



PLANNING COMMISSION MEETING

7:00 PM

July 8, 2021

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

5. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes - June 24, 2021

6. CONSENT AGENDA

7. PUBLIC HEARINGS

A. Parker Auto Plaza Planned Development, Amendment 2

Applicant: Town of Parker

**Location: Generally located at the northeast corner of
Twenty Mile Road and Ponderosa Drive**

Department: Community Development, Stacey Nerger

B. Anthology North

1) Sketch Plan Segment 1

2) Preliminary Plan Segment 1A

Applicant: John Prestwich, PCS Group

**Location: Generally Located south of Hess Road between
Motsenbocker Road to Chambers Road**
Department: Community Development, BrieAnna Simon

8. PLANNING COMMISSION ITEMS

A. Appoint Vice Chair and Acting Vice Chair

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

June 24, 2021

Planning Commission Chairman Gary Poole called the meeting to order at 7:00 p.m.

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

Also, present and seated were Commissioners Susan Caudill, Kim Rodell, Eliana Burke and Erik Frandson.

OPENING REMARKS

Planning Commission Chairman Gary Poole: Thank you for attending the Parker Planning Commission meeting tonight. Before the meeting begins, there are two ways to make public comments on any item at this hearing. Comments may be made in person at the public hearing tonight or you can join the Zoom webinar link posted on the Town's website at www.ParkerOnline.org/PlanningCommission.

Facebook Live participants are only able to view and listen to the meeting and are unable to submit public comment on agenda items. If you are on Facebook Live and wish to submit public comment on an item tonight, now would be a good time to leave Facebook Live and join the Planning Commission meeting on Zoom.

For Zoom participants that wish to comment on any agenda item, use the Zoom "Raise Your Hand" feature when I open the hearing up for public comment.

We appreciate your attendance and participation at the Planning Commission.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Erik Frandson moved to approve the May 27, 2021 meeting minutes.

Commissioner Eliana Burke seconded; a vote was taken and passed 5:0.

PUBLIC HEARING OPENED: 7:03 P.M. A Bill for an Ordinance to Amend Section 13.03.030 of the Parker Municipal Code Concerning Planning Department Adjustments

Department: Community Development, Bryce Matthews

Bryce Matthews, Planning Manager, presented the staff report for a Bill for an Ordinance to Amend Section 13.03.030 of the Parker Municipal Code Concerning Planning Department Adjustments. Mr. Matthews concluded with the determination in the staff report that the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding suspending certain Planning Department Adjustment requirements through December 31, 2021.

Commissioners discussed with staff:

- What happens after December 31, does its revert back to where we were before, *(staff said yes, the code reverts back, the property owners have to do one of two things: remove the temporary patio or temporary changes to the site or apply for a site plan adjustment and seek permanent approval from the Town.*
- Come December in a worst case scenario and we were back to the tents and temporary patios, will there be some leeway by the Town to approve these administratively and quickly, *(staff said that for the patios already approved during the pandemic, and if we were back in such a situation, the Town could issue emergency orders and allow for a continuation or the Town could come before the Planning Commission and Town Council to make more permanent changes to the code.*

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING; CLOSED: 7:08 P.M. A Bill for Ordinance to Amend Section 13.03.030 of the Parker Municipal Code Concerning Planning Department Adjustments.

PLANNING COMMISSION DISCUSSION

Commissioners are appreciative and supportive of the Ordinance.

Commissioner Eric Frandson moved the Planning Commission recommend Town Council approve a Bill for an Ordinance to Amend Section 13.03.030 of the Parker Municipal Code Concerning Planning Department Adjustments through December 31, 2021. Commissioner Kim Rodell seconded; a vote was taken and passed 5:0

PLANNING COMMISSION ITEMS

A. Thank You to Outgoing Commissioners

The Chair thanked outgoing Commissioners and welcomed new incoming Commissioners. Bryce Matthews also thanked the outgoing members and welcomed the incoming members.

STAFF ITEMS

Bryce Matthews reminded the Commissioners that the next Planning Commission Meeting will be July 8, 2021. The meeting will be preceded by a Study Session starting at 5:30 p.m. concerning the Land Development Ordinance.

ADJOURNMENT

The meeting was adjourned at 7:13 p.m.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 7/8/2021

Town Council Date: 7/19/2021

Hearing Type: Public Hearing
Parker Auto Plaza PD, 2nd Amendment–
TRAKiT No.: Z21-010

Location: Generally located on south of Pine Lane, north of Ponderosa Drive, east of Twenty Mile Road and west of Parker Road

Project Planner: Stacey Nerger, Senior Planner

Applicant(s): Town of Parker

Executive Summary: The Town of Parker is proposing to amend the permitted uses in the Open Space Planning Area of the Parker Auto Plaza Planned Development, 1st Amendment, to add parks and active recreation as a permitted use.

Staff Recommendation: Approval

RECOMMENDED MOTION

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

ALTERNATIVE MOTIONS

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

-List proposed conditions

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

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

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

I. BACKGROUND/DISCUSSION

The Town is proposing to amend the Parker Auto Plaza Planned Development Guide to expand the permitted uses within the Open Space Planning Area to include “parks, playgrounds, and other outdoor recreation uses.”

The property immediately north of the subject property, generally located at the southwest corner of Parker Road and Pine Lane, was rezoned from Parker Automotive Plaza PD to Parker and Pine Mixed Use PD in 2020. The Parker and Pine Development Guide permits multifamily as a use by right in Planning Area 4.

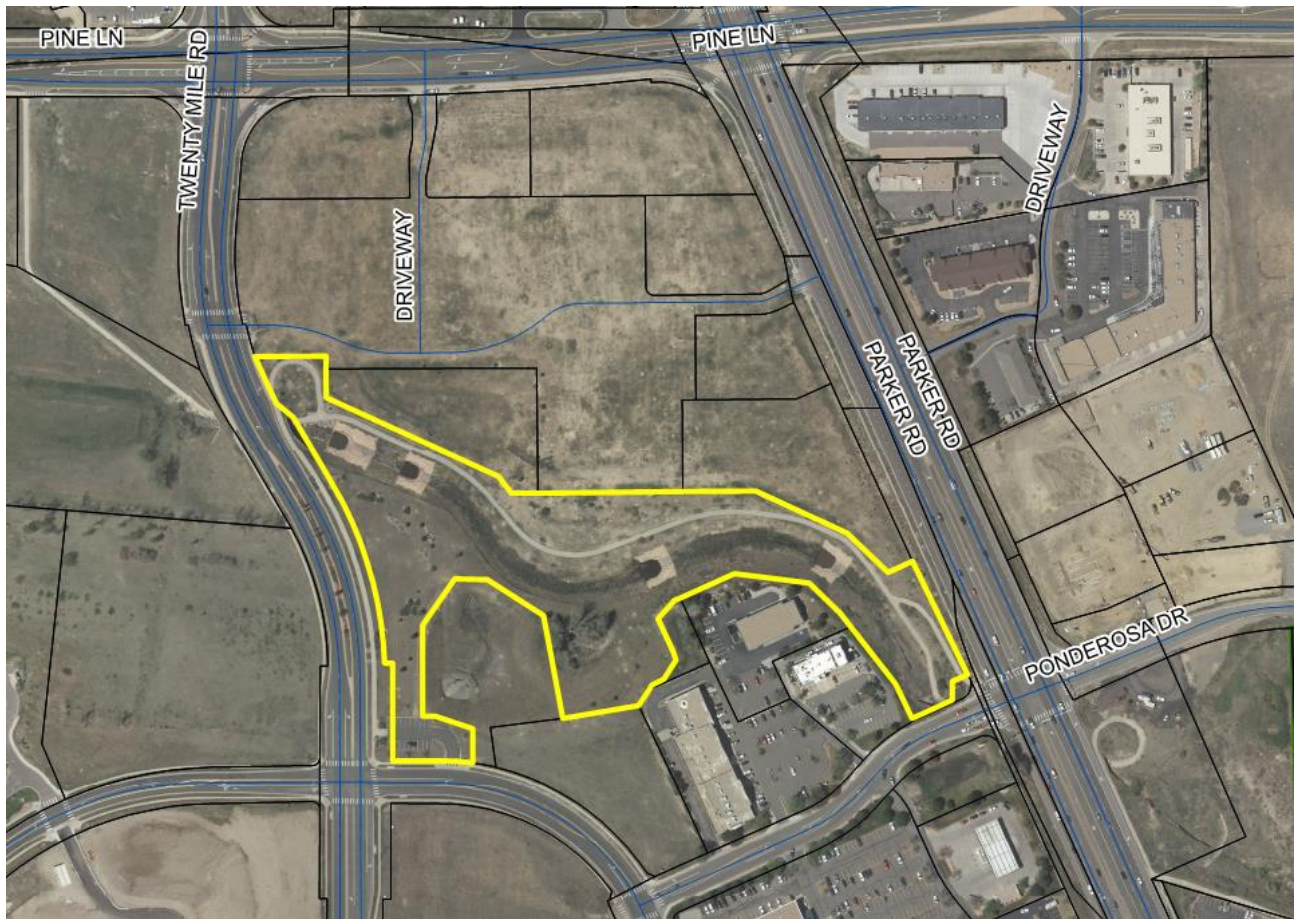
The proposal would allow improvements on a portion of Tract A including the development of a park that would be open to the public and directly accessible from the Baldwin Gulch Trail. This park would be constructed in association with a proposed development of four (4) buildings, for a total of 168 units. Under Section 13.07.140 of the Parker Land Development Ordinance (the “LDO”), the development of residential uses requires dedication of parks, trails, open space and schools. The property owner, subject to Town Council approval, has the option to:

- dedicate land for parks; or
- Pay cash in lieu of land if “no suitable land is available in a residential development...”

Town staff has been working with the property owner to use approximately one (1) acre of Tract A adjacent to the multifamily property as a park site. In order to achieve this, the property owner will be required:

- to pay all costs associated with construction of required park improvements on Tract A;
- payment a usage fee to the Town;
- Make all park improvements available to the public; and
- Maintain all park improvements.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
April 1, 2002	Town Council approved the Parker Automotive Plaza PD Guide and Plan.
April 15, 2004	Town Council approved the Parker Automotive Plaza PD, 1 st Amendment
June 19, 2004	Town Council approved the final plat for the Parker Automotive Property. Tract A of the Final Plat was dedicated to the Town as “Open Space,” as defined under the Parker Automotive PD-Guide.

III. CURRENT SITE DATA

Existing Zoning	PD – Planned Development
Overlay District	N/A
PD & Plan Area	Parker Auto Plaza
Master Plan Area	Central Commercial
Site Acreage	4.37 acres
Subdivision	Parker Auto Plaza Tract A
Existing Use	Baldwin Gulch Open Space

Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	PD – Planned Development	Under Development for the Parker and Pine Planned Development
South	Central Commercial	PD - Planned Development	Parker Marketplace II Shopping Center
East	Central Commercial	Modified Commercial	Peakview Shopping Center
West	Central Commercial	PD - Planned Development	Vacant and Global Village Academy

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	<u>Central Commercial District:</u> 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	<u>Open Space and Recreation 1</u>
Staff Analysis	The subject property is located west of Parker Road and south of Pine Lane within a commercial corridor area as designated by the Parker 2035 Master Plan. This area is intended to provide commercial uses which focus on retail, services, lodging, restaurants and entertainment. The requested rezoning will allow for active uses to be installed along the Baldwin Gulch Open Space to serve the residential property to the north as well as the visitors of the commercial and traveling along the trail. Strategy 1 in <i>Chapter 13 – Open Space and Recreation</i>, of the Parker 2035 Master Plan recommends providing adequate parks and recreational facilities and programs to serve the diverse and changing needs of the community. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	N/A. The proposed zoning is to allow for park amenities within the open space planning area only.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Allowed Uses	Primary uses include conservation and open space.	Active amenities including parks.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	None	☐ Consistent ☐ Inconsistent ☒ No Change
Staff Analysis	As detailed in the analysis above, the requested rezoning is consistent with the Parker 2035 Master Plan.		

VI. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

In order for a park to be constructed on Parker Auto Plaza Tract A, the zoning must be amended to clearly state that parks are a permitted use within the Open Space planning area.

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

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

The proposed park site is easily accessible by the Baldwin Gulch Regional Trail, an existing trailhead on Twenty Mile Road, nearby commercial areas and the residential development to be developed with the park.

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

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

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

New and ongoing commercial and residential development are significant changing the area and the development will add employees, visitors and residents that will create a demand for the park.

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

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

Roadway infrastructure exists around the property. No additional transportation improvements are anticipated with the property's rezoning.

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

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

The Town does not anticipate significant municipal service costs with the proposed zoning that it is not prepared to meet. The proposed park will be maintained by a private entity.

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

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

The proposed construction of a park will have minimal environmental impacts. The construction will include the revegetation of this area along the Baldwin Gulch Trail and will not be located within the floodplain.

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

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

As detailed in Section IV. of this staff report, the proposed rezoning to allow for the construction of a park is consistent with the Parker 2035 Master Plan including the Central Commercial Character Area.

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

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

The property is located within Parker Water and Sanitation District and infrastructure exists serving adjoining properties.

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

VII. CONCLUSION

This zoning request is being processed to allow for the construction of additional active amenities to be installed within the Baldwin Gulch Open Space. The park amenities will be installed as part of the developer's obligations for park space as it relates to multifamily development. The park amenities will be installed, maintained and replaced by the private multifamily development. However, with the park will be located on public property, open and accessible to the public. The proposed rezoning allows for an additional public park for this area of Parker. The application has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance.

Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the zoning request.

RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Parker Auto Plaza Planned Development Guide, 2nd Amendment.

VIII. ATTACHMENTS

Ordinance No. 3.193.5

Report Approved By: Bryce Matthews, Planning Manager

ORDINANCE NO. 3.193.5, Series of 2021

TITLE: A BILL FOR AN ORDINANCE AMENDING THE PARKER AUTO PLAZA DEVELOPMENT GUIDE PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE

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

Section 1. Finding of Fact.

a. Application has been made for rezoning the Parker Auto Plaza Planned Development as described in Ordinance No. 3.193, Series of 2002, for the property described in the attached **Exhibit A**, within the Town of Parker, Colorado, (the “Property”), pursuant to Town of Parker Land Development Ordinance.

a. Public notice has been given of such rezoning by publication on the Town of Parker’s website, at least fifteen (15) days prior to the public hearing of such rezoning.

b. Written notice was sent by first class mail to all owners of property that abuts the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

e. The factors contained in Section 13.04.240(b)(6)(f) of the Parker Land Development Ordinance for rezoning of the Property have been satisfied.

Section 2. Section IV.B. of the Parker Auto Plaza Development Guide is hereby amended to add a new subparagraph 9) to provide: “9) parks, playgrounds and other recreational uses.”

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the Property.

Section 4. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue pursuant to the provisions of Ordinance No. 3.65.1 of the Town of Parker.

Section 5. 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 6. 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 7. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Acting Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Acting Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

Legal Description

LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AS RECORDED AT RECEPTION NO. 2004113377 OF THE DOUGLAS COUNTY RECORDS;

THENCE FOLLOWING THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTH 89°55'03" EAST, 105.03 FEET TO A POINT OF TANGENT CURVATURE;
2. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 00°04'57" WEST A RADIUS OF 5,785.00 FEET, THRU A CENTRAL ANGLE OF 05°27'44", AN ARC LENGTH OF 551.51 FEET, WHOSE CHORD BEARS NORTH 87°11'11" EAST A LENGTH OF 551.29 FEET;
3. SOUTH 05°32'41" EAST, 7.00 FEET TO A POINT OF NONTANGENT CURVATURE;
4. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 05°32'41" EAST, A RADIUS OF 153.00 FEET, THRU A CENTRAL ANGLE OF 44°14'53", AN ARC LENGTH OF 118.16 FEET, WHOSE CHORD BEARS SOUTH 73°25'14" EAST A LENGTH OF 115.24 FEET;
5. SOUTH 29°43'18" EAST, 66.60 FEET;
6. SOUTH 23°56'20" EAST, 264.14 FEET;
7. SOUTH 10°49'51" EAST, 88.19 FEET;
8. SOUTH 23°56'20" EAST, 553.91 FEET;
9. SOUTH 66°06'54" WEST, 51.46 FEET;
10. NORTH 45°24'20" WEST, 109.52 FEET;
11. NORTH 64°44'06" WEST, 193.03 FEET;
12. SOUTH 89°59'52" WEST, 417.86 FEET;
13. NORTH 00°00'08" WEST, 240.75 FEET;
14. NORTH 89°42'09" WEST, 404.78 FEET;
15. NORTH 00°17'51" EAST, 25.00 FEET;
16. NORTH 89°42'09" WEST, 136.54 FEET TO A POINT OF NONTANGENT CURVATURE;
17. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 72°03'06" EAST, A RADIUS OF 625.00 FEET, THRU A CENTRAL ANGLE OF 05°51'30", AN ARC LENGTH OF 63.90 FEET, WHOSE CHORD BEARS NORTH 15°01'09" WEST A LENGTH OF 63.88 FEET;
18. SOUTH 86°37'09" WEST, 6.07 FEET TO A POINT OF NONTANGENT CURVATURE;
19. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 77°59'36" EAST, A RADIUS OF 631.00 FEET, THRU A CENTRAL ANGLE OF 17°27'40", AN ARC LENGTH OF 192.30 FEET, WHOSE CHORD BEARS NORTH 03°16'34" WEST A LENGTH OF 191.56 FEET;
20. NORTH 05°27'16" EAST, 123.41 FEET TO A POINT OF NONTANGENT CURVATURE;
21. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 84°33'45" EAST, A RADIUS OF 132.96 FEET, THRU A CENTRAL ANGLE OF 84°26'53", AN ARC LENGTH OF 196.05 FEET, WHOSE CHORD BEARS NORTH 47°40'43" EAST A LENGTH OF 178.76 FEET;
22. NORTH 00°04'57" WEST, 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (694,869 SQUARE FEET) 15.9520 ACRES, MORE OR LESS.



Planning Commission Staff Report

Planning Commission Date: 7/8/2021

Town Council Date: 8/2/2021

Hearing Type: Public Hearing
ANTHOLOGY NORTH – Sketch and Preliminary Plan
TRAKiT No(s): SUB20-005 and SUB20-006

Location: Generally located on the south side of Hess Road
between Chambers Road and Motsenbocker Road

Project Planner: BrieAnna Simon, Associate Planner

Applicant: John Prestwich, PCS Group

Executive Summary: The applicant, PCS Group, is requesting the approval of the Sketch Plan for Anthology North Segment 1 for 1,532 residential lots, 109.33 acres of open space and 44.19 acres of park space. In addition, the applicant is requesting a Preliminary Plan for Anthology North Segment 1A (a portion of Segment 1) for 441 single family residential lots, 53 townhome residential lots, 47.92 acres of open space and 37.19 acres of park space.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

1. *“I move the Planning Commission recommend Town Council approve the requested Anthology North Sketch Plan for Segment 1A, 1B, and 1C.”*
2. *“I move the Planning Commission recommend Town Council approve the requested Anthology North Preliminary Plan for Segment 1A, subject to the following conditions:”*
 1. *The preliminary plans for Segment 1B and 1C must be approved by Town Council prior to the recordation of the first final plat for Segment 1A, as outlined in the Partial Wavier Resolution Amendment Resolution 21-022 as amended.*

ALTERNATIVE MOTIONS

Sketch Plan

"I move the Planning Commission recommend Town Council approve the requested Anthology North Sketch Plan for Segment 1A, 1B, and 1C, subject to the following conditions:"

-List conditions (either by staff or Planning Commission)

"I move the Planning Commission recommend Town Council deny the requested Anthology Sketch Plan for Segment 1A, 1B, and 1C 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 requested Anthology North Sketch Plan for Segment 1A, 1B, and 1C to a future date."

Preliminary Plan

"I move the Planning Commission recommend Town Council approve the requested Anthology North Preliminary Plan for Segment 1A."

"I move the Planning Commission recommend Town Council deny the requested Anthology Preliminary Plan for Segment 1A 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 requested Anthology North Preliminary Plan for Segment 1A to a future date."

BACKGROUND/DISCUSSION

The subject property is generally located on the south side of Hess Road between Chambers Road and Motsenbocker Road. The site is currently undeveloped and is directly north of Looking Glass (currently under development), Douglas 234 residential and commercial development to the north, and the existing Anthology residential development to the east.

The applicant, PCS Group, is requesting the approval of the Sketch Plan for Segment 1 and a Preliminary Plan for Segment 1A of the Anthology North development.

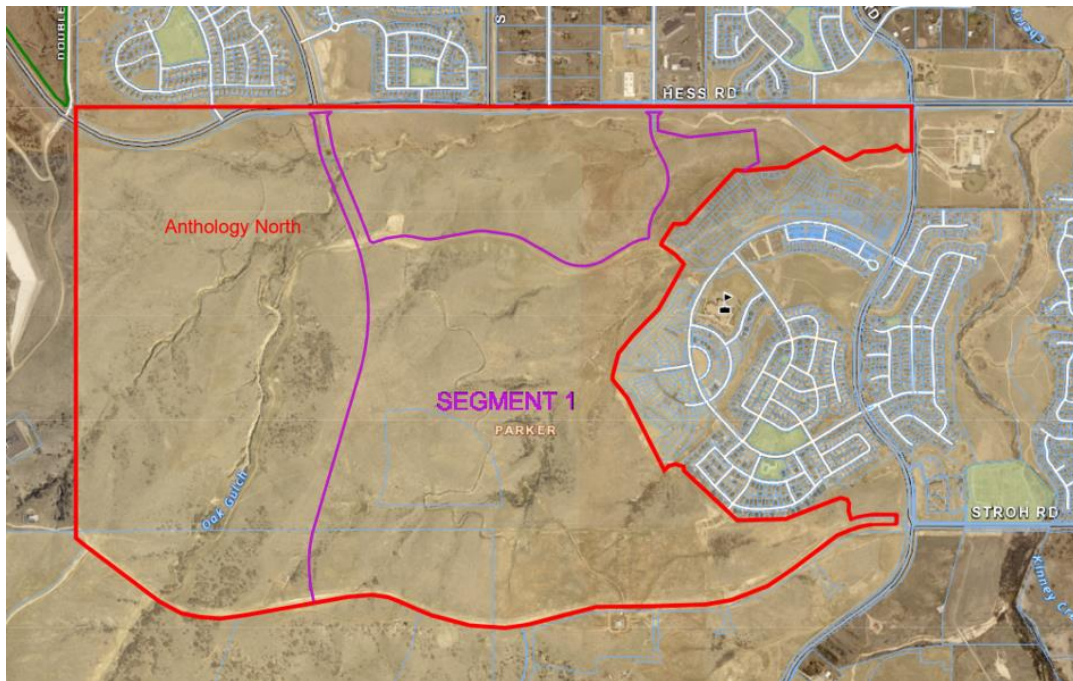
The Sketch Plan application for all of Segment 1 is for 1,532 residential lots, 109.33 acres of open space and 44.19 acres of park space.

The Preliminary Plan application for all of Segment 1A is for 441 single family residential lots, 53 townhome residential lots, 47.92 acres of open space and 37.19 acres of park space.

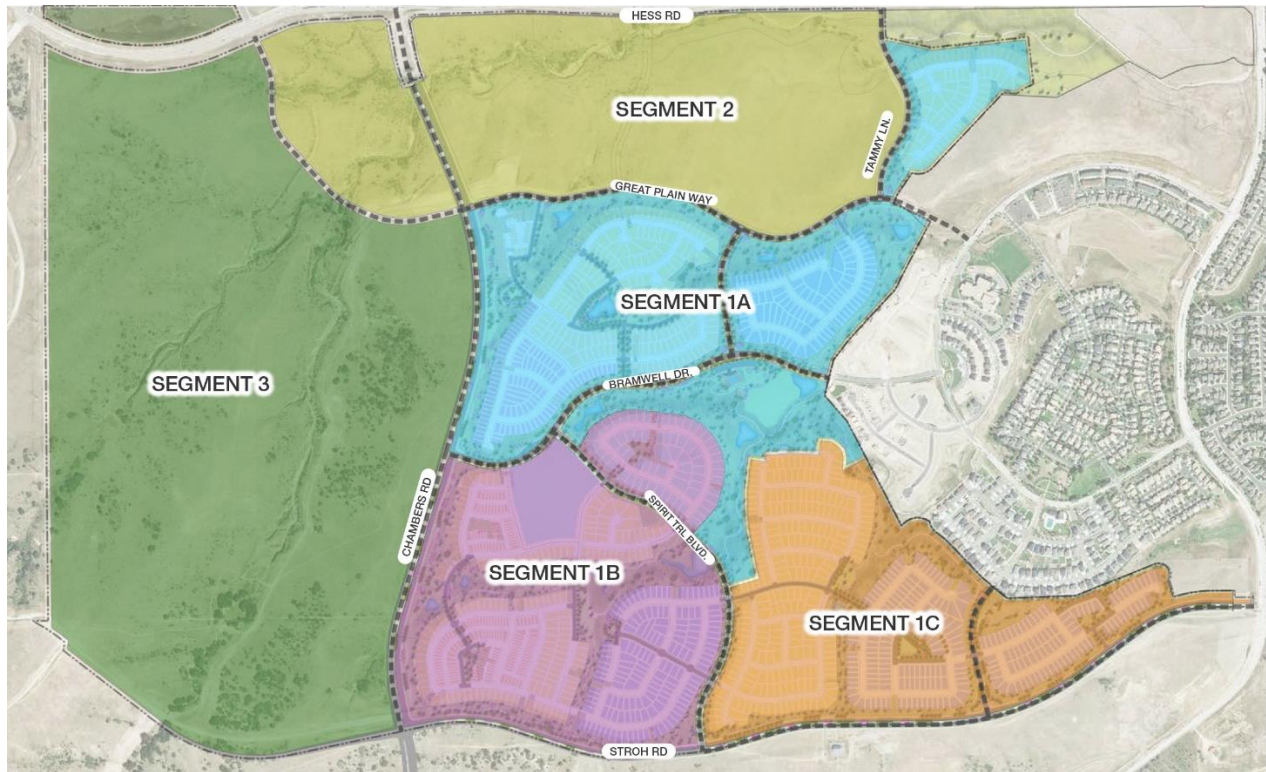
The future preliminary plan for Segment 1B and 1C will accommodate the remaining units and acreage outlined in the sketch plan. The request for the approval of the Sketch and Preliminary Plans is consistent with the Waiver Resolution approved by Town Council in May of 2019 that allows the applicant to process the subdivision of the property in segments.

The approval of the sketch and preliminary plans does not formally create the lots and associated improvements. Instead, the approval of the applications will allow for the applicant to execute final plats consistent with the Sketch and Preliminary Plans. The Final Plats will create the lots and associated improvements. Per the Waiver Resolution Amendment approved by Town Council on May 23, 2021, no final plat approvals may be granted until the Preliminary Plan for Segments 1B and 1C have been approved by Town Council.

Vicinity Map



Segment 1 Project Area



PRIOR ACTIONS

Date	Action
1984	The east half of the subject property was voluntarily annexed by the Town (Ordinance 2.27) as Stroth Ranch and zoned for a variety of residential and commercial uses.
2003	The Hess Ranch property to the south and west was voluntarily annexed by the Town (Ordinance 2.140) and zoned as PD- Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed SunMarke.
2008	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed Anthology.
2015	The current PD-Planned Development zoning was a split of the original larger Anthology PD into the Hess Ranch PD and the Anthology North PD and was approved by Town Council and allowing for a variety of residential and commercial uses.
2020	Town Council approved an amendment to the Anthology North Planned Development (PD) to adjust Planning Area boundaries to reflect a dendritic design, amend lot size requirements and to implement the partial waiver resolution requirements for Planning Area 15 and the Parks, Trails, and Open Space Master Plan.

CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Anthology North Planned Development		
Master Plan Area	Medium/Low-Density Residential		
Site Acreage	1,207.9 acres		
Subdivision	Anthology North (under review)		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Single-family detached residential units, 14 acre commercial site and Town of Parker Public Works Operations Center
South	Low Density Residential	PD - Planned Development	Undeveloped (Hess Ranch_
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Single-family attached and detached residential units
West	Douglas County	Douglas County Zoning	Reuter-Hess Reservoir site

I. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Medium Density Residential:</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	<u>Land Use 1.A</u> <u>Land Use 1.B</u> <u>Land Use 1.D</u> <u>Land Use 1.E</u> <u>Land Use 1.F</u> <u>Land Use 1.G</u> <u>Land Use 1.H</u> <u>Land Use 1.I</u> <u>Housing and Neighborhoods 2</u> <u>Housing and Neighborhoods 2.A</u>

	Housing and Neighborhoods 5 Housing and Neighborhoods 5.A Natural Resource Protection 1 Natural Resource Protection 1.A Natural Resource Protection 1.B Natural Resource Protection 1.C Natural Resource Protection 2 Natural Resource Protection 2.A Natural Resource Protection 2.C Natural Resource Protection 2.D Natural Resource Protection 4.B Natural Resource Protection 4.C Natural Resource Protection 4.D Natural Resource Protection 4.E Natural Resource Protection 4.F Natural Resource Protection 4.G Natural Resource Protection 4.H Natural Resource Protection 4.I Open Space and Recreation 1 Open Space and Recreation 1.A Open Space and Recreation 2 Open Space and Recreation 2.A Open Space and Recreation 3 Open Space and Recreation 3.A
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is identified for medium density residential uses per the General Land Use Plan. The proposed Sketch and Preliminary Plans will facilitate the development of single-family attached and detached homes in accordance with the medium density residential designation and does not conflict with the Master Plan.

II. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Sketch Plan/Preliminary Plan)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks are established in the Hess Ranch PD and are based on the type of residential unit that is proposed in each Planning Area.	Building setbacks will be reviewed at the time of building permit submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	A maximum of 3,305 units are allowed in the entire Anthology North development per the zoning.	The proposal is for 1,303 single-family detached residential units, 125 townhome units and 104 duplex units. The subject property is undeveloped and currently has no units on the property. The 1,532 total units does not exceed the number permitted by zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Building heights are based on the type of development that is proposed in each Planning Area within the Hess Ranch PD.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	The minimum lot size for single-family detached homes is 3,500 square feet and 1,200 square feet for duplex and townhomes in the Planning Areas proposed for development.	The proposed lot sizes range from 4,000 to 6,900 square feet for single family and 1,320 to 4,000 square feet for townhomes and duplexes, which complies with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan for Segment 1A. Staff has reviewed these documents and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO).	☒ Consistent ☐ Inconsistent ☐ N/A

Off-Street Parking	Title 13.06.050	Staff has reviewed the proposed community park within the sketch and preliminary plans for compliance. This review will be evaluated in greater detail during the Final Plat.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Parks: 35.36 acres Open Space: 104.74 acres	Parks: 44.19 acres Open Space: 109.33 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Sketch Plan application for all of Segment 1 is for 1,532 residential lots, 109.33 acres of open space and 44.19 acres of park space. The Preliminary Plan application for all of Segment 1A is for 441 single family residential lots, 53 townhome residential lots, 47.92 acres of open space and 37.19 acres of park space. The future preliminary plan for Segment 1B and 1C will accommodate the remaining units and acreage outlined in the sketch plan. The applicant has demonstrated compliance as detailed above.		

III. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Segment 1 of the Anthology North development will be served by Stroh Road and Chambers Road extensions. A new collector street, a series of new collector roads and extensions of existing collector roads (Spirit Trail Boulevard, Bramwell Boulevard, Great Plan Way, and Tammy Lane) will be constructed to support connections through the community and between arterial roads. The Stroh Road and Chambers Road extensions provide connections to the existing infrastructure and road network while implementing a portion of the overall roadway plan adopted in the Town's Transportation Master Plan. As future segments of Anthology North are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development as it has been contemplated in the approved Planned Development since 2015.

IV. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
AzTec Consultants	Approved
Town of Parker Building	No comments
Town of Parker Comprehensive Planning	The proposed PD amendment does not conflict with the Parker 2035 Master Plan.
CenturyLink	No comments
Douglas County Planning	No comments
Douglas County Schools	No comments
Fire Life Safety	Approved
IREA	Approved
Town of Parker Engineering	Approved
Town of Parker Police	No comments
Town of Parker Parks and Recreation	Parks, Trails and Open Space Comments have been addressed.
Parker Water and Sanitation	Approved
Public Service Company of Colorado	No comments.

V. CONCLUSION

The subject property is generally located on the south side of Hess Road between Chambers Road and Motsenbocker Road. The site is currently undeveloped and is directly adjacent to the Looking Glass site to the south which is currently under development, Douglas 234 residential and commercial development to the north, and the Reuter Hess Reservoir to the east.

The applicant, PCS Group, is requesting the approval of the Sketch Plan for Segment 1 and the Preliminary Plan for Segment 1A of the Anthology North development. The Sketch Plan application for all of Segment 1 is for 1,532 residential lots, 109.33 acres of open space and 44.19 acres of park space. The Preliminary Plan application for all of Segment 1A is for 441 single family residential lots, 53 townhome residential lots, 47.92 acres of open space and 37.19 acres of park space. The future preliminary plan for Segment 1B and 1C will accommodate the remaining units and acreage outlined in the sketch plan.

VI. RECOMMENDED CONDITIONS

1. The Preliminary Plans for Segment 1B and 1C must be approved by Town Council prior to the recordation of the first final plat for Segment 1A, as outlined in the Partial Wavier Resolution Amendment Resolution 21-022 as amended.

VII. ATTACHMENTS

1. Project Narrative
2. Sketch Plan – Segment 1
3. Preliminary Plan – Segment 1A
4. Landscape Plans – Segment 1A

Report Approved By: Bryce Matthews, Planning Manager



ANTHOLOGY NORTH

Sketch & Preliminary Plan Narrative
3-13-2020



pcs group inc. www.pcsgroupco.com

community design | entitlement | site design | landscape architecture | community imaging

MARCH 13, 2020
MR. PAUL WORKMAN,
SENIOR PLANNER
TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138

Re: ANTHOLOGY NORTH — Sketch & Preliminary Plan

Dear Mr. Workman:

PCS Group, Inc., on behalf of E5X Management is pleased to present this letter as the required narrative for our Sketch & Preliminary Plan submittal. The ownership and design team has been meeting regularly with the Town of Parker to help facilitate the review of this exciting project. As you are aware we are submitting a Sketch Plan for Segment 1, and a Preliminary Plan for Segment 1-A, which will include a combination of single family detached lots, and single family attached homes, as well as a coordinated open space trail network, Neighborhood Park areas, and a large Community Park. We have coordinated our design efforts with the adjacent Looking Glass development areas in order to verify consistency of road intersections, trail connections and landscape design. In addition we have had a significant number of coordination meetings to verify that our overall internal and offsite utility connections are feasible and economically sound.

At this time our submittal includes a Sketch Plan for all of Segment 1, and a Preliminary Plan for Segment 1-A. The design team has spent a significant amount of time working on the dendritic planning aspects of the property, this design concept has shaped the community. As part of the dendritic planning process a significant amount of additional open space has been provided in the planning of the community, and we have taken advantage of how connected the open space is to provide a diverse and extensive trail network that connects the park areas dispersed throughout the community.

We are very excited about working with the Town of Parker to create this new community. Thank you for your time and consideration of this request. Please feel free to call if you have any comments or questions or if you need additional information.

Sincerely,

John Prestwich, RLA - President
President, PCS Group, Inc.

Community Design Character



Above is an example of how the natural drainage corridors have been integrated into the overall design of the community, we identified corridors for drainage areas and natural vegetation and worked as a team to protect those areas. In general the grading for the roads and lots has been accomplished without grading into the natural areas, with the exception of road crossings. Even the road crossings have generally been used where possible to provide a natural way to create detention and water quality control. Park areas and trail corridors have been integrated into the overall design.

Additionally, since the design of the community has incorporated dendritic planning principles, the overall planning has increased the amount and quality of open space throughout the community.

par•ki•tec•ture

A design style dedicated to celebrating nature by blending man made elements with the natural surroundings in a contemporary way. Modern parkitecture is most notably defined by its use of over-scaled materials, including log, stone, timber, glass and hand-forged steel.

The desired result is to create designs that appear to have grown right from their earthy pedestal. Brawny, expressive and oversized, these designs appear as a form of nature that has been tamed by man. Experiencing this design style helps you understand that man is only one part of the natural landscape.

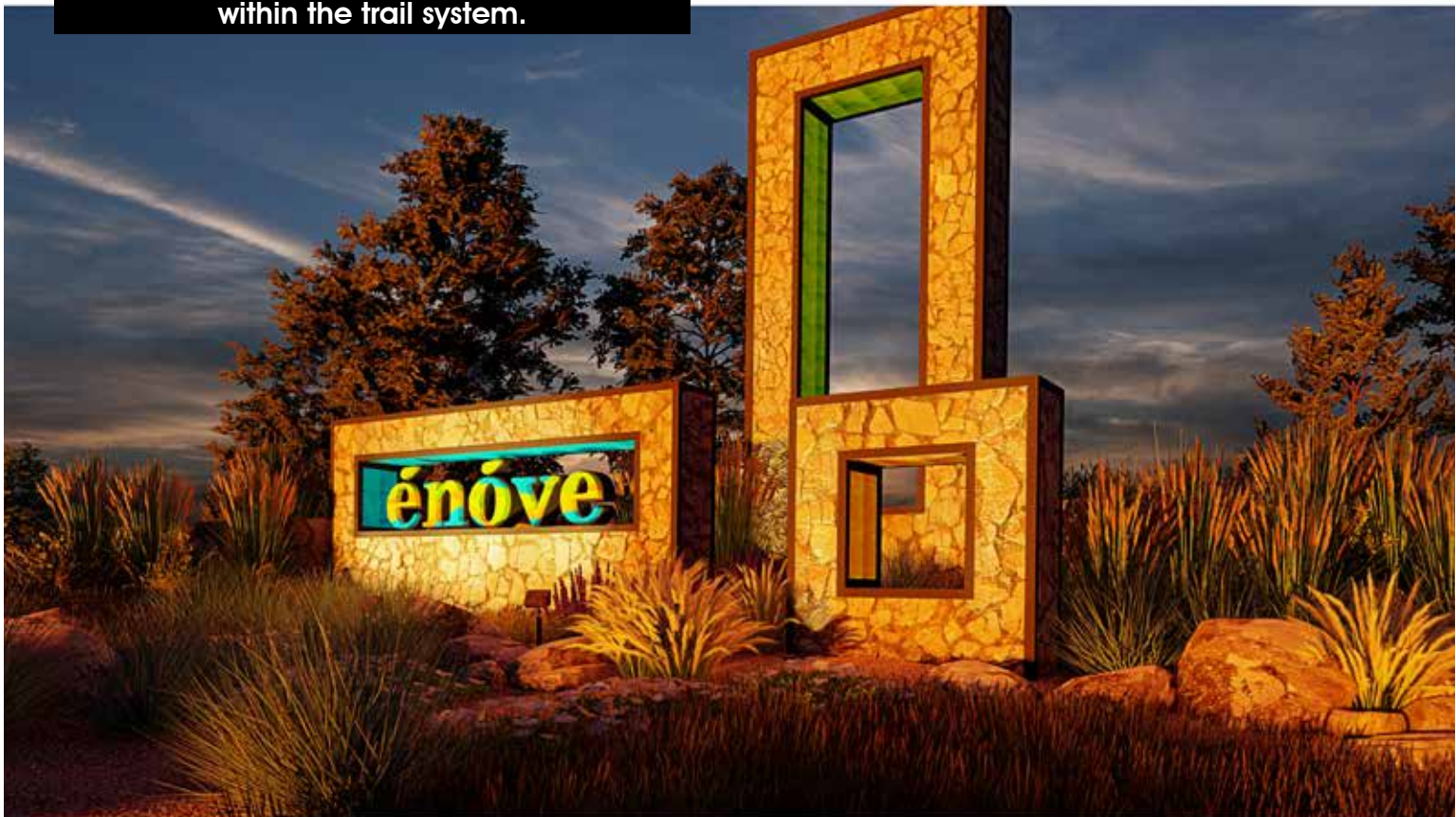


Primary entry monument takes advantage of the natural topography.





Primary entry monument includes elements to 'frame' views, similar to the overlooks within the trail system.





Park Shelters have been designed in a consistent manner, utilizing common elements from the entry monuments.





ANTHOLOGY -

Segment 1-

ILLUSTRATIVE MASTER PLAN-

March 13 - 2020

people creating spaces
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Overall the community has been planned to focus on Open Space corridors, trails generally connect through the Open Space corridors to the Neighborhood Park areas located throughout the community. Segment 1-A includes Planning Area 43, a more than 30 acre centrally located Community Park that highlights the existing topography through the design of multi-level play areas, a single track bike area, trails, shade shelters, playground equipment, multi-purpose turf areas, on and off-street parking and a Community Recreation Pool area.



Included in Segment 1A is Trailhead Park, it is over 30 acres of fun in the heart of Anthology. The park is centrally located in the heart of Anthology interconnecting to acres of other trails, parks and open space areas: Hence the Name Trailhead Park. Natural topography, drainage and rolling views are the driving factors behind the design of this park. The pool and clubhouse will be the primary focal point when entering the community.

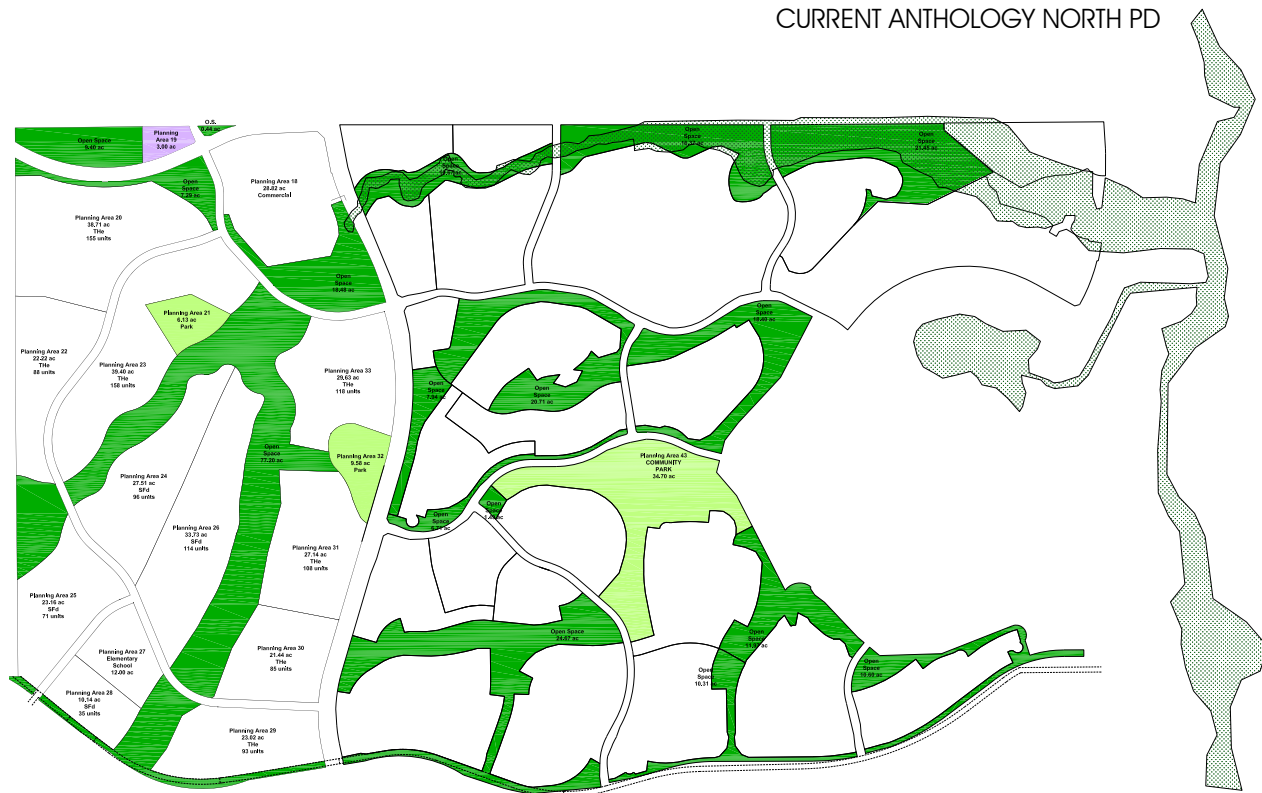
There is a series of terraced playgrounds working their way down the hillside to the multi-use field centrally located in the park. The community trail and drainage interact and meander their way around to the low point of the park creating a cohesive natural and man made outdoor area. From the terraced Playgrounds, to the Playfields, Community Pool and Clubhouse, Trike Track, Trails, Overlooks, Outdoor Event areas, Trailhead Park offers something for everyone!



OPEN SPACE ANALYSIS



CURRENT ANTHOLOGY NORTH PD



PROPOSED ANTHOLOGY NORTH PD

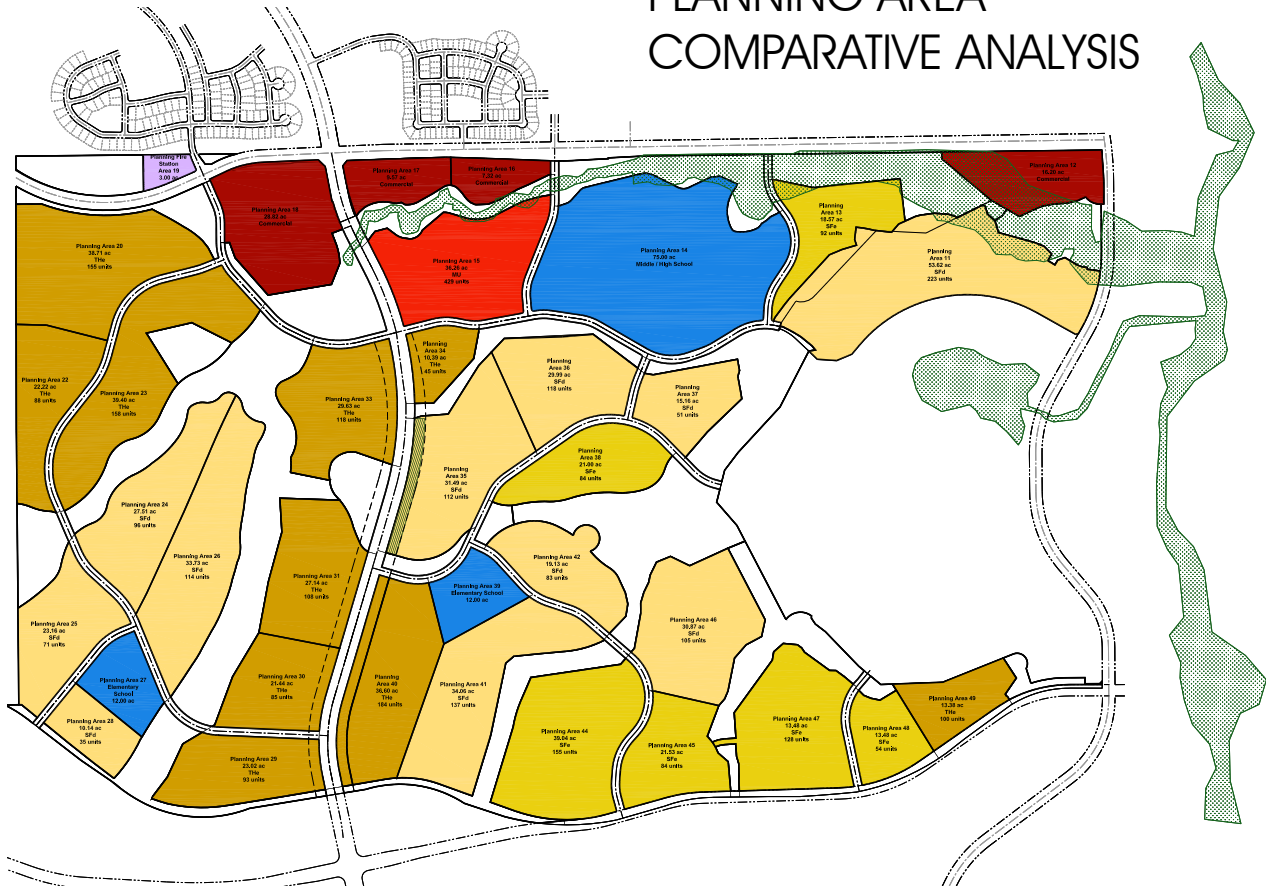


OPEN SPACE COMPARATIVE CHART

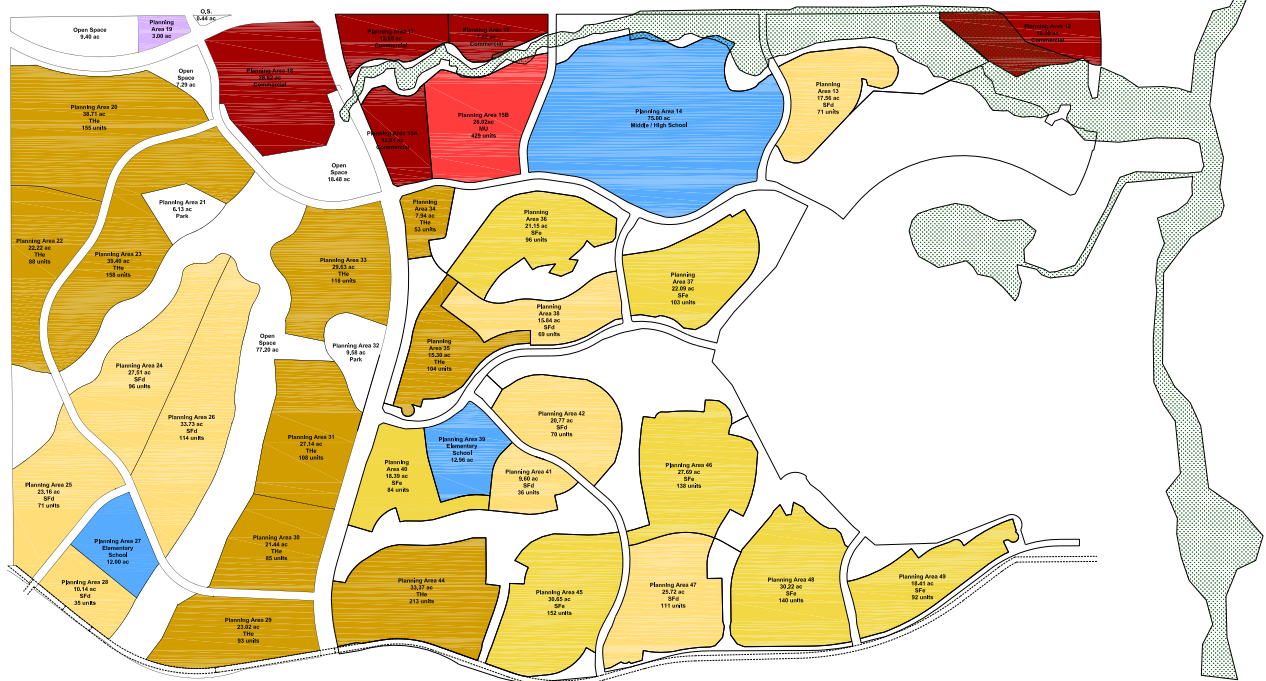
ANTHOLOGY - Open Space and Parks							
(Updated 03-11-2020)							
Planning Area	PREVIOUS			Planning Area	PROPOSED		
	Land Use	Gross Acres	Net Area		Land Use	Gross Acres	Net Area
PA-21	PARK	6.13	6.13	PA-21	PARK	6.13	6.13
PA-32	PARK	9.58	7.87	PA-32	PARK	9.60	7.87
PA-43	PARK	31.86	31.09	PA-43	PARK	34.82	32.38
SUB-TOTAL PARKS		47.57	45.09	SUB-TOTAL PARKS		50.55	46.38
OPEN SPACE	OS 1	18.11	17.95	OPEN SPACE	OS 1	22.92	22.48
OPEN SPACE	OS 2	5.69	3.09	OPEN SPACE	OS 2	7.94	5.19
OPEN SPACE	OS 3	9.97	8.11	OPEN SPACE	OS 3	20.71	18.71
OPEN SPACE	OS 4	20.40	18.75	OPEN SPACE	OS 4	18.44	15.73
OPEN SPACE	OS 5	4.09	2.67	OPEN SPACE	OS 5	6.71	4.02
OPEN SPACE	OS 6	2.50	1.97	OPEN SPACE	OS 6	1.48	1.04
OPEN SPACE	OS 7	15.28	14.69	OPEN SPACE	OS 7	29.46	27.61
OPEN SPACE	OS 8	15.24	15.24	OPEN SPACE	OS 8	11.97	11.83
OPEN SPACE	OS 9	3.31	2.51	OPEN SPACE	OS 9	10.60	8.14
OTHER PHASE	OS	147.19	139.72	OTHER PHASE	OS	162.90	141.72
SUB-TOTAL OPEN SPACE		241.78	224.70	SUB-TOTAL OPEN SPACE		293.13	256.47
TOTAL OS & PARKS		289.35	269.79	TOTAL OS & PARKS		343.68	302.85

As part of the more detailed planning we have analyzed the amount of Park & Open Space in the currently approved plan as compared to the revised plan, overall through the planning revisions the gross Park & Open Space areas have increased by approximately 45 acres, an approximate increase of 15% more Park & Open Space area.

PLANNING AREA COMPARATIVE ANALYSIS



CURRENT ANTHOLOGY NORTH PD



PROPOSED ANTHOLOGY NORTH PD

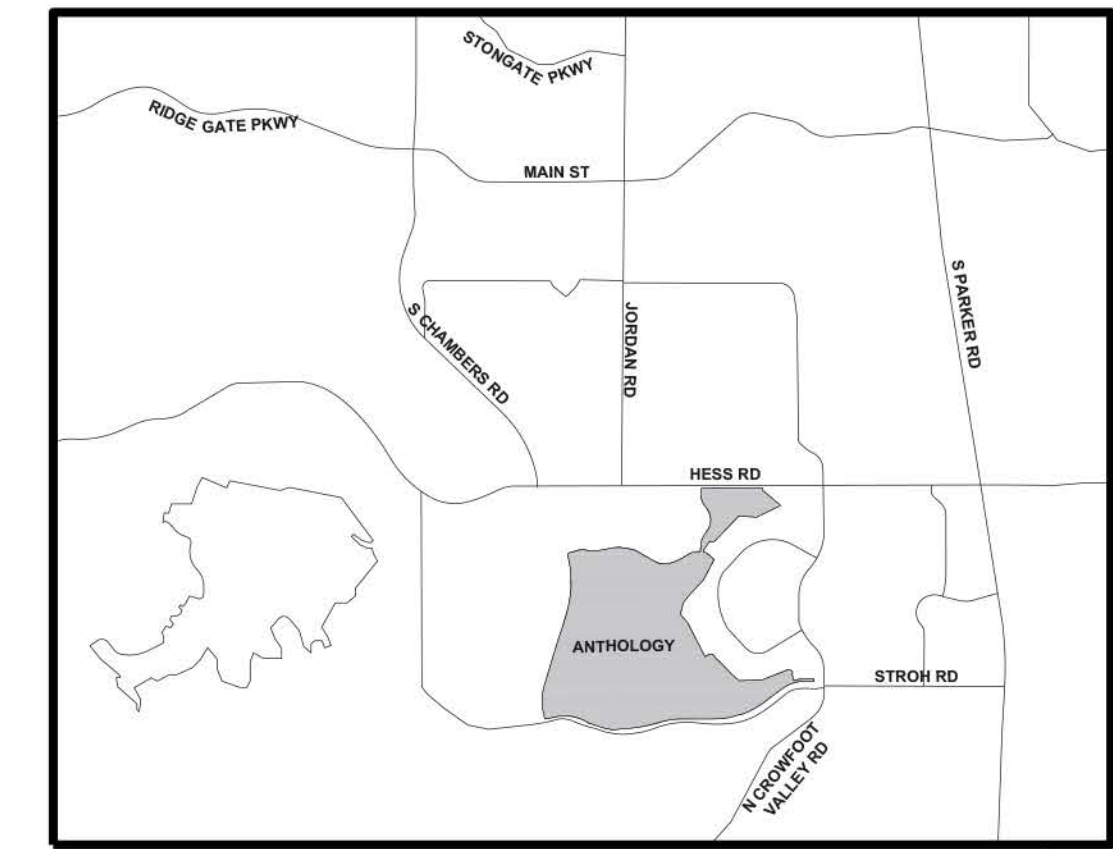
PLANNING AREA COMPARATIVE ANALYSIS

ANTHOLOGY - Estimated Lot Count By Planning Area (Updated 03-11-2020)											
Planning Area	PREVIOUS					Planning Area	PROPOSED				
	Land Use	Gross Acres	Max Density	Net Area	DU (shown on plan)	Gross Density	Land Use	Gross Acres	Max Density	Net Area	DU (shown on plan)
PA-13	SFe	18.57	6.0	17.14	92	4.95	PA-13	SFe	17.56	4.5	16.94
PA-34	THe	10.39	6.0	6.76	45	4.33	PA-34	THe	7.94	14.0	5.95
PA-35	SFd	31.49	4.5	25.01	112	3.56	PA-35	THe	15.30	14.0	15.30
PA-36	SFd	29.99	4.5	28.37	118	3.93	PA-36	SFe	21.17	6.0	21.17
PA-37	SFd	15.16	4.5	13.94	51	3.36	PA-37	SFe	22.09	6.0	21.62
PA-38	SFe	21.00	6.0	19.01	84	4.00	PA-38	SFd	15.84	4.5	15.43
PA-39	School	12.00	-	10.76	-	-	PA-39	School	12.96	-	11.98
PA-40	THe	36.60	6.0	27.12	184	5.03	PA-40	SFe	18.39	6.0	15.65
PA-41	SFd	34.06	4.5	33.29	137	4.02	PA-41	SFd	9.60	4.5	8.99
PA-42	SFd	19.13	4.5	17.95	83	4.34	PA-42	SFd	20.77	4.5	19.73
PA-43	Park	31.86	-	31.09	-	-	PA-43	Park	34.70	-	31.79
PA-44	THe	39.04	6.0	36.91	155	3.97	PA-44	THe	33.37	14.0	32.02
PA-45	SFe	21.53	6.0	18.70	84	3.90	PA-45	SFe	30.65	6.0	29.70
PA-46	SFd	30.87	4.5	30.49	105	105	PA-46	SFe	27.69	6.0	27.58
PA-47	SFe	32.22	6.0	28.84	128	3.97	PA-47	SFd	25.72	4.5	24.64
PA-48	SFe	13.48	6.0	11.07	54	4.01	PA-48	SFe	30.22	6.0	29.44
PA-49	THe	13.38	14.0	11.95	100	7.47	PA-49	SFe	18.41	6.0	17.85
TOTAL		410.77		368.40	1,532			362.38		345.78	1,532



ANTHOLOGY NORTH SKETCH PLAN

SECTIONS 32 AND 33,
TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5, AND 6,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
DOUGLAS COUNTY, COLORADO
1,207.9 ACRES - 3,305 UNITS



VICINITY MAP

Scale: 1" = 500'

LAND SUMMARY CHART (SEG. 1A, 1B & 1C)

Type	Net Area (in Acres)	% of Total Area
Residential Lots	204.93	40.77%
Public Right-Of-Way	129.36	25.73%
Private Alley Right-Of-Way	3.23	0.64%
Open Space Tracts	109.33	21.75%
Community Park	31.36	6.24%
Neighborhood Park	12.83	2.55%
Pool Lot	0.70	0.14%
School	10.93	2.17%
Total Subdivision Area (Seg 1):	502.68	100.00%

LOT SUMMARY CHART

LOT TYPE	TOTAL UNITS
A-60'x115'	70
B-50'x115'	525
C-50'x115' (Tylor)	69
D-45'x115'	533
TOWNHOMES	
22'x60'	125
DUPLEX	
40'x100' (FL)	104
25'x80'	106
TOTAL	1532

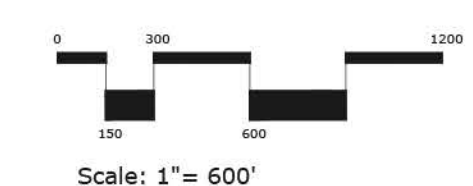
OPEN SPACE KEY

GENERAL OPEN SPACE
COMMUNITY PARK
NEIGHBORHOOD PARK

ANTHOLOGY SEGMENT 1A, 1B, 1C TRACT SUMMARY CHART

TYPE	TRACT	NET AREA (in Acres)	USE	OWNERSHIP	MAINTENANCE
SEGMENT 1A					
	C1	2.482	Open Space	HOA/District	HOA/District
	D1	1.443	Open Space	HOA/District	HOA/District
	E1	0.042	Open Space	HOA/District	HOA/District
	F1	0.416	Open Space	HOA/District	HOA/District
	G1	1.420	Open Space	HOA/District	HOA/District
	H1	7.892	Open Space	HOA/District	HOA/District
	I1	8.795	Open Space	HOA/District	HOA/District
	J1	1.669	Neighborhood Park	HOA/District	HOA/District
	K1	12.798	Open Space	HOA/District	HOA/District
	L1	4.156	Neighborhood Park	HOA/District	HOA/District
	M1	4.980	Open Space	HOA/District	HOA/District
	N1	3.000	Open Space	HOA/District	HOA/District
	O1	1.276	Open Space	HOA/District	HOA/District
	P1	0.193	Open Space	HOA/District	HOA/District
	Q1	0.182	Open Space	HOA/District	HOA/District
	R1	31.364	Community Park	HOA/District	HOA/District
	T1	3.001	Open Space	HOA/District	HOA/District
SEGMENT 1B & 1C					
	A2	20.315	Open Space	HOA/District	HOA/District
	B2	10.936	School	School District	HOA/District
	D2	0.152	Open Space	HOA/District	HOA/District
	E2	0.201	Open Space	HOA/District	HOA/District
	F2	0.239	Open Space	HOA/District	HOA/District
	G2	1.020	Open Space	HOA/District	HOA/District
	H2	1.009	Open Space	HOA/District	HOA/District
	I2	0.080	Open Space	HOA/District	HOA/District
	K2	0.473	Open Space	HOA/District	HOA/District
	L2	6.845	Open Space	HOA/District	HOA/District
	M2	0.058	Open Space	HOA/District	HOA/District
	N2	13.327	Open Space	HOA/District	HOA/District
	O2	0.521	Open Space	HOA/District	HOA/District
	P2	0.616	Open Space	HOA/District	HOA/District
	Q2	7.596	Open Space	HOA/District	HOA/District
	R2	1.345	Neighborhood Park	HOA/District	HOA/District
	S2	5.259	Open Space	HOA/District	HOA/District
	T2	1.922	Open Space	HOA/District	HOA/District
	U2	0.463	Open Space	HOA/District	HOA/District
	W2	0.037	Open Space	HOA/District	HOA/District
	X2	0.068	Open Space	HOA/District	HOA/District
	Z2	0.523	Open Space	HOA/District	HOA/District
	AA2	0.092	Open Space	HOA/District	HOA/District
	BB2	0.050	Open Space	HOA/District	HOA/District
	CC2	0.138	Open Space	HOA/District	HOA/District
	DD2	0.034	Open Space	HOA/District	HOA/District
	EE2	0.185	Open Space	HOA/District	HOA/District
	FF2	0.180	Open Space	HOA/District	HOA/District
	DD	1.691	Neighborhood Park	HOA/District	HOA/District
	JJ	0.028	Open Space	HOA/District	HOA/District
	LL	1.900	Neighborhood Park	HOA/District	HOA/District
	TT	2.064	Neighborhood Park	HOA/District	HOA/District
	TOTAL	164.456			

	TOTAL	SEGMENT 1A	SEGMENT 1B & 1C	GRAND TOTAL
NEIGHBORHOOD PARKS		5.825	7.000	12.825
OPEN SPACE		47.920	61.411	109.331
COMMUNITY PARK		31.364	0.000	31.364
SCHOOL			10.936	10.936
TOTAL		85.109	79.347	164.456



LAND PLANNING:



pcg group inc. www.pcgrouppco.com
83.5180 Independence place
1007 16th street, denver co 80265
1.303.531.4905 / 1.303.531.4908

ENGINEERING:



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

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

ANTHOLOGY
PARKER, COLORADO

DRAWN BY:

JP

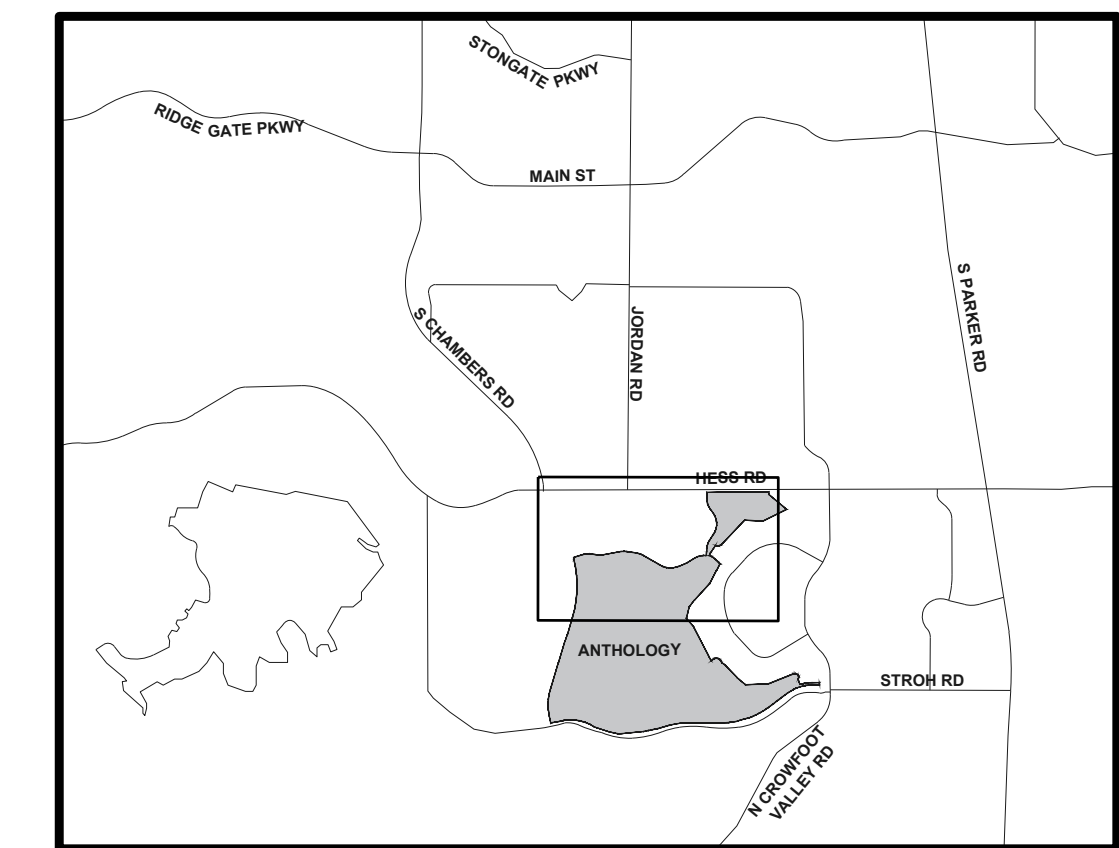
SCALE:

AS SHOWN

SUBMITTED ON:
04/15/2021

ANTHOLOGY NORTH SKETCH PLAN

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TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
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VICINITY MAP

Scale: 1" = 5000' N

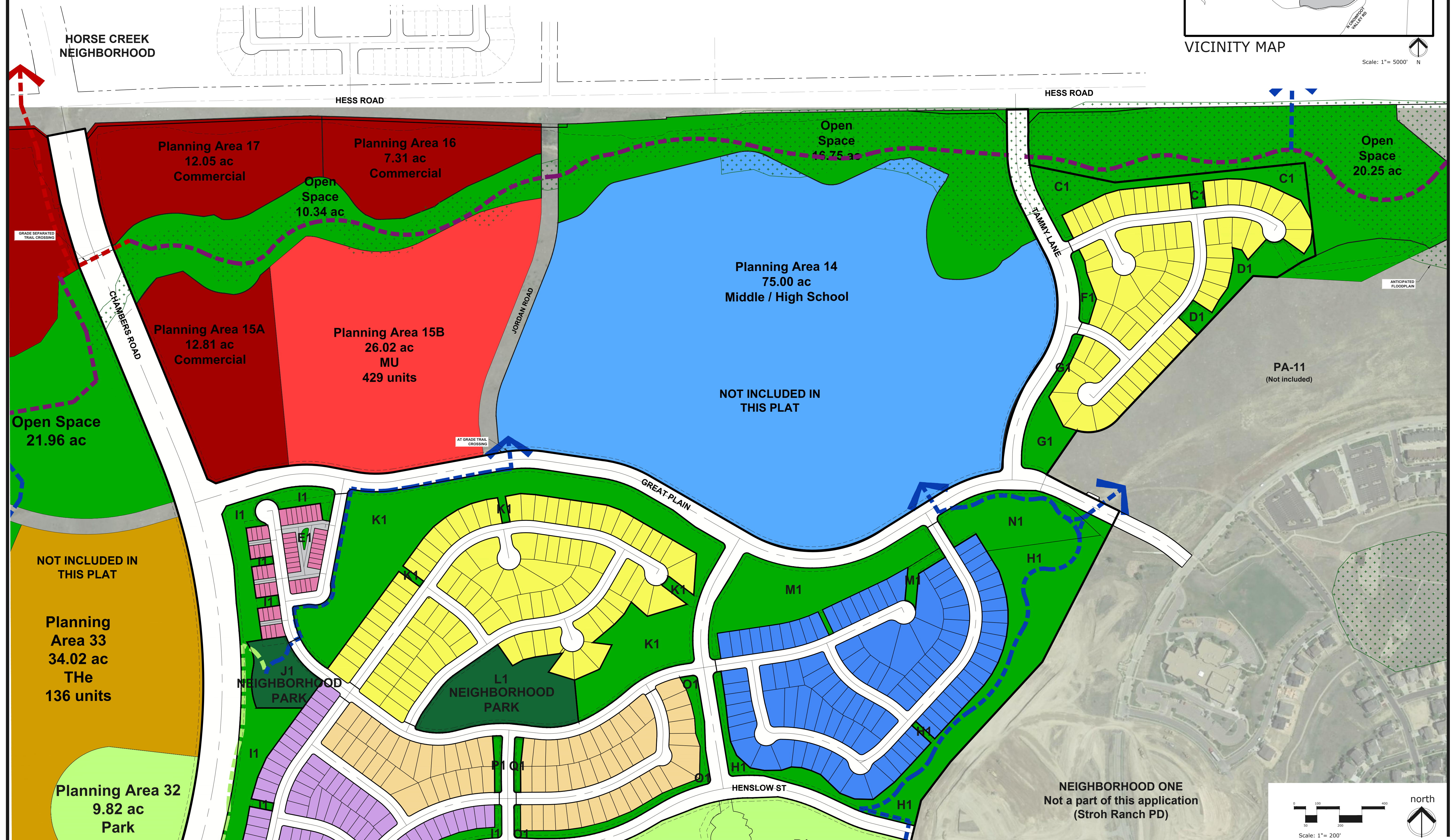
LAND PLANNING:

people creating spaces
pcsgroup inc. www.pcsgroupco.com
#3, 3180 Independence Plaza
1007 16th Street, Denver, CO 80202
1.303.531.4905 / 1.303.531.4908

ENGINEERING:

CVL
CONSULTANTS
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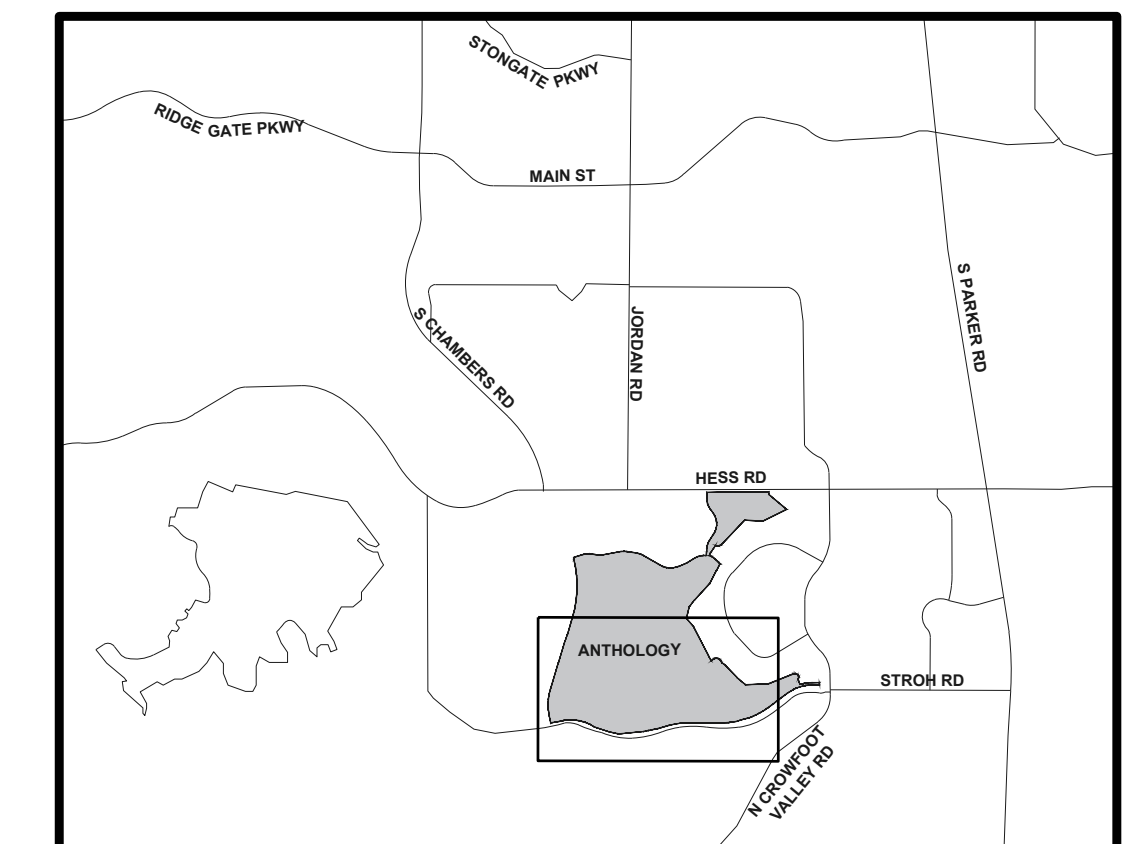
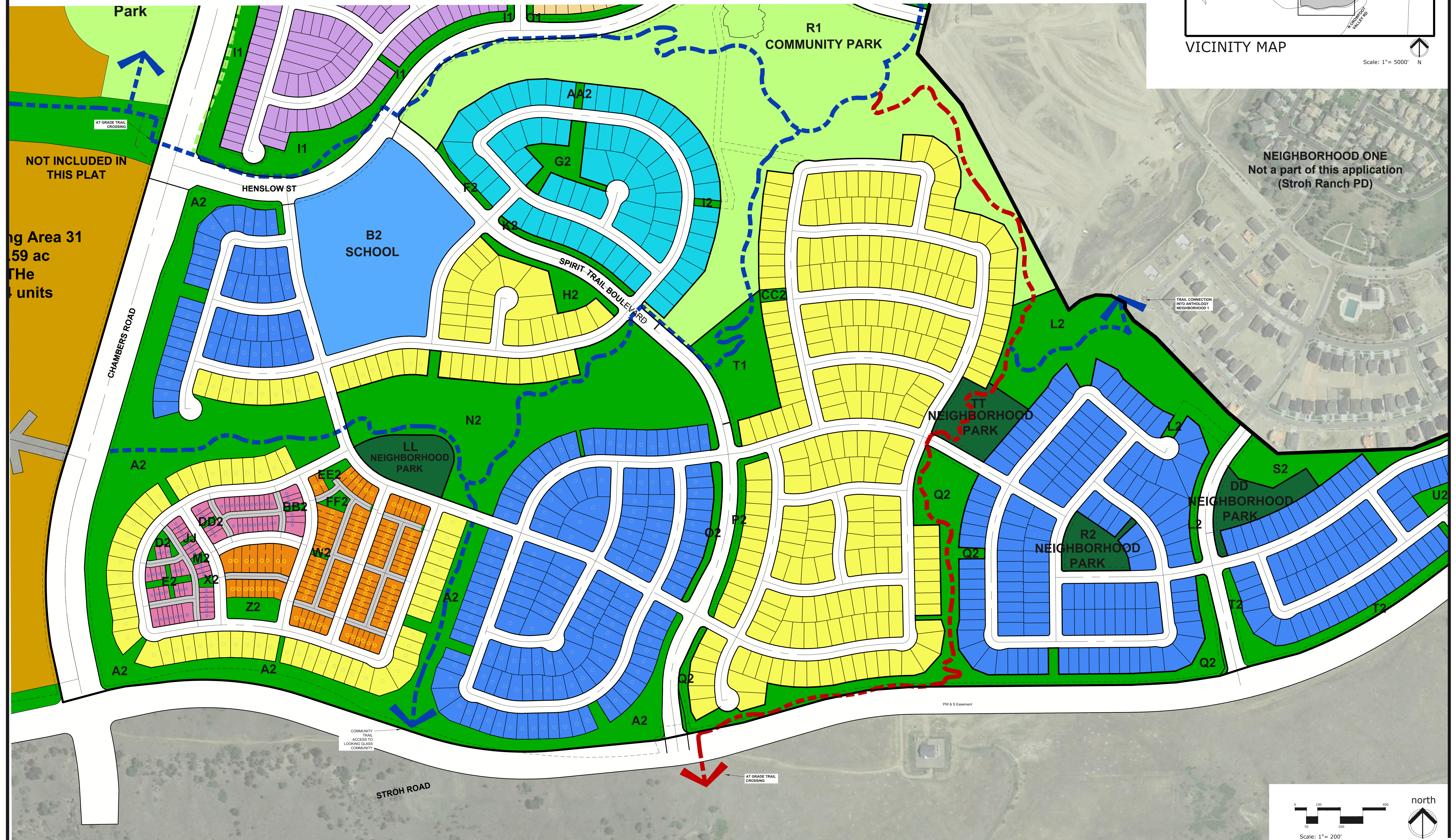


ANTHOLOGY
PARKER, COLORADO

DRAWN BY:
DESIGNED BY:
JP
SCALE:
AS SHOWN
SUBMITTED ON:
04/15/2021

ANTHOLOGY NORTH SKETCH PLAN

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VICINITY MAP

Scale: 1" = 5000' N

LAND PLANNING:

people creating spaces
pcsgroup inc. www.pcsgroupco.com
13, 1380 Independence pass
1007 16th street, denver, co 80202
1.303.531.4905, 1.303.531.4908

ENGINEERING:

CVL
CONSULTANTS

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

PREPARED FOR:

OEO, LLC
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303.770.9111

ANTHOLOGY
PARKER, COLORADO

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DESIGNED BY:

JP

SCALE:

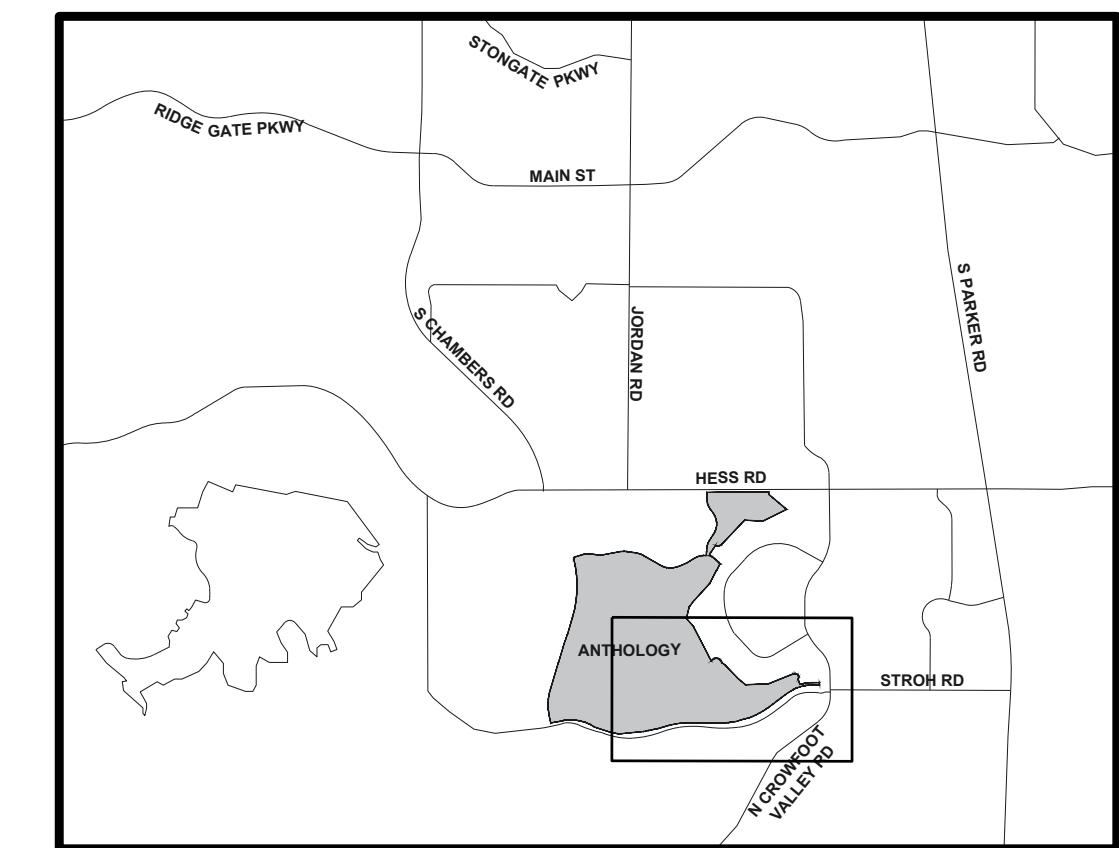
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SUBMITTED ON:

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PARKER, COLORADO

DRAWN BY:

DESIGNED BY:

JP

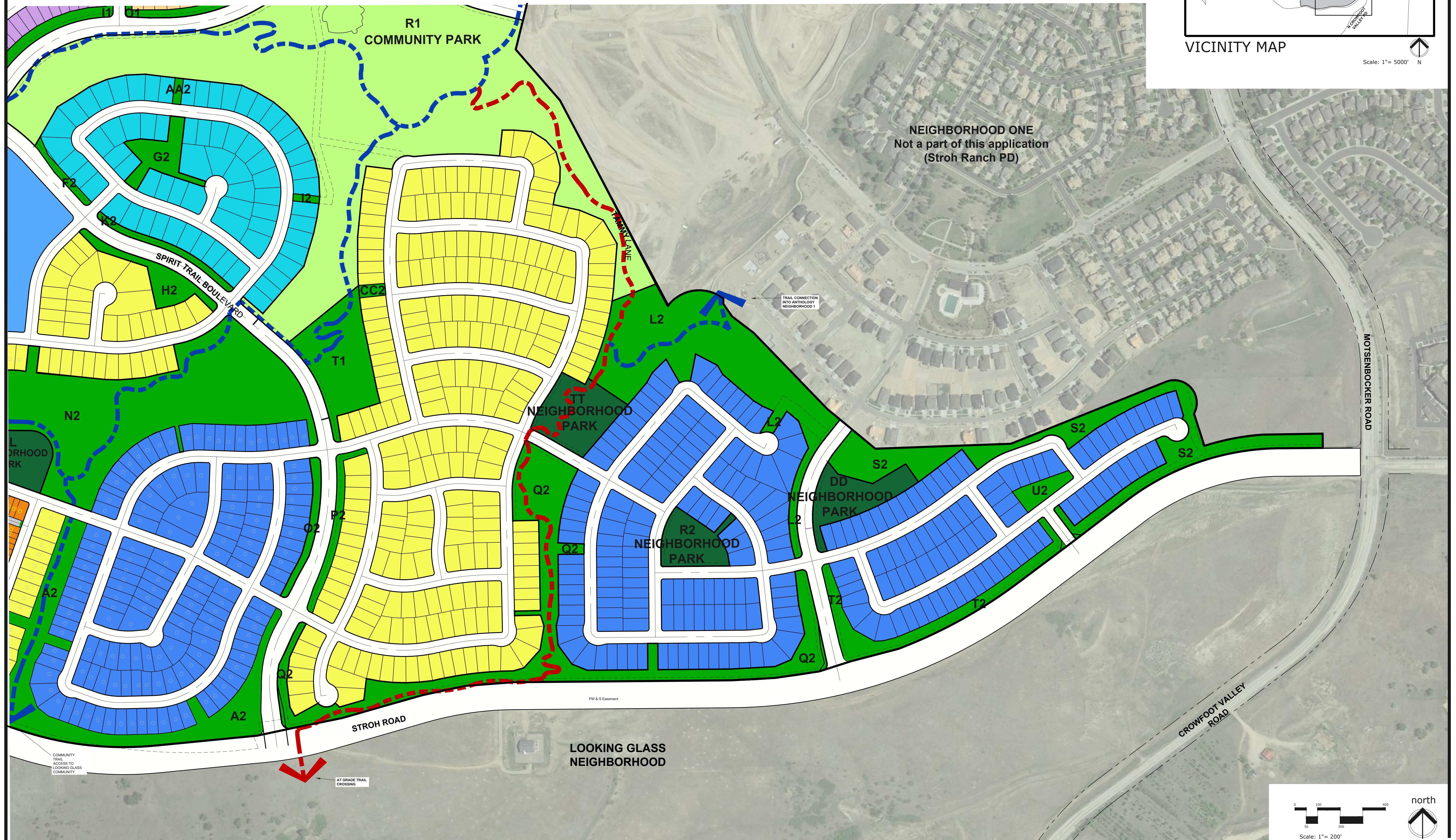
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AS SHOWN

SUBMITTED ON:

04/15/2021

4 of 4



OPEN SPACE & PARK TRACKING EXHIBIT - OVERALL

OPEN SPACE TRACKING							
Segment 1 Open Space Dedication							
Acreage Anticipated per PD			Acreage Provided After Preliminary Plat 1A			Difference	
1A	1B & 1C	TOTAL	1A	1B & 1C	TOTAL		
GROSS NET	59.29	67.69	126.98	62.86	82.92	145.78	18.8
	50.01	54.73	104.74	47.92	60.94	108.86	4.12
	Anticipated Open Space Dedication for the Total Development Parcel						
Overall Gross Acreage Required per Annexation Agreement			Net Acreage Anticipated w/ Current Segment 1A Preliminary Plat			Difference (Exceeds Required)	
240.9			277.74			36.84	
OPEN SPACE & PARK TRACKING							
Segment 1 Open Space & Park Areas							
Net Acreage Anticipated per PD for both Park and Open Space			Net Acreage Provided per Preliminary Plat for both Park and Open Space			Difference	
138.74			153.05			14.31	
Segment 1 is providing 14.31 excess acres of combined Open Space & Park area when compared to the Net Area as anticipated in the PD.							

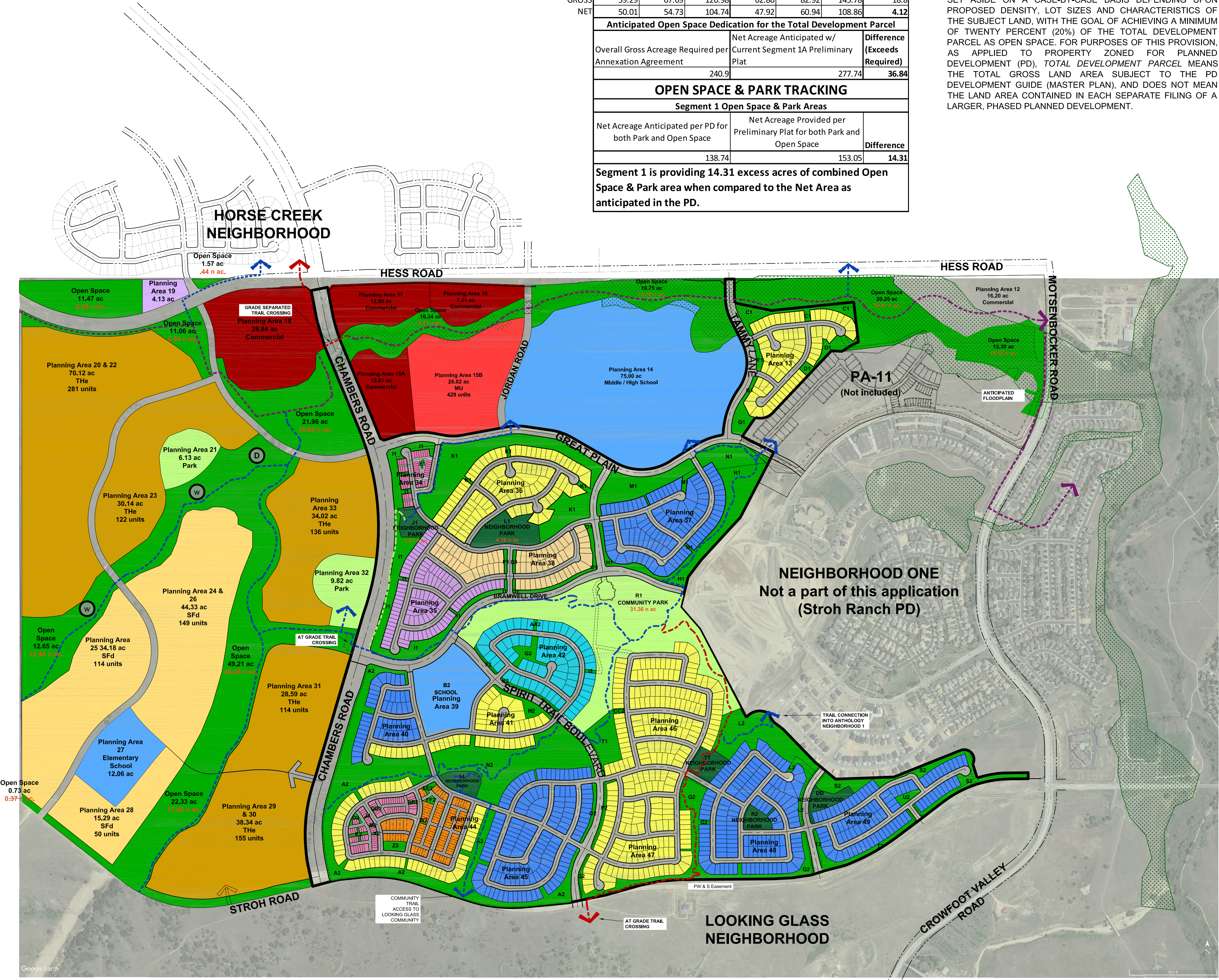
PER TOWN OF PARKER CODE FOR COMMON OPEN SPACE 13.07.145:
(c) AMOUNT OF COMMON OPEN SPACE REQUIRED.
(1) MINIMUM PERCENTAGE RECOMMENDED. THE TOWN WILL DETERMINE THE AMOUNT OF PUBLIC OPEN SPACE UNDER SUBSECTION 13.07.140(E) ABOVE, COMMON OPEN SPACE OR A COMBINATION OF BOTH THAT SHALL BE DEDICATED AND/OR SET ASIDE ON A CASE-BY-CASE BASIS DEPENDING UPON PROPOSED DENSITY, LOT SIZES AND CHARACTERISTICS OF THE SUBJECT LAND, WITH THE GOAL OF ACHIEVING A MINIMUM OF TWENTY PERCENT (20%) OF THE TOTAL DEVELOPMENT PARCEL AS OPEN SPACE. FOR PURPOSES OF THIS PROVISION, AS APPLIED TO PROPERTY ZONED FOR PLANNED DEVELOPMENT (PD), TOTAL DEVELOPMENT PARCEL MEANS THE TOTAL GROSS LAND AREA SUBJECT TO THE PD DEVELOPMENT GUIDE (MASTER PLAN), AND DOES NOT MEAN THE LAND AREA CONTAINED IN EACH SEPARATE FILING OF A LARGER, PHASED PLANNED DEVELOPMENT.

ANTHOLOGY SEGMENT 1			
OVERALL PHASE ONE - PARK REQUIREMENTS			
TYPE	REQUIREMENT	REQUIRED (AC)	PROVIDED (AC)
TOTAL REQUIRED PARKS	MUNICIPAL CODE	35.36	44.19
NEIGHBORHOOD PARKS			12.83
COMMUNITY PARKS			31.36
DEDICATION REQUIREMENT			
SFD/DUPLEX	0.0239 acres/unit		
MULTI-FAMILY	0.0139 acres/unit		
PLANNING AREA	HOUSING TYPE	DU'S	TOTAL PARK REQUIRED
PA-13	SFD (50'x115' typ)	69	1.65
PA-34	MULTI-FAMILY (22'x60' typ)	53	0.74
PA-35	SFA (40'x100' typ)	104	2.49
PA-36	SFD (50'x115' typ)	96	2.29
PA-37	SFD (45'x115' typ)	103	2.46
PA-38	SFD (50'x115' typ)	69	1.65
PA-40	SFD (45'x115' typ)	50	1.20
PA-41	SFD (50'x115' typ)	18	0.43
PA-42	SFD (60'x115' typ)	37	0.88
PA-44	MULTI-FAMILY (22'x60' typ)	70	1.67
PA-44	SFA (25'x80' typ)	72	1.00
PA-45	SFD (50'x115' typ)	106	2.53
PA-46	SFD (50'x115' typ)	56	1.34
PA-47	SFD (45'x115' typ)	147	3.51
PA-48	SFD (50'x115' typ)	138	3.30
PA-49	SFD (45'x115' typ)	111	2.65
PA-48	SFD (45'x115' typ)	140	3.35
PA-49	SFD (45'x115' typ)	93	2.22
Total		1,532	35.36
Total	SFD	1,407	
Total	MULTI-FAMILY	125	

ANTICIPATED OPEN SPACE FOR THE TOTAL DEVELOPMENT PARCEL		
TYPE	TRACT	NET AREA (In Acres)
SEGMENT 1A		
	C1	2.48
	D1	1.44
	E1	0.04
	F1	0.42
	G1	1.42
	H1	7.89
	I1	8.80
	K1	12.80
	M1	4.98
	N1	3.00
	O1	1.28
	P1	0.19
	Q1	0.18
	T1	3.00
SUBTOTAL		47.92
SEGMENT 1B & 1C		
	A2	20.32
	D2	0.15
	E2	0.20
	F2	0.24
	G2	1.02
	H2	1.01
	I2	0.08
	K2	0.47
	L2	6.85
	M2	0.06
	N2	13.33
	O2	0.52
	P2	0.62
	Q2	7.60
	S2	5.26
	T2	1.92
	U2	0.46
	W2	0.04
	X2	0.07
	Z2	0.05
	AA2	0.09
	BB2	0.05
	CC2	0.14
	DD2	0.03
	EE2	0.19
	FF2	0.16
	JJ	0.03
SUBTOTAL		60.94
OUTSIDE OF SKETCH PLAN		
	OS	15.76
	OS	9.71
	OS	0.44
	OS	9.55
	OS	6.83
	OS	18.09
	OS	48.06
	OS	12.46
	OS	17.66
	OS	0.37
	OS*	18.41
	OS*	10.83
	OS**	0.71
SUBTOTAL		168.88
TOTAL		277.74

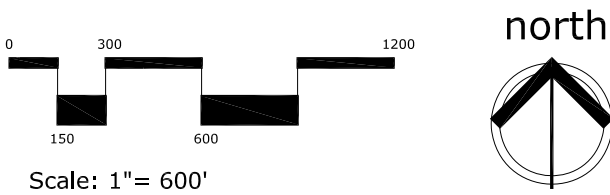
*Annexation Agreement includes credit for the northeast open space area
** Additional Acreage adjacent to Planning Area 11

LOT SUMMARY CHART		
	TYPICAL DEPTH	TOTAL UNITS
	LOT TYPE	
	A-60'x115'	70
	B-50'x115'	525
	C-50'x115' (Tylor)	69
	D-45'x115'	533
	TOWNHOMES	
	22'x60'	125
	DUPLEX	
	40'x100' (FL)	104
	25'x80'	106
	TOTAL	1532
OPEN SPACE KEY		
	GENERAL OPEN SPACE	
	COMMUNITY PARK	
	NEIGHBORHOOD PARK	



THE INTENT OF THIS EXHIBIT IS TO MEMORIALIZE HOW THE OPEN SPACE COMMITMENTS ARE BEING MET WITHIN THE ANTHOLOGY COMMUNITY. PER THE ANNEXATION AGREEMENT 240.90 GROSS ACRES OF OPEN SPACE IS REQUIRED TO BE DEDICATED. THIS EXHIBIT DATED 4-15-2021 DEPICTS 277.74 NET ACRES OF OPEN SPACE THAT WOULD BE AVAILABLE FOR DEDICATION, EXCLUSIVE OF PARK AREAS. WE HAVE EXCEEDED THE REQUIRED AGREEMENT BY 36.84 ACRES.

AS MORE DETAILED PLANS ARE DEVELOPED FOR THE AREA WEST OF CHAMBERS ROAD THIS EXHIBIT WILL BE UPDATED TO ENSURE THAT THE OPEN SPACE COMMITMENTS ARE BEING MET FOR THE OVERALL PROJECT.



Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



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ANTHOLOGY
PARKER, COLORADO
OPEN SPACE TRACKING EXHIBIT -
OVERALL SKETCH PLAN
PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 3.15.2020
Date: 8.10.2020
Know what's below, Call before you dig.
811
2.5.2021
3.17.2021

Sheet Name
OPEN SPACE & PARKS
04/15/2021

Sheet Number
L0.0

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 1 OF 29

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5, AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32 BEING MONUMENTED BY A FOUND 1 INCH DIAMETER STEEL PIN WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 28286 WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 32 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 DIAMETER ALUMINUM CAP SET BY PLS 22561 IS ASSUMED TO BEAR NORTH 89°24'39" EAST, A MEASURED DISTANCE OF 2666.87 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°06'02" EAST, A DISTANCE OF 291.39 FEET TO A POINT OF CURVATURE ON THE SOUTHERLY RIGHT OF WAY OF HESS ROAD AS RECORDED IN RECEPTION NUMBER 2009012692 AT THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, BEING THE POINT OF BEGINNING;

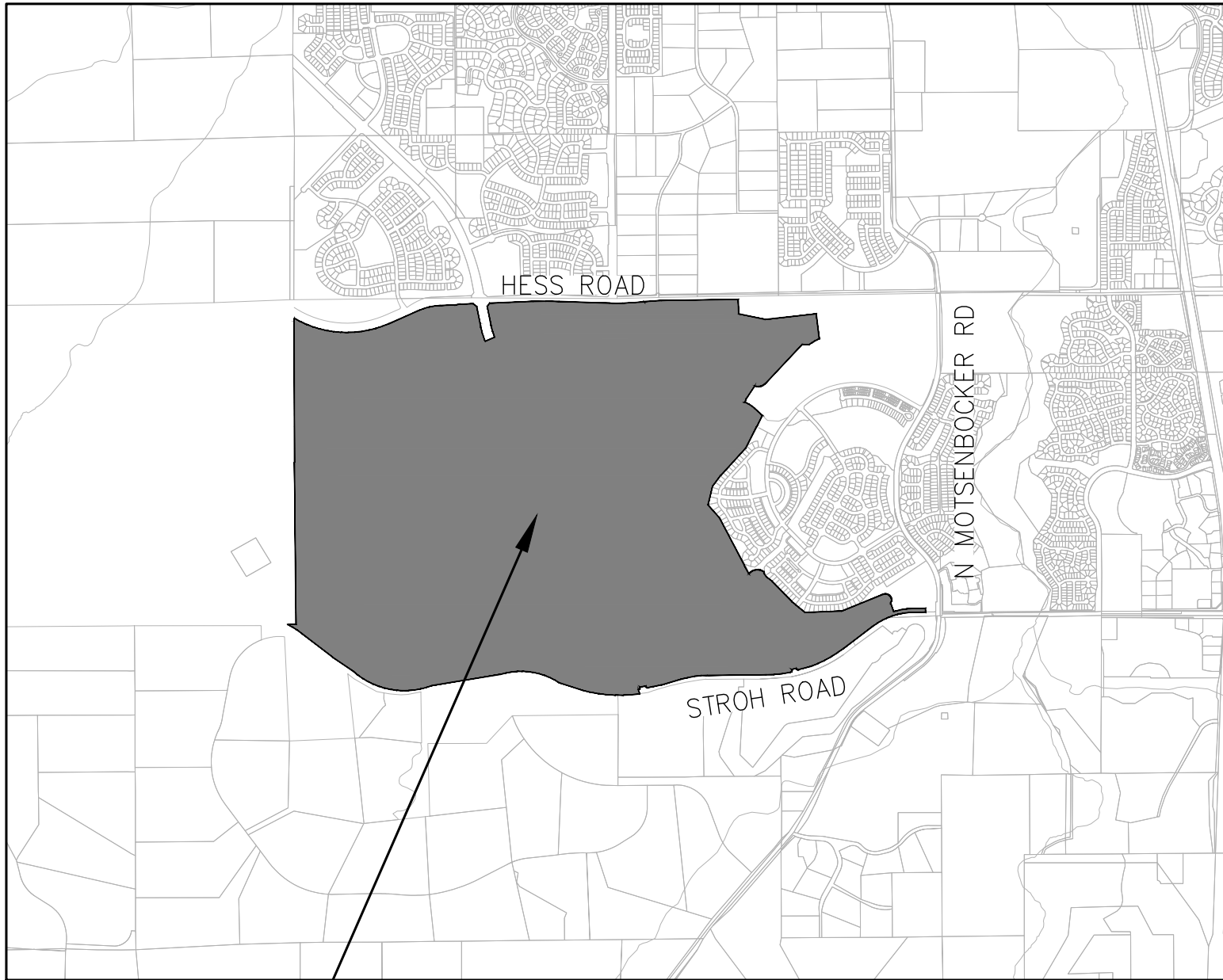
THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF HESS ROAD THE FOLLOWING TWENTY FIVE(25) COURSES:

- THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1720.00 FEET, A CENTRAL ANGLE OF 53°54'17", AN ARC LENGTH OF 1618.20 FEET, THE CHORD OF WHICH BEARS SOUTH 86°45'29" EAST, A DISTANCE OF 1559.18 FEET, TO A POINT OF TANGENCY;
- THENCE NORTH 66°17'22" EAST, A DISTANCE OF 547.18 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 21°29'52", AN ARC LENGTH OF 348.94 FEET, THE CHORD OF WHICH BEARS NORTH 77°01'31" EAST, A DISTANCE OF 346.90 FEET;
- THENCE NORTH 87°45'26" EAST, A DISTANCE OF 270.77 FEET;
- THENCE NORTH 73°52'11" EAST, A DISTANCE OF 31.67 FEET;
- THENCE NORTH 87°45'49" EAST, A DISTANCE OF 244.10 FEET;
- THENCE SOUTH 51°33'09" EAST, A DISTANCE OF 75.88 FEET;
- THENCE SOUTH 10°52'07" EAST, A DISTANCE OF 323.05 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1285.00 FEET, A CENTRAL ANGLE OF 01°01'05", AN ARC LENGTH OF 22.83 FEET, THE CHORD OF WHICH BEARS SOUTH 11°22'38" EAST, A DISTANCE OF 22.83 FEET, TO A POINT OF COMPOUND CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1285.00 FEET, A CENTRAL ANGLE OF 10°43'55", AN ARC LENGTH OF 240.69 FEET, THE CHORD OF WHICH BEARS SOUTH 17°10'45" EAST, A DISTANCE OF 240.34 FEET, TO A POINT OF NON-TANGENCY;
- THENCE NORTH 67°22'59" EAST, A DISTANCE OF 170.00 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 10°43'56", AN ARC LENGTH OF 208.85 FEET, THE CHORD OF WHICH BEARS NORTH 17°10'05" WEST, A DISTANCE OF 208.55 FEET, TO A POINT OF COMPOUND CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 01°01'05", AN ARC LENGTH OF 19.81 FEET, THE CHORD OF WHICH BEARS NORTH 11°22'38" WEST, A DISTANCE OF 19.81 FEET, TO A POINT OF TANGENCY;
- THENCE NORTH 10°52'07" WEST, A DISTANCE OF 296.76 FEET;
- THENCE NORTH 38°28'36" EAST, A DISTANCE OF 65.35 FEET;
- THENCE NORTH 87°47'34" EAST, A DISTANCE OF 712.83 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5661.50 FEET, A CENTRAL ANGLE OF 04°19'26", AN ARC LENGTH OF 427.24 FEET, THE CHORD OF WHICH BEARS NORTH 89°55'39" EAST, A DISTANCE OF 427.14 FEET, TO A POINT OF TANGENCY;
- THENCE SOUTH 87°54'37" EAST, A DISTANCE OF 829.56 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2360.50 FEET, A CENTRAL ANGLE OF 03°01'06", AN ARC LENGTH OF 124.35 FEET, THE CHORD OF WHICH BEARS SOUTH 89°25'11" EAST, A DISTANCE OF 124.34 FEET, TO A POINT OF COMPOUND CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2360.50 FEET, A CENTRAL ANGLE OF 02°08'53", AN ARC LENGTH OF 88.50 FEET, THE CHORD OF WHICH BEARS NORTH 88°00'48" EAST, A DISTANCE OF 88.50 FEET, TO A POINT OF TANGENCY;
- THENCE NORTH 86°56'22" EAST, A DISTANCE OF 352.50 FEET;
- THENCE NORTH 03°03'38" WEST, A DISTANCE OF 7.50 FEET;
- THENCE NORTH 86°56'22" EAST, A DISTANCE OF 290.82 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2945.00 FEET, A CENTRAL ANGLE OF 02°19'17", AN ARC LENGTH OF 119.33 FEET, THE CHORD OF WHICH BEARS NORTH 88°05'50" EAST, A DISTANCE OF 119.32 FEET, TO A POINT OF TANGENCY;
- THENCE NORTH 89°15'27" EAST, A DISTANCE OF 1139.68 FEET, TO THE NORTHWEST CORNER OF TRACT N, SUNMARKE FILING NO. 1A RECORDED AT RECEPTION NO. 20200206777 IN DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EXTERIOR BOUNDARY OF SUNMARKE FILING NO. 1A RECORDED AT RECEPTION NO. 20200206777 IN DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE THE FOLLOWING SEVENTEEN(17) COURSES:

- THENCE SOUTH 01°31'33" EAST, A DISTANCE OF 235.08 FEET;
- THENCE SOUTH 77°48'21" EAST, A DISTANCE OF 445.82 FEET;
- THENCE NORTH 83°44'15" EAST, A DISTANCE OF 845.21 FEET;
- THENCE SOUTH 06°40'12" EAST, A DISTANCE OF 413.80 FEET;
- THENCE SOUTH 65°33'49" WEST, A DISTANCE OF 67.52 FEET;
- THENCE SOUTH 58°33'38" WEST, A DISTANCE OF 65.91 FEET;
- THENCE SOUTH 57°11'36" WEST, A DISTANCE OF 61.94 FEET;
- THENCE NORTH 86°57'34" WEST, A DISTANCE OF 107.52 FEET;
- THENCE SOUTH 43°24'16" WEST, A DISTANCE OF 865.45 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 67°56'30", AN ARC LENGTH OF 207.52 FEET, THE CHORD OF WHICH BEARS SOUTH 72°57'10" WEST, A DISTANCE OF 195.57 FEET, TO A POINT OF NON-TANGENCY;
- THENCE SOUTH 34°13'40" WEST, A DISTANCE OF 242.54 FEET;
- THENCE SOUTH 22°24'09" WEST, A DISTANCE OF 69.76 FEET;
- THENCE SOUTH 67°27'35" EAST, A DISTANCE OF 22.58 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 20°57'22", AN ARC LENGTH OF 170.07 FEET, THE CHORD OF WHICH BEARS SOUTH 57°02'51" EAST, A DISTANCE OF 169.13 FEET, TO A POINT OF TANGENCY;
- THENCE SOUTH 46°37'36" EAST, A DISTANCE OF 125.80 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 03°44'11", AN ARC LENGTH OF 21.85 FEET, THE CHORD OF WHICH BEARS SOUTH 48°26'41" EAST, A DISTANCE OF 21.84 FEET;

TOTAL ACREAGE = 1092.721 ACRES, 495 LOTS, 24 TRACTS



PROPERTY
LOCATION

VICINITY MAP
SCALE: 1" = 2500'

LEGAL DESCRIPTION: (CONTINUED)

17. THENCE SOUTH 46°17'42" EAST, A DISTANCE OF 25.23 FEET, TO A POINT ON THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 18A RECORDED IN RECEPTION NUMBER 2003022326 AT THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE SOUTH 27°14'29" WEST, A DISTANCE OF 203.54 FEET, ALONG THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 18A, TO A POINT ON THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 18B RECORDED IN RECEPTION NUMBER 2003092248 AT THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 18B THE FOLLOWING SIX(6) COURSES:

- THENCE SOUTH 27°16'26" WEST, A DISTANCE OF 405.89 FEET;
- THENCE SOUTH 42°38'10" WEST, A DISTANCE OF 600.62 FEET;
- THENCE SOUTH 37°09'18" WEST, A DISTANCE OF 217.28 FEET;
- THENCE SOUTH 13°57'41" WEST, A DISTANCE OF 318.92 FEET;
- THENCE SOUTH 41°04'26" EAST, A DISTANCE OF 298.72 FEET;
- THENCE SOUTH 27°30'01" EAST, A DISTANCE OF 875.15 FEET, TO A POINT ON THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 17C RECORDED IN RECEPTION NUMBER 2003092246 AT THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 17C THE FOLLOWING SEVEN(7) COURSES:

- THENCE SOUTH 27°38'24" EAST, A DISTANCE OF 154.56 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 91°00'00", AN ARC LENGTH OF 277.94 FEET, THE CHORD OF WHICH BEARS NORTH 81°49'53" EAST, A DISTANCE OF 249.64 FEET, TO A POINT OF NON-TANGENCY;
- THENCE SOUTH 00°01'28" WEST, A DISTANCE OF 23.45 FEET;
- THENCE SOUTH 34°28'50" EAST, A DISTANCE OF 67.93 FEET;
- THENCE SOUTH 52°43'50" EAST, A DISTANCE OF 120.48 FEET;
- THENCE SOUTH 44°01'05" EAST, A DISTANCE OF 468.59 FEET;
- THENCE SOUTH 50°21'26" EAST, A DISTANCE OF 74.03 FEET, TO A POINT ON THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 17B RECORDED IN RECEPTION NUMBER 2003092244 AT THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 17B THE FOLLOWING SEVEN(7) COURSES:

- THENCE SOUTH 50°20'35" EAST, A DISTANCE OF 202.74 FEET;
- THENCE NORTH 87°51'45" EAST, A DISTANCE OF 600.61 FEET;
- THENCE NORTH 68°12'25" EAST, A DISTANCE OF 738.35 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 140°35'51", AN ARC LENGTH OF 245.39 FEET, THE CHORD OF WHICH BEARS SOUTH 41°34'12" EAST, A DISTANCE OF 188.29 FEET, TO A POINT OF NON-TANGENCY;
- THENCE SOUTH 17°47'54" EAST, A DISTANCE OF 149.91 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 17°21'56", AN ARC LENGTH OF 333.40 FEET, THE CHORD OF WHICH BEARS NORTH 80°52'52" EAST, A DISTANCE OF 332.12 FEET, TO A POINT OF TANGENCY;
- THENCE NORTH 89°38'32" EAST, A DISTANCE OF 196.43 FEET, TO A POINT ON THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 17B, 1ST AMENDMENT RECORDED IN RECEPTION NUMBER 2006085225 AT THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE SOUTH 00°06'36" EAST, A DISTANCE OF 63.31 FEET, TO THE NORTHERLY LINE OF STROH ROAD RIGHT OF WAY RECORDED IN RECEPTION NUMBER 2020011918 AT THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE NORTHERLY LINE OF STROH ROAD RIGHT OF WAY RECORDED IN RECEPTION NUMBER 2020011918 AT THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, THE FOLLOWING TWENTY ONE(21) COURSES:

- THENCE SOUTH 89°34'45" WEST, A DISTANCE OF 190.37 FEET, TO A POINT OF CURVATURE;

LEGAL DESCRIPTION: (CONTINUED)

- THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 36°40'57", AN ARC LENGTH OF 723.46 FEET, THE CHORD OF WHICH BEARS SOUTH 71°14'16" WEST, A DISTANCE OF 711.17 FEET, TO A POINT OF TANGENCY;
- THENCE SOUTH 52°53'48" WEST, A DISTANCE OF 606.69 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2140.00 FEET, A CENTRAL ANGLE OF 16°18'53", AN ARC LENGTH OF 609.36 FEET, THE CHORD OF WHICH BEARS SOUTH 61°03'15" WEST, A DISTANCE OF 607.30 FEET, TO A POINT OF NON-TANGENCY;
- THENCE SOUTH 75°57'33" WEST, A DISTANCE OF 141.86 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2128.00 FEET, A CENTRAL ANGLE OF 01°56'37", AN ARC LENGTH OF 72.18 FEET, THE CHORD OF WHICH BEARS SOUTH 73°58'45" WEST, A DISTANCE OF 72.18 FEET, TO A POINT OF REVERSE CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°51'42", AN ARC LENGTH OF 48.10 FEET, THE CHORD OF WHICH BEARS NORTH 59°06'49" WEST, A DISTANCE OF 43.11 FEET, TO A POINT OF NON-TANGENCY;
- THENCE SOUTH 76°49'19" WEST, A DISTANCE OF 77.00 FEET;
- THENCE SOUTH 13°10'41" EAST, A DISTANCE OF 12.01 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°51'42", AN ARC LENGTH OF 48.10 FEET, THE CHORD OF WHICH BEARS SOUTH 32°45'08" WEST, A DISTANCE OF 43.11 FEET, TO A POINT OF COMPOUND CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2140.00 FEET, A CENTRAL ANGLE OF 10°49'29", AN ARC LENGTH OF 404.30 FEET, THE CHORD OF WHICH BEARS SOUTH 84°05'41" WEST, A DISTANCE OF 403.70 FEET, TO A POINT OF TANGENCY;
- THENCE SOUTH 89°30'25" WEST, A DISTANCE OF 963.00 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 15°35'50", AN ARC LENGTH OF 424.67 FEET, THE CHORD OF WHICH BEARS SOUTH 81°42'30" WEST, A DISTANCE OF 423.36 FEET, TO A POINT OF TANGENCY;
- THENCE SOUTH 73°54'35" WEST, A DISTANCE OF 352.10 FEET;
- THENCE SOUTH 79°03'41" WEST, A DISTANCE OF 143.41 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1428.00 FEET, A CENTRAL ANGLE OF 03°08'57", AN ARC LENGTH OF 78.49 FEET, THE CHORD OF WHICH BEARS SOUTH 77°29'34" WEST, A DISTANCE OF 78.48 FEET, TO A POINT OF REVERSE CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°54'36", AN ARC LENGTH OF 48.65 FEET, THE CHORD OF WHICH BEARS NORTH 54°28'18" WEST, A DISTANCE OF 43.49 FEET, TO A POINT OF NON-TANGENCY;
- THENCE SOUTH 81°59'22" WEST, A DISTANCE OF 101.00 FEET;
- THENCE SOUTH 08°00'38" EAST, A DISTANCE OF 11.28 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°26'55", AN ARC LENGTH OF 48.41 FEET, THE CHORD OF WHICH BEARS SOUTH 38°12'30" WEST, A DISTANCE OF 43.32 FEET, TO A POINT OF NON-TANGENCY;
- THENCE SOUTH 21°36'04" EAST, A DISTANCE OF 73.32 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2408.42 FEET, A CENTRAL ANGLE OF 22°25'00", AN ARC LENGTH OF 942.28 FEET, THE CHORD OF WHICH BEARS NORTH 86°34'49" WEST, A DISTANCE OF 936.29 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 71°45'58" WEST, A DISTANCE OF 415.03 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1142.75 FEET, A CENTRAL ANGLE OF 50°07'58", AN ARC LENGTH OF 999.88 FEET, THE CHORD OF WHICH BEARS NORTH 81°55'21" WEST, A DISTANCE OF 968.29 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 80°43'00" WEST, A DISTANCE OF 1141.39 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1265.85 FEET, A CENTRAL ANGLE OF 62°34'31", AN ARC LENGTH OF 1382.49 FEET, THE CHORD OF WHICH BEARS NORTH 79°47'39" WEST, A DISTANCE OF 1314.80 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 55°36'13" WEST, A DISTANCE OF 412.45 FEET;

THENCE NORTH 52°22'07" WEST, A DISTANCE OF 651.77 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1335.23 FEET, A CENTRAL ANGLE OF 11°18'28", AN ARC LENGTH OF 263.52 FEET, THE CHORD OF WHICH BEARS NORTH 58°01'11" WEST, A DISTANCE OF 263.09 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN;

THENCE NORTH 89°05'33" EAST, A DISTANCE OF 135.95 FEET, ALONG THE SOUTH LINE OF SAID SECTION 31 TO THE SOUTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 00°30'37" WEST, A DISTANCE OF 2662.22 FEET, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, TO THE WEST QUARTER CORNER OF SAID SECTION 32;

THENCE NORTH 00°06'02" WEST, A DISTANCE OF 2368.20 FEET, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, TO THE POINT OF BEGINNING.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION
SHEET 2	NOTES, TRACT / LOT SUMMARY TABLES
SHEET 3	OVERALL SHEET
SHEET 4	SHEET LAYOUT
SHEETS 5-28	PLAT SHEETS
SHEET 29	LINE AND CURVE TABLES

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 2 OF 29

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-506, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL, A WESTWOOD TEAM RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 450-H0580435-023-CN4, AMENDMENT NO. 3, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF AUGUST 3, 2020.
4. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 32 BY A 3-1/4" ALUMINUM CAP STAMPED LS 28286 AND AT THE NORTH QUARTER CORNER OF SAID SECTION 32 BY A 3-1/4" ALUMINUM CAP STAMPED PLS 22561 BEING ASSUMED TO BEAR NORTH 89°24'39" EAST, 2666.87 FEET.
5. BENCHMARK: NGS MONUMENT DESIGNATION ROBERTS (PID D07271) BEING A FOUND 3-1/4 INCH DIAMETER DOUGLAS COUNTY GIS ALUMINUM DISK SET IN CONCRETE. THE MONUMENT IS LOCATED AT THE END OF WATERMARK LANE NEAR THE INTERSECTION OF WATERMARK LANE AND WEST STEPPING STONE CIRCLE. THE ELEVATION IS 6042.30 FEET. DATUM IS NAVD88. ORTHOMETRIC HEIGHT WAS DETERMINED FROM ADDING THE GEOD HEIGHT TO THE ELLIPSOID HEIGHT OF THE PUBLISHED NGS DATASHEET ON 11/13/2019.
6. BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS C, D, H, I, J, K, L, M, AND R FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
7. TRACTS A, B, AND S ARE HEREBY ESTABLISHED AS PARCELS TO BE RE-PLATTED IN THE FUTURE INTO BUILDABLE LOTS: AT SUCH TIME AS A REPLAT IS APPROVED FOR THIS TRACT. PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION AGREEMENT WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACT SHALL BE DEVELOPED, INCLUDING BUT NO 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.
8. TRACTS C, D, E, F, G, H, I, K, M, N, O, P, Q AND T ARE HEREBY ESTABLISHED AS OPEN SPACE TRACTS. NO PORTION OF THESE TRACTS SHALL BE DEVELOPED, WHICH INCLUDES SURFACE IMPROVEMENTS OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, WITH THE EXCEPTION OF UNDERGROUND UTILITY EASEMENTS WHICH INCLUDE THE INSTALLATION OF UNDERGROUND UTILITIES TO CONNECT PLANNING AREAS WITH UTILITIES WHICH INCLUDE, BUT ARE NOT LIMITED TO, WATER AND SEWER MAINS, STORMWATER MAINS, ELECTRICAL, NATURAL GAS, TELEPHONE AND CABLE TELEVISION AND AS IDENTIFIED WITHIN THE ASSOCIATED SUBDIVISION AGREEMENT APPROVED BY THE TOWN OF PARKER AS PART OF ANTHOLOGY PRELIMINARY PLAT 1A.
9. THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS SIDEWALK & UTILITY EASEMENTS AND AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDED, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
10. NON-EXCLUSIVE 6 FOOT, 10-FOOT, AND 15- FOOT UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
11. 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.
12. ALL 30' AND 50' PARKER WATER & SANITATION DISTRICT UTILITY EASEMENTS ARE DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
13. MONUMENT SIGN, MASONARY FENCE COLOMNS WINDOW WELLS, DECKS, COUNTERFORTS,RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROACH INTO UTILITY EASEMENTS.
14. THE OVERALL DEVELOPMENT OF THE PLANNED DEVELOPMENT IS REQUIRED TO MEET THE CONDITIONS SET FOURTH IN THE ANNEXATION AGREEMENT.
15. THERE ARE A TOTAL OF 495 LOTS AND 24 TRACTS IN ANTHOLOGY PRELIMINARY PLAN 1A.

TRACT SUMMARY TABLE

TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	19,356,178 S.F.	444.357 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEVELOPER	OWNER/DEVELOPER
B	6,425,595 S.F.	147.511 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEVELOPER	OWNER/DEVELOPER
C	108,096 S.F.	2.482 AC	OPEN SPACE / DRAINAGE / UTILITIES	METRO DISTRICT	METRO DISTRICT
D	62,853 S.F.	1.443 AC	OPEN SPACE / DRAINAGE / UTILITIES	METRO DISTRICT	METRO DISTRICT
E	1,815 S.F.	0.042 AC	LANDSCAPE / OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
F	18,125 S.F.	0.416 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
G	61,864 S.F.	1.420 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
H	343,792 S.F.	7.892 AC	OPEN SPACE / DRAINAGE / UTILITIES	METRO DISTRICT	METRO DISTRICT
I	383,127 S.F.	8.795 AC	OPEN SPACE / DRAINAGE / UTILITIES	METRO DISTRICT	METRO DISTRICT
J	72,712 S.F.	1.669 AC	PARK / DRAINAGE / UTILITIES	METRO DISTRICT	METRO DISTRICT
K	557,466 S.F.	12.798 AC	OPEN SPACE / DRAINAGE / UTILITIES	METRO DISTRICT	METRO DISTRICT
L	181,051 S.F.	4.156 AC	PARK / DRAINAGE / UTILITIES	METRO DISTRICT	METRO DISTRICT
M	216,940 S.F.	4.980 AC	OPEN SPACE / DRAINAGE / UTILITIES	METRO DISTRICT	METRO DISTRICT
N	130,662 S.F.	3.000 AC	WELL SITE / OPEN SPACE	METRO DISTRICT	METRO DISTRICT
O	55,599 S.F.	1.276 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
P	8,420 S.F.	0.193 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
Q	7,907 S.F.	0.182 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
R	1,366,201 S.F.	31.364 AC	PARK / DRAINAGE / UTILITIES	METRO DISTRICT	METRO DISTRICT
S	12,166,904 S.F.	279.314 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEVELOPER	OWNER/DEVELOPER
T	130,715 S.F.	3.001 AC	WELL SITE / OPEN SPACE	METRO DISTRICT	METRO DISTRICT
U	1,980 S.F.	0.045 AC	ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
V	1,980 S.F.	0.045 AC	ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
W	1,982 S.F.	0.046 AC	ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
X	20,825 S.F.	0.478 AC	ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT

LAND USE SUMMARY CHART

TYPE	SQ. FT.	AREA	% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	2,885,551 S.F.	66.243 AC	6.06%
MULTI-FAMILY LOTS	78,510 S.F.	1.803 AC	0.17%
POOL LOT	30,668 S.F.	0.704 AC	0.06%
FUTURE RESIDENTIAL DEVELOPMENT	37,948,677 S.F.	871.182 AC	79.72%
OPEN SPACE AREAS	2,087,381 S.F.	47.920 AC	4.39%
PARK LAND	1,619,964 S.F.	37.189 AC	3.40%
ACCESS	26,767 S.F.	0.614 AC	0.06%
ROAD RIGHTS OF WAY	2,921,388 S.F.	67.066 AC	6.14%
TOTAL	47,598,906 S.F.	1092.721 AC	100%

UNIT COUNT TABLE

PLANNING AREA	HOUSING TYPE	DU'S
PA-13	SFD (50'x115' typ)	69
PA-34	MULTI-FAMILY (22'x60' typ)	53
PA-35	SFA (40'x100' typ)	104
PA-36	SFD (50'x115' typ)	96
PA-37	SFD (50'x115' typ)	103
PA-38	SFD (45'x115' typ)	69
TOTAL		494
TOTAL	SFD	441
TOTAL	MULTI-FAMILY	53

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

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TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 3 OF 29

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
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- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- S.F. SQUARE FEET
- AC ACRES
- R.O.W. RIGHT OF WAY
- SECTION LINE, TYPICAL
- PARCEL BOUNDARY LINE, TYPICAL

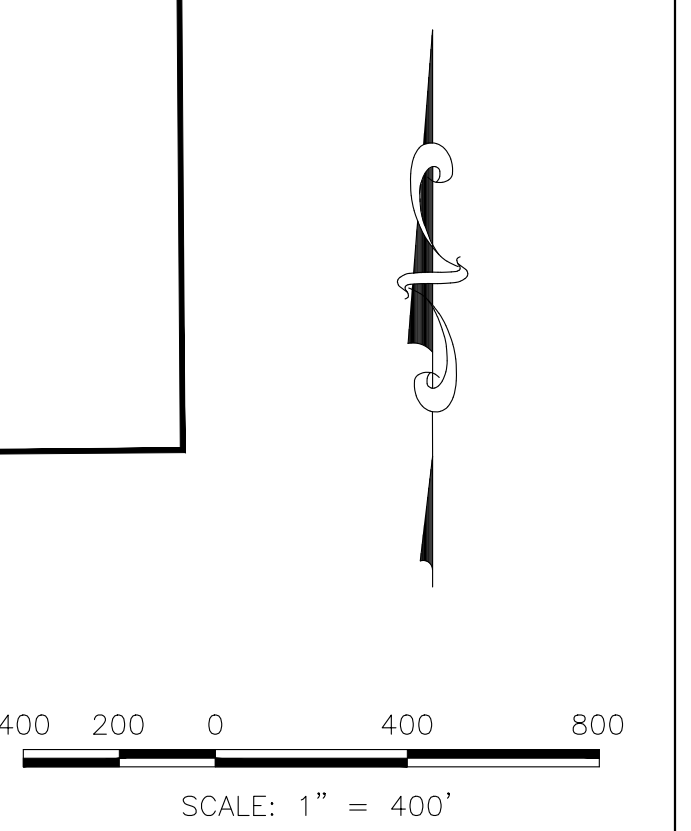
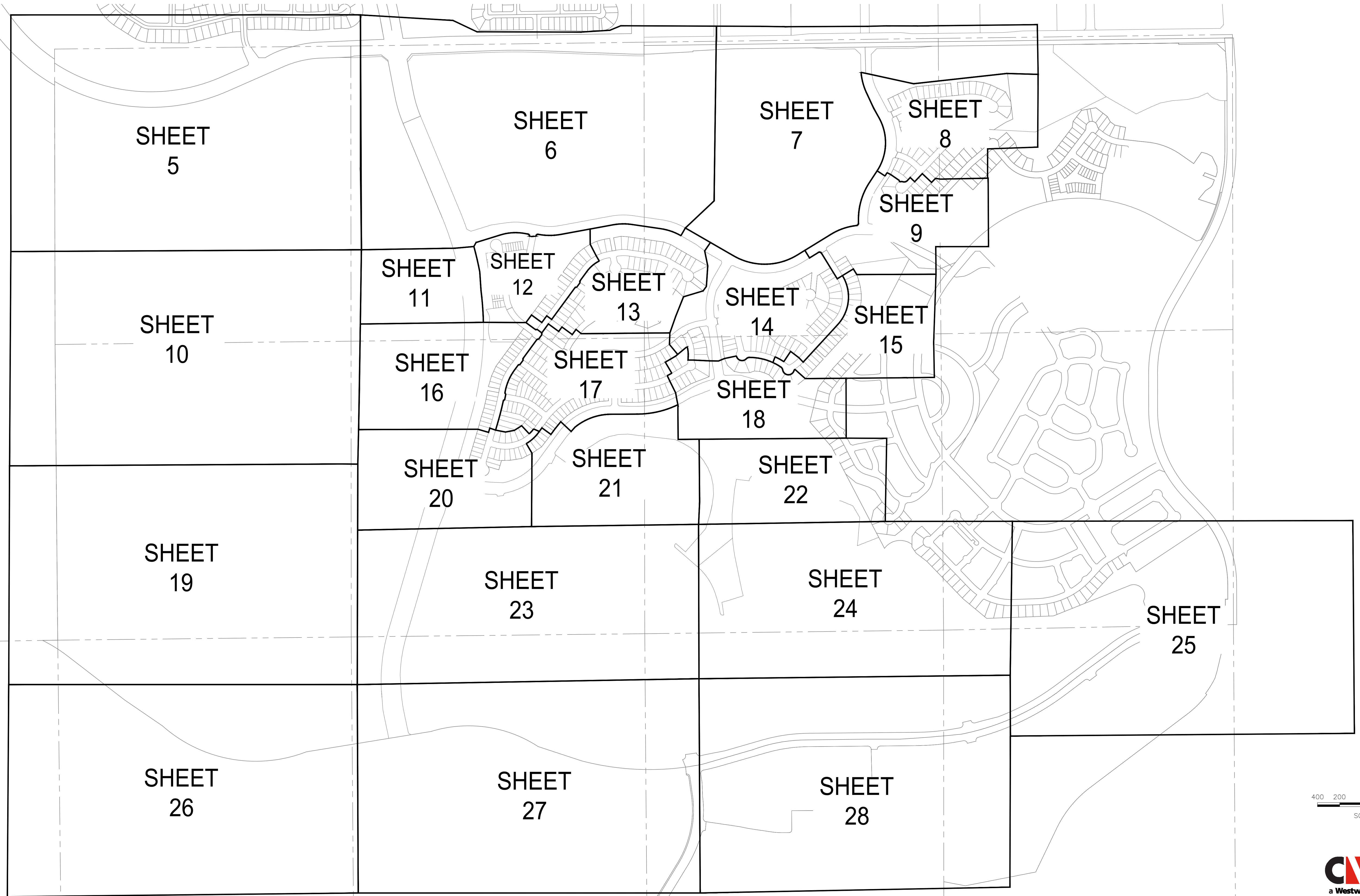
CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	
C1	930.00'	21°29'52"	348.94'	N77°01'31"E	346.90'	
C2	1285.00'	101°05"	22.83'	S11°22'38"E	22.83'	
C3	1285.00'	10°43'55"	240.69'	S17°10'45"E	240.34'	
C4	1115.00'	10°43'56"	208.85'	N17°10'05"W	208.55'	
C5	1115.00'	101°05"	19.81'	N11°22'38"W	19.81'	
C6	5661.50'	4°19'26"	427.24'	N89°55'39"E	427.14'	
C7	2360.50'	3°01'06"	124.35'	S89°25'11"E	124.34'	
C8	2360.50'	2°08'53"	88.50'	N88°00'48"E	88.50'	
C9	2945.00'	2°19'17"	119.33'	N88°05'50"E	119.32'	
C10	465.00'	20°57'22"	170.07'	S57°02'51"E	169.13'	
C11	335.00'	3°44'11"	21.85'	S48°26'41"E	21.84'	
C12	175.00'	91°00'00"	277.94'	N81°49'53"E	249.64'	
C13	100.00'	140°35'51"	245.39'	S41°34'12"E	188.29'	
C14	1100.00'	17°21'56"	333.40'	N80°52'52"E	332.12'	
C15	2128.00'	1°56'37"	72.18'	S73°58'45"W	72.18'	
C16	30.00'	91°51'42"	48.10'	N59°06'49"W	43.11'	
C17	30.00'	91°51'42"	48.10'	S32°45'08"W	43.11'	
C18	1428.00'	3°08'57"	78.49'	S77°29'34"W	78.48'	
C19	30.00'	92°54'36"	48.65'	N54°28'18"W	43.49'	
C20	30.00'	92°26'55"	48.41'	S38°12'30"W	43.32'	

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N87°45'49"E	244.10'
L2	S51°33'09"E	75.88'
L3	S10°52'07"E	323.05'
L4	N10°52'07"W	296.76'
L5	N38°28'36"E	65.35'
L6	N86°56'22"E	352.50'
L7	N03°03'38"W	7.50'
L8	S46°37'36"E	125.80'
L9	S00°01'28"W	23.45'
L10	N89°35'32"E	196.43'
L11	S00°06'36"E	63.31'
L12	S89°34'45"W	190.37'
L13	S21°36'04"E	73.32'

500 250 0 500 1000
SCALE: 1" = 500'

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

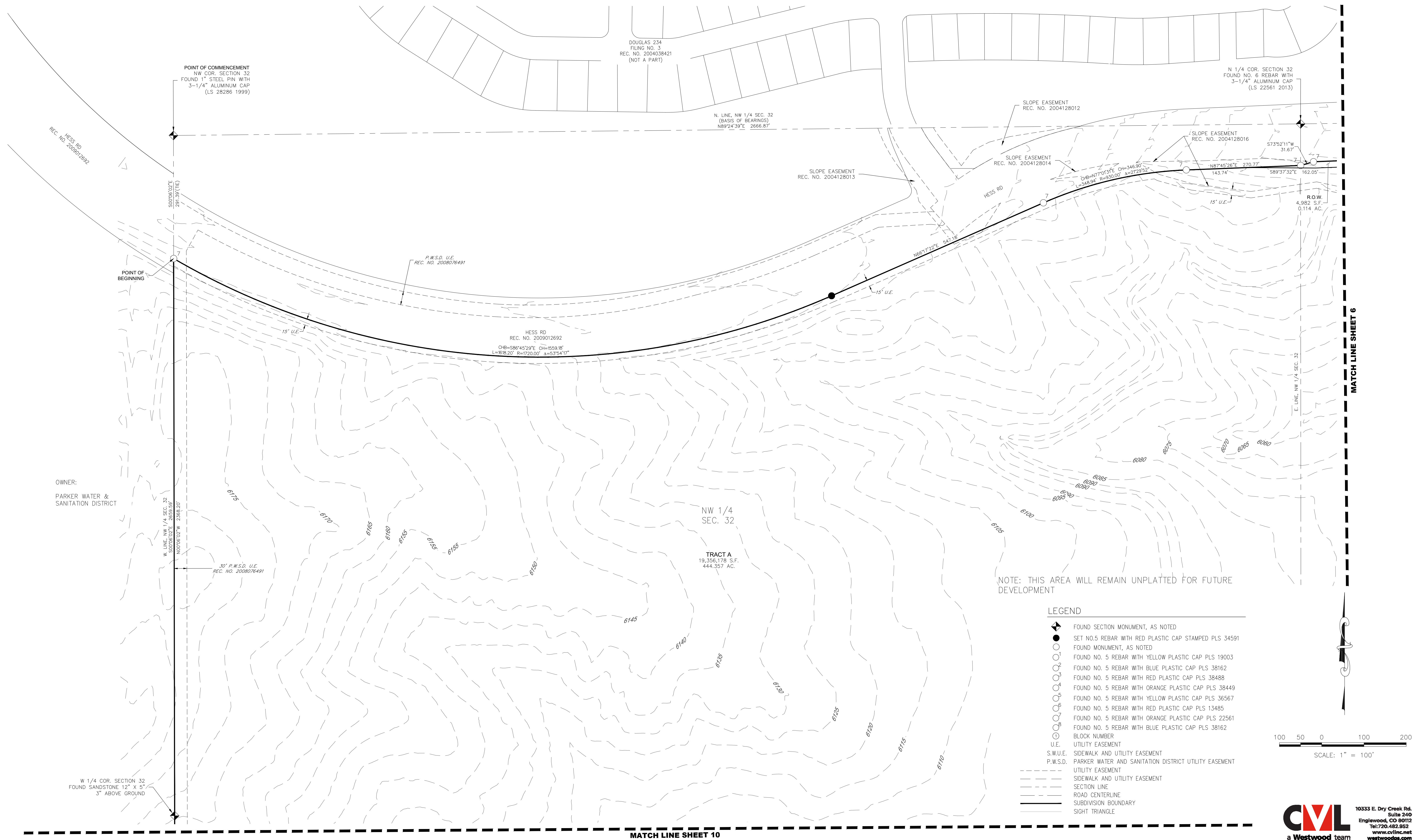
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TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 4 OF 29



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ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

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SHEET 5 OF 29

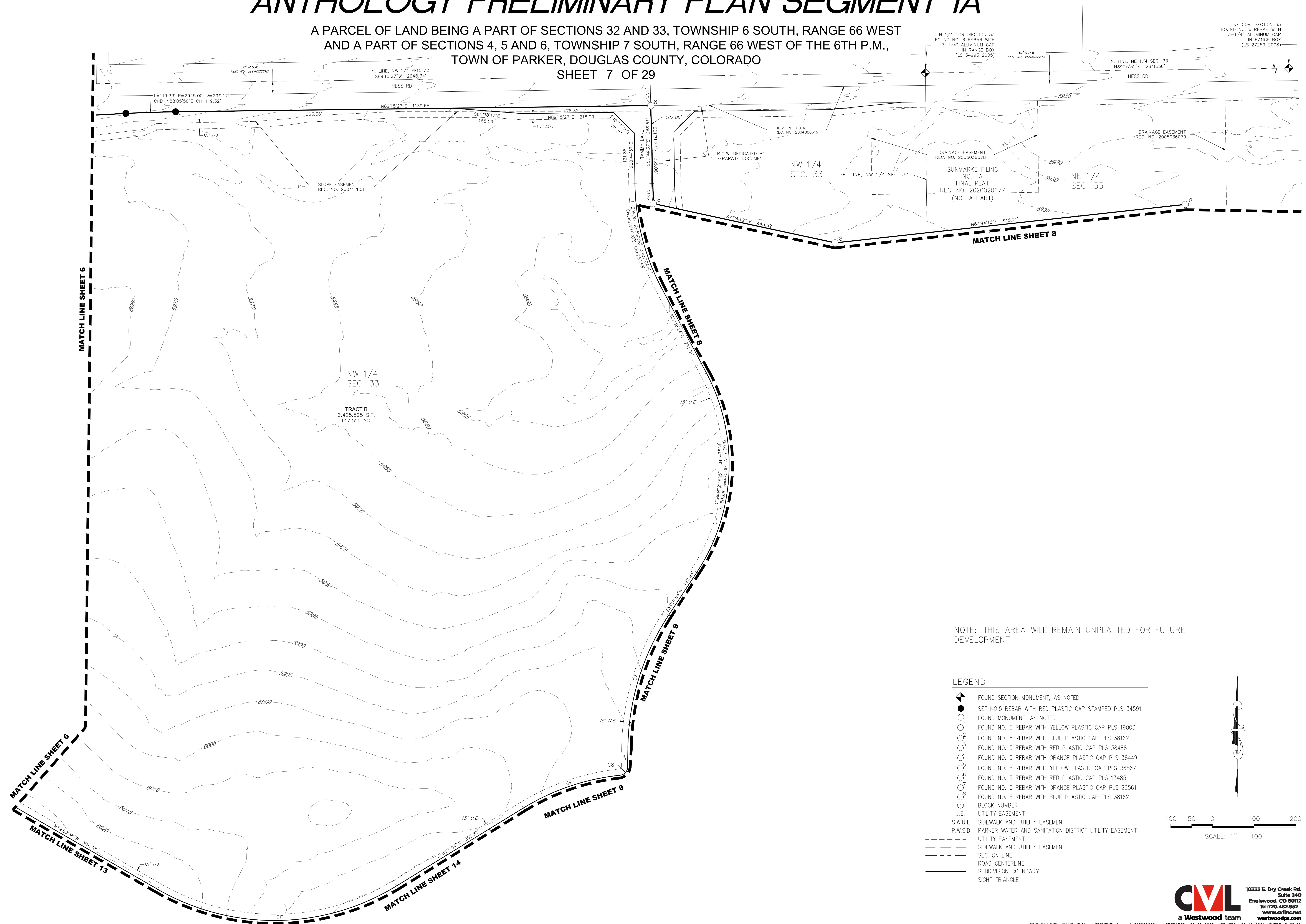


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SHEET 6 OF 29



ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

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TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 7 OF 29



NOTE: THIS AREA WILL REMAIN UNPLATTED FOR FUTURE DEVELOPMENT

LEGEND

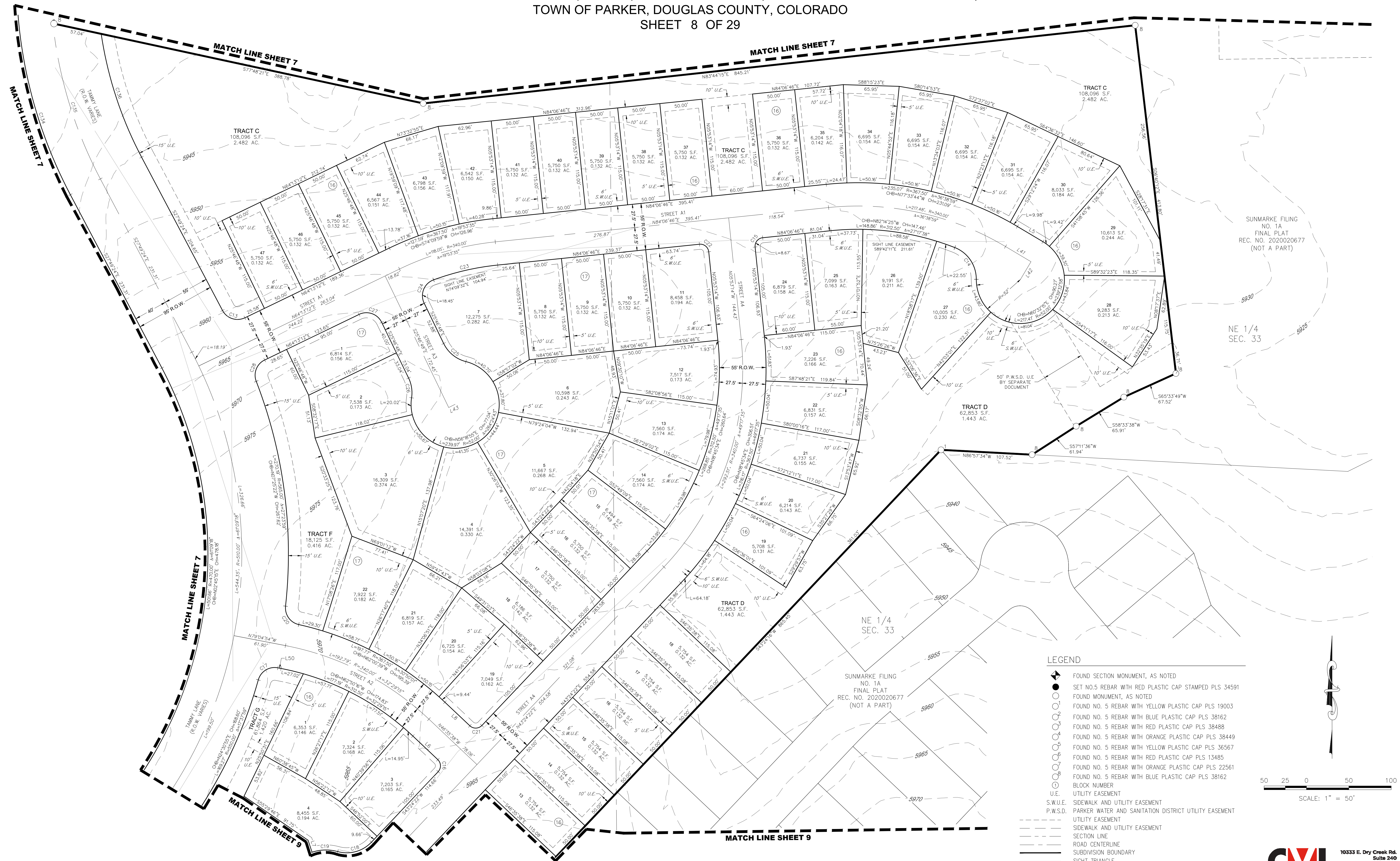
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- BLOCK NUMBER
- U.E. UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE

100 50 0 100 200
SCALE: 1" = 100'

CML
a Westwood team
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SHEET 8 OF 29



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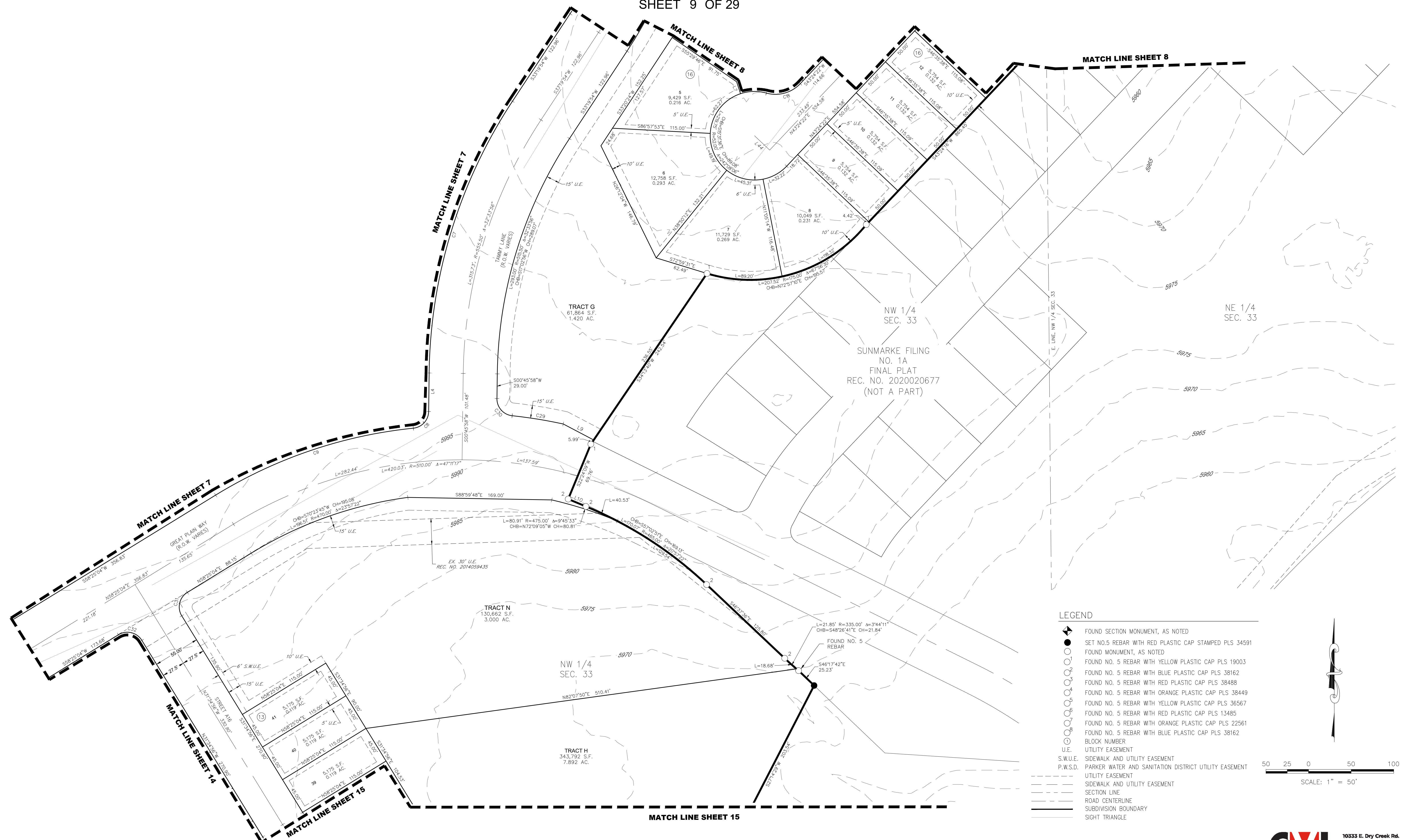
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50 25 0 50 100
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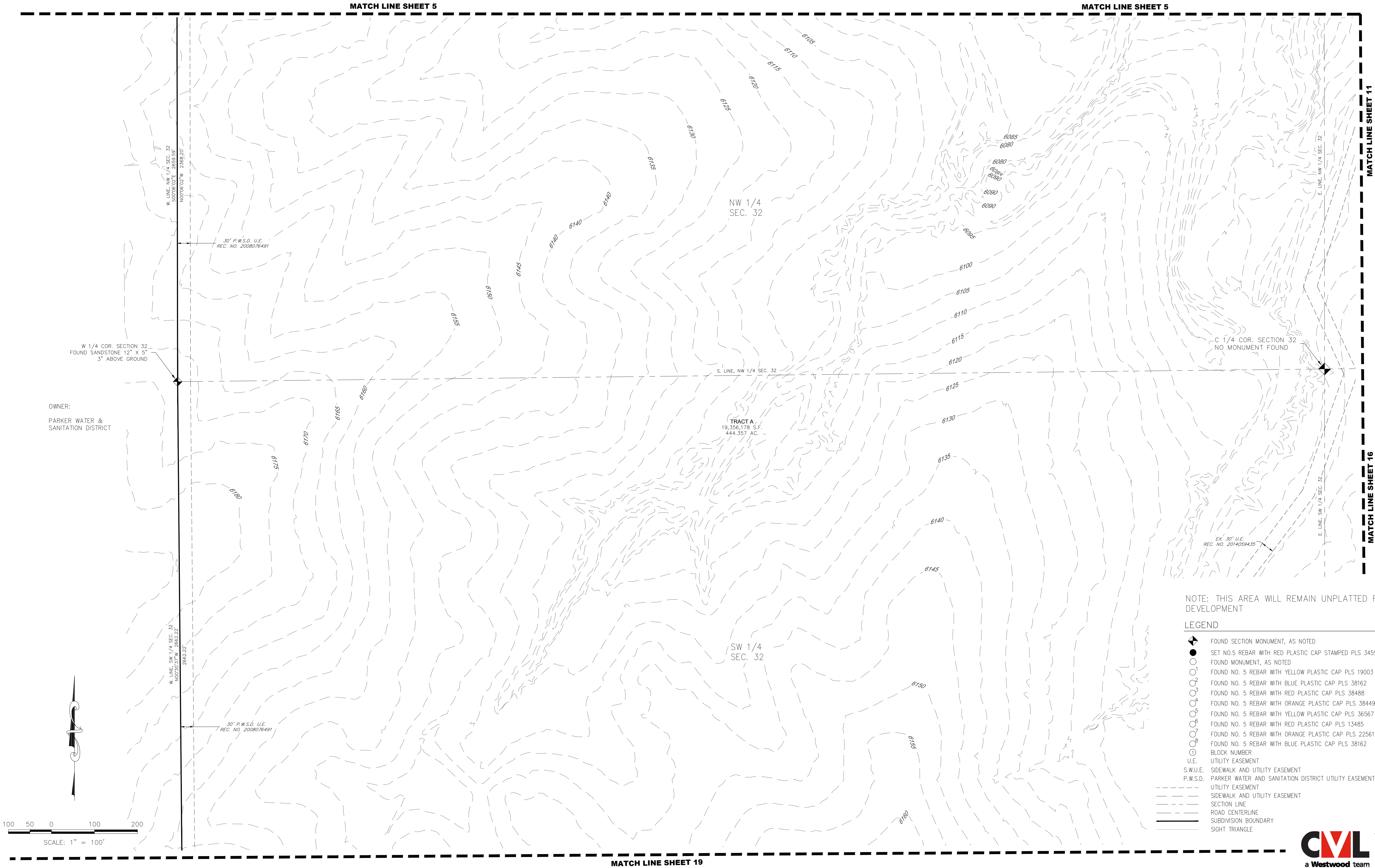
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SHEET 9 OF 29



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ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

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SHEET 10 OF 29



ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

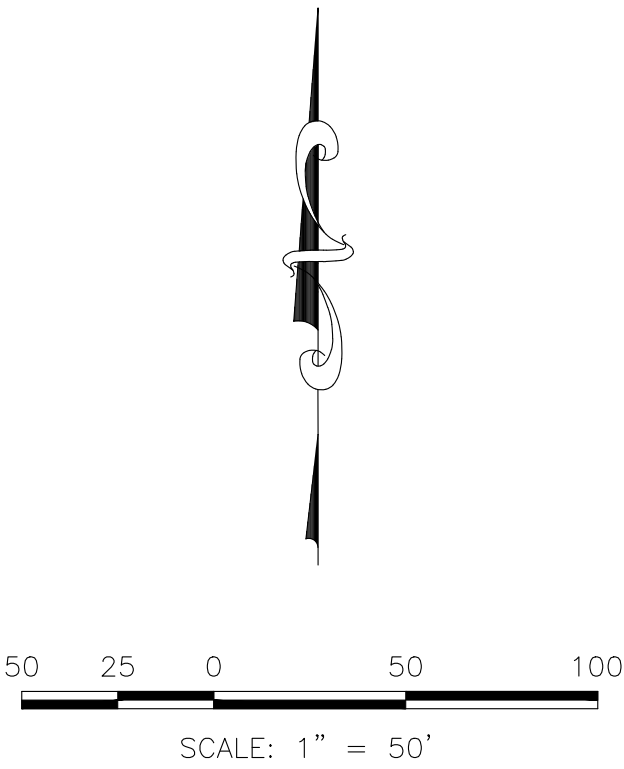
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SHEET 11 OF 29

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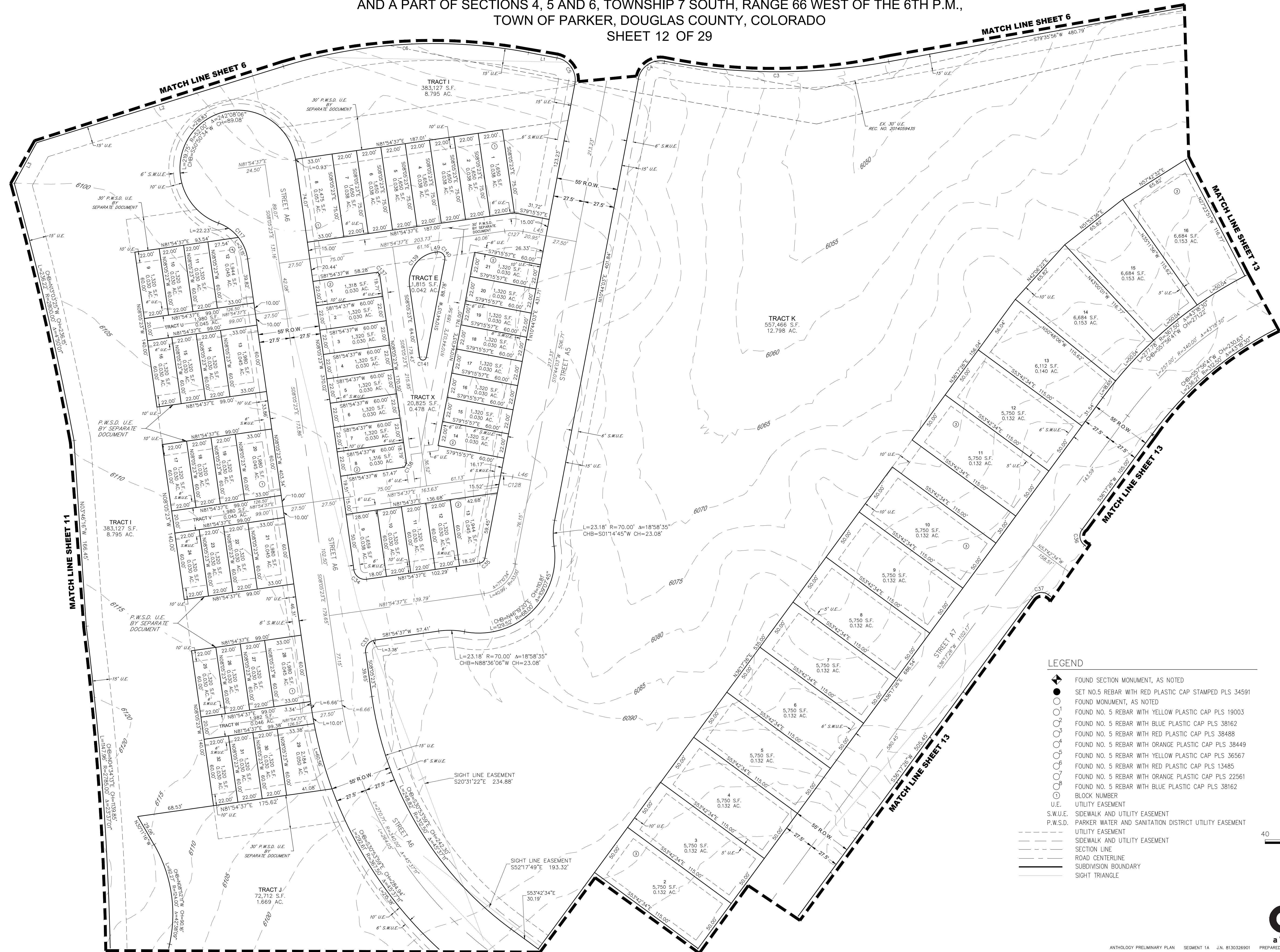
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- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 12 OF 29



- LEGEND**
- FOUND SECTION MONUMENT, AS NOTED
 - SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
 - FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
 - FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
 - FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 36567
 - FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 13485
 - FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 22561
 - FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
 - BLOCK NUMBER
 - U.E. UTILITY EASEMENT
 - S.W.U.E. SIDEWALK AND UTILITY EASEMENT
 - P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - SIGHT TRIANGLE

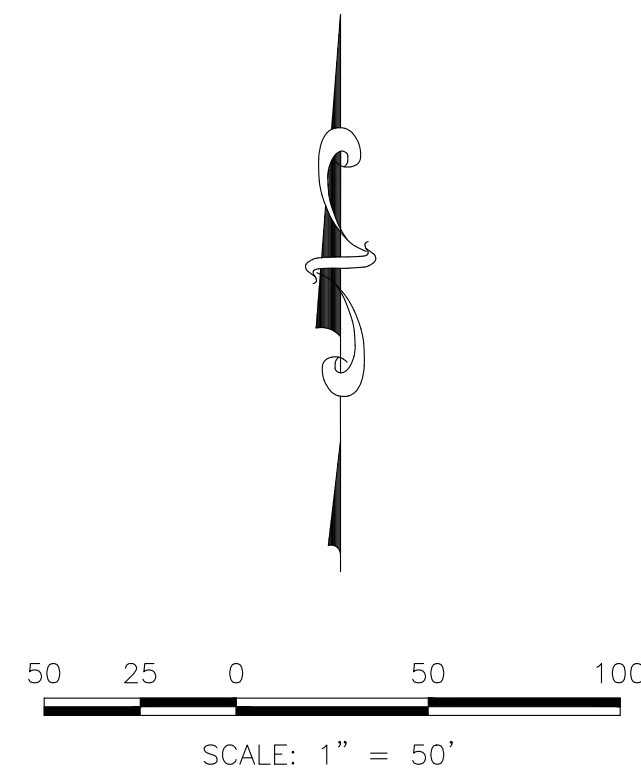
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SCALE: 1" = 40'

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

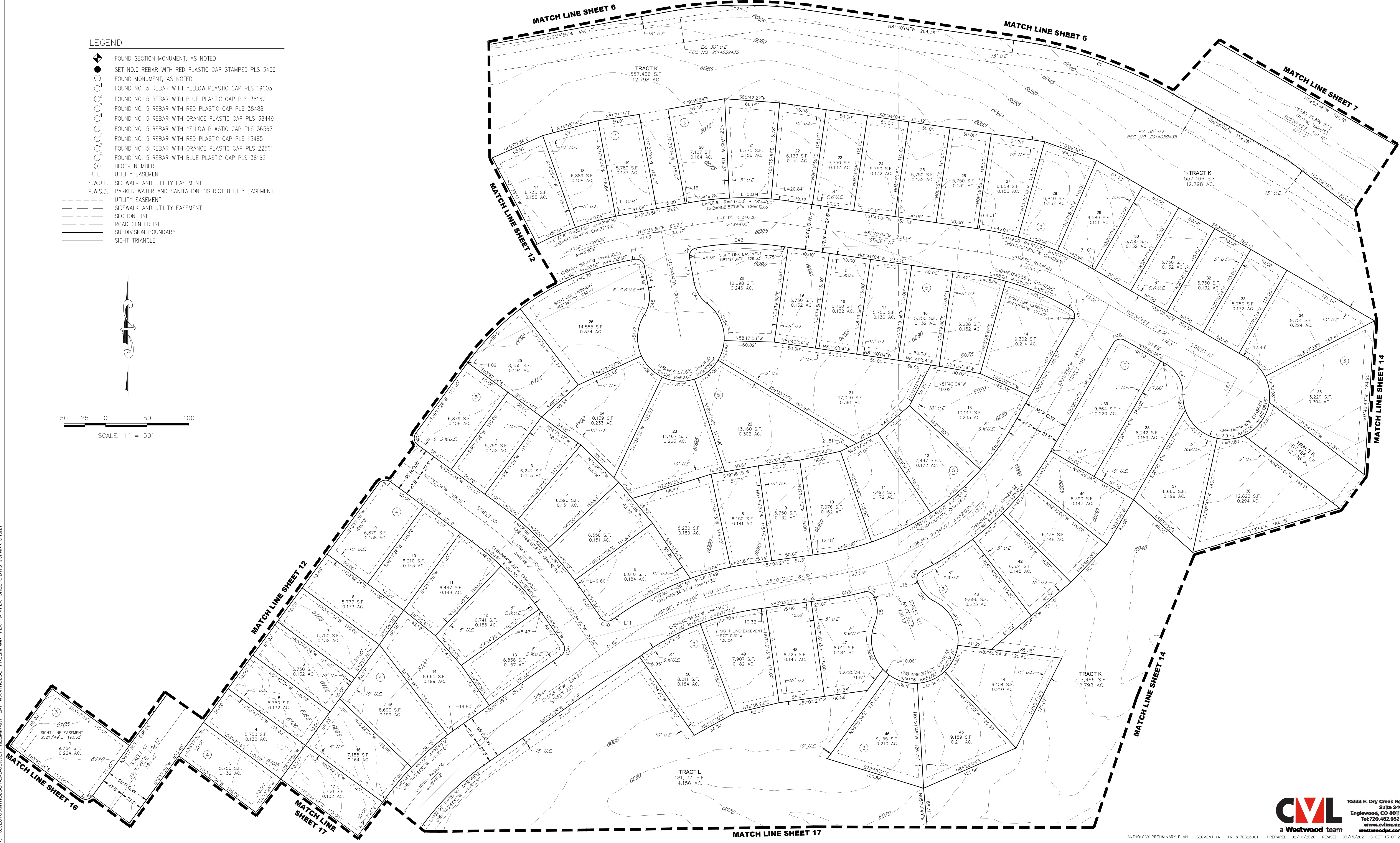
A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 13 OF 29

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 13485
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 22561
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- BLOCK NUMBER
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



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ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 14 OF 29

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 13485
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 22561
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE

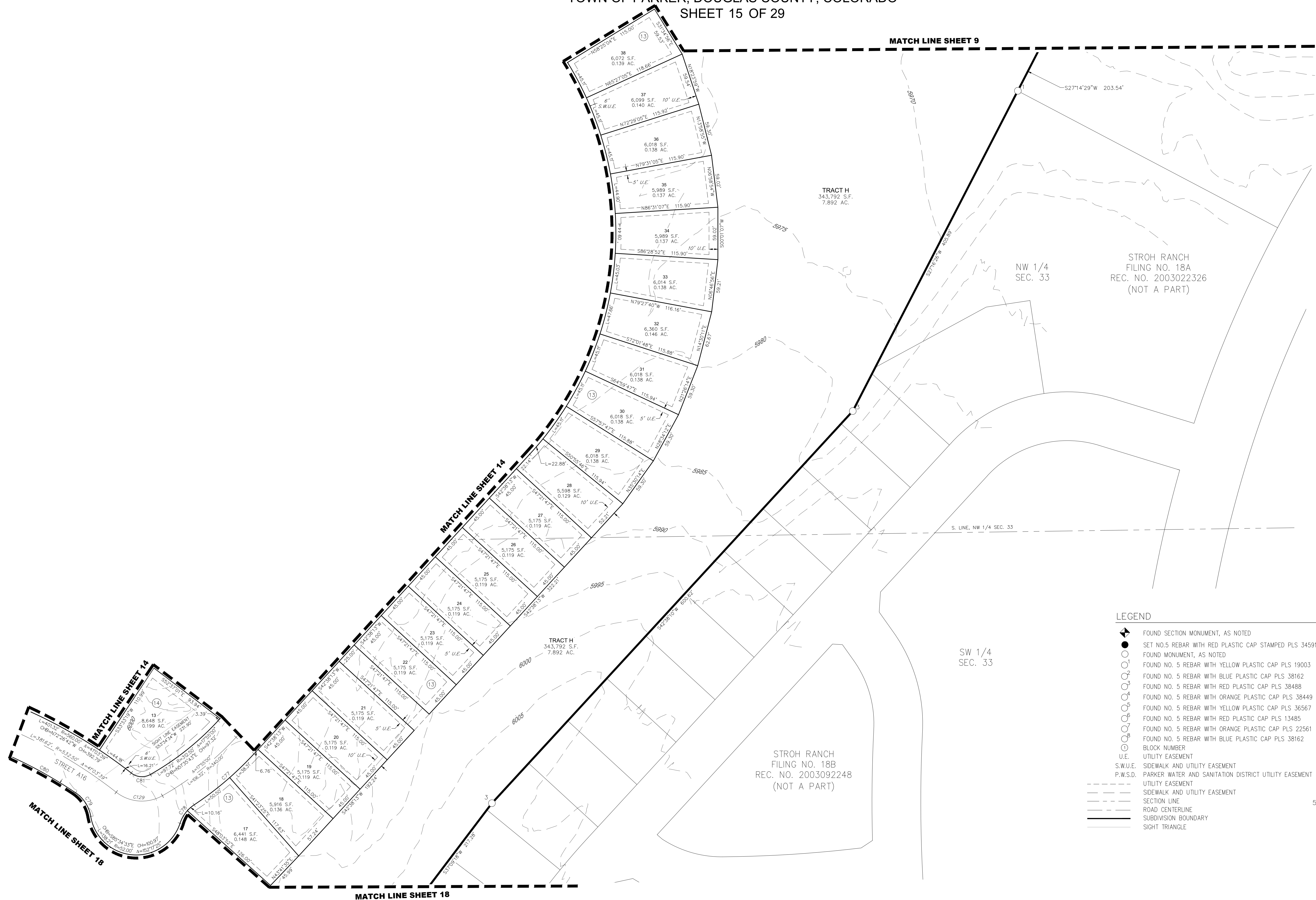
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50 25 0 50 100
SCALE: 1" = 50'

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 15 OF 29



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 13485
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 22561
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE

50 25 0 50 100
SCALE: 1" = 50'

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 16 OF 29

MATCH LINE SHEET 11

MATCH LINE SHEET 12

MATCH LINE SHEET 13

MATCH LINE SHEET 17

MATCH LINE SHEET 17

MATCH LINE SHEET 20

NE 1/4
SEC. 32

S. LINE, NE 1/4 SEC. 32

SE 1/4
SEC. 32

TRACT A
19,356,178 S.F.
444.357 AC.

TRACT J
72,712 S.F.
1.669 AC.

TRACT I
383,127 S.F.
8.795 AC.

TRACT I
383,127 S.F.
8.795 AC.

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 13485
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 22561
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
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- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE

50 25 0 50 100

SCALE: 1" = 50'

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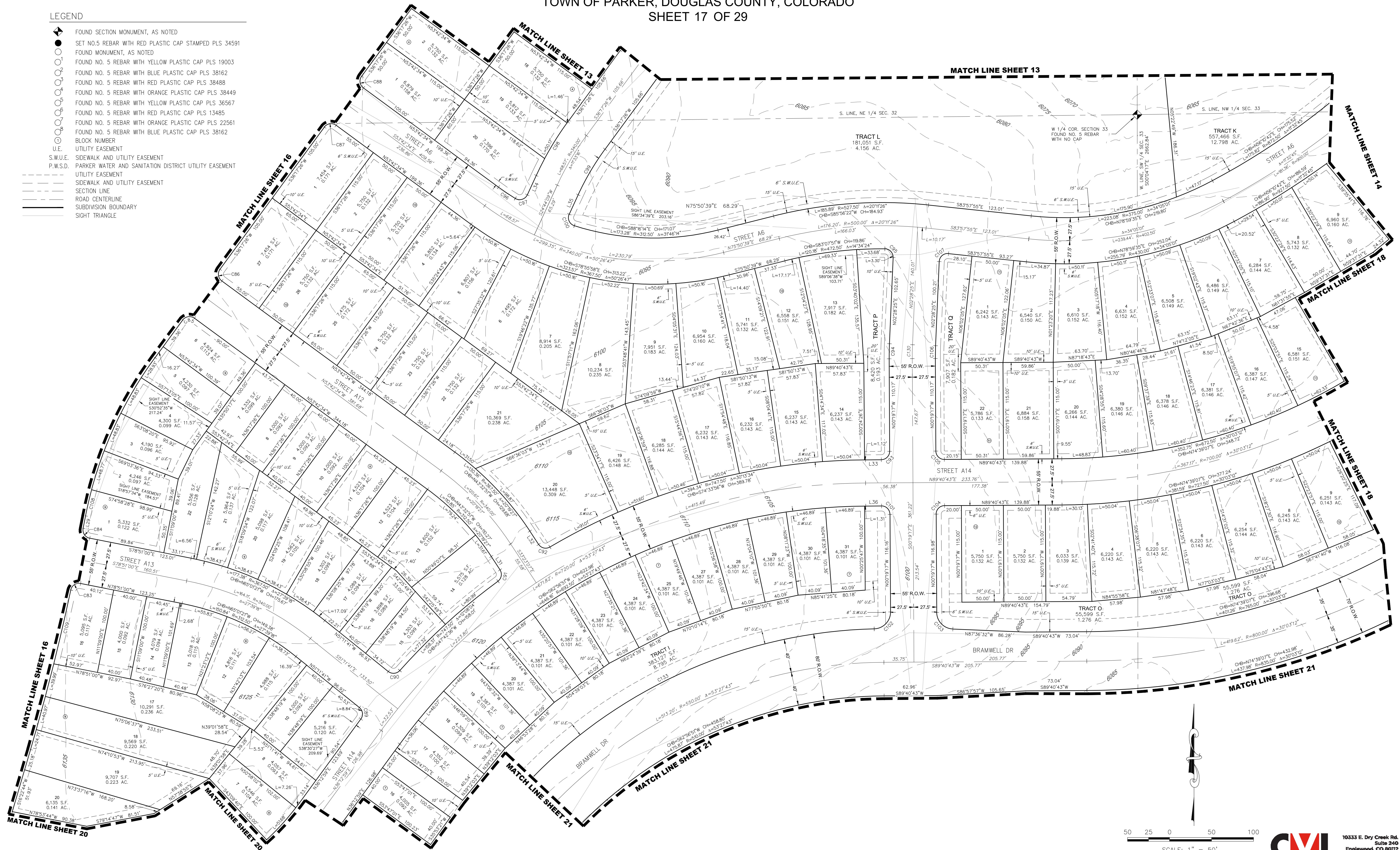
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A J.N. 8130326901 PREPARED: 02/10/2020 REVISED: 03/15/2021 SHEET 16 OF 29

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 17 OF 29

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
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- BLOCK NUMBER
- UTILITY EASEMENT
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- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



50 25 0 50 100
SCALE: 1" = 50'

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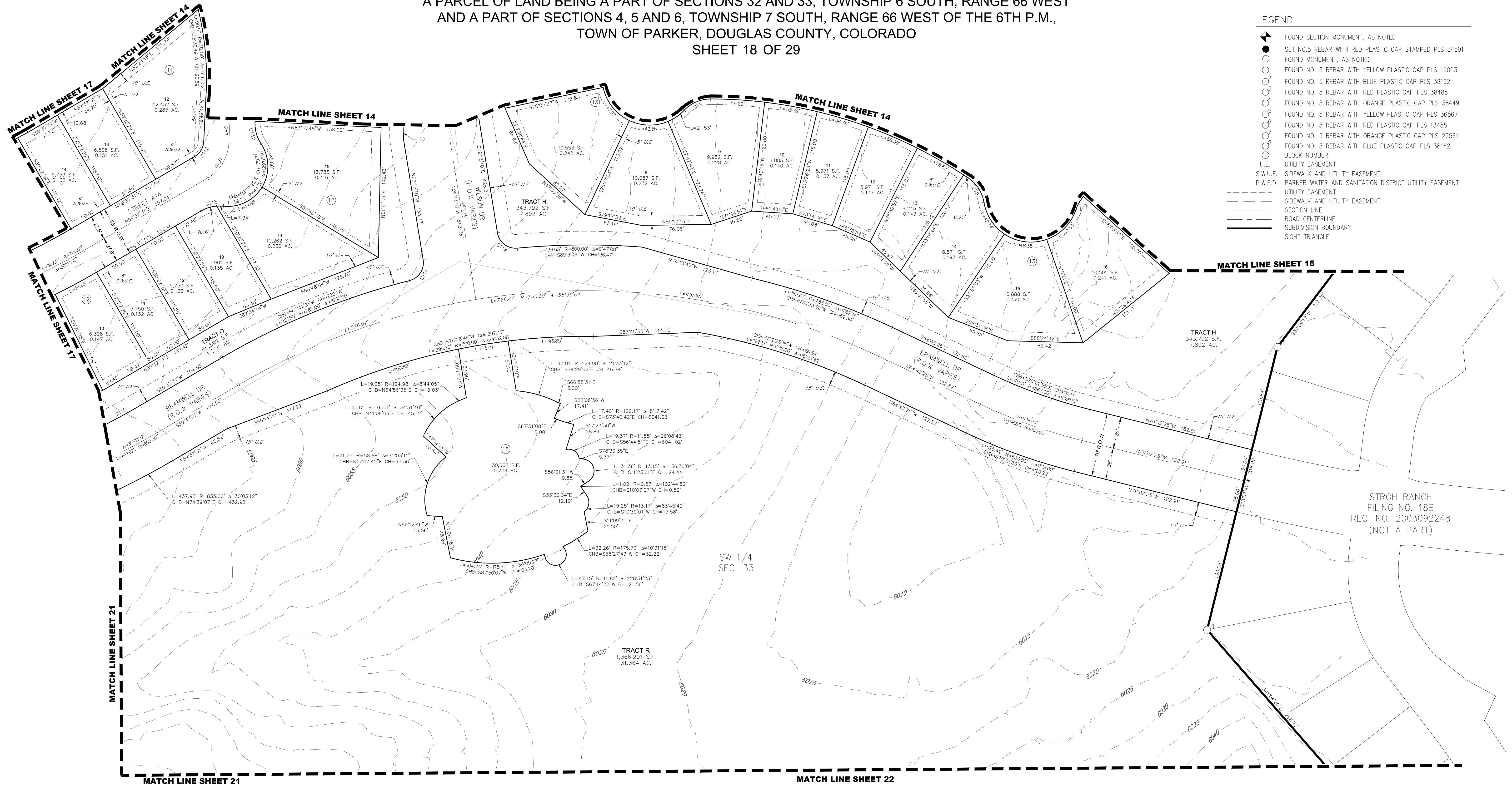
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A J.N. 8130326901 PREPARED: 02/10/2020 REVISED: 03/15/2021 SHEET 17 OF 29

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

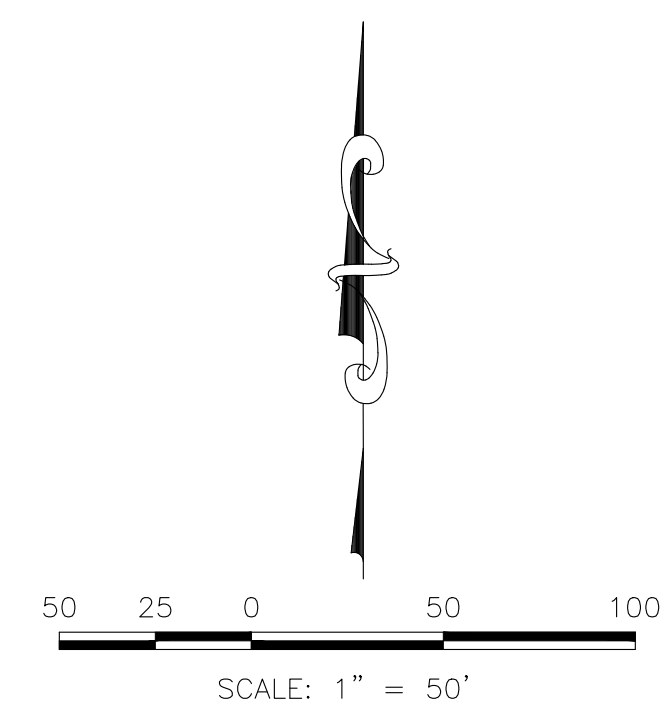
A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 18 OF 29

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 13485
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 22561
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- BLOCK NUMBER
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



STROH RANCH
FILING NO. 18B
REC. NO. 2003092248
(NOT A PART)



ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

NOTE: THIS AREA WILL REMAIN UNPLATTED FOR FUTURE
DEVELOPMENT

MATCH LINE SHEET 10

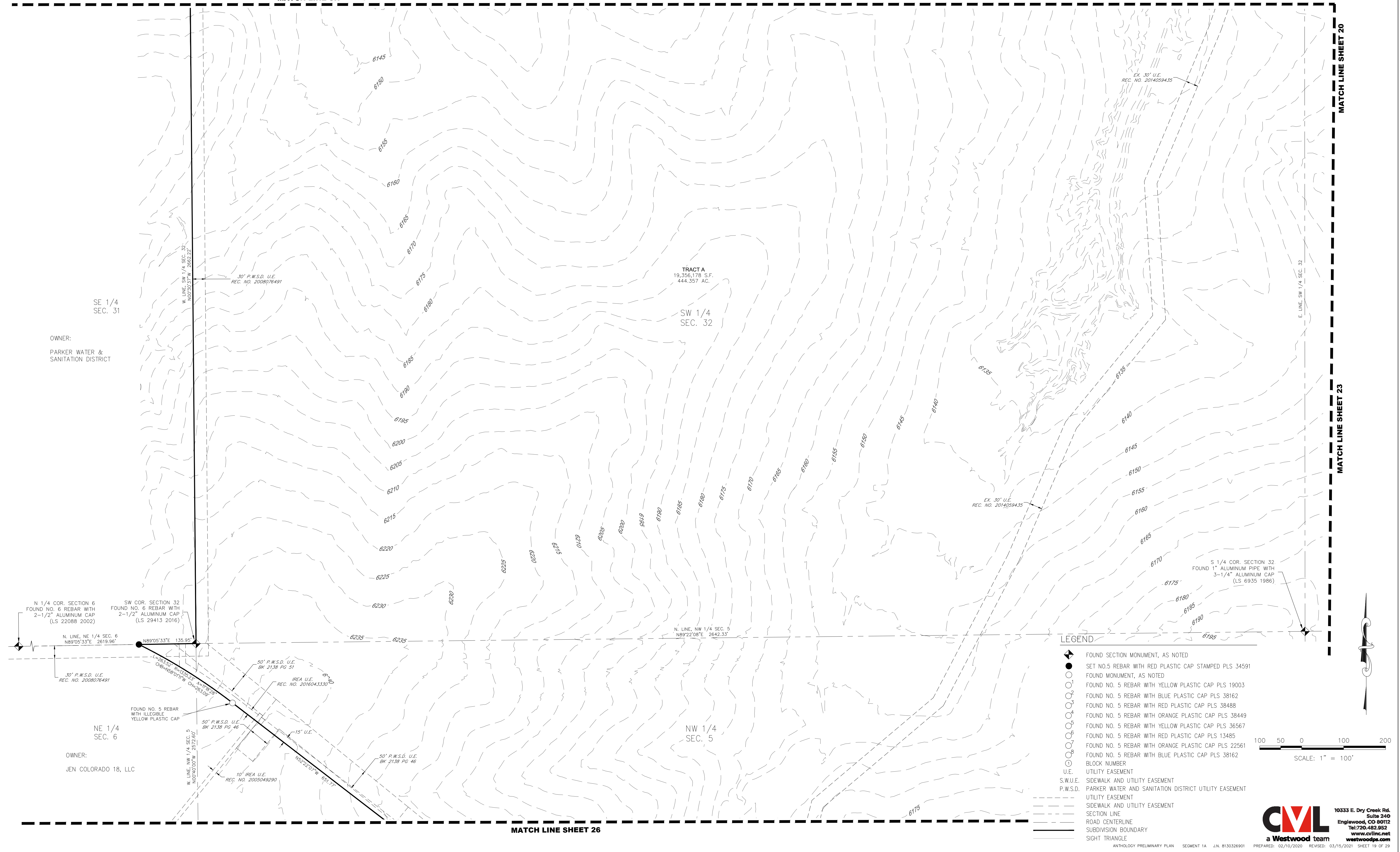
MATCH LINE SHEET 10

MATCH LINE SHEET 20

MATCH LINE SHEET 23

MATCH LINE SHEET 26

N:\PROJECTS\ANTHOLOGY\CAD\SURVEY\PRELIMINARY PLAT\1A\ANTHOLOGY PRELIMINARY PLAT 1A - PLAT SHEETS.DWG, M.PARK, 3/16/21



ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 20 OF 29

MATCH LINE SHEET 16

MATCH LINE SHEET 17

MATCH LINE SHEET 10

MATCH LINE SHEET 19

MATCH LINE SHEET 21

SE 1/4
SEC. 32

TRACT A
19,356,178 S.F.
444.357 AC.

TRACT I
383,127 S.F.
8.795 AC.

TRACT I
383,127 S.F.
8.795 AC.

TRACT S
12,166,904 S.F.
279.314 AC.

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 13485
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 22561
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE

50 25 0 50 100
SCALE: 1" = 50'

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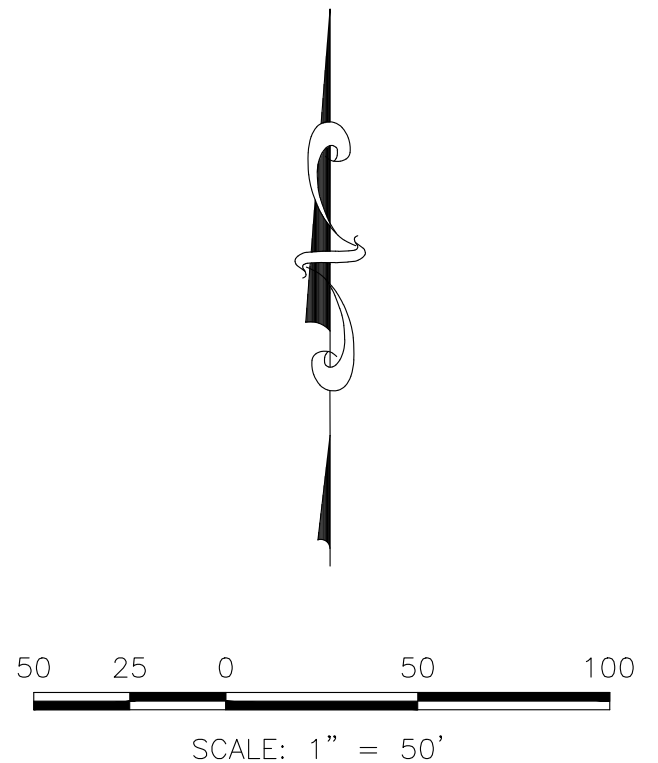
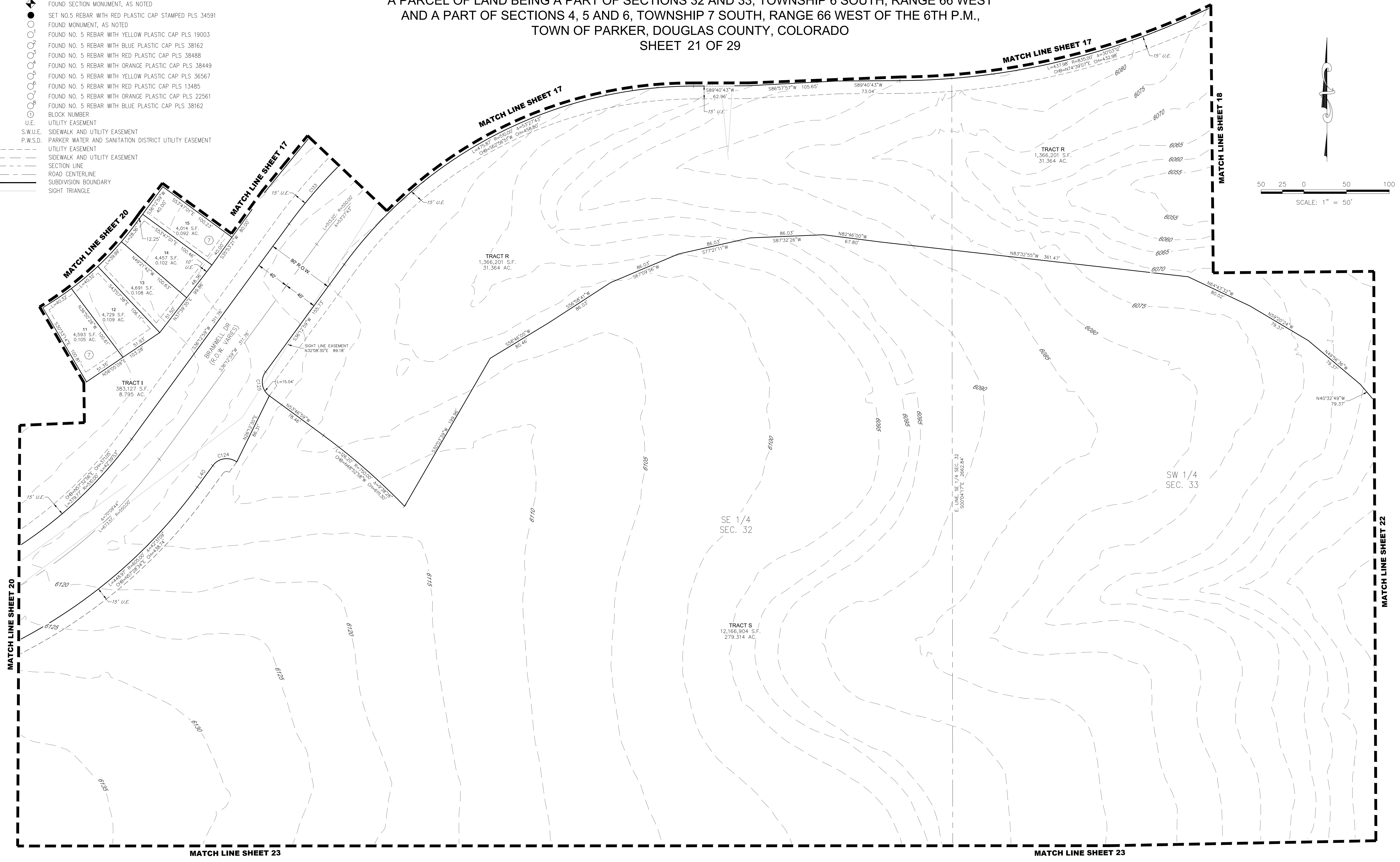
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A J.N. 8130326901 PREPARED: 02/10/2020 REVISED: 03/15/2021 SHEET 20 OF 29

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 21 OF 29

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 13485
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 22561
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE

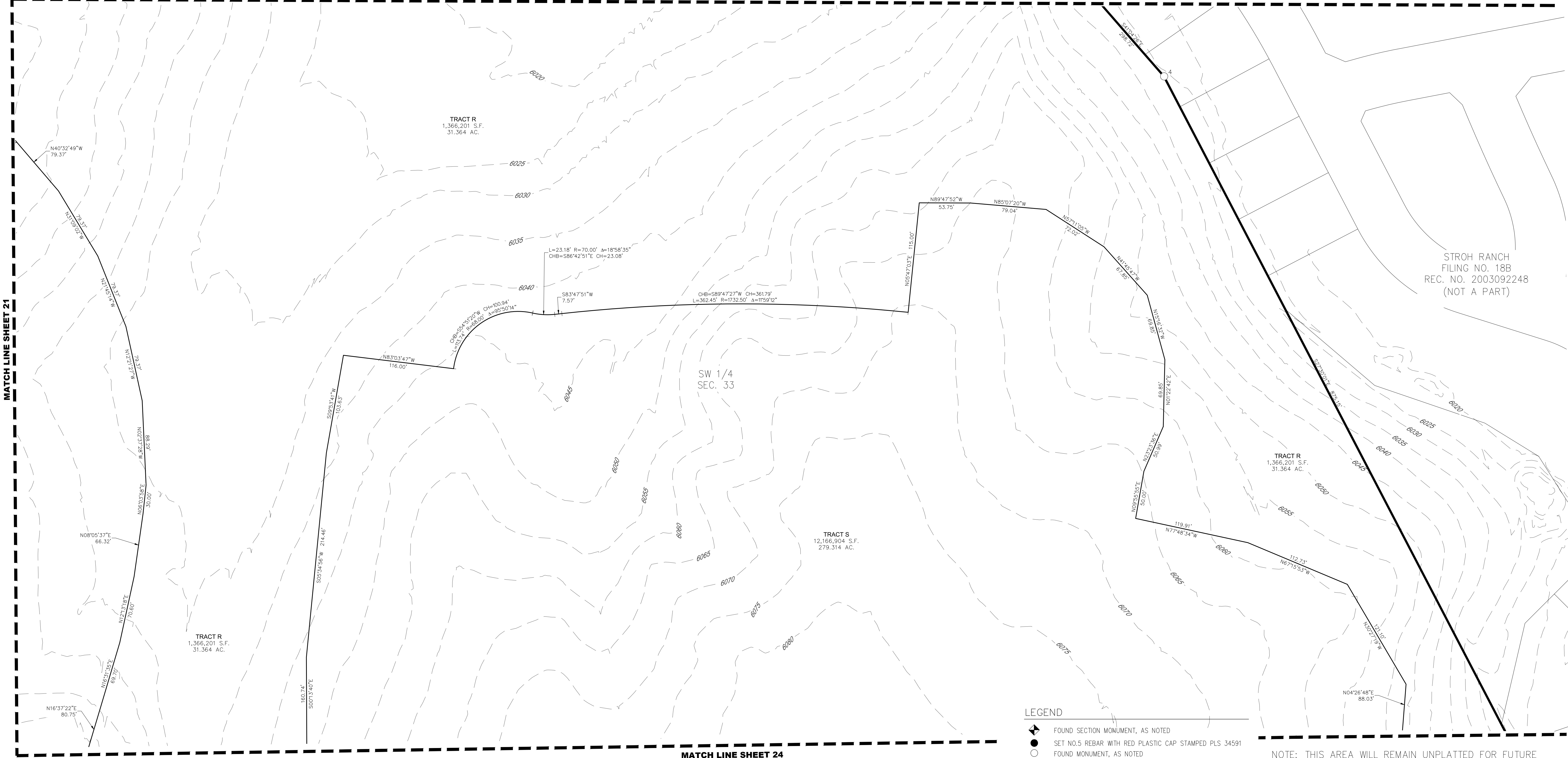


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ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 22 OF 29

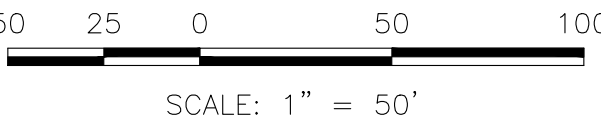
MATCH LINE SHEET 18



MATCH LINE SHEET 24

- LEGEND
- FOUND SECTION MONUMENT, AS NOTED
 - SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
 - FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
 - FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
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 - FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
 - BLOCK NUMBER
 - U.E. UTILITY EASEMENT
 - S.W.U.E. SIDEWALK AND UTILITY EASEMENT
 - P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - UTILITY EASEMENT
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 - SECTION LINE
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 - SUBDIVISION BOUNDARY
 - SIGHT TRIANGLE

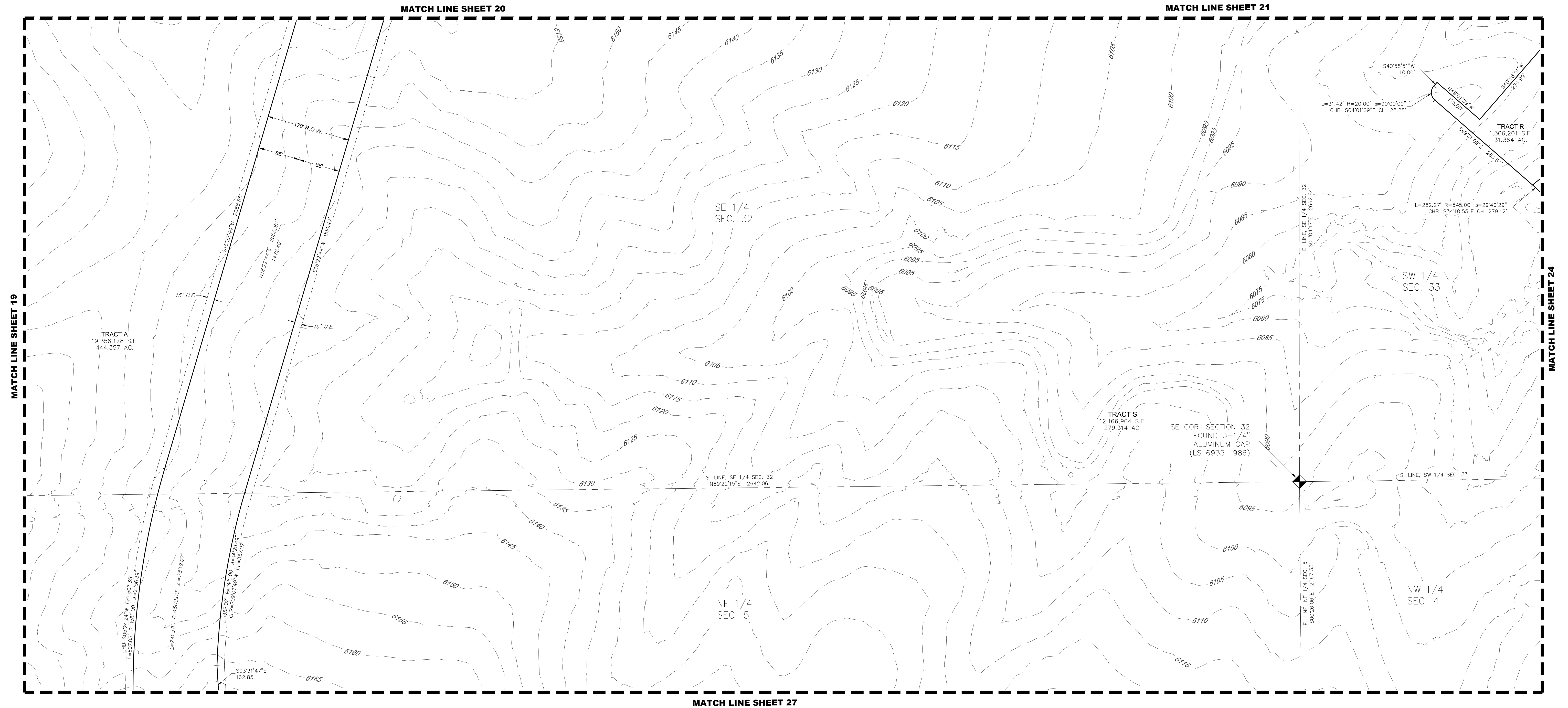
NOTE: THIS AREA WILL REMAIN UNPLATTED FOR FUTURE DEVELOPMENT



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Tel: 720.482.952
www.cvlinc.net
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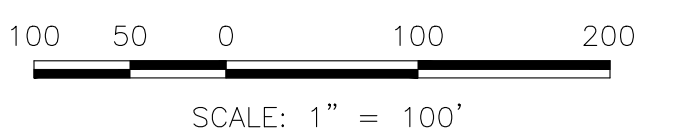
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 23 OF 29



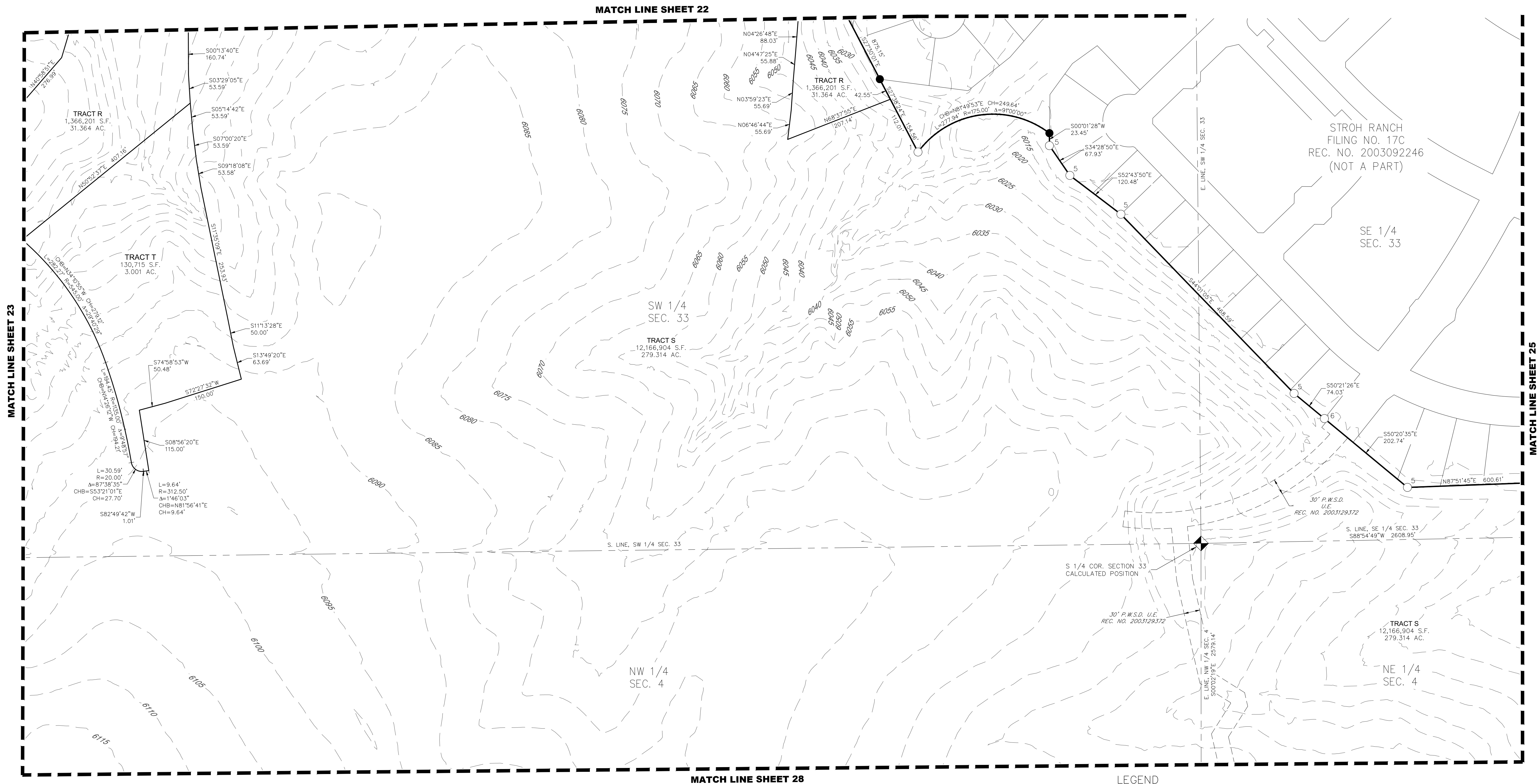
NOTE: THIS AREA WILL REMAIN UNPLATTED FOR FUTURE DEVELOPMENT

- | LEGEND | |
|---|---|
|  | FOUND SECTION MONUMENT, AS NOTED |
|  | SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591 |
|  | FOUND MONUMENT, AS NOTED |
|  | FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003 |
|  | FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162 |
|  | FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488 |
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|  | FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 36567 |
|  | FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 13485 |
|  | FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 22561 |
|  | FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162 |
|  | BLOCK NUMBER |
|  | UTILITY EASEMENT |
| S.W.U.E. | SIDEWALK AND UTILITY EASEMENT |
| P.W.S.D. | PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT |
| --- | UTILITY EASEMENT |
| --- | SIDEWALK AND UTILITY EASEMENT |
| --- | SECTION LINE |
| --- | ROAD CENTERLINE |
| ===== | SUBDIVISION BOUNDARY |
| --- | SIGHT TRIANGLE |



ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 24 OF 29



NOTE: THIS AREA WILL REMAIN UNPLATTED FOR FUTURE DEVELOPMENT

- LEGEND
- ◆ FOUND SECTION MONUMENT, AS NOTED
 - SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
 - FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
 - FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
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 - FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
 - ① BLOCK NUMBER
 - U.E. UTILITY EASEMENT
 - S.W.U.E. SIDEWALK AND UTILITY EASEMENT
 - P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - UTILITY EASEMENT
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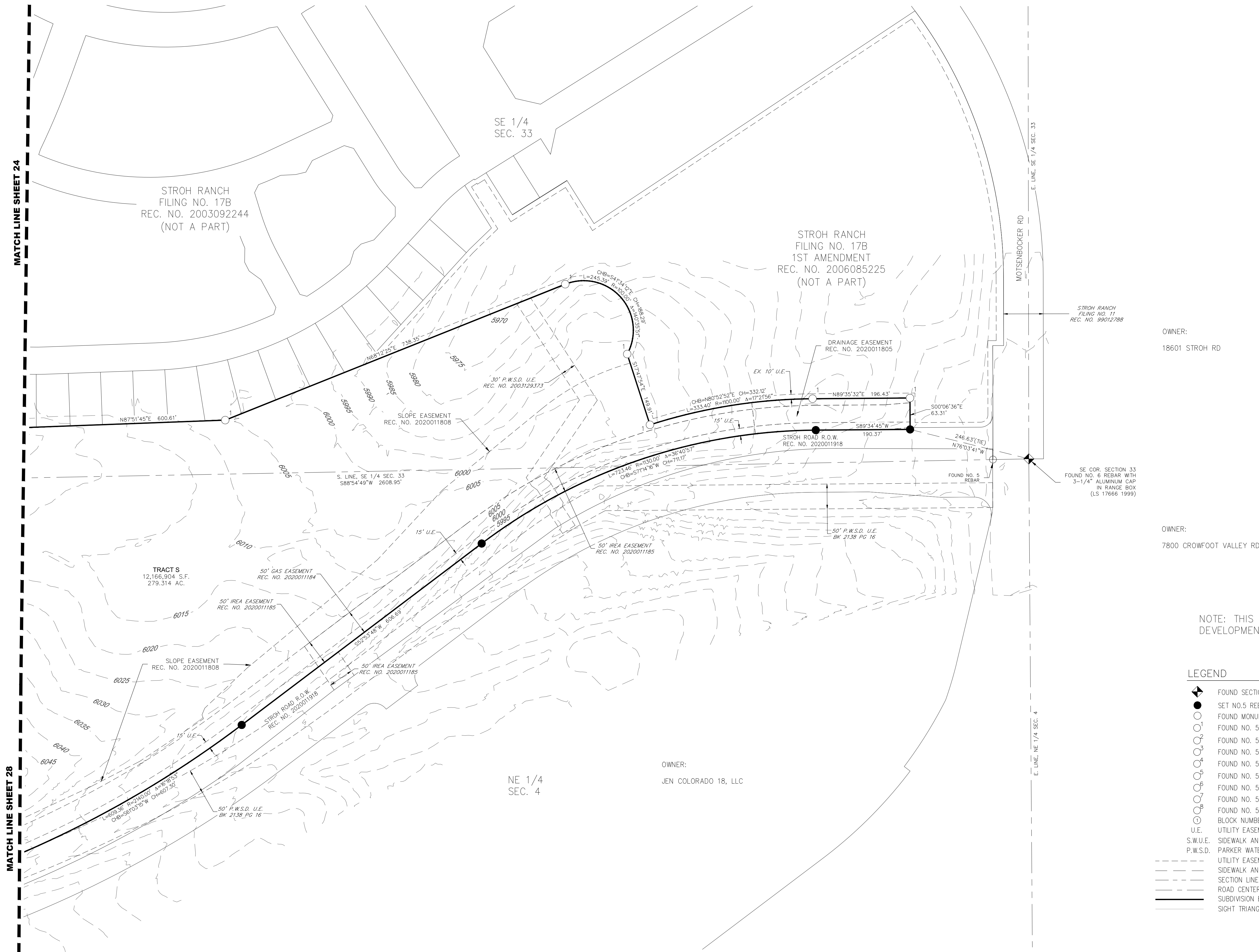
100 50 0 100 200
SCALE: 1" = 100'

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ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A J.N. 8130326901 PREPARED: 02/10/2020 REVISED: 03/15/2021 SHEET 24 OF 29

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 25 OF 29



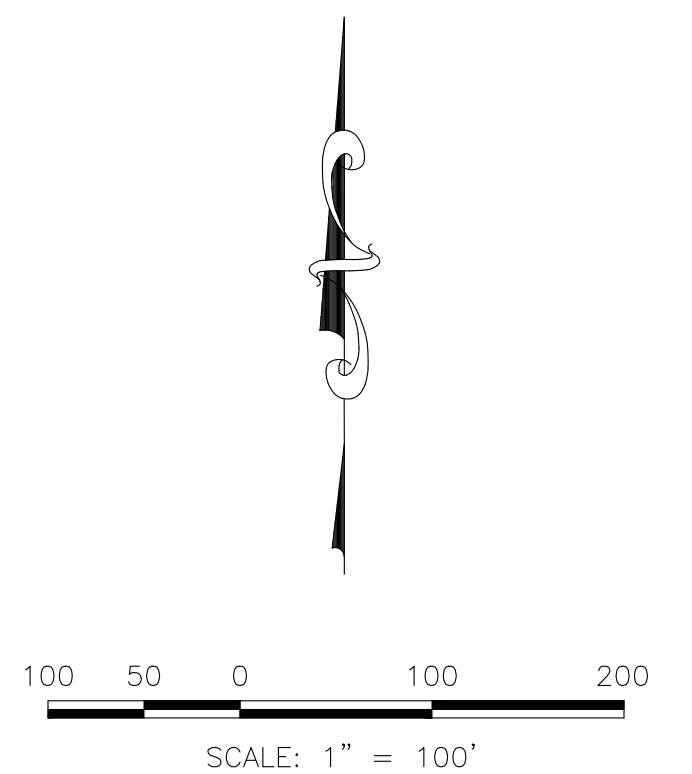
OWNER:
18601 STROH RD

OWNER:
7800 CROWFOOT VALLEY RD

NOTE: THIS AREA WILL REMAIN UNPLATTED FOR FUTURE DEVELOPMENT

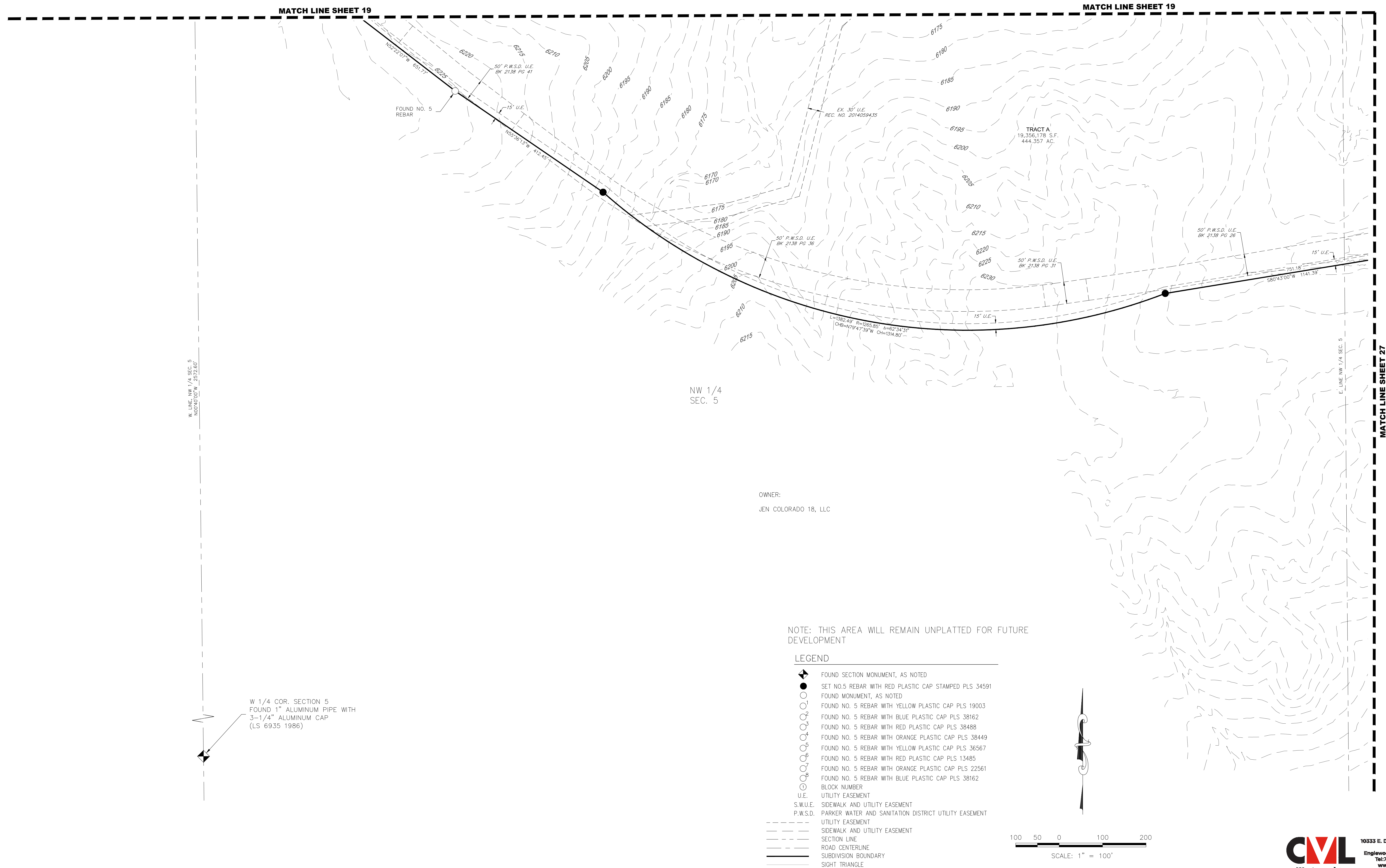
LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 13485
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 22561
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



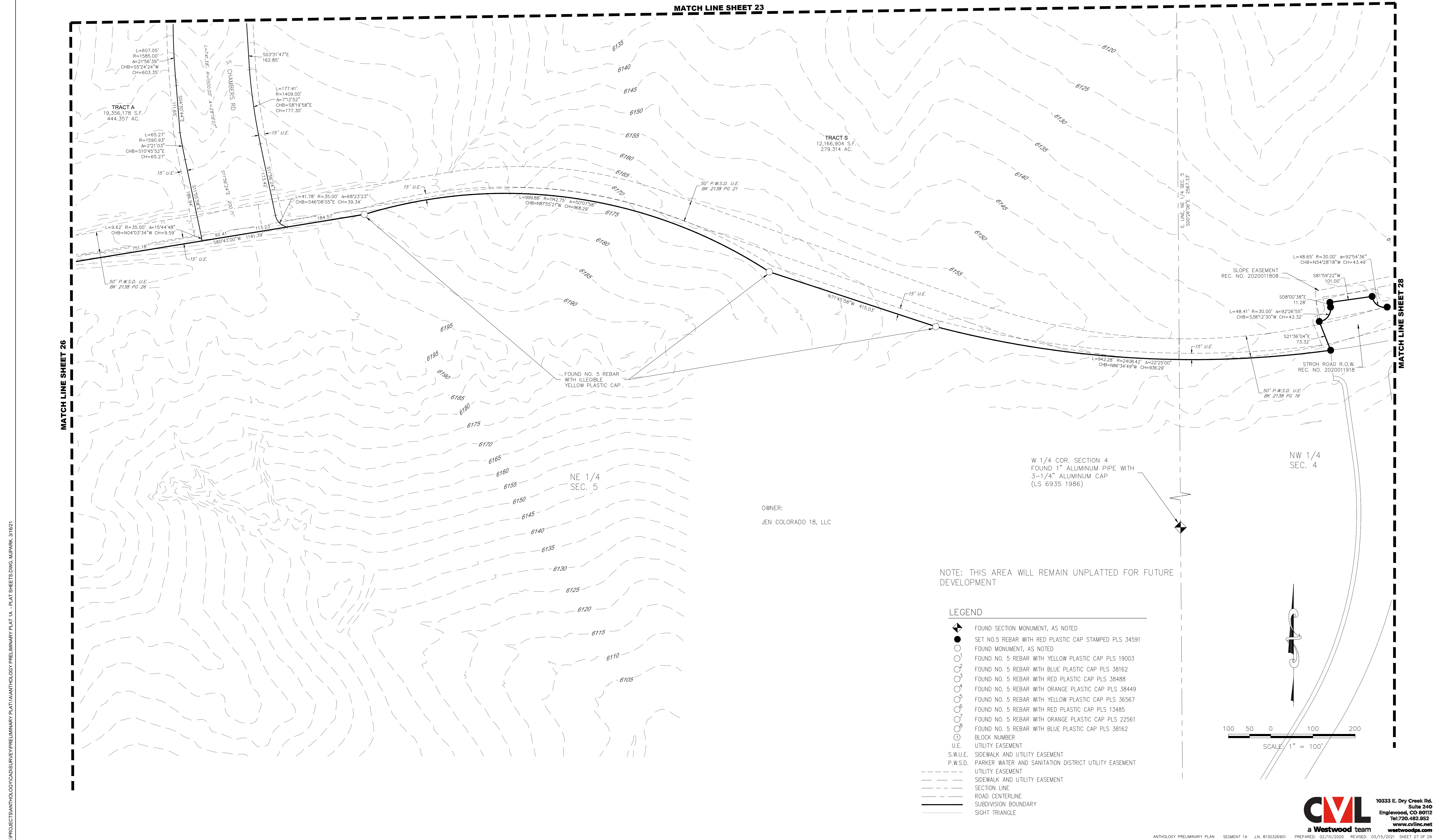
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 26 OF 29



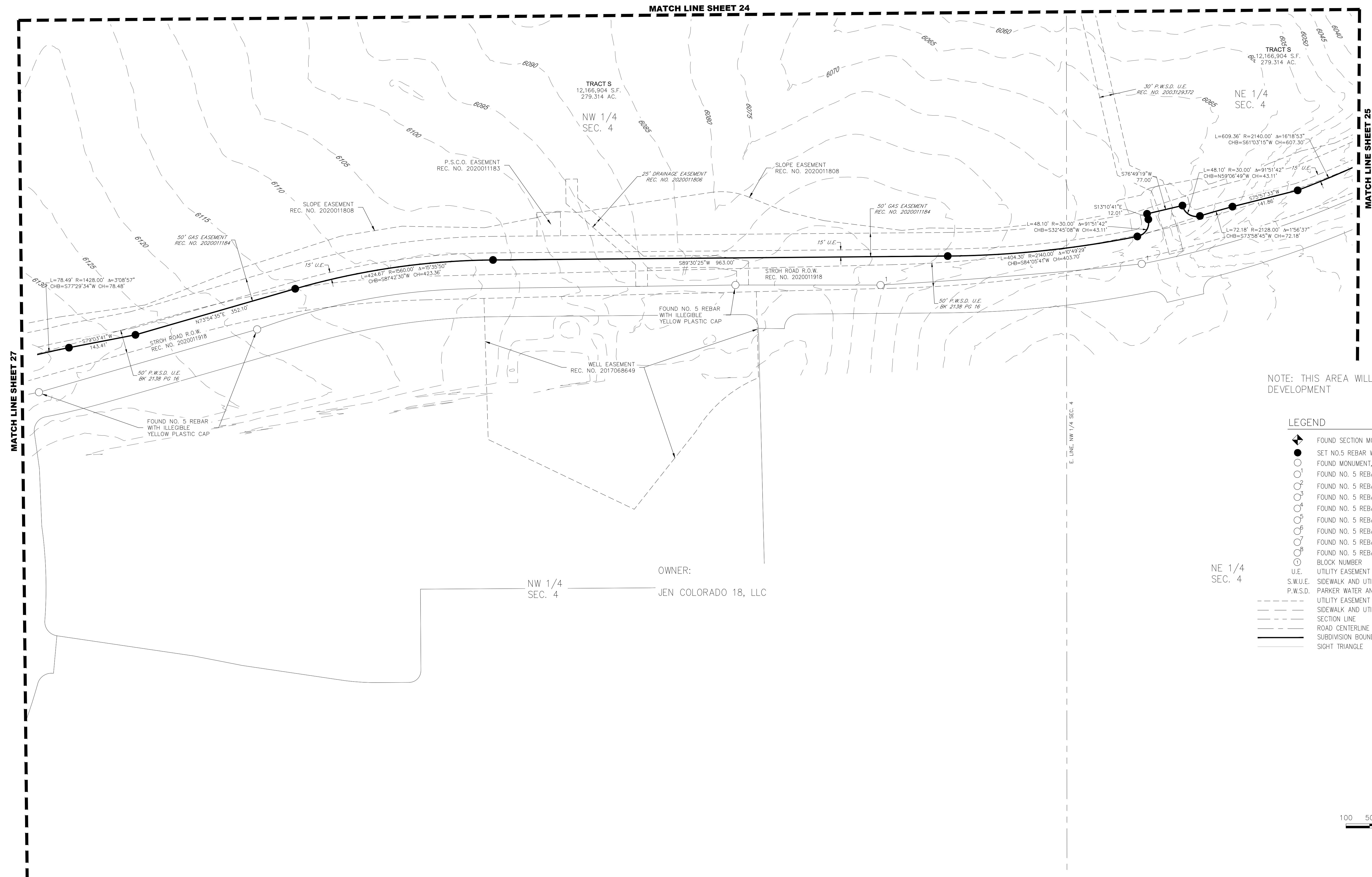
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 27 OF 29



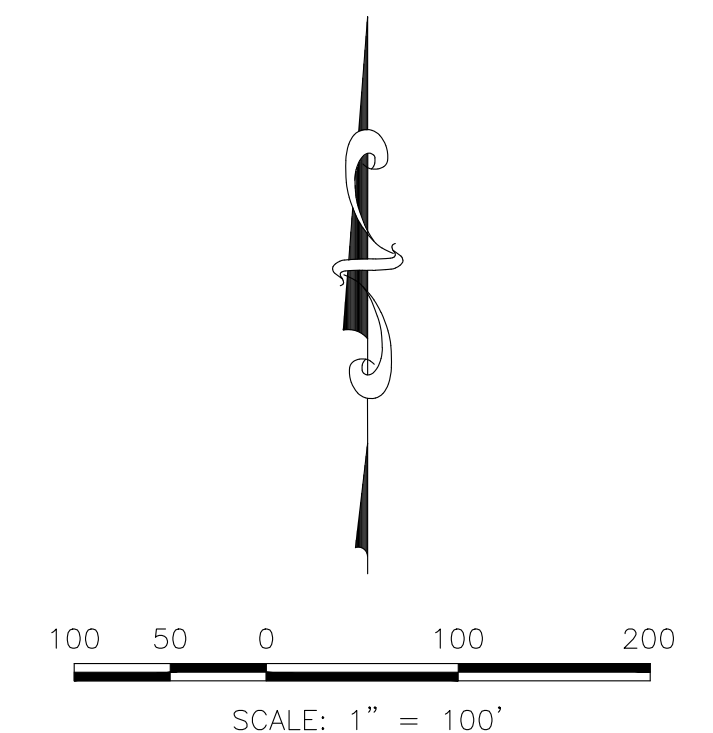
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 28 OF 29



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO.5 REBAR WITH RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 38488
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP PLS 38449
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH RED PLASTIC CAP PLS 13485
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- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
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- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



ANTHOLOGY PRELIMINARY PLAN SEGMENT 1A

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 29 OF 29

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	510.00'	21°40'17"	192.90'	N70°49'55"W	191.75'
C2	510.00'	18°44'00"	166.75'	S88°57'56"W	166.01'
C3	550.00'	21°01'05"	201.76'	S89°53'32"E	200.63'
C4	20.00'	89°52'54"	31.37'	S55°40'32"W	28.26'
C5	20.00'	90°00'00"	31.42'	N34°15'57"W	28.28'
C6	455.00'	27°55'33"	221.77'	S86°46'16"W	219.58'
C7	595.50'	32°33'56"	338.47'	S17°02'56"W	333.93'
C8	20.00'	83°24'05"	29.11'	N42°28'01"E	26.61'
C9	550.00'	25°44'59"	247.18'	S71°17'34"W	245.11'
C10	560.00'	61°35'09"	601.93'	N89°12'39"E	573.37'
C11	590.00'	21°40'17"	223.16'	N70°49'55"W	221.83'
C12	590.00'	18°44'00"	192.91'	S88°57'56"W	192.05'
C13	20.00'	87°57'24"	30.70'	S71°48'06"E	27.78'
C14	40.00'	68°54'20"	48.11'	N34°08'26"W	45.26'
C15	10.00'	90°00'00"	15.71'	S39°06'46"W	14.14'
C16	10.00'	90°00'00"	15.71'	N01°35'38"W	14.14'
C17	20.00'	85°13'11"	29.75'	S58°18'31"W	27.08'
C18	40.00'	62°08'06"	43.38'	N74°28'24"E	41.28'
C19	52.00'	33°53'24"	30.76'	S88°35'45"W	30.31'
C20	20.00'	83°42'16"	29.22'	S35°34'31"E	26.69'
C21	10.00'	90°00'00"	15.71'	N88°24'22"E	14.14'
C22	10.00'	90°00'00"	15.71'	N50°53'14"W	14.14'
C23	308.70'	14°26'32"	77.81'	S76°58'48"W	77.61'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C70	627.50'	5°44'01"	62.79'	S11°15'45"E	62.77'
C71	10.00'	90°00'00"	15.71'	N53°23'44"W	14.14'
C72	20.00'	90°49'26"	31.70'	S36°11'33"W	28.49'
C73	20.00'	89°10'34"	31.13'	N53°48'27"W	28.08'
C74	10.00'	95°12'57"	16.62'	S16°04'54"W	14.77'
C75	10.00'	95°12'57"	16.62'	N79°08'03"W	14.77'
C76	422.50'	2°51'09"	21.03'	S51°49'54"W	21.03'
C77	367.50'	13°50'47"	88.81'	N49°33'36"E	88.60'
C79	40.00'	46°31'34"	32.48'	N32°41'38"W	31.60'
C80	505.00'	33°56'51"	299.21'	N72°55'50"W	294.85'
C81	19.50'	67°31'55"	22.98'	S85°40'50"E	21.68'
C82	10.00'	90°00'00"	15.71'	N08°42'34"W	14.14'
C83	10.00'	89°12'41"	15.57'	S56°32'40"W	14.04'
C84	10.00'	90°00'00"	15.71'	S33°51'00"E	14.14'
C85	10.00'	90°00'00"	15.71'	S81°17'26"W	14.14'
C86	10.00'	90°00'00"	15.71'	S08°42'34"E	14.14'
C87	10.00'	90°00'00"	15.71'	S81°17'26"W	14.14'
C88	10.00'	90°00'00"	15.71'	S08°42'34"E	14.14'
C89	10.00'	87°24'41"	15.26'	N07°29'21"W	13.82'
C90	10.00'	87°09'45"	15.21'	N85°13'26"E	13.79'
C91	10.00'	87°09'45"	15.21'	N10°11'45"E	13.79'
C92	10.00'	87°09'45"	15.21'	N76°57'59"W	13.79'
C93	10.00'	90°00'00"	15.71'	N44°40'43"E	14.14'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C24	20.00'	95°37'38"	33.38'	S22°02'01"W	29.64'
C25	40.00'	50°06'39"	34.98'	S50°50'07"E	33.88'
C26	40.00'	34°18'04"	23.95'	N08°37'46"W	23.59'
C27	20.00'	90°00'00"	31.42'	N70°46'48"W	28.28'
C28	20.00'	85°20'34"	29.79'	S21°32'55"W	27.11'
C29	565.00'	6°09'47"	60.77'	N80°48'24"W	60.75'
C30	20.00'	84°39'16"	29.55'	S41°33'40"E	26.93'
C31	20.00'	90°00'00"	31.42'	S13°25'04"W	28.28'
C32	20.00'	90°00'00"	31.42'	N76°34'56"W	28.28'
C33	10.00'	90°00'00"	15.71'	S36°54'37"W	14.14'
C34	10.00'	90°00'00"	15.71'	S53°05'23"E	14.14'
C35	5.50'	71°10'34"	6.83'	N46°19'20"E	6.40'
C36	10.00'	90°00'00"	15.71'	S08°42'34"E	14.14'
C37	10.00'	90°00'00"	15.71'	S81°17'26"W	14.14'
C38	10.00'	90°00'00"	15.71'	N81°17'26"E	14.14'
C39	10.00'	90°00'00"	15.71'	N10°05'38"E	14.14'
C40	10.00'	90°00'00"	15.71'	S79°54'22"E	14.14'
C41	10.00'	90°00'00"	15.71'	N14°59'46"W	14.14'
C42	312.50'	18°53'52"	103.07'	S88°33'00"W	102.60'
C43	10.00'	89°50'09"	15.68'	S34°31'00"W	14.12'
C44	40.00'	42°48'10"	29.88'	S31°48'09"E	29.19'
C45	40.00'	42°48'10"	29.88'	N11°00'01"E	29.19'
C46	10.00'	90°00'00"	15.71'	N55°24'04"W	14.14'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C94	367.50'	2°47'43"	17.93'	S01°04'34"W	17.93'
C95	10.00'	92°03'23"	16.07'	N43°33'16"W	14.39'
C96	312.50'	4°26'01"	24.18'	S55°55'35"E	24.17'
C97	10.00'	97°07'16"	16.95'	N73°17'47"E	14.99'
C98	367.50'	11°33'16"	74.11'	S30°30'47"W	73.99'
C99	312.50'	11°33'16"	63.02'	S30°30'47"W	62.91'
C100	10.00'	97°07'16"	16.95'	S23°49'29"E	14.99'
C101	10.00'	90°00'00"	15.71'	N45°19'17"W	14.14'
C102	20.00'	88°53'14"	31.03'	N44°07'36"E	28.01'
C103	20.00'	87°17'14"	30.47'	S43°57'55"E	27.61'
C104	10.00'	90°00'00"	15.71'	S44°40'43"W	14.14'
C105	10.00'	90°00'00"	15.71'	S45°19'17"E	14.14'
C106	312.50'	2°47'43"	15.25'	S01°04'34"W	15.24'
C107	10.00'	93°33'40"	16.33'	S49°15'15"W	14.57'
C108	472.50'	3°52'32"	31.96'	S13°05'16"W	31.95'
C109	2527.50'	2°02'40"	90.19'	N12°57'40"E	90.18'
C110	765.00'	30°03'12"	401.26'	N74°39'07"E	396.68'
C111	20.00'	85°00'41"	29.67'	N33°17'11"E	27.03'
C112	19.50'	56°48'18"	19.33'	N31°13'22"E	18.55'
C113	40.00'	36°31'39"	25.50'	S77°53'20"W	25.07'
C114	20.00'	86°09'15"	30.07'	S52°17'47"E	27.32'
C115	495.00'	14°15'03"	123.12'	S80°44'48"E	122.80'
C116	605.00'	18°55'33"	199.84'	S83°05'03"E	198.94'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C47	40.00'	62°08'06"	43.38'	N28°55'44"W	41.28'
C48	10.00'	90°00'00"	15.71'	S75°00'14"W	14.14'
C49	10.00'	84°17'56"	14.71'	S21°47'39"W	13.42'
C50	40.00'	42°48'10"	29.88'	S41°45'25"E	29.19'
C51	40.00'	42°48'10"	29.88'	N01°02'46"E	29.19'
C52	10.00'	84°17'56"	14.71'	N62°30'18"W	13.42'
C53	367.50'	6°42'43"	43.05'	N78°42'06"E	43.03'
C54	20.00'	89°53'39"	31.38'	N36°39'26"E	28.26'
C55	20.00'	90°00'00"	31.42'	N14°59'46"W	28.28'
C56	20.00'	86°03'09"	30.04'	S73°01'48"W	27.29'
C57	20.00'	90°07'45"	31.46'	S53°19'52"E	28.32'
C58	40.00'	62°08'06"	43.38'	N84°22'56"W	41.28'
C59	10.00'	88°07'41"	15.38'	S20°29'10"W	13.91'
C60	367.50'	13°21'30"	85.68'	N54°02'32"W	85.49'
C61	10.00'	90°00'00"	15.71'	N87°38'13"E	14.14'
C62	10.00'	90°00'00"	15.71'	N02°21'47"W	14.14'
C63	312.50'	13°21'30"	72.86'	N54°02'32"W	72.69'
C64	10.00'	87°26'01"	15.26'	N67°17'41"W	13.82'
C65	10.00'	90°00'00"	15.71'	S36°36'16"W	14.14'
C66	572.50'	5°44'01"	57.29'	S11°15'45"E	57.27'
C67	19.50'	78°50'47"	26.83'	S53°33'08"E	24.77'
C68	40.00'	46°31'34"	32.48'	S66°49'57"W	31.60'
C69	40.00'	42°48'10"	29.88'	N07°16'20"E	29.19'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C117	40.00'	62°08'06"	43.38'	N39°09'26"W	41.28'
C118	20.00'	85°38'29"	29.89'	N49°43'35"W	27.19'
C119	20.00'	85°38'29"	29.89'	S35°54'54"W	27.19'
C121	10.00'	90°00'00"	15.71'	S61°22'44"W	14.14'
C122	10.00'	90°00'00"	15.71'	S28°37'16"E	14.14'
C124	20.00'	90°00'00"	31.42'	S81°12'59"W	28.28'
C125	20.00'	89°59'59"	31.42'	S08°47'00"E	28.28'
C126	510.00'	27°03'27"	240.84'	S14°17'41"E	238.61'
C127	50.00'	18°49'26"	16.43'	N88°40'40"W	16.35'
C128	50.00'	18°49'26"	16.43'	N88°40'40"W	16.35'
C129	47.00'	67°31'55"	55.40'	S85°40'50"E	52.25'
C130	340.00'	2°47'43"	16.59'	S01°04'34"W	16.59'
C131	47.00'	56°48'18"	46.60'	N31°13'22"E	44.71'
C132	40.00'	36°31'39"	25.50'	S15°26'37"E	25.07'
C133	590.00'	52°21'30"	539.16'	S62°23'44"W	520.59'
C134	550.00'	27°04'47"	259.95'	S14°17'00"E	257.53'
C135	510.00'	27°03'27"	240.84'	S14°17'41"E	238.61'
C136	455.00'	19°22'45"	153.89'	S18°08'01"E	153.16'
C137	29.00'	5°39'15"	2.86'	N45°03'55"W	2.86'
C138	29.00'	8°04'39"	4.09'	N30°05'51"E	4.09'
C139	27.00'	90°00'00"	42.41'	S36°54'37"W	38.18'
C140	6.00'	108°49'26"	11.40'	N43°40'40"W	9.76'
C141	3.00'	161°10'34"	8.44'	S88°40'40"E	5.92'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S79°15'57"E	25.97'
L2	N72°48'29"E	231.01'
L3	S28°40'02"W	41.57'
L4	S00°45'58"W	45.23'
L5	S59°14'14"E	35.01'
L6	S46°35'38"E	40.56'
L7	S18°20'57"E	14.84'
L8	N46°35'38"W	40.56'
L9	S62°19'12"E	40.39'
L10	S67°27'35"E	22.58'
L11	N55°05'38"E	8.12'
L12	N59°59'46"W	5.55'
L13	S10°24'04"E	30.29'
L14	N10°24'04"W	30.29'
L15	S79°35'56"W	4.36'
L16	S20°21'20"E	2.64'
L17	N20°21'20"W	2.64'
L18	S23°34'40"E	15.42'
L19	S47°21'47"E	22.19'
L20	S47°21'47"E	22.19'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L21	N23°34'40"W	15.48'
L22	N02°05'40"W	120.93'
L23	N14°07'45"W	58.97'
L24	N81°36'16"E	33.45'
L25	N31°31'34"W	11.31'
L26	N02°49'12"E	30.07'
L27	S31°31'34"E	11.31'
L28	S11°09'00"W	55.18'
L29	S11°09'00"W	15.11'
L30	N36°17'26"E	55.63'
L31	N33°23'07"W	19.00'
L32	S33°23'07"E	19.00'
L33	N89°40'43"E	18.88'
L34	N24°44'09"E	25.45'
L35	S24°44'09"W	25.45'
L36	S89°40'43"W	18.88'
L37	N73°37'16"W	21.16'
L38	S73°37'16"E	21.16'
L39	N36°12'59"E	126.98'
L40	S36°12'59"W	31.04'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L41	N59°14'14"W	35.01'
L42	S30°45'46"W	24.50'
L43	S63°47'29"W	8.50'
L44	N46°35'38"W	24.50'
L45	S79°15'57"E	48.45'
L46	S79°15'57"E	16.73'
L47	N30°00'14"E	24.50'
L48	N02°49'12"E	54.65'
L49	N81°54'37"E	1.81'
L50	S79°04'54"E	3.88'

Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1A.DWG
Friday, March 6, 2020

ANTHOLOGY

PRELIMINARY LANDSCAPE PLANS

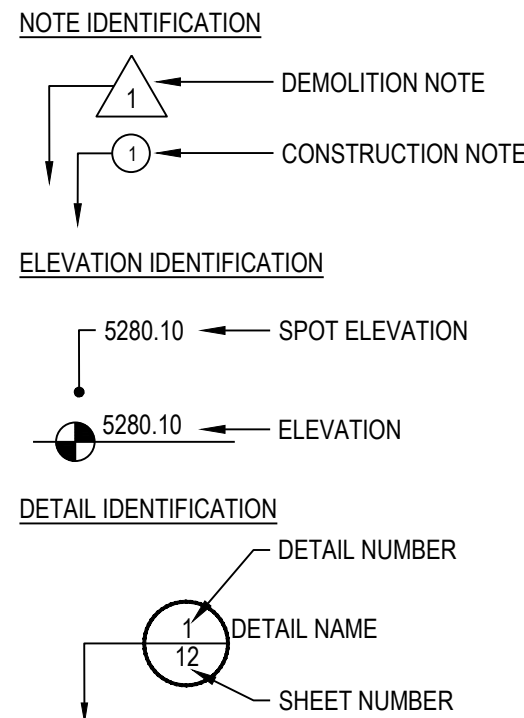
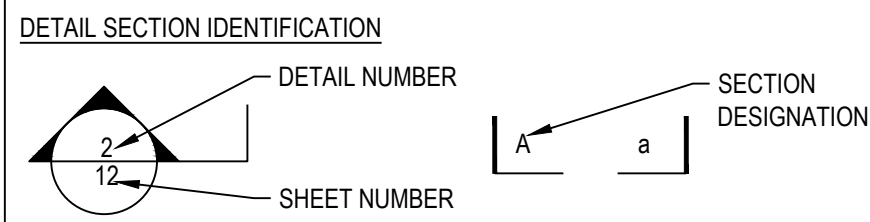
SHEET INDEX	
Sheet Number	Sheet Title
COVER	LANDSCAPE COVER SHEET
L0.0	OPEN SPACE EXHIBIT
L0.1-L0.2	LANDSCAPE NOTES & PLANT SCHEDULE
L0.3	LANDSCAPE REQUIREMENT CHARTS
L0.4	EXISTING CONDITIONS MAP
L0.5-L0.13	TREE PRESERVATION PLAN
L1.0	TRAILS MASTER PLAN
L1.1	MASTER STREET TREE & FENCING PLAN
L1.2-L1.32	LANDSCAPE PLAN
L2.0-L2.6	PARK AREA AMENITY PLANS
L3.0-L3.9	SITE & LANDSCAPE DETAILS



KEY MAP

SYMBOLS & ABBREVIATIONS

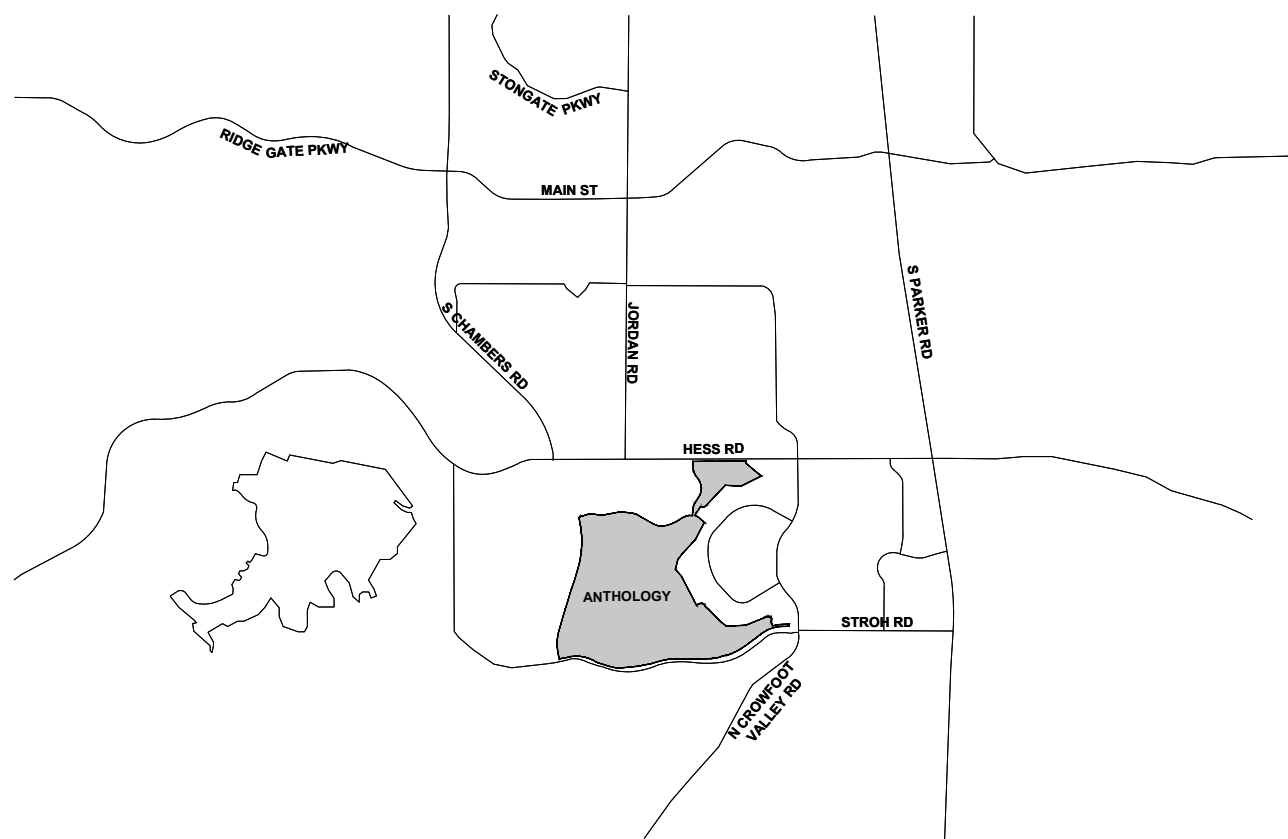
AC = ACRE APPROXIMATE = APPROX. B&B = BALL AND BURLAP BOC = BACK OF CURB B.M. = BENCHMARK BLDG. = BUILDING B.S. = BOTTOM OF STAIR B.W. = BOTTOM OF WALL CAL. = CALIPER C.B. = CATCH BASIN CL. CATCH BASIN CENTER LINE C.O. = CLEANOUT COL. = COLUMN CONC. = CONCRETE CONT. = CONTINUOUS CONTR. = CONTRACTOR C.F.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

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

VICINITY MAP



OWNER / DEVELOPER

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE ARCHITECT

people creating spaces
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ANTHOLOGY
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by:	BEM
Checked by:	JP
Submittal Date:	3.15.2020
	8.10.2020
	12.18.2020
	2.5.2021
	3.17.2021
	5.28.2021

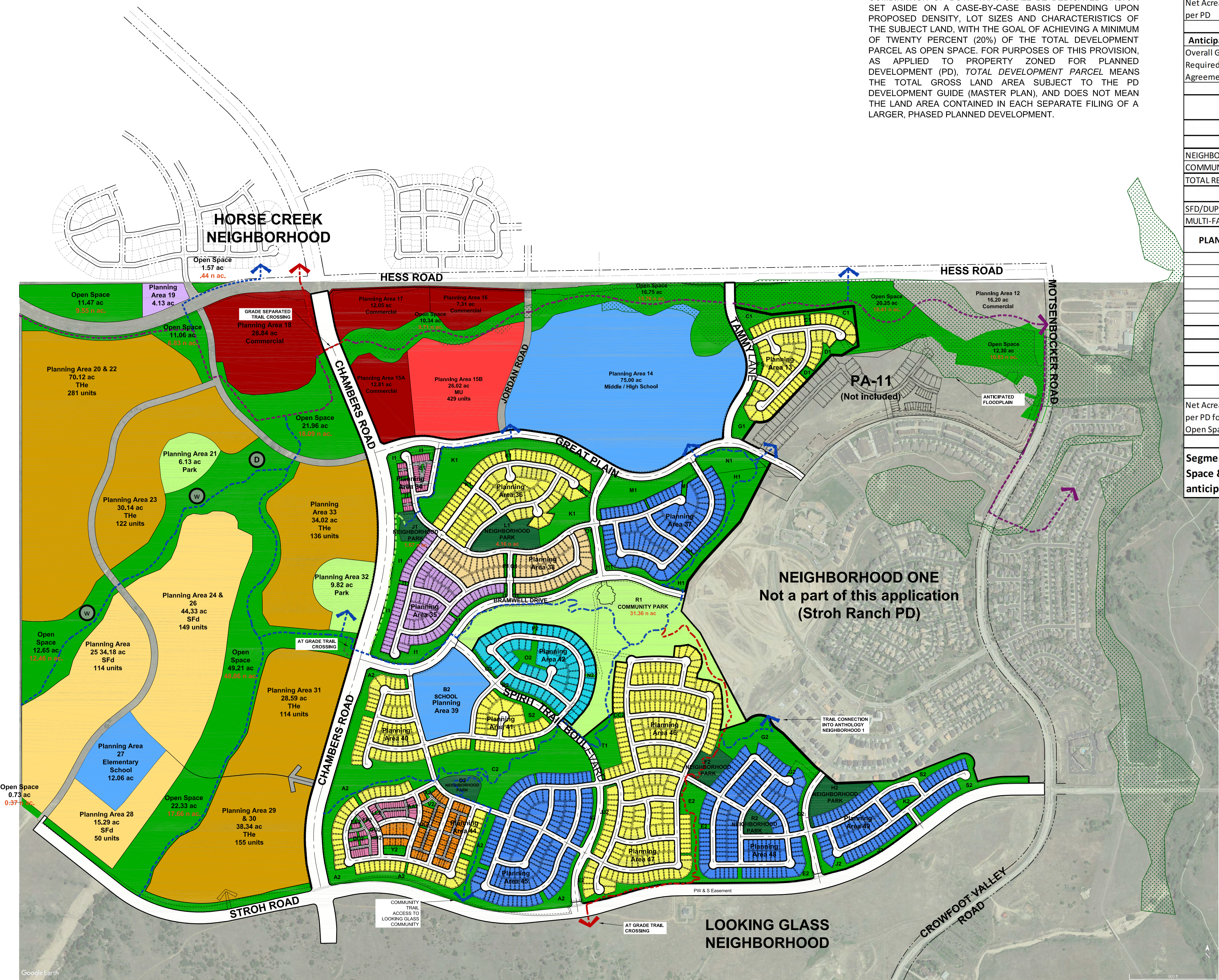
Sheet Name
LANDSCAPE COVER SHEET

Sheet Number

COVER

OPEN SPACE & PARK TRACKING EXHIBIT - PRELIMINARY PLAN SEGMENT 1-A

PER TOWN OF PARKER CODE FOR COMMON OPEN SPACE 13.07.145:
(c) AMOUNT OF COMMON OPEN SPACE REQUIRED.
(1) MINIMUM PERCENTAGE RECOMMENDED. THE TOWN WILL DETERMINE THE AMOUNT OF PUBLIC OPEN SPACE UNDER SUBSECTION 13.07.140(E) ABOVE, COMMON OPEN SPACE OR A COMBINATION OF BOTH THAT SHALL BE DEDICATED AND/OR SET ASIDE ON A CASE-BY-CASE BASIS DEPENDING UPON PROPOSED DENSITY, LOT SIZES AND CHARACTERISTICS OF THE SUBJECT LAND, WITH THE GOAL OF ACHIEVING A MINIMUM OF TWENTY PERCENT (20%) OF THE TOTAL DEVELOPMENT PARCEL AS OPEN SPACE. FOR PURPOSES OF THIS PROVISION, AS APPLIED TO PROPERTY ZONED FOR PLANNED DEVELOPMENT (PD), TOTAL DEVELOPMENT PARCEL MEANS THE TOTAL GROSS LAND AREA SUBJECT TO THE PD DEVELOPMENT GUIDE (MASTER PLAN), AND DOES NOT MEAN THE LAND AREA CONTAINED IN EACH SEPARATE FILING OF A LARGER, PHASED PLANNED DEVELOPMENT.



OPEN SPACE TRACKING			
Segment 1A Open Space Dedication			
Gross Acreage Anticipated per PD	Gross Acreage Provided per Preliminary Plat	Difference	
59.29	62.86	3.57	
Net Acreage Anticipated per PD	Net Acreage Provided per Preliminary Plat	Difference	
50.01	47.92	-2.09	
Anticipated Open Space Dedication for the Total Development Parcel			
Overall Gross Acreage Required per Annexation Agreement	Net Acreage Anticipated w/ Current Segment 1A Preliminary Plat	Difference (Exceeds Required)	
240.9	276.36	35.46	

ANTHOLOGY SEGMENT 1-A			
OVERALL PHASE ONE - PARK REQUIREMENTS			
TYPE	REQUIREMENT	REQUIRED (AC)	PROVIDED (AC)
NEIGHBORHOOD PARKS			5.83
COMMUNITY PARKS			31.36
TOTAL REQUIRED PARKS	MUNICIPAL CODE	11.28	37.19

DEDICATION REQUIREMENT			
SFD/DUPLEX		0.0239 acres/unit	
MULTI-FAMILY		0.0139 acres/unit	

PLANNING AREA	HOUSING TYPE	DU'S	TOTAL PARK REQUIRED
PA-13	SFD (50'x115' typ)	69	1.65
PA-34	MULTI-FAMILY (22'x60' typ)	53	0.74
PA-35	SFA (40'x100' typ)	104	2.49
PA-36	SFD (50'x115' typ)	96	2.29
PA-37	SFD (50'x115' typ)	103	2.46
PA-38	SFD (45'x115' typ)	69	1.65
Total		494	11.28
Total	SFD	441	
Total	MULTI-FAMILY	53	

OPEN SPACE & PARK TRACKING			
Segment 1A Open Space & Park Areas			
Net Acreage Anticipated per PD for both Park and Open Space	Net Acreage Provided per Preliminary Plat for both Park and Open Space	Difference	
81.56	85.11	3.55	

Segment 1A is providing 3.55 excess acres of combined Open Space & Park area when compared to the Net Area as anticipated in the PD.

LOT SUMMARY CHART		
	TYPICAL DEPTH	TOTAL UNITS
LOT TYPE		
A-60'x115'		70
B-50'x115		507
C-50'x115' (Tylor)		69
D-45'x115'		551
TOWNHOMES		
22'x60'		125
DUPLEX		
40'x100' (FL)		104
25'x80'		106
TOTAL		1532

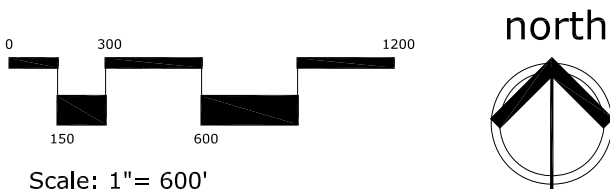
OPEN SPACE KEY	
GENERAL OPEN SPACE	
COMMUNITY PARK	
NEIGHBORHOOD PARK	

ANTICIPATED OPEN SPACE FOR THE TOTAL DEVELOPMENT PARCEL		
TYPE	TRACT	NET AREA (in Acres)
SEGMENT 1A		
	C1	2.48
	D1	1.44
	E1	0.04
	F1	0.42
	G1	1.42
	H1	7.89
	I1	8.80
	K1	12.80
	M1	4.98
	N1	3.00
	O1	1.28
	P1	0.19
	Q1	0.18
	T1	3.00
SUBTOTAL		47.92
SEGMENT 1B & 1C		
	A2	19.965
	C2	13.291
	E2	7.513
	G2	6.894
	I2	3.677
	J2	2.081
	K2	0.417
	M2	0.138
	N2	0.135
	O2	1.020
	P2	0.064
	Q2	0.269
	R2	0.473
	S2	1.009
	V2	0.160
	X2	0.173
	Y2	0.522
	AA2	0.050
	DD2	0.200
	EE2	0.151
	FF2	0.028
	GG2	0.058
	HH2	0.068
	II2	0.521
	JJ2	0.616
	KK2	0.037
	LL2	0.034
SUBTOTAL		59.564
OUTSIDE OF SKETCH PLAN		
	OS	15.76
	OS	9.71
	OS	0.44
	OS	9.55
	OS	6.83
	OS	18.09
	OS	48.06
	OS	12.46
	OS	17.66
	OS	0.37
	OS*	18.41
	OS*	10.83
	OS**	0.71
SUBTOTAL		168.88
TOTAL		276.36

*Annexation Agreement includes credit for the northeast open space area
** Additional Acreage adjacent to Planning Area 11

THE INTENT OF THIS EXHIBIT IS TO MEMORIALIZE HOW THE OPEN SPACE COMMITMENTS ARE BEING MET WITHIN THE ANTHOLOGY COMMUNITY. PER THE ANNEXATION AGREEMENT 240.90 GROSS ACRES OF OPEN SPACE IS REQUIRED TO BE DEDICATED. THIS EXHIBIT DEPICTS 276.36 NET ACRES OF OPEN SPACE THAT WOULD BE AVAILABLE FOR DEDICATION, EXCLUSIVE OF PARK AREAS. WE HAVE EXCEEDED THE REQUIRED AGREEMENT BY 35.46 ACRES.

AS MORE DETAILED PLANS ARE DEVELOPED FOR THE AREA WEST OF CHAMBERS ROAD THIS EXHIBIT WILL BE UPDATED TO ENSURE THAT THE OPEN SPACE COMMITMENTS ARE BEING MET FOR THE OVERALL PROJECT.



Prepared For

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ANTHOLOGY
PARKER, COLORADO
OPEN SPACE TRACKING EXHIBIT -
PRELIMINARY PLAN SEGMENT 1-A
PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 3.15.2020
Date: 8.10.2020
Know what's below.
Call before you dig.
811
2.5.2021
3.17.2021
5.28.2021

Sheet Name

OPEN SPACE
& PARKS
5/28/2021

Sheet Number

L0.0

Y:\ANTHOLGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1A.DWG

LANDSCAPE NOTES

SITE PREP

1. LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
2. ALL WORK SHALL CONFORM TO LOCAL MUNICIPAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
8. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
11. CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
12. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
13. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE LOCAL JURISDICTION. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
15. TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
16. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
17. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
18. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
19. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT ROTOTILLED AT A MIN. 8" DEPTH AT A RATE OF 4 CUBIC YARDS PER 1,000 SF.
20. CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
21. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECH REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY LANDSCAPE ARCHITECT.

TURF, PLANT & GROUND COVER MATERIAL

22. ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
23. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAS SPECIFICATIONS FOR NUMBER ONE GRADE.
24. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
25. ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
26. TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
27. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT. OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
28. MAINTAIN A MINIMUM THREE-FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
29. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, AREAS OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

FINE GRADING NOTES

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

SEEDING ESTABLISHMENT NOTES:

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

NOTES:

1. DISTURBED AREAS TO BE RE-VEGETATED PER THE GRADING AND EROSION CONTROL PLANS.
2. PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
3. LANDSCAPE PLACEMENT IN THE TREE LAWN ADJACENT TO LOTS IS NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY AND UTILITY LOCATIONS.
4. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
5. SHRUBS AND PLANTINGS WILL BE NO TALLER THAN 2 FEET

30. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY LANDSCAPE ARCHITECT IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
31. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.
32. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIRM ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.
33. ANY TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY LANDSCAPE ARCHITECT PRIOR TO DOING WORK.
34. PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
35. IF SPECIFIED PLANTS ARE NOT COMMERCIALY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

PLANTING BEDS

36. ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS.
37. ALL MUGH TO BE 4" DEPTH
38. WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
39. NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
40. FOR TREES NOT IN PLANTING BEDS, ALLOW A 6" (6" DIAMETER BED (TREE RING)) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6" OF THEIR TRUNKS.

HARDSCAPE

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

IRRIGATION

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

MAINTENANCE

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

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

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

WEED MANAGEMENT

BEFORE SEEDING, REMOVE EXISTING WEEDS BY PULLING, TILLING UNDER AND/OR, APPLYING A GLYPHOSATE HERBICIDE SUCH AS ROUNDUP®. OR BY A COMBINATION OF THESE METHODS. FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, A SOIL FUMIGANT MAY BE USED, OR THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A GENERAL HERBICIDE. IN VERY WEEDY AREAS, THE FOLLOWING METHOD IS SUGGESTED: (1) TILL SOIL OR SPRAY VEGETATION WITH ROUNDUP®. WHEN USING AN HERBICIDE, ALLOW VEGETATION TO DIE, THEN RAKE OUT THE DEAD DEBRIS. IF PERENNIAL WEEDS SUCH AS BINDWEED ARE PRESENT, USING AN HERBICIDE IS MORE EFFECTIVE THAN TILLING. (2) IRRIGATE TO ENCOURAGE GERMINATION OF WEED SEEDS NEAR THE SURFACE; MOST SEEDS WILL GERMINATE WITHIN TWO WEEKS IF CONSISTENT MOISTURE IS AVAILABLE. DO NOT TILL THE SOIL AGAIN BECAUSE THIS WILL BRING EVEN MORE WEED SEEDS UP TO THE SURFACE. (3) SPRAY ANY NEW GROWTH WITH ROUNDUP®. (4) AFTER RAKING OUT DEAD VEGETATION, ALLOW SOIL TO RECOVER FOR-4 WEEKS BEFORE PLANTING SEE. A RECOVERY PERIOD OF THIS DURATION IS ADVISABLE BECAUSE EXTENSIVE USE OF GLYPHOSATE HERBICIDES MAY CAUSE A DELAY IN GERMINATION AND IN THE VIGOROUS GROWTH OF SEEDLINGS. ONCE THE SEEDS HAVE GERMINATED, FURTHER WEED CONTROL IS USUALLY NECESSARY. IF PRACTICAL, PULL ALL WEEDS AS SOON AS THEY CAN BE IDENTIFIED. OTHER SUCCESSFUL TECHNIQUES ARE SPOT-SPRAYING WITH A GENERAL HERBICIDE OR SELECTIVELY CUTTING WEEDS WITH A STRING TRIMMER. BE SURE TO REMOVE WEEDS BEFORE THEY RESEED. ONCE ESTABLISHED, NATIVE AREAS MAY BE MOWED TWICE A SEASON OR AS REQUIRED TO MINIMIZE WEED GROWTH. FURTHER MOWING ADJACENT TO ROADWAYS AND PARK AREAS MAY BE REQUIRED AS SEASONAL DROUGHT AND FIRE CONDITIONS MAY DICTATE.

SEED MIXES

TOWN OF PARKER SEED MIX 1	
COMMON NAME	PERCENTAGE
CANADA WILDRYE	20%
CRESTED WHEATGRASS	15%
SLENDER WHEATGRASS	15%
ANNUAL RYEGRASS	10%
SHEEP FESCUE	10%
BIG BLUESTEM	10%
SIDE-OATS GRAMA	10%
CANADA BLUEGRASS	5%
BLUE GRAMA	5%

SEEDING RATE
DRILLED: 25 LBS/AC.
BROADCAST: 50 LBS/AC.

TEMPORARILY IRRIGATED

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

SEEDING RATE
DRILLED: 25 LBS/AC.
BROADCAST: 50 LBS/AC.

NOTE:
1. SEED MIX TO BE USED IN AREAS DISTURBED BY GRADING.
2. AREAS WITH THIS SEED MIX TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT ONLY.

SOD MIXES

ENVIROTURF SOD: 'ENVIROTURF'
BY TURF MASTERS, LLC.

PLANT SCHEDULE SEGMENT 1A -RIGHT OF WAY

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/H.T.
AA	134	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	2" Cal
AS	15	Acer miyabei 'State Street'	Miyabei Maple	B & B	2" Cal
AE2	28	Acer platanoides 'Emerald Queen'	Emerald Queen Maple	B & B	2" Cal
AF3	38	Acer rubrum 'Frank Jr.'	Redpointe Maple	B & B	2" Cal
AF	26	Acer saccharum 'Fall Fiesta'	Sugar Maple	B & B	2" Cal
AO	23	Aesculus glabra	Ohio Buckeye	B & B	2" Cal
CS	138	Catalpa speciosa	Northern Catalpa	B & B	2" Cal
CO	44	Celtis occidentalis	Common Hackberry	B & B	2.5" CAL
GI	41	Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	B & B	2" Cal
GS	35	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2" Cal
GI2	57	Gleditsia triacanthos inermis 'Skyline' TM	Skyline Thornless Honey Locust	B & B	2" Cal
GI3	31	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Common Honeylocust	B & B	2" Cal
GK	61	Gymnocladus dioica 'Espresso'	Kentucky Coffee Tree - 'Espresso'	B & B	2" Cal
QB	51	Quercus bicolor	Swamp White Oak	B & B	2" Cal
QB2	8	Quercus buckleyi	Buckley Oak	B & B	2" Cal
OM	40	Quercus macrocarpa	Burr Oak	B & B	2" Cal
QS	45	Quercus shumardii	Shumard Red Oak	B & B	2" Cal
QP	83	Quercus x warei 'Regal Prince'	Regal Prince Oak	B & B	2" Cal
TR	62	Tilia americana 'Redmond'	Redmond American Linden	B & B	2" Cal
UL	117	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2" Cal
UD	16	Ulmus davidiana japonica 'Discovery'	Discovery Elm	B & B	2" Cal
UP	6	Ulmus wilsoniana 'Prospector'	Prospector Elm	B & B	2" Cal
AE	23	Ulmus x 'Frontier'	American Elm	B & B	2" Cal

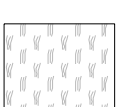
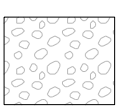
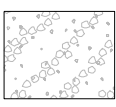
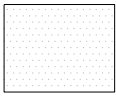
ORNAMENTAL TREE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/H.T.
AH	20	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	B & B	6"-8" Clump

DECIDUOUS SHRUBS & LARGE GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
DKS	41	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Spirea	5 gal	4' X 6'

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
MY	61	Achillea x 'Moonshine'	Moonshine Yarrow	1 gal	2' x 2'
CT	26	Cerastium tomentosum	Snow In Summer	1 gal	1' X 1'
SM	6	Salvia x sylvestris 'May Night'	May/Night Salvia	1 gal	2' X 2'

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
BOG	98	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 gal	2' X 2.5'
NP	12	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal	2' X 2'

GROUND COVERS

	QTY	BOTANICAL NAME	COMMON NAME	CONT
	19,329 sf	LOW GROW NATIVE SEED MIX	SEED MIX-RE: LANDSCAPE NOTES	seed
	3,854 sf	MULCH ROCK	ROCK MULCH	SF
	1,775 sf	MULCH, ROCK-RIVER COBBLE	RIVER COBBLE	mulch
	442,015 sf	SOD - RTF WATER SAVER SOD OR EQUAL	SOD-RE: LANDSCAPE NOTES	sod
	18,990 sf	TEMPORARILY IRRIGATED NATIVE SEED MIX	FOR AREA DISTURBED BY GRADING	seed

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



■ Engineering ■



ANTHOLOGY
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

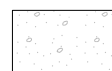
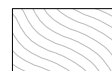
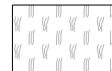
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LANDSCAPE NOTES &
PLANT SCHEDULE

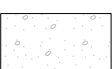
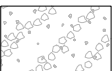
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PLANT SCHEDULE SEGMENT 1A OPEN SPACE

DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
AA		16	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	2"Cal
AS		5	Acer miyabei 'State Street'	Miyabi Maple	B & B	2"Cal
CS		13	Catalpa speciosa	Northern Catalpa	B & B	2"Cal
CO		30	Celtis occidentalis	Common Hackberry	B & B	2.5" CAL
GK		44	Gymnocladus dioica 'Espresso'	Kentucky Coffee Tree - 'Espresso'	B & B	2"Cal
QB		80	Quercus bicolor	Swamp White Oak	B & B	2"Cal
QM		36	Quercus macrocarpa	Burr Oak	B & B	2"Cal
QS		58	Quercus shumardi	Shumard Red Oak	B & B	2"Cal
GL		25	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2"Cal
AE		5	Ulmus x 'Frontier'	American Elm	B & B	2"Cal
EVERGREEN TREES		QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
PGD		34	Picea glauca densata	Black Hills Spruce	B & B	6" HT. Min.
PH3		65	Pinus heldreichii	Bosnian Pine	B & B	6" HT. Min.
PN3		144	Pinus nigra	Austrian Black Pine	B & B	6"-8" HT.
PN4		20	Pinus nigra	Austrian Black Pine	B & B	8"-10" HT.
PP6-8		335	Pinus ponderosa	Ponderosa Pine	B & B	6" HT. Min.
PP		2	Pinus ponderosa	Ponderosa Pine	B & B	8"-10" HT.
ORNAMENTAL TREE		QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
AG		42	Acer ginnala 'Flame'	Flame Amur Maple	Clump	6"-8" Clump
AH		5	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	B & B	6"-8" Clump
AG2		80	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	6"-8" Clump
WKH		29	Crataegus viridis 'Winter King'	'Winter King' Hawthorn	B & B	1.5"Cal
MI		15	Malus x 'Indian Magic'	Indian Magic Crab Apple	B & B	2.5"Cal
PT		14	Prunus x americana Toka	Toka Plum	B & B	2"Cal
DECIDUOUS SHRUBS & LARGE GRASSES		QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
BO		59	Berberis thunbergii 'Orange Rocket'	Orange Rocket Barberrry	5 gal	5' X 2'
BC		86	Berberis thunbergii Burgundy Carousel	Burgundy Carousel	5 gal	3' X 4'
BP		156	Buddleia davidii 'Purple Haze'	Purple Haze Butterfly Bush	5 gal	3' X 4'
DBB		12	Buddleia x 'Blue Chip'	Dwarf Blue-Purple Butterfly Bush	5 gal	2.5' x 2.4'
DKS		123	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Spirea	5 gal	4' X 6'
RB		178	Chrysothamnus nauseosus	Rabbitbrush	5 gal	4' X 6'
CI3		104	Cornus alba 'Ivory Halo' TM	Tatarian Dogwood	5 gal	5' X 5'
CB		281	Cornus sericea 'Bailey'	Red Twig Dogwood	5 gal	7' X 7'
CI		12	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	5 gal	4' X 5'
CA2		27	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	5 gal	4' X 4'
CS2		137	Cytisus scoparius 'Moonlight'	Moonlight Broom	5 gal	5' X 5'
EN		92	Ericameria nauseosa	Rubber Rabbitbrush	5 gal	4' X 4'
FN		1	Forestiera neomexicana	New Mexico Privet	5 gal	10' x 6'
FT		6	Forsythia x 'Gold Leaf'	Forsythia 'Gold Leaf'	5 gal	5' X 5'
MG2		12	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal	4' X 5'
MZ		4	Miscanthus sinensis 'Zebrinus'	Zebra Grass	5 gal	6' X 4'
PH		40	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	5 gal	4' X 3'
PSA		650	Perovskia atriplicifolia	Russian Sage	5 gal	5' X 4'
DGN		414	Physocarpus opulifolius 'Dart's Gold'	Yellow Ninebark	5 gal	4' X 4'
MN		10	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 gal	7' x 7'
PL		30	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	5 gal	3'-4'
PM		99	Potentilla fruticosa 'McKay's White'	McKay's White Bush Cinquefoil	5 gal	2' X 3'
SCH		4	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	18" X 5'
PLS		506	Prunus x cistena	Purple Leaf Sand Cherry	5 gal	8' X 6'
RD2		20	Rhus typhina 'Dissecta'	Staghorn Sumac	5 gal	12' x 10'
RT		24	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal	6' X 6'
GC		436	Ribes aureum	Golden Currant	5 gal	6' X 6'
RW		9	Rosa Meidiland series 'White'	White Meidiland Rose	5 gal	2' X 3'
RAG		92	Saccharum ravennae	Ravenna Grass	5 gal	12' X 5'
SE		44	Salix exigua	Coyote Willow	5 gal	5' x 1.5'
GFS		10	Spiraea japonica 'Goldflame'	Goldflame Spirea	5 gal	4' X 4'
LS		175	Spiraea japonica 'Limemounds'	Limemound Spirea	5 gal	2' X 2'
SN		90	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 gal	3' X 4'
NFS		228	Spiraea x bumalda 'Neon Flash'	Neon Flash Spirea	5 gal	2' X 3'
MKL		110	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal	4' X 5'
SP		147	Syringa x hyacinthiflora 'Pocahontas'	Pocahontas Lilac	5 gal	10' X 8'
VA		44	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal	10' x 10'
WT		258	Viburnum trilobum 'Compactum'	Compact American Cranberry Viburnum	5 gal	6' X 4'
		24	Weigela florida 'Tango'	Tango Weigela	5 gal	2.5' X 3'
PERENNIALS		QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
AP3		14	Artemisia x 'Powis Castle'	Powis Castle Artemisia	1 gal	2' X 2'
CT		508	Cerastium tomentosum	Snow In Summer	1 gal	1' X 1'
GP		46	Gaura lindheimeri 'Pink Cloud'	Pink Cloud Gaura	1 gal	2' X 2'
DAY		131	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	1.5' X 1'
SM		347	Salvia x sylvestris 'May Night'	MayNight Salvia	1 gal	2' X 2'
EVERGREEN SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
EP		7	Euonymus coloratus	Purple Wintercreeper	5 gal	2' X 6'
JUB		15	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal	8" X 7'
JA		30	Juniperus sabina 'Arcadia'	Arcadia Juniper	5 gal	2' X 6'
SCJ		19	Juniperus sabina 'Scandia'	Scandia Juniper	5 gal	2' X 6'
JUT		51	Juniperus sabina 'Tam'	Tam's Juniper	5 gal	6' X 8'
PM2		99	Pinus mugo 'Mops'	Mugo Pine	5 gal	3' X 3'
GRASSES		QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
BB		53	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal	2' X 2'
FRG		383	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	5' X 2'
CO2		16	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal	2.5' X 2.5'
BOG		246	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 gal	2' X 2.5'
PMG		9	Miscanthus purpurascens 'Autumn Red'	Autumn Red Flame Grass	1 gal	5' X 3'
NP		432	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal	2' X 2'
PN2		17	Panicum virgatum 'North Wind'	Northwind Switch Grass	1 gal	5' x 1.5'
GROUND COVERS		QTY	BOTANICAL NAME	COMMON NAME		CONT
		7,312 sf	CRUSHER FINES	CRUSHER FINES - GREY		SF
		22,930 sf	DETENTION SEED MIX	DETENTION SEED MIX		SF
		3,779 sf	FIBAR	FIBAR		SF
		34,339 sf	LOW GROW NATIVE SEED MIX	SEED MIX-RE: LANDSCAPE NOTES		seed
		189,008 sf	LOW WATER TURF MIX	BUFFALO GRASS & BLUE GRAMA MIX		sod
		47,475 sf	MULCH ROCK	ROCK MULCH		SF
		111,909 sf	MULCH, ROCK-RIVER COBBLE	RIVER COBBLE		mulch
		73,628 sf	SOD - RTF WATER SAVER SOD OR EQUAL	SOD-RE: LANDSCAPE NOTES		sod
		1,729,913 sf	TEMPORARILY IRRIGATED NATIVE SEED MIX	FOR AREA DISTURBED BY GRADING		seed
		1,579 sf	WILDFLOWER SEED MIX "ORANGE"			seed
		3,227 sf	WILDFLOWER SEED MIX "PURPLE"			seed
		4,738 sf	WILDFLOWER SEED MIX "YELLOW"			seed
		1,692 sf	WOOD MULCH - SHREDDED CEDAR			mulch

PLANT SCHEDULE TRACT R COMMUNITY PARK

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
AA	6	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	2"Cal
CO	52	Celtis occidentalis	Common Hackberry	B & B	2.5" CAL
CS	12	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2"Cal
G3	9	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Common Honeylocust	B & B	2"Cal
GK	36	Gymnocladus dioica 'Espresso'	Kentucky Coffee Tree - 'Espresso'	B & B	2"Cal
QB	12	Quercus bicolor	Swamp White Oak	B & B	2"Cal
QM	18	Quercus macrocarpa	Burr Oak	B & B	2"Cal
QS	19	Quercus shumardii	Shumard Red Oak	B & B	2"Cal
TR	9	Tilia americana 'Redmond'	Redmond American Linden	B & B	2"Cal
GL	11	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2"Cal
AE	3	Ulmus x 'Frontier'	American Elm	B & B	2"Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
JS	11	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B	6" Ht. Min.
PGD	19	Picea glauca densata	Black Hills Spruce	B & B	6" Ht. Min.
PH3	5	Pinus heldreichii	Bosnian Pine	B & B	6" Ht. Min.
PN3	57	Pinus nigra	Austrian Black Pine	B & B	6"-8" HT.
PP6-8	124	Pinus ponderosa	Ponderosa Pine	B & B	6" Ht. Min.
ORNAMENTAL TREE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
CI2	5	Crataegus crus-galli 'Inermis'	Thornless Hawthorn	B & B	1.5"Cal
MP	3	Malus x 'Prairirie'	Prairie Crab Apple	B & B	2"Cal
PT	22	Prunus x americana Toka	Toka Plum	B & B	2"Cal
DECIDUOUS SHRUBS & LARGE GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
BC	57	Berberis thunbergii Burgundy Carousel	Burgundy Carousel	5 gal	3' X 4'
BP	160	Buddleia davidii 'Purple Haze'	Purple Haze Butterfly Bush	5 gal	3' X 3'
DBB	131	Buddleia x 'Blue Chip'	Dwarf Blue-Purple Butterfly Bush	5 gal	2.5' x 2.4'
DKS	187	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Spirea	5 gal	4' X 6'
RB	32	Chrysothamnus nauseosus	Rabbitbrush	5 gal	4' X 6'
CI3	22	Cornus alba 'Ivory Halo' TM	Tatarian Dogwood	5 gal	5' X 5'
PR	44	Cornus sericea 'Bailey'	Red Twig Dogwood	5 gal	7' X 7'
CS2	30	Cytisus scoparius 'Moonlight'	Moonlight Broom	5 gal	5' X 5'
MG2	10	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal	4' X 5'
ML2	85	Miscanthus sinensis 'Little Zebra'	Little Zebra Eulalia Grass	5 gal	3' x 3'
PH	227	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	5 gal	4' X 3'
FR	44	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	5 gal	4' X 3'
RSA	133	Perovskia atriplicifolia	Russian Sage	5 gal	5' X 4'
DGN	52	Physocarpus opulifolius 'Dart's Gold'	Yellow Ninebark	5 gal	4' X 4'
PL	153	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	5 gal	3'-4'
SOH	5	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	18" x 5'
PLS	9	Prunus x cistena	Purple Leaf Sand Cherry	5 gal	8' X 6'
RG	82	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	2' x 8'
RT	75	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal	6' x 6'
RAG	127	Saccharum ravennae	Ravenna Grass	5 gal	12' X 5'
SE	56	Salix exigua	Coyote Willow	5 gal	5' x 1.5'
LS	95	Spiraea japonica 'Limemounds'	Limemound Spirea	5 gal	2' X 2'
SN	52	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 gal	3' X 4'
VL	93	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal	10' x 10'
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
MY	110	Achillea x 'Moonshine'	Moonshine Yarrow	1 gal	2' x 2'
AC	50	Agastache x 'Coronado Red'	Anise Hyssop	1 gal	3'-3'
CT	23	Cerastium tomentosum	Snow In Summer	1 gal	1' X 1'
EH	330	Echinacea tenesseeensis	Tennessee Coneflower	1 gal	2.5' X 1.5'
EH	21	Equisetum hyemale	Horsetail Reed	1 gal	3' X 4'
GP	148	Gaura lindheimeri 'Pink Cloud'	Pink Cloud Gaura	1 gal	2' X 2'
BES	41	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	2' x 2'
SM	113	Salvia x sylvestris 'May Night'	MayNight Salvia	1 gal	2' X 2'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
EP	53	Euonymus coloratus	Purple Wintercreeper	5 gal	2' X 6'
JUB	57	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal	8" X 7'
SCJ	146	Juniperus sabina 'Scandia'	Scandia Juniper	5 gal	2' X 6'
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
FRG	149	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	5' X 2'
CG	158	Carex glauca	Blue Sedge	1 gal	8"X1'
CH	145	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	1 gal	1' X 1'
BOG	49	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 gal	2' X 2.5'
NP	106	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal	2' X 2'
PG	222	Pennisetum alopecuroides	Fountain Grass	1 gal	2.5' X 3'
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	CC	188 sf	CRUSHER FINES	CRUSHER FINES - GREY	SF
	DM	81,912 sf	DETENTION SEED MIX	DETENTION SEED MIX	SF
	FF3	5,358 sf	FIBAR	FIBAR	SF
	SL2	54,791 sf	LOW GROW NATIVE SEED MIX	SEED MIX-RE: LANDSCAPE NOTES	seed
	SR	57,117 sf	LOW WATER TURF MIX	BUFFALO GRASS & BLUE GRAMA MIX	sod
	MG	40,886 sf	MULCH ROCK	ROCK MULCH	SF
	MTN	10,590 sf	MULCH, ROCK-RIVER COBBLE	RIVER COBBLE	mulch
	PS	2,432 sf	PLAY SAND	PLAY SAND	SF
	RT2	656 sf	RUBBER PLAY SURFACE MULTI-COLOR		flat
	SOD	169,410 sf	SOD - RTF WATER SAVER SOD OR EQUAL	SOD-RE: LANDSCAPE NOTES	sod
	TU2	399,033 sf	TEMPORARILY IRRIGATED NATIVE SEED MIX	FOR AREA DISTURBED BY GRADING	seed

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

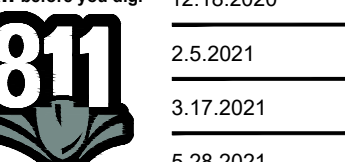
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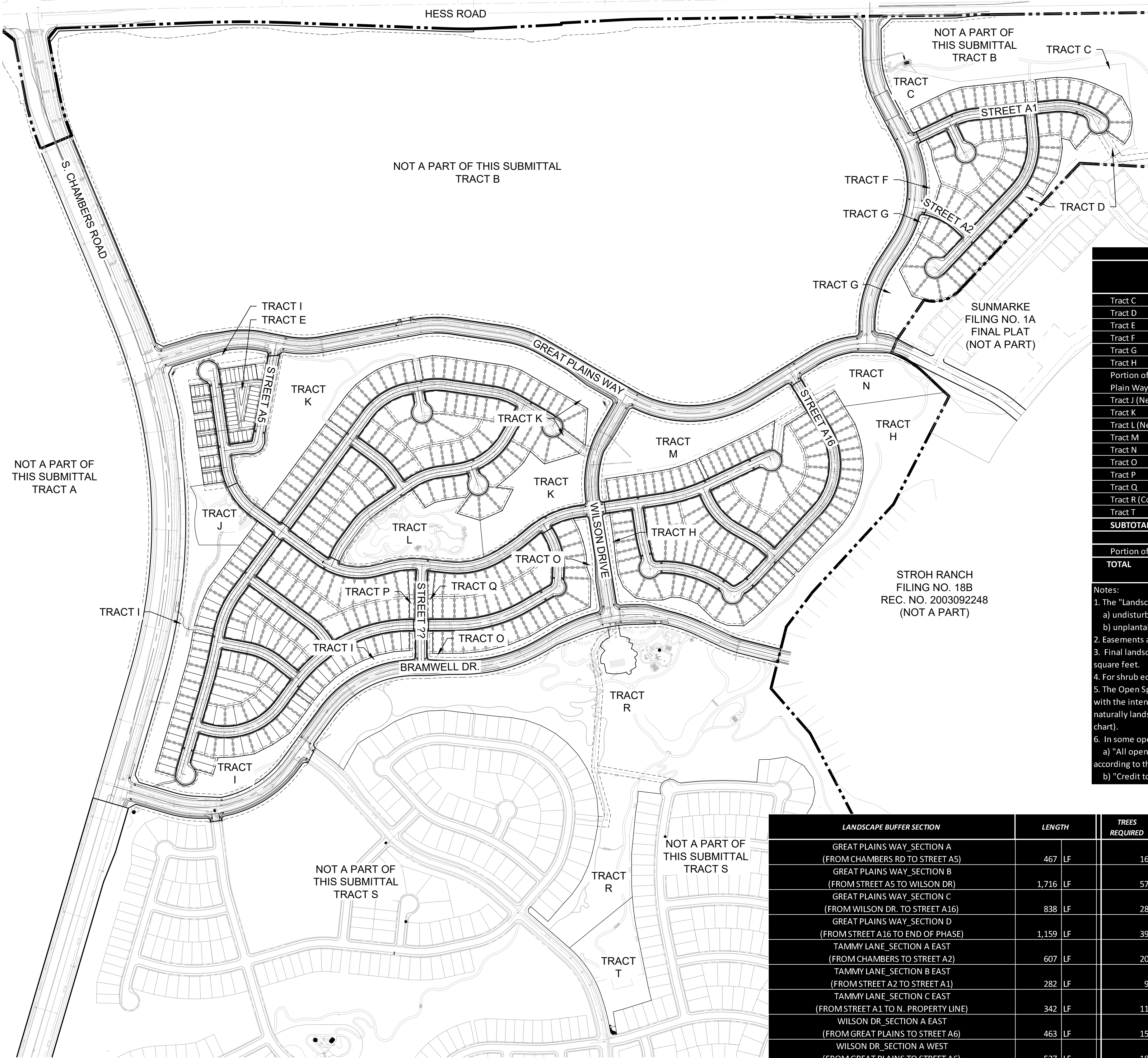
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ANTHOLOGY
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 3.15.2020
Date: 8.10.2020
Know what's below.
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2.5.2021
3.17.2021
5.28.2021

■ Sheet Name ■
LANDSCAPE NOTES &
PLANT SCHEDULE

■ Sheet Number ■
L0.2



ANTHOLOGY- TREE ROW REQUIREMENTS				
AREA	LENGTH	UNIT	TREES REQUIRED	TREES PROVIDED
TOTAL R.O.W. TREES	24,675	LF	617	633
Internal ROW Abutting Open Space	5,373	LF	134	138
CHAMBERS ROAD (Hess to Bramwell)	3,663	LF	92	93
GREAT PLAINS	6,757	LF	169	177
TAMMY LANE	3,117	LF	78	80
BRAMWELL ST	5,765	LF	144	145

Note: Final landscape plans to reflect required trees in the ROW per the Town of Parker Landscape Regulations of 1 tree per 40 linear ft.

ANTHOLOGY-LANDSCAPE AREA PLANTING									
AREA	TRACT AREA	LANDSCAPE AREA	UNIT	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS & 5 GAL GRASSES PROVIDED	1 GAL GRASSES PROVIDED (1/3 EQUIV.)	TOTAL SHRUBS & EQUIVALENTS PROVIDED
Tract C	108,096	105,781	SF	71	72	353	368	9	371
Tract D	62,853	62,853	SF	42	42	210	210	-	210
Tract E	1,815	1,815	SF	1	3	6	6	-	6
Tract F	18,125	18,125	SF	12	14	60	113	20	119
Tract G	61,864	61,855	SF	41	42	206	198	35	209
Tract H	343,792	212,906	SF	142	142	710	709	63	730
Portion of Tract I (Along Bramwell Dr. & Great Plain Way)	169,061	160,939	SF	107	107	536	468	204	536
Tract J (Neighborhood Park #1)	72,712	57,896	SF	39	39	193	152	123	193
Tract K	557,466	346,751	SF	231	231	1,156	1,118	130	1,161
Tract L (Neighborhood Park #2)	181,051	126,905	SF	85	86	423	353	228	429
Tract M	216,940	93,589	SF	62	66	312	334	101	367
Tract N	130,662	104,585	SF	70	70	349	351	11	354
Tract O	55,599	55,599	SF	37	44	185	261	115	299
Tract P	8,420	8,420	SF	6	7	28	28	-	28
Tract Q	7,907	7,907	SF	5	6	26	26	-	26
Tract R (Community Park)	1,366,201	712,936	SF	475	475	2,376	2,183	829	2,459
Tract T	130,715	57,890	SF	39	39	193	192	16	197
SUBTOTAL	3,493,279	2,196,752	SF	1,465	1,485	7,323			7,694
OPEN SPACE TRACTS UNDER STIPULATION FROM ANNEXATION AGREEMENT (SEE NOTE #5)									
Portion of Tract I (Along Chambers Rd.)	214,066	190,168	SF	-	87	-	65	84	93
TOTAL	3,707,345	2,386,920	SF	1,465	1,572	7,323			7,787
	85.11	54.80	AC						

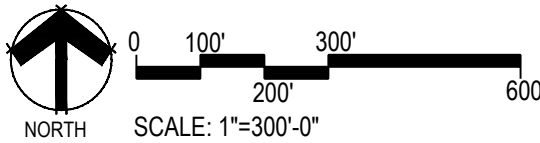
Notes:

- The "Landscape Area" calculation excludes:
 - undisturbed open space areas to remain as-is in order to preserve existing vegetation and topography (see note 6)
 - unplantable areas such as structures, water bodies, including detention ponds, and hardscape areas.
- Easements and Sight Triangle areas have been subtracted from R.O.W. planting calculations.
- Final landscape plans to reflect required tree and shrub quantities per the Town of Parker Landscape Regulations (Section 13.06.070) which requires 1 tree & 5 shrubs per each 1,500 square feet.
- For shrub equivalents: (1) 5-gal shrub is equal to (1) 5-gal ornamental grass or (3) 1-gal ornamental grass.
- The Open Space Tracts that run along Chambers Ave. do not need to meet the requirements for the shrub or tree plantings as per the annexation agreement with the Town of Parker with the intent to keep these area more open and natural look. (vi) Separation buffer in the annexation agreements states that the separation buffer described herein may be left in a naturally landscaped, non-irrigated state. However, the R.O.W. street tree planting requirements are required to be met and have been met (refer to the Tree ROW Requirement chart).
- In some open space tracts, areas that are undisturbed by grading are to remain natural in accordance with Parker Town Code (Section 13.06.070.d) which states:
 - "All open space should be left in its natural or existing condition except as determined by the Town. Existing trees and vegetation shall be preserved wherever practicable according to the standards stated in Section 13.10.110 of this Title."
 - "Credit toward landscaped areas required by this Section shall be given for all preserved trees and shrubs in accordance with Section 13.10.110 of this Title."

LANDSCAPE BUFFER SECTION	LENGTH	TREES REQUIRED	TREES PROVIDED	TREE EQUIVALENTS	TOTAL TREE & EQUIV PROVIDED	EV TREES REQ (50%)	EV TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	EXCESS SHRUBS	LARGE SHRUBS REQUIRED (60%)	LARGE SHRUBS PROVIDED
GREAT PLAINS WAY_SECTION A (FROM CHAMBERS RD TO STREET A5)	467	16	22	2	24	8	13	78	100	22	47	67
GREAT PLAINS WAY_SECTION B (FROM STREET A5 TO WILSON DR)	1,716	57	62	1	63	29	36	286	299	13	172	195
GREAT PLAINS WAY_SECTION C (FROM WILSON DR. TO STREET A16)	838	28	32	4	36	14	17	140	183	43	84	141
GREAT PLAINS WAY_SECTION D (FROM STREET A16 TO END OF PHASE)	1,159	39	28	11	39	19	15	193	304	111	116	203
TAMMY LANE_SECTION A EAST (FROM CHAMBERS TO STREET A2)	607	20	25	2	27	10	14	101	130	29	61	102
TAMMY LANE_SECTION B EAST (FROM STREET A2 TO STREET A1)	282	9	9	1	10	5	5	47	61	14	28	35
TAMMY LANE_SECTION C EAST (FROM STREET A1 TO N. PROPERTY LINE)	342	11	13	2	15	6	7	57	77	20	34	39
WILSON DR_SECTION A EAST (FROM GREAT PLAINS TO STREET A6)	463	15	22	1	23	8	9	77	95	18	46	59
WILSON DR_SECTION A WEST (FROM GREAT PLAINS TO STREET A6)	527	18	18	1	19	9	9	88	103	15	53	64
WILSON DR_SECTION B EAST (FROM STREET A6 TO BRAMWELL DR)	424	14	17	-	17	7	9	71	79	8	42	46
WILSON DR_SECTION B WEST (FROM STREET A6 TO BRAMWELL DR)	442	15	16	1	17	7	8	74	87	13	44	53
BRAMWELL DR_SECTION A (FROM CHAMBERS RD TO STREET ??)	1,639	55	55	1	56	27	32	273	288	15	164	211
BRAMWELL DR_SECTION B (FROM STREET ?? TO WILSON DR.)	875	29	32	-	32	15	19	146	153	7	88	109
BRAMWELL DR_SECTION B (FROM WILSON DR TO END OF PHASE)	846	28	28	-	28	14	18	140	142	2	84	106

Note:

- For tree equivalents: (1) Tree is equal to (10) shrubs (to be substituted in excess of shrub requirement).



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ANTHOLOGY
PARKER, COLORADO

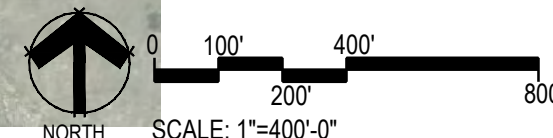
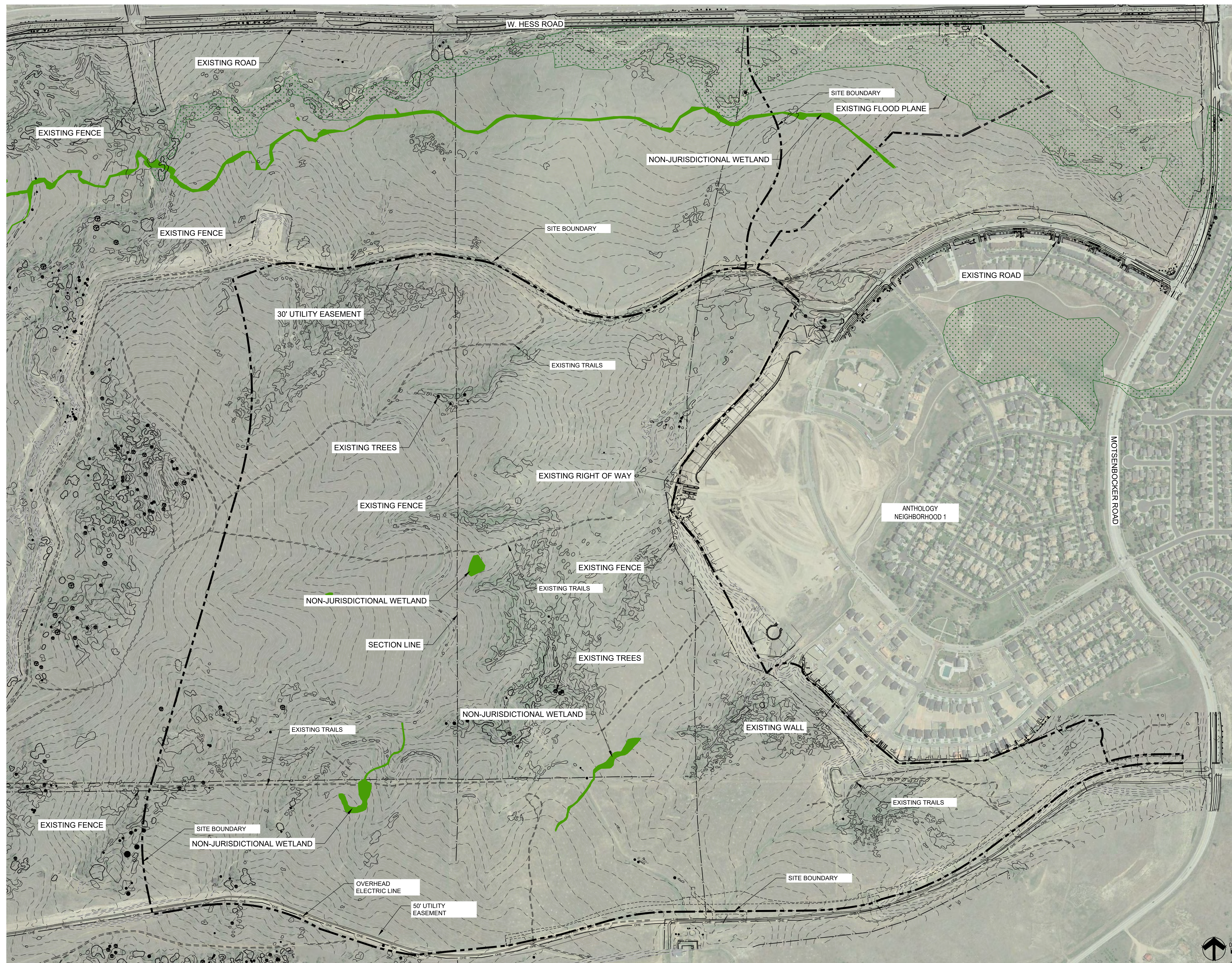
PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 3.15.2020
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12.18.2020
2.5.2021
3.17.2021
5.28.2021

■ Sheet Name ■
LANDSCAPE
REQUIREMENT
CHARTS

■ Sheet Number ■

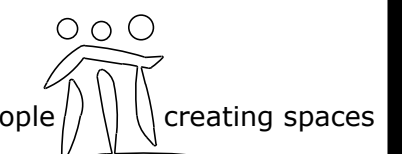
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Tel: 720.482.8952
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ANTHOLOGY
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by:	BEM
Checked by:	JP
Submittal	3.15.2020
Date:	8.10.2020
Know what's below. Call before you dig.	12.18.2020
811	2.5.2021
	3.17.2021

■ Sheet Name ■
EXISTING
CONDITIONS MAP

■ Sheet Number ■

L0.4

ANTHOLOGY
PRELIMINARY LANDSCAPE PLANS

Project: Anthology
Date: Jan. 8, 2020
By: Keith Worley, Forester

Area: Parker, Colorado
REVISED 2-15-21

Summaries

Legend

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND.%	MITIGATION INCHES	\$ VALUE	COMMENTS
					0.65	0.4		0.0	\$ -	
TOTAL INCHES		0.0	SUBTOTAL FOR MITIGATION INCHES					0.0	\$ -	

Species Codes:

CW: Cottonwood SE: Siberian Elm ASH: Ash WIL: Willow HL: Honey Locust
RO: Russian Olive APP: Apple SUM: Sumac PP: Ponderosa Pine RMJ: Rky. Mtn. Juniper

NOTES:

1. None of the trees are recommended for retention as part of a residential development. Tree structure and decay are significant in all trees.
2. Cottonwood "volunteers" in poor condition due to drought.
3. Siberian elms, in some jurisdictions, are considered a "weed" tree due to seeding in unplanned locations. Also, structural issues are common (poor structure, included bark, etc.).
4. Russian olives are listed as a "Noxious Weed" by the Colorado Dept. of Agriculture, and not included in the inventory.
5. Willows (tree form) are in poor condition due to extended drought.
6. Trees identified as "hazardous" should be removed, and not retained in a built environment, or park/trail locations.
7. Species % increased for Gambel oak (.75) and Hawthorn (.7)
8. Condition factor increased from .3 to .5 per Town comments 2-5-21.

SUMMARY

Trees > 6" DBH

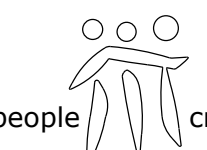
Sheet #	Caliper Inches	Mitigation Inches	Mitigation \$\$ Value
TS-01 pg 1	258	112	\$ 15,460
TS-01 pg 2	168	84	\$ 9,461
TS-02	261	131	\$ 44,243
TS-03 pg 1	270	135	\$ 23,477
TS-03 pg 2	361	181	\$ 32,491
TS-04 TS-05	286	143	\$ 21,561
Shrubs		1978	\$ 385,213
Totals	1604	2764	\$ 531,906

Mitigation inches adjusted for condition only.
Mitigation dollar value adjusted for Species, Location and Condition.

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PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM

Checked by: JP

Submittal

Date:

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■ Sheet Name ■
TREE PRESERVATION
PLAN

■ Sheet Number ■
L0.5

SPECIES CODE

CW= Cottonwood
WIL= Willow
HAW= Hawthorn
GO= Gambel Oakd
PL= Native Plum
SE= Siberian Elm
RO= Russion Olive

Project: Anthology
Date: 1-8-20
By: Keith Worley, Consulting Arborist

Area: TS-01
REV 2-15-21

Page 1 of 2

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND. %	MITIGATION	INCHES	\$ VALUE	COMMENTS
853	HAW	0			0.7	0.4	0	0.0	\$ -	dead	
854	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
855	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
856	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
857	HAW				0.7	0.4		0.0	\$ -	<6" DBH	
858	GO	15			0.75	0.4	0.5	7.5	\$ 1,496		
859	GO	15			0.75	0.4	0.5	7.5	\$ 1,496		
860	GO	16			0.75	0.4	0.5	8.0	\$ 1,689		
861	GO	0			0.65	0.4	0	0.0	\$ -	Russion Olive= Weed Species	
862	GO	7			0.75	0.4	0.5	3.5	\$ 397		
863	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
864	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
865	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
866	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
867	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
868	HAW	7			0.7	0.4	0.5	3.5	\$ 379		
869	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
870	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
871	HAW	8			0.7	0.4	0.5	4.0	\$ 467		
872	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
873	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
874	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
875	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
876	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
877	HAW	6			0.7	0.4	0.5	3.0	\$ 303	measured at 3.5' AGL (above ground level)	
878	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
879	WIL	42			0.65	0.4	0.1	4.2	\$ 1,928	Multiple stems below DBH(4.5' AGL), poor condition	
880	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
881	GO	6			0.75	0.4	0.5	3.0	\$ 316		
882	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
883	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
884	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
885	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
886	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
887	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
888	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
889	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
890	HAW	7			0.7	0.4	0.5	3.5	\$ 379		
891	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
892	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
893	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
894	HAW	8			0.7	0.4	0.5	4.0	\$ 467		
895	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
896	HAW	7			0.7	0.4	0.5	3.5	\$ 379		
897	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH	
898	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
899	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
Total This Page		258						112.2	\$ 15,480		

Project: Anthology
Date: 1-8-20
By: Keith Worley, Consulting Arborist

Area: TS-03
REV 2-15-21

Page 1 of 2

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND. %	Mit. Inches	Value	COMMENTS
101	GO				0.75	0.4	0	0.0	\$ -	<6"DBH
102	GO	12			0.75	0.4	0.5	6.0	\$ 990	
103	GO	6			0.75	0.4	0.5	3.0	\$ 316	
104	PL	8			0.65	0.4	0.5	4.0	\$ 443	
105	PL	7			0.65	0.4	0.5	3.5	\$ 361	
106	HAW				0.7	0.4	0.5	0.0	\$ 94	<6"DBH
107	WIL	0			0.65	0.4	0	0.0	\$ -	poor condition
108	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
109	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
110	GO	0			0.75	0.4	0	0.0	\$ -	DEAD
111	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
112	WIL	0			0.65	0.4	0	0.0	\$ -	multiple stems (2) below DBH, Poor Condition
113	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
114	GO	6			0.75	0.4	0.5	3.0	\$ 316	
115	GO	0			0.75	0.4	0	0.0	\$ -	DEAD
116	WIL	0			0.65	0.4	0	0.0	\$ -	Poor Condition
117	WIL	0			0.65	0.4	0	0.0	\$ -	Poor Condition
118	GO	11			0.75	0.4	0.5	5.5	\$ 846	
119	GO	7			0.75	0.4	0.5	3.5	\$ 397	
120	WIL	0			0.65	0.4	0	0.0	\$ -	Poor Condition
121	GO	12			0.75	0.4	0.5	6.0	\$ 990	
122	GO	6.5			0.75	0.4	0.5	3.3	\$ 355	
123	GO	7			0.75	0.4	0.5	3.5	\$ 397	
124	GO	7			0.75	0.4	0.5	3.5	\$ 397	
125	GO	7.5			0.75	0.4	0.5	3.8	\$ 442	
126	GO	0			0.75	0.4	0	0.0	\$ -	<6"DBH
127	GO	8			0.75	0.4	0.5	4.0	\$ 491	
128	GO	7			0.75	0.4	0.5	3.5	\$ 397	
129	GO	6.5			0.75	0.4	0.5	3.3	\$ 355	
130	WIL	15			0.65	0.4	0.5	7.5	\$ 1,314	
131	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
132	GO	11.5			0.75	0.4	0.5	5.8	\$ 917	
133	GO	7.5			0.75	0.4	0.5	3.8	\$ 442	
134	GO	10			0.75	0.4	0.5	5.0	\$ 715	
135	GO				0.75	0.4	0	0.0	\$ -	<6"DBH
136	GO	27			0.75	0.4	0.5	13.5	\$ 4,643	
137	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
138	GO	0			0.75	0.4	0	0.0	\$ -	DEAD
139	GO	13.5			0.75	0.4	0.5	6.8	\$ 1,229	
140	GO	10			0.75	0.4	0.5	5.0	\$ 715	
141	GO				0.75	0.4	0	0.0	\$ -	<6"DBH
142	GO	6.5			0.75	0.4	0.5	3.3	\$ 355	
143	GO				0.75	0.4	0	0.0	\$ -	<6"DBH
144	GO	24.5			0.75	0.4	0.5	12.3	\$ 3,839	multiple stems (2) below DBH
145	GO	8			0.75	0.4	0.5	4.0	\$ 491	
146	GO				0.75	0.4	0	0.0	\$ -	<6"DBH
147	GO	6			0.75	0.4	0.5	3.0	\$ 316	
148	GO	11.5			0.75	0.4	0.5	5.8	\$ 917	
Total this page		270						134.8	\$23,477	

Project: Anthology
Date: 1-8-2020
By: Keith Worley, Consulting Arborist

Area: TS-01
REV 2-15-21

Page 2 of 2

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND. %	Mitigation Inches	Value	COMMENTS
1	HAW	7			0.7	0.4	0.5	3.5	\$ 379	
2	HAW	6			0.7	0.4	0.5	3.0	\$ 303	
3	HAW	6			0.7	0.4	0.5	3.0	\$ 303	
4	HAW	6			0.7	0.4	0.5	3.0	\$ 303	
5	HAW	8			0.7	0.4	0.5	4.0	\$ 467	
6	HAW	6			0.7	0.4	0.5	3.0	\$ 303	
7	HAW	6			0.7	0.4	0.5	3.0	\$ 303	
8	HAW	7			0.7	0.4	0.5	3.5	\$ 379	
9	HAW	8			0.7	0.4	0.5	4.0	\$ 467	
10	HAW	13			0.7	0.4	0.5	6.5	\$ 1,078	multiple stems (2) below DBH
11	PL	7			0.65	0.4	0.5	3.5	\$ 361	
12	PL	8			0.65	0.4	0.5	4.0	\$ 443	
13	PL	6			0.65	0.4	0.5	3.0	\$ 291	
14	PL	8			0.65	0.4	0.5	4.0	\$ 443	
15	PL	8			0.65	0.4	0.5	4.0	\$ 443	
16	PL	9			0.65	0.4	0.5	4.5	\$ 534	
17	GO	7			0.75	0.4	0.5	3.5	\$ 397	
18	PL	9			0.65	0.4	0.5	4.5	\$ 534	
19	SE	7			0.65	0.4	0.5	3.5	\$ 361	Siberian Elm
20	WIL	7			0.65	0.4	0.5	3.5	\$ 361	
21	WIL	7			0.65	0.4	0.5	3.5	\$ 361	
22	WIL	0			0.65	0.4	0.1	0.0	\$ 19	poor condition
23	HAW	6			0.7	0.4	0.5	3.0	\$ 303	
24	HAW	6			0.7	0.4	0.5	3.0	\$ 303	
25	WIL	0			0.65	0.4	0.1	0.0	\$ 19	multiple stems (4) below DBH, poor condition

Project: Anthology
Date: 1-8-20
By: Keith Worley, Consulting Arborist

Area: TS-03
REV 2-15-21

Page 2 of 2

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND. %	Mit. Inches	Value	COMMENTS
149	GO	6.5			0.75	0.4	0.5	3.3	\$ 355	
150	GO	12			0.75	0.4	0.5	6.0	\$ 990	
151	GO	8			0.75	0.4	0.5	4.0	\$ 491	
152	GO	11			0.75	0.4	0.5	5.5	\$ 846	
153	GO	8			0.75	0.4	0.5	4.0	\$ 491	
154	GO	10			0.75	0.4	0.5	5.0	\$ 715	
155	GO	7			0.75	0.4	0.5	3.5	\$ 397	
156	GO	6.5			0.75	0.4	0.5	3.3	\$ 355	
157	GO	8			0.75	0.4	0.5	4.0	\$ 491	
158	GO	6			0.75	0.4	0.5	3.0	\$ 316	
159	GO	8			0.75	0.4	0.5	4.0	\$ 491	
160	GO	15			0.75	0.4	0.5	7.5	\$ 1,496	multiple stems (2) below DBH
161	GO	7			0.75	0.4	0.5	3.5	\$ 397	
162	GO	19			0.75	0.4	0.5	9.5	\$ 2,345	multiple stems (2) below DBH
163	GO	7			0.75	0.4	0.5	3.5	\$ 397	measured at 4.0' AGL
164	GO	10			0.75	0.4	0.5	5.0	\$ 715	measured at 3.0' AGL
165	GO	29			0.75	0.4	0.5	14.5	\$ 5,342	multiple stems (2

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PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
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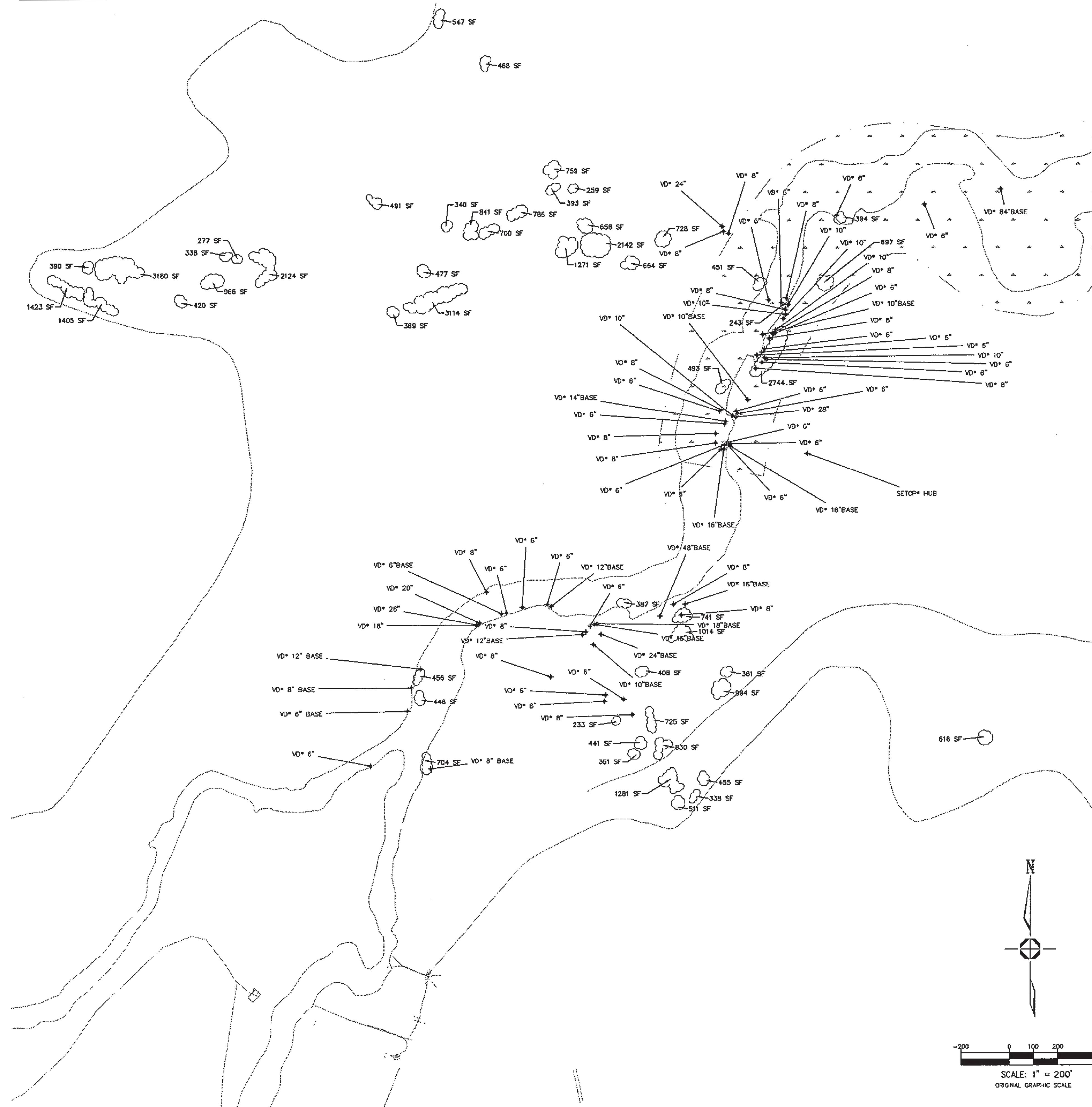
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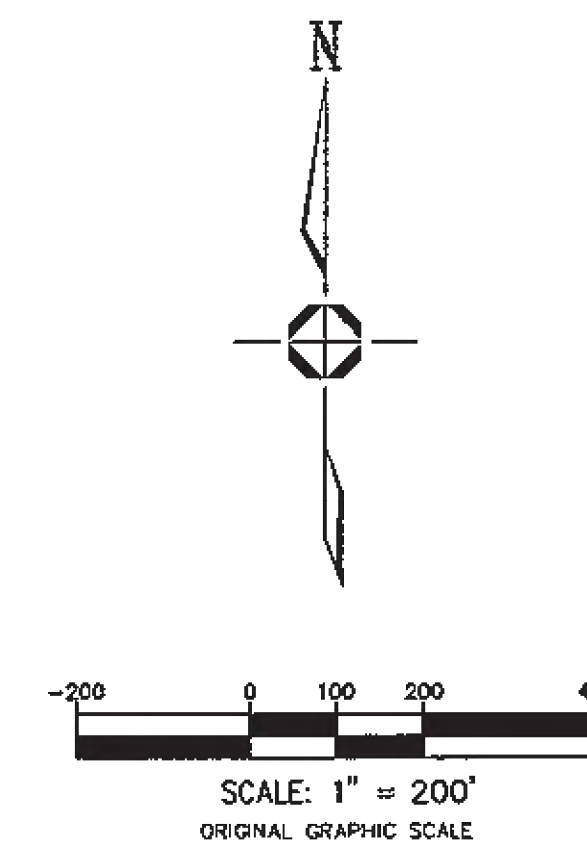
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PRELIMINARY LANDSCAPE PLANS



LEGEND

- VD* 8" DECIDUOUS TREE 8" CAUPER
- SIGNIFICANT SHRUBS FIELD LOCATED
- 100YR FLOOD PLAIN
- FEMA-ZONE-A
- GRASS



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PRELIMINARY LANDSCAPE PLANS

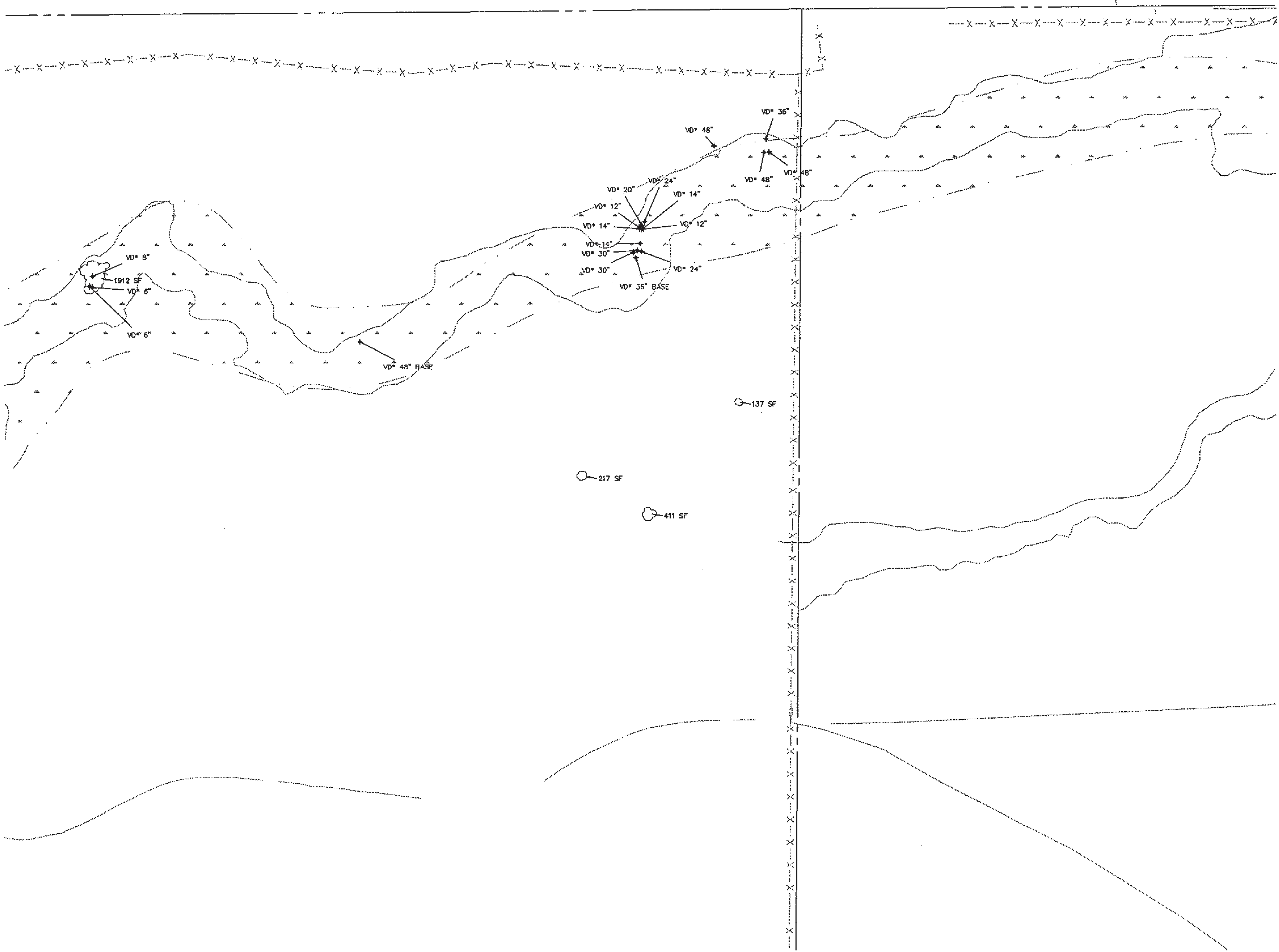
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PLAN

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L0.8

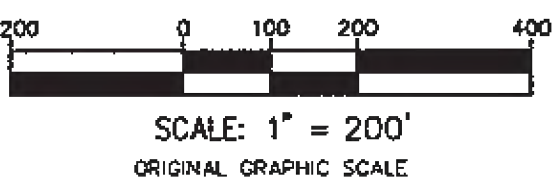
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PRELIMINARY LANDSCAPE PLANS

AREA-TS02



LEGEND

- VD 8" DECIDUOUS TREE 8" CALIPER
- SIGNIFICANT SHRUBS FIELD LOCATED
- 100YR FLOOD PLAIN
- FEMA-ZONE-A
- GRASS



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ANTHOLOGY
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PRELIMINARY LANDSCAPE PLANS

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PRELIMINARY LANDSCAPE PLANS

AREA-TS03



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PRELIMINARY LANDSCAPE PLANS

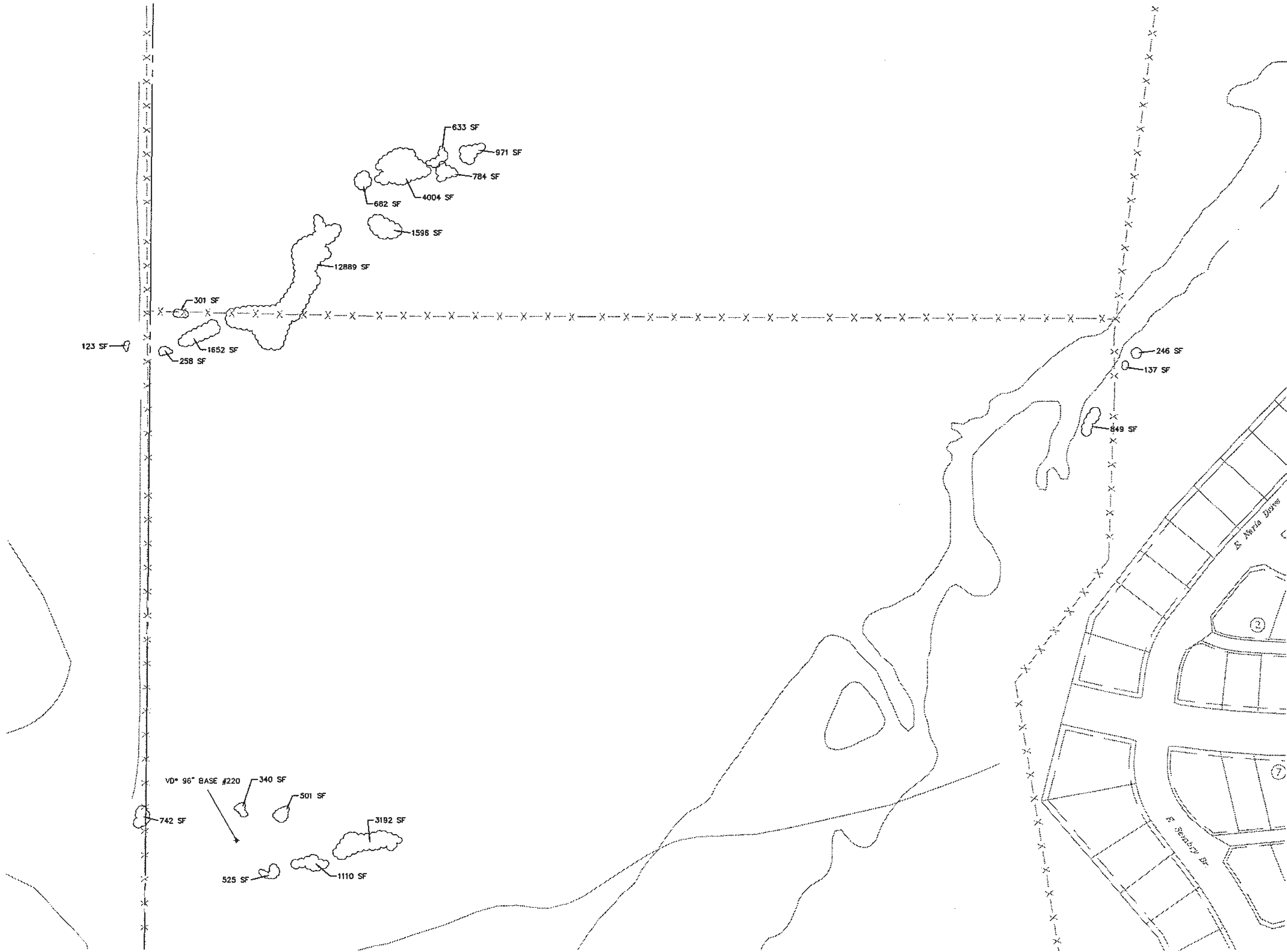
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TREE PRESERVATION
PLAN

■ Sheet Number ■
L0.10

ANTHOLOGY
PRELIMINARY LANDSCAPE PLANS

AREA-TS04



LEGEND

VD* 8" VD* 8" DECIDUOUS TREE 8" CALIPER

 SIGNIFICANT SHRUBS FIELD LOCATED

 100YR FLOOD PLAIN

 FEMA-ZONE-A

 GRASS

N

SCALE: 1" = 200'
ORIGINAL GRAPHIC SCALE

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PRELIMINARY LANDSCAPE PLANS

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TREE PRESERVATION
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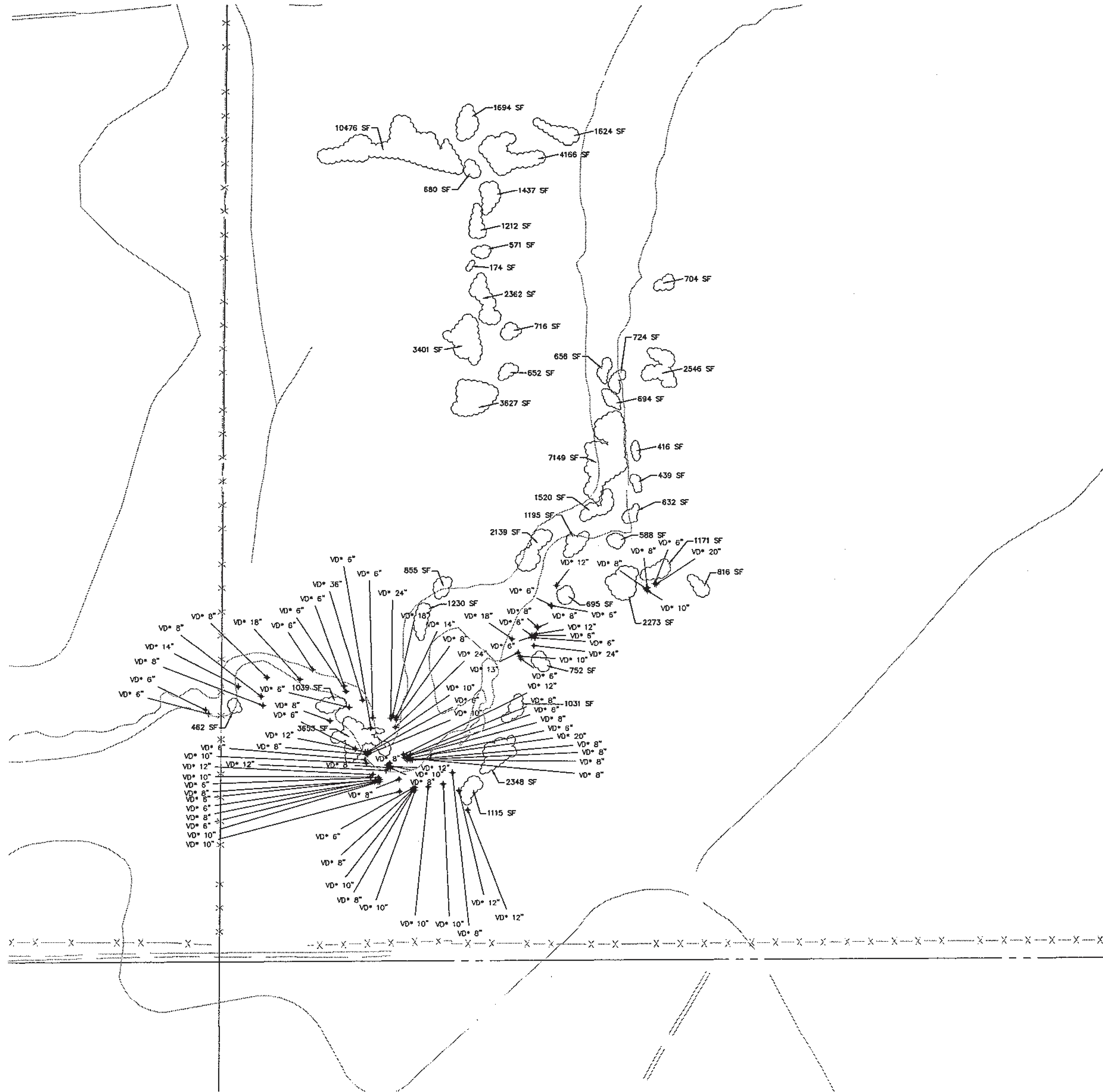
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ANTHOLOGY

PRELIMINARY LANDSCAPE PLANS

AREA-TS05



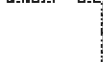
LEGEND

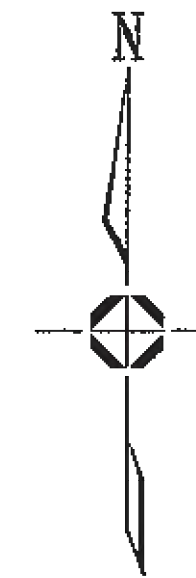
WD* 8" WD* 8" DECIDUOUS TREE 8" CALIPER

 SIGNIFICANT SHRUBS FIELD LOCATED

 100YR FLOOD PLAIN

 FEMA-ZONE-A

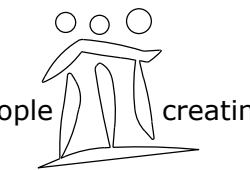
 GRASS



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PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
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 Submittal
 Date: 3.15.2020
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L0.12

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AREA-TS06



LEGEND

- VD* 8" VD* 8" DECIDUOUS TREE 8" CALIPER
- SIGNIFICANT SHRUBS FIELD LOCATED
- 100YR FLOOD PLAIN
- FEMA-ZONE-A
- GRASS

N

SCALE: 1" = 200'
ORIGINAL GRAPHIC SCALE

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TREE PRESERVATION
PLAN

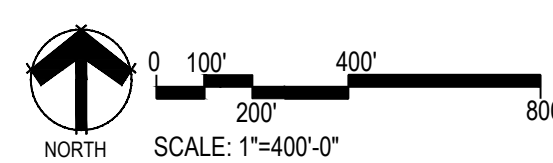
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LEGEND

10' WIDE CONCRETE COMMUNITY TRAIL
8' WIDE CONCRETE ARAPAHOE CANAL TRAIL & 8' WIDE CONNECTOR TRAILS
2' WIDE SINGLE TRACK BIKE TRAIL

NOTE: ALL OTHER WALKS ALONG LOCAL AND COLLECTOR ROADS ARE 5' IN WIDTH. SEE ENGINEERING PLANS FOR DETAILS. 5' CONNECTOR TRAILS CONNECT TO 5' LOCAL WALK ONLY.



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TRAILS MASTER PLAN

■ Sheet Number ■

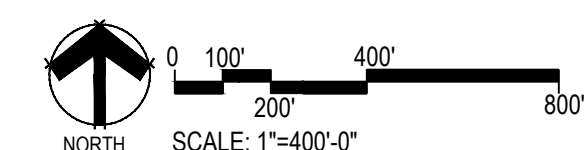
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LEGEND

OPEN RAIL FENCE ———

PRIVACY FENCE - - - - -



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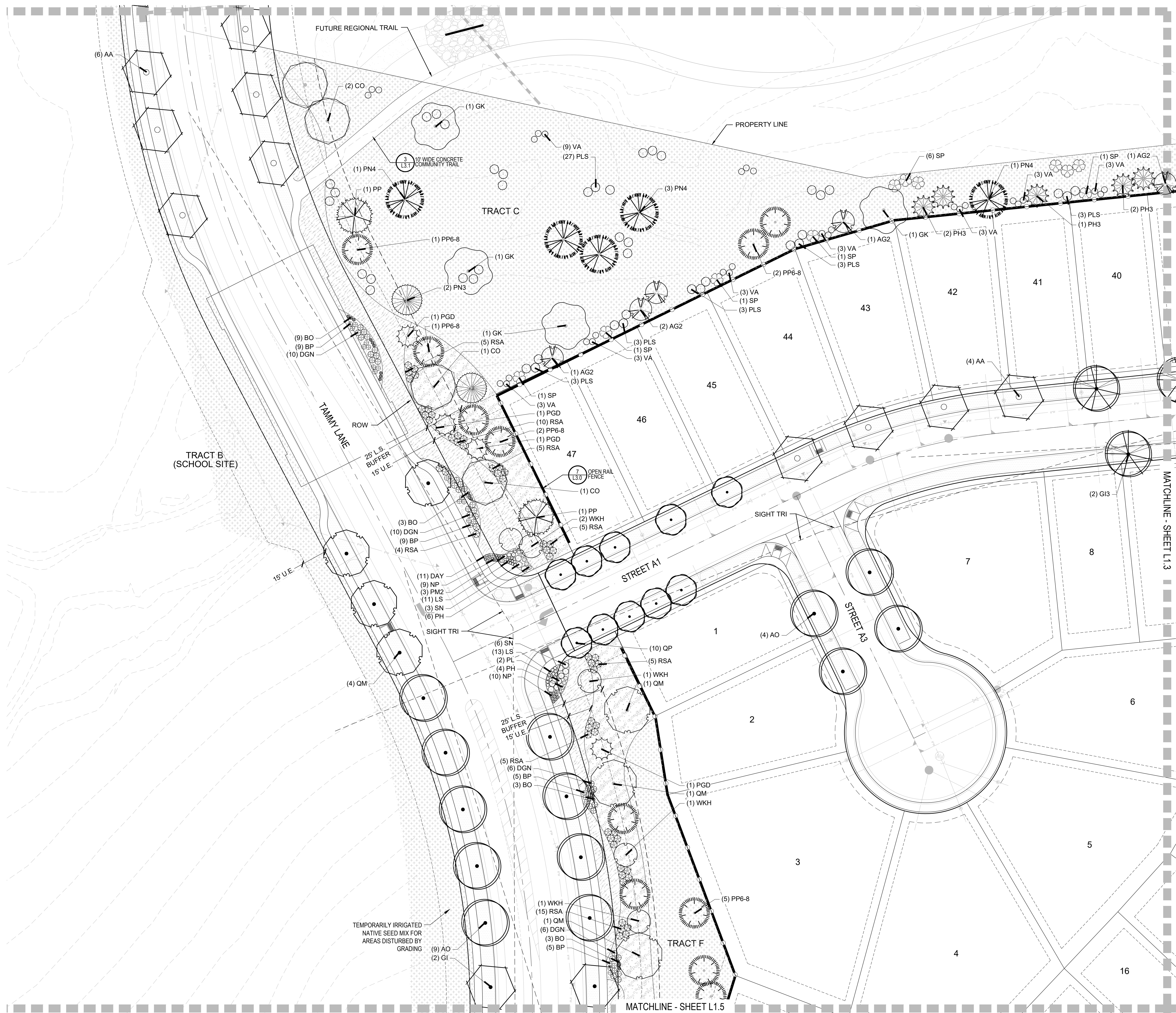
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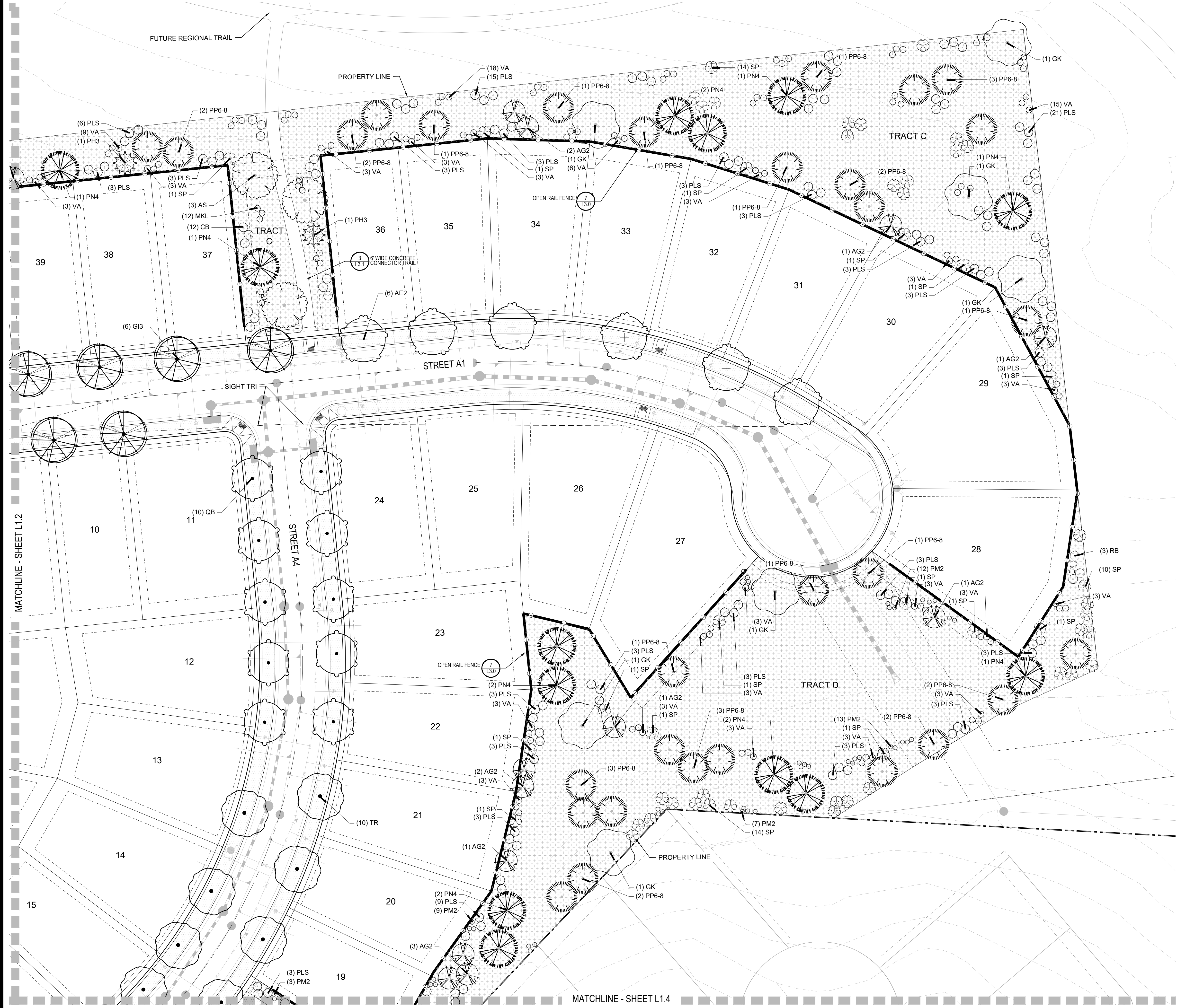
MASTER STREET
TREE & FENCING
PLAN

■ Sheet Number ■

L1.1

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Friday, March 6, 2020

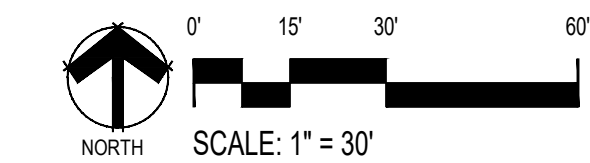
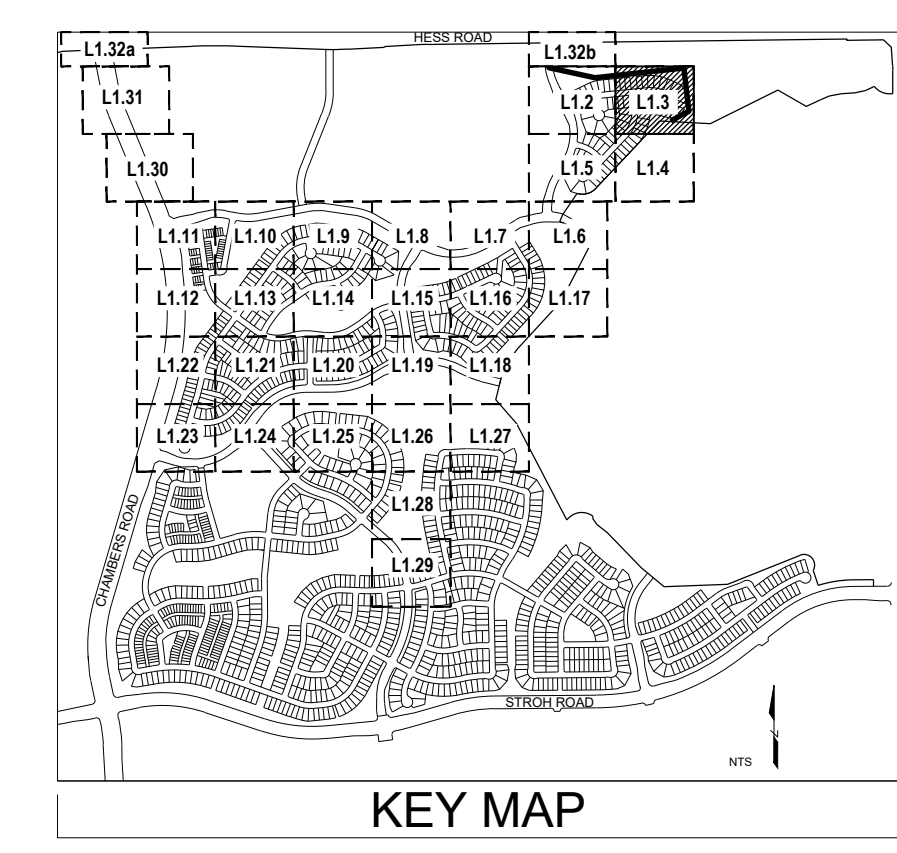




LEGEND

GROUND COVERS	BOTANICAL NAME
	DETENTION SEED MIX
	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
	MULCH, ROCK - RIVER COBBLE
	PLAY SAND
	SOD - RTF WATER SAVER SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR
	OPEN RAIL FENCE
	PRIVACY FENCE
	EXISTING TREES

- NOTES:
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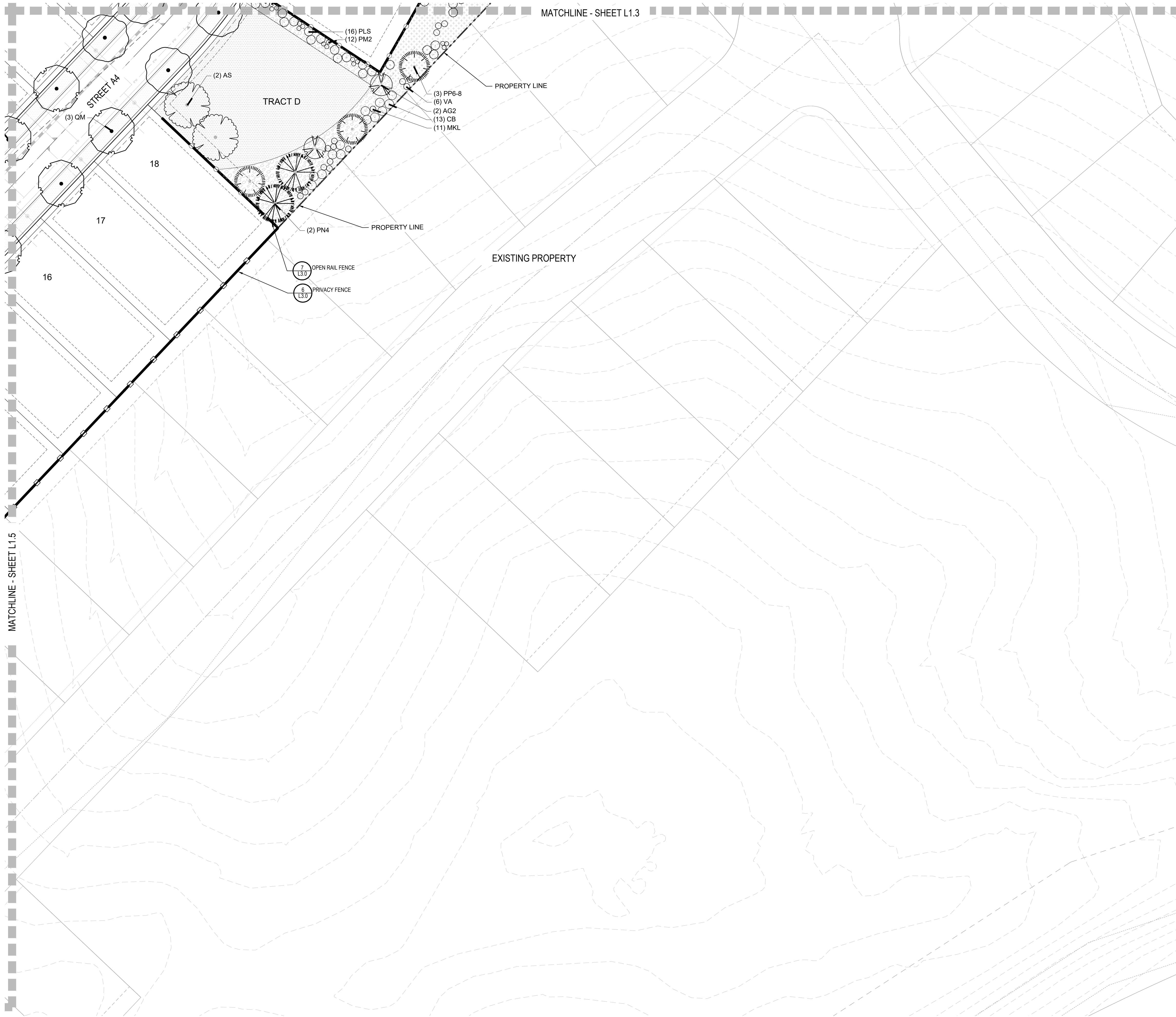
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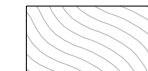
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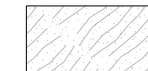
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GROUND COVERS

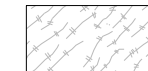


BOTANICAL NAME

DETENTION SEED MIX



FIBAR



LOW WATER TURF MIX



MULCH ROCK



MULCH, ROCK -RIVER COBBLE



PLAY SAND



SOD - RTF WATER SAVER SOD OR EQUAL



TEMPORARILY IRRIGATED NATIVE SEED MIX



WOOD MULCH - SHREDDED CEDAR



OPEN RAIL FENCE



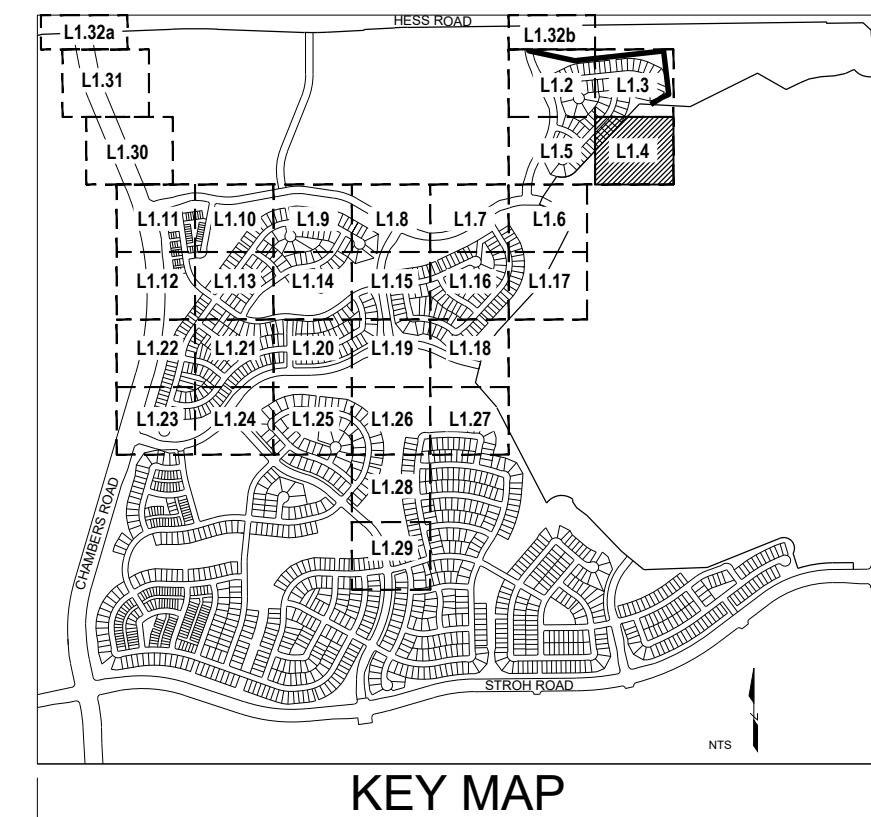
PRIVACY FENCE



EXISTING TREES

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KEY MAP



0' 15' 30' 60'
SCALE: 1" = 30'

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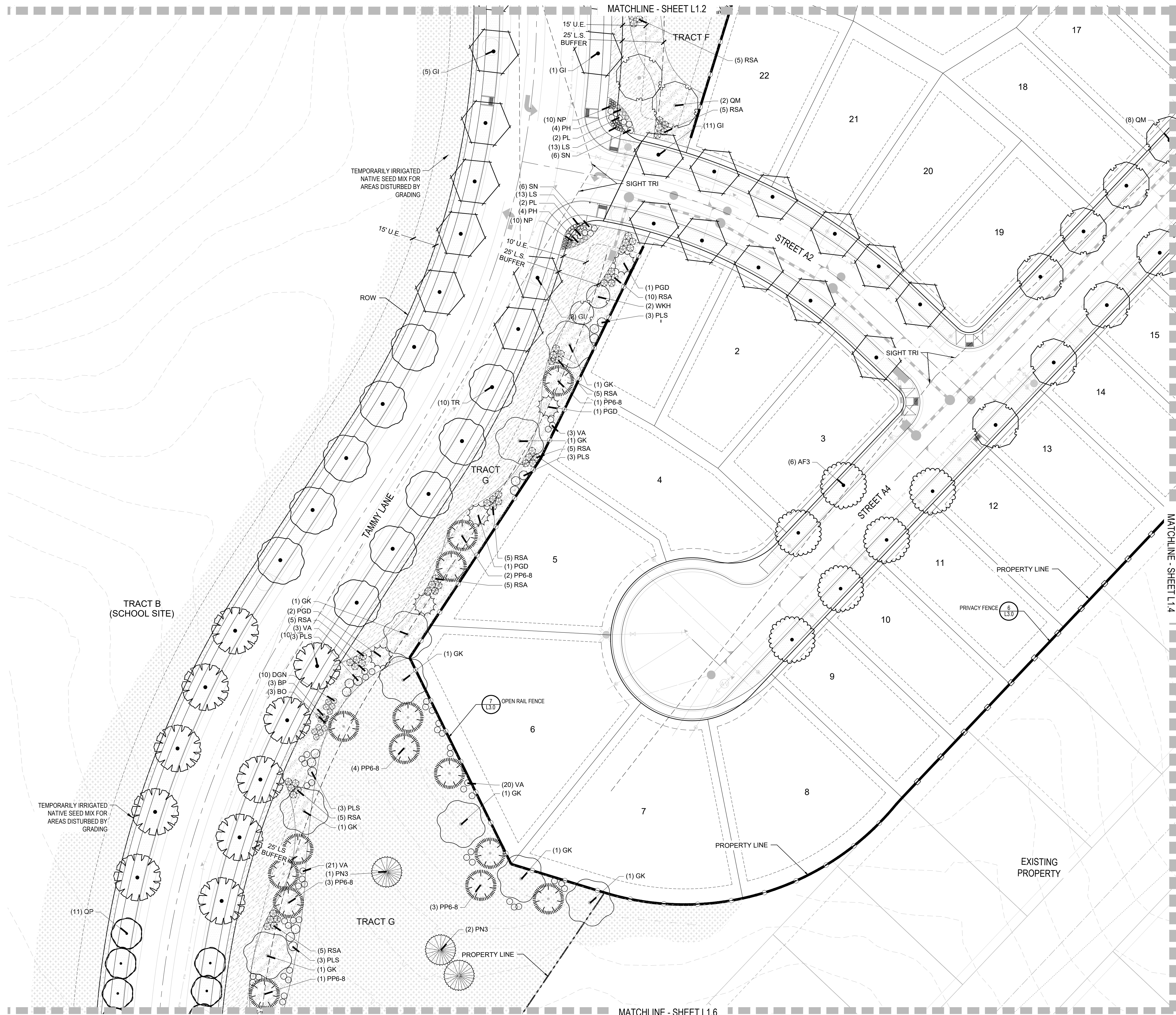
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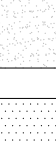
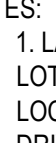
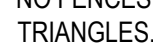
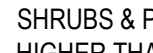
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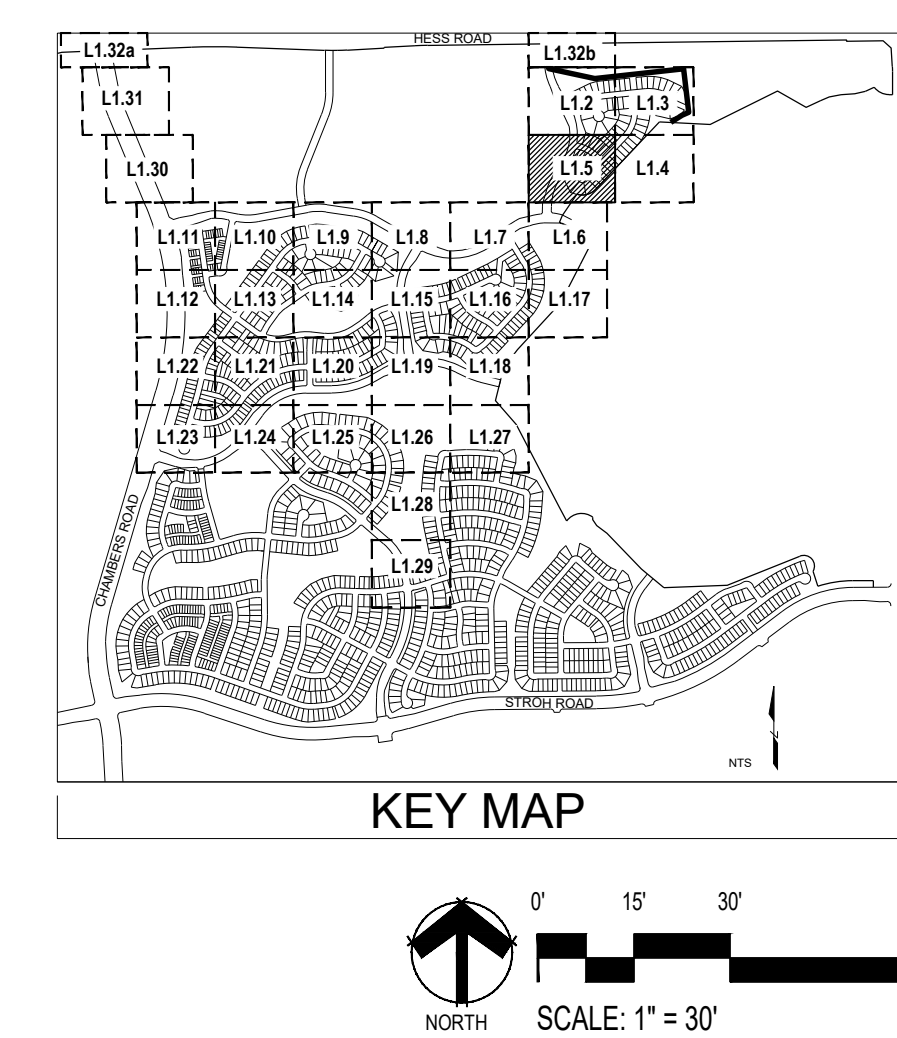
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PRELIMINARY LANDSCAPE PLANS

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LEGEND	
GROUND COVERS	BOTANICAL NAME
	DETENTION SEED MIX
	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
	MULCH, ROCK - RIVER COBBLE
	PLAY SAND
	SOD - RTF WATER SAVER SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR
	OPEN RAIL FENCE
	PRIVACY FENCE
	EXISTING TREES
NOTES: 1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION. 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. TREES WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP 8' FROM THE GROUND. 3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2' 4. ALL EVERGREEN & DECIDUOUS TREES REQUIRE A 10' SETBACK FROM ALL UTILITY STRUCTURES AND UTILITY LINES 5. TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE LANDSCAPE PLAN. ADDITIONAL LANDSCAPING AND ASSOCIATED IRRIGATION WILL BE REQUIRED BASED UPON FIELD CONDITIONS IN ORDER TO SCREEN ABOVE GROUND UTILITY FACILITIES.	



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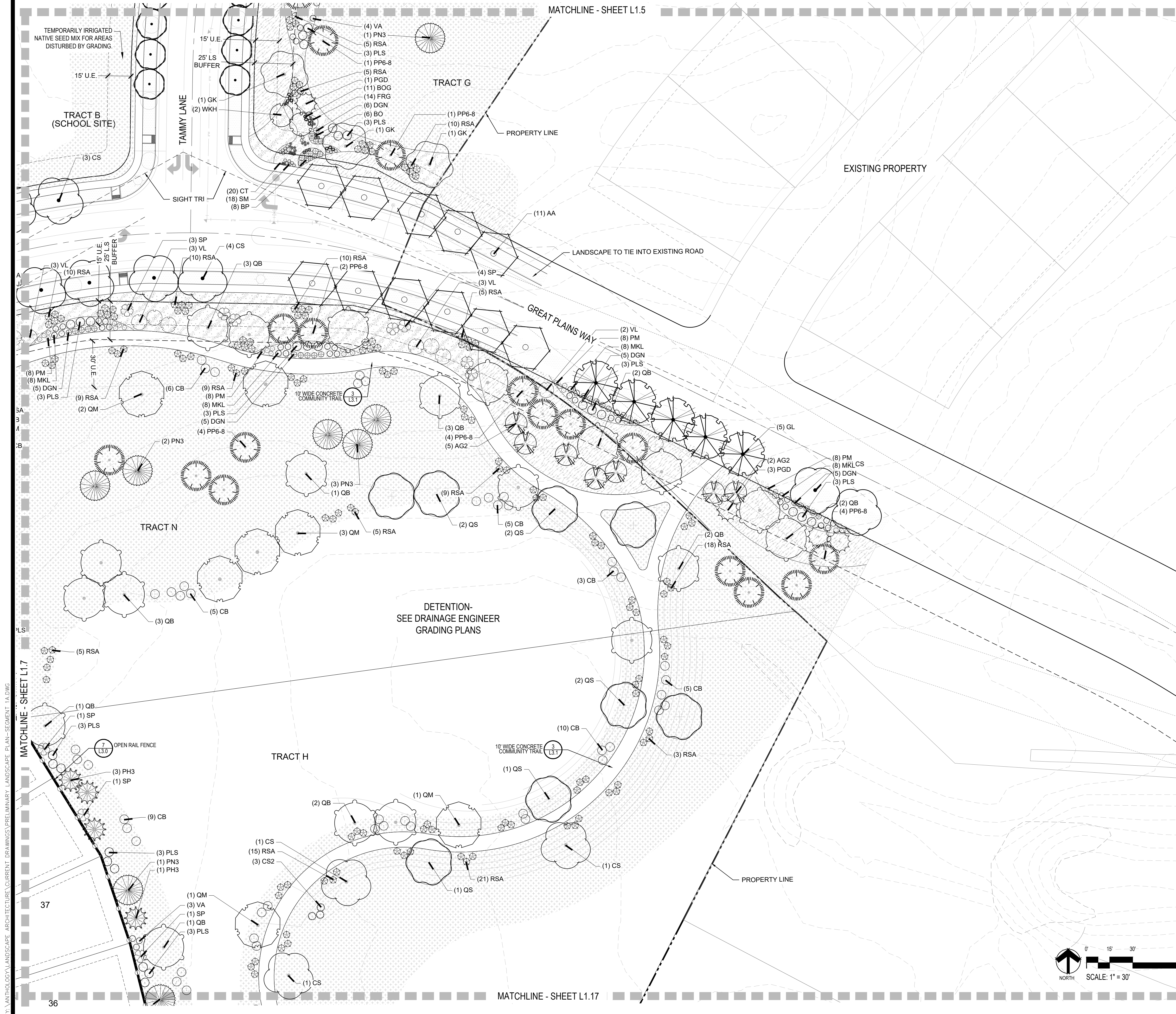
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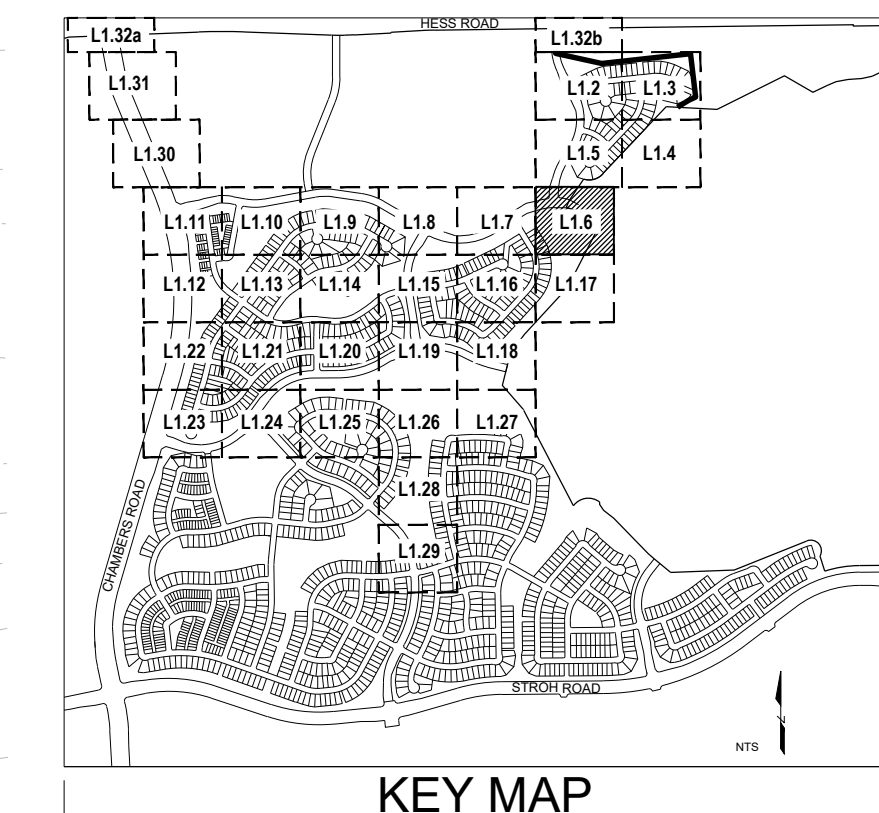
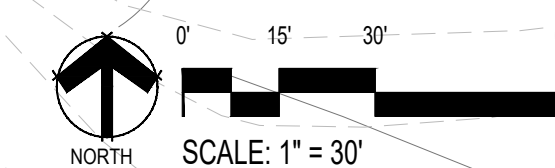
GROUND COVERS

GROUND COVERS	BOTANICAL NAME
	DETENTION SEED MIX
	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
	MULCH, ROCK-RIVER COBBLE
	PLAY SAND
	SOD - RTF WATER SAVER SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

	OPEN RAIL FENCE
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PRELIMINARY LANDSCAPE PLANS

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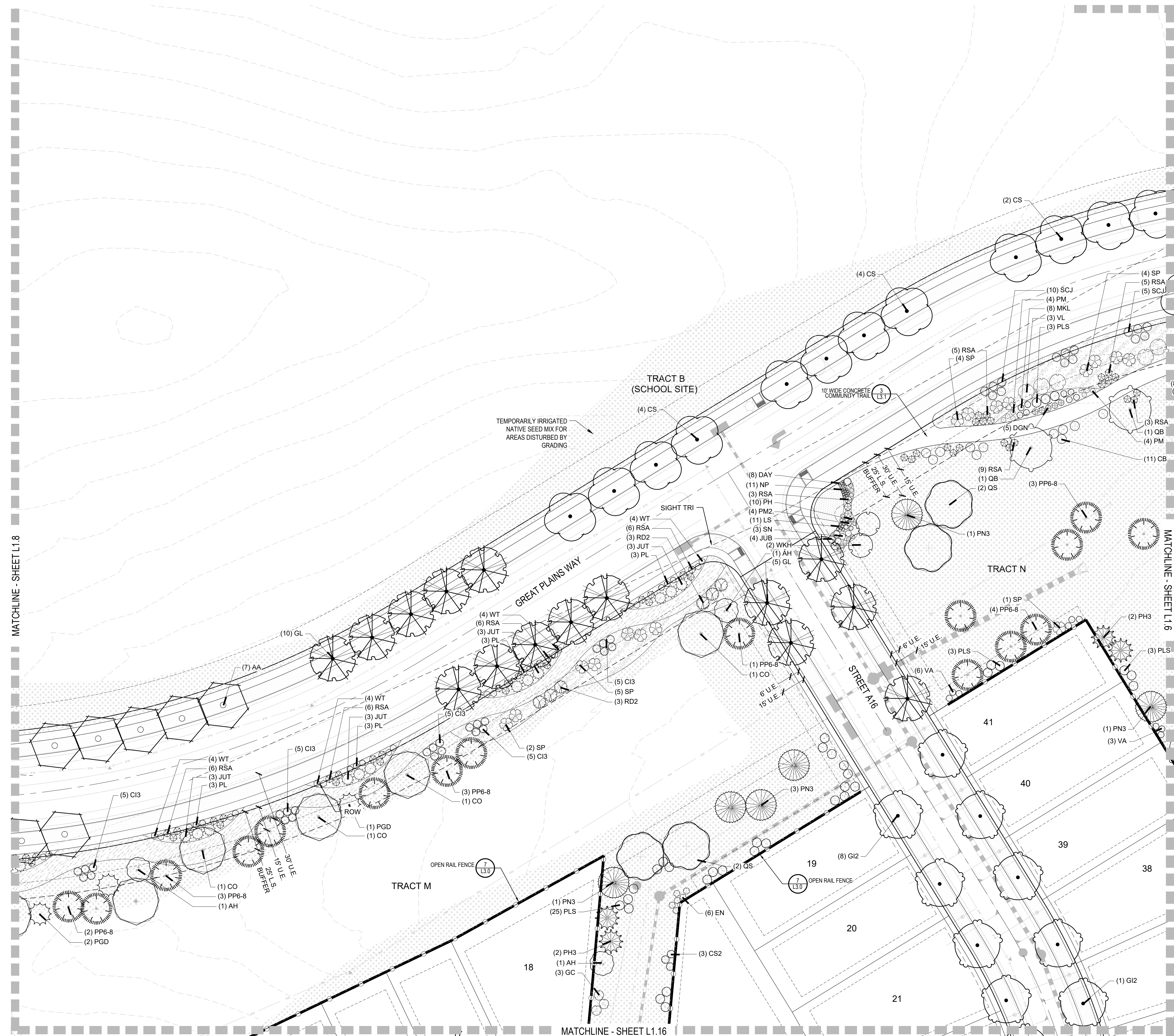


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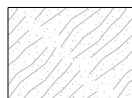
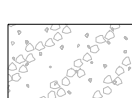
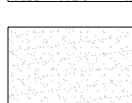
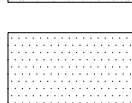
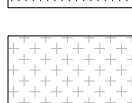
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■ Sheet Number ■

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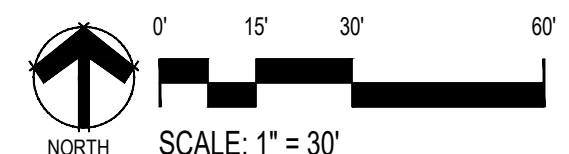
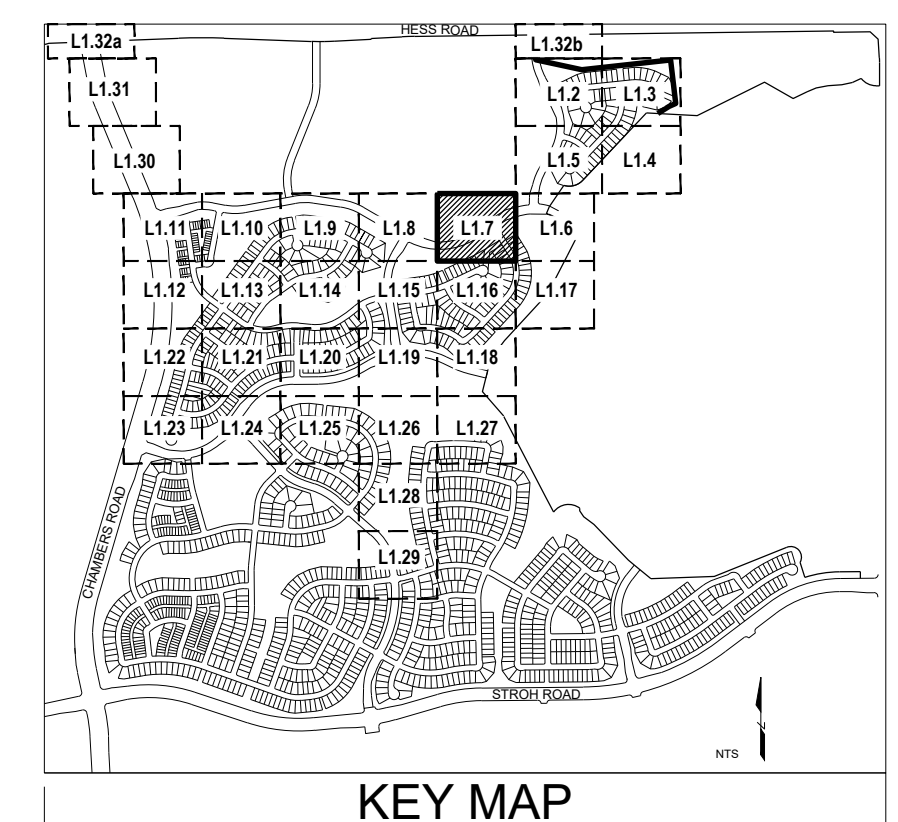


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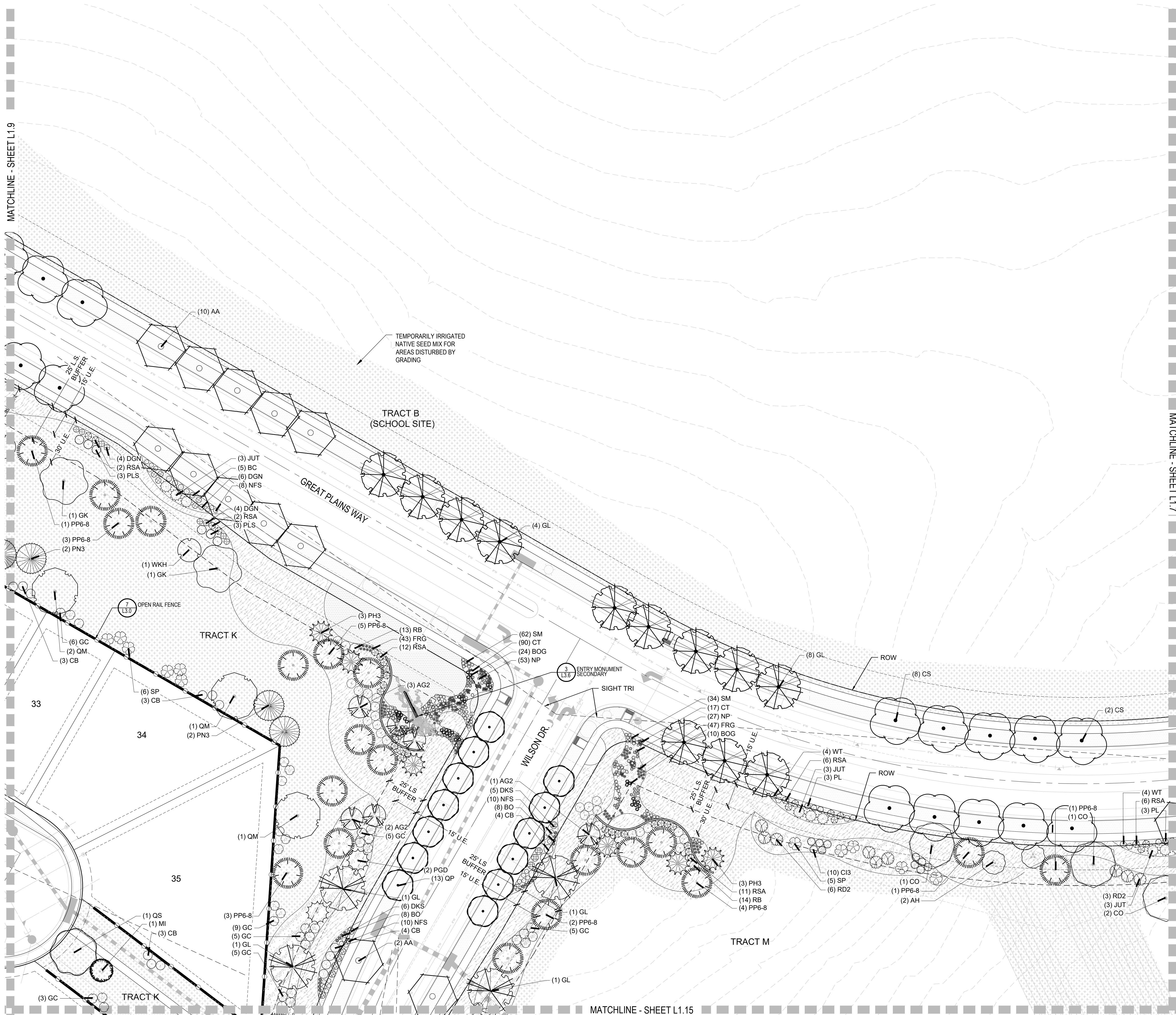
GROUND COVERS	BOTANICAL NAME
	DETENTION SEED MIX
	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
	MULCH, ROCK -RIVER COBBLE
	PLAY SAND
	SOD - RTF WATER SAVER SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR
	OPEN RAIL FENCE
	PRIVACY FENCE
	EXISTING TREES

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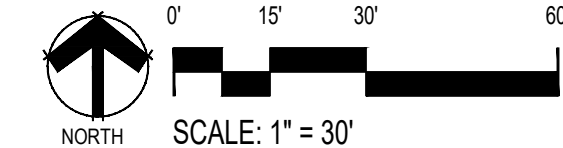
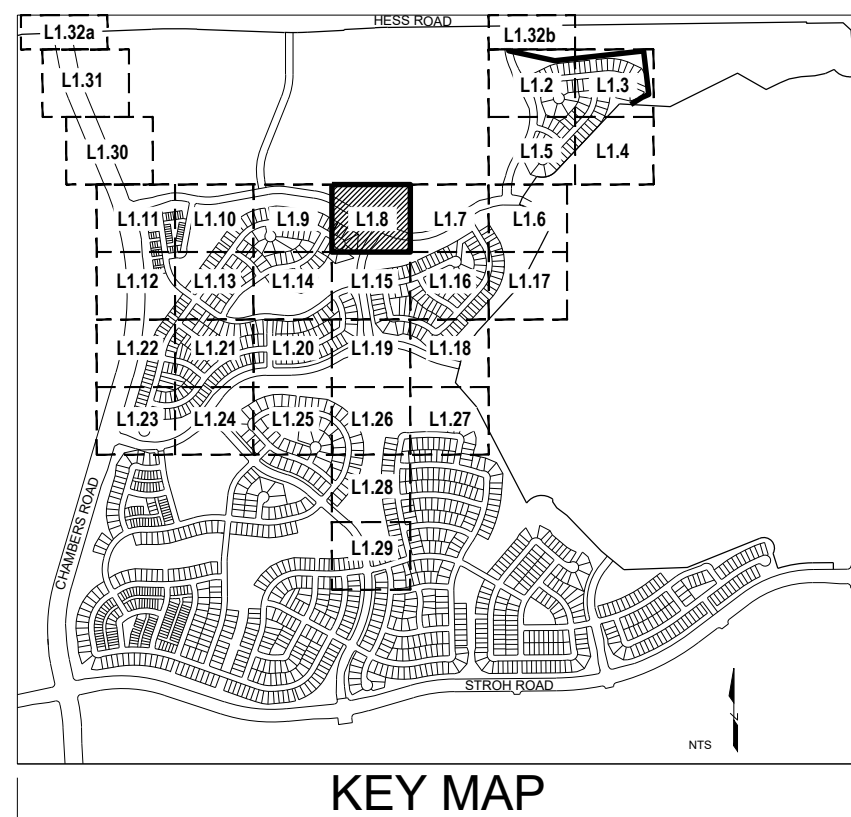


LEGEND

GROUND COVERS	BOTANICAL NAME
	DETENTION SEED MIX
	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
	MULCH, ROCK - RIVER COBBLE
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■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



pcs group inc. www.pcsgroupco.com
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1007 16th Street, Denver, CO 80265
1.303.531.4905, 1.303.531.4908

■ Engineering ■



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PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by:	BEM
Checked by:	JP
Submittal Date:	3.15.2020
	8.10.2020
	12.18.2020
	2.5.2021
	3.17.2021
	5.28.2021

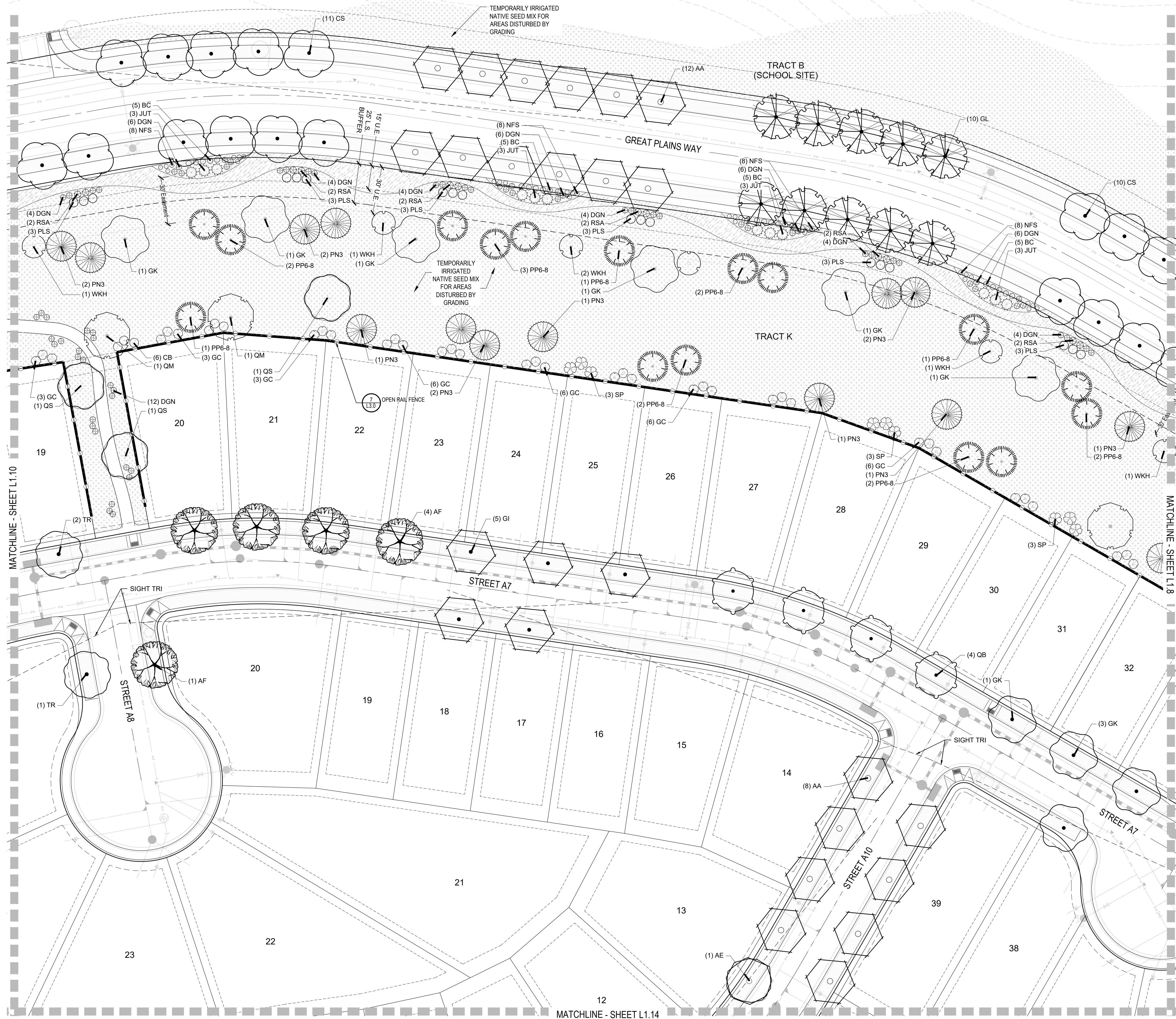
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LANDSCAPE PLAN

■ Sheet Number ■

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LEGEND

GROUND COVERS

BOTANICAL NAME

DETENTION SEED MIX

FIBAR

LOW WATER TURF MIX

MULCH ROCK

MULCH, ROCK - RIVER COBBLE

PLAY SAND

SOD - RTF WATER SAVER SOD OR EQUAL

TEMPORARILY IRRIGATED NATIVE SEED MIX

WOOD MULCH - SHREDDED CEDAR

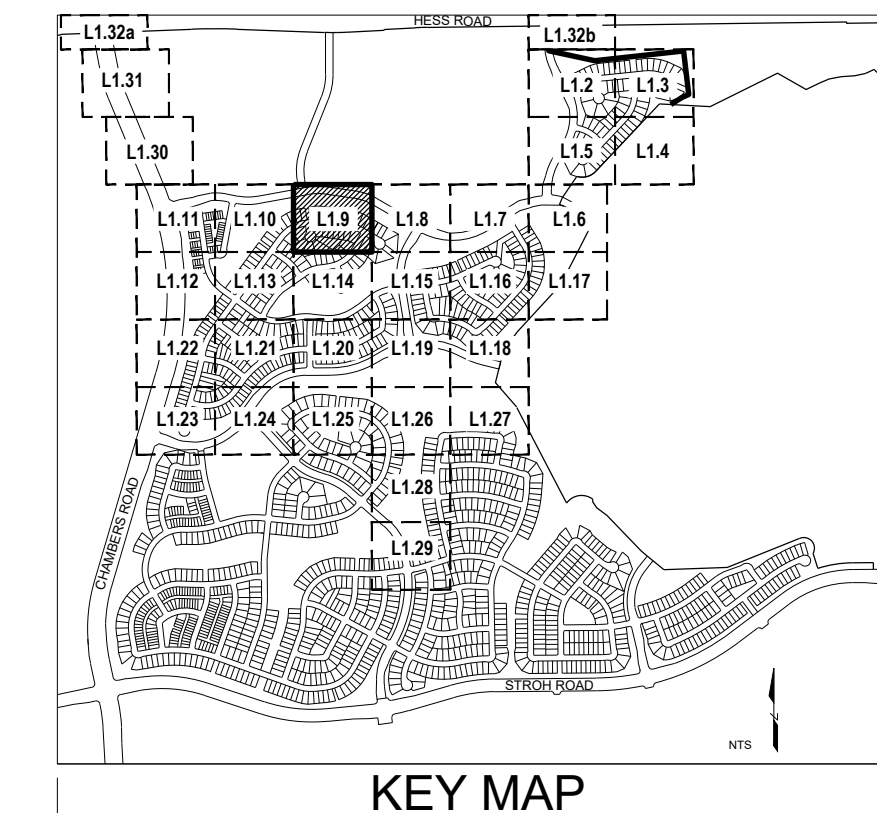
OPEN RAIL FENCE

PRIVACY FENCE

EXISTING TREES

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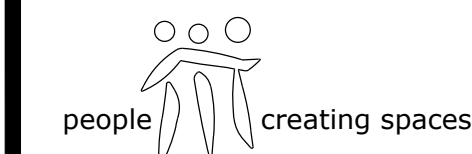


SCALE: 1" = 30'

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PRELIMINARY LANDSCAPE PLANS

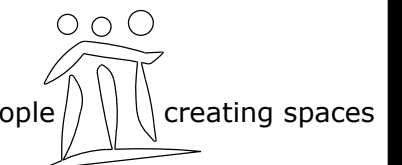
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Date: 8.10.2020
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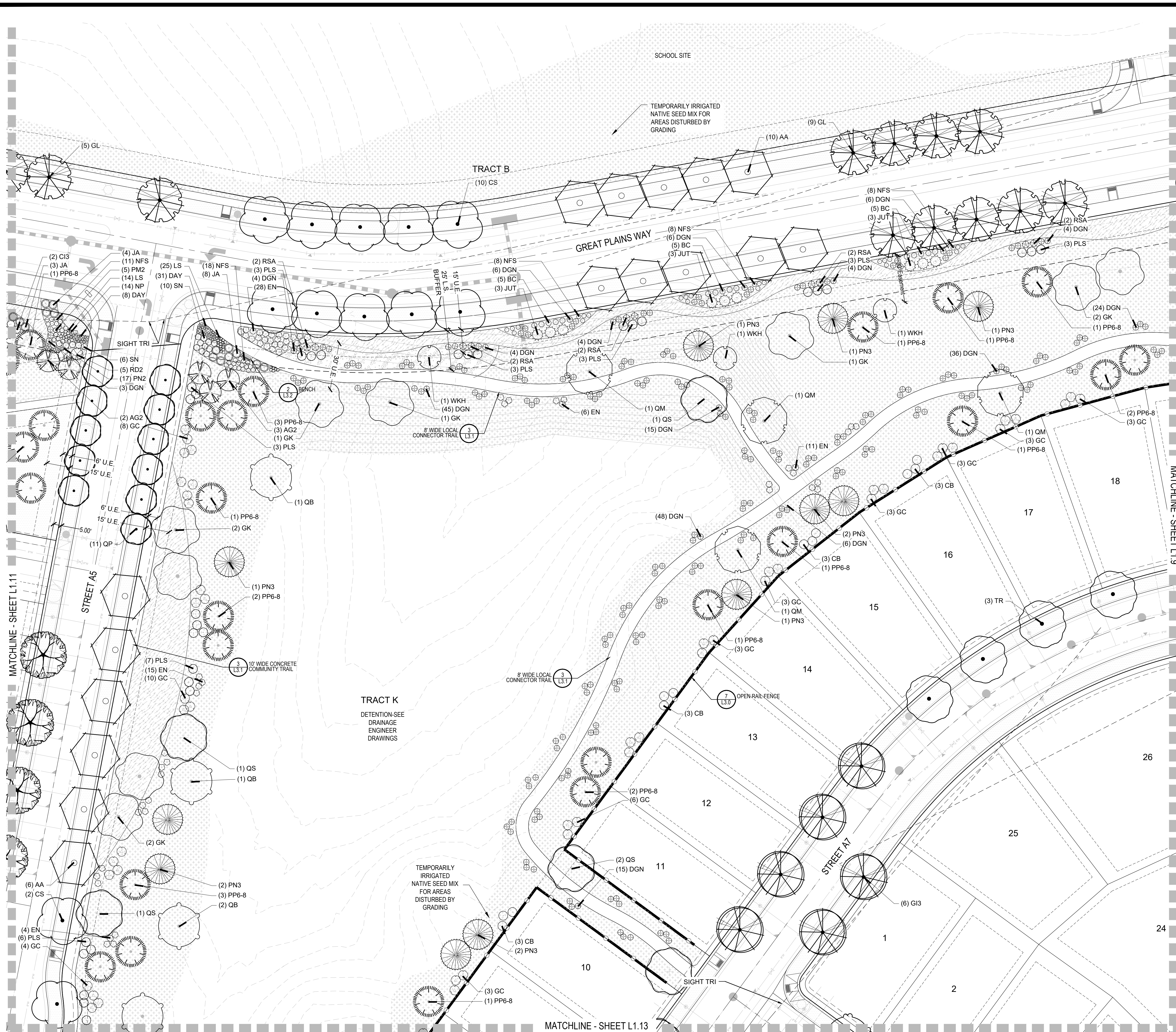
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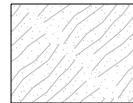
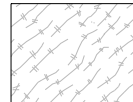
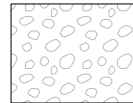
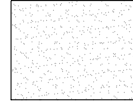
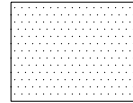
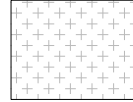
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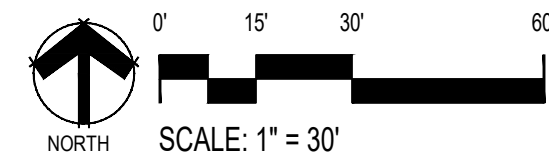
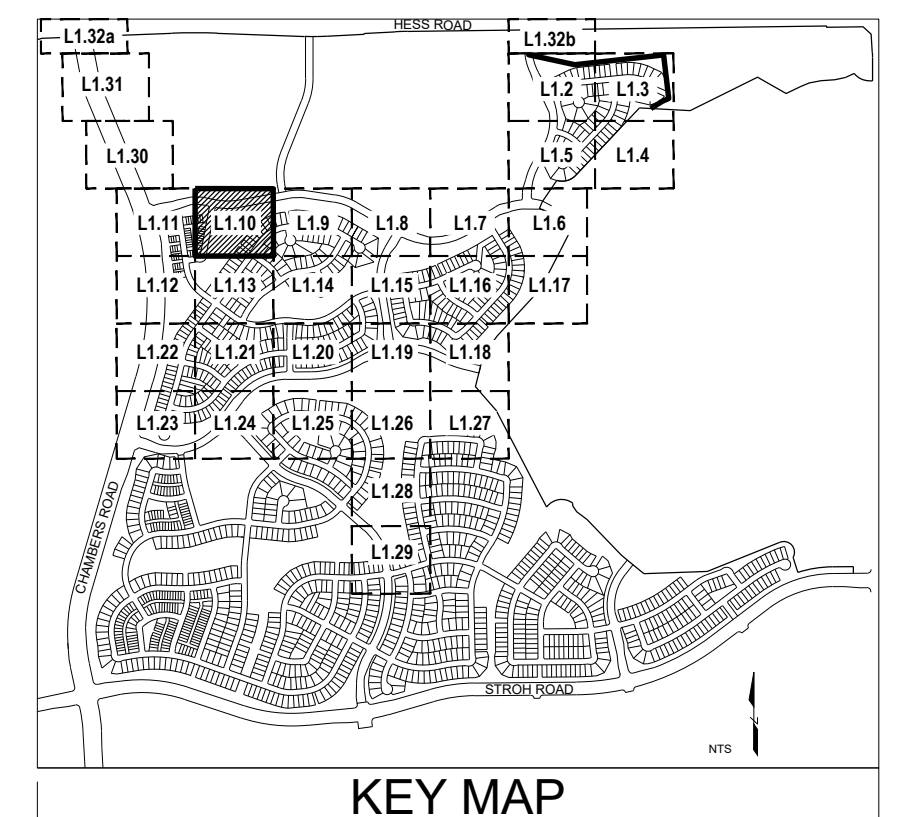
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	DETENTION SEED MIX
	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
	MULCH, ROCK -RIVER COBBLE
	PLAY SAND
	SOD - RTF WATER SAVER SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR
	OPEN RAIL FENCE
	PRIVACY FENCE
	EXISTING TREES

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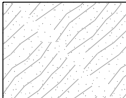
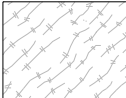
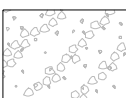
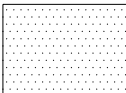
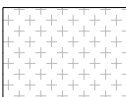
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LANDSCAPE PLAN

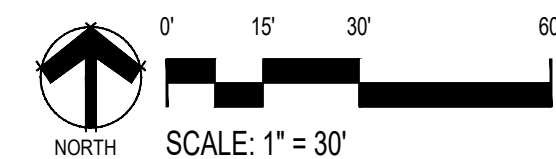
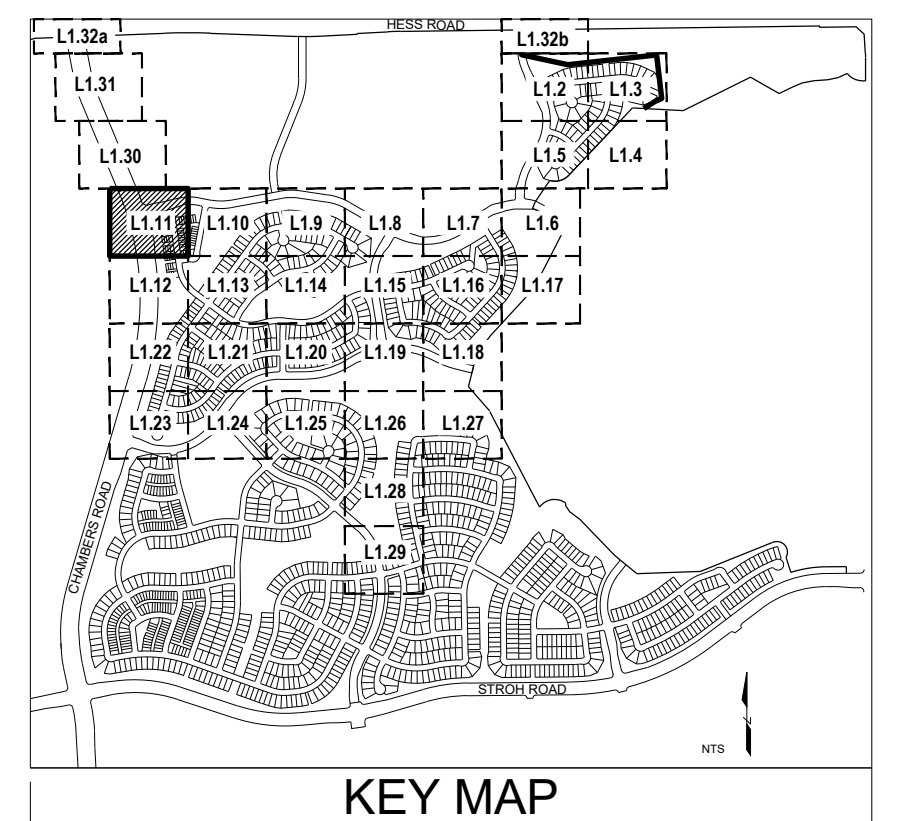
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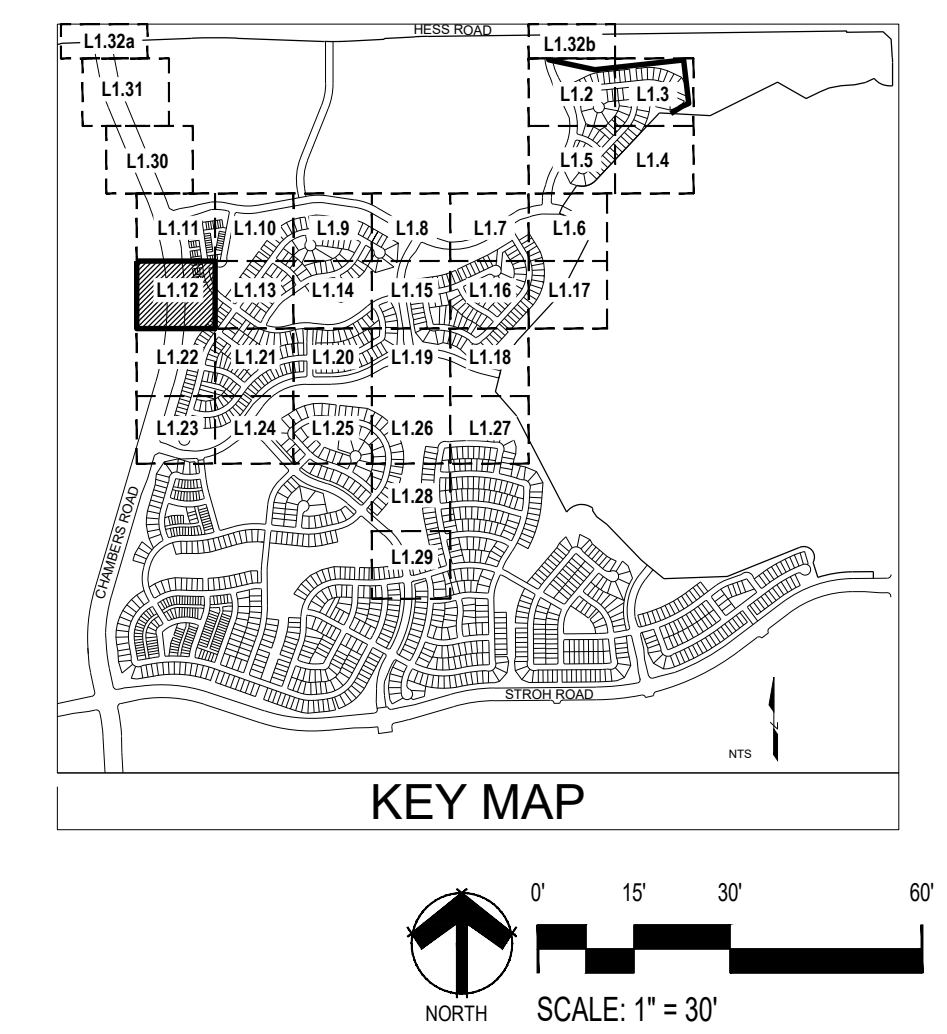
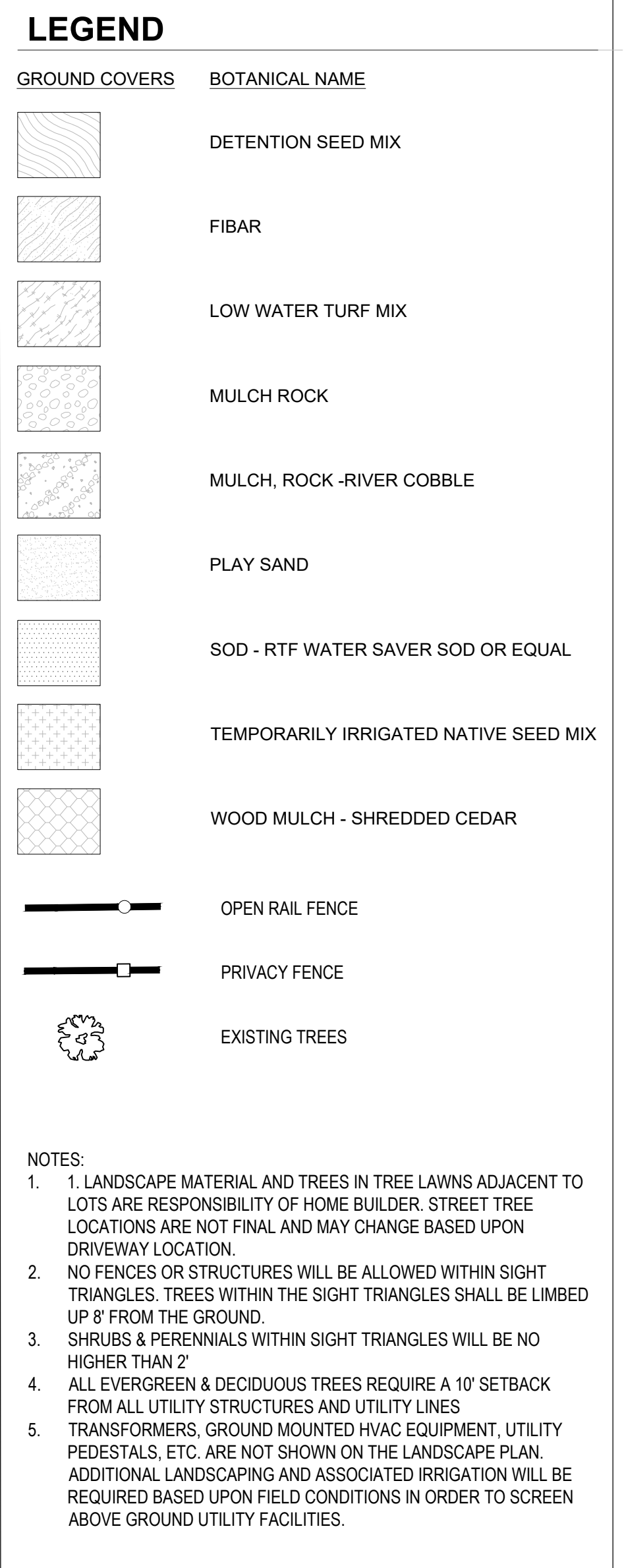
LEGEND	
GROUND COVERS	BOTANICAL NAME
	DETENTION SEED MIX
	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
	MULCH, ROCK - RIVER COBBLE
	PLAY SAND
	SOD - RTF WATER SAVER SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR
	OPEN RAIL FENCE
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PRELIMINARY LANDSCAPE PLANS

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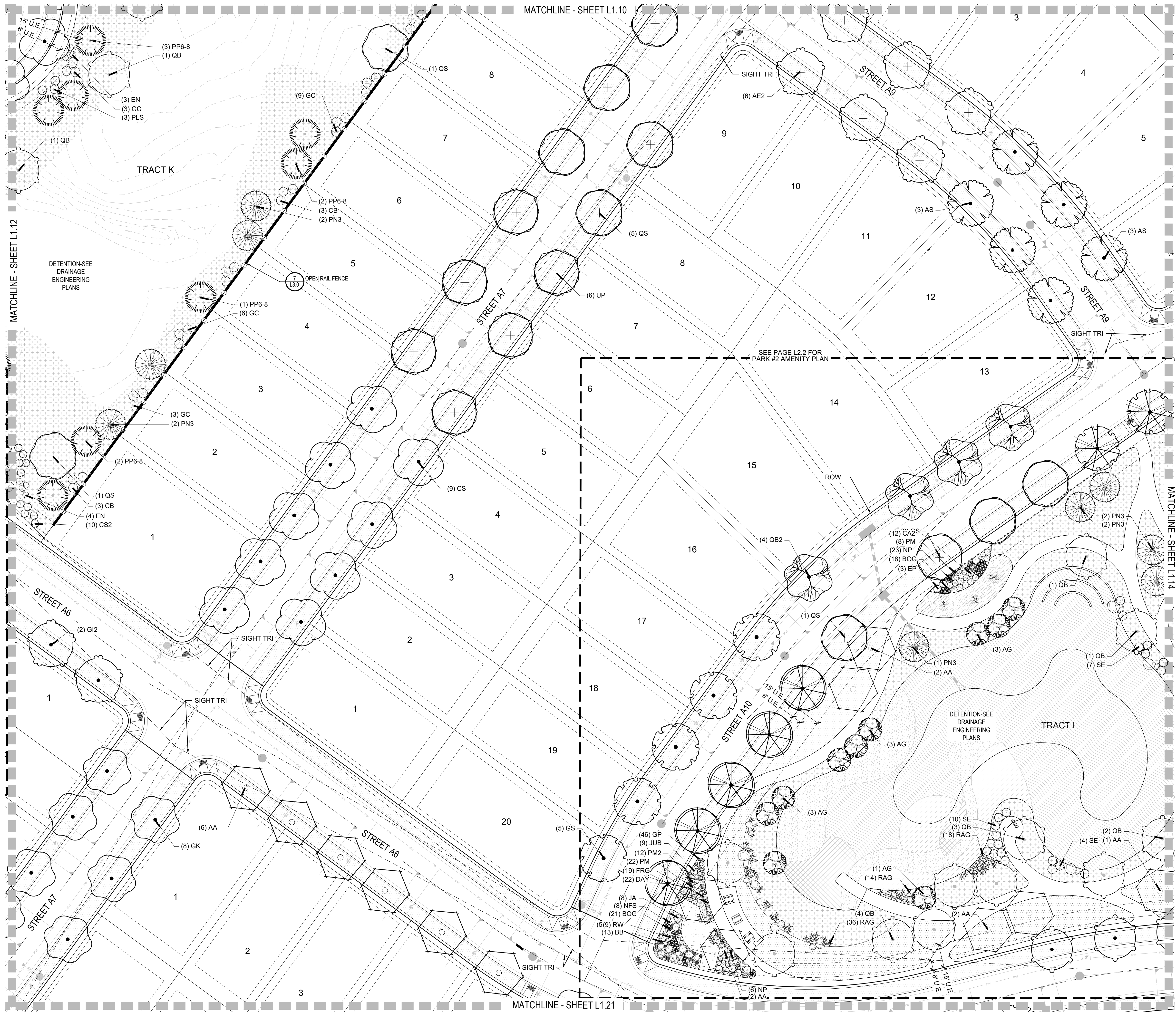


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LANDSCAPE PLAN

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LEGEND

GROUND COVERS

BOTANICAL NAME

DETENTION SEED MIX

FIBAR

LOW WATER TURF MIX

MULCH ROCK

MULCH, ROCK - RIVER COBBLE

PLAY SAND

SOD - RTF WATER SAVER SOD OR EQUAL

TEMPORARILY IRRIGATED NATIVE SEED MIX

WOOD MULCH - SHREDDED CEDAR

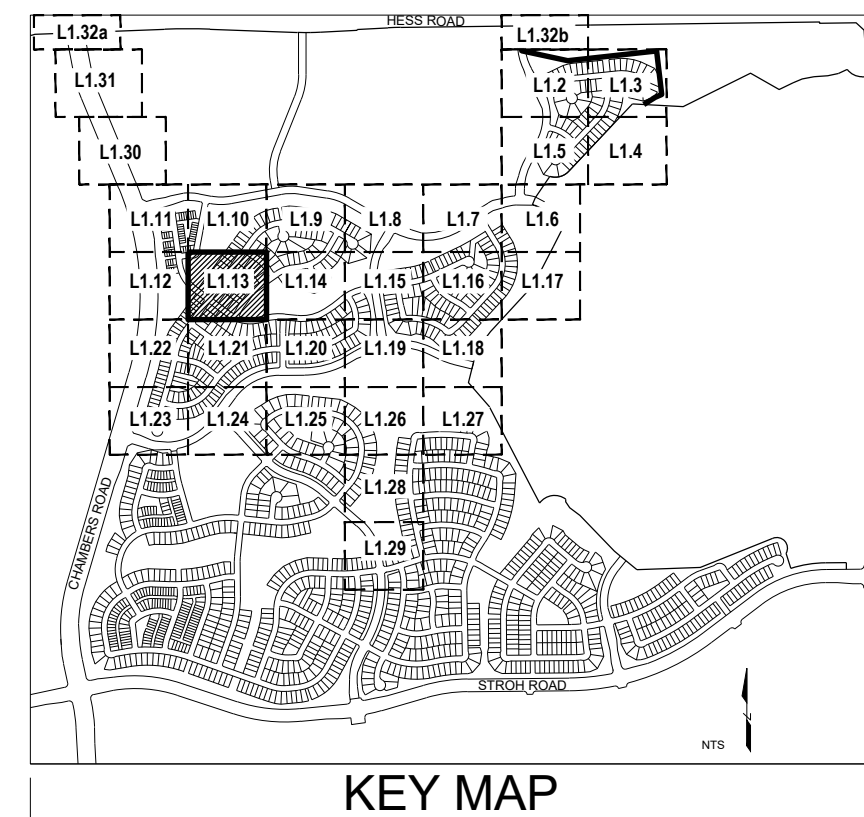
OPEN RAIL FENCE

PRIVACY FENCE

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SCALE: 1" = 30'

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PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
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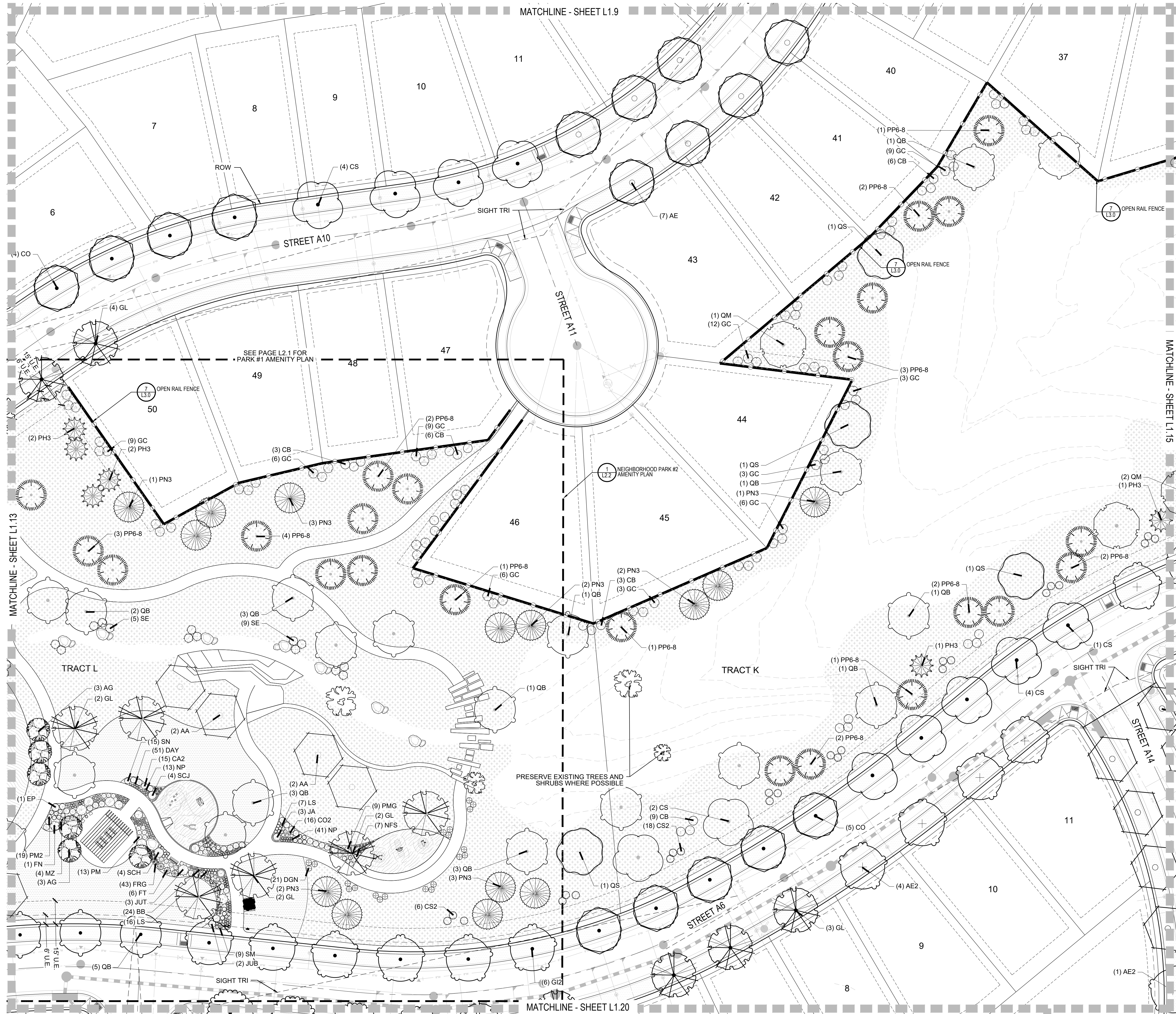
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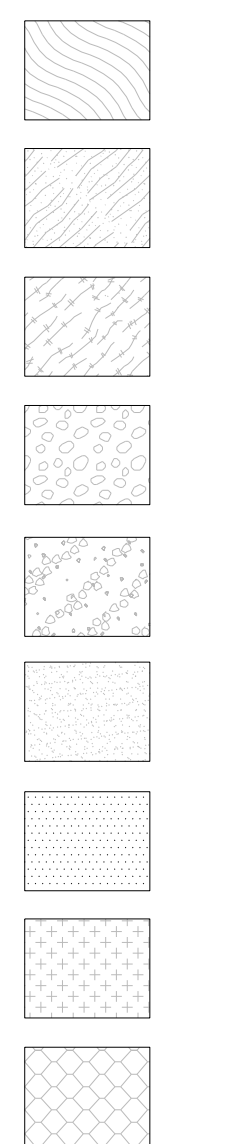
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LEGEND

GROUND COVERS



BOTANICAL NAME

DETENTION SEED MIX

FIBAR

LOW WATER TURF MIX

MULCH ROCK

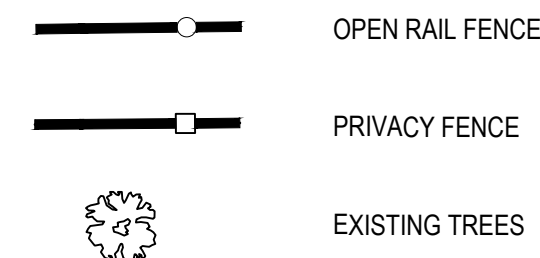
MULCH, ROCK - RIVER COBBLE

PLAY SAND

SOD - RTF WATER SAVER SOD OR EQUAL

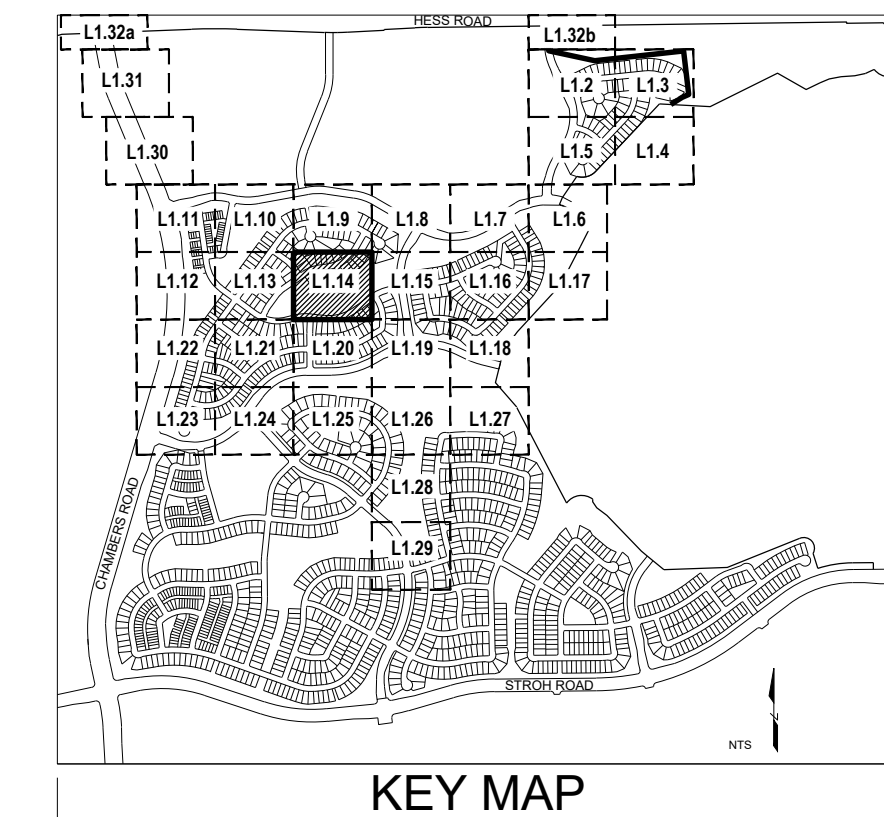
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WOOD MULCH - SHREDDED CEDAR



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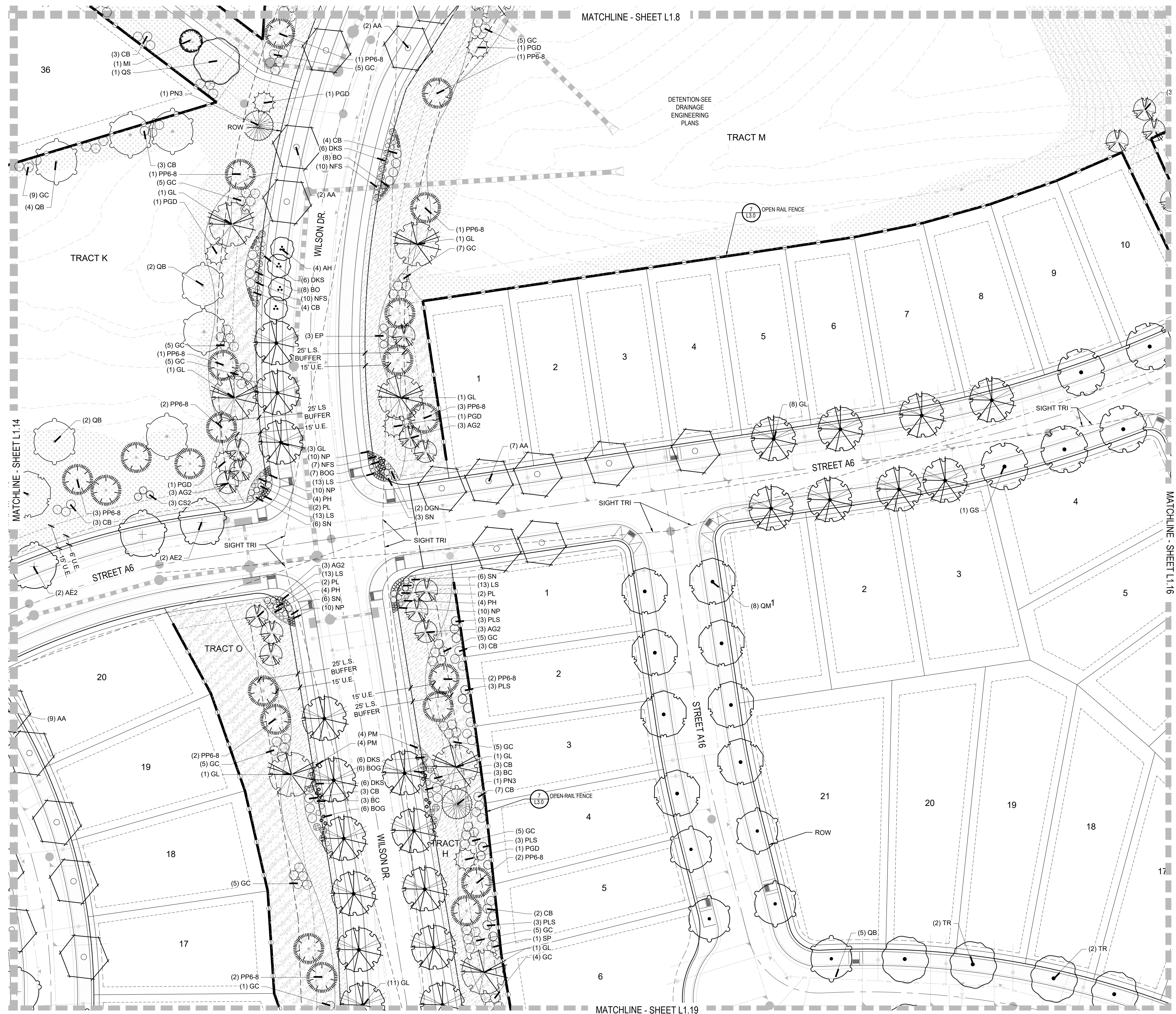
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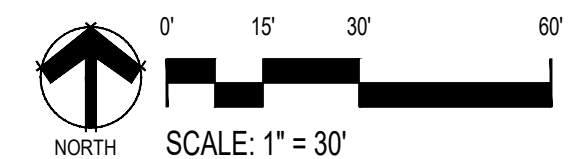
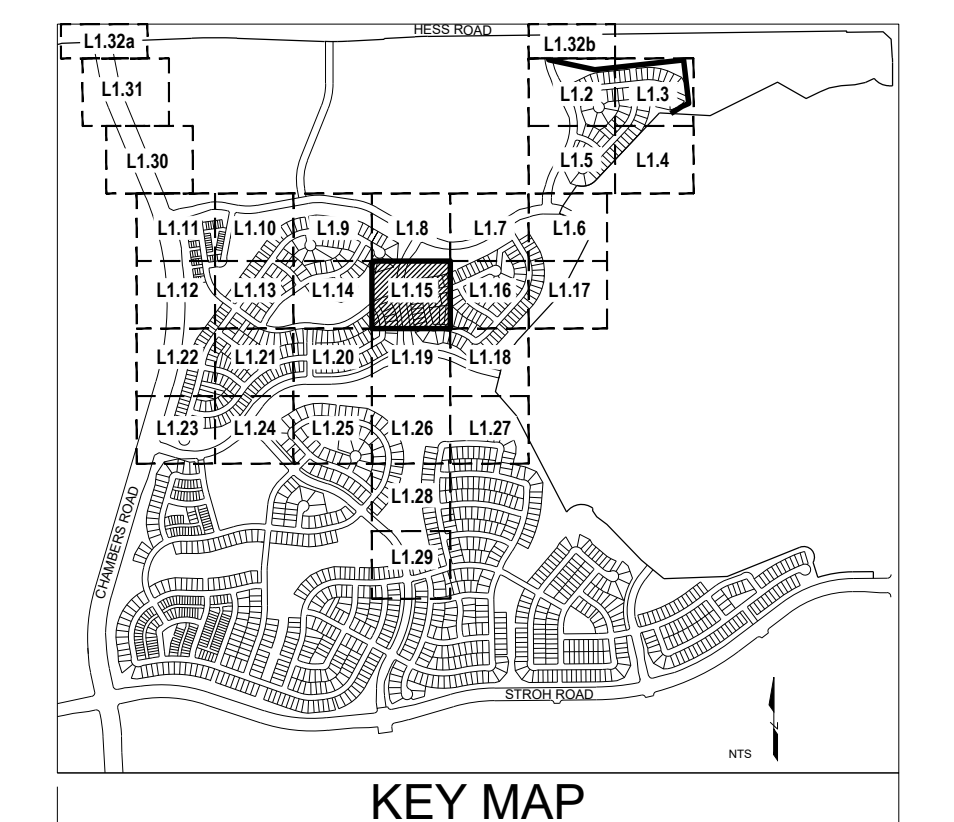
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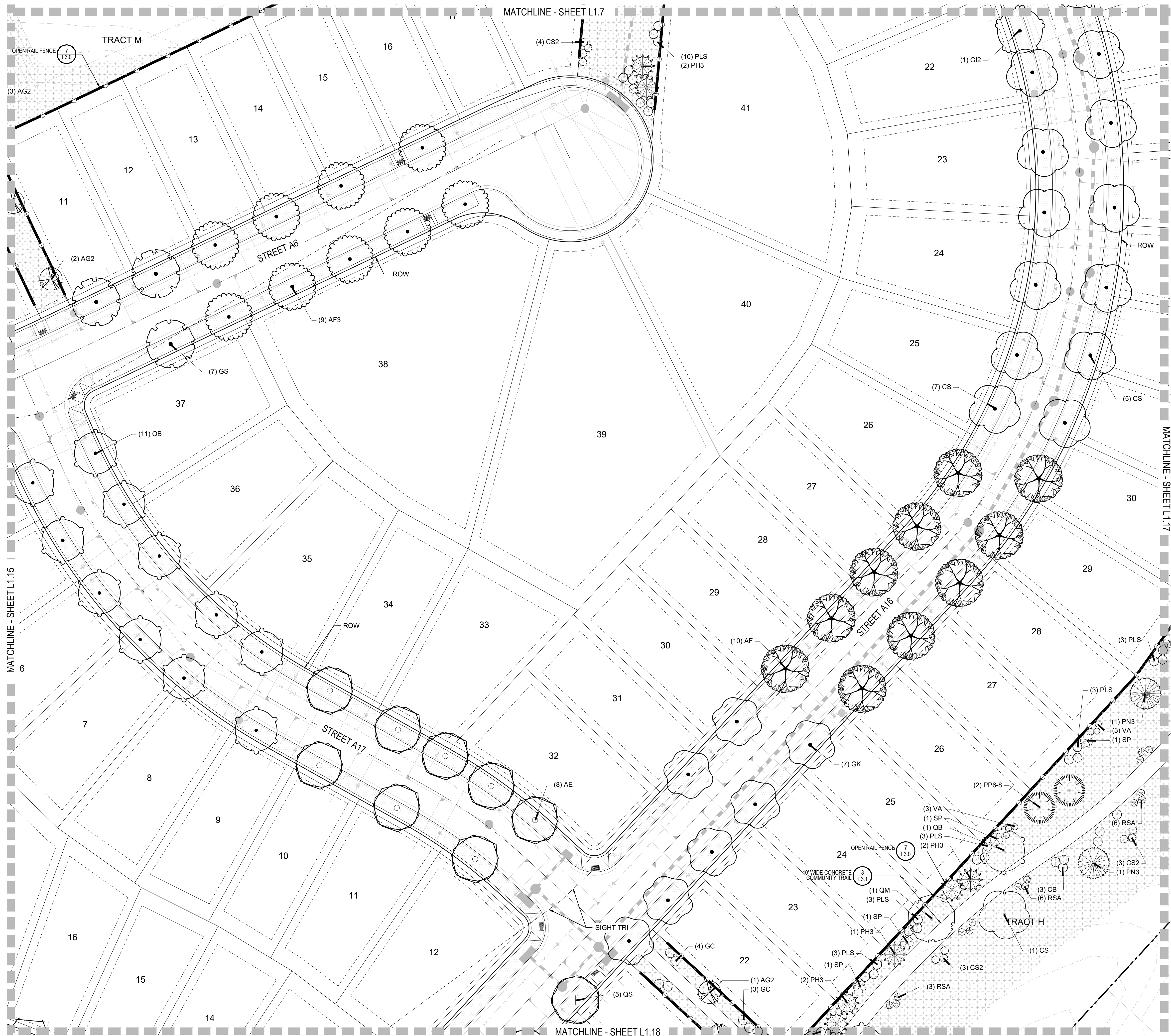
GROUND COVERS		BOTANICAL NAME
		DETENTION SEED MIX
		FIBAR
		LOW WATER TURF MIX
		MULCH ROCK
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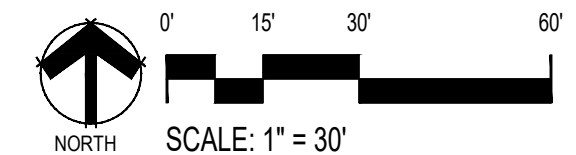
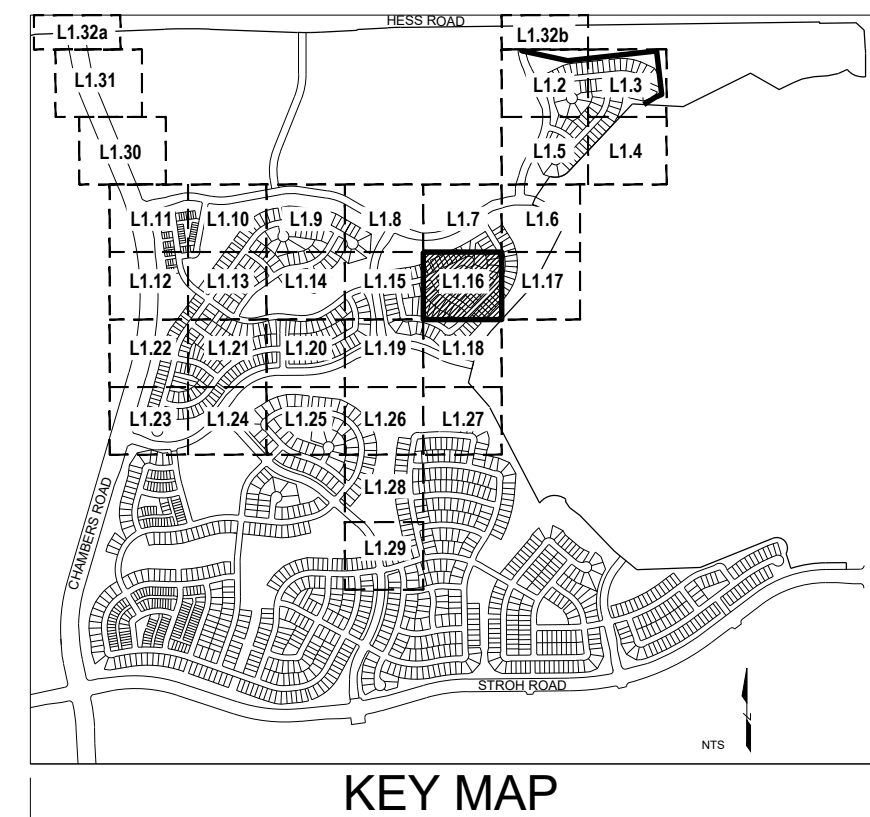


LEGEND

GROUND COVERS	BOTANICAL NAME
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	FIBAR
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	MULCH, ROCK - RIVER COBBLE
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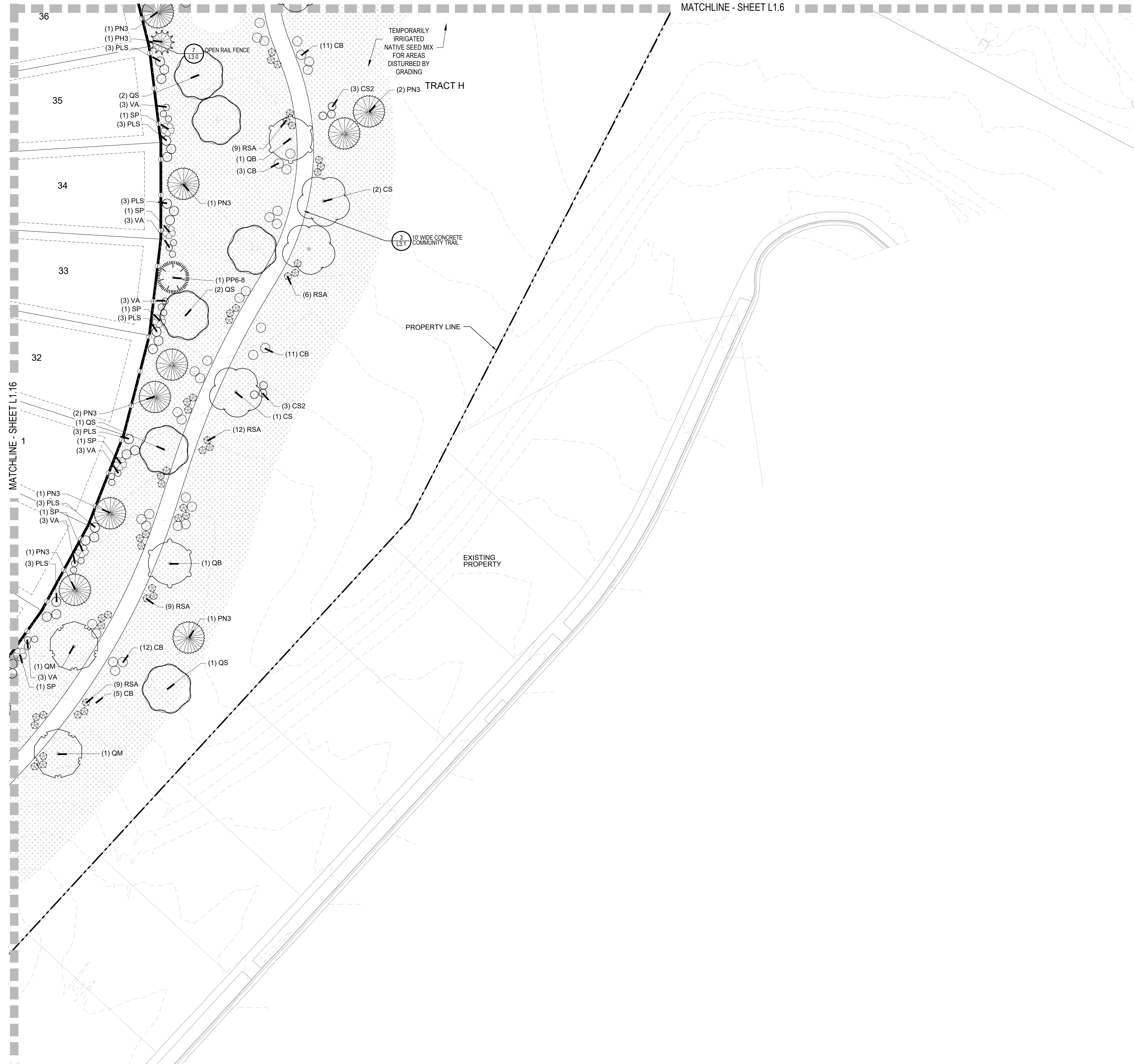
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GROUND COVERS

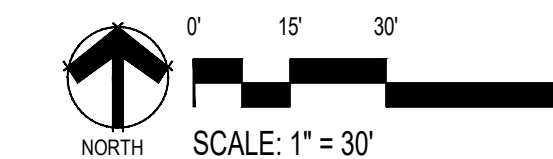
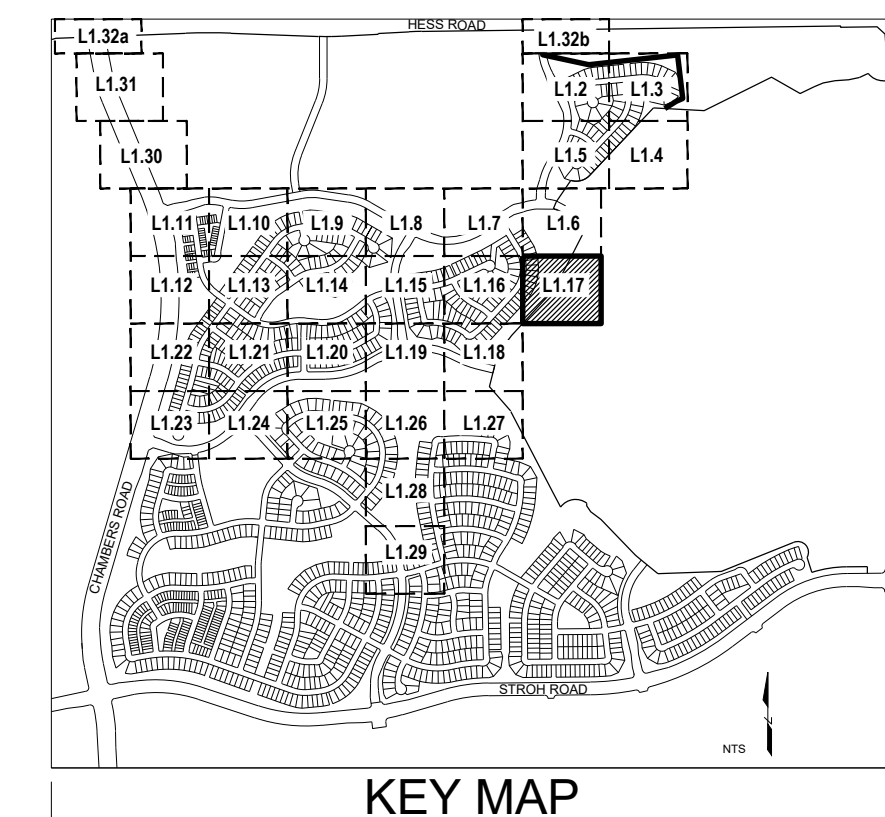
BOTANICAL NAME

	DETENTION SEED MIX
	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
	MULCH, ROCK-RIVER COBBLE
	PLAY SAND
	SOD - RTF WATER SAVER SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

	OPEN RAIL FENCE
	PRIVACY FENCE
	EXISTING TREES

NOTES:

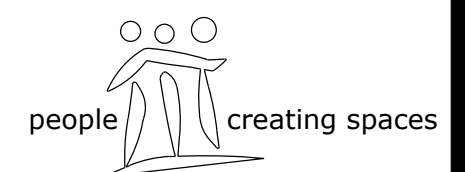
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Drawn by: BEM
Checked by: JP
Submittal: 3.15.2020
Date: 8.10.2020
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LANDSCAPE PLAN

■ Sheet Number ■

L1.17

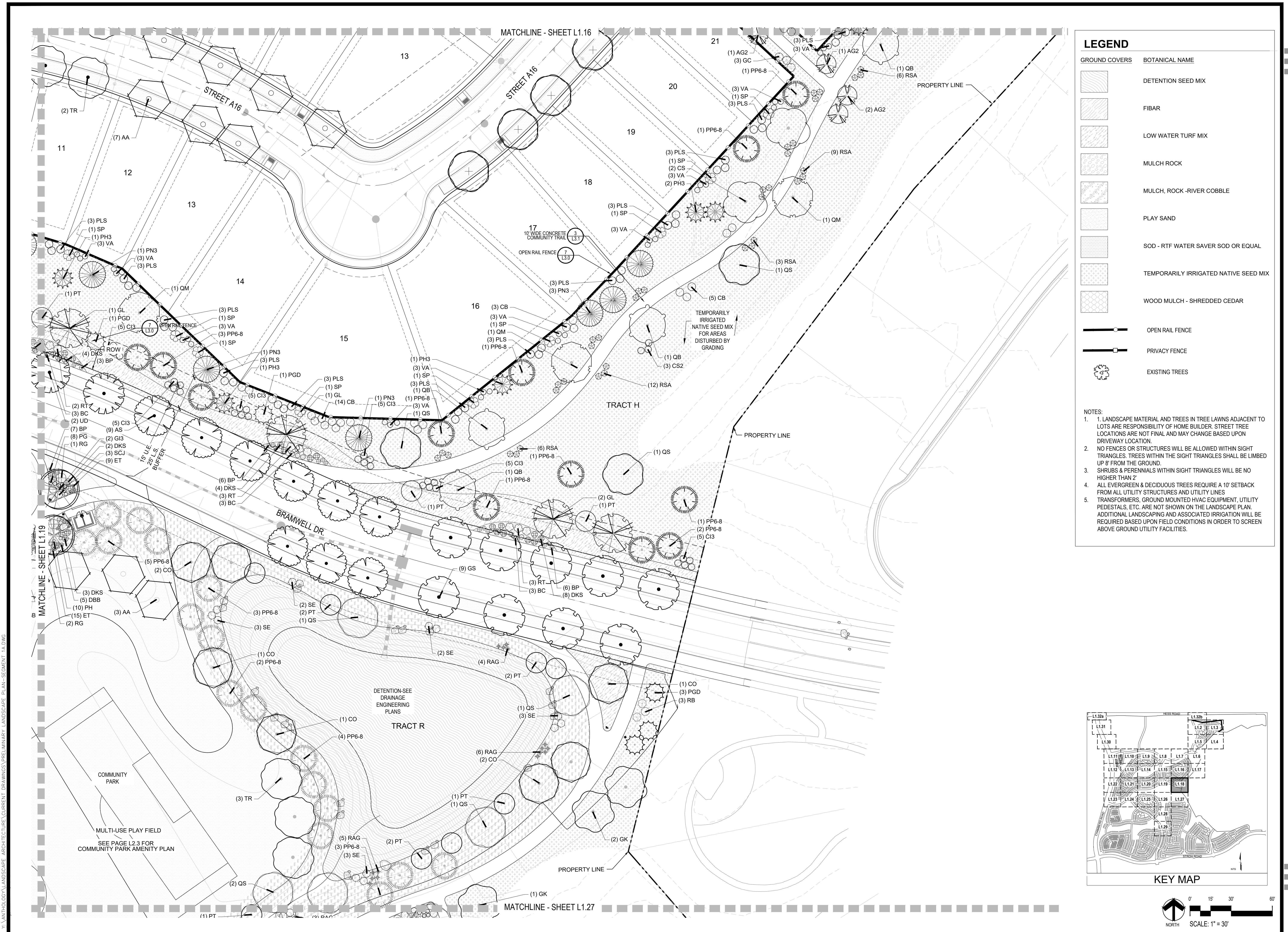
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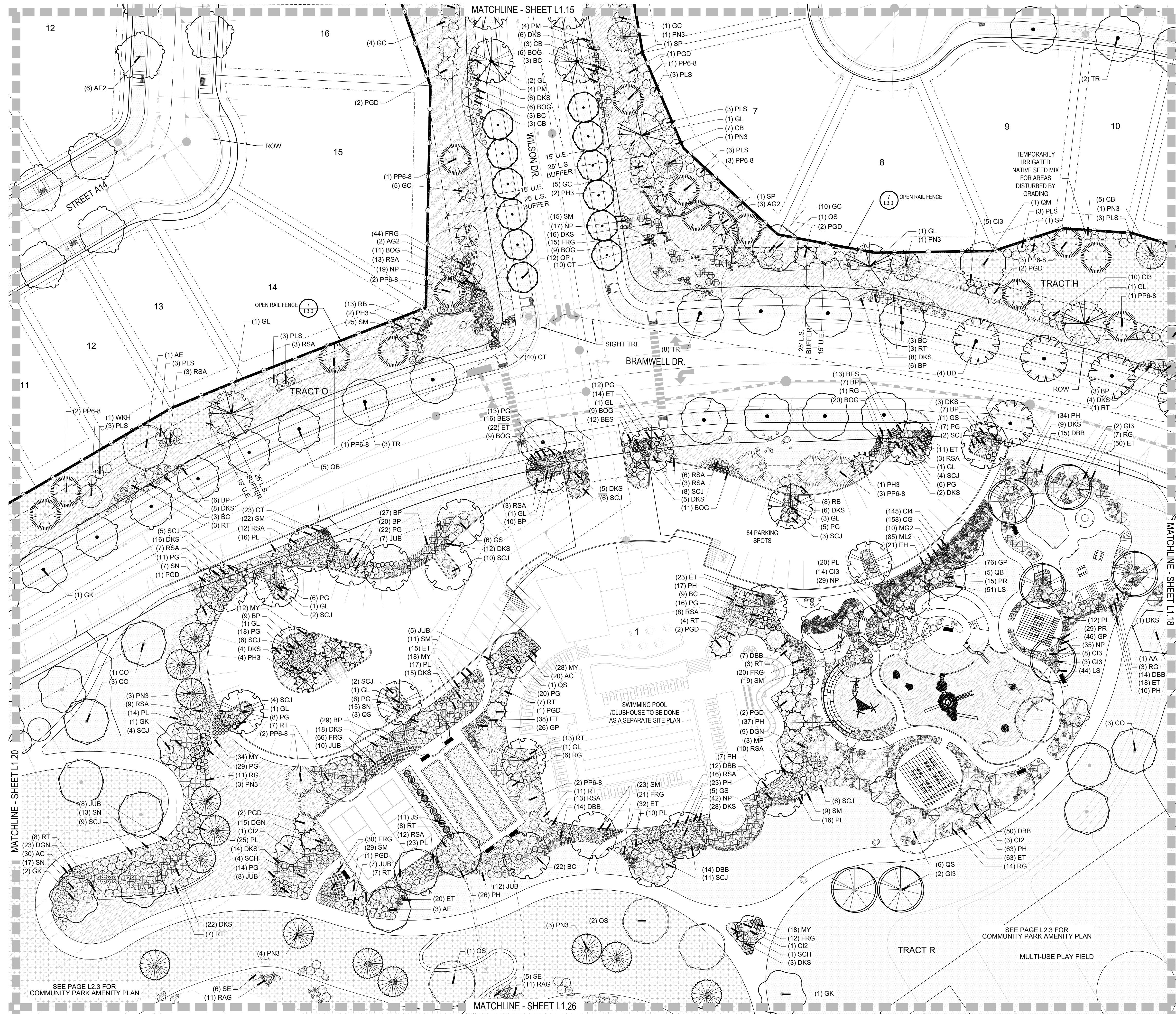


LANDSCAPE PLAN

1.18

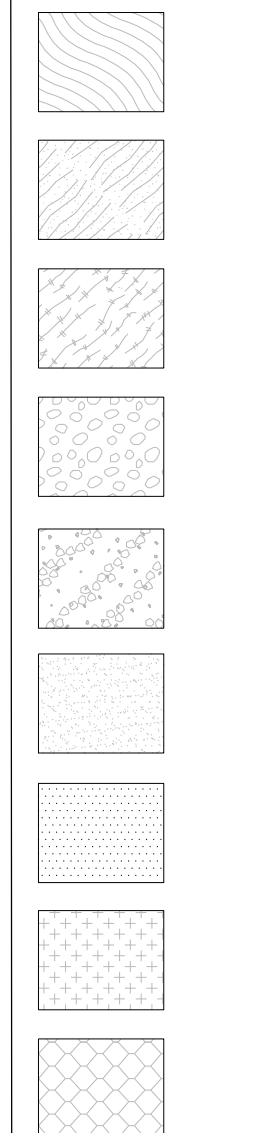


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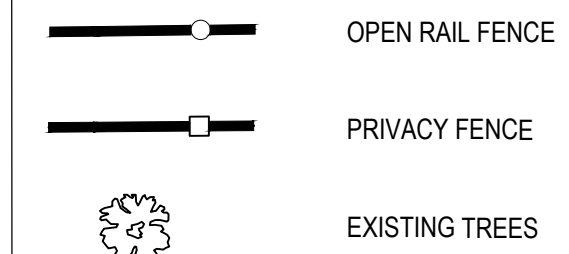


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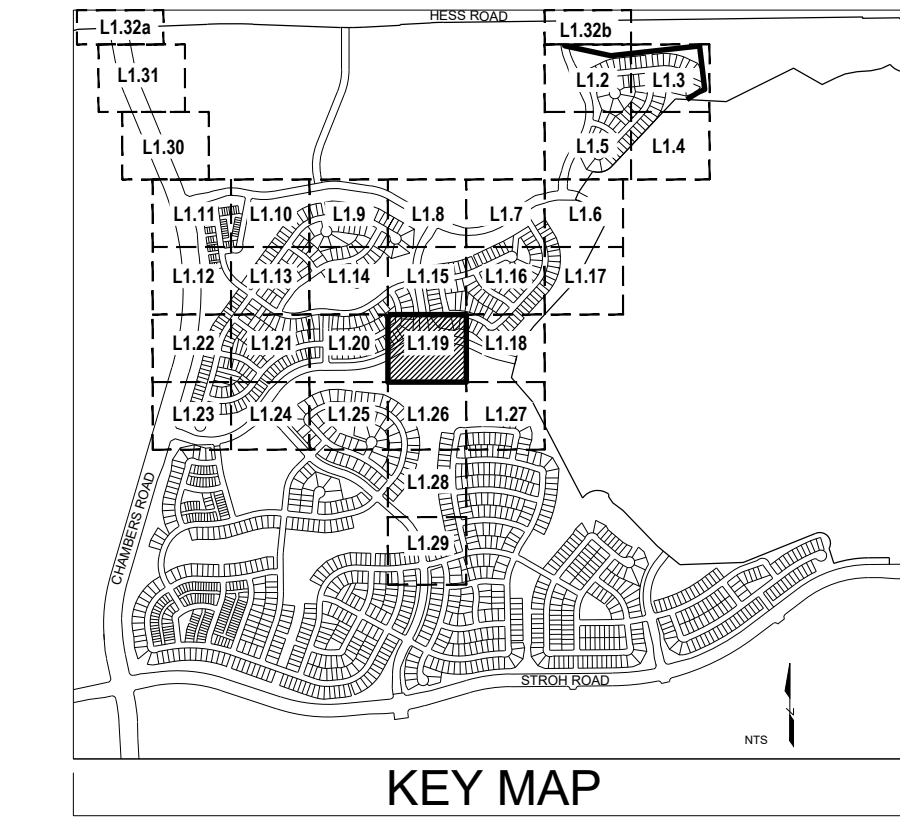
GROUND COVERS



BOTANICAL NAME



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KEY MAP



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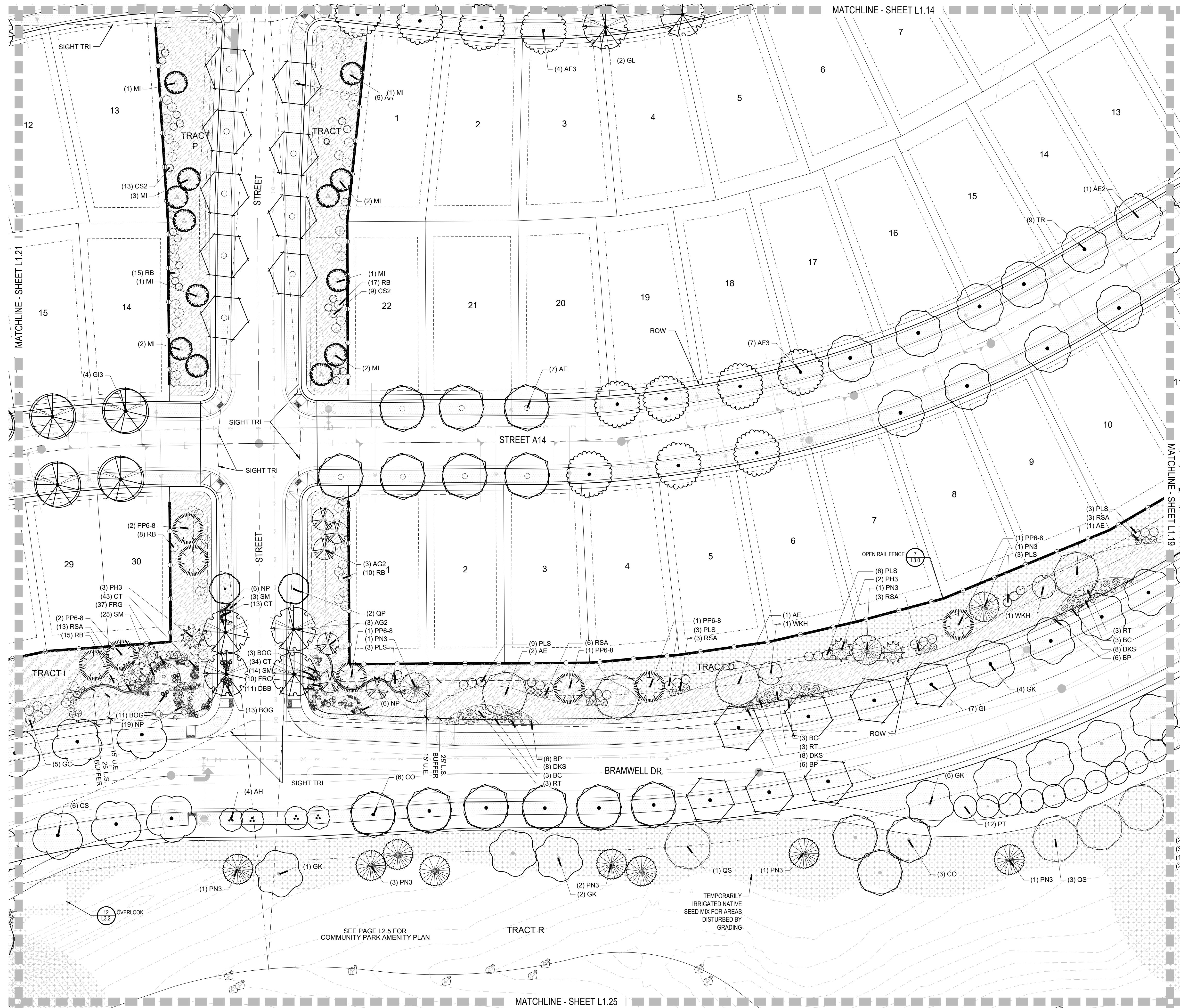
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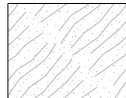
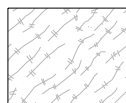
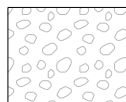
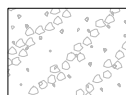
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LANDSCAPE PLAN

Sheet Number
L1.19

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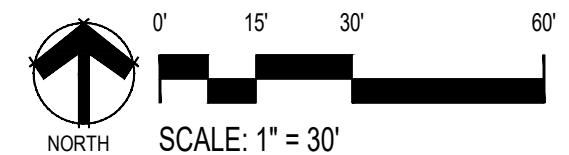
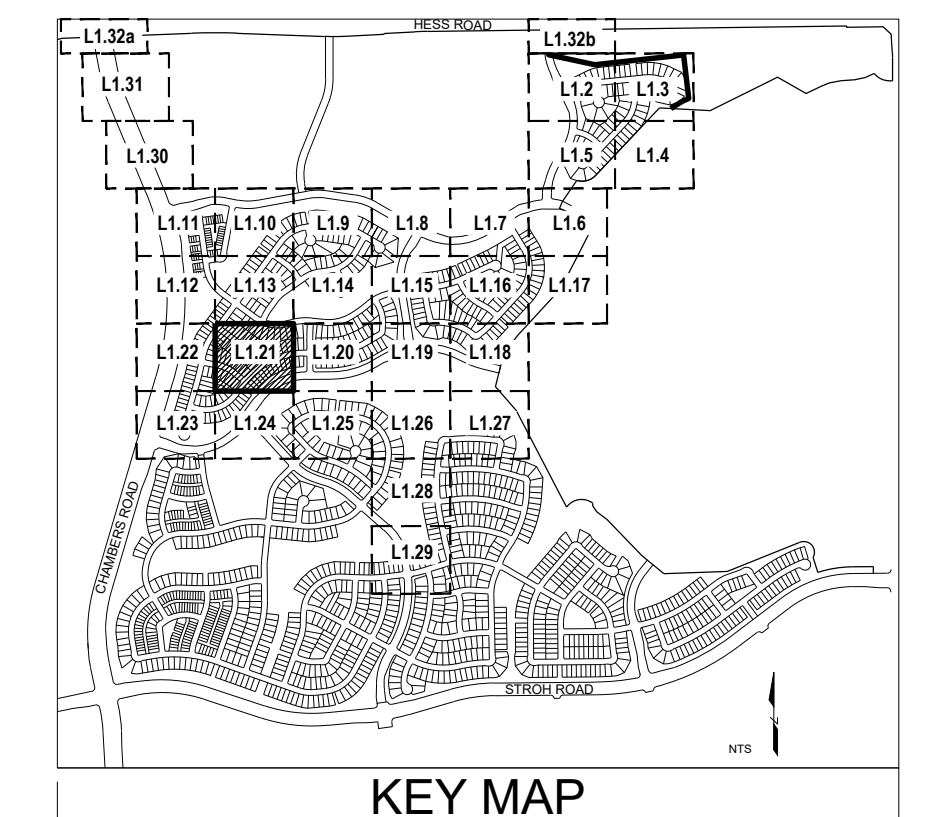




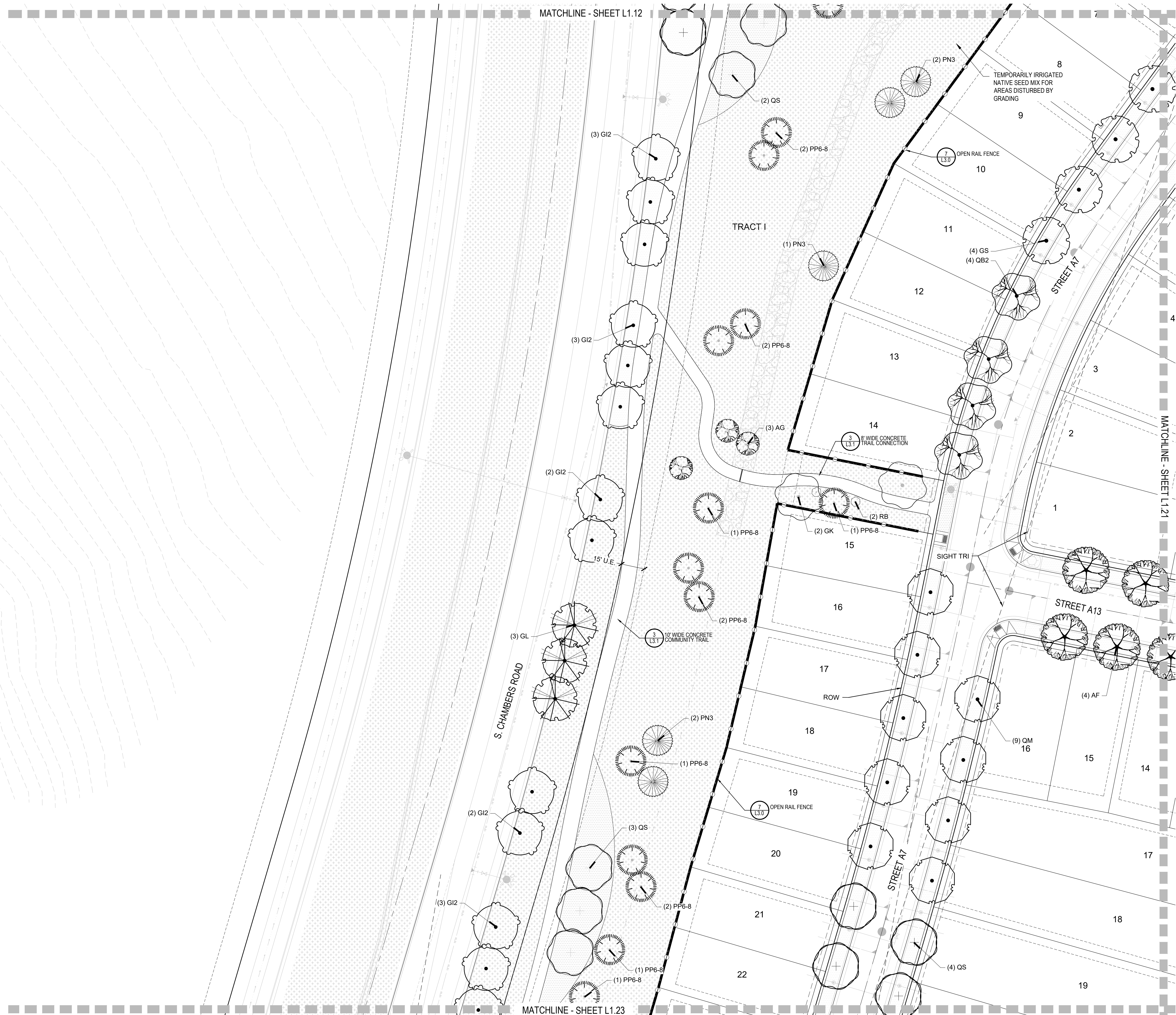
GROUND COVERS	BOTANICAL NAME
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	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
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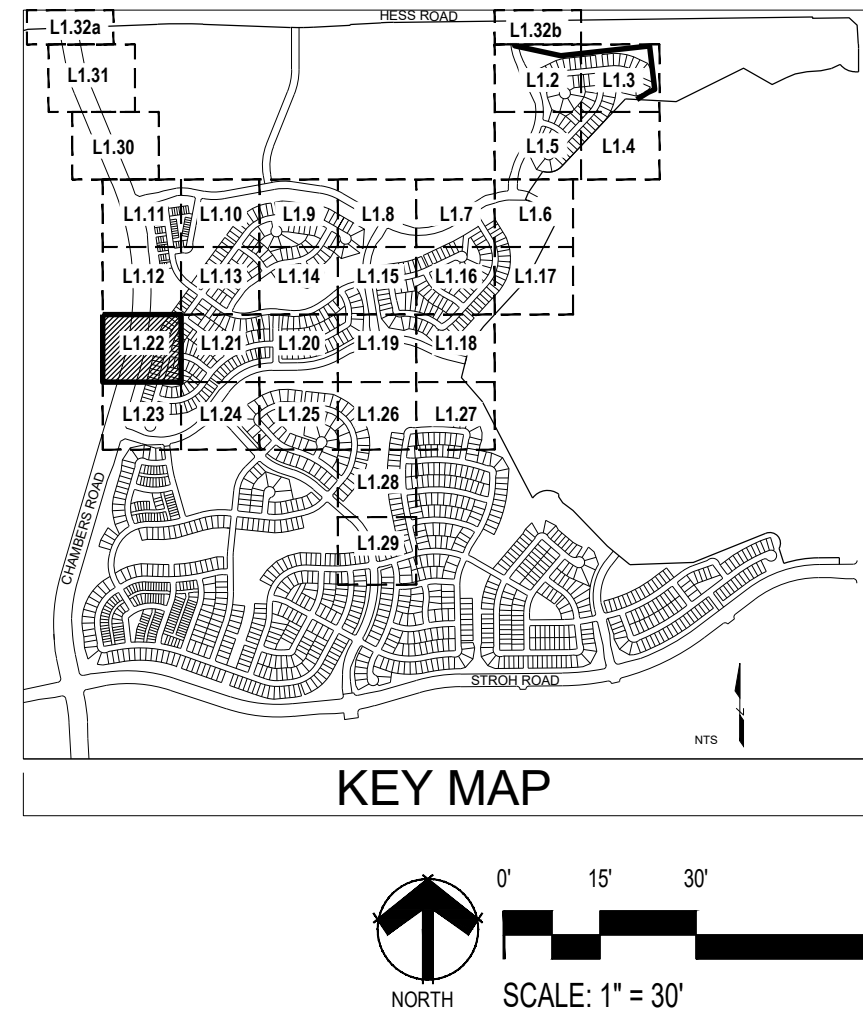
LEGEND

GROUND COVERS	BOTANICAL NAME
[Pattern]	DETENTION SEED MIX
[Pattern]	FIBAR
[Pattern]	LOW WATER TURF MIX
[Pattern]	MULCH ROCK
[Pattern]	MULCH, ROCK-RIVER COBBLE
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Drawn by: BEM
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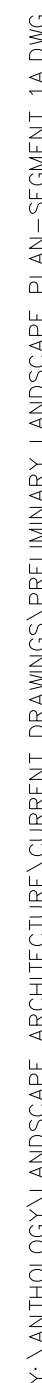
LANDSCAPE PLAN

■ Sheet Number ■

L1.22

PRELIMINARY LANDSCAPE PLANS

L1.23



PRELIMINARY LANDSCAPE PLANS

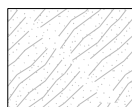
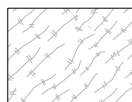
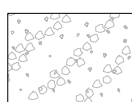
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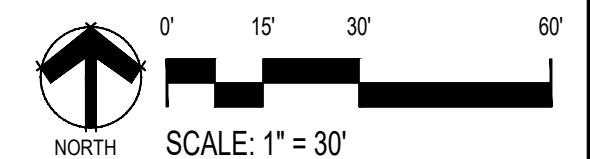
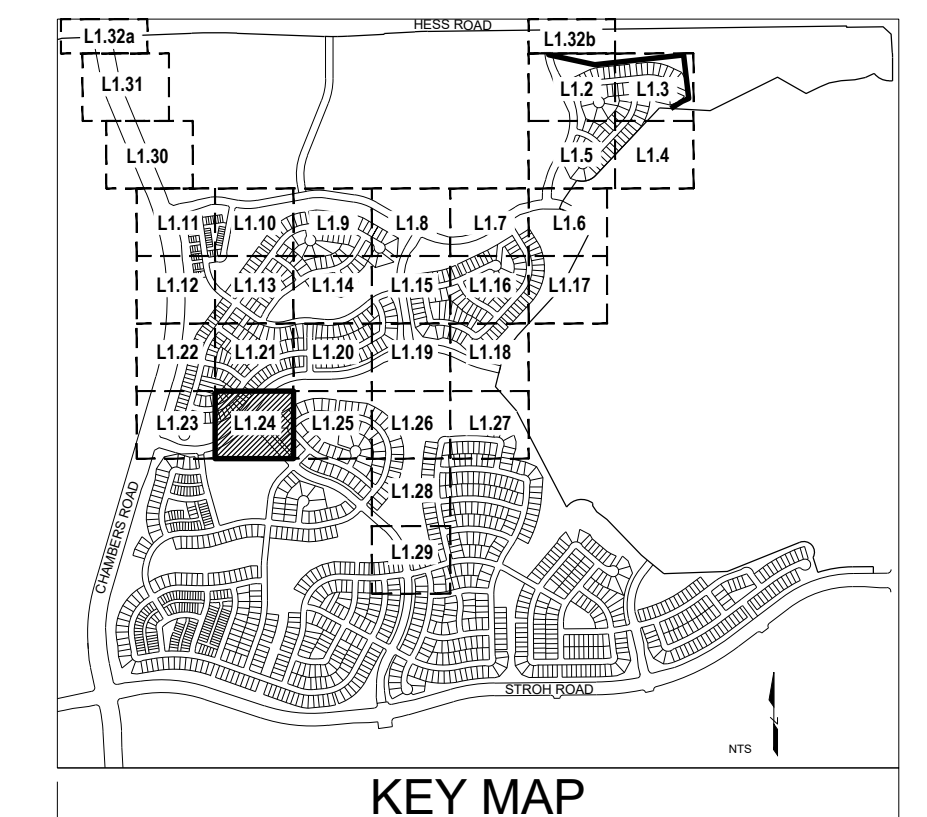
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GROUND COVERS	BOTANICAL NAME
	DETENTION SEED MIX
	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
	MULCH, ROCK -RIVER COBBLE
	PLAY SAND
	SOD - RTF WATER SAVER SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR
	OPEN RAIL FENCE
	PRIVACY FENCE
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MATCHLINE - SHEET L1.24

SEGMENT 1B
TRACT S

MATCHLINE - SHEET L1.20

TRACT R

MATCHLINE - SHEET L1.26

LEGEND

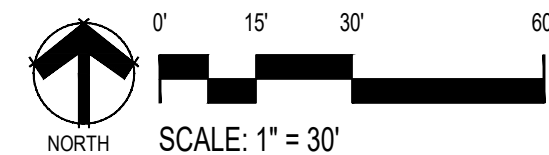
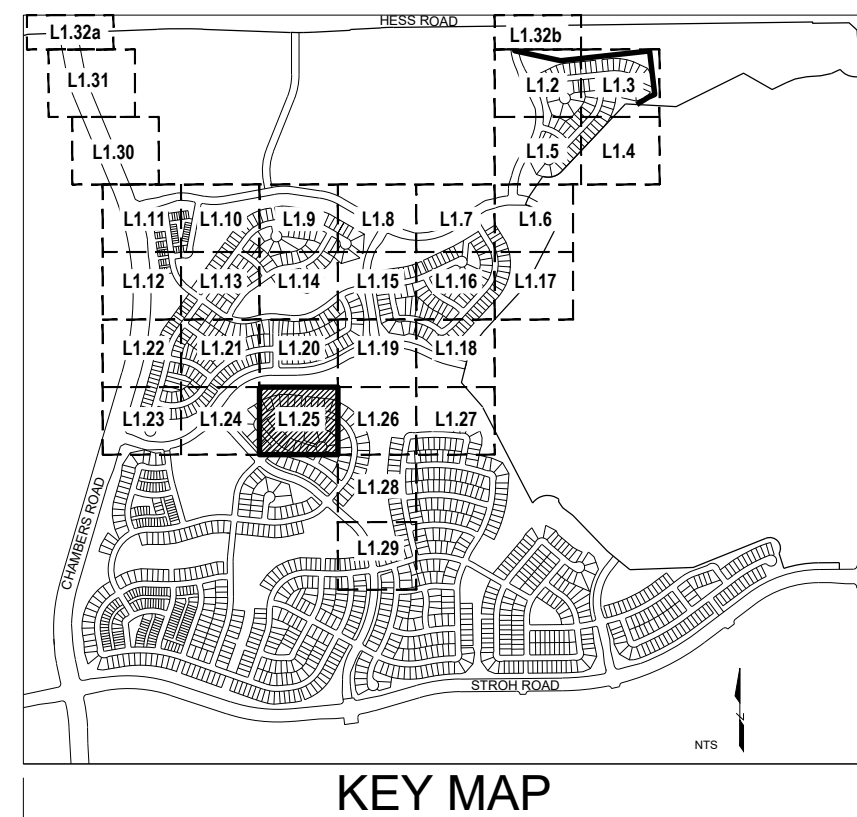
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	FIBAR
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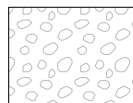
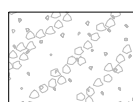
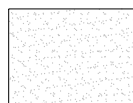
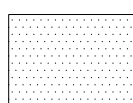
LANDSCAPE PLAN

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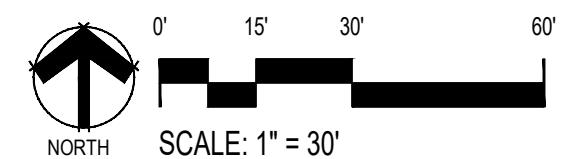
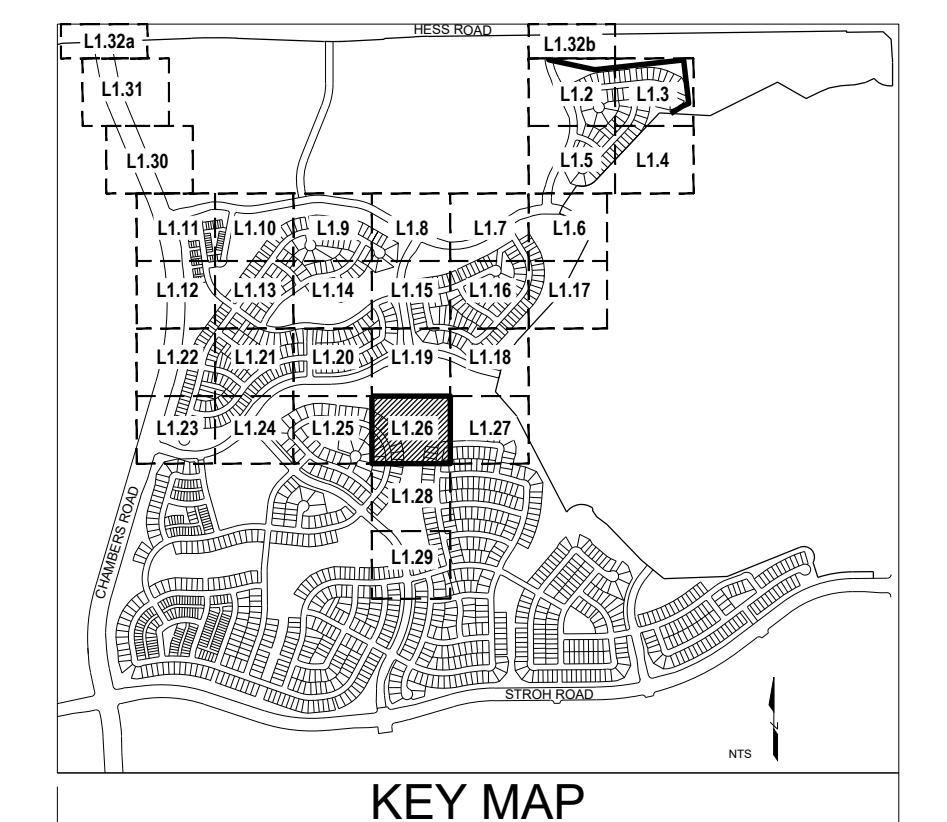
PRELIMINARY LANDSCAPE PLANS



GROUND COVERS	BOTANICAL NAME
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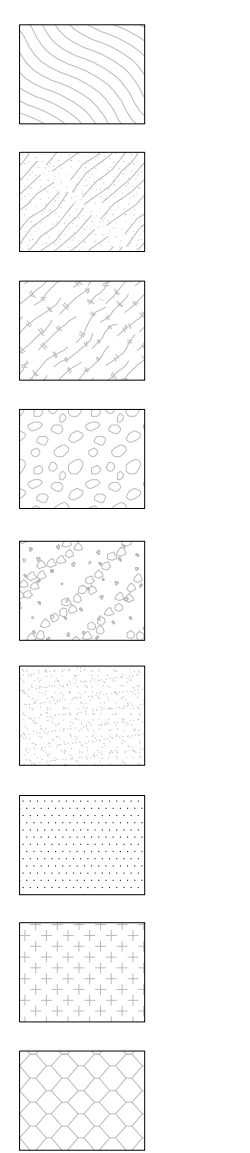


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LEGEND

GROUND COVERS

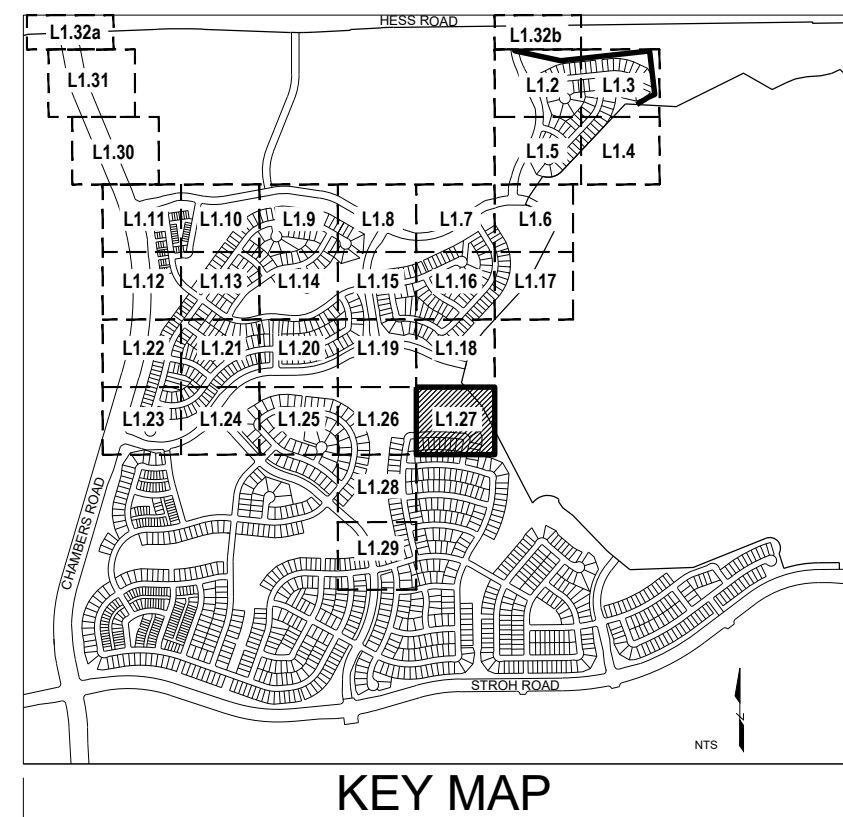


BOTANICAL NAME

- DETENTION SEED MIX
- FIBAR
- LOW WATER TURF MIX
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KEY MAP

0' 15' 30' 60'

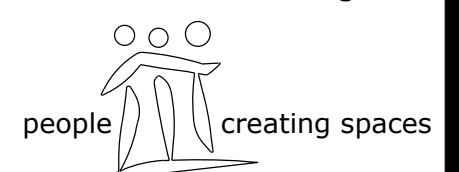
NORTH

SCALE: 1" = 30'

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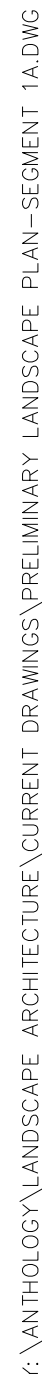
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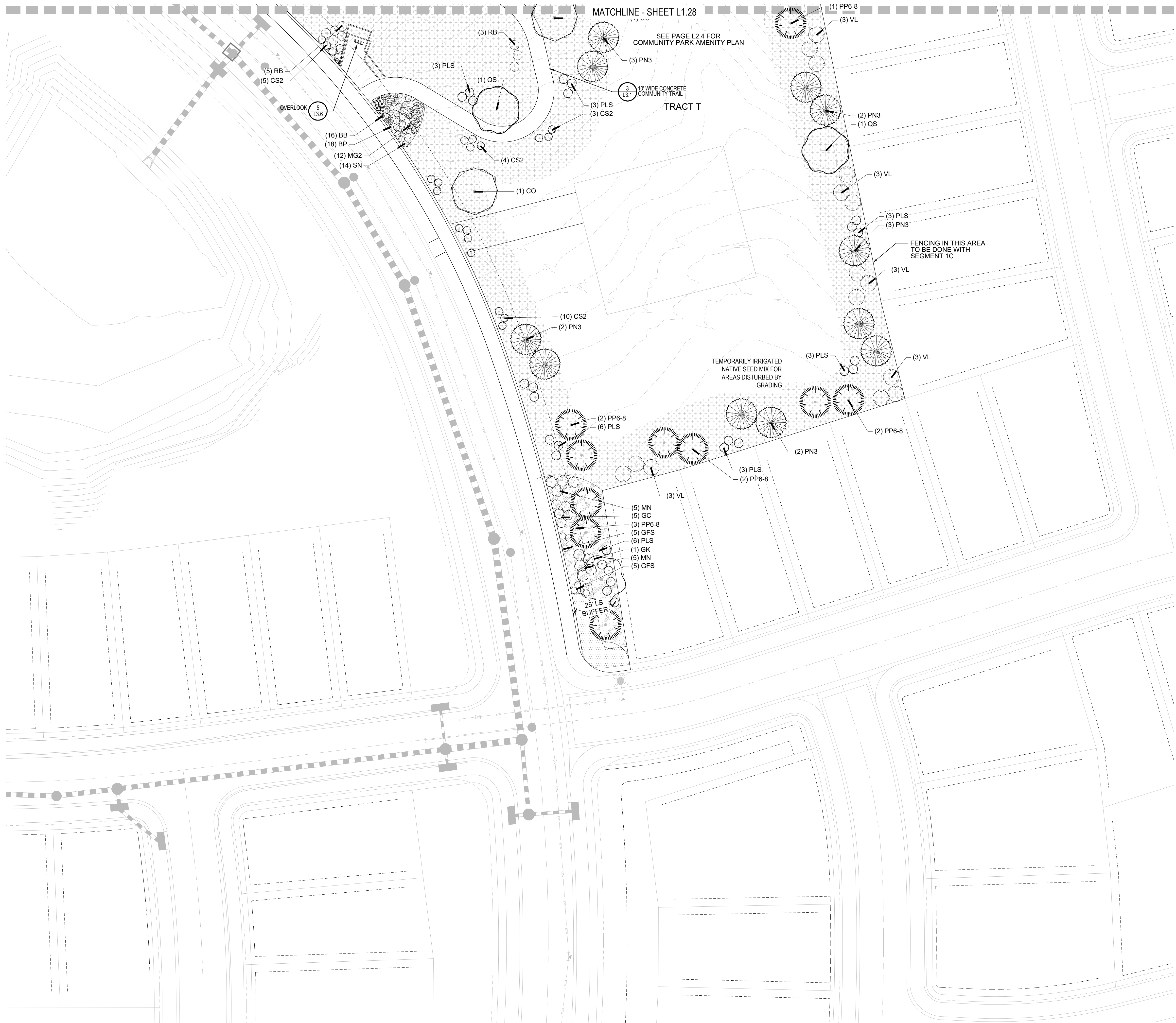
LANDSCAPE PLAN

Sheet Number

L1.27



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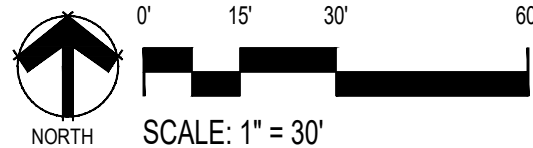
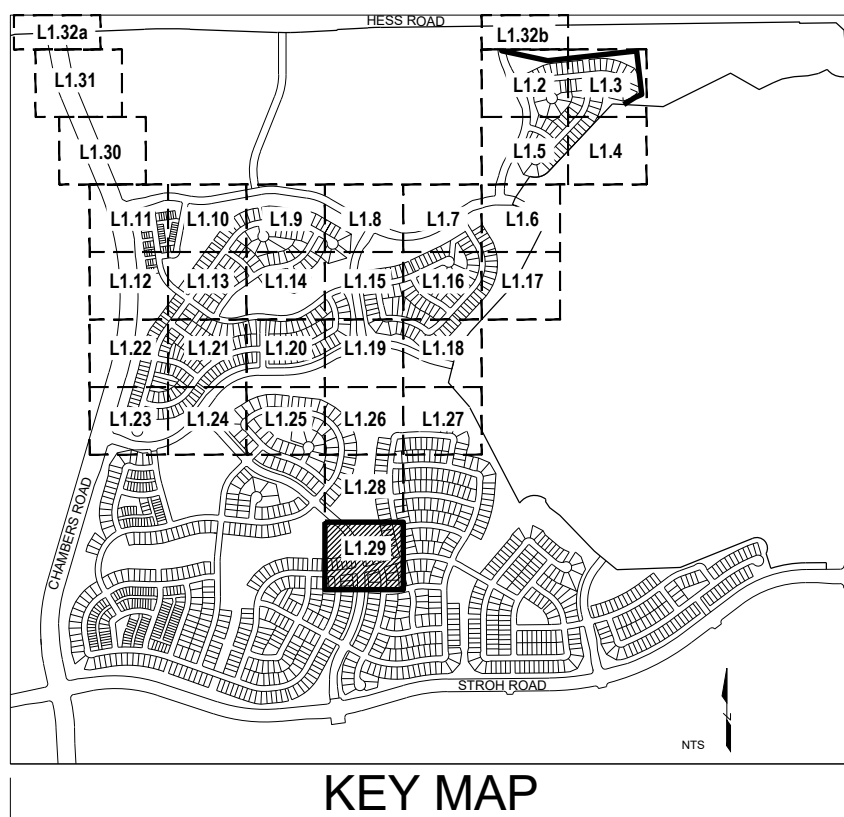
GROUND COVERS

GROUND COVERS	BOTANICAL NAME
	DETENTION SEED MIX
	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
	MULCH, ROCK -RIVER COBBLE
	PLAY SAND
	SOD - RTF WATER SAVER SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

	OPEN RAIL FENCE
	PRIVACY FENCE
	EXISTING TREES

NOTES:

1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. TREES WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP 8' FROM THE GROUND.
3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
4. ALL EVERGREEN & DECIDUOUS TREES REQUIRE A 10' SETBACK FROM ALL UTILITY STRUCTURES AND UTILITY LINES.
5. TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE LANDSCAPE PLAN. ADDITIONAL LANDSCAPING AND ASSOCIATED IRRIGATION WILL BE REQUIRED BASED UPON FIELD CONDITIONS IN ORDER TO SCREEN ABOVE GROUND UTILITY FACILITIES.



■ Prepared For ■

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PRELIMINARY LANDSCAPE PLANS

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Checked by: JP
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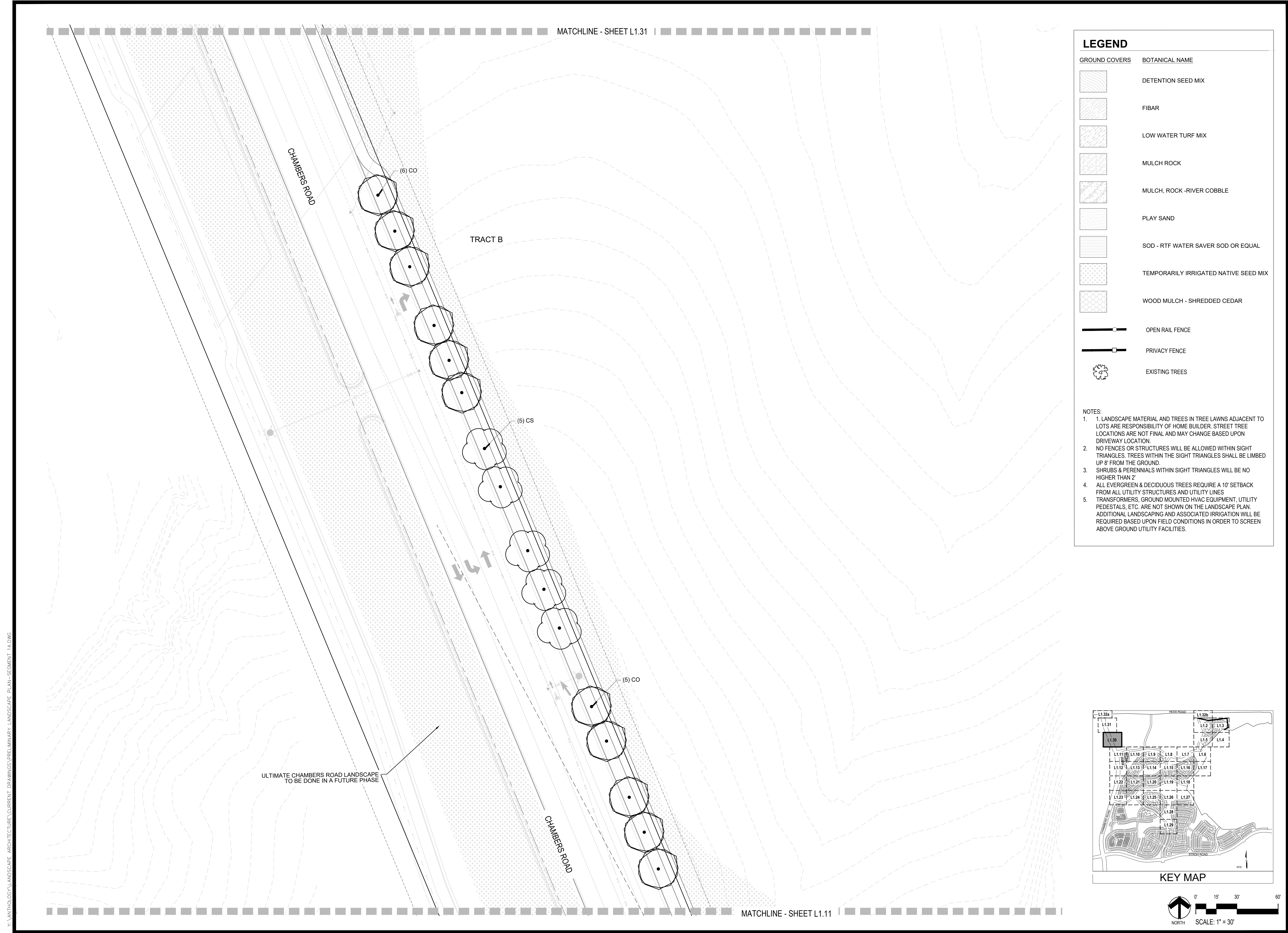
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LANDSCAPE PLAN

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L1.29

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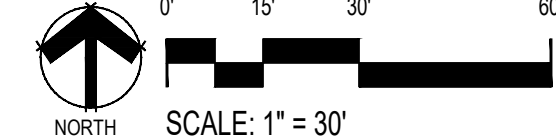
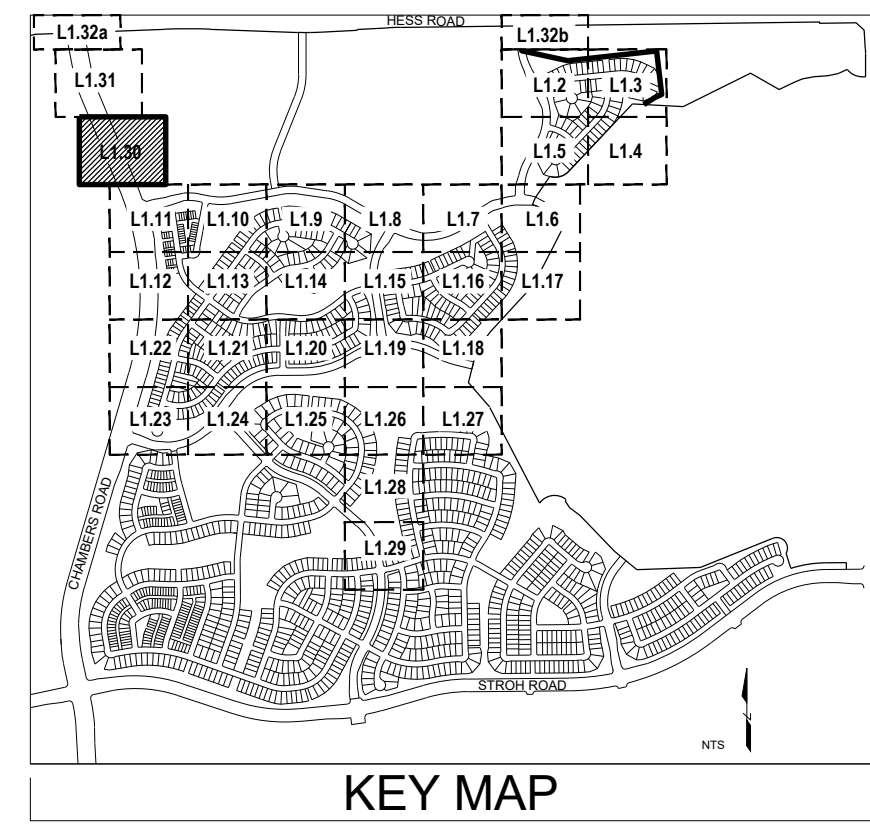
LEGEND

GROUND COVERS

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	FIBAR
	LOW WATER TURF MIX
	MULCH ROCK
	MULCH, ROCK -RIVER COBBLE
	PLAY SAND
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	WOOD MULCH - SHREDDED CEDAR

	OPEN RAIL FENCE
	PRIVACY FENCE
	EXISTING TREES

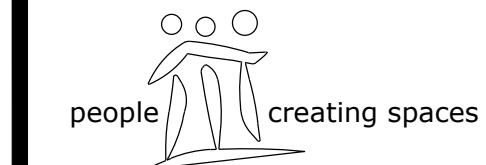
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L1.30

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MATCHLINE - SHEET L1.32

TRACT B

ULTIMATE CHAMBERS ROAD LANDSCAPE
TO BE DONE IN A FUTURE PHASE

MATCHLINE - SHEET L1.30

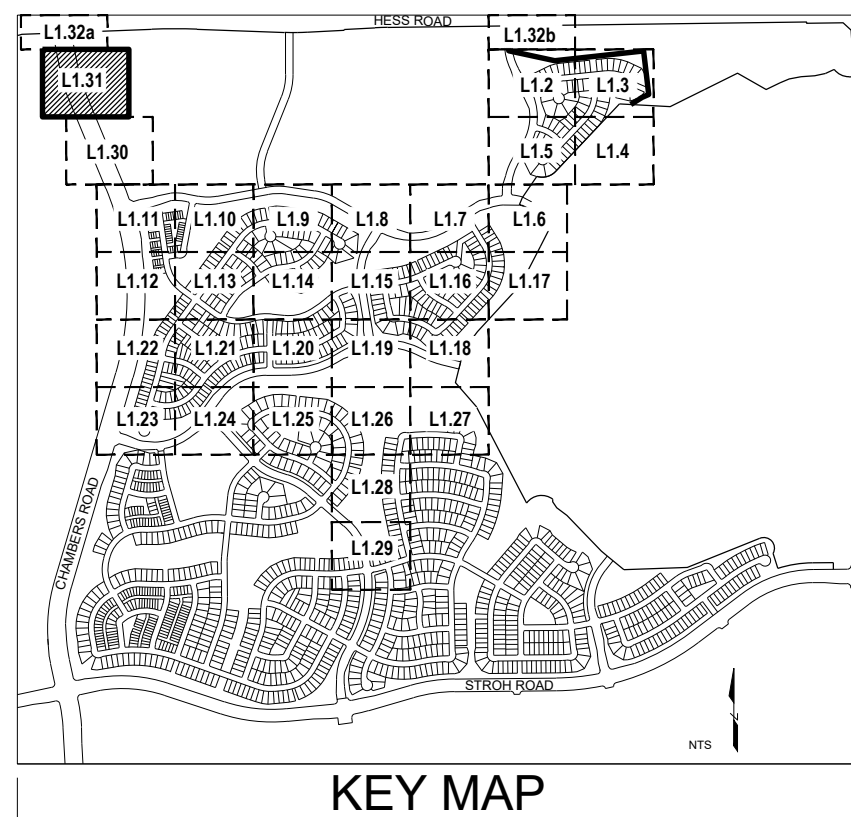
LEGEND

GROUND COVERS

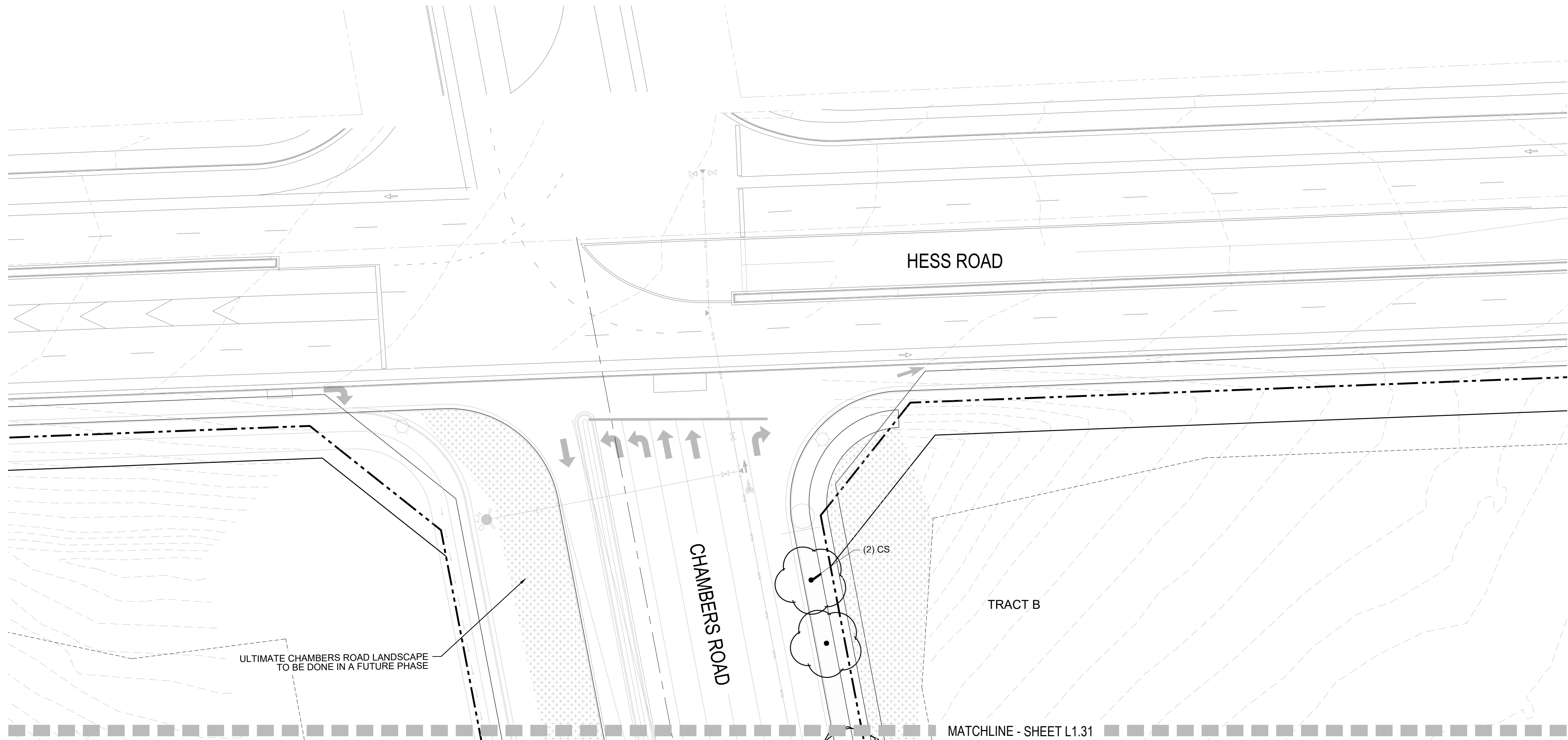
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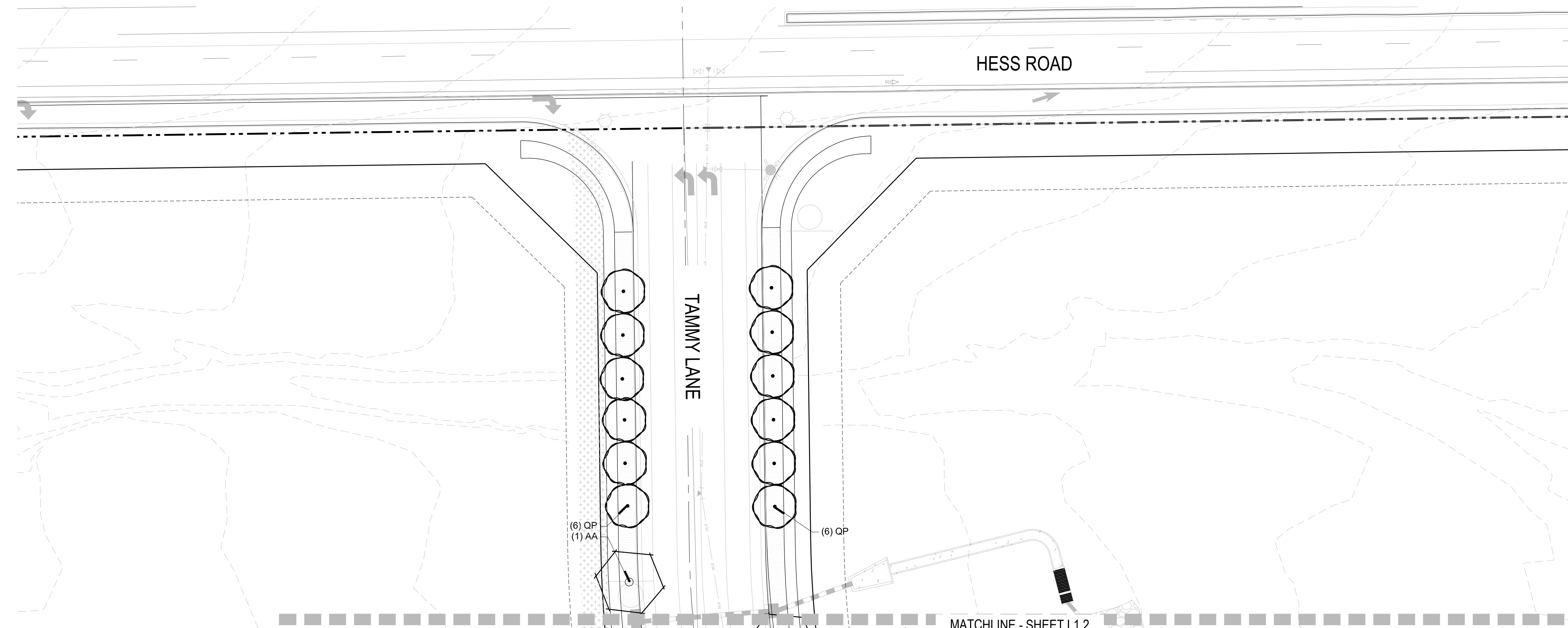
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L1.32 a

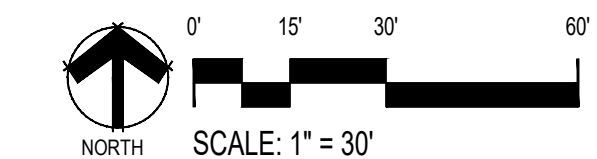
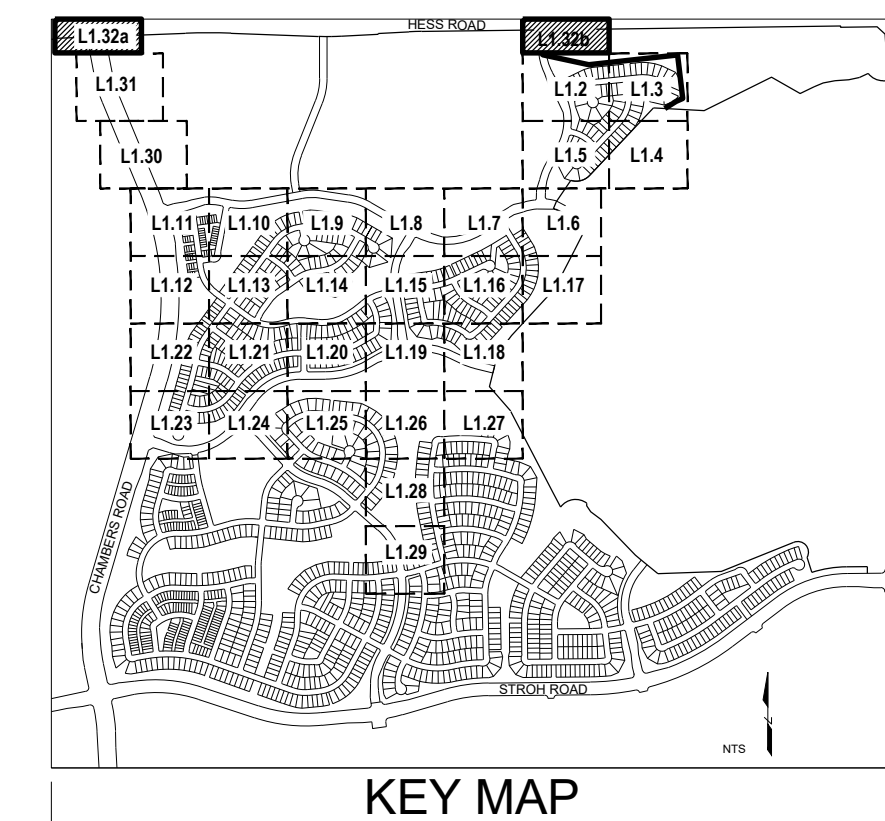


L1.32 b

LEGEND

GROUND COVERS	BOTANICAL NAME
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	LOW WATER TURF MIX
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L1.32

ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS				
Neighborhood-Serving Park	J	L	Community-Serving Park	R
Category 1 - Gathering Spaces & Self-directed Group Activities				
Pick 1		Pick 1 from each subcategory		# of Additional Amenities
Gardens				
Arboreta/decorative garden, irrigated			Arboreta/decorative garden, irrigated	● +1
Community garden/raised garden, irrigated	●		Community garden/raised garden, irrigated	
Gathering and Social Space				
Amphitheater			Amphitheater	
Festival/event space			Festival/event space	
Outdoor nature classroom			Outdoor nature classroom	●
Outdoor performance space/stage		●	Outdoor performance space/stage	
Programmable space (indoor or outdoor)	●	●	Programmable space (indoor or outdoor)	□
Seating and tables	□	□	Seating and tables	□
Shelter, small (5-10 users)	□	□	Shelter, small (5-10 users)	□
Shelter, medium (11-30 users)			Shelter, medium (11-30 users)	□
Shelter, large (31-100 users)			Shelter, large (31-100 users)	*
Shelter, pavilion (more than 100 users)			Shelter, pavilion (more than 100 users)	
Interpretive and Placemaking				
Interactive, functional, or visual art			Interactive, functional, or visual art	
Interpretive signage or elements		●	Interpretive signage or elements	
Site design theme			Site design theme	●
Outdoor Specialized				
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	●	●	Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	●
Bike park, skills area, or pump track			Bike park, skills area, or pump track (Trike track)	●
Climbing spire or wall			Climbing spire or wall	
Disc golf course			Disc golf course	
Dog off-leash area (fenced)			Dog off-leash area (fenced)	
Horseshoe pit			Horseshoe pit	
Skate park			Skate park	
Category 2 - Active Uses				
Pick 2, but only 1 may be from Paths, Trails.		Pick as shown below for each subcategory		
Paths, Trails, and Trailheads		Pick 1 per acre		
Greenway connection or trailhead			Greenway connection or trail head	● +3
Hard-surfaced multi-use trail			Hard-surfaced multi-use trail	●
Internal access pathway	□	□	Internal access pathway	□
Loop path (with mileage markers)			Loop path (with mileage markers)	□
Soft-surface jogging/hiking trail			Soft-surface jogging/hiking trail	●
Soft-surface equestrian or bike trail			Soft-surface equestrian or bike trail	●
Play Space and Equipment		Pick 1 per acre from this section, or substitute 1 additional amenity from the Sports and Fitness section below		
Climbing structure or boulders	●	●	Climbing structure or boulders	● +3

* PER DISCUSSIONS WITH TOWN STAFF ,CREDIT WILL BE GIVEN TO 1 MEDIUM SHELTER AND 2 SMALL SHELTERS THAT WILL SATISFY A MIN. OF 31 USERS.

** WE ARE REQUIRED TO HAVE 1 COURT. CREDIT TOWARDS THE 1 PER ACRE FOR THE ADDITIONAL PICKLE BALL COURT AND 2 BOCCÉ COURTS.

- ☐ =Required Amenity
- ☒ =Additional Items/Compatible/May be Compatible

ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS					
Neighborhood-Serving Park	J	L	Community-Serving Park	R	# of Additional Amenities
Nature play features		●	Nature play features	●	+3
Open turf play area	□	□	Open turf play area	□	
Playground, small-scale		●	Playground, small-scale	●	
Play area, large destination-scale			Play area, large destination-scale	□	
Thematic play features			Thematic play features	●	
Universal and inclusive play elements	□	□	Universal and inclusive play elements	□	
Zip line			Zip line		
Sports and Fitness		Pick 1 per acre [or 2 per acre if no Play Space and Equipment Amenity is provided]			
Artificial turf field, multi-purpose			Artificial turf field, multi-purpose	●	
Ball field (baseball, softball, or multi-use)			Ball field (baseball, softball, or multi-use)	□	
Field with lighting			Field with lighting		
Outdoor fitness equipment		●	Outdoor fitness equipment		
Specialty sport field or stadium			Specialty sport field or stadium		
Sport court (e.g., badminton, basketball, bocce, futsal, pickleball, shuffleboard, tennis, volleyball)			Sport court (e.g., badminton, basketball, bocce, futsal, pickleball, shuffleboard, tennis, volleyball)	**□	+3
Tournament sports court or multi-court complex			Tournament sports court or multi-court complex		
Category 3- Support Amenities					
Pick 1 per acre					
Support Amenities					
Barbecues, single or dual with ash disposal	●	●	Barbecues, single or dual with ash disposal	□	+8
Bike rack and repair station			Bike rack and repair station	□	+5
Dog waste station	□	□	Dog waste station	□	+4
Drinking fountain			Drinking fountain	□	+2
Parking, off-street			Parking, off-street	●	
Parking, on street	●	●	Parking, on street	●	
Restroom, portable (screened)			Restroom, portable (screened)		
Restroom, permanent (full or vault)			Restroom, permanent (full or vault)	□	
Signage (identification)	□	□	Signage (identification)	□	
Trash receptacles	□	□	Trash receptacles	□	+10
Category 4 - Specialized Facilities					
Optional		Pick 1 per acre			
Aquatics and Water Access					
Splash pad or water play feature			Splash pad or water play feature		
Swimming pool			Swimming pool	●	
Indoor Facilities					
Activity building/clubhouse			Activity building/clubhouse	●	
Environmental education center			Environmental education center		
Recreation center or fieldhouse			Recreation center or fieldhouse		

ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS				
Neighborhood-Serving Park	J	L	Community-Serving Park	R
Required Amenities		Required Amenities		
1. Landscaping shall be provided for all impervious areas not used for other amenities.	□	□	1. Landscaping shall be provided for all impervious areas not used for other amenities.	□
2. Tables and seating shall be provided, such as benches, chairs, picnic tables, and ADA seating.	□	□	2. Tables and seating shall be provided, such as benches, chairs, picnic tables, and ADA seating.	□
3. Internal access pathways shall be provided to and between park amenities, parking areas, and the perimeter.	□	□	3. Internal access pathways shall be provided to and between park amenities, parking areas, and the perimeter.	□
4. Open turf play areas shall be provided at sizes appropriate for the scale of the park.	□	□	4. Open turf play areas shall be provided at sizes appropriate for the scale of the park.	□
5. Universal and inclusive play elements shall be provided to accommodate all ages and abilities.	□	□	5. Universal and inclusive play elements shall be provided to accommodate all ages and abilities.	□
6. Dog waste stations shall be provided in a quantity appropriate for the scale of the park.	□	□	6. Dog waste stations shall be provided in a quantity appropriate for the scale of the park.	□
7. Trash receptacles shall be provided in a quantity appropriate for the scale of the park and the other amenities provided.	□	□	7. Trash receptacles shall be provided in a quantity appropriate for the scale of the park and the other amenities provided.	□
8. All neighborhood parks shall provide a small shelter serving a capacity of between five (5) and ten (10) users.	□	□	8. All neighborhood parks shall provide a small shelter serving a capacity of between five (5) and ten (10) users.	□
NOTE: PER THE TOWN OF PARKER STAFF APPROVAL, THE COMMUNITY PARK WILL BE SATISFIED WITH 1 MEDIUM SHELTER AND 2 SMALL SHELTERS THAT CAN OCCUPY A MIN OF 42 USERS AT ONE TIME.		9. All community-serving parks shall provide:		
Not applicable to Neighborhood Serving Parks		A) A large shelter serving a capacity of between thirty-one (31) and one hundred (100) users.		□
		b) A loop path with mileage markers.		□
		c) A large destination-scale play area.		□
		d) Programmed space.		□
		e) Drinking fountains in a quantity appropriate for the scale of the park.		□
		f) A diamond or rectangular ball field.		□
		g) A minimum of two (2) sport courts.		□
		h) A bicycle rack and bicycle repair station.		□
		i) Permanent restrooms, either vault or full, in a quantity appropriate for the scale of the park.		□
		j) Barbecues, single or dual with ash disposal.		□
k) Off-street parking		□		

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■ Sheet Name ■
COMMUNITY PARK
AMENITY PLAN

■ Sheet Number ■

L2.0

PARK DEVELOPMENT REQUIREMENTS

PLAY SPACE AND EQUIPMENT

- OPEN TURF PLAY AREA (MIN. 25' WIDE) (R)
- NATURAL PLAY FEATURES (C)
- UNIVERSAL & INCLUSIVE PLAY ELEMENTS (R)

SPORTS & FITNESS

- CORNHOLE (C)

GATHERING/SOCIAL SPACES

- SHADE SHELTER W/2 PICNIC TABLES, (1 ADA TABLE) (R)
- 4 SEATING & BENCH AREAS (R)
- 2 ADDITIONAL PICNIC AREAS (R)

PATHS, TRAILS, & TRAILHEADS

- INTERNAL ACCESS PATHWAY (R)
- LOOP PATH (C)
- SOFT SURFACE TRAIL (C)

GARDENS & LANDSCAPING

- LANDSCAPING (R)
- IRRIGATION (R)
- COMMUNITY GARDEN (C)

OUTDOOR SPECIALIZED FACILITIES

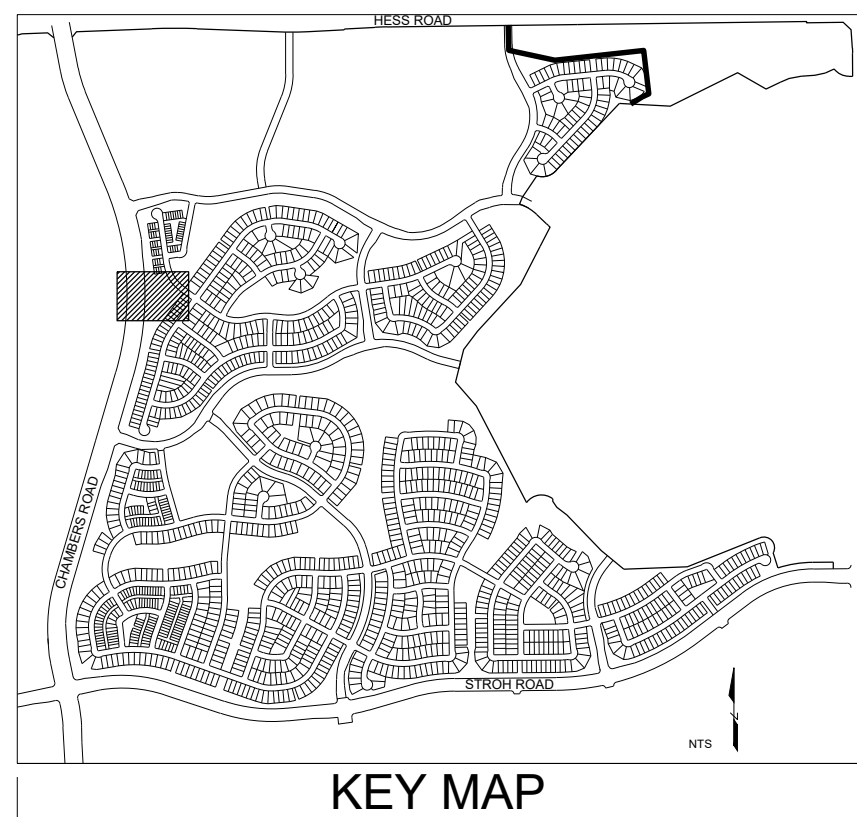
- CORNHOLE

SUPPORT AMENITIES

- SHELTER (INCLUDED ABOVE) (R)
- PARK SIGNAGE (R)
- TRASH RECEPTACLES (R)
- DOG WASTE STATIONS (R)
- ON STREET PARKING (C)

OTHER ELEMENTS

- INTERACTIVE DRAINAGE WITH BOULDERS AND ENHANCED PLANTINGS



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PARK #1
AMENITY PLAN

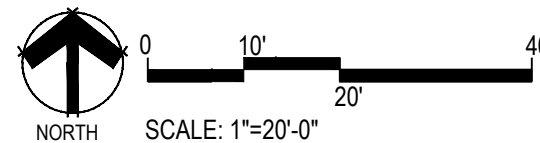
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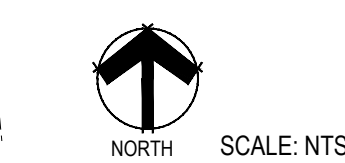
L2.1

PARK #1 AMENITIES PLAN

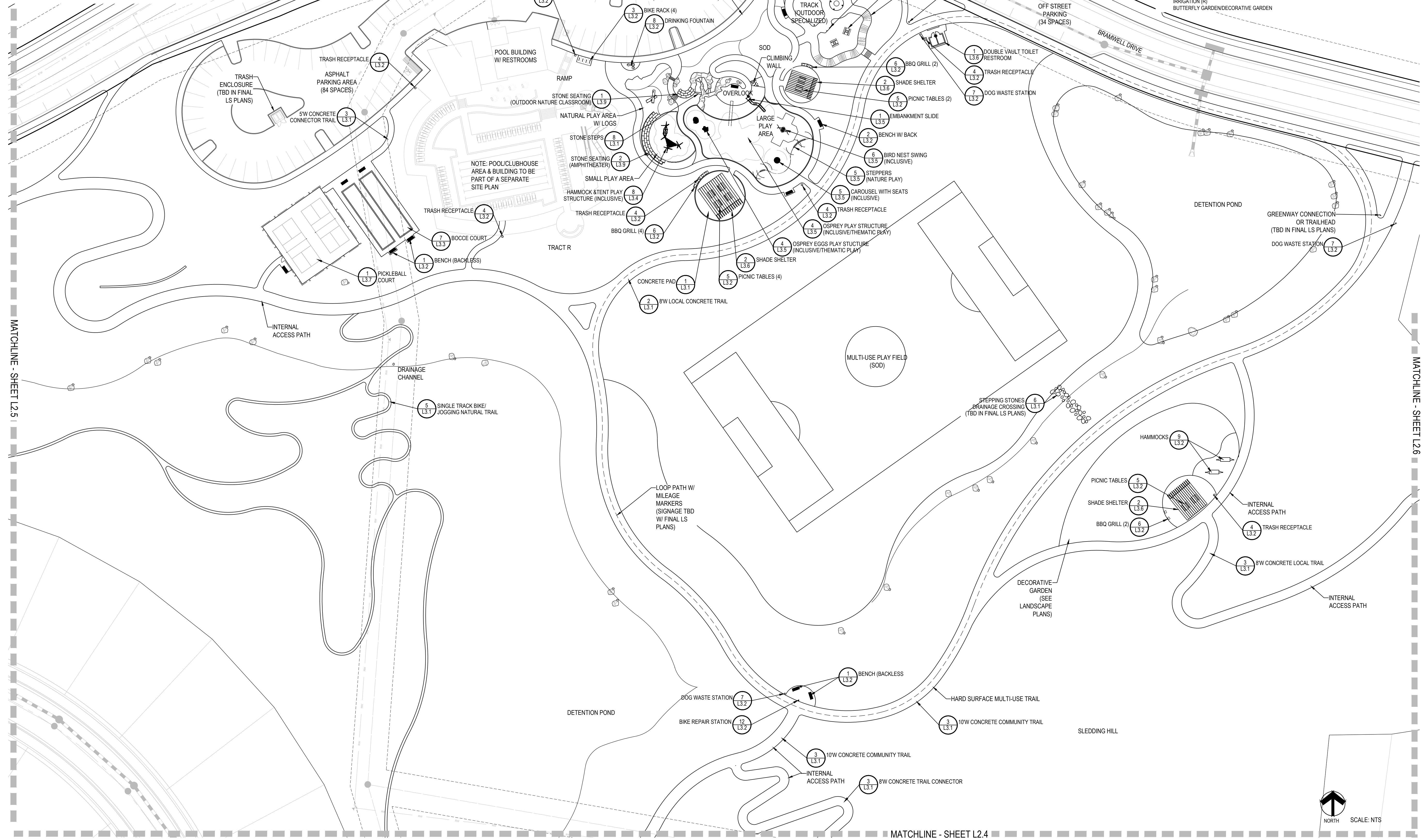
NOTES:

- LAYOUT AND AMENITIES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLANS BASED ON GRADING AND OTHER CONSTRAINTS. WE WILL WORK WITH THE TOWN TO INSURE THAT PARK DEVELOPMENT REQUIREMENTS WILL STILL BE MET.
- DETAILS FOR ALL AMENITIES ARE CONCEPTUAL AND MAY CHANGE. FINAL DETAILS WILL BE SHOWN FOR ALL AMENITIES AND LAYOUTS FOR THE FINAL PLANS.
- A LAYOUT AND GRADING PLAN WILL BE INCLUDED FOR THE FINAL PLANS.
- GRADED OPEN SPACE TRACTS SHALL BE RE-SEEDED AND RETURNED TO THEIR NATURAL STATE.





L2.2



- PARK DEVELOPMENT REQUIREMENTS**
- SIZE: 31.36 ACRES
- PLAY SPACE AND EQUIPMENT
- OPEN TURF PLAY AREA (MIN. 25' WIDE) (R)
 - NATURAL PLAY FEATURES (C)
 - UNIVERSAL & INCLUSIVE PLAY ELEMENTS (R)
 - LARGE DESTINATION PLAY AREA (R)
- SPORTS & FITNESS
- BALL FIELD - RECTANGULAR (R)
 - BOWLING ALLEYS (SPORT COURT) (R)
 - PICKLE BALL COURTS (SPORT COURT) (R)
- GATHERING/SOCIAL SPACES
- MEDIUM SHADE SHELTER W/ 6 PICNIC TABLES (1 ADA TABLE & ELECTRICAL OUTLETS) (R)
 - 2 ADDITIONAL SMALL SHADE SHELTERS
 - PROGRAM SPACE (AMPHITHEATER) (R)
 - MULTIPLE SEATING & BENCH AREAS (R)
 - ADDITIONAL PICNIC TABLES (R)
 - OVERLOOKS (C)
- PATHS, TRAILS, & TRAILHEADS
- INTERNAL ACCESS PATHWAY (R)
 - LOOP PATH WITH MILE MARKERS (C)
 - SOFT SURFACE TRAILS (C)
- GARDENS & LANDSCAPING
- LANDSCAPING (R)
 - IRRIGATION (R)
 - BUTTERFLY GARDEN/DECORATIVE GARDEN
- OUTDOOR SPECIALIZED FACILITIES
- CORNHOLE
 - AQUATICS & WATER ACCESS
 - SWIMMING POOL
- INDOOR FACILITIES
- CLUBHOUSE/CHANGING ROOMS
- INTERPRETIVE/PLACE MAKING ELEMENTS
- SITE DESIGN THEME/INTERPRETIVE SIGNAGE (R)
- SUPPORT AMENITIES
- ADDITIONAL SHADE CANOPY (R)
 - BIKE RACK & FIX STATIONS (R)
 - DRINKING FOUNTAIN (R)
 - PERMANENT VAULT RESTROOM (R)
 - PARK SIGNAGE (R)
 - TRASH RECEPTACLES (R)
 - DOG WASTE STATIONS (R)
 - ON STREET PARKING (C)
 - OFF STREET PARKING (C)
- OTHER ELEMENTS
- INTERACTIVE DRAINAGE
 - TRIKE TRACK
 - SLEDDING HILL

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Englewood, CO 80112
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PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal: 3.15.2020
Date: 8.10.2020

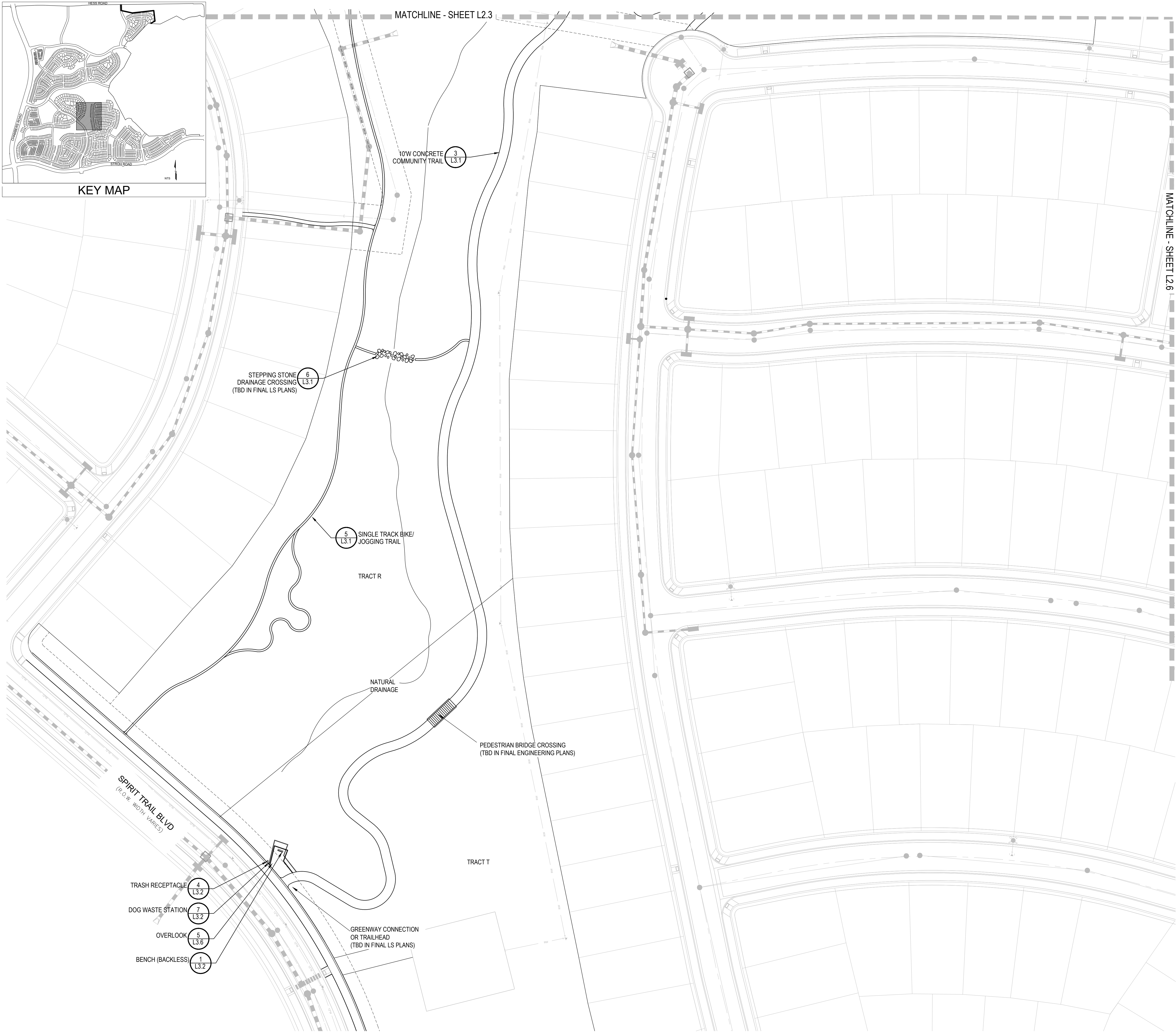
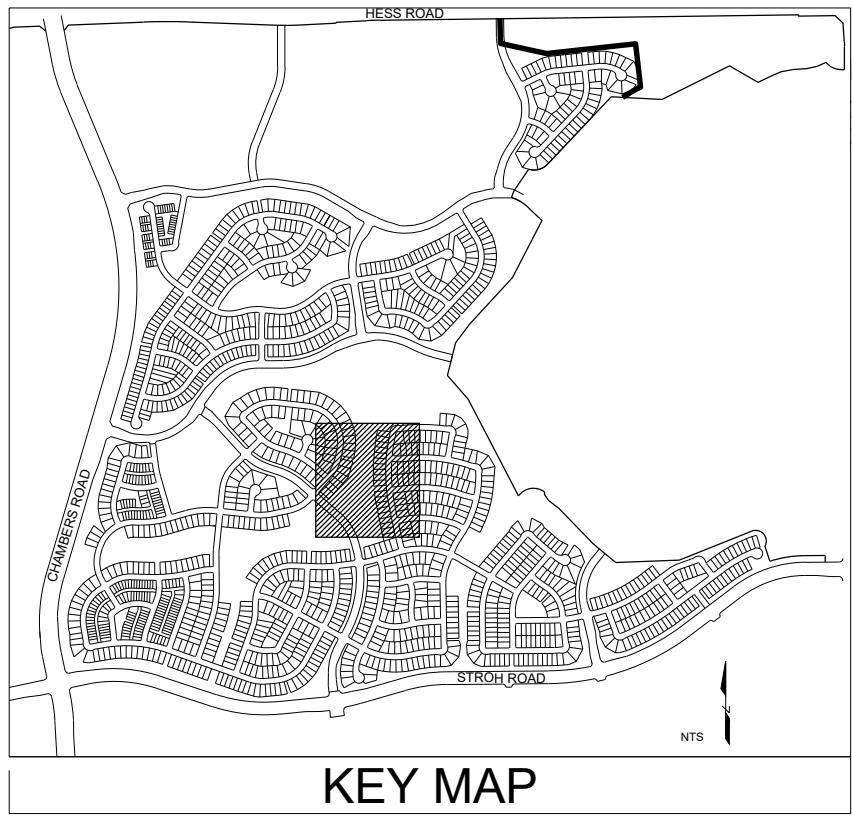
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811

12.18.2020
2.5.2021
3.17.2021
5.28.2021

■ Sheet Name ■
COMMUNITY PARK AMENITY PLAN

■ Sheet Number ■
L2.3



PARK DEVELOPMENT REQUIREMENTS
PART OF COMMUNITY PARK REQUIREMENTS
FROM SHEET L2.3



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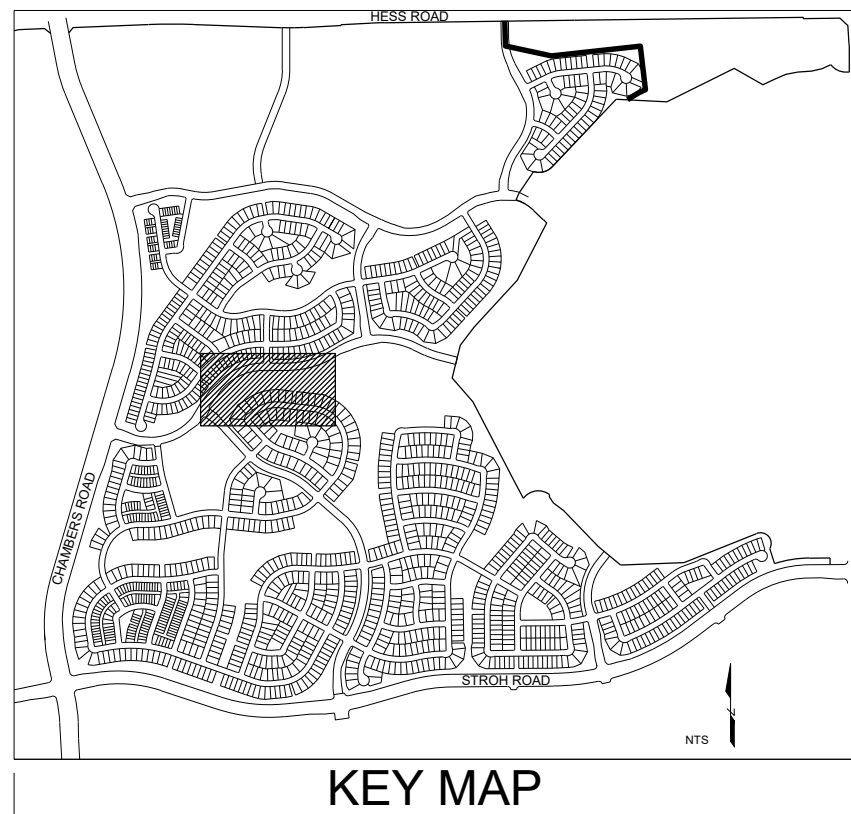
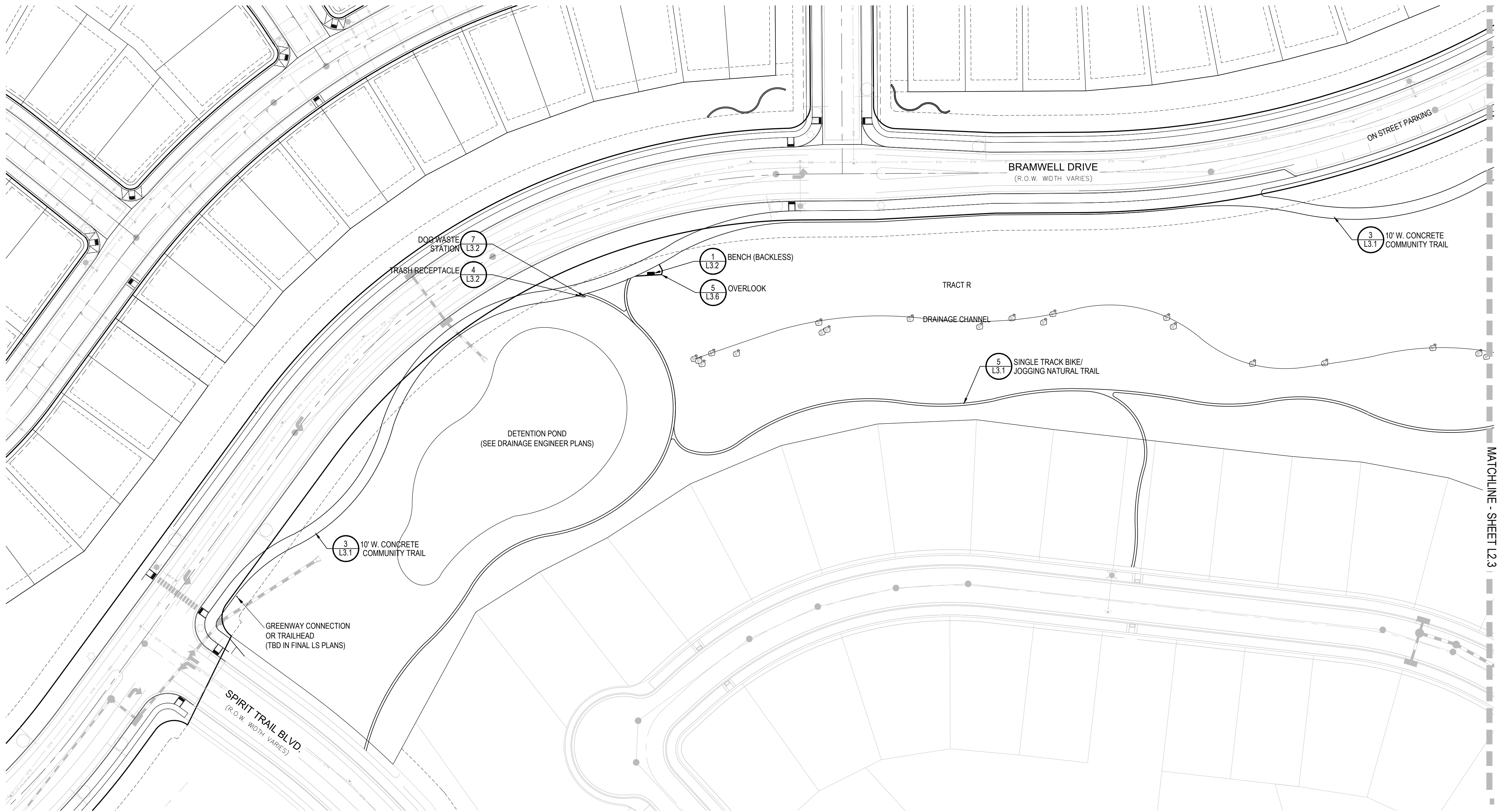
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■ Sheet Name ■

COMMUNITY PARK
AMENITY PLAN

■ Sheet Number ■

L2.4



PARK DEVELOPMENT REQUIREMENTS
PART OF COMMUNITY PARK REQUIREMENTS
FROM SHEET L2.3



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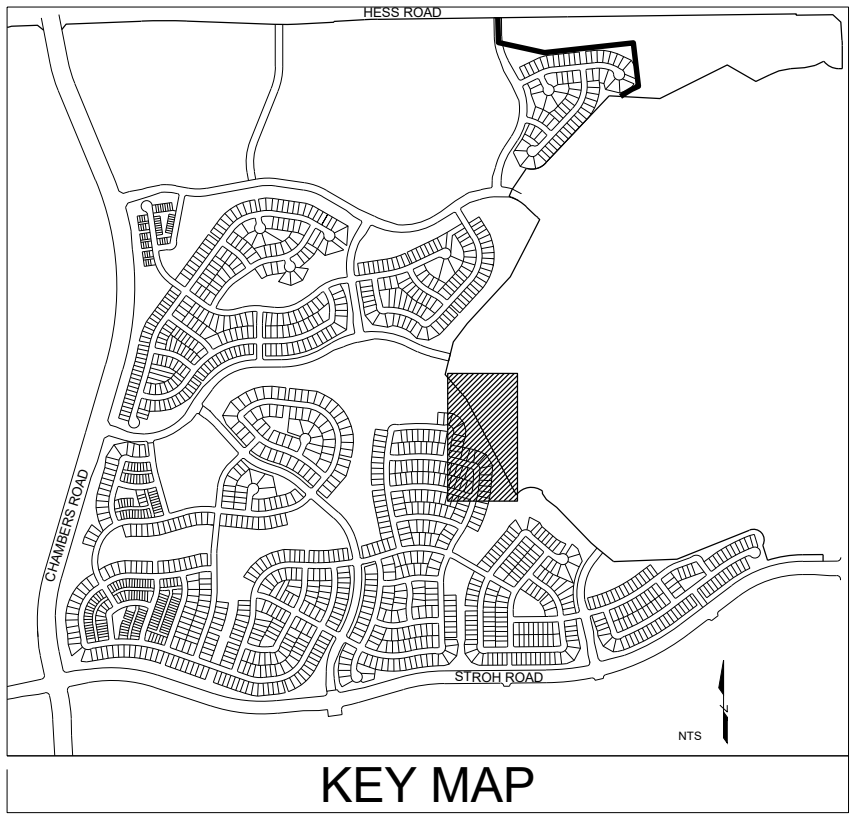
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■ Sheet Name ■
COMMUNITY PARK
AMENITY PLAN

■ Sheet Number ■
L2.5



PARK DEVELOPMENT REQUIREMENTS
PART OF COMMUNITY PARK REQUIREMENTS
FROM SHEET L2.3



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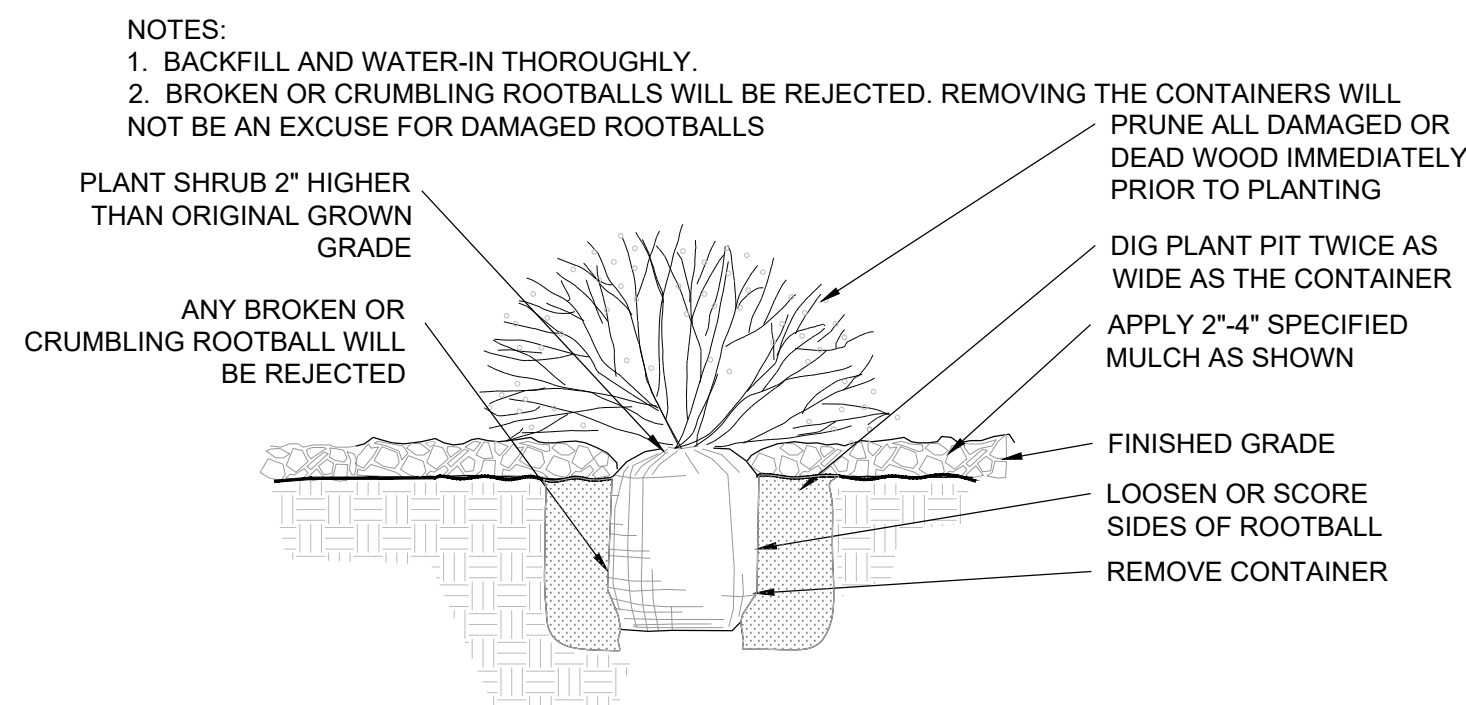
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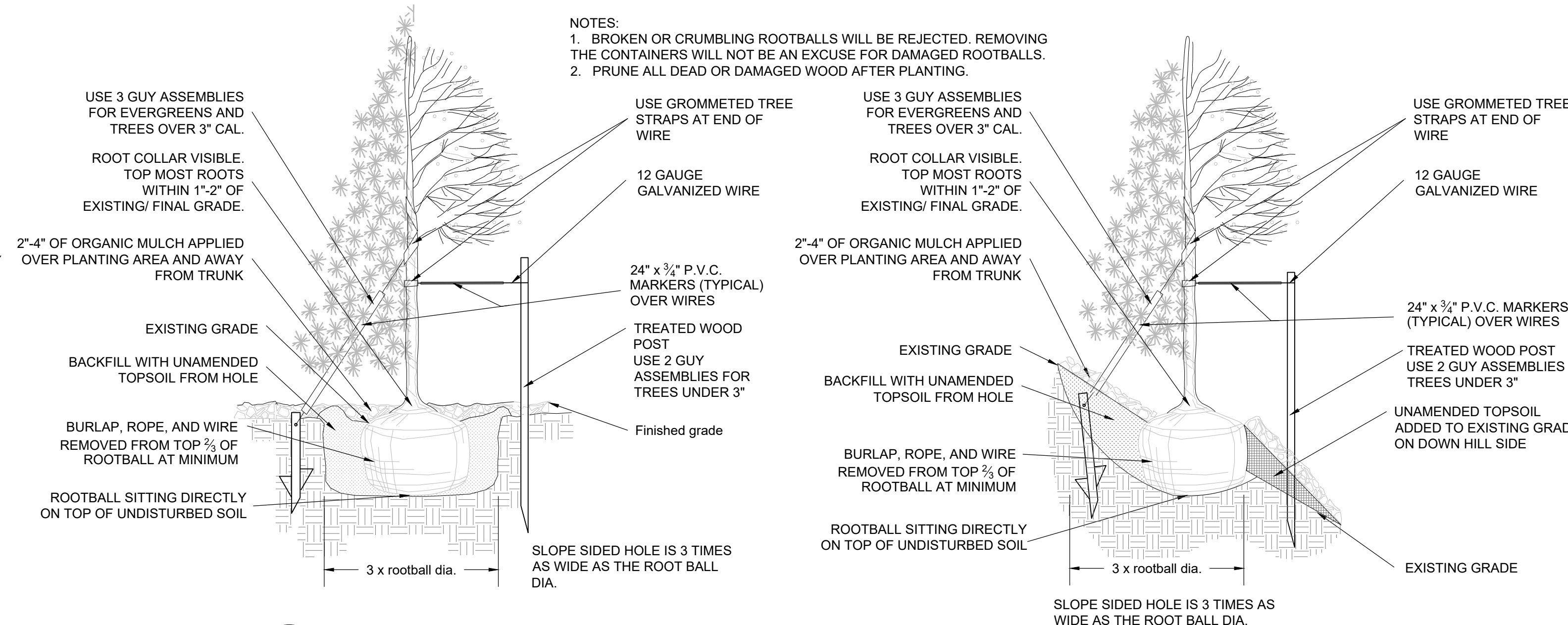
■ Sheet Name ■
COMMUNITY PARK
AMENITY PLAN

■ Sheet Number ■
L2.6

1 SHRUB PLANTING

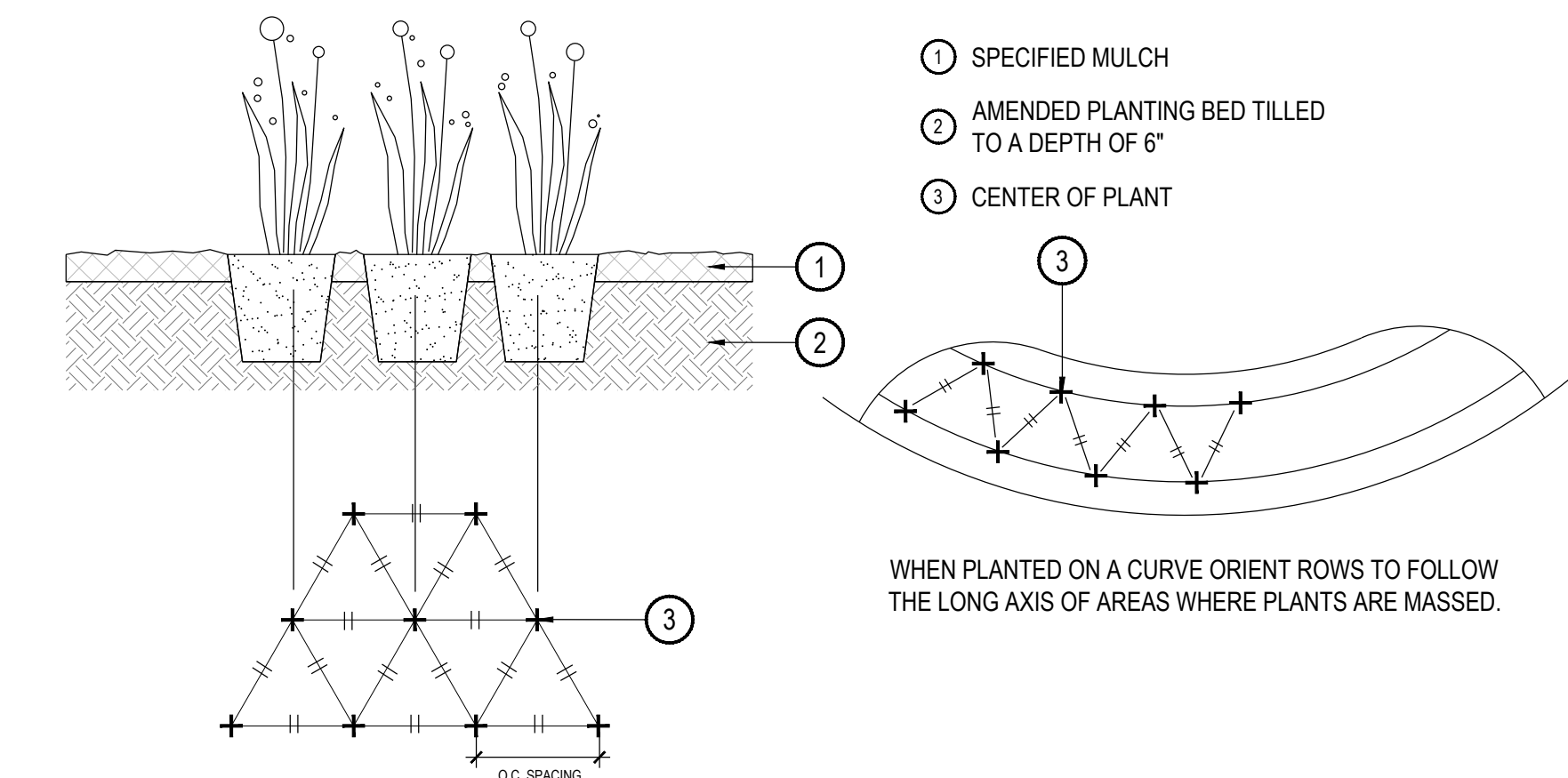


2 TREE PLANTING

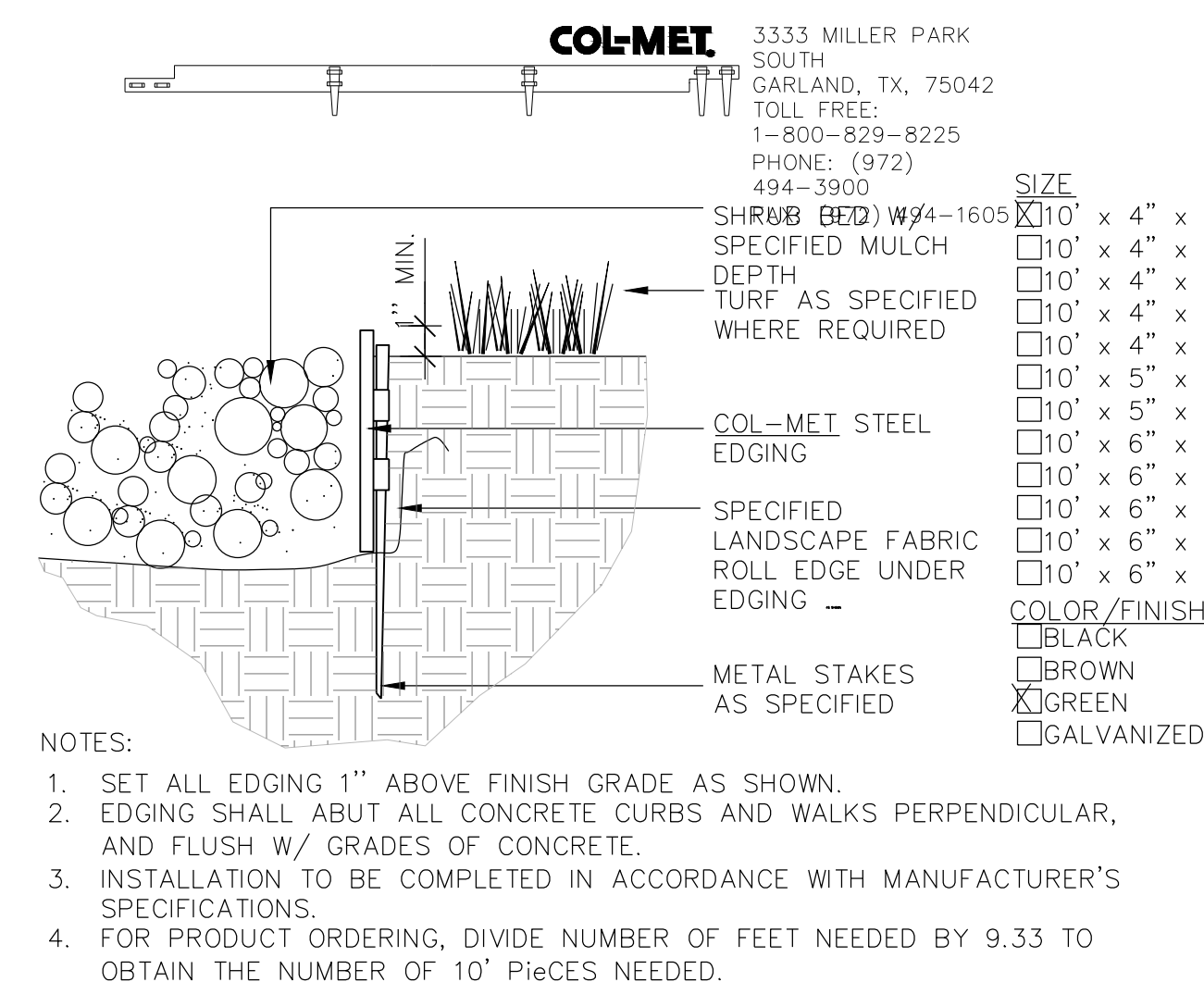


- NOTES:
1. ALL WORK TO BE DONE AT TIME OF PLANTING
 2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
 4. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 5. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1' TO 2' OF THE ROOT BALL/ FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 6. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 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.
 8. 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.
 9. 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.
 10. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

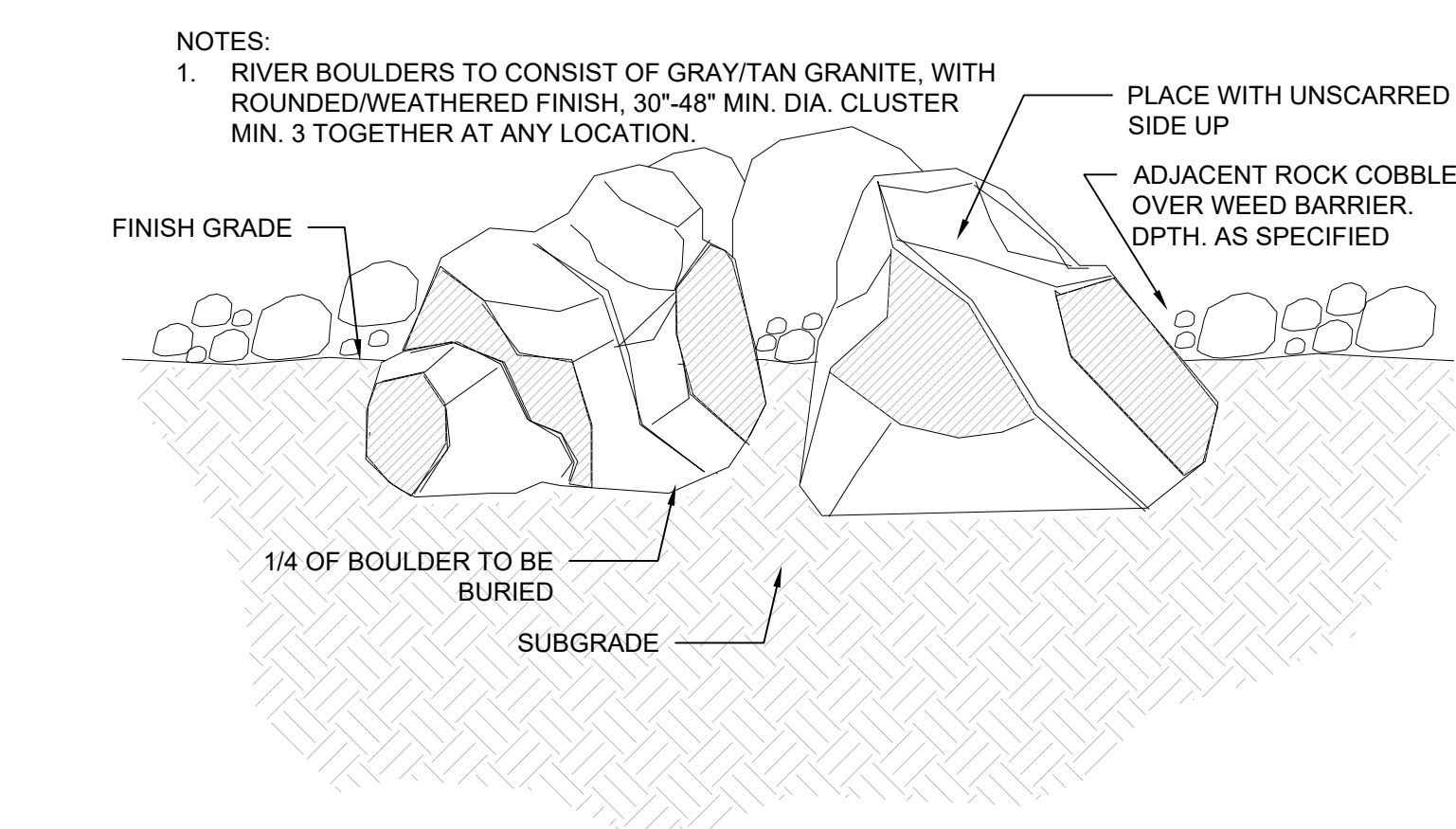
3 PERENNIAL / ORNAMENTAL GRASS PLANTING



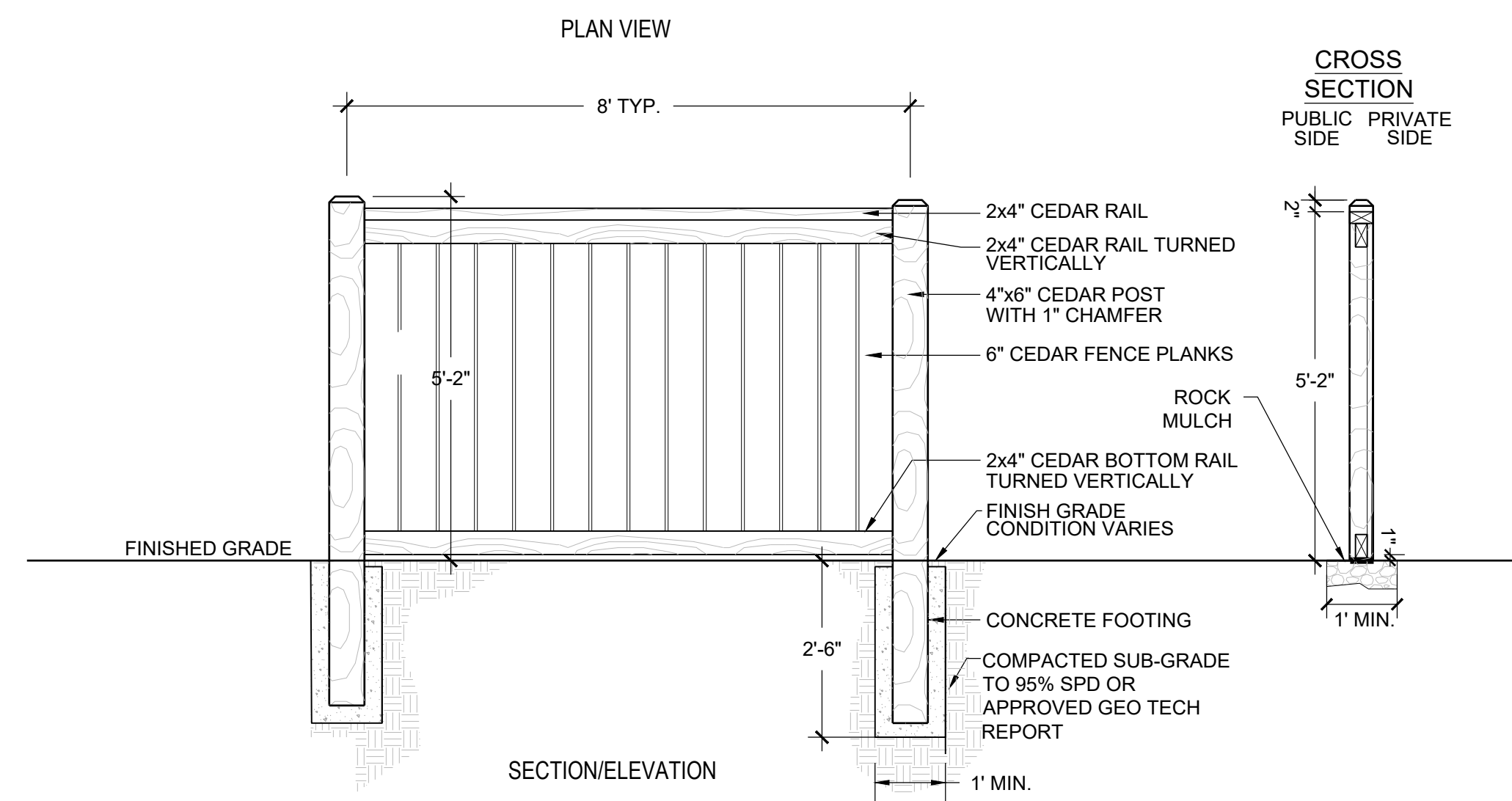
4 STEEL EDGER



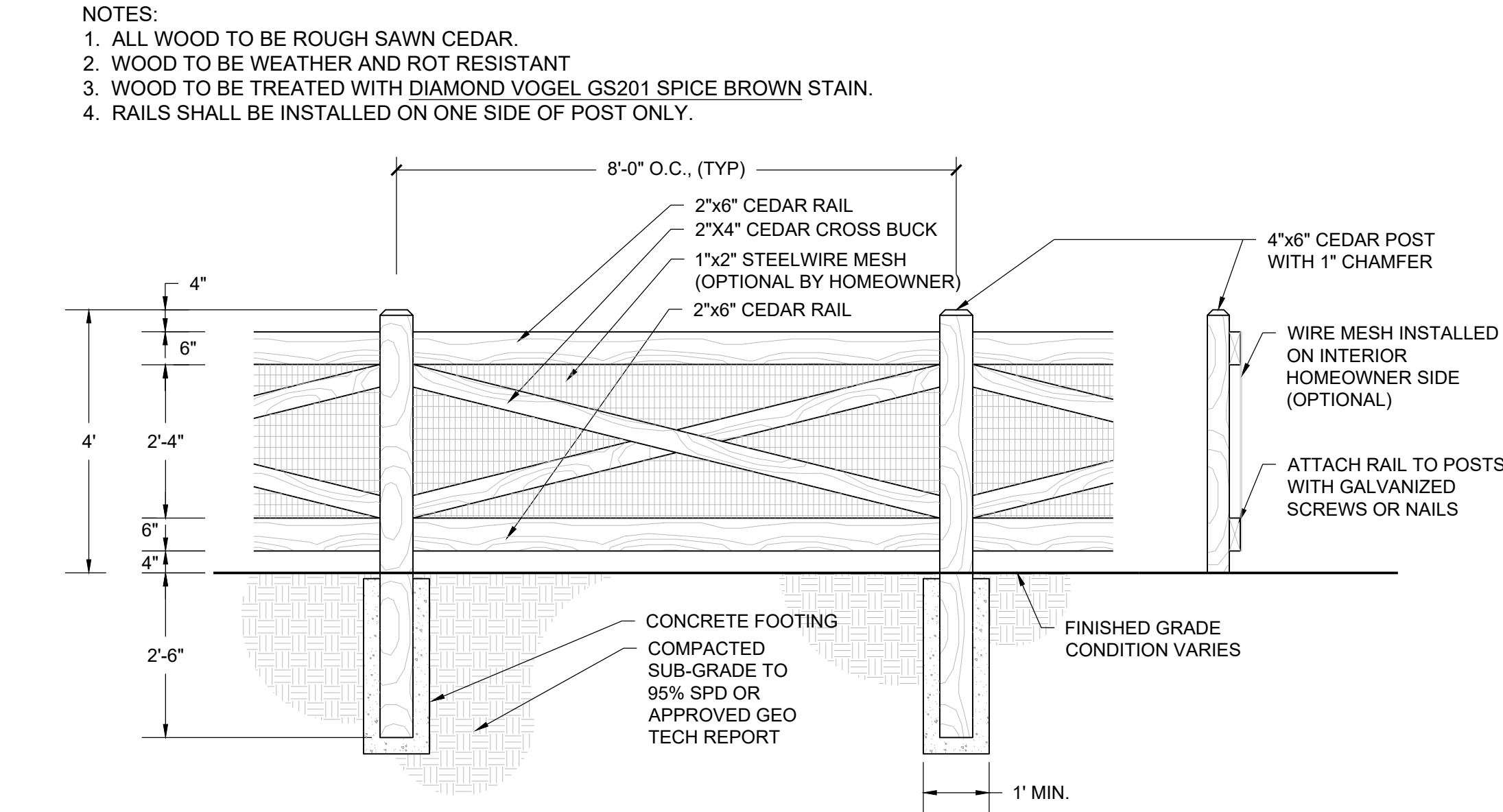
5 SPECIMEN LANDSCAPE BOULDER



6 PRIVACY FENCE



7 OPEN RAIL FENCE



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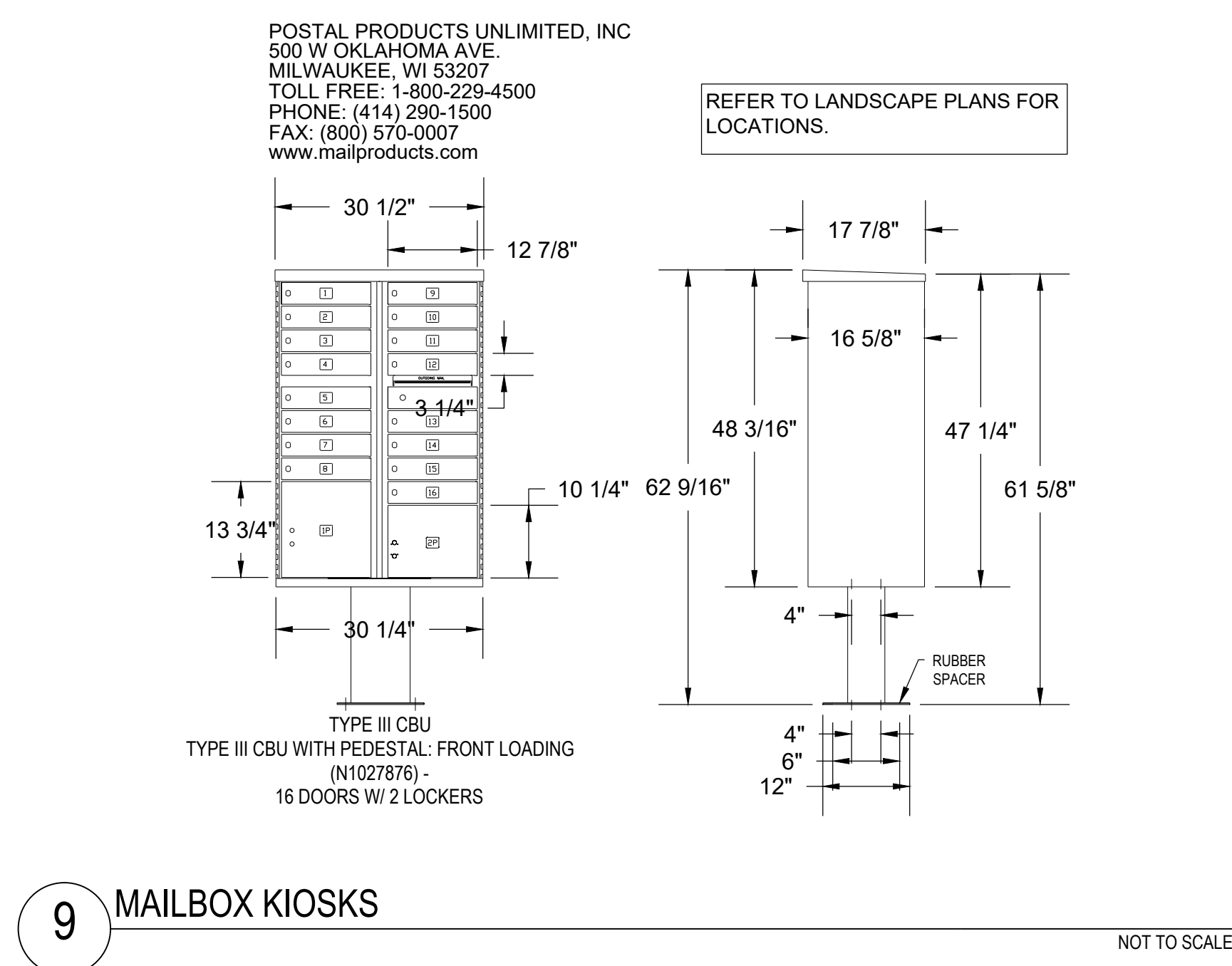
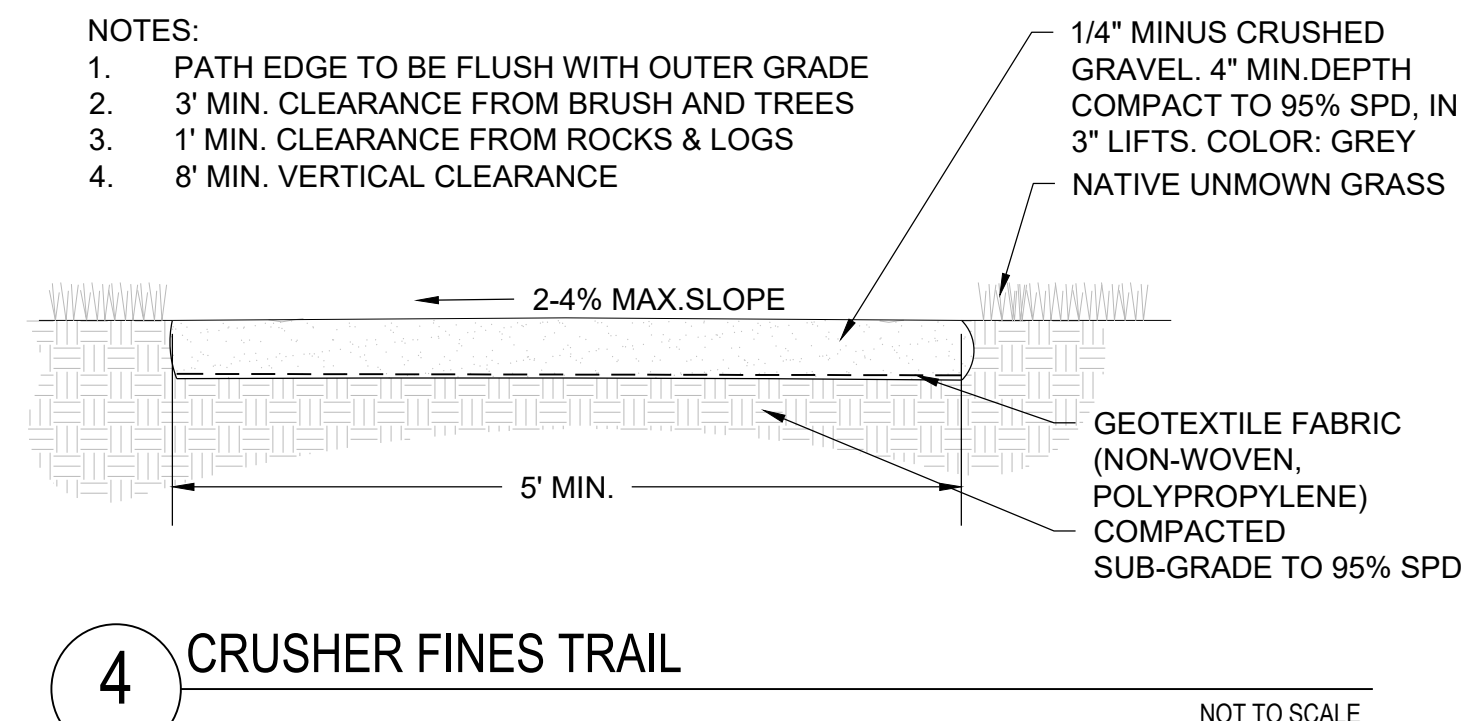
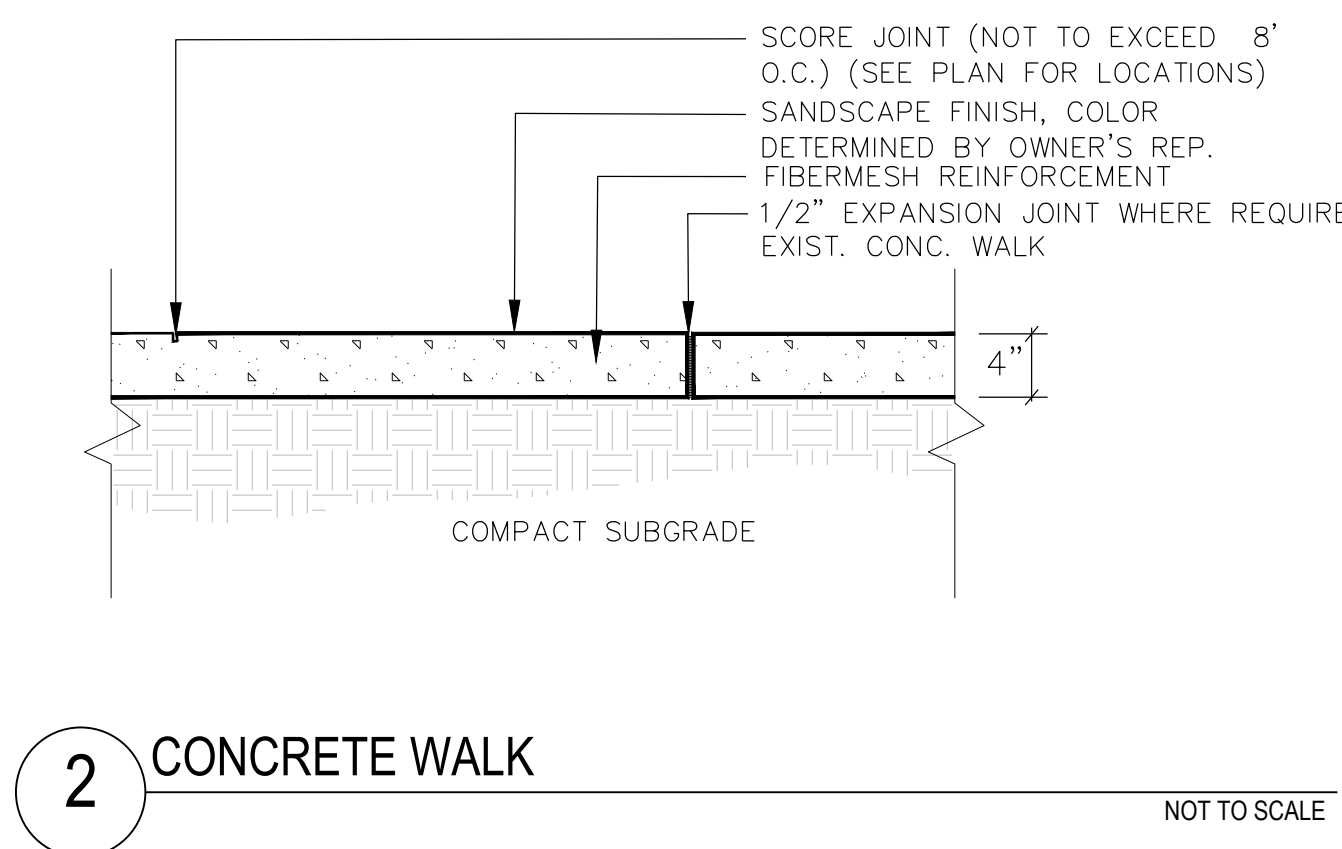
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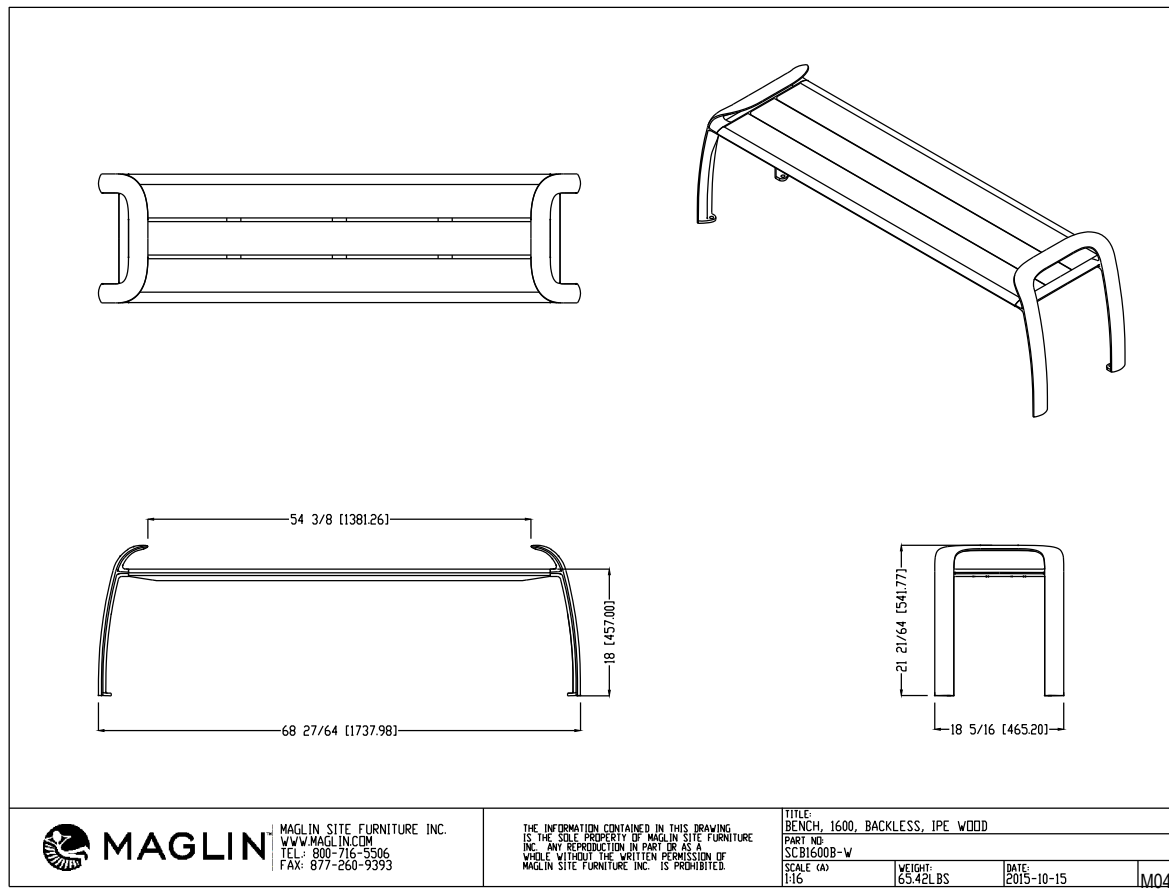
LANDSCAPE DETAILS

Sheet Number

L3.0

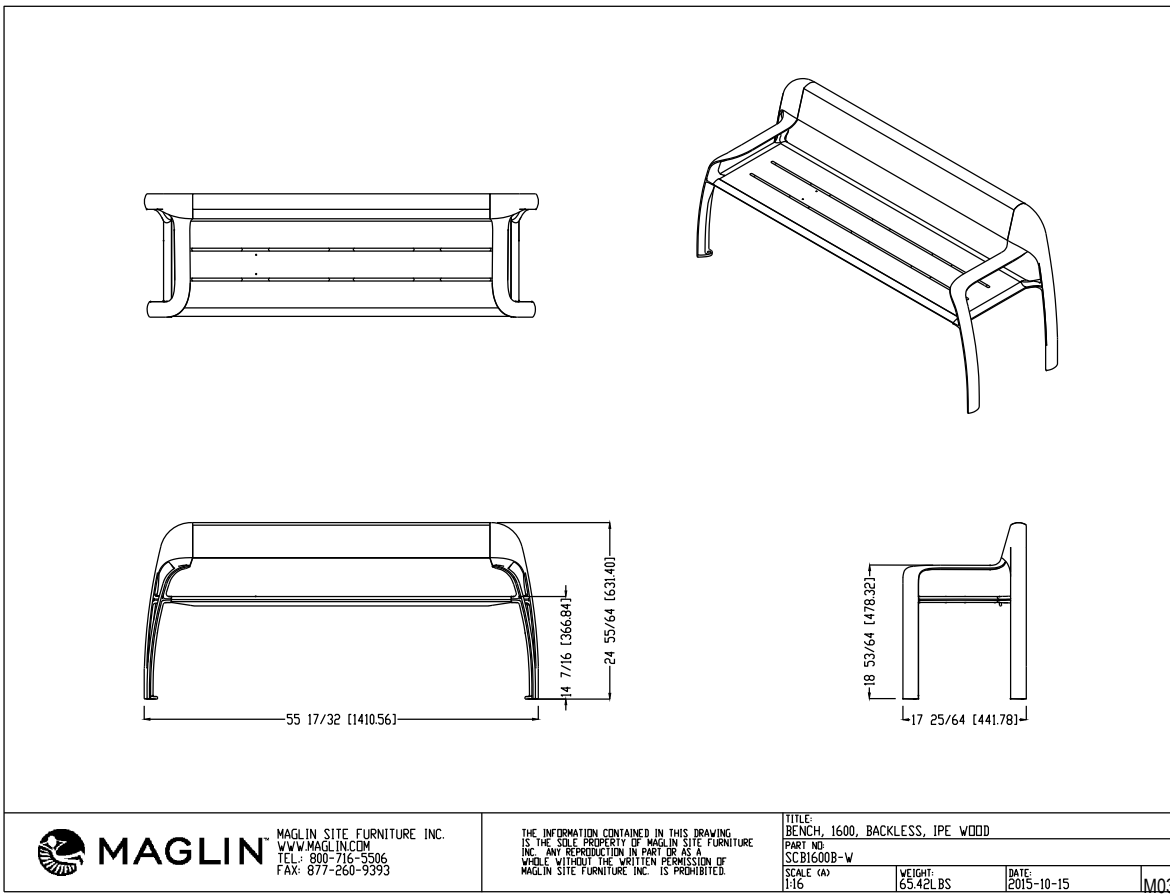


YANTHOLOGY LANDSCAPE ARCHITECTURE CURRENT DRAWINGS/ PRELIMINARY LANDSCAPE DETAILS- SEGMENT 1A.DWG
Monday, February 24, 2020



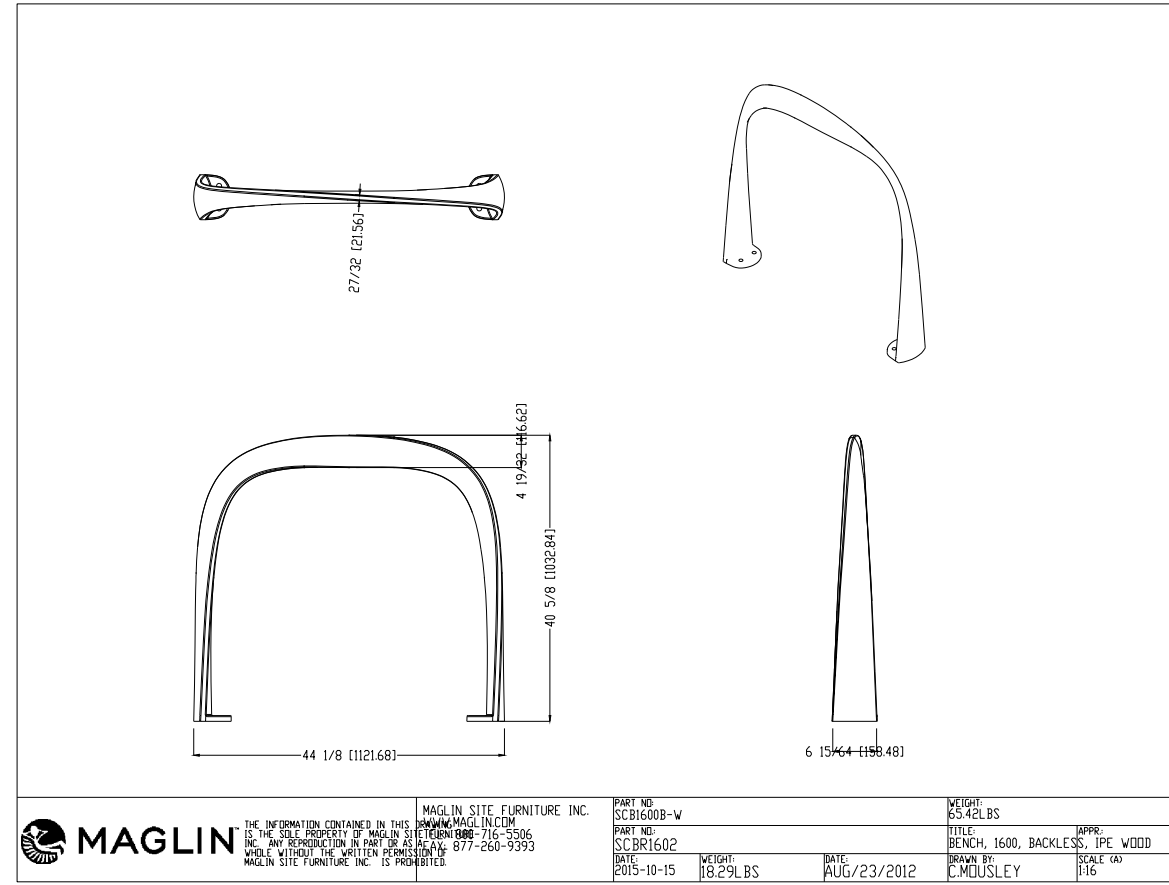
1 BENCH (BACKLESS)

NOT TO SCALE



2 BENCH WITH BACK

NOT TO SCALE



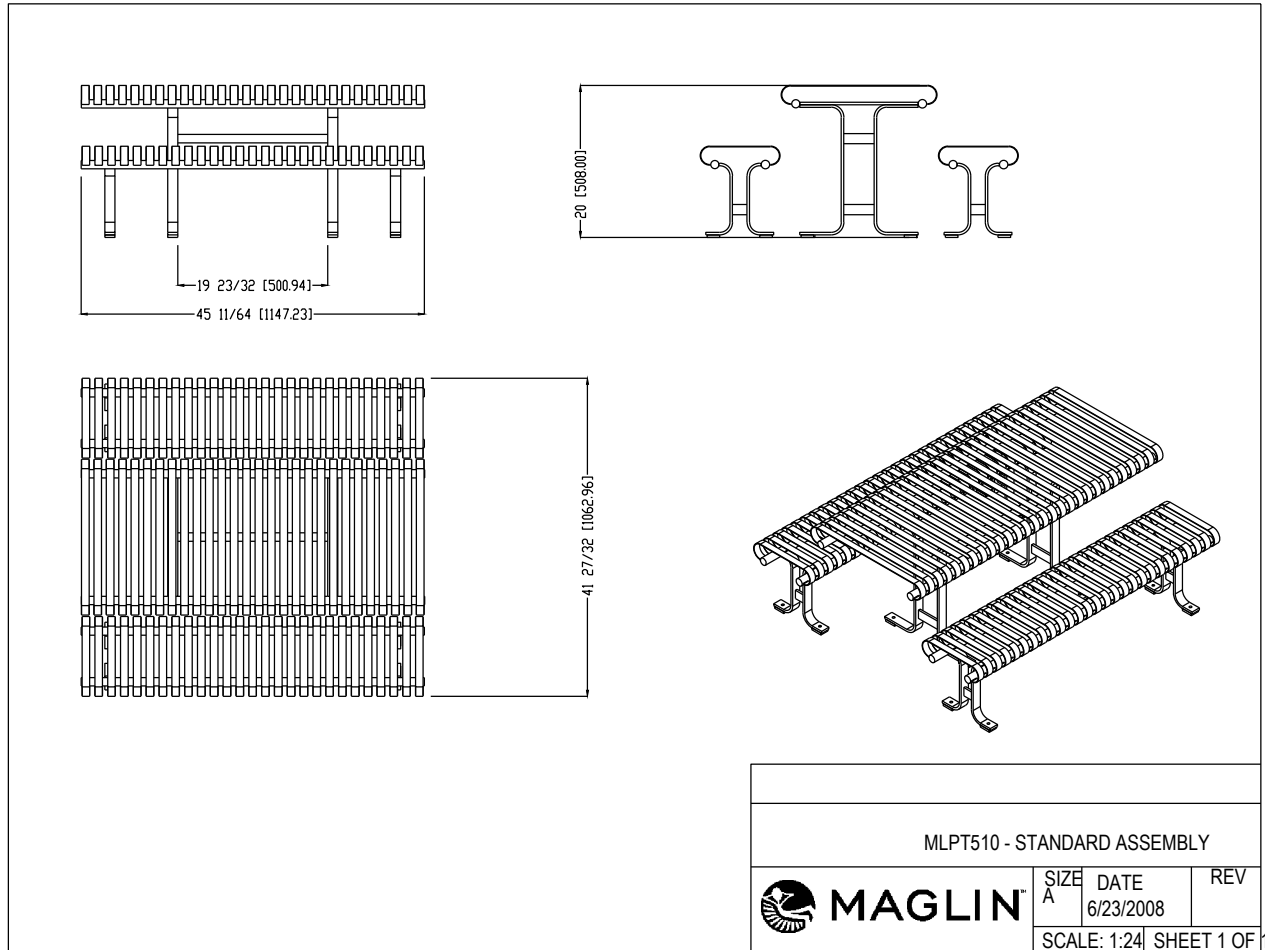
3 BIKE RACK

NOT TO SCALE



4 TRASH RECEPTACLE

NOT TO SCALE



5 PICNIC TABLE

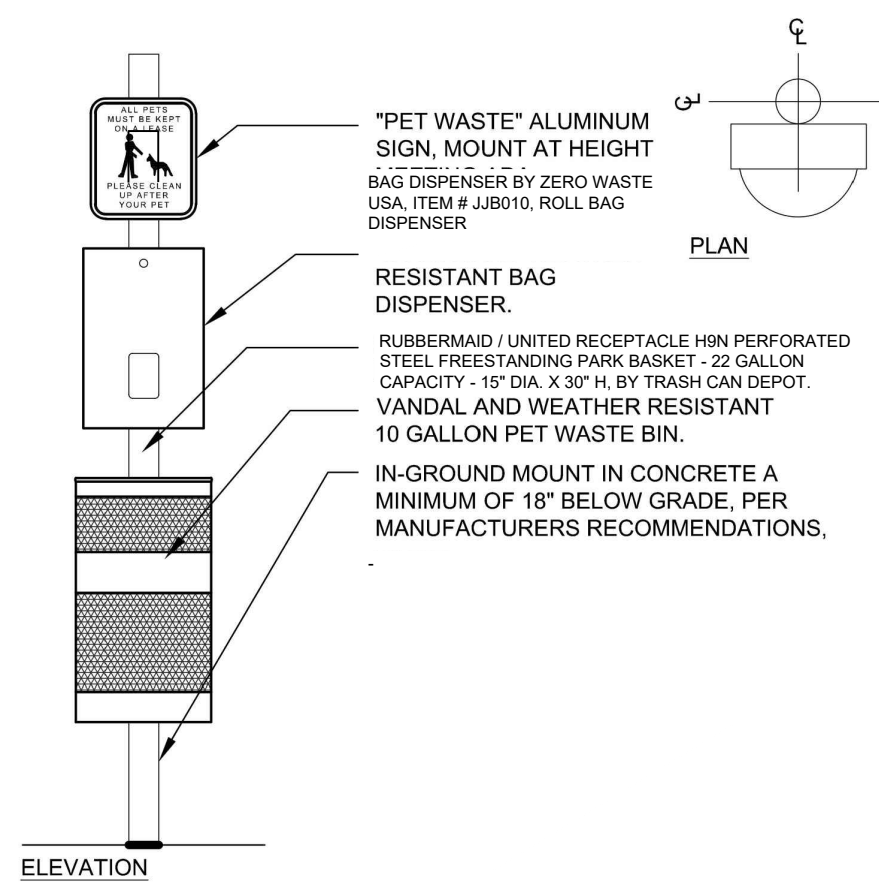
NOT TO SCALE



PATERSON-WILLIAMS ATHLETICS 15"x20" SINGLE GRILL
MODEL # 1140-00
CAPACITY - 15" DIA. X 30" H. BY TRASH CAN DEPOT.

6 GRILL

NOT TO SCALE



7 DOG WASTE STATION

NOT TO SCALE



MODEL: TUBULAR STEEL - LK4420DB
COLOR: BROWN
MANUFACTURER: ELKAY

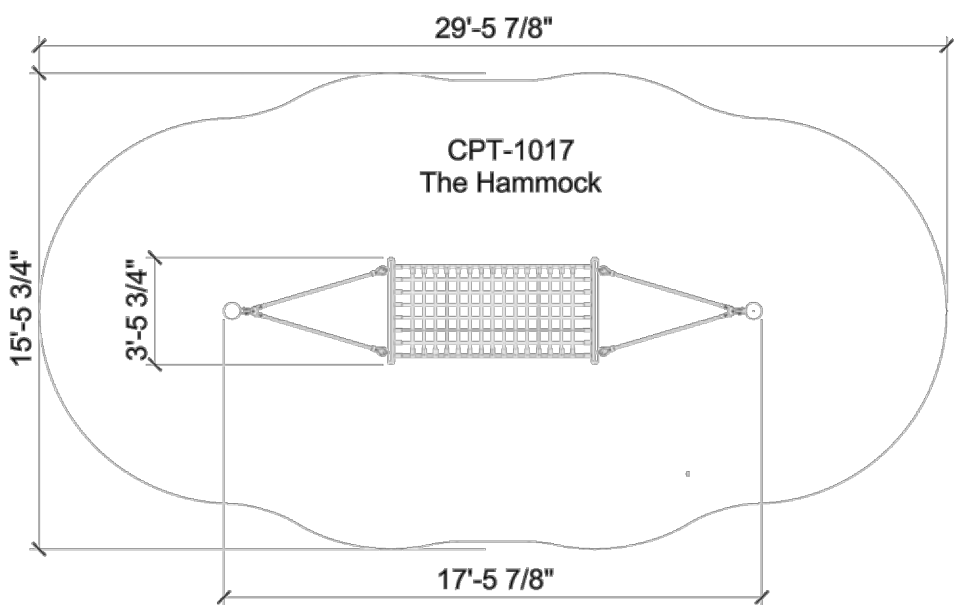
8 DRINKING FOUNTAIN

NOT TO SCALE

RATED FOR OUTDOOR SERVICE. NO POWER REQUIRED. ADJUSTABLE STREAM.

SPECIFICATIONS

NUMBER OF STATIONS:
TWO (2) PLUS ONE (1) PET BOWL
MOUNT: FREE-STANDING FLOOR MOUNT BASIN:
STAINLESS STEEL
MOUNT: COLD ROLLED STEEL WITH
ANTI-CORROSION E-COAT IMMERSION FINISH IN
ONE OF 16 COLORS.
BUBBLER: VANDAL RESISTANT CHROME PLATED.
KEY-LOCK MOUNTED TO RESIST TWISTING OR
TAMPERING.
DIMENSIONS: 31" WIDE X 26" DEEP X 40-51" TALL
PRODUCT COMPLIANCE: ADA
BUY AMERICAN ACT
ASME A112.19.3/CSA B45.4
CAN/CSA 22.2 120
NSF 372, NSF 61
UL 399
SHIPPING WEIGHT: 170 LBS

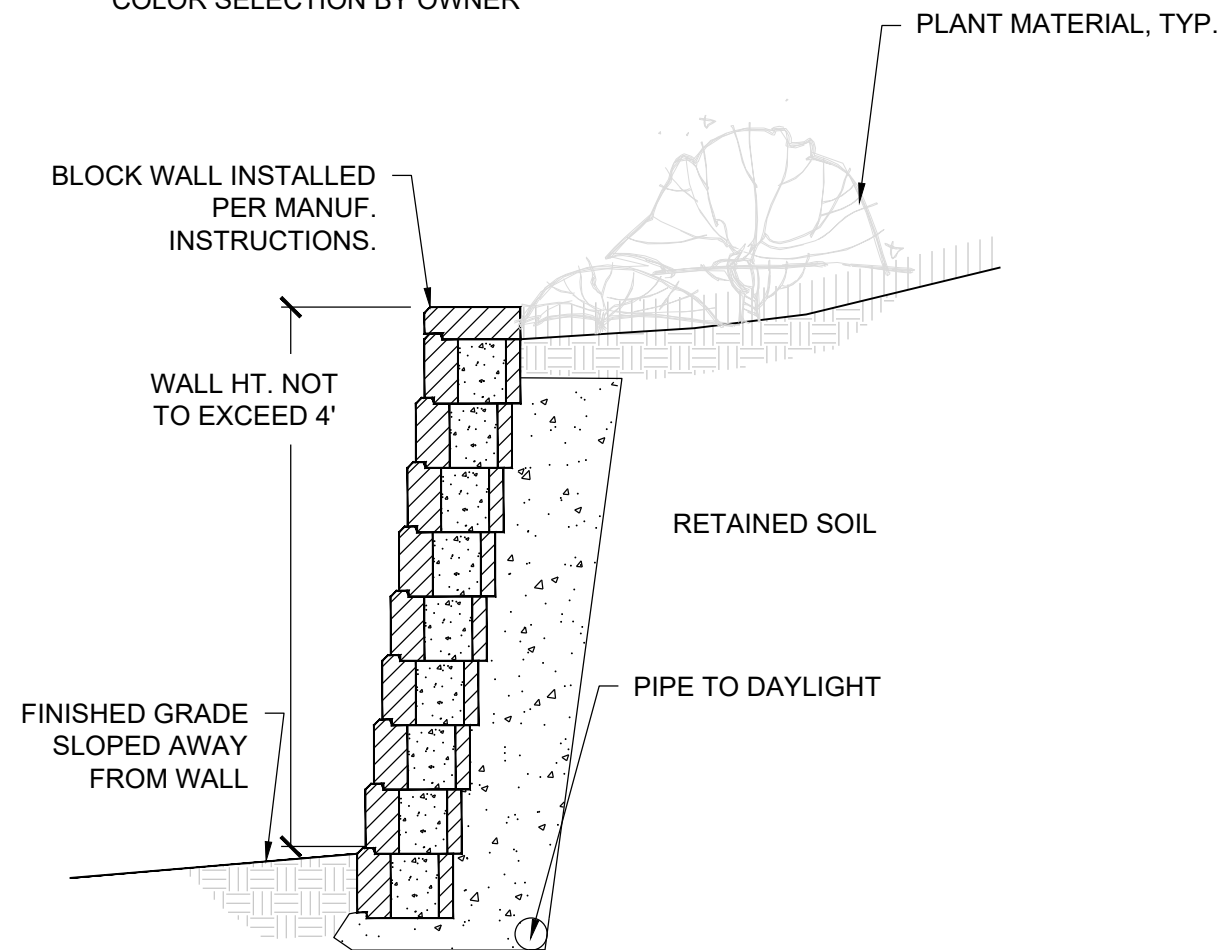


MODEL: THE HAMMOCK
ITEM NO: CPT-1017
MANUFACTURER: DYNAMO
METAL POWDERCOAT: CHARCOAL
ROPE COLOR: BLUE
CONTACT: RECREATION PLUS, LTD
PH: 303-278-1455

9 HAMMOCKS

NOT TO SCALE

NOTES:
1. BLOCK WALL MANUF., PATTERN & COLOR SELECTION BY OWNER



10 ALLAN BLOCK RETAINING WALL

NOT TO SCALE



11 STONE BENCH

NOT TO SCALE



MODEL: DELUXE PUMP WORK STAND
#567-1002
MANUFACTURER: THE PARK
P: 866-293-8528

12 BIKE REPAIR STATION

NOT TO SCALE

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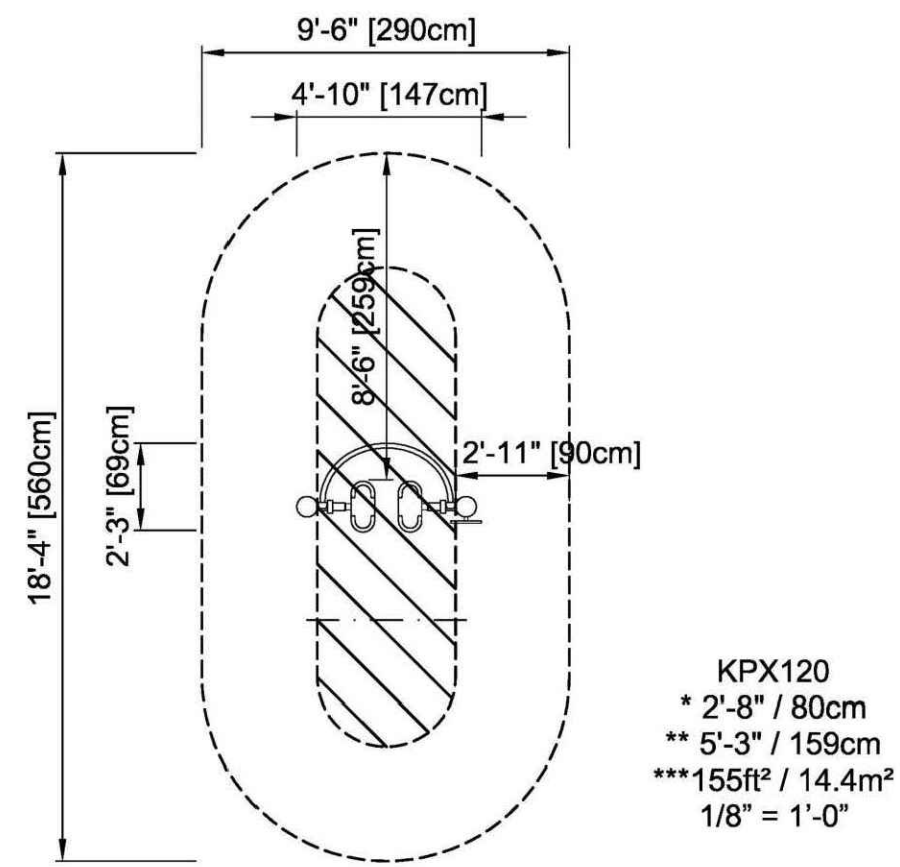
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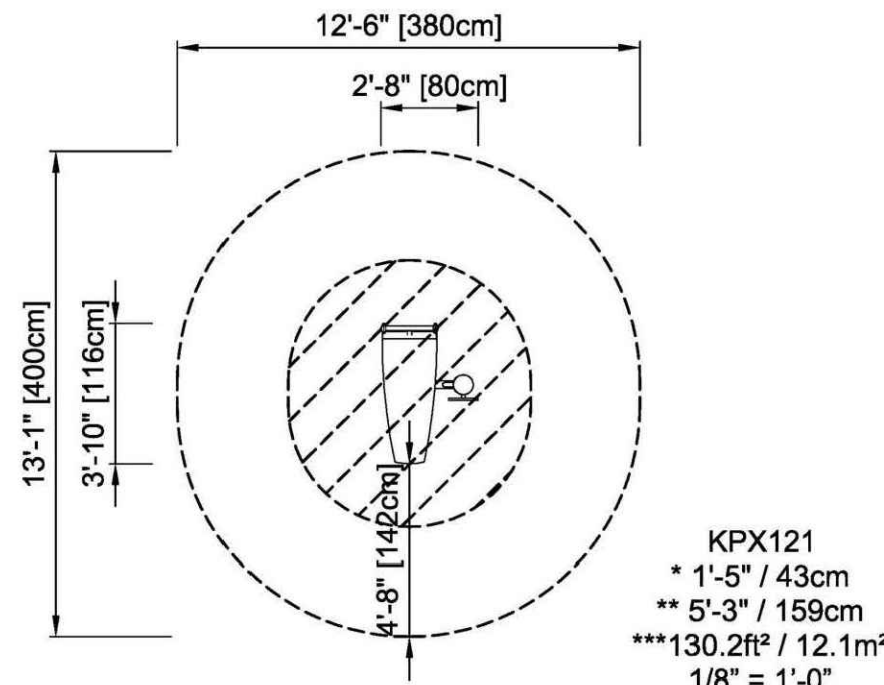
LANDSCAPE
DETAILS

Sheet Number

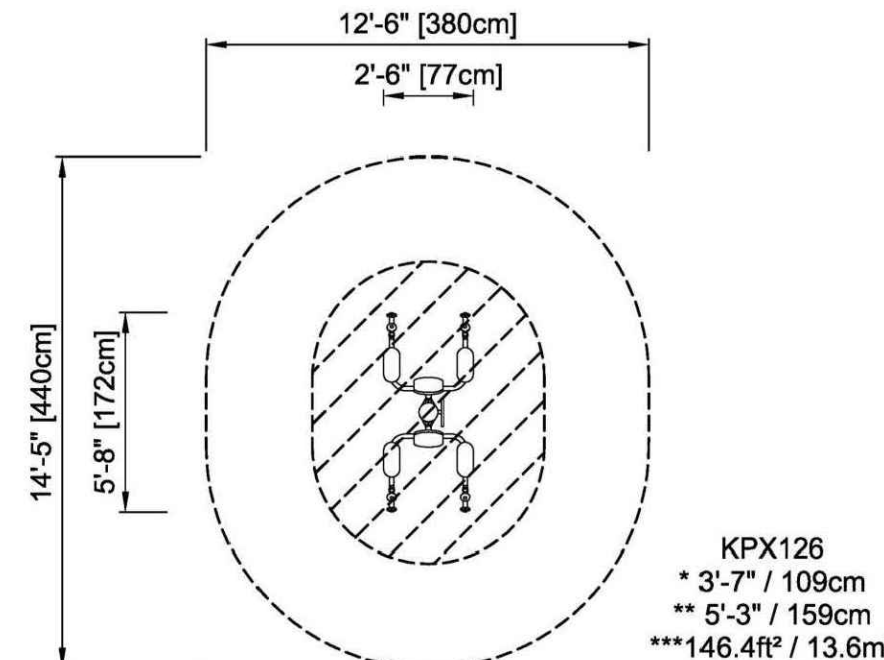
L3.2



MODEL: FREE RUNNER
ITEM NO: KPX120-3617
MANUFACTURER: KOMPAN
CONTACT:



MODEL: SIT UP BENCH
ITEM NO: KPX121-3617
MANUFACTURER: KOMPAN
CONTACT:



MODEL: PUSH UP & LEG LIFT STATION
ITEM NO: KPX126-3617
MANUFACTURER: KOMPAN
CONTACT:

1 FREE RUNNER

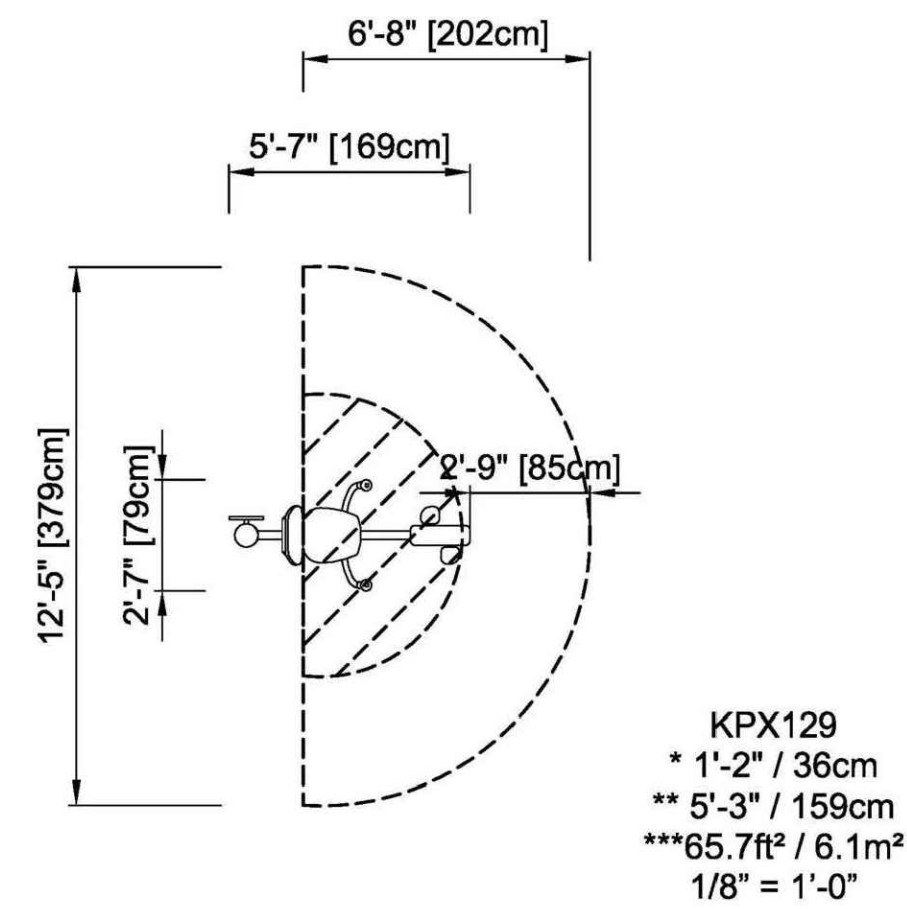
NOT TO SCALE

2 SIT-UP BENCH

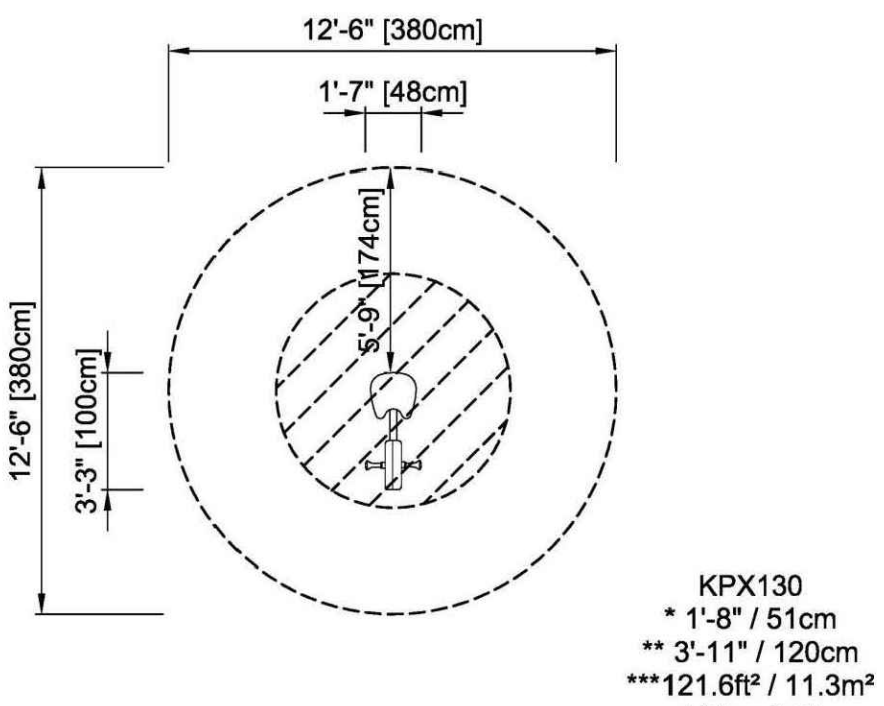
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3 PUSH-UP & LEG LIFT STATION

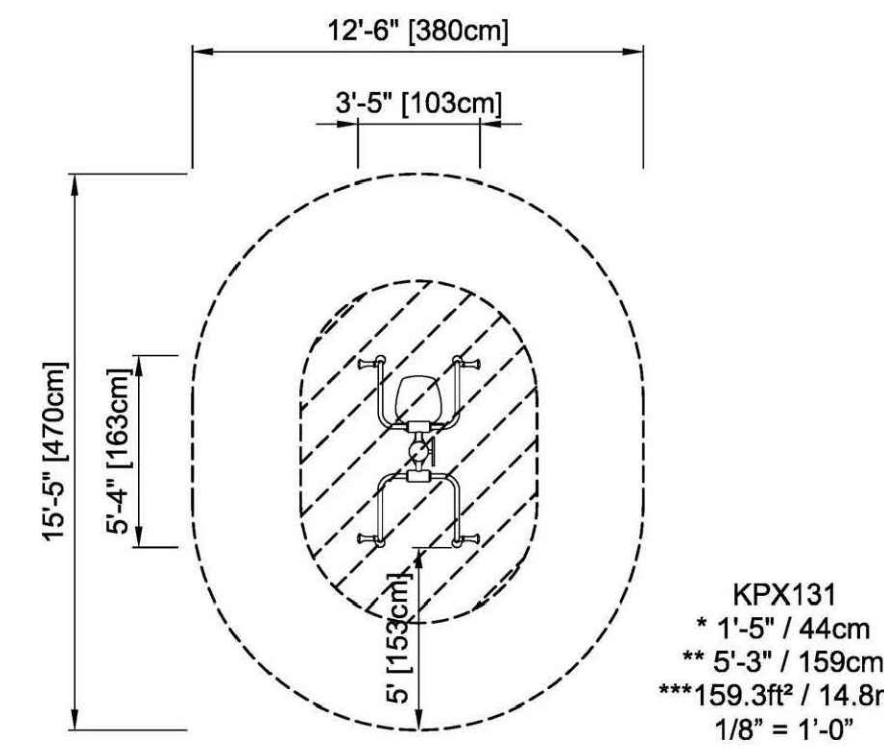
NOT TO SCALE



MODEL: POWER BIKE
ITEM NO: KPX129-3617
MANUFACTURER: KOMPAN
CONTACT:



MODEL: HAND BIKE
ITEM NO: KPX130-3617
MANUFACTURER: KOMPAN
CONTACT:



MODEL: DOUBLE CHEST PRESS
ITEM NO: KPX131-3617
MANUFACTURER: KOMPAN
CONTACT:

4 POWER BIKE

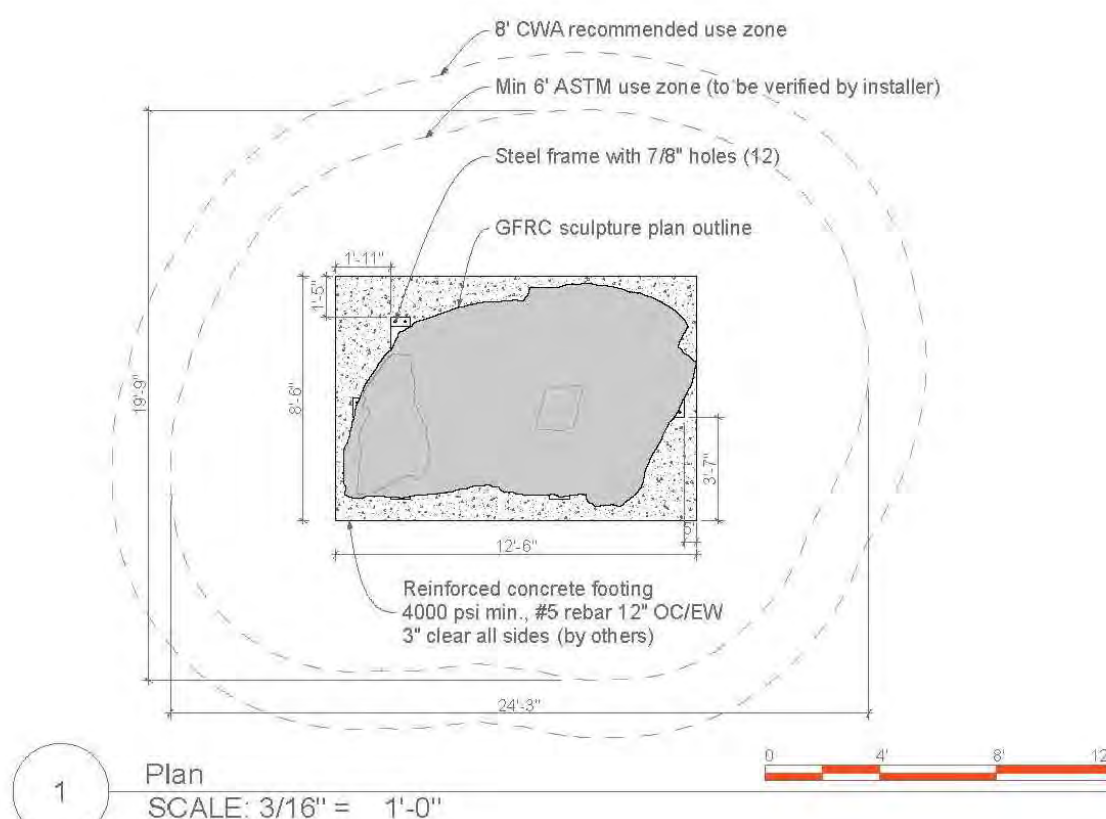
NOT TO SCALE

5 HAND BIKE

NOT TO SCALE

6 DOUBLE CHEST PRESS

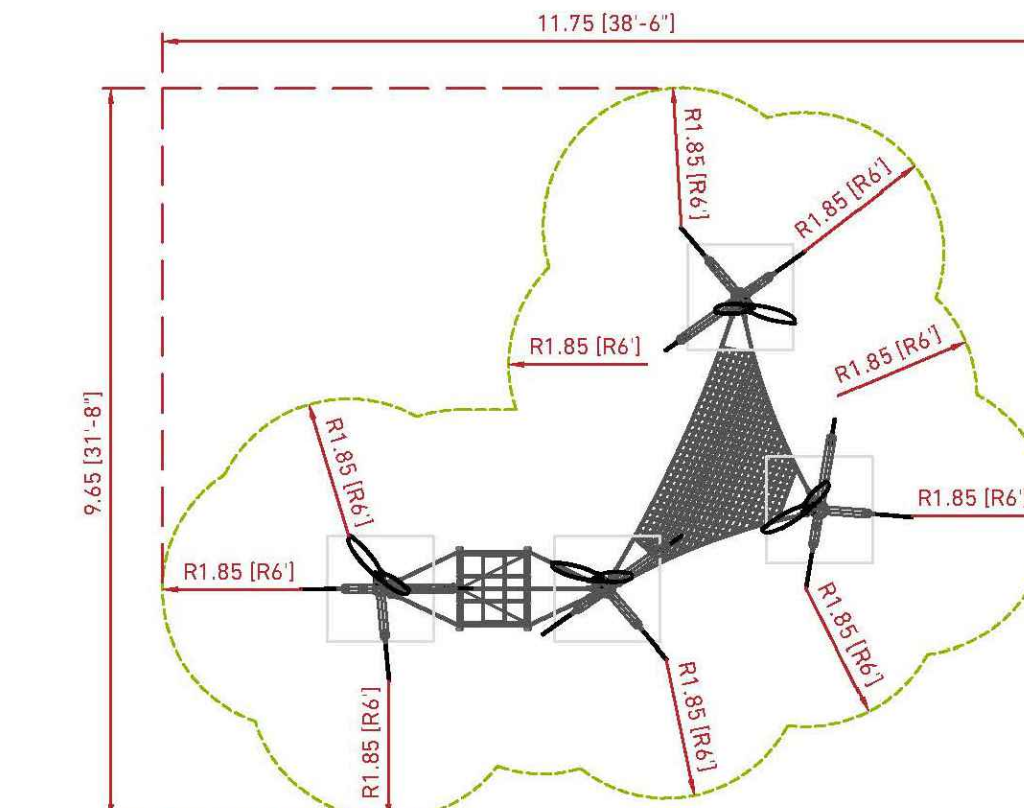
NOT TO SCALE



MODEL: PAGOSA BOULDER
ITEM NO: PB006
MANUFACTURER: ID SCULPTURE
CONTACT: ANDRIS ZOBS
PH: 970.497.6090

7 BOULDER CLIMBING STRUCTURE #1

NOT TO SCALE



MODEL: ORANGE TREE
ITEM NO: COROCORD18-0155-7C2
MANUFACTURER: KOMPAN
CONTACT: KIM CARLSON,
SUMMIT RECREATION
PH: 303.465.2286

8 HAMMOCK & TENT PLAY STRUCTURE

NOT TO SCALE

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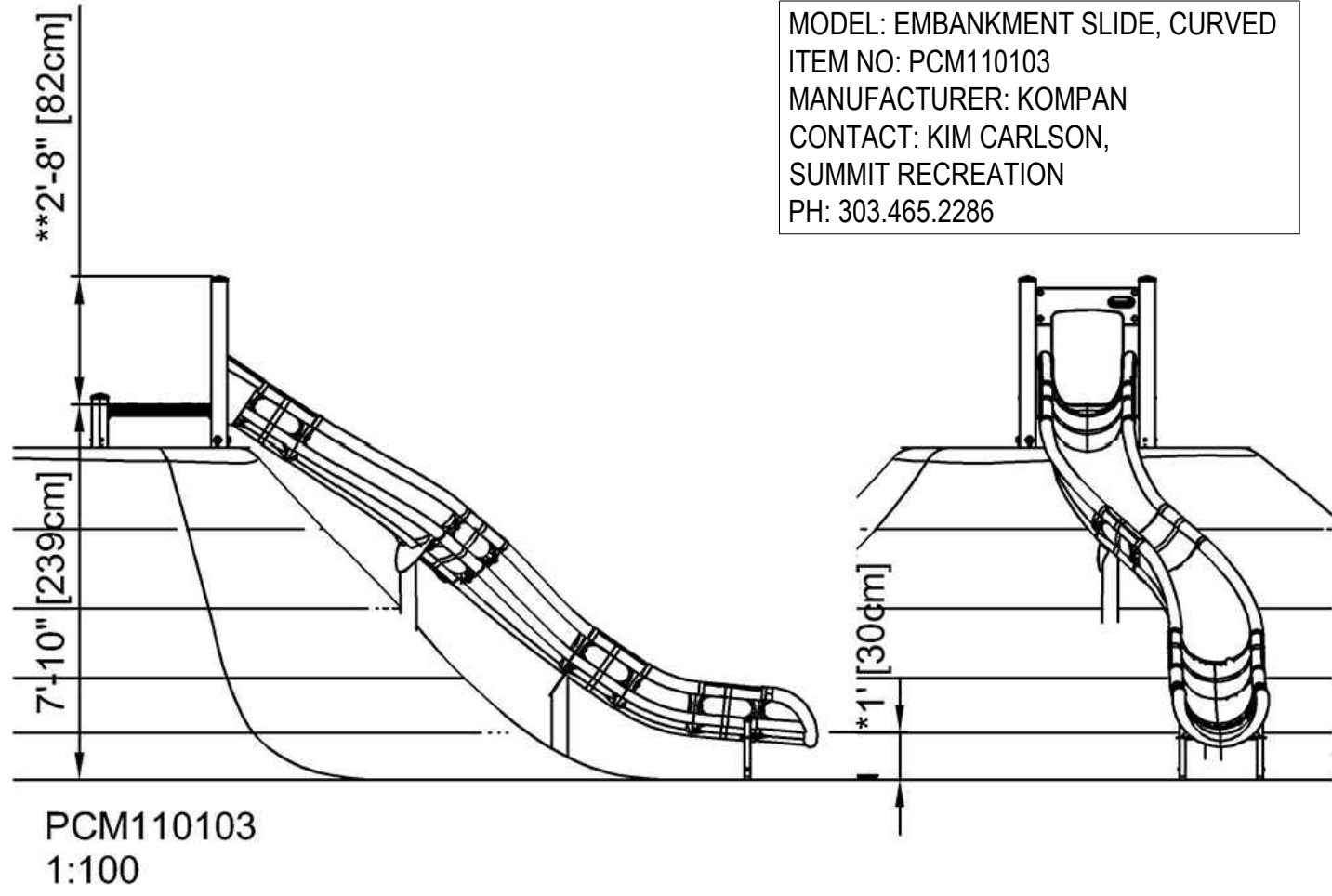
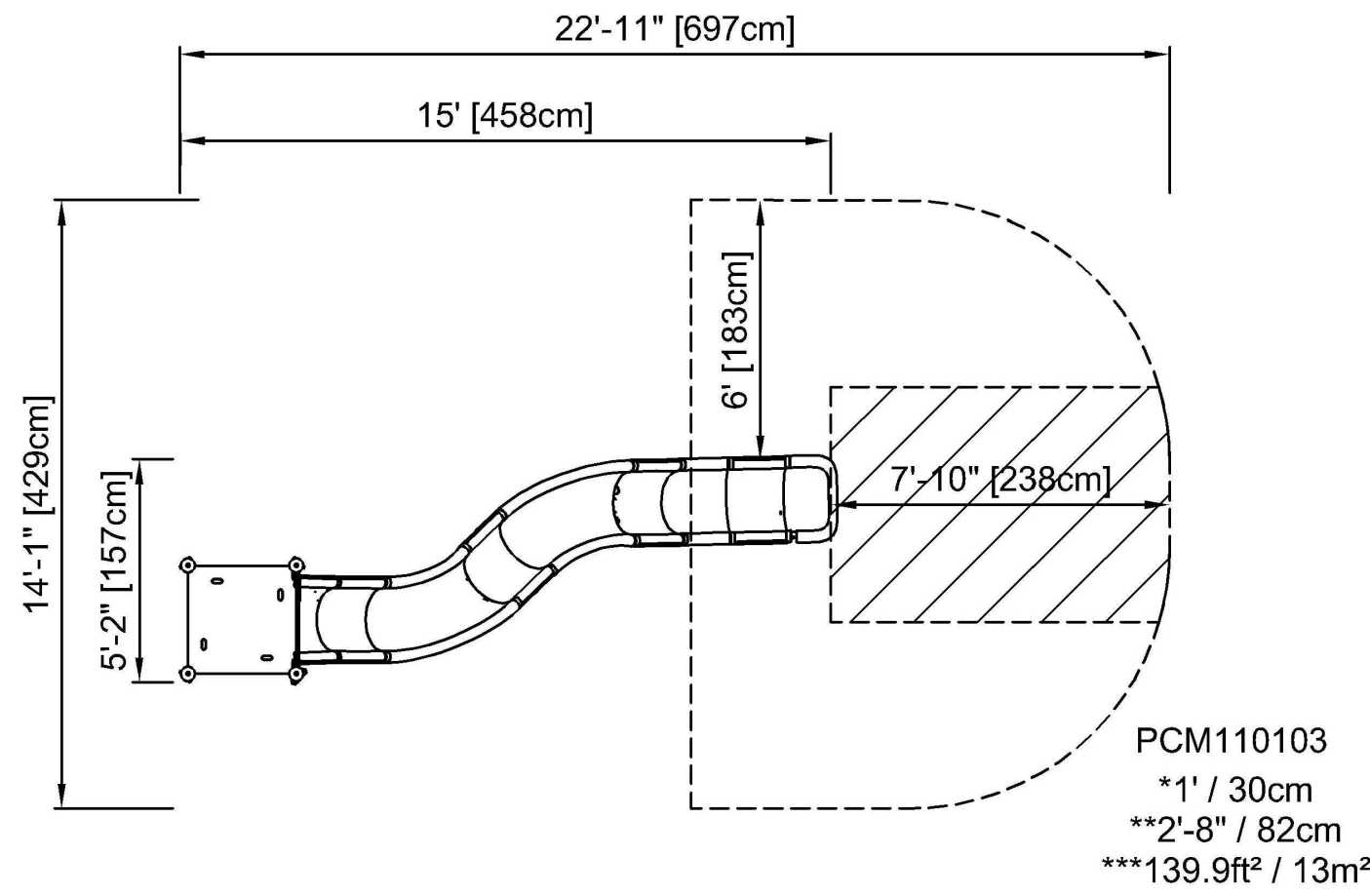
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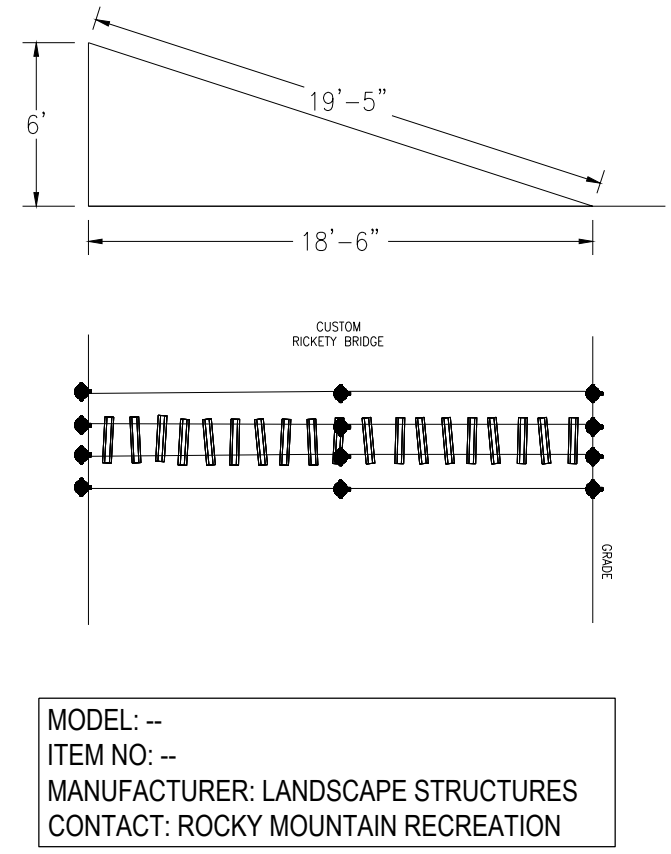
LANDSCAPE
DETAILS

■ Sheet Number ■

L3.4



MODEL: EMBANKMENT SLIDE, CURVED
ITEM NO: PCM110103
MANUFACTURER: KOMPAN
CONTACT: KIM CARLSON,
SUMMIT RECREATION
PH: 303.465.2286



MODEL: --
ITEM NO: --
MANUFACTURER: LANDSCAPE STRUCTURES
CONTACT: ROCKY MOUNTAIN RECREATION

1 EMBANKMENT SLIDE

NOT TO SCALE

2 EMBANKMENT LADDER

NOT TO SCALE



MODEL: OSPREY NEST & EGGS
ITEM NO: KRS8200175
MANUFACTURER: KOMPAN
CONTACT: KIM CARLSON,
SUMMIT RECREATION
PH: 303.465.2286



MANUFACTURER: KOMPAN
PRODUCT NAME: CAROUSEL WITH SEATS #NRO120
COLOR: NATURAL WOOD, BROWN
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
CONTACT: KIM CARLSON at SUMMIT RECREATION
PH: 303.465.2286

5 CAROUSEL WITH SEATS

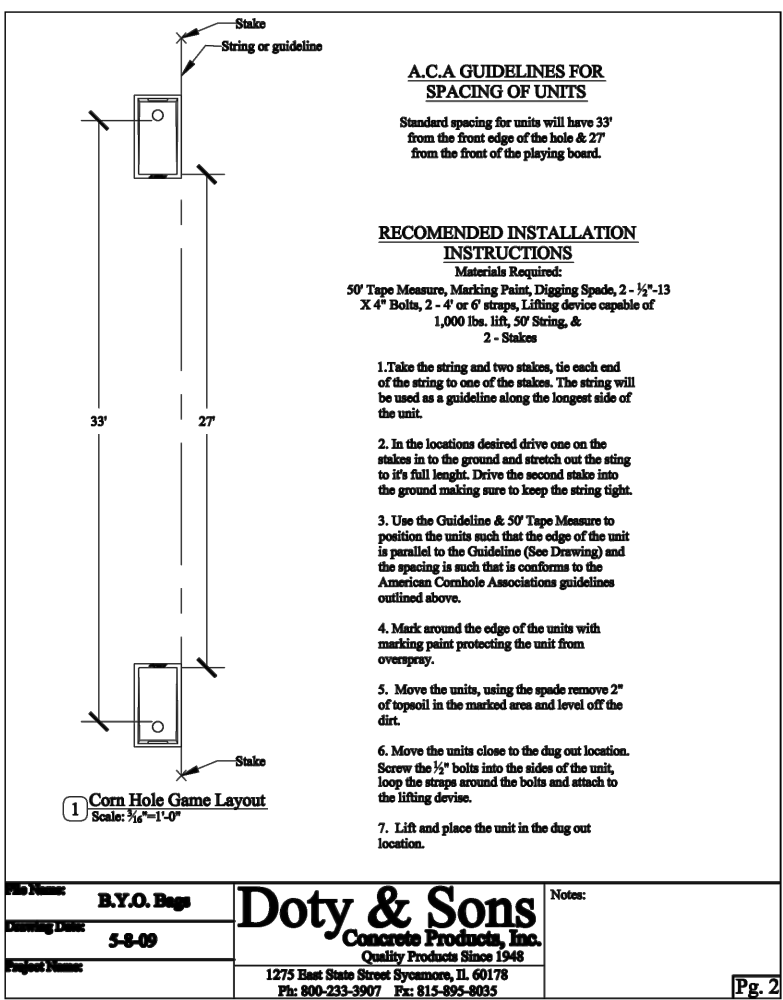
NOT TO SCALE



MANUFACTURER: KOMPAN
PRODUCT NAME: BIRD NEST SWING #NRO911
COLOR: NATURAL WOOD, BROWN
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
CONTACT: KIM CARLSON at SUMMIT RECREATION
PH: 303.465.2286

6 BIRD NEST SWING

SCALE: NTS



A.C.A. GUIDELINES FOR
SPACING OF UNITS

RECOMMENDED INSTALLATION
INSTRUCTIONS

1. Take the string and run it over the top of the slide to one of the slides. The string will be used as a guideline along the longer side of the slide.

2. In the location marked above run the string to the ground and stretch out the string to its full length. Drive the second slide into the ground making sure to keep the string tight.

3. Use the Calibrator & 1/2" Type Measure to position the slide and the edge of the unit against the line. Calibrator (line) and the spacing is such that is conforms to the American Association guidelines outlined above.

4. Mark around the edge of the unit with marking paint providing the unit does not move.

5. Move the unit, using the space reserve 2" or expand in the marked area and level off the site.

6. Move the unit closer to the dig out location. Drive the 1/2" nails into the side of the unit, using the string around the hole and attach to the string below.

7. Lift and place the unit in the dig out location.

Doty & Sons
1275 West 10th Avenue, Suite 100
Ph: 800-233-3927 Fax: 812-895-8893



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT NAME: LOG CRAWL TUNNEL #173594
AS SUPPLIED BY: ROCKY MOUNTAIN RECREATION
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
CONTACT ISABEL KEEGAN (ROCKY MOUNTAIN RECREATION) (303)-783-1452



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT NAME: LOG BALANCE BEAM #173596
AS SUPPLIED BY: ROCKY MOUNTAIN RECREATION
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
CONTACT ISABEL KEEGAN (ROCKY MOUNTAIN RECREATION) (303)-783-1452



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT NAME: LOG STEPPER 8" #173907
AS SUPPLIED BY: ROCKY MOUNTAIN RECREATION
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
CONTACT ISABEL KEEGAN (ROCKY MOUNTAIN RECREATION) (303)-783-1452

7 CORN HOLE

SCALE: NTS

8 LOG CRAWL TUNNEL

SCALE: NTS

9 LOG BALANCE BEAM

SCALE: NTS

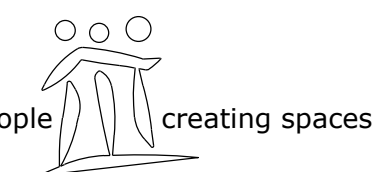
10 STEPPERS

SCALE: NTS

Prepared For

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905 f.303.531.4908

Engineering



ANTHOLOGY
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

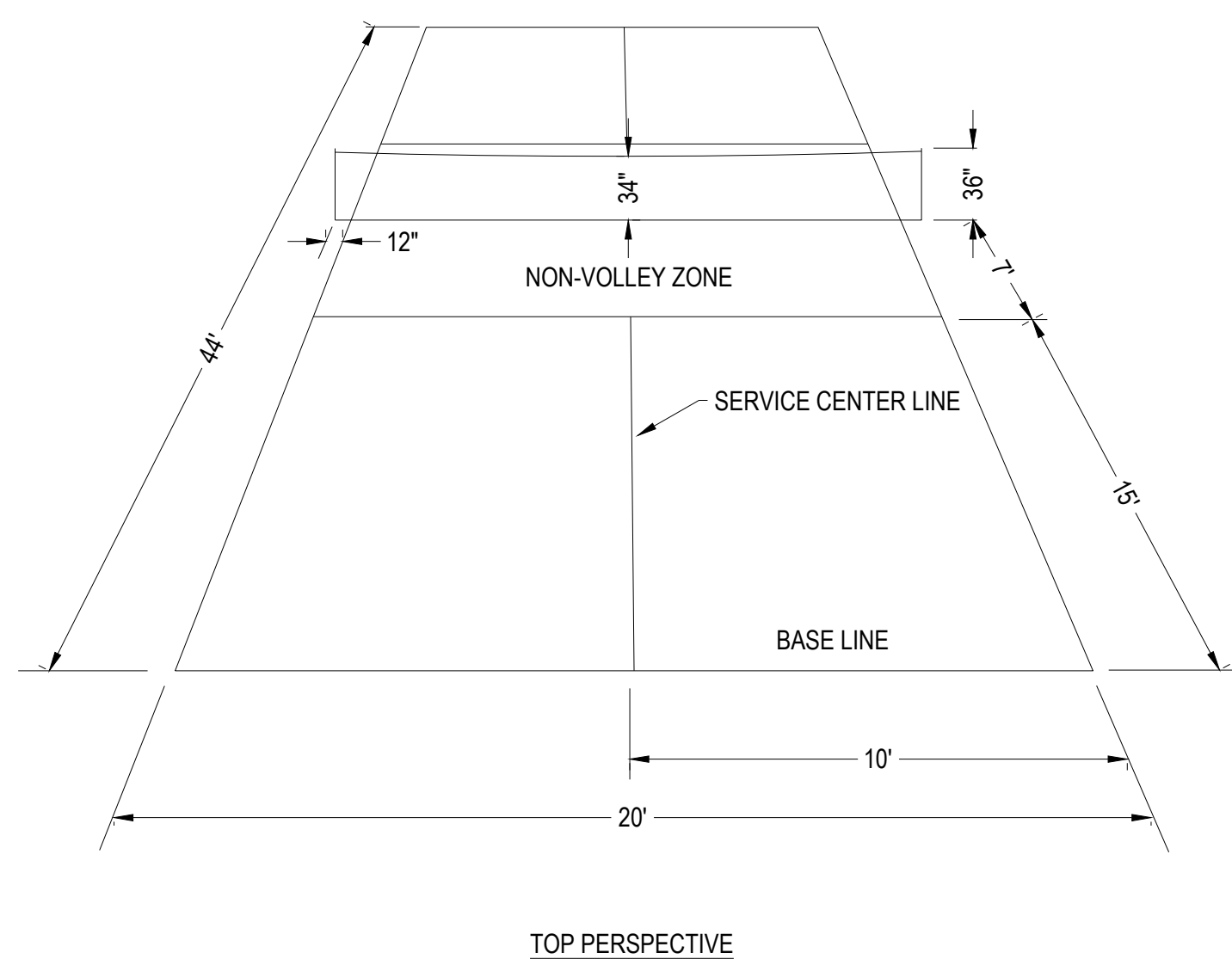
Drawn by: BEM
Checked by: JP
Submittal Date: 3.15.2020
Date: 8.10.2020
Know what's below.
Call before you dig.
811
12.18.2020
2.5.2021
3.17.2021
5.28.2021

Sheet Name

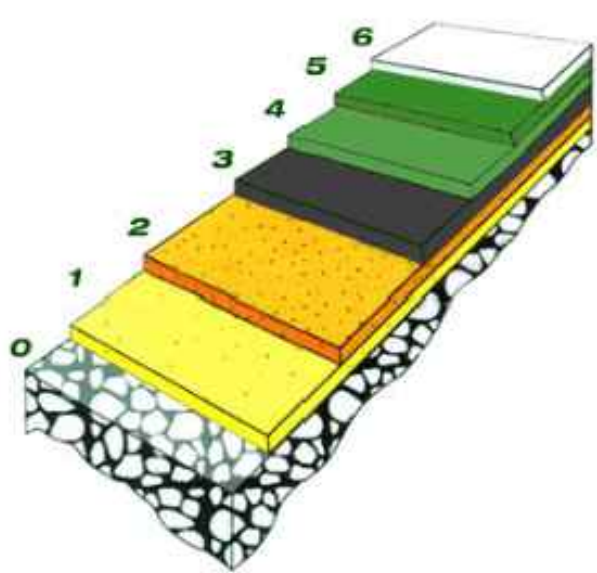
LANDSCAPE
DETAILS

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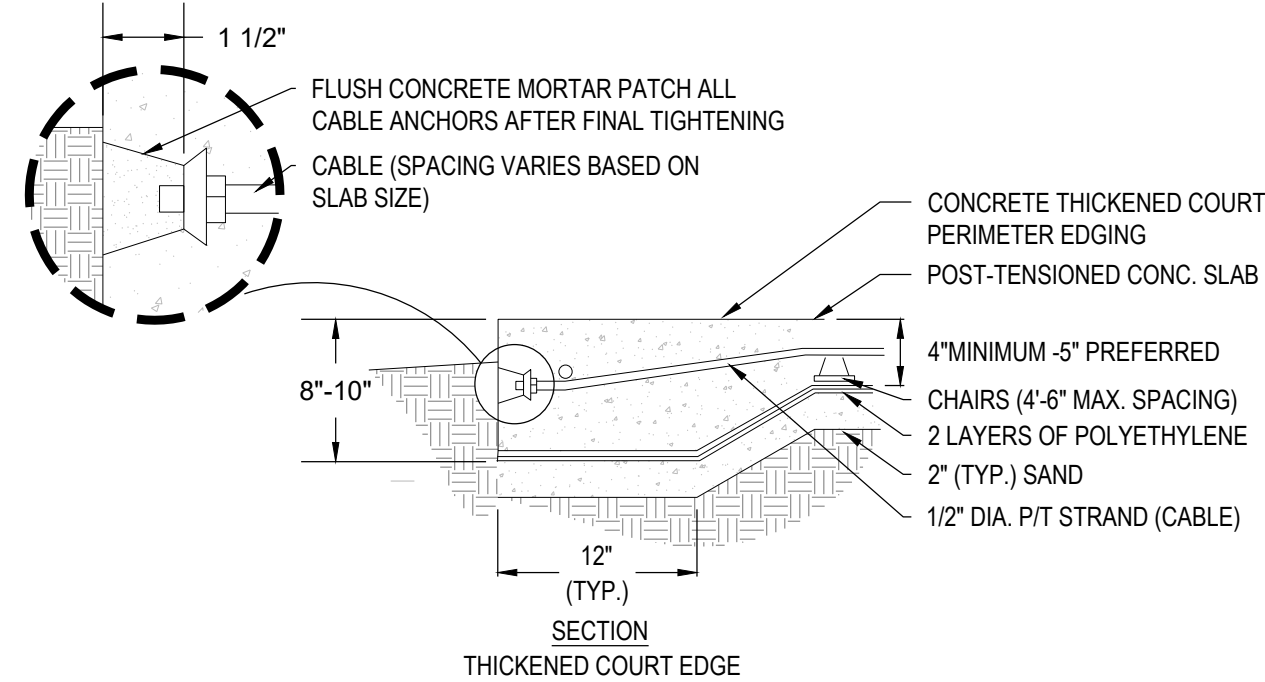
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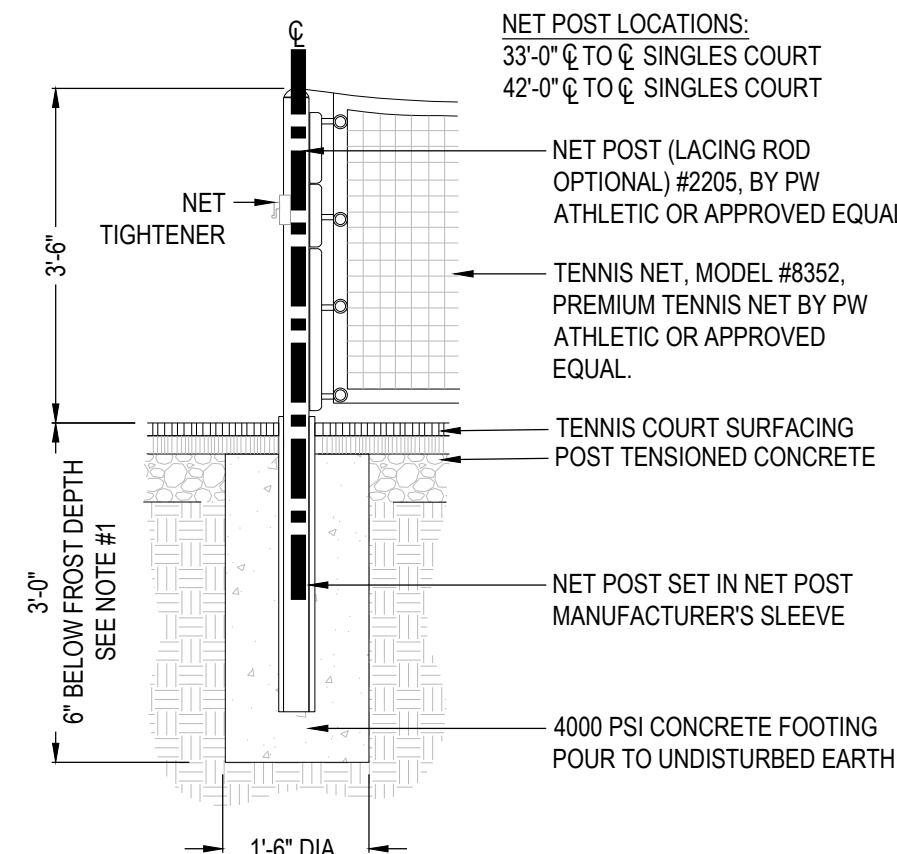
1 PICKLEBALL STRIPING



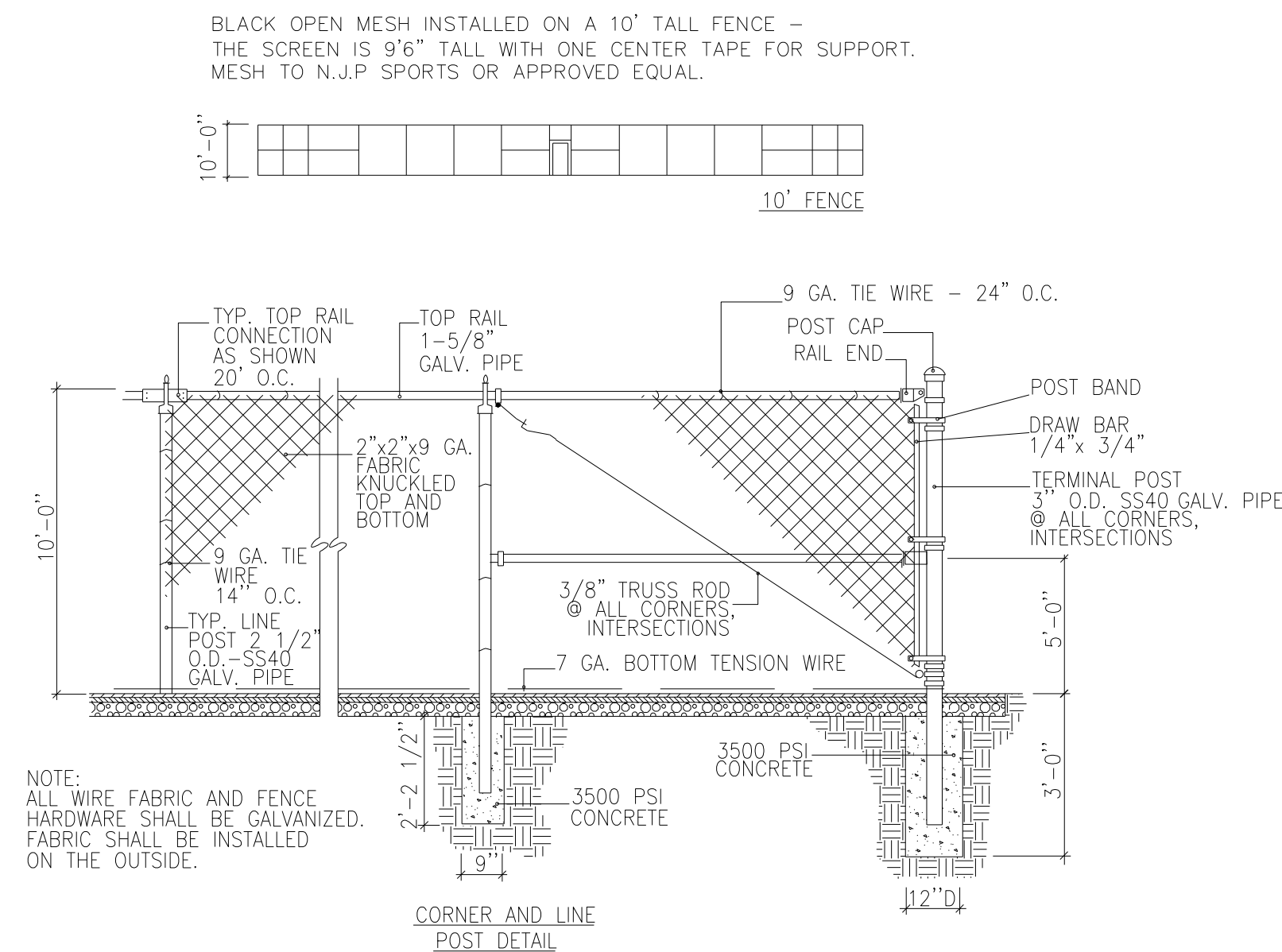
SURFACE COATING:
6. GAMES LINES-WHITE STRIPES
5. COLOR COAT #2 HIGH STRENGTH ACRYLIC POLYMER
4. COLOR COAT #1 HIGH STRENGTH ACRYLIC POLYMER
3. TEXTURED COAT-DURABLE POLYMER
2. GRIP-ADHERING LAYER FOR FOLLOWING COATS OF ACRYLIC POLYMER
1. PRIMER-WATER, AIR, UV RESISTANT AND BREATHABLE UNDERCOATING
0. POST TENSION CONCRETE



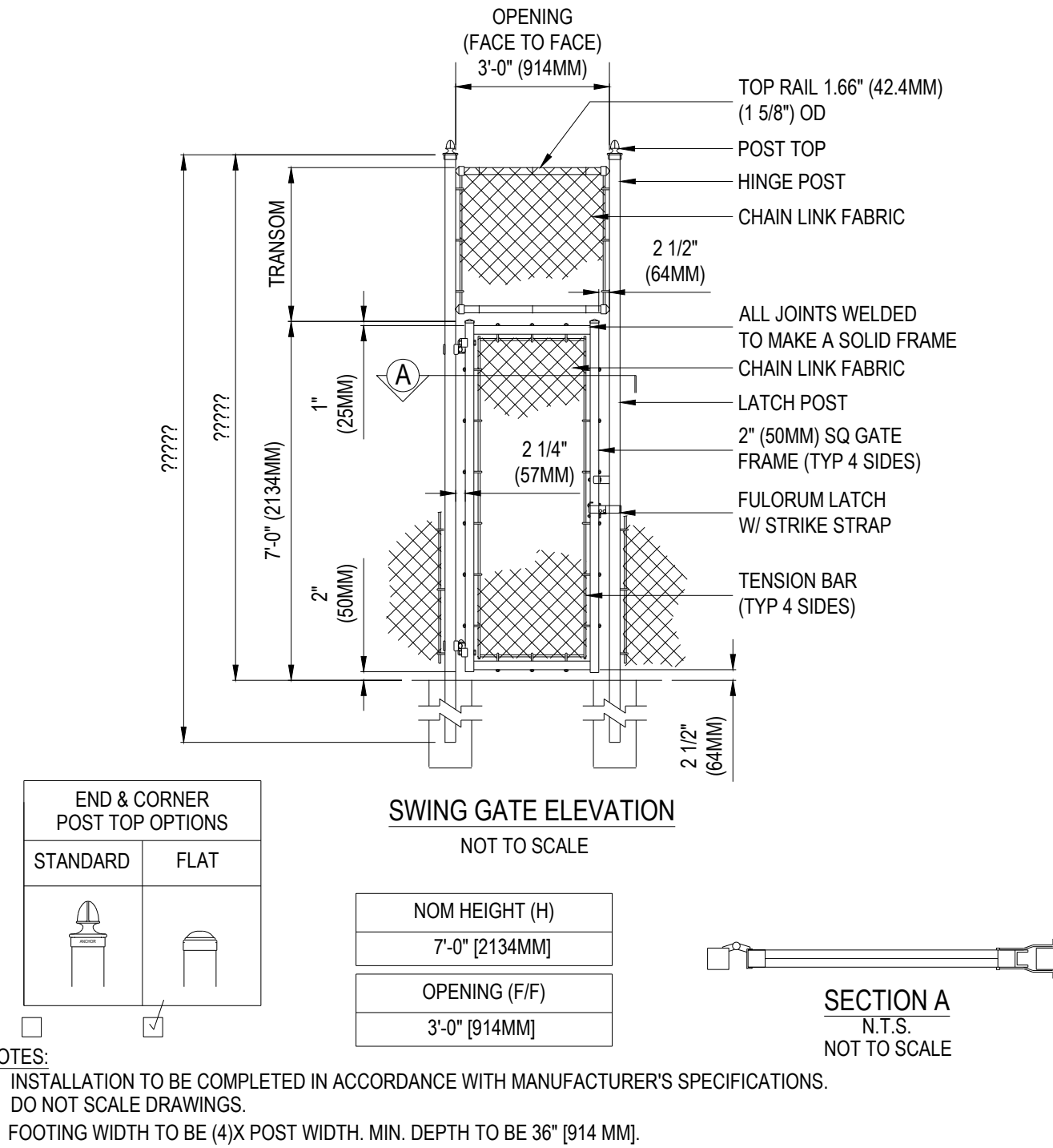
2 PICKLEBALL COURT PAVING



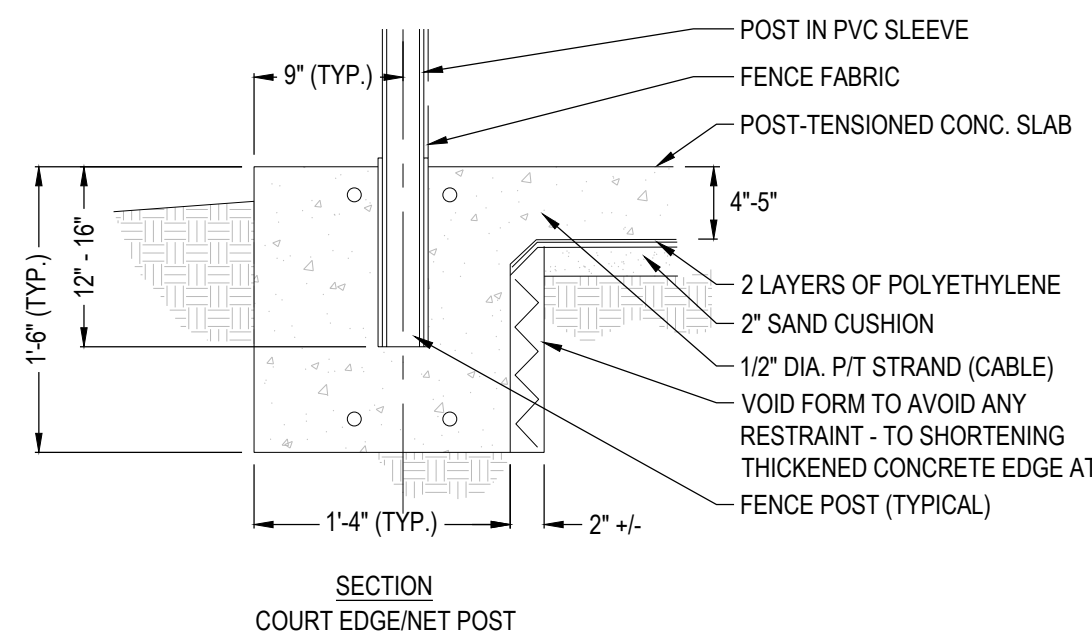
3 PICKLEBALL NET



4 PICKLEBALL FENCING



5 PICKLEBALL SWING GATE



6 PICKLEBALL FENCE POST



7 INTERACTIVE DRAINAGE



MODEL: GAS PUMP 2
ITEM NO: NR0519-0002
MANUFACTURER: KOMPAN
CONTACT: KIM CARLSON,
SUMMIT RECREATION
PH: 303.465.2286

8 TOY GAS PUMP FOR TRIKE PARK (QTY: 2)

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people creating spaces
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1 303.531.4905, f 303.531.4908

Engineering
CML
a Westwood team
10333 E. Dry Creek Rd. Suite 240
Englewood, CO 80112
Tel: 720.402.9852
www.cvlinc.net
westwoodps.com

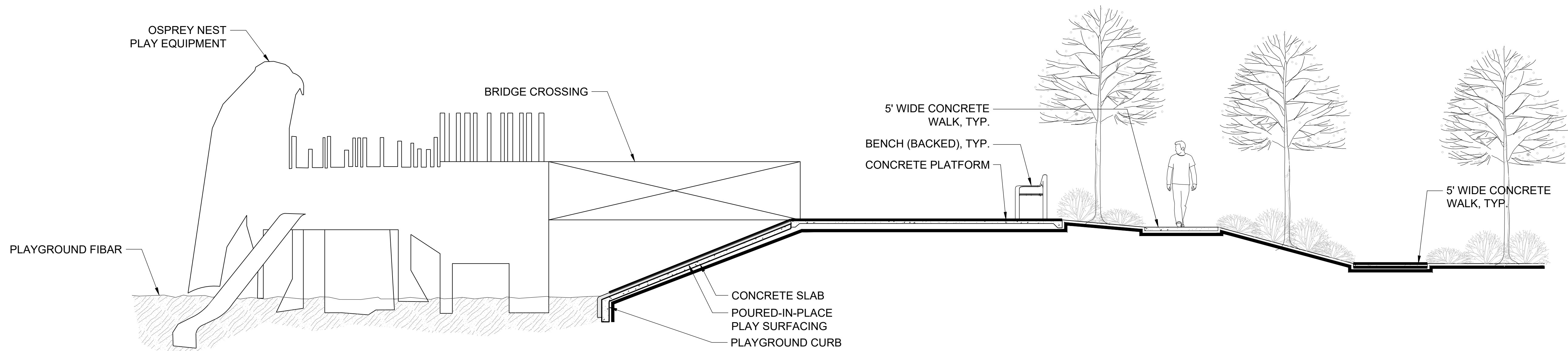
ANTHOLOGY
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PRELIMINARY LANDSCAPE PLANS

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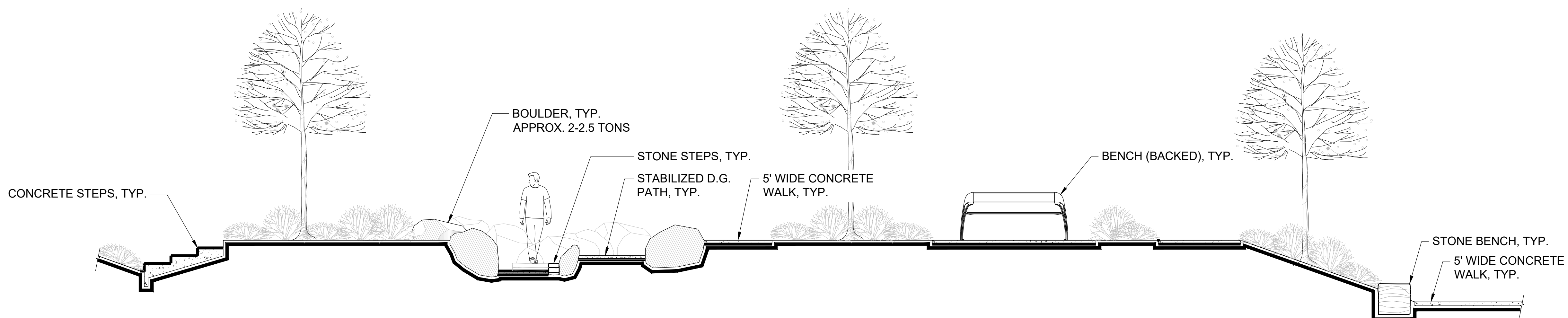
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LANDSCAPE
DETAILS

Sheet Number
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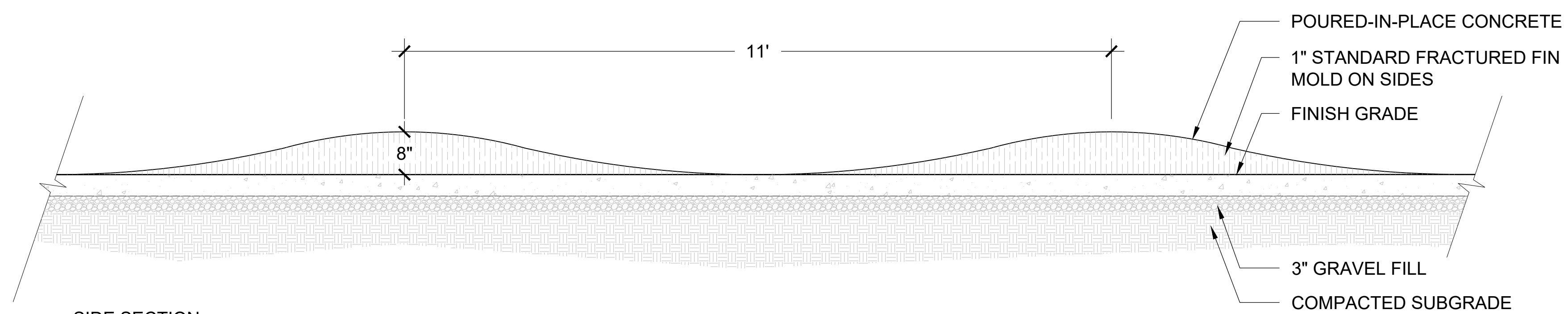
1 PLAYGROUND MOUND - SECTION NORTH-SOUTH

NOT TO SCALE

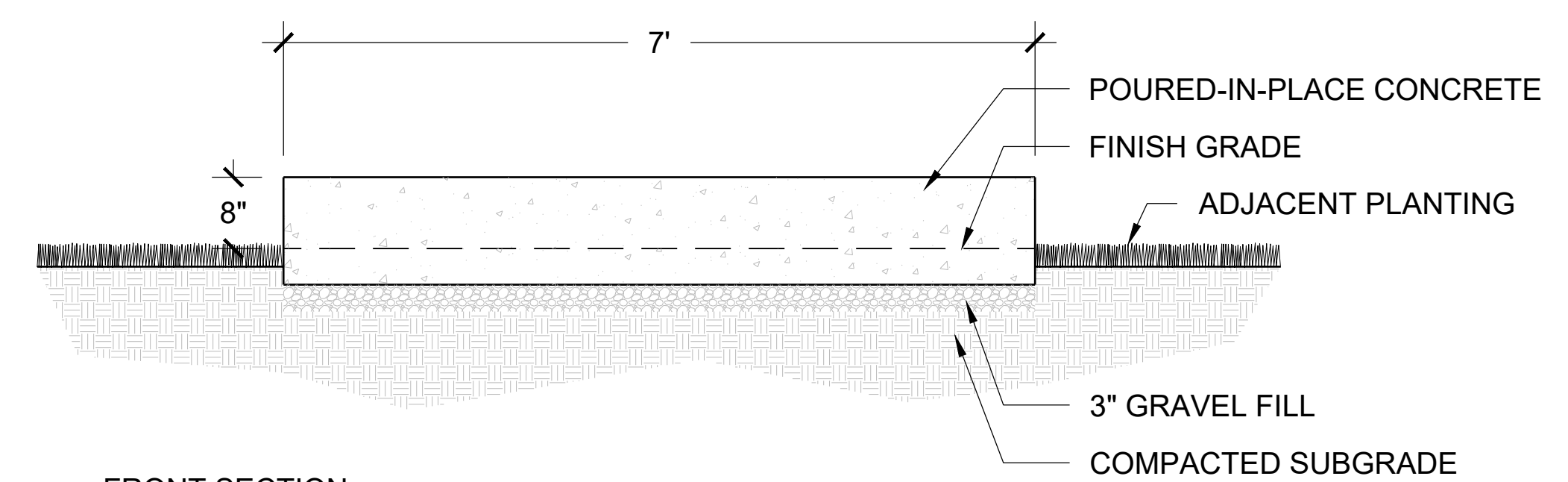


2 PLAYGROUND MOUND - SECTION EAST-WEST

NOT TO SCALE



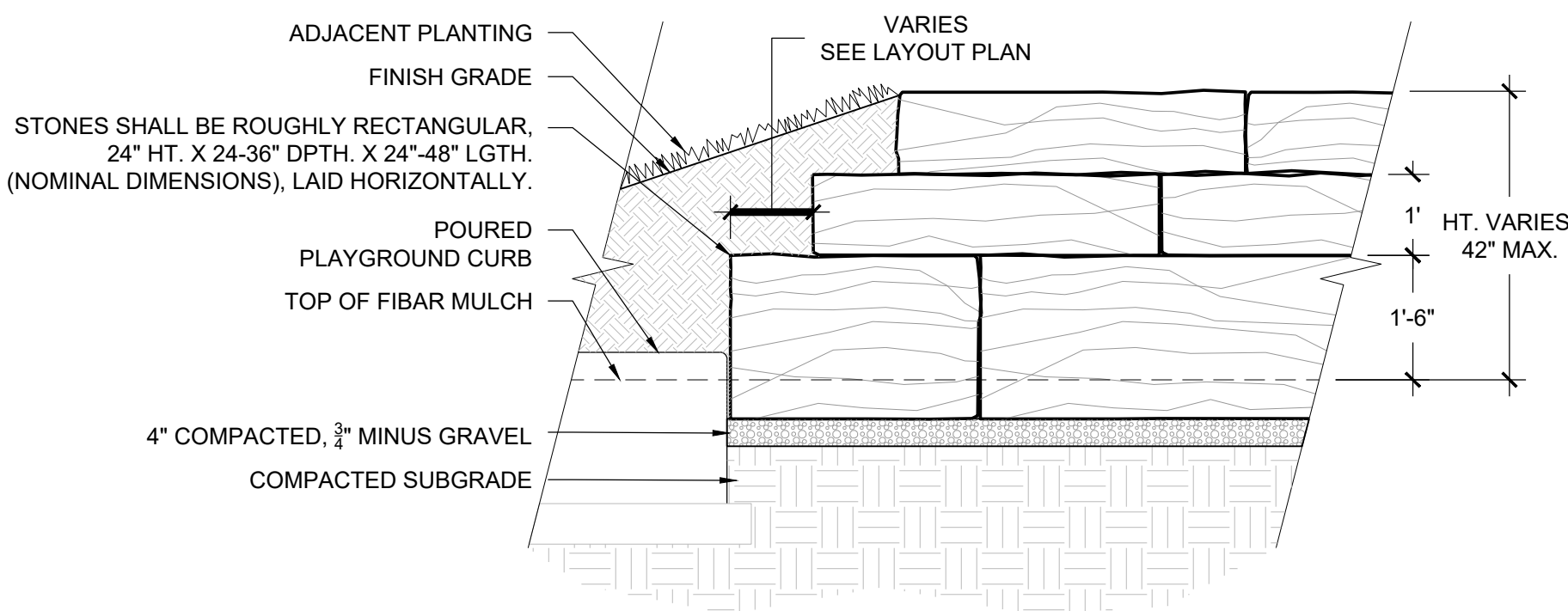
SIDE SECTION



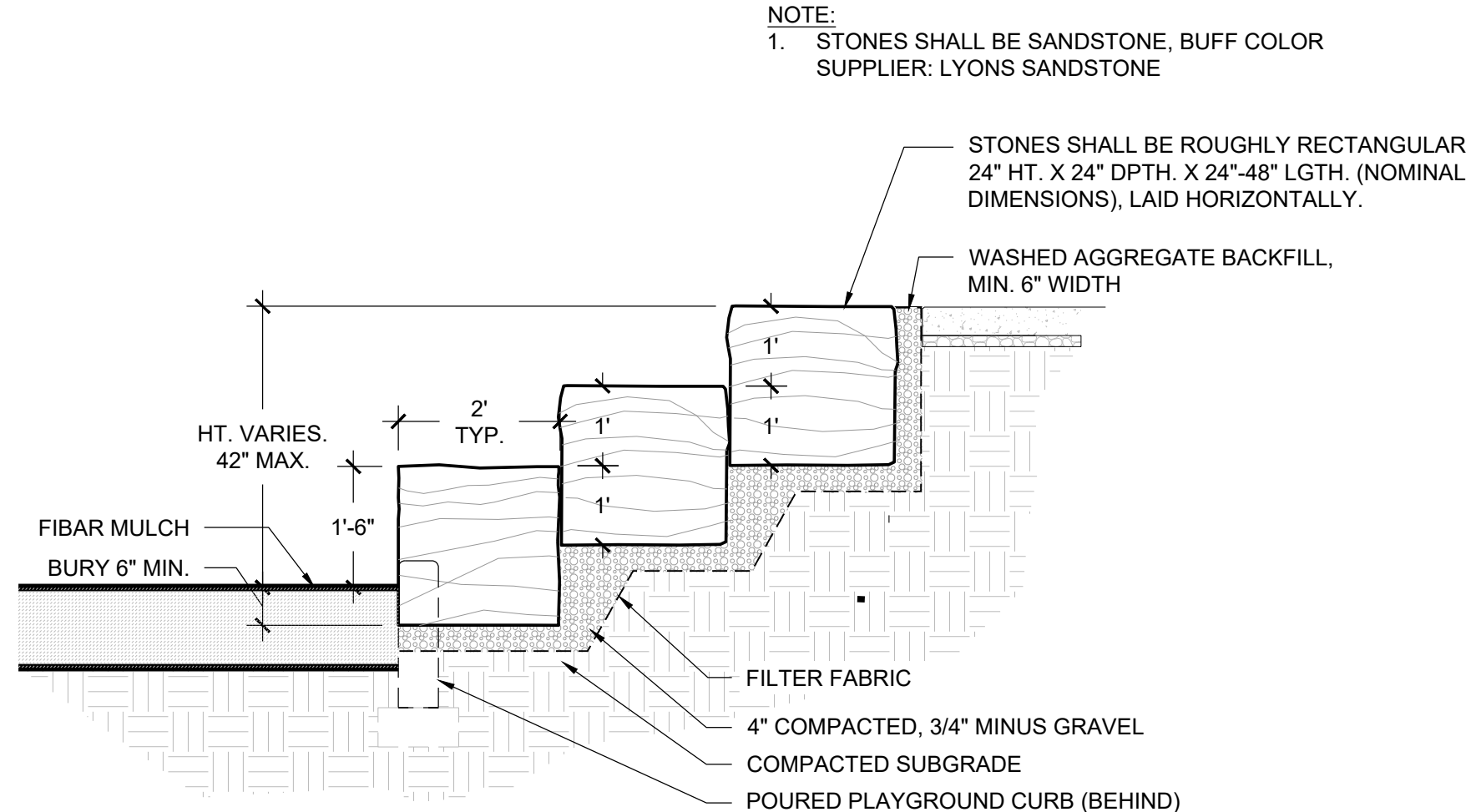
FRONT SECTION

4 TRIKE TRACK ROLLS

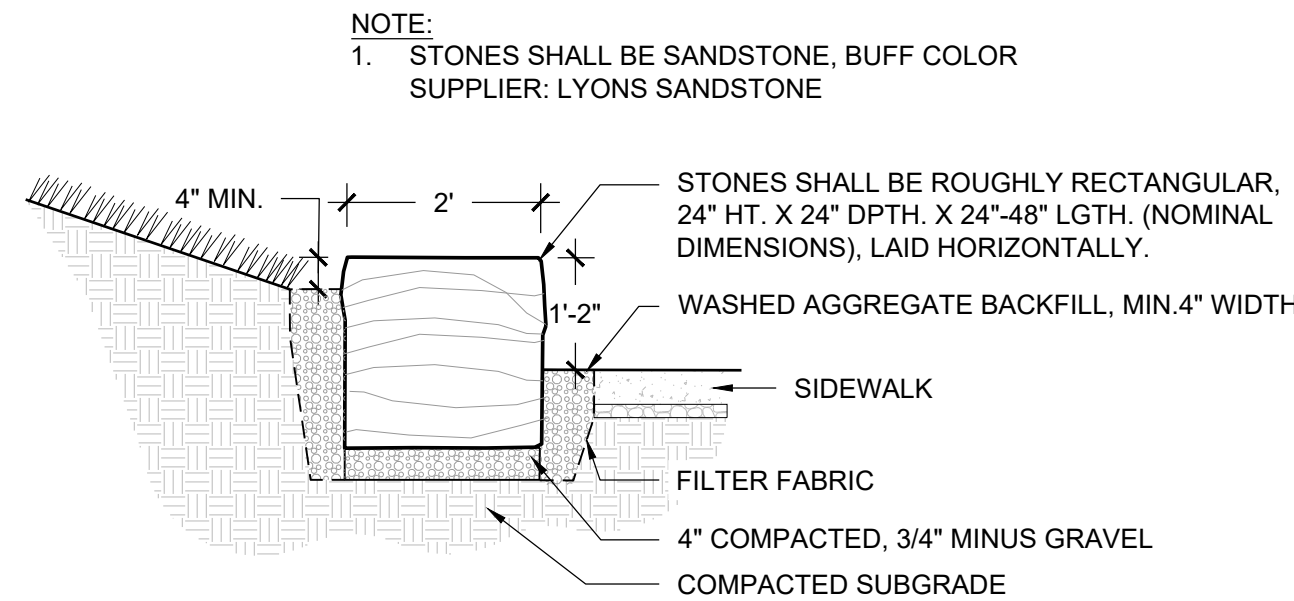
NOT TO SCALE



FRONT VIEW



SECTION

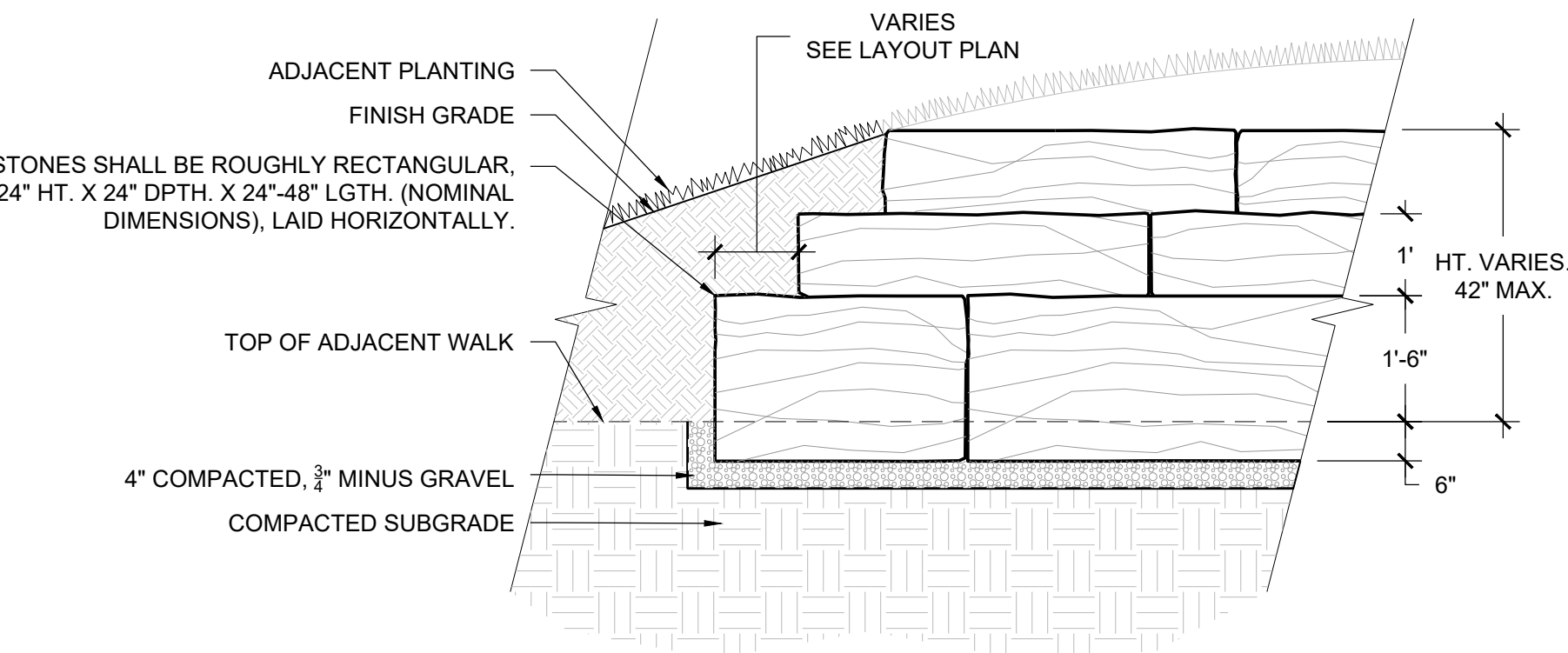


1 STONE SEATING @ PLAYGROUND

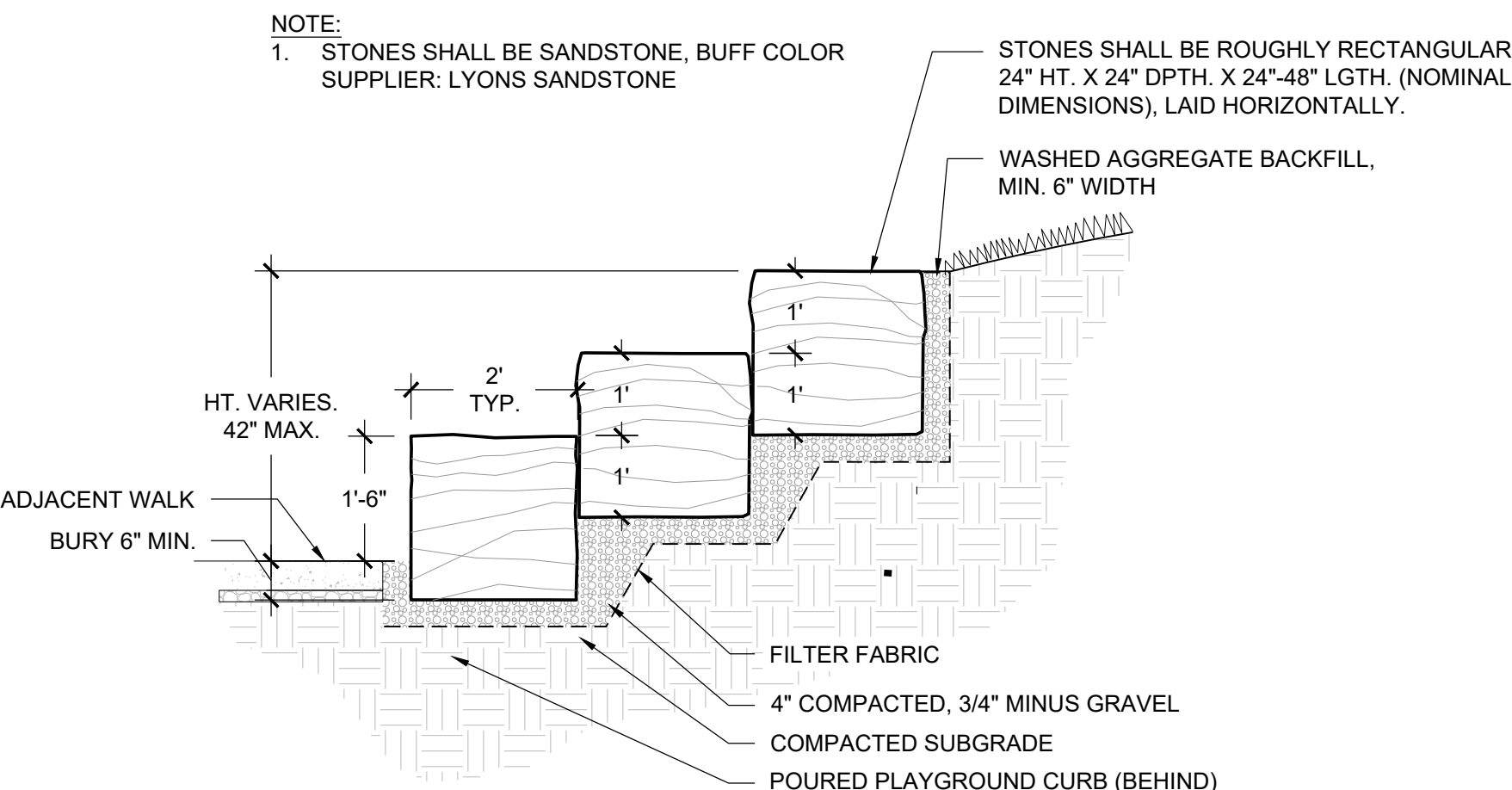
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2 SINGLE STONE BENCH

NOT TO SCALE



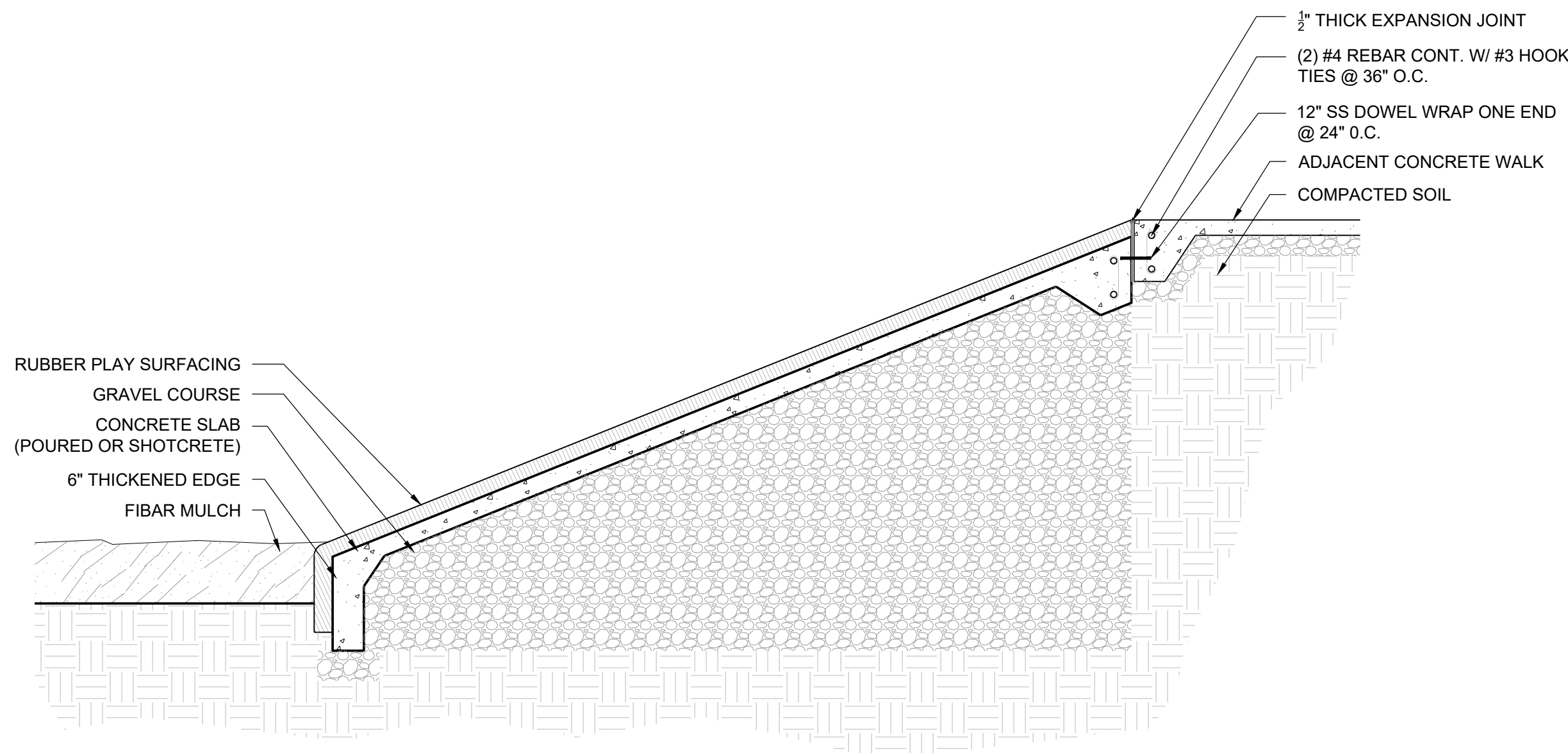
FRONT VIEW



SECTION

3 STONE SEATING @ MOUND

NOT TO SCALE



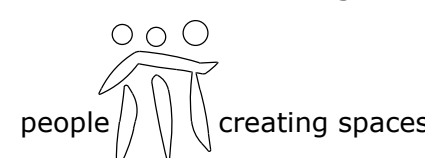
4 PLAYGROUND EMBANKMENT

NOT TO SCALE

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Sheet Name

LANDSCAPE
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Sheet Number

L3.9