**PLANNING COMMISSION MEETING**

**7:00 PM**

**January 27, 2022**

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

**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 http://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 - 1.13.22**

6. **PUBLIC HEARINGS**

   A. **Chambers High Point Filing No. 1 - Minor Development Plat**

   | | |
   |---|---|
   | **Applicant:** | **Jeff Robinson, Compark 190, LLC** |
   | **Location:** | **Generally located on the southwest corner of Chambers Road and E-470** |
   | **Department:** | **Community Development, Stacey Nerger** |
   | **TRAKiT No.:** | **SUB19-048** |

7. **PUBLIC MEETINGS**

**A. A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code Relating to Family Child-Care Homes**

**Applicant: Town of Parker**

**Location: Town Wide**

**Department: Community Development, Bryce Matthews**

**8. PLANNING COMMISSION ITEMS**

**9. STAFF ITEMS**

**10. ADJOURNMENT**

**PLANNING COMMISSION MINUTES**
**January 13, 2022**

Planning Commission Chairman Gary Poole called the meeting to order at 7:01 p.m.

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

Also, present and seated were Commissioners Richard Foerster, Nicholas Metz, Roxy Colette, Erik Frandson, Eliana Burke and Kim Rodell.

## ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

## 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 comment 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.

## APPROVAL OF MINUTES

Commissioner Eliana Burke moved to approve the November 18, 2021 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed unanimously.

Commissioner Richard Forester moved to approve the December 9, 2021 meeting minutes. Commissioner Roxy Colette seconded; a vote was taken and passed unanimously.

**PUBLIC HEARING OPENED: 7:04 P.M. – PARKER HILL TOP SQUARE L10 - CAR WASH USE BY SPECIAL REVIEW**

**The applicant, Tim Varley, is proposing a Use by Special Review for a tunnel drive through. The site is located on the northwest corner of Parker Road and Twenty Mile Road.**

Department: Community Development, Julia Duncan

Julia Duncan, Associate Planner, presented the staff report for Parker Hill Top Square L10 - Car Wash Use by Special Review. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Parker Hill Top Square L10 - Car Wash Use by Special Review request to allow a carwash, subject to the two (2) conditions contained in staff's report:"

1. The Car Wash shall receive Site Plan approval by January 18, 2023, within 12 Months of the Use by Special Review Approval; and

2. The approved Site Plan shall be generally consistent with the concept site plan exhibit uploaded to the case file in TRAKiT on December 17, 2021.

Commissioners discussed with staff:

- Commissioners asked if the car wash will have any signage visible from Parker Road; *(staff said signage requires a separate permit).*
- Commissioners asked about the access to the car wash; *(staff said there will not be any changes to the external access or internal parking lot changes to the site).*
- Commissioners asked about the parking lot and internal access drives poor condition and if repairs or improvements can be made: *(staff said any repairs or improvements would be the obligation of an owners association).*

**APPLICANT PRESENTATION**

None.

**PUBLIC COMMENT OPENED**

- Kenneth Ramsey, who resides at 3862 Elm Avenue, Parker, Colorado commented on the prairie dog colony located at the intersection of Twenty Mile Road and Parker Road, asking that prairie dogs on CDOT and Parker owned property be protected, that the prairie dogs on the car wash property be properly relocated and discussed the protection of our wildlife, prairie ecosystems and keystone species, including prairie dogs.

- Siobhan Cox, who resides at 42943 Vista Ridge Road, Parker, Colorado commented on the relocation of the prairie dogs on this site to another location, possible humane extermination of the prairie dogs, impacts to prairie dogs not on the car wash site,

whether there is a need for another car wash and traffic issues that the car wash may create with regards to the left turn on to Pavilion.

**PLANNING COMMISION DISCUSSION**

- Commissioners asked if the previously passed prairie dog ordinance applies to this site; *(staff said the prairie dog ordinance is in effect and applicable. If prairie dogs are on the site, the applicant will need to relocate or humanely exterminate them).*
- Commissioners asked for clarification on the timeframe; *(staff said if there are prairie dogs on site, the applicant has thirty days after Site Plan approval and before a grading permit is issued during which time the applicant needs to actively pursue relocation and provide documented evidence to the Town).*
- Commissioners asked about access in and out to the car wash within the parking lot, the possibility of additional traffic backups the car wash may cause and is it possible to enforce or have the property owner address access issues; *(staff said there was a traffic conformance letter submitted with the Use by Special Review and Site Plan applications which was reviewed by the Town's Engineering team, and that as long as queuing occurs on the project site, no additional recommendations or mitigation measures were recommended).*
- Commissioners asked if the buffer is owned by CDOT or the Town; *(staff said that the Parker Road right of way is owned by CDOT, the Twenty Mile Road right of way is owned by the Town. In addition, there is a slope easement on the project site along Twenty Mile Road).*
- Commissioners followed up on public comments and asked the applicant what their plan is for prairie dog relocation and the timeline for development; *(applicant said that they have developed locally for the past fifteen years and that they have experience dealing with prairie dog situations, they have knowledge of related state regulations and the Town's prairie dog ordinance, and will do their best to provide relocation first and humanely euthanize as a last resort the prairie dogs on their site and not on anybody else's property).*

**PUBLIC HEARING CLOSED: 7:22 P.M. - PARKER HILL TOP SQUARE L10 - CAR WASH USE BY SPECIAL REVIEW**

Commissioner Discussion:

- Commissioners appreciate the developer's willingness to work with those that are concerned about the prairie dogs and they acknowledge that this area will eventually be developed and the commissioners can't control what is developed at this location.
- The applicant addressed the commissioners' concerns about traffic and roadway conditions and stated that they will talk to the owners about these issues.
- Commissioners said that they believe the criteria have been met.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Parker Hill Top Square L10 - Car Wash Use by Special Review request to allow a carwash, subject to the two (2) conditions contained in staff's report. Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

**PLANNING COMMISSION ITEMS**
None

**STAFF ITEMS**
Staff reminded the Commissioners that prior to the January 27, 2022 Planning Commission Meeting there will be a study session to discuss the LDO Modernization – Module Two at 5:30 PM.

**ADJOURNMENT**
Commissioner Erik Frandson moved that the meeting be adjourned. Commissioner Nicholas Metz seconded the motion and was passed unanimously. The meeting was adjourned.

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| _____ | _____ |
| Jeff Miller | Gary Poole |
| Recording Secretary | Chair |

**Planning Commission Staff Report**

| | |
|---|---|
| **Planning Commission Date:** | **1/27/2022** |
| **Town Council Date:** | **2/22/2022** |
| **Hearing Type:** | **Public Hearing**<br>**Chambers High Point Filing No. 1 – Minor Development Plat**<br><br>**TRAKiT No(s): SUB19-048** |
| **Location:** | **Generally located on the southwest corner of Chambers Road and E-470** |
| **Project Planner:** | **Stacey Nerger, Planner** |
| **Applicant:** | **Jeff Robinson, Compark 190, LLC** |
| **Executive Summary:** | **The applicant, Compark 190, LLC, is proposing to subdivide the 44.35-acre property located at the southwest corner of E-470 and Chambers Road into 3 lots, 5 tracts, and to create the future Belford Avenue right-of-way.** |
| **Staff Recommendation:** | **Approval** |

**RECOMMENDED MOTION**

***"I move the Planning Commission recommend Town Council approve the Chambers High Point Filing No. 1 Minor Development Plat."***

**ALTERNATIVE MOTIONS**

*"I move the Planning Commission recommend Town Council approve the Chambers High Point Filing No. 1 Minor Development Plat, subject to the following conditions:"*
*-List Conditions*

*"I move the Planning Commission recommend Town Council deny the Chambers High Point Filing No. 1 Minor Development Plat as the request does not meet the following approval criteria:"*
*-List criteria not met (either by staff or Planning Commission)*

*"I move the Planning Commission vote to continue* the Chambers High Point Filing No. 1 Minor Development Plat *to a future date."*

## I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in June 2016, with a Planned Development zoning. The subject area is bounded on the north by E-470 and to the east Chambers Road. To the west of the site is the Compark Village South Planned Development which allows for a mixed of residential and commercial uses. To the south is the Grandview Estates large lot residential subdivision located within Unincorporated Douglas County.

The zoning for the property, the Chambers Highpoint PD, established three planning areas described below:

- Planning Area A - multi-family residential at 20 dwelling units per acre or continuing care community for seniors;
- Planning Area B - office/light industrial to the northeast of the multi-family land use area; and
- Planning Area C - highway commercial adjacent to Chambers Road.

The proposed Minor Development Plat proposes three lots and six tracts to create the infrastructure and superblock lots in support of the zoning. Lot 1 is 11.22 acres in size and is located within Planning Area A for multi-family uses. Lot 2 is 3.615 acres in size and located within Planning Area B for office light industrial uses. Lot 3 is 9.73 acres in size and located within Planning Area C for highway commercial uses.

## VICINITY MAP

## II. PRIOR ACTIONS

| Date | Action |
|---|---|
| June 20, 2016 | Town Council approved the Chambers High Point Annexation and zoned the property Chambers High Point Planned Development. |

## III. CURRENT SITE DATA

| | | | |
|---|---|---|---|
| **Existing Zoning** | PD - Planned Development | | |
| **Overlay District** | N/A | | |
| **PD & Plan Area** | Chambers High Point Planned Development | | |
| **Master Plan Area** | E-470 | | |
| **Site Acreage** | 44.35 acres | | |
| **Subdivision** | Not currently subdivided | | |
| **Existing Use** | Vacant/Undeveloped | | |
| **Surrounding Uses** | | | |
| | **Master Plan Land Use** | **Zoning** | **Existing Use** |
| North | E-470 | PD - Planned Development | E-470 and Compark Village PD. Currently under construction for an assisted living facility. |
| South | Douglas County | Douglas County Zoning | Grandview Estates Subdivision with large lot rural residential. Also, an existing Arapahoe County Water and Wastewater reservoir/facility. |
| East | Douglas County | Douglas County Zoning | Stonegate PD. Existing assisted living facility and vacant land. |
| West | E-470 | PD - Planned Development | Compark Village South PD. Currently under construction for single-family detached and duplex development. |

## IV. PARKER 2035 MASTER PLAN

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

| MASTER PLAN CONSISTENCY | |
|---|---|
| **Master Plan Designation** | E-470<br>☒ **Consistent** ☐ **Inconsistent** |
| **Master Plan Character Discussion** | **E-470 Mixed Use:** Residents should be able to walk and bike to services through blended land uses, public amenities and a multimodal transportation system. Appropriate land uses include; multi-family, senior housing, assisted-living facilities, office, retail and restaurants. No one land use will dominate the development pattern. Residential at less than 10 |

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|---|---|
| | dwelling units per acre is not appropriate in this area unless transitioning to adjacent residential development. |
| **Consistent Goals/Strategies** | Land Use 1.C<br>Land Use 1.E<br>Housing and Neighborhoods 3.A<br>Jobs and Economic Vitality 2.B |
| **Staff Analysis** | The subject properties are located south of E-470 on the north and south sides of the proposed roadway Belford Avenue.<br><br>The Chambers Highpoint PD allows for 11.4 acres of multi-family residential at 20 dwelling units per acre. The Development Guide for Chambers Highpoint specifies that this land could also be developed as a continuing care community for seniors. The proposal also includes 10 acres of office/light industrial to the northeast of the multi-family land use area and 10.7 acres of highway commercial adjacent to Chambers Road. All of these parcels will be accessed from the extension of Belford Avenue as it crosses Happy Canyon Creek from the Compark Village South PD and connects to Chambers Road.<br><br>The proposed Minor Development Plat create the legal lots of record and initial infrastructure to support development of the planning areas within the Chamber Highpoint Planned Development.<br><br>The requested plat is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons:<br>1. It will encourage a variety of housing densities in close proximity to employment centers within the E-470 Corridor;<br>2. It will balance Parker's business and retail community to include a variety and diversity of business types and scales; and<br>3. It will support new businesses by providing additional land for commercial development.<br><br>The construction of Belford Avenue as a Minor Arterial is recommended in the Transportation Master Plan.<br><br>Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan. |

## V. LAND DEVELOPMENT ORDINANCE

| ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP) | | | |
|---|---|---|---|
| **Provisions** | **Existing/Required** | **Proposed** | **Analysis** |
| **Setbacks** | To be determined at time of site plan with the following | Structures are not a part of this proposal. Required setbacks will be met at time of site plan approval. | ☒ Consistent<br>☐ Inconsistent<br>☐ N/A |
| **Density** | Maximum- 20 du/ac | No residential development is a part of this proposal. A future Site Plan will be required for any residential development. | ☒ Consistent<br>☐ Inconsistent<br>☐ N/A |
| **Height/Stories** | Each Planning Area allows different heights, ranging from 40 – 50 feet. | Structures are not a part of this proposal. Required height will be met at time of site plan approval. | ☒ Consistent<br>☐ Inconsistent<br>☐ N/A |
| **Lot Size** | None | Proposed lot sizes meet the zoning requirements | ☒ Consistent<br>☐ Inconsistent<br>☐ N/A |
| **Lot Coverage** | Each Planning Area outlines the floor area ratios allowed. FARs are around 0.35:1. | Structures are not a part of this proposal. | ☐ Consistent<br>☐ Inconsistent<br>☒ N/A |
| **Landscaping** | Title 13.06.070 | All required streetscape, open space and park area landscape will be met at the time of site plan approval. | ☒ Consistent<br>☐ Inconsistent<br>☐ N/A |
| **Off-Street Parking** | Title 13.06.050 | All parking requirements will be met at the time of site plan approval. | ☒ Consistent<br>☐ Inconsistent<br>☒ N/A |
| **Staff Analysis** | As outlined above, staff has evaluated the requested Minor Development Plat against the requirements in the Chambers Highpoint Planned Development as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards. | | |

## VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject site development will be responsible for the construction of Belford Avenue from Chambers Road west to connect with Belford Avenue within the Compark Village South development. In addition, the applicant will be responsible for half the cost to design and construct the Belford Avenue bridge over Happy Canyon Creek. Each lot proposed within the development will be accessed off Belford Avenue through access points determined and approved through future plats and/or site plans.

## VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

| Agency | Comments |
|---|---|
| Aztec | No Comment |
| Town of Parker Building | Building permits will be required for any construction and setbacks, height, etc. will be verified at that time. |
| CenturyLink Communications | No comments submitted |
| Centennial Airport | No Comment |
| Cherry Creek Basin Water Quality Authority | The authority requires construction and post-construction best management practices. No exceptions take with the proposed BMPs. The authority reserves the right to review and comment on future submittals. |
| Comcast | No comments submitted |
| Town of Parker Comprehensive Planning | The proposed subdivision is in conformance with the Parker 2035 Master Plan. |
| Town of Parker Engineering/Storm water | Approved, all requested revisions have been provided. |
| Douglas County Assessors | No comment |
| Douglas County Planning and Engineering | Please continue to provide Tract A as open space/community separation buffer to Grandview Estates. |
| Douglas County School District | All requirements and fees outlined within the Annexation Agreement shall be followed. |
| E-470 Authority | No Comment |
| Economic Development | Approved |
| Fire Life Safety | Approved, however, see the response letter for adopted codes. |
| Grandview Estates | No Comment |
| IREA | IREA is working with the applicant to convert and relocate existing facilities. Existing IREA easements will be vacated and new easement will be granted. |
| Stonegate Village Water and Sanitation District | Conditionally approved. Applicant will need to address a couple of labeling issues and resubmit to the district. |

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| Public Service Company/ Xcel | Xcel owns and operates existing facilities within the subject property. The developer shall complete an application for any new or modification to any facilities. |
| Urban Drainage | No objections. |

## VIII. CONCLUSION

The applicant has structured this Minor Development Plat as a super-block subdivision of the land. The plat establishes the alignment for Belford Avenue within the property. The balance of the site is then platted into a series of lots and tracts that correspond with either the related infrastructure (drainage) or Planning Areas boundaries. The layout proposed allows for adequate access and lots sufficient in size and shape to accommodate future development in alignment with zoning and allowed uses. The three proposed lots will either be replatted into additional developable lots or site planned to allow for construction.

This proposal is consistent with the *Parker 2035 Master Plan* and the Minor Development Plat has demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that the Planning Commission recommend Town Council approve the Chambers High Point Filing No. 1 Minor Development Plat.

## IX. RECOMMENDED CONDITIONS

None

## X. ATTACHMENTS

1. Chamber High Point Filing No. 1 MDP
2. Chamber High Point Filing No. 1 Master Landscape Plan
3. Referral Agency Comments

**Report Approved By: Bryce Matthews, Planning Manager**

# CHAMBERS HIGH POINT FILING NO. 1

## PART OF THE SW 1/4 SEC. 5, THE SE 1/4 SEC. 6 & NW 1/4 SEC. 8, T.6 S., R. 66 W. OF 6TH P.M., TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

44.35 ACRES, 3 LOTS & 6 TRACTS

SHEET 1 OF 4

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, IN THE SOUTHEAST QUARTER OF SECTION 6, AND IN THE NORTHWEST QUARTER OF SECTTION 8, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 6, AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR SOUTH 87°49'36" WEST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE ALONG SAID SOUTH LINE, SOUTH 87°49'36" WEST, 733.88 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 87°49'36" WEST, 353.36 FEET, MORE OR LESS, TO THE CENTERLINE OF HAPPY CANYON CREEK; THENCE ALONG SAID CENTERLINE, THE FOLLOWING TWENTY ONE (21) COURSES:

1) NORTH 46°44'52"EAST, 59.45 FEET;
2) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 47°17'03", A RADIUS OF 100.00 FEET AND AN ARC OF 82.53 FEET;
3) NORTH 00°32'10"WEST, 40.51 FEET;
4) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 20°09'28", A RADIUS OF 100.00 FEET AND AN ARC OF 35.18 FEET;
5) NORTH 20°41'38"WEST, 39.38 FEET;
6) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 43°29'20", A RADIUS OF 50.00 FEET AND AN ARC OF 37.95 FEET;
7) NORTH 64°10'58"WEST, 23.43 FEET;
8) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 23°16'42", A RADIUS OF 50.00 FEET AND AN ARC OF 20.31 FEET;
9) NORTH 40°54'16"WEST, 251.99 FEET;
10) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 94°27'12", A RADIUS OF 125.00 FEET AND AN ARC OF 206.07 FEET;
11) NORTH 53°32'56"EAST, 294.75 FEET;
12) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 33°25'14", A RADIUS OF 200.00 FEET AND AN ARC OF 116.66 FEET;
13) NORTH 86°58'10"EAST, 308.08 FEET;
14) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 09°27'04", A RADIUS OF 500.00 FEET AND AN ARC OF 82.48 FEET;
15) NORTH 77°31'06"EAST, 135.79 FEET;
16) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 12°56'47", A RADIUS OF 200.00 FEET AND AN ARC OF 45.19 FEET;
17) SOUTH 89°32'06"EAST, 9.07 FEET;
18) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 24°33'38", A RADIUS OF 200.00 FEET AND AN ARC OF 85.73 FEET;
19) NORTH 65°54'16"EAST, 75.57 FEET;
20) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 43°58'01", A RADIUS OF 200.00 FEET AND AN ARC OF 153.47 FEET;
21) NORTH 21°56'15"EAST , 91.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

1) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 01°35'22", A RADIUS OF 3005.03 FEET, AN ARC OF 83.36 FEET, AND A CHORD WHICH BEARS SOUTH 60°45'18" EAST, 83.36 FEET;
2) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 02°12'42", A RADIUS OF 2918.21 FEET, AND AN ARC OF 112.65 FEET;
3) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 15°07'33", A RADIUS OF 1851.86 FEET, AND AN ARC OF 488.88 FEET;
4) SOUTH 42°41'51"EAST, 301.32 FEET;
5) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 22°05'50", A RADIUS OF 677.41 FEET, AND AN ARC OF 261.26 FEET;
6) SOUTH 64°47'39"EAST, 41.05 FEET;
7) SOUTH 26°12'04"EAST, 155.34 FEET;
8) SOUTH 10°56'39"WEST, 70.79 FEET;
9) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 02°52'51", A RADIUS OF 1969.86 FEET, AND AN ARC OF 99.04 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°09'25" WEST, 2.72 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF CHAMBERS ROAD, AS PLATTED IN STONEGATE FILING NO. 16; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 10°56'08"WEST, 383.96 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, AND ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF A FUTURE FRONTAGE ROAD, THE FOLLOWING TWO (2) COURSES:
1) NORTH 79°03'15"WEST, 191.23 FEET;
2) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 32°59'23", A RADIUS OF 1251.04 FEET, AN ARC OF 720.32 FEET, AND A CHORD WHICH BEARS NORTH 62°32'28"WEST, 710.41 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°09'25" WEST, 112.21 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION, CONTAINING 44.35 ACRES, MORE OR LESS.

**DEDICATION STATEMENT**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **CHAMBERS HIGH POINT FILING NO. 1**. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNER FAILS TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

**ACKNOWLEDGEMENT**

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

OWNER: COMPARK 190 LLC

BY: _____ TITLE: _____

ATTEST: _____
SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF

_____ _____, 20___, BY_____ AND BY

_____ _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

IMEG

**PLAT NOTES**

1. THE TOWN COUNCIL OF THE TOWN OF PARKER HEREBY ESTABLISHES THE FOLLOWING LEGISLATIVE CONDITION TO THE APPROVAL OF THIS MINOR DEVELOPMENT PLAT TO PROMOTE THE PROMPT, EFFICIENT AND COST EFFECTIVE RESOLUTION OF DISPUTES PERTAINING TO THE DEVELOPMENT OF THE PROPERTY AS A MULTI-FAMILY PROJECT, EXCLUDING ANY PROPERTY OWNED BY THE TOWN (THE "PROPERTY"), FOR THE PURPOSE OF ENCOURAGING AND FOSTERING THE DEVELOPMENT OF AFFORDABLE HOUSING IN THE TOWN AND THE CONSTRUCTION OF OWNER-OCCUPIED MULTI-FAMILY DEVELOPMENTS IN THE TOWN.

2. AS A LEGISLATIVE CONDITION TO THE TOWN COUNCILS APPROVAL OF THIS MINOR DEVELOPMENT PLAT THE FOLLOWING CLAIMS INVOLVING THE PROPERTY SHALL BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A COURT OF LAW:

3. ANY AND ALL CLAIMS (1) THAT ARE BETWEEN ANY TWO OR MORE OF THE FOLLOWING PERSONS OR ENTITIES: (A) ANY OWNER OF ANY PORTION OF THE PROPERTY, (B) ANY COMMON INTEREST COMMUNITY ASSOCIATION CREATED WITH RESPECT TO THE PROPERTY, (C) THE SUBDIVIDER, DEVELOPER OR ANYONE CLAIMING UNDER OR THROUGH ANY SUCH PERSONS, (D) ANY PARTY THAT CONSTRUCTS OR DESIGNS ANY PORTION OF ANY RESIDENTIAL DWELLING UNITS UPON THE PROPERTY, AND (E) ANY CONSTRUCTION PROFESSIONAL AS DEFINED IN THE CONSTRUCTION DEFECT ACTION REFORM ACT, C.R.S. § 13-80-802.5, ET SEQ. , AS AMENDED ("CADARA"), AND (2) THAT PERTAINS TO ANY OF (A) THE PROPERTY, (B) ANY DWELLING UNIT OR OTHER IMPROVEMENTS CONSTRUCTED ON THE PROPERTY OR COMMON AREA DEVELOPMENT STRUCTURE, (C) THE COMMON INTEREST COMMUNITY TO BE CREATED FOR THE PROPERTY OR ANY PORTION THEREOF, OR (D) THE DECLARATION OR OTHER DOCUMENTS GOVERNING SUCH COMMUNITY.

4. THE LEGISLATIVE CONDITION SHALL NOT PRECLUDE ANY OF THE PERSONS OR ENTITIES DESCRIBED ABOVE FROM ENDEAVORING TO RESOLVE ANY SUCH CLAIM(S) THROUGH EITHER NEGOTIATION OR MEDIATION BEFORE SUBMITTING SUCH CLAIM TO BINDING ARBITRATION. ADDITIONALLY, THE PROPERTY MAY ALSO BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY IMPLEMENT AND EXPAND UPON THE REQUIREMENTS OF THIS PLAT NOTE AND THAT MAY EXEMPT CERTAIN CLAIMS FROM THE REQUIREMENT THAT SUCH CLAIMS MUST BE SUBMITTED TO BINDING ARBITRATION, INCLUDING CLAIMS BROUGHT TO FORECLOSE LIENS FILED AS A PART OF THE CONSTRUCTION PROCESS, CLAIMS BROUGHT BY A COMMON INTEREST COMMUNITY ASSOCIATION TO RECOVER UNPAID ASSESSMENTS PAYABLE TO SUCH ASSOCIATION OR TO OBTAIN A TEMPORARY RESTRAINING ORDER OR INJUNCTION FROM A COURT OF LAW PROHIBITING A VIOLATION OF SUCH COVENANTS, CONDITIONS AND RESTRICTIONS; PROVIDED; HOWEVER, THAT ANY SUBSEQUENT AMENDMENT OR CHANGE TO SUCH DECLARATION OF COVENANTS, CONDITIONS OR RESTRICTION SHALL NOT ELIMINATE THE REQUIREMENT THAT THE CLAIMS DESCRIBED IN THIS PLAT NOTE, INCLUDING CONSTRUCTION DEFECT CLAIMS, AS MORE PARTICULARLY DEFINED BY THE CADARA, SHALL BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A JUDICIAL PROCEEDING.

5. FOR PURPOSES OF THIS PLAT NOTE, BINDING ARBITRATION SHALL MEAN SUBMISSION OF ANY CLAIM DESCRIBED ABOVE BE SUBMITTED TO A SINGLE ARBITRATOR WHO MUST BE, AT A MINIMUM, A RETIRED COLORADO STATE DISTRICT COURT JUDGE OR FEDERAL DISTRICT COURT JUDGE OR THROUGH THE USE OF SUCH ORGANIZATION THAT SUCH RETIRED JUDGE MAY BE A MEMBER OF, INCLUDING SUCH ORGANIZATIONS AS THE JUDICIAL ARBITER GROUP OR ITS SUCCESSORS. IN SUCH ARBITRATION, THE COSTS AND EXPENSES OF ARBITRATION SHALL BE BORNE EQUALLY BY THE PARTIES AND SHALL BE CONDUCTED UTILIZING SUCH RULES OF PROCEDURE AS THE ARBITRATOR MAY REASONABLY ADOPT TO PROMOTE THE EFFICIENT AND ECONOMICAL RESOLUTION OF ANY SUCH CLAIM.

6. ALL FUTURE PURCHASERS OF ANY INTEREST IN THE PROPERTY ARE DEEMED TO HAVE ACCEPTED AND AGREED TO THE TERMS AND CONDITIONS OF THIS PLAT NOTE, WHICH IS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE AND IS DEEMED TO BE A COVENANT RUNNING WITH THE PROPERTY.

7. INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS OBTAINED FROM TITLE COMMITMENT ORDER NUMBER ABJ70732273, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED JULY 9, 2021 AS PROVIDED BY COMPARK 190, LLC. THIS INFORMATION DOES NOT INDICATE A TITLE SEARCH BY IMEG CORP.

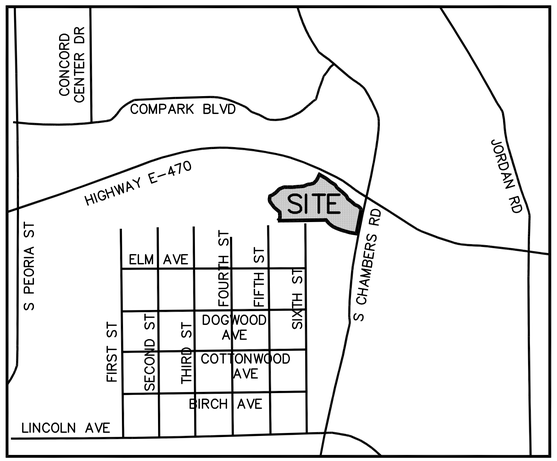
8. THE LANDS PLATTED HEREON, WITHIN SECTION 5, ARE SUBJECT TO THE ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY AVIGATION AND HAZARD EASEMENT: "... ABOVE GRANTOR'S PROPERTY ABOVE A MEAN SEA LEVEL 5850 FEET, TO AN INFINITE HEIGHT ..." RECORDED IN BOOK 418 AT PAGE 436.

9. THE LANDS PLATTED HEREON ARE SUBJECT TO THE ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY'S AIRPORT INFLUENCE AREA, PER DOUGLAS COUNTY BOARD OF COMMISSIONERS RESOLUTION NO. R-82-34, RECORDED IN BOOK 440 AT PAGE 204 AND IN BOOK 465 AT PAGE 324.

10. THE LANDS PLATTED HEREON, WITHIN SECTION 8, ARE SUBJECT TO THE AVIGATION AND HAZARD EASEMENT GRANTED UNTO ARAPAHOE COUNTY PUBLIC AIRPORT, RECORDED IN BOOK 545 AT PAGE 650.

11. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR SOUTH 87°49'36" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 6, AS MONUMENTED BY A 3.25" ALUMINUM CAP MARKED WITH PLS # 12405, TO THE SOUTH QUARTER CORNER OF SAID SECTION 6, AS MONUMENTED BY A 3.25" ALUMINUM CAP MARKED WITH PLS # 12405.

12. ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.




VICINITY MAP

SCALE 1"= 2000

**PLAT NOTES (CONTINUED)**

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

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

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

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

17. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

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

19. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.

**SHEET INDEX**

| SHEET | DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | BOUNDARY/LOTS/TRACTS |
| 3 | EXISTING EASEMENTS |
| 4 | NEW EASEMENTS |

**TRACT SUMMARY TABLE**

| TRACT | AREA (SQ. FT) | AREA (AC.) | PURPOSE | OWNERSHIP | MAINTENANCE |
|---|---|---|---|---|---|
| A | 292,958 | 6.725 | OPEN SPACE/COMMUNITY SEPARATION BUFFER | METRO DISTRICT | METRO DISTRICT |
| B | 312,536 | 7.175 | OPEN SPACE/COMMUNITY SEPARATION BUFFER & DRAINAGE | METRO DISTRICT | METRO DISTRICT |
| C | 6,735 | 0.155 | PRIVATE OPEN SPACE | METRO DISTRICT DIRECTORS | METRO DISTRICT |
| D | 3,219 | 0.074 | FLOODPLAIN/PUBLIC OPEN SPACE | METRO DISTRICT DIRECTORS | METRO DISTRICT |
| E | 287 | 0.007 | PRIVATE OPEN SPACE | METRO DISTRICT DIRECTORS | METRO DISTRICT |
| F | 19,066 | 0.438 | STREET RIGHT-OF-WAY | TOWN OF PARKER | TOWN OF PARKER |
| **TOTALS** | **634,801 SQ. FT.** | **14.574 ACRES** | | | |

**SURVEYOR CERTIFICATION**

I, MICHAEL C. CREGGER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF CHAMBERS HIGHPOINT FILING NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 8TH DAY OF MARCH, 2021, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ 20_____.

COLORADO REGISTERED MICHAEL C. CREGGER 22564 PROFESSIONAL LAND SURVEYOR

_____

MICHAEL C. CREGGER P.L.S. #22564
FOR AND ON BEHALF OF IMEG CORPORATION

**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.

**TOWN COUNCIL**

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE ____ DAY OF _____, 20___, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

_____
MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

**PLANNING COMMISSION CERTIFICATE**

THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____

_____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

**TITLE VERIFICATION**

WE LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____ TITLE: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,

BY_____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____

DAY OF _____, 20_____, AT _____ A.M./P.M AND WAS

RECORDED AT RECEPTION NUMBER _____.

_____
DOUGLAS COUNTY CLERK AND RECORDER


SURVEYOR/ENGINEER:
IMEG CORP
7600 E. ORCHARD RD,
SUITE 250-S
GREENWOOD VILLAGE, CO 80111
(303) 792-0557

OWNER/DEVELOPER:
COMPARK 190 LLC
4600 S ULSTER #1400
DENVER, CO 80237


REVISED: DECEMBER 21, 2021
REVISED: AUGUST 26, 2021
REVISED: MAY 25, 2021
REVISED: MARCH 11, 2021
REVISED: JANUARY 24, 2020

# CHAMBERS HIGH POINT FILING NO. 1

## PART OF THE SW 1/4 SEC. 5, THE SE 1/4 SEC. 6 & NW 1/4 SEC. 8, T.6 S., R. 66 W. OF 6TH P.M., TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

44.35 ACRES – 3 LOTS & 6 TRACTS

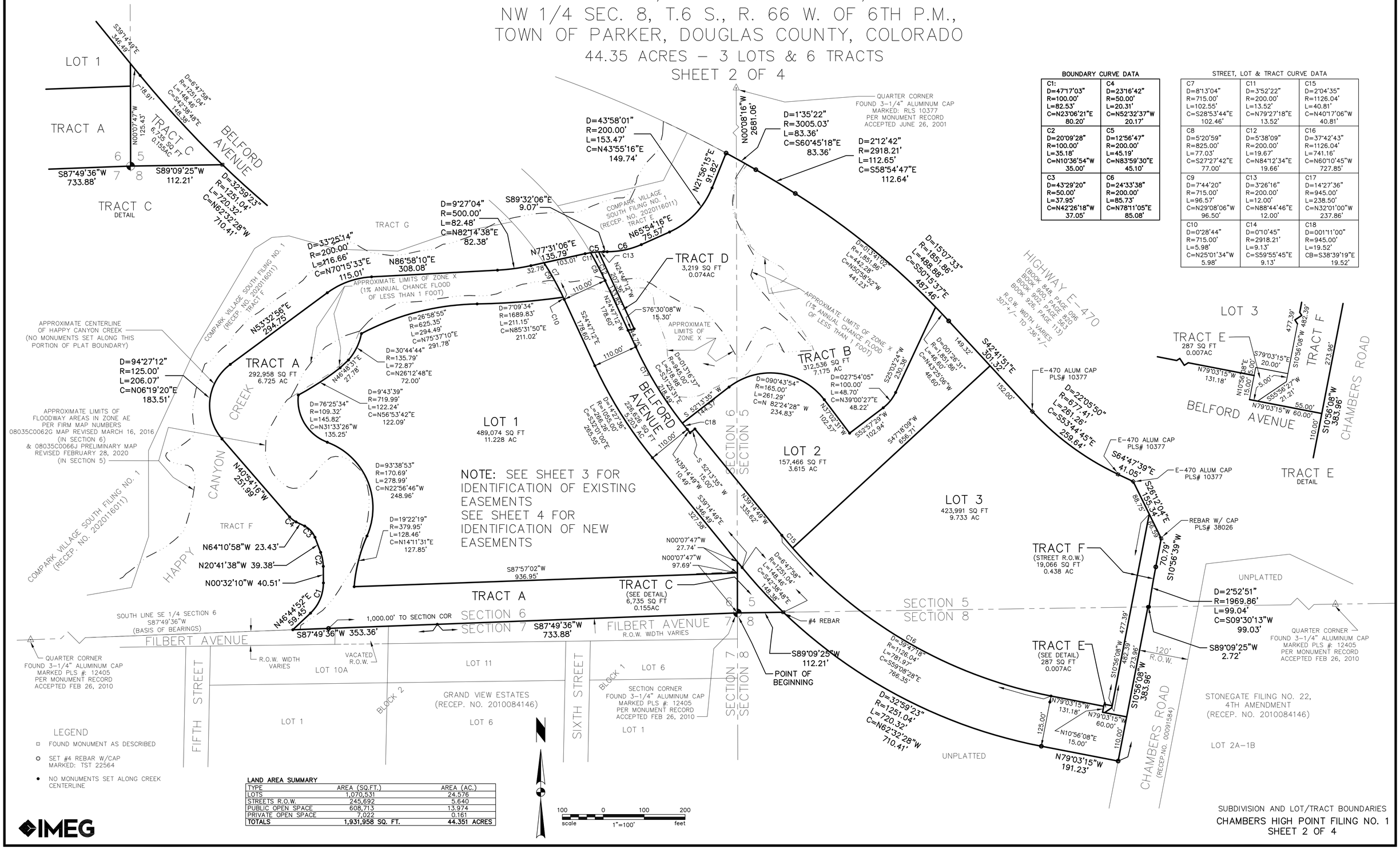
SHEET 2 OF 4

**BOUNDARY CURVE DATA**

| | |
|---|---|
| **C1:** D=47°17'03" R=100.00' L=82.53' C=N23°06'21"E 80.20' | **C4** D=23°16'42" R=50.00' L=20.31' C=N52°32'37"W 20.17' |
| **C2** D=20°09'28" R=100.00' L=35.18' C=N10°36'54"W 35.00' | **C5** D=12°56'47" R=200.00' L=45.19' C=N83°59'30"E 45.10' |
| **C3** D=43°29'20" R=50.00' L=37.95' C=N42°26'18"W 37.05' | **C6** D=24°33'38" R=200.00' L=85.73' C=N78°11'05"E 85.08' |

STREET, LOT & TRACT CURVE DATA

| | | |
|---|---|---|
| C7 D=8°13'04" R=715.00' L=102.55' C=S28°53'44"E 102.46' | C11 D=3°52'22" R=200.00' L=13.52' C=N79°27'18"E 13.52' | C15 D=2°04'35" R=1126.04' L=40.81' C=N40°17'06"W 40.81' |
| C8 D=5°20'59" R=825.00' L=77.03' C=S27°27'42"E 77.00' | C12 D=5°38'09" R=200.00' L=19.67' C=N84°12'34"E 19.66' | C16 D=37°42'43" R=1126.04' L=741.16' C=N60°10'45"W 727.85' |
| C9 D=7°44'20" R=715.00' L=96.57' C=N29°08'06"W 96.50' | C13 D=3°26'16" R=200.00' L=12.00' C=N88°44'46"E 12.00' | C17 D=14°27'36" R=945.00' L=238.50' C=N32°01'00"W 237.86' |
| C10 D=0°28'44" R=715.00' L=5.98' C=N25°01'34"W 5.98' | C14 D=0°10'45" R=2918.21' L=9.13' C=S59°55'45"E 9.13' | C18 D=0°01'11"00" R=945.00' L=19.52' CB=S38°39'19"E 19.52' |




**LAND AREA SUMMARY**

| TYPE | AREA (SQ.FT.) | AREA (AC.) |
|---|---|---|
| LOTS | 1,070,531 | 24.576 |
| STREETS R.O.W. | 245,692 | 5.640 |
| PUBLIC OPEN SPACE | 608,713 | 13.974 |
| PRIVATE OPEN SPACE | 7,022 | 0.161 |
| **TOTALS** | **1,931,958 SQ. FT.** | **44.351 ACRES** |

LEGEND

- ▫ FOUND MONUMENT AS DESCRIBED
- ○ SET #4 REBAR W/CAP MARKED: TST 22564
- • NO MONUMENTS SET ALONG CREEK CENTERLINE

100 0 100 200
scale 1"=100' feet

IMEG

SUBDIVISION AND LOT/TRACT BOUNDARIES

CHAMBERS HIGH POINT FILING NO. 1
SHEET 2 OF 4

# CHAMBERS HIGH POINT FILING NO. 1

## PART OF THE SW 1/4 SEC. 5, THE SE 1/4 SEC. 6 & NW 1/4 SEC. 8, T.6 S., R. 66 W. OF 6TH P.M., TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

44.35 ACRES – 3 LOTS & 6 TRACTS

SHEET 3 OF 4

E-470 PERMANENT EASEMENT PARCEL NO. PE-10 (B) AND E-470 SLOPE MAINTENANCE, DRAINAGE & ACCESS EASEMENT PARCEL NO. SE-10 (B) REV.1 (BOOK 902, PAGE 563) AND MULTIPLE USE EASEMENT PARCEL NO. MUE-10 (A) (BOOK 936, PAGE 1125) AND E-470 SLOPE MAINTENANCE, DRAINAGE & ACCESS EASEMENT PARCEL NO. SE-10 (B) REV.1 (BOOK 926, PAGE 132) AND E-470 PERMANENT EASEMENT PARCEL NO. PE-10 (B) (BOOK 926, PAGE 147)

E-470 ACCESS LIMITATION PARCEL NO. TK-10 REV.1 (SOUTH) (BOOK 902, PAGE 563 & BOOK 926, PAGE 123)

COMPARK VILLAGE SOUTH FILING NO. 1 (RECEP. NO. 2020116011) TRACT G

COMPARK VILLAGE SOUTH FILING NO. 1 (RECEP. NO. 2020116011) TRACT F

APPROXIMATE CENTERLINE OF HAPPY CANYON CREEK (NO MONUMENTS SET ALONG THIS PORTION OF PLAT BOUNDARY)

25' ARAPAHOE COUNTY WATER AND WASTEWATER AUTHORITY UTILITY EASEMENT (RECEP.NO. 2013048085)

118' ARAPAHOE COUNTY WATER & WASTEWATER AUTHORITY UTILITY & STORM DRAINAGE EASEMENT (RECEP. NO. 2010056676 & RECEP.NO. 2012050711)

ARAPAHOE COUNTY WATER & WASTEWATER AUTHORITY STORM DRAINAGE EASEMENT (RECEP.NO. 2010056844 & RECEP.NO.2012050711) & TO DOUGLAS COUNTY (RECEP.NO. 2011010263)

30' R.O.W. FOR INGRESS & EGRESS IN AGREEMENT RECORDED IN BOOK 261, PAGE 518 (TO BE VACATED BY SEPARATE DOCUMENT)

10' IREA ELECTRIC R.O.W. & EASEMENT (RECEP.NO. 2011014724 & 2011014726)

30' STONEGATE METROPOLITAN DISTRICT WATER LINE EASEMENT (BOOK 1999, PAGE 1762)

100' X 100' STONEGATE METROPOLITAN DISTRICT WELL SITE EASEMENT (RECEP.NO. 2002088936)

30' STONEGATE METROPOLITAN DISTRICT ACCESS TO WELL SITE EASEMENT (RECEP.NO. 2002088938)

30' STONEGATE VILLAGE METROPOLITAN DISTRICT WATER LINE EASEMENT (RECEP.NO. 2010056853)

UNITED WATER & SANITATION DISTRICT STORM DRAINAGE EASEMENT (RECEP. NO. 2010056844) & TO DOUGLAS COUNTY (RECEP.NO. 2011010263)

10' PSCO GAS LINE EASEMENT (RECEP.NO. 2011006001)

10' PSCO UTILITY EASEMENT (BOOK 926, PAGE 160)

STONEGATE VILLAGE METROPOLITAN DISTRICT STORM DRAINAGE EASEMENT (RECEP.NO. 2010056845) & TO ARAPAHOE COUNTY WATER & WASTEWATER AUTHORITY (RECEP.NO. 2012050711) & TO DOUGLAS COUNTY (RECEP.NO. 2011010263)

50' X 47.64' STONEGATE METROPOLITAN DISTRICT WATER LINE EASEMENT (RECEP.NO. 2002088937)

STONEGATE VILLAGE METROPOLITAN DISTRICT WATER LINE EASEMENT (RECEP.NO. 2010056853)

50' SIERRA RIDGE METROPOLITAN DISTRICT NO. 1 SEWER EASEMENT (RECEP.NO. 2007088933)

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F (STREET R.O.W.)

LOT 1

LOT 2

LOT 3

LOT 10A

LOT 11

GRAND VIEW ESTATES (RECEP. NO. 2010084146)

UNPLATTED

HAPPY CANYON CREEK

BELFORD AVENUE

FILBERT AVENUE

HIGHWAY E-470

CHAMBERS ROAD

FIFTH STREET

SIXTH STREET

BLOCK 1

BLOCK 2

SECTION 5

SECTION 6

SECTION 7

SECTION 8

**BOUNDARY CURVE DATA**

| | |
|---|---|
| **C1:** D=47°17'03" R=100.00' L=82.53' C=N23°06'21"E 80.20' | **C4** D=23°16'42" R=50.00' L=20.31' C=N52°32'37"W 20.17' |
| **C2** D=20°09'28" R=100.00' L=35.18' C=N10°36'54"W 35.00' | **C5** D=12°56'47" R=200.00' L=45.19' C=N83°59'30"E 45.10' |
| **C3** D=43°29'20" R=50.00' L=37.95' C=N42°26'18"W 37.05' | **C6** D=24°33'38" R=200.00' L=85.73' C=N78°11'05"E 85.08' |

**STREET, LOT & TRACT CURVE DATA**

| | | |
|---|---|---|
| C7 D=8°13'04" R=715.00' L=102.55' C=S28°53'44"E 102.46' | C11 D=3°52'22" R=200.00' L=13.52' C=N79°27'18"E 13.52' | C15 D=2°04'35" R=1126.04' L=40.81' C=N40°17'06"W 40.81' |
| C8 D=5°20'59" R=825.00' L=77.03' C=S27°27'42"E 77.00' | C12 D=5°38'09" R=200.00' L=19.67' C=N84°12'34"E 19.66' | C16 D=37°42'43" R=1126.04' L=741.16' C=N60°10'45"W 727.85' |
| C9 D=7°44'20" R=715.00' L=96.57' C=N29°08'06"W 96.50' | C13 D=3°26'16" R=200.00' L=12.00' C=N88°44'46"E 12.00' | C17 D=14°27'36" R=945.00' L=238.50' C=N32°01'00"W 237.86' |
| C10 D=0°28'44" R=715.00' L=5.98' C=N25°01'34"W 5.98' | C14 D=0°10'45" R=2918.21' L=9.13' C=S59°55'45"E 9.13' | C18 D=0°01'11"00" R=945.00' L=19.52' CB=S38°39'19"E 19.52' |

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET #4 REBAR W/CAP MARKED: TST 22564
- NO MONUMENTS SET ALONG CREEK CENTERLINE

QUARTER CORNER FOUND 3-1/4" ALUMINUM CAP MARKED PLS #: 12405 PER MONUMENT RECORD ACCEPTED FEB 26, 2010

SOUTH LINE SE 1/4 SECTION 6 S87°49'36"W (BASIS OF BEARINGS)

scale 1"=100' feet (100 0 100 200)

IMEG

EXISTING EASEMENTS

CHAMBERS HIGH POINT FILING NO. 1
SHEET 3 OF 4

# CHAMBERS HIGH POINT FILING NO. 1

## PART OF THE SW 1/4 SEC. 5, THE SE 1/4 SEC. 6 & NW 1/4 SEC. 8, T.6 S., R. 66 W. OF 6TH P.M., TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

44.35 ACRES – 3 LOTS & 6 TRACTS

SHEET 4 OF 4

NOTE: SEE SHEET 3 OF 4 FOR CURVE TABLE INFORMATION

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET #4 REBAR W/CAP MARKED: TST 22564
- NO MONUMENTS SET ALONG CREEK CENTERLINE

IMEG

NEW EASEMENTS

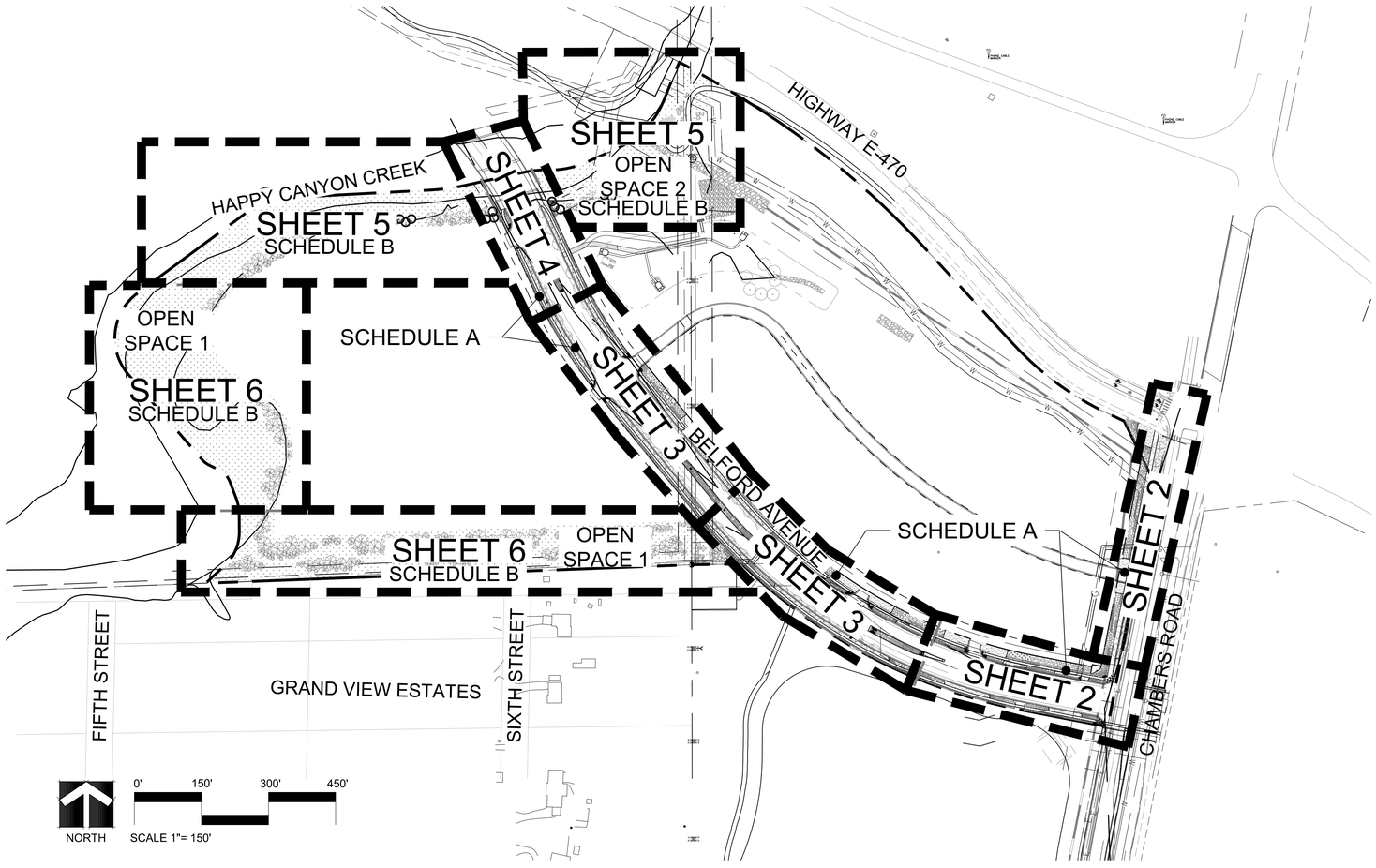
CHAMBERS HIGH POINT FILING NO. 1

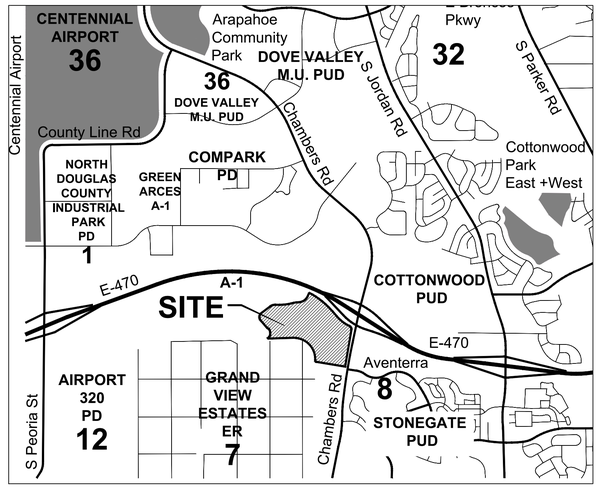
SHEET 4 OF 4

# CHAMBERS HIGH POINT - FILING 1
## STREETSCAPE LANDSCAPE PLAN

BEING A PART OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
IN THE SOUTHEAST QUARTER OF SECTION 6, AND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 8




## VICINITY MAP

SCALE: 1" = 2,000'
NORTH

| STREET TREES | | | |
|---|---|---|---|
| STREET | LENGTH (FEET) | TREES REQUIRED | TREES PROVIDED |
| CHAMBERS ROAD | 273 | 7 | 7 |
| BELFORD AVENUE | 1614 | 40 | 40 |

| OPEN SPACE | | | | |
|---|---|---|---|---|
| AREA | USE | ACRES | SQUARE FEET | LANDSCAPE PROVIDED |
| 1 | OPEN SPACE / LANDSCAPE BUFFER | 6.72 | 292,749 | 125 TREES & 117 SHRUBS |
| 2 | OPEN SPACE / LANDSCAPE BUFFER | 1.06 | 46,230 | 12 TREES & 27 SHRUBS |
| | | | TOTAL | 137 TREES & 117 SHRUBS |

SHEET INDEX


1 COVER SHEET
2-4 STREETSCAPE LANDSCAPE PLAN
5-6 BUFFER LANDSCAPE PLAN
7 PLANTING DETAILS
8 TREE MITIGATION PLAN


| NO. | REVISION | DATE |
|---|---|---|
| 1 | 1st SUBMITTAL | 3-3-2021 |
| 2 | 2nd SUBMITTAL | 5-21-2021 |
| 3 | 3rd SUBMITTAL | 7-26-2021 |
| 4 | 4th SUBMITTAL | 8-30-2021 |
| 5 | | |

CHAMBERS HIGH POINT - FILING 1
STREETSCAPE LANDSCAPE PLAN


DEVELOPER
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OVERALL LANDSCAPE PLAN

# CHAMBERS HIGH POINT - FILING 1
## STREETSCAPE LANDSCAPE PLAN

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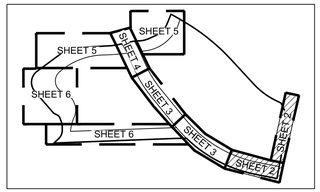
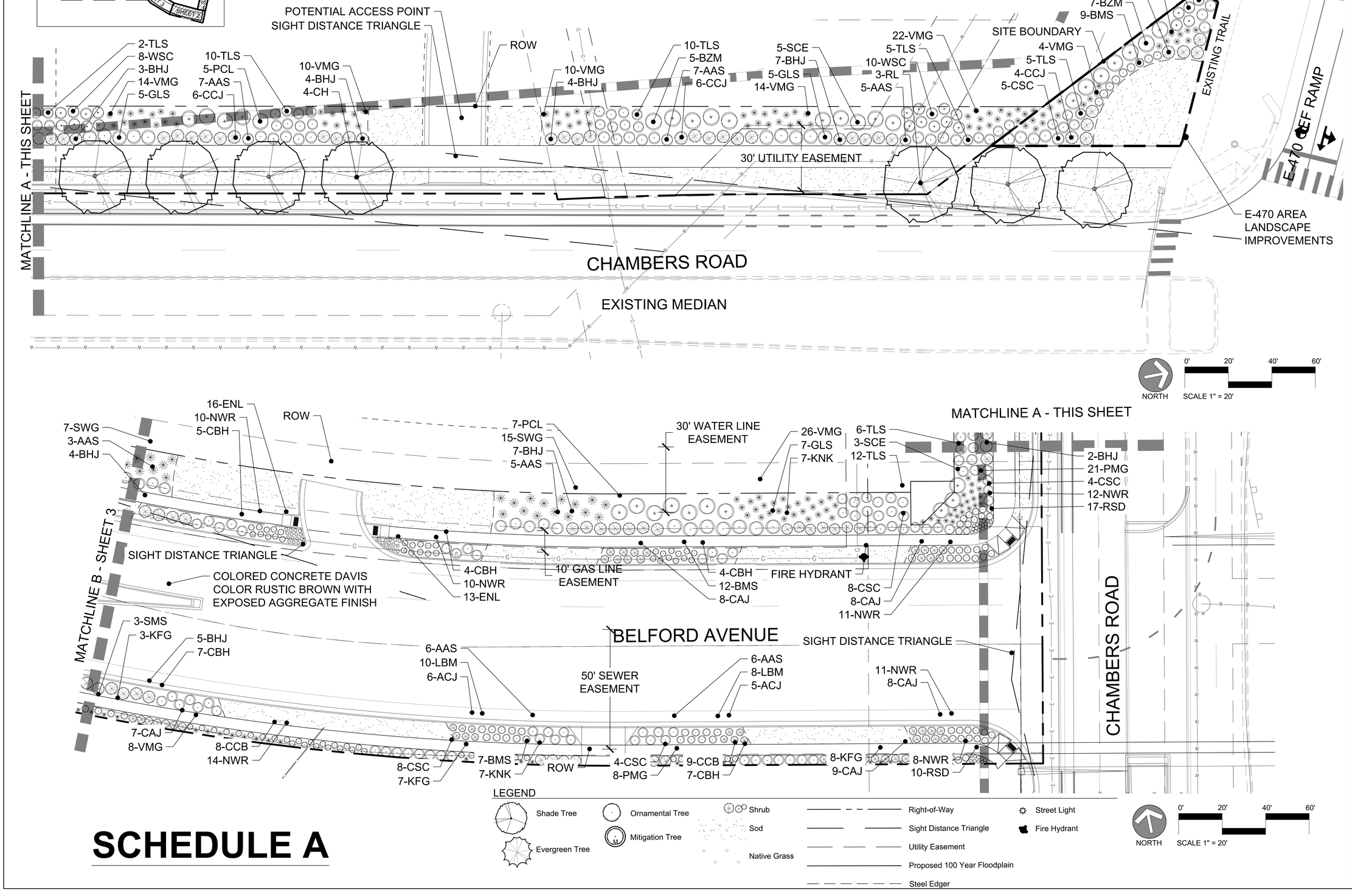
SHEET 2 OF 8




KEY MAP
NTS




# SCHEDULE A

| NO. | REVISION | DATE |
|---|---|---|
| 1 | 1st SUBMITTAL | 3-3-2021 |
| 2 | 2nd SUBMITTAL | 5-21-2021 |
| 3 | 3rd SUBMITTAL | 7-26-2021 |
| 4 | 4th SUBMITTAL | 8-30-2021 |
| 5 | | |

CHAMBERS HIGH POINT - FILING 1
STREETSCAPE LANDSCAPE PLAN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STREETSCAPE LANDSCAPE PLAN

SHEET 2 OF 8

# CHAMBERS HIGH POINT - FILING 1
## STREETSCAPE LANDSCAPE PLAN

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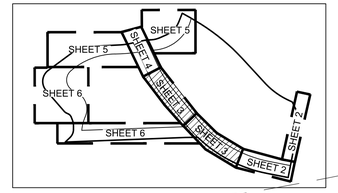
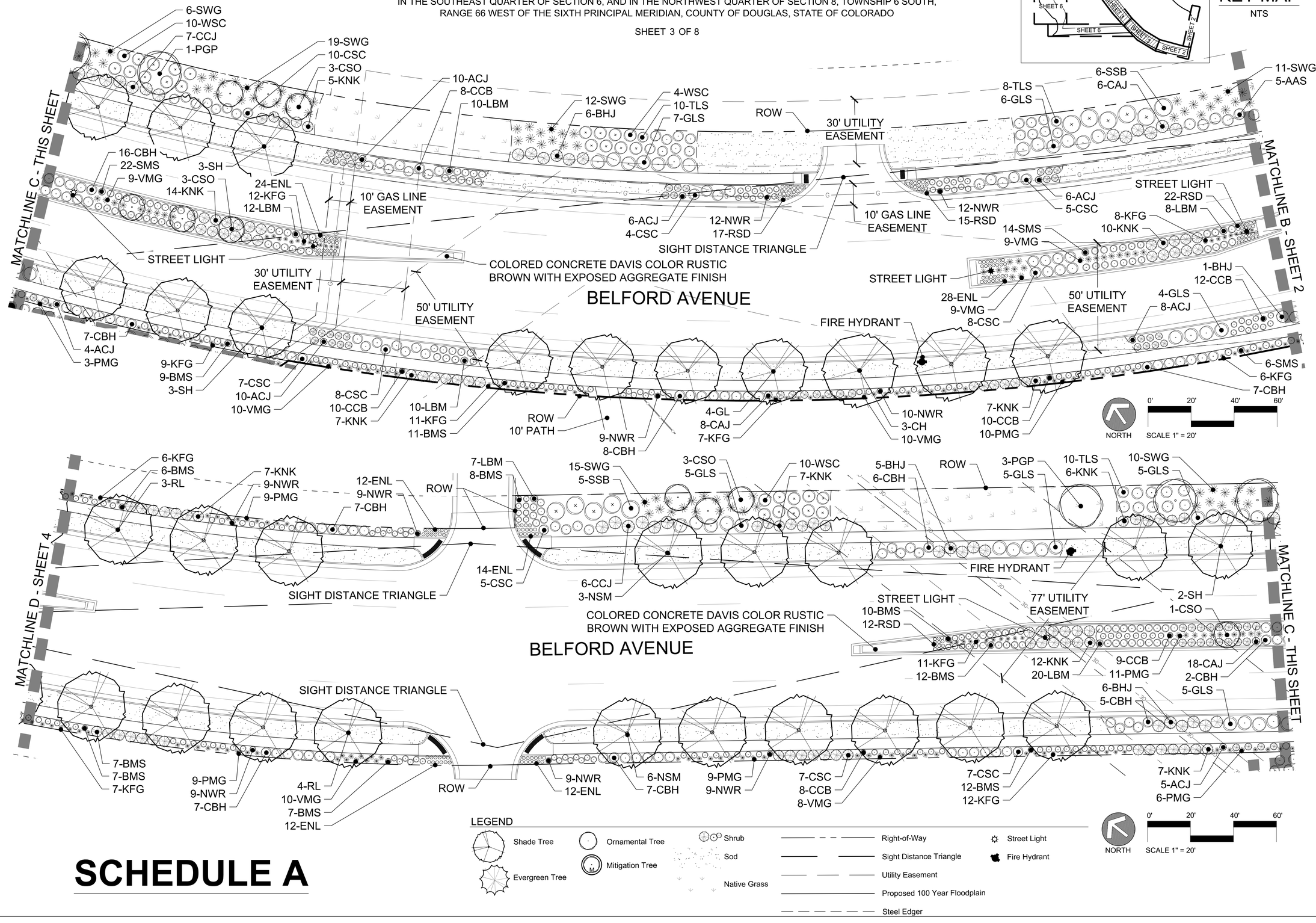
SHEET 3 OF 8




KEY MAP
NTS




LEGEND

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Mitigation Tree
- Shrub
- Sod
- Native Grass
- Right-of-Way
- Sight Distance Triangle
- Utility Easement
- Proposed 100 Year Floodplain
- Steel Edger
- Street Light
- Fire Hydrant

# SCHEDULE A

| NO. | REVISION | DATE |
|---|---|---|
| 1 | 1st SUBMITTAL | 3-3-2021 |
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| 4 | 4th SUBMITTAL | 8-30-2021 |
| 5 | | |

CHAMBERS HIGH POINT - FILING 1
STREETSCAPE LANDSCAPE PLAN


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STREETSCAPE LANDSCAPE PLAN

SHEET 3 OF 8

# CHAMBERS HIGH POINT - FILING 1
## STREETSCAPE LANDSCAPE PLAN

BEING A PART OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
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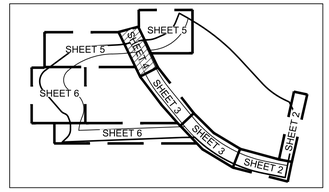
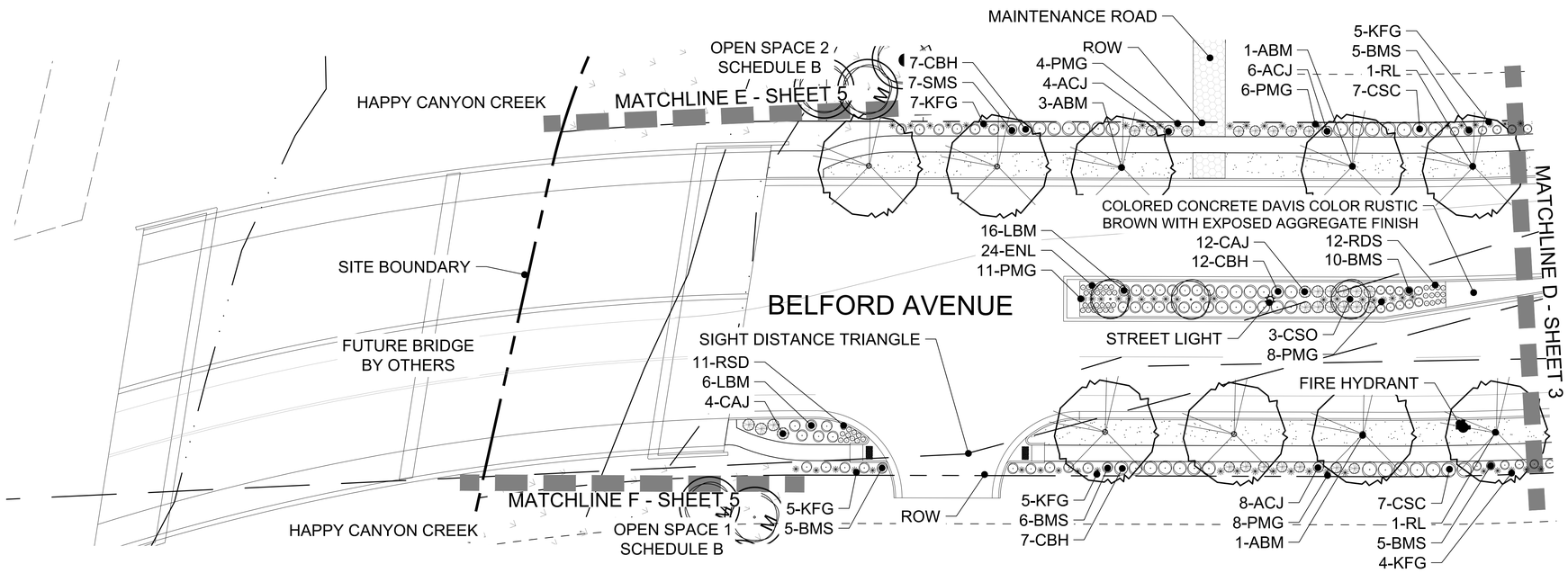
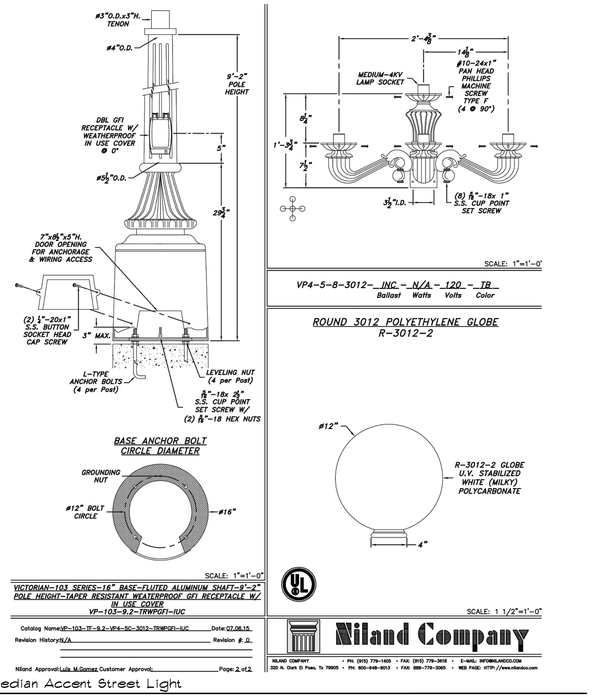
SHEET 4 OF 8




KEY MAP
NTS




# SCHEDULE A




Median Accent Street Light

LEGEND

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Mitigation Tree
- Shrub
- Sod
- Native Grass
- Right-of-Way
- Sight Distance Triangle
- Utility Easement
- Proposed 100 Year Floodplain
- Steel Edger
- Street Light
- Fire Hydrant

NORTH

0' 20' 40' 60'
SCALE 1" = 20'

| NO. | REVISION | DATE |
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CHAMBERS HIGH POINT - FILING 1
STREETSCAPE LANDSCAPE PLAN


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STREETSCAPE LANDSCAPE PLAN

SHEET 4 OF 8

# CHAMBERS HIGH POINT - FILING 1
## STREETSCAPE LANDSCAPE PLAN

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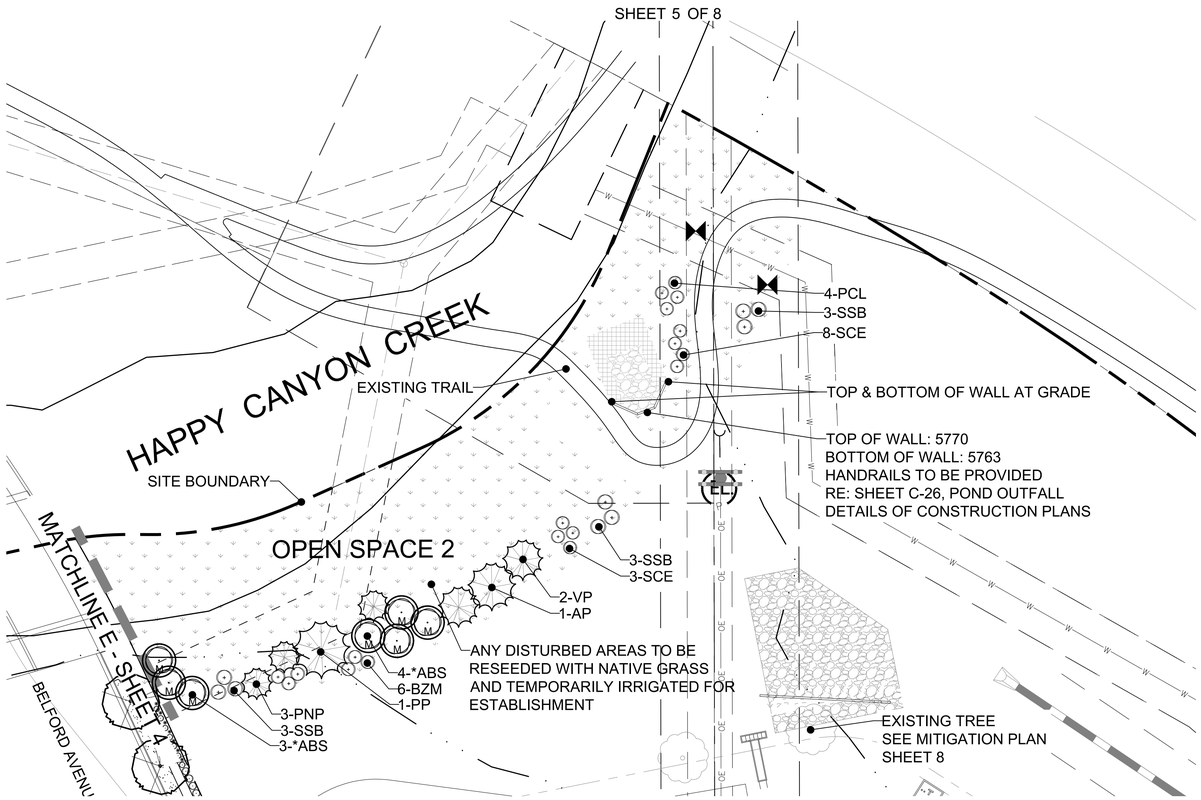
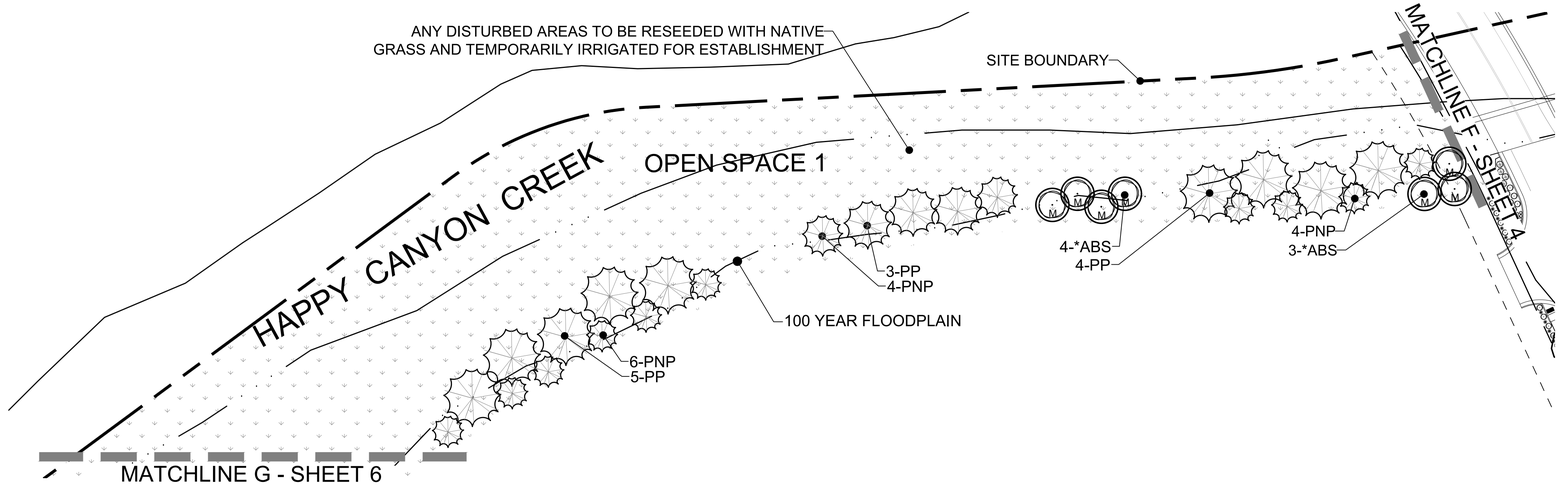


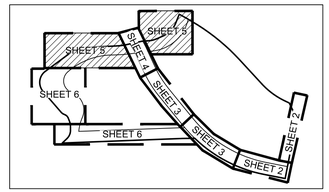




# SCHEDULE B

LEGEND

Shade Tree
Evergreen Tree
Ornamental Tree
Mitigation Tree
Shrub
Sod
Native Grass
Right-of-Way
Sight Distance Triangle
Utility Easement
Proposed 100 Year Floodplain
Steel Edger
Street Light
Fire Hydrant

NORTH
0' 40' 80' 120'
SCALE 1" = 40'




KEY MAP
NTS

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|---|---|---|
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CHAMBERS HIGH POINT - FILING 1
STREETSCAPE LANDSCAPE PLAN


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BUFFER LANDSCAPE PLAN

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## STREETSCAPE LANDSCAPE PLAN

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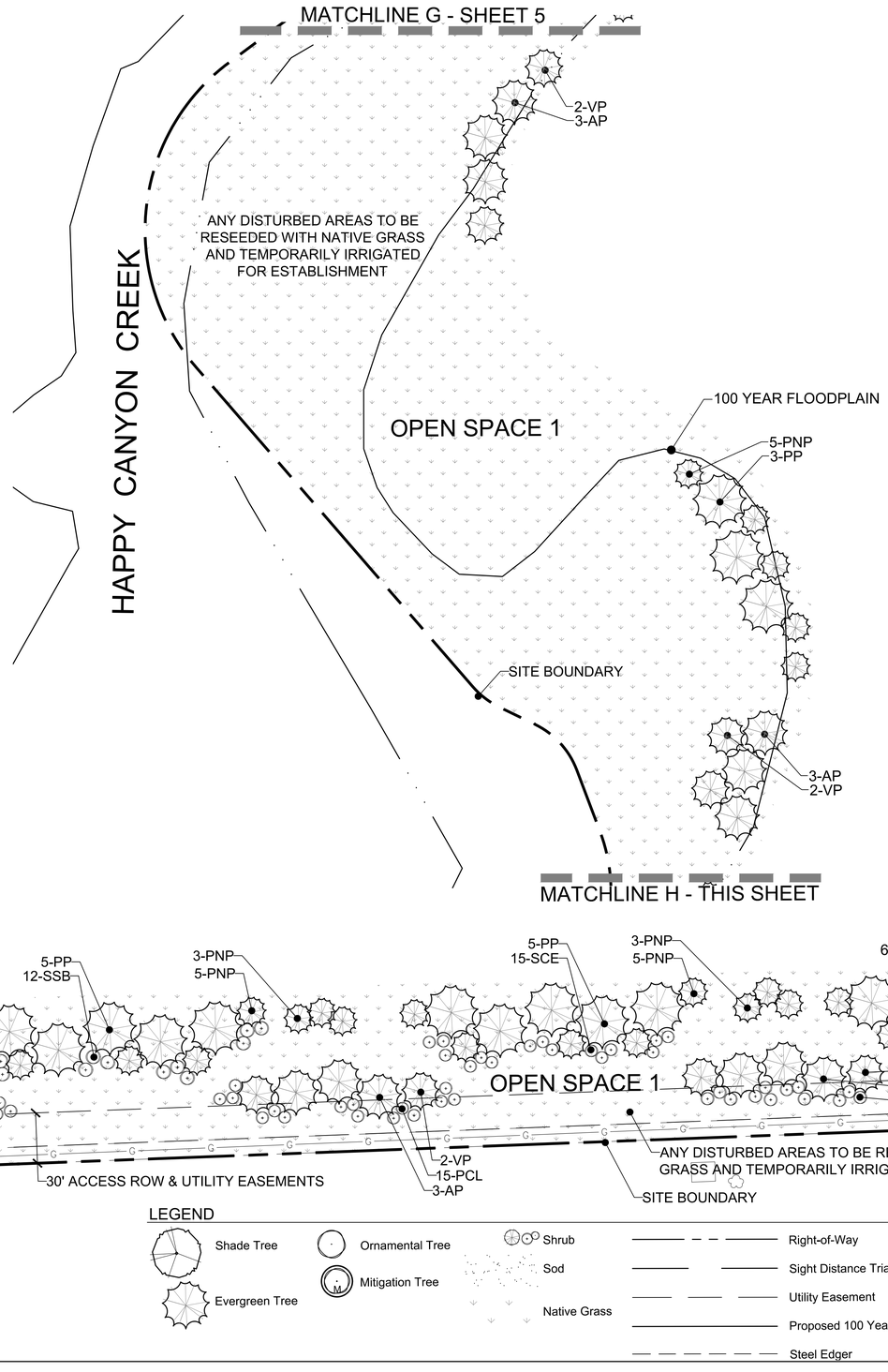
SHEET 6 OF 8



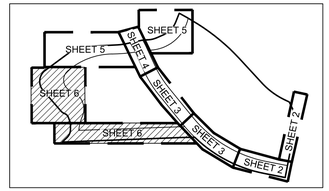

LEGEND

Shade Tree
Evergreen Tree
Ornamental Tree
Mitigation Tree
Shrub
Sod
Native Grass
Right-of-Way
Sight Distance Triangle
Utility Easement
Proposed 100 Year Floodplain
Steel Edger
Street Light
Fire Hydrant

NORTH

0' 40' 80' 120'
SCALE 1" = 40'

# SCHEDULE B




KEY MAP
NTS

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BUFFER LANDSCAPE PLAN

SHEET 6 OF 8

# CHAMBERS HIGH POINT - FILING 1
## STREETSCAPE LANDSCAPE PLAN

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## PLANT LIST

### MEDIANS

| QUANTITY | SYMBOL | COMMON NAME | LATIN NAME | SIZE | MATURE SIZE (HxW) | CONT. | WATER USE |
|---|---|---|---|---|---|---|---|
| ORNAMENTAL TREES | | | | | | | |
| 7 | CSO | CRIMSON SPIRE OAK | QUERCUS CRIMSON SPIRE | 2" CAL. | 35' x 12' | B&B | LOW |
| SHRUBS | | | | | | | |
| 20 | BMS | BLUE MIST SPIREA | CARYOPTERIS X CLANDONENSIS 'BLUE MIST' | | 3' x 3' | 5 GALLON | LOW |
| 30 | CAJ | COMPACT ANDORRA JUNIPER | JUNIPERUS 'ANDORRA COMPACTA' | | 1.5' x 5' | 5 GALLON | LOW |
| 24 | CBH | HANCOCK CORALBERRY | SYMPHORICARPOS X CHENAUTLTII 'HANCOCK' | | 1.5' x 5' | 5 GALLON | LOW |
| 9 | CCB | KELSEY DOGWOOD | CORNUS SERICEA 'KELSEYI' | | 2' x 3' | 5 GALLON | MODERATE |
| 8 | CSC | CREEPING WESTERN SAND CHERRY | PRUNUS BESSEYI 'PAWNEE BUTTES' | | 1.5' x 5' | 5 GALLON | LOW |
| 36 | KNK | KINNIKINNICK | ARCTOSTAPHYLOS UVA-URSI | | 1' x 6' | 5 GALLON | LOW |
| 56 | LBM | LENA BROOM | CYTISUS X 'LENA' | | 2.5' x 3.5' | 5 GALLON | LOW |
| 48 | SMS | SNOWMOUND SPIREA | SPIREA NIPPONICA 'SNOWMOUND' | | 3.5' x 3.5' | 5 GALLON | MODERATE |
| PERENNIALS & ORNAMENTAL GRASSES | | | | | | | |
| 76 | ENL | ENGLISH LAVENDER | LAVANDULA ANGUSIFOLIA 'MUNSTEAD' | | 1.5' x 1.5' | 1 GALLON | LOW |
| 31 | KFG | FEATHER REED GRASS | CLAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | | 4.5' x 2' | 1 GALLON | MODERATE |
| 29 | PMG | PURPLE MAIDEN GRASS | MISCANTHUS SINENSIS PURPURASCENS | | 3.5' x 3.5' | 1 GALLON | LOW |
| 46 | RSD | RUBY STELLA DAYLILY | HEMEROCALLIS 'RUBY STELLA' | | 1.5' x 1.5' | 1 GALLON | LOW |
| 27 | VMG | VARIEGATED MAIDEN GRASS | MISCANTHUS SINENSIS 'VARIEGATUS' | | 4' x 3.5' | 1 GALLON | MODERATE |

### ROW & OPEN SPACE

| QUANTITY | SYMBOL | COMMON NAME | LATIN NAME | SIZE | MATURE SIZE (HxW) | CONT. | WATER USE |
|---|---|---|---|---|---|---|---|
| SHADE TREES | | | | | | | |
| 7 | ABM | AUTUMN BLAZE MAPLE | ACER X FREEMANII 'AUTUMN BLAZE' | 2.5" CAL. | 45' x 35' | B&B | LOW |
| 7 | CH | COMMON HACKBERRY | CELTIS OCCIDENTALIS | 2.5" CAL. | 55' x 45' | B&B | LOW |
| 4 | GL | GREENSPIRE LINDEN | TILIA CORDATA 'GREENSPIRE' | 2.5" CAL. | 35' x 35' | B&B | LOW |
| 9 | NSM | NORWEGIAN SUNSET MAPLE | ACER PLATANOIDES 'NORWEGIAN SUNSET' | 2.5" CAL. | 35' x 35' | B&B | LOW |
| 12 | RL | REDMOND LINDEN | TILIA AMERICANA 'REDMOND' | 2.5" CAL. | 35' x 35' | B&B | LOW |
| 8 | SH | SHADEMASTER HONEYLOCUST | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | 2.5" CAL. | 35' x 35' | B&B | LOW |
| ORNAMENTAL TREES | | | | | | | |
| 14 | *ABS | AUTUMN BRILLIANCE SERVICEBERRY | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | 2" CAL. | 18' x 18' | B&B | MODERATE |
| 6 | CSO | CRIMSON SPIRE OAK | QUERCUS CRIMSON SPIRE | 2" CAL. | 35' x 12' | B&B | LOW |
| 4 | PGP | PRAIRIE GEM PEAR | PYRUS USSURIENSIS 'PRAIRIE GEM' | 2" CAL. | 25' x 25' | B&B | MODERATE |
| EVERGREEN TREES | | | | | | | |
| 22 | AP | AUSTRIAN PINE | PINUS NIGRA | 6' HT. | 40' x 30' | B&B | MODERATE |
| 52 | PNP | PINON PINE | PINUS EDULIS | 6' HT. | 25' x 15' | B&B | MODERATE |
| 34 | PP | PONDEROSA PINE | PINUS PONDEROSA | 6' HT. | 50' x 30' | B&B | MODERATE |
| 17 | VP | VANDERWOLF'S PYRAMID PINE | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | 6' HT. | 35' x 20' | B&B | MODERATE |
| SHRUBS | | | | | | | |
| 46 | AAS | AUTUMN AMBER SUMAC | RHUS TRIOBATA 'AUTUMN AMBER' | | 1' x 5' | 5 GALLON | LOW |
| 78 | ACJ | ALPINE CARPET JUNIPER | JUNIPERUS COMMUNIS 'ALPINE CARPET' | | Ø5' x 4' | 5 GALLON | LOW |
| 51 | BHJ | BAR HARBOUR JUNIPER | JUNIPERUS HORIZONTALIS 'BAR HARBOUR' | | 1' x 6' | 5 GALLON | LOW |
| 106 | BMS | BLUE MIST SPIREA | CARYOPTERIS X CLANDONENSIS 'BLUE MIST' | | 3' x 3' | 5 GALLON | LOW |
| 53 | BZM | BLIZZARD MOCKORANGE | PHILADELPHUS LEWISII 'BLIZZARD' | | 7' x 7' | 5 GALLON | MODERATE |
| 52 | CAJ | COMPACT ANDORRA JUNIPER | JUNIPERUS 'ANDORRA COMPACTA' | | 1.5' x 5' | 5 GALLON | LOW |
| 101 | CBH | HANCOCK CORALBERRY | SYMPHORICARPOS X CHENAUTLTII 'HANCOCK' | | 1.5' x 5' | 5 GALLON | LOW |
| 61 | CCB | KELSEY DOGWOOD | CORNUS SERICEA 'KELSEYI' | | 2' x 3' | 5 GALLON | MODERATE |
| 39 | CCJ | CALGARY CARPET JUNIPER | JUNIPERUS SABINA 'CALGARY CARPET' | | 1' x 7' | 5 GALLON | LOW |
| 91 | CSC | CREEPING WESTERN SAND CHERRY | PRUNUS BESSEYI 'PAWNEE BUTTES' | | 1.5' x 5' | 5 GALLON | LOW |
| 63 | GLS | DWARF FRAGRANT SUMAC | RHUS AROMATICA 'GRO-LOW' | | 2' x 6' | 5 GALLON | LOW |
| 84 | KNK | KINNIKINNICK | ARCTOSTAPHYLOS UVA-URSI | | 1' x 6' | 5 GALLON | LOW |
| 51 | LBM | LENA BROOM | CYTISUS X 'LENA' | | 2.5' x 3.5' | 5 GALLON | LOW |
| 146 | NWR | NEARLY WILD ROSE | ROSA X 'NEARLY WILD' | | 2.5' x 2.5' | 5 GALLON | MODERATE |
| 55 | PCL | PINK CANADIAN LILAC | SYRINGA X PRESTONIAE 'MISS CANADA' | | 8' x 8' | 5 GALLON | MODERATE |
| 43 | SCE | SPREADING COTONEASTER | COTONEASTER DIVARICATUS | | 5' x 7' | 5 GALLON | MODERATE |
| 36 | SMS | SNOWMOUND SPIREA | SPIREA NIPPONICA 'SNOWMOUND' | | 3.5' x 3.5' | 5 GALLON | MODERATE |
| 55 | SSB | SASKATOON SERVICEBERRY | AMELANCHIER ALNIFOLIA | | 8' x 8' | 5 GALLON | MODERATE |
| 73 | TLS | THREE LEAF SUMAC | RHUS TRILOBATA | | 5' x 5' | 5 GALLON | LOW |
| 50 | WSC | WESTERN SAND CHERRY | PRUNUS BESSEYI | | 5' x 5' | 5 GALLON | LOW |
| PERENNIALS & ORNAMENTAL GRASSES | | | | | | | |
| 79 | ENL | ENGLISH LAVENDER | LAVANDULA ANGUSIFOLIA 'MUNSTEAD' | | 1.5' x 1.5' | 1 GALLON | LOW |
| 102 | KFG | FEATHER REED GRASS | CLAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | | 4.5' x 2' | 1 GALLON | MODERATE |
| 94 | PMG | PURPLE MAIDEN GRASS | MISCANTHUS SINENSIS PURPURASCENS | | 3.5' x 3.5' | 1 GALLON | LOW |
| 70 | RSD | RUBY STELLA DAYLILY | HEMEROCALLIS 'RUBY STELLA' | | 1.5' x 1.5' | 1 GALLON | LOW |
| 97 | SWG | SWITCH GRASS | PANICUM VIRGATUM | | 3' x 5' | 1 GALLON | LOW |
| 188 | VMG | VARIEGATED MAIDEN GRASS | MISCANTHUS SINENSIS 'VARIEGATUS' | | 4' x 3.5' | 1 GALLON | MODERATE |

* (ABS) AUTUMN BRILLIANCE SERVICEBERRY SHALL BE EXTRA TREES TO MITIGATE EXISTING TREES THAT WILL BE REMOVED NEAR THE DETENTION POND IN OPEN SPACE 2. SEE SHEET 8 TREE MITIGATION PLAN.

## LANDSCAPE NOTES

1. All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards of the Town of Parker. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one year.
2. All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the Town of Parker Code.
3. Trails shall meet the requirements of the Americans with Disabilities Act.
4. All fencing shall be as indicated on the landscape plans and details.
5. All plant material shall carry a warranty for a period of not less than 1 year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
6. Plant species and location should follow approved plan. If site conditions or plant availability require changes to the plan, then the applicant must get approval from the Town of Parker, Community Development Department.
7. To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping.
8. No plant material shall be planted within ten feet of any existing or proposed electrical switchgears, transformers or other electrical utility equipment. Plant material may be field adjusted to provide the 10 foot clearance and accessibility required by the utility's owner/operator.
9. Planting beds shall be mulched with cedar mulch to a depth of 4" with filter fabric underlayment. All beds are to be contained by 4" x 14 gauge galvanized edger, Ryerson or equal. Edger is not required where bed is adjacent to curbs, walls or walks, or around tree pits.
10. 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.
11. All relocated trees must be healthy and undamaged prior to relocation.
12. Turf sod areas in the tree lawn shall be Nature's Prairie Turf by Turfmaster or approved equal.
13. Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
14. Structural engineer shall provide footing design for any landscape structures.
15. Grading shall be smooth flowing with positive drainage away from building. The contractor is to notify the landscape architect to clarify any problems that may arise regarding drainage.
16. The contractor shall report any discrepancies in plan vs field conditions immediately to the landscape architect prior to continuing with the portion of work in question.
17. The contractor is responsible for seeding any non seeded areas disturbed during construction.
18. Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
19. The contractor is responsible for the cost to repair utilities, adjacent landscape, public and private property that is damaged by the contractor for their subcontractors during installation or during the specified maintenance period.
20. Call for utility locates prior to any excavation.
21. The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
22. The contractor is responsible for verifying all plant quantities.
23. All plant material shall carry a warranty for a period of not less than one year after acceptance of the project by the owner. Warranty shall be a one time replacement that includes plant material and labor cost.
24. Proposed plant species may be subject to change pending commercial availability at the time of construction. All species substitutions shall be approved by the landscape architect and/or owner prior to installation. Overall plant quantities and sizing shall remain as indicated on the plant schedule. The contractor shall verify that any substituted plant species are acceptable to the local municipality or governing jurisdictions.
25. The contractor shall at all times maintain on-site, a redlined as-built copy of the approved landscape and irrigation plans and submit to the owner and landscape architect a copy of the redlined as-built set following construction completion. All modifications to site, landscape, irrigation, etc. shall be recorded on the as-built plans.

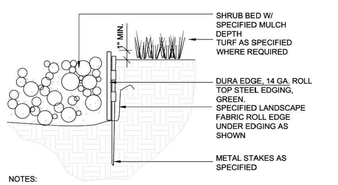
### NATIVE SEED MIX:

Drought tolerant grasses suitable for areas where mowing is difficult.

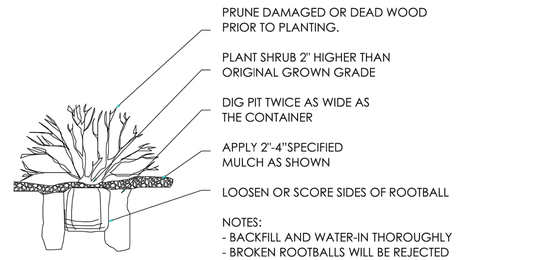
| | |
|---|---|
| 30% | Ephraim Crested Wheatgrass |
| 25% | Dwarf Perennial Ryegrass |
| 20% | SR3200 Blue Fescue |
| 15% | Reubens Canada Bluegrass |
| 10% | Chewings Fescue |

SEED SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE.

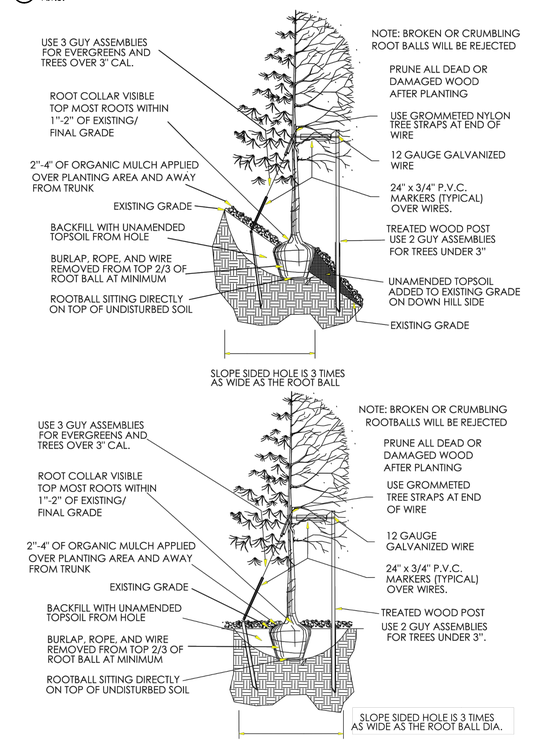
### STEEL EDGING




NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.




Shrub Planting Detail
N.T.S.




- 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 on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom $^1/_4$ of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

Tree Planting Details

| NO. | REVISION | DATE |
|---|---|---|
| 1 | 1st SUBMITTAL | 3-3-2021 |
| 2 | 2nd SUBMITTAL | 5-21-2021 |
| 3 | 3rd SUBMITTAL | 7-26-2021 |
| 4 | 4th SUBMITTAL | 8-30-2021 |
| 5 | | |

CHAMBERS HIGH POINT - FILING 1
STREETSCAPE LANDSCAPE PLAN

DEVELOPER
IMEG CORPORATION
7600 E. Orchard Road, Suite 250-S
Greenwood Village, CO 80111
PHONE: (303) 796.6000

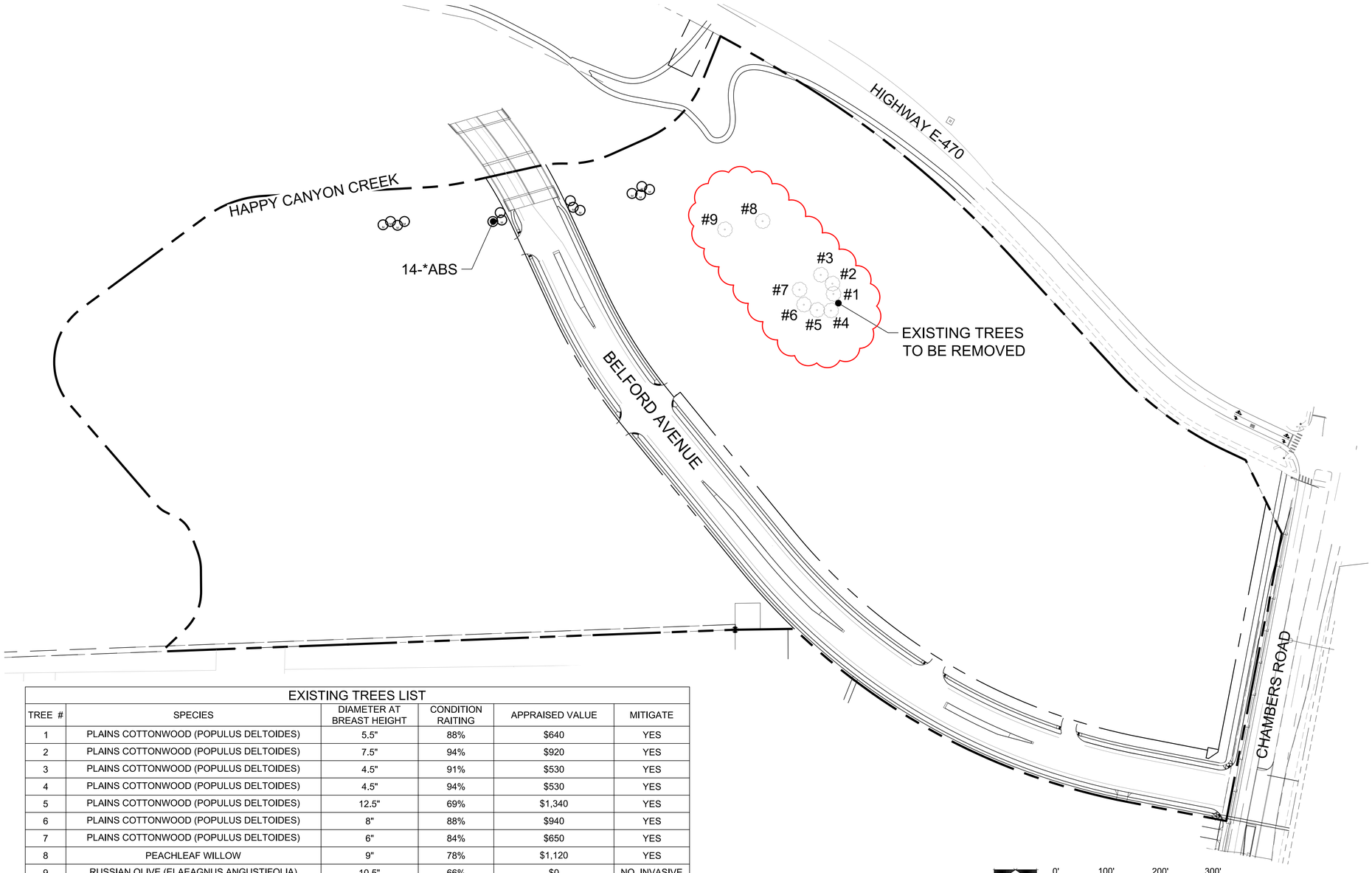
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

PLANTING DETAILS

# CHAMBERS HIGH POINT - FILING 1
## STREETSCAPE LANDSCAPE PLAN

BEING A PART OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
IN THE SOUTHEAST QUARTER OF SECTION 6, AND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 8 OF 8




| EXISTING TREES LIST | | | | | |
|---|---|---|---|---|---|
| TREE # | SPECIES | DIAMETER AT BREAST HEIGHT | CONDITION RAITING | APPRAISED VALUE | MITIGATE |
| 1 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 5.5" | 88% | $640 | YES |
| 2 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 7.5" | 94% | $920 | YES |
| 3 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 4.5" | 91% | $530 | YES |
| 4 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 4.5" | 94% | $530 | YES |
| 5 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 12.5" | 69% | $1,340 | YES |
| 6 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 8" | 88% | $940 | YES |
| 7 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 6" | 84% | $650 | YES |
| 8 | PEACHLEAF WILLOW | 9" | 78% | $1,120 | YES |
| 9 | RUSSIAN OLIVE (ELAEAGNUS ANGUSTIFOLIA) | 10.5" | 66% | $0 | NO, INVASIVE |
| | | | TOTAL | $6,670 | |

NOTES: PLANT CONDITION RATING IS BASED ON CURRENT HEALTH RATING SYSTEMS INCLUDING THE "GUIDE FOR PLANT APPRAISAL," WHICH CONSIDERS PLANT HEALTH, STRUCTURAL INTEGRITY AND OVERALL FORM. HEALTH CONDITION RATING: 0-20% = VERY POOR, 20-40% = POOR, 40-60% = FAIR, 60-80% = GOOD, 80-100% = EXCELLENT.

| MITIGATION REPLACEMENT TREES | | | | | | | |
|---|---|---|---|---|---|---|---|
| QUANTITY | SYMBOL | COMMON NAME | LATIN NAME | SIZE | MATURE SIZE (HxW) | CONT. | WATER USE |
| 14 | *ABS | AUTUMN BRILLIANCE SERVICEBERRY | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | 2" CAL. | 18' x 18' | B&B | MODERATE |

| TREE MITIGATION REPLACEMENT CHART | | | | |
|---|---|---|---|---|
| TREE TYPE | VALUE | TREES PROVIDED | TOTAL VALUE PROVIDED | TOTAL VALUE REQUIRED |
| ORNAMENTAL | $500 | 14 | $7,000 | $6,670 |
| | | | | |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | 1st SUBMITTAL | 3-3-2021 |
| 2 | 2nd SUBMITTAL | 5-21-2021 |
| 3 | 3rd SUBMITTAL | 7-26-2021 |
| 4 | 4th SUBMITTAL | 8-30-2021 |
| 5 | | |

CHAMBERS HIGH POINT - FILING 1
STREETSCAPE LANDSCAPE PLAN


DEVELOPER
IMEG CORPORATION
7600 E. Orchard Road, Suite 250-S
Greenwood Village, CO 80111
PHONE: (303) 796.6000

henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
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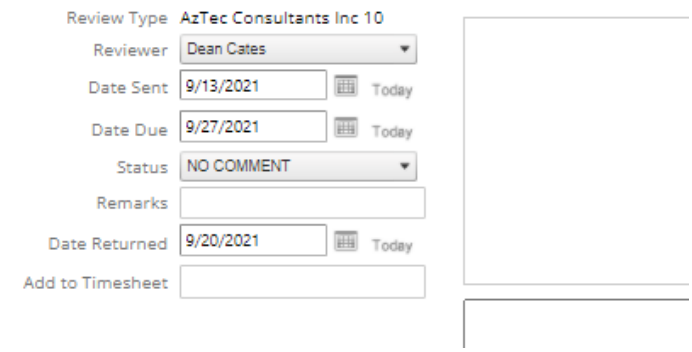
TREE MITIGATION PLAN

SHEET 8 OF 8

# REFERRAL AGENCY COMMENTS

## AZTEC CONSULTANTS

**SUB19-048**



## TOWN OF PARKER BUILDING

Randy Capra

Building 20

All lot specific permit applications will be verified for setbacks, utility easement encroachments and conformance to the residential design minimum requirements (the Matrix). 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 permits and plans must be stamped by qualified professional.

Please consult with planning for requirements of basement window wells located in the side yard setbacks or utility easements.

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

12/16/2019 10:42:45 AM

## CENTENNIAL AIRPORT

**SUB19-048**

| | |
|---|---|
| Review Type | Centennial Airport 20 |
| Reviewer | Dylan Heberlein |
| Date Sent | 12/11/2019 Today |
| Date Due | 1/10/2020 Today |
| Status | NO COMMENT |
| Remarks | |
| Date Returned | 1/22/2020 Today |
| Add to Timesheet | |

**CENTURYLINK COMMUNICATIONS**

No comments

## CHERRY CREEK BASIN WATER QUALITY AUTHORITY

Rich Borchardt

Cherry Creek Basin Water Quality Authority
10

1. The Authority''s Control Regulation 72 requires construction and post construction Best Management Practices (BMPs)
2. No exceptions taken with the Post Construction BMPs (CBMP plan)
3.It doesn''t appear previous CCBWQA comment was addressed in resubmittal. The drainage report notes Basin D (Chambers road widening) will drain through an existing grass swale to Happy Canyon Creek. Please provide supporting calculation for the water quality provided by this swale, does this post construction BMP meet the requirements as needed for the tier 3 development?
4. The authority has the right to review and comment on future submittals for this project.

4/6/2021 1:58:40 PM

**COMCAST**

No comments submitted

## TOWN OF PARKER COMPREHENSIVE PLANNING

Bryce Matthews — Comprehensive Planning 20

The proposed subdivision does not conflict with Parker 2035 Master Plan.

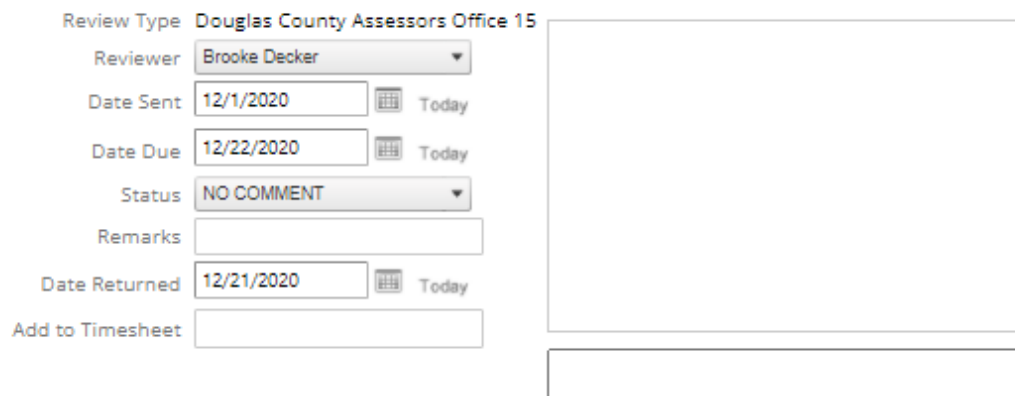
12/20/2019 9:26:04 AM

## TOWN OF PARKER ENGINEERING

Michael Walton DRAINAGE REP - STORMWATER 10
Requested revisions provided.
1/10/2022 12:02:11 PM

## DOUGLAS COUNTY ASSESSORS

**SUB19-048**



**DOUGLAS COUNTY PLANNING AND ENGINEERING**

See Attached Letter

**Project Name:** Chambers Highpoint

**Project Number:**
**Date Received:** 12/04/2020

**Jurisdiction:** Parker
**Due Date:** 12/22/2020

**Addressing Comments:**
No Comments

**Engineering Comments:**
No Comments

**Planner Comments:**
Please continue to provide Tract A as a open space/community separation buffer to Grandview Estates.

**DOUGLAS COUNTY SCHOOL DISTRICT**

Follow requirements in the Annexation Agreement

## E-470 AUTHORITY

No Comment

## ECONOMIC DEVELOPMENT

**SUB19-048**

| | |
|---|---|
| Review Type | Economic Development 20 |
| Reviewer | Matt Carlson |
| Date Sent | 12/11/2019 Today |
| Date Due | 1/10/2020 Today |
| Status | APPROVED |
| Remarks | |
| Date Returned | 1/17/2020 Today |
| Add to Timesheet | |

## FIRE LIFE SAFETY

Randy Capra FIRE LIFE SAFETY 10

While approved, see response letter for comments regarding adopted codes.

3/25/2021 11:47:00 AM

**GRANDVIEW ESTATES HOA**

No comments submitted

## IREA

Brooks Kaufman

IREA
10

IREA has been working on the applicant to address the additional IREA required to convert and relocate existing IREA facilities. IREA will vacate the existing IREA easements by separate document up the relocation of existing IREA facilities and new IREA easements are granted by the applicant.

8/19/2021 6:53:42 AM

**STONEGATE VILLAGE WATER AND SANITATION DISTRICT**

Stonegate Village Metro District 10
All,
Thank you for the third CD Submittal and addressing the comments. I have fully reviewed all of the submittal package, and am very happy to say that almost everything was appropriately addressed. I appreciate the local water demand analysis and all of the fire flow scenarios we discussed being provided and incorporated into this set of drawings. The pipe layout for this project and the two future development connections are now appropriately sized and I think the drawings are virtually where they need to be. There are only a couple labeling issues to revise, and I will send those over to you in writing, and also send the ACAD file with the Non-potable water line in it. None of my comments will be anything substantial and were only labeling oversights, and will not substantially change the drawings. I will put together a formal letter to you, but it will be very short.
I have no problem with you moving ahead with the TOP public hearing process with the drawings at this current level.
Thanks.
12/9/2021 8:15:28 AM

**PUBLIC SERVICE COMPANY**

See attached letter

**Right of Way & Permits**

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

January 7, 2020

Town of Parker Community Development Department
20120 E. Mainstreet
Parker, CO 80138

Attn: Stacey Nerger

**Re: Chambers High Point Filing No. 1, Case # SUB19-048**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the minor development plat for **Chambers High Point F1**. Please be aware PSCo owns and operates existing natural gas main and high pressure distribution facilities within the subject property. The property owner/developer/ contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

## URBAN DRAINAGE AND FLOOD CONTROL

UDFCD

Urban Drainage and Flood Control 10

We have no objections to the referenced project at this time. We appreciate the opportunity to review this application and look forward to reviewing a more detailed outfall plan as the design progresses.

4/6/2021 5:15:48 PM

**Planning Commission Staff Report**

| | |
|---|---|
| **Planning Commission Date:** | **1/27/2022** |
| **Town Council Date:** | **2/22/2022** |
| **Hearing Type:** | **Public Meeting**<br>**A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code Relating to Family Child-Care Homes** |
| **Location:** | **Townwide** |
| **Project Planner:** | **Bryce Matthews, Planning Manager** |
| **Applicant:** | **Town of Parker** |
| **Executive Summary:** | In 2021, the Colorado State Legislature approved a bill that *family child care homes* be classified as residences for purposes of licensure and local regulations, including zoning and land use development. This proposed ordinance defines *family child care homes* and *large family child care home*, amends the code to allow for *family child care homes* in all zone districts and allows for a conditional use approval for *large family child care homes* where they are proposed adjacent to an existing *large family child care home*. The purpose of these changes are to comply with the new State Statutes. |
| **Staff Recommendation:** | **Approval** |

**RECOMMENDED MOTION**

***"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding family child care homes and large family child care homes."***

**ALTERNATIVE MOTIONS**

*"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding family child care homes and large family child care homes with the following conditions:"*
*-List proposed conditions*

*"I move the Planning Commission recommend Town Council deny an ordinance to amend the Parker Municipal Code regarding family child care homes and large family child care homes:"*
*-List criteria not met (either by staff or Planning Commission)*

*"I move the Planning Commission vote to continue an ordinance to amend the Parker Municipal Code regarding family child care homes and large family child care homes."*

## I. BACKGROUND/DISCUSSION

In 2021, The State Legislature passed HB21-1222 regarding the regulation of *family child care homes* with the purpose of "aligning local governing authority regulations to expand opportunities to access child care in family child care homes".

The Town's current code allows for *family child care homes* (up to 6 unrelated children being watched on a less than 24 hour a day basis in a residential home) as a Home Occupation, which is permitted subject to limited administrative review.

The proposed amendment will list *family child care homes* as a use by right in all residential zone districts in the Town including all residential Planned Development zone districts. In addition, *large child care family homes* (7-12 unrelated children being watched on a less than 24 hour a day basis in residential home) will require a Conditional Use approval in all residential zone districts only where the proposed *large child care family home* is adjacent to another existing *large child care family home*. Per the new State Statute, the Conditional Use review is limited to traffic and parking impacts.

The purpose of this amendment to the Land Development Ordinance is to align our code with the recent amendments to the State Statutes regarding this issue.

## II. PARKER 2035 MASTER PLAN

**Parker 2035 Master Plan | Town of Parker - Official Website**

| **MASTER PLAN CONSISTENCY** | |
|---|---|
| **Master Plan Designation** | Choose an item.<br>☐ **Consistent** ☐ **Inconsistent** ☒ **Not Applicable** |
| **Master Plan Character Discussion** | **N/A** |
| **Consistent Goals/Strategies** | **N/A** |
| **Inconsistent Goals/Strategies** | **None** |
| **Staff Analysis** | Amending the code regarding family child care homes and large family child care homes is not addressed in the Parker 2035 Master Plan. |

## III. CONCLUSION

Staff recommends that the Planning Commission recommend that Town Council approve an ordinance that will amend the Land Development Ordinance regarding family child care homes and large family child care homes to align with recently enacted State legislation.

## RECOMMENDED CONDITIONS

None

## IV. ATTACHMENTS

Draft Ordinance

**ORDINANCE NO. 3.01.90.1 , Series of 2022**

**TITLE: A BILL FOR AN ORDINANCE TO AMEND TITLE 13 OF THE PARKER MUNICIPAL CODE RELATING TO FAMILY CHILD-CARE HOMES**

WHEREAS, House Bill 21-1222, adopted by the General Assembly, and effective as of September 7, 2021, requires a family child-care home, as defined in state law and licensed by the state, to be treated as a residential use;

WHEREAS, the Town Council wishes to make conforming changes to Title 13 of the Parker Municipal Code, the Parker Land Development Ordinance.

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

**Section 1.** Section 13.02.010 is amended by the addition of the following new definition:

***Family child-care home*** **means a means a facility for child care in a place of residence of a family or person for the purpose of providing less than twenty-four-hour care for children under the age of eighteen years who are not related to the head of such home, as further defined by Section 26-6-102(13), C.R.S., as amended, but does not include experienced provider child care homes, as defined by 12 C.C.R. 2509-8, Rule 7.707.22(F)(2)(e), as amended, or large family child-care homes, as defined by 12 C.C.R. 2509-8, Rule 7.707.22(E) and (F), as amended.**

**Section 2.** Section 13.04.060(b) of the Parker Municipal Code is amended by the addition thereto of a new subsection (b)(7) to read as follows:

**13.04.060 – ER – Estate Residential District.**

* * *

(b) Uses permitted by right.

* * *

**(7) A family child-care home.**

**Section 3.** Section 13.04.070(b) of the Parker Municipal Code is amended by the addition thereto of a new subsection (b)(7) to read as follows:

**13.04.070 – SR – Suburban Residential District.**

* * *

(b) Uses permitted by right.

* * *

**(7) A family child-care home.**

**Section 4.** Section 13.04.080(b) of the Parker Municipal Code is amended by the addition thereto of a new subsection (b)(12) to read as follows:

**13.04.080 – MF – Multiple Family District.**

* * *

(b) Uses permitted by right.

* * *

**(12) A family child-care home.**

**Section 5.** Section 13.04.150(c) of the Parker Municipal Code is amended by the addition thereto of a new subsection (c)(12) shall read as follows:

**13.04.150 – PD – Planned Development.**

* * *

(c) General requirement.

* * *

**(12) All planned developments and development guides shall treat family child-care homes as a residential property use and shall not impose any additional regulations on family child-care homes that are not also imposed on other residential properties.**

**Section 6.** Subsection (12) of Section 13.04.180 of the Parker Municipal Code is hereby deleted in its entirety.

**Section 7.** Section 13.04.290, subsections (a) and (b) of the Parker Municipal Code are amended to read as follows:

**13.04.290 - ~~Group Home and Group~~ *Large* Residential Facility Overlay District.**

(a) Intent. By adoption of this Section, the Town Council desires to specify as follows:

* * *



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**(6) Large family child-care homes are regulated by this Section as conditional uses only to the extent permitted by Section 26-6-104.5(b), C.R.S., as amended.**

* * *

(b) Definitions. The following terms used in this Section shall have the following meanings:

* * *

***Large family child-care home*** **means as family child-care home with a capacity range of 7-12 children, as further defined by 12 C.C.R. 2509-8, Rule 7.707.22(E) and (F), as amended.**

**Section 8.** Section 13.04.290 of the Parker Municipal Code is amended by the addition thereto of a new subsection (e) to read as follows, with the subsections thereafter being re-lettered accordingly to subsections (f), (g) and (h):

**(e) The Planning Commission may recommend, and the Town Council may approve, a conditional use approval for a large family child-care home to determine whether the proposed use is adjacent to an existing large family child-care home, and, if so, to impose reasonable conditional use provisions to avoid undue traffic congestion, traffic hazards, and parking conflicts in the surrounding neighborhood and to generally manage traffic flow and parking issues related to the conditional use.**

~~(e)~~**(f)** Conditional use applications shall be considered by the Planning Commission and Town Council following a public notice and hearing pursuant to Subsection 13.08.030(a).

~~(f)~~**(g)** Conditional use approval nontransferable. All conditional uses approved by the Town Council under this Section are nontransferable.

~~(g)~~**(h)** Limitations. Conditional uses shall be permitted for a duration of time specified by the Town Council or until the land use changes or is terminated, whichever occurs first. Each use is subject to yearly review by the Planning Department or as often as the Town Council deems appropriate to ensure compliance with the criteria set forth above and any stated conditions of approval.

**Section 9.** 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 10.** 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 11.** This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2022.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2022.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
James S. Maloney, Town Attorney

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