



PLANNING COMMISSION MEETING

7:00 PM

July 22, 2021

Notes:

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

Public comment on agenda items may be made in person or via Zoom.

Virtual Public Participation by Zoom Webinar: Instructions on how to participate in the public comment or public hearing part of the meeting are available by viewing the individual Town Council meeting listings on the Town's online calendar at www.parkeronline.org/calendar.

Public Viewing Only - Facebook Live: Town Council meetings may be viewed through Facebook Live from the Town of Parker website: www.facebook.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through Facebook Live.

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 - July 8, 2021**
6. **CONSENT AGENDA**

7. PUBLIC HEARINGS

A. Olde Town Filing No. 2 - Sketch and Preliminary Plan

Applicant: Bill Mahar, Norris Design

Location: Generally located south side of Mainstreet

between Jordan Road and Motsenbocker Road.

Department: Community Development, Stacey Nerger

TRAKiT No.: SUB20-038 and SUB20-039

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

July 8, 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, Ruth Ann Nelson, 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's "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 Ruth Ann Nelson moved to approve the June 24, 2021 meeting minutes.

Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. A BILL FOR AN ORINANCE TO AMEND THE PARKER AUTO PLAZA PD PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE

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. The Site is generally located on south of Pine Lane, north of Ponderosa Drive, east of Twenty Mile Road and west of Parker Road.

Department: Community Development, Stacy Nerger

Stacy Nerger, Senior Planner, presented the staff report for Parker Auto Plaza PD, 2nd Amendment 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. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend that the Town Council approve the Parker Auto Plaza PD, 2nd Amendment.

Commissioners discussed with staff:

- Will the small parking lot in the open space remain, *(staff said the parking lot is south of the Baldwin Gulch Trailhead and it will remain the same).*
- How many parking spaces are in the parking lot at Baldwin Gulch, *(staff said approximately 20 parking spots).*
- Where is the public parking located, *(staff said south of Ponderosa Rd.).*
- Can the Baldwin Gulch Trail be accessed from this parcel, *(staff said yes).*
- Are there any obligatory amenities, *(staff said Town code requires certain amounts of park space per residential unit and there is a certain amount of amenities required and the developer has been asked to enhance the park space with workout stations, benches and playground and some artificial turf).*
- What is the expected completion, *(staff said at the earliest late next summer or early fall).*
- How does the allowing of a developer to use current open space affect other open space adjacent to other developers, *(this is something the Town has allowed in the past, but not to this extent, these instances are reviewed on a case by case basis).*
- Are the amenities shown in green going to fulfill the requirements and is that what we can expect to see, *(staff said yes).*
- Are there any ongoing controls for the Town if the park deteriorates, I know it's the owner that's going to be maintain it, but can you talk to that, *(staff said that in order to use town owned property, the developer will have a license agreement where they agree that they're not going to own this land and that they're going to be maintaining it according to a maintenance schedule).*
- If someone gets hurt on this Town owned land, who has the responsibility or who carries the insurance, *(staff said that the developer provides liability insurance).*

- Access between the blue area and the green area on the map, the blue area is primarily intended for the residents of the multi-tenant buildings ,will there be free access between the blue area and red area, or is that gated or how is that handled, *(staff said there is another access point up from the green area to the blue area near the pet waste station and it is open access to the public).*
- Will the fenced dog park in the orange area be available to the public, *(staff said that this dog park will be fenced off and will be key card only).*

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:14 P.M. A BILL FOR AN ORINANCE TO AMEND THE PARKER AUTO PLAZA PD PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE

PLANNING COMMISSION DISCUSSION

Commissioners are supportive of the Ordinance, a good use of the land.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve a Bill for an Ordinance to amend the Parker Auto Plaza PD pursuant to the Town of Parker Land Development Ordinance. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:16 P.M. ANTHOLOGY NORTH – SKETCH AND PRELIMINARY PLAN TRAKIT NO(S): SUB20-005 AND SUB20-006

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. The site is generally located on the south side of Hess Road between Chambers Road and Motsenbocker Road.

Department: Community Development, BrieAnna Simon

BrieAnna Simon, Associate Planner, presented the staff report 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, 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. Ms. Simon concluded with the determinations in the staff report recommended the Planning Commission recommend Town Council approve the requested Anthology North Sketch Plan for Segment 1A, 1B, and 1C.

Commissioners discussed with staff:

- No comments

APPLICANT PRESENTATION

John Prestwich with PCS Group presented project information:

- The community is being renamed from Anthology to Tanterra
- Acknowledged team members
- Sketch plan presented for segment 1 and preliminary plan for segment 1-A
- The PD amendment was processed last year to incorporate the dendritic planning working the planning around the natural drainages
- Drawings were presented shown the areas including in segment 1
- Discussed the relocation of the fire house based on resident feedback from the Horse Creek area
- Discussed the community park, open space, associated park amenities
- Discussed Segment 1-A in detail
- Shared pictures of Tanterra monument signs, Chambers Rd. bridge, general pictures of the development, parks, pool, amenities

Commissioners discussed with applicant:

- Concerning the schools and associated traffic issues, what are the plans to address this, *(applicant said they are working with Town staff and the school district modifying the roads around the park and the school is located on a collector road which will provide direct access out to Chambers Rd. and disperse traffic quickly).*
- Are the trails going to be HOA maintained or the Town of Parker, *(applicant said both, regional trails will be dedicated to the Town and the Town will maintain them, trails that are inside of the HOA tracts will be maintained by the HOA and the trails in the 30 acre park that is being dedicated to the Town will be maintained by the Town).*
- How many parking spots will be at the community center, *(applicant said based on the parking study he believes 84 parking spots).*
- Did you get agreement on the distance of the fire station to where you want to put it now, *(applicant said they are working with South Metro Fire).*
- Will the pool be open to the community or strictly for the homeowners, *(applicant said it will open to the public).*
- Approximately how far was the fire station moved, *(applicant said about a quarter mile).*

PUBLIC COMMENT OPENED

- Tejendra Dhakal who resides at 12723 Buffington Trail, Parker Colorado stated that the notice was not very helpful, it does not contain enough information to understand what is going on in their neighborhood. What kind of ecological studies have been done, are their plans to relocate some of the animals or leave some areas natural? One of the paths on the natural drainage didn't look accessible, how much thought is being put in when they are designing this community.
- Glenda Wilson who resides at 17726 Emelia Dr. Parker Colorado agreed with the previous commenter that more pictures would be nice in the notice. Her home backs up to segment

1-C and there is a very steep hill that looks like it is going to be open space, is concerned about drainage and if the hill will be flattened. Here sump pump works all the time. She has notice that with the current construction, animal wildlife is getting closer to their homes and that with the Parker split rail fences do not offer a lot of protection. She wanted to be mindful of whether preserving areas for the animals, but also seeing if there's a chance to rehouse or move them so that don't just keep closing in our homes.

- Ian via Zoom raised his hand, but we were unable to hear Ian in the council chambers. As an alternative Ian attempted to use the chat feature via Zoom. Via Zoom chat, Ian wanted to reiterate the need for the fire station to move as part of the approval.
- Dan McVon via Zoom's chat feature wondered if the engineering analysis for utility capacity included telecom, cellular and broadband.

PUBLIC COMMENT CLOSED

PLANNING COMMISSION DISCUSSION

- The planning commissioners do not see the notices that were sent out. Do they have a link to any documents or things like that so they could go online and see the same sort of TRAKiT information that the commissioners see, *(staff said that it is a mailed notice, paper copy so there's no actual links, but it does have the project numbers and general location so that they go into eTRAKiT and find more information or contact the Town for more information).*
- Does the notice give instructions on how to access information and if it doesn't, maybe it should, *(staff said they don't believe so, but they will double check).*
- Regarding grading and the hill in section 1-C, can more information be provided, *(applicant said they are focused on prelim plan for 1-A and he is aware of grading in 1-B and would be happy to meet with the commenter and find out exactly where she lives).*
- Can you speak to the other chat question regarding cellular and broadband, *(applicant said the engineering analysis does include all the telecom, referrals are sent to the agencies and we will continue working with them. The applicant acknowledged Ian's comments regarding the relocation of the fire station, but reminded everyone that these are two separate applications. The applicant has formally submitted an application to move the fire station, but it's not part of the sketch plan or segment 1-A).*
- If the planning commission votes on this tonight and for some reason the fire station can't be moved, is it part of this or does it come back to us a second time, are we voting on this without the fire station, *(staff said yes, the fire station is currently part of segment 3 and we are looking to move it to segment 2 which is outside of the realm of segment 1 at this point and the planning commission will review the rezoning comes as a separate fire station relocation application).*
- Is there a chance the fire station could be moved into segment 1 or is it going to stay in two or three, *(applicant said that that would be a major change and isn't likely).*
- Can segment 1 be serviced by a different fire station now that is approved, *(applicant said that the fire department is on the referral agency so they are definitely studying this and providing comments).*
- The applicant responded to previous Zoom chat comments, *(applicant said they would be*

happy to provide to the public whatever notice is needed with links to the files; all the ecological studies that are required through the process have been done; preserving natural drainages and some tails that cross the drainage will not be ADA compliant, but in the upper areas we will follow the rules).

- What about animals being pushed into backyards, what is being done or is this just a natural consequence, *(applicant said we don't have anything in our plans, just the environmental studies and what they allow as far as interaction and working with the animals in the area; staff said that preserving the dendritic areas will help keep those animals in the natural areas).*

PUBLIC HEARING: CLOSED: 7:54 P.M. ANTHOLOGY NORTH – SKETCH AND PRELIMINARY PLAN TRAKIT NO(S): SUB20-005 AND SUB20-006

PLANNING COMMISSION DISCUSSION

Commissioners discussed how they were inclined to vote on the motions, that there are two motions to be voted on, whether conditions need to be added to the motions concerning the relocation of the fire station is connected to tonight's discussion or future discussions, that the ecological studies are relied upon by the Town, that animals and humans will need to coexist, the commissioners appreciate that the applicant has worked hard to move the fire station. John Fussa, Planning Director, explained that while it is the commission's prerogative to add a condition to tonight's motions, staff would recommend against adding a condition since there is a second application for the fire house relocation and that the commission will see and review that application at a public hearing in the future.

The commissioners support both motions, that they enjoy the applicant's presentations and that they are confident the fire house issue will be handled and dealt with as it's been discussed tonight.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve the requested Anthology North Sketch Plan for Segment 1A, 1B, and 1C. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

Commissioner Rich Foerster moved 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. Commissioner Erich Frandson seconded; a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

A. Appoint Vice Chair and Acting Vice Chair

Commissioner Erich Frandson moved to nominate Commissioner Eliana Burke as the Vice Chair. Commissioner Ruth Ann Nelson seconded the motion. A vote was taken and passed

unanimously.

Commissioner Ruth Ann Nelson moved to nominate Commissioner Rich Foerster as acting Vice Chair. Commissioner Erich Frandson seconded the motion. A vote was taken and passed unanimously.

STAFF ITEMS

None

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be closed. Commissioner Erich Frandson seconded the motion The meeting was adjourned at 8:06 p.m.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 7/22/2021

Town Council Date: 8/16/2021

Hearing Type: Public Hearing
OLDE TOWN AT PARKER FILING NO. 2 – Sketch
and Preliminary Plan

TRAKiT No(s): SUB20-038 and SUB20-039

Location: Generally located on the south side of Mainstreet
between Jordan Road and Motsenbocker Road.

Project Planner: Stacey Nerger, Planner

Applicant: Norris Design-Bill Mahar, Representative
Pacific North Enterprises, Owner

Executive Summary: The applicant, Norris Design, is proposing a Sketch and Preliminary Plan for 122 single family attached units with parks, open space and landscaping. The site is located on the south side of Mainstreet between Jordan Road and Motsenbocker Road.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan, subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan 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 Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan to a future date.”

I. BACKGROUND/DISCUSSION

The Olde Town at Parker property was annexed in December, 2000, with Planned Development (PD) zoning which provided for 5.5 acres of commercial area and 595 residential units with trails and parks. In 2003, the PD was amended and sketch and preliminary plans were approved that enlarged the commercial area (PA1) to 13.35 acres. This commercial area included the access drive and adjacent drainage swale on the east boundary of the new planning area proposed with this amendment. The residential development under the previous PD amendment was also re-organized to create a central park and community pool area within the Olde Town project. Construction of the western half of the PD ceased in 2008 with the economic downturn but has since been largely developed.

In 2017, the eastern half of the original development was approved for single-family detached and paired homes and is currently under construction. On December 7, 2020 the third amendment to the Olde Town at Parker Planned Development was approved to allow for single-family attached (townhome) development for a total of 122 units at a density of 10 units per acre.

The proposed sketch and preliminary plan would allow a total of 122 single family attached (townhome) lots on 12.16 acres. Additionally, the plat will reconfigure two commercially zoned lots and reclaim 1.86 acres of the adjacent drainage tract through re-engineering. These two commercial lots and the drainage tract will be removed from Filing 1 and replatted into Filing 2.

The subject area is bounded on the east by the American Academy at Motsenbocker and to the west by the Mainstreet Dental Plaza commercial development. To the north of the site is the Clarke Farms single-family residential neighborhood and to the south is the Olde Town/Senderos Creek neighborhood that is currently under construction.

The applicant held a neighborhood meeting on June 1, 2021 to present their proposed sketch and preliminary plan and provide feedback.



II. PRIOR ACTIONS

Date	Action
2000	The original Olde Town at Parker property was annexed into the town with PD zoning which provided for 5.5 acres of commercial area, 595 residential units.
2003	The PD was amended and sketch and preliminary plans were approved that enlarged the commercial area to 13.35 acres. The residential development under this PD was also re-organized but with no change in the number of allowable residential units.
2008	Construction of the western half of the PD, approved with commercial and residential uses by the original developer, ceased with the economic downturn but has since been largely developed.
2017	The eastern half of the original development was approved for single-family detached and paired homes. The total number of allowed residential units was decreased to 493.
2020	A PD Amendment was proposed to include 12.16 acres into the Planned Development and zone them to allow for Condominium and single-family attached development. The proposed PD Amendment was denied by Town

	Council stating concerns that the proposed height and density of the condominiums were not compatible with the surrounding development.
December 7, 2020	Town Council approved a Planned Development Amendment to allow for 122 single-family attached residential units on 12.16 acres.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Olde Town at Parker 3 rd Amendment / Unplatted		
Master Plan Area	Medium Density Residential/Neighborhood Center		
Site Acreage	12.16 acres		
Subdivision	Olde Town at Parker / Unplatted		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Single-Family Residential – Clark Farms
South	Medium Density Residential	PD - Planned Development	Single-Family attached and detached - Olde Town at Parker/Senderos Creek
East	Medium Density Residential	PD - Planned Development	Elementary School - American Academy
West	Neighborhood Center	PD - Planned Development	Olde Town at Parker Commercial Center – Retail and Services

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential within a Neighborhood Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Medium Density Residential:</u> Consists 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. <u>Neighborhood Centers:</u> Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Higher density residential is appropriate as a

	transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Land Use 1.E Land Use 1.F Land Use 1.H Housing and Neighborhoods 2.A
Staff Analysis	This proposal is consistent with the <i>Parker 2035 Master Plan</i> which identifies this area as Medium Density Residential and within a Neighborhood Center. The Medium Density Residential designation recommends an overall density of 3.5 DU's per acre while the Neighborhood Center allows for higher density when applied in a mixed use walkable development. This project integrates commercial uses with adjacent residential and recreational uses through pedestrian oriented alternative access routes, creating a sense of community among those who work, live and play within the neighborhood.

LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Sketch/Prelim Plan)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks – Townhomes PA 9	From local street right-of-way: - 10 feet to the structure - 18 feet to the face of the garage From private drive/court: - 2 feet (no parking in driveway if less than 18 feet) From arterial or collector street right-of-way: - 20 feet Adjacent to single family detached residential: - 15 feet	Structures are not a part of this proposal. Required setbacks will be met at time of site plan approval.	☒ Consistent ☐ Inconsistent ☒ N/A
Density	11.35 DU/AC	10.00 DU/AC	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories-Townhouses	35 feet	Structures are not a part of this proposal.	☒ Consistent ☐ Inconsistent

		Required height will be met at time of site plan approval.	☒ N/A
Landscaping	Title 13.06.070	All required streetscape, open space and common area landscape has been met. Individual lot specific requirements will be met at site plan approval.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be met at site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff analysis	As outlined above, staff has evaluated the requested Sketch and Preliminary Plans against the requirements in the Olde Town at Parker PD zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards. The proposed sketch and preliminary plans are in conformance with the proposed PD amendment.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property is located south of Mainstreet, east of Jordan Road, west of Motsenbocker Road and north of Todd Drive. The property will be served by three existing roadways, two within the Olde Town at Parker commercial development and one within the existing Olde Town at Parker residential development (Springfield Court). The extension of Springfield Court will provide vehicular and pedestrian access from the residential areas to the adjacent commercial businesses. Springfield Court from the north will dead end at the edge of the property, avoiding thru traffic for Clarke Farms.

The existing and proposed internal network of private drives will connect to Mainstreet and the other public rights-of-way to the new residential development. The private drives will conform to Town of Parker criteria and be owned and maintained by the Olde Town Metropolitan District.

The sidewalk and trail network is an important component of the development and is designed to provide pedestrian/bicycle connections between homes and the open space/park areas. This network will connect to the existing sidewalks and trails within the overall neighborhood and will also provide access to the East West Regional Trail to the south and the Cherry Creek Regional Trail to the west.

SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec	A few drafting comments that do not require an additional review
Building	Building permits for the commercial and residential will not be accepted until the Site Plans have been reviewed.
Centennial Airport	The development falls within the Airport Influence Area and recommend an aviation easement for the property.
CenturyLink	No objections
Cherry Creek Basin Water Quality Authority	Pre and post-construction best management practices are required. No exceptions taken.
Clark Farms HOA	No comment
Comcast	No comment
Douglas County Assessors	No comment
Douglas County Planning and Engineering	The transition from East Springfield Court to Gem Trail must occur at an appropriate point in the street alignment. In addition, the applicant should continue to work with the County on street names with the Final Plat.
Douglas County School District	The applicant shall dedicate land or cash-in-lieu for a total of 1.074 acres. The developer and the District have agreed with a flat cash-in-lieu payment to the District of \$107,784.00 towards capital mitigation and land dedication.
IREA	Approved, but would like to see an additional note added to the Final Plat
Fire Life Safety	Approved
Olde Towne Metro District	The single-family attached developer will need to create a sub-association that will own and maintain all roads and common areas within the new development. Please mandate that all construction traffic come from Mainstreet and not through the existing residential.
Neu Town HOA	The single-family attached developer will need to create a sub-association that will own and maintain all roads and common areas within the new development. Please mandate that all construction traffic come from Mainstreet and not through the existing residential.
Parker Water and Sanitation District	Approved, but PWSD still has comments on the commercial building site plan application.
PSCO	PSCO has nothing to add
Public Works/Engineering	Approved

VI. CONCLUSION

The proposed Sketch and Preliminary Plan will allow for a total of 122 single family attached housing units with a density of 10 units per acre. The proposed density aligns with the permitted densities allowed within the Olde Town PD. The layout proposed within the Sketch and Preliminary Plan allows for adequate access, landscaped area and the required parks space. A Site Plan application is currently under review which will require

the development to meet all setbacks, heights, landscaping, open space, park dedication and multifamily design requirements.

Additionally, the plat will reconfigure two commercially zoned lots and reclaim 1.86 acres of the adjacent drainage tract through re-engineering. These two commercial lots and the drainage tract will be removed from Filing 1 and replatted into Filing 2.

This proposal is consistent with the *Parker 2035 Master Plan* and the Sketch and Preliminary Plan has demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that the Planning Commission recommend Town Council approve the Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan.

VII. RECOMMENDED CONDITIONS

1. All Final Plats shall be substantially similar in design and layout and the inclusion of amenities to this Preliminary Plan, as determined by Town staff.
2. The applicant shall add the IREA Note to all Final Plats for this development.
3. The applicant shall continue to work with Douglas County on street names and addresses which will be finalized at the time of any Final Plats for the property.
4. The applicant shall meet required setbacks, stagger and zoning as stated with the Olde Town at Parker Planned Development Guide and Plan and the Parker Land Development Ordinance.

VIII. ATTACHMENTS

1. Olde Town Filing No. 2 Sketch and Preliminary Plan
2. Olde Town Filing No. 2 Parks Plan
3. Referral Agency Comments

Report Approved By: Mary Munekata, Acting Planning Manager

OLDE TOWN AT PARKER FILING 2 SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 01 OF 12 SHEETS

LEGAL DESCRIPTIONS:

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 21, THENCE ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, S89°43'08"W A DISTANCE OF 916.77 FEET TO THE NORTHWEST CORNER OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 AND THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF SAID MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 RECORDED AT RECEPTION NO. 2013010637 AND ALONG THE WESTERLY LINE OF TRACT B OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 1 RECORDED AT RECEPTION NUMBER 9808829, S00°02'02"E A DISTANCE OF 682.11 FEET TO A POINT ON THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING 1B-2 RECORDED AT RECEPTION NO. 2018070436;

THENCE ALONG SAID NORTHERLY LINE TOGETHER WITH THE NORTHERLY LINE OF SPRINGFIELD COURT RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2004031195 AND THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING NO. 1A - FOURTH AMENDMENT RECORDED AT RECEPTION NO. 2016028283, S89°34'55"W A DISTANCE OF 655.30 FEET TO A POINT ON THE WESTERLY LINE OF OLDE TOWN AT PARKER FILING NO. 1A, FOURTH AMENDMENT RECORDED AT RECEPTION NO. 2016028283;

THENCE ALONG SAID WESTERLY LINE, S00°20'54"E A DISTANCE OF 114.62 FEET TO A POINT ON THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING NO. 1A, FOURTH AMENDMENT RECORDED AT RECEPTION NO. 2016028283;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 5 COURSES;

N88°28'56"W A DISTANCE OF 87.29 FEET;

THENCE N88°28'56"W A DISTANCE OF 92.43 FEET;

THENCE 58.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 47°48'00", AND A CHORD WHICH BEARS N64°34'56"W A DISTANCE OF 56.72 FEET;

THENCE 44.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 29°55'05", AND A CHORD WHICH BEARS N55°38'28"W A DISTANCE OF 43.88 FEET;

THENCE N70°36'01"W A DISTANCE OF 98.35 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF CEDAR GULCH PARKWAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 56.53 FEET ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 78.50 FEET, A CENTRAL ANGLE OF 41°15'32", AND A CHORD WHICH BEARS N49°56'56"W A DISTANCE OF 55.31 FEET;

THENCE N19°25'05"E A DISTANCE OF 65.87 FEET ALONG THE WESTERLY LINE OF LOT 4D OF OLDE TOWN AT PARKER FILING NO. 1A, 2ND AMENDMENT RECORDED AT RECEPTION NO. 2008056637;

THENCE ALONG SAID WESTERLY LINE OF LOT 4D AND CONTINUING ALONG THE WESTERLY LINE OF LOT 4B OF SAID OLDE TOWN AT PARKER FILING NO. 1A N00°17'02"W A DISTANCE OF 331.27 FEET TO A POINT ON THE SOUTHERLY LINE OF LOTS 2 AND 3 OF OLDE TOWN AT PARKER FILING NO. 1A, FIRST AMENDMENT RECORDED AT RECEPTION NO. 2007094472;

THENCE N89°42'58"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 254.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3;

THENCE ALONG SAID EASTERLY LINE N00°25'48"W A DISTANCE OF 273.36 FEET TO A POINT ON THE SOUTHERLY LINE OF WEST MAINSTREET RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2003092239;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 25.68 ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1093.25 FEET, A CENTRAL ANGLE OF 1°20'46", AND A CHORD WHICH BEARS N72°40'35"E A DISTANCE OF 25.68 FEET TO A POINT ON THE SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21;

THENCE N89°43'08"E A DISTANCE OF 100.15 FEET, ALONG SAID NORTHERLY LINE;

THENCE N00°23'18"W A DISTANCE OF 1.98 FEET TO A POINT ON THE SOUTHERLY LINE OF CLARKE FARMS SUBDIVISION FILING NO. 2A RECORDED AT RECEPTION NO. 9306811;

THENCE ALONG SAID SOUTHERLY LINE, N89°36'42"E A DISTANCE OF 258.06 FEET;

THENCE N89°35'34"E A DISTANCE OF 117.35 FEET TO A POINT ON THE WESTERLY LINE OF SPRINGFIELD COURT, RECORDED AT RECEPTION NO. 9306811;

THENCE ALONG SAID WESTERLY LINE, S00°19'07"E A DISTANCE OF 27.35 FEET TO A POINT ON THE SOUTHERLY LINE OF SPRINGFIELD COURT, RECORDED AT RECEPTION NO. 9306811

THENCE ALONG SAID SOUTHERLY LINE N89°30'01"E A DISTANCE OF 50.01 FEET TO A POINT ON THE EASTERLY LINE OF SPRINGFIELD COURT, RECORDED AT RECEPTION NO. 9306811;

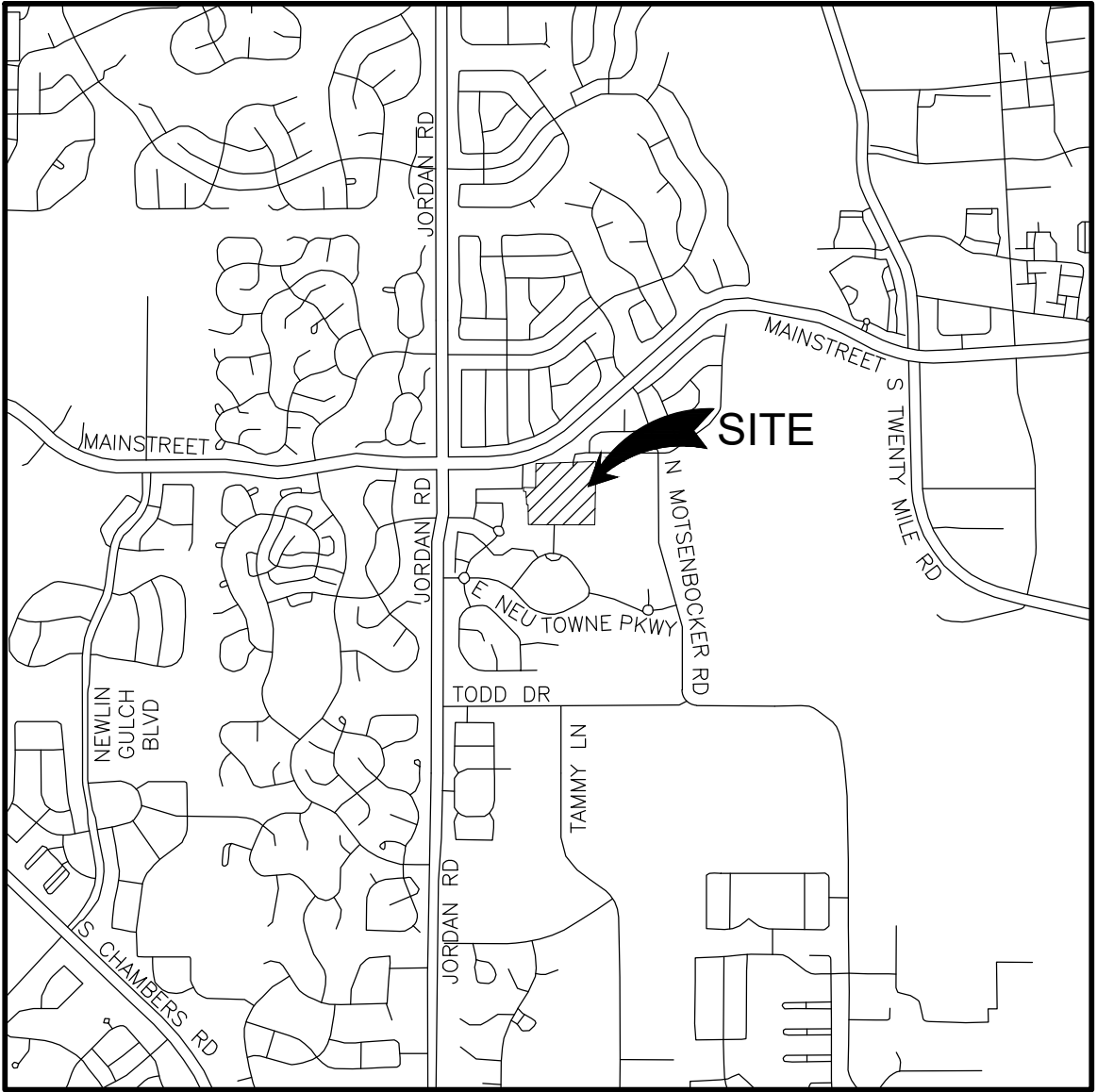
THENCE ALONG SAID EASTERLY LINE N00°19'07"W A DISTANCE OF 27.27 FEET TO A POINT ON THE SOUTHERLY LINE OF CLARKE FARMS FILING NO. 2A;

THENCE ALONG SAID SOUTHERLY LINE N89°35'34"E A DISTANCE OF 233.63 FEET TO A POINT ON THE WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3, RECORDED AT RECEPTION NO. 2013010637

THENCE ALONG SAID WESTERLY LINE S00°24'26"E A DISTANCE OF 3.35 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 15.369 ACRES OR 669,493 SQUARE FEET MORE OR LESS.

SHEET INDEX	
NUMBER	TITLE
01	COVER
02	VACATION PLAN
03	OVERALL PLAN
04	SKETCH PLAN
05	SKETCH PLAN
06	SKETCH PLAN
07	SEPARATE EASEMENTS
08	SEPARATE EASEMENTS
09	SEPARATE EASEMENTS
10	PRIVATE STREETS
11	PRIVATE STREETS
12	PRIVATE STREETS



VICINITY MAP

SCALE: 1"=2000'

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 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.
- BASIS OF BEARING:** BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S00°21'11"E AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP IN RANGE BOX PLS #13487 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #25645 AT THE SOUTHWEST CORNER.
- OWNER WAIVES, REMISES, AND RELEASED ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE TOWN OF PARKER, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.
- THIS SKETCH / PRELIMINARY PLAN CONSISTS OF 124 LOTS AND 8 TRACTS.
- BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, B, C, AND D FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES" IN THE EVENT THE OWNER, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER TRACTS A, B, C AND D IS ALSO GRANTED TO THE TOWN OF PARKER, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS.
- WITHIN SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE PROPERTY FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THE PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THE PROPERTY BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND INTERNAL ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS-PARKING EASEMENT FOR THE BENEFIT OF ALL LOTS AND TRACTS DESCRIBED HEREIN FOR THE SHARED USE OF ALL PARKING SPACES SITUATED ON THE PROPERTY DESCRIBED HEREIN. THE OWNER OF EACH LOT AND/OR TRACT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT AND/OR TRACT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- ROOF OVERHANGS WITH A MAXIMUM TWO-FOOT (2') ENCROACHMENT MAY BE LOCATED WITHIN "UTILITY EASEMENTS" PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, OR ACCESS TO SAID EASEMENT.

TRACT G SUMMARY TABLE						
TYPE OF AREA	DRY UTILITY ESMT. (SF)	PWSD ESMT. (SF)	PWSD & DRY UTILITY ESMT. (SF)	ACCESS EASEMENT	OPEN SPACE (SF)	TOTAL TRACT G AREA (SF)
SQUARE FOOTAGE	11,236	11,405	964	34,953	31,205	89,763
%	12.5%	12.7%	1.1%	38.9%	34.8%	100.0%

TRACT SUMMARY TABLE				
TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP
A	37,242	0.855	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
B	59,181	1.359	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
C	22,542	0.517	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
D	15,314	0.352	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
E	38,983	0.895	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
F	28,993	0.666	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
G	89,763	2.061	OPEN SPACE, UTILITIES, DRAINAGE & ACCESS	HOME OWNERS ASSOCIATION
H	55,115	1.265	ACCESS	HOME OWNERS ASSOCIATION

LOT SUMMARY			
TYPE	AMOUNT	INTERIOR LOT MINIMUM	EXTERIOR LOT MINIMUM
WALKOUT TOWNHOMES	20	25'x77'	32'x77'
2-STORY TOWNHOMES	35	19'x69'	26'x69'
3-STORY TOWNHOMES	67	18.5'x62.5'	24.5'x62.5'

LAND USE SUMMARY TABLE			
USAGE	AREA (S.F.)	ACREAGE	%
RESIDENTIAL LOTS	182,759	4.196	27.30
COMMERCIAL LOTS	139,608	3.205	20.85
PUBLIC RIGHTS OF WAY	0	0	0.00
PARKS	75,629	1.736	11.30
ACCESS/LANDSCAPING	144,878	3.326	21.64
LANDSCAPING	126,619	2.906	18.91
TOTAL	669,493	15.369	100.00%

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

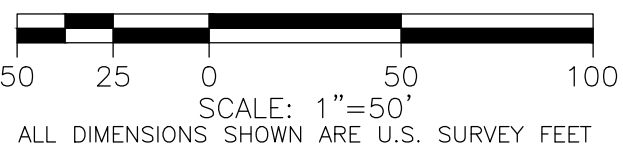
MAY 27, 2021
MARCH 05, 2021
DECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020

SHEET 01 OF 12

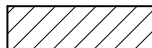


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303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

SHEET 02 OF 12 SHEETS



<i>EXISTING</i>		<i>PROPOSED</i>
_____	BOUNDARY LINE	_____
_____	PROPERTY LINE	_____
_____	RIGHT-OF-WAY LINE	_____
_____	LOT LINE	_____
_____	LOT LINE TO BE VACATED	_____
_____	TRACT LINE	_____
_____	SECTION LINE	_____
_____	SIGHT DISTANCE LINE	_____
_____	EASEMENT	_____

<i>DRIVE</i>	DESCRIPTIONS	<i>DRIVE</i>
△	FOUND. NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580	
○	FOUND. NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510	
△	FOUND. NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543	
◀	SET #4 REBAR W/ CAP PLS #23899	
●	EXISTING PIN	
▲	FOUND MONUMENT AS LABELED	
	EASEMENTS TO BE VACATED	

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

SHEET 02 OF 12

 **MARTIN/MARTIN**
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Project Manager: DAK Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\02_VACATION EXHIBIT.dwg

Surveyed By: RAN Drawn By: MAW Job Number: 17.1060 Sheet Number: ## Of: 8

Plot Date: 5/27/2021

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES

PLAT 25645, SHEET 03 OF 12 SHEETS

LOT 2, OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT (REC.NO. 2007094472) (NOT PART OF THIS PLAT)

LOT 3, OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT (REC.NO. 2007094472) (NOT PART OF THIS PLAT)

LOT 4A, PARKER FILING 1A, AMENDMENT 2008056637) (NOT PART OF THIS PLAT)

LOT 4C, PARKER FILING 1A, AMENDMENT 2008056637) (NOT PART OF THIS PLAT)

LOT 1, MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 MINOR DEVELOPMENT (REC.NO. 2013010637) (NOT PART OF THIS PLAT)

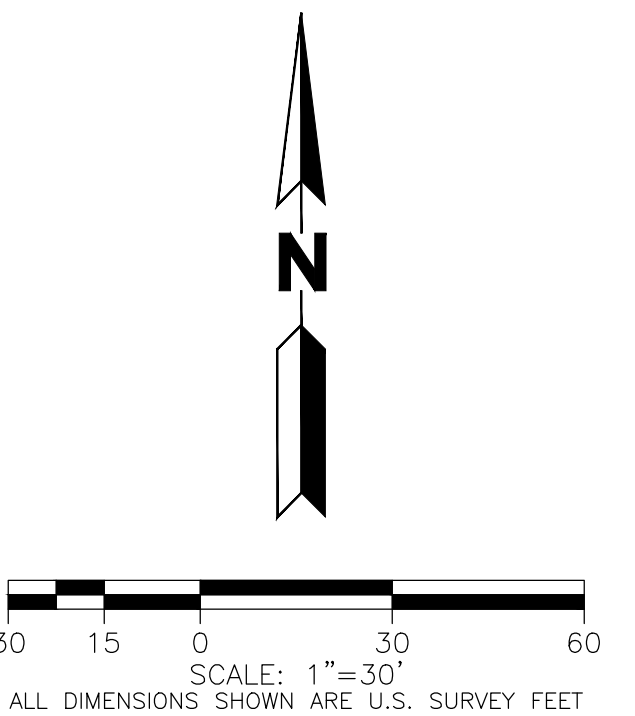
TRACT B, MOUNTAIN VIEW SENIOR CENTER FILING NO. 1 MINOR DEVELOPMENT (NOT PART OF THIS PLAT)

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

<u>EXISTING</u>		<u>PROPOSED</u>	
_____	BOUNDARY LINE	_____	
_____	PROPERTY LINE	_____	
_____	RIGHT-OF-WAY LINE	_____	
_____	LOT LINE	_____	
_____	TRACT LINE	_____	
_____	SECTION LINE	_____	
_____	SIGHT DISTANCE LINE	_____	
_____	EASEMENT	_____	
_____	TIE	_____	
<i>DRIVE</i>	DESCRIPTIONS		<i>DRIVE</i>
	CROWN EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT		
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580		
○	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510		
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543		
NT (37) PLAT)	SET #4 REBAR W/ CAP PLS #23899		▶
●	EXISTING PIN		
▲	FOUND MONUMENT AS LABELED		

PWSD PARKER WATER SANITATION DISTRICT



MAY 27, 2021
MARCH 05, 2021
ECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020

SHEET 03 OF 12

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215



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CONSULTING ENGINEERS

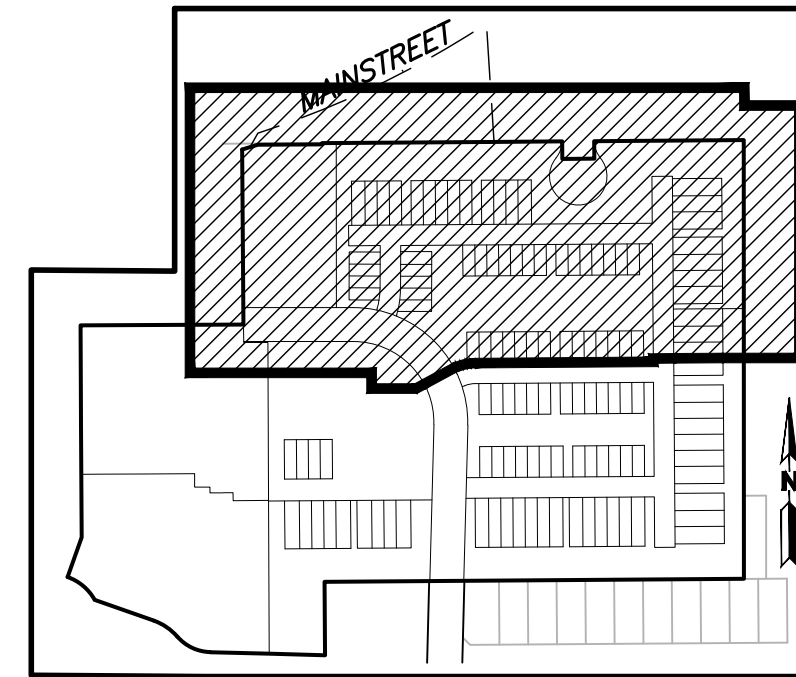
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Project Manager: DAK Location: G:\LOVATO\17.1060-Senders Creek WF\PLANS\SKETCH PLAN\03_OVERALL PLAN.dwg
 Surveyed By: RAN Job Number: 17.1060 Sheet Number: 01 of 8

Plot Date: 5/27/2021 Project Manager: DAK
Surveyed By: RAN

OLDE TOWN AT PARKER FILING 2 SKETCH/PRELIMINARY PLAN

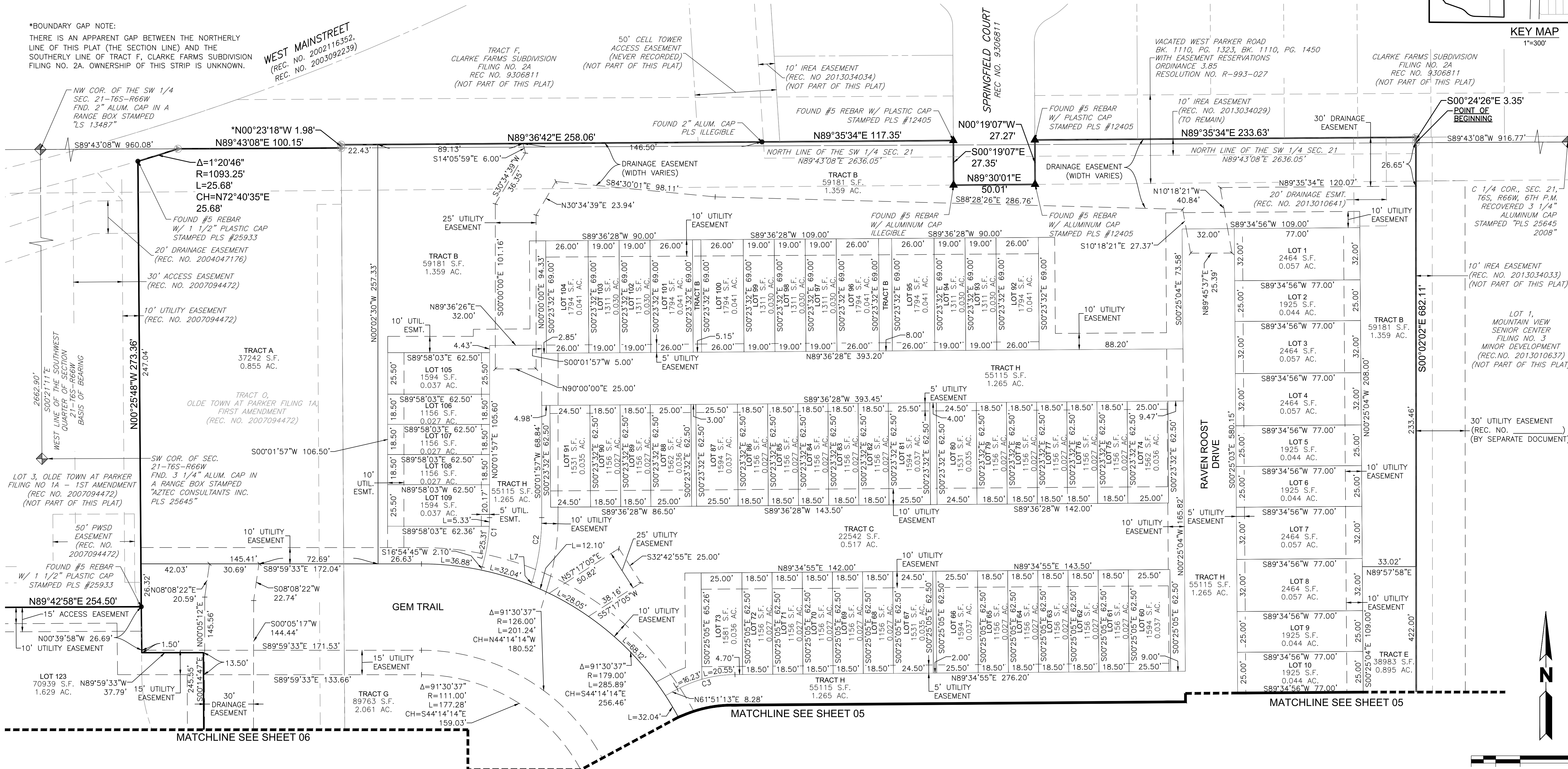
A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 04 OF 12 SHEETS



*BOUNDARY GAP NOTE:

THERE IS AN APPARENT GAP BETWEEN THE NORTHERLY LINE OF THIS PLAT (THE SECTION LINE) AND THE SOUTHERLY LINE OF TRACT F, CLARKE FARMS SUBDIVISION FILING NO. 2A. OWNERSHIP OF THIS STRIP IS UNKNOWN.

WEST MAINSTREET
(REC. NO. 2002116352,
REC. NO. 2003092239)



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L7	S16°54'45"W	2.11'

CURVE TABLE				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	16°52'49"	104.00'	30.64'	30.53'
C2	16°52'49"	136.00'	40.07'	39.92'
C3	27°43'42"	76.00'	36.78'	36.42'

EXISTING

LEGEND

BOUNDARY LINE	PROPOSED
PROPERTY LINE	
RIGHT-OF-WAY LINE	
LOT LINE	
LOT LINE TO BE VACATED	
TRACT LINE	
SECTION LINE	
SIGHT DISTANCE LINE	
EASEMENT	
TIE	
DRIVE	DRIVE

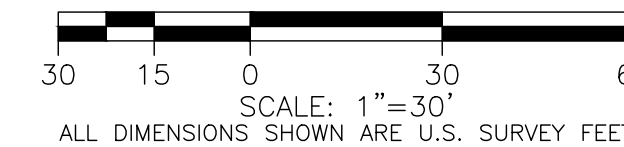
LEGEND

FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580"	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36510"
FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"	SET #4 REBAR W/ CAP PLS #23899
EXISTING PIN	FOUND MONUMENT AS LABELED

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT

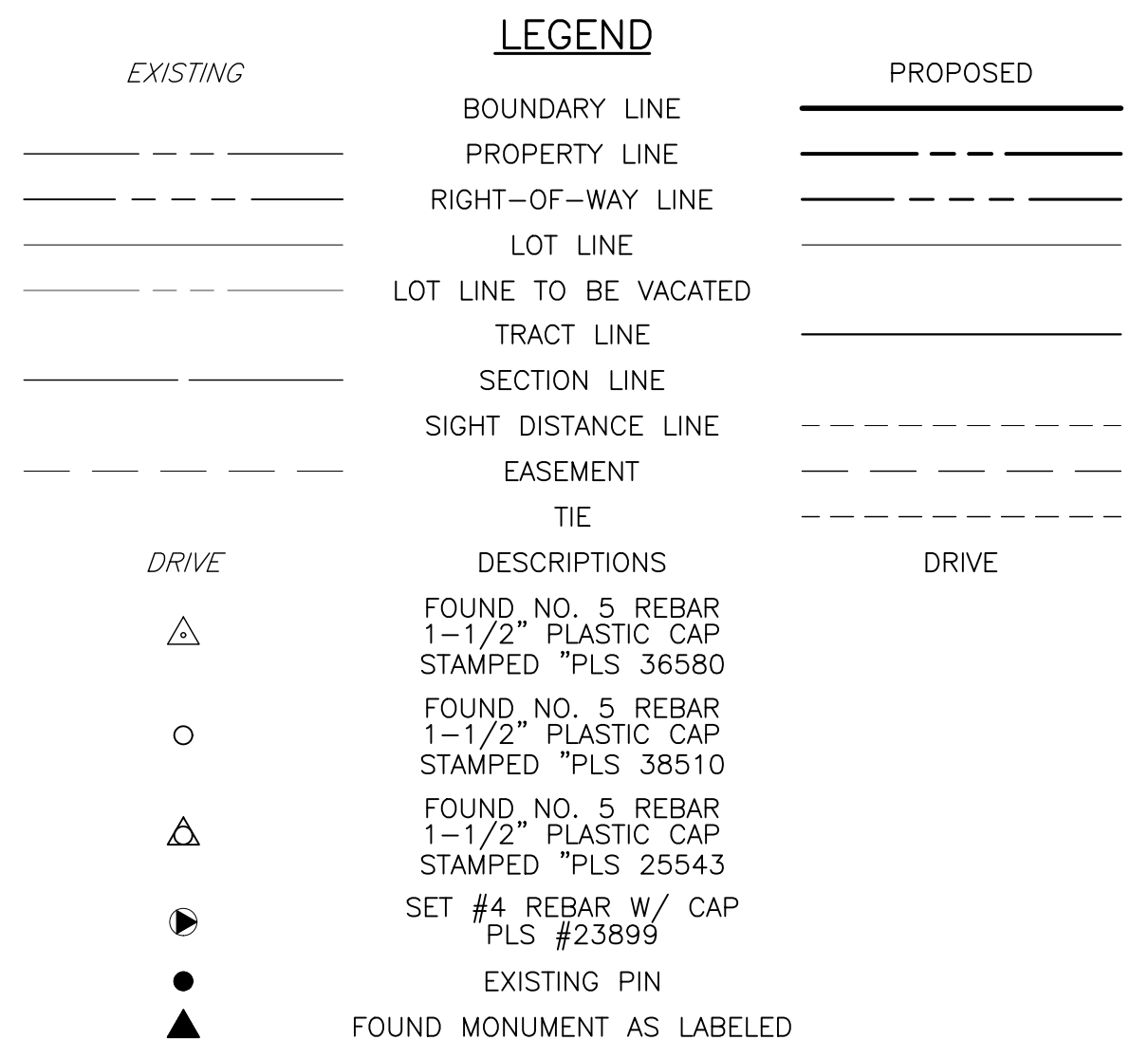
OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237
CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215



SHEET 04 OF 12

MAY 27, 2021
MARCH 05, 2021
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A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING
1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A,
SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 05 OF 12 SHEETS



PWSO PARKER WATER SANITATION DISTRICT

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	27°43'42"	44.00'	21.29'	S75°43'04"W	21.09'

CIVIL ENGINEER/SURVEYOR
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SURVEY@MARTINMARTIN.COM

SHEET 05 OF 12

SHEET 05 OF 12

Project Manager: DAK	Surveyed By: RAN
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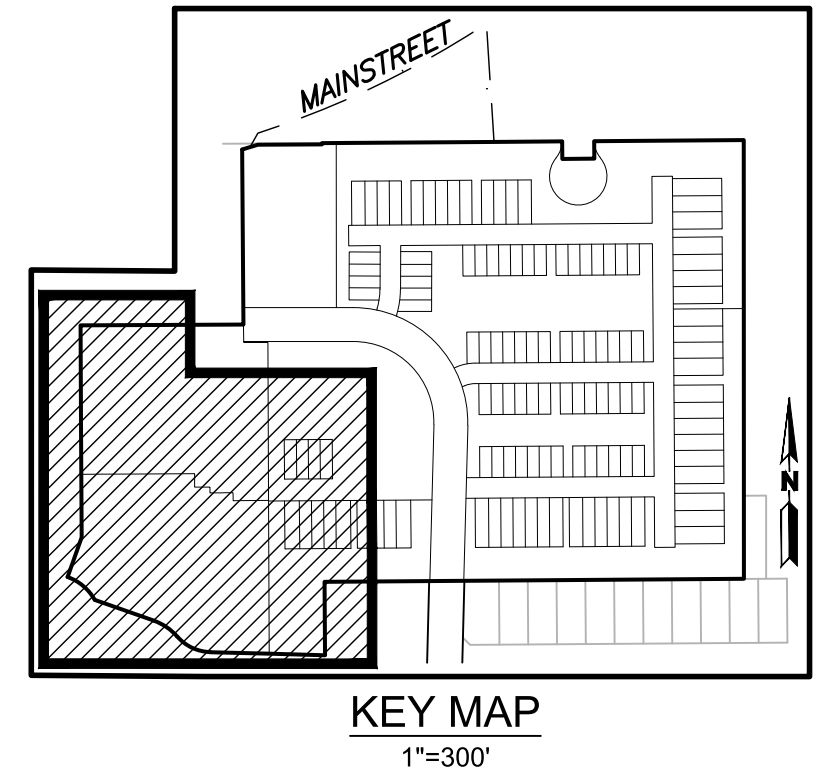
Plot Date:
5/27/2021

Project Manager: DAK
Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\04-06_SKETCH PLAN.dwg
Surveyed By: MAM
Job Number: 17.1060
Sheet Number: 08
Drawn By: MAM

Plot Date: 5/22/2021

OLDE TOWN AT PARKER FILING 2 SKETCH/PRELIMINARY PLAN

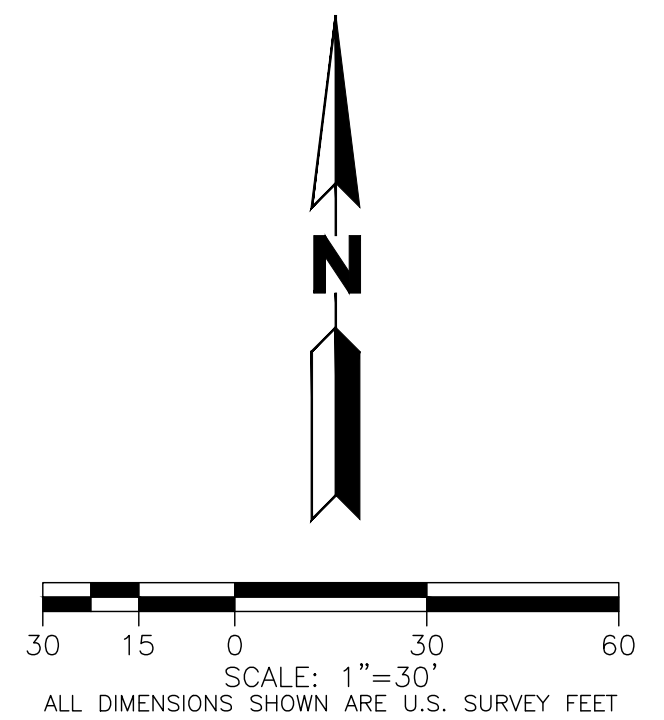
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124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 06 OF 12 SHEETS



EXISTING	LEGEND	PROPOSED
---	BOUNDARY LINE	---
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	LOT LINE	---
---	LOT LINE TO BE VACATED	---
---	TRACT LINE	---
---	SECTION LINE	---
---	SIGHT DISTANCE LINE	---
---	EASEMENT	---
---	TIE	---
---	DRIVE	---
---	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580	---
---	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510	---
---	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543	---
---	SET #4 REBAR W/ CAP PLS #23899	---
---	EXISTING PIN	---
---	FOUND MONUMENT AS LABELED	---

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT



OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

MAY 27, 2021
MARCH 05, 2021
DECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020
SHEET 06 OF 12

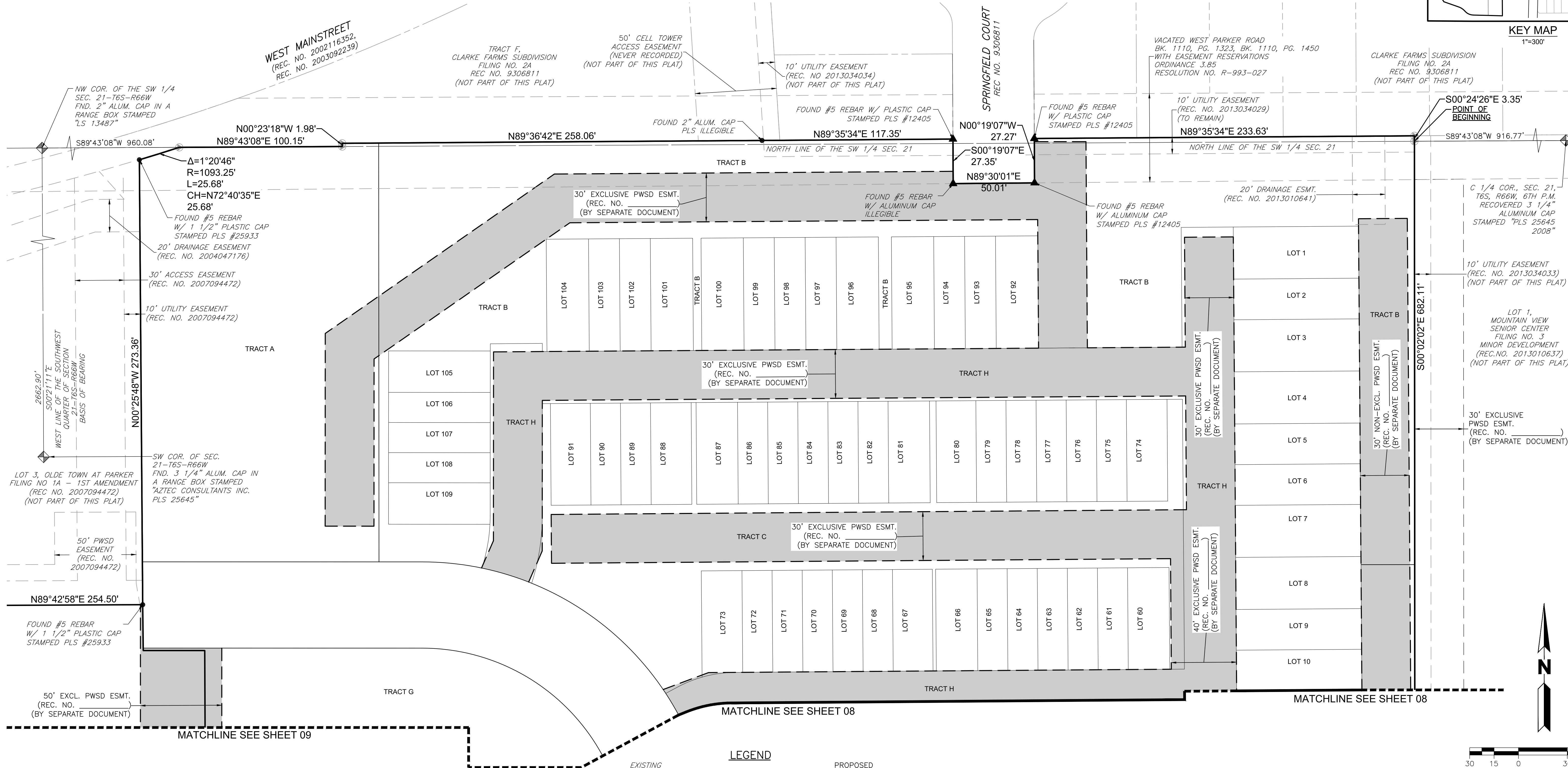
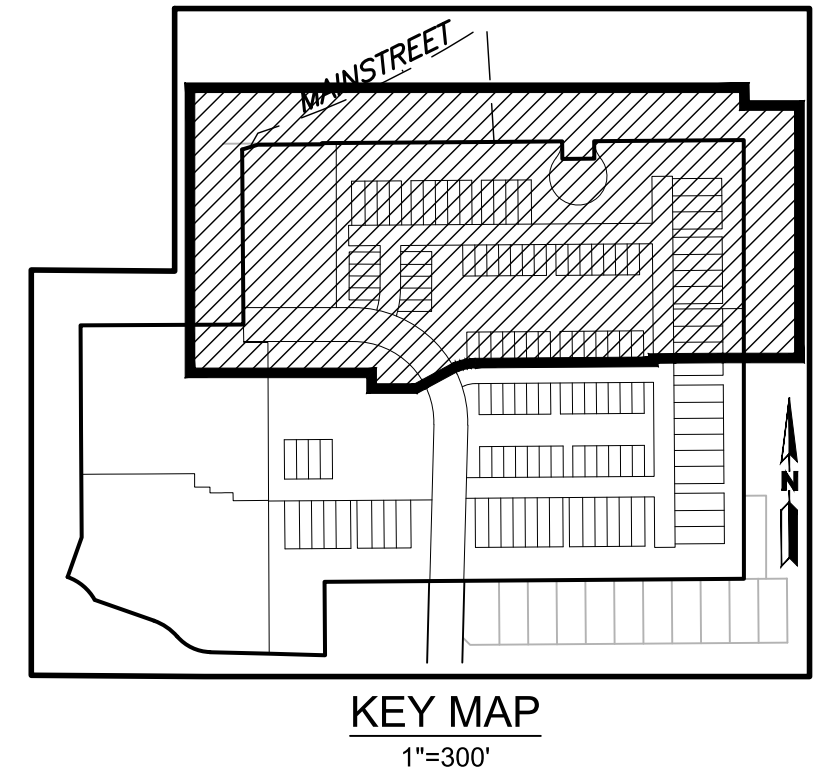
MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTIN/MARTIN.COM
SURVEY@MARTINMARTIN.COM

Project Manager: DAK
Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\07-09_EASEMENT DEDICATION.dwg
Job Number: 17.1060
Drawn By: MAM
Surveyed By: MAM
Sheet Number: 07 OF 8

Plot Date: 5/22/2021

OLDE TOWN AT PARKER FILING 2 SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 07 OF 12 SHEETS



LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
LOT LINE	LOT LINE
TRACT LINE	TRACT LINE
SECTION LINE	SECTION LINE
SIGHT DISTANCE LINE	SIGHT DISTANCE LINE
EASEMENT	EASEMENT
TIE	TIE
DESCRIPTIONS	DESCRIPTIONS
PWS D EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT	PWS D EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
DRIVE	DRIVE

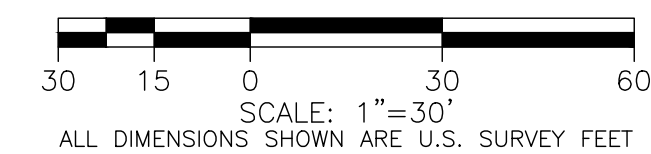
LEGEND

△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580"
○	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510"
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"
●	SET #4 REBAR W/ CAP PLS #23899
▲	EXISTING PIN
▲	FOUND MONUMENT AS LABELED

ABBREVIATIONS

PWS D PARKER WATER SANITATION DISTRICT

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237
CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215



MAY 27, 2021
MARCH 05, 2021
DECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020
SHEET 07 OF 12

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

SHEET 08 OF 12 SHEETS


$$1'' = 300'$$

BOUNDARY LINE

DRIVE

PWSD PARKER WATER SANITATION DISTRICT

Plot Date: 5/27/2021

MATCHLINE SEE SHEET 09

MATCHLINE SEE SHEET 07

MATCHLINE SEE SHEET 07

TRACT G

30' EXCLUSIVE PWSD ESMT.
(REC. NO. _____)
(BY SEPARATE DOCUMENT)

LOT	LOT	LOT	TRACT F
-----	-----	-----	---------

30' EXCLUSIVE PWSD ESMT.
(REC. NO. _____)
(BY SEPARATE DOCUMENT)

FOUND #5 REBAR
W/ CAP PLS #38143

LOT 27

SPRINGFIELD
COURT

- 5' WITNESS CORNER
SET #4 REBAR W/ CAP
PLS #23899

S89°34'55"W 655.30'

OLDE TOWN FILING 1B-2
(REC. NO. 2018070436)
(NOT PART OF THIS PLAT)

TRACT 1

40' EXCLUSIVE PWSD ESMT.
(REC. NO. _____)
(BY SEPARATE DOCUMENT)

30' NON-EXCL. PWSD ESMT.
(REC. NO. _____)
(BY SEPARATE DOCUMENT)

18' EXCLUSIVE PWSD ESMT.
(REC. NO. _____)
(BY SEPARATE DOCUMENT)

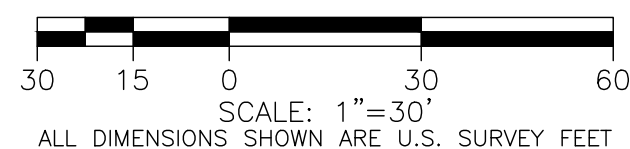
LOT 1,
MOUNTAIN VIEW
SENIOR CENTER
FILING NO. 3
MINOR DEVELOPMENT
(REC.NO. 2013010637)
(NOT PART OF THIS PLAT)

TRACT B,
MOUNTAIN VIEW
SENIOR CENTER
FILING NO. 1
MINOR DEVELOPMENT
(NOT PART OF THIS PLAT)

30' EXCLUSIVE
PWSD EASEMENT
(REC. NO. _____)
(BY SEPARATE DOCUMENT)

10' UTILITY EASEMENT
(REC. NO. 2013034033)
(NOT PART OF THIS PLAT)

FOUND #3 REBAR



SHEET 08 OF 12

SHEET 08 OF 12

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
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LAKEWOOD, CO 80215

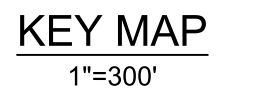


MARTIN/MARTIN
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303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

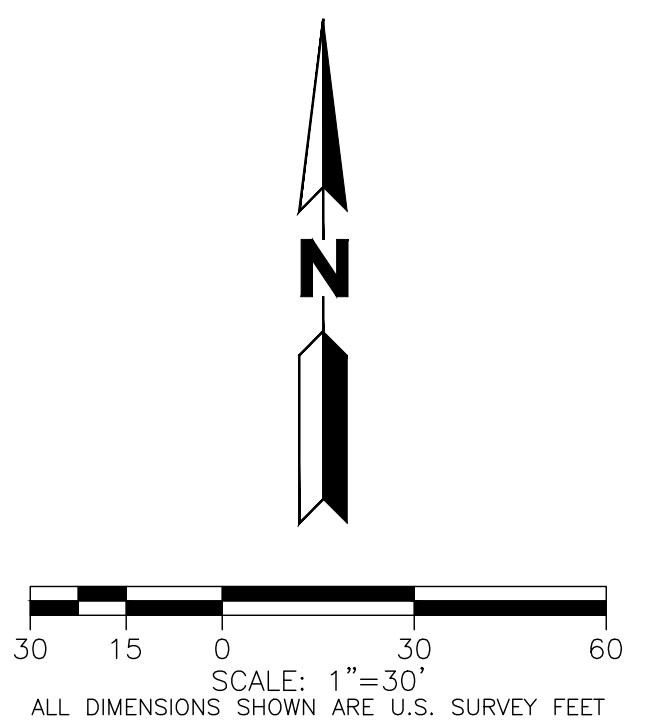
A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING
1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A,
SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES

SHEET 09 OF 12 SHEETS



EXISTING		PROPOSED
-----	BOUNDARY LINE	=====
-----	PROPERTY LINE	-----
-----	RIGHT-OF-WAY LINE	-----
-----	LOT LINE	-----
-----	TRACT LINE	=====
-----	SECTION LINE	-----
-----	SIGHT DISTANCE LINE	-----
-----	EASEMENT	-----
	TIE	-----
	DESCRIPTIONS	
DRIVE		DRIVE
	PWSD EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT	
	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580	
	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510	
	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543	
	SET #4 REBAR W/ CAP PLS #23899	
	EXISTING PIN	
	FOUND MONUMENT AS LABELED	

PWSD PARKER WATER SANITATION DISTRICT



MAY 27, 2021
MARCH 05, 2021
DECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020

SHEET 09 OF 12

OWNER/DEVELOPER
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303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Project Manager: DAK
Location: G:\LOVATO\17.1060-Senderos Creek MFL\PLANS\SKETCH PLAN\07-09_EASEMENT DEDICATION.dwg
Drawn By: MAM
Job Number: 17.1060
Sheet Number: 8
Surveyed By: RAN
Of: 8

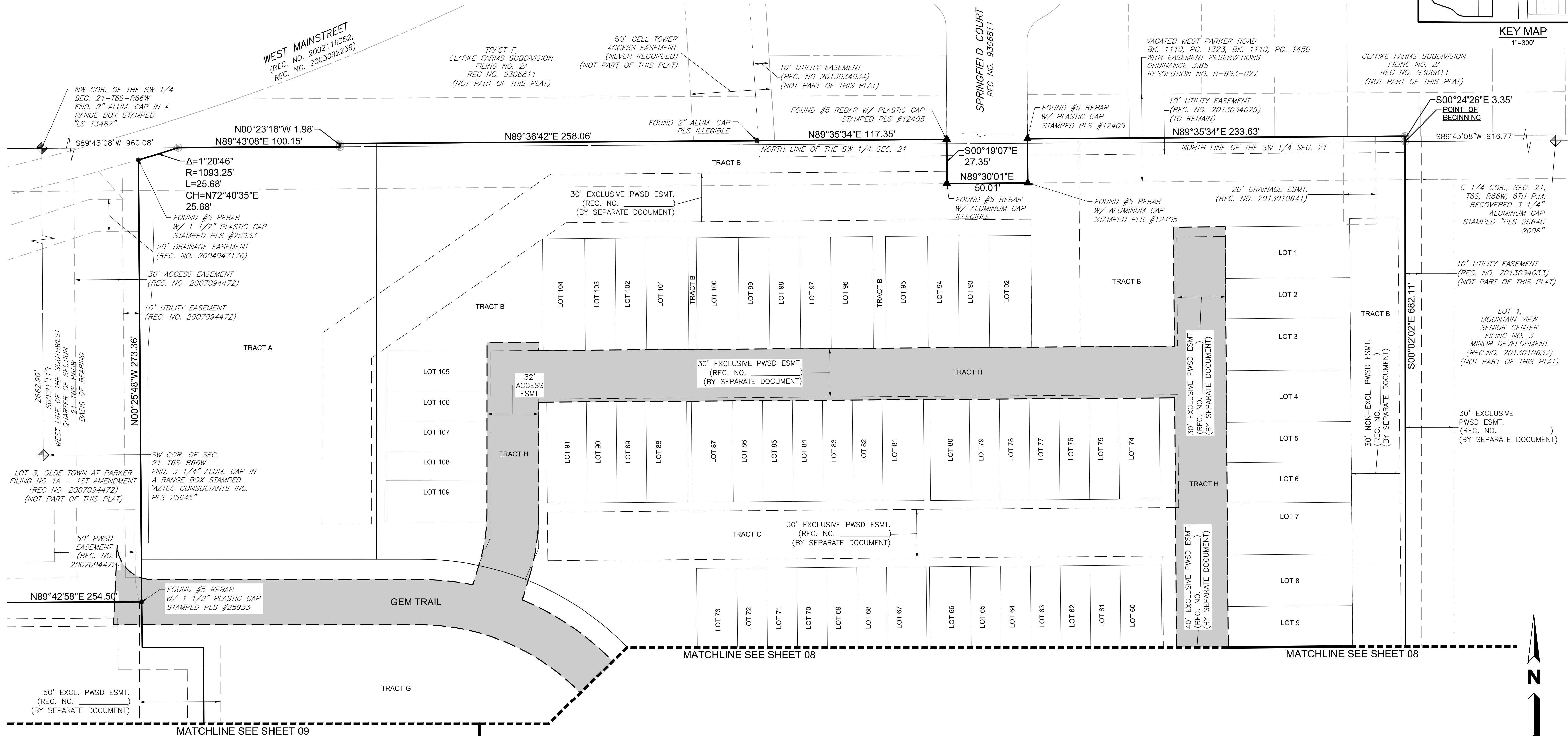
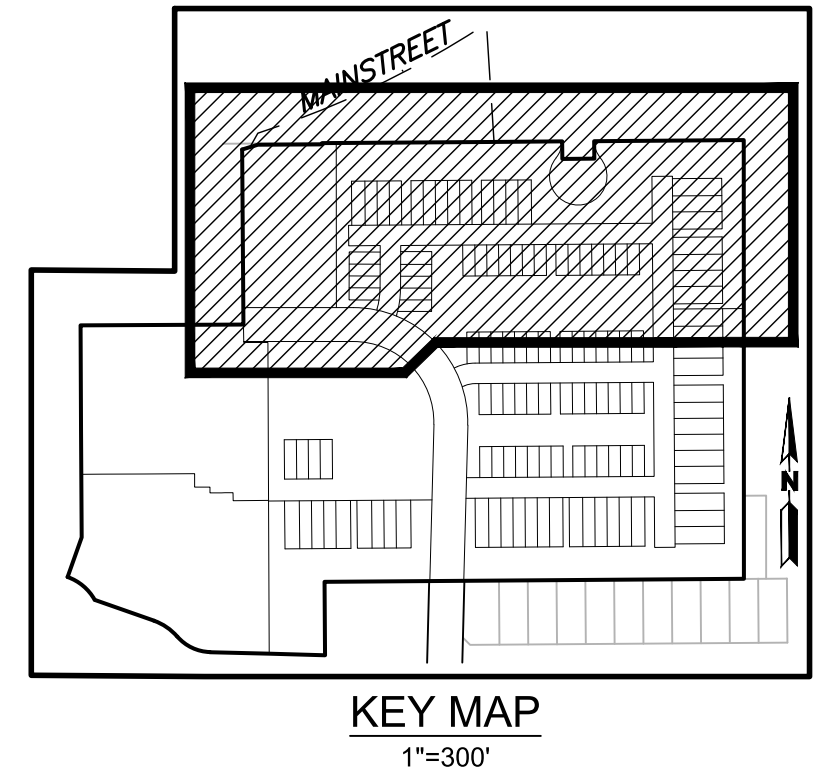
Plot Date: 5/27/2021

Plot Date: 5/22/2021
Project Manager: DAK
Surveyed By: RAN
Job Number: 17.1060
Drawn By: MAW
Sheet Number: 17.1060
OF 8

Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\10-12_PRIVATE STREET EXHIBIT.dwg

OLDE TOWN AT PARKER FILING 2 SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 10 OF 12 SHEETS



LEGEND

	PROPOSED
BOUNDARY LINE	---
PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
LOT LINE	---
TRACT LINE	---
SECTION LINE	---
SIGHT DISTANCE LINE	---
EASEMENT	---
TIE	---
DRIVE	---
PRIVATE ROADS WITH PUBLIC ACCESS	---

LEGEND

△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580"
○	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510"
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"
●	SET #4 REBAR W/ CAP PLS #23899
▲	EXISTING PIN
▲	FOUND MONUMENT AS LABELED

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DENVER, CO 80237
CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

30 15 0 30 60
SCALE: 1"=30'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

MAY 27, 2021
MARCH 05, 2021
DECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020

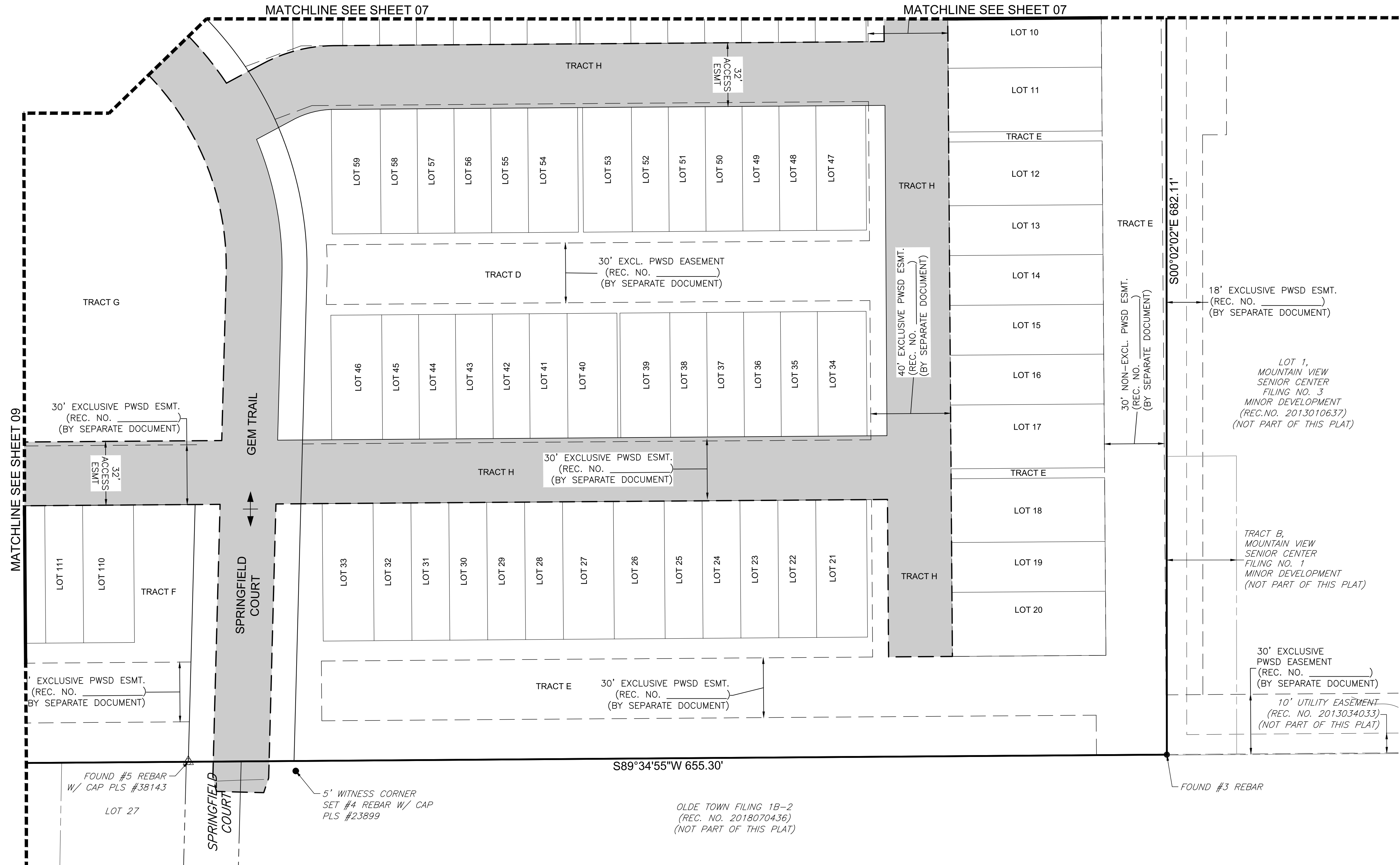
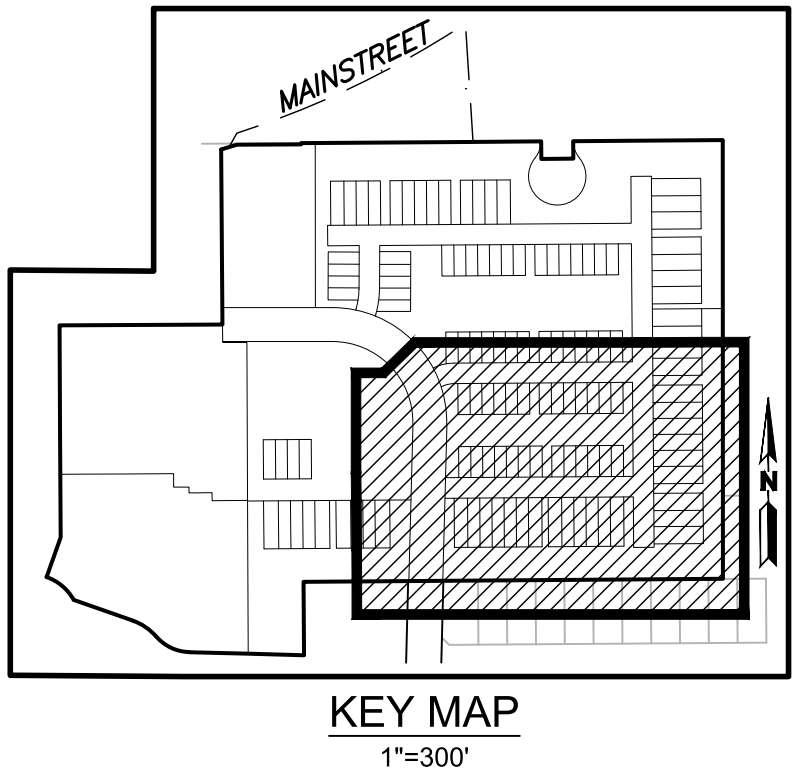
SHEET 10 OF 12

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Project Manager: Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\10-12_PRIVATE STREET EXHIBIT.dwg
Date: 5/21/2021
Surveyed By: Drawn By: Job Number: Sheet Number: 17.1060 OF 8
RAN

Plot Date: 5/21/2021

OLDE TOWN AT PARKER FILING 2
SKETCH/PRELIMINARY PLAN
A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 11 OF 12 SHEETS



LEGEND

	PROPOSED
BOUNDARY LINE	---
PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
LOT LINE	---
TRACT LINE	---
SECTION LINE	---
SIGHT DISTANCE LINE	---
EASEMENT	---
TIE	---
DESCRIPTIONS	DRIVE
PRIVATE ROADS WITH PUBLIC ACCESS	---

LEGEND

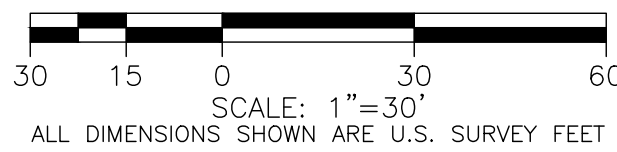
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580"
○	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510"
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"
►	SET #4 REBAR W/ CAP PLS #23899
●	EXISTING PIN
▲	FOUND MONUMENT AS LABELED

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

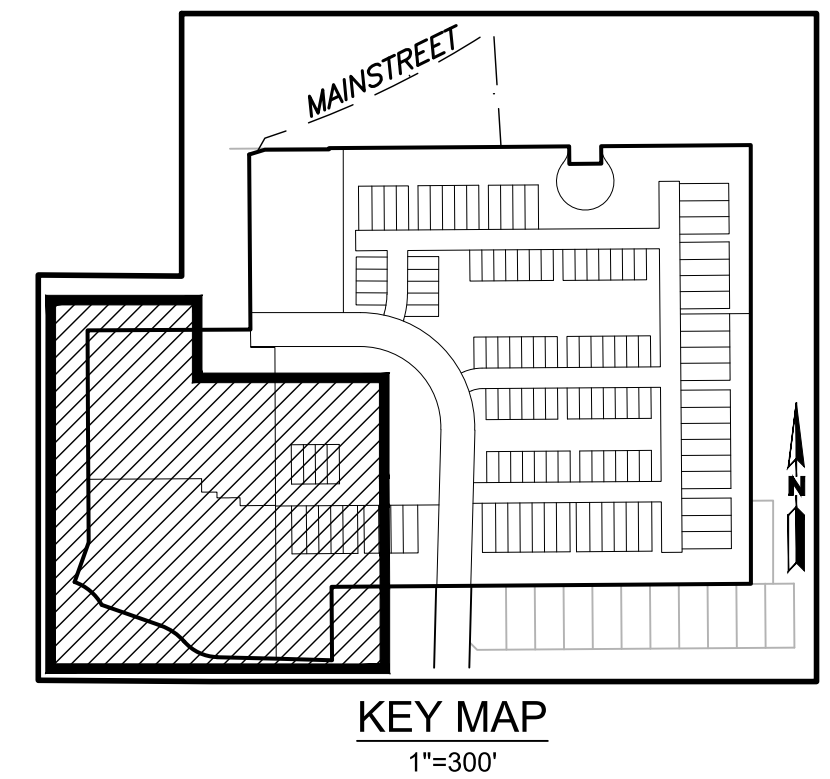
CIVIL ENGINEER/SURVEYOR
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12499 WEST COLFAX AVENUE
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JUNE 05, 2020
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SHEET 11 OF 12

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CONSULTING ENGINEERS
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303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING
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124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 12 OF 12 SHEETS



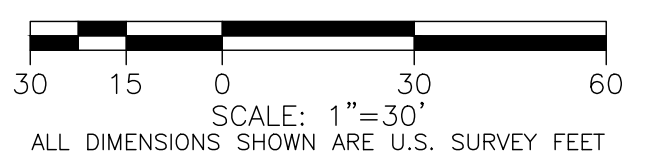
	<u>LEGEND</u>	PROPOSED
	BOUNDARY LINE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	TRACT LINE	
	SECTION LINE	
	SIGHT DISTANCE LINE	
	EASEMENT	
	TIE	
	DRIVE	
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	DRIVE	
	DRIVE	
	DRIVE	
	DRIVE	
	DRIVE	
	DRIVE	
	DRIVE	
	DRIVE	
	DRIVE	
	DRIVE	
	DRIVE	

LEGEND

	FOUND. NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580
	FOUND. NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510
	FOUND. NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 35543
	SET #4 REBAR W/ CAP PLS #23899
	EXISTING PIN
	FOUND MONUMENT AS LABELED

ABBREVIATIONS

PWSO PARKER WATER SANITATION DISTRICT



MAY 27, 2021
MARCH 05, 2021
CEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020

SHEET 12 OF 12

OWNER/DEVELOPER
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MARTIN/MARTIN
CONSULTING ENGINEERS

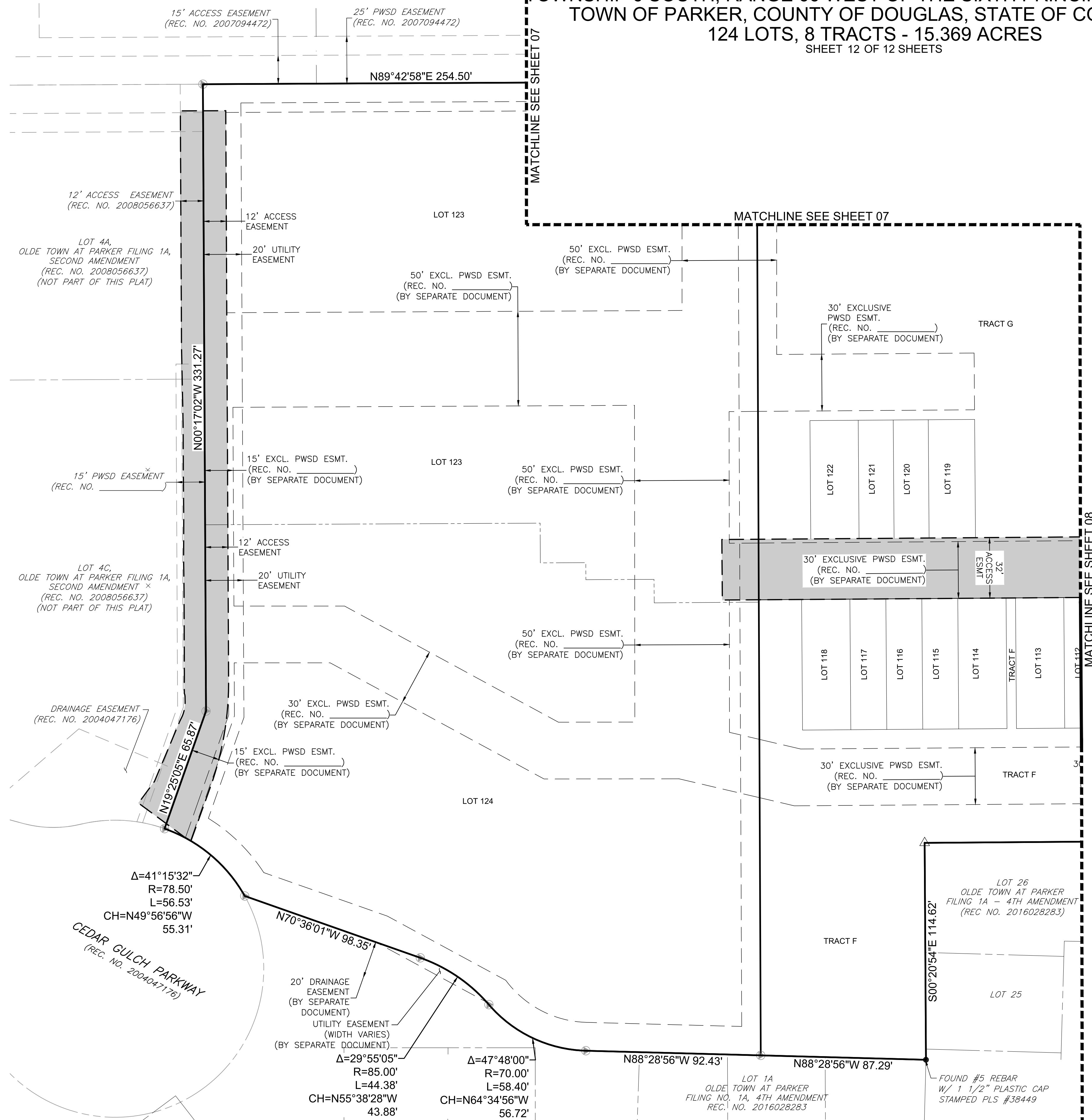
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Location: C:\3\LOVATO\17.1060-Senders Creek MF\PLANS\SKETCH PLAN\10-12_PRIVATE STREET EXHIBIT.dwg

Drawn By: MAW Job Number: 17.1060 Sheet Number: ## OF 8

Project Manager: DAK	Surveyed By: RAN
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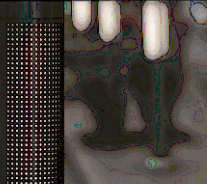
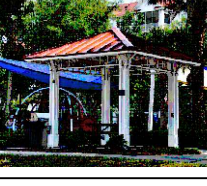
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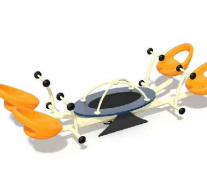
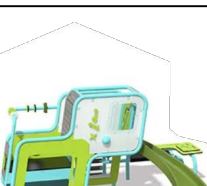
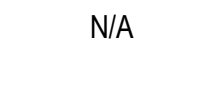
OLDE TOWN AT PARKER FILING 2 LOTS 1-122 SITE PLAN

"SENDEROS CREEK NORTH"
A PARCEL OF LAND IN THE WEST HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, 127.453 ACRES, 122 TOTAL UNITS

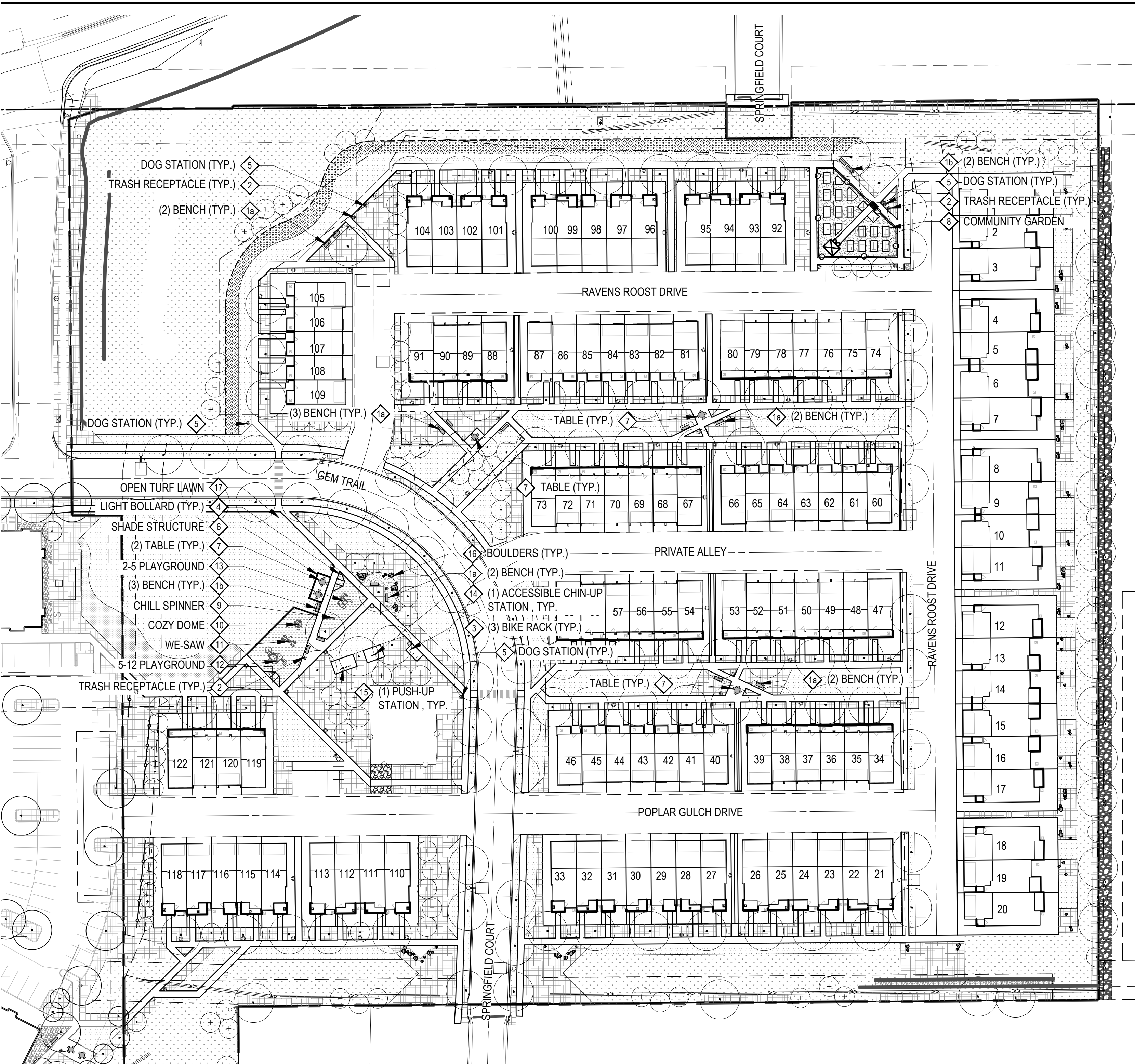
FURNISHING SCHEDULE

IMAGERY	QUANTITY	DESCRIPTION	MANUFACTURER / PROVIDER	NOTES / SPECIFICATIONS
	11	BENCH (or approved equal)	VICTOR STANLEY	MODEL: 1a - EVA ; 1b - EVA BACKLESS MOUNTING: SURFACE MOUNT COLOR/SIZE: 6'-0", BLACK POWDERCOATED METAL SAMPLES TO BE SUBMITTED FOR APPROVAL
	5			
	4	TRASH RECEPTACLE (or approved equal)	VICTOR STANLEY	MODEL: T-24; COLOR: BLACK MOUNTING: SURFACE MOUNT COLOR: BLACK POWDERCOATED METAL SAMPLES TO BE SUBMITTED FOR APPROVAL
	3	BIKE RACK (or approved equal)	VICTOR STANLEY	MODEL: BFRE-161 MOUNTING: SURFACE MOUNT COLOR: BLACK POWDER COATED METAL SAMPLES TO BE SUBMITTED FOR APPROVAL
	77	LIGHT BOLLARD (or approved equal)	FORMS AND SURFACES	MODEL: LIGHT COLUMN BOLLARD, PERFORATED COLOR: TBD FINISH: TBD NOTE: INSTALL PER MANUFACTURES RECOMMENDATIONS, REFERENCE PHOTOMETRICS SHEETS LP-1 AND LP-2 FOR FURTHER INFORMATION.
	11	DOG STATION (or approved equal)	DOG WASTE STATION www.dog-on-it-parks.com	COLLECTION: 7408R MOUNTING: SURFACE MOUNT - FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: GREEN
	1	SHADE STRUCTURE (or approved equal)	ICON SHELTER SYSTEMS, INC.	MODEL: CH10X20-9TS-P4-20-90-0 COLOR: ROOF-BLACK SATIN; METAL-LIGHT STONE
	5	TABLE (or approved equal)	VICTOR STANLEY	MODEL: CRPR-3 COLOR: BLACK POWDERCOATED METAL
	1	COMMUNITY GARDEN	REFER TO SHEET L-16 FOR DETAIL	REFER TO SHEET L-16 FOR DETAIL

PLAYGROUND SCHEDULE

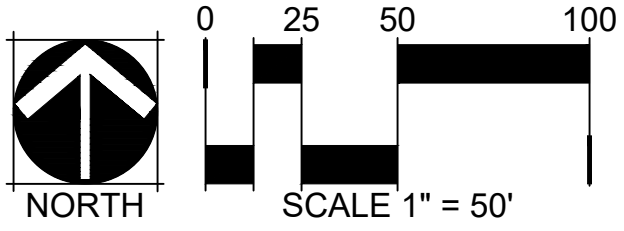
IMAGERY	QUANTITY	DESCRIPTION	MANUFACTURER / PROVIDER	NOTES / SPECIFICATIONS
	1	CHILL SPINNER (or approved equal)	LANDSCAPE STRUCTURES (OR APPROVED EQUAL)	MODEL: CHILL SPINNER MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	COZY DOME (or approved equal)	LANDSCAPE STRUCTURES (OR APPROVED EQUAL)	MODEL: COZY DOME MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	WE-SAW (or approved equal)	LANDSCAPE STRUCTURES (OR APPROVED EQUAL)	MODEL: WE-SAW MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	5-12 PLAYGROUND STRUCTURE (or approved equal)	LANDSCAPE STRUCTURES (OR APPROVED EQUAL)	MODEL: PLAYBOOSTER MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	2-5 PLAYGROUND STRUCTURE (or approved equal)	LANDSCAPE STRUCTURES (OR APPROVED EQUAL)	PLAY SYSTEM: SMART PLAY MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	ACCESSIBLE CHIN-UP STATION	GAMETIME, OR APPROVED EQUAL	MODEL: CHIN-UP LOW #13583i MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	PUSH-UP STATION	GAMETIME, OR APPROVED EQUAL	MODEL: PUSH UP COMBO #13589 COLOR: RED MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS
	93	BOULDERS	PIONEER SAND, OR APPROVED EQUAL.	TYPE: GREY GRANITE OR APPROVED EQUAL MOUNTING: REFER TO DETAIL
	1	OPEN TURF LAWN (13,930 SF)	REFER TO SHEET L-02	REFER TO SHEET L-02

AMENITY LAYOUT PLAN



MATERIALS SCHEDULE

	4-6" RIVER COBBLE PIONEER SAND PIONEERSAND.COM	4"-6" HORIZON RIVER COBBLE, 4" MINIMUM DEPTH WITH LANDSCAPE FABRIC
	2-4" ROCK MULCH PIONEER SAND PIONEERSAND.COM	2"-4" GOLD ORE ROCK MULCH, 4" MINIMUM DEPTH WITH LANDSCAPE FABRIC
	CRUSHER FINES PIONEER SAND PIONEERSAND.COM	DEPTH: 4" MIN. COLOR: TAN
	FIBAR SURFACING FIBAR PLAYGROUND SURFACES FIBAR.COM	DEPTH: 12" MIN. COLOR: TBD
	STEEL EDGER SURE-LOC EDGING www.surelocedging.com (OR APPROVED EQUAL)	4" x 14 GAUGE, BLACK, ROLL-TOP



OLDE TOWN AT PARKER
"SENDEROS CREEK NORTH"
SITE PLAN
PARKER, CO

OWNER:
PNE NEU TOWNE, LLC.
900 CASTLETON ROAD, STE 118
CASTLE ROCK, CO 80109
907.299.6811

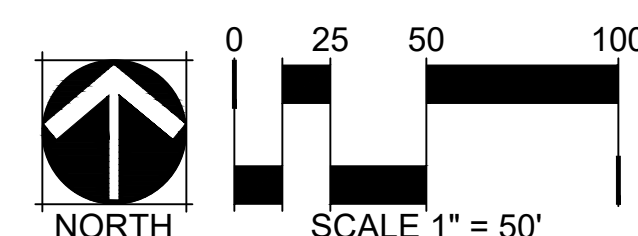
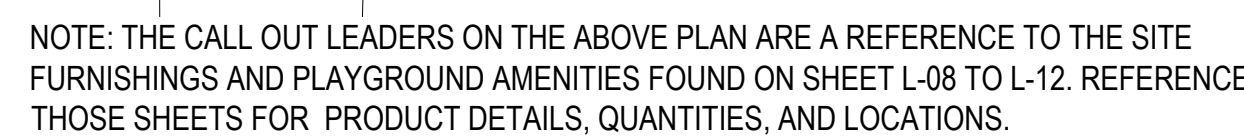
NOT FOR
CONSTRUCTION



DATE:
03/05/2021 SUBMITTAL
05/28/2021 SUBMITTAL

SHEET TITLE:
AMENITY
LAYOUT PLAN

"SENDEROS CREEK NORTH"
A PARCEL OF LAND IN THE WEST HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, 127.453 ACRES, 122 TOTAL UNITS



CODE REFERENCE: 13.06.070.L.3.A

TOTAL LANDSCAPE AREA	REQUIRED RECREATION AREA	PROVIDED RECREATION AREA
264,067.2 SF	158,440.3 SF (60%)	188,438.3 SF (71.4%)

AREA	DESCRIPTION	AREA (SF)	AREA (ACRES)
	LANDSCAPE	188,438.3 SF	4.3 AC
	PARKLAND (P-1)	44,237.5 SF	1.0 AC
	PARKLAND (P-2)	16,986.2 SF	0.4 AC
	PARKLAND (P-3)	14,405.2 SF	0.3 AC
	TOTAL LANDSCAPE	264,067.2 SF	6.0 AC

CODE REFERENCE: 13.07.140.C.2

AMOUNT OF PARK LAND DEDICATION FOR RESIDENTIAL DEVELOPMENT (MULTI-FAMILY)

REQUIRED PARKLAND CALCULATION:
122 UNITS X 0.0139 ACRES/UNIT = 1.7 ACRES REQUIRED PARKLAND (73,869 SF)

PROVIDED PARKLAND CALCULATION:
PARKLAND CREDIT: 1.7 ACRES PROVIDED (75,628.9 SF)

 P. PLAYGROUND - 1.0 ac

CATEGORY 1 REQUIREMENT:

- BENCHES
- SHADE STRUCTURE
- TABLES WITH SEATING

CATEGORY 2 REQUIREMENT:

- OPEN TURF LAWN (13,930 SF)
- UNIVERSAL AND INCLUSIVE PLAY ELEMENTS

CATEGORY 2 OPTION:

- 2 PLAYGROUND AREAS
- BOULDERS
- OUTDOOR FITNESS EQUIPMENT

CATEGORY 3 REQUIREMENT:

- DOG WASTE STATIONS
- TRASH RECEPTACLE

CATEGORY 3 OPTION:

- BIKE PARKING

 P-2 **OVERLOOK SEATING - 0.4 ac**
CATEGORY 1 REQUIREMENT:
 -BENCHES
CATEGORY 2 REQUIREMENT:
 -INTERNAL ACCESS PATHWAY
CATEGORY 3 REQUIREMENT:
 -DOG WASTE STATION
 -TRASH RECEPTACLE

 (P-3) **COMMUNITY GARDEN - 0.3 ac**
CATEGORY 1 REQUIREMENT:
 -BENCHES
CATEGORY 1 OPTION:
 -FENCED IN COMMUNITY GARDEN BEDS
 -POLLINATOR GARDEN
CATEGORY 2 REQUIREMENT:
 -INTERNAL ACCESS PATHWAY
CATEGORY 3 REQUIREMENT:
 -DOG WASTE STATION
 -TRASH RECEPTACLE

Options for Parks and Open Space Amenities Schedule 13.07.140A	
	Neighborhood-Serving Park

Category 1 - Gathering Spaces & Self-directed Group Activities	
	Pick 1
Gardens	
Community garden/raised garden, irrigated	X - Option
Gathering and Social Space	
Seating and tables	X - Required
Shelter, small (5 - 10 users)	X - Required

Category 2 - Active Uses	
	Pick 2, but only 1 may be from paths, trails
Paths, Trails, and Trailheads	
Internal access pathways	X - Required
Play Space and Equipment	
Climbing structures or boulders	X - Option
Open turf play area	X - Required (13,930 sf provided)
Playground, small scale	X - Option (2 areas/age-ranges provided)
Universal and inclusive play equipment	X - Required
Sports and Fitness	
Outdoor fitness equipment	X - Option

Category 3 - Support Amenities	
	Pick 1 per acre
Support Amenities	
Bike racks and repair station	X - Option
Dog waste station	X - 3 Required (11 provided)
Trash Receptacle	X - 3 Required (4 provided)

Note: To meet all Category 3 options, additional amenities have included in Category 3 required elements (extra trash receptacles and dog waste stations) and additional amenity options have been included in Category 2 options.

OLDE TOWN AT PARKER
"SENDROS CREEK NORTH"
SITE PLAN
PARKER, CO

OWNER:
PNE NEU TOWNE, LLC.
0 CASTLETON ROAD, STE 118
CASTLE ROCK, CO 80109
907.299.6811

NOT FOR
CONSTRUCTION



DATE: _____
03/05/2021 SUBMITTAL
05/28/2021 SUBMITTAL

SHEET TITLE:
PARKLAND
PLAN

REFERRAL COMMENTS

AZTEC CONSULTANTS

Dean Cates

AzTec Consultants
Inc 10

I stated "advisory comments" because I had only a few drafting comments and don't believe I need to make an additional review for a preliminary or sketch plan.

DEC

6/21/2021 2:35:01 PM

TOWN OF PARKER BUILDING

Randy Capra

Building
20

Building/Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved. All plans submitted for Building's review must meet the 2018 I-Codes, the 2017 NEC, and the correctly referenced NFPA editions noted in applicable codes (i.e. 2018 IFC references the 2016 edition of NFPA 72 and the 2021 IFC references the 2019 edition of NFPA 72).

Note – effective January 2022, the Town of Parker will have officially adopted the 2021 ICC codes and the 2020 NEC.

NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued. Note - a building permit is required for commercial fencing, pergolas, outbuildings, outdoor lighting, and for retaining walls that are four feet or taller... as measured from the base of the retaining wall footing.

All lot specific permit applications will be verified for setbacks, utility easement encroachments and conformance to planning design minimum requirements. No permanent construction is allowed in the utility easements such as counterforts or wall buttresses. This will be verified during the building permit application review for each individual lot. Retaining walls greater than 4' from base of footing or bottom course requires separate building permit; plans must be stamped by a qualified professional.

Buildings in floodplain need to be satisfied by Storm Water before construction on these lots can occur.

1/11/2021 2:00:36 PM

CENTENNIAL AIRPORT

Rachel Keller

Centennial
Airport 20

Thank you for the opportunity to review this Sketch Plan and Preliminary Plan, the Arapahoe County Public Airport Authority has the following comments to make on the two referrals:

- This development lies within the Airport Influence Area (AIA) under the Airport's Land Use Guidelines. This development may be subjected to numerous aircraft overflights and their associated effects despite its distance from the runway end. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations. An avigation easement is recommended for development within the AIA.
- We highly recommend the execution of an avigation easement for the property. Please forward a copy of the recorded easement to our office. Book and page number of the avigation easement must be included on all plats and plans.
- An overflight disclosure is recommended to be provided to both present and future residents.

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

2/4/2021 2:19:00 PM

CENTURYLINK COMMUNICATION

CenturyLink Communications 20

I have reviewed this preliminary plat and have no objections.

William Benson
LUMEN
Senior Engineer (Field Engineer)
7759 S Wheeling Ct.
Englewood, CO 80112
Office: N/A due to Covid
Cell: 303-587-5496
1/13/2021 2:49:50 PM

CHERRY CREEK BASIN WATER QUALITY AUTHORITY

Rich Borchardt

Cherry Creek Basin Water
Quality Authority 20

1. The Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).
2. No exceptions taken with proposed construction and post-construction BMPs.
3. No further referrals to the Authority are needed on this project.

1/27/2021 11:01:16 AM

CLARK FARMS HOA

No comments submitted

COMCAST

No comments submitted

DOUGLAS COUNTY ASSESSORS

SUB20-039

Review Type Douglas County Assessors Office 20

Reviewer Brooke Decker ▼

Date Sent 1/8/2021  Today

Date Due 2/8/2021  Today

Status NO COMMENT ▼

Remarks

Date Returned 2/8/2021  Today

Add to Timesheet

DOUGLAS COUNTY PLANNING AND ENGINEERING

See attached letter

TO: Bill Mahar, Norris Design
Stacey Nerger, Senior Planner

RE: Olde Town at Parker Filing 2
Sketch / Preliminary Plan
SUB20-039

DATE: July 2, 2021

DOUGLAS COUNTY ADDRESSING COMMENTS:

The correct name for the existing street to the south is EAST SPRINGFIELD COURT. Please revise.

The transition from EAST SPRINGFIELD COURT to GEM TRAIL must occur at an appropriate point in the street alignment. Consider the elimination of one of these names and carry the same name throughout the entire alignment. Ideally, the existing portion of EAST SPRINGFIELD COURT would be included with this Final Plat and the entire alignment named GEM TRAIL. This would eliminate the duplicate street name of SPRINGFIELD COURT which also exists to the north of this site.

The following street names are acceptable and have been reserved for use in this subdivision. Suffixes may require revisions and will be evaluated at the time of final plat. Please review suffix guidelines beginning on page 5 of the Douglas County Addressing and Street Naming Manual online at:
<https://www.douglas.co.us/documents/addressing-and-street-naming-manual-full.pdf/>.

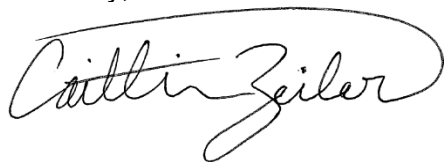
GEM
POPLAR GULCH

The following street name has been denied. It has been reserved for another project.
RAVEN ROOST

Street names should be shown consistently on all pages of the Preliminary Plan. It appears that an additional name may be required. Please see the attached exhibit with suggested street naming. Send any proposed address maps directly to this office by email for review.

Contact DCAddressing@douglas.co.us or 303.660.7449 with questions.

Sincerely,



Caitlin Zeiler
Planning & Addressing Specialist

DOUGLAS COUNTY SCHOOL DISTRICT

See attached letter



January 12, 2021

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

RE: Olde Town at Parker Filing No. 2 Sketch Plan SUB20-038 and Preliminary Plan 20-039

Dear Ms. Nerger;

On behalf of Douglas County School District (DCSD), we have a couple comments regarding this application that we would like to resolve prior to approval.

It is our understanding that the applicant proposes 122 single-family attached townhomes on 12.16-acres. These 122 dwelling units are estimated to generate 23 elementary school students, 7 middle school students, and 15 high school students. DCSD has calculated the amount of school site land dedication requirement for this project totaling 1.074-acres of land.

DCSD has been in negotiations with the developer with respect to school exactions for this project. The developer and DCSD are in agreement with a flat cash-in-lieu payment of \$1/per Sq. Ft. x 1.074 acres or \$46,784) and an additional payment of \$500 x 122 units or \$61,000 towards the capital mitigation component, for a total payment of \$107,784.

If internal streets are private, school bus transportation will not be provided within the subdivision.

We would like to have these agreements as conditions of approval for the application to move forward. Thank you for your support of our mutual constituents!

Sincerely,

SCO Consulting, LLC

A handwritten signature in black ink, appearing to read "Steve Ormiston". The signature is written in a cursive, flowing style.

Steve Ormiston
Consultant to DCSD

IREA

Brooks Kaufman

IREA
10

IREA approves of the Preliminary plan, but would like the following note added to the plan.
ADD NOTE: MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS,
PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO
ENCROACH INTO UTILITY EASEMENTS

6/11/2021 10:43:16 AM

FIRE LIFE SAFETY

Randy Capra

FIRE LIFE
SAFETY 10

RFCC SUB20-039 Olde Town at Parker F2 Preliminary Plan [3] Fire Life Safety Response Ltr
060321

While the SUB Preliminary Plan narrative indicates that the submittal is for the 122 single family attached units, the documents provided also include the two commercial buildings to the west. Approval for this project is only for the single family attached. The commercial has not been reviewed for this third application.

6/3/2021 3:22:25 PM

NEU TOWNE MASTER HOA / OLDE TOWN METRO DISTRICT

Hi Stacey,

Thank you for sending the PP presentation. It looks like the tracts associated with the park and open space areas are consistent with the original presentation made at the zoning meetings. As a representative of the Metro District, my primary comment at this time is that the developer will need to form a sub-association that will own and maintain all roads and common areas within the development. The District will not be willing to take on the ownership or maintenance of any new areas. We currently do not own or maintain any roads within the District. There are a couple of comments I have heard from members of the community. The first is the desire that each townhome unit will have a garage and that there will be ample parking so that street parking will not be an issue. I think that has been addressed, but we just want to make sure that is carried through to the final plan. The other concern I am sure you have also heard is that construction traffic will likely be utilizing a private section of road belonging to the Neu Towne Villages Sub Association. (I believe this is the name). This referral may not be the point to address this but we want to make sure this is addressed in the future. We would propose mitigation of use through signage, and possibly some kind of reimbursement to the Sub Association for the inevitable wear on the road, some of which they have already experienced.

I am not sure the form that I am supposed to officially comment but I hope this email will suffice for this current referral.

I also wanted to make sure you are aware that I have resigned from the Neu Towne Master Owners Association, but I am now the President of the Metro District.

Thank you,
Ron Horner

2/11/2021 9:43:52 AM

Stacey Nerger

Neu
Towne
Master
HOA 20

Hello,

I have the following comments for the proposed development in Neu Towne/Sendaros Creek.

1. Emergency vehicle access - the current "vehicle turning analysis" document does not allow much "extra" room for emergency equipment to access the homes as the roads are currently designed. Please confirm South Metro is aware of the new neighborhood design and concurs the design allows for their

vehicles to pass. The current document from South Metro states "Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus."

2. Parking - Currently the homes are to be designed with double garages. There are some areas for "street parking" noted on the emergency access map. There is inadequate information in the plans indicating the proposed townhomes regarding number of bedrooms which drives parking requirements. Please publish this information to ensure adequate parking to town code is developed. Additionally, depending upon the response from South Metro I recommend the Town of Parker prohibit street parking to allow emergency access vehicles. One person parking in front of their driveway will block access from fire.

3. Construction traffic - please mandate all construction traffic come from Main street and not through the neighborhood. The wear and tear our roads are currently experiencing along with the noise should be mitigated.

4. Other design elements were not (or perhaps I could not find them) were not published on e-Trackit. Building height, aesthetics, open space, etc.

Thank you,
Sara

2/11/2021 9:44:21 AM

PARKER WATER AND SANITATION DISTRICT

PWSD still has comments on the office building.

PUBLIC SERVICE COMPANY OF COLORADO

Donna George

PSCo has nothing to add to what has previously been conveyed.

6/23/2021 7:27:06 AM

Public Service Company of Colorado 10

TOWN OF PARKER ENGINEERING

SUB20-039

Review Type CONST PLANS - STORMWATER 10

Reviewer

Date Sent  Today

Date Due  Today

Status

Remarks

Date Returned  Today

Add to Timesheet
