:05:08 PM, Michael Swanton

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 22561 AT THE WEST QUARTER CORNER OF SAID SECTION 10 AND A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 19003 AT THE SOUTHWEST CORNER OF SAID SECTION 10 TO BEAR NORTH 00°09'08" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2669.29 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 42°31'15" EAST A DISTANCE OF 2002.64 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PARKER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 24°23'28" WEST A DISTANCE OF 396.65 FEET TO THE SOUTHWEST CORNER OF LOT 4A-2, PEAKVIEW CENTER THIRD FILING;

THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF SAID PARKER ROAD AND ALONG THE SOUTH LINE OF SAID LOT 4A-2 AND THE SOUTH LINE OF LOT 3-A, PEAKVIEW CENTER AMENDED NORTH 65°38'23" EAST A DISTANCE OF 508.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3-A;

THENCE DEPARTING SAID SOUTH LINE SOUTH 24°21'51" EAST A DISTANCE OF 531.54 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PONDEROSA DRIVE, BEING A POINT OF CURVATURE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 347.79 FEET SAID CURVE HAVING A RADIUS OF 700.43 FEET, A DELTA OF 28°26'59" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 79°52'27" WEST A DISTANCE OF 344.23 FEET TO A POINT OF TANGENCY;
 - 2) SOUTH 65°38'58" WEST A DISTANCE OF 150.00 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF PARKER ROAD;
- THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID PARKER ROAD NORTH 50°36'55" WEST A DISTANCE OF 56.00 FEET; TO THE POINT OF BEGINNING.
- SAID PARCEL CONTAINING 235,802 SQUARE FEET OR 5.413 ACRES MORE OR LESS.

DEDICATION STATEMENT:

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

TRACT A - DEDICATED TO CANVAS CREDIT UNION, PURSUANT TO THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS. CANVAS CREDIT UNION IS RESPONSIBLE FOR MAINTENANCE OF TRACT A, AS STATED ABOVE.

TRACT B - DEDICATED TO CANVAS CREDIT UNION, PURSUANT TO THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS. CANVAS CREDIT UNION IS RESPONSIBLE FOR MAINTENANCE OF TRACT B, AS STATED ABOVE.

CANVAS CREDIT UNION

BY: _____

TITLE: _____

ATTEST: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20_____.

BY: _____ AS _____
OF CANVAS CREDIT UNION
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT:

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

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2019

BY: _____

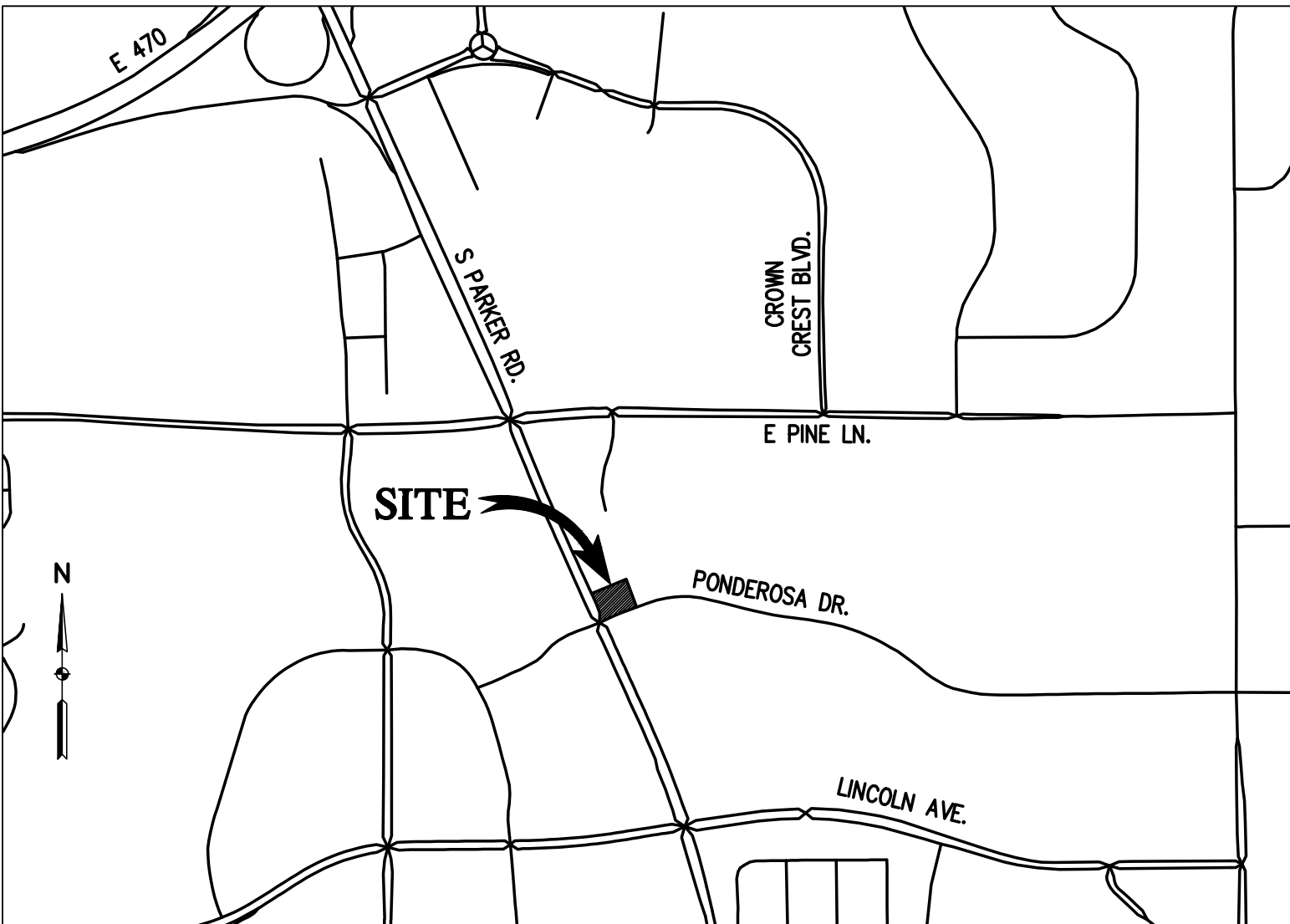
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 3



- GENERAL NOTES:**
1. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, PANEL NUMBER 0800490067 G, REVISED DATE MARCH 16, 2016.
 2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY 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.
 3. BASIS OF BEARINGS: ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 22561 AT THE WEST QUARTER CORNER OF SAID SECTION 10 AND A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 19003 AT THE SOUTHWEST CORNER OF SAID SECTION 10 TO BEAR NORTH 00°09'08" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2669.29 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
 4. ALL OF TRACT A AND B IS DEDICATED AS A DRAINAGE EASEMENT.
 5. PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE PROPERTY FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THE PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THE PROPERTY BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND INTERNAL ROADWAYS FOR PUBLIC ACCESS PURPOSES.
 6. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND PROBABIONALLY ACCEPTED IN WRITING BY THE TOWN.
 7. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED IN WRITING BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT ORDINANCE.
 8. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, FOR ANY DEVELOPMENT ON PROPERTY DESCRIBED HEREIN.
 9. THIS PLAT IS SUBJECT TO A PERPETUAL, NONEXCLUSIVE CROSS-PARKING EASEMENT FOR THE BENEFIT OF ALL LOTS DESCRIBED HEREIN FOR THE SHARED USE OF ALL PARKING SPACES SITUATED ON THE PROPERTY DESCRIBED HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
 10. A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A AND B FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
 11. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
 12. ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THESE PROPERTIES FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD PROPERTIES BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
 13. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
 14. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
 15. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
 16. PROPERTIES IN THIS PLAT ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
 17. NO PORTION OF LOTS 2, 3, AND 4 SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO, STAKING, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL THE PROPERTY IS RE-PLATTED AND/OR SITE PLAN APPROVAL IS OBTAINED, EXCEPT AS ALLOWED FOR IN THE PUBLIC SERVICE CREDIT UNION CONSTRUCTION PLANS.
 18. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

LOT/TRACT TABLE

LOT/TRACT	AREA	PURPOSE	OWNERSHIP	MAINTENANCE RESPONSIBILITY
LOT 1	42,310 SQ. FT.	COMMERCIAL DEVELOPMENT	CANVAS CREDIT UNION	CANVAS CREDIT UNION
LOT 2	44,035 SQ. FT.	FUTURE COMMERCIAL DEVELOPMENT	CANVAS CREDIT UNION	CANVAS CREDIT UNION
LOT 3	58,968 SQ. FT.	FUTURE COMMERCIAL DEVELOPMENT	CANVAS CREDIT UNION	CANVAS CREDIT UNION
LOT 4	51,528 SQ. FT.	FUTURE COMMERCIAL DEVELOPMENT	CANVAS CREDIT UNION	CANVAS CREDIT UNION
TRACT A	12,469 SQ. FT.	EASEMENT/DETENTION	CANVAS CREDIT UNION	CANVAS CREDIT UNION
TRACT B	26,492 SQ. FT.	EASEMENT/DETENTION	CANVAS CREDIT UNION	CANVAS CREDIT UNION

TOWN COUNCIL CERTIFICATION:

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

MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

TITLE VERIFICATION:

WE FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

DATE _____ FIRST AMERICAN TITLE INSURANCE COMPANY _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20_____.

BY: _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR CERTIFICATION:

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF PUBLIC SERVICE FILING NO. 1 MINOR DEVELOPMENT PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 10TH DAY OF MARCH, 2018, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS 18TH DAY OF JULY, 2018.

AARON ALVIN DEMO, P.L.S. #38285

FOR AND ON BEHALF OF BASELINE ENGINEERING

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF DOUGLAS)

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

DAY OF _____, 20_____ A.D., AT _____ A.M./P.M., AND WAS

RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

DESIGNED BY

DRAWN BY

CHECKED BY

DATE

PREPARED BY

REVISION DESCRIPTION

LEVEL 5

TOWN OF PARKER

DOUGLAS COUNTY

CANVAS FILING NO. 1

6405 PONDEROSA DRIVE

PARKER, COLORADO 80138

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 04/27/2017

DRAWING SIZE 24" x 36"

SURVEY FIRM SURVEY DATE

BASELINE CORP. 03/10/2017

JOB NO. 3265

DRAWING NAME 3265 REC-FINAL PLAT.dwg

SHEET 1 OF 3

S1

BASELINE

Engineering • Planning • Surveying

4007 S. LINCOLN AVENUE SUITE 405 • LOVELAND, COLORADO 80537

P. 970.353.7600 • F. 966.679.4864 • www.baselinecorp.com

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 3

POINT OF COMMENCEMENT
SW COR. SEC 10
FOUND NO. 6 REBAR W/
3 1/4" ALUM. CAP IN RANGE BOX
MARKED "S.C. 1999 LS 19003"
AS PER MONUMENT RECORD DATED
MAY 10, 2016



(R) RECORD DISTANCE
(M) MEASURED OR CALCULATED DISTANCE
 ALIQUOT CORNER AS DESCRIBED
 FOUND MONUMENT AS DESCRIBED
 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"

BASLINE Engineering • Planning • Surveying

4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P: 970.353.7600 • F: 866.679.4864 • www.baselinecorp.com

	DRAWN BY
	BOS
	CHECKED BY
	AAD

TOWN OF PARKER	LEVEL 5 CANVAS FILING NO. 1 6405 PONDEROSA DRIVE PARKER, COLORADO 80138	DOUGLAS COUNTY
----------------	---	----------------

PREPARED UNDER THE DIRECT
SUPERVISION OF

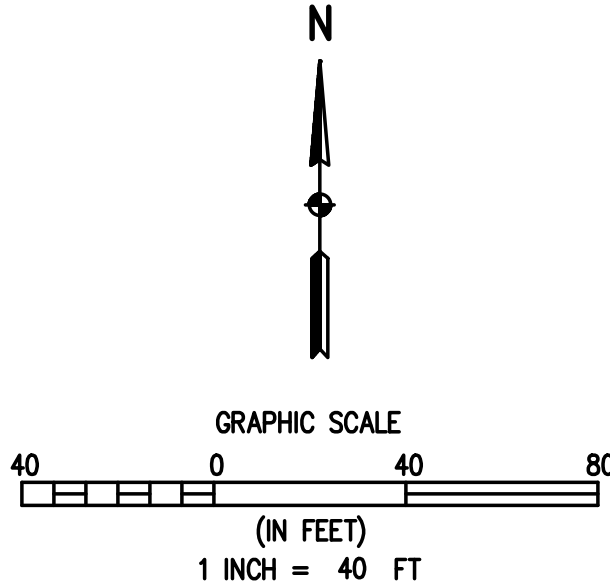
FOR AND ON BEHALF OF BASELINE CORPORATION	
AL SUBMITTAL	04/27/2017
WING SIZE	24" X 36"
VEY FIRM	SURVEY DATE
BASELINE CORP.	03/10/2017
NO.	3265
WING NAME	
5_BEC FINAL PLAT.dwg	
ET	2 OF 3

S2

Mt:_Golden Survey Projects\co-3265 - Level 5 Parker\Drawings\3265_BEC_FINAL_PLAT.dwg, 8/13/2019 2:37:24 PM, Michael Swanton

CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 3



LINETYPE LEGEND

- SUBJECT BOUNDARY
- ALIQUOT LINE
- EASEMENT LINE EXISTING
- EASEMENT LINE PROPOSED
- PROPERTY LINE

SYMBOL LEGEND

- (R) RECORD DISTANCE
- (M) MEASURED OR CALCULATED DISTANCE
- ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

BASELINE

Engineering • Planning • Surveying
4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P: 970.333.7800 • F: 866.679.4864 • www.baselinecorp.com

DESIGNED BY
DRAWN BY
CHECKED BY

DATE
PREPARED BY

REVISION DESCRIPTION

LEVEL 5
TOWN OF PARKER
DOUGLAS COUNTY
CANVAS FILING NO. 1
6405 PONDEROSA DRIVE
PARKER, COLORADO 80138

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 04/27/2017

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE
BASELINE CORP. 03/10/2017

JOB NO. 3265

DRAWING NAME
3265_BEC_FINAL_PLAT.dwg

SHEET 3 OF 3

S3

EXHIBIT C

ENGINEER'S PUBLIC IMPROVEMENT COST ESTIMATE

Canvas Credit Union

Parker, CO

6/14/2019

IMPROVEMENTS LIST PRICING					
Work Category	Improvement Item	Unit	Plan Quantity	Unit Cost	Total Cost
Sediment Control	Asphalt Pavement (9" Depth~146.7 Lb/CF)	TON	1420	\$ 70.00	\$ 99,400.00
	Aggregate Base Course (12" Depth)	CU YD	956	\$ 35.00	\$ 33,460.00
	6-in Type IIB Curb and Gutter	LIN FT	350	\$ 12.50	\$ 4,375.00
	Asphalt Removal	SQ YD	80	\$ 11.25	\$ 900.00
	Sawcut	LIN FT	350	\$ 3.25	\$ 1,137.50
	ADA Ramps	EACH	5	\$ 1,250.00	\$ 6,250.00
	8' Detached Sidewalk (6" thick, 4500 PSI)	SQ FT	3560	\$ 4.50	\$ 16,020.00
	5' Detached Sidewalk (6" thick, 4500 PSI)	SQ FT	2500	\$ 4.50	\$ 11,250.00
	Road Subgrade Excavation, Grading, Compaction	SQ YD	6050	\$ 5.50	\$ 33,275.00
	Road Subgrade Preparation (Fine Grade)	SQ YD	4089	\$ 2.50	\$ 10,222.50
	Roadside Ditch Preparation (Fine Grade)	LIN FT	200	\$ 1.50	\$ 300.00
	Detention Pond Excavation Cut to Fill	CU YD	1129	\$ 5.50	\$ 6,209.50
	Topsoil Strip & Stockpile	CU YD	800	\$ 3.50	\$ 2,800.00
				Total	\$225,599.50
Drainage and Stormwater Improvements	Detention Pond Outlet Structure	EACH	2	\$ 15,000.00	\$ 30,000.00
	Type R Inlet	EACH	6	\$ 3,500.00	\$ 21,000.00
	Type C Inlet	EACH	1	\$ 3,500.00	\$ 3,500.00
	Forebay	SQ FT	267	\$ 12.50	\$ 3,337.50
	Spillway Riprap	CU YD	55	\$ 55.00	\$ 3,025.00
	Maintenance Access Road	CU FT	1533	\$ 7.50	\$ 11,497.50
	Storm Sewer RCP 18"	LIN FT	15	\$ 65.00	\$ 975.00
	Storm Sewer RCP 24"	LIN FT	574	\$ 85.00	\$ 48,790.00
	RCP End Section (24")	EACH	1	\$ 500.00	\$ 500.00
	Concrete Pan	LIN FT	82	\$ 20.00	\$ 1,640.00
	Connect to Existing Manhole	EACH	1	\$ 2,500.00	\$ 2,500.00
				Total	\$126,765.00
				Subtotal	\$352,364.50
Ponderosa Drive Improvements	Striping	LIN FT	1228	\$ 1.50	\$ 1,842.00
	6" Curb and Gutter	LIN FT	110	\$ 12.50	\$ 1,375.00
	Striping Symbols	SQ FT	200	\$ 3.25	\$ 650.00
				Total	\$ 3,217.00
				Subtotal	\$355,581.50

Construction Contingency (10%) \$ 35,558.15
 Mobilization (5%) \$ 17,779.08
 Surveying (3%) \$ 10,667.45
 Construction Management & Testing (12%) \$ 42,669.78
 Public Improvement Total \$462,255.95

Security at 110% **\$508,481.55**

Notes: 1. All Costs Must Include Labor and Materials.

2. Erosion and Sediment Control (CBMP) Cost Estimate shall be submitted with the Grading Permit.





Request for Town Council Action

Date: October 21, 2019
Submitted By: Dennis Trapp, Projects Administrator
Reviewed By: Michelle Kivela, Town Administrator
Title: **MOORE PROPERTY**

Department: **Parks & Recreation, Dennis Trapp**

EXECUTIVE SUMMARY

In order to include that portion of the Pine Curve property that was originally owned by the Moore family (the “Moore property”) into the Parker Water and Sanitation District (the “District”), the Town needs to convey the underlying ground water to the District by special warranty deed. Additionally, the Town needs to file a petition with the District to include the Moore property into the District and the Town needs to submit the Non-Tributary Ground Water Consent Landownership Statements to the District.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town owns a 24-acre parcel of property commonly known as the Pine Curve property, which is an assemblage of the “Kime Property,” which was approximately 21 acres, and the Moore Property, which was approximately 3 acres. The Kime Property was included into the District several years ago. In order to include the Moore Property into the District, the Town will need to convey the underlying ground water to the District by special warranty deed. Additionally, the process includes the submission of a petition for inclusion of the Moore property into the District and the submission of the Non-Tributary Ground Water Consent Landownership Statements to the District, which are attached to the Resolution.

FINANCIAL IMPACT

The cost of the inclusion process is \$5,000 an acre (for 3 acres) and the conveyance of the deep ground water under the Moore property to the District. The cost to include is approximately \$15,000, plus administrative costs to process the inclusion. In exchange, the Town will receive six (6) water credits from the District, which are valued at \$30,000 (\$5000/acre) to be retained by the Town for use on other Town property. Water credits can be used to reduce the cost of

taps sold by the District.

STRATEGIC GOAL(S)



ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve Ordinance No. 1.538 on second reading.

I move to approve Resolution No. 19-086.

ORDINANCE NO. 1.538, Series of 2019

TITLE: A BILL FOR AN ORDINANCE CONVEYING THE MOORE PROPERTY WATER RIGHTS TO THE PARKER WATER AND SANITATION DISTRICT BY SPECIAL WARRANTY DEED

WHEREAS, the Town Council of the Town of Parker desires to convey the Moore Property Water Rights to Parker Water and Sanitation District; and

WHEREAS, the Town Council of the Town of Parker desires to authorize the Mayor to execute the subject Special Warranty Deed.

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

Section 1. The Town Council of the Town of Parker hereby approves the Special Warranty Deed by the Town of Parker conveying the Moore Property Water Rights to Parker Water and Sanitation District, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to execute the Special Warranty Deed on behalf of the Town.

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____,
2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that the TOWN OF PARKER, a Colorado municipal corporation, of the County of Douglas and State of Colorado, Grantor, whose legal address is 20120 E. Mainstreet, Parker, Colorado 80138, for the consideration of One Dollar and other good and valuable consideration in hand paid, hereby sells and conveys to THE PARKER WATER AND SANITATION DISTRICT, of the County of Douglas, and State of Colorado, Grantee, whose address is 18100 East Woodman Drive, Parker, Colorado, 80138, the following property situate in the County of Douglas and State of Colorado, to-wit:

All water, and water rights, including nontributary and not nontributary groundwater, appurtenant to and underlying the parcel of land in the County of Douglas and State of Colorado that is described in **Exhibit A**, which is attached hereto and incorporated by this reference, being the same parcel conveyed to Grantor by Danalee Moore as to an undivided seventy-five percent (75%) interest, and Robert W. Moore as to an undivided twenty-five percent (25%) interest by Special Warranty Deed recorded February 4, 2002, at Book 2254, Page 2308, of the records of Douglas County.

with all the appurtenances and warrants the title against all persons claiming under Grantor, and further warrants that said water rights are free and clear of all liens and encumbrances.

Signed and delivered this ____ day of _____, 2019.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT A

Legal Description

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, BEARING NORTH 89 DEGREES 56 MINUTES 12 SECONDS WEST, 1340.26 FEET. MONUMENTED BY A 3 1/4" BRASS CAP STAMPED "PLS 20683 OF THE NORTHWEST CORNER OF SAID SECTION 23, AND 1" PIPE WITH A 2 1/2" ALUMINUM CAP STAMPED "LS 6935, 1993" AT THE NORTHEAST CORNER OF SAID WEST HALF.

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, ALSO BEING THE NORTHWEST CORNER OF PARKER VISTA SUBDIVISION, FILING NO. 2; THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, 1755.74 FEET, ALONG THE EAST LINE OF SAID WEST HALF, NORTHWEST QUARTER, ALSO BEING THE WEST LINE OF SAID PARKER VISTA FILING NO. 2 AND WEST LINE OF PARKER VISTA FILING NO. 1 TO THE SOUTHWEST CORNER OF SAID PARKER VISTA FILING NO. 1, ALSO BEING ON THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN BOOK 925 AT PAGE 805 OF THE DOUGLAS COUNTY, COLORADO RECORDS;

THENCE NORTH 66 DEGREES 49 MINUTES 51 SECONDS WEST, 94.95 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, 499.97 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 17 SECONDS WEST, 342.00 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS EAST, 360.47 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN BOOK 925 AT PAGE 805;

THENCE ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE AFOREMENTIONED COURSE, HAVING A RADIUS OF 1851.38 FEET, A CENTRAL ANGLE OF AN ARC LENGTH OF 169.77 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES 27 MINUTES 31 SECONDS EAST, 169.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66 DEGREES 49 MINUTES 51 SECONDS EAST, 199.74 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF DOUGLAS,
STATE OF COLORADO;

LEGAL DESCRIPTION CREATED BY ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 2, 2002, SURVEY NO. 8720-076, PREPARED BY WESTERN STATES SURVEYING, INC.

RESOLUTION NO. 19-086, Series of 2019

TITLE: A RESOLUTION TO APPROVE THE FILING OF A PETITION FOR INCLUSION OF LAND AND THE SUBMISSION OF NON-TRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENTS TO THE PARKER WATER AND SANITATION DISTRICT PETITION FOR THE MOORE PROPERTY

WHEREAS, the Town owns the real property commonly known as the Moore property, which is located in unincorporated Douglas County;

WHEREAS, the Town desires to include the Moore property into the service area for the Parker Water and Sanitation District (the "District");

WHEREAS, as a part of the process for inclusion of the Moore property into the District, the Town Council needs to approve a "Petition for Inclusion of Land;" and

WHEREAS, the Town Council needs to approve a "Non-Tributary Ground Water Consent Landownership Statement" to be filed with the Office of the State Engineer.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker approves the form of the "Petition for Inclusion" attached as **Exhibit 1** and incorporated by this reference, and authorizes Town staff to file such a petition for the Moore property.

Section 2. The Town Council approves the form of the "Non-Tributary Ground Water Consent Landownership Statement" in the forms attached as **Exhibit 2** and incorporated by this reference, and authorizes Town staff to file such consent statements with the Office of the State Engineer.

RESOLVED AND PASSED this ____ day of _____, 2019.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

IN THE MATTER OF THE	)	PETITION FOR
	)	<u>INCLUSION OF LAND</u>
PARKER WATER & SANITATION DISTRICT	)	

TO: THE BOARD OF DIRECTORS OF THE PARKER WATER AND SANITATION DISTRICT

The undersigned Petitioner (s), being the fee owner (s) of the real property hereinafter described, hereby prays that such property be included within the Parker Water & Sanitation District, as provided by law, and for cause, states:

1. That such property is capable of being served with facilities of the District.
2. That assent to the inclusion of such property in the District is hereby given by the undersigned, who constitute all the fee owners of such property.
3. That there shall be no withdrawal from this petition after consideration by the Board, nor shall further objections be filed thereto by Petitioner (s).
4. That the inclusion of such property in the District shall be subject to any and all terms and conditions established by the Board and accepted by Petitioner (s) and to all duly promulgated rules, regulations and rates of the District.
5. That the property owned by Petitioner (s) and sought to be included in the District is accurately described as follows:

see attached Exhibit A for the Legal Description of property

PETITIONER

Town of Parker, Colorado
20120 E. Mainstreet
Parker, Colorado 80138

Mike Waid, Mayor

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Mike Waid, as Mayor, of the Town of Parker, Colorado.

Witness my hand and official seal.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, BEARING NORTH 89 DEGREES 56 MINUTES 12 SECONDS WEST, 1340.26 FEET. MONUMENTED BY A 3 1/4" BRASS CAP STAMPED "PLS 20683 OF THE NORTHWEST CORNER OF SAID SECTION 23, AND 1" PIPE WITH A 2 1/2" ALUMINUM CAP STAMPED "LS 6935, 1993" AT THE NORTHEAST CORNER OF SAID WEST HALF.

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, ALSO BEING THE NORTHWEST CORNER OF PARKER VISTA SUBDIVISION, FILING NO. 2; THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, 1755.74 FEET, ALONG THE EAST LINE OF SAID WEST HALF, NORTHWEST QUARTER, ALSO BEING THE WEST LINE OF SAID PARKER VISTA FILING NO. 2 AND WEST LINE OF PARKER VISTA FILING NO. 1 TO THE SOUTHWEST CORNER OF SAID PARKER VISTA FILING NO. 1, ALSO BEING ON THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN BOOK 925 AT PAGE 805 OF THE DOUGLAS COUNTY, COLORADO RECORDS;

THENCE NORTH 66 DEGREES 49 MINUTES 51 SECONDS WEST, 94.95 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, 499.97 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 17 SECONDS WEST, 342.00 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS EAST, 360.47 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN BOOK 925 AT PAGE 805;

THENCE ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE AFOREMENTIONED COURSE, HAVING A RADIUS OF 1851.38 FEET, A CENTRAL ANGLE OF AN ARC LENGTH OF 169.77 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES 27 MINUTES 31 SECONDS EAST, 169.71 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 66 DEGREES 49 MINUTES 51 SECONDS EAST, 199.74 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF DOUGLAS,
STATE OF COLORADO;

LEGAL DESCRIPTION CREATED BY ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 2, 2002, SURVEY NO. 8720-076, PREPARED BY WESTERN STATES SURVEYING, INC.

EXHIBIT 2

Non-Tributary Ground Water Consent Landownership Statements

NON-TRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENT

SEE EXHIBIT "A" (Legal Description - Town Parcel (Moore Property))

Further, I, Mike Waid, Mayor of the Town of Parker, Colorado, claim and say that I have read the statements made herein; know the contents hereof; and that the same are true to my own knowledge.

Date: _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Mike Waid, Mayor, of the Town of Parker.

My Commission Expires:_____

Notary Public

EXHIBIT A

(Legal Description – Town Parcel (Moore Property))

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, BEARING NORTH 89 DEGREES 56 MINUTES 12 SECONDS WEST, 1340.26 FEET. MONUMENTED BY A 3 1/4" BRASS CAP STAMPED "PLS 20683 OF THE NORTHWEST CORNER OF SAID SECTION 23, AND 1" PIPE WITH A 2 1/2" ALUMINUM CAP STAMPED "LS 6935, 1993" AT THE NORTHEAST CORNER OF SAID WEST HALF.

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, ALSO BEING THE NORTHWEST CORNER OF PARKER VISTA SUBDIVISION, FILING NO. 2; THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, 1755.74 FEET, ALONG THE EAST LINE OF SAID WEST HALF, NORTHWEST QUARTER, ALSO BEING THE WEST LINE OF SAID PARKER VISTA FILING NO. 2 AND WEST LINE OF PARKER VISTA FILING NO. 1 TO THE SOUTHWEST CORNER OF SAID PARKER VISTA FILING NO. 1, ALSO BEING ON THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN BOOK 925 AT PAGE 805 OF THE DOUGLAS COUNTY, COLORADO RECORDS;

THENCE NORTH 66 DEGREES 49 MINUTES 51 SECONDS WEST, 94.95 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, 499.97 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 17 SECONDS WEST, 342.00 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS EAST, 360.47 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN BOOK 925 AT PAGE 805;

THENCE ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE AFOREMENTIONED COURSE, HAVING A RADIUS OF 1851.38 FEET, A CENTRAL ANGLE OF AN ARC LENGTH OF 169.77 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES 27 MINUTES 31 SECONDS EAST, 169.71 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 66 DEGREES 49 MINUTES 51 SECONDS EAST, 199.74 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF DOUGLAS,
STATE OF COLORADO;

LEGAL DESCRIPTION CREATED BY ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 2, 2002, SURVEY NO. 8720-076, PREPARED BY WESTERN STATES SURVEYING, INC.

NON-TRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENT

SEE EXHIBIT "A" (Legal Description - Town Parcel (Moore Property))

Further, I, Mike Waid, Mayor of the Town of Parker, Colorado, claim and say that I have read the statements made herein; know the contents hereof; and that the same are true to my own knowledge.

Date: _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Mike Waid, Mayor, of the Town of Parker.

My Commission Expires:_____

Notary Public

EXHIBIT A

(Legal Description – Town Parcel (Moore Property))

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, BEARING NORTH 89 DEGREES 56 MINUTES 12 SECONDS WEST, 1340.26 FEET. MONUMENTED BY A 3 1/4" BRASS CAP STAMPED "PLS 20683 OF THE NORTHWEST CORNER OF SAID SECTION 23, AND 1" PIPE WITH A 2 1/2" ALUMINUM CAP STAMPED "LS 6935, 1993" AT THE NORTHEAST CORNER OF SAID WEST HALF.

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, ALSO BEING THE NORTHWEST CORNER OF PARKER VISTA SUBDIVISION, FILING NO. 2; THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, 1755.74 FEET, ALONG THE EAST LINE OF SAID WEST HALF, NORTHWEST QUARTER, ALSO BEING THE WEST LINE OF SAID PARKER VISTA FILING NO. 2 AND WEST LINE OF PARKER VISTA FILING NO. 1 TO THE SOUTHWEST CORNER OF SAID PARKER VISTA FILING NO. 1, ALSO BEING ON THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN BOOK 925 AT PAGE 805 OF THE DOUGLAS COUNTY, COLORADO RECORDS;

THENCE NORTH 66 DEGREES 49 MINUTES 51 SECONDS WEST, 94.95 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, 499.97 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 17 SECONDS WEST, 342.00 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS EAST, 360.47 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN BOOK 925 AT PAGE 805;

THENCE ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE AFOREMENTIONED COURSE, HAVING A RADIUS OF 1851.38 FEET, A CENTRAL ANGLE OF AN ARC LENGTH OF 169.77 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES 27 MINUTES 31 SECONDS EAST, 169.71 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 66 DEGREES 49 MINUTES 51 SECONDS EAST, 199.74 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF DOUGLAS,
STATE OF COLORADO;

LEGAL DESCRIPTION CREATED BY ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 2, 2002, SURVEY NO. 8720-076, PREPARED BY WESTERN STATES SURVEYING, INC.

NON-TRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENT

SEE EXHIBIT "A" (Legal Description - Town Parcel (Moore Property))

Further, I, Mike Waid, Mayor of the Town of Parker, Colorado, claim and say that I have read the statements made herein; know the contents hereof; and that the same are true to my own knowledge.

Date: _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Mike Waid, Mayor, of the Town of Parker.

My Commission Expires:_____

Notary Public

EXHIBIT A

(Legal Description – Parker Parcel (Moore Property))

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, BEARING NORTH 89 DEGREES 56 MINUTES 12 SECONDS WEST, 1340.26 FEET. MONUMENTED BY A 3 1/4" BRASS CAP STAMPED "PLS 20683 OF THE NORTHWEST CORNER OF SAID SECTION 23, AND 1" PIPE WITH A 2 1/2" ALUMINUM CAP STAMPED "LS 6935, 1993" AT THE NORTHEAST CORNER OF SAID WEST HALF.

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, ALSO BEING THE NORTHWEST CORNER OF PARKER VISTA SUBDIVISION, FILING NO. 2; THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, 1755.74 FEET, ALONG THE EAST LINE OF SAID WEST HALF, NORTHWEST QUARTER, ALSO BEING THE WEST LINE OF SAID PARKER VISTA FILING NO. 2 AND WEST LINE OF PARKER VISTA FILING NO. 1 TO THE SOUTHWEST CORNER OF SAID PARKER VISTA FILING NO. 1, ALSO BEING ON THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN BOOK 925 AT PAGE 805 OF THE DOUGLAS COUNTY, COLORADO RECORDS;

THENCE NORTH 66 DEGREES 49 MINUTES 51 SECONDS WEST, 94.95 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, 499.97 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 17 SECONDS WEST, 342.00 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS EAST, 360.47 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN BOOK 925 AT PAGE 805;

THENCE ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE AFOREMENTIONED COURSE, HAVING A RADIUS OF 1851.38 FEET, A CENTRAL ANGLE OF AN ARC LENGTH OF 169.77 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES 27 MINUTES 31 SECONDS EAST, 169.71 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 66 DEGREES 49 MINUTES 51 SECONDS EAST, 199.74 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF DOUGLAS,
STATE OF COLORADO;

LEGAL DESCRIPTION CREATED BY ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 2, 2002, SURVEY NO. 8720-076, PREPARED BY WESTERN STATES SURVEYING, INC.

NON-TRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENT

SEE EXHIBIT "A" (Legal Description - Town Parcel (Moore Property))

Further, I, Mike Waid, Mayor of the Town of Parker, Colorado, claim and say that I have read the statements made herein; know the contents hereof; and that the same are true to my own knowledge.

Date: _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Mike Waid, Mayor, of the Town of Parker.

My Commission Expires:_____

Notary Public

EXHIBIT A

(Legal Description – Parker Parcel (Moore Property))

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, BEARING NORTH 89 DEGREES 56 MINUTES 12 SECONDS WEST, 1340.26 FEET. MONUMENTED BY A 3 1/4" BRASS CAP STAMPED "PLS 20683 OF THE NORTHWEST CORNER OF SAID SECTION 23, AND 1" PIPE WITH A 2 1/2" ALUMINUM CAP STAMPED "LS 6935, 1993" AT THE NORTHEAST CORNER OF SAID WEST HALF.

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, ALSO BEING THE NORTHWEST CORNER OF PARKER VISTA SUBDIVISION, FILING NO. 2; THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, 1755.74 FEET, ALONG THE EAST LINE OF SAID WEST HALF, NORTHWEST QUARTER, ALSO BEING THE WEST LINE OF SAID PARKER VISTA FILING NO. 2 AND WEST LINE OF PARKER VISTA FILING NO. 1 TO THE SOUTHWEST CORNER OF SAID PARKER VISTA FILING NO. 1, ALSO BEING ON THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN BOOK 925 AT PAGE 805 OF THE DOUGLAS COUNTY, COLORADO RECORDS;

THENCE NORTH 66 DEGREES 49 MINUTES 51 SECONDS WEST, 94.95 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, 499.97 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 17 SECONDS WEST, 342.00 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS EAST, 360.47 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN BOOK 925 AT PAGE 805;

THENCE ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE AFOREMENTIONED COURSE, HAVING A RADIUS OF 1851.38 FEET, A CENTRAL ANGLE OF AN ARC LENGTH OF 169.77 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES 27 MINUTES 31 SECONDS EAST, 169.71 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 66 DEGREES 49 MINUTES 51 SECONDS EAST, 199.74 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF DOUGLAS,
STATE OF COLORADO;

LEGAL DESCRIPTION CREATED BY ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 2, 2002, SURVEY NO. 8720-076, PREPARED BY WESTERN STATES SURVEYING, INC.



Request for Town Council Action

Date: October 21, 2019

Submitted By: Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 5.77.1 - Second Reading**
A Bill for an Ordinance to Amend Section 10.13.080 of the
Parker Municipal Code Concerning the Kiosk Program

Department: **Community Development, Bryce**
Matthews

EXECUTIVE SUMMARY

The Town has experienced continued residential development that will increase once the Anthology North and Hess Ranch projects enter the construction phase. Community Development staff expects that this will generate increased marketing of new homes including sales signs along Town roads. Staff is concerned that this will increase sign clutter and have impacts upon the Town's desirable visual environment.

Section 10.13.080 of the Parker Municipal Code allows the Town to administer a kiosk program for homebuilders to advertise new residential developments on kiosk signs located in the Town right-of-way (ROW). Current homebuilder advertising has evolved over the years and the Town now has the option for a homebuilder kiosk program to be provided by third party sign providers. The proposed ordinance amendment provides the Town with the ability to designate a third party to provide homebuilder kiosk signs within Town ROW thereby enabling a coordinated approach to sales signs requested by future homebuilders.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker established a formal process to administer a homebuilder sign Kiosk Program in 2007. The intent of the Town's Kiosk Program is to promote a desirable visual environment for Town residents and visitors that is free from excessive sign clutter. This Program will also allow the Town to administer coordinated designs for sign kiosks that are

located within Town ROW.

The original Kiosk Program was discontinued by the Town in 2017 because of the cost and staff time required to maintain the signs and program as well as a lack of homebuilder support. Due to increased activity in Parker's housing market, a number of large residential developments are under construction and/or projected to be built within the next ten years. The Town has been approached by third party sign providers to create a new Sign Kiosk Program for homebuilders that will provide way-finding along Town ROW.

The proposed ordinance will allow the Town to hire a third party sign provider that is subject to Town approved requirements. They would design, manufacture, install and maintain homebuilder panels on kiosk signs through contractual and license agreements within Town ROW. The proposed ordinance amendments do not commit the Town to hire a third party to manage the Kiosk Program, however, it will allow the Town to issue a request for proposals to sign companies through a future procurement process.

There are several local communities that already have a third party homebuilder Sign Kiosk Program including the Town of Castle Rock and City of Aurora.

On September 26, 2019, the Planning Commission held a public hearing and recommended Town Council approve the proposed ordinance amendment.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**



**FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**

ATTACHMENTS

1. Ordinance No. 5.77.1
2. Planning Commission Staff Report - Kiosk Program

RECOMMENDED MOTION

I move to approve Ordinance No. 5.77.1 on second reading.

ORDINANCE NO. 5.77.1, Series of 2019

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 10.13.080 OF THE PARKER MUNICIPAL CODE CONCERNING THE KIOSK PROGRAM

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

Section 1. Section 10.13.080 of the Parker Municipal Code is amended to read as follows:

10.13.080 ~~Town-owned kiosks~~ Kiosk program.

(a) Establishment and purpose. There is hereby established the Town of Parker Kiosk Program (the "Kiosk Program"). The purpose of the Kiosk Program is to allow ~~the use of panels on kiosks that are owned and maintained by the Town to provide directional signs to real estate developments within the Town~~ the Town to designate provider(s) of Kiosk Program services for wayfinding signage ("kiosks"). The kiosks shall contain homebuilder and development-related panels to promote a desirable visual environment and to assist the public in finding residential real estate developments under construction within the Town. The Kiosk Program is also intended to prevent the proliferation of unlawful off-premises signs, and to provide a reasonable alternative to off-premises signs that allow interested persons to find developments within the Town.

(b) Process. The Town will develop the process for administering the Kiosk Program by resolution approved by the Town Council. The process for administering the Kiosk Program shall include, but not be limited to, the following:

(1) The style and design of the kiosks, including the size of panels and an element that identifies the Town;

(2) The location of the kiosks to promote effective wayfinding and avoid unnecessary sign clutter;

~~(23)~~ What may be depicted on a panel within a kiosk, including whether to include development logos, homebuilder colors and/or logos or other logos deemed to be in the public interest by the Town Council;

~~(34)~~ The process for participating in the Kiosk Program, including the process for obtaining any panel(s) and the location of said panel(s), ~~the number of panels that may be obtained by any one (1) entity,~~ and other provisions to maximize participation in the Kiosk Program; and

~~(45)~~ The cost for participating in the Kiosk Program.

(6) Required Town approvals and permits.

(c) Location of kiosks. The Town shall ~~determine review and approve~~ the location of the kiosks ~~by resolution approved by the Town Council, which resolution may be amended from time to time based on the best interests of the Town.~~

(d) ~~License agreement~~ Agreements. In order to participate in the Kiosk Program based on the provisions identified by the Town as set forth above, a party desiring ~~to obtain a panel must execute to provide Kiosk Program services to the Town shall enter into a services agreement to administer the Kiosk Program and a~~ license agreement(s) for kiosks located in the public right-of-way, both in ~~the a~~ form approved by ~~Town Council resolution the Town Attorney.~~

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Planning Commission Staff Report

Planning Commission Date: 9/26/2019

Town Council Date: 10/21/2019

Hearing Type: Public Meeting
DRAFT ORDINANCE – A Bill for an Ordinance to Amend Section 10.13.080 of the Parker Municipal Code Concerning the Kiosk Program

Location: Townwide

Project Planner: Bryce Matthews, Planning Manager

Applicant: Town of Parker

Executive Summary: Section 10.13. 00 of the Parker Municipal Code allows the Town to administer a Kiosk Program for home builders to advertise new residential developments on kiosk signs located in the Town right-of-way (ROW). Current home builder advertising has evolved, now the Town has the option for home builder kiosk services to be provided by third party sign providers. The proposed ordinance adds the ability for the Town to designate a third party to provide home builder signs within Town owned ROW.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

“I move the Planning Commission recommend Town Council approve an ordinance to Amend Section 10.13.080 of the Parker Municipal Code concerning the Kiosk Program.”

ALTERNATIVE MOTIONS

“I move that the Planning Commission recommend that Town Council approve an ordinance to Amend Section 10.13.080 of the Parker Municipal Code concerning the Kiosk Program with the following conditions:”

-List conditions (either by staff or Planning Commission)

“I move that the Planning Commission recommend that Town Council deny an ordinance to Amend Section 10.13.080 of the Parker Municipal Code concerning the Kiosk Program.”

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

I. BACKGROUND/DISCUSSION

The Town of Parker established a formal process to administer a builder sign kiosk program in 2007. The intent of the Town's Kiosk Program is to promote a desirable visual environment for Town residents and visitors that is free from visual clutter. This program will also allow the Town to administer coordinated public signage designs for sign kiosks that are located within Town-owned ROW.

The original kiosk program was discontinued by the Town in 2017 due to the cost and staff time required to maintain the signs and program and a lack of home builder support. Due to increased activity in Parker's housing market a number of new subdivisions are under construction and/or projected to be built out within the next ten years. The Town has been approached by third party sign providers to provide new home builders wayfinding signs within Town owned ROW.

The proposed ordinance will allow the Town to hire a third party sign provider, within Town approved requirements, to design, manufacture, install and maintain home builder panels on wayfinding sign kiosks through contractual and license agreements within Town-owned ROW. This ordinance does not commit the Town to hire a third party to manage the program; however, it will allow the Town the option to release a Request for Proposals (RFP) to negotiate and hire a sign company through a separate process.

PRIOR ACTIONS

Date	Action
February, 2007	Resolution No. 07-018 – Creation of a directional Kiosk Program
July, 2016	Ordinance No. 5.77 – Addition of Chapter 10.13 concerning signage within streets and sidewalks

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
2035 Master Plan	Choose an item. ☒ Consistent ☐ Inconsistent
Consistent Goals/Strategies	<u>Community Appearance and Design 1</u>
Inconsistent Goals/Strategies	None
Staff Analysis	N/A

III. CONCLUSION

The Kiosk Program will ensure signs are compatible with the desired character and identity of the Town of Parker, as well as preserve and enhance community appearance of the streetscape. The proposed amendment allows the Town the option of hiring a third party to manage the Kiosk Program if it saves cost and staff time. Staff recommends the Planning Commission recommend Town Council approve the proposed Municipal Code amendment.

IV. ATTACHMENTS
Draft Ordinance

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director



Request for Town Council Action

Date: October 21, 2019

Submitted By: Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.01.118 - Second Reading**
A Bill for an Ordinance to Amend Chapter 13.02 of of the
Parker Municipal Code to add a Definition for "Tourist
Home"

Department: **Community Development, Bryce**
Matthews

EXECUTIVE SUMMARY

Community Development staff recently discussed the issue of short-term home rentals, such as Airbnb, in residential neighborhoods with the Town Council. Short-term rentals (known in the Land Development Ordinance (LDO) as "*tourist homes*") have not been permitted in residential areas since as early as 1981, when the Town first adopted its zoning ordinance. The term *tourist home*, however, is not specifically defined in the LDO, so staff recommended adding a definition to make it clear that tourist homes are short-term rentals for less than 30 days. The Council directed staff to review and amend the LDO.

Staff proposes to amend the LDO by adding a definition of *tourist home* to Chapter 13.02 of the LDO. This will provide clarification that short-term rentals of less than 30 days are defined as *tourist homes*, which are not permitted in areas zoned for residential use.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Recently, the Town has received complaints about short-term home rentals operating in existing residential neighborhoods. This type of use may affect the residential character of established neighborhoods and cause nuisance impacts related to noise, parking, property maintenance, traffic and transiency. These issues have become a concern in municipalities that permit short-term home rentals such as Airbnb.

Typically, short-term rentals are residential properties that are rented to a visitor for less than thirty (30) days. Under the Town's Municipal Code, rentals of less than thirty (30) days such as hotels and motels are subject to sales and lodging taxes.

The LDO limits hotels and motels to commercial districts, while boarding and rooming houses are limited to the Multiple-Family District. The LDO allows home occupations in residential districts, but a tourist home is specifically excluded from allowed home occupations and therefore not permitted in residential districts. The term *tourist home* is currently not defined in the LDO; however, the proposed amendment will address this by specifically defining the term to mean "any dwelling, dwelling unit or a portion of any dwelling unit rented or leased for valuable consideration to a particular person or persons for periods of time less than thirty (30) days."

The Planning Commission held a public hearing on September 26, 2019, and voted 6 to 1 to recommend Town Council approve the proposed ordinance amendment. The Commissioner who voted against the ordinance amendment recommended a policy change that would permit short-term rentals where the host lived on the premises.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 3.01.118
2. Planning Commission Staff Report - Tourist Home

RECOMMENDED MOTION

I move to approve Ordinance No. 3.01.118 on second reading.

ORDINANCE NO. 3.01.118, Series of 2019

TITLE: A BILL FOR AN ORDINANCE TO AMEND CHAPTER 13.02 OF THE PARKER MUNICIPAL CODE TO ADD A DEFINITION FOR “TOURIST HOME”

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

Section 1. Chapter 13.02, Section 13.02.010, of the Parker Municipal Code is amended by the addition of a definition for *tourist home* to read as follows:

13.02.010 Definitions.

* * *

Tourist home means any dwelling, dwelling unit or portion of any dwelling unit rented or leased for valuable consideration to a particular person or persons for periods of time less than thirty (30) days.

* * *

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Planning Commission Staff Report

Planning Commission Date: 9/26/2019

Town Council Date: 10/21/2019

Hearing Type: Public Meeting
DRAFT ORDINANCE – A Bill for an Ordinance to Amend Chapter 13.02 of the Parker Municipal Code to Add a Definition for "Tourist Home"

Location: Townwide

Project Planner: Bryce Matthews, Planning Manager

Applicant: Town of Parker

Executive Summary: The Land Development Ordinance (LDO) specifically does not permit "tourist homes" as "home occupations" in residential areas; however, the LDO does not provide a definition of "tourist home". The proposed amendment will add a definition of "tourist home" to Section 13.02 of the LDO. This amendment will provide clarification that short term rentals (less than 30 days) are defined as "tourist homes" in the LDO and are not permitted in residentially zoned areas.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

"I move the Planning Commission recommend Town Council approve an ordinance to Amend Section 13.02 of the Parker Land Development Ordinance concerning the definition of tourist home."

ALTERNATIVE MOTIONS

"I move that the Planning Commission recommend that Town Council approve an ordinance to Amend Section 13.02 of the Parker Land Development Ordinance concerning the definition of tourist home with the following conditions:"

-List conditions (either by staff or Planning Commission)

"I move that the Planning Commission recommend that Town Council deny an ordinance to Amend Section 13.02 of the Parker Land Development Ordinance concerning the definition of tourist home."

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

I. BACKGROUND/DISCUSSION

Recently the Town has received complaints about short term rentals operating in residential neighborhoods. Impacts associated with these uses may include nuisance impacts on the surrounding neighborhood such as noise and traffic, unfair business competition and limiting the availability of affordable housing.

Typically, short-term rentals are residential properties that are rented to a visitor for fewer than thirty (30) days. Under the Town's Municipal Code, rentals of less than thirty (30) days are subject to both sales and lodging taxes.

The Town's LDO, limits hotels and motels to commercial areas, and boarding and rooming houses are limited to the multiple-family zone district. "Home occupations" are permitted in residential zone districts, but a "tourist home" is specifically excluded from allowed home occupations. "Tourist home" is currently not defined in the Town's LDO; this proposed amendment to the code will define "tourist home".

PRIOR ACTIONS

Date	Action
	None

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
2035 Master Plan	Choose an item. ☒ Consistent ☐ Inconsistent
Consistent Goals/Strategies	<u>Land Use 1.J</u>
Inconsistent Goals/Strategies	None
Staff Analysis	N/A

III. CONCLUSION

Defining tourist homes will provide additional clarity that short term rentals are not permitted in residential neighborhoods. Staff recommends the Planning Commission recommend Town Council approve the proposed Municipal Code amendment.

IV. ATTACHMENTS

Draft Ordinance

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director



Request for Town Council Action

Date: October 21, 2019

Submitted By: Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.01.119 - Second Reading**
A Bill for an Ordinance to Amend Section 13.03.030, Entitled
Planning Department Adjustments, of the Parker Municipal
Code

Department: **Community Development, Bryce**
Matthews

EXECUTIVE SUMMARY

Section 13.03.030 of the Land Development Ordinance (LDO) currently allows for the Planning Division(s) of the Community Development Department to make certain minor adjustments to approved site plans and planned developments on an administrative basis. However, proposed revisions to approved building elevations and materials are not permitted to be reviewed and approved administratively. Instead, they require a full site plan amendment process that is costly and time consuming for applicants many of whom are small businesses. This process is also time consuming for staff and limits our ability to assist applicants in obtaining the timely approval of minor revisions to building architecture.

The proposed LDO amendment would allow staff to process limited changes to building architecture such as color revisions, material changes and the addition of doors or windows on an administrative basis by a simple site plan adjustment. This would support small businesses by saving applicants the time and expense of going through the current process. All applicants would still be required to comply with the requirements of the LDO and related design standards.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town continues to receive applications from businesses that desire to make improvements

and updates to the exterior of their buildings. Also, there is often the need for minor revisions to building architecture after a building design is approved such as new doors, windows and canopies. This is typically required to customize the commercial space for new tenants.

Of the 72 site plan applications received this year, 14 of the applications were for minor revisions to the exterior architecture of buildings. The applicants are/were required to obtain a site plan amendment as opposed to a more limited site plan adjustment. Staff processes these applications as quickly and efficiently as the LDO permits, however, the process for a site plan amendment can be time-consuming and costly for the applicant and staff.

Section 13.03.030 of the LDO allows minor revisions to approved site plans and planned development elements through a site plan adjustment. Currently, proposed revisions to building elevations and materials are not eligible for this quick and relatively simple process.

The site plan adjustment and the site plan amendment process require compliance with the LDO and Town design standards. However, the site plan adjustment process takes approximately one to two weeks while a site plan amendment process may take up to 5 months depending upon the nature of the proposal. The primary reason for the shorter period of time is that site plan adjustments are for limited, de minimus revisions to approved plans, while site plan amendments are for more extensive, complicated revisions to approved plans with the need for referral to outside agencies.

It is the goal of this LDO amendment to make it easier for small businesses to invest in improvements and updates to the exterior architecture of their buildings while still ensuring compliance with Town requirements and standards.

On September 26, 2019, the Planning Commission held a public hearing and recommended Town Council approve the proposed ordinance.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 3.01.119
2. Planning Commission Staff Report - Planning Department Adjustments

RECOMMENDED MOTION

I move to approve Ordinance No. 3.01.119 on second reading.

ORDINANCE NO. 3.01.119, Series of 2019

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 13.03.030, ENTITLED PLANNING DEPARTMENT ADJUSTMENTS, OF THE PARKER MUNICIPAL CODE

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

Section 1. Section 13.03.030 of the Parker Municipal Code is amended to read as follows:

13.03.030 Planning Department adjustments.

(a) Minor changes to approved and/or recorded plans. Minor changes to approved and/or recorded plans inclusive of, but not limited to, site plans and planned development elements, shall be considered as minor those modifications or adjustments requested in writing by the applicant and which:

(1) Do not impact more than fifteen percent (15%) of any element or portion within a proposed planned development including land use area boundaries, roadways, alignments, open space tracts, park sites and similar elements (this does not apply to the number of units).

(2) Do not require the movement or shifting of any structure, building, roadway or other improvement to the site, by more than fifteen (15) feet.

(3) Is a minor change needed in the location, ~~or siting, or character of buildings, structures, alignment of streets, or setbacks.~~

(4) Are required due to unanticipated reasons which were not known at the time of final approval by the Planning Director, the Planning Commission or Town Council.

(5) If it is for the replacement of exterior elevation materials, such changes are to materials of equal or higher quality.

(6) If it involves a change to any element within a site plan, including landscaping, parking layout, site circulation or similar elements, such changes do not impact more than fifteen percent (15%) of the approved site plan.

~~(57)~~ The minor change does not violate the strict application of this Title.

(b) The minor change, upon adequate evidence and information provided by the applicant, and in such a manner prescribed by the Town, shall be reviewed by the Planning Director within ten (10) days of submittal of complete information.

The Director may request recommendation from other agencies prior to acting on the request. The Director may then approve or deny the request.

(c) Should the request be denied, the applicant has the option to either:

- (1) Withdraw the request fully;
- (2) Modify the request and resubmit for review; or
- (3) Appeal the administrative decision by written request to the Town Council.

(d) Major plan modification or adjustment.

(1) The Planning Director may not authorize a change other than those specified above. The request, if not meeting the above criteria, must be brought to the attention of the Planning Commission and Town Council, if applicable, for their action on the request. Major changes shall include, but not be limited to:

- a. A significant change in the use or character of the development or elements contained therein,
- b. An increase in overall coverage of structures,
- c. An increase in the intensity of the uses,
- d. A modification in overall traffic circulation,
- e. A modification in the method of providing adequate water and sewer service, and
- f. A reduction in the approved percentage of required open space or landscaping, and
- ~~g. A change to approved building elevations or other design elements of a structure.~~

(2) Procedure. The procedures for development plan amendments, plat amendments and site plan amendments shall be processed in accordance with the respective sections of this Title.

Section 2. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this

Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Planning Commission Staff Report

Planning Commission Date: 9/26/2019

Town Council Date: 10/21/2019

Hearing Type: Public Meeting
DRAFT ORDINANCE – A Bill for an Ordinance to Amend Section 13.03.030, Entitled Planning Department Adjustments, of the Parker Municipal Code

Location: Townwide

Project Planner: Bryce Matthews, Planning Manager

Applicant: Town of Parker

Executive Summary: Section 13.03.030 of the Land Development Ordinance (LDO) currently allows for the planning department to make certain minor administrative adjustments to approved site plans and Planned Developments. Currently, changes to building elevations and materials are not permitted to be reviewed and approved through an adjustment process and require a full site plan amendment process.

The proposed LDO amendment would support existing businesses through allowing limited changes to building exteriors such as color changes, material changes and additions of doors and windows to be approved quickly and administratively through a site plan adjustment process. All changes would still be required to be in compliance with the LDO and Town design standards.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

“I move the Planning Commission recommend Town Council approve an ordinance to Amend Section 13.03.030 of the Parker Land Development Ordinance concerning planning department adjustments.”

ALTERNATIVE MOTIONS

“I move that the Planning Commission recommend that Town Council approve an ordinance to Amend Section 13.03.030 of the Parker Land Development Ordinance concerning planning department adjustments with the following conditions:”
-List conditions (either by staff or Planning Commission)

“I move that the Planning Commission recommend that Town Council deny an ordinance to Amend Section 13.03.030 of the Parker Land Development Ordinance concerning planning department adjustments.”

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

I. BACKGROUND/DISCUSSION

The Town continues to receive applications from businesses that desire to make improvements and updates to the exterior of buildings. Also, once a building design is approved, minor amendments to the exterior such as adding doors, windows and canopies are often required to customize the space for a new tenant.

Of the 72 site plan applications received so far this year, 14 of the applications were minor amendments to the exteriors of buildings and would have been considered site plan adjustments had this proposed amendment been approved. The Town processes these applications as efficiently as the code allows through the site plan amendment process. That being said, the process for these applications can become arduous and time-consuming for staff and the applicant.

Section 13.03.030 of the Land Development Ordinance (LDO) allows minor changes to approved site plans and planned development elements through a site plan adjustment. Building elevation changes and material changes do not qualify to be reviewed and approved through a site plan adjustment process and require a site plan amendment.

Both the site plan adjustment process and the site plan amendment process require compliance with the LDO and Town design standards. However, the site plan adjustment process takes approximately one (1) to two (2) weeks while a site plan amendment process can take two (2) to five (5) months depending on the complexity. The site plan adjustment timeline is shorter because it does not require as extensive of a referral process since the changes are minor in nature.

PRIOR ACTIONS

Date	Action
	None

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
2035 Master Plan	Choose an item. ☒ Consistent ☐ Inconsistent
Consistent Goals/Strategies	<u>Land Use 1.J</u>
Inconsistent Goals/Strategies	None
Staff Analysis	N/A

III. CONCLUSION

It is the intent of this code amendment to make it easier for businesses to invest in improvements and updates to the exterior of their businesses and to make it quicker to receive approvals while still ensuring compliance with Town requirements. The full site plan amendment process for minor building elevation revisions is arduous and time-consuming for both staff and the applicant in relation to the scale of these minor requests.

Staff recommends the Planning Commission recommend Town Council approve the proposed Municipal Code amendment.

IV. ATTACHMENTS Draft Ordinance

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director



Request for Town Council Action

Date: October 21, 2019

Submitted By: Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.351 - Second Reading**
A Bill for an Ordinance to Add a New Section 13.07.170,
Entitled Associations, to the Parker Municipal Code

Department: **Community Development, Bryce Matthews**

EXECUTIVE SUMMARY

Community Development staff recently discussed with Town Council the issue of requiring the formation of a Homeowners Association (HOA) with new residential development and their commercial equivalents. The purpose of the proposed amendment to the Land Development Ordinance (LDO) is to add a new provision, Section 13.07.170 - Associations, to require the formation of a residential homeowners' or commercial property owners' association during the platting process. This change would ensure enforcement of covenants, maintenance and repair of common areas and the provision of services such as trash collection.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Currently, Cottonwood and Country Meadows are the only two (2) residential neighborhoods in Town that lack an HOA. These neighborhoods require a higher amount of resources from the Town than those having an HOA, such as code compliance through the Community Services Division of the Police Department. The residents of neighborhoods without an HOA do not have an effective way to enforce covenants or provide common area maintenance and services such as trash collection. This may lead to conflict among neighbors and neighborhoods.

Similar issues apply to commercial developments with the added concern of coordinating and assigning maintenance of access drives and other shared infrastructure.

To date, the Town has negotiated the establishment of an HOA (or business owners' association) through Subdivision Agreements (SIAs) for new residential and commercial developments. Most developers have been cooperative in this process and see the benefits of an association for the long-term success of the projects they are constructing. Recently, a homebuilder with multiple projects in the Town has chosen not to create an HOA with their new residential development. To address this issue, staff proposes to amend the LDO to require associations for most new developments with the following requirements:

1. Mandatory membership;
2. Maintenance of property and private common improvements;
3. Covenant enforcement;
4. Other association responsibilities (*i.e.*, trash and recycling collection); and
5. Recordation of documents demonstrating the required association has been formed prior to final Town approval.

By requiring associations, the Town will improve the long-term attractiveness, maintenance and overall condition of residential neighborhoods and commercial areas.

On September 26, 2019, the Planning Commission held a public hearing and recommended Town Council approve the proposed ordinance.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



PROMOTE A SAFE AND
HEALTHY COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Ordinance No. 3.351
2. Planning Commission Staff Report - Entitled Associations

RECOMMENDED MOTION

I move to approve Ordinance No. 3.351 on second reading.

ORDINANCE NO. 3.351, Series of 2019

TITLE: A BILL FOR AN ORDINANCE TO ADD A NEW SECTION 13.07.170, ENTITLED ASSOCIATIONS, TO THE PARKER MUNICIPAL CODE

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

Section 1. The Parker Municipal Code is hereby amended by the adoption of a new Section 13.07.170, entitled “Associations”:

13.07.170 Associations.

(a) Definitions.

Association means any covenant-controlled community containing two or more property owners, which includes a lawfully constituted and operational board or other similar entity that is empowered to enforce the community's recorded covenants and which has the power to impose assessments for its services that, if unpaid, may be made a lien on the property.

(b) Creation of homeowners’ association. For all residential condominiums or residential subdivisions, the applicant shall create a homeowners’ association under the laws of the State of Colorado, or the property shall be included in an existing homeowners’ association. The homeowners’ association shall be lawfully established prior to, or as a part of, first final plat approval or first condominium map approval that creates residential lots or units. All documents related to the homeowners’ association, including the articles of organization or incorporation and declaration of covenants, conditions, and restrictions, shall be submitted in draft form at the time of application for final plat or condominium map review. Such documents shall be acceptable to the Town as a condition of final plat or map approval.

(c) Creation of property owners’ association. For all vertical mixed-use, commercial condominiums, and commercial minor development plats that include private roadways, detention ponds or other improvements that need to be maintained, the applicant shall create a property owners’ association under the laws of the State of Colorado, or the property shall be included in an existing property owners’ association. The property owners’ association shall be lawfully established prior to, or as a part of, minor development plat approval or condominium map approval. All documents related to the property owners’ association, including the articles of organization or incorporation and declaration of covenants, conditions, and restrictions, shall be submitted in draft form at the time of application for minor development plat or condominium map review. Such documents shall be acceptable to the Town as a condition of minor development plat or map approval.

(d) Recordation. Prior to, or as a condition of, approval of the final plat, minor development plat, or condominium map, the applicant shall record the association documents approved by the Town in the Office of the Clerk and Recorder for Douglas County.

(e) Association documents. The association documents shall require, at a minimum:

(1) Mandatory membership.

a. All owners of lots, condominium units or of property within the subdivision shall be members of the association.

b. The members of the association shall share equitably in the costs of operating the association, including the costs of maintaining all private improvements, including, but not limited to, private streets, private parks, private open space, drainage facilities, landscaping and medians, common areas and facilities, recreation areas and facilities, stormwater management areas and facilities, walkways and other facilities, which are not dedicated to or accepted by the Town or by a special district organized for such purposes. The association documents shall require, at minimum, that the costs of such maintenance shall be collectable from the owner of the lot, unit or property to which such costs are assessed; and that such costs shall be and constitute a lien upon such lot, unit or property.

(2) Maintenance of property.

a. Associations shall maintain the private improvements, including, but not limited to, private streets, private parks, private open space, drainage facilities, landscaping and medians, common areas and facilities, recreation areas and facilities, stormwater management areas and facilities, walkways and other facilities, as identified on the final plat, minor development plat, condominium map, and/or subject to a license agreement(s) with the Town, and shall assume all responsibilities therefor as shown on the final plat, minor development plat, condominium map, and/or described in the license agreement(s).

b. Associations shall have covenants regarding maintenance requirements for individual member's lots, units, or property that have standards that meet or exceed those contained in the Parker Property Maintenance Code. The covenants will provide the association the ability to enforce the rules and regulations set forth therein. The association documents shall give the Town the authority to require the association to perform routine maintenance and repairs necessary to keep the property within the subdivision or condominium in good condition, in accordance with the standards that meet or exceed those in the Parker Property Maintenance Code.

c. If the association does not respond to a notice of violation from the Town regarding maintenance within thirty (30) calendar days of the date of such notice, the Town shall have the right to perform the work itself or hire a contractor to perform the work and assess each property owner of the association and/or each owner of property within the subdivision, or unit within a condominium, a fee to recover its costs. Such fee shall include an administrative charge equal to fifteen percent (15%) of the cost of the work performed. The costs may be recovered in a Municipal Court proceeding. The Town may also assess and file a lien against any property within the subdivision, or unit within the condominium, for the cost of the work that was performed by the Town. The lien shall be a first and prior lien to all other liens.

(3) Town approval to amend or terminate. The association documents shall include a provision requiring the Town's written consent to amend or terminate any of the covenants that are the subject of this Section.

(4) Additional association responsibilities.

a. Trash and recycling collection: Associations shall have covenants requiring regular trash and recycling collection and the association shall be responsible for regular trash and recycling collection for all lots or units, common amenities/facilities and parks and open space.

b. Public access: Associations shall provide cross-access easements providing public access to all parks, open space, trails and accessory uses/facilities including but not limited to public bathrooms, parking, play equipment and seating.

c. Association documents: Associations shall make available within seven (7) days of request, at no charge to the Town, association records related to the requirements contained in this Section, including but not limited to, the association's governing documents, covenants, bylaws, meeting agendas and minutes, capital improvement plans, and budgets.

(f) Exemption. The Planning Director may exempt residential subdivisions containing less than ten (10) detached dwelling units from the requirements of this Section, where the applicant can demonstrate the following:

a. The proposed subdivision has no maintenance responsibilities or can demonstrate that maintenance responsibilities have been assigned to a special district.

b. The enforcement of covenants is made through a different or the use of a party wall agreement.

(g) Failure to comply. The Town, through the Planning Director, shall have the authority to withhold approvals, permits and certificates of occupancy in the event that an applicant fails to comply with the requirements of this Section.

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____,
2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Planning Commission Staff Report

Planning Commission Date: 9/26/2019

Town Council Date: 10/21/2019

Hearing Type: Public Meeting
DRAFT ORDINANCE – A Bill for an Ordinance to Add a New Section 13.07.170, Entitled Association, to the Parker Municipal Code

Location: Townwide

Project Planner: Bryce Matthews, Planning Manager

Applicant: Town of Parker

Executive Summary: The purpose of the proposed ordinance is to add a new section, Section 13.07.170 Entitled Associations, to the Land Development Ordinance that will require the formation of a residential or commercial property owners' association during the platting process to ensure enforcement of covenant restrictions, routine maintenance and repairs to community owned infrastructure and amenities.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

"I move the Planning Commission recommend Town Council approve an ordinance to Add Section 13.07.170 of the Parker Land Development Ordinance concerning entitled associations."

ALTERNATIVE MOTIONS

"I move that the Planning Commission recommend that Town Council approve an ordinance to Amend Section 13.07.170 of the Parker Land Development Ordinance concerning entitled associations with the following conditions: "

-List conditions (either by staff or Planning Commission)

"I move that the Planning Commission recommend that Town Council deny an ordinance to Amend Section 13.07.170 of the Parker Land Development Ordinance concerning entitled associations."

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

I. BACKGROUND/DISCUSSION

Currently there are two communities in the Town that lack a homeowners' association (HOA), Cottonwood and Country Meadows. These neighborhoods demand a significantly higher amount of resources from Community Services than other neighborhoods with an HOA. Also, in neighborhoods with no HOA, residents of a subdivision are forced to be self-governing for enforcement of property maintenance and other items such as trash pick-up. Without an HOA to enforce the covenants, neighbors can be pitted against neighbors to resolve issues. Similar issues apply to commercial developments with the added concern of coordinating and assigning maintenance of shared access drives and other shared infrastructure.

To date, the Town has negotiated the establishment of HOA's through Subdivision Improvement Agreements for both residential and commercial developments. Most developers have been cooperative in this process and see the benefits of an HOA for the long term success of the neighborhoods they are building. However, recently a homebuilder with multiple projects in the Town has chosen not to create an HOA for one of their projects. To limit the proliferation of this issue going forward, the proposed ordinance language requires the following as a condition to approve any final or minor development plat:

- (i) mandatory membership;
- (ii) maintenance of property and private improvements;
- (iii) covenant enforcement; and
- (iv) other association responsibilities (i.e. trash and recycling collection)

Recordation of documents demonstrating compliance with the condition shall be provided to the Town for review prior to approval.

Also, if an HOA is amended or terminated, the Town must be notified.

PRIOR ACTIONS

Date	Action
	None

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
2035 Master Plan	Choose an item. ☒ Consistent ☐ Inconsistent
Consistent Goals/Strategies	<u>Land Use 1.J</u>
Inconsistent Goals/Strategies	None
Staff Analysis	N/A

III. CONCLUSION

By requiring associations, the Town will improve the long term aesthetics, maintenance and overall conditions of our commercial areas and neighborhoods while managing the number of calls to our

Community Services division. Associations are partners in maintaining the high quality of life that our residents expect in the Town.

Staff recommends the Planning Commission recommend Town Council approve the proposed Municipal Code amendment.

IV. ATTACHMENTS
Draft Ordinance

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director



Request for Town Council Action

Date: October 21, 2019

Submitted By: Kristin Schledorn, Deputy Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.352**
A Bill for an Emergency Ordinance to Impose a Temporary Suspension for One Hundred Eighty (180) Days in Duration on the Processing and Approval of any Application for a Town of Parker Permit or License Related to the Development of Properties that are Not Included in a Zoning District and Declaring the Intention of the Town Council to Consider the Adoption of Appropriate Amendments to the Land Development Ordinance with Respect to Such Properties

Department: Town Attorney, Jim Maloney

EXECUTIVE SUMMARY

The purpose of this emergency ordinance is to temporarily suspend for 180 days the processing and approval of any application or permit related to the development of properties that are not included in a zoning district.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Section 13.01.040 of the Land Development Ordinance specifically provides that the Land Development Ordinance applies to all properties within the legal boundaries of the Town, and Section 13.04.010 provides that the Town shall be divided into zoning districts, including, but not limited to, Agricultural, Multiple Family, Commercial, Light Industrial and Planned Development Districts.

When new property is included within the legal boundaries of the Town, either at the time of the initial incorporation of the Town or when new land is annexed into the Town, those properties must undertake an initial zoning process to be placed within one of the Town's zoning districts, in accordance with the requirements of the Land Development Ordinance. However, during the

initial zoning process, the possibility of procedural defects could result in instances where properties seeking initial placement into a zoning district might not be included within a zoning district, which defects might be related to notice and hearing procedures, surveying errors, court orders invalidating the Town's zoning procedures, or the inability of the zoning ordinance to receive the required number of votes for passage by the Town Council. The Town has recently been made aware of properties that are not included in a zoning district.

Because of the possibility of significant land use and public welfare impacts associated with the development of property not included within a zoning district, including the potential of applications being made for land uses that are substantially incompatible with surrounding land uses, the Town Council desires to investigate the appropriate land use provisions that provide a manner of addressing properties that are not included in a zoning district and to give time to Town staff to develop and if appropriate, for Town Council to adopt amendments to the Land Development Ordinance to address this situation.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 3.352

RECOMMENDED MOTION

I move to approve Emergency Ordinance No. 3.352.

ORDINANCE NO. 3.352, Series of 2019

TITLE: A BILL FOR AN EMERGENCY ORDINANCE TO IMPOSE A TEMPORARY SUSPENSION FOR ONE HUNDRED EIGHTY (180) DAYS IN DURATION ON THE PROCESSING AND APPROVAL OF ANY APPLICATION FOR A TOWN OF PARKER PERMIT OR LICENSE RELATED TO THE DEVELOPMENT OF PROPERTIES THAT ARE NOT INCLUDED IN A ZONING DISTRICT AND DECLARING THE INTENTION OF THE TOWN COUNCIL TO CONSIDER THE ADOPTION OF APPROPRIATE AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE WITH RESPECT TO SUCH PROPERTIES

WHEREAS, the Town of Parker has adopted the Land Development Ordinance pursuant to the authority granted to the Town as a Home Rule municipality under Article XX of the Constitution of the State of Colorado and the Town Charter, for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town;

WHEREAS, Section 13.01.040 of the Land Development Ordinance specifically provides that the Land Development Ordinance applies to all properties within the legal boundaries of the Town;

WHEREAS, Section 13.04.010 of the Land Development Ordinance provides that the Town shall be divided into the following zoning districts:

- A Agricultural District
- ER Estate Residential District
- SR Suburban Residential District
- MF Multiple Family District
- MH Mobile Home District
- B Business District
- GD Greater Downtown District
- C Commercial District
- LI Light Industrial District
- PD Planned Development District
- PF Public Facilities

WHEREAS, when new property is included within the legal boundaries of the Town either at the time of the initial incorporation of the Town or when new land is annexed into the Town, those properties must undertake an initial zoning process to be placed within one of the Town's zoning districts, in accordance with the requirements of the Land Development Ordinance;

WHEREAS, during such zoning process, there exist a number of procedural defects that could result in instances where properties seeking initial placement into a zoning district might not be included within a zoning district, which defects might be related to notice and hearing procedures, surveying errors, court orders invalidating the Town's zoning procedures, or the inability of the zoning ordinance to receive the required number of votes for passage by the Town Council;

WHEREAS, the Town Council has been made aware of properties in the Town, other than rights-of-way, that are not included in a zoning district;

WHEREAS, there are likely significant land use and public welfare impacts associated with the development of property not included within a zoning district, including the potential of applications being made for land uses that are substantially incompatible with surrounding land uses;

WHEREAS, the Town Council desires to investigate the appropriate land use provisions that provide a manner of addressing properties that are not included in a zoning district;

WHEREAS, the imposition of a 180-day suspension on the processing and approval of any new application for a Town of Parker subdivision, site plan, permit or license related to the development of properties that are not included within a zoning district will allow the Town staff time to develop and the Town Council to implement any appropriate land use regulations that might be necessary; and

WHEREAS, a 180-day temporary suspension is a reasonable length of time for the Town to properly develop and, if appropriate, adopt and implement any amendments to the Land Development Ordinance with respect to properties that might exist in the Town, which are not included within a zoning district.

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

Section 1. Findings and Intent. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council of the Town of Parker.

Section 2. Imposition of Temporary Suspension on Applications for Permits and Licenses Related to the Development of any Property within the Town of Parker that is not Included within a Zoning District. Upon the adoption of this Ordinance, a temporary suspension is imposed upon the processing and approval of all new applications for subdivisions, site plans, permits and licenses by the Town related to the development of any property within the Town of Parker that is not included in a zoning district. The Town staff is directed to refuse to process, review or approve any such new applications during the temporary suspension period. Provided,

however, the applications for permits and licenses for development of legal non-conforming structures or permits or applications for projects located entirely within rights-of-way shall not be included in the temporary suspension.

Section 3. Staff to Investigate and Prepare Proposed Regulations. Before the expiration of the temporary suspension imposed by this Ordinance, the Town staff, working with the Town Attorney, shall prepare appropriate amendments, if any, to the Land Development Ordinance concerning properties not included within a zoning district.

Section 4. Police Power Finding. The Town Council hereby finds, determines and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the Town and the inhabitants thereof.

Section 5. Authority. The Town Council hereby finds, determines and declares that it has the power to adopt this Ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act, Article 20 of Title 29 C.R.S.; (ii) the authority granted to home rule municipalities by Article XX of the Colorado Constitution; and (iii) the powers contained in the Town of Parker Home Rule Charter (the "Charter").

Section 6. Emergency Declared; Effective Date; Expiration. Pursuant to Section 7.6 of the Charter, the Town Council finds, determines and declares that passage of this Ordinance is necessary for the immediate preservation of the public peace, health and safety in order to prevent the processing and approval of any application for a Town permit or license related to the development of properties within that Town that are not included within a zoning district, until the Town has had a reasonable opportunity to determine what land use regulations or amendments to the Land Development Ordinance, if any, should be adopted concerning such properties. Failure to immediately impose the temporary suspension provided for in this Ordinance will potentially allow development to occur on such properties before the Town has had a reasonable opportunity to consider appropriate regulations thereof. The Town Council further determines that the adoption of this Ordinance as an emergency ordinance is in the best interest of the citizens of the Town of Parker. The temporary suspension imposed by the Ordinance shall commence as of the date of the adoption of this Ordinance and shall expire one hundred eighty (180) days thereafter, unless repealed prior to that date or extended, if necessary, as determined by Town ordinance.

Section 7. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the publication of an agenda that contains the title to this Ordinance in a newspaper of local circulation prior to first and final reading of this Ordinance creates a financial burden on the Town and that the title to this Ordinance was posted in two (2) public places two (2) days before the Town Council meeting to the extent required by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 8. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 9. This Ordinance shall become effective immediately upon adoption.

INTRODUCED, ADOPTED AND PASSED ON FIRST READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney