



PLANNING COMMISSION MEETING

February 10, 2022 - 7:00 PM

Prior to the Meeting: 6:00 p.m. Planning Commission 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 - 1.27.22**
6. **PUBLIC HEARINGS**
 - A. **ANTHOLOGY NORTH SEGMENT 1B AND 1C - Preliminary Plan**

Applicant:	John Prestwich, PCS Group
Location:	Generally located south of Hess Road between Chambers Road and Motsenbocker Road
Department:	Community Development, BrieAnna Simon
TRAKiT No.:	SUB20-030
7. **PLANNING COMMISSION ITEMS**
8. **STAFF ITEMS**
9. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

January 27, 2022

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

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

Also, present and seated were Commissioners Richard Foerster, Nicholas Metz, Roxy Colette, 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's "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 January 13, 2022 meeting minutes.

Commissioner Richard Foerster seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – CHAMBERS HIGH POINT FILING NO. 1 - MINOR DEVELOPMENT PLAT

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.

Department: Community Development, Stacey Nerger

Stacey Nerger, Senior Planner, presented the staff report for Chambers High Point Filing No. 1 – Minor Development Plat. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Chambers High Point Filing No. 1 Minor Development Plat.

Commissioners discussed with staff:

- Commissioners asked why Tract A ends and does not come around to Belford Avenue; *(applicant, Rick Rome, said it is an IREA easement and is also a well easement for utilities which will be landscaped).*
- Commissioners asked why Tract A doesn't continue to Chambers Road; *(staff said that the Arapahoe County Water and Wastewater Authority reservoir is south of Belford Road, so as you approach Chambers Road the reservoir provides an existing buffer).*
- Commissioners asked if there were comments from the southern neighbors, Grandview Estates; *(staff said Grandview Estates has been involved in the project and staff has talked to the HOA manager multiple times about the HOA's community separation buffering which is tract A and is a requirement of the annexation agreement).*
- Commissioners asked about a timeframe on construction; *(The applicant, Rick Rome stated that they had just gone through the bid process and they are pending award of the contract subject to approval by Town Council, after which they will start moving dirt and anticipates completion of the roadway by the end of this summer).*

APPLICANT PRESENTATION

None.

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:10 P.M. - CHAMBERS HIGH POINT FILING NO. 1 – MINOR DEVELOPMENT PLAT

PLANNING COMMISSION DISCUSSION

Commissioner Discussion:

- Commissioners commented on the buffering to the south and that it will be an improvement.
- Commissioners commented that as long as buffering requirements were met, this seems to be a good fit for a high traffic area.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve the Chambers High Point Filing No. 1 Minor Development Plat. Commissioner Nick Metz seconded; a vote was taken and was passed unanimously.

PUBLIC MEETING OPENED: 7:12 P.M. – A BILL FOR AN ORDINANCE TO AMEND TITLE 13 OF THE PARKER MUNICIPAL CODE RELATING TO FAMILY CHILD-CARE HOMES

This proposed ordinance defines family childcare homes and large family childcare 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 adopted in 2021.

Department: Community Development, Bryce Matthews

Bryce Matthews, Planning Manager, presented the staff report for A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code Relating to Family Child-Care Homes. Mr. Matthews concluded with the determinations in the staff report that 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.

Commissioners discussed with staff:

- Commissioners asked if there is recommended square footage for the seven to twelve children per day care home; *(staff said this is controlled by the state statute criteria and the Town will defer to the state licensing process to enforce and the Town will not review the state license since it is a use by right).*
- Commissioners asked why the first home gets a use by right, but not the second home; *(staff said this is due to the way the State Statute is written, the first large family day care that comes in is allowed and the second large family day care that wants to open up immediately adjacent on either side would be required to apply for a conditional use permit).*
- Commissioners asked if the Town would consider not following the state statute and consider the second permit as a use by right; *(staff said they would never recommend not following a State Statute).*
- Commissioners asked why staff would never recommend to not follow state statute; *(staff said that even though Parker is a Home Rule town, we are still required to follow state statutes determined to be Statewide concern).*
- Commissioners asked if we don't pass this ordinance, we don't pass it: *(staff said if we don't pass this ordinance, the Town would not be in compliance with the State Statute).*
- Commissioners asked if the Town must be in compliance with the State Statute; *(staff said yes).*

- Commissioners asked that even though we are a home rule Town, we need to follow State Statute; *(staff said yes, that certain issues are home rule and certain issues are of Statewide concern).*
- Commissioners asked if there would be a situation where the second home would not be allowed; *(staff said the only two criteria for the conditional use permit for the second home would be a parking and traffic review and it would go before Planning Commission and Town Council).*
- Commissioners asked if there were any situations in town where two large family childcare homes are next door to one another; *(staff said no, that there are 17 family child care homes currently in Town and that they are not aware of any being next door to one another).*
- Commissioners asked if the Town would know if a large family childcare home wanted to open next to an existing large family childcare which is already registered: *(staff said yes, they are registered with the state).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:19 P.M. - A BILL FOR AN ORDINANCE TO AMEND TITLE 13 OF THE PARKER MUNICIPAL CODE RELATING TO FAMILY CHILD-CARE HOMES

PLANNING COMMISSION DISCUSSION

- Commissioner Kim Rodell stated that she disagrees with the proposed ordinance, that if it is a use by right for one person, it needs to a use by right for the second person and a not a special condition for someone else.
- Commissioners Nick Metz asked if it is just about parking and traffic: *(staff said that is what the State Statute allows the Town to review).*
- Commissioner Rich Foerster stated that traffic and parking needs to be monitored so that it doesn't create a problem in the neighborhoods.
- Commissioner Roxy Colette said that the state statute is unfair when the large family child day care second application needs to be conditional.
- Commissioner Eliana Burke stated the Town should follow the State Statute and that it is doubtful that a second large family child day care application would be adjacent to an existing large family child day care.
- Commissioner Gary Poole stated that he understands that State Statutes need to be followed locally and if change is needed, the State legislature should be petitioned for changes.

Commissioner Eliana Burke moved Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding family childcare homes and large family childcare homes. Commissioner Rich Foerster seconded; a vote was taken and was passed 4 – 2 with Commissioners Collette and Rodell opposed.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Eliana Burke moved that the meeting be adjourned. Commissioner Nicholas Metz seconded the motion and was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 2/10/2022

Town Council Date: 3/7/2022

Hearing Type: Public Hearing
ANTHOLOGY NORTH –Preliminary Plan Segment 1B and 1C
TRAKiT No(s): SUB20-030

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

Project Planner: BrieAnna Simon, Associate Planner

Applicant: John Prestwich, PCS Group

Executive Summary: The applicant, PCS Group, is proposing a Preliminary Plan with 1038 residential lots, 9.35 acres of parkland and reserving 60.5 acres of open space.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

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

- 1. The remining comments provided by AzTec Consulting Inc. on January 14, 2022 be addressed with each associated final plat.*

ALTERNATIVE MOTIONS

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

"I move the Planning Commission recommend Town Council deny the requested Anthology Preliminary Plan for Segment 1B and 1C as the request does not meet the following approval criteria:"

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

"I move the Planning Commission vote to continue the requested Anthology North Preliminary Plan for Segment 1B and 1C to a future date."

BACKGROUND/DISCUSSION

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

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

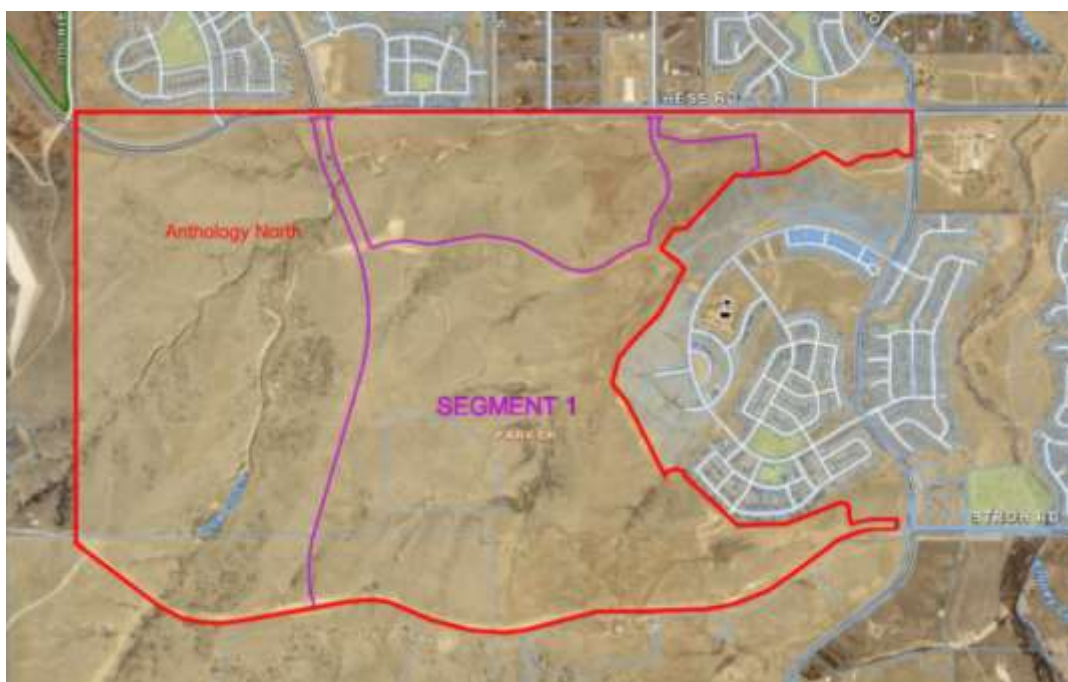
The Sketch Plan application for all of Segment 1 is for 1,532 residential lots, 109.33 acres of open space and 44.19 acres of park space has been previously approved by Town Council on August 2, 2021.

The Preliminary Plan application for Segment 1B and 1C is for 860 single family residential lots, 72 townhome residential lots, 106 duplex residential lots, 60.5 acres of open space and 9.35 acres of park space.

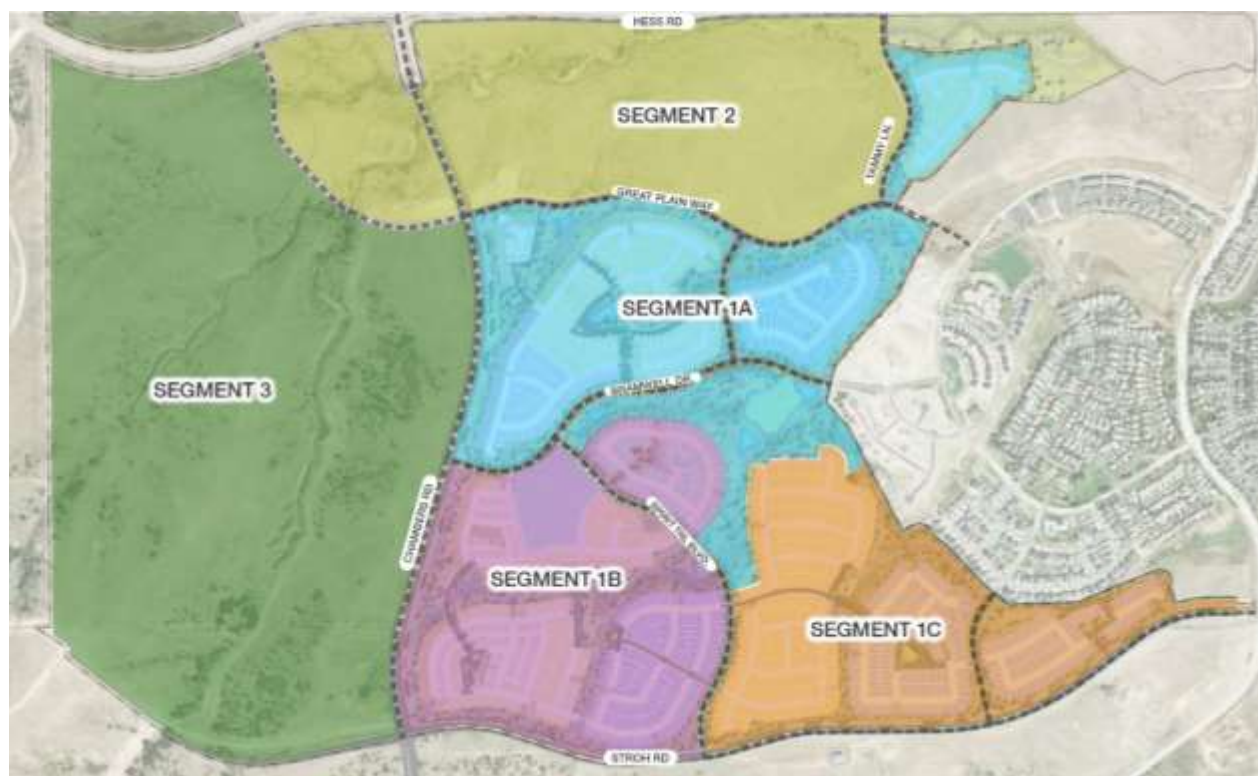
The approval of the preliminary plans does not formally create the lots and associated improvements. Instead, the approval of the applications will allow for the applicant to execute final plats consistent with the Sketch and Preliminary Plans. The Final Plats will create the lots and require construction of the associated improvements.

On May 23, 2019, the Town Council approved a Partial Waiver Resolution allowing for the development of the large Anthology North property in smaller segments and defers certain requirements for outlying segments until a future submittal. Per the approved Partial Waiver Resolution Amendment, no final plat approvals may be granted until the Preliminary Plan for Segments 1B and 1C have been approved by Town Council. The request for the approval of the Preliminary Plan for Segment 1B and 1C is consistent with the Partial Waiver Resolution.

Vicinity Map



Segment 1 Project Area



PRIOR ACTIONS

Date	Action
1984	The east half of the subject property was voluntarily annexed by the Town (Ordinance 2.27) as Stroh Ranch and zoned for a variety of residential and commercial uses.
2003	The Hess Ranch property to the south and west was voluntarily annexed by the Town (Ordinance 2.140) and zoned as PD- Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed SunMarke.
2008	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed Anthology.
2015	The current PD-Planned Development zoning was a split of the original larger Anthology PD into the Hess Ranch PD and the Anthology North PD and was approved by Town Council and allowing for a variety of residential and commercial uses.
2020	Town Council approved an amendment to the Anthology North Planned Development (PD) to adjust Planning Area boundaries to reflect a dendritic design, amend lot size requirements and to implement the Partial Waiver Resolution requirements for Planning Area 15 and the Parks, Trails, and Open Space Master Plan.
2021	Town Council approved a Sketch Plan for Anthology North Segment 1 for 1,532 residential lots, 109.33 acres of open space and 44.19 acres of park space. In addition, Town Council approved a Preliminary Plan for Anthology North Segment 1A (a portion of Segment 1) for 441 single family residential lots, 53 townhome residential lots, 47.92 acres of open space and 37.19 acres of park space.

CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Anthology North Planned Development
Master Plan Area	Medium/Low-Density Residential
Site Acreage	278.9 acres
Subdivision	Anthology North
Existing Use	Undeveloped

Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Single-family detached residential units, 14 acre commercial site and Town of Parker Public Works Operations Center
South	Low Density Residential	PD - Planned Development	Undeveloped (Hess Ranch/Looking Glass)_
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Single-family attached and detached residential units
West	Douglas County	Douglas County Zoning	Reuter-Hess Reservoir site

I. PARKER 2035 MASTER PLAN
[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Medium Density Residential:</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.B Land Use 1.D Land Use 1.E Land Use 1.F Land Use 1.G Land Use 1.H Land Use 1.I Housing and Neighborhoods 2 Housing and Neighborhoods 2.A Housing and Neighborhoods 5 Housing and Neighborhoods 5.A Natural Resource Protection 1 Natural Resource Protection 1.A Natural Resource Protection 1.B Natural Resource Protection 1.C Natural Resource Protection 2 Natural Resource Protection 2.A Natural Resource Protection 2.C Natural Resource Protection 2.D

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

II. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Preliminary Plan)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks are established in the Hess Ranch PD and are based on the type of residential unit that is proposed in each Planning Area.	Building setbacks will be reviewed at the time of building permit submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	A maximum of 3,305 units are allowed in the entire Anthology North development per the zoning.	The proposal is for 860 single-family detached residential units, 72 townhome units and 106 duplex units. The subject property is undeveloped and currently has no units on the property. The 1,038 total units does not exceed the number permitted by zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Building heights are based on the type of development that is proposed in each Planning Area within the Hess Ranch PD.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	The minimum lot size for single-family detached homes is 3,500 square feet and 1,200 square feet for duplex and townhomes in the Planning Areas proposed for development.	The proposed lot sizes range from 4,000 to 6,900 square feet for single family and 1,320 to 4,000 square feet for townhomes and duplexes, which complies with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan for Segment 1A. Staff has reviewed these documents and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO).	☒ Consistent ☐ Inconsistent ☐ N/A

Off-Street Parking	Title 13.06.050	Staff has reviewed the proposed community park within the sketch and preliminary plans for compliance. This review will be evaluated in greater detail during the Final Plat.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Parks: 24.09 acres Open Space: 54.73 acres	Parks: Excess park acreage in 1A – 25.91 acres 9.35 acres in Segment 1B and 1C Open Space: 60.5 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Preliminary Plan application for Segment 1B and 1C is for 860 single family residential lots, 72 townhome residential lots, 106 duplex residential lots, 60.5 acres of open space and 9.35 acres of park space. The applicant has demonstrated compliance as detailed above.		

III. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

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

IV. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
AzTec Consultants	All remaining comments need to be addressed at final plat.
Town of Parker Building	No comments
Town of Parker Comprehensive Planning	The proposed Preliminary Plan does not conflict with the Parker 2035 Master Plan.
CenturyLink	No comments
Douglas County Planning	No comments
Douglas County Schools	Approved
Fire Life Safety	Approved
CORE	Approved
Town of Parker Engineering	Approved
Town of Parker Police	No comments
Town of Parker Parks and Recreation	Parks, Trails and Open Space Comments have been addressed.
Parker Water and Sanitation	No comments
Public Service Company of Colorado	No comments.

V. CONCLUSION

The applicant, PCS Group, is requesting the approval of the Preliminary Plan for Segment 1B and 1C of the Anthology North development. The Preliminary Plan application for Segment 1B and 1C is for 860 single family residential lots, 72 townhome residential lots, 106 duplex residential lots, 60.5 acres of open space and 9.35 acres of park space.

This proposal is consistent with the *Parker 2035 Master Plan* and the Preliminary Plan has demonstrated compliance with the zoning and applicable approval criteria. Therefore, staff is recommending that the Planning Commission recommend Town Council approve the Anthology North Segment 1B and 1C Preliminary Plan.

VI. RECOMMENDED CONDITIONS

1. The remaining comments provided by AzTec Consulting Inc. on January 14, 2022 be addressed with each associated final plat.

VII. ATTACHMENTS

1. Project Narrative
2. Preliminary Plan – Segment 1B and 1C
3. Landscape Plans – Segment 1B and 1C
4. Neighborhood Meeting Response Memo

Report Approved By: Bryce Matthews, Planning Manager



ANTHOLOGY NORTH

Preliminary Plan Narrative Segments B&C
10-30-2020



pcs group inc. www.pcsgroupco.com

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

OCTOBER 30, 2020
BRIANNA SIMON,
PLANNER
TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138

Re: ANTHOLOGY NORTH — Preliminary Plan Segments B & C

Dear Ms. Simon:

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

This submittal is the Preliminary Plan for both Segments B & C, which similarly includes a combination of single family detached lots, and single family attached homes, as well as a continuation of the open space and trail networks, as well as four new Neighborhood Park areas. The design team has spent a significant amount of time working on the dendritic planning aspects of the property, this design concept has shaped the community. As part of the dendritic planning process a significant amount of additional open space has been provided in the planning of the community, and we have taken advantage of how connected the open space is to provide a diverse and extensive trail network that connects the park areas dispersed throughout the community.

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

Sincerely,

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

Community Design Character



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

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



par•ki•tec•ture

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

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



Primary entry monument takes advantage of the natural topography.





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





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





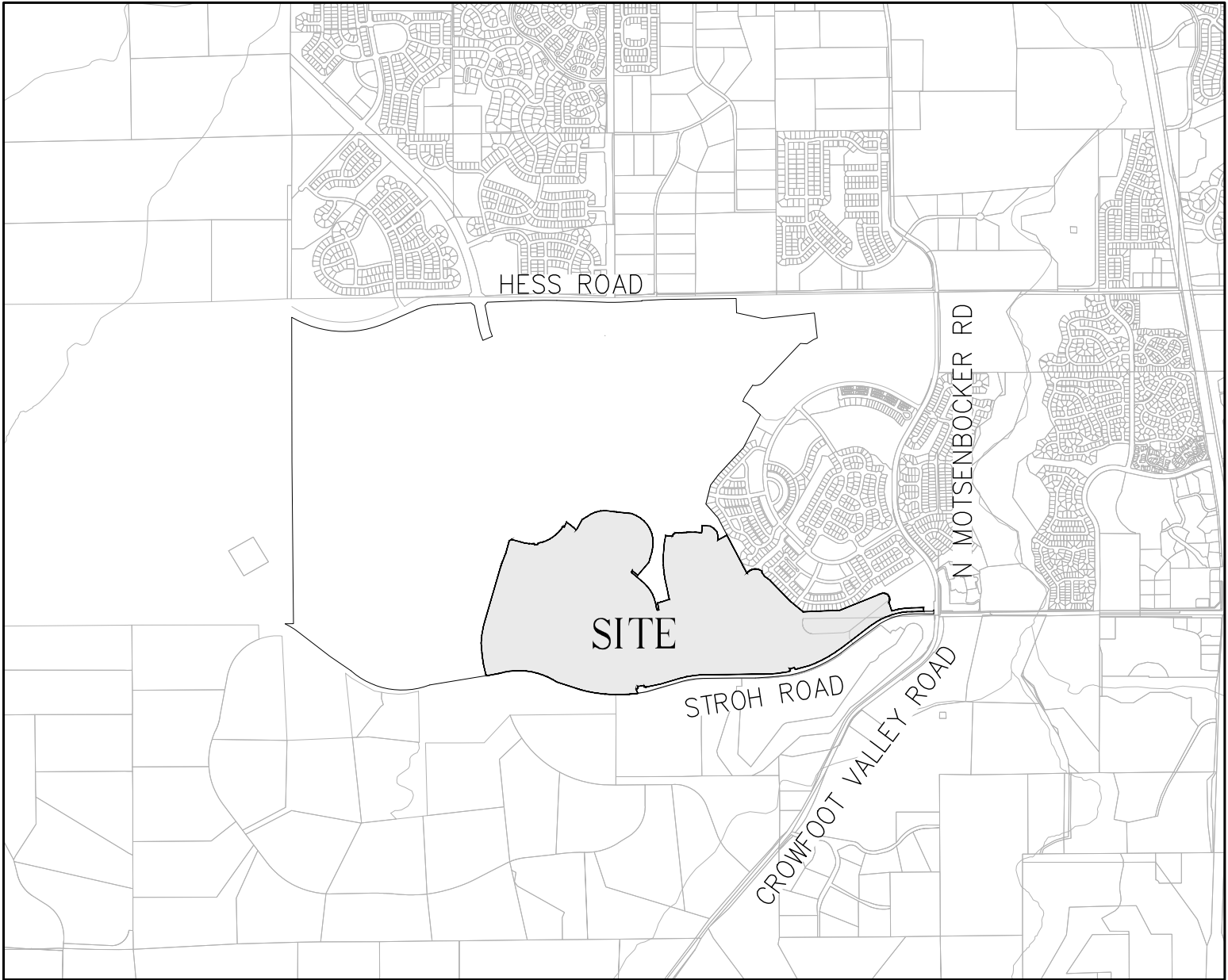
Overall the community has been planned to focus on Open Space corridors, trails generally connect through the Open Space corridors to the Neighborhood Park areas located throughout the community. Segments B & C includes four additional Neighborhood Parks, consistent with the Parks Master Plan.



ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 1 OF 21

TOTAL ACREAGE = 278.896 ACRES, 1,038 LOTS, 35 TRACTS



VICINITY MAP
SCALE: 1" = 2500'

LEGAL DESCRIPTION CONTINUED

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 150°51'05", AN ARC LENGTH OF 136.91 FEET, THE CHORD OF WHICH BEARS NORTH 51°10'29" EAST, 100.65 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 42°48'10", AN ARC LENGTH OF 29.88 FEET, THE CHORD OF WHICH BEARS SOUTH 74°48'04" EAST, 29.19 FEET;

THENCE NORTH 83°47'51" EAST, A DISTANCE OF 12.84 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1732.50 FEET, A CENTRAL ANGLE OF 11°59'12", AN ARC LENGTH OF 362.45 FEET, THE CHORD OF WHICH BEARS NORTH 89°47'27" EAST, 361.79 FEET;

THENCE NORTH 05°47'03" EAST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 89°08'50" EAST, A DISTANCE OF 53.88 FEET;

THENCE NORTH 81°05'48" EAST, A DISTANCE OF 86.67 FEET;

THENCE SOUTH 62°36'33" EAST, A DISTANCE OF 93.81 FEET;

THENCE SOUTH 36°16'10" EAST, A DISTANCE OF 80.25 FEET;

THENCE SOUTH 08°34'18" EAST, A DISTANCE OF 72.73 FEET;

THENCE SOUTH 12°50'03" WEST, A DISTANCE OF 62.00 FEET;

THENCE SOUTH 30°53'43" WEST, A DISTANCE OF 63.57 FEET;

THENCE SOUTH 09°55'55" WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 77°48'34" EAST, A DISTANCE OF 66.15 FEET;

THENCE SOUTH 82°27'13" EAST, A DISTANCE OF 64.42 FEET;

THENCE SOUTH 69°05'54" EAST, A DISTANCE OF 106.52 FEET;

THENCE SOUTH 20°10'53" EAST, A DISTANCE OF 65.50 FEET;

THENCE SOUTH 06°39'52" EAST, A DISTANCE OF 89.79 FEET;

THENCE SOUTH 02°57'42" EAST, A DISTANCE OF 50.06 FEET;

THENCE SOUTH 02°08'56" EAST, A DISTANCE OF 55.44 FEET;

THENCE SOUTH 01°30'57" EAST, A DISTANCE OF 55.81 FEET;

THENCE SOUTH 06°46'44" WEST, A DISTANCE OF 55.69 FEET;

THENCE SOUTH 09°34'05" WEST, A DISTANCE OF 55.69 FEET;

THENCE SOUTH 12°21'26" WEST, A DISTANCE OF 55.69 FEET;

THENCE NORTH 72°10'28" EAST, A DISTANCE OF 279.45 FEET, TO A POINT ON THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 17C, FIRST AMENDMENT, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2016032140, BEING A POINT OF CURVATURE.

THENCE ALONG SAID EXTERIOR BOUNDARY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 91°00'00", AN ARC LENGTH OF 277.94 FEET, THE CHORD OF WHICH BEARS NORTH 81°49'57" EAST, 249.64 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 17C, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2003092246, BEING A POINT OF NON-TANGENCY;

THENCE THE FOLLOWING FIVE (5) COURSES TO FOLLOW THE EXTERIOR BOUNDARY OF SAID FILING NO. 17C;

1. SOUTH 00°01'28" WEST, A DISTANCE OF 23.45 FEET;

2. SOUTH 34°28'50" EAST, A DISTANCE OF 67.93 FEET;

3. SOUTH 52°43'50" EAST, A DISTANCE OF 120.48 FEET;

4. SOUTH 44°01'05" EAST, A DISTANCE OF 468.59 FEET;

5. SOUTH 50°21'28" EAST, A DISTANCE OF 74.03 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 17B, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2003092244;

THENCE THE FOLLOWING THREE (3) COURSES TO FOLLOW THE EXTERIOR BOUNDARY OF SAID FILING 17B;

1. SOUTH 50°20'35" EAST, A DISTANCE OF 202.74 FEET;

2. NORTH 87°51'45" EAST, A DISTANCE OF 600.61 FEET;

3. NORTH 68°12'25" EAST, A DISTANCE OF 302.49 FEET, TO A POINT ON THE EXTERIOR BOUNDARY OF STROH RANCH FILING NO. 17B, FIRST AMENDMENT, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2006085225;

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE EXTERIOR BOUNDARY OF SAID FILING NO. 17B, 1ST AMENDMENT;

1. NORTH 68°12'25" EAST A DISTANCE OF 438.86 FEET TO A POINT ON A CURVE;

2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 140°35'51", AN ARC LENGTH OF 245.39 FEET, THE CHORD OF WHICH EARS SOUTH 41°34'12" EAST, 188.29 FEET;

3. SOUTH 117°47'54" EAST, A DISTANCE OF 149.91 FEET, TO A POINT ON A CURVE;

LEGAL DESCRIPTION CONTINUED

4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 17°21'56", AN ARC LENGTH OF 333.40 FEET, THE CHORD OF WHICH BEARS NORTH 80°52'52" EAST, 332.12 FEET;

5. NORTH 89°35'32" EAST, A DISTANCE OF 196.43 FEET;

6. SOUTH 00°06'36" EAST, A DISTANCE OF 63.31 FEET TO THE NORTHERLY RIGHT OF WAY OF STROH ROAD, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2020011916;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING TWENTY-ONE (21) COURSES;

1. SOUTH 89°34'45" WEST, A DISTANCE OF 190.37 FEET, TO A POINT ON A CURVE;

2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 36°40'57", AN ARC LENGTH OF 723.46 FEET, THE CHORD OF WHICH BEARS SOUTH 71°14'16" WEST, 711.17 FEET;

3. SOUTH 52°53'48" WEST, A DISTANCE OF 606.69 FEET, TO A POINT ON A CURVE;

4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2140.00 FEET, A CENTRAL ANGLE OF 16°18'53", AN ARC LENGTH OF 609.36 FEET, THE CHORD OF WHICH BEARS SOUTH 61°03'15" WEST, 607.30 FEET;

5. SOUTH 75°57'33" WEST, A DISTANCE OF 141.86 FEET, TO A POINT ON A CURVE;

6. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2128.00 FEET, A CENTRAL ANGLE OF 01°56'37", AN ARC LENGTH OF 72.18 FEET, THE CHORD OF WHICH BEARS SOUTH 73°58'45" WEST, 72.18 FEET, TO A POINT ON A CURVE;

7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°51'42", AN ARC LENGTH OF 48.10 FEET, THE CHORD OF WHICH BEARS NORTH 59°06'49" WEST, 43.11 FEET;

8. SOUTH 76°49'19" WEST, A DISTANCE OF 77.00 FEET;

9. SOUTH 13°10'41" EAST, A DISTANCE OF 12.01 FEET, TO A POINT ON A CURVE;

10. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°51'42", AN ARC LENGTH OF 48.10 FEET, THE CHORD OF WHICH BEARS SOUTH 32°45'08" WEST, 43.11 FEET, TO A POINT ON A CURVE;

11. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2140.00 FEET, A CENTRAL ANGLE OF 10°49'29", AN ARC LENGTH OF 404.30 FEET, THE CHORD OF WHICH BEARS SOUTH 84°05'41" WEST, 403.70 FEET;

12. SOUTH 89°30'25" WEST, A DISTANCE OF 963.00 FEET, TO A POINT ON A CURVE;

13. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 15°35'50", AN ARC LENGTH OF 424.67 FEET, THE CHORD OF WHICH BEARS SOUTH 81°42'30" WEST, 423.36 FEET;

14. SOUTH 73°54'38" WEST, A DISTANCE OF 352.10 FEET;

15. SOUTH 79°03'41" WEST, A DISTANCE OF 143.41 FEET, TO A POINT ON A CURVE;

16. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1428.00 FEET, A CENTRAL ANGLE OF 03°08'57", AN ARC LENGTH OF 78.49 FEET, THE CHORD OF WHICH BEARS SOUTH 77°29'34" WEST, 78.48 FEET, TO A POINT ON A CURVE;

17. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°54'36", AN ARC LENGTH OF 48.65 FEET, THE CHORD OF WHICH BEARS NORTH 54°28'18" WEST, 43.49 FEET;

18. SOUTH 81°59'22" WEST, A DISTANCE OF 101.00 FEET;

19. SOUTH 08°00'38" EAST, A DISTANCE OF 11.28 FEET, TO A POINT ON A CURVE;

20. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°26'59", AN ARC LENGTH OF 48.41 FEET, THE CHORD OF WHICH BEARS SOUTH 38°12'30" WEST, 43.32 FEET;

21. SOUTH 21°36'04" EAST, A DISTANCE OF 73.32 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2408.42 FEET, A CENTRAL ANGLE OF 22°26'00", AN ARC LENGTH OF 942.28 FEET, THE CHORD OF WHICH BEARS NORTH 86°34'49" WEST, 936.29 FEET;

THENCE NORTH 71°45'58" WEST, A DISTANCE OF 415.03 FEET, TO A POINT ON A CURVE;

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

THENCE SOUTH 80°43'00" WEST, A DISTANCE OF 164.28 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 87°20'36", AN ARC LENGTH OF 53.36 FEET, THE CHORD OF WHICH BEARS NORTH 55°36'42" WEST, 48.34 FEET;

THENCE NORTH 11°56'24" WEST, A DISTANCE OF 171.94 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 13°05'57", AN ARC LENGTH OF 320.08 FEET, THE CHORD OF WHICH BEARS NORTH 05°23'25" WEST, 319.38 FEET;

THENCE NORTH 00°14'24" WEST, A DISTANCE OF 174.12 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1415.00 FEET, A CENTRAL ANGLE OF 08°09'11", AN ARC LENGTH OF 201.35 FEET, THE CHORD OF WHICH BEARS NORTH 12°18'08" EAST, 201.18 FEET;

THENCE NORTH 16°22'44" EAST, A DISTANCE OF 994.47 FEET;

THENCE NORTH 21°40'08" EAST, A DISTANCE OF 162.69 FEET;

THENCE NORTH 16°22'44" EAST, A DISTANCE OF 230.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 12,148,722 SQUARE FEET OR 278.896 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	NOTES
3	OVERALL SITE
4	SHEET INDEX LAYOUT
5	PLAT SHEET 1 (OF 17)
6	PLAT SHEET 2 (OF 17)
7	PLAT SHEET 3 (OF 17)
8	PLAT SHEET 4 (OF 17)
9	PLAT SHEET 5 (OF 17)
10	PLAT SHEET 6 (OF 17)
11	PLAT SHEET 7 (OF 17)
12	PLAT SHEET 8 (OF 17)
13	PLAT SHEET 9 (OF 17)
14	PLAT SHEET 10 (OF 17)
15	PLAT SHEET 11 (OF 17)
16	PLAT SHEET 12 (OF 17)
17	PLAT SHEET 13 (OF 17)
18	PLAT SHEET 14 (OF 17)
19	PLAT SHEET 15 (OF 17)
20	PLAT SHEET 16 (OF 17)
21	PLAT SHEET 17 (OF 17)

Westwood

10393 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

Westwoodsps.com
Westwood Professional Services, Inc.

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C J.N. 8130326901 PREPARED: 7/20/2020 REVISED: 01/05/2022 SHEET 1 OF 21

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 2 OF 21

dNOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 450-H0580435-023-CN4, AMENDMENT NO. 5., ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MAY 21, 2021.
4. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 32 BY A 3-1/4" ALUMINUM CAP STAMPED LS 28286 AND AT THE NORTH QUARTER CORNER OF SAID SECTION 32 BY A 3-1/4" ALUMINUM CAP STAMPED PLS 22561 BEING ASSUMED TO BEAR NORTH 89°24'39" EAST, 2666.87 FEET.
5. BENCHMARK: NGS MONUMENT DESIGNATION ROBERTS (PID DQ7271) BEING A FOUND 3-1/4 INCH DIAMETER DOUGLAS COUNTY GIS ALUMINUM DISK SET IN CONCRETE. THE MONUMENT IS LOCATED AT THE END OF WATERMARK LANE NEAR THE INTERSECTION OF WATERMARK LANE AND WEST STEPPING STONE CIRCLE. THE ELEVATION IS 6042.30 FEET. DATUM IS NAVD88. ORTHOMETRIC HEIGHT WAS DETERMINED FROM ADDING THE GEOID HEIGHT TO THE ELLIPSOID HEIGHT OF THE PUBLISHED NGS DATASHEET ON 11/13/2019.
6. ALL COORDINATES SHOWN HEREON ARE BASED ON COLORADO CENTRAL (0502) STATE PLANE COORDINATES SYSTEM (NAD1983/2011), WITH A COMBINED GROUND SCALE FACTOR OF 1.0003274038.
7. BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, C, D, E, F, G, H, I, J, M, O, R, X, 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.
8. TRACTS A, AA, C, DD, E, EE, G, GG, HH, I, II, J, JJ, K, M, N, O, P, Q, R, S, V, W, X AND Y ARE HEREBY ESTABLISHED AS OPEN SPACE TRACTS. NO PORTION OF THESE TRACTS SHALL BE DEVELOPED, WHICH INCLUDES SURFACE IMPROVEMENTS OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, WITH THE EXCEPTION OF UNDERGROUND UTILITY EASEMENTS WHICH INCLUDE THE INSTALLATION OF UNDERGROUND UTILITIES TO CONNECT PLANNING AREAS WITH UTILITIES WHICH INCLUDE, BUT ARE NOT LIMITED TO, WATER AND SEWER MAINS, STORMWATER MAINS, ELECTRICAL, NATURAL GAS, TELEPHONE AND CABLE TELEVISION AND AS IDENTIFIED WITHIN THE ASSOCIATED SUBDIVISION AGREEMENT APPROVED BY THE TOWN OF PARKER AS PART OF ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B & 1C.
9. THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS SIDEWALK & UTILITY EASEMENTS AND AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDED, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
10. NON-EXCLUSIVE 6 FOOT, 8 FOOT, 10-FOOT AND 15- FOOT UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
11. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
12. ALL 30' AND 50' PARKER WATER & SANITATION DISTRICT UTILITY EASEMENTS ARE DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
13. MONUMENT SIGN, MASONRY FENCE COLUMNS, WINDOW WELLS, DECKS, COUNTERFORTS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROACH INTO UTILITY EASEMENTS.
14. THERE ARE A TOTAL OF 1,038 LOTS AND 35 TRACTS IN ANTHOLOGY PRELIMINARY PLAN 1B & 1C.
15. THIS PROPERTY DOES NOT FALL WITHIN 100 YEAR FLOODPLAIN ACCORDING TO FEMA'S WEBSITE AS THE DATE OF THIS PLAT.
16. THE ZONING FOR THIS AND ITS ADJOINING PARCELS IS "CTY - INCORPORATED LANDS" ACCORDING TO THE DOUGLAS COUNTY GIS MAPS AS OF THE DATE OF THIS PLAT.
17. ALL SIGHT LINE EASEMENTS (S.L.E.) ARE SUBJECT TO CHANGE BETWEEN PRELIMINARY PLAN AND THE FINAL PLAT FOR ANTHOLOGY FILING 1B & 1C. AS SUCH, DIMENSIONS HAVE BEEN OMITTED ON THESE PLANS BUT WILL BE INCLUDED ON THE FINAL PLAT

TRACT SUMMARY TABLE					
PARCEL NO.	SQUARE FOOT	ACRES	USE	OWNERSHIP	MAINTENANCE
TRACT A	863,517	19.824	OPEN SPACE/DRAINAGE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT AA	5,605	0.129	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT B	476,191	10.932	SCHOOL SITE	SCHOOL DISTRICT	SCHOOL DISTRICT
TRACT BB	17,401	0.399	UTILITIES/ACCESS	METRO DISTRICT	METRO DISTRICT
TRACT C	560,844	12.875	OPEN SPACE/DRAINAGE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT CC	24,128	0.554	UTILITIES/ACCESS	METRO DISTRICT	METRO DISTRICT
TRACT D	100,881	2.316	PARK/DRAINAGE/UTILITY	METRO DISTRICT	METRO DISTRICT
TRACT DD	10,628	0.244	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT E	324,584	7.451	OPEN SPACE/DRAINAGE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT EE	6,438	0.148	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT F	105,797	2.429	PARK/DRAINAGE/UTILITY	METRO DISTRICT	METRO DISTRICT
TRACT G	300,294	6.894	OPEN SPACE/DRAINAGE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT GG	1,600	0.037	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT H	142,151	3.263	PARK/DRAINAGE/UTILITY	METRO DISTRICT	METRO DISTRICT
TRACT HH	6,397	0.147	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT I	156,101	3.584	OPEN SPACE/DRAINAGE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT II	22,689	0.521	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT J	88,578	2.033	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT JJ	26,833	0.616	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT K	18,161	0.417	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT KK	7,345	0.169	UTILITIES/ACCESS	METRO DISTRICT	METRO DISTRICT
TRACT L	58,570	1.345	PARK/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT M	6,027	0.138	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT N	5,875	0.135	OPEN SPACE/DRAINAGE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT O	44,443	1.020	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT P	2,771	0.064	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT Q	11,726	0.269	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT R	20,590	0.473	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT S	43,937	1.009	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT T	30,134	0.692	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT U	33,050	0.759	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT V	6,969	0.160	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT W	8,489	0.195	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT X	7,552	0.173	OPEN SPACE/DRAINAGE/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT Y	84,633	1.943	OPEN SPACE/UTILITIES	METRO DISTRICT	METRO DISTRICT

LAND USE SUMMARY CHART			
TYPE	SQ. FT.	ACRES	% OF TOTAL AREA
SINGLE FAMILY	5,622,476	129.073	46.28%
MULTI-FAMILY	344,062	7.897	2.83%
SCHOOL SITE	476,191	10.932	3.92%
ACCESS	112,058	2.573	0.92%
OPEN SPACE	2,635,281	60.499	21.70%
PARKS	407,399	9.353	3.35%
ROAD RIGHT OF WAY	2,551,255	58.569	21.00%
TOTAL	12,148,722	278.896	100.00%

UNIT COUNT TABLE		
PLANNING AREA	HOUSING TYPE	DU'S
PA-40	SFD (45'x115' typ)	69
PA-41	SFD (50'x115' typ)	36
PA-42	SFD (60'x115' typ)	70
PA-44	MULTI-FAMILY (22'x60' typ)	72
PA-44	SFA (25'x80' typ)	106
PA-44	SFD (50'X115' typ)	56
PA-45	SFD (45'x115' typ)	147
PA-46	SFD (50'x115' typ)	139
PA-47	SFD (50'x115' typ)	111
PA-48	SFD (45'x115' typ)	140
PA-49	SFD (45'x115' typ)	92
TOTAL		1038
TOTAL	SFD	860
TOTAL	SFA	106
TOTAL	MULTI-FAMILY	72

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 3 OF 21



CURVE TABLE				
CURVE NO.	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	605.00'	18°55'33"	199.84'	S83°05'03"E 198.94'
C2	20.00'	85°38'29"	29.89'	S49°43'35"E 27.19'
C3	20.00'	85°38'29"	29.89'	N35°54'54"E 27.19'
C4	605.00'	42°31'09"	448.97'	N57°28'34"E 438.74'
C5	20.00'	90°00'00"	31.42'	N81°12'59"E 28.28'
C6	750.00'	7°44'33"	101.35'	S49°49'56"E 101.21'
C7	20.00'	89°56'27"	31.40'	S04°02'56"E 28.27'
C8	545.00'	29°40'29"	282.27'	S34°10'55"E 279.12'
C9	1135.00'	9°48'57"	194.45'	S14°26'12"E 194.21'
C10	20.00'	87°38'53"	30.59'	S53°20'52"E 27.70'
C11	312.50'	1°46'03"	9.64'	N81°56'41"E 9.64'
C12	52.00'	150°51'05"	136.91'	N51°10'29"E 100.65'
C13	40.00'	42°48'10"	29.88'	S74°48'04"E 29.19'
C14	1732.50'	1°11'52"	362.45'	N89°47'27"E 361.79'
C15	175.00'	91°00'00"	277.94'	N81°49'53"E 249.64'
C16	100.00'	140°35'51"	245.39'	S41°34'12"E 188.29'
C17	1100.00'	17°21'56"	333.40'	S80°52'52"E 332.12'
C18	1130.00'	36°40'57"	723.46'	S71°14'16"E 711.17'
C19	2140.00'	16°18'53"	609.36'	S61°03'15"W 607.30'
C20	2128.00'	1°56'37"	72.18'	S73°58'45"W 72.18'
C21	30.00'	91°51'42"	48.10'	N59°06'49"W 43.11'
C22	30.00'	91°51'42"	48.10'	S32°45'08"W 43.11'
C23	2140.00'	10°49'29"	404.30'	S84°05'41"W 403.70'
C24	1560.00'	15°35'50"	424.67'	S81°42'30"W 423.36'
C25	1428.00'	3°08'57"	78.49'	S77°29'34"W 78.48'
C26	30.00'	92°54'36"	48.65'	N54°28'18"W 43.49'
C27	30.00'	92°26'55"	48.41'	S38°12'30"W 43.32'
C28	2408.42'	22°25'00"	942.28'	N86°34'49"W 936.29'
C29	1142.75'	50°07'58"	998.88'	N81°55'21"W 968.29'
C30	35.00'	87°20'36"	53.36'	N55°36'42"W 48.34'
C31	1400.00'	13°05'57"	320.08'	N50°23'25"W 319.38'
C32	1415.00'	8°09'11"	201.35'	N12°18'08"E 201.18'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N83°05'39"E	55.00'
L2	N36°12'59"E	31.04'
L3	N26°12'30"E	86.31'
L4	S53°46'59"E	78.46'
L5	N28°32'32"E	150.83'
L6	N67°50'26"E	65.35'
L7	N83°09'49"E	66.28'
L8	N56°58'41"E	86.03'
L9	N87°09'56"E	86.03'
L10	N77°21'11"E	86.03'
L11	N87°32'26"E	86.03'
L12	S82°46'00"W	67.80'
L13	S83°32'55"E	209.09'
L14	S85°27'28"E	60.03'
L15	S79°41'08"E	77.36'
L16	S70°26'20"E	79.37'
L17	S61°02'33"E	79.37'
L18	S51°38'45"E	79.37'
L19	S42°14'58"E	79.37'
L20	S32°51'11"E	79.37'
L21	S23°27'23"E	79.37'
L22	S14°03'36"E	79.37'
L23	S04°12'19"E	92.61'
L24	S03°53'57"W	92.04'
L25	S10°25'10"W	69.97'
L26	S12°09'12"W	68.50'
L27	S17°26'05"W	71.15'
L28	S25°22'41"W	79.37'
L29	S34°46'28"W	79.37'
L30	S42°38'40"W	63.11'
L31	S40°58'51"W	120.00'
L32	N49°01'09"W	115.00'
L33	N40°55'18"W	10.02'
L34	S49°01'09"E	283.55'
L35	N82°49'42"E	1.01'
L36	N74°58'53"E	50.48'
L37	N72°27'32"E	150.00'
L38	N13°49'20"W	63.69'
L39	N11°13'28"W	50.00'
L40	N11°35'09"W	253.93'
L41	N09°18'08"W	53.58'
L42	N07°00'20"W	53.59'
L43	N05°14'42"W	53.59'
L44	N03°29'05"W	53.59'
L45	N00°13'40"W	160.74'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L46	N05°34'56"E	214.48'
L47	N09°53'41"E	53.69'
L48	N03°48'53"E	49.95'
L49	S83°03'47"E	115.00'
L50	N83°47'51"E	12.84'
L51	N05°47'03"E	115.00'
L52	N89°08'50"E	53.88'
L53	N81°05'48"E	86.67'
L54	S62°36'33"E	93.81'
L55	S36°16'10"E	80.25'
L56	S08°34'18"E	72.73'
L57	S12°50'03"W	62.00'
L58	S30°53'43"W	63.57'
L59	S09°55'55"W	50.00'
L60	S77°48'34"E	66.15'
L61	S82°27'13"E	64.42'
L62	S69°05'54"E	106.52'
L63	S20°10'53"E	65.50'
L64	S06°39'52"E	89.79'
L65	S02°57'42"E	50.06'
L66	S02°08'56"E	55.44'
L67	S01°30'57"E	55.81'
L68	S06°46'44"W	55.69'
L69	S09°34'05"W	55.69'
L70	S12°21'26"W	55.69'
L71	N72°10'26"E	279.45'
L72	S00°01'28"W	23.45'
L73	S34°28'50"E	67.93'
L74	S52°43'50"E	120.48'
L75	S50°21'26"E	74.03'
L76	S50°20'35"E	202.74'
L77	S17°47'54"E	149.91'
L78	N89°35'32"E	196.43'
L79	S00°06'36"E	63.31'
L80	S89°34'45"W	190.37'
L81	S75°57'33"W	141.86'
L82	S76°49'19"W	77.00'
L83	S13°10'41"E	12.01'
L84	S73°54'35"W	352.10'
L85	S79°03'41"W	143.41'
L86	S81°59'22"W	101.00'
L87	S08°00'38"E	11.28'
L88	S21°36'04"E	73.32'
L89	N21°40'08"E	162.69'
L90	N16°22'44"E	230.93'

Westwood

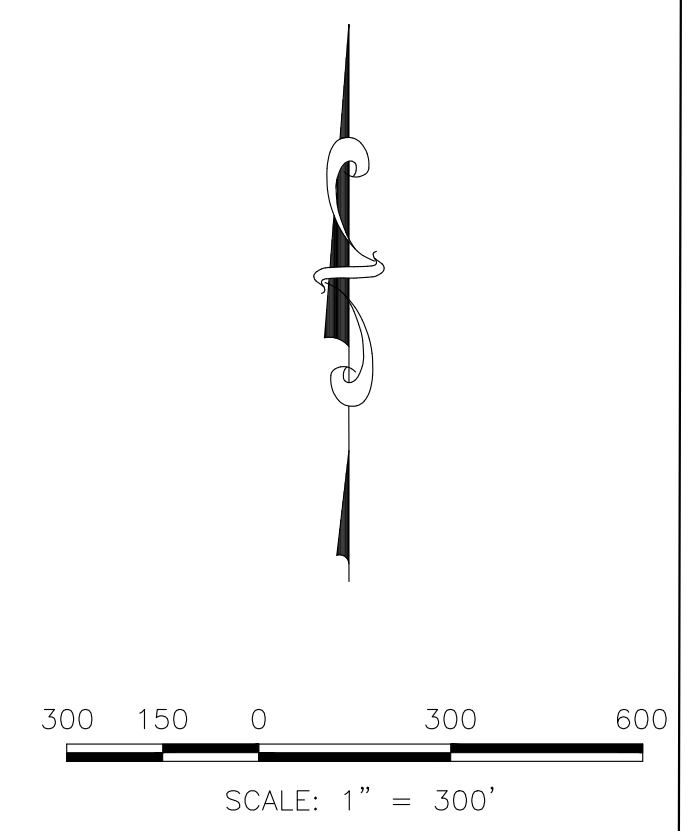
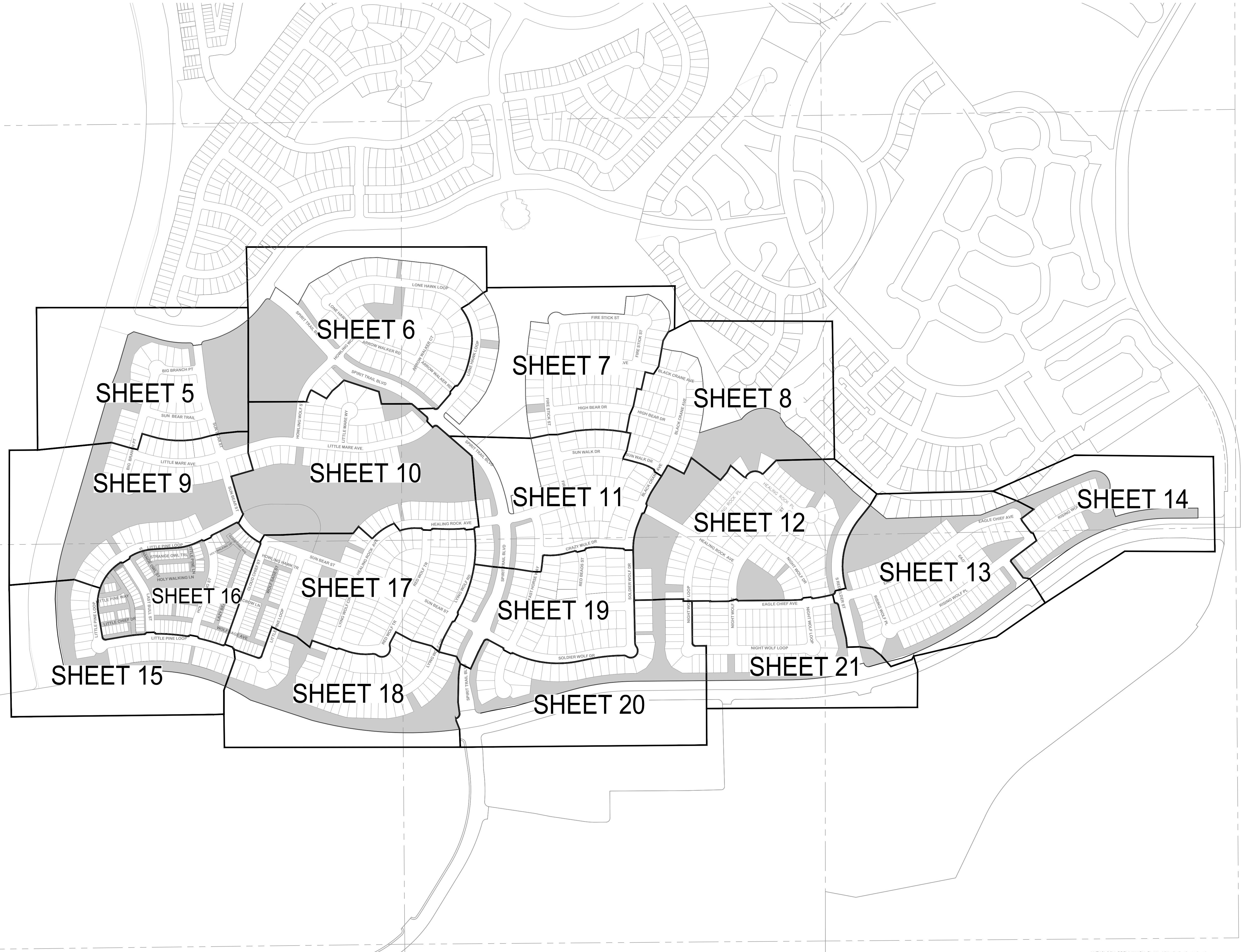
Westwoodps.com
Westwood Professional Services, Inc.

SCALE: 1" = 300'

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C J.N. 8130326901 PREPARED: 7/20/2020 REVISED: 01/05/2022 SHEET 3 OF 21

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

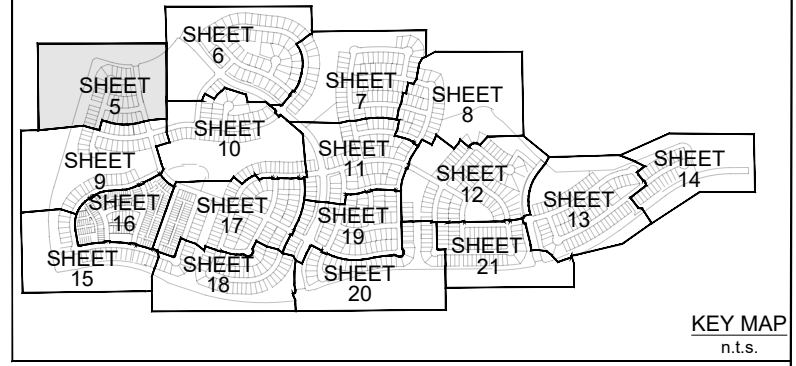
A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 4 OF 21



N:\PROJECTS\ANTHOLOGY\CAD\SURVEY\PRELIMINARY\PLAT 1B & 1C - SHEET LAYOUT.DWG, M.PARK, 15/22

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

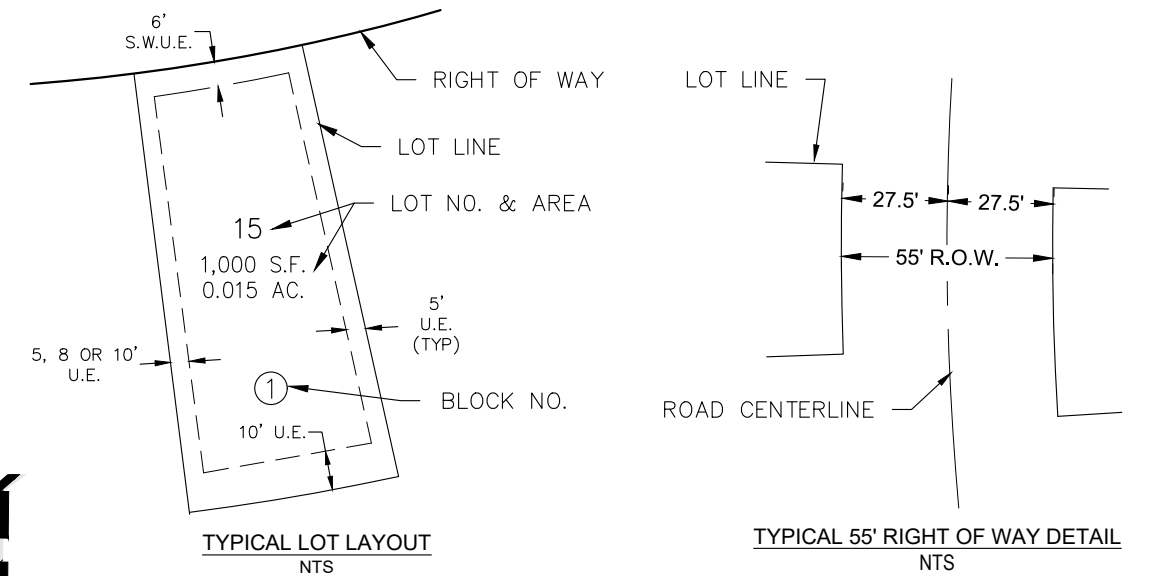
A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 5 OF 21



POINT OF COMMENCEMENT
NW COR. SECTION 32
FOUND 1" STEEL PIN WITH
3-1/4" ALUMINUM CAP
(LS 28286 1999)
N: 1605688.550
E: 3195134.750

N. LINE, NW 1/4 SEC. 32
(BASIS OF BEARINGS)
N89°24'39"E 2666.87'

N 1/4 COR. SECTION 32
FOUND NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP
(LS 22561 2013)
N: 1605750.374
E: 3200440.917



- LEGEND
- FOUND SECTION MONUMENT, AS NOTED
 - SET 18" LONG NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
 - RECOVERED NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 36567
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 13485
 - BLOCK NUMBER
 - UTILITY EASEMENT
 - S.W.U.E. SIDEWALK AND UTILITY EASEMENT
 - P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - S.L.E. SIGHT LINE EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - SIGHT TRIANGLE

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	10.00'	90°00'00"	15.71'	N38°05'39"E	14.14'
C2	422.50'	4°19'18"	31.87'	N85°15'18"E	31.86'
C3	422.50'	8°23'32"	61.88'	S88°23'17"E	61.83'
C4	422.50'	4°24'43"	32.53'	S81°59'09"E	32.53'
C5	40.00'	24°05'20"	16.82'	S67°44'07"E	16.69'
C6	40.00'	20°04'43"	14.02'	S45°39'06"E	13.95'
C7	52.00'	42°44'48"	38.80'	N56°59'08"W	37.90'
C8	52.00'	51°21'09"	46.61'	S75°57'53"W	45.06'
C9	52.00'	59°49'02"	54.29'	S20°22'48"W	51.86'
C10	52.00'	16°56'16"	15.37'	S17°59'51"E	15.32'
C11	40.00'	42°48'10"	29.88'	N05°03'54"W	29.19'
C12	10.00'	90°00'00"	15.71'	N51°54'21"W	14.14'
C13	477.50'	5°11'00"	43.20'	N85°41'09"E	43.18'
C14	477.50'	5°20'29"	44.51'	S89°03'06"E	44.50'
C15	477.50'	5°18'42"	44.27'	S83°43'31"E	44.25'
C16	477.50'	2°46'18"	23.10'	S79°41'01"E	23.10'
C17	19.50'	85°21'57"	29.05'	S59°01'09"W	26.44'
C18	10.00'	90°00'00"	15.71'	S28°39'49"E	14.14'
C19	447.50'	5°11'07"	40.50'	S76°15'23"E	40.49'
C20	447.50'	7°52'44"	61.54'	S82°47'19"E	61.49'
C21	447.50'	7°52'44"	61.54'	N89°19'57"E	61.49'
C22	447.50'	7°43'45"	60.37'	N81°31'43"E	60.32'
C23	447.50'	3°47'54"	29.67'	N75°45'54"E	29.66'
C24	10.00'	90°00'00"	15.71'	N28°51'57"E	14.14'
C25	777.50'	6°53'51"	93.60'	N75°37'36"E	93.54'
C26	777.50'	2°19'52"	31.63'	S08°04'17"E	31.63'
C27	10.00'	90°00'00"	15.71'	N61°08'03"W	14.14'
C28	502.50'	3°31'19"	30.89'	N75°37'36"E	30.88'
C29	502.50'	5°04'19"	44.48'	N79°55'25"E	44.47'
C30	502.50'	5°11'36"	45.55'	N85°03'23"E	45.53'
C31	502.50'	4°54'50"	43.10'	S89°53'24"E	43.08'
C32	502.50'	4°56'08"	43.29'	S84°57'55"E	43.27'
C33	502.50'	5°07'58"	45.02'	S79°55'53"E	45.00'
C34	502.50'	3°42'05"	32.46'	S75°30'52"E	32.46'
C35	10.00'	90°00'00"	15.71'	S61°20'11"W	14.14'

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

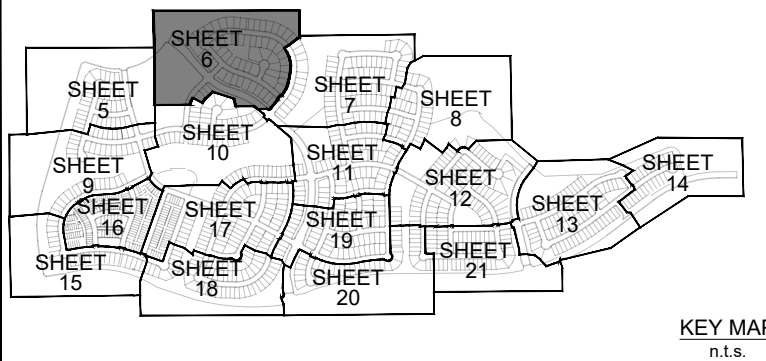
Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80122
TEL: 720.682.9526

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C J.N. 8130326901 PREPARED: 7/20/2020 REVISED: 01/05/2022 SHEET 5 OF 21

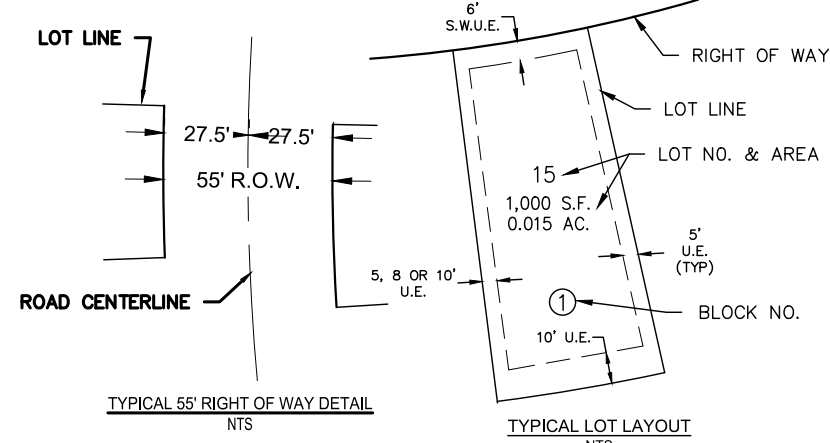
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

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



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- U.E. UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



CENTERLINE CURVE TABLE				
CURVE NO.	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CL1	340.00'	2°59'37"	S44°00'15"E	17.76'
CL2	510.00'	1°51'24"	N43°26'08"W	16.53'
CL3	47.00'	90°00'00"	S02°29'34"W	66.47'

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	367.50'	39°50'31"	S25.55°	250.43'
C2	20.00'	88°08'30"	S01°33'51"E	27.82'
C3	665.00'	11°16'34"	N48°06'43"W	130.67'
C4	750.00'	3°27'13"	N44°14'03"W	45.20'
C5	20.00'	91°51'25"	S88°26'09"E	28.74'
C6	972.50'	1°08'12"	N45°04'03"E	19.29'
C7	10.00'	87°00'23"	N00°59'45"E	13.77'
C8	40.00'	27°10'32"	N56°05'42"W	18.79'
C9	40.00'	15°37'38"	N77°28'48"W	10.88'
C10	52.00'	102°47'30"	S33°54'52"E	81.27'
C11	52.00'	72°48'51"	S53°53'18"W	61.73'
C12	40.00'	5°49'45"	N87°22'51"E	4.07'
C13	40.00'	36°58'25"	N65°58'46"E	25.37'
C14	367.50'	4°23'29"	S49°41'18"W	28.16'
C15	367.50'	10°11'15"	S56°58'41"W	65.26'
C16	367.50'	10°11'15"	S57°21'11"W	65.26'
C17	367.50'	10°11'15"	S57°21'11"W	65.26'
C18	367.50'	10°11'15"	S57°21'11"W	65.26'
C19	367.50'	3°49'02"	N85°27'26"W	24.48'
C20	367.50'	7°41'38"	N78°59'03"W	49.31'
C21	367.50'	9°23'47"	N70°26'20"W	60.20'
C22	367.50'	9°23'47"	N61°02'33"W	60.20'
C23	367.50'	9°23'47"	N51°38'45"W	60.20'
C24	367.50'	9°23'47"	N42°14'58"W	60.20'
C25	312.50'	18°47'05"	S19°46'21"W	102.00'
C26	312.50'	16°26'15"	S37°25'01"W	89.35'
C27	20.00'	85°10'39"	S88°13'28"W	27.07'
C28	545.00'	22°30'53"	S60°26'35"W	212.79'
C29	622.00'	22°25'16"	N60°21'37"W	241.88'
C30	20.00'	90°00'00"	N85°58'51"E	28.28'
C31	685.00'	22°40'56"	N60°21'37"W	269.41'
C32	475.00'	21°20'42"	S61°01'45"E	175.93'
C33	20.00'	95°59'32"	S02°21'38"E	29.72'
C34	1027.50'	1°08'12"	N45°04'03"E	20.38'
C35	367.50'	9°41'03"	S56°02'38"E	62.04'
C36	367.50'	9°23'47"	S65°35'03"E	60.20'
C37	367.50'	1°25'09"	S70°59'31"E	9.10'
C38	830.00'	1°13'56"	N71°05'07"W	17.85'
C39	830.00'	5°27'11"	N67°44'34"W	78.96'
C40	830.00'	5°26'00"	N62°17'58"W	78.68'
C41	830.00'	4°48'49"	N57°10'33"W	69.71'
C42	830.00'	4°48'49"	N52°21'44"W	69.71'
C43	830.00'	0°56'10"	N49°29'14"W	13.56'
C44	10.00'	90°00'00"	N04°31'09"W	14.14'
C45	312.50'	18°48'37"	N29°44'36"E	102.13'
C46	312.50'	2°15'51"	N19°12'22"E	12.35'
C47	772.50'	4°33'51"	N15°47'31"E	61.52'
C48	772.50'	5°14'09"	N10°53'13"E	70.57'
C49	772.50'	2°29'51"	N07°01'31"E	33.67'
C50	312.50'	9°10'27"	N01°11'22"E	49.98'
C51	312.50'	17°41'09"	N12°14'28"W	96.08'
C52	312.50'	17°41'09"	N29°55'35"W	96.08'
C53	312.50'	17°47'28"	N47°39'53"W	96.65'
C54	312.50'	17°47'28"	N65°27'17"W	96.65'
C55	312.50'	9°11'49"	N78°57'00"W	50.11'
C56	312.50'	6°36'48"	N86°51'19"W	35.05'
C57	312.50'	17°41'09"	N80°59'43"W	96.08'
C58	312.50'	17°41'09"	N83°18'34"W	96.08'
C59	312.50'	6°58'28"	S50°56'46"W	38.01'
C60	19.50'	90°00'00"	S02°29'34"W	27.58'
C61	312.50'	4°52'45"	S44°56'49"E	26.60'
C62	312.50'	12°25'05"	S53°35'45"E	67.60'
C63	312.50'	11°53'47"	S65°45'12"E	64.77'
C64	885.00'	2°50'05"	N70°17'03"W	43.78'
C65	885.00'	5°28'49"	N66°07'36"W	84.62'
C66	10.00'	87°35'55"	N72°48'51"E	13.84'
C67	312.50'	9°19'54"	N24°20'56"E	50.84'
C68	40.00'	47°58'31"	N04°17'17"W	32.50'
C69	52.00'	29°40'00"	S13°25'32"E	26.62'
C70	52.00'	27°51'23"	S15°20'09"W	25.03'
C71	52.00'	44°40'38"	S51°36'10"W	39.53'
C72	52.00'	47°44'47"	N82°11'08"W	42.09'
C73	52.00'	47°44'47"	N34°26'20"W	42.09'
C74	52.00'	58°04'41"	S21°18'24"E	50.48'
C75	52.00'	9°28'37"	S37°27'14"W	8.59'
C76	40.00'	39°04'15"	S37°27'14"W	26.75'
C77	367.50'	3°43'09"	N19°46'41"E	23.85'
C78	367.50'	7°22'38"	N25°19'35"E	47.28'
C79	10.00'	87°35'55"	S14°47'04"E	13.84'
C80	885.00'	9°33'53"	N53°48'05"W	147.57'
C81	10.00'	91°49'56"	N85°03'53"E	14.37'
C82	715.00'	0°56'10"	N49°29'14"W	11.68'
C83	715.00'	4°48'49"	N52°21'44"W	60.05'
C84	715.00'	4°48'49"	N57°10'33"W	60.05'
C85	715.00'	5°26'00"	N62°17'58"W	67.78'
C86	715.00'	5°27'11"	N67°44'34"W	68.02'
C87	715.00'	1°13'56"	N71°05'07"W	15.38'
C88	445.00'	0°16'53"	S71°33'39"E	2.19'
C89	445.00'	10°12'18"	S66°19'03"E	79.15'
C90	445.00'	13°18'28"	S54°33'40"E	103.13'
C91	10.00'	84°17'56"	S86°35'55"W	13.42'

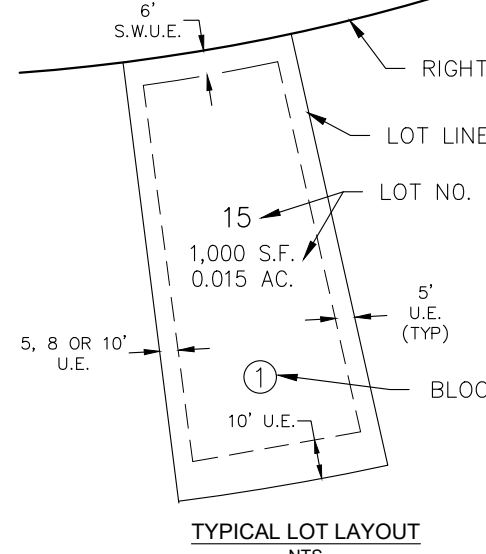
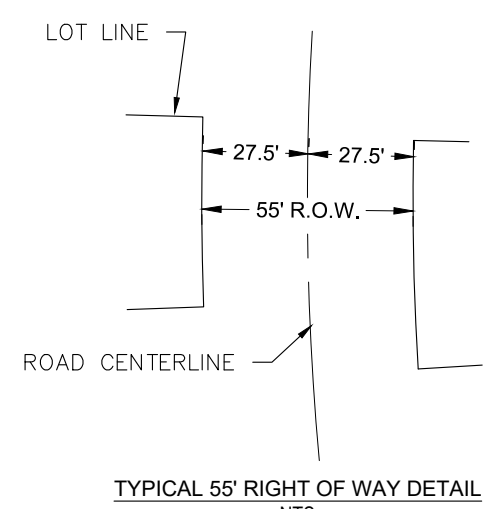
Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9326

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD
C1	367.50	9°23'47"	60.27	N32°51'11"W
C2	367.50	9°23'47"	60.27	N23°27'23"W
C3	367.50	9°23'47"	60.27	N14°03'36"W
C4	367.50	9°31'47"	61.12	N04°35'49"W
C5	397.46	7°19'04"	50.07	S03°53'57"E
C6	808.48	4°15'22"	60.06	N08°44'48"E
C7	808.48	4°15'23"	60.06	N13°00'11"E
C8	808.48	3°04'35"	43.41	N16°40'10"E
C9	367.50	2°38'21"	16.71	N19°22'37"E
C10	367.50	9°23'47"	60.27	N25°22'41"E
C11	367.50	9°04'20"	58.19	N34°36'45"E
C14	1627.50	1°45'38"	50.01	S10°31'36"E
C15	1627.50	1°45'38"	50.01	S08°45'58"E
C16	1627.50	1°45'38"	50.01	S07°00'20"E
C17	1627.50	1°45'38"	50.01	S05°14'42"E
C18	1627.50	1°45'38"	50.01	S03°29'05"E
C19	1627.50	1°45'38"	50.01	S01°43'27"E
C20	1627.50	1°45'38"	50.01	S00°02'11"W
C21	1627.50	1°45'38"	50.01	S01°47'49"W
C22	1627.50	1°45'38"	50.01	S03°33'27"W
C23	1627.50	1°45'38"	50.01	S05°19'05"W
C24	1627.50	1°45'38"	50.01	S07°04'43"W
C25	1627.50	1°45'38"	50.01	S08°50'20"W
C26	1627.50	1°45'38"	50.01	S10°35'58"W
C27	1627.50	0°59'42"	28.26	S11°58'38"W
C28	40.00	4°14'30"	29.12	N08°23'03"W
C29	52.00	4°59'32"	4.53	S26°44'49"E
C30	1732.50	1°39'14"	50.01	N83°23'20"W
C31	1732.50	0°32'57"	16.61	N82°17'14"W
C32	40.00	4°14'58"	29.17	N77°05'46"E
C33	52.00	19°50'24"	18.01	S66°07'29"W
C34	52.00	51°52'45"	47.08	N78°00'57"W
C35	52.00	46°43'38"	42.41	N28°42'47"W
C36	52.00	58°05'05"	52.72	N23°41'33"E
C37	40.00	6°32'51"	4.57	S49°27'40"W
C38	40.00	36°15'21"	25.31	S28°03'34"W
C39	10.00	88°31'32"	15.45	S34°19'52"E
C40	1447.50	4°10'31"	105.48	N76°30'22"W
C41	1392.50	2°14'33"	54.50	N76°16'38"W
C42	1392.50	2°14'32"	54.50	N78°31'11"W
C43	1392.50	2°13'27"	54.06	N80°45'10"W
C44	1392.50	2°13'26"	54.05	N82°58'37"W
C45	1392.50	2°14'07"	54.33	N85°12'24"W
C46	1392.50	2°14'06"	54.32	N87°26'31"W
C47	1392.50	2°13'24"	54.03	N89°40'16"W
C48	1392.50	2°13'23"	54.03	S88°06'21"W
C49	1392.50	2°14'27"	54.46	S85°52'26"W
C50	1392.50	0°22'31"	9.12	S84°33'56"W
C51	367.50	7°36'17"	48.78	N88°10'49"E
C52	10.00	91°22'31"	15.95	S49°00'44"W
C53	1572.50	4°19'40"	118.78	S01°09'39"W
C54	1572.50	3°49'27"	104.95	S02°54'55"E
C55	10.00	91°22'31"	15.95	S50°30'53"E
C56	1162.50	0°25'55"	8.76	S84°00'49"W
C57	1162.50	2°27'54"	50.02	S85°27'43"W
C58	1162.50	2°27'54"	50.02	S87°55'38"W
C59	1162.50	2°27'54"	50.02	S89°36'28"W
C60	1162.50	2°27'54"	50.02	N87°08'33"W
C61	1162.50	2°28'06"	50.08	N84°40'33"W
C62	1162.50	2°27'54"	50.02	N82°12'33"W
C63	1162.50	2°27'54"	50.02	N79°44'38"W
C64	1107.50	3°07'08"	60.29	N80°40'52"W
C65	1107.50	3°29'41"	67.55	N83°59'16"W
C66	1107.50	3°07'08"	60.29	N87°17'41"W
C67	1107.50	3°07'08"	60.29	S89°35'11"W
C68	1107.50	2°53'16"	55.82	S86°34'59"W
C69	1107.50	1°20'30"	25.94	S84°28'06"W

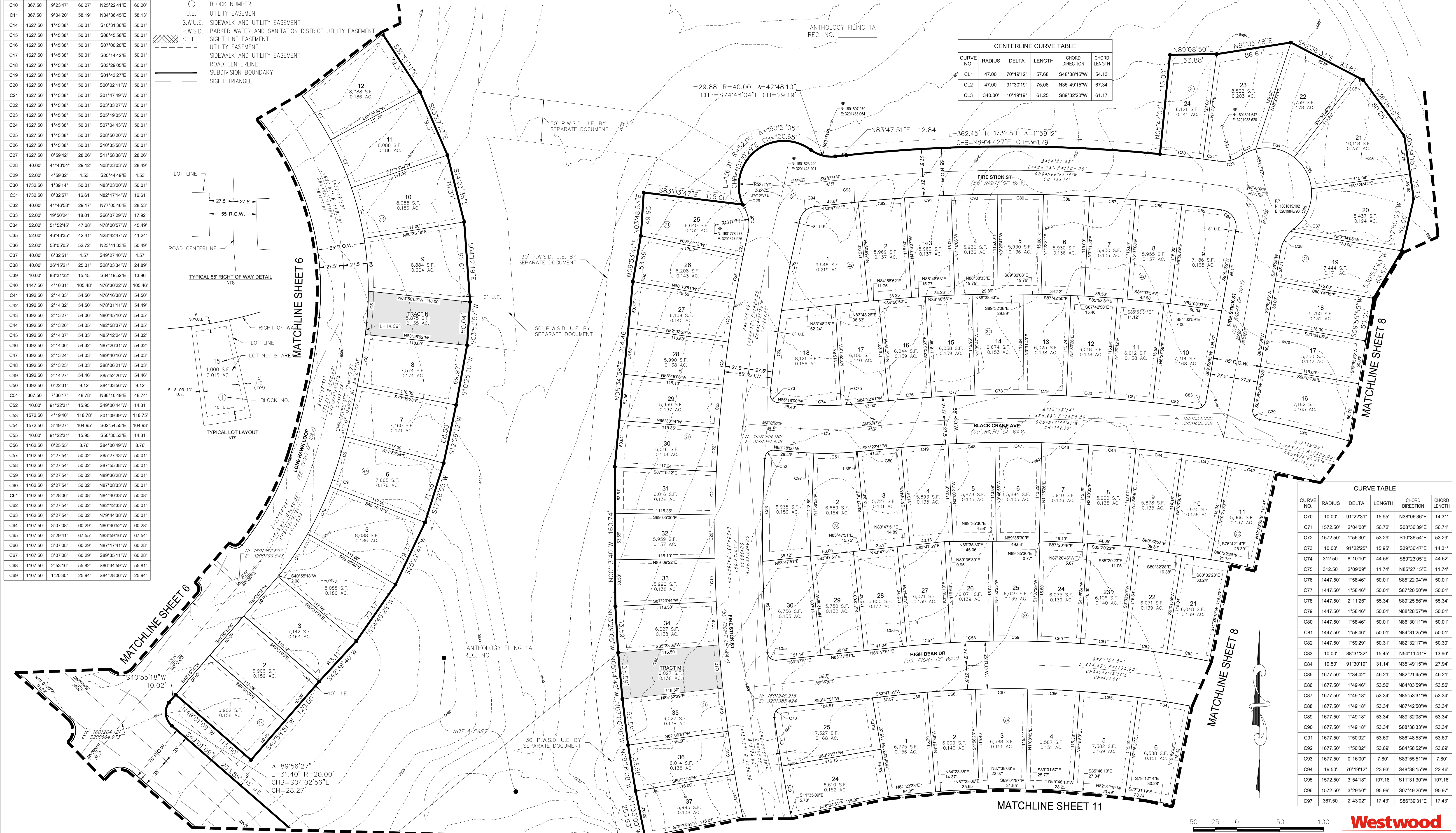
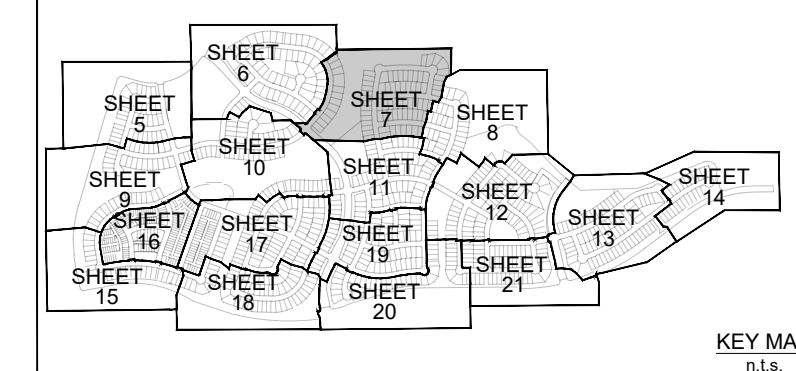
LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



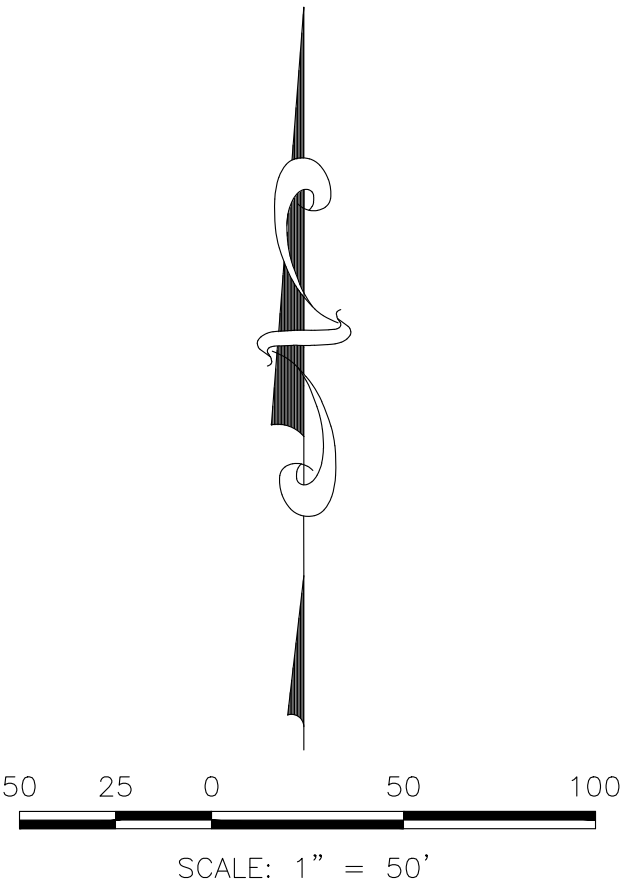
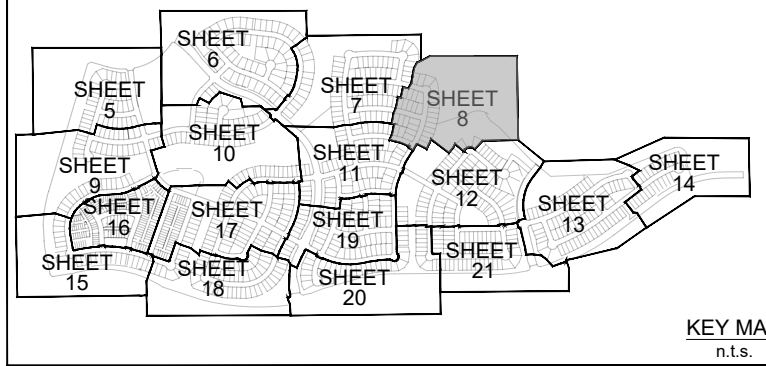
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

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



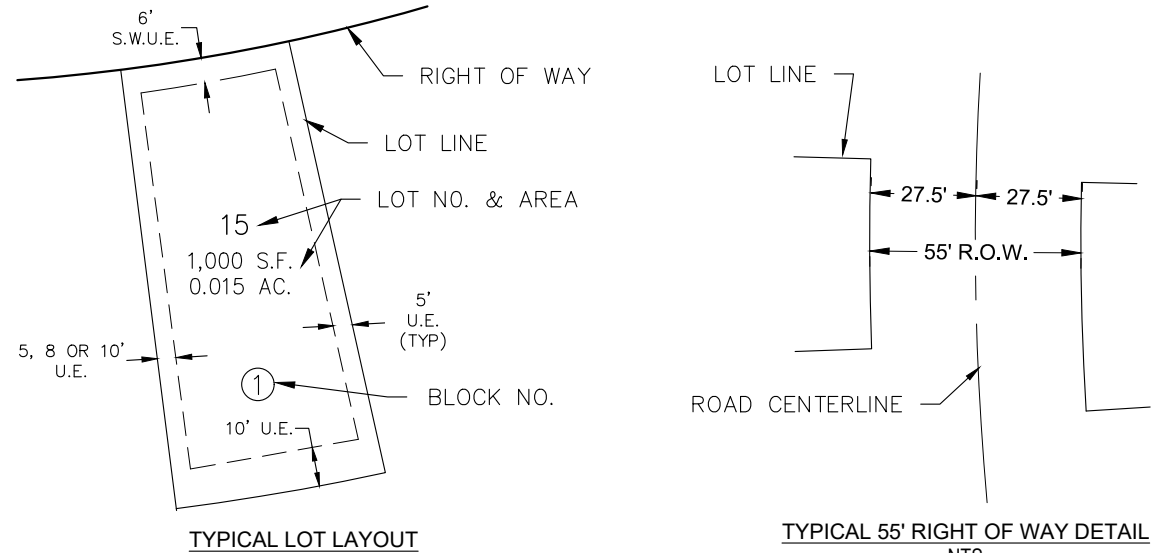
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 8 OF 21



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	312.50'	14°09'07"	77.19'	N67°09'20"W	76.99'
C2	10.00'	92°13'58"	16.10'	N13°57'47"W	14.41'
C3	10.00'	92°13'58"	16.10'	N73°48'14"E	14.41'
C4	367.50'	14°09'07"	90.77'	N67°09'20"W	90.54'
C5	877.50'	3°19'55"	51.03'	N75°53'51"W	51.02'
C6	972.50'	3°15'11"	55.22'	N26°03'40"E	55.21'
C7	972.50'	3°21'15"	56.93'	N22°45'27"E	56.92'
C8	972.50'	3°21'15"	56.93'	N19°24'12"E	56.92'
C9	972.50'	3°27'16"	58.63'	N15°59'56"E	58.62'
C10	10.00'	92°13'58"	16.10'	N31°50'41"W	14.41'
C11	367.50'	5°42'40"	36.63'	S75°06'20"E	36.62'
C12	1107.50'	0°51'55"	16.72'	N72°40'57"W	16.72'
C13	1107.50'	2°53'16"	55.82'	N74°33'32"W	55.81'
C14	1107.50'	3°07'08"	60.29'	N77°33'44"W	60.28'
C15	1162.50'	2°27'54"	50.02'	N77°16'44"W	50.01'
C16	1162.50'	2°27'54"	50.02'	N74°48'50"W	50.01'
C17	1162.50'	1°19'53"	27.01'	N72°54'56"W	27.01'
C18	312.50'	5°42'40"	31.15'	S75°06'20"E	31.14'
C19	10.00'	92°13'58"	16.10'	N55°55'21"E	14.41'
C20	972.50'	6°11'35"	105.12'	N06°42'34"E	105.06'
C21	972.50'	6°04'31"	103.12'	N00°34'32"E	103.07'
C22	19.00'	69°47'16"	23.14'	N37°12'22"W	21.74'
C23	1392.50'	0°39'48"	16.12'	N72°34'54"W	16.12'
C24	1392.50'	2°14'34"	54.51'	N74°02'05"W	54.50'
C25	1392.50'	2°14'33"	54.50'	S76°16'38"E	54.50'
C26	1447.50'	1°59'33"	50.34'	N73°25'20"W	50.34'
C27	40.00'	21°24'05"	14.94'	S82°57'02"E	14.85'
C28	40.00'	21°24'05"	14.94'	N75°38'53"E	14.85'
C29	52.00'	63°34'15"	57.69'	N83°16'03"W	54.78'
C30	52.00'	76°30'13"	69.43'	N13°13'49"W	64.39'
C31	52.00'	15°12'40"	13.81'	N32°37'38"E	13.76'
C32	40.00'	41°05'51"	28.69'	S19°41'02"W	28.08'
C33	1027.50'	0°40'14"	12.03'	N00°31'46"W	12.03'
C34	1027.50'	2°47'21"	50.02'	N01°12'01"E	50.01'
C35	1027.50'	2°47'21"	50.02'	N03°59'23"E	50.01'
C36	1027.50'	2°47'21"	50.02'	N06°46'44"E	50.01'
C37	1027.50'	2°47'21"	50.02'	N09°34'05"E	50.01'
C38	1027.50'	2°47'21"	50.02'	N12°21'26"E	50.01'
C39	1027.50'	2°47'21"	50.02'	N15°08'47"E	50.01'
C40	1027.50'	2°47'21"	50.02'	N17°56'08"E	50.01'
C41	1027.50'	2°47'21"	50.02'	N20°43'30"E	50.01'
C42	1027.50'	2°47'21"	50.02'	N23°30'51"E	50.01'
C43	1392.50'	2°14'33"	54.50'	N76°16'38"W	54.50'
C44	1027.50'	2°47'21"	50.02'	N26°18'12"E	50.01'
C45	40.00'	21°28'42"	14.99'	N29°46'56"E	14.91'
C46	68.00'	2°30'07"	2.97'	S20°17'39"W	2.97'
C47	68.00'	38°38'43"	45.87'	S40°52'04"W	45.00'
C48	68.00'	40°57'05"	48.60'	S80°39'58"W	47.57'
C49	68.00'	33°03'19"	39.23'	N62°19'50"W	38.69'

CENTERLINE CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
CL1	47.00'	69°48'31"	57.26'	N37°20'44"W	53.79'
CL2	1135.00'	23°57'09"	474.49'	S84°13'34"E	471.04'
CL3	340.00'	5°42'40"	33.89'	S75°06'20"E	33.88'

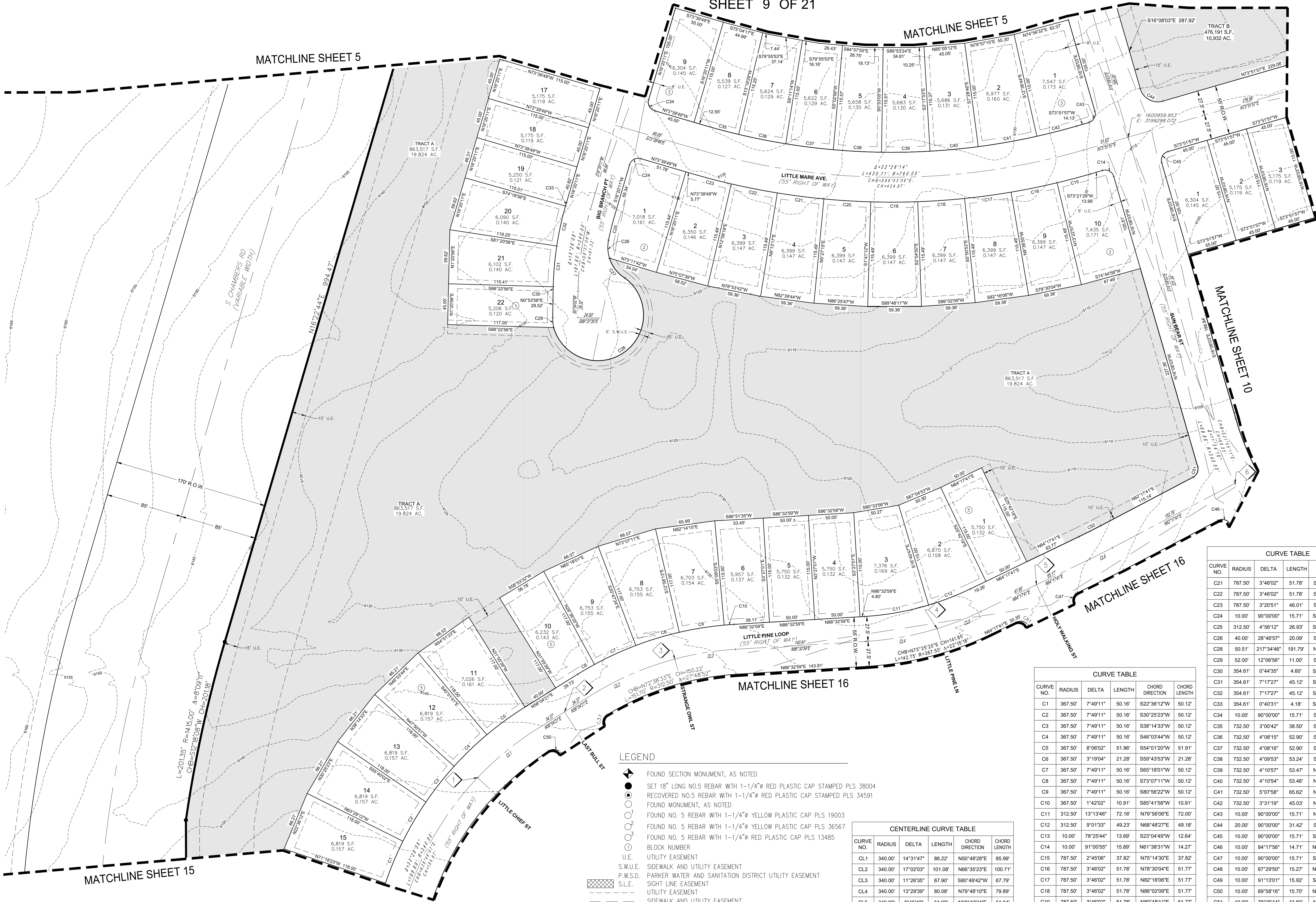
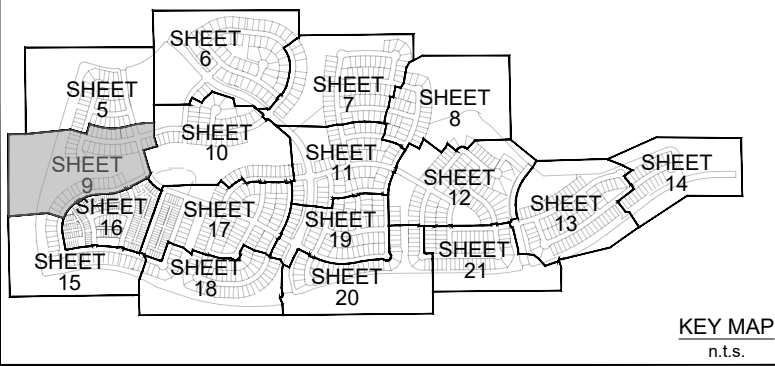
Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9336

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C J.N. 8150326901 PREPARED: 7/20/2020 REVISED: 01/05/2022 SHEET 8 OF 21

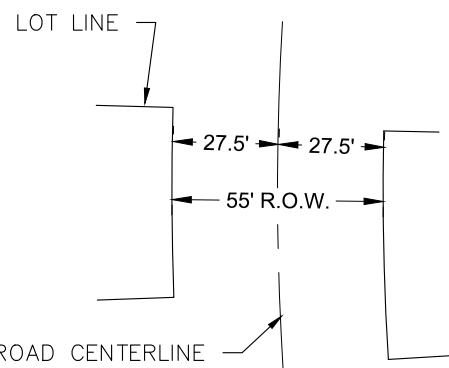
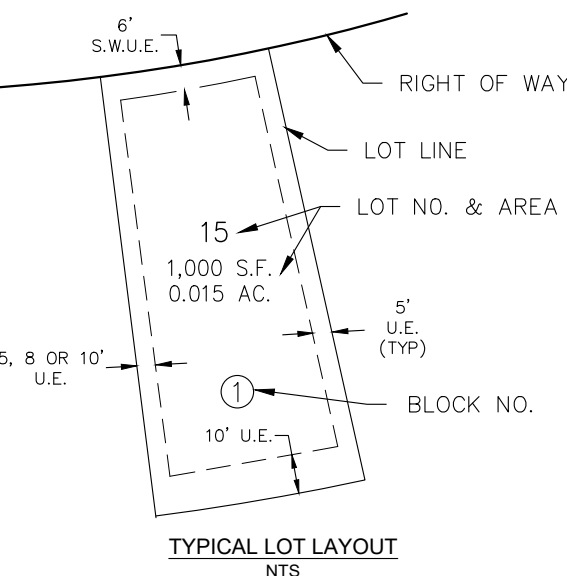
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 9 OF 21



KEY NOTES:

- 1 = N: 1600253.592
E: 3198580.670
- 2 = N: 1600326.105
E: 3198676.482
- 3 = N: 1600384.293
E: 3198798.482
- 4 = N: 1600417.903
E: 3199087.275
- 5 = N: 1600466.221
E: 3199196.794
- 6 = N: 1600578.075
E: 3199415.736



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	787.50'	3°46'02"	51.78'	S82°39'44"E	51.77'
C22	787.50'	3°46'02"	51.78'	S78°53'42"E	51.77'
C23	787.50'	3°20'51"	46.01'	S75°20'15"E	46.00'
C24	10.00'	90°00'00"	15.71'	S61°20'11"W	14.14'
C25	312.50'	4°56'12"	26.93'	S13°52'05"W	26.92'
C26	40.00'	28°46'57"	20.09'	S02°59'30"E	19.88'
C28	50.51'	217°34'46"	191.79'	N55°10'39"E	95.63'
C29	52.00'	12°08'56"	11.00'	S05°37'06"E	10.98'
C30	354.61'	0°44'35"	4.60'	S00°59'23"W	4.60'
C31	354.61'	7°17'27"	45.12'	S05°00'25"W	45.09'
C32	354.61'	7°17'27"	45.12'	S12°17'52"W	45.09'
C33	354.61'	0°40'31"	4.18'	S16°16'51"W	4.18'
C34	10.00'	90°00'00"	15.71'	S28°39'49"E	14.14'
C35	732.50'	3°00'42"	38.50'	S75°10'10"E	38.50'
C36	732.50'	4°08'15"	52.90'	S78°44'39"E	52.88'
C37	732.50'	4°08'16"	52.90'	S82°52'54"E	52.89'
C38	732.50'	4°09'53"	53.24'	S87°01'59"E	53.23'
C39	732.50'	4°10'57"	53.47'	N88°47'36"E	53.46'
C40	732.50'	4°10'54"	53.46'	N84°36'40"E	53.45'
C41	732.50'	5°07'58"	65.62'	N79°57'15"E	65.60'
C42	732.50'	3°31'19"	45.03'	N75°37'36"E	45.02'
C43	10.00'	90°00'00"	15.71'	N28°51'57"E	14.14'
C44	20.00'	90°00'00"	31.42'	S61°08'03"E	28.28'
C45	10.00'	90°00'00"	15.71'	S28°51'57"W	14.14'
C46	10.00'	84°17'56"	14.71'	N75°33'21"W	13.42'
C47	10.00'	90°00'00"	15.71'	S19°17'41"W	14.14'
C48	10.00'	87°29'50"	15.27'	N71°57'24"W	13.83'
C49	10.00'	91°13'01"	15.92'	S13°07'37"W	14.29'
C50	10.00'	89°58'16"	15.70'	N77°28'01"W	14.14'
C51	10.00'	78°25'44"	13.69'	N23°04'49"E	12.64'
C52	772.50'	2°00'00"	26.97'	N63°17'41"E	26.96'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	367.50'	7°49'11"	50.16'	S22°36'12"W	50.12'
C2	367.50'	7°49'11"	50.16'	S30°25'23"W	50.12'
C3	367.50'	7°49'11"	50.16'	S38°14'33"W	50.12'
C4	367.50'	7°49'11"	50.16'	S46°03'44"W	50.12'
C5	367.50'	8°06'02"	51.96'	S54°01'20"W	51.91'
C6	367.50'	3°19'04"	21.28'	S59°43'53"W	21.28'
C7	367.50'	7°49'11"	50.16'	S65°18'01"W	50.12'
C8	367.50'	7°49'11"	50.16'	S73°07'11"W	50.12'
C9	367.50'	7°49'11"	50.16'	S80°56'22"W	50.12'
C10	367.50'	1°42'02"	10.91'	S85°41'58"W	10.91'
C11	312.50'	13°13'46"	72.16'	N79°56'06"E	72.00'
C12	312.50'	9°01'33"	49.23'	N68°48'27"E	49.18'
C13	10.00'	78°25'44"	13.69'	S23°04'49"W	12.64'
C14	10.00'	91°00'55"	15.89'	N61°38'31"W	14.27'
C15	787.50'	2°45'06"	37.82'	N75°14'30"E	37.82'
C16	787.50'	3°46'02"	51.78'	N78°30'04"E	51.77'
C17	787.50'	3°46'02"	51.78'	N82°16'06"E	51.77'
C18	787.50'	3°46'02"	51.78'	N86°02'09"E	51.77'
C19	787.50'	3°46'02"	51.78'	N89°48'11"E	51.77'
C20	787.50'	3°46'02"	51.78'	S86°25'47"E	51.77'

CENTERLINE CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
CL1	340.00'	14°31'47"	86.22'	N50°48'28"E	85.99'
CL2	340.00'	17°02'03"	101.08'	N66°35'23"E	100.71'
CL3	340.00'	11°26'35"	67.90'	S80°49'42"W	67.79'
CL4	340.00'	13°29'39"	80.08'	N79°48'10"E	79.89'
CL5	340.00'	8°45'40"	51.99'	N68°40'31"E	51.94'
CL6	800.00'	2°00'00"	27.93'	N63°17'41"E	27.92'

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E.
- P.W.S.D.
- S.L.E.
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE

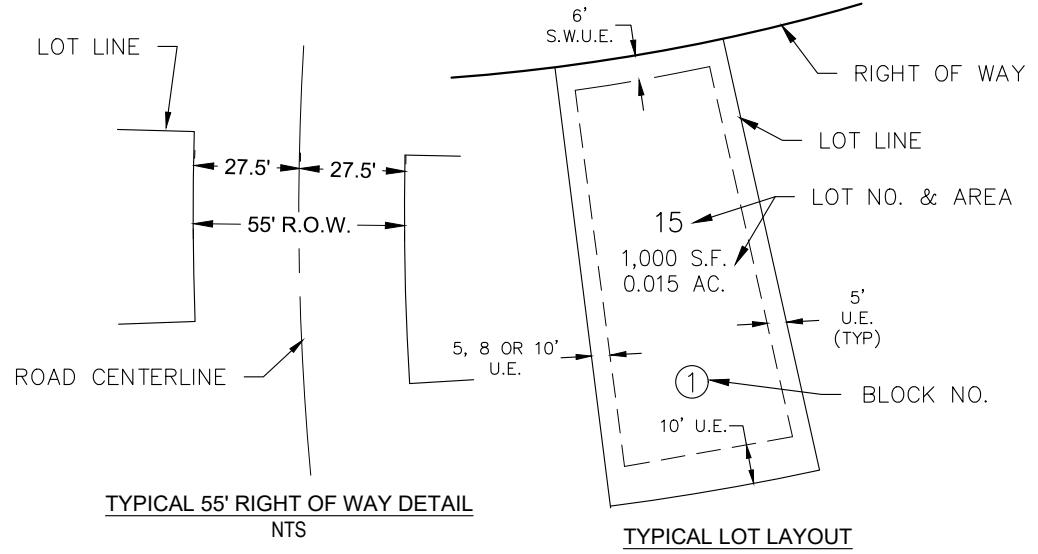
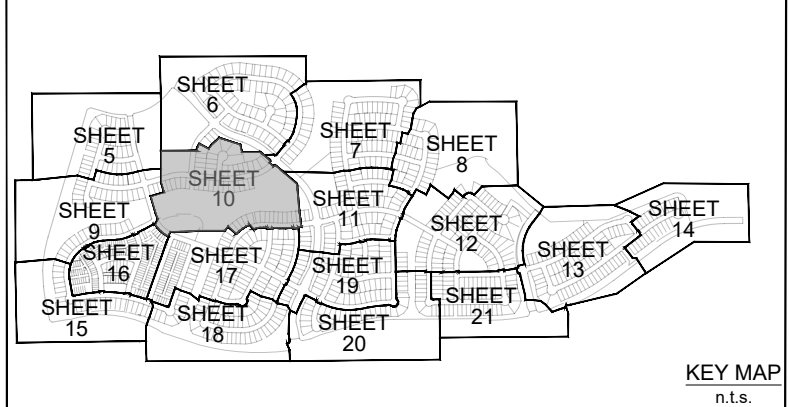
Westwood

10333 E DRY CREEK RD. SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9535

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	477.50'	21°55'41"	182.75'	S84°49'47"W
C2	10.00'	90°00'00"	15.71'	N50°47'37"E
C3	312.50'	4°37'11"	25.20'	S08°06'13"W
C4	10.00'	90°00'00"	15.71'	S39°12'23"E
C5	10.00'	90°00'00"	15.71'	N50°47'37"E
C6	52.00'	8°04'56"	7.34'	S09°36'37"W
C7	52.00'	65°53'44"	59.80'	S46°35'57"W
C8	52.00'	49°03'06"	44.52'	N75°55'39"W
C9	52.00'	46°33'22"	42.25'	N28°07'25"W
C10	52.00'	72°46'25"	66.05'	N31°32'29"E
C11	40.00'	62°08'05"	43.38'	S36°51'40"W
C12	10.00'	90°00'00"	15.71'	S39°12'23"E
C13	472.50'	5°31'58"	45.63'	S86°58'22"E
C14	472.50'	8°02'23"	66.30'	N86°14'28"E
C15	472.50'	4°22'14"	36.04'	N80°02'09"E
C16	312.50'	2°02'15"	11.11'	N76°49'55"E
C17	312.50'	14°39'53"	79.98'	N68°28'51"E
C18	312.50'	16°10'10"	88.19'	N53°03'49"E
C19	312.50'	3°15'34"	17.78'	N43°20'56"E
C20	367.50'	36°18'45"	232.91'	N59°41'40"E
C21	527.50'	0°55'50"	8.57'	N78°18'57"E
C22	527.50'	5°26'21"	50.08'	N81°30'02"E
C23	527.50'	5°26'21"	50.08'	N86°56'23"E
C24	527.50'	5°26'21"	50.08'	S87°37'17"E
C25	527.50'	0°41'44"	6.40'	S84°33'15"E
C26	422.50'	7°44'31"	57.09'	N88°04'38"W
C27	422.50'	8°24'54"	62.05'	S83°50'39"W
C28	422.50'	5°46'16"	42.56'	S76°45'05"W
C29	367.50'	6°39'13"	42.68'	S45°06'33"W
C30	367.50'	6°39'13"	42.68'	S51°47'46"W
C31	367.50'	6°39'13"	42.68'	S58°27'00"W
C32	367.50'	6°39'13"	42.68'	S65°06'13"W
C33	367.50'	7°33'44"	48.50'	S72°12'41"W
C34	367.50'	3°07'11"	20.01'	S77°33'09"W
C35	367.50'	7°00'57"	45.00'	S82°37'12"W
C36	367.50'	5°55'08"	37.96'	S89°05'15"W
C37	972.50'	1°11'04"	20.10'	S88°32'43"E
C38	972.50'	3°00'24"	51.03'	N89°21'33"E
C39	972.50'	2°54'46"	49.44'	N86°23'58"E
C40	10.00'	91°05'59"	15.90'	S37°16'42"W
C41	10.00'	86°39'14"	15.12'	N51°45'48"W
C42	10.00'	90°00'00"	15.71'	S47°02'49"W
C43	10.00'	90°00'00"	15.71'	N42°57'11"W
C44	312.50'	44°35'22"	243.20'	S48°09'58"E
C45	312.50'	9°44'14"	53.11'	S21°00'10"E
C46	20.00'	90°44'18"	31.67'	N03°39'00"W
C47	20.00'	89°26'33"	31.22'	S86°15'34"W
C48	312.50'	16°47'05"	102.46'	S19°48'21"W

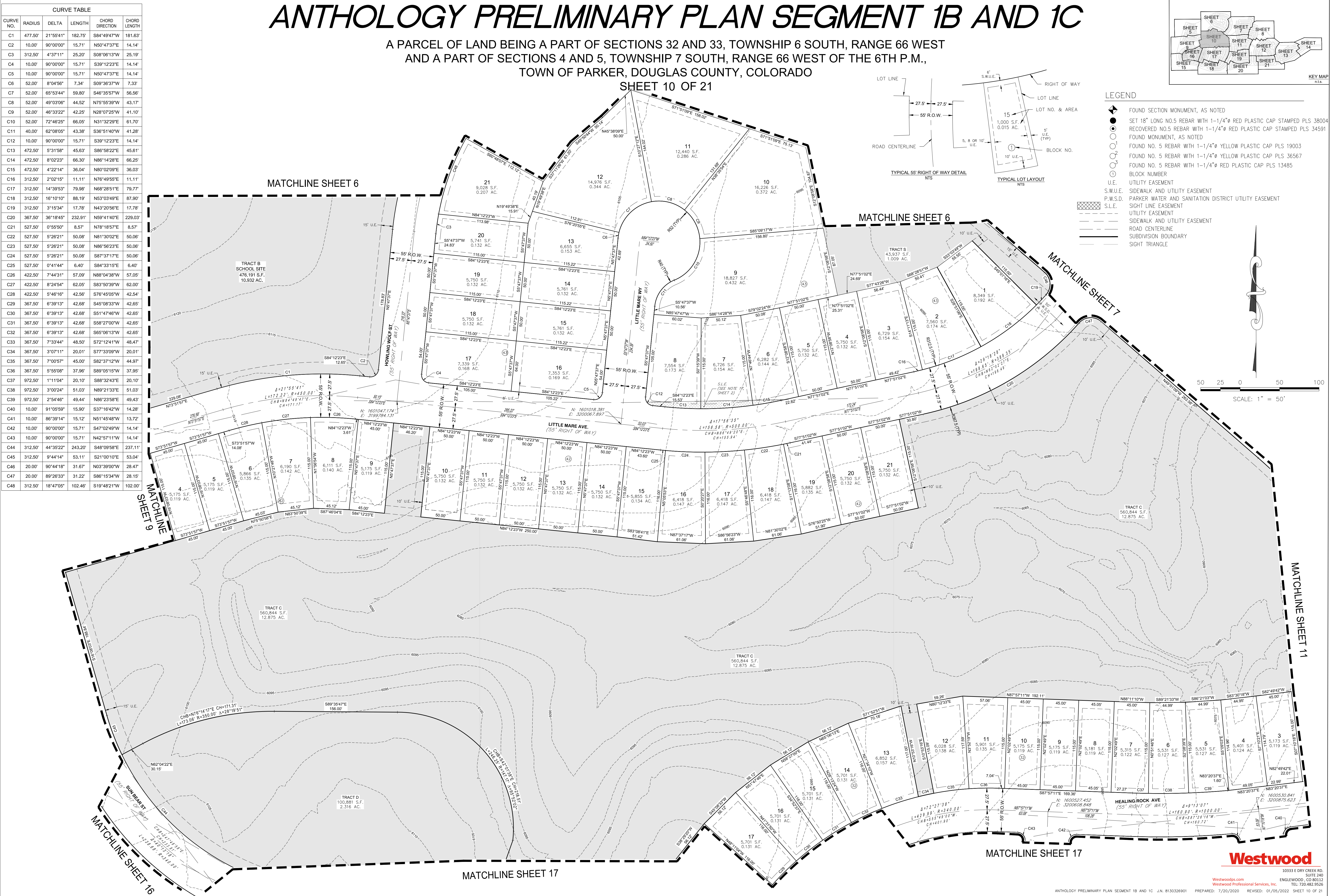
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 10 OF 21



- LEGEND
- FOUND SECTION MONUMENT, AS NOTED
 - SET 18" LONG NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 38004
 - RECOVERED NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 36567
 - FOUND NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP PLS 13485
 - BLOCK NUMBER
 - UTILITY EASEMENT
 - S.W.U.E. SIDEWALK AND UTILITY EASEMENT
 - P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - S.L.E. SIGHT LINE EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - SIGHT TRIANGLE

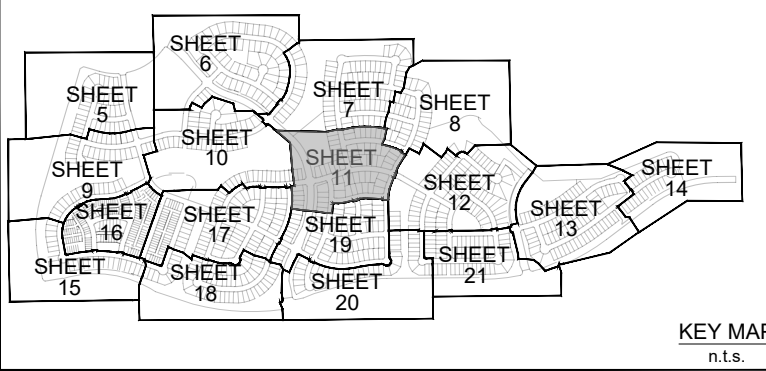
50 25 0 50 100
SCALE: 1" = 50'



Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9536
Westwoods.com
Westwood Professional Services, Inc.
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C J.N. 8130326901 PREPARED: 7/20/2020 REVISED: 01/05/2022 SHEET 10 OF 21

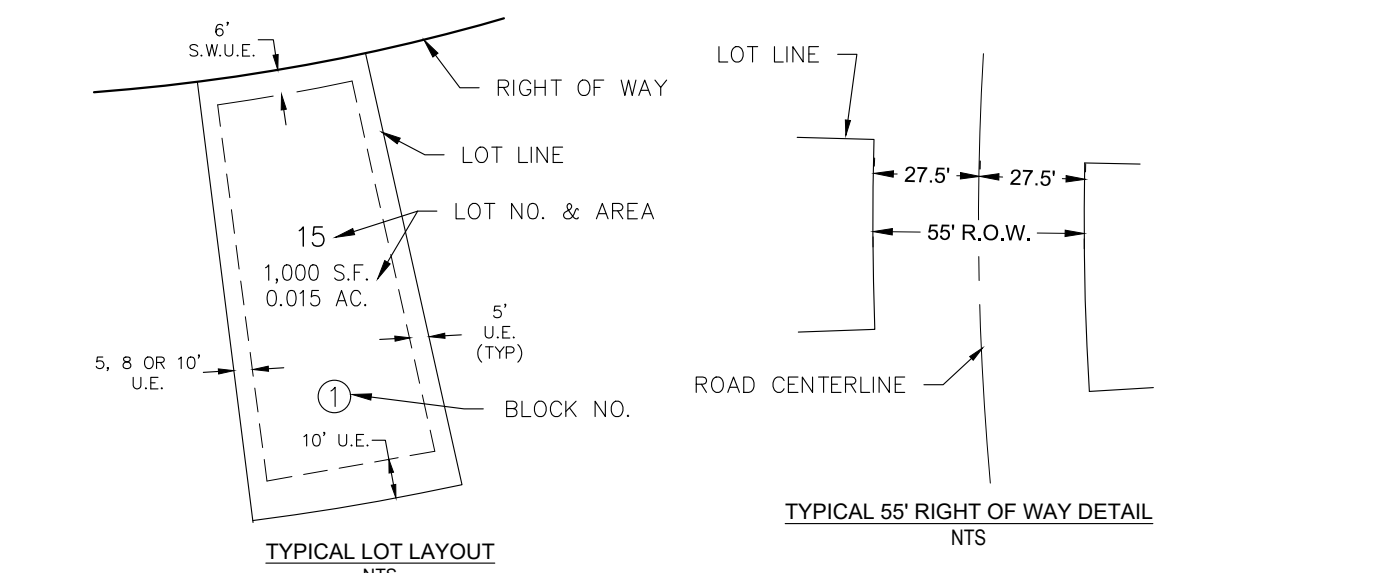
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 11 OF 21



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	802.50'	3°12'52"	45.02'	N06°10'45"E	45.02'
C2	802.50'	3°12'52"	45.02'	N02°57'53"E	45.02'
C3	802.50'	3°12'52"	45.02'	N00°19'00"W	45.02'
C4	802.50'	3°12'52"	45.02'	N03°27'52"W	45.02'
C5	802.50'	3°11'59"	44.82'	N06°40'18"W	44.81'
C6	10.00'	91°05'59"	15.90'	S37°16'42"W	14.28'
C7	20.00'	92°36'20"	32.33'	N00°52'08"W	28.92'
C8	1065.00'	22°46'40"	423.39'	N06°49'21"E	420.60'
C9	1135.00'	29°22'11"	581.83'	N09°52'16"E	575.48'
C10	20.00'	87°47'33"	30.65'	S39°04'54"W	27.75'
C11	367.50'	10°31'08"	67.47'	N77°43'06"E	67.37'
C12	10.00'	90°00'00"	15.71'	N82°32'28"W	14.14'
C13	312.50'	15°48'49"	86.25'	N09°38'04"W	85.88'
C14	1285.00'	0°38'32"	14.40'	N01°24'23"W	14.40'
C15	1285.00'	2°27'35"	55.17'	N00°08'40"E	55.16'
C16	1285.00'	2°27'35"	55.17'	N02°36'15"E	55.16'
C17	1285.00'	2°27'35"	55.17'	N05°03'51"E	55.16'
C18	1285.00'	2°27'35"	55.17'	N07°31'26"E	55.16'
C19	1340.00'	2°08'18"	50.01'	N07°22'54"E	50.01'
C20	1340.00'	2°01'26"	47.33'	N05°18'02"E	47.33'
C21	10.00'	91°23'55"	15.96'	S49°59'17"W	14.31'
C22	367.50'	19°44'19"	126.61'	N85°49'09"E	125.88'
C23	10.00'	90°00'00"	15.71'	N89°03'08"W	14.14'
C24	10.00'	92°20'11"	16.12'	S32°07'01"W	14.42'
C25	312.50'	15°03'57"	82.17'	S85°49'08"W	81.94'
C26	10.00'	85°32'20"	14.93'	N43°52'47"W	13.58'
C27	422.50'	22°54'46"	168.96'	S10°20'46"W	167.84'
C28	10.00'	93°01'01"	16.23'	S88°18'40"W	14.51'
C29	10.00'	87°16'14"	15.23'	S21°49'58"E	13.80'
C30	312.50'	11°06'59"	60.63'	S27°21'39"W	60.54'
C31	1027.50'	5°13'16"	93.63'	N30°18'30"E	93.60'
C32	972.50'	4°45'57"	13.00'	N32°32'10"E	13.00'
C33	10.00'	92°13'58"	16.10'	N13°57'47"W	14.41'
C34	367.50'	1°31'51"	9.82'	S32°09'13"W	8.82'
C35	367.50'	7°23'35"	47.42'	S27°41'30"W	47.39'
C36	367.50'	2°11'33"	14.06'	S22°53'56"W	14.06'
C37	10.00'	87°16'14"	15.23'	N65°28'16"E	13.80'
C38	777.50'	7°56'08"	106.25'	N74°42'43"W	106.16'
C39	777.50'	3°36'28"	49.07'	N80°30'01"W	49.07'
C40	777.50'	3°41'14"	49.47'	N84°10'22"W	49.46'
C41	777.50'	3°41'14"	49.47'	N87°51'37"W	49.46'
C42	777.50'	3°36'22"	49.07'	S88°28'30"W	49.06'
C43	777.50'	7°33'59"	101.52'	S82°51'20"W	101.44'
C44	15.00'	87°00'46"	22.78'	S97°15'21"E	20.65'
C45	1572.50'	0°50'11"	22.96'	S13°20'22"E	22.96'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C46	1572.50'	1°20'08"	36.65'	S12°15'13"E	36.65'
C47	10.00'	90°00'00"	15.71'	S33°24'51"W	14.14'
C48	822.50'	4°19'23"	62.06'	S80°34'32"W	62.04'
C49	822.50'	5°34'11"	79.96'	S85°31'20"W	79.93'
C50	822.50'	4°26'30"	63.76'	N89°28'20"W	63.75'
C51	822.50'	4°12'01"	60.29'	N85°08'04"W	60.28'
C52	822.50'	4°26'14"	63.70'	N80°49'57"W	63.68'
C53	822.50'	4°22'56"	62.91'	N76°29'22"W	62.89'
C54	312.50'	14°09'07"	77.19'	N07°09'20"W	76.99'
C55	877.50'	3°19'55"	51.03'	N78°13'46"W	51.02'
C56	877.50'	3°18'15"	50.80'	N82°32'51"W	50.80'
C57	877.50'	3°11'31"	48.89'	N85°47'44"W	48.88'
C58	877.50'	3°19'55"	51.03'	N89°03'27"W	51.02'
C59	877.50'	3°19'55"	51.03'	S87°36'38"W	51.02'
C60	877.50'	3°28'44"	53.28'	S84°12'19"W	53.27'
C61	877.50'	3°19'55"	51.03'	S80°28'24"W	62.04'
C62	10.00'	90°00'00"	15.71'	S66°30'09"E	14.14'
C63	1627.50'	0°10'44"	5.08'	S11°29'47"E	5.08'
C64	1627.50'	1°27'58"	41.83'	S12°19'07"E	41.83'
C65	1627.50'	0°42'23"	20.06'	N13°24'16"W	20.06'
C66	10.00'	88°17'20"	15.06'	N29°18'49"E	13.68'
C67	312.50'	8°36'59"	46.82'	N76°45'36"E	46.87'
C68	475.00'	29°42'49"	246.01'	N34°10'59"W	243.37'
C69	1065.00'	9°34'04"	177.84'	N14°33'39"W	177.83'
C70	20.00'	92°36'18"	32.33'	N36°31'33"E	28.92'
C71	10.00'	90°00'00"	15.71'	S27°27'32"W	14.14'
C72	722.50'	1°12'54"	15.32'	S73°03'59"W	15.32'
C73	722.50'	4°43'16"	59.53'	S76°02'04"W	59.52'
C74	722.50'	5°19'07"	66.23'	S81°01'15"W	66.20'
C75	722.50'	5°19'07"	66.23'	S86°16'22"W	66.20'
C76	722.50'	4°43'16"	59.53'	N88°04'42"W	59.52'
C77	722.50'	6°48'07"	85.77'	N82°56'45"E	85.72'
C78	722.50'	8°21'50"	105.47'	N75°23'47"W	105.37'
C79	10.00'	93°01'01"	16.23'	N24°42'21"W	14.51'
C80	477.50'	7°53'33"	65.78'	S17°51'22"W	65.72'
C81	477.50'	6°08'50"	51.23'	S10°50'11"W	51.21'
C82	10.00'	85°35'18"	14.94'	N50°33'25"E	13.59'
C83	367.50'	1°02'01"	6.63'	N87°09'57"W	6.63'
C84	367.50'	8°11'27"	52.54'	S88°19'19"W	52.49'
C85	367.50'	8°10'41"	52.45'	S88°02'15"W	52.41'
C86	312.50'	16°48'12"	91.47'	N84°02'01"E	91.14'
C87	10.00'	88°24'30"	15.43'	N43°04'39"W	13.94'
C88	1169.65'	3°16'12"	66.76'	N00°18'01"W	66.75'
C89	367.50'	9°25'03"	60.40'	N06°28'11"W	60.34'
C90	367.50'	6°23'46"	41.02'	N41°20'35"W	41.00'

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

Westwood

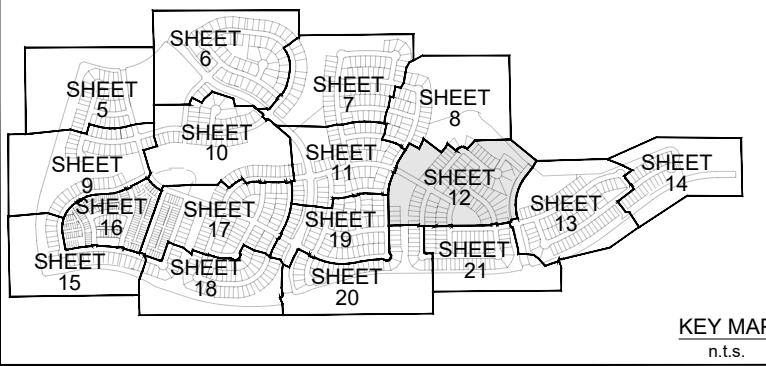
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9336

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 12 OF 21



KEY MAP
N.T.S.

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
CL1	47.00'	90°00'00"	73.83'	N85°31'17"E	66.47'

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	777.50'	5°23'31"	73.17'	N62°46'20"W	73.14'
C2	10.00'	86°45'18"	15.14'	N76°32'46"E	13.74'
C3	652.50'	4°01'08"	45.77'	S35°10'41"W	45.76'
C4	652.50'	3°20'02"	37.97'	S38°51'16"W	37.96'
C5	40.00'	21°28'42"	14.99'	N29°46'56"E	14.91'
C6	68.00'	2°30'07"	2.97'	S20°17'39"W	2.97'
C7	68.00'	112°39'07"	133.70'	N77°52'16"E	113.18'
C8	68.00'	17°48'11"	21.13'	S36°54'06"E	21.04'
C9	40.00'	21°28'42"	14.99'	S38°44'21"E	14.91'
C10	70.00'	48°27'30"	59.20'	S73°42'28"E	57.45'

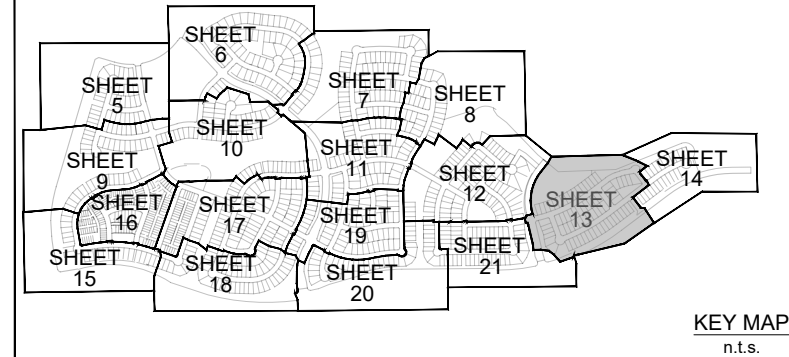
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C11	70.00'	11°13'07"	13.71'	N76°27'14"E	13.68'
C12	52.00'	50°56'47"	46.24'	N83°40'56"W	44.73'
C13	52.00'	41°35'08"	37.74'	N37°24'59"W	36.92'
C14	52.00'	41°35'08"	37.74'	N04°10'10"E	36.92'
C15	52.00'	41°35'08"	37.74'	N45°45'18"E	36.92'
C16	52.00'	41°35'08"	37.74'	N87°20'26"E	36.92'
C17	52.00'	9°48'49"	8.91'	S66°57'35"E	8.90'
C18	527.50'	3°56'10"	36.24'	S60°05'05"E	36.23'
C19	527.50'	4°53'37"	45.05'	S55°40'12"E	45.04'
C20	527.50'	3°44'40"	34.47'	S51°21'03"E	34.47'
C21	10.00'	90°00'00"	15.71'	S85°31'17"W	14.14'
C22	10.00'	90°00'00"	15.71'	S04°28'43"E	14.14'
C23	422.50'	1°48'04"	13.28'	S50°22'45"E	13.28'
C24	422.50'	4°33'57"	33.67'	S53°33'46"E	33.66'
C25	367.50'	7°49'11"	50.16'	N51°56'09"W	50.12'
C26	367.50'	7°52'51"	50.55'	N44°05'08"W	50.51'
C27	367.50'	7°52'51"	50.55'	N36°12'18"W	50.51'
C28	367.50'	7°49'11"	50.16'	N28°21'17"W	50.12'
C29	367.50'	7°02'00"	45.11'	N20°55'42"W	45.08'
C30	367.50'	7°02'00"	45.11'	N13°53'41"W	45.08'
C31	367.50'	4°11'27"	26.88'	N08°16'58"W	26.87'
C32	312.50'	10°17'45"	56.16'	N11°20'07"W	56.08'
C33	312.50'	13°10'13"	71.83'	N23°04'06"W	71.68'
C34	312.50'	13°29'15"	73.56'	N36°23'50"W	73.39'
C35	312.50'	5°48'17"	31.66'	N46°02'36"W	31.65'
C36	312.50'	6°54'00"	37.63'	N52°23'44"W	37.61'
C37	477.50'	5°12'28"	43.40'	S53°14'31"E	43.38'
C38	477.50'	1°09'33"	9.67'	S50°03'30"E	9.67'
C39	10.00'	90°00'00"	15.71'	S85°31'17"W	14.14'
C40	312.50'	2°02'20"	11.12'	S39°30'08"W	11.12'
C41	312.50'	38°58'33"	212.58'	S18°59'41"W	208.51'
C42	367.50'	2°43'13"	17.45'	S00°52'01"W	17.45'
C43	367.50'	7°01'13"	45.03'	S05°44'14"W	45.00'
C44	367.50'	7°01'13"	45.03'	S12°45'27"W	45.00'
C45	367.50'	7°57'19"	51.03'	S20°14'42"W	50.98'
C46	68.00'	38°38'43"	45.87'	S40°52'04"W	45.00'
C47	68.00'	40°57'05"	48.60'	S80°39'58"W	47.57'
C48	10.00'	93°39'35"	16.35'	S73°05'38"W	14.59'
C49	68.00'	33°03'19"	39.23'	N62°19'50"W	38.69'
C50	597.50'	5°20'44"	55.75'	S16°51'15"W	55.73'
C51	597.50'	5°15'15"	55.75'	S10°45'15"W	55.73'
C52	597.50'	5°20'44"	55.75'	S04°39'16"W	55.73'
C53	597.50'	2°28'29"	25.81'	S00°44'39"W	25.81'
C54	652.50'	2°58'15"	33.83'	S00°59'32"W	33.83'
C55	652.50'	4°21'51"	49.70'	S04°39'35"W	49.69'
C56	652.50'	3°57'16"	45.04'	S08°49'09"W	45.03'
C57	652.50'	3°57'16"	45.04'	S12°46'25"W	45.03'
C58	652.50'	3°57'16"	45.04'	S16°43'41"W	45.03'
C59	652.50'	3°57'16"	45.04'	S20°40'58"W	45.03'
C60	652.50'	4°01'08"	45.77'	S24°40'10"W	45.76'
C61	10.00'	86°45'18"	15.14'	N16°41'55"W	13.74'
C62	597.50'	4°53'48"	31.41'	S38°04'23"W	31.40'
C63	597.50'	6°56'17"	72.35'	S37°03'09"W	72.31'
C64	10.00'	90°00'00"	15.71'	N04°28'43"W	14.14'
C65	367.50'	4°53'48"	31.41'	S38°04'23"W	31.40'
C66	10.00'	84°17'56"	14.71'	N77°46'27"E	13.42'
C67	722.50'	5°06'16"	64.37'	N62°37'42"W	64.34'
C68	580.00'	0°03'22"	0.57'	S13°09'00"E	0.57'
C69	580.00'	5°54'10"	59.75'	S10°10'14"E	59.73'
C70	580.00'	6°17'50"	63.75'	S04°04'14"E	63.71'
C71	580.00'	8°22'06"	84.71'	S03°15'44"W	84.64'
C72	580.00'	1°59'03"	20.09'	S08°26'19"W	20.08'
C73	580.00'	16°17'50"	164.97'	S17°34'45"W	164.42'
C74	580.00'	5°57'57"	60.39'	S28°42'38"W	60.36'
C75	545.00'	51°38'57"	491.29'	S12°38'47"W	474.82'
C76	20.00'	90°00'00"	31.42'	N31°49'18"E	28.28'
C77	1172.50'	5°08'33"	105.23'	N79°23'35"E	105.20'
C78	10.00'	91°50'55"	16.03'	S52°06'41"E	14.37'
C79	10.00'	91°50'55"	16.03'	N39°44'13"E	14.37'
C80	1172.50'	3°50'44"	78.69'	N87°35'03"E	78.68'
C81	10.00'	90°00'00"	15.71'	S45°29'38"E	14.14'
C82	422.50'	22°54'40"	168.96'	S10°20'46"W	167.84'
C83	10.00'	93°01'01"	16.23'	S68°18'40"W	14.51'
C84	10.00'	87°16'14"	15.23'	S21°49'58"E	13.80'
C85	312.50'	11°06'59"	60.63'	S27°21'39"W	60.54'
C86	1027.50'	5°13'16"	93.63'	N30°18'30"E	93.60'
C87	475.00'	51°38'57"	428.19'	S12°38'47"W	413.84'

SCALE: 1" = 50'

Westwood
10333 S DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9326

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 13 OF 21



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



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	90°00'00"	31.42'	S58°10'42"E	28.28'
C2	1372.50'	0°18'53"	7.54'	N76°39'52"E	7.54'
C3	1372.50'	1°52'53"	45.07'	N75°33'59"E	45.07'
C4	1372.50'	2°03'03"	49.13'	N73°36'01"E	49.12'
C5	1372.50'	2°03'03"	49.13'	N71°32'58"E	49.12'
C6	1372.50'	2°03'03"	49.13'	N69°29'55"E	49.12'
C7	1372.50'	2°03'03"	49.13'	N67°26'52"E	49.12'
C8	1372.50'	2°03'03"	49.13'	N65°23'49"E	49.12'
C9	1372.50'	2°03'03"	49.13'	N63°20'46"E	49.12'
C10	1372.50'	2°03'03"	49.13'	N61°17'44"E	49.12'
C11	1372.50'	2°03'03"	49.13'	N59°14'41"E	49.12'
C12	1372.50'	2°03'03"	49.13'	N57°11'38"E	49.12'
C13	1372.50'	2°03'03"	49.13'	N55°08'35"E	49.12'
C14	1372.50'	1°13'16"	29.25'	N53°30'26"E	29.25'
C15	367.50'	17°36'00"	112.89'	S61°41'47"W	112.44'

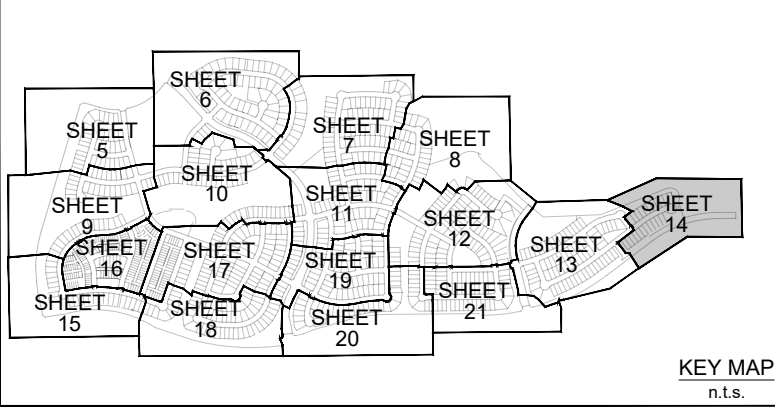
CENTERLINE CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
CL1	47.00'	91°25'06"	74.99'	N66°04'20"W	67.29'
CL2	47.00'	63°25'20"	52.03'	N68°48'52"W	49.41'

- LEGEND
- FOUND SECTION MONUMENT, AS NOTED
 - SET 18" LONG NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 38004
 - RECOVERED NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 36567
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 13485
 - BLOCK NUMBER
 - U.E. UTILITY EASEMENT
 - S.W.U.E. SIDEWALK AND UTILITY EASEMENT
 - P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - S.L.E. SIGHT LINE EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - SIGHT TRIANGLE

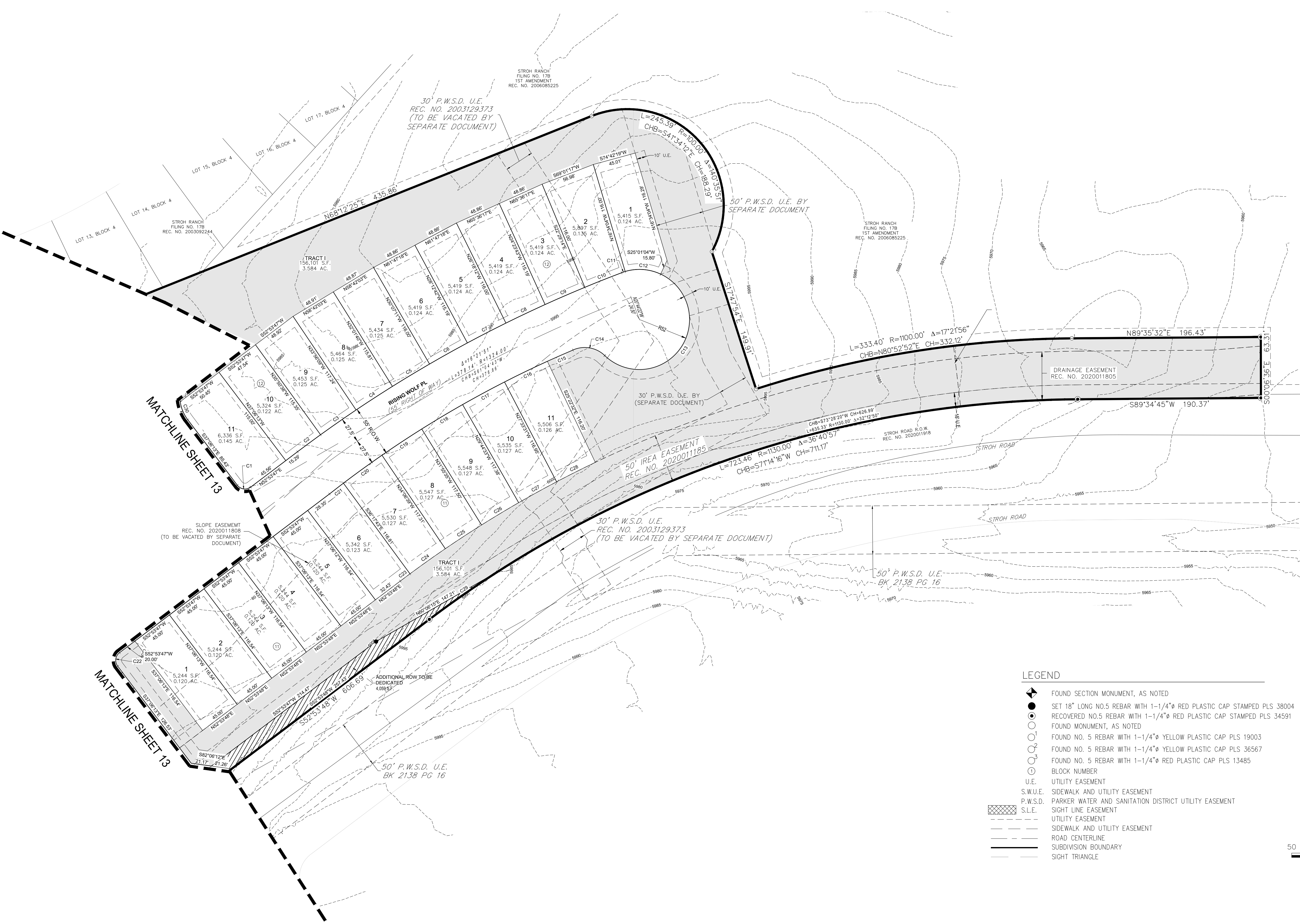
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C16	367.50'	8°58'41"	57.59'	S74°59'08"W	57.53'
C17	40.00'	42°48'10"	29.88'	N58°04'23"E	29.19'
C18	52.00'	149°01'40"	135.25'	N68°48'52"W	100.22'
C19	40.00'	13°30'45"	9.43'	S01°03'25"E	9.41'
C20	40.00'	29°17'25"	20.45'	S22°27'30"E	20.23'
C21	10.00'	90°00'00"	15.71'	N82°06'13"W	14.14'
C22	1973.50'	1°02'27"	35.85'	N53°25'01"E	35.85'
C23	1973.50'	1°18'24"	45.00'	N54°35'26"E	45.00'
C24	1973.50'	1°18'24"	45.00'	N55°35'50"E	45.00'
C25	1973.50'	1°18'24"	45.00'	N57°12'13"E	45.00'
C26	1973.50'	1°27'06"	50.01'	N58°34'58"E	50.00'
C27	1973.50'	1°18'24"	45.00'	N59°57'43"E	45.00'
C28	1973.50'	1°18'24"	45.00'	N61°16'07"E	45.00'
C29	1973.50'	1°18'24"	45.00'	N62°34'31"E	45.00'
C30	1973.50'	1°18'24"	45.00'	N63°52'54"E	45.00'
C31	1973.50'	1°18'24"	45.00'	N65°11'18"E	45.00'
C32	1973.50'	1°18'24"	45.00'	N66°29'42"E	45.00'
C33	1973.50'	0°40'45"	23.39'	N67°29'16"E	23.39'
C34	40.00'	32°34'20"	22.74'	S51°32'29"W	22.43'
C35	40.00'	9°20'01"	6.52'	S60°35'18"W	6.51'
C36	52.00'	82°29'32"	74.87'	N67°10'04"E	68.57'
C37	52.00'	46°51'17"	42.52'	S48°09'32"E	41.35'
C38	52.00'	47°10'16"	42.81'	S01°08'45"E	41.61'
C39	40.00'	42°48'10"	29.88'	N01°02'18"E	29.19'
C40	10.00'	87°04'51"	15.20'	N63°54'13"W	13.78'
C41	1427.50'	4°15'08"	105.94'	N74°40'56"E	105.92'
C42	1427.52'	0°00'48"	0.33'	N76°48'54"E	0.33'
C43	20.00'	90°00'00"	31.42'	S31°49'18"W	28.28'
C44	10.00'	89°55'43"	15.70'	S24°36'04"W	14.13'
C45	1427.50'	1°48'25"	45.02'	N68°39'43"E	45.02'
C46	1427.50'	1°48'23"	45.01'	N66°51'19"E	45.01'
C47	1427.50'	1°48'23"	45.01'	N65°02'56"E	45.01'
C48	1427.50'	1°48'23"	45.01'	N63°14'32"E	45.01'
C49	1427.50'	1°48'23"	45.01'	N61°26'09"E	45.01'
C50	1427.50'	1°55'50"	48.10'	N59°34'03"E	48.10'
C51	1427.50'	1°48'23"	45.01'	N57°41'56"E	45.01'
C52	1427.50'	1°48'23"	45.01'	N55°53'33"E	45.01'
C53	1427.50'	1°48'23"	45.01'	N54°05'09"E	45.01'
C54	1427.50'	0°17'17"	7.18'	N53°02'19"E	7.18'
C55	10.00'	90°00'00"	15.71'	N82°06'13"W	14.14'
C56	10.00'	90°00'00"	15.71'	N07°53'47"E	14.14'
C57	1918.50'	0°06'23"	3.56'	N52°56'59"E	3.56'
C58	1918.50'	1°26'51"	48.47'	N53°43'35"E	48.47'
C59	1918.50'	1°25'43"	47.83'	N55°09'52"E	47.83'
C60	1918.50'	1°39'30"	55.53'	N56°42'29"E	55.53'
C61	1918.50'	1°32'34"	51.66'	N58°18'31"E	51.65'
C62	1918.50'	1°38'54"	55.19'	N59°54'15"E	55.19'
C63	1918.50'	1°47'40"	60.09'	N61°37'32"E	60.09'
C64	1918.50'	1°38'24"	54.92'	N63°20'34"E	54.91'
C65	1918.50'	1°25'39"	47.80'	N64°52'35"E	47.79'
C66	1918.50'	1°25'40"	47.81'	N66°18'15"E	47.80'
C67	1918.50'	1°12'03"	40.21'	N67°37'06"E	40.21'
C68	19.50'	91°25'06"	31.11'	S66°04'20"E	27.92'
C69	10.00'	90°00'00"	15.71'	S82°06'13"W	14.14'
C70	10.00'	90°00'00"	15.71'	S07°53'47"W	14.14'
C71	312.50'	2°40'21"	14.58'	S54°13'58"W	14.57'
C72	312.50'	13°48'24"	75.30'	S62°28'20"W	75.12'
C73	312.50'	1°07'15"	6.11'	S69°56'10"W	6.11'
C74	312.50'	6°36'02"	36.00'	S73°47'48"W	35.98'
C75	19.00'	63°25'20"	21.03'	N68°48'52"W	19.97'
C76	10.00'	90°00'00"	15.71'	N07°53'47"E	14.14'
C77	2090.00'	1°02'16"	37.86'	N53°24'56"E	37.86'
C78	2090.00'	1°18'24"	47.66'	N54°35'16"E	47.66'
C79	2090.00'	1°18'24"	47.66'	N55°53'40"E	47.66'
C80	2090.00'	1°18'24"	47.66'	N57°12'04"E	47.66'
C81	2090.00'	1°27'07"	52.96'	N58°34'49"E	52.96'
C82	2090.00'	1°18'24"	47.66'	N59°57'34"E	47.66'
C83	2090.00'	1°18'24"	47.66'	N61°15'58"E	47.66'
C84	2090.00'	1°18'24"	47.66'	N62°34'22"E	47.66'
C85	2090.00'	1°18'24"	47.66'	N63°52'46"E	47.66'
C86	2090.00'	1°18'24"	47.66'	N65°11'09"E	47.66'
C87	2090.00'	1°18'24"	47.66'	N66°29'33"E	47.66'
C88	2090.00'	1°14'01"	45.00'	N67°45'46"E	45.00'
C89	2140.00'	3°02'52"	113.83'	N67°41'16"E	113.82'
C90	2125.00'	5°05'48"	189.03'	S72°29'44"W	188.97'

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

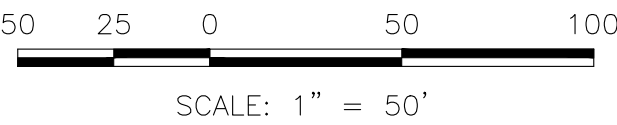
A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 14 OF 21



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	10.00'	90°00'00"	15.71'	S82°06'13"E	14.14'
C2	1351.50'	1°15'34"	29.71'	S53°31'35"W	29.71'
C3	1351.50'	1°54'29"	45.01'	S55°06'36"W	45.01'
C4	1351.50'	1°54'29"	45.01'	S57°01'06"W	45.01'
C5	1351.50'	1°54'29"	45.01'	S58°55'35"W	45.01'
C6	1351.50'	1°54'29"	45.01'	S60°50'04"W	45.01'
C7	1351.50'	1°54'29"	45.01'	S62°44'33"W	45.01'
C8	1351.50'	1°54'29"	45.01'	S64°39'02"W	45.01'
C9	1351.50'	1°54'29"	45.01'	S66°33'31"W	45.01'
C10	1351.50'	1°44'38"	41.14'	S68°23'05"W	41.13'
C11	52.00'	4°16'31"	3.88'	S71°17'40"W	3.88'
C12	52.00'	41°35'08"	37.74'	N85°46'30"W	36.92'
C13	52.00'	198°50'47"	180.47'	N34°26'27"E	102.60'
C14	30.00'	67°57'23"	35.58'	N80°06'51"W	33.53'
C15	1113.76'	1°29'37"	29.03'	S66°14'03"W	29.03'
C16	1113.76'	2°32'37"	49.45'	S64°12'56"W	49.44'
C17	1113.76'	2°32'41"	49.46'	S61°40'17"W	49.46'
C18	1113.76'	2°32'42"	49.47'	S59°07'35"W	49.47'
C19	1113.76'	2°32'42"	49.47'	S56°34'53"W	49.47'
C20	1113.76'	2°32'40"	49.46'	S54°02'12"W	49.46'
C21	1113.76'	0°56'27"	18.29'	S52°17'38"W	18.29'
C22	10.00'	90°00'00"	15.71'	S07°53'47"W	14.14'
C23	1180.00'	0°36'36"	12.56'	S53°12'06"W	12.56'
C24	1180.00'	2°11'05"	45.00'	S54°35'56"W	44.99'
C25	1180.00'	2°11'05"	45.00'	S56°47'02"W	44.99'
C26	1180.00'	2°11'05"	45.00'	S58°58'07"W	44.99'
C27	1180.00'	2°11'06"	45.00'	S61°09'13"W	44.99'
C28	1180.00'	2°11'06"	45.00'	S63°20'18"W	45.00'
C29	1130.00'	4°28'07"	88.13'	S55°07'51"W	88.11'
C30	40.00'	29°17'25"	20.45'	S22°27'30"E	20.23'



- LEGEND
- FOUND SECTION MONUMENT, AS NOTED
 - SET 18" LONG NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 38004
 - RECOVERED NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 36567
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 13485
 - BLOCK NUMBER
 - U.E. UTILITY EASEMENT
 - S.W.U.E. SIDEWALK AND UTILITY EASEMENT
 - P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - S.L.E. SIGHT LINE EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - SIGHT TRIANGLE

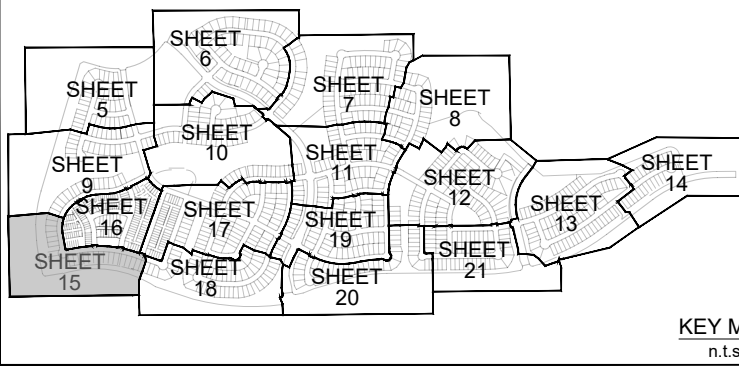


Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoods.com
Westwood Professional Services, Inc.
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C, J.N. 8130326901 PREPARED: 7/20/2020 REVISED: 01/05/2022 SHEET 14 OF 21

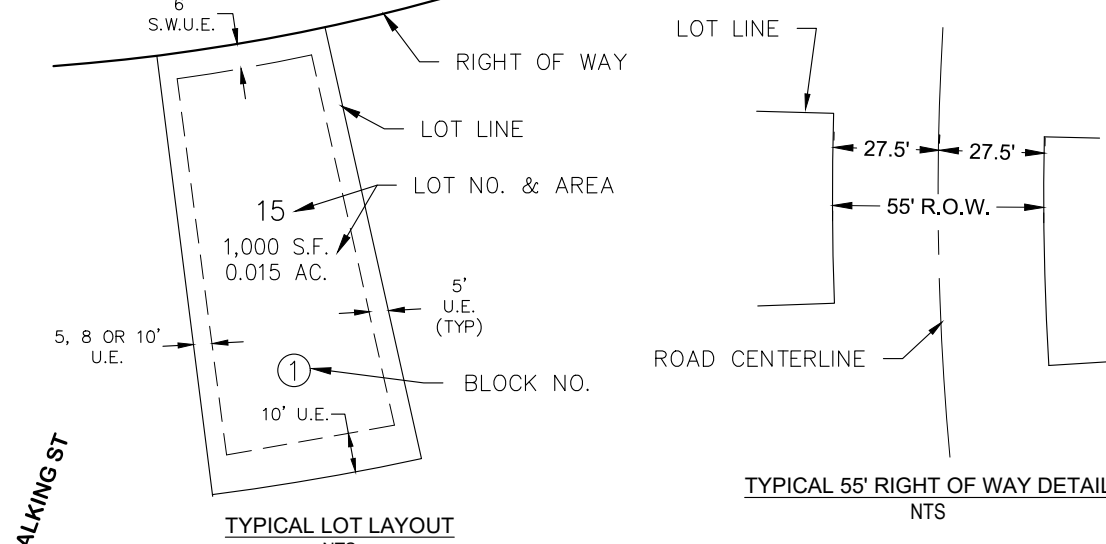
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 15 OF 21

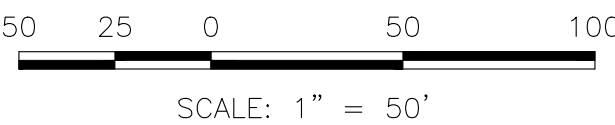


LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- U.E. UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



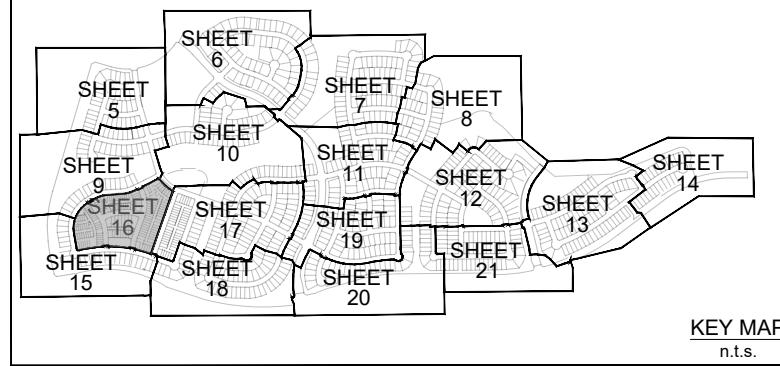
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	367.50'	7°49'11"	50.16'	S14°47'02"W	50.12'
C2	367.50'	7°49'11"	50.16'	S06°57'51"W	50.12'
C3	367.50'	7°49'11"	50.16'	S00°51'19"E	50.12'
C4	367.50'	4°50'47"	31.09'	S07°11'18"E	31.08'
C5	40.00'	37°45'10"	26.36'	N09°15'53"E	25.88'
C6	40.00'	5°03'00"	3.53'	N30°39'58"E	3.52'
C7	52.00'	56°07'14"	50.93'	S05°07'51"W	48.92'
C8	52.00'	45°15'48"	41.08'	S45°33'40"E	40.02'
C9	52.00'	74°13'19"	67.36'	N74°41'47"E	62.75'
C10	40.00'	18°07'28"	12.65'	S46°38'52"W	12.60'
C11	40.00'	24°40'42"	17.23'	S68°02'57"W	17.10'
C12	1172.50'	1°33'54"	32.02'	S81°10'15"W	32.02'
C13	1172.50'	2°42'32"	55.44'	S83°16'28"W	55.43'
C14	1172.50'	2°42'32"	55.44'	S86°01'00"W	55.43'
C15	1172.50'	2°42'32"	55.44'	S88°43'33"W	55.43'
C16	1172.50'	2°42'32"	55.44'	N88°33'55"W	55.43'
C17	1172.50'	2°42'32"	55.44'	N85°51'22"W	55.43'
C18	1172.50'	2°42'32"	55.44'	N83°08'50"W	55.43'
C19	1172.50'	2°42'32"	55.44'	N80°26'17"W	55.43'
C20	1172.50'	1°05'01"	22.17'	N78°32'31"W	22.17'
C21	1172.50'	2°42'36"	55.46'	N76°38'42"W	55.45'
C22	1172.50'	2°42'36"	55.46'	N73°56'06"W	55.45'
C23	1172.50'	2°09'59"	44.33'	N71°29'49"W	44.33'
C24	10.00'	89°57'10"	15.70'	S25°26'14"E	14.14'
C25	10.00'	90°02'50"	15.72'	N64°33'46"E	14.15'
C26	1227.50'	6°54'18"	147.93'	N73°51'58"W	147.84'
C27	10.00'	88°15'49"	15.40'	N33°11'13"W	13.93'
C28	10.00'	88°15'49"	15.40'	N55°04'36"E	13.93'
C29	1227.50'	9°23'13"	201.10'	N85°29'06"W	200.88'
C30	10.00'	88°15'49"	15.40'	S46°02'48"E	13.93'
C31	10.00'	88°15'49"	15.40'	S42°13'00"W	13.93'
C32	1227.50'	2°26'22"	52.26'	S85°07'44"W	52.26'
C33	1227.50'	1°21'45"	29.19'	N81°49'39"E	29.19'
C34	1227.50'	0°38'17"	13.67'	N80°49'39"E	13.67'
C35	19.50'	89°59'55"	30.63'	N54°36'40"W	27.58'
C36	312.50'	4°35'37"	25.05'	S07°18'54"E	25.05'
C37	312.50'	12°19'40"	67.24'	S01°08'45"W	67.11'
C38	312.50'	5°30'09"	30.01'	S10°03'39"W	30.00'
C39	312.50'	67°09'32"	366.30'	S23°58'04"W	345.68'
C40	1025.00'	1°46'26"	31.73'	N71°18'01"W	31.73'
C41	1025.00'	2°47'22"	49.90'	N73°34'55"W	49.90'
C42	1025.00'	2°47'25"	49.92'	N76°22'19"W	49.91'
C43	1025.00'	2°47'23"	49.91'	N80°16'39"W	49.90'
C44	1025.00'	2°47'24"	49.91'	N83°04'03"W	49.91'
C45	1025.00'	2°47'25"	49.92'	N85°51'27"W	49.91'
C46	1025.00'	2°47'24"	49.91'	N88°38'52"W	49.91'
C47	1025.00'	2°47'23"	49.91'	S88°33'44"W	49.90'
C48	1025.00'	2°47'22"	49.90'	S85°46'22"W	49.90'
C49	1025.00'	2°47'19"	49.89'	S82°59'01"W	49.88'
C50	1025.00'	1°17'03"	22.97'	S80°56'51"W	22.97'



Westwood

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

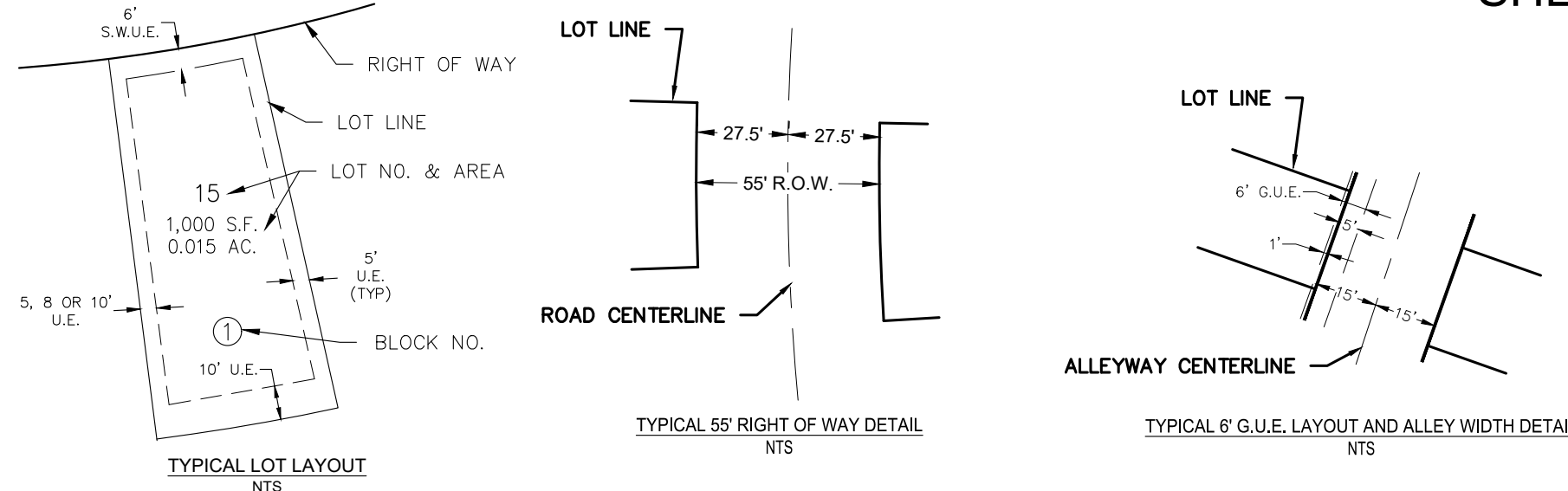
A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 16 OF 21



SCALE: 1" = 40'

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- G.U.E. GAS AND UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



CURVE TABLE						CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.50'	89°59'55"	30.63'	S54°36'40"E	27.58'	C87	65.00'	5°43'23"	6.49'	S77°47'38"E	6.49'
C2	1227.50'	2°00'01"	42.86'	N81°30'31"E	42.85'	C88	0.32'	0°02'39"	0.00'	S80°39'20"E	0.00'
C3	355.00'	4°52'34"	30.21'	S04°21'11"E	30.20'	C89	1346.20'	1°06'19"	25.97'	S81°12'30"E	25.97'
C4	50.00'	3°11'59"	2.79'	N81°59'17"E	2.79'	C90	1346.20'	1°03'51"	25.00'	S82°17'35"E	25.00'
C5	50.00'	4°29'49"	3.92'	N85°50'11"E	3.92'	C91	1346.20'	1°03'51"	25.00'	S83°21'25"E	25.00'
C6	65.00'	7°41'48"	8.73'	S84°14'12"W	8.72'	C92	1346.20'	1°03'51"	25.00'	S84°25'16"E	25.00'
C7	65.00'	7°41'48"	8.73'	S84°14'12"W	8.72'	C93	1346.20'	1°03'51"	25.00'	S85°29'06"E	25.00'
C8	217.50'	30°33'59"	116.03'	S17°11'54"E	114.66'	C94	1346.20'	1°03'51"	25.00'	S86°32'57"E	25.00'
C9	312.50'	16°55'16"	92.29'	S01°09'04"E	91.96'	C95	1346.20'	1°03'51"	25.00'	S87°36'47"E	25.00'
C10	64.89'	5°39'49"	6.41'	N60°19'49"E	6.41'	C96	1346.20'	1°03'51"	25.00'	S88°40'38"E	25.00'
C11	64.89'	17°14'48"	19.53'	N71°47'07"E	19.46'	C97	1346.20'	0°44'04"	17.26'	S89°34'35"E	17.26'
C12	65.00'	19°40'21"	22.32'	S89°46'31"E	22.21'	C98	90.00'	1°58'17"	3.10'	N89°04'14"E	3.10'
C13	312.50'	16°55'16"	92.29'	S01°09'04"E	91.96'	C99	367.50'	8°41'07"	55.71'	N06°15'28"W	55.66'
C14	35.00'	19°40'21"	12.02'	S89°46'31"E	11.96'	C100	1426.20'	0°44'04"	18.28'	S89°34'35"E	18.28'
C15	35.00'	22°52'11"	13.97'	S68°57'12"W	13.88'	C101	1426.20'	1°03'51"	26.49'	S88°40'38"E	26.49'
C16	392.85'	6°58'39"	47.84'	N38°45'21"W	47.81'	C102	1426.20'	1°03'51"	26.49'	S87°36'47"E	26.49'
C17	312.50'	27°57'15"	152.47'	N26°47'21"E	150.96'	C103	1426.20'	1°03'51"	26.49'	S86°32'57"E	26.49'
C18	422.85'	3°33'04"	26.21'	N40°48'11"W	26.20'	C104	1426.20'	1°03'51"	26.49'	S84°25'16"E	26.49'
C19	422.85'	3°37'14"	26.72'	N37°11'02"W	26.71'	C105	1426.20'	1°03'51"	26.49'	S83°21'25"E	26.49'
C20	422.85'	1°12'28"	1.53'	N35°16'12"W	1.53'	C106	1426.20'	1°03'51"	26.49'	S82°17'35"E	26.49'
C21	422.85'	1°12'28"	1.53'	N35°16'12"W	1.53'	C107	1426.20'	2°10'35"	54.18'	S80°40'22"E	54.17'
C22	247.50'	1°46'41"	7.68'	N31°35'33"W	7.68'	C108	312.50'	2°01'43"	11.06'	S11°57'33"W	11.06'
C23	247.50'	5°38'42"	24.38'	N27°52'51"W	24.37'	C109	312.50'	5°30'09"	30.01'	S15°43'29"W	30.00'
C24	247.50'	5°38'15"	24.35'	N22°14'22"W	24.34'	C110	312.50'	1°03'47"	5.80'	S19°00'27"W	5.80'
C25	247.50'	6°05'41"	22.01'	N16°52'24"W	22.00'	C111	367.50'	1°32'24"	9.88'	N18°46'09"E	9.88'
C26	247.50'	6°09'42"	26.82'	N11°14'42"W	26.80'	C112	367.50'	1°32'24"	9.88'	N18°46'09"E	9.88'
C27	247.50'	2°54'48"	12.58'	N06°42'28"W	12.58'	C113	367.50'	3°55'53"	25.22'	N12°07'40"E	25.21'
C28	247.50'	3°20'10"	14.41'	N03°34'59"W	14.41'	C114	367.50'	3°58'35"	25.51'	N08°10'27"E	25.50'
C29	325.00'	0°51'20"	4.85'	N02°20'34"W	4.85'	C115	367.50'	4°02'35"	25.93'	N04°09'51"E	25.93'
C30	325.00'	4°01'14"	22.81'	N04°46'51"W	22.80'	C116	367.50'	4°08'05"	26.52'	N00°04'31"E	26.52'
C31	1227.50'	1°24'01"	30.00'	N83°12'32"E	30.00'	C117	367.50'	4°15'23"	27.30'	N04°07'13"W	27.29'
C32	1227.50'	2°26'22"	52.26'	N85°07'44"E	52.26'	C118	367.50'	4°15'00"	31.11'	N08°40'25"W	31.10'
C33	10.00'	88°15'49"	15.40'	N42°13'00"E	13.93'	C119	115.00'	14°16'03"	28.64'	N69°25'42"E	28.56'
C34	312.50'	30°33'59"	166.71'	S17°11'54"E	164.74'	C120	367.50'	4°40'43"	30.01'	N13°26'16"W	30.00'
C35	10.00'	89°58'16"	15.70'	N77°28'01"W	14.14'	C121	367.50'	9°55'42"	63.68'	N20°44'28"W	63.60'
C36	312.50'	11°15'53"	61.44'	N51°54'54"E	61.34'	C122	10.00'	90°00'00"	15.71'	S19°17'41"W	14.34'
C37	10.00'	91°13'01"	15.92'	N13°07'37"E	14.29'	C123	827.50'	1°32'48"	22.34'	N63°31'17"E	22.34'
C38	312.50'	13°37'13"	74.29'	N65°32'44"E	74.11'	C124	827.50'	0°27'12"	6.55'	N62°31'17"E	6.55'
C39	90.00'	11°31'57"	18.12'	N20°39'34"W	18.08'	C125	85.00'	14°16'03"	21.17'	N69°25'42"E	21.11'
C40	90.00'	6°03'21"	9.51'	N29°27'13"W	9.51'	C126	85.16'	0°48'54"	1.21'	N61°52'23"E	1.21'
C41	60.00'	12°20'48"	12.93'	N26°18'29"W	12.90'	C127	85.16'	14°18'53"	21.28'	N54°18'29"E	21.22'
C42	90.00'	8°11'44"	12.87'	S28°23'01"E	12.86'	C128	477.50'	4°39'59"	38.89'	S38°43'48"E	38.88'
C43	35.00'	29°01'53"	17.73'	S72°02'03"W	17.55'	C129	447.50'	1°58'56"	15.48'	S37°23'17"E	15.48'
C44	65.00'	5°08'40"	5.86'	S83°58'09"W	5.85'	C130	447.50'	3°54'35"	30.54'	S40°20'02"E	30.53'
C45	65.00'	0°01'14"	0.02'	S81°22'06"W	0.02'	C131	447.50'	3°54'35"	30.54'	S44°14'38"E	30.53'
C46	197.50'	11°59'48"	41.35'	N01°43'21"E	41.28'	C132	447.50'	3°54'35"	30.54'	S48°09'13"E	30.53'
C47	65.00'	8°35'05"	9.74'	N61°48'39"E	9.73'	C133	447.50'	3°54'35"	30.54'	S52°03'48"E	30.53'
C48	367.50'	17°35'18"	18.42'	S23°41'14"E	18.35'	C134	447.50'	3°53'52"	30.44'	S55°58'02"E	30.44'
C49	312.50'	8°41'30"	47.41'	N82°12'14"E	47.36'	C135	447.50'	4°18'36"	34.72'	S60°08'19"E	34.71'
C50	367.50'	11°09'18"	71.55'	N80°58'20"E	71.44'	C136	75.89'	8°16'06"	10.95'	S66°46'50"E	10.94'
C51	367.50'	4°40'43"	30.01'	N73°03'20"E	30.00'	C137	10.00'	84°17'56"	14.71'	N20°04'35"W	13.42'
C52	367.50'	6°25'18"	41.19'	N67°30'20"E	41.17'	C138	367.50'	4°18'36"	27.64'	S60°04'15"E	27.64'
C53	227.50'	2°59'28"	11.87'	S15°26'56"E	11.87'	C139	367.50'	3°53'52"	25.00'	S55°58'02"E	25.00'
C54	227.50'	6°22'05"	25.28'	S10°46'11"E	25.27'	C140	367.50'	3°54'35"	25.08'	S52°03'48"E	25.07'
C55	227.50'	5°33'53"	22.09'	S04°21'14"E	22.09'	C141	367.50'	3°54'35"	25.08'	S48°09'13"E	25.07'
C56	227.50'	5°32'35"	22.01'	S01°11'59"W	22.00'	C142	367.50'	3°54'35"	25.08'	S44°14'38"E	25.07'
C57	227.50'	3°44'58"	14.89'	S05°50'46"W	14.88'	C143	367.50'	3°54'35"	25.08'	S40°20'02"E	25.07'
C58	367.50'	2°07'56"	13.68'	S18°28'23"W	13.68'	C144	367.50'	4°58'22"	31.90'	S35°53'34"E	31.89'
C59	367.50'	4°40'43"	30.01'	S15°04'03"W	30.00'	C145	115.00'	8°16'06"	16.60'	S66°19'36"E	16.58'
C60	367.50'	1°47'01"	11.44'	S11°50'12"W	11.44'	C146	477.50'	6°21'30"	52.99'	S59°00'48"E	52.96'
C61	10.00'	90°00'00"	15.71'	S70°42'19"E	14.14'	C147	477.50'	15°09'28"	30.42'	S44°25'56"E	30.34'
C62	367.50'	2°07'56"	13.68'	S18°28'23"W	13.68'	C148	477.50'	7°34'12"	63.09'	S48°26'55"E	63.04'
C63	367.50'	4°40'43"	30.01'	S15°04'03"W	30.00'	C149	65.00'	16°25'37"	18.64'	S27°45'09"W	18.57'
C64	367.50'	1°47'01"	11.44'	S11°50'12"W	11.44'	C150	355.00'	3°48'52"	23.63'	N72°22'05"W	23.63'
C65	367.50'	5°43'24"	3.50'	S77°47'38"E	3.49'	C151	308.11'	1°21'55"	7.34'	N73°41'50"W	7.34'
C66	367.50'	1°47'01"	11.44'	S11°50'12"W	11.44'	C152	308.11'	2°39'30"	14.29'	N71°41'08"W	14.29'
C67	367.50'	5°43'24"	3.50'	S77°47'38"E	3.49'	C153	10.00'	90°02'50"	15.72'	N64°33'46"E	14.15'
C68	1316.20'	1°19'43"	30.52'	S81°19'12"E	30.52'	C154	1222.08'	1°10'21"	25.01'	N71°47'20"W	25.01'
C69	1316.20'	1°10'01"	26.81'	S82°34'04"E	26.81'	C155	1222.08'	1°10'21"	25.01'	N71°47'20"W	25.01'
C70	1316.20'	1°10'01"	26.81'	S83°44'05"E	26.81'	C156	1222.08'	1°10'24"	25.02'	N72°57'42"W	25.02'
C71	1316.20'	1°10'01"	26.81'	S84°54'06"E	26.81'	C157	1222.08'	1°10'28"	25.05'	N74°08'08"W	25.05'
C72	1316.20'	1°10'01"	26.81'	S86°04'07"E	26.81'	C158	1222.08'	1°10'35"	25.09'	N75°18'40"W	25.09'
C73	1316.20'	1°10'01"	26.81'	S87°14'08"E	26.81'	C159	1222.08'	1°10'35"	25.09'	N75°18'40"W	25.09'
C74	1316.20'	1°10'01"	26.81'	S88°24'09"E	26.81'	C160	10.00'	88°15'49"	15.40'	S33°11'13"E	13.93'
C75	1316.20'	0°57'28"	22.00'	S89°34'56"W	22.00'	C161	65.00'	0°37'23"	0.71'	N86°14'18"E	0.71'
C76	60.00'	1°58'17"	2.06'	N89°04'14"E	2.06'	C162	65.00'	19°49'25"	22.49'	N76°00'54"E	22.38'
C77	10.00'	88°15'49"	15.40'	N46°02'48"W	13.93'	C163	367.50'	2°32'02"	16.25'	S20°48'22"W	16.25'
C78	1227.50'	1°11'34"	25.55'	N89°34'56"W	25.55'	C164	367.50'	2°32'02"	16.25'	S20°48'22"W	16.25'
C79	1227.50'	1°10'01"	25.00'	N88°24'09"W	25.00'	C165	367.50'	2°32'02"	16.25'	S20°48'22"W	16.25'
C80	1227.50'	1°10'01"	25.00'	N87°14'08"W	25.00'	C166	367.50'	2°32'02"	16.25'	S20°48'22"W	16.25'
C81	1227.50'	1°10'01"	25.00'	N86°04'07"W	25.00'						
C82	1227.50'	1°10'01"	25.00'	N84°54'06"W	25.00'						
C83	1227.50'	1°10'01"	25.00'	N83°44'05"W	25.00'						
C84	1227.50'	1°10'01"	25.00'	N82°34'04"W	25.00'						
C85	1227.50'	1°11'34"	25.55'	N81°23'17"W	25.55'						
C86	10.00'	88°15'49"	15.40'	S55°04'36"W	13.93'						

Westwood

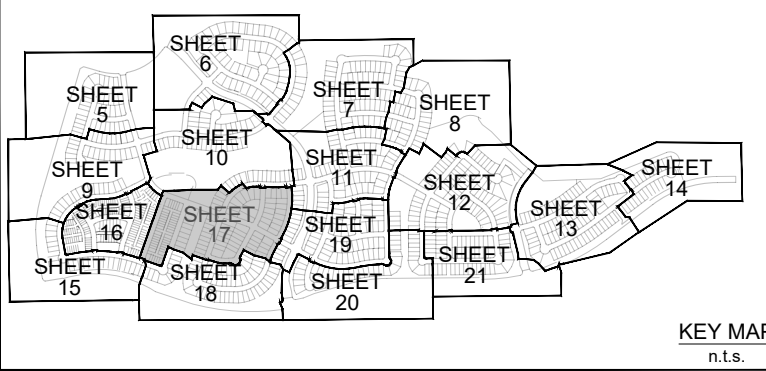
Westwooddps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

ANTHOLGY PRELIMINARY PLAN SEGMENT 1B AND 1C JCN: 8130326901
PREPARED: 7/20/2020
REVISED: 01/05/2022
SHEET 16 OF 26

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 17 OF 21



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
- RECOVERED NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- GAS & UTILITY EASEMENT
- SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	10.00'	89°57'10"	15.70'	S25°26'14"E 14.14'
C2	19.50'	90°02'50"	30.65'	N64°33'46"E 27.59'
C3	10.00'	87°27'58"	15.27'	S65°45'22"W 13.83'
C4	10.00'	90°00'00"	15.71'	N25°27'39"W 14.14'
C5	10.00'	90°00'00"	15.71'	S64°32'21"W 14.14'
C6	10.00'	90°02'50"	15.72'	N25°26'14"W 14.15'
C7	10.00'	90°00'00"	15.71'	S25°24'49"E 14.14'
C8	10.00'	89°57'10"	15.70'	S64°33'46"W 14.14'
C9	312.50'	5°24'38"	29.51'	N67°45'20"W 29.50'
C10	10.00'	93°25'50"	16.31'	N18°20'06"W 14.56'

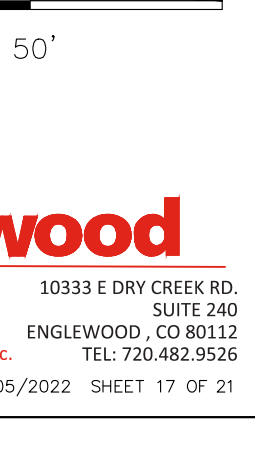
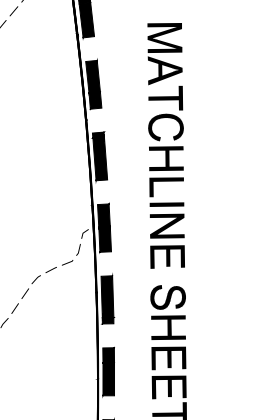
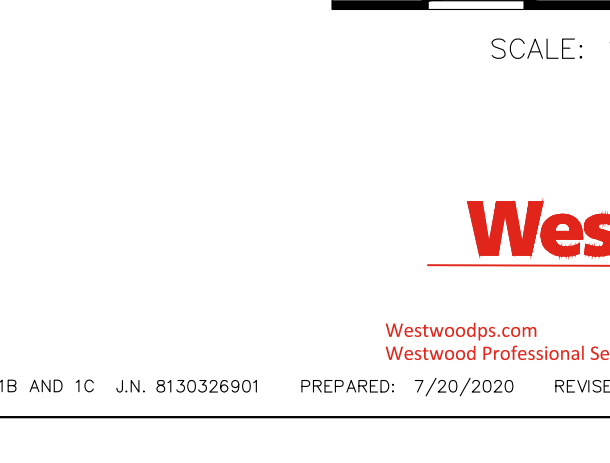
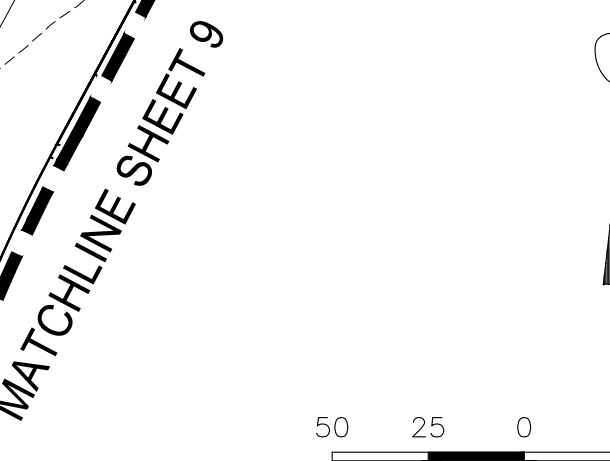
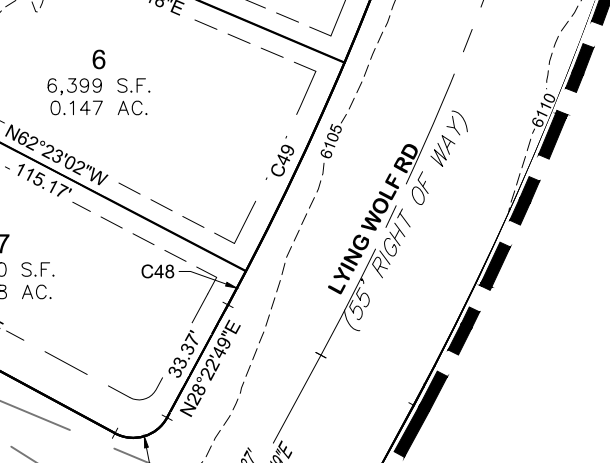
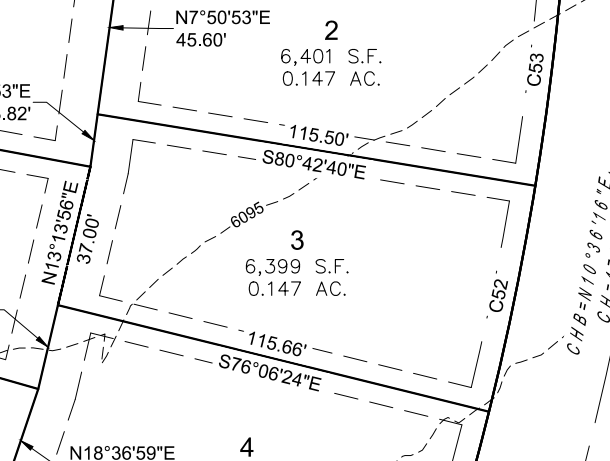
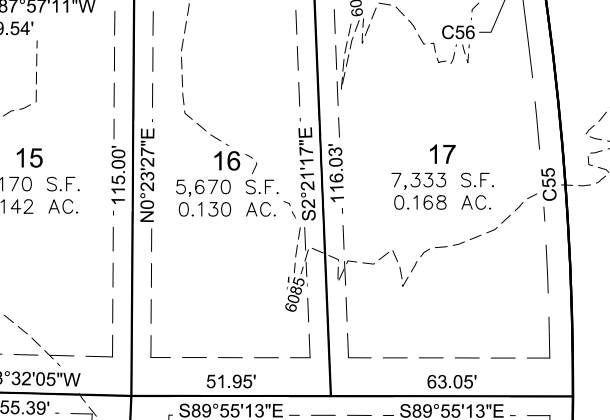
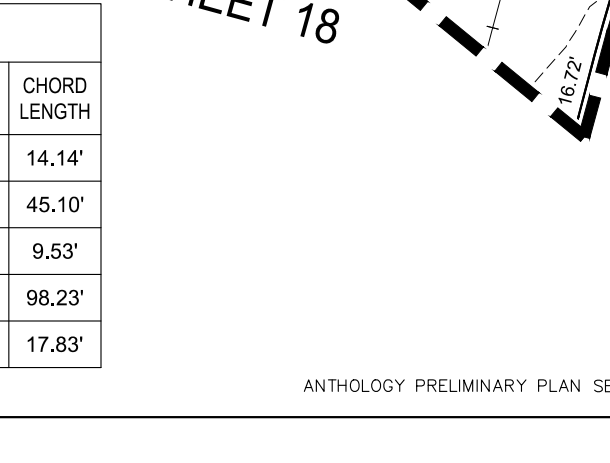
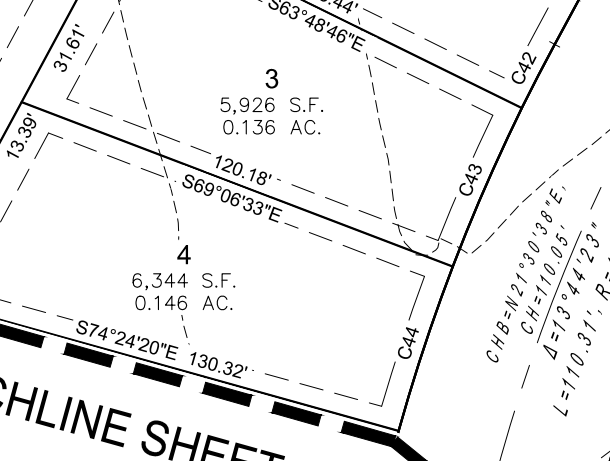
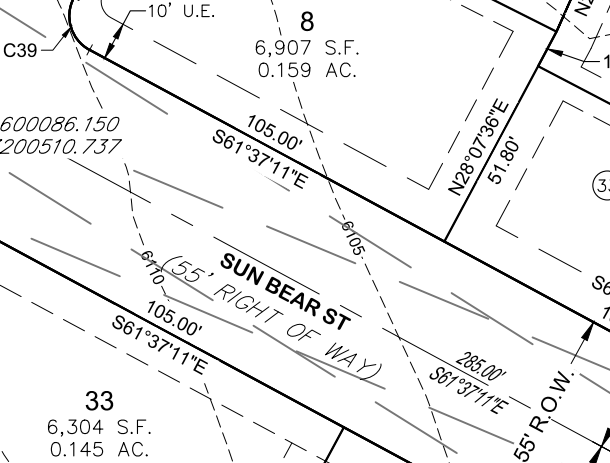
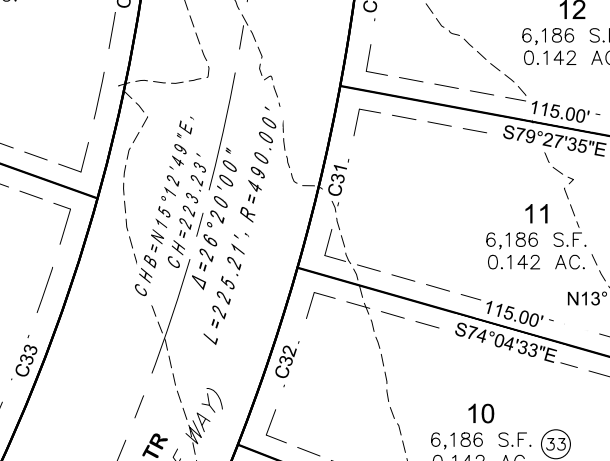
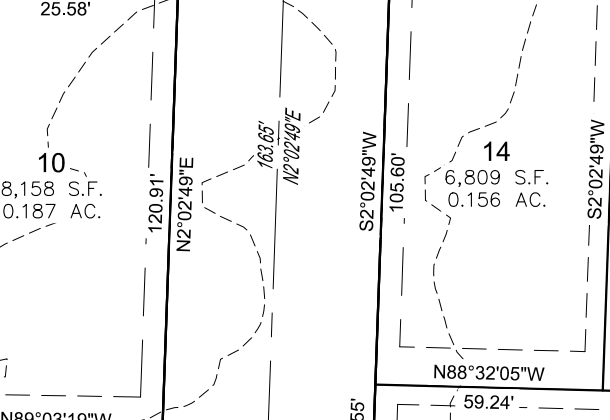
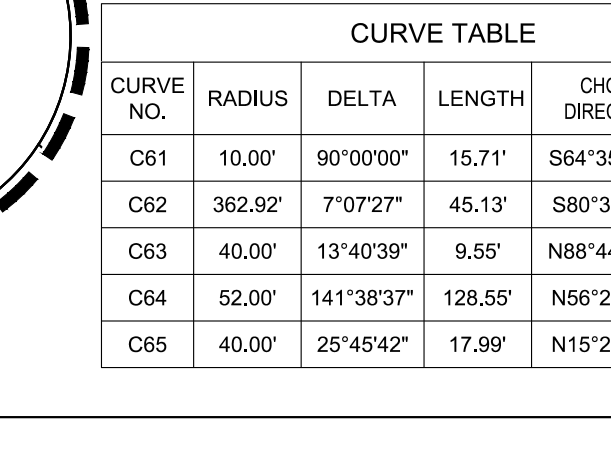
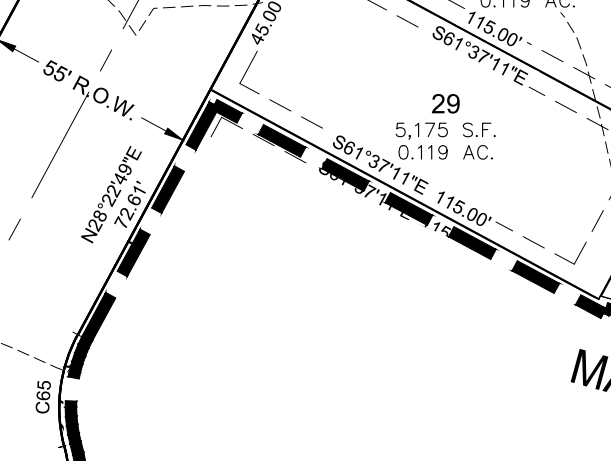
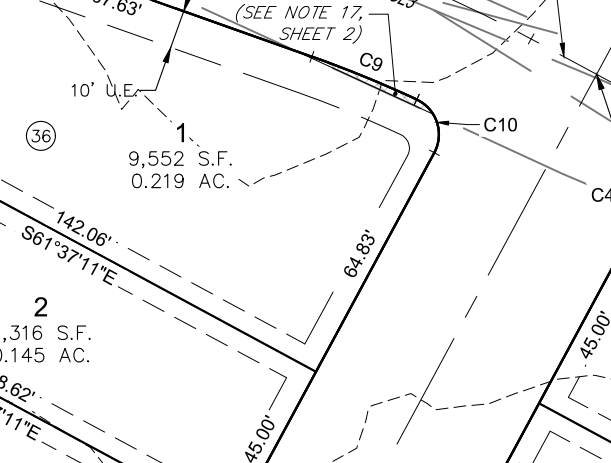
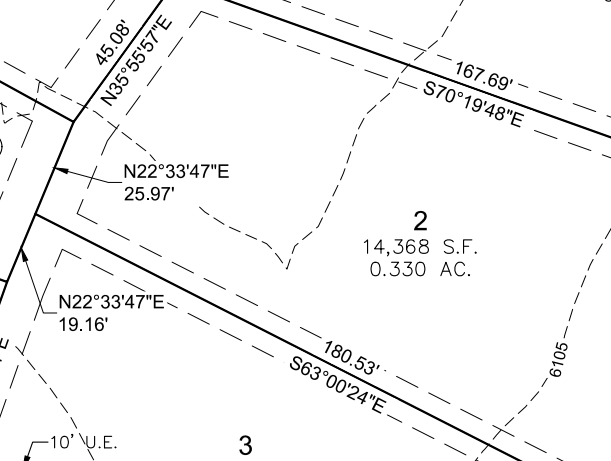
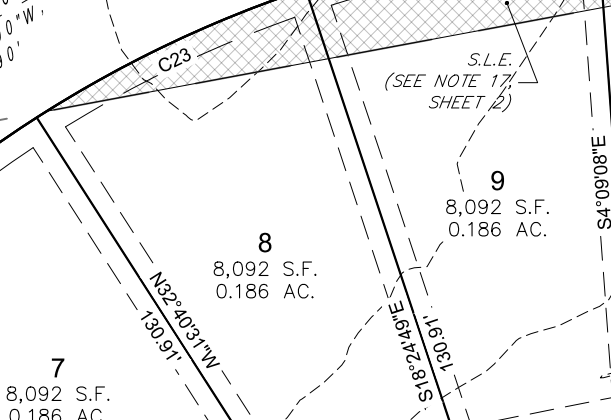
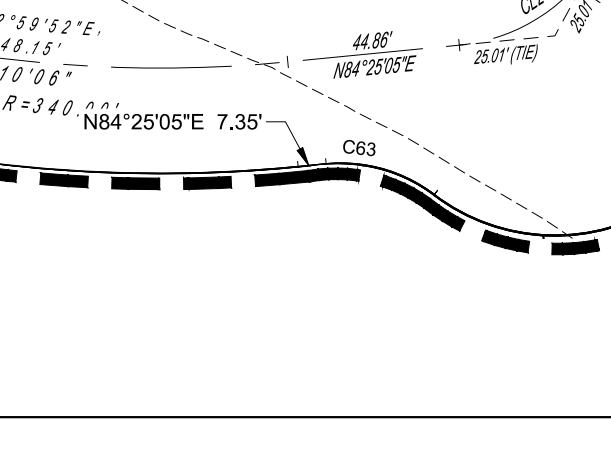
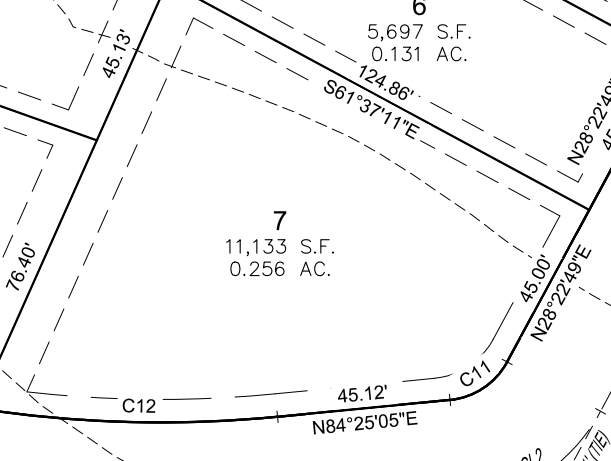
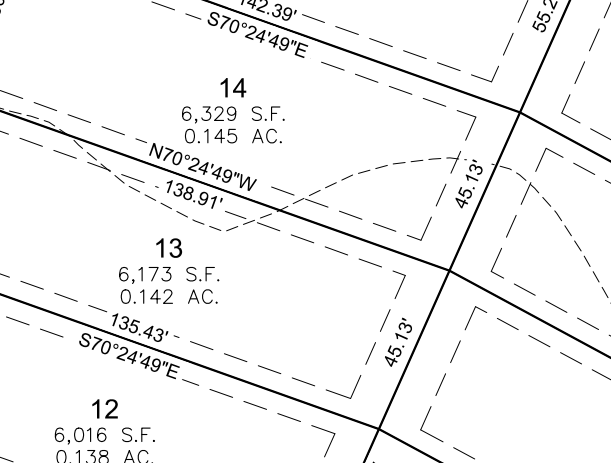
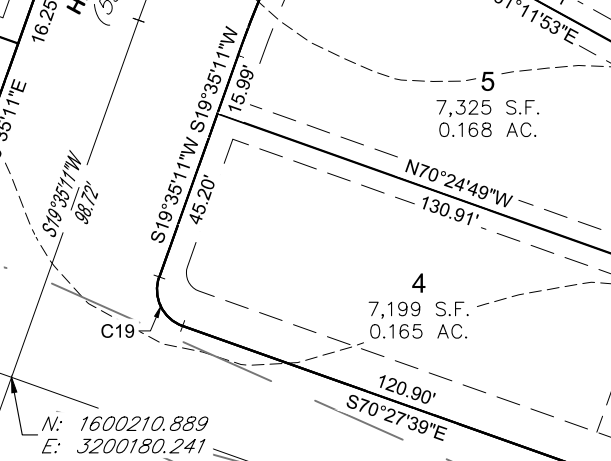
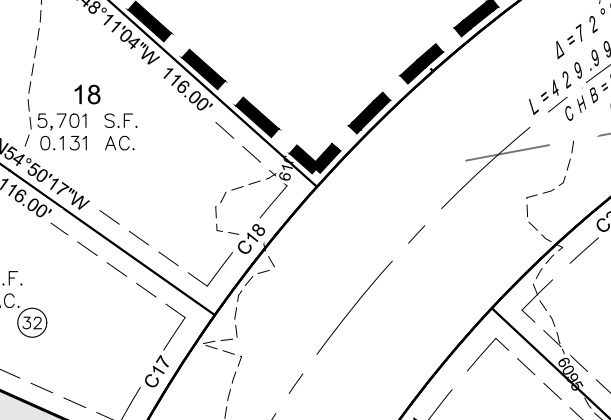
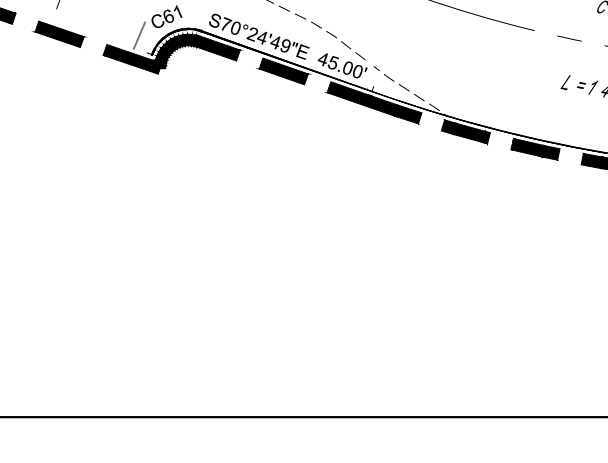
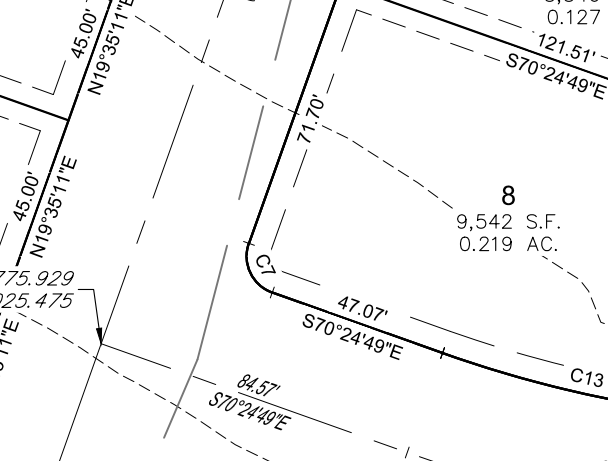
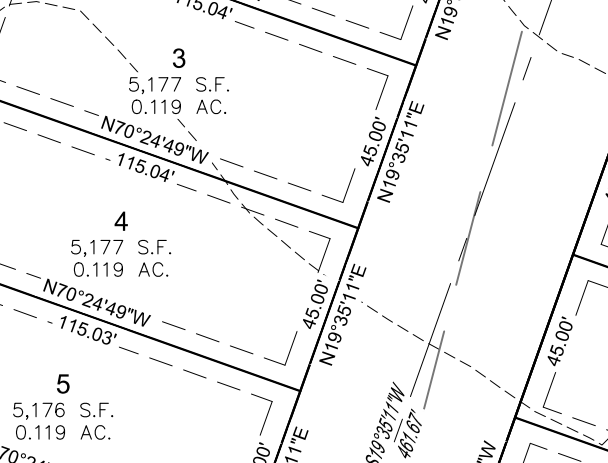
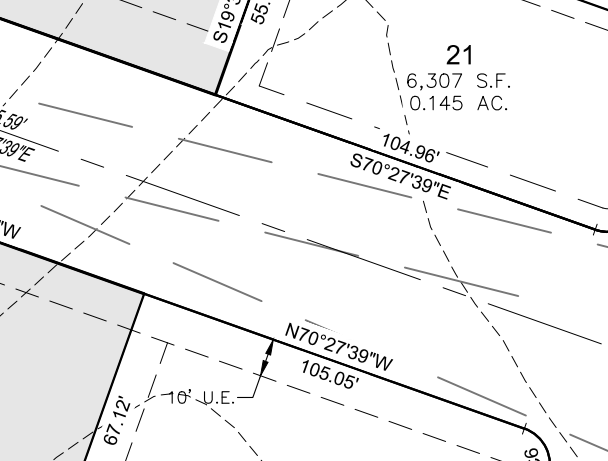
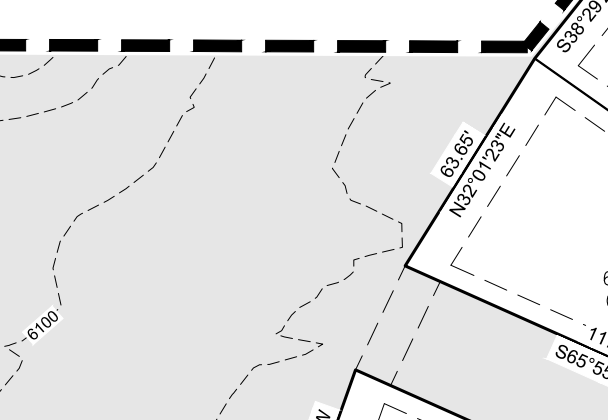
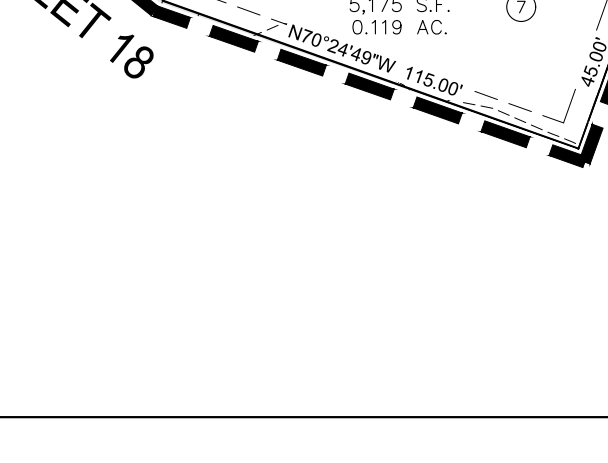
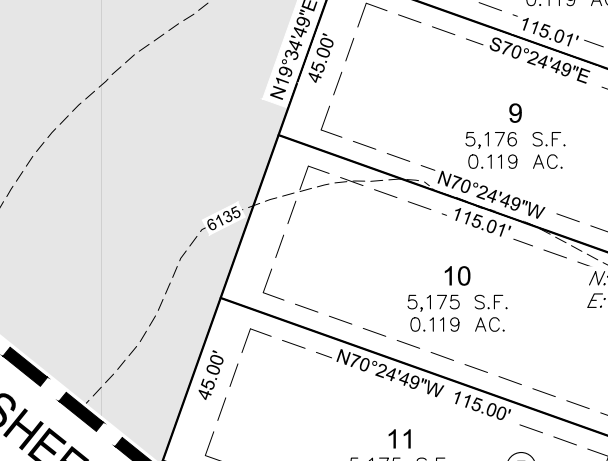
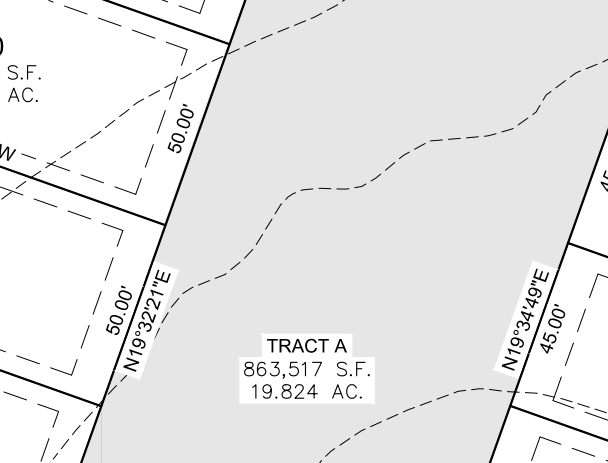
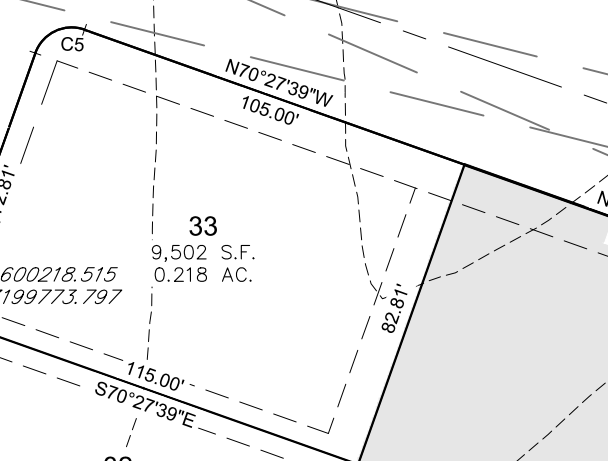
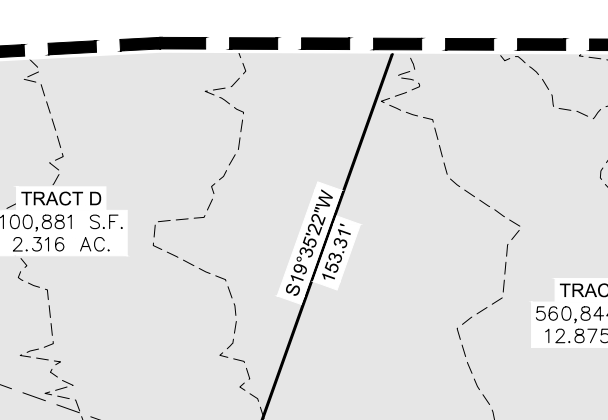
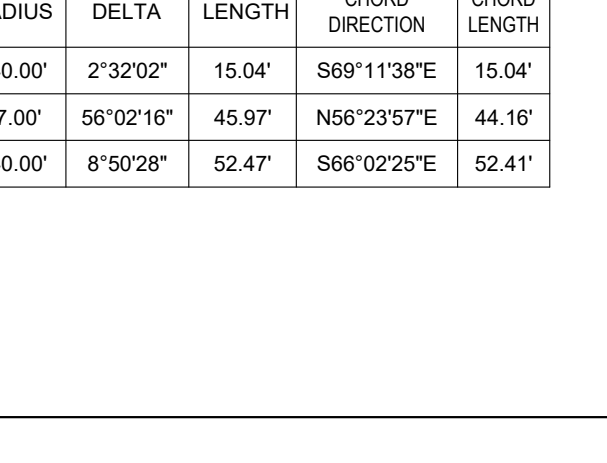
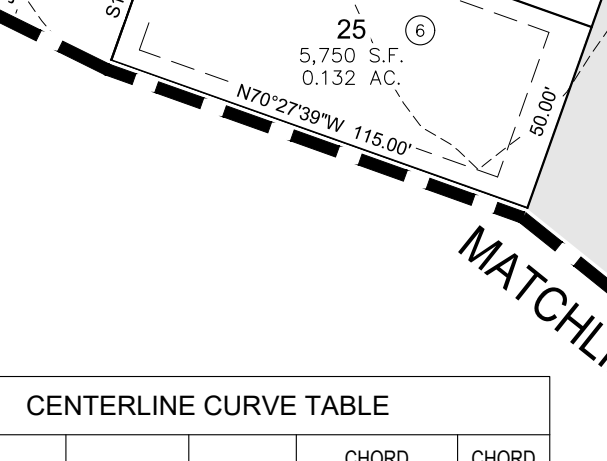
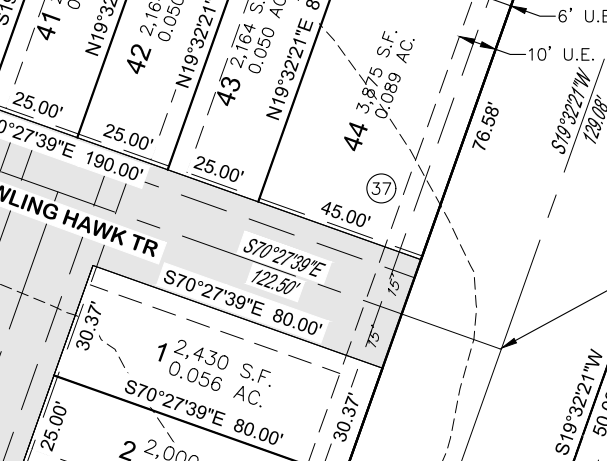
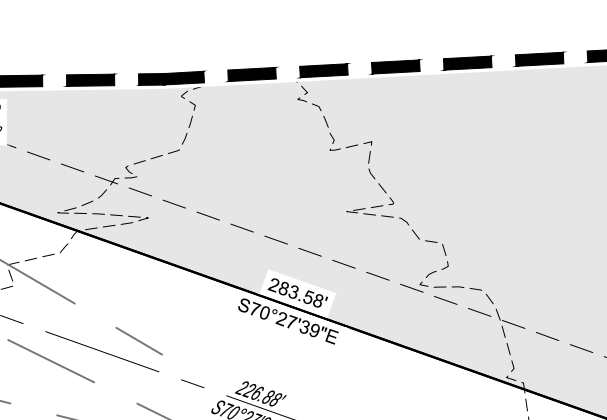
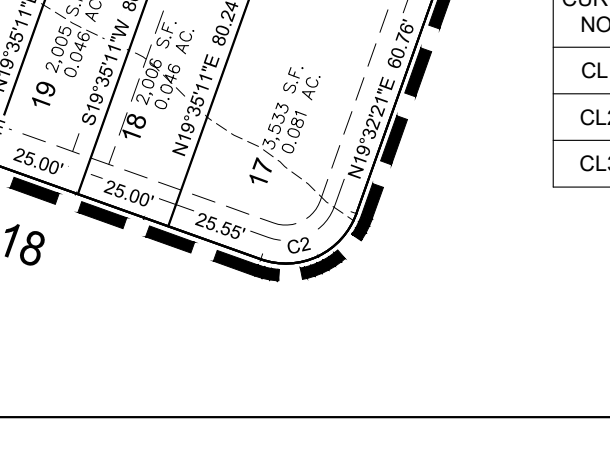
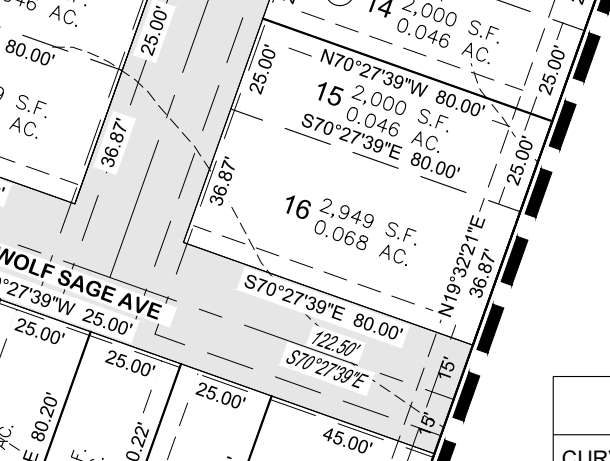
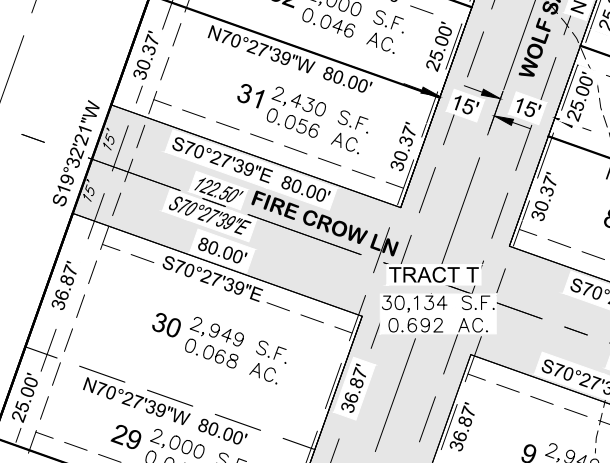
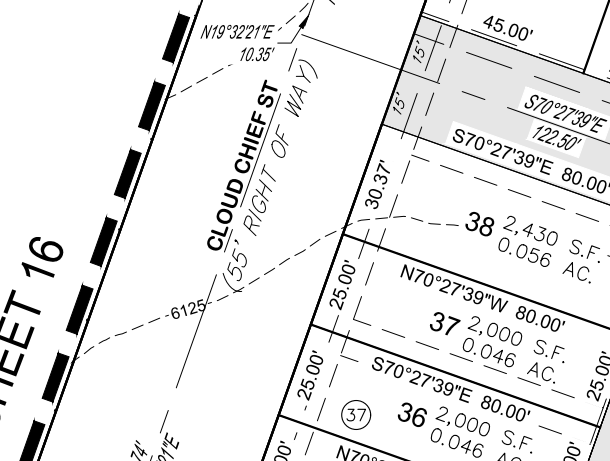
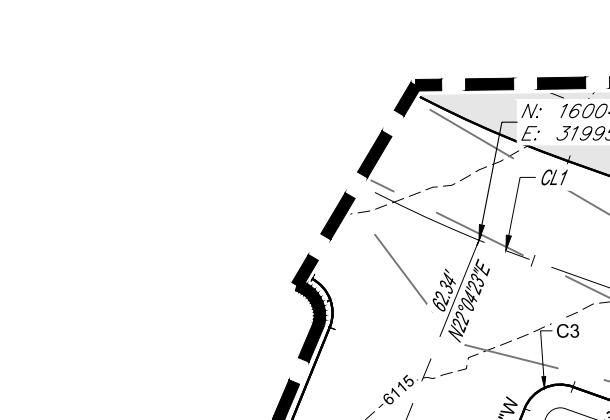
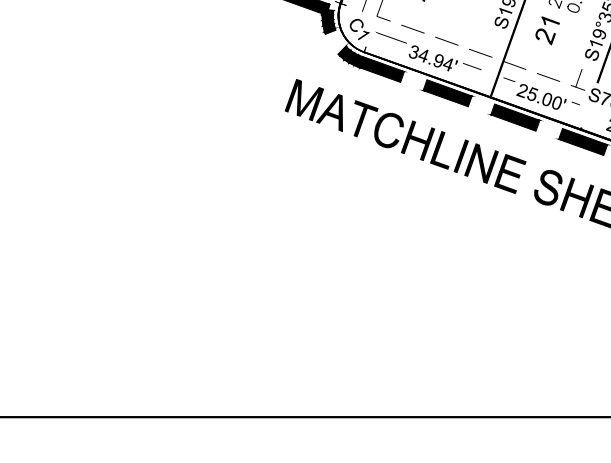
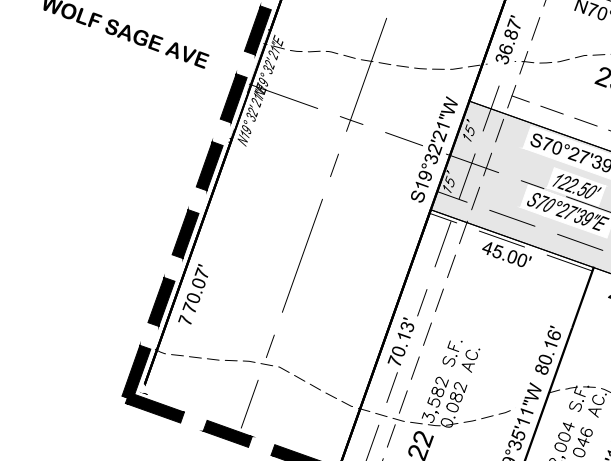
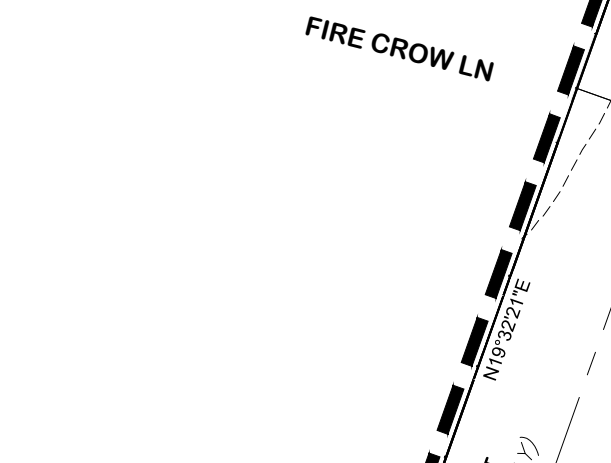
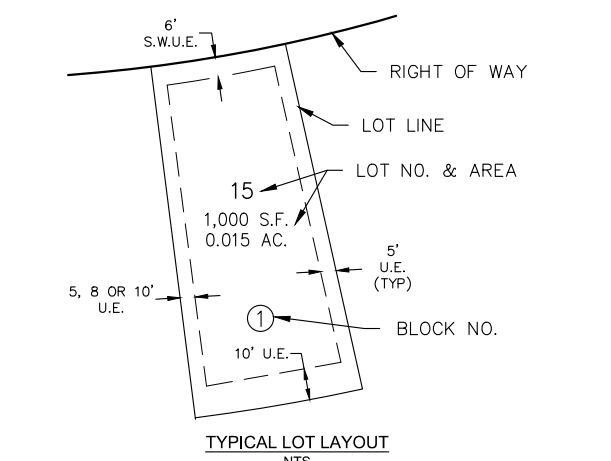
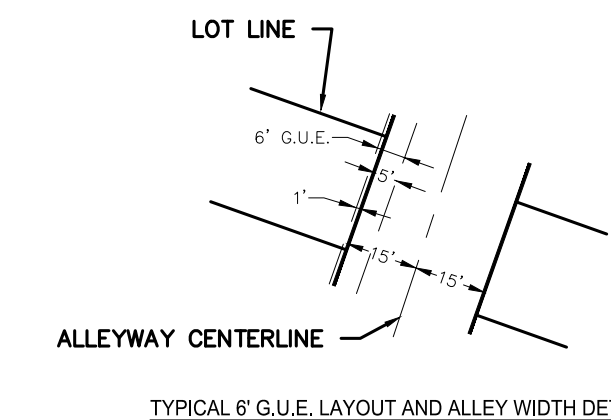
CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C11	19.00'	56°02'16"	18.58'	N56°23'57"E 17.85'
C12	312.50'	14°22'10"	78.37'	S88°23'50"E 78.17'
C13	312.50'	10°47'56"	58.90'	S75°48'47"E 58.81'
C14	10.00'	89°57'10"	15.70'	N64°33'46"E 14.14'
C15	367.50'	4°28'54"	28.75'	S21°49'38"W 28.74'
C16	367.50'	4°40'57"	30.03'	S26°24'33"W 30.03'
C17	367.50'	6°24'42"	41.12'	S31°57'22"W 41.10'
C18	367.50'	6°39'13"	42.68'	S38°29'20"W 42.65'
C19	10.00'	90°02'50"	15.72'	S25°26'14"E 14.15'
C20	312.50'	9°12'56"	50.26'	S24°11'39"W 50.21'

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C21	312.50'	14°15'41"	77.78'	S35°55'57"E 77.58'
C22	312.50'	14°15'41"	77.78'	S50°11'39"W 77.58'
C23	312.50'	14°15'41"	77.78'	S64°27'20"W 77.58'
C24	312.50'	14°15'41"	77.78'	S78°43'01"W 77.58'
C25	312.50'	6°11'57"	33.81'	S88°56'51"W 33.79'
C26	10.00'	90°00'00"	15.71'	N42°57'11"W 14.14'
C27	10.00'	90°00'00"	15.71'	S47°02'49"W 14.14'
C28	462.50'	13°29'49"	108.95'	N08°47'44"E 108.70'
C29	517.50'	3°06'33"	28.08'	N03°36'06"E 28.08'
C30	517.50'	5°23'03"	48.63'	N07°50'53"E 48.61'

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C31	517.50'	5°23'03"	48.63'	N13°13'56"E 48.61'
C32	517.50'	5°23'03"	48.63'	N18°36'59"E 48.61'
C33	462.50'	11°26'57"	92.42'	N21°16'07"E 92.27'
C34	517.50'	5°23'03"	48.63'	N24°00'02"E 48.61'
C35	517.50'	14°11'18"	15.24'	N27°32'11"E 15.24'
C36	462.50'	1°23'13"	11.20'	N27°41'13"E 11.20'
C37	10.00'	87°15'06"	15.23'	N27°00'22"E 13.80'
C38	367.50'	6°05'34"	39.08'	N67°24'52"E 39.06'
C39	10.00'	90°00'00"	15.71'	S16°37'11"E 14.14'
C40	10.00'	90°00'00"	15.71'	S73°22'49"W 14.14'

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C41	10.00'	90°00'00"	15.71'	N16°37'11"W 14.14'
C42	487.50'	2°11'36"	18.66'	S27°17'01"W 18.66'
C43	487.50'	5°17'47"	45.06'	S23°32'20"W 45.05'
C44	487.50'	5°17'47"	45.06'	S18°14'33"W 45.05'
C45	10.00'	90°00'00"	15.71'	S73°22'49"W 14.14'
C46	10.00'	90°00'00"	15.71'	S16°37'11"E 14.14'
C47	10.00'	90°00'00"	15.71'	N73°22'49"E 14.14'
C48	747.50'	0°45'51"	9.97'	N27°59'54"E 9.97'
C49	747.50'	4°36'16"	60.06'	S88°51'36"E 32.53'
C50	747.50'	4°30'50"	58.89'	N20°45'17"E 58.87'

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C51	747.50'	4°36'16"	60.07'	N16°11'44"E 60.06'
C52	747.50'	4°36'16"	60.07'	N11°35'28"E 60.06'
C53	747.50'	4°36'16"	60.07'	N06°59'11"E 60.06'
C54	747.50'	4°36'16"	60.07'	N02°22'55"E 60.06'
C55	747.50'	8°30'58"	111.11'	N04°10'42"W 111.00'
C56	10.00'	86°39'14"	15.12'	N51°45'48"W 13.72'
C57	1027.50'	2°44'08"	49.06'	N86°16'39"E 49.06'
C58	1027.50'	2°35'16"	46.41'	N88°56'21"E 46.40'
C59	1027.50'	1°48'50"	32.53'	S88°51'36"E 32.53'
C60	312.50'	2°32'02"	13.82'	S20°42'22"W 13.82'



CENTERLINE CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
CL1	340.00'	2°32'02"	15.04'	S69°11'38"E 15.04'
CL2	47.00'	56°02'16"	45.97'	N56°23'57"E 44.16'
CL3	340.00'	8°50'28"	52.47'	S66°02'25"E 52.41'

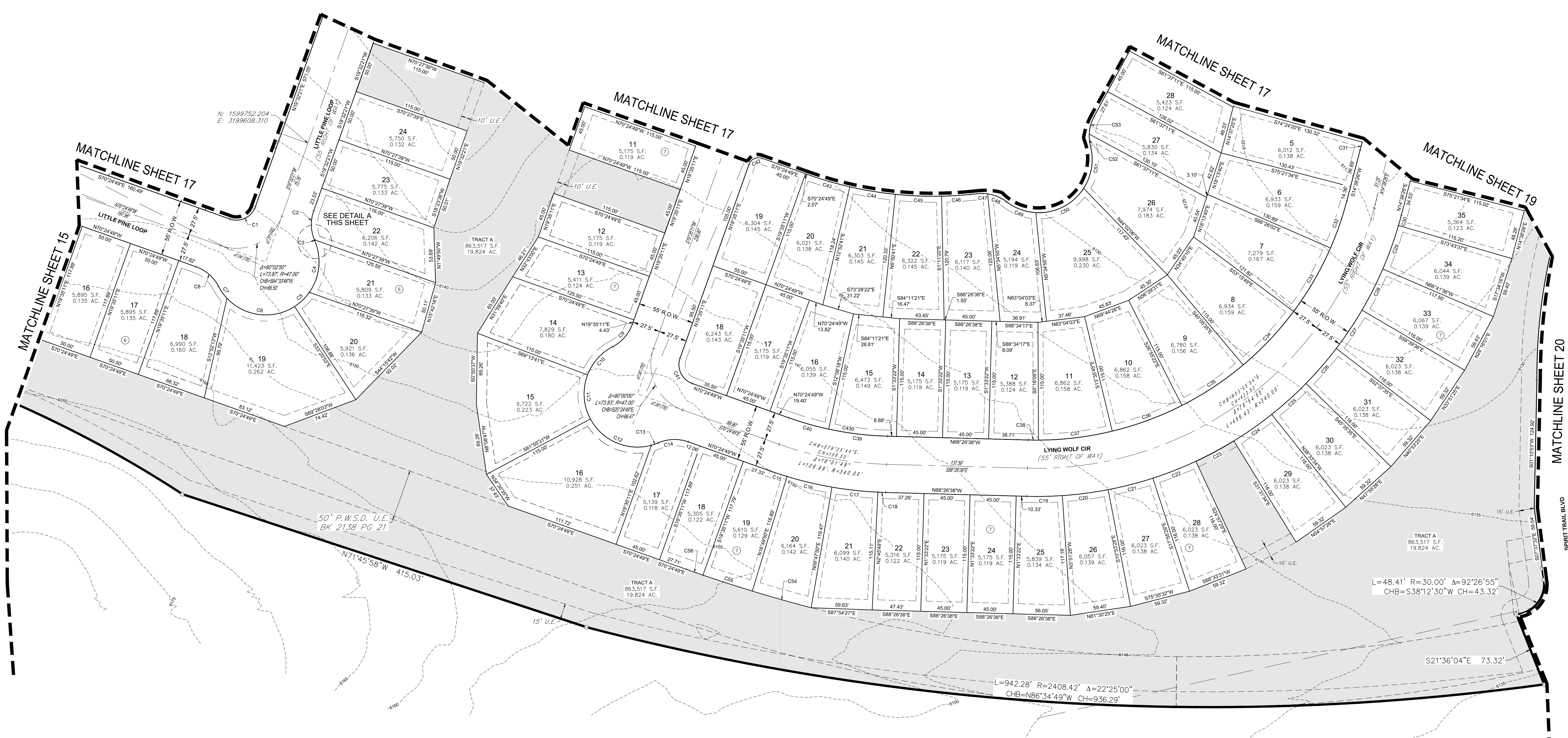
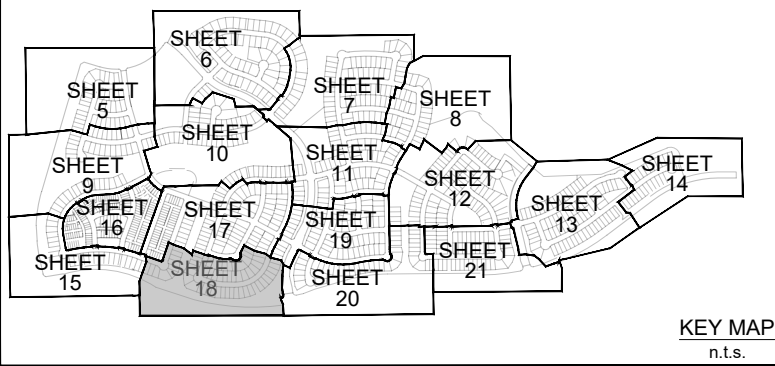
CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C61	10.00'	90°00'00"	15.71'	S64°35'11"W 14.14'
C62	362.92'	7°07'27"	45.13'	S80°36'30"E 45.10'
C63	40.00'	13°40'39"	9.55'	N88°44'35"W 9.53'
C64	52.00'	141°38'37"	128.55'	N56°23'57"E 98.23'
C65	40.00'	25°45'42"	17.99'	N15°29'58"E 17.83'

SCALE: 1" = 50'

Westwood
10333 S DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9536
Westwood's.com
Westwood Professional Services, Inc.

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

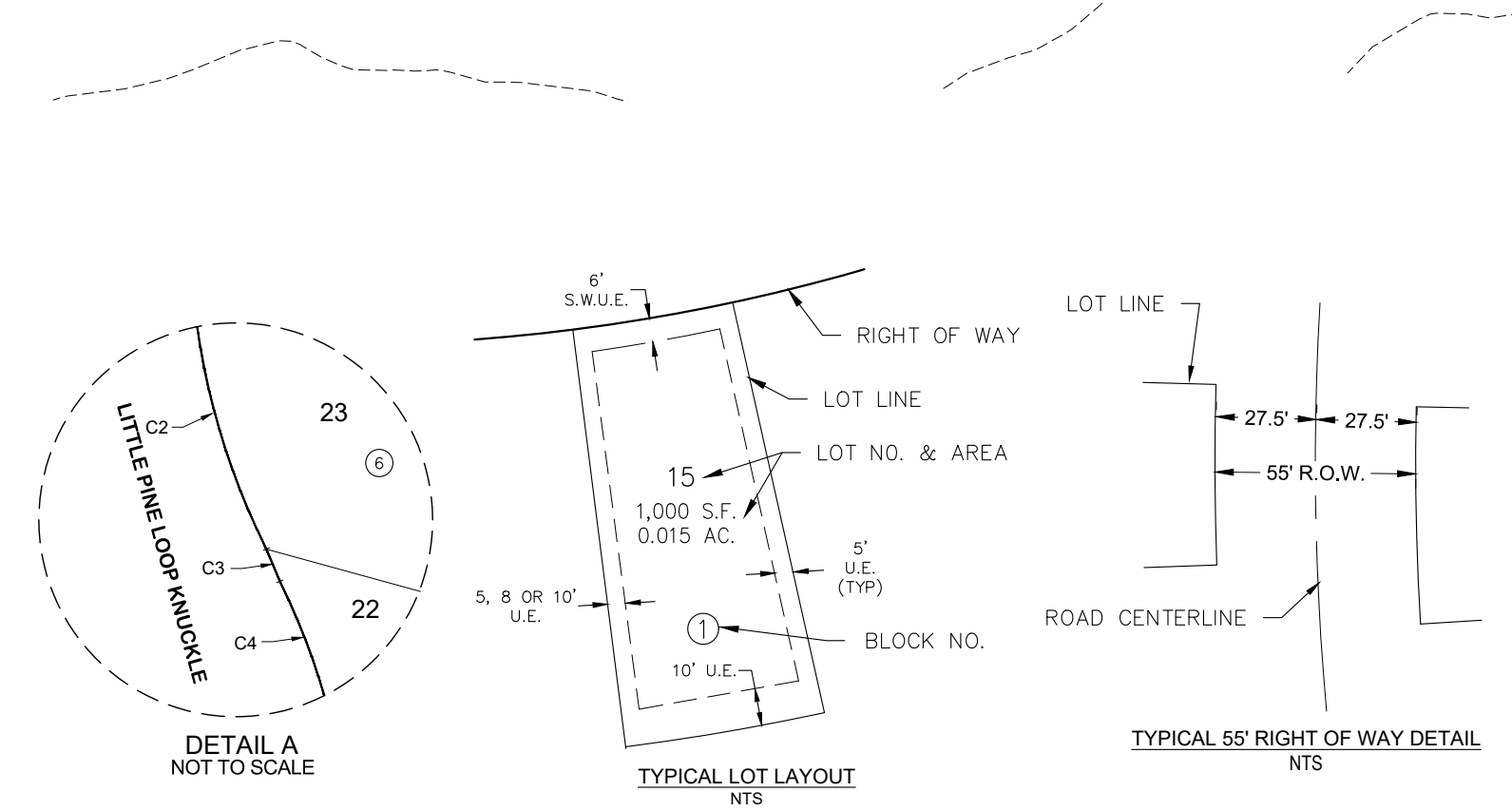
A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 18 OF 21



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.50'	90°02'50"	30.65'	N64°33'46"E	27.59'
C2	40.00'	41°25'59"	28.93'	S01°10'39"E	28.30'
C3	40.00'	1°22'12"	0.96'	S22°34'44"E	0.96'
C4	52.00'	58°22'23"	52.98'	N05°55'22"E	50.72'
C5	52.00'	22°12'03"	20.15'	N46°12'35"E	20.02'
C6	52.00'	79°22'43"	72.04'	S83°00'03"E	66.42'
C7	52.00'	15°42'03"	14.25'	S35°27'40"E	14.20'
C8	40.00'	42°48'10"	29.88'	N49°00'44"W	29.19'
C9	40.00'	42°48'12"	29.88'	N40°59'16"E	29.19'
C10	52.00'	41°37'02"	37.77'	S41°34'50"W	36.95'
C11	52.00'	48°50'48"	44.33'	S03°39'05"E	43.00'
C12	52.00'	76°59'31"	69.88'	S66°34'15"E	64.74'
C13	52.00'	8°08'59"	7.40'	N70°51'30"E	7.39'
C14	40.00'	42°48'10"	29.88'	S88°11'06"W	29.19'
C15	367.50'	2°45'20"	17.68'	S71°47'29"E	17.67'
C16	367.50'	7°02'00"	45.11'	S76°41'10"E	45.08'
C17	367.50'	7°02'00"	45.11'	S83°43'10"E	45.08'
C18	367.50'	1°12'28"	7.75'	S87°50'24"E	7.75'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C19	367.50'	5°24'49"	34.72'	N88°50'57"E	34.71'
C20	367.50'	7°02'00"	45.11'	N82°37'32"E	45.08'
C21	367.50'	7°02'00"	45.11'	N75°35'32"E	45.08'
C22	367.50'	7°02'00"	45.11'	N68°33'31"E	45.08'
C23	367.50'	6°34'05"	42.13'	N61°45'29"E	42.10'
C24	367.50'	7°02'00"	45.11'	N54°57'26"E	45.08'
C25	367.50'	7°02'00"	45.11'	N47°55'26"E	45.08'
C26	367.50'	7°02'00"	45.11'	N40°53'25"E	45.08'
C27	367.50'	7°02'00"	45.11'	N33°51'25"E	45.08'
C28	367.50'	7°02'00"	45.11'	N26°49'24"E	45.08'
C29	367.50'	7°02'00"	45.11'	N19°47'24"E	45.08'
C30	367.50'	1°37'57"	10.47'	N15°27'25"E	10.47'
C31	487.50'	0°57'13"	8.11'	S15°07'03"W	8.11'
C32	312.50'	8°55'31"	48.68'	N19°06'12"E	48.63'
C33	312.50'	13°10'13"	71.83'	N30°09'04"E	71.68'
C34	312.50'	13°10'13"	71.83'	N43°19'18"E	71.68'
C35	312.50'	13°10'13"	71.83'	N56°29'31"E	71.68'
C36	312.50'	13°19'37"	72.69'	N69°44'26"E	72.52'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C37	312.50'	13°19'37"	72.69'	N83°04'03"E	72.52'
C38	312.50'	1°49'30"	9.95'	S89°21'23"E	9.95'
C39	312.50'	10°34'57"	57.72'	S83°09'10"E	57.64'
C40	312.50'	7°26'52"	40.62'	S74°08'15"E	40.59'
C41	19.50'	90°00'00"	30.63'	S25°24'49"E	27.58'
C42	10.00'	90°00'00"	15.71'	S64°35'11"W	14.14'
C43	362.92'	6°47'38"	43.03'	S73°38'57"E	43.01'
C44	362.92'	7°07'27"	45.13'	S80°36'30"E	45.10'
C45	362.92'	7°07'26"	45.13'	S87°43'56"E	45.10'
C46	362.92'	4°26'56"	28.18'	N86°28'52"E	28.17'
C47	40.00'	13°40'39"	9.55'	N88°44'35"W	9.53'
C48	40.00'	29°07'31"	20.33'	N67°20'30"W	20.11'
C49	52.00'	33°53'36"	30.76'	S69°43'32"E	30.31'
C50	52.00'	60°28'28"	54.88'	N63°05'26"E	52.37'
C51	52.00'	47°16'33"	42.91'	N09°12'55"E	41.70'
C52	40.00'	17°02'28"	11.90'	S05°54'07"E	11.85'
C53	40.00'	25°45'42"	17.99'	S15°29'58"W	17.83'



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE

SCALE: 1" = 50'

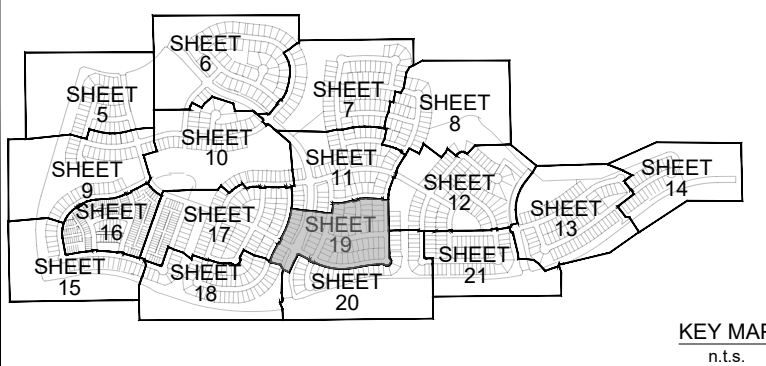
Westwood

10333 E DRY CREEK RD. SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9336

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C J.N. 8150326901 PREPARED: 7/20/2020 REVISED: 01/05/2022 SHEET 18 OF 21

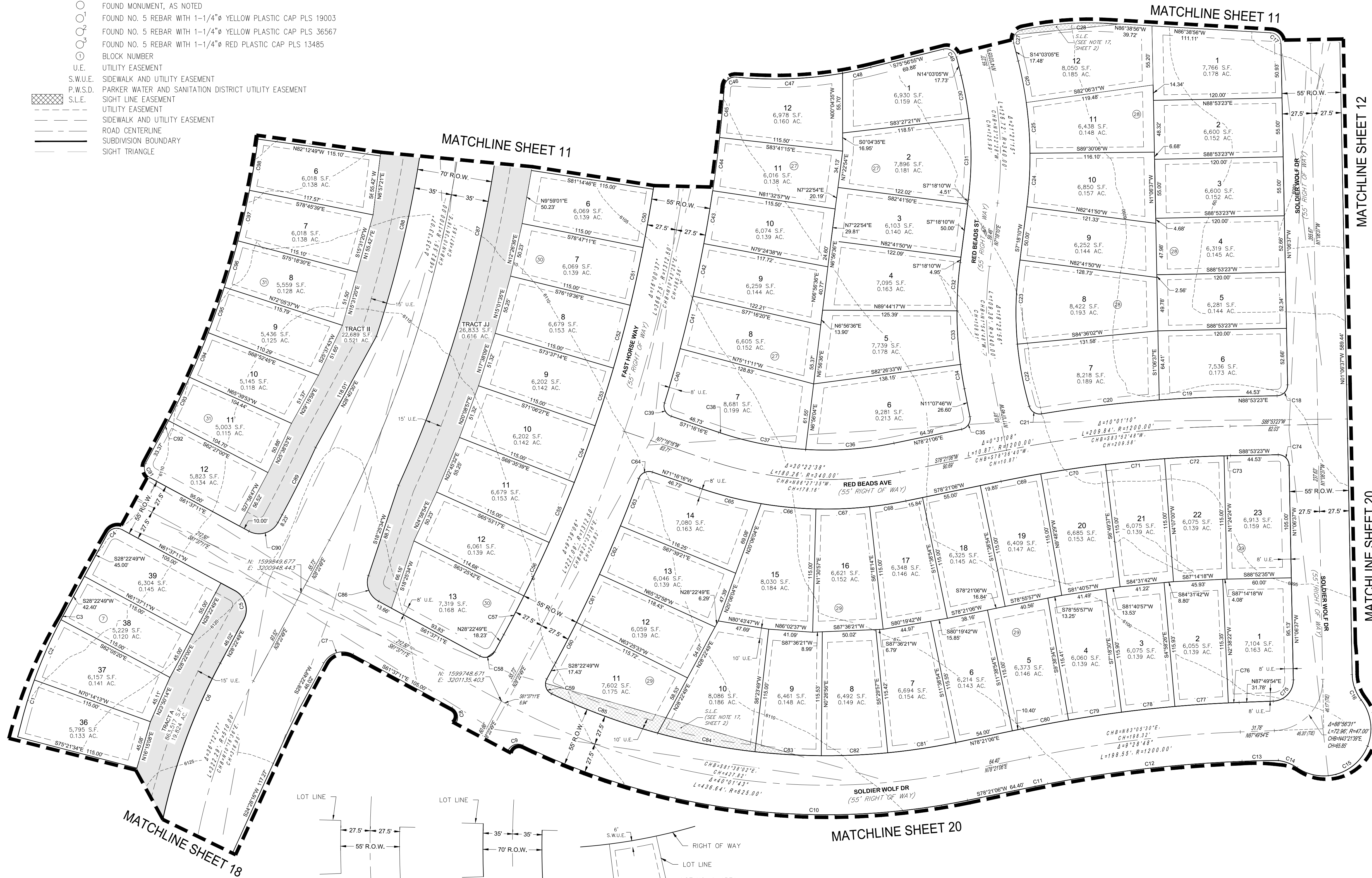
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 19 OF 21



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



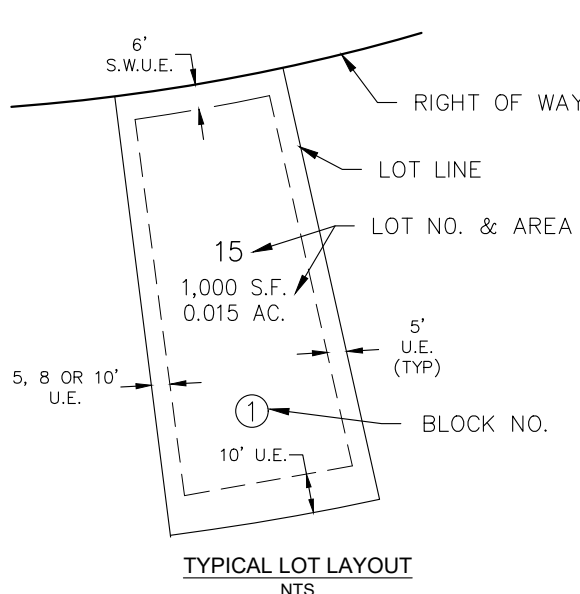
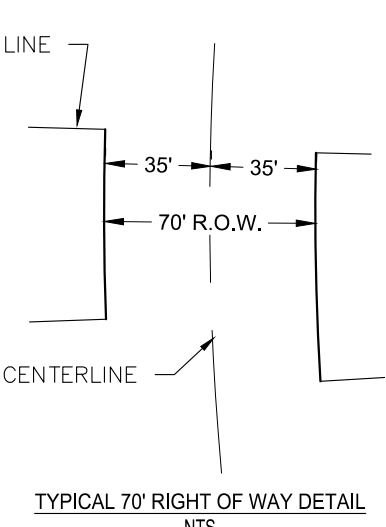
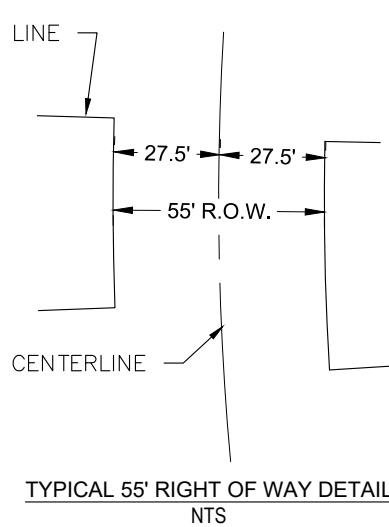
CURVE TABLE					CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	432.50'	5°07'21"	38.67'	S17°12'07"W	C31	312.50'	13°50'49"	75.52'	N00°22'48"E
C2	432.50'	8°08'53"	61.51'	S23°50'14"W	C32	312.50'	15°11'13"	82.83'	N05°56'52"E
C3	432.50'	0°28'09"	3.54'	S28°08'45"W	C33	312.50'	15°11'25"	82.85'	N08°51'59"E
C4	10.00'	90°00'00"	15.71'	S73°22'49"W	C34	312.50'	15°11'25"	82.85'	N08°51'59"E
C5	20.00'	90°00'00"	31.42'	N16°37'11"W	C35	10.00'	89°28'52"	15.62'	N33°36'40"E
C6	545.00'	28°47'27"	273.86'	S13°59'06"W	C36	312.50'	15°11'13"	82.83'	N05°56'52"E
C7	20.00'	90°00'00"	31.42'	S73°22'49"W	C37	312.50'	15°11'25"	82.85'	N08°51'59"E
C8	10.00'	90°00'00"	15.71'	N16°37'11"W	C38	312.50'	15°11'25"	82.85'	N08°51'59"E
C9	10.00'	87°21'22"	15.25'	S72°03'30"W	C39	10.00'	88°24'30"	15.43'	S27°04'02"E
C10	652.26'	4°23'47"	50.05'	S88°29'25"E	C40	1340.00'	2°15'14"	52.71'	N16°00'36"E
C11	1172.53'	0°35'21"	12.06'	S78°38'46"W	C41	1340.00'	2°09'20"	50.41'	N13°48'20"E
C12	1172.53'	2°42'36"	55.46'	S83°00'21"W	C42	1340.00'	2°08'18"	50.01'	N09°31'12"E
C13	646.77'	2°59'41"	33.80'	S88°44'21"W	C43	1340.00'	2°08'18"	50.01'	N09°31'12"E
C14	40.00'	27°08'34"	18.95'	N69°12'44"W	C44	1340.00'	4°09'44"	97.34'	N06°22'11"E
C15	44.00'	53°27'03"	41.05'	N48°19'29"E	C45	1340.00'	2°01'26"	47.33'	N05°18'02"E
C16	40.00'	36°31'39"	25.50'	S19°22'28"E	C46	10.00'	91°23'55"	15.95'	S49°59'17"W
C17	10.00'	85°32'20"	14.93'	N43°52'47"W	C47	367.50'	5°13'30"	99.74'	N87°54'44"E
C18	10.00'	90°00'00"	15.71'	N43°52'23"E	C48	367.50'	4°11'19"	26.87'	N78°02'34"E
C19	1227.50'	3°03'27"	65.50'	S87°21'40"W	C49	10.00'	90°00'00"	15.71'	N59°03'05"W
C20	1227.50'	5°10'11"	110.78'	S83°14'51"W	C50	1285.00'	2°27'35"	55.17'	N12°26'38"E
C21	10.00'	83°06'11"	14.50'	S57°47'10"E					
C22	312.50'	10°50'06"	59.10'	S10°49'01"E					
C23	312.50'	12°42'08"	69.28'	S00°57'06"E					
C24	367.50'	7°48'04"	50.04'	N03°24'08"E					
C25	367.50'	7°23'35"	47.42'	N04°11'41"W					
C26	367.50'	6°09'36"	39.51'	N10°58'17"W					
C27	10.00'	92°20'11"	16.12'	S32°07'01"W					
C28	312.50'	15°03'57"	82.17'	S85°49'05"E					
C29	312.50'	7°30'26"	40.95'	N10°17'52"W					
C30	312.50'	13°50'49"	75.52'	N00°22'48"E					
C31	312.50'	15°11'13"	82.83'	N05°56'52"E					
C32	312.50'	15°11'25"	82.85'	N08°51'59"E					
C33	312.50'	15°11'25"	82.85'	N08°51'59"E					
C34	367.50'	3°34'19"	22.91'	S09°20'37"E					
C35	10.00'	89°28'52"	15.62'	N33°36'40"E					
C36	312.50'	15°11'13"	82.83'	N05°56'52"E					
C37	312.50'	15°11'25"	82.85'	N08°51'59"E					
C38	312.50'	15°11'25"	82.85'	N08°51'59"E					
C39	10.00'	88°24'30"	15.43'	S27°04'02"E					
C40	1340.00'	2°15'14"	52.71'	N16°00'36"E					
C41	1340.00'	2°09'20"	50.41'	N13°48'20"E					
C42	1340.00'	2°08'18"	50.01'	N09°31'12"E					
C43	1340.00'	2°08'18"	50.01'	N09°31'12"E					
C44	1340.00'	4°09'44"	97.34'	N06°22'11"E					
C45	1340.00'	2°01'26"	47.33'	N05°18'02"E					
C46	10.00'	91°23'55"	15.95'	S49°59'17"W					
C47	367.50'	5°13'30"	99.74'	N87°54'44"E					
C48	367.50'	4°11'19"	26.87'	N78°02'34"E					
C49	10.00'	90°00'00"	15.71'	N59°03'05"W					
C50	1285.00'	2°27'35"	55.17'	N12°26'38"E					

MATCHLINE SHEET 20

MATCHLINE SHEET 12

MATCHLINE SHEET 11

MATCHLINE SHEET 20



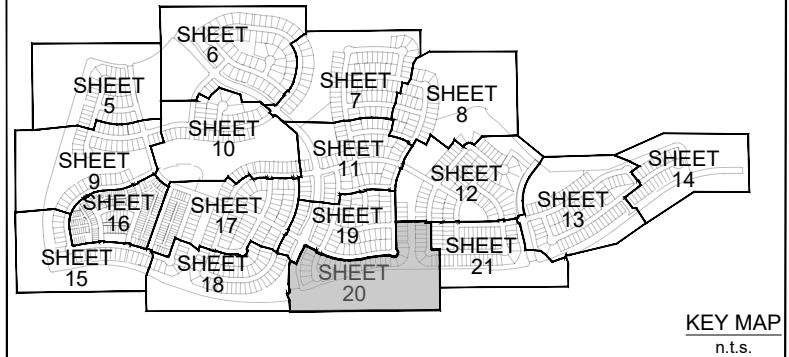
50 25 0 50 100
SCALE: 1" = 50'

Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9535
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C J.N. 8130326901 PREPARED: 7/20/2020 REVISED: 01/05/2022 SHEET 19 OF 21

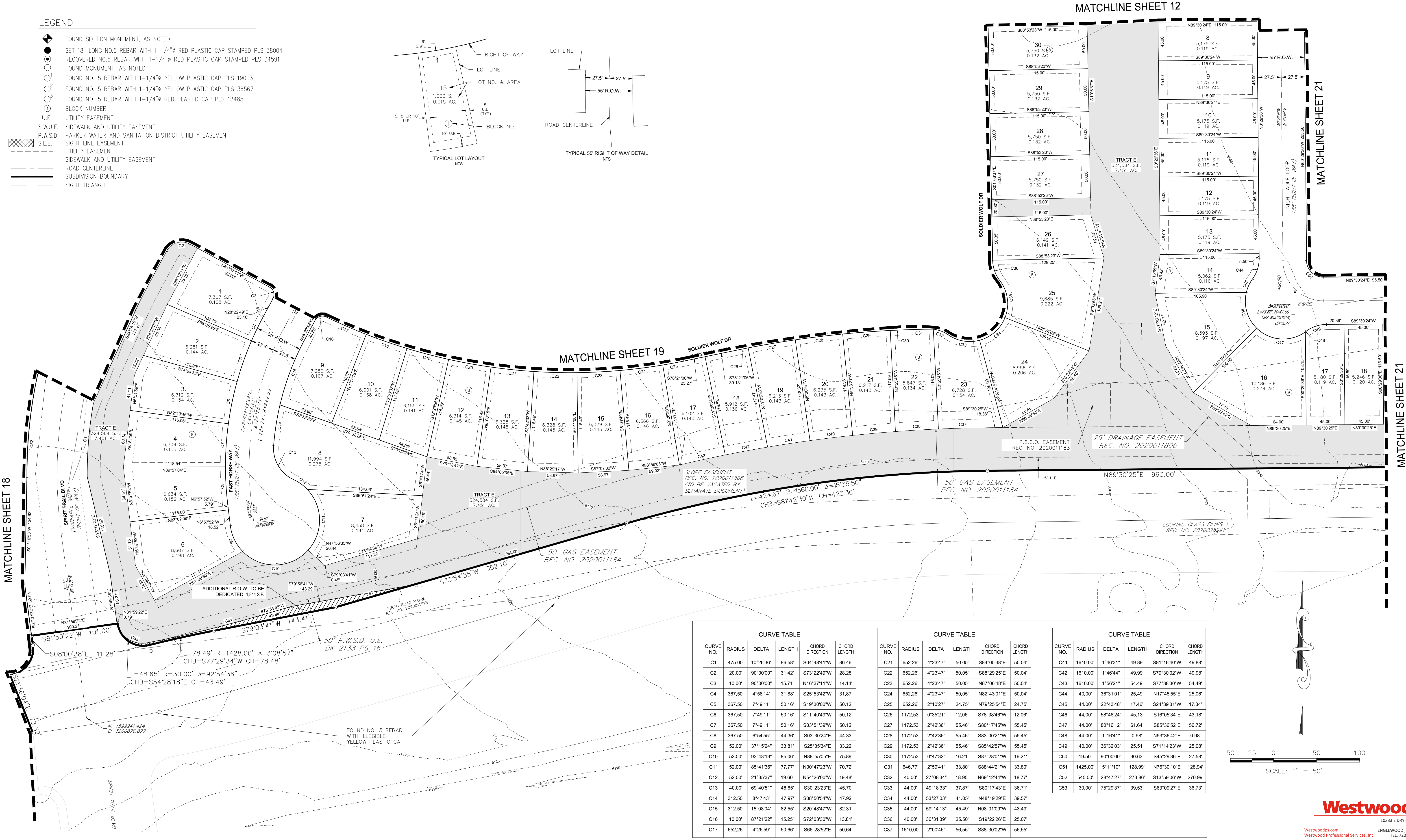
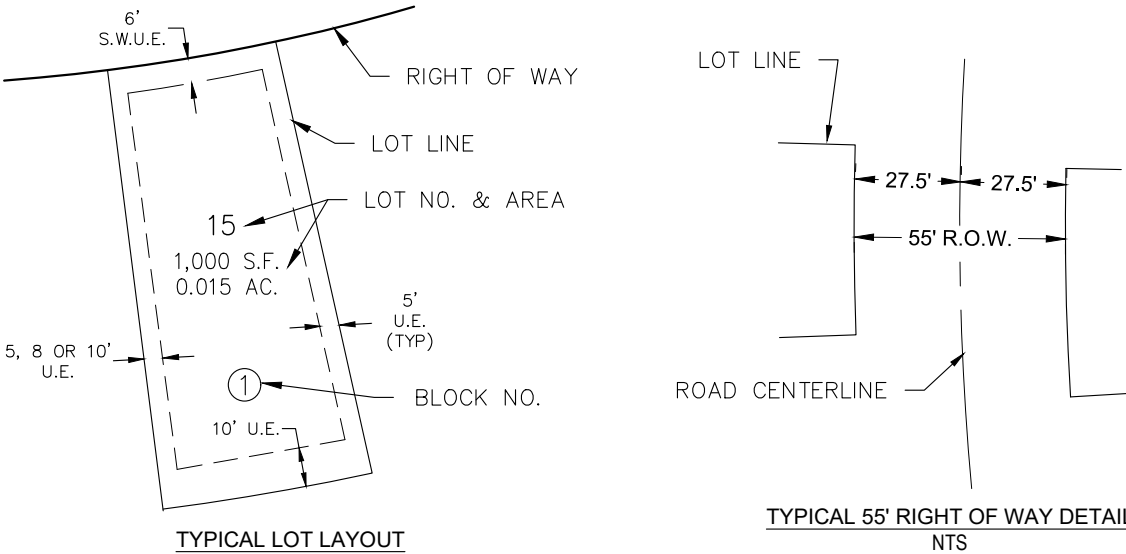
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 20 OF 21



LEGEND

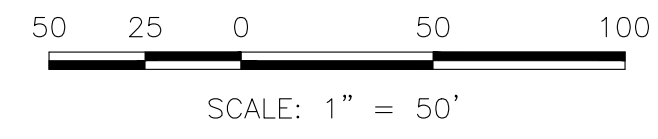
- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	475.00'	10°26'36"	86.58'	S04°48'41"W 86.46'
C2	20.00'	90°00'00"	31.42'	S73°22'49"W 28.28'
C3	10.00'	90°00'00"	15.71'	N16°37'11"W 14.14'
C4	367.50'	4°58'14"	31.88'	S25°53'42"W 31.87'
C5	367.50'	7°49'11"	50.16'	S19°30'00"W 50.12'
C6	367.50'	7°49'11"	50.16'	S11°40'49"W 50.12'
C7	367.50'	7°49'11"	50.16'	S03°51'39"W 50.12'
C8	367.50'	6°54'55"	44.36'	S03°30'24"E 44.33'
C9	52.00'	37°15'24"	33.81'	S25°35'34"E 33.22'
C10	52.00'	93°43'19"	85.06'	N88°55'05"E 75.89'
C11	52.00'	85°41'36"	77.77'	N00°47'23"W 70.72'
C12	52.00'	21°35'37"	19.60'	N54°26'00"W 19.48'
C13	40.00'	69°40'51"	48.85'	S30°23'23"E 45.70'
C14	312.50'	8°47'43"	47.97'	S08°50'54"W 47.92'
C15	312.50'	15°08'04"	82.55'	S20°48'47"W 82.31'
C16	10.00'	87°21'22"	15.25'	S72°03'30"W 13.81'
C17	652.26'	4°26'59"	50.66'	S66°28'52"E 50.64'

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C21	652.26'	4°23'47"	50.05'	S84°05'38"E 50.04'
C22	652.26'	4°23'47"	50.05'	S88°29'25"E 50.04'
C23	652.26'	4°23'47"	50.05'	N87°06'48"E 50.04'
C24	652.26'	4°23'47"	50.05'	N82°43'01"E 50.04'
C25	652.26'	2°10'27"	24.75'	N79°25'54"E 24.75'
C26	1172.53'	0°35'21"	12.06'	S78°38'46"W 12.06'
C27	1172.53'	2°42'36"	55.46'	S80°17'45"W 55.45'
C28	1172.53'	2°42'36"	55.46'	S83°00'21"W 55.45'
C29	1172.53'	2°42'36"	55.46'	S85°42'57"W 55.45'
C30	1172.53'	0°47'32"	16.21'	S87°28'01"W 16.21'
C31	646.77'	2°59'41"	33.80'	S88°44'21"W 33.80'
C32	40.00'	27°08'34"	18.95'	N69°12'44"W 18.77'
C33	44.00'	49°18'33"	37.87'	S80°17'43"E 36.71'
C34	44.00'	53°27'03"	41.05'	N48°19'29"E 39.57'
C35	44.00'	59°14'13"	45.49'	N08°01'09"W 43.49'
C36	40.00'	38°31'39"	25.50'	S19°22'26"E 25.07'
C37	1610.00'	2°00'45"	56.55'	S88°30'02"E 56.55'

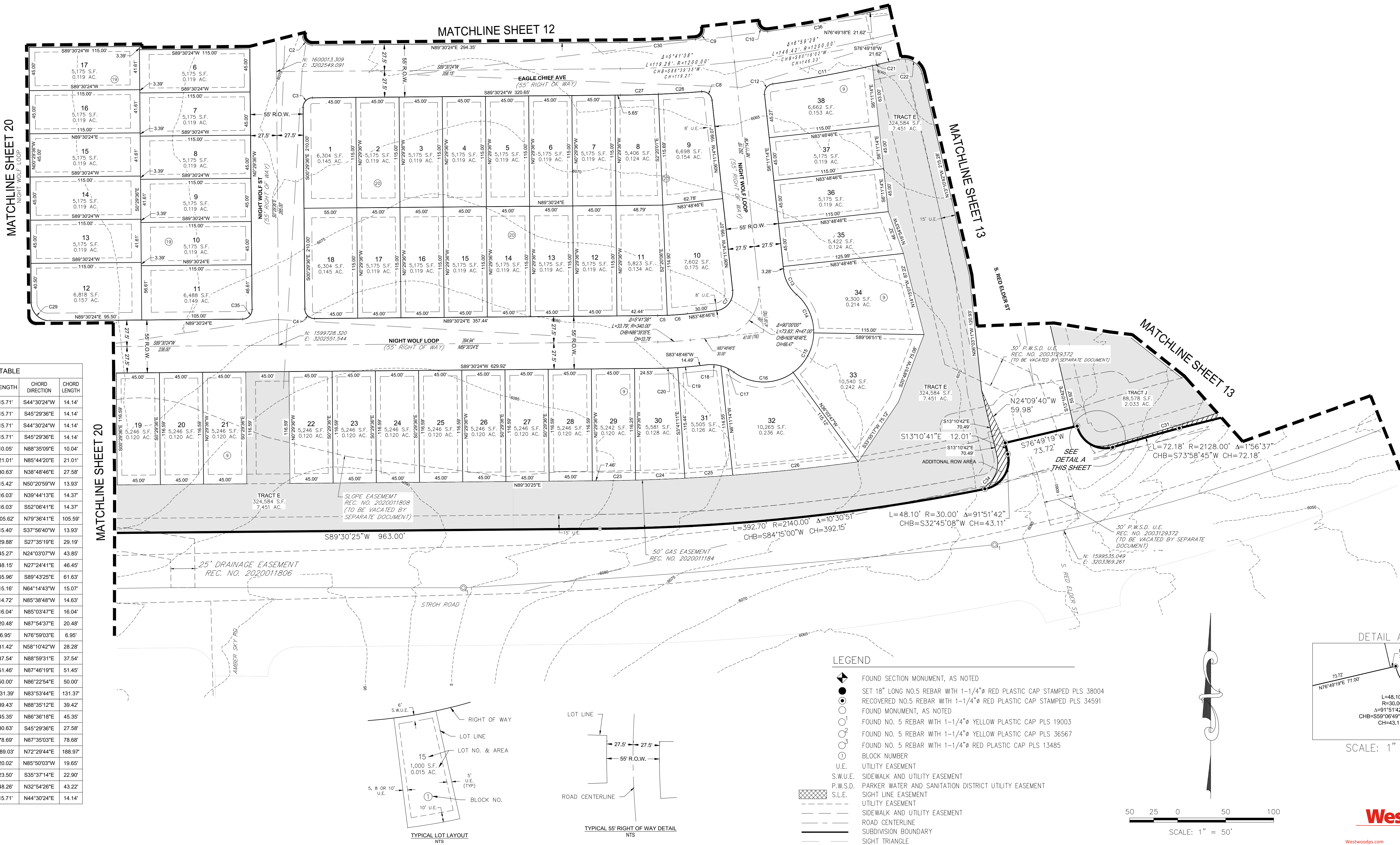
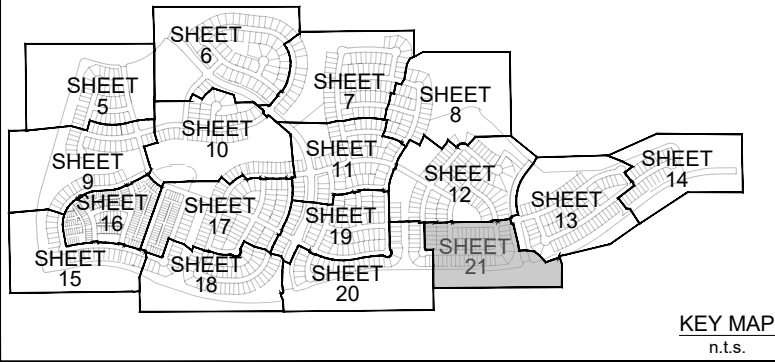
CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C41	1610.00'	1°46'31"	49.89'	S81°16'40"W 49.88'
C42	1610.00'	1°46'44"	49.99'	S79°30'02"W 49.98'
C43	1610.00'	1°56'21"	54.49'	S77°38'30"W 54.49'
C44	40.00'	36°31'01"	25.49'	N17°45'55"E 25.06'
C45	44.00'	22°43'48"	17.46'	S24°39'31"W 17.34'
C46	44.00'	58°46'24"	45.13'	S16°05'34"E 43.18'
C47	44.00'	80°16'12"	61.64'	S85°36'52"E 56.72'
C48	44.00'	1°16'41"	0.98'	N53°36'42"E 0.98'
C49	40.00'	36°32'03"	25.51'	S71°14'23"W 25.08'
C50	19.50'	90°00'00"	30.63'	S45°29'36"E 27.58'
C51	1425.00'	5°11'10"	128.99'	N76°30'10"E 128.94'
C52	545.00'	28°47'27"	273.86'	S13°59'06"W 270.99'
C53	30.00'	75°29'37"	39.53'	S63°09'27"E 36.73'



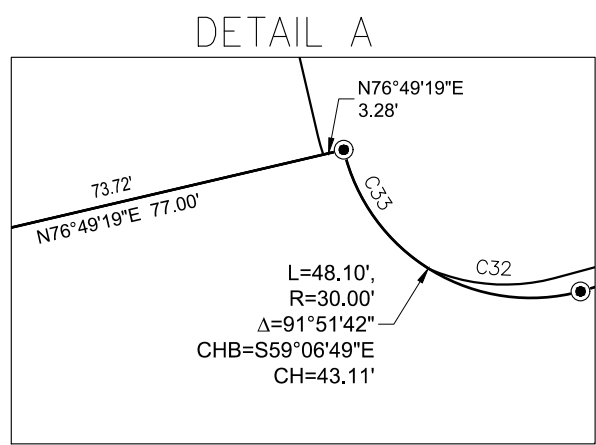
Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoods.com
Westwood Professional Services, Inc.
PREPARED: 7/20/2020 REVISED: 01/05/2022 SHEET 20 OF 21

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C

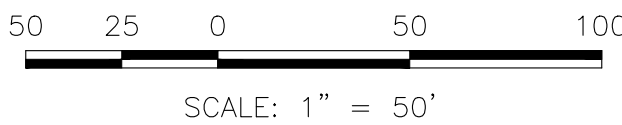
A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 21 OF 21



CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	10.00'	90°00'00"	15.71'	S44°30'24"W 14.14'
C2	10.00'	90°00'00"	15.71'	S45°29'36"E 14.14'
C3	10.00'	90°00'00"	15.71'	S44°30'24"W 14.14'
C4	10.00'	90°00'00"	15.71'	S45°29'36"E 14.14'
C5	312.50'	1°50'30"	10.05'	N88°35'09"E 10.04'
C6	312.50'	3°51'08"	21.01'	N85°44'20"E 21.01'
C7	19.50'	90°00'00"	30.63'	N38°48'46"E 27.58'
C8	10.00'	88°19'31"	15.42'	N50°20'59"W 13.93'
C9	10.00'	91°50'55"	16.03'	N39°44'13"E 14.37'
C10	10.00'	91°50'55"	16.03'	S52°06'41"E 14.37'
C11	1227.50'	4°55'48"	105.62'	N79°36'41"E 105.59'
C12	10.00'	88°15'49"	15.40'	S37°56'40"W 13.93'
C13	40.00'	42°48'10"	29.88'	S27°35'19"E 29.19'
C14	52.00'	49°52'34"	45.27'	N24°03'07"W 43.85'
C15	52.00'	53°03'03"	48.15'	N27°24'41"E 46.45'
C16	52.00'	72°40'44"	65.96'	S89°43'25"E 61.63'
C17	40.00'	21°43'19"	15.16'	N64°14'43"W 15.07'
C18	40.00'	21°04'51"	14.72'	N85°38'48"W 14.63'
C19	367.50'	2°30'03"	16.04'	N85°03'47"E 16.04'
C20	367.50'	3°11'36"	20.48'	N87°54'37"E 20.48'
C21	1227.50'	0°19'28"	6.95'	N76°59'03"E 6.95'
C22	20.00'	90°00'00"	31.42'	N58°10'42"W 28.28'
C23	2090.24'	1°10'14"	37.54'	N88°59'31"E 37.54'
C24	2090.24'	1°24'38"	51.46'	N87°48'19"E 51.45'
C25	2090.24'	1°22'14"	50.00'	N86°22'54"E 50.00'
C26	2090.24'	3°36'06"	131.39'	N83°53'44"E 131.37'
C27	1227.50'	1°50'25"	39.43'	N88°35'12"E 39.42'
C28	1162.53'	2°14'06"	45.35'	N86°36'18"E 45.35'
C29	19.50'	90°00'00"	30.63'	S45°29'36"E 27.58'
C30	1172.50'	3°50'44"	78.69'	N87°35'03"E 78.68'
C31	2125.00'	5°05'48"	189.03'	N72°29'44"E 188.97'
C32	30.00'	38°14'39"	20.02'	N85°50'03"W 19.65'
C33	30.00'	44°52'29"	23.50'	S35°37'14"E 22.90'
C34	30.00'	92°10'16"	48.26'	N32°54'26"E 43.22'
C35	10.00'	90°00'00"	15.71'	N44°30'24"E 14.14'



SCALE: 1" = 50'



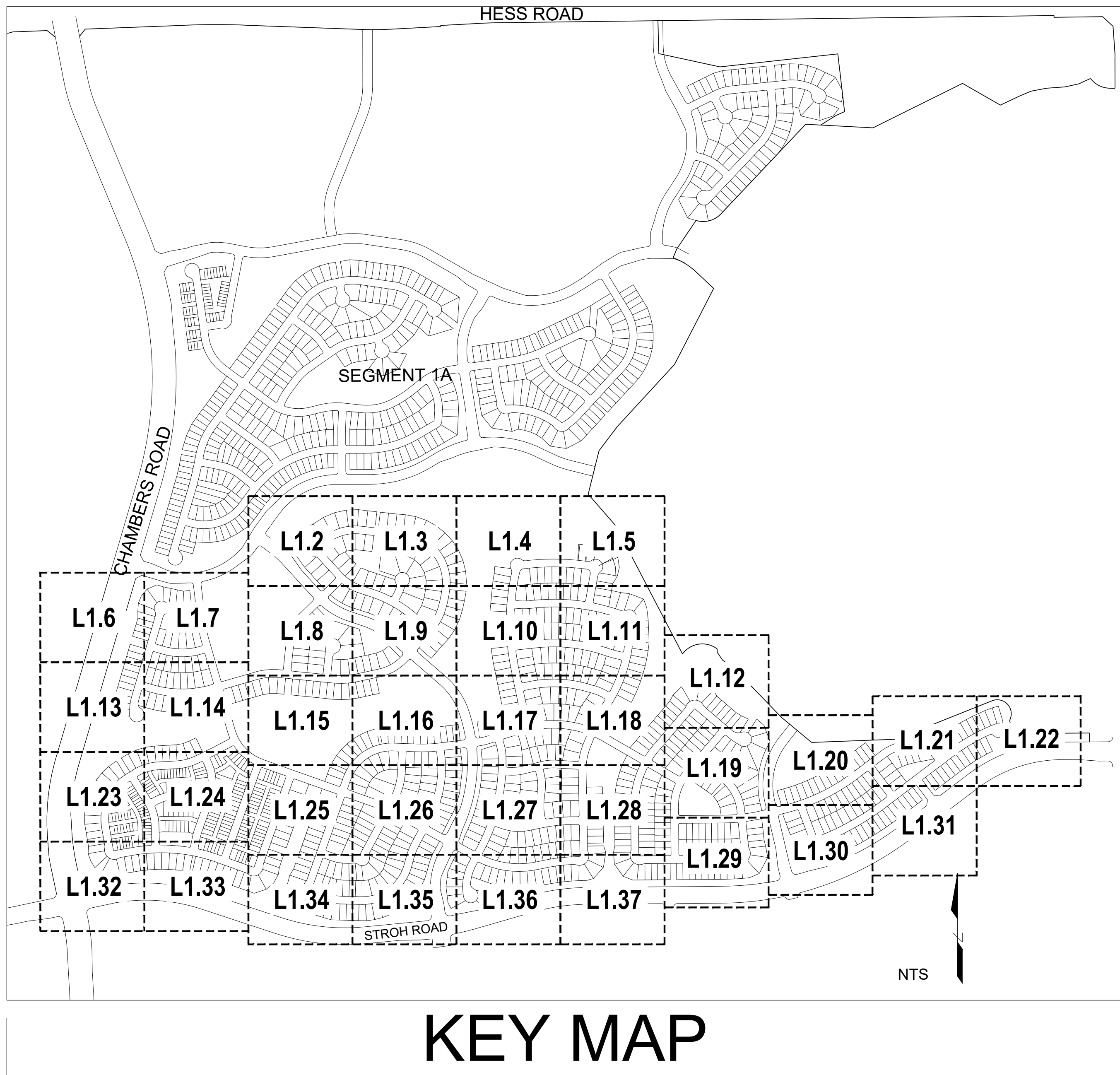
Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9535

Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.DWG
Friday, August 28, 2020

ANTHOLOGY-SEGMENTS 1A & 1B

PRELIMINARY LANDSCAPE PLANS

SHEET INDEX	
Sheet Number	Sheet Title
COVER	LANDSCAPE COVER SHEET
L0.0	OPEN SPACE TRACKING EXHIBIT
L0.1-L0.2	LANDSCAPE NOTES & PLANT SCHEDULE
L0.3	LANDSCAPE REQUIREMENT CHARTS
L0.4	EXISTING CONDITIONS MAP
L0.5-L0.13	TREE PRESERVATION PLAN
L0.14	OVERALL KEYMAP W/ TRACTS
L1.0	TRAILS MASTER PLAN
L1.1	MASTER STREET TREE & FENCING PLAN
L1.2-L1.37	LANDSCAPE PLANS
L2.0	PARK AMENITY CHART
L2.1-L2.4	PARK AREA AMENITY PLANS
L3.0-L3.6	SITE & LANDSCAPE DETAILS



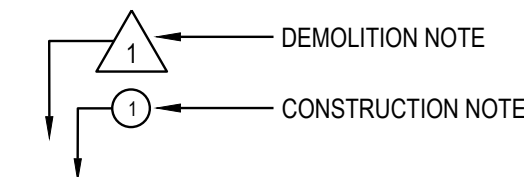
GENERAL NOTES

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

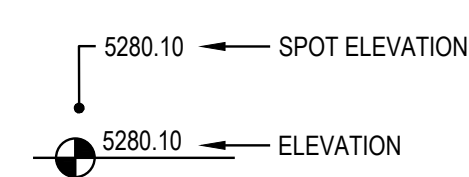
SYMBOLS & ABBREVIATIONS

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

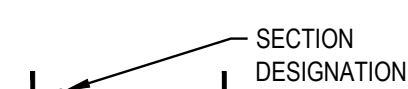
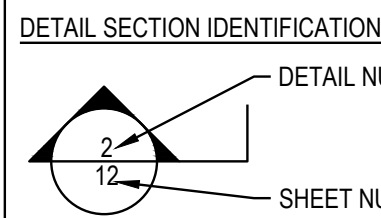
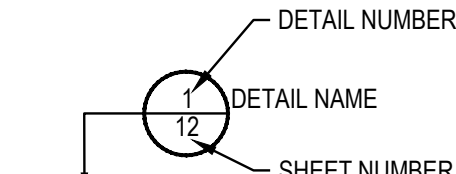
NOTE IDENTIFICATION



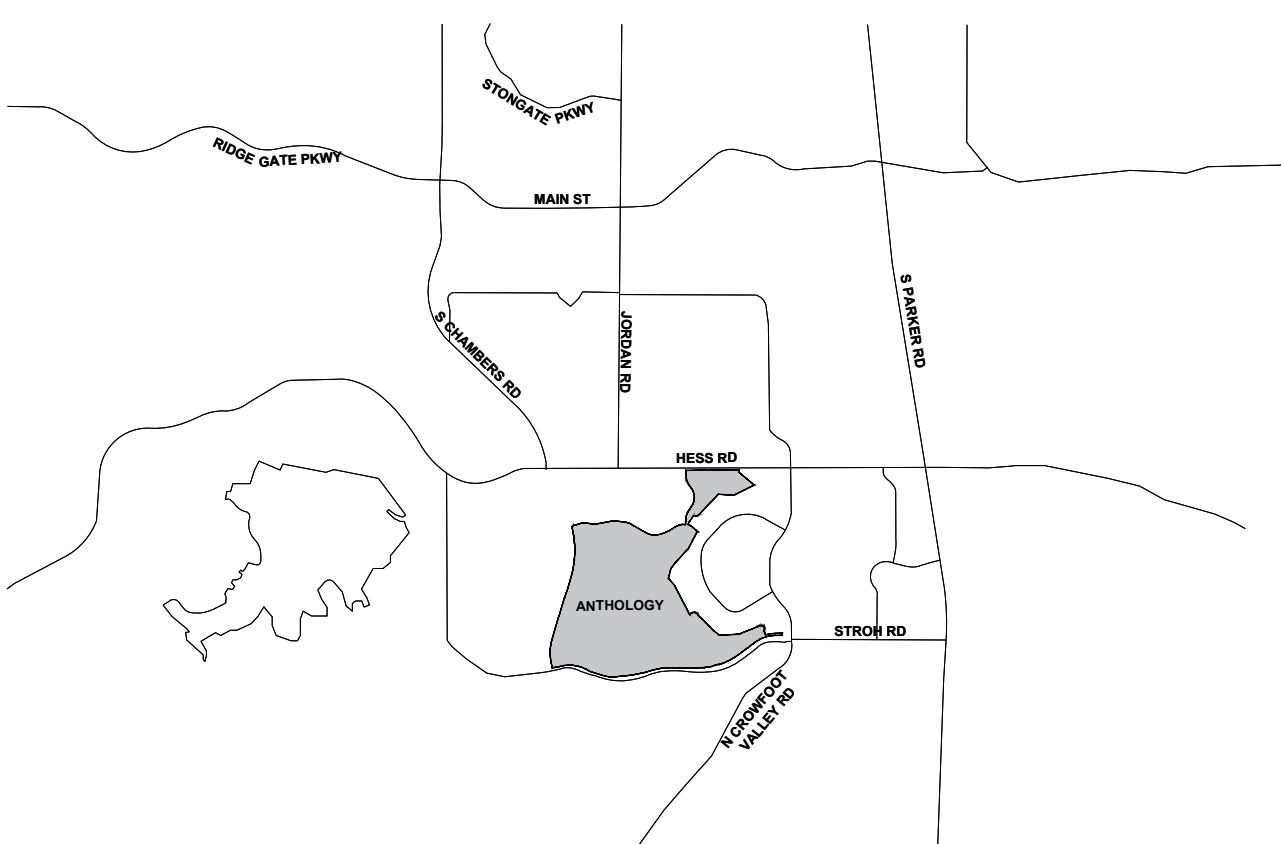
ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



VICINITY MAP



OWNVER / DEVELOPER

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE

ARCHITECT



pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver co 80265
1 303.531.4905, 1 303.531.4908

CIVIL ENGINEER



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

■ Prepared For ■

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver co 80265
1 303.531.4905, 1 303.531.4908

■ Engineering ■



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

ANTHOLOGY-SEGMENTS 1B & 1C

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM

Checked by: JP

Submittal

Date: 10.30.2020

05.13.2021

07.23.2021

10.13.2021

11.22.2021

01.05.2022

01.21.2022

■ Sheet Name ■

LANDSCAPE

COVER SHEET

■ Sheet Number ■

COVER

OPEN SPACE & PARK TRACKING EXHIBIT - PRELIMINARY PLAN SEGMENT 1-B&C

PER TOWN OF PARKER CODE FOR COMMON OPEN SPACE 13.07.145:

(c) AMOUNT OF COMMON OPEN SPACE REQUIRED.

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



OPEN SPACE TRACKING

Segment 1B&C Open Space Dedication			
Gross Acreage Anticipated per PD	Gross Acreage Provided per Preliminary Plat	Difference	
67.69	82.64	14.95	
Net Acreage Anticipated per PD	Net Acreage Provided per Preliminary Plat	Difference	
54.73	60.55	5.82	

Anticipated Open Space Dedication for the Total Development Parcel			
Overall Gross Acreage Required per Annexation Agreement	Net Acreage Anticipated w/ Current Segment 1B&C Preliminary Plat	Difference (Exceeds Required)	
240.9	277.35	36.45	

ANTHOLOGY SEGMENT 1-B&C

OVERALL PHASE ONE - PARK REQUIREMENTS

IN SEGMENT 1A, THERE IS AN EXCESS OF 25.91 AC OF PROVIDED PARK AREA TO BE APPLIED TO THE OVERALL PARK REQUIREMENTS FOR PHASE 1.

TYPE	REQUIREMENT	REQUIRED (AC)	PROVIDED (AC)
NEIGHBORHOOD PARKS			9.35
COMMUNITY PARKS			0.00
SEG 1A EXCESS PARK AC			25.91
TOTAL PARK AREA FOR 1B&C	MUNICIPAL CODE	24.09	35.26

DEDICATION REQUIREMENT

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

PLANNING AREA	HOUSING TYPE	DU'S	TOTAL PARK REQUIRED
PA-40	SFD (45'x115' typ)	69	1.65
PA-41	SFD (50'x115' typ)	36	0.86
PA-42	SFD (60'x115' typ)	70	1.67
PA-44	MULTI-FAMILY (22'x60' typ)	72	1.00
	SFA (25'x80' typ)	106	2.53
PA-45	SFD (50'x115' typ)	56	1.34
	SFD (45'x115' typ)	147	3.51
PA-46	SFD (50'x115' typ)	139	3.32
PA-47	SFD (50'x115' typ)	111	2.65
PA-48	SFD (45'x115' typ)	140	3.35
PA-49	SFD (45'x115' typ)	92	2.20
Total		1,038	24.09
Total	SFD	860	
Total	SFA	106	
Total	MULTI-FAMILY	72	

OPEN SPACE & PARK TRACKING

Segment 1B&C Open Space & Park Areas			
Net Acreage Anticipated per PD for both Park and Open Space	Net Acreage Provided per Preliminary Plat for both Park and Open Space	Difference	
54.73	69.90	15.17	

Segment 1B&C is providing 15.19 excess acres of combined Open Space & Park area when compared to the Net Area as anticipated in the PD.

LOT SUMMARY CHART FOR SEGMENT 1B&C

TYPICAL DEPTH	TOTAL UNITS
LOT TYPE	
A-60'x115'	70
B-50'x115'	342
C-45'x115'	448
TOWNHOMES	
22'x60'	72
DUPLEX	
25'x80'	106
TOTAL	1038

OPEN SPACE KEY

GENERAL OPEN SPACE
COMMUNITY PARK
NEIGHBORHOOD PARK

ANTICIPATED OPEN SPACE FOR THE TOTAL DEVELOPMENT PARCEL

TYPE	TRACT	NET AREA (in Acres)
------	-------	---------------------

SEGMENT 1A

C1	2.48
D1	1.44
E1	0.04
F1	0.42
G1	1.42
H1	7.89
I1	8.80
K1	12.80
M1	4.98
N1	3.00
O1	1.28
P1	0.19
Q1	0.18
T1	3.00
SUBTOTAL	47.92

SEGMENT 1B & 1C

A2	19.877
C2	12.875
E2	7.451
G2	6.894
I2	3.584
J2	2.031
K2	0.417
M2	0.138
N2	0.135
O2	1.020
P2	0.064
Q2	0.269
R2	0.473
S2	1.008
V2	0.160
W2	0.195
X2	0.173
Y2	1.944
AA2	0.129
DD2	0.245
EE2	0.148
GG2	0.037
HH2	0.147
II2	0.521
JJ2	0.616
SUBTOTAL	60.551

OUTSIDE OF SKETCH PLAN

OS	15.76
OS	9.71
OS	0.44
OS	9.55
OS	6.83
OS	18.09
OS	48.06
OS	12.46
OS	17.66
OS	0.37
OS*	18.41
OS*	10.83
OS**	0.71
SUBTOTAL	168.88
TOTAL	277.35

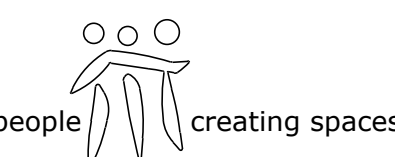
*Annexation Agreement includes credit for the northeast open space area

** Additional Acreage adjacent to Planning Area 11

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street, denver co 80265
1.303.531.4905 - 1.303.531.4908

Engineering



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

ANTHOLOGY-SEGMENTS 1B & 1C

PARKER, COLORADO

OPEN SPACE TRACKING EXHIBIT -

PRELIMINARY PLAN SEGMENT 1-B&C

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM

Checked by: JP

Submittal Date: 10.30.2020

Date: 05.13.2021

Know what's below. Call before you dig. 07.23.2021

10.13.2021

11.22.2021

01.05.2022

01.21.2022

Sheet Name

OPEN SPACE & PARKS

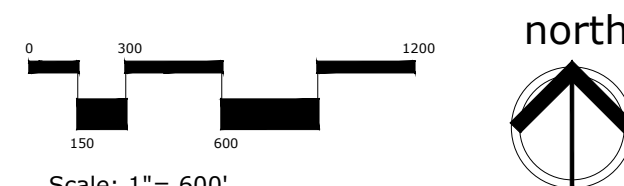
01/21/2022

Sheet Number

L0.0

THE INTENT OF THIS EXHIBIT IS TO MEMORIALIZE HOW THE OPEN SPACE COMMITMENTS ARE BEING MET WITHIN THE ANTHOLOGY COMMUNITY. PER THE ANNEXATION AGREEMENT 240.90 GROSS ACRES OF OPEN SPACE IS REQUIRED TO BE DEDICATED. THIS EXHIBIT DEPICTS 277.35 NET ACRES OF OPEN SPACE THAT WOULD BE AVAILABLE FOR DEDICATION, EXCLUSIVE OF PARK AREAS. WE HAVE EXCEEDED THE REQUIRED AGREEMENT BY 36.45 ACRES.

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



Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.DWG

LANDSCAPE NOTES

SITE PREP

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

TURF, PLANT & GROUND COVER MATERIAL

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

FINE GRADING NOTES

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

SEEDING ESTABLISHMENT NOTES:

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

NOTES:

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

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

PLANTING BEDS

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

HARDSCAPE

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

IRRIGATION

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

MAINTENANCE

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

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

- MULCH WILL BE HYDRO MULCH. HYDRO MULCH SHALL BE CONWED 200 AND TACKIFIER OR APPROVED SUBSTITUTE MEETING THE FOLLOWING REQUIREMENTS:
 - I. VIRGIN WOOD CELLULOSE FIBER. MAY NOT CONTAIN ANY SUBSTANCE OR FIBER THAT MAY INHIBIT GERMINATION OF GROWTH OF GRASS SEEDS AND PLANTS.
 - II. DYE TO APPROPRIATE COLOR TO ALLOW PROPER METERING OF APPLICATION.
 - III. FIBERS MUST HAVE ABILITY TO BECOME EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER.
 - IV. WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER - LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO UNDERLYING SOIL.
 - V. WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
 - VI. MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NO WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
 - VII. ORGANIC TACKIFIER MAY BE SUPPLIED WITH HYDROMULCH FIBERS OR BE ADDED AT A LATER TIME.

WEED MANAGEMENT

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

SEED MIXES

TOWN OF PARKER

SEED MIX 1

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

SEEDING RATE

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

TOWN OF PARKER

SEED MIX 3

(TEMPORARILY IRRIGATED NATIVE SEED MIX)

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

SEEDING RATE

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

NOTE:

- SEED MIX TO BE USED IN AREAS DISTURBED BY GRADING.
- AREAS WITH THIS SEED MIX TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT ONLY.

SOD MIXES

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

BUFFALO GRASS SOD: 'LEGACY' BUFFALOGRASS BY GREEN VALLEY TURF CO.

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



pcs group inc. www.pcsgroupco.com
#3, 5-180 Independence plaza
1007 16th street, denver, co 80265
f 303.531.4905 f 303.531.4908

■ Engineering ■



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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by:	BEM
Checked by:	JP
Submittal	
Date:	10.30.2020
Know what's below. Call before you dig.	05.13.2021
	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

■ Sheet Name ■
LANDSCAPE NOTES

■ Sheet Number ■

L0.1

DECIDUOUS TREES

DECIDUOUS TREES

GROUND COVERS

<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>
------------	-----------------------	--------------------	-------------

■ Prepared For ■	
E5X MANAGEMENT 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112	
■ Land Planning ■	
	
pcs group inc. www.pcsgroupco.com P3, B-180 independence plaza 1007 16th street - denver co 80265 t 303.531.4905, f 303.531.4908	
■ Engineering ■	
 CVL CONSULTANTS	
10333 E. DRY CREEK RD. #240 ENGLEWOOD, CO 80112 720-482-9526	
ANTHOLOGY-SEGMENTS 1B &1C PARKER, COLORADO PRELIMINARY LANDSCAPE PLANS	
Drawn by:	BEM
Checked by:	JP
Submittal Date:	10.30.2020
Know what's below. Call before you dig.	05.13.2021
	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022
■ Sheet Name ■ PLANT SCHEDULE	
■ Sheet Number ■	

ANTHOLOGY-R.O.W. TREES					
AREA	TYPE	AREA / LENGTH	UNIT	TREES REQUIRED	TREES PROVIDED
Chambers Road (Bramwell to Stroh Rd.)		2,290	LF	57.3	66
Stroh Road		4,201	LF	105.0	124
Spirit Trail		3,937	LF	98.4	99
S. Red Elder St		1,589	LF	39.7	40
Internal ROW Abutting Open Space		7,451	LF	186.3	196
TOTAL R.O.W. TREES		19,468	LF	486.7	525
Note: Final Landscape Plans to reflect The Town of Parker Landscape Requirements in R.O.W. of 1 tree per 40 liner ft.					

ROADWAY LANDSCAPE BUFFER											
LANDSCAPE BUFFER SECTION		LENGTH		TREES REQUIRED	TREES PROVIDED	EV TREES REQ (50%)	EV TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	LARGE SHRUBS REQUIRED (60)%	LARGE SHRUBS PROVIDED
STROH ROAD_SECTION A NORTH (FROM CHAMBERS RD TO SPIRIT TRAIL)		2,521 LF		84.0	87	42	46	420.2	431	252	401
STROH ROAD_SECTION B NORTH* (FROM SPIRIT TRAIL TO S. RED ELDER)		2,381 LF		79.4	91	40	84	396.8	412	238	412
STROH ROAD_SECTION C NORTH* (FROM S. RED ELDER TO E. PROPERTY LINE)		2,436 LF		81.2	98	41	91	406.0	428	244	428
SPIRIT TRAIL_SECTION A WEST (FROM STROH ROAD TO TRACT N)		1,316 LF		43.9	50	22	34	219.3	247	132	206
SPIRIT TRAIL_SECTION A EAST (FROM STROH ROAD TO COMM. PARK)		1,304 LF		43.5	44	22	29	217.3	218	130	181
SPIRIT TRAIL_SECTION B WEST (FROM STREET B6 TO STREET B1)		702 LF		23.4	28	12	16	117.0	121	70	110
SPIRIT TRAIL_SECTION B EAST (FROM STREET B3 TO COMM. PARK)		1,169 LF		39.0	40	19	21	194.8	197	117	179
RED ELDER_SECTION A EAST (STROH ROAD TO PARK)		536 LF		17.9	22	9	10	89.3	97	54	71
RED ELDER_SECTION A WEST (STROH ROAD TO PROPERTY LINE)		1,117 LF		37.2	38	19	24	186.2	188	112	163
CHAMBERS ROAD (FROM BRAMWELL DR TO STROH RD)		2,239 LF		74.6	75	37	38	373.2	377	224	377
BRAMWELL DR_SECTION A SOUTH (FROM CHAMBERS RD TO STREET B7)		419 LF		14.0	16	7	9	69.8	96	42	69
TOTAL				538.0	589	269	402	2,690.0	2,812	1,614	2,597

* Due to the Existing Easements with existing utilities, trees have been pushed back from the buffer width and placed at least 15' from the utility line and on the edges of the easement.



ANTHOLOGY-LANDSCAPE AREA PLANTING										
AREA	TRACT AREA	LANDSCAPE AREA	UNIT	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS & 5 GAL GRASSES PROVIDED	1 GAL GRASSES PROVIDED (1/3 EQUIV.)	EXCESS TREES (EQUIV.: 1 TREE = 10 SHRUBS)	TOTAL SHRUBS & EQUIVALENTS PROVIDED
Tract A	863,517	695,280	SF	463.5	506	2,317.6	1,797	304	42	2,318
Tract C	560,844	187,828	SF	125.2	126	349.0	343	18	-	349
Tract D (POCKET PARK)	100,897	69,606	SF	46.4	47	232.0	268	95	-	299
Tract E	324,584	275,376	SF	183.6	195	917.9	753	187	11	925
Tract F (POCKET PARK)	105,797	84,893	SF	56.6	57	283.0	222	248	-	304
Tract G	300,294	185,169	SF	123.4	139	617.2	461	23	15	618
Tract H (POCKET PARK)	142,151	100,498	SF	67.0	68	335.0	325	-	1	335
Tract I	156,101	140,491	SF	93.7	94	468.3	440	89	-	469
Tract J	88,578	88,578	SF	59.1	66	295.3	299	96	7	401
Tract K	18,161	18,161	SF	12.1	13	60.5	63	-	-	63
Tract L (POCKET PARK)	58,570	42,584	SF	28.4	29	141.9	157	112	-	194
Tract M	6,027	6,027	SF	4.0	4	20.1	21	-	-	21
Tract N (SEE NOTE 6)	5,875	5,875	SF	3.9	-	19.6	66	-	-	66
Tract O	44,443	39,750	SF	26.5	27	132.5	124	29	-	133
Tract P	2,771	2,771	SF	1.8	2	9.2	10	-	-	10
Tract Q	11,726	11,726	SF	7.8	13	39.1	65	-	5	115
Tract R	20,590	20,590	SF	13.7	23	68.6	115	11	9	208
Tract S	43,937	43,937	SF	29.3	33	146.5	116	11	3	149
Tract V	6,969	6,969	SF	4.6	7	23.2	4	6	2	26
Tract W	8,489	8,489	SF	5.7	6	28.3	32	6	-	34
Tract X	7,552	7,552	SF	5.0	5	25.2	25	10	-	28
Tract Y	84,633	84,633	SF	56.4	57	282.1	265	57	-	284
Tract AA	5,605	5,605	SF	3.7	4	18.7	21	-	-	21
Tract DD	10,628	10,628	SF	7.1	8	35.4	43	3	-	44
Tract EE	6,438	6,438	SF	4.3	5	21.5	22	6	-	24
Tract GG	1,600	1,600	SF	1.1	2	5.3	6	-	-	6
Tract HH	6,397	6,397	SF	4.3	5	21.3	23	5	-	24
Tract II	22,689	22,689	SF	15.1	23	75.6	85	11	7	158
Tract JJ	26,833	26,833	SF	17.9	27	89.4	95	12	9	189
TOTAL	3,042,696	2,206,973	SF	1,471	1,591	7,079				7,815
	69.851	50.665	AC							

- Notes:
- The "Landscape Area" calculation excludes:
 - undisturbed open space areas to remain as-is in order to preserve existing vegetation and topography (see note 6)
 - unplantable areas such as structures, water bodies, including detention ponds, and hardscape areas.
 - Easements and Sight Triangle areas have been subtracted from R.O.W. planting calculations.
 - Final landscape plans to reflect required tree and shrub quantities per the Town of Parker Landscape Regulations (Section 13.06.070) which requires 1 tree & 5 shrubs per each 1,500 square feet.
 - For shrub equivalents: (1) 5-gal shrub is equal to (1) 1-gal ornamental grass or (3) 1-gal ornamental grass; (1) Tree is equal to (10) 5-gal shrubs.
 - In some open space tracts, areas that are undisturbed by grading are to remain natural in accordance with Parker Town Code (Section 13.06.070.d) which states:
 - "All open space should be left in its natural or existing condition except as determined by the Town. Existing trees and vegetation shall be preserved wherever practicable according to the standards stated in Section 13.10.110 of this Title."
 - "Credit toward landscaped areas required by this Section shall be given for all preserved trees and shrubs in accordance with Section 13.10.110 of this Title."
 - Unable to plant trees within this tract due to an easement taking up its entirety: Used shrub equivalents to meet the requirement for the trees.

■ Prepared For ■

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



pcs group inc. www.pcsgroupco.com
#3, 8180 Independence Plaza
1007 16th Street, Denver, CO 80202
1.303.531.4903 • 1.303.531.4908

■ Engineering ■



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

ANTHOLOGY-SEGMENTS 1B & 1C

PARKER, COLORADO

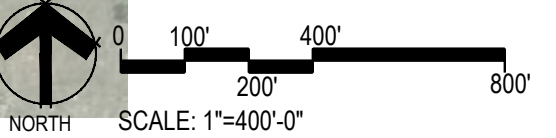
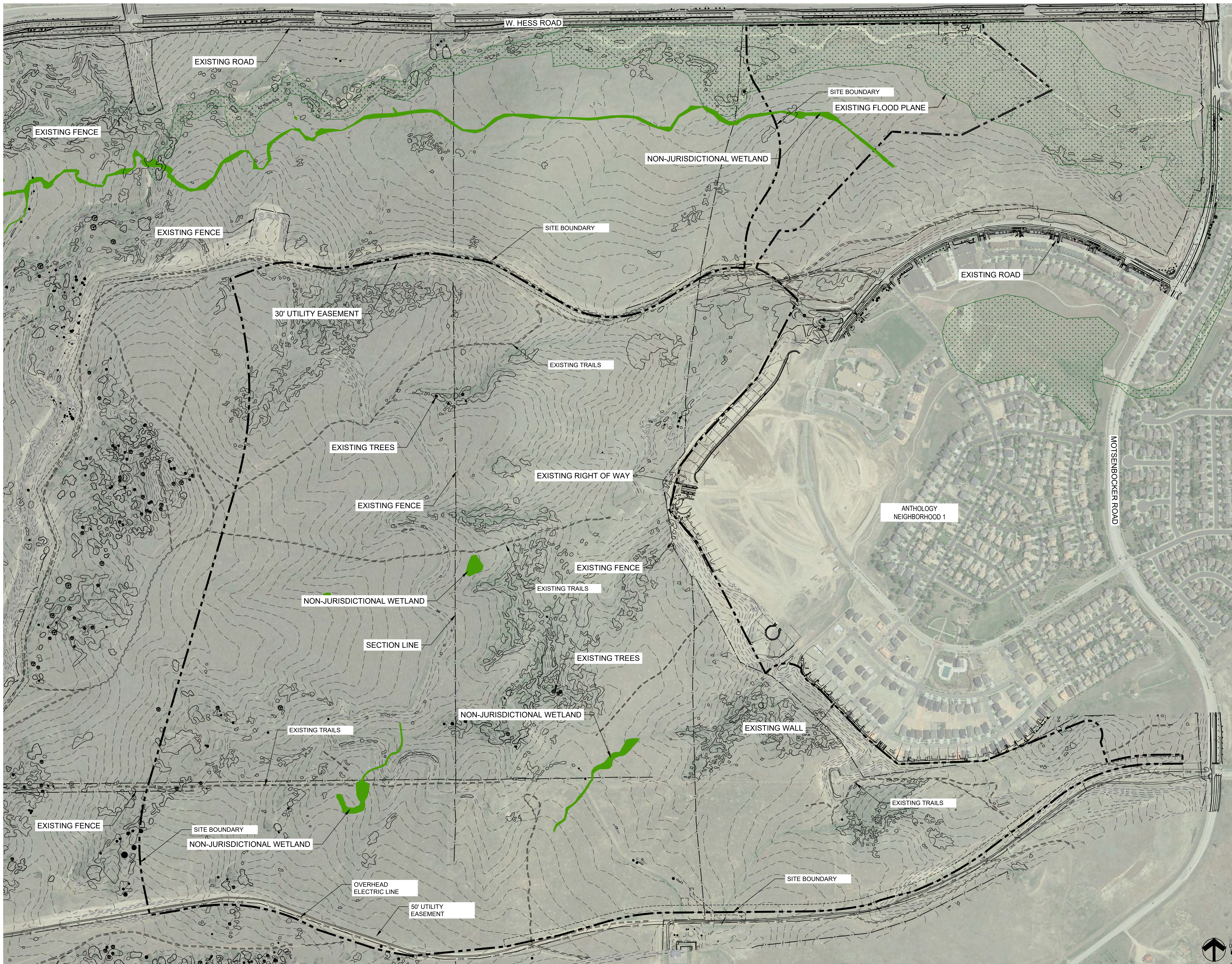
PRELIMINARY LANDSCAPE PLANS

Drawn by:	BEM
Checked by:	JF
Submittal Date:	10.30.2020
Know what's below. Call before you dig.	05.13.2021
	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

■ Sheet Name ■
LANDSCAPE
REQUIREMENT
CHARTS

■ Sheet Number ■

L0.3



■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgroupco.com
#3 8-180 Independence plaza
1007 16th street, denver co 80265
1 303.531.4905 1 303.531.4908

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below.
Call before you dig.

10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
EXISTING
CONDITIONS MAP

■ Sheet Number ■
L0.4

ANTHOLOGY
PRELIMINARY LANDSCAPE PLANS

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

Area: Parker, Colorado
REVISED 2-15-21

Summaries

Legend

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

Species Codes:

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

NOTES:

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

SUMMARY

Trees > 6" DBH

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

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

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver co 80265
t 303.531.4905 . f 303.531.4908

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B &1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal
Date: 10.30.2020
05.13.2021
Know what's below.
Call before you dig.
811
10.13.2021
07.23.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
TREE PRESERVATION
PLAN

■ Sheet Number ■

L0.5

SPECIES CODE

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

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

Area: TS-01
REV 2-15-21

Page 1 of 2

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

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

Area: TS-03
REV 2-15-21

Page 1 of 2

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND. %	Mit. Inches	Value	COMMENTS
101	GO				0.75	0.4	0	0.0	\$ -	<6"DBH
102	GO	12			0.75	0.4	0.5	6.0	\$ 990	
103	GO	6			0.75	0.4	0.5	3.0	\$ 316	
104	PL	8			0.65	0.4	0.5	4.0	\$ 443	
105	PL	7			0.65	0.4	0.5	3.5	\$ 361	
106	HAW				0.7	0.4	0.5	0.0	\$ 94	<6"DBH
107	WIL	0			0.65	0.4	0	0.0	\$ -	poor condition
108	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
109	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
110	GO	0			0.75	0.4	0	0.0	\$ -	DEAD
111	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
112	WIL	0			0.65	0.4	0	0.0	\$ -	multiple stems (2) below DBH, Poor Condition
113	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
114	GO	6			0.75	0.4	0.5	3.0	\$ 316	
115	GO	0			0.75	0.4	0	0.0	\$ -	DEAD
116	WIL	0			0.65	0.4	0	0.0	\$ -	Poor Condition
117	WIL	0			0.65	0.4	0	0.0	\$ -	Poor Condition
118	GO	11			0.75	0.4	0.5	5.5	\$ 846	
119	GO	7			0.75	0.4	0.5	3.5	\$ 397	
120	WIL	0			0.65	0.4	0	0.0	\$ -	Poor Condition
121	GO	12			0.75	0.4	0.5	6.0	\$ 990	
122	GO	6.5			0.75	0.4	0.5	3.3	\$ 355	
123	GO	7			0.75	0.4	0.5	3.5	\$ 397	
124	GO	7			0.75	0.4	0.5	3.5	\$ 397	
125	GO	7.5			0.75	0.4	0.5	3.8	\$ 442	
126	GO	0			0.75	0.4	0	0.0	\$ -	<6"DBH
127	GO	8			0.75	0.4	0.5	4.0	\$ 491	
128	GO	7			0.75	0.4	0.5	3.5	\$ 397	
129	GO	6.5			0.75	0.4	0.5	3.3	\$ 355	
130	WIL	15			0.65	0.4	0.5	7.5	\$ 1,314	
131	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
132	GO	11.5			0.75	0.4	0.5	5.8	\$ 917	
133	GO	7.5			0.75	0.4	0.5	3.8	\$ 442	
134	GO	10			0.75	0.4	0.5	5.0	\$ 715	
135	GO				0.75	0.4	0	0.0	\$ -	<6"DBH
136	GO	27			0.75	0.4	0.5	13.5	\$ 4,643	
137	HAW				0.7	0.4	0	0.0	\$ -	<6"DBH
138	GO	0			0.75	0.4	0	0.0	\$ -	DEAD
139	GO	13.5			0.75	0.4	0.5	6.8	\$ 1,228	
140	GO	10			0.75	0.4	0.5	5.0	\$ 715	
141	GO				0.75	0.4	0	0.0	\$ -	<6"DBH
142	GO	6.5			0.75	0.4	0.5	3.3	\$ 355	
143	GO				0.75	0.4	0	0.0	\$ -	<6"DBH
144	GO	24.5			0.75	0.4	0.5	12.3	\$ 3,839	multiple stems (2) below DBH
145	GO	8			0.75	0.4	0.5	4.0	\$ 491	
146	GO				0.75	0.4	0	0.0	\$ -	<6"DBH
147	GO	6			0.75	0.4	0.5	3.0	\$ 316	
148	GO	11.5			0.75	0.4	0.5	5.8	\$ 917	
Total this page		270						134.8	\$23,477	

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

Area: TS-01
REV 2-15-21

Page 2 of 2

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND. %	Mitigation	Inches	Value	COMMENTS
1	HAW	7			0.7	0.4	0.5	3.5	\$ 379		
2	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
3	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
4	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
5	HAW	8			0.7	0.4	0.5	4.0	\$ 467		
6	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
7	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
8	HAW	7			0.7	0.4	0.5	3.5	\$ 379		
9	HAW	8			0.7	0.4	0.5	4.0	\$ 467		
10	HAW	13			0.7	0.4	0.5	6.5	\$ 1,078	multiple stems (2) below DBH	
11	PL	7			0.65	0.4	0.5	3.5	\$ 361		
12	PL	8			0.65	0.4	0.5	4.0	\$ 443		
13	PL	6			0.65	0.4	0.5	3.0	\$ 291		
14	PL	8			0.65	0.4	0.5	4.0	\$ 443		
15	PL	8			0.65	0.4	0.5	4.0	\$ 443		
16	PL	9			0.65	0.4	0.5	4.5	\$ 534		
17	GO	7			0.75	0.4	0.5	3.5	\$ 397		
18	PL	9			0.65	0.4	0.5	4.5	\$ 534		
19	SE	7			0.65	0.4	0.5	3.5	\$ 361	Siberian Elm	
20	WIL	7			0.65	0.4	0.5	3.5	\$ 361		
21	WIL	7			0.65	0.4	0.5	3.5	\$ 361		
22	WIL	0			0.65	0.4	0.1	0.0	\$ 19	poor condition	
23	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
24	HAW	6			0.7	0.4	0.5	3.0	\$ 303		
25	WIL	0			0.65	0.4	0.1	0.0	\$ 19	multiple stems (4) below DBH, poor condition	
Total This Page		168						84.0	\$ 9,461		

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

Area: TS-03
REV 2-15-21

Page 2 of 2

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND. %	Mit. Inches	Value	COMMENTS
149	GO	6.5			0.75	0.4	0.5	3.3	\$ 355	
150	GO	12			0.75	0.4	0.5	6.0	\$ 990	
151	GO	8			0.75	0.4	0.5	4.0	\$ 491	
152	GO	11			0.75	0.4	0.5	5.5	\$ 846	
153	GO	8			0.75	0.4	0.5	4.0	\$ 491	
154	GO	10			0.75	0.4	0.5	5.0	\$ 715	
155	GO	7			0.75	0.4	0.5	3.5	\$ 397	
156	GO	6.5			0.75	0.4	0.5	3.3	\$ 355	
157	GO	8			0.75	0.4	0.5	4.0	\$ 491	
158	GO	6			0.75	0.4	0.5	3.0	\$ 316	
159	GO	8			0.75	0.4	0.5	4.0	\$ 491	
160	GO	15			0.75	0.4	0.5	7.5	\$ 1,496	multiple stems (2) below DBH
161	GO	7			0.75	0.4	0.5	3.5	\$ 397	
162	GO	19			0.75	0.4	0.5	9.5	\$ 2,345	multiple stems (2) below DBH
163	GO	7			0.75	0.4	0.5	3.5	\$ 397	measured at 4.0' AGL
164	GO	10			0.75	0.4	0.5	5.0	\$ 715	measured at 3.0' AGL
165	GO	29			0.75	0.4	0.5	14.5	\$ 5,342	multiple stems (2) below DBH
166	GO	17			0.75	0.4	0.5	8.5	\$ 1,895	
167	GO	14			0.75	0.4	0.5	7.0	\$ 1,315	
168	GO	10			0.75	0.4	0.5	5.0	\$ 715	
169	GO	7			0.75	0.4	0.5	3.5	\$ 397	
170	GO	23			0.75	0.4	0.5	11.5	\$ 3,394	multiple stems (2) below DBH
171	GO	6			0.75	0.4	0.5	3.0	\$ 316	
172	GO	6			0.75	0.4	0.5	3.0	\$ 316	
173	GO	6.5			0.75	0.4	0.5	3.3	\$ 355	
174	GO				0.75	0.4	0	0.0	\$ -	<6" DBH
175	GO	12			0.75	0.4	0.5	6.0	\$ 990	
176	GO	7			0.75	0.4	0.5	3.5	\$ 397	
177	GO	7			0.75	0.4	0.5	3.5	\$ 397	
178	HAW	6.5			0.7	0.4	0.5	3.3	\$ 340	
179	HAW				0.7	0.4	0	0.0	\$ -	<6" DBH
180	HAW	8			0.7	0.4	0.5	4.0	\$ 467	measured at 3.0' AGL
181	GO	10			0.75	0.4	0.5	5.0	\$ 715	
182	GO	9			0.75	0.4	0.5	4.5	\$ 597	
183	GO	9			0.75	0.4	0.5	4.5	\$ 597	
184	GO	6			0.75	0.4	0.5	3.0	\$ 316	
185	GO	19			0.75	0.4	0.5	9.5	\$ 2,345	multiple stems (2) below DBH
								</		

ANTHOLOGY
PRELIMINARY LANDSCAPE PLANS



■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

pcs group inc. www.pcsgruopco.com
#3, B-180 Independence plaza
1007 16th street, denver, co 80265
t 303.531.4905, f 303.531.4908

■ Engineering ■

CVL
CONSULTANTS

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

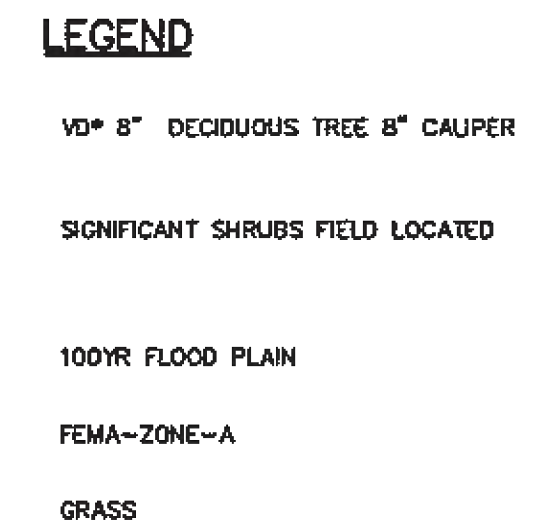
Drawn by:	BEM
Checked by:	JP
Submittal Date:	10.30.2020
Know what's below. Call before you dig.	05.13.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

■ Sheet Name ■
TREE PRESERVATION
PLAN

■ Sheet Number ■
L0.7

ANTHOLOGY

PRELIMINARY LANDSCAPE PLANS

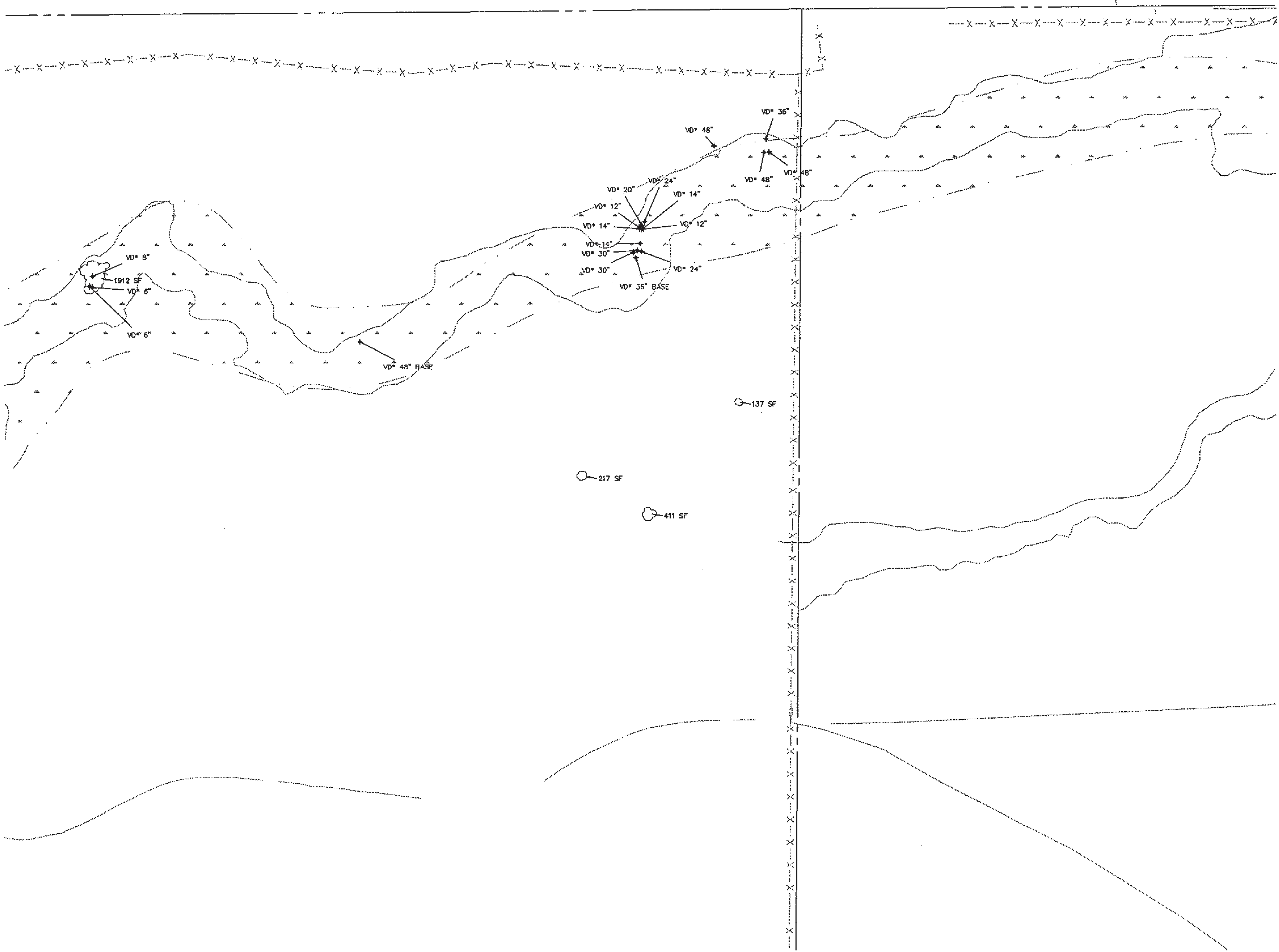


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

0.8

ANTHOLOGY
PRELIMINARY LANDSCAPE PLANS

AREA-TS02



LEGEND

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



SCALE: 1" = 200'
ORIGINAL GRAPHIC SCALE

■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver, co 80265
t 303.531.4905, f 303.531.4908

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

Drawn by:	BEM
Checked by:	JP
Submittal	10.30.2020
Date:	05.13.2021
Know what's below. Call before you dig.	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

■ Sheet Name ■
TREE PRESERVATION
PLAN

■ Sheet Number ■
L0.9

ANTHOLOGY
PRELIMINARY LANDSCAPE PLANS

AREA-TS03



ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■
people creating spaces
pcs group inc. www.pcsgruppco.com
#3, B-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, 1.303.531.4908

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

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below.
Call before you dig.
811
10.13.2021
07.23.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
TREE PRESERVATION
PLAN

■ Sheet Number ■
L0.10

ANTHOLOGY
PRELIMINARY LANDSCAPE PLANS

AREA-TS04



ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver co 80265
t 303.531.4905 . f 303.531.4908

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

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below.
Call before you dig.
811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
TREE PRESERVATION
PLAN

■ Sheet Number ■
L0.11

ANTHOLOGY

PRELIMINARY LANDSCAPE PLANS

AREA-TS05



LEGEND

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

 SIGNIFICANT SHRUBS FIELD LOCATED

 100YR FLOOD PLAIN

 FEMA-ZONE-A

 GRASS

N

SCALE: 1" = 200'
ORIGINAL GRAPHIC SCALE

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street, denver, co 80265
t 303.531.4905 f 303.531.4908

■ Engineering ■

CVL
CONSULTANTS

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021

Know what's below.
Call before you dig.

10.13.2021
07.23.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
TREE PRESERVATION
PLAN

■ Sheet Number ■
L0.12

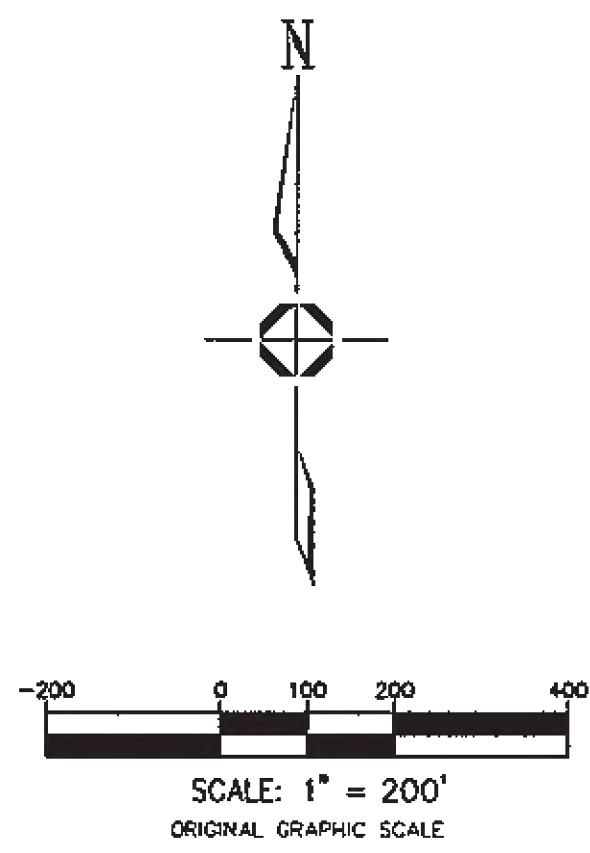
ANTHOLOGY
PRELIMINARY LANDSCAPE PLANS

AREA-TS06



LEGEND

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



ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

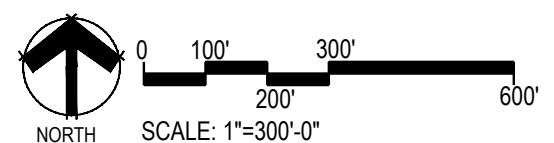
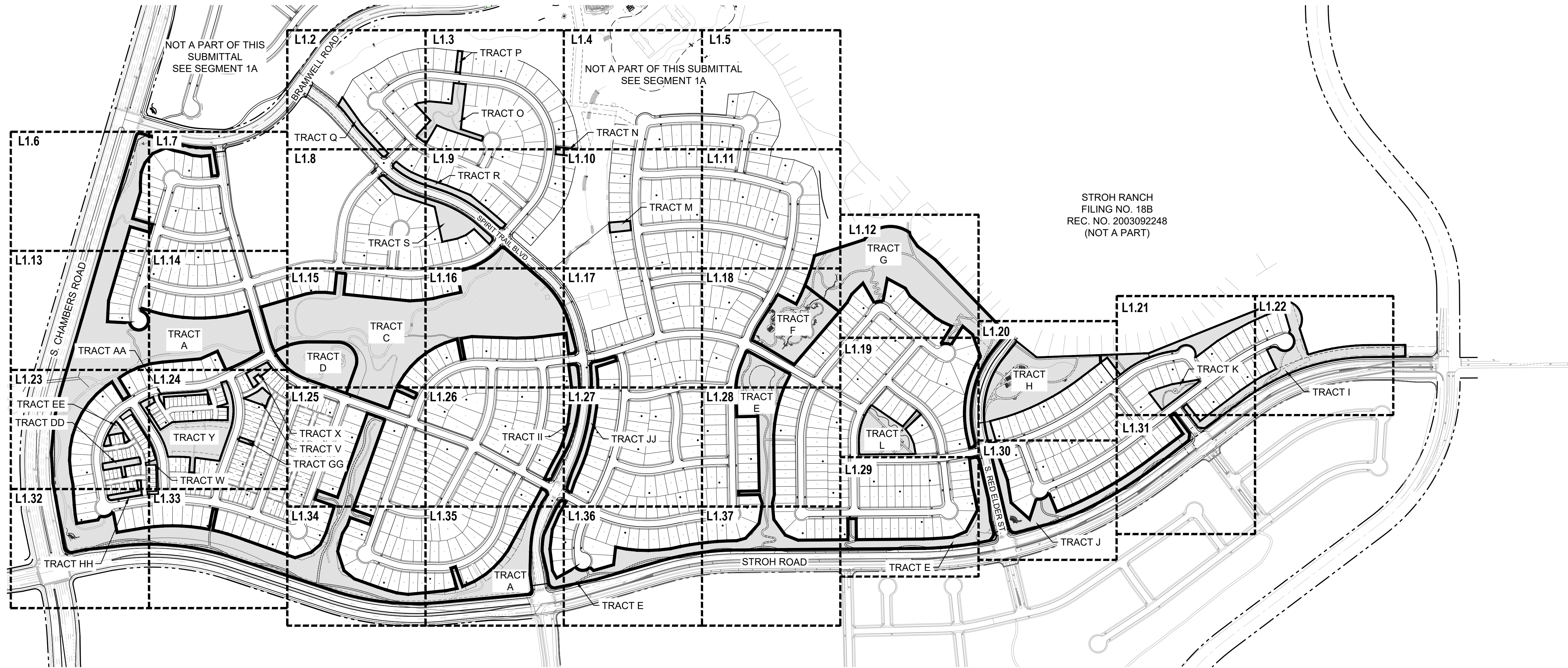
■ Land Planning ■
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, 1.303.531.4908

■ Engineering ■
C.V.L. CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below. Call before you dig.
811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
TREE PRESERVATION
PLAN

■ Sheet Number ■
L0.13



■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



pcs group inc. www.pcsgroupco.com
#3, 8180 Independence plaza
1007 16th street, denver, co 80265
t 303.531.4903 f 303.531.4908

■ Engineering ■



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

ANTHOLOGY-SEGMENTS 1B &1C

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by:	BEM
Checked by:	JF
Submittal	10.30.2020
Date:	05.13.2021
Know what's below: Call before you dig.	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

■ Sheet Name ■
OVERALL
KEYMAP
W/ TRACTS

■ Sheet Number ■

L0.14



LEGEND

10' WIDE CONCRETE COMMUNITY TRAIL
10' WIDE CONCRETE LOCAL TRAIL
8' WIDE CONCRETE ARAPAHOE CANAL TRAIL & 8' WIDE CONNECTOR TRAILS
5' WIDE NATURAL SURFACE TRAIL W/ CARRIAGE STEPS
5' WIDE CONCRETE TRAIL
2' WIDE SINGLE TRACK BIKE/NATURAL TRAIL

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

■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■
people creating spaces
pcs group inc. www.pcsgruopco.com
#3, 8-180 Independence plaza
1007 16th street, denver co 80265
t 303.531.4905 f 303.531.4908

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

ANTHOLOGY-SEGMENTS 1B &1C
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below. Call before you dig.
811
10.13.2021
07.23.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
TRAILS MASTER PLAN

■ Sheet Number ■
L1.0

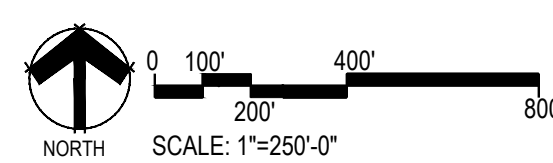


LEGEND

OPEN RAIL FENCE

NOTES:

- 1. FENCING FOR THE TOWNHOME LOTS WILL BE DETERMINED WITH THE SITE PLAN.
- 2. FENCING FOR THE ALLEY-LOADED DUPLEX LOTS WILL BE DETERMINED WITH THE FINAL PLAT.



■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgruopco.com
#3, B-180 Independence plaza
1007 16th street, denver co 80265
1 303.531.4905 1 303.531.4908

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B &1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 05.13.2021
Know what's below. Call before you dig.

07.23.2021
10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
MASTER STREET
TREE & FENCING
PLAN

■ Sheet Number ■
L1.1

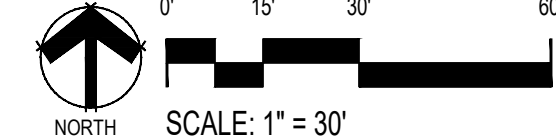
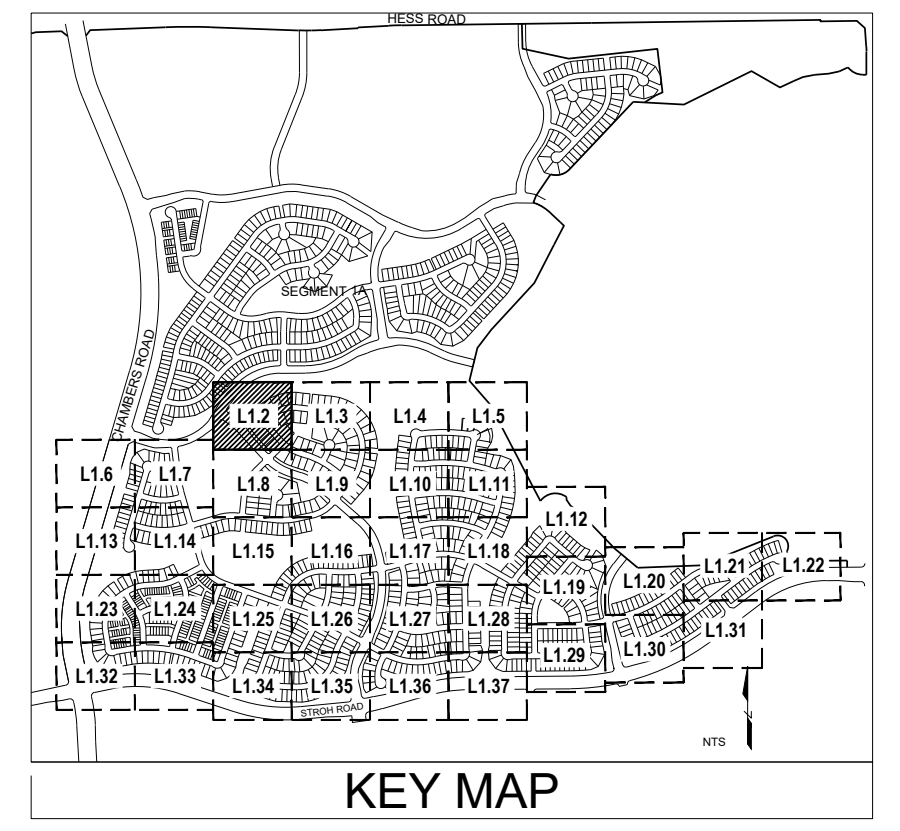
Y:\ANTHOLGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B&1C
Friday, August 28, 2020



LEGEND	
GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

- OPEN RAIL FENCE
- EXISTING TREES

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



■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

pcs group inc. www.pcsigrouppco.com
#3, 8-180 Independence plaza
1007 16th street - denver co 80265
1.303.531.4905 1.303.531.4908

■ Engineering ■

CVL
CONSULTANTS

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below. Call before you dig. 811 10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.2

ANATOMY-SEGMENTS IB & IC
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

own by: BEM

checked by: JP

omitted

re:

What's below.

before you dig.

01.30.2020

05.13.2021

07.23.2021

10.13.2021

11.22.2021

01.05.2022

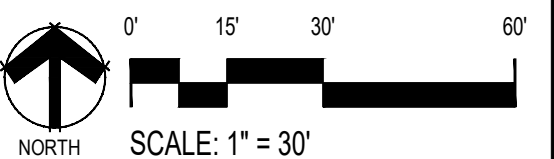
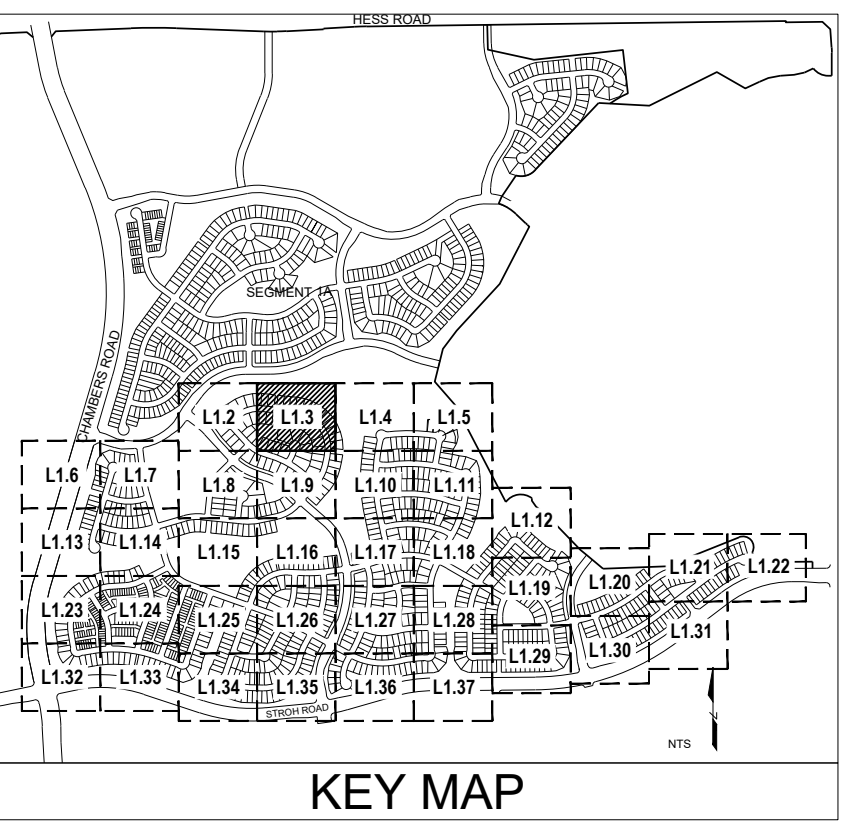
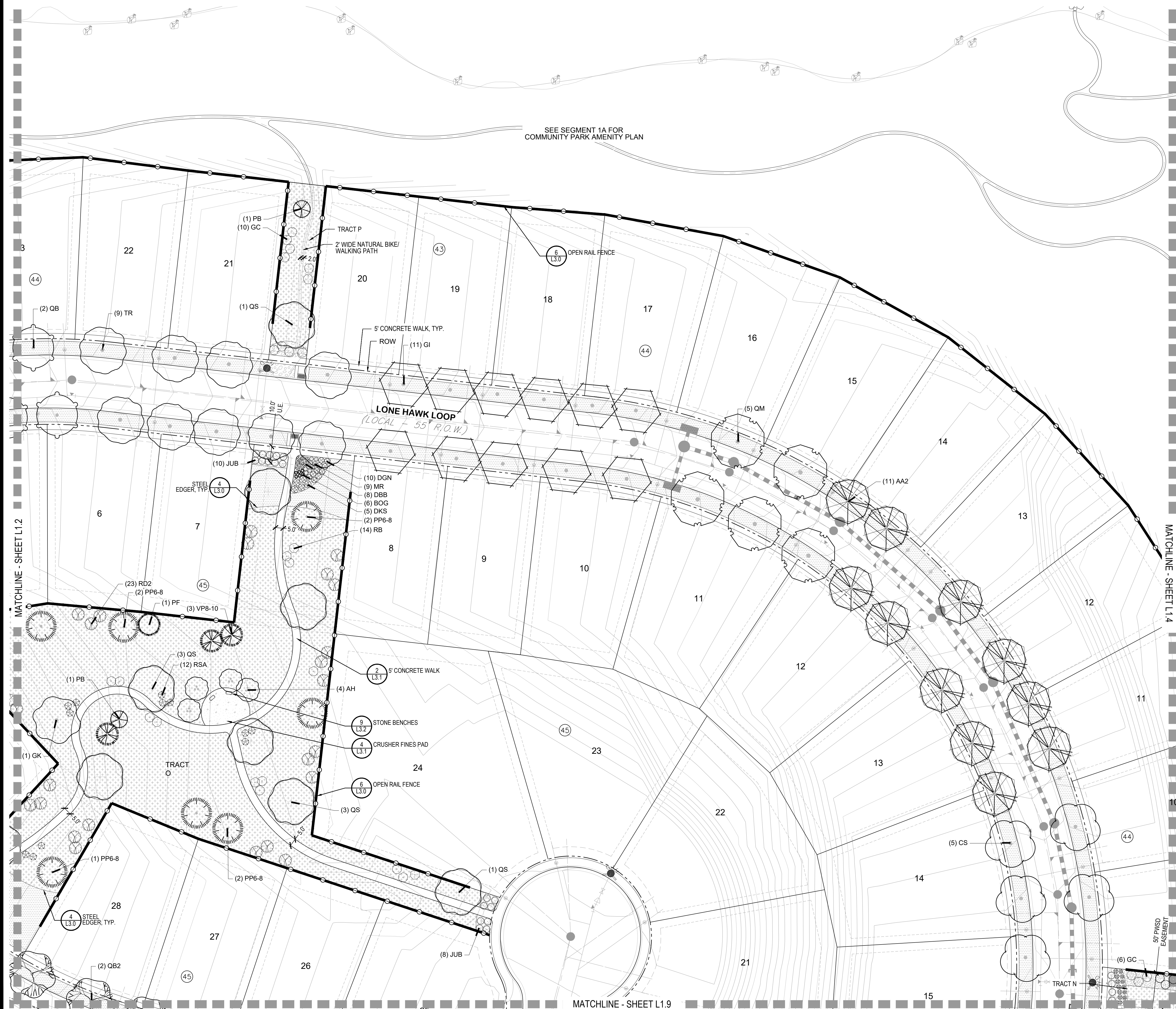
01.21.2022



Sheet Name ■
LANDSCAPE PLAN

Sheet Number ■

1.3



Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.CDWG



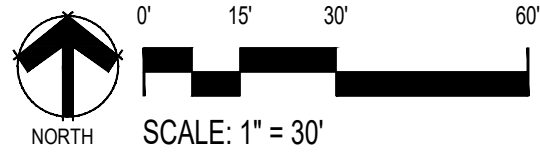
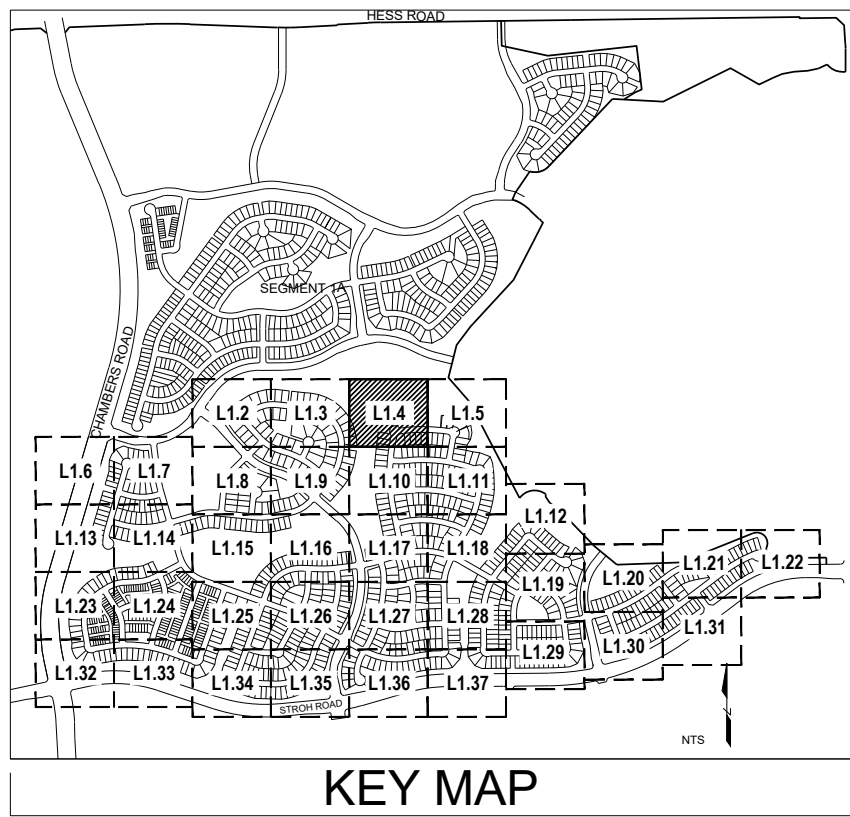
LEGEND

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

	OPEN RAIL FENCE
	EXISTING TREES

NOTES:

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



ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

pcs group inc. www.pcsgruppco.com
#3 S-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905 / 1.303.531.4908

■ Engineering ■

CVL
CONSULTANTS

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

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021

Know what's below.
Call before you dig.

811

10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.4

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
 Checked by: JP
 Submittal Date: 10.30.2020
 05.13.2021
 07.23.2021
 10.13.2021
 11.22.2021
 01.05.2022
 01.21.2022

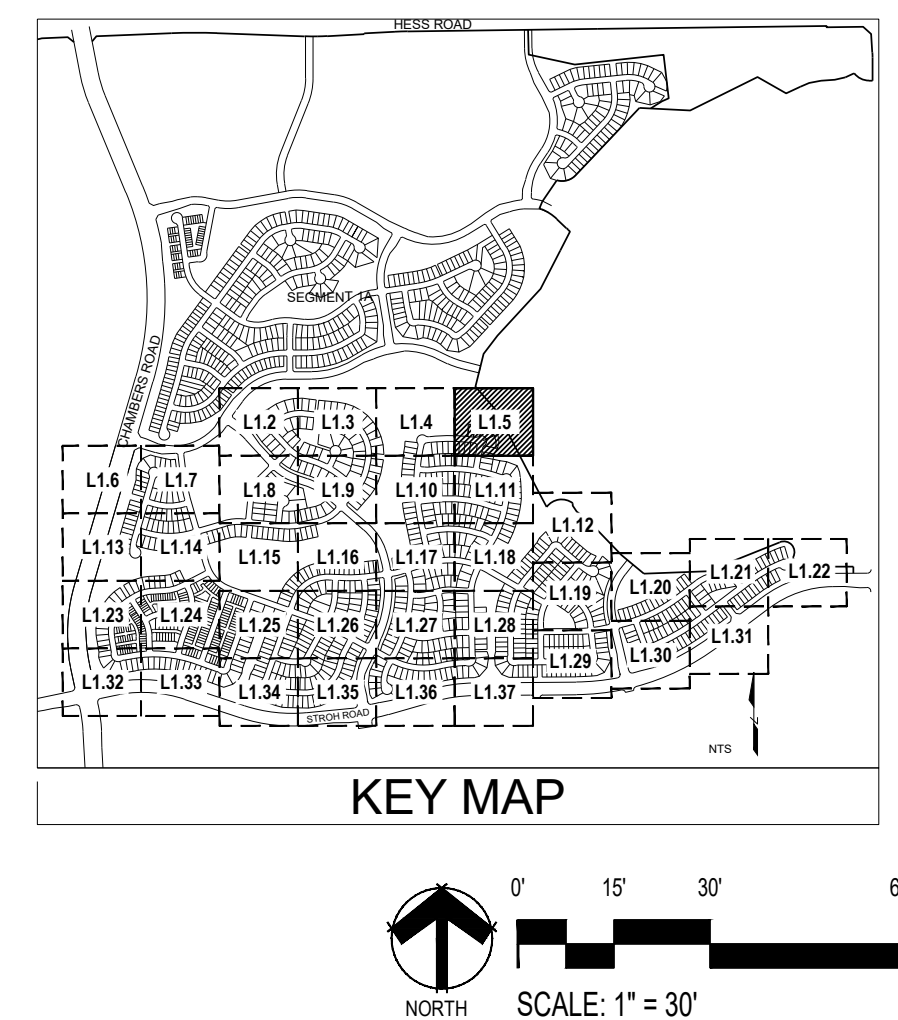
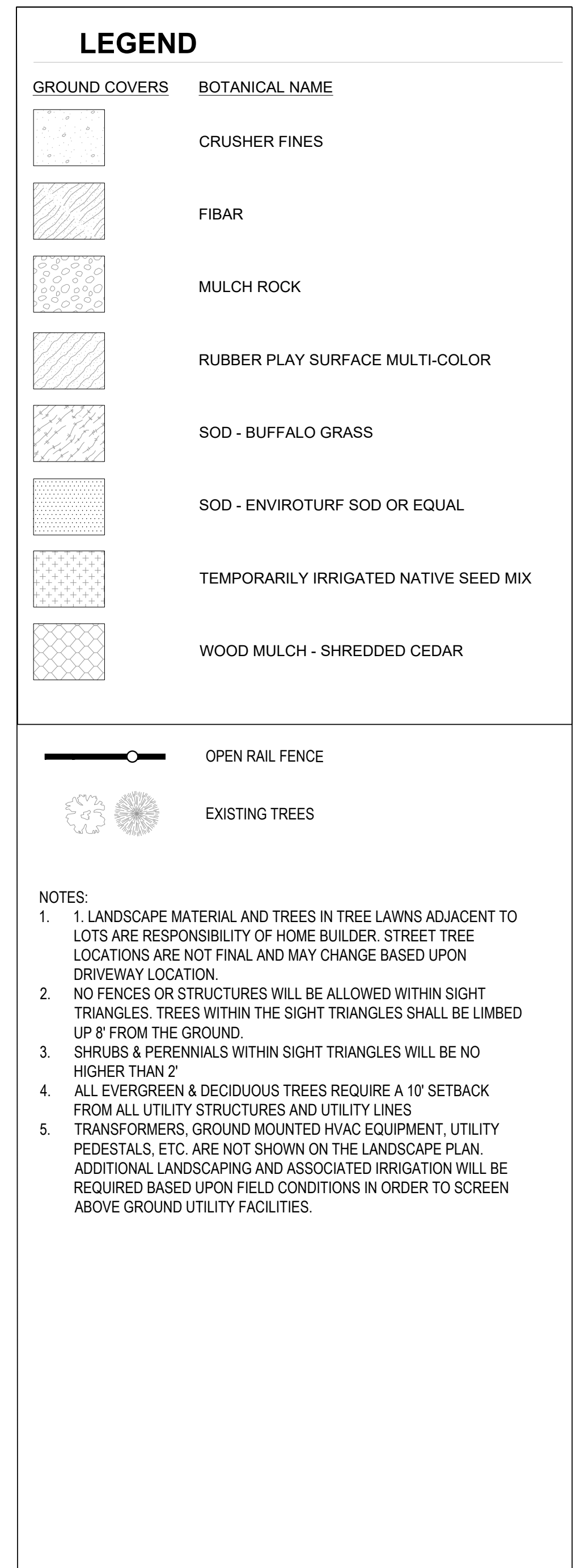
Know what's below.
 Call before you dig.

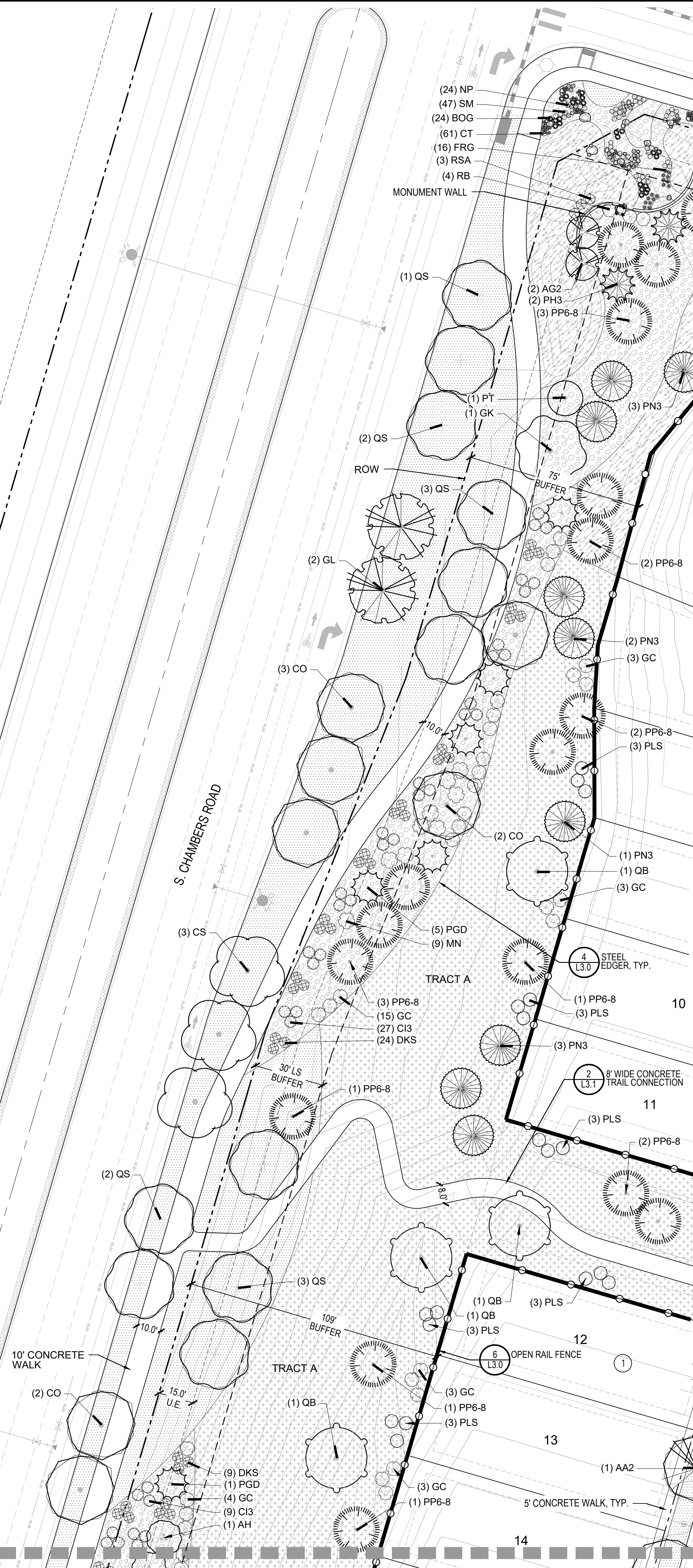
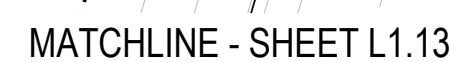
811



LANDSCAPE PLAN

1.5

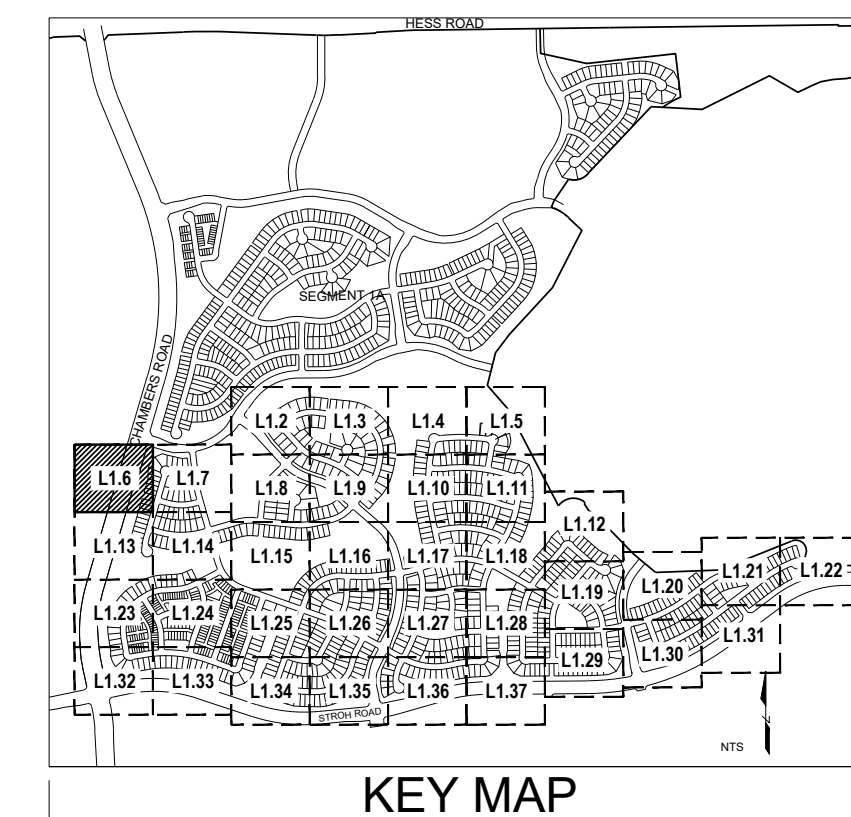




GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDDED CEDAR

NOTES:

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



E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



■ Engineering ■



ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: _____
 Checked by: _____
 Submittal
 Date: _____
 10.30.2020

 05.13.2021

 07.23.2021

 10.13.2021

 11.22.2021

 01.05.2022

 01.21.2022

■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.6

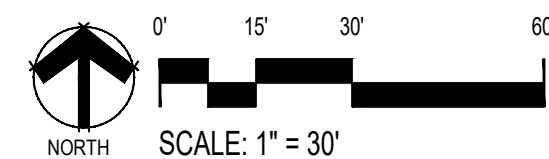
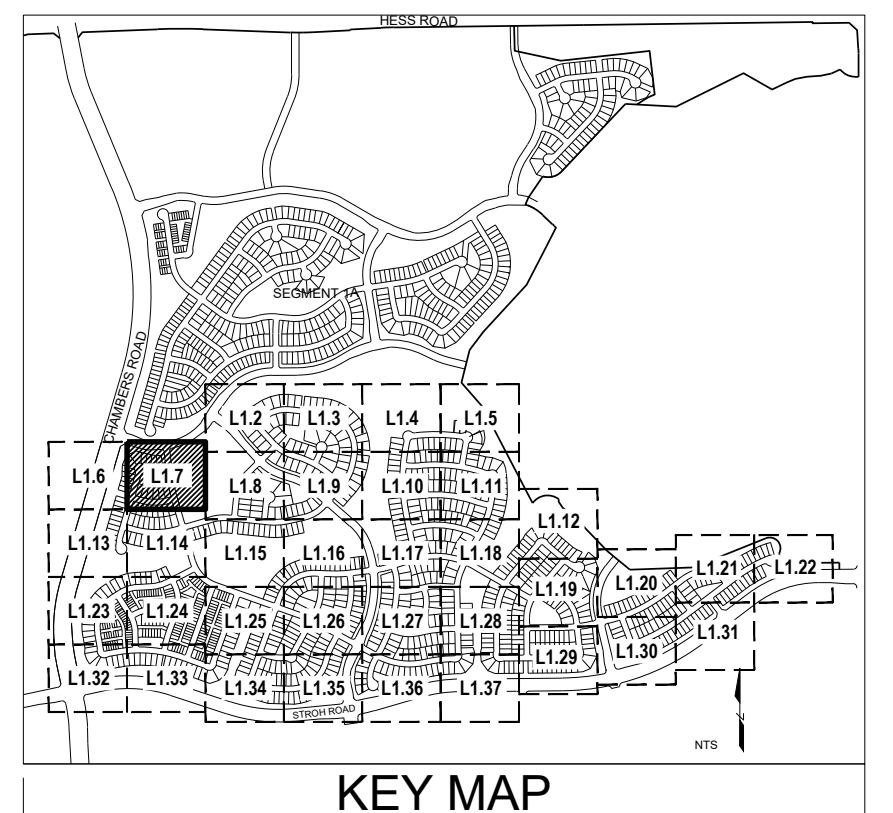
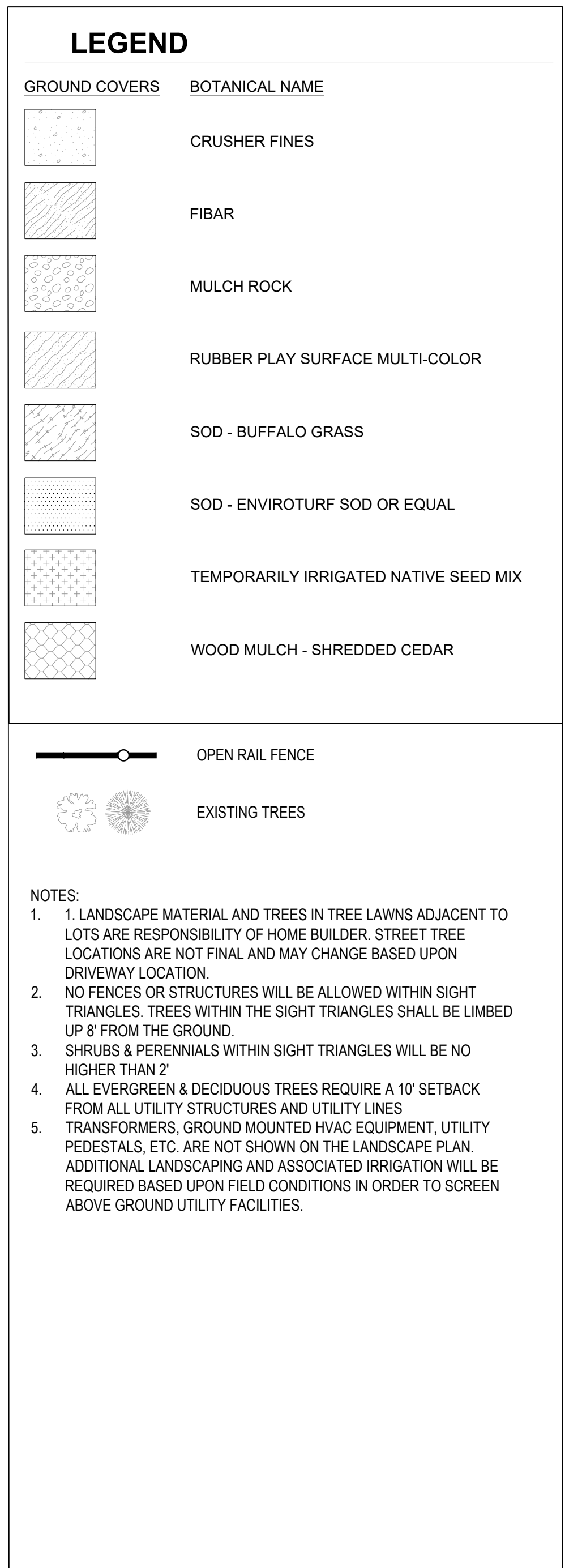
ANATOMY-SEGMENT IS IB & IC

PRELIMINARY LANDSCAPE PLANS

own by:	BEM
checked by:	JP
omitted	
re:	10.30.2020
	05.13.2021
What's below.	
before you dig.	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

LANDSCAPE PLAN

L1.7



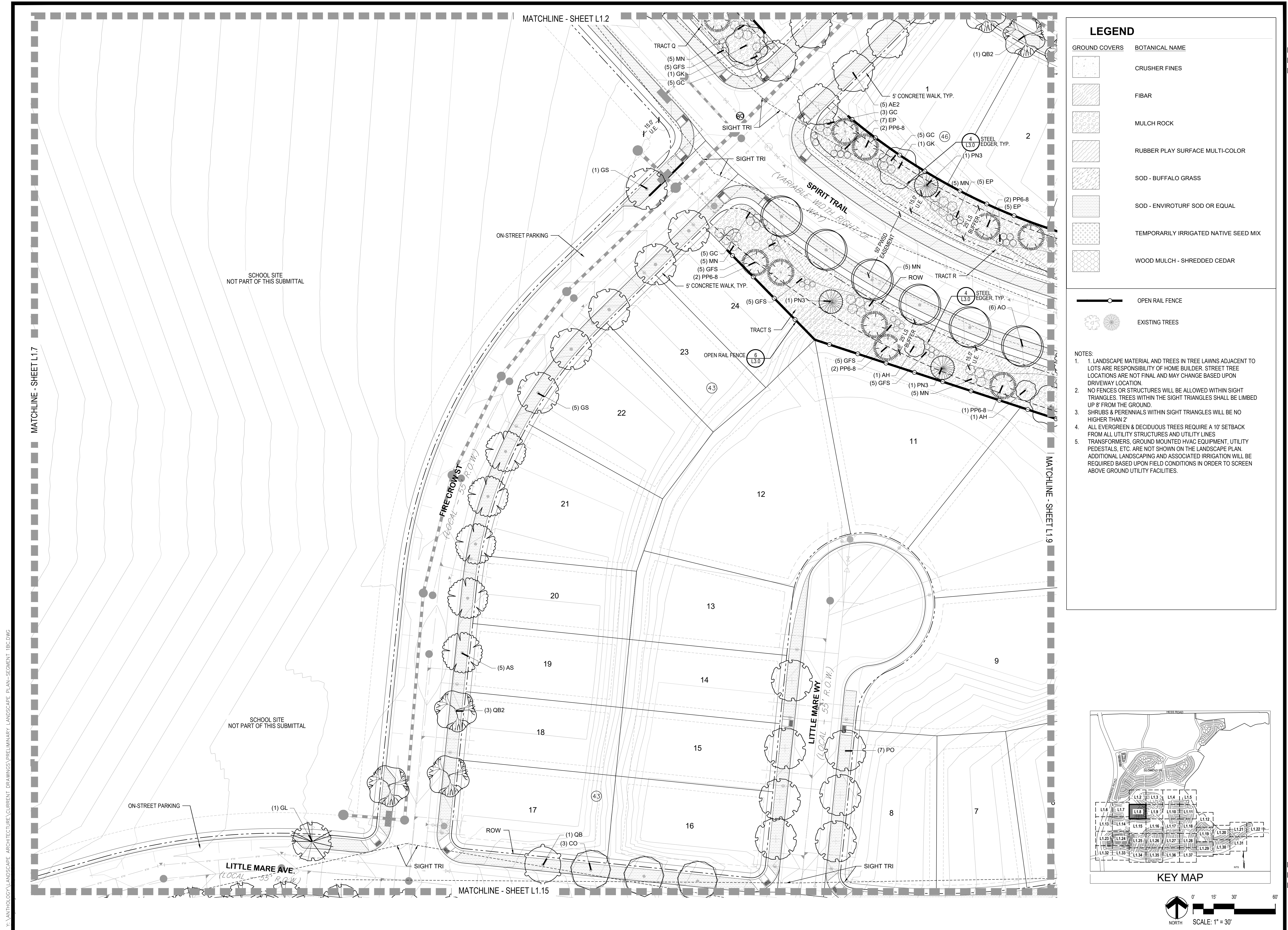
ANATOMY-SEGMENTED IB & IC

PRELIMINARY LANDSCAPE PLANS

own by:	BEM
checked by:	JP
omitted	
re:	10.30.2020
	05.13.2021
what's below.	
before you dig.	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

LANDSCAPE PLAN

1.8



ANTHLOGY-SEGMENT IS IB & IC
PARKER, COLORADO

0
3
i
-
1
3
6
0
4
3
i
3
3
3
3
i
1
3

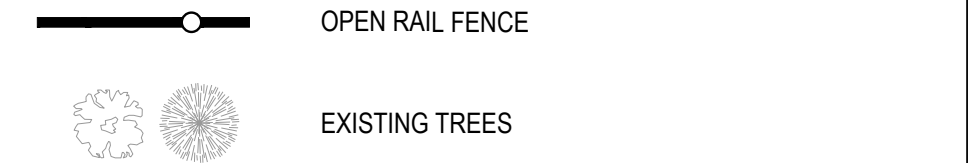
wn by: BEM
 icked by: JP
 omittal
 e: 10.30.2020
05.13.2021
 hat's below.
 efore you dig. 07.23.2021
311 10.13.2021
11.22.2021
 01.05.2022
01.21.2022

■ Sheet Name ■

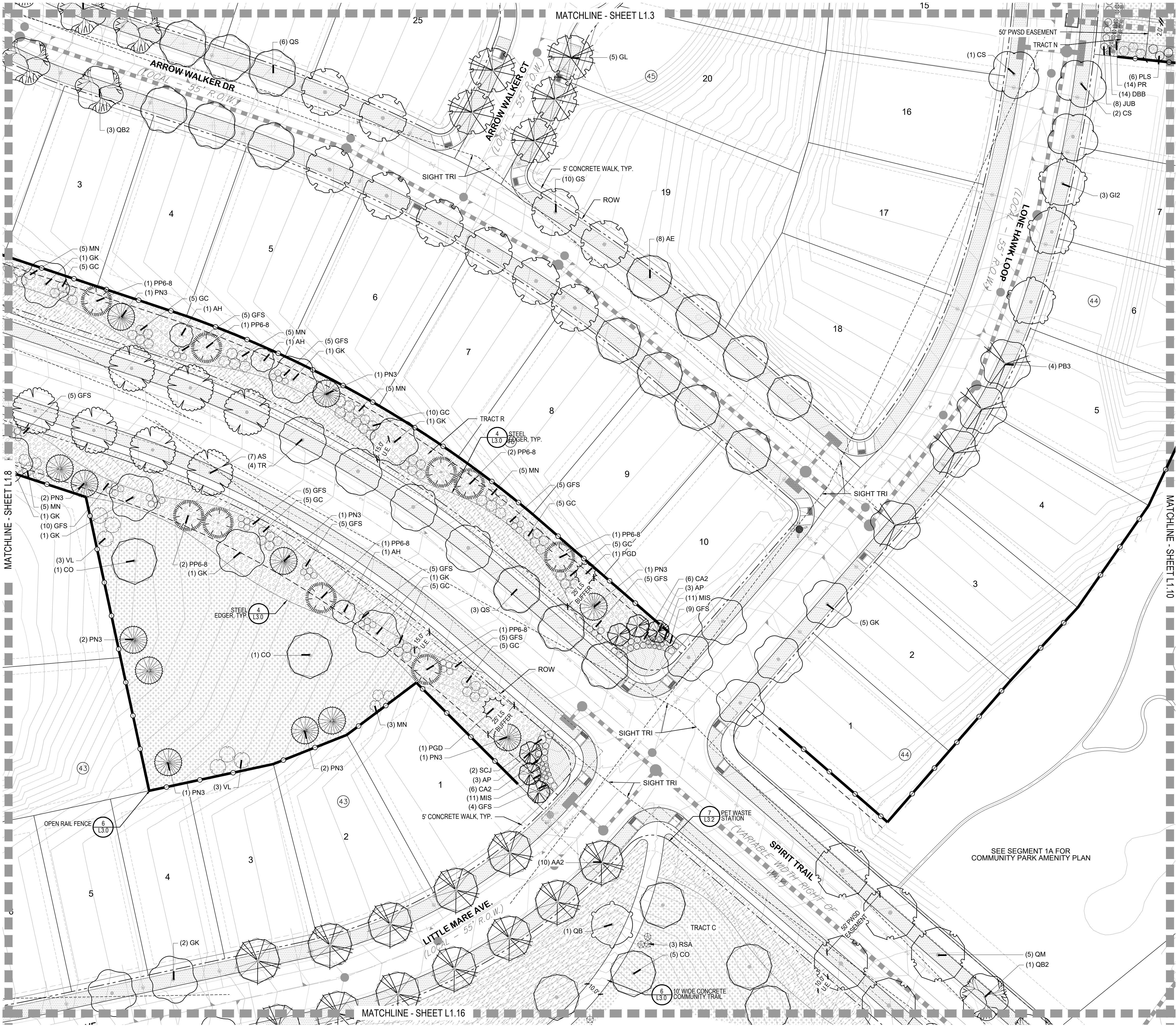
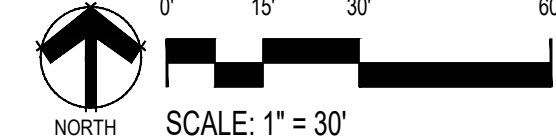
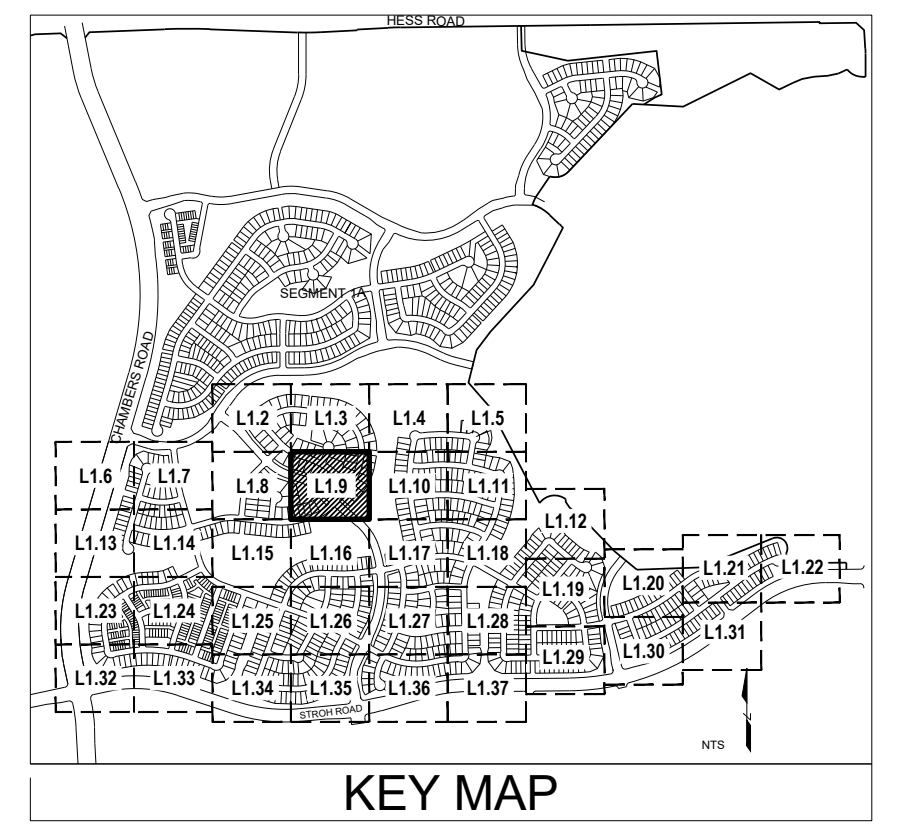
LANDSCAPE PLAN

■ Sheet Number ■

1.9



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



Y:\ANTHOLGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.CDWG



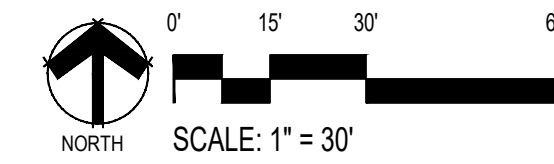
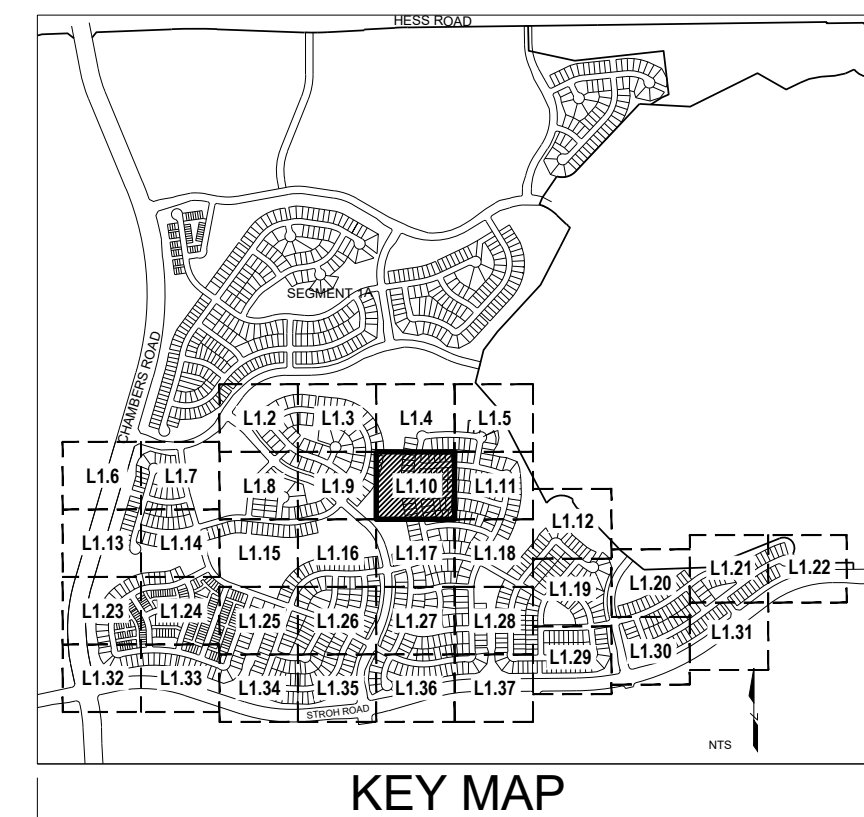
LEGEND

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

	OPEN RAIL FENCE
	EXISTING TREES

NOTES:

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



■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

pcs group inc. www.pcsgruppco.com
#3, 8-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905, 1.303.531.4908

■ Engineering ■

CVL
CONSULTANTS

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

ANTHOLGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021

Know what's below.
Call before you dig.

811

10.13.2021
11.22.2021
01.05.2022
01.21.2022

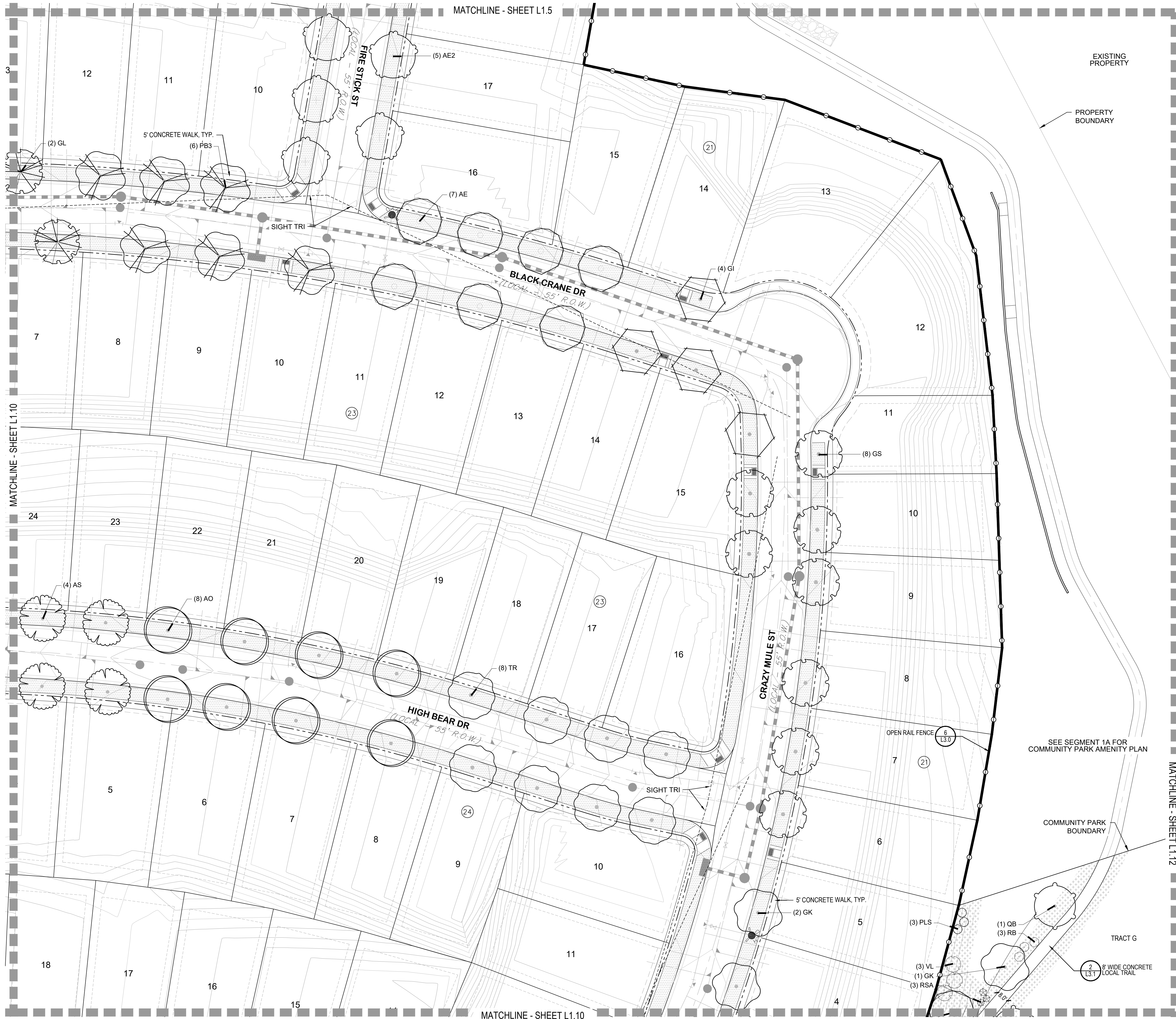
■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.10

X:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.DWG



LEGEND

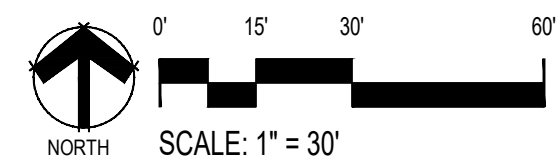
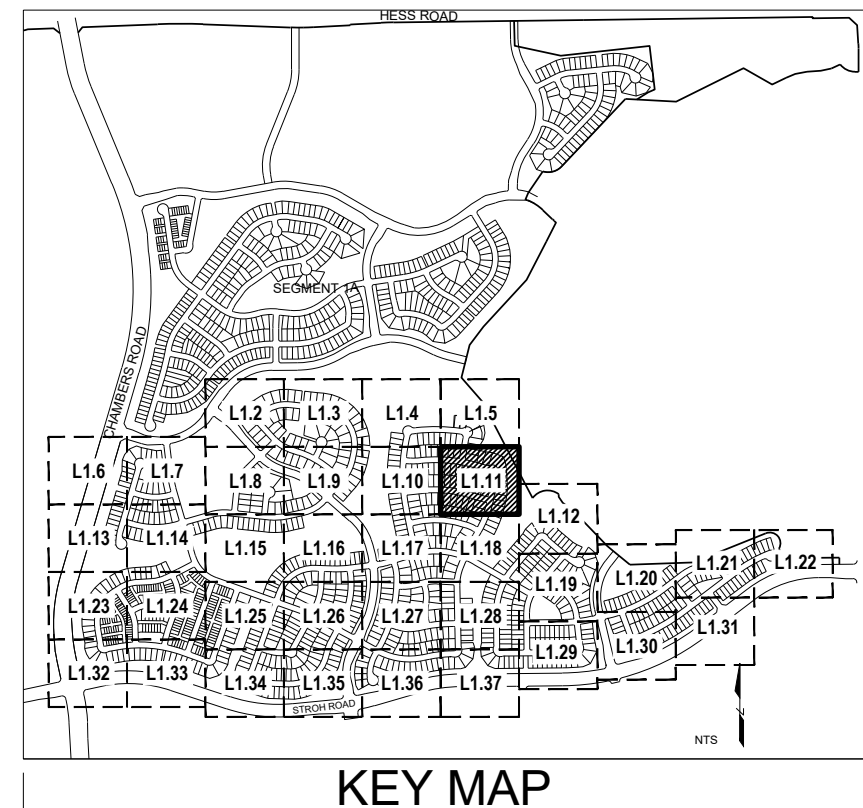
GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

OPEN RAIL FENCE

EXISTING TREES

NOTES:

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



■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgruppco.com
#3 8-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905 1.303.531.4908

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 05.13.2021
Know what's below. Call before you dig.

10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.11

ANATOMY-SEGMENTS IB & IC

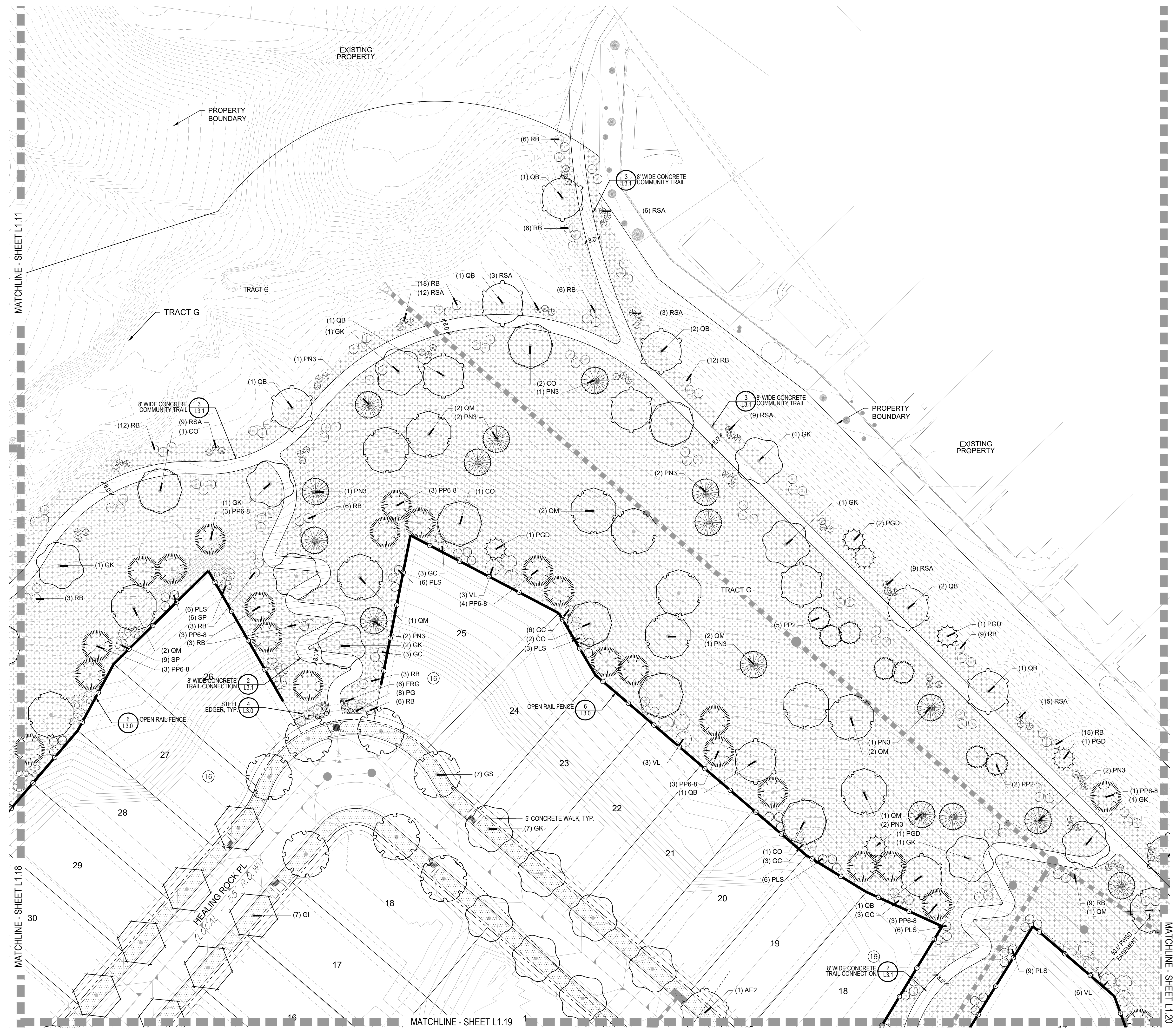
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

own by:	BEM
checked by:	JP
omitted	
re:	10.30.2020
	05.13.2021
what's below.	
before you dig.	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

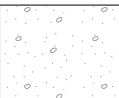
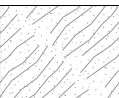
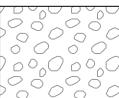
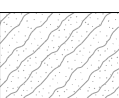
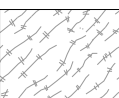
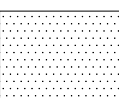
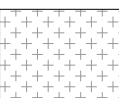
LANDSCAPE PLAN

1.12



\\lanthology\landscape_architecture\current_drawings\preliminary_landscape_plan-segment 18C.DWG
 2020, August 28, 2020

LEGEND

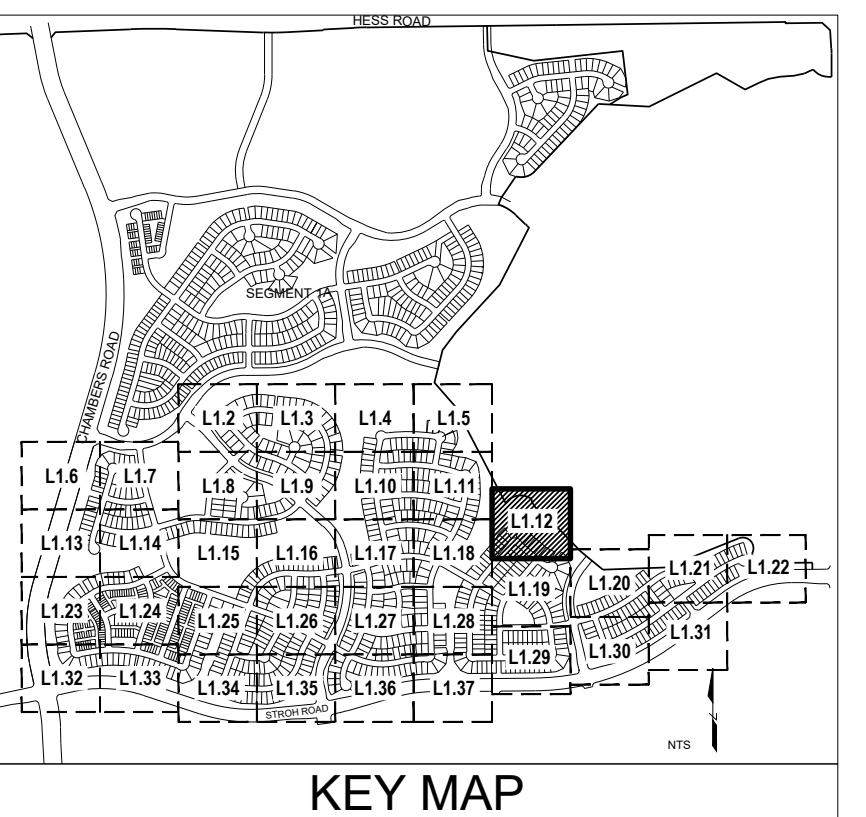
<u>GROUND COVERS</u>	<u>BOTANICAL NAME</u>
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

OPEN RAIL FENCE

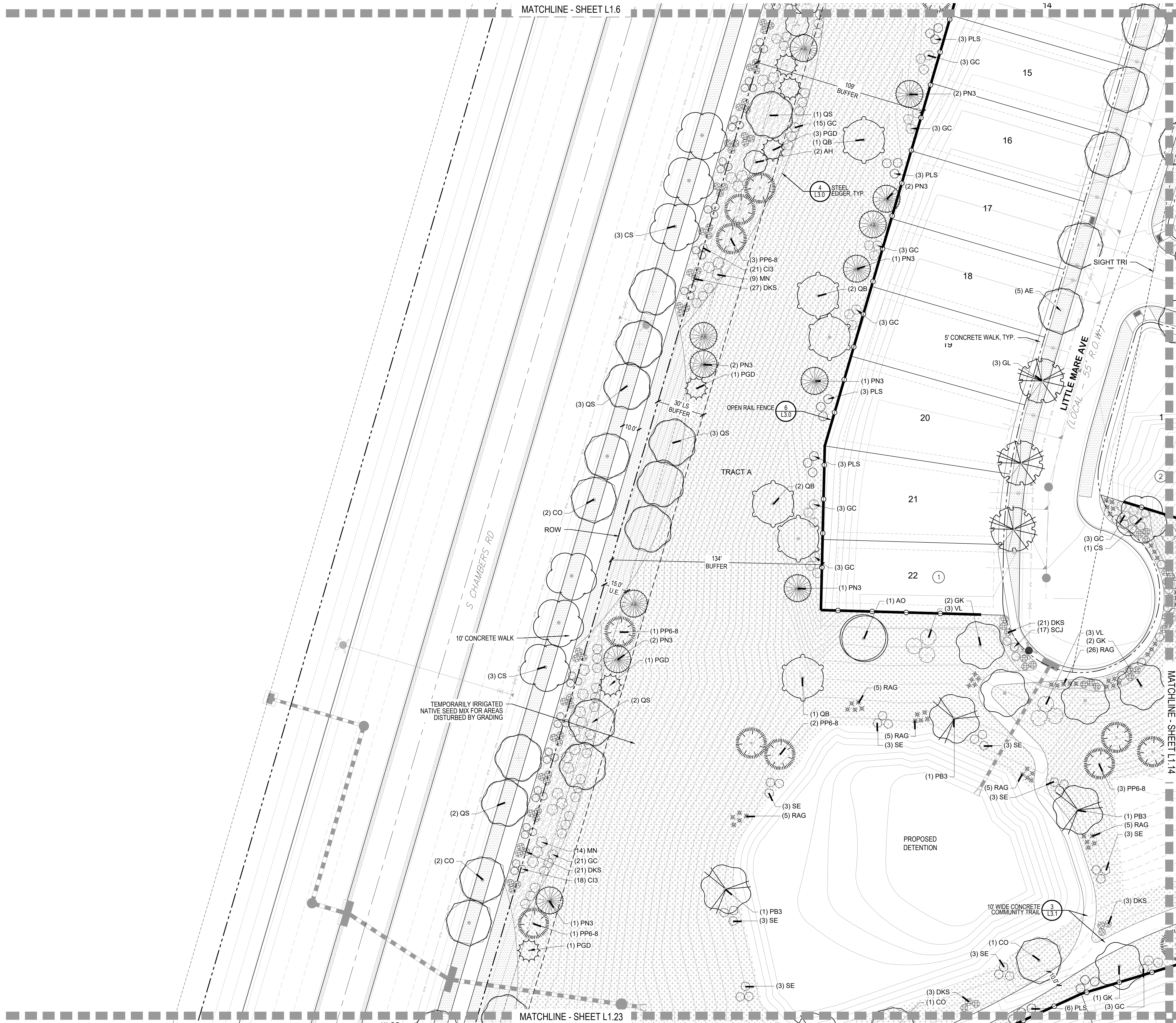
EXISTING TREES

NOTES:

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



Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.CDWG
Friday, August 28, 2020



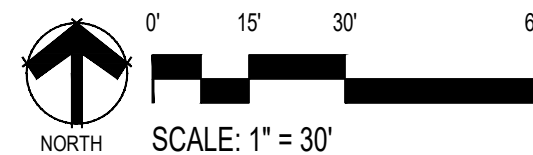
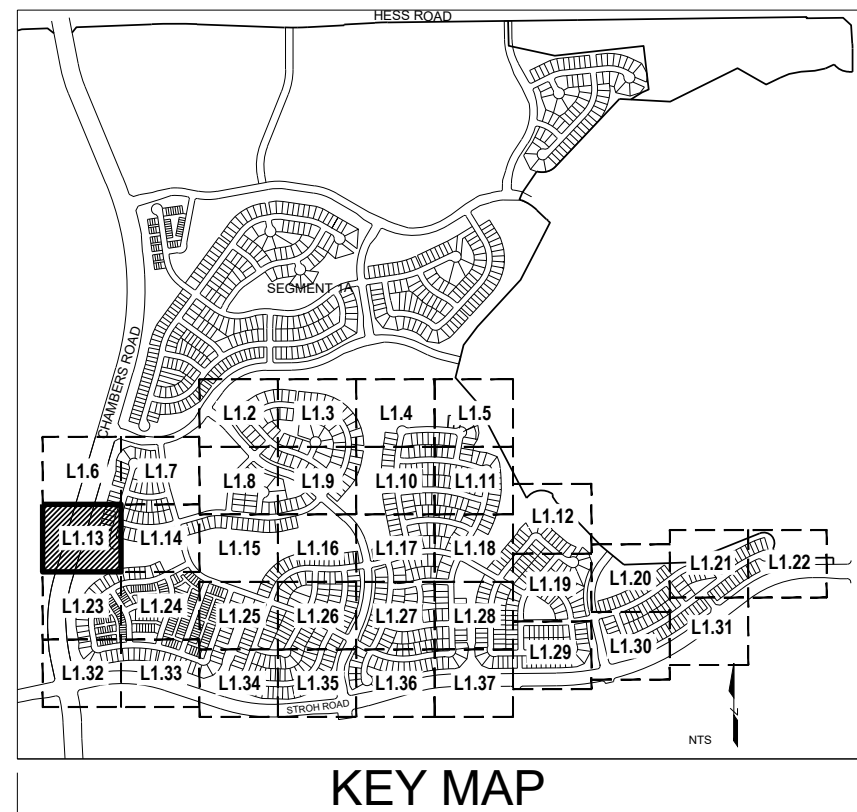
LEGEND

GROUND COVERS	BOTANICAL NAME
[Symbol]	CRUSHER FINES
[Symbol]	FIBAR
[Symbol]	MULCH ROCK
[Symbol]	RUBBER PLAY SURFACE MULTI-COLOR
[Symbol]	SOD - BUFFALO GRASS
[Symbol]	SOD - ENVIROTURF SOD OR EQUAL
[Symbol]	TEMPORARILY IRRIGATED NATIVE SEED MIX
[Symbol]	WOOD MULCH - SHREDDED CEDAR

[Symbol]	OPEN RAIL FENCE
[Symbol]	EXISTING TREES

NOTES:

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



ANTHOLOGY-SEGMENTS 1B & 1C

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

pcs group inc. www.pcsgroupco.com
#3 S-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905, 1.303.531.4908

■ Engineering ■

CVL
CONSULTANTS

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

Drawn by:	BEM
Checked by:	JP
Submittal	10.30.2020
Date:	05.13.2021
Know what's below. Call before you dig.	
811	
10.13.2021	
11.22.2021	
01.05.2022	
01.21.2022	

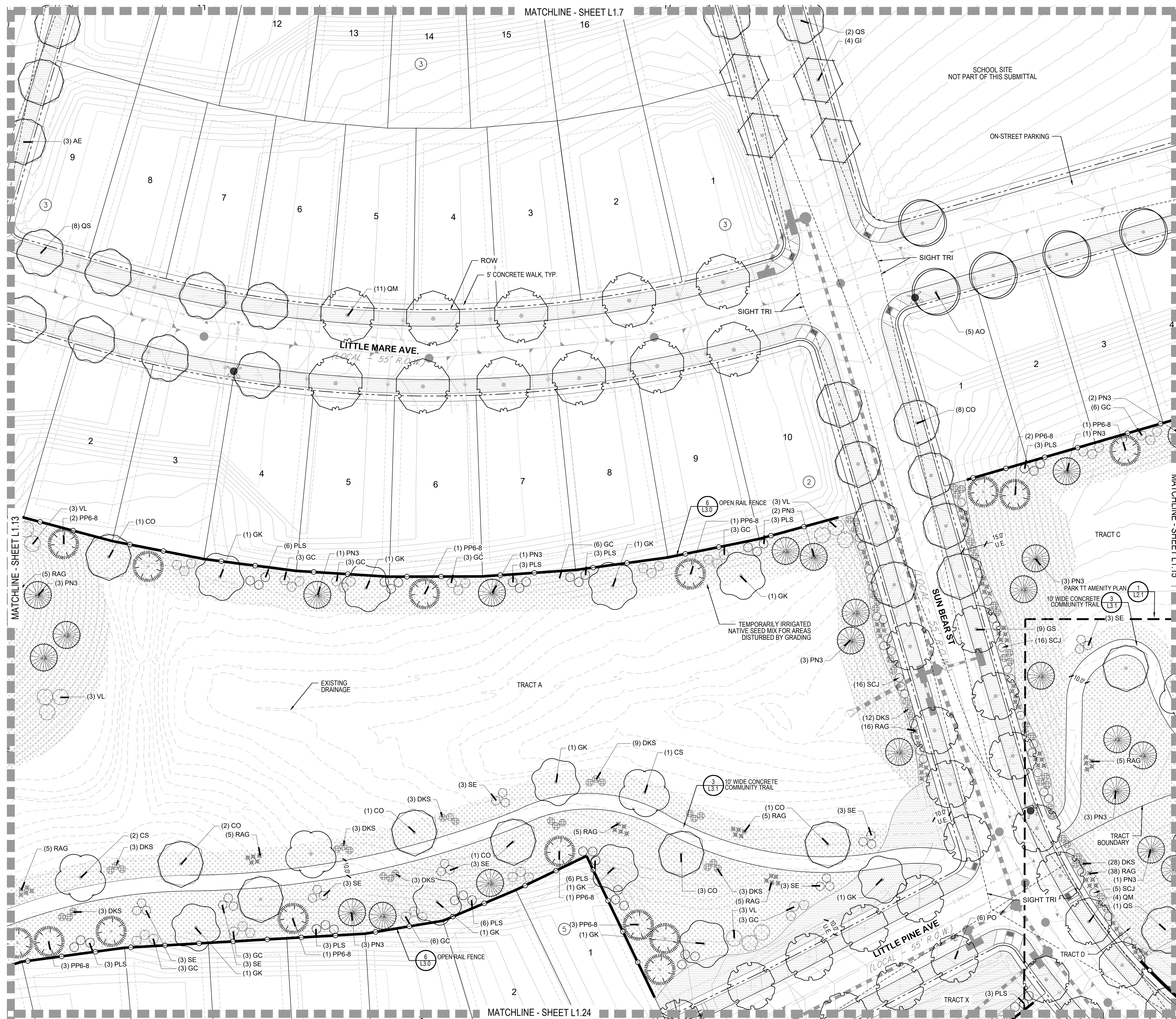
■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.13

Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.CWG
Friday, August 26, 2020



LEGEND

GROUND COVERS	BOTANICAL NAME
[Pattern]	CRUSHER FINES
[Pattern]	FIBAR
[Pattern]	MULCH ROCK
[Pattern]	RUBBER PLAY SURFACE MULTI-COLOR
[Pattern]	SOD - BUFFALO GRASS
[Pattern]	SOD - ENVIROTURF SOD OR EQUAL
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX
[Pattern]	WOOD MULCH - SHREDDED CEDAR

[Symbol]	OPEN RAIL FENCE
[Symbol]	EXISTING TREES

NOTES:

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



■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

pcs group inc. www.pcsgruopco.com
#3 8-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905 1.303.531.4908

■ Engineering ■

CVL
CONSULTANTS

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Know what's below.
Call before you dig.
811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

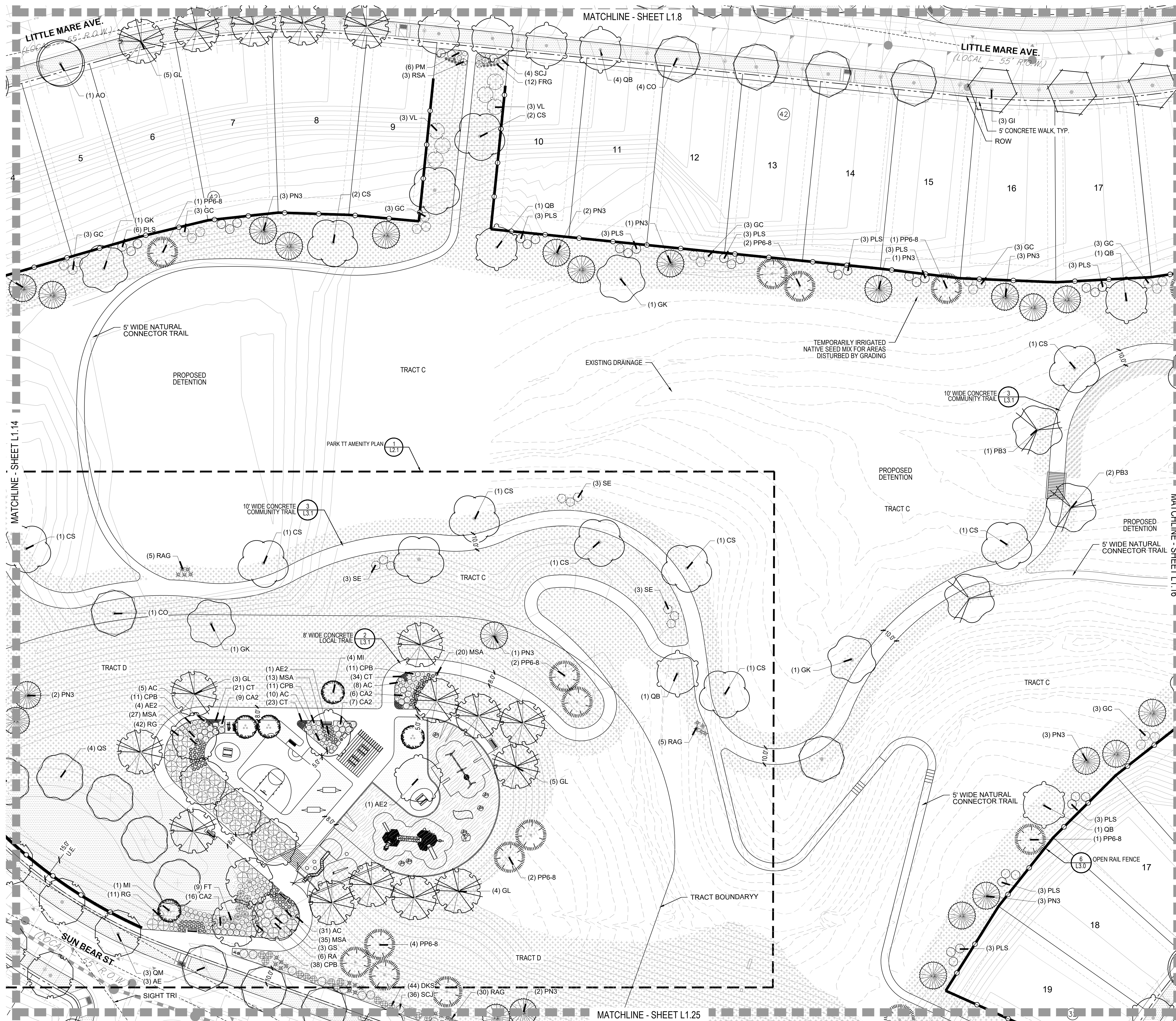
■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.14

Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.CDWG
Friday, August 28, 2020



LEGEND

GROUND COVERS

BOTANICAL NAME

CRUSHER FINES

FIBAR

MULCH ROCK

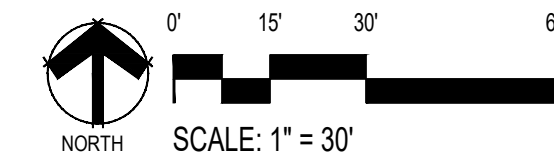
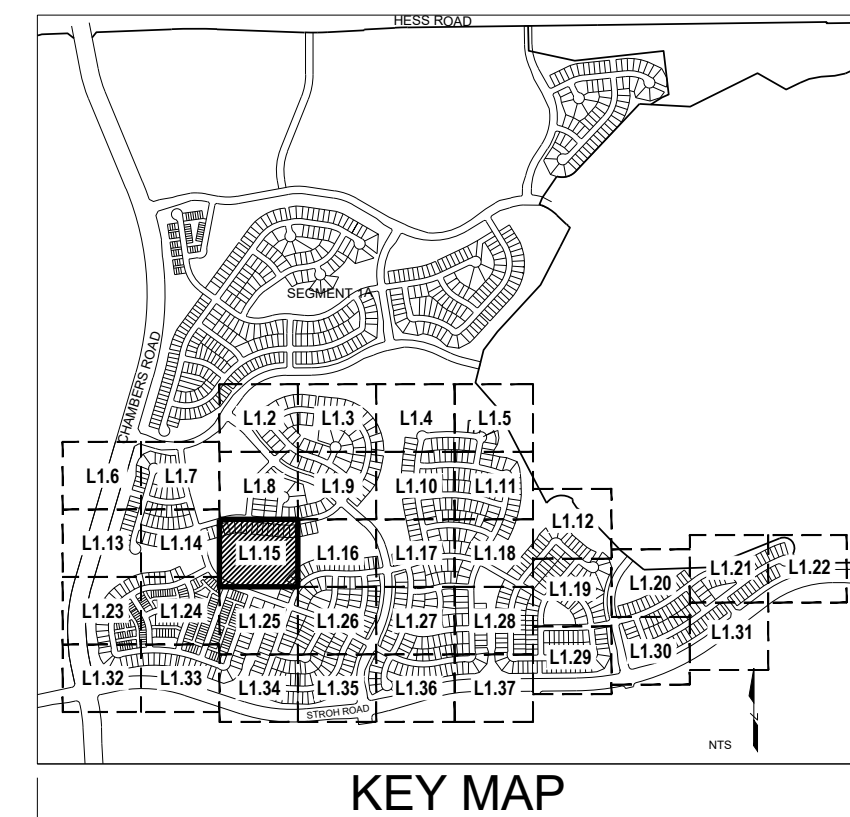
RUBBER PLAY SURFACE MULTI-COLOR

SOD - BUFFALO GRASS

SOD - ENVIROTURF SOD OR EQUAL

TEMPORARILY IRRIGATED NATIVE SEED MIX

WOOD MULCH - SHREDDED CEDAR

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

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905, 1.303.531.4908

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below.
Call before you dig.
811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.15

ANTHONY-SEGMENT 15 IB & IC
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

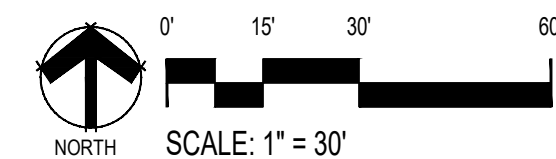
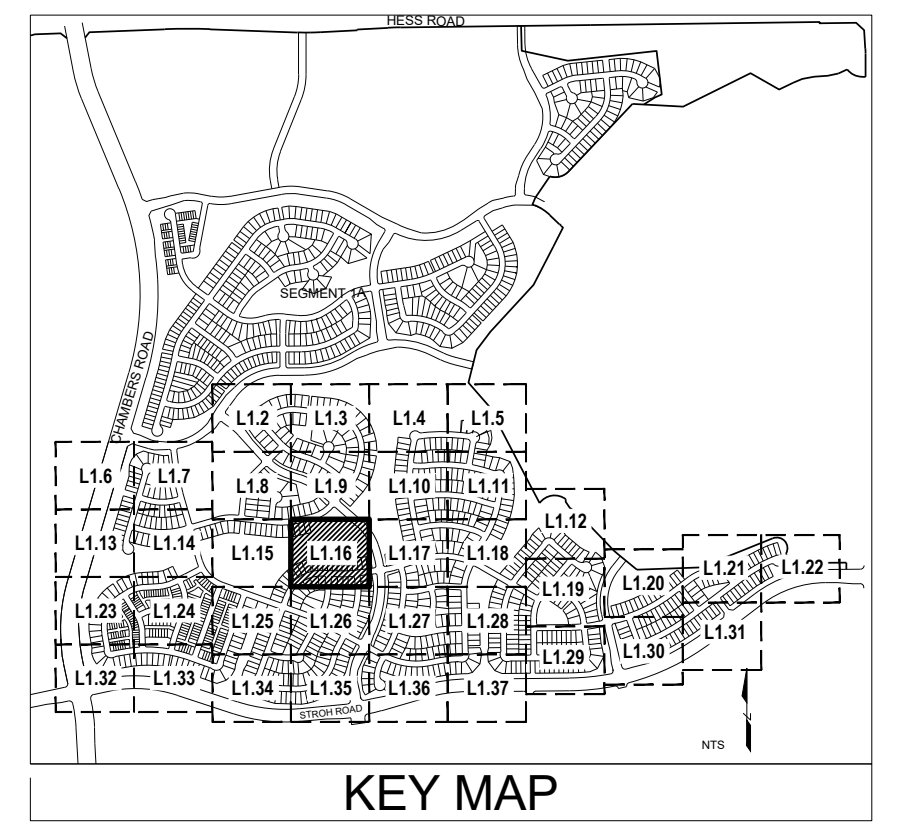
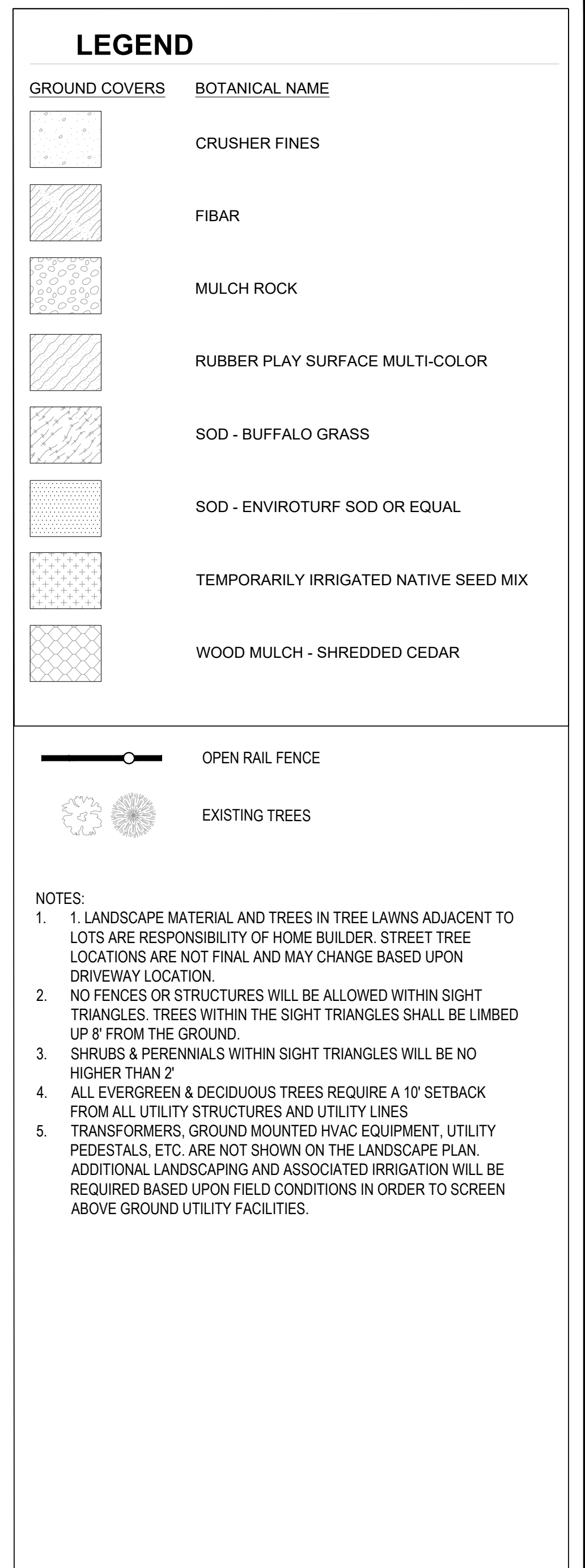
own by:	BEM
checked by:	JP
omitted	
re:	10.30.2020
	05.13.2021
What's below.	
before you dig.	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

■ Sheet Name ■

LANDSCAPE PLAN

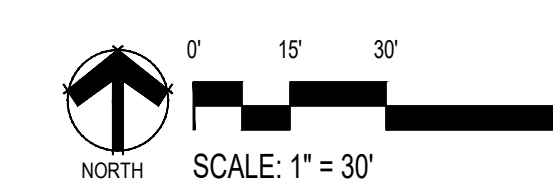
■ Sheet Number ■

L1.16



PRELIMINARY LANDSCAPE PLANS

L1.17



ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by:
 Checked by:
 Submittal
 Date:
 Know what's **below**.
 Call before you dig.

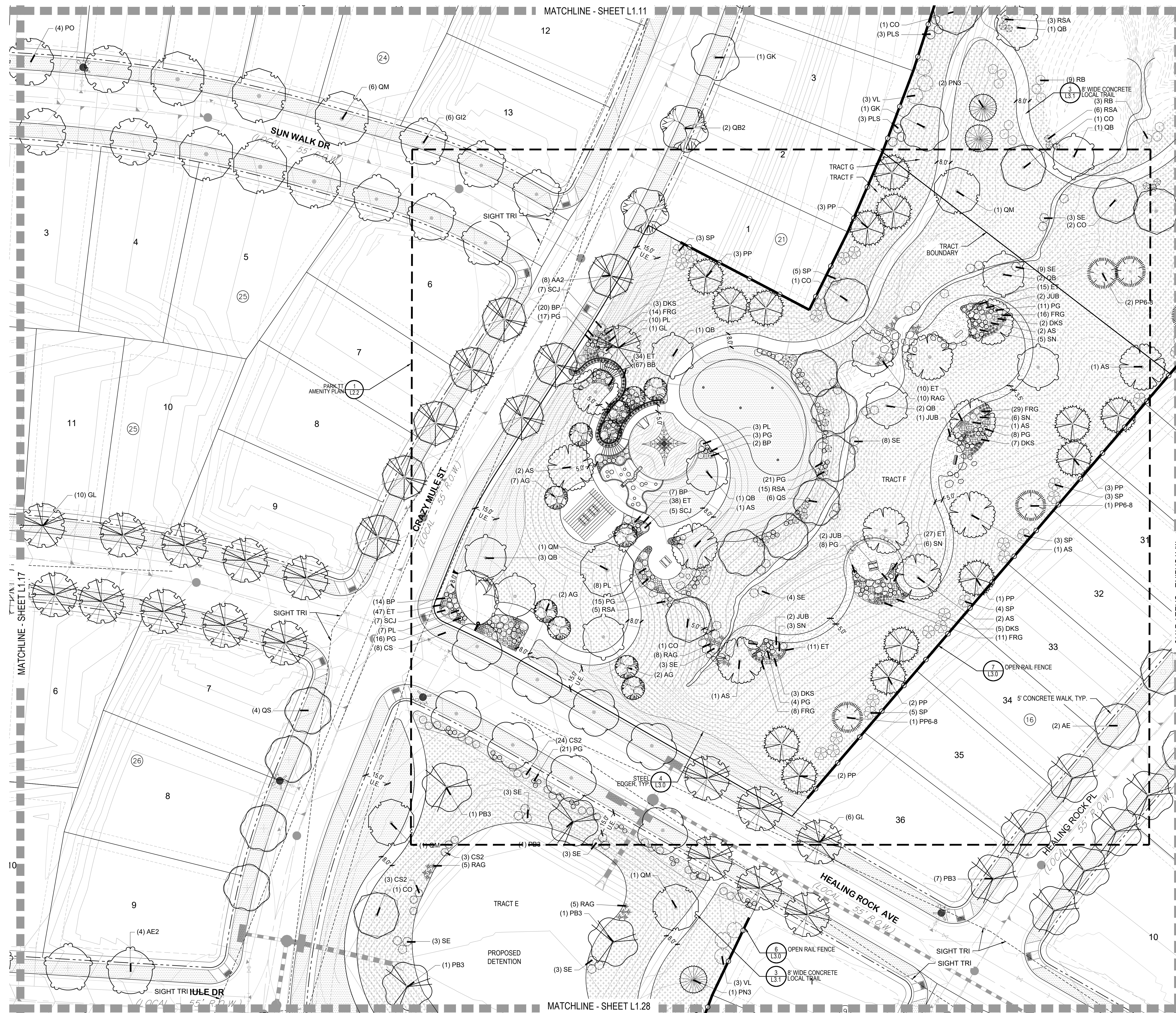


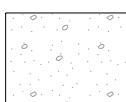
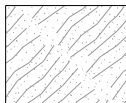
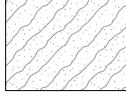
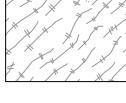
■ Sheet Name ■

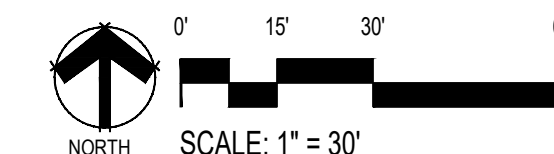
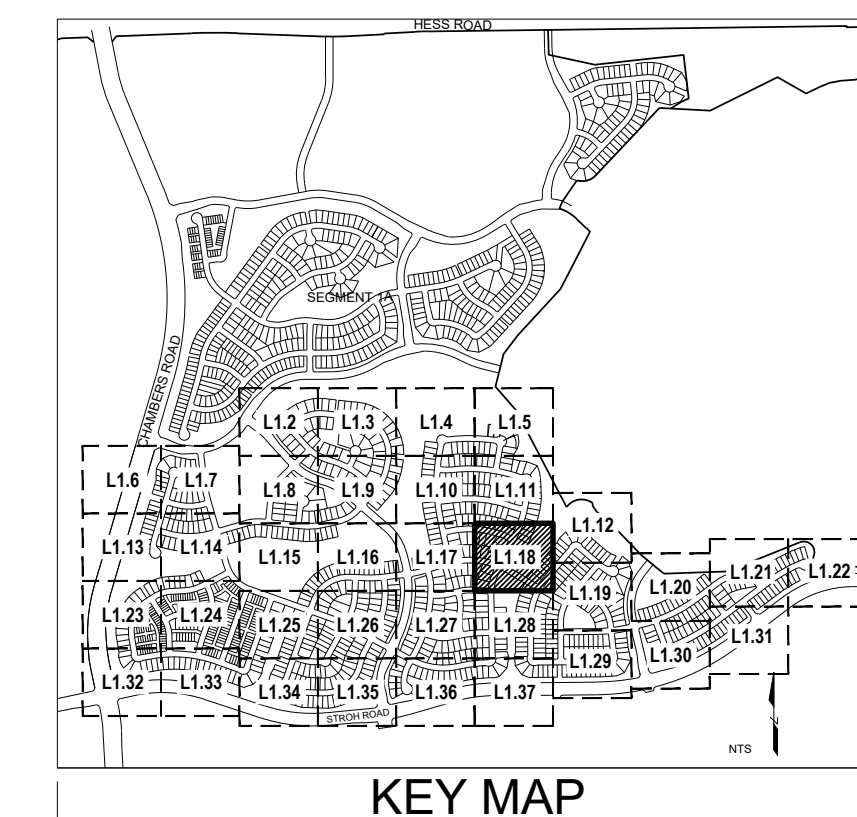
LANDSCAPE PLAN

■ Sheet Number ■

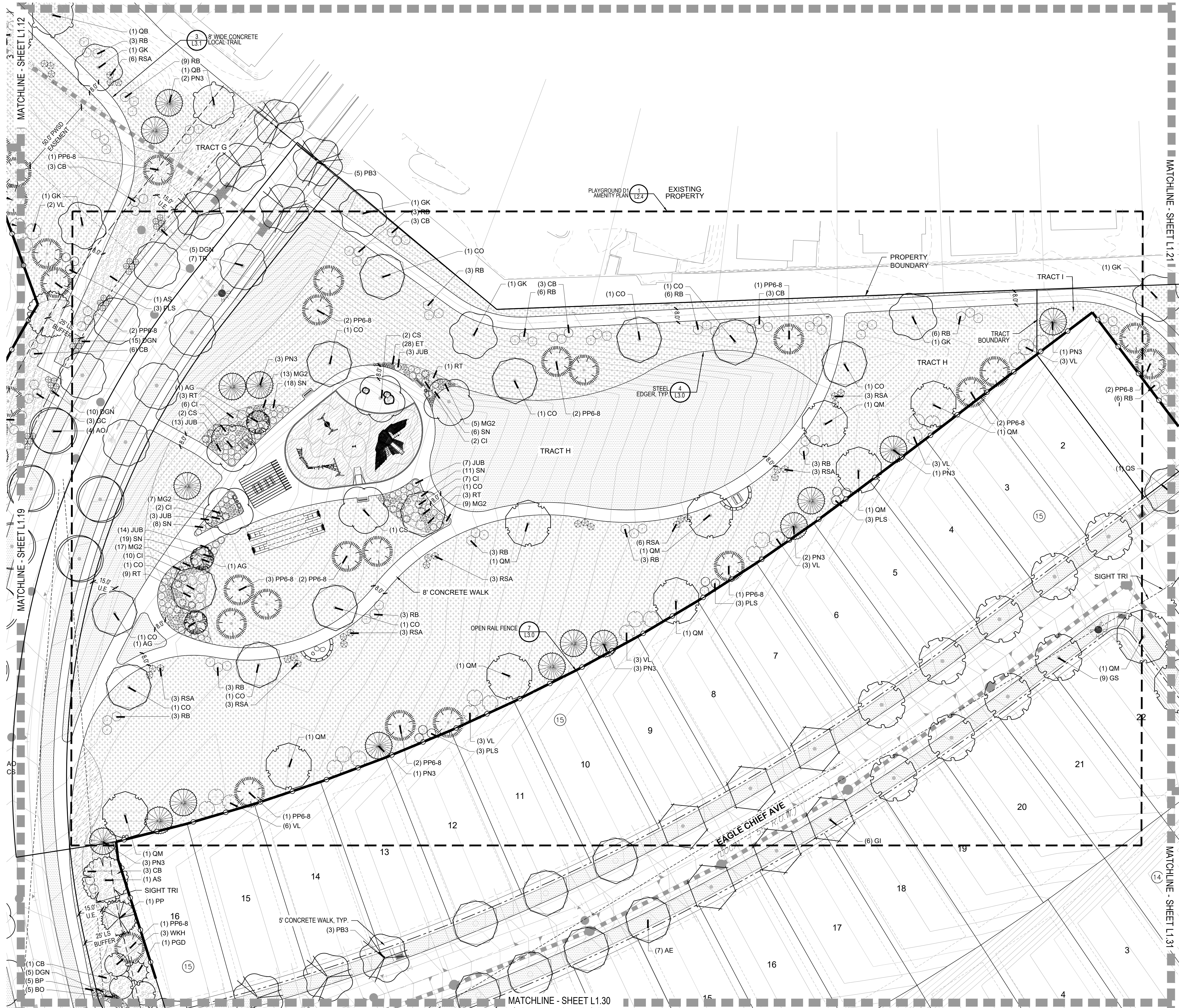
L1.18



LEGEND	
GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR
	OPEN RAIL FENCE
	EXISTING TREES
NOTES:	
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION. 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. TREES WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP 9' FROM THE GROUND. 3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2' 4. ALL EVERGREEN & DECIDUOUS TREES REQUIRE A 10' SETBACK FROM ALL UTILITY STRUCTURES AND UTILITY LINES 5. TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE LANDSCAPE PLAN. ADDITIONAL LANDSCAPING AND ASSOCIATED IRRIGATION WILL BE REQUIRED BASED UPON FIELD CONDITIONS IN ORDER TO SCREEN ABOVE GROUND UTILITY FACILITIES.	



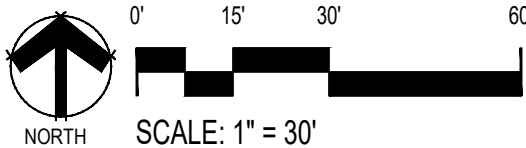
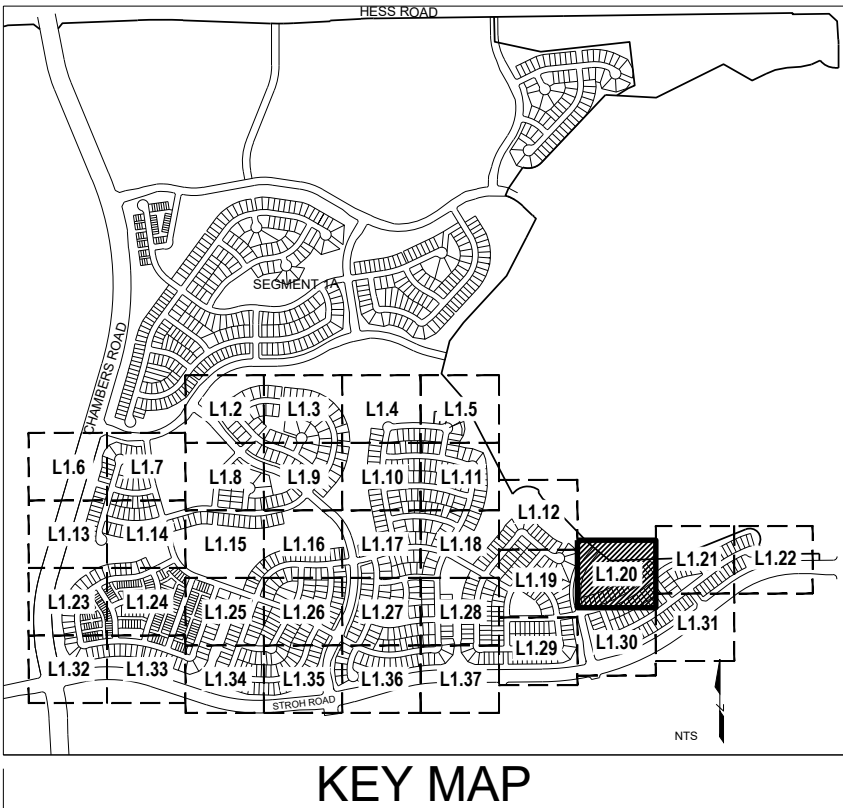
Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B&C.DWG
Friday, August 28, 2020



LEGEND

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR
	OPEN RAIL FENCE
	EXISTING TREES

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



■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgruppco.com
#3, 8-180 Independence Plaza
1007 16th Street - Denver, CO 80265
1.303.531.4905 1.303.531.4908

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B & 1C PARKER, COLORADO PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submitted: 10.30.2020
Date: 05.13.2021
Know what's below.
Call before you dig.

10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.20

Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.DWG
Friday, August 28, 2020

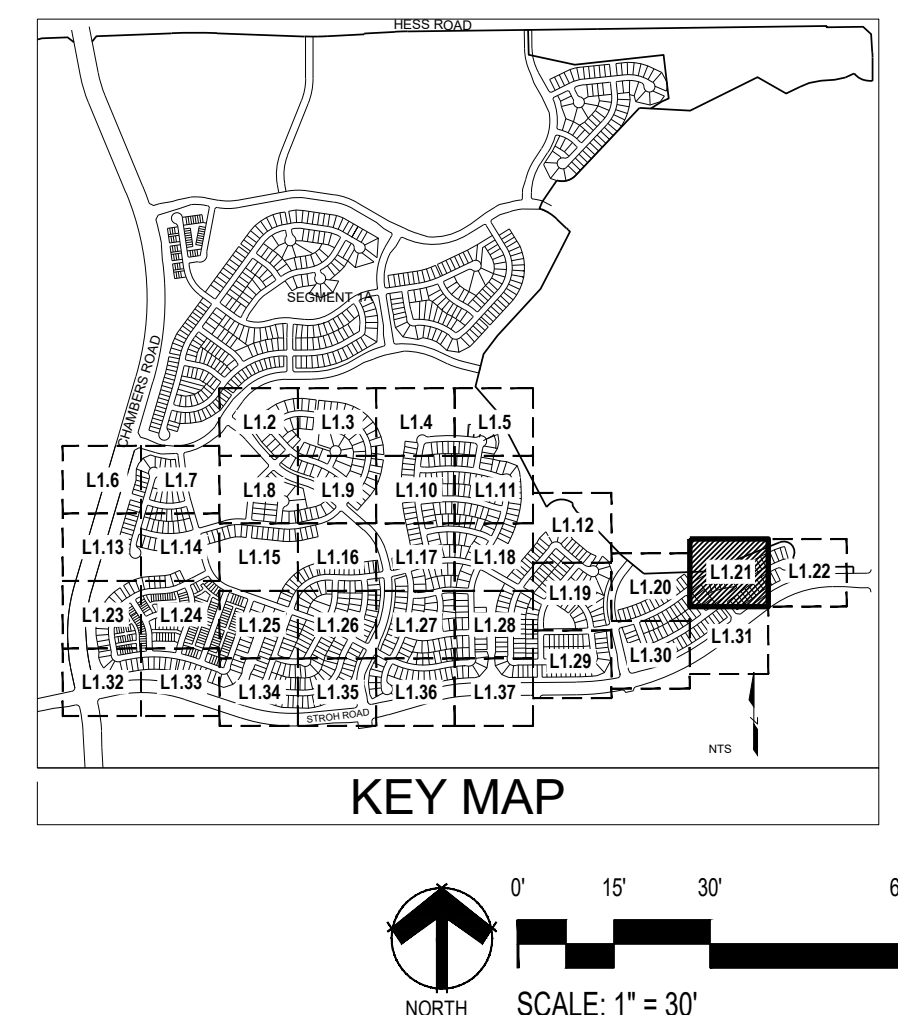


LEGEND

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

OPEN RAIL FENCE
EXISTING TREES

NOTES:
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. TREES WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP 8' FROM THE GROUND.
3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 7'
4. ALL EVERGREEN & DECIDUOUS TREES REQUIRE A 10' SETBACK FROM ALL UTILITY STRUCTURES AND UTILITY LINES
5. TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE LANDSCAPE PLAN. ADDITIONAL LANDSCAPING AND ASSOCIATED IRRIGATION WILL BE REQUIRED BASED UPON FIELD CONDITIONS IN ORDER TO SCREEN ABOVE GROUND UTILITY FACILITIES.



■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgruppco.com
#3, 8-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905, 1.303.531.4908

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Know what's below. Call before you dig. 811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.21

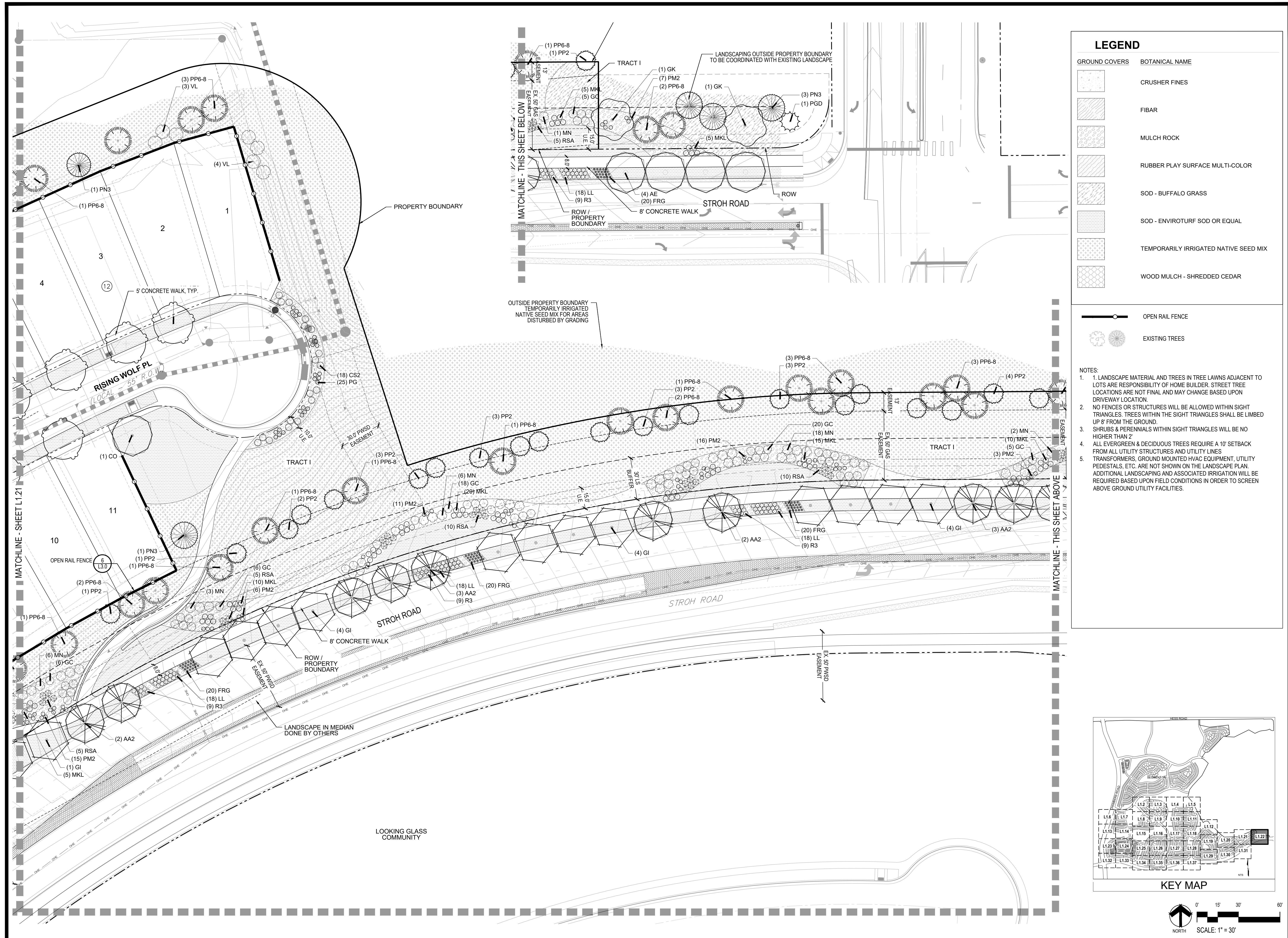
ANTHIOLOGY-SEGMENTS IB & IC

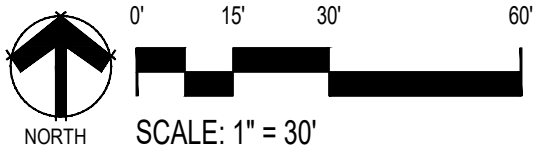
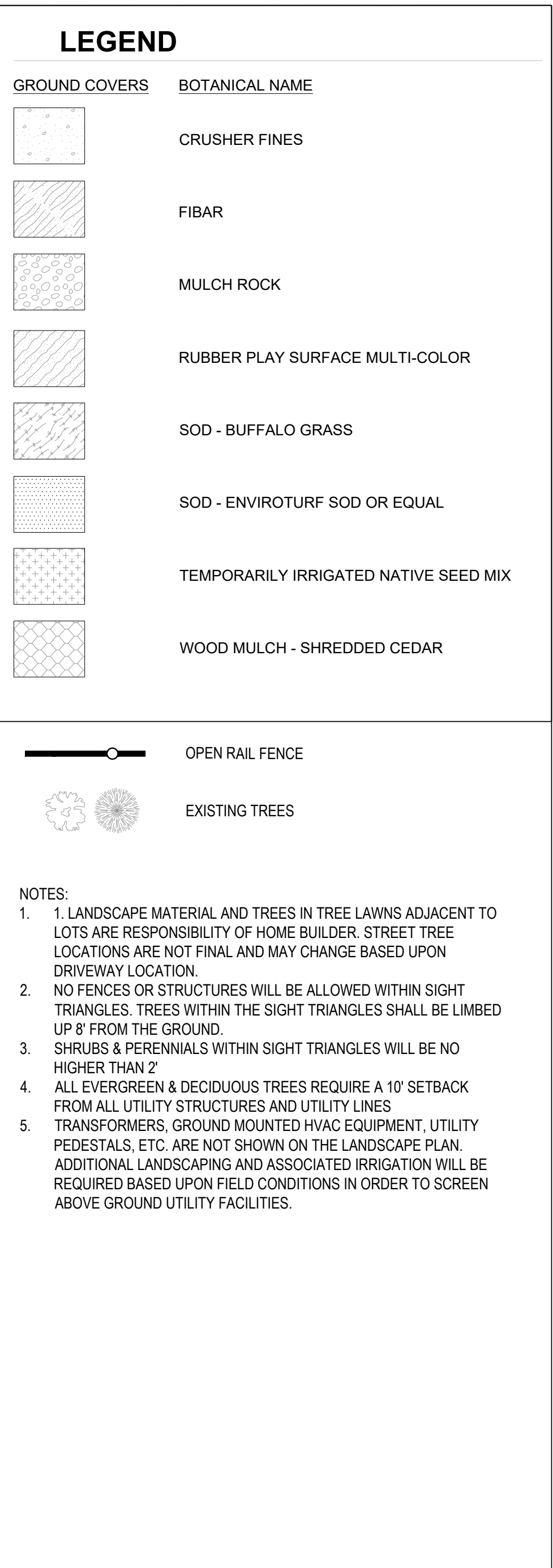
PRELIMINARY LANDSCAPE PLANS

own by:	BEM
checked by:	JP
omitted	
re:	10.30.2020
	05.13.2021
what's below.	07.23.2021
before you dig.	
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

LANDSCAPE PLAN

1.22



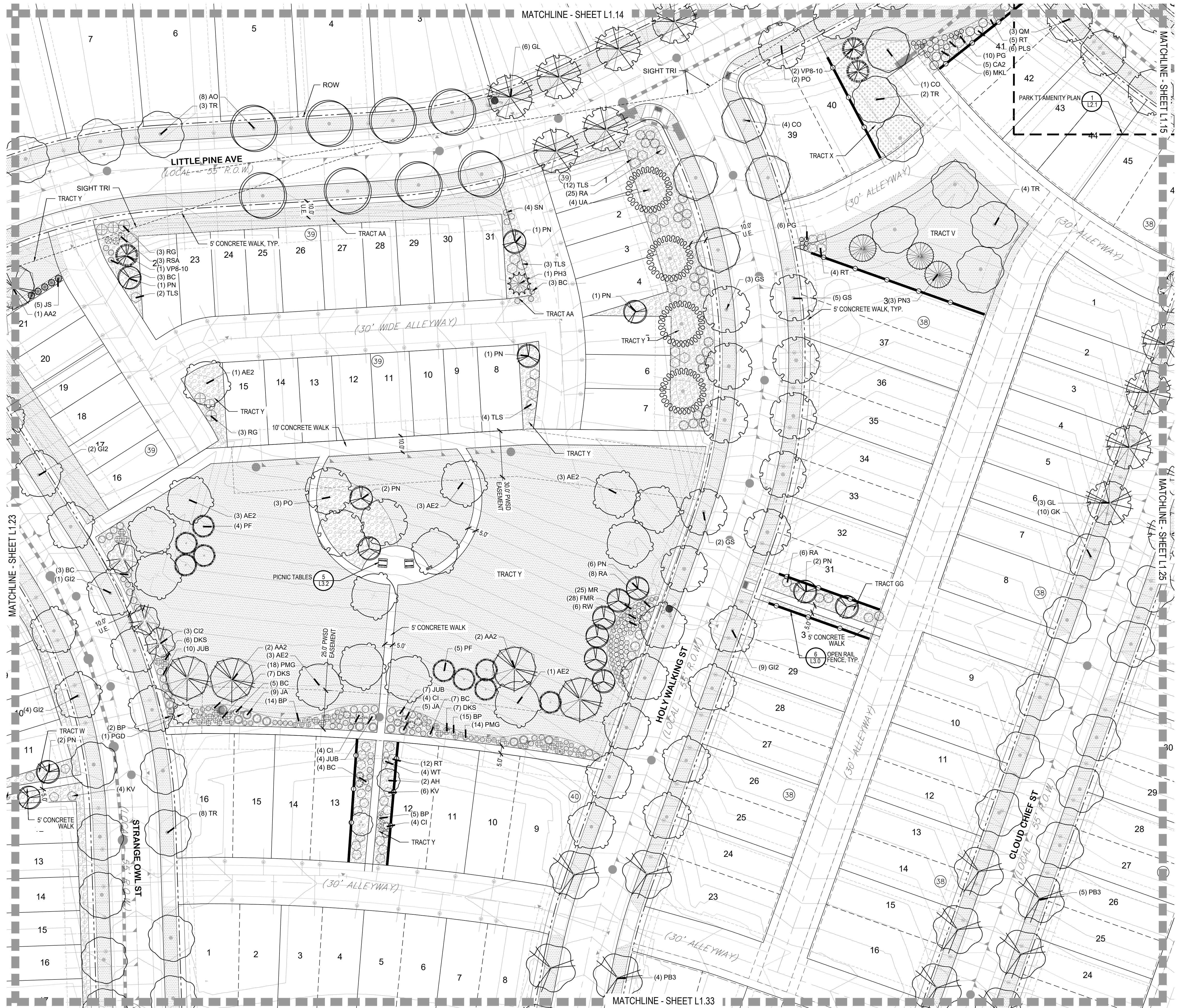


\\ANTHOLGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.DWG
Friday, August 28, 2020

PRELIMINARY LANDSCAPE PLANS

L1.23

Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.DWG
Friday, August 28, 2020



LEGEND

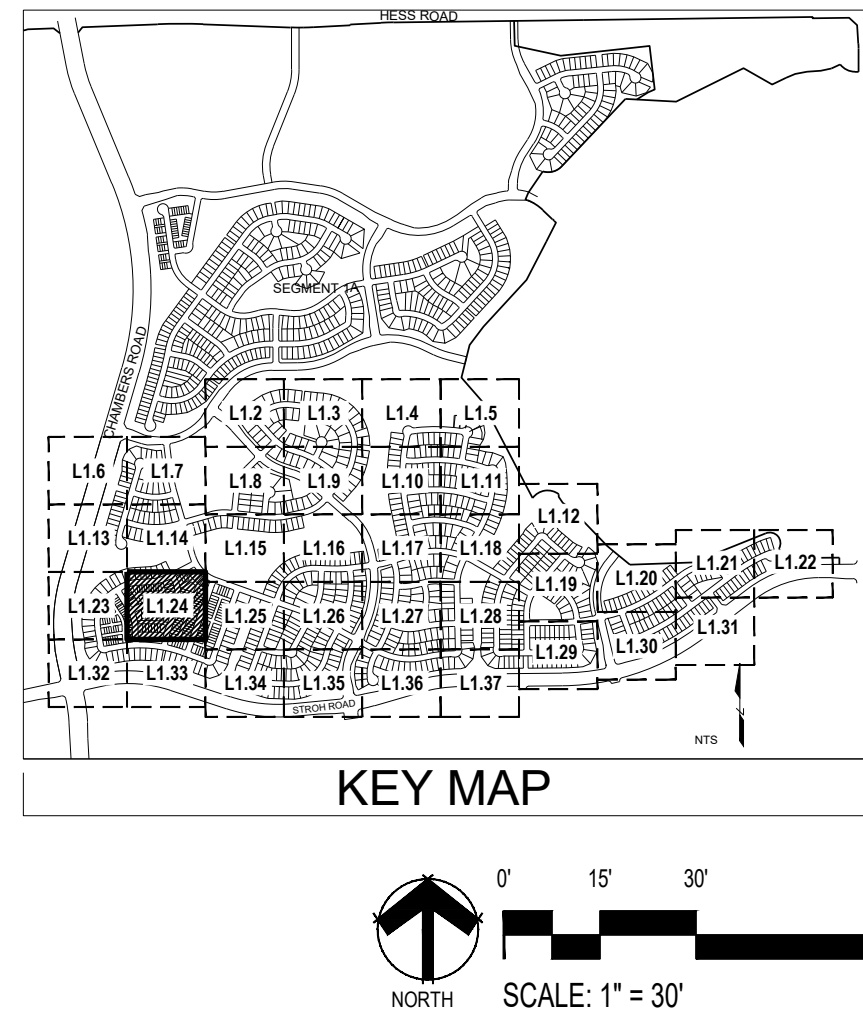
GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

OPEN RAIL FENCE

EXISTING TREES

NOTES:

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



■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgroupco.com
#5, 8-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905, 1.303.531.4908

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Know what's below. Call before you dig. 811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.24

ANATOMY-SEGMENTS IB & IC

PRELIMINARY LANDSCAPE PLANS

own by:	BEM
checked by:	JP
omitted	
re:	10.30.2020
	05.13.2021
what's below.	
before you dig.	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

Sheet Name ■

LANDSCAPE PLAN

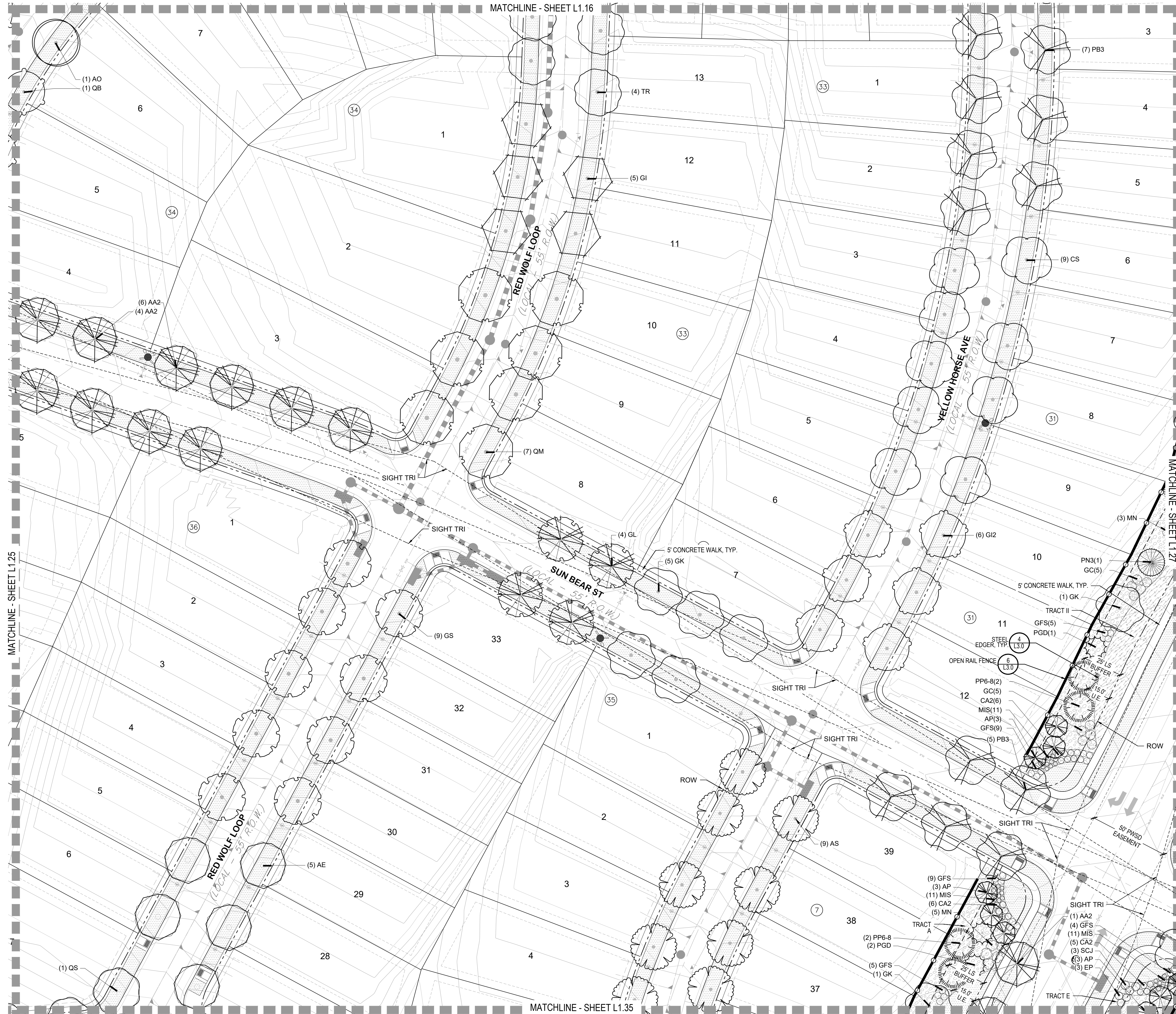
Sheet Number ■

1.25



Y:\ANTHOLGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1BC.DWG
Friday, August 28, 2020

X:\ANTHOLGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.DWG
Friday, August 26, 2022



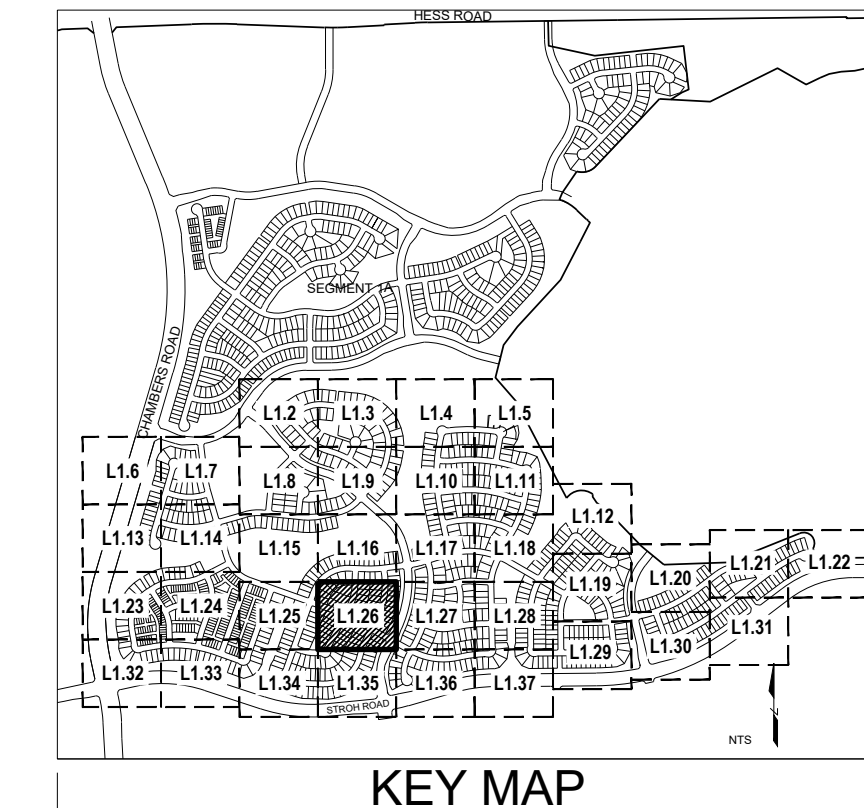
LEGEND

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

	OPEN RAIL FENCE
	EXISTING TREES

NOTES:

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



ANTHOLGY-SEGMENTS 1B & 1C

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905, 1.303.531.4908

■ Engineering ■

CVL
CONSULTANTS

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

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below. Call before you dig. 811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.26

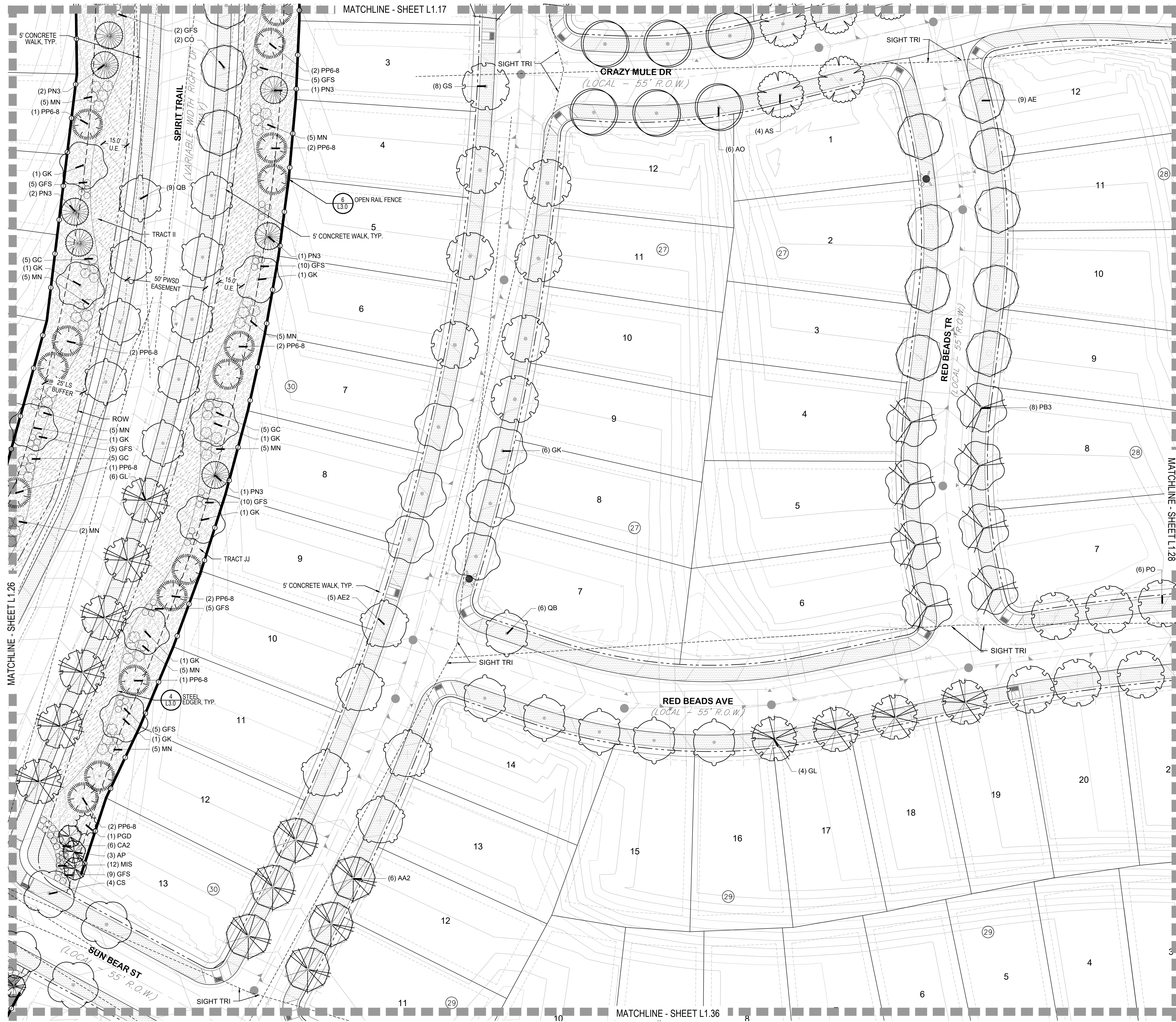
ANATOMY-SEGMENTS IB & IC

PRELIMINARY LANDSCAPE PLANS

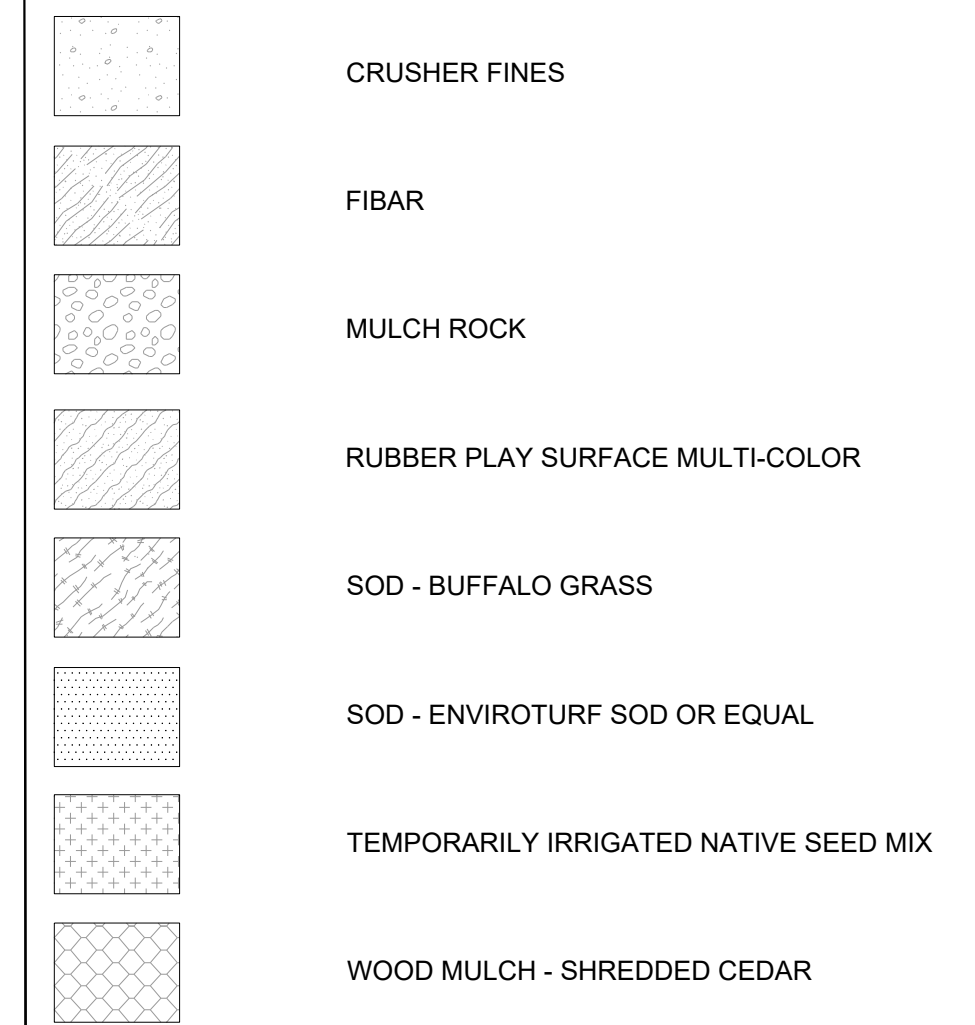
own by:	BEM
checked by:	JP
omitted	
re:	10.30.2020
	05.13.2021
what's below.	
before you dig.	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

LANDSCAPE PLAN

1.27



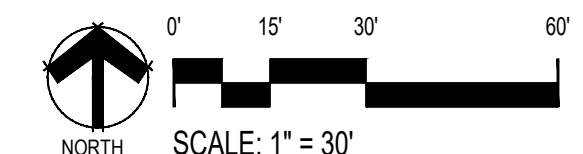
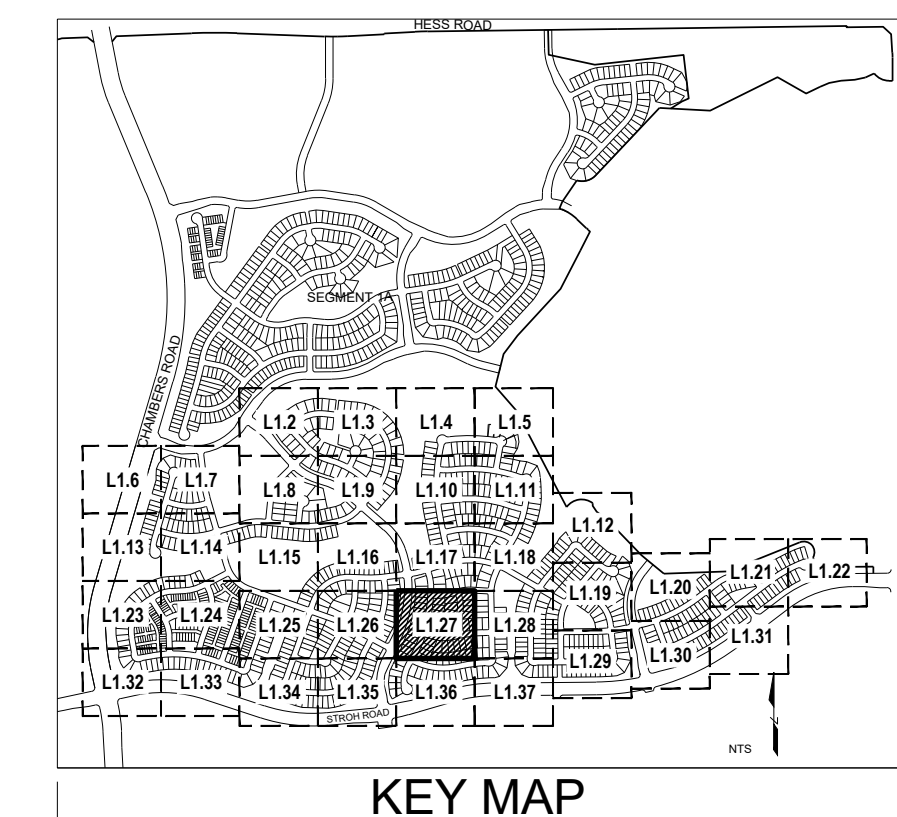
<u>GROUND COVERS</u>	<u>BOTANICAL NAME</u>
----------------------	-----------------------

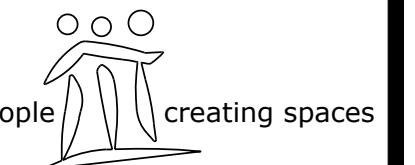



 OPEN RAIL FENCE
 EXISTING TREES

NOTES:

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





ANIHLOGY-SEGMENTIS IB & IC
PARKER, COLORADO

0
3
i
-
1
3
6
0
4
3
i
3
3
3
3
i
1
3

wn by: BEM

checked by: JP

ommittal

re:

10.30.2020

05.13.2021

07.23.2021

10.13.2021

11.22.2021

01.05.2022

01.21.2022

What's below.
before you dig.

311

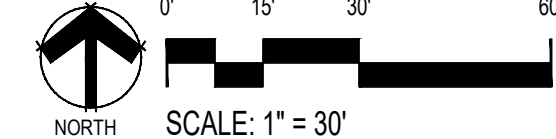
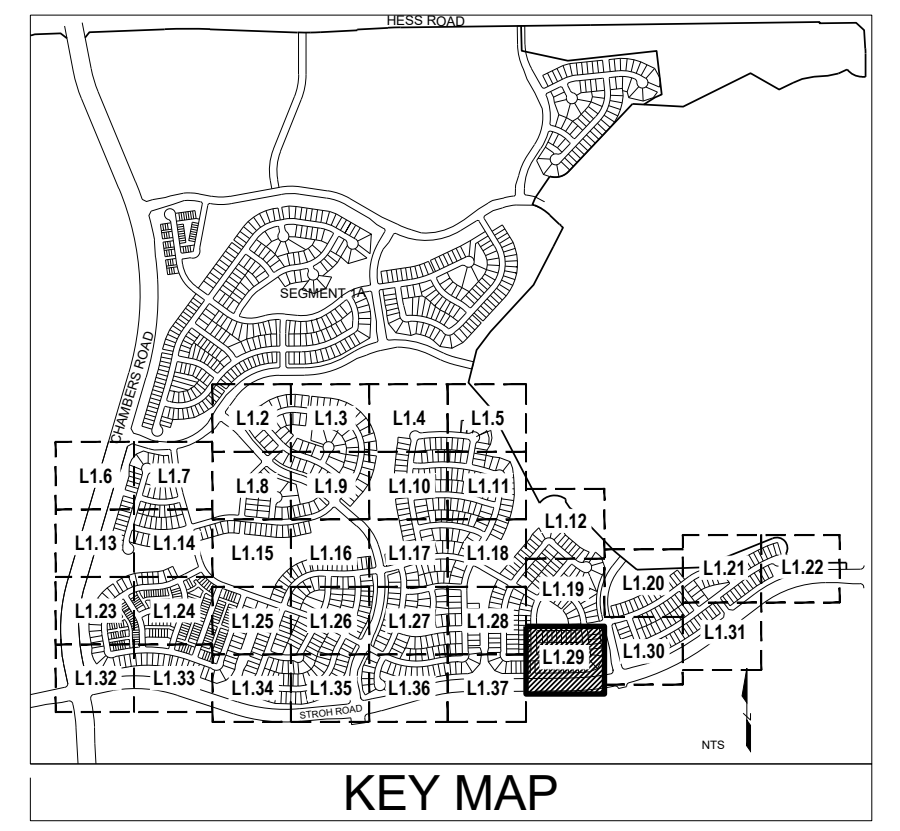
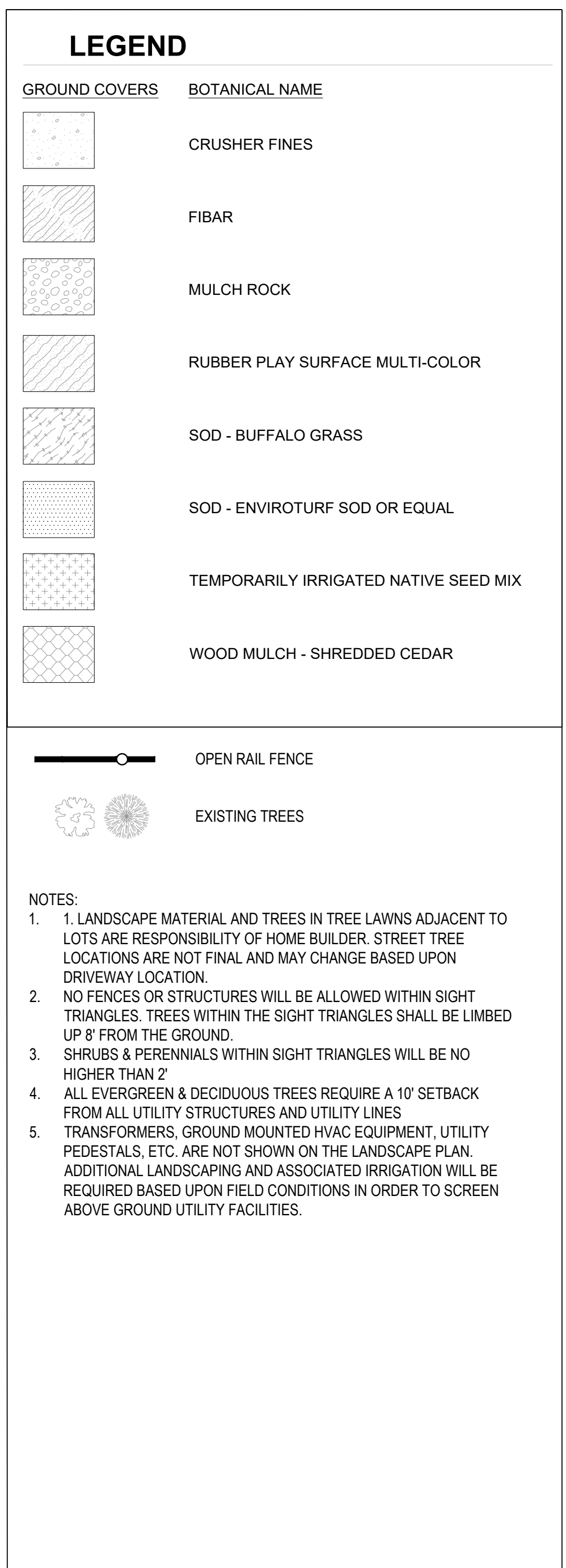


■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.29

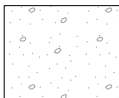
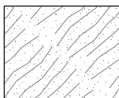
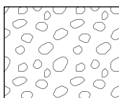
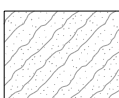
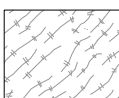
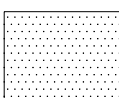


Y:\ANTHOLGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1BC.DWG
Friday, August 28, 2020

ANATOMY-SEGMENTS IB & IC

PRELIMINARY LANDSCAPE PLANS

LEGEND

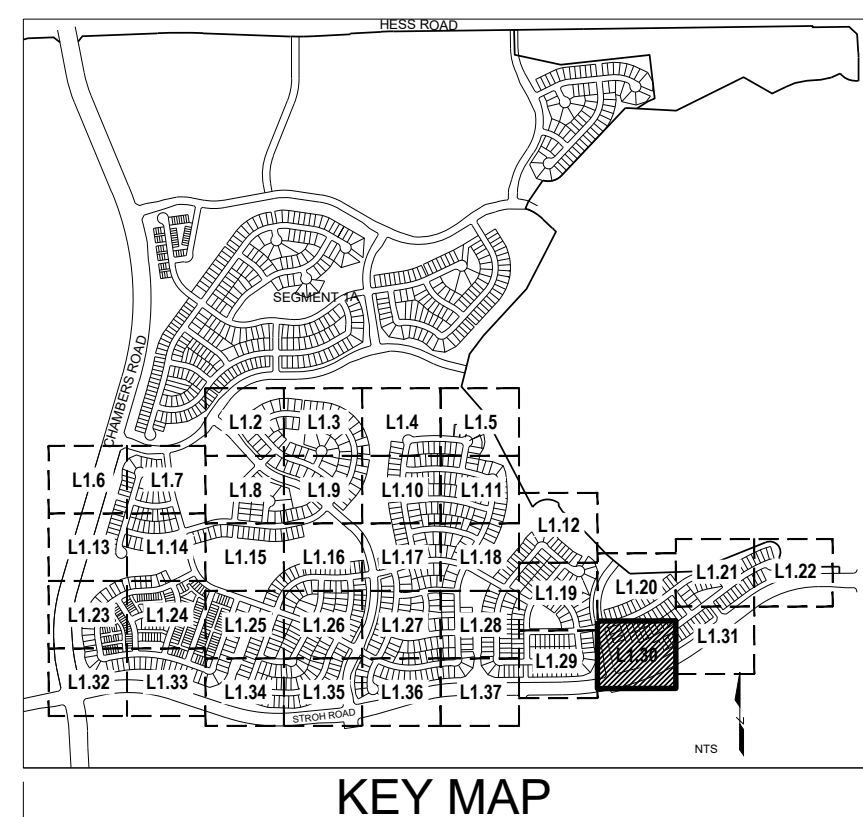
GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBER
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDDED CEDAR

 OPEN RAIL FENCE

EXISTING TREES

NOTES:

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



own by:	BEM
checked by:	JP
omitted	10.30.2020
re:	05.13.2021
What's below.	07.23.2021
before you dig.	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.30

ANATOMY-SEGMENTS IB & IC

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

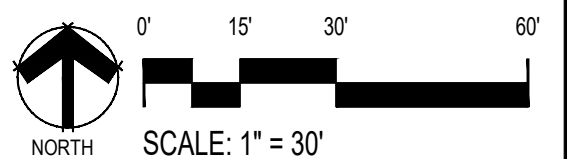
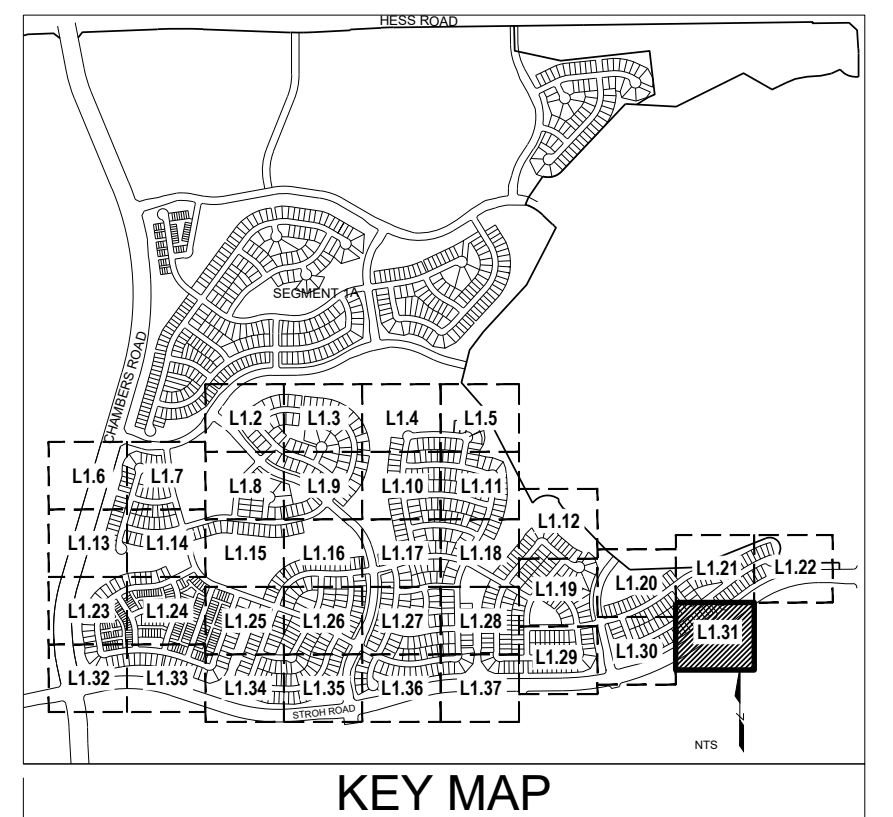
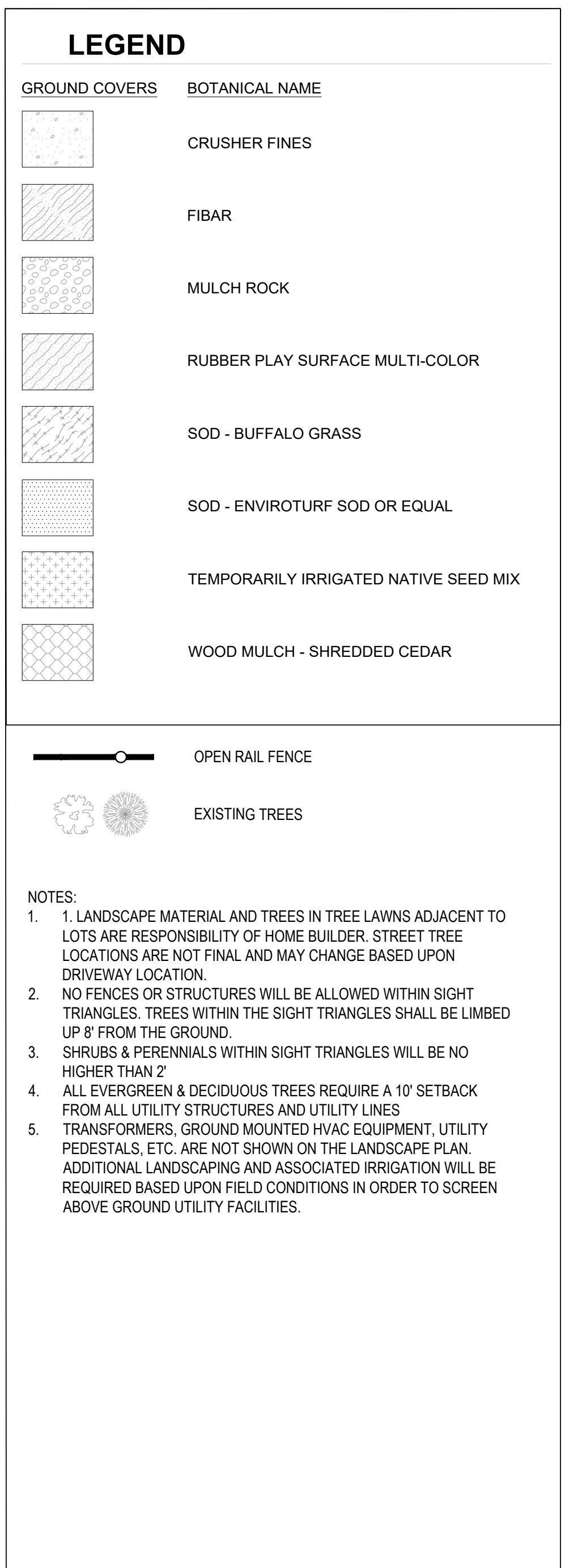
own by:	BEM
checked by:	JP
omitted	
re:	10.30.2020
	05.13.2021
what's below.	
before you dig.	07.23.2021
	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

Sheet Name

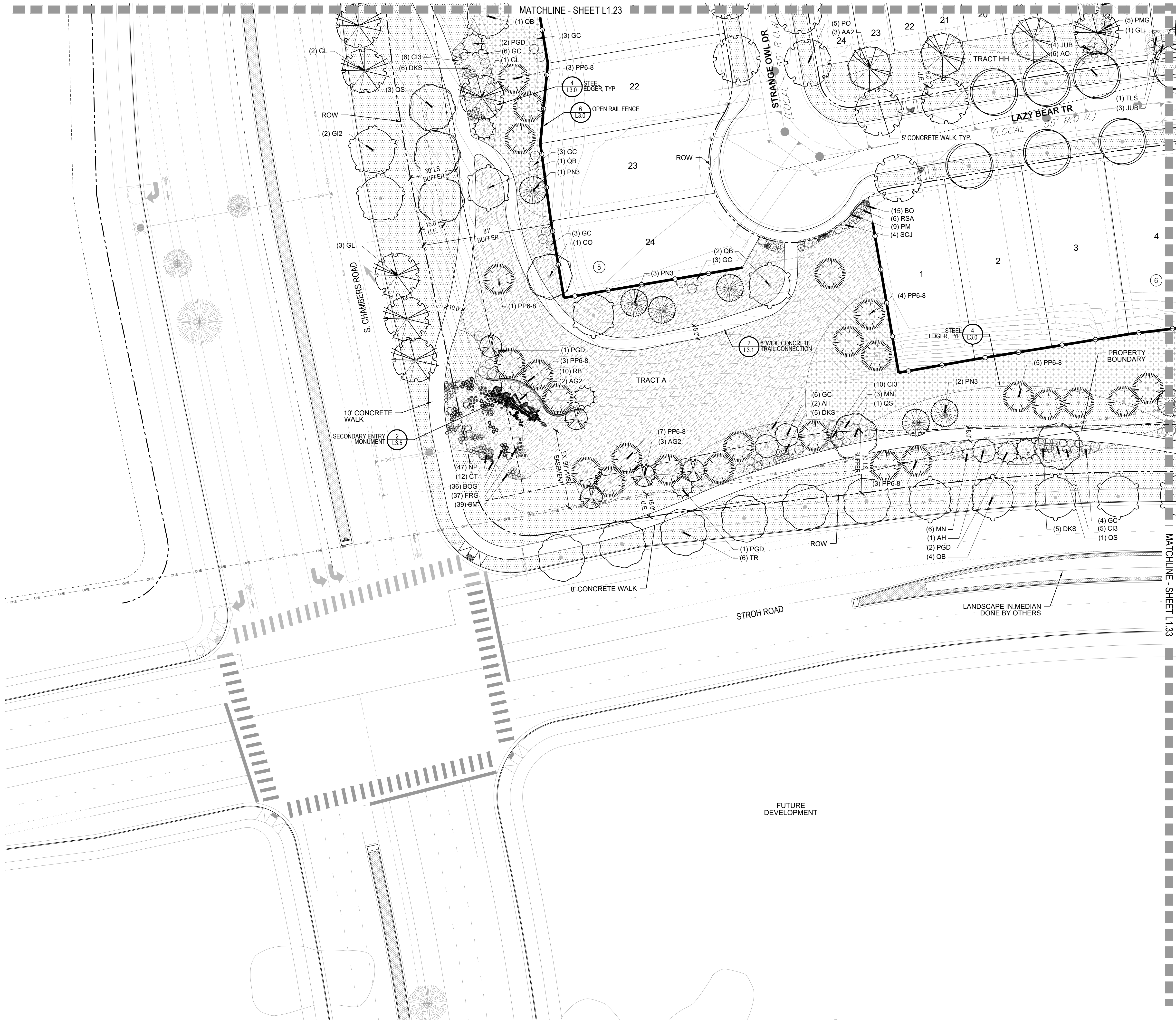
LANDSCAPE PLAN

Sheet Number ■

1.31



Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.CWG
Friday, August 28, 2020

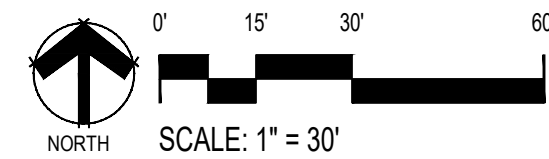
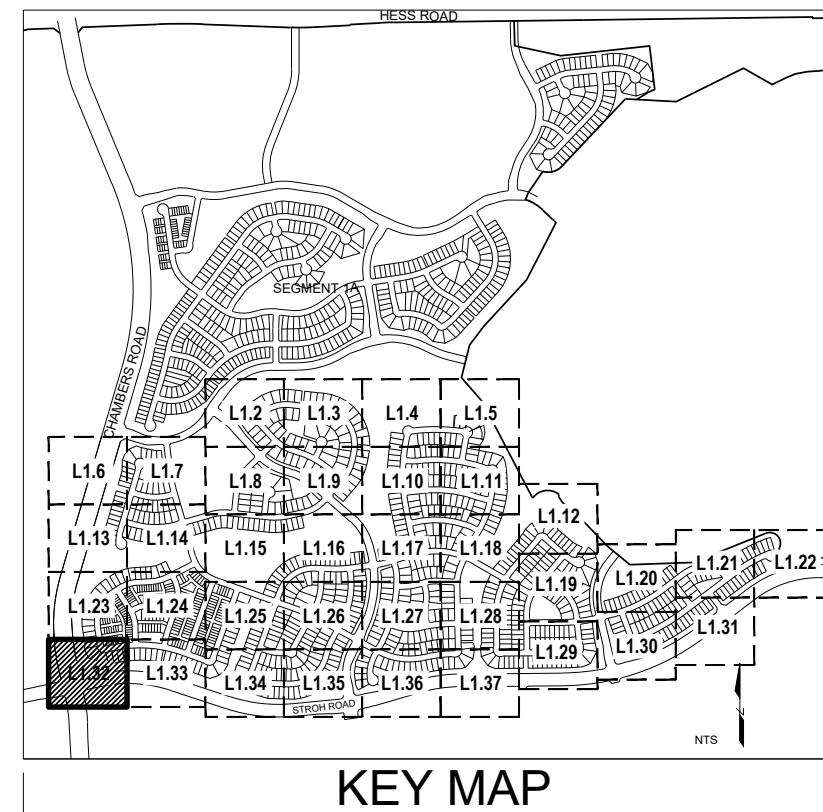


LEGEND

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

	OPEN RAIL FENCE
	EXISTING TREES

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



■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgruppco.com
#3, 8-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905, 1.303.531.4908

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below.
Call before you dig.
811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.32

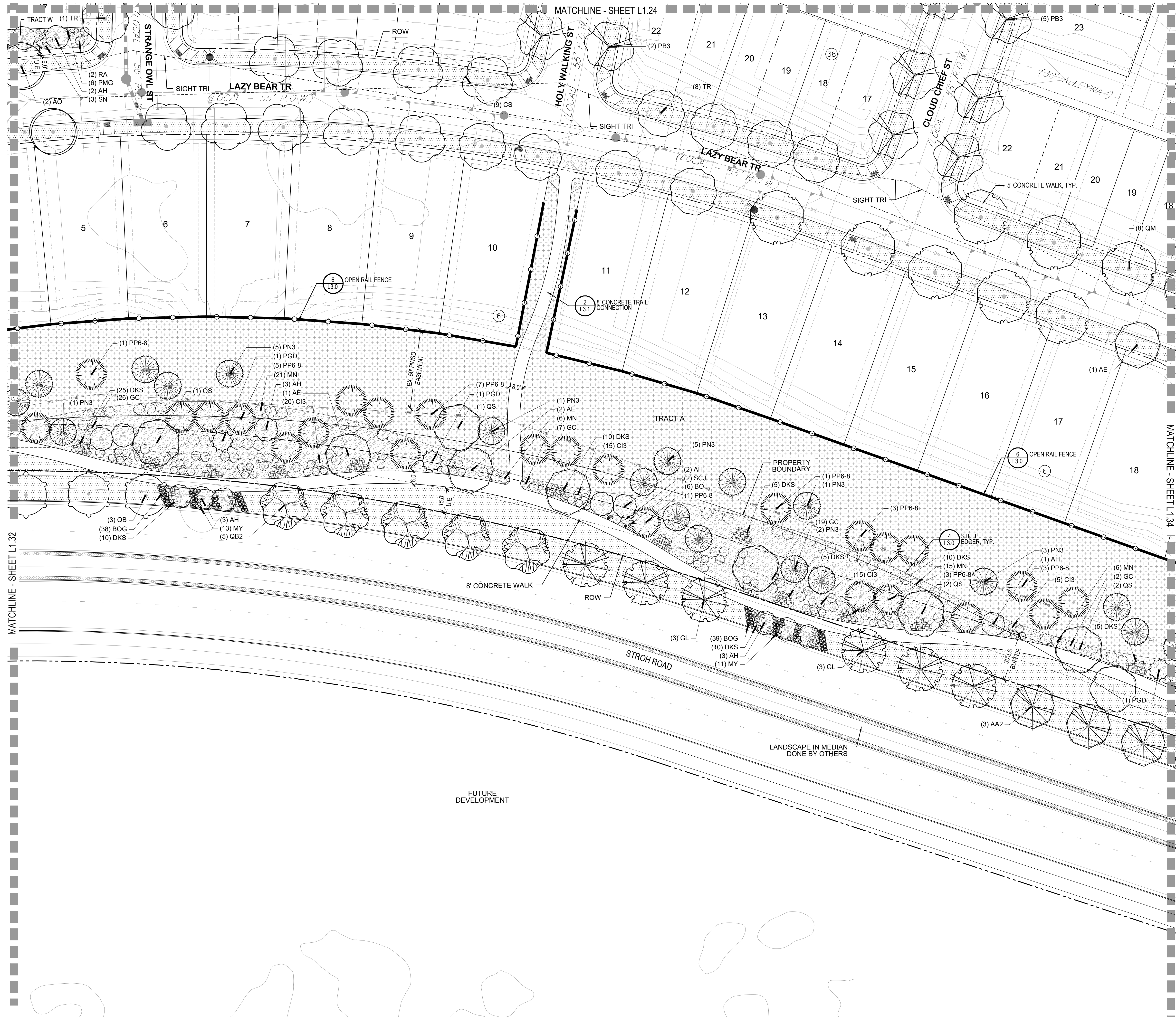
ANATOMY-SEGMENT IB & IC
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

own by:	BEM
checked by:	JP
omittal	10.30.2020
re:	05.13.2021
what's below.	07.23.2021
before you dig.	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

LANDSCAPE PLAN

1.33

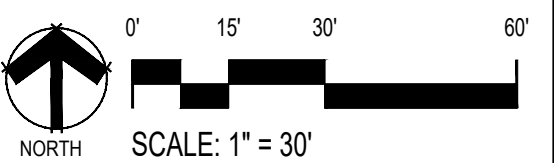
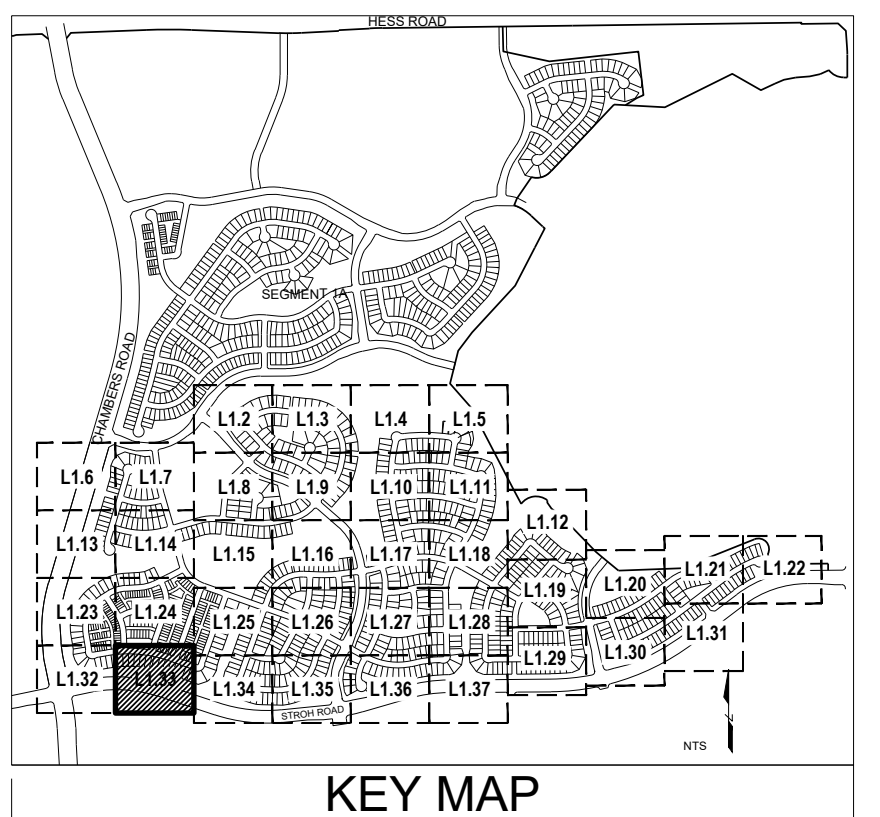


LEGEND

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

NOTES:

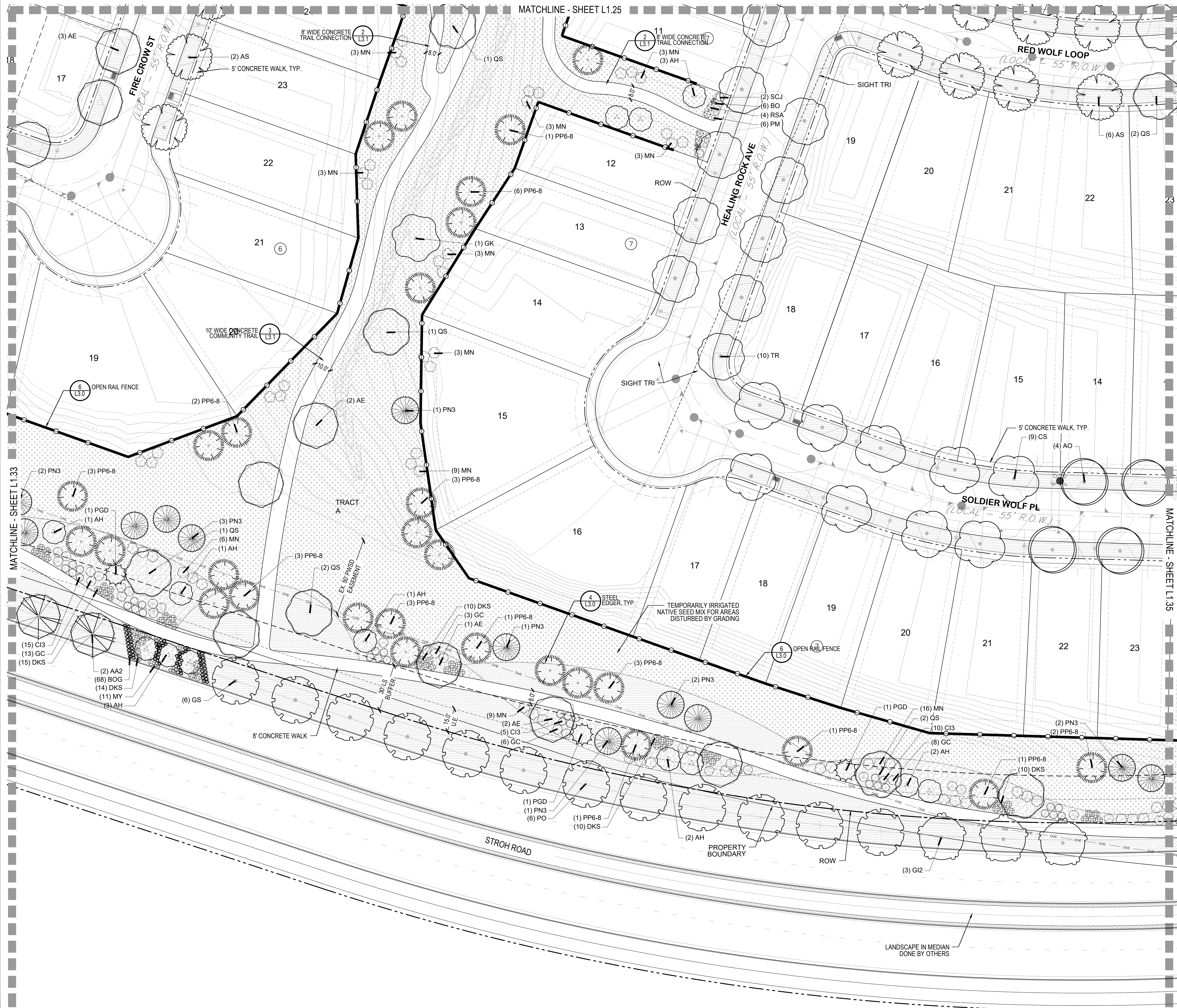
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. TREES WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP 8'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



ANATOMY-SEGMENTS IB & IC

PRELIMINARY LANDSCAPE PLANS

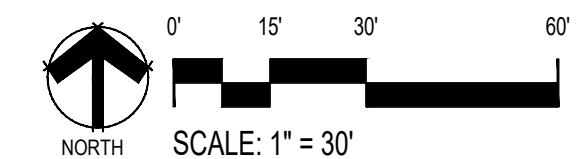
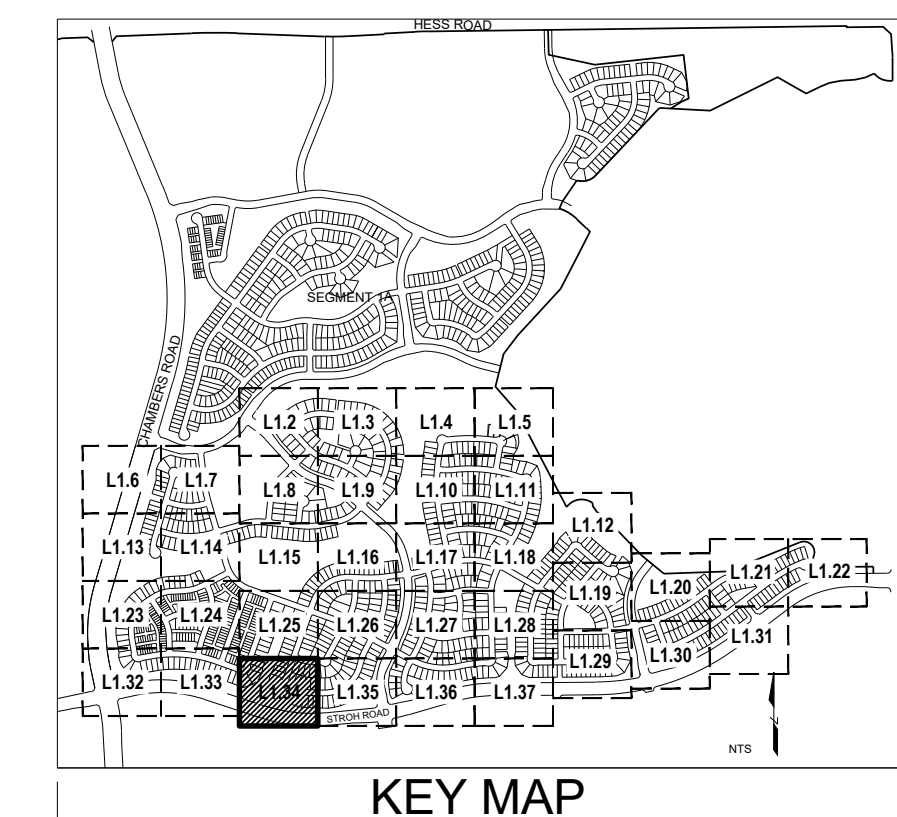
\\ANTHOLGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.C.DWG
Friday, August 28, 2020



GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

NOTES:

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



own by:	BEM
checked by:	JP
omitted	10.30.2020
re:	05.13.2021
What's below.	07.23.2021
before you dig.	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

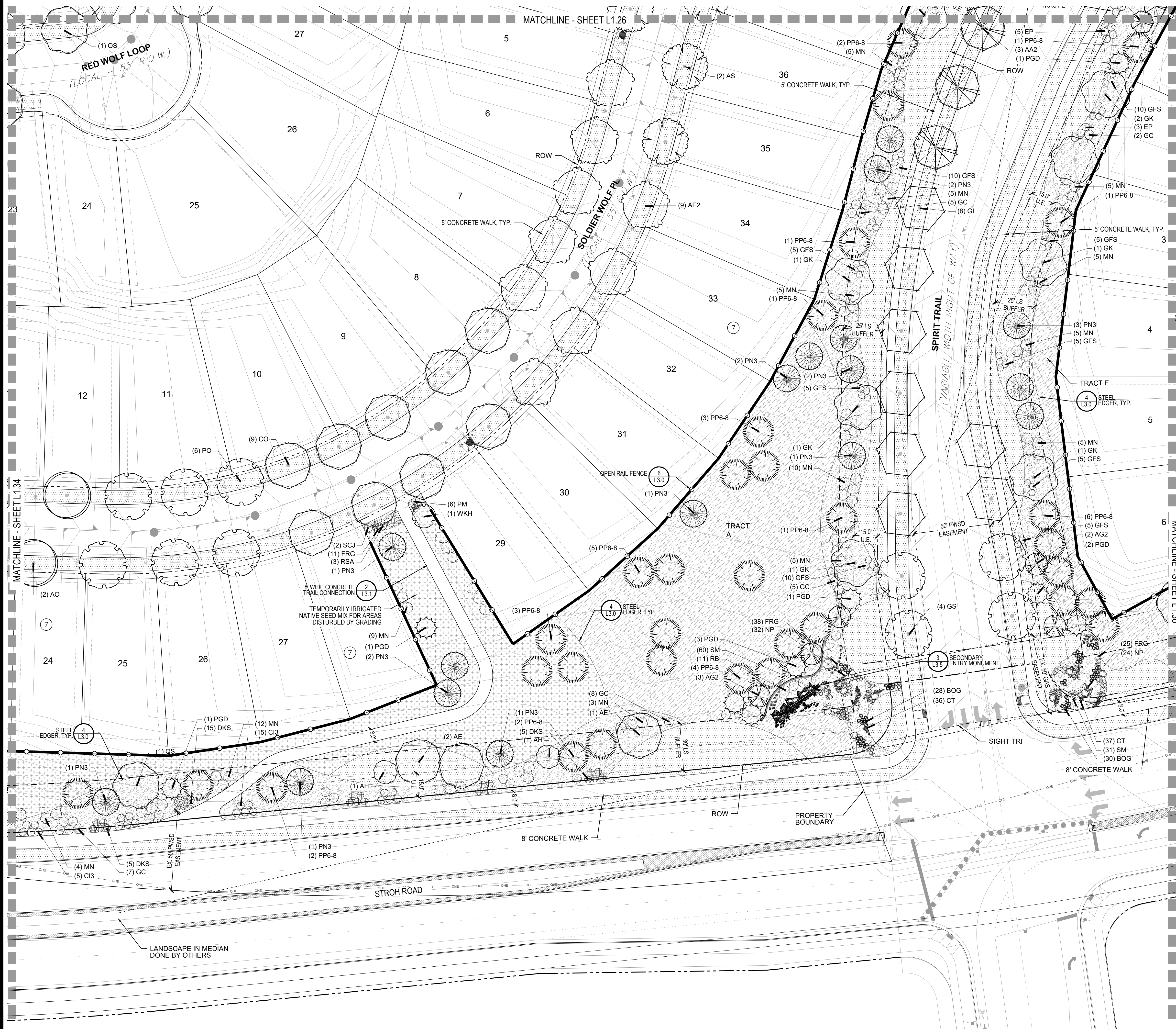
Sheet Name

LANDSCAPE PLAN

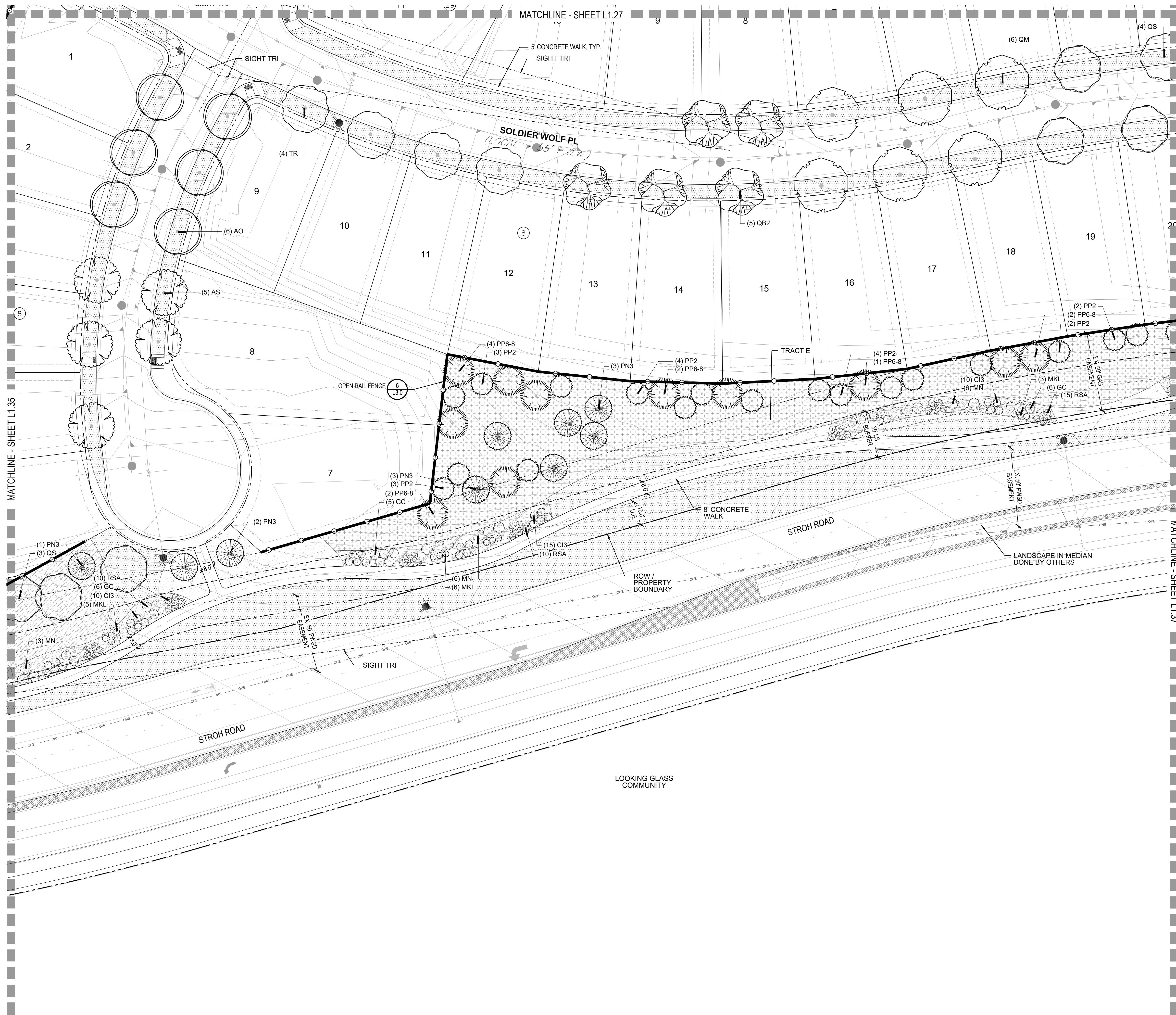
Sheet Number ■

1.34

Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.CWG
Friday, August 28, 2020



Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.DWG
Friday, August 28, 2020

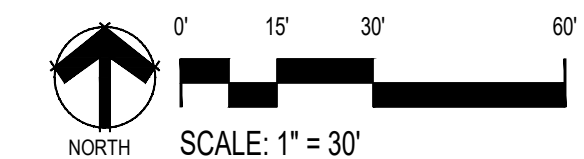
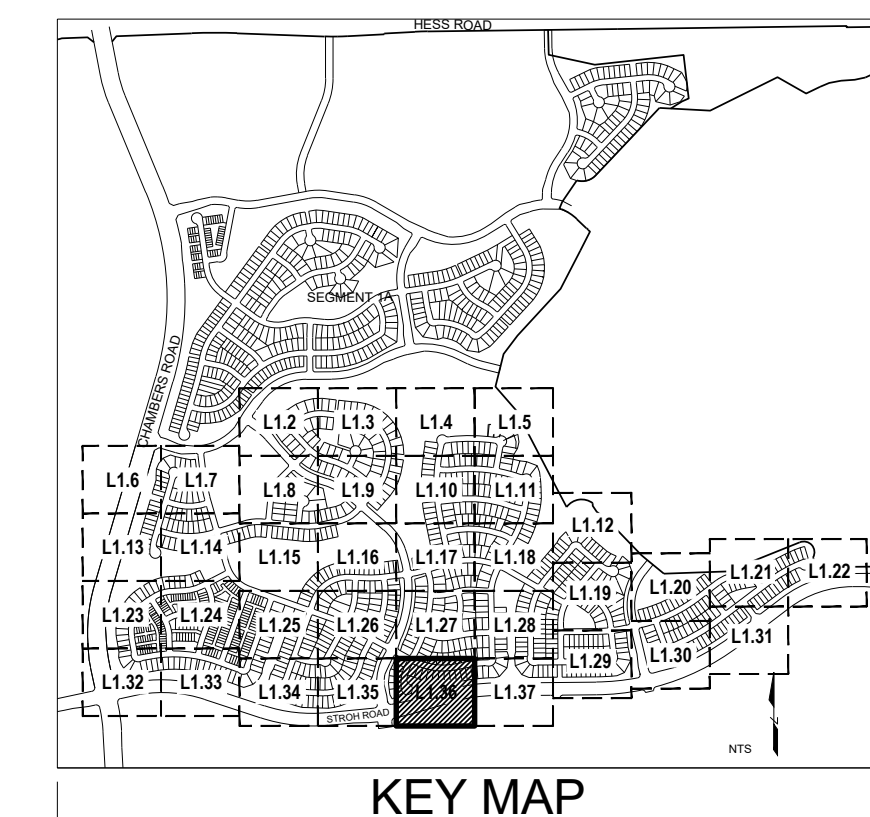


LEGEND

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

	OPEN RAIL FENCE
	EXISTING TREES

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



Prepared For

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com
#5, 8-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905, 1.303.531.4908

Engineering



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

ANTHOLOGY-SEGMENTS 1B & 1C PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below.
Call before you dig.
811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

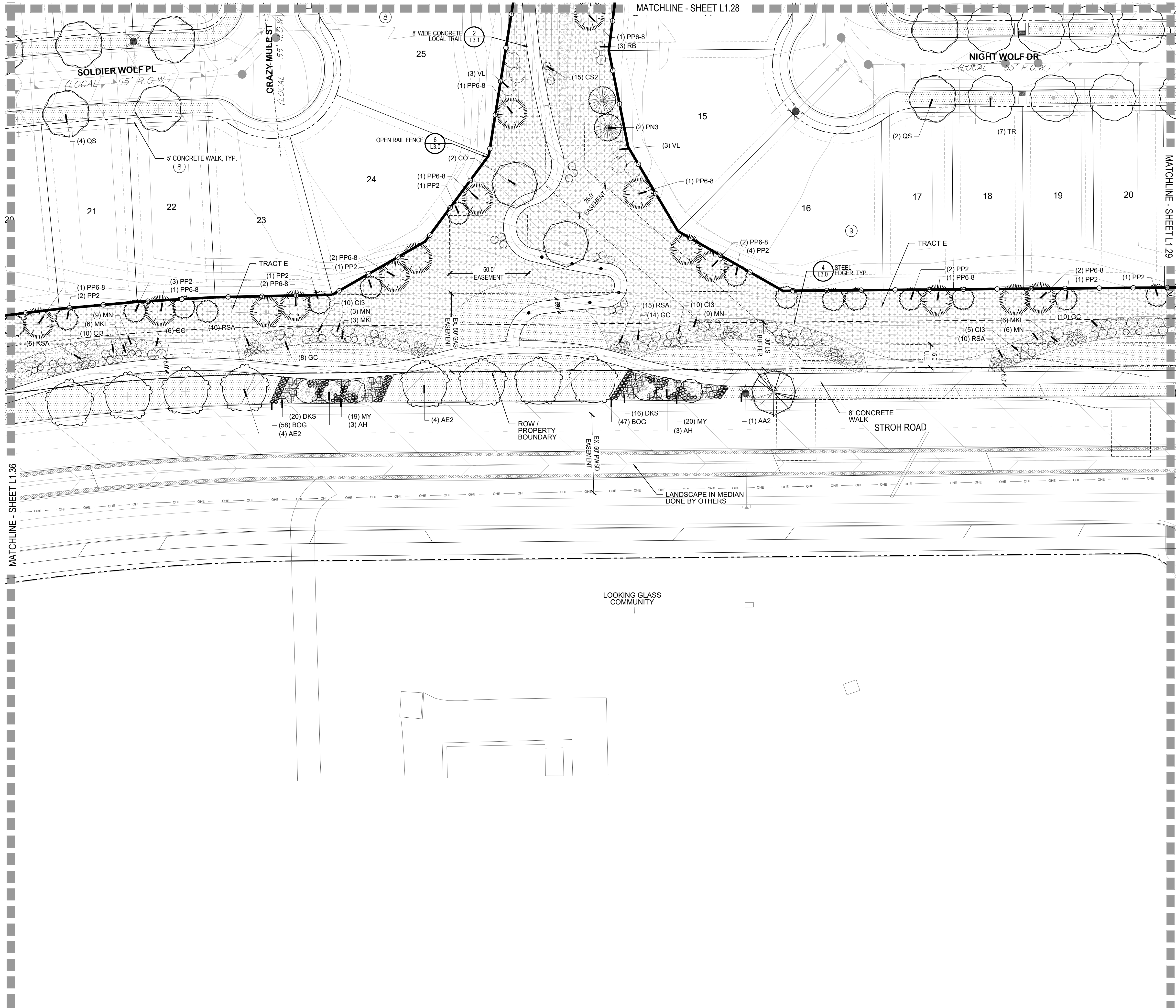
Sheet Name

LANDSCAPE PLAN

Sheet Number

L1.36

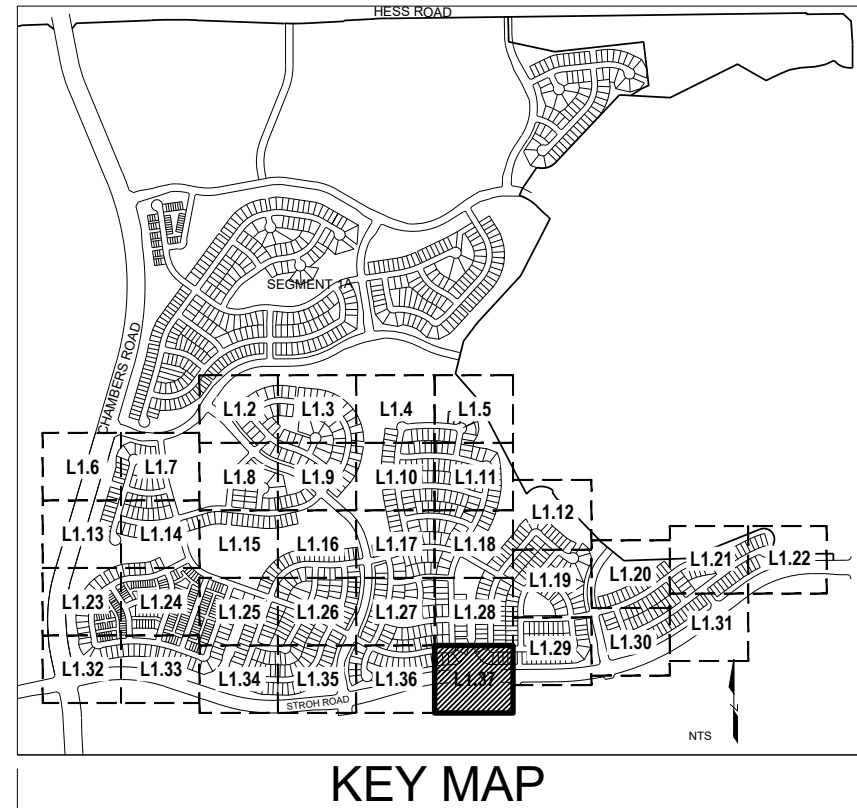
Y:\ANTHOLOGY\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\PRELIMINARY LANDSCAPE PLAN-SEGMENT 1B.CDWG
Friday, August 28, 2020



LEGEND	
GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

- OPEN RAIL FENCE
- EXISTING TREES

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



ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS					
Neighborhood-Serving Park	D 1	F 2	L 3	H 4	
Category 1 - Gathering Spaces & Self-directed Group Activities					
Pick 1					# of Additional Amenities
Gardens					
Arboreta/decorative garden, irrigated			●		
Community garden/raised garden, irrigated					
Gathering and Social Space					
Amphitheater					
Festival/event space					
Outdoor nature classroom					
Outdoor performance space/stage					
Programmable space (indoor or outdoor)	●	●	●	●	
Seating and tables	■	■	■	■	+12
Shelter, small (5-10 users)	■	■	■	■	
Shelter, medium (11-30 users)					
Shelter, large (31-100 users)					
Shelter, pavilion (more than 100 users)					
Interpretive and Placemaking					
Interactive, functional, or visual art					
Interpretive signage or elements					
Site design theme					
Outdoor Specialized					
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)			●		
Bike park, skills area, or pump track					
Climbing spire or wall	●	●			
Disc golf course					
Dog off-leash area (fenced)					
Horseshoe pit				●	+1
Skate park					
Category 2 - Active Uses					
Pick 2, but only 1 may be from Paths, Trails.					
Paths, Trails, and Trailheads					
Greenway connection or trailhead	●	●		●	
Hard-surfaced multi-use trail					
Internal access pathway	■	■	■	■	
Loop path (with mileage markers)					
Soft-surface jogging/hiking trail			●		
Soft-surface equestrian or bike trail					
Play Space and Equipment					
Climbing structure or boulders	●	●	●	●	+3

■ =Required Amenity
● =Additional Items/Compatible/May be Compatible

* PER DISCUSSIONS WITH TOWN STAFF, CREDIT WILL BE GIVEN TO 1 MEDIUM SHELTER AND 2 SMALL SHELTERS THAT WILL SATISFY A MIN. OF 31 USERS.
** WE ARE REQUIRED TO HAVE 1 COURT. CREDIT TOWARDS THE 1 PER ACRE FOR THE ADDITIONAL PICKLE BALL COURT AND 2 BOCCIE COURTS.

ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS					
Neighborhood-Serving Park	D 1	F 2	L 3	H 4	# of Additional Amenities
Nature play features	●	●		●	+3
Open turf play area	■	■	■	■	
Playground, small-scale	●	●	●	●	
Play area, large destination-scale					
Thematic play features	●	●	●	●	
Universal and inclusive play elements	■	■	■	■	+1
Zip line					
Sports and Fitness					
Artificial turf field, multi-purpose					
Ball field (baseball, softball, or multi-use)					
Field with lighting					
Outdoor fitness equipment					
Specialty sport field or stadium					
Sport court (e.g., badminton, basketball, bocce, futsal, pickleball, shuffleboard, tennis, volleyball)	●	●			
Tournament sports court or multi-court complex					
Category 3- Support Amenities					
Pick 1 per acre					
Support Amenities					
Barbecues, single or dual with ash disposal	●	●	●	●	+10
Bike rack and repair station	●	●	●	●	+4
Dog waste station	■	■	■	■	
Drinking fountain					
Parking, off-street					
Parking, on street	●	●	●	●	
Restroom, portable (screened)					
Restroom, permanent (full or vault)					
Signage (identification)	■	■	■	■	
Trash receptacles	■	■	■	■	+4
Category 4 - Specialized Facilities					
Optional					
Aquatics and Water Access					
Splash pad or water play feature					
Swimming pool					
Indoor Facilities					
Activity building/clubhouse					
Environmental education center					
Recreation center or fieldhouse					

small zipline element at Park L

ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS				
Neighborhood-Serving Park	D	F	L	H
Required Amenities				
1. Landscaping shall be provided for all impervious areas not used for other amenities.	■	■	■	■
2. Tables and seating shall be provided, such as benches, chairs, picnic tables, and ADA seating.	■	■	■	■
3. Internal access pathways shall be provided to and between park amenities, parking areas, and the perimeter.	■	■	■	■
4. Open turf play areas shall be provided at sizes appropriate for the scale of the park.	■	■	■	■
5. Universal and inclusive play elements shall be provided to accommodate all ages and abilities.	■	■	■	■
6. Dog waste stations shall be provided in a quantity appropriate for the scale of the park.	■	■	■	■
7. Trash receptacles shall be provided in a quantity appropriate for the scale of the park and the other amenities provided.	■	■	■	■
8. All neighborhood parks shall provide a small shelter serving a capacity of between five (5) and ten (10) users.	■	■	■	■

■ =Required Amenity
=Additional Items/Compatible/May be Compatible

* PER DISCUSSIONS WITH TOWN STAFF, CREDIT WILL BE GIVEN TO 1 MEDIUM SHELTER AND 2 SMALL SHELTERS THAT WILL SATISFY A MIN. OF 31 USERS.
** WE ARE REQUIRED TO HAVE 1 COURT. CREDIT TOWARDS THE 1 PER ACRE FOR THE ADDITIONAL PICKLE BALL COURT AND 2 BOCCIE COURTS.

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver co 80265
1 303.531.4905, 1 303.531.4908

■ Engineering ■



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

ANTHOLOGY-SEGMENTS 1B &1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

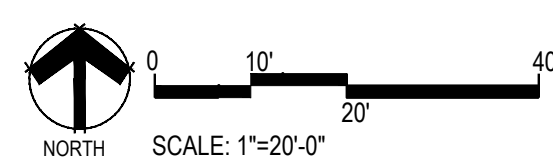
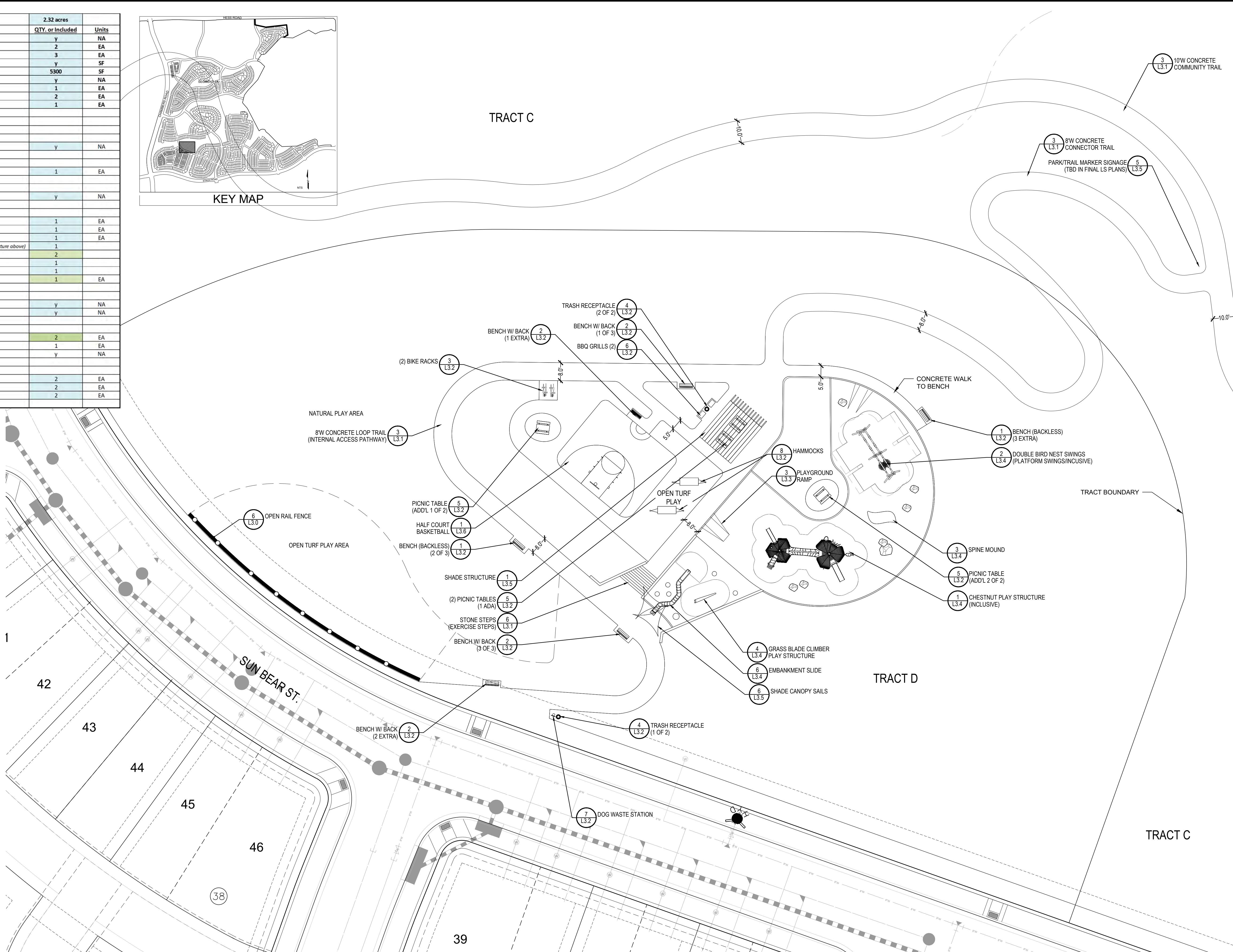
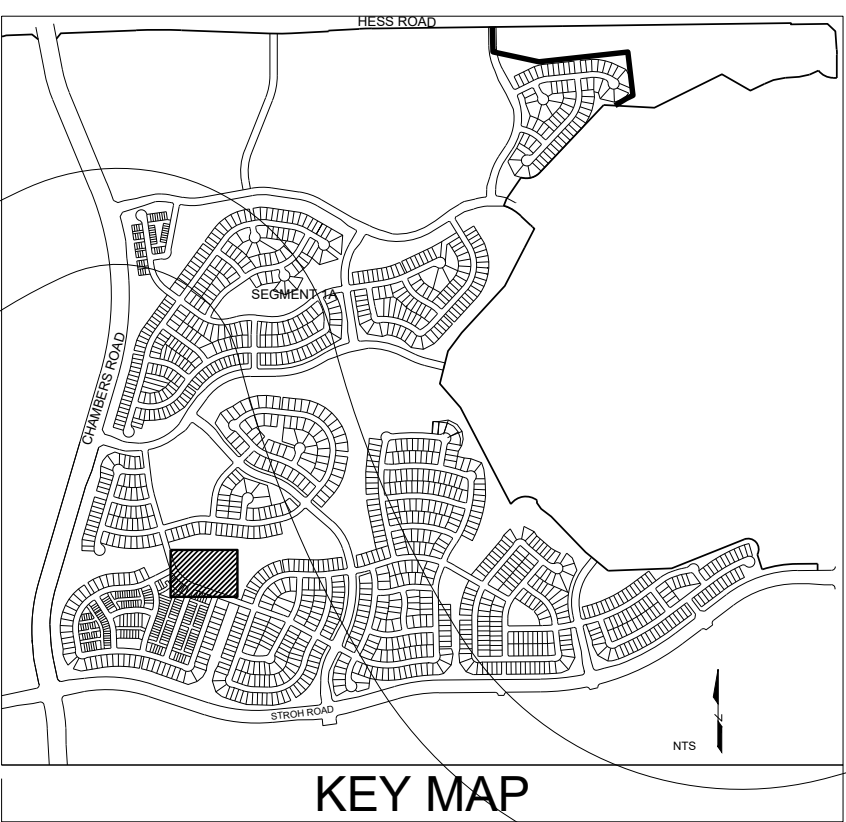
Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below. Call before you dig.
811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
PARK AMENITY REQUIREMENTS

■ Sheet Number ■

L2.0

Park 1 Tract D in Preliminary Plans - 2.32 acres		
REQUIRED PARK ELEMENTS	QTY. or Included	Units
Landscaping for Impervious Areas	Y	NA
Tables	2	EA
Benches	3	EA
Internal access Pathway	Y	SF
Open Turf Play Area (Min. 25' Wide)	5300	SF
Universal & Inclusive Play Elements	Y	NA
Dog Waste Stations	1	EA
Trash Receptacle	2	EA
Small Shade Shelter	1	EA
ADDITIONAL COMPATIBLE ITEMS		
GATHERING/SOCIAL SPACES		
Gathering & Social Space		
Programmable Space	Y	NA
OUTDOOR SPECIALIZED		
Climbing Spire or Wall	1	EA
PATHS, TRAILS, & TRAILHEADS		
Greenway connection or Trailhead	Y	NA
Play Space & Equipment		
Climbing Structure or Boulders	1	EA
Nature Play Features	1	EA
Playground, Small Scale	1	EA
(1) Multi-Level Play Structure (Counts as Climbing structure above)	1	
(2) Platform Swing (Bird Nest Swings)	2	
(1) Slide	1	
(1) Grass Blade Climber	1	
(1) Spine Mound Climber	1	EA
Sports & Fitness		
Sport Court (Half Court Basketball)	Y	NA
Exercise Steps	Y	NA
SUPPORT AMENITIES		
Barbeques	2	EA
Park Signage(R)	1	EA
On Street Parking (C)	Y	NA
OTHER ELEMENTS		
2 Additional Picnic Areas	2	EA
Swinging Hammocks (C)	2	EA
Shade Canopy Sails	2	EA



■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, 1.303.531.4908

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

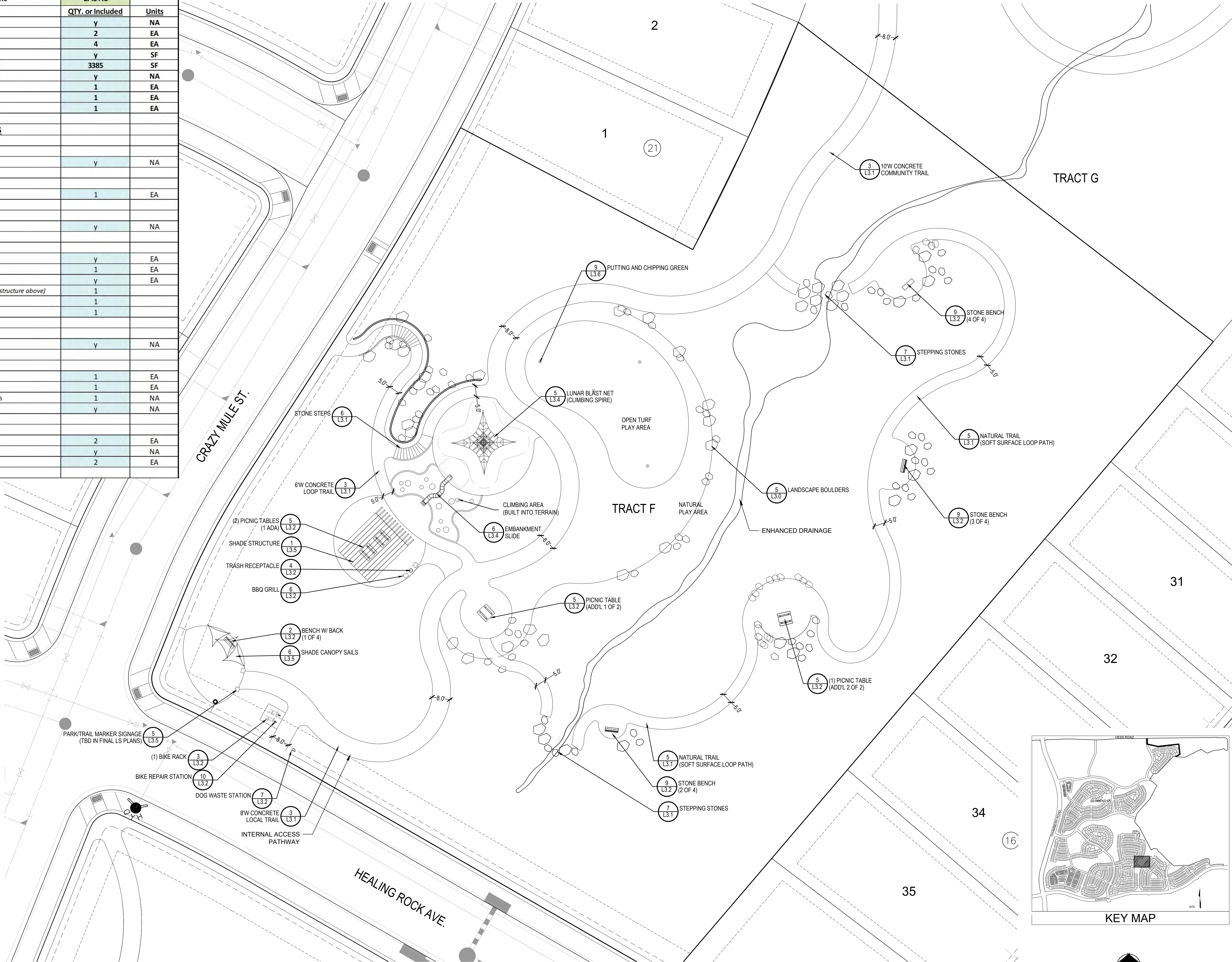
Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below. Call before you dig.

10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
PARK #1
TRACT D
AMENITIES PLAN

■ Sheet Number ■
L2.1

Park 2 Tract F in Preliminary Plans		2.43 AC	
REQUIRED PARK ELEMENTS		QTY. or Included	Units
Landscaping for Impervious Areas		y	NA
Tables		2	EA
Benches		4	EA
Internal access Pathway		y	SF
Open Turf Play Area (Min. 25' Wide)		3385	SF
Universal &Inclusive Play Elements		y	NA
Dog Waste Stations		1	EA
Trash Receptacle		1	EA
Small Shade Shelter		1	EA
ADDITIONAL COMPATIBLE ITEMS			
GATHERING/SOCIAL SPACES			
Gathering & Social Space			
Programmable Space		y	NA
OUTDOOR SPECIALIZED			
Climbing Spire or Wall		1	EA
PATHS, TRAILS, & TRAILHEADS			
Greenway connection or Trailhead		y	NA
Play Space & Equipment			
Climbing Structure or Boulders		y	EA
Nature Play Features		1	EA
Playground, Small Scale		y	EA
(1) Climbing net (Counts as climbing structure above)		1	
(1) Slide		1	
(1) Embankment Climber		1	
Sports & Fitness			
Sport Court (Putting Green)		y	NA
SUPPORT AMENITIES			
Barbeques		1	EA
Park Signage(R)		1	EA
1 Bike Rack and 1 Bike Repair Station		1	NA
On Street Parking (C)		y	NA
OTHER ELEMENTS			
Additional Picnic Areas		2	EA
Natural Path and stepping stones		y	NA
Shade Canopy Sails		2	EA



ANTHOLOGY-SEGMENTS 1B &1C
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsigrouppco.com
#3, 8-180 Independence plaza
1007 16th street, denver, co 80265
1 303.531.4905, f 303.531.4908

■ Engineering ■

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

Drawn by: BEM

Checked by: JP

Submittal Date: 05.13.2021

07.23.2021

10.13.2021

11.22.2021

01.05.2022

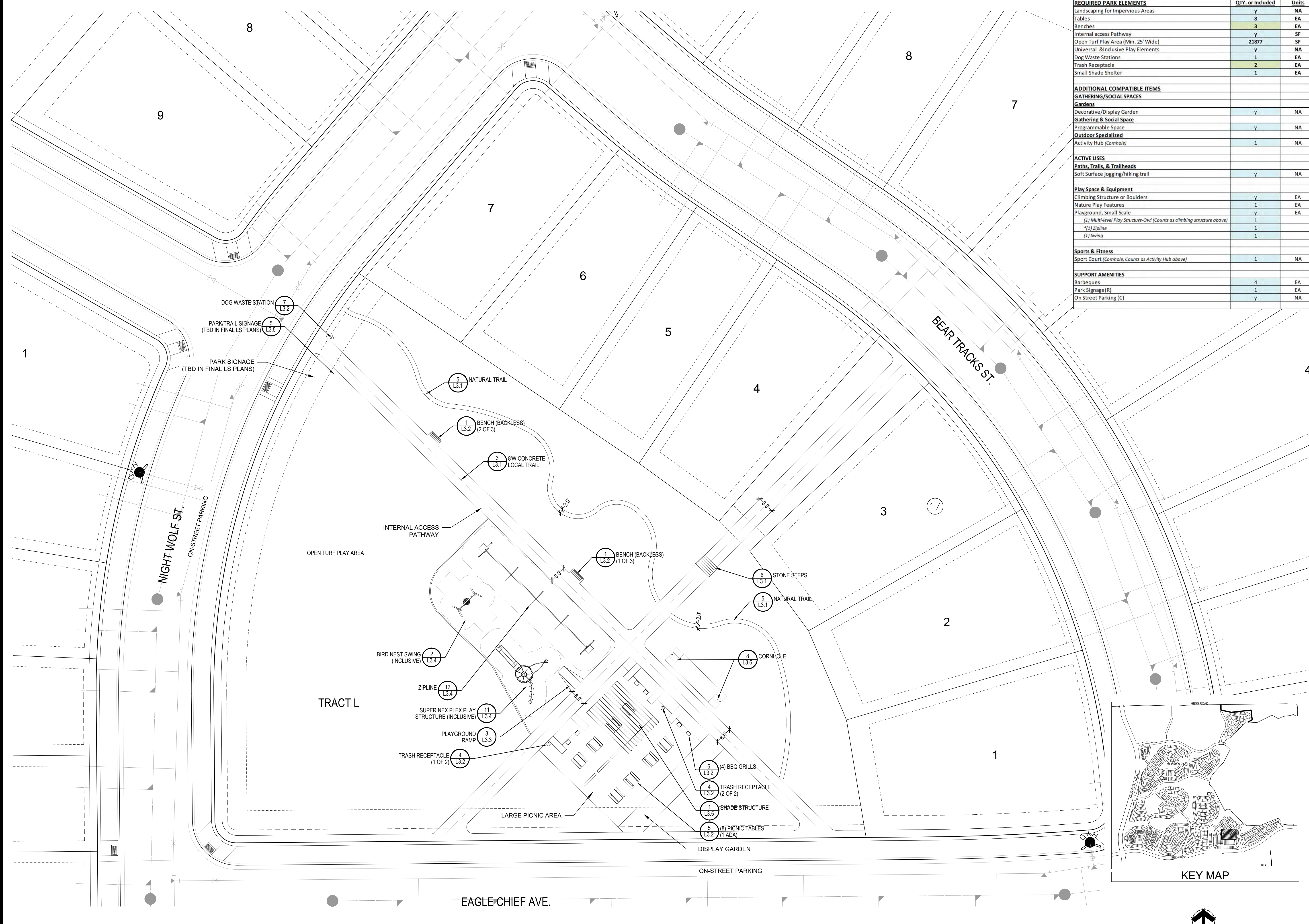
01.21.2022

■ Sheet Name ■

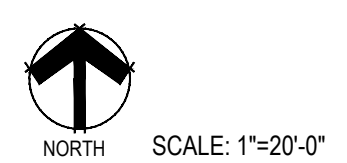
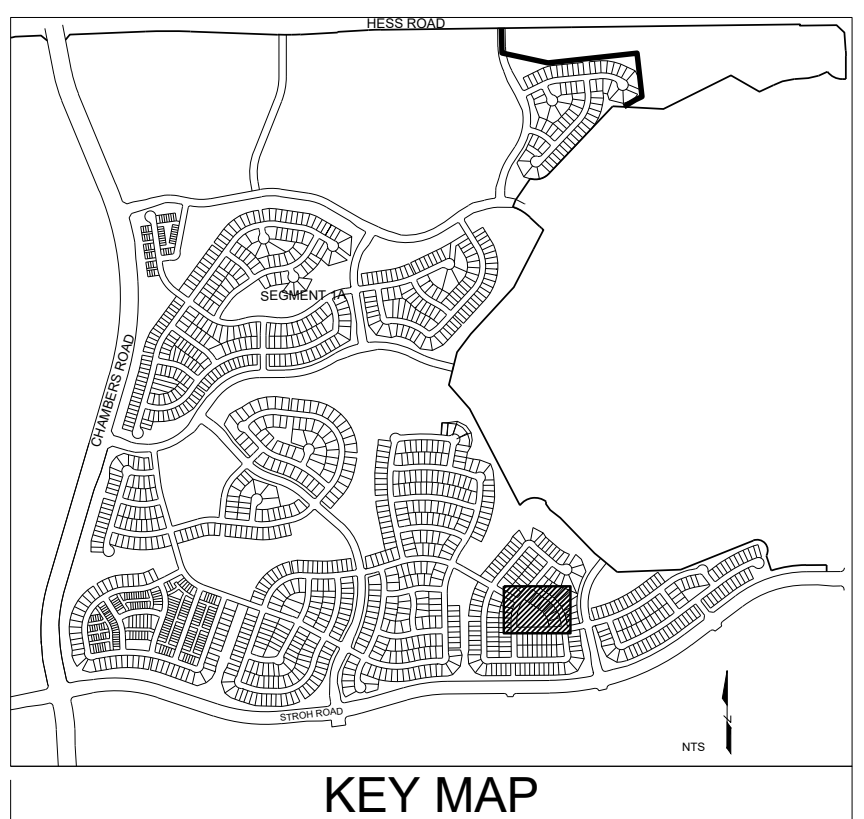
PARK #2
TRACT F
AMENITY PLAN

■ Sheet Number ■

L2.2



Park 3 Tract L in Preliminary Plans		1.35 AC	
REQUIRED PARK ELEMENTS		QTY. or Included	Units
Landscaping for Impervious Areas		Y	NA
Tables		8	EA
Benches		3	EA
Internal access Pathway		Y	SF
Open Turf Play Area (Min. 25' Wide)		21877	SF
Universal & Inclusive Play Elements		Y	NA
Dog Waste Stations		1	EA
Trash Receptacle		2	EA
Small Shade Shelter		1	EA
ADDITIONAL COMPATIBLE ITEMS			
GATHERING/SOCIAL SPACES			
Gardens			
Decorative/Display Garden		Y	NA
Gathering & Social Space			
Programmable Space		Y	NA
Outdoor Specialized			
Activity Hub (Cormhole)		1	NA
ACTIVE USES			
Paths, Trails, & Trailheads			
Soft Surface jogging/hiking trail		Y	NA
Play Space & Equipment			
Climbing Structure or Boulders		Y	EA
Nature Play Features		1	EA
Playground, Small Scale		Y	EA
(1) Multi-level Play Structure-Owl (Counts as climbing structure above)		1	
*(1) Zipline		1	
(1) Swing		1	
Sports & Fitness			
Sport Court (Cormhole, Counts as Activity Hub above)		1	NA
SUPPORT AMENITIES			
Barbeques		4	EA
Park Signage(R)		1	EA
On Street Parking (C)		Y	NA



■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

pcs group inc. www.pcsigrouppco.com
#3 8-180 Independence plaza
1007 16th street, denver, co 80265
1 303.531.4905, 1 303.531.4908

■ Engineering ■

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

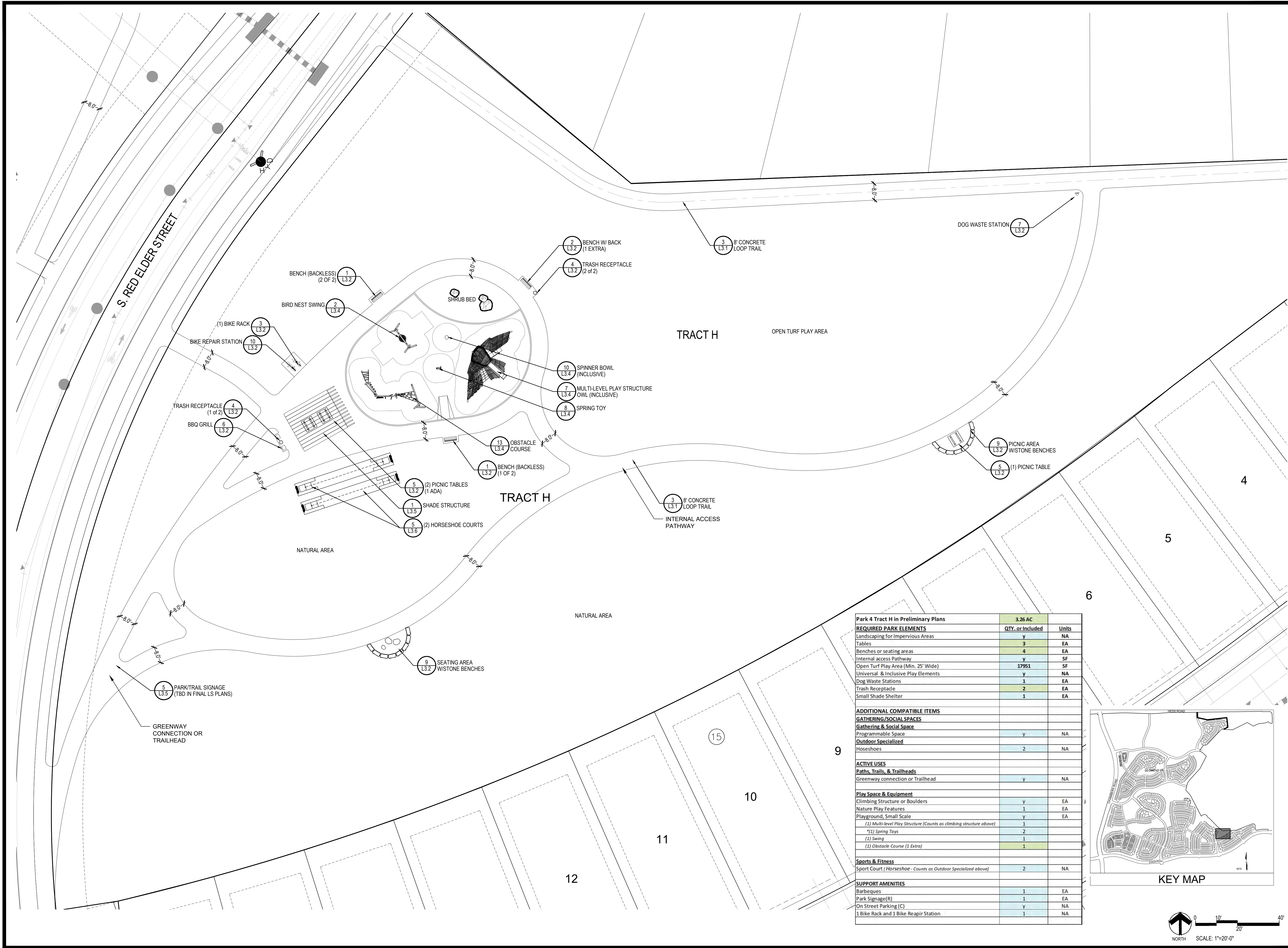
ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 05.13.2021
Know what's below. Call before you dig.

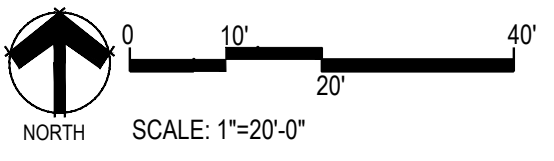
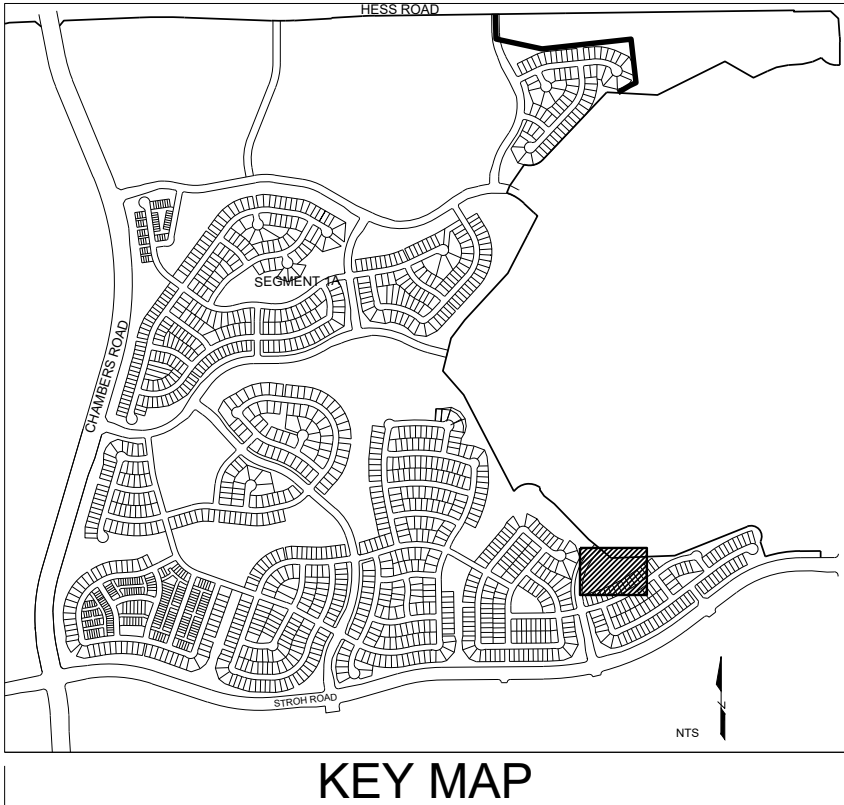
07.23.2021
10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
PARK #3
TRACT L
AMENITY PLAN

■ Sheet Number ■
L2.3



Park 4 Tract H in Preliminary Plans			3.26 AC	
REQUIRED PARK ELEMENTS			QTY. or Included	Units
Landscaping for Impervious Areas			Y	NA
Tables			3	EA
Benches or seating areas			4	EA
Internal access Pathway			Y	SF
Open Turf Play Area (Min. 25' Wide)			17951	SF
Universal & Inclusive Play Elements			Y	NA
Dog Waste Stations			1	EA
Trash Receptacle			2	EA
Small Shade Shelter			1	EA
ADDITIONAL COMPATIBLE ITEMS				
GATHERING/SOCIAL SPACES				
Gathering & Social Space				
Programmable Space			Y	NA
Outdoor Specialized				
Horseshoes			2	NA
ACTIVE USES				
Paths, Trails, & Trailheads				
Greenway connection or Trailhead			Y	NA
Play Space & Equipment				
Climbing Structure or Boulders			Y	EA
Nature Play Features			1	EA
Playground, Small Scale			Y	EA
(1) Multi-level Play Structure (Counts as climbing structure above)			1	
(1) Spring Toys			2	
(1) Swing			1	
(1) Obstacle Course (1 Extra)			1	
Sports & Fitness				
Sport Court (Horseshoe - Counts as Outdoor Specialized above)			2	NA
SUPPORT AMENITIES				
Barbeques			1	EA
Park Signage(R)			1	EA
On Street Parking (C)			Y	NA
1 Bike Rack and 1 Bike Repair Station			1	NA



■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■
people creating spaces
pcs group inc. www.pcsigroupco.com
#3, B-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905, 1.303.531.4908

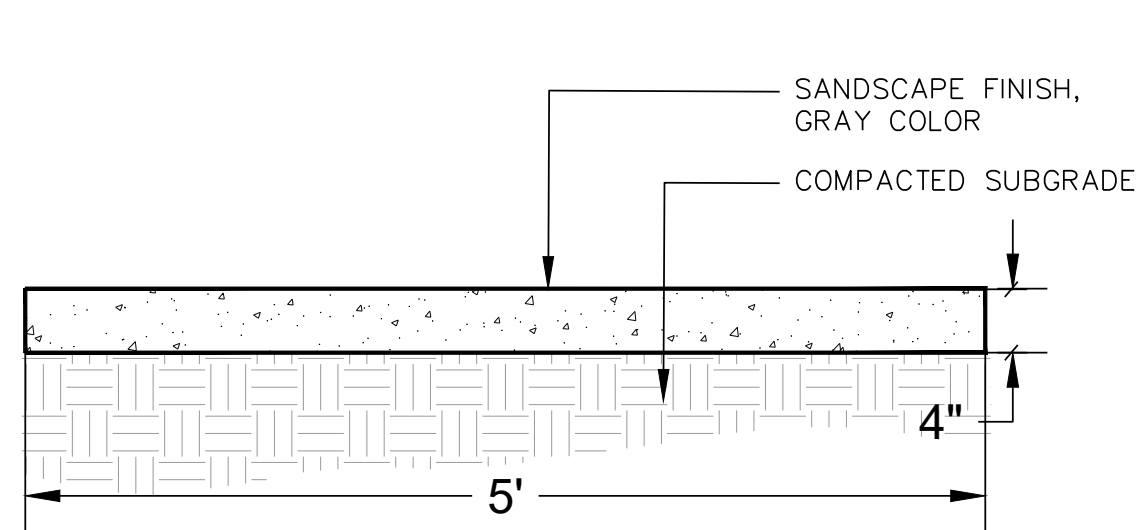
■ Engineering ■
CVL
CONSULTANTS
10333 E. DRY CREEK RD., #240
ENGLEWOOD, CO 80112
720-482-9526

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

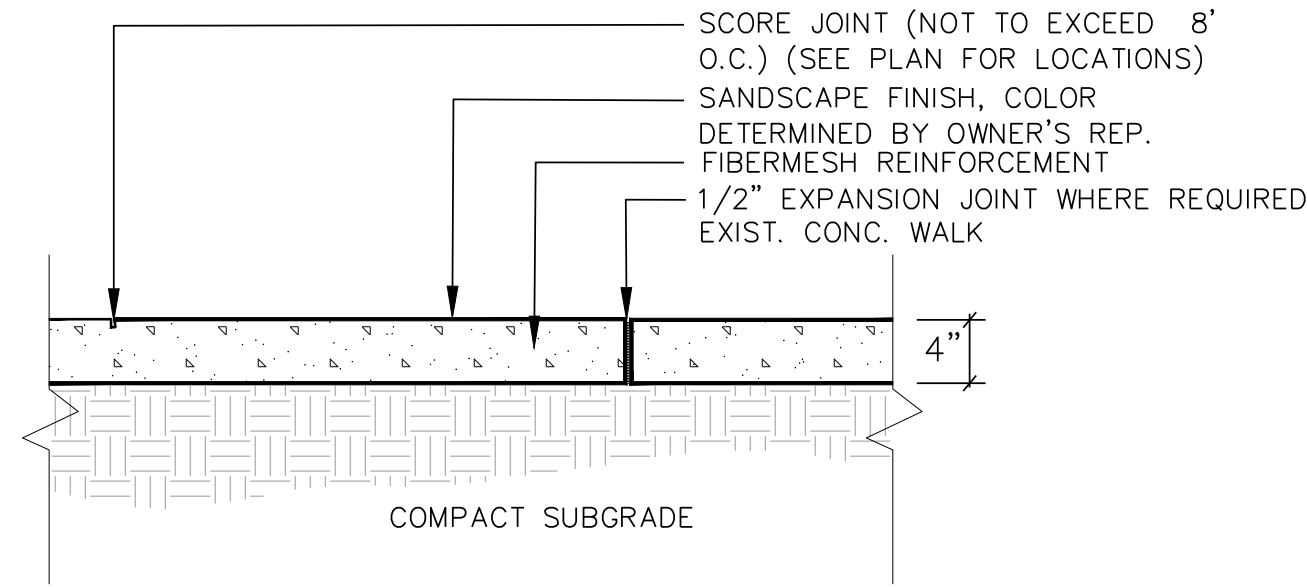
Drawn by: BEM
Checked by: JP
Submittal Date: 05.13.2021
Date: 07.23.2021
Know what's below.
Call before you dig.
811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■
PARK #4
TRACT H
AMENITY PLAN

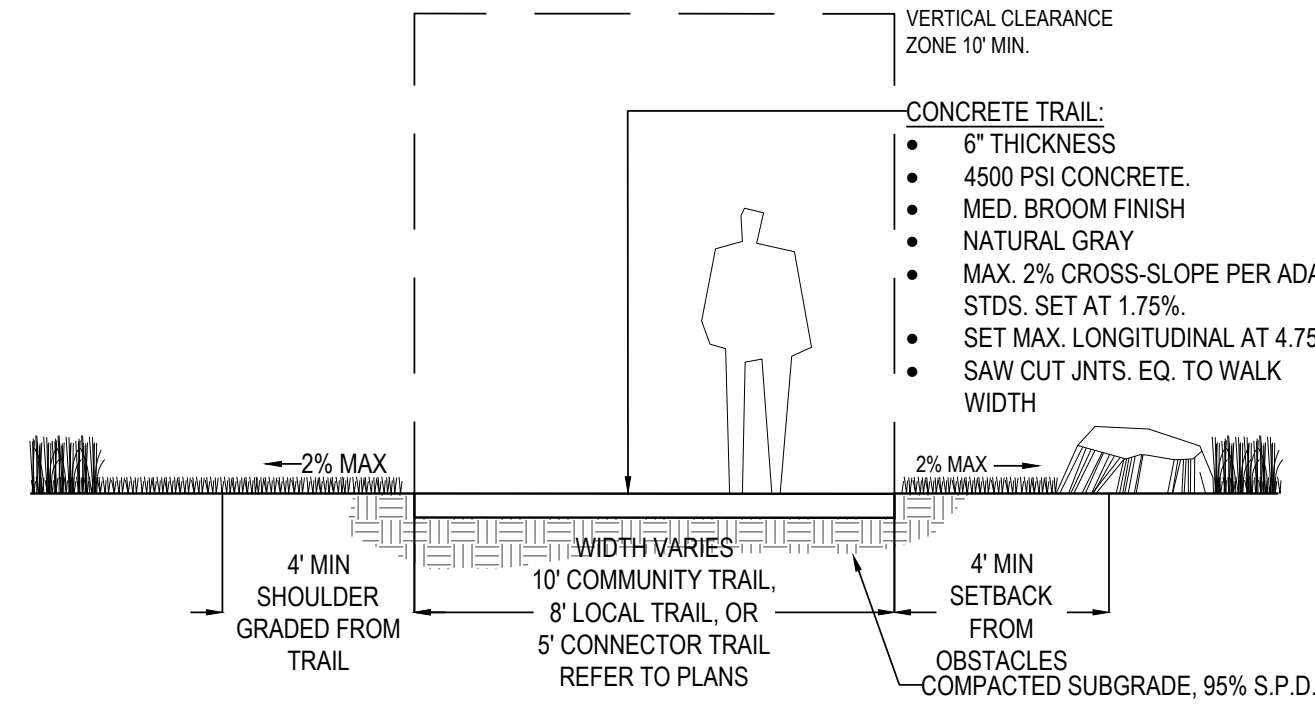
■ Sheet Number ■
L2.4



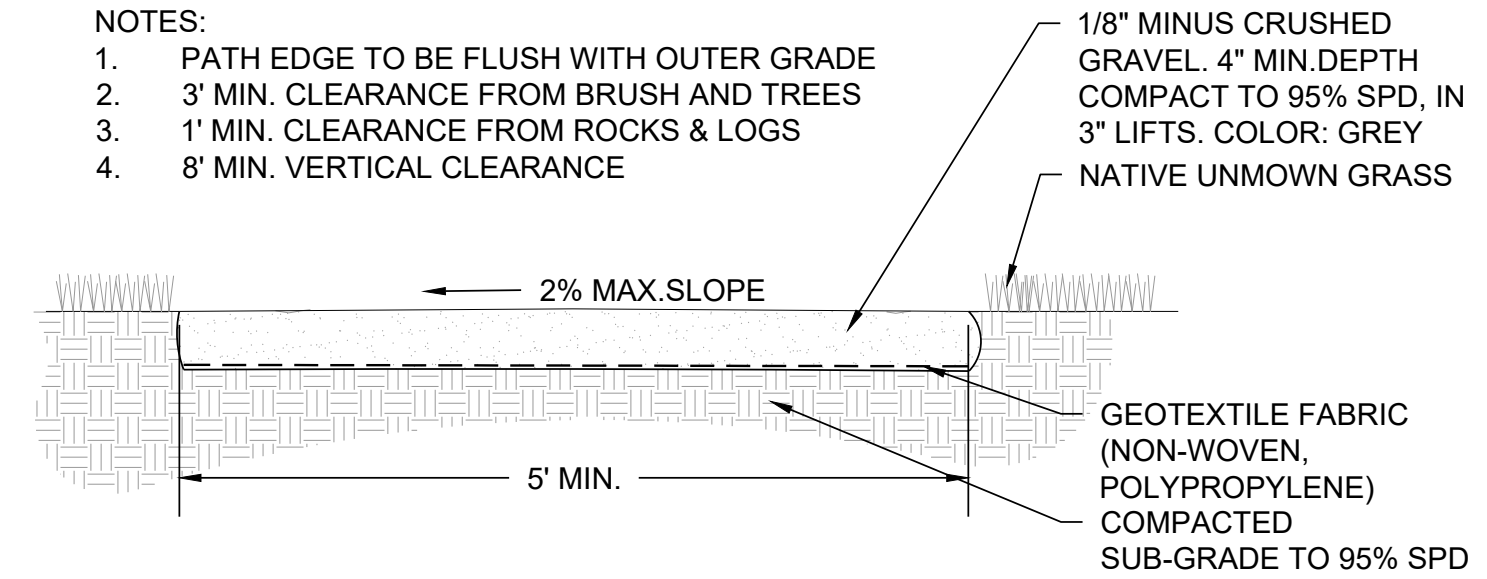
1 CONCRETE PAD
NOT TO SCALE



2 CONCRETE WALK
NOT TO SCALE



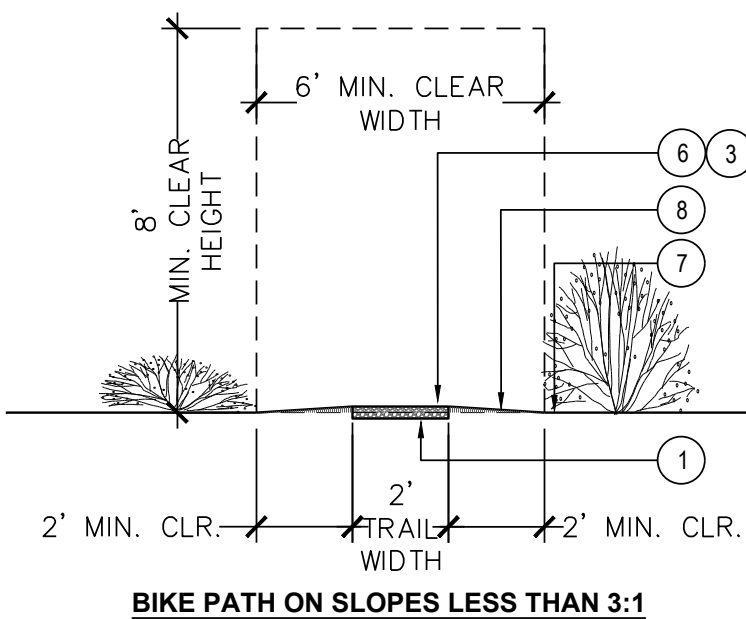
3 CONCRETE COMMUNITY TRAIL
NOT TO SCALE



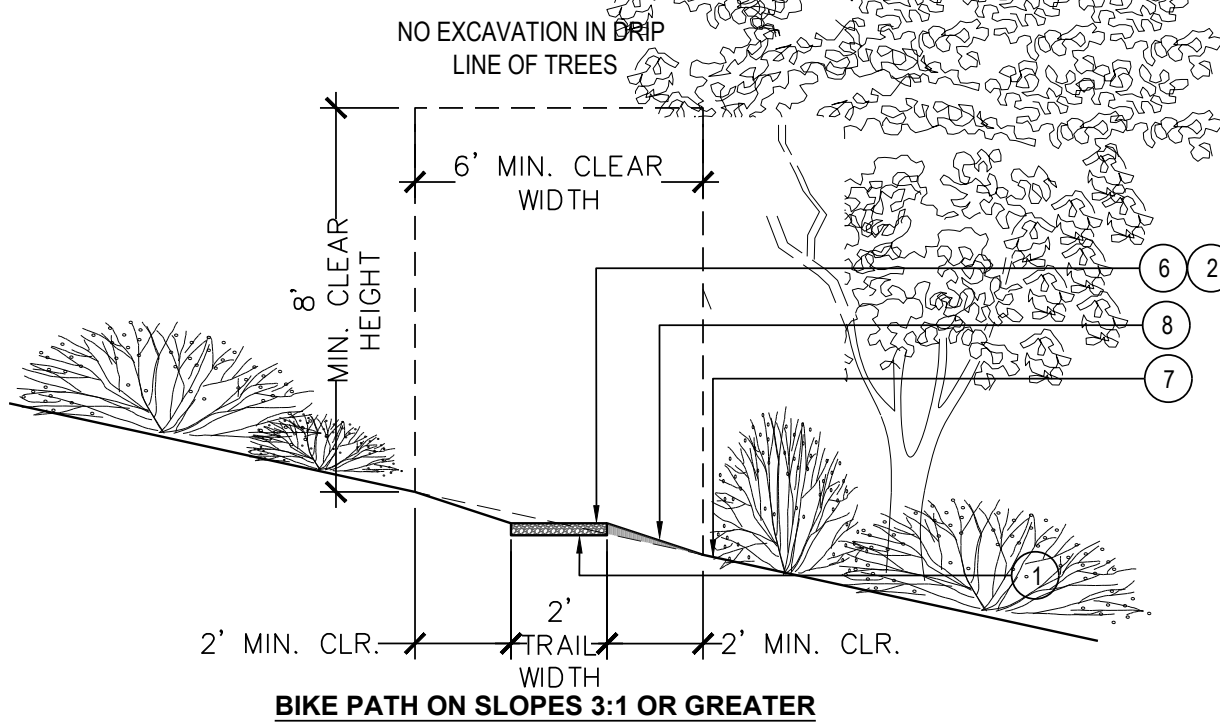
4 CRUSHER FINES TRAIL
NOT TO SCALE

GENERAL TRAIL NOTES:

1. REMOVE ALL VEGETATION IN THE TRAILWAY. PRUNE WOODY PLANTS TO MAINTAIN 8'X6' TRAIL CLEAR ZONE.
2. TRAIL WIDTH SHALL NOT EXCEED 3'. CONTRACTOR SHALL EXCAVATE TO A DEPTH OF 3" CLEAR & GRUB.
3. TRAIL ALIGNMENT MAY BE ADJUSTED TO AVOID CONFLICTS WITH BEDROCK OR SUBSURFACE OBSTRUCTIONS.
4. ALLOW NATIVE HERBACEOUS PLANTS TO REVEGETATE ALL BUT TRAIL BED.
5. BALANCE CUT/FILL ON SIDE SLOPES EXCEEDING 10%-30%.
6. LONGITUDINAL SLOPE (RUNNING GRADE) SHOULD BE LESS THAN HALF SLOPE OF HILLSIDE.
7. EXISTING GRADE.
8. SPREAD EXCAVATED SOIL TO SIDES OF TRAIL FEATHER BACK TO EXISTING GRADE (6" MAX DPTH. NEAR TREE/SHRUB TRUNKS OR USE EXCESS SOIL AS NEED TO FILL TRAIL LOW SPOTS.)
9. THIS IS TO BE INSTALLED BY A SOFT SURFACE TRAIL BUILDER, TONY BOONE, SINC OR APPROVED EQUAL.

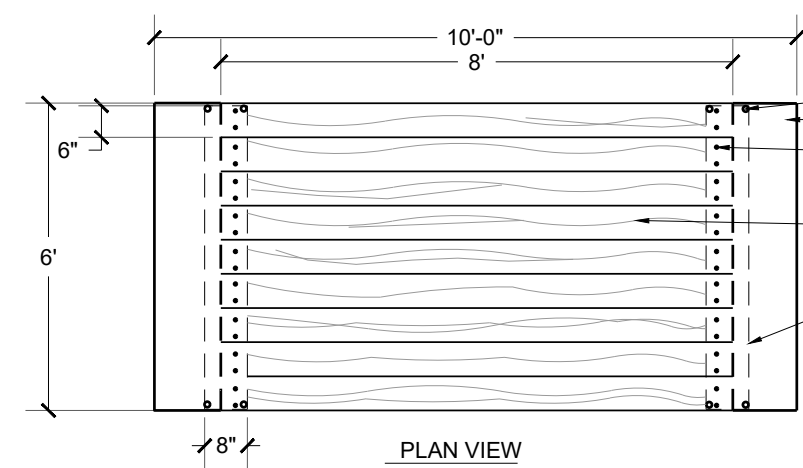


5 NATURAL TRAIL
NOT TO SCALE

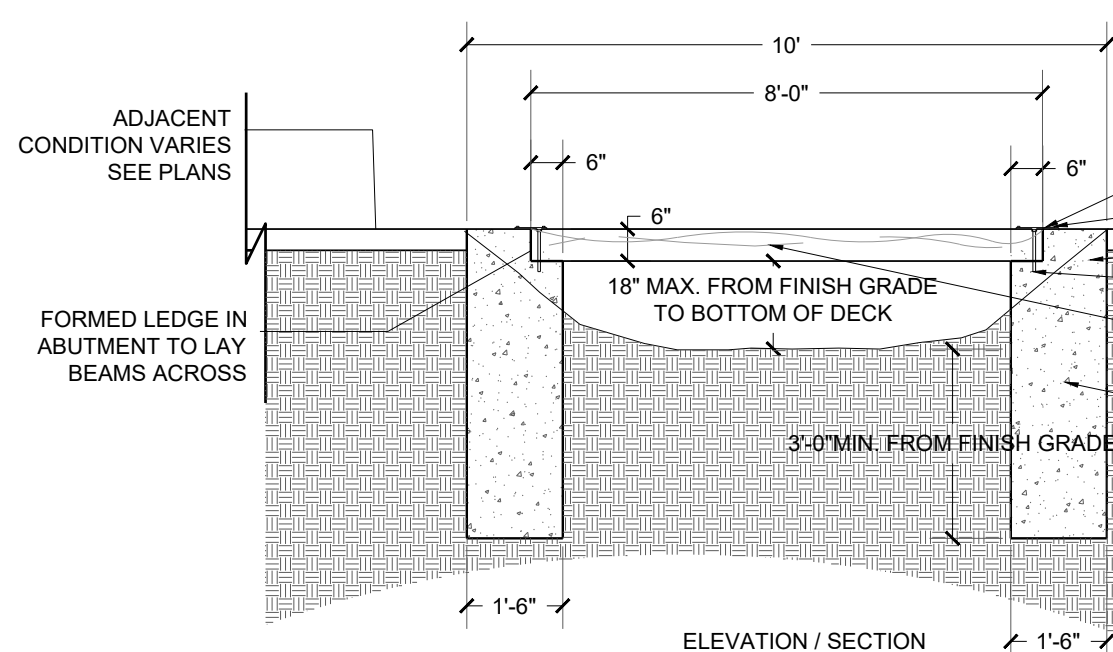


TRAIL CONSTRUCTION

1. EXCAVATE NATIVE SOIL TO A DEPT
2. SLOPE 2%-5% FOR DRAINAGE
3. CROWN FOR DRAINAGE
4. PRUNE LIMBS AS REQUIRED
5. CUT SLOPE NOT TO EXCEED 3:1
6. RECYCLED ASPHALT MIN. 3" DPTH.
7. EXISTING GRADE
8. SPREAD EXCAVATED SOIL TO SIDE; FEATHER BACK TO EXISTING GRAD DPTH. NEAR TREE/SHRUB TRUNKS EXCESS SOIL AS NEED TO FILL TRA SPOTS.)
9. THIS IS TO BE INSTALLED BY A SOF TRAIL BUILDER, TONY BOONE, SINC OR APPROVED EQUAL.

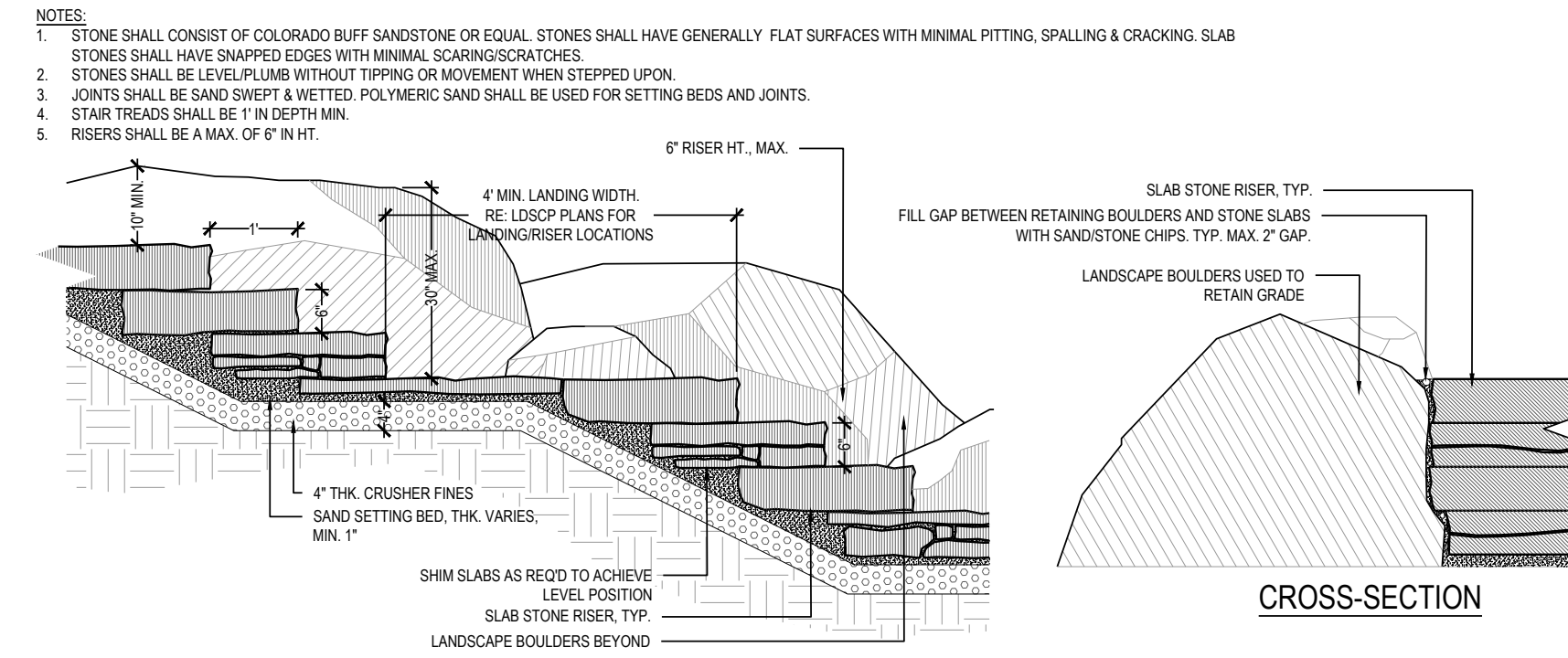


- BOLT STEEL THRESHOLD PLATE AT CORNERS
- (2) TWO BOLTS PER EACH 6"X6"X8" TREATED BEAM EACH END TYP.
- 6"X6"X8" TREATED BEAM TYP. FINISH: SEMI-TRANSPARENT WOOD STAIN, BEIGE
- STEEL THRESHOLD PLATE - 1/2" X 8" X 6" GALVANIZED STEEL - ENSURE GAP BETWEEN END OF BEAMS AND CONCRETE ABUTMENT IS COVERED

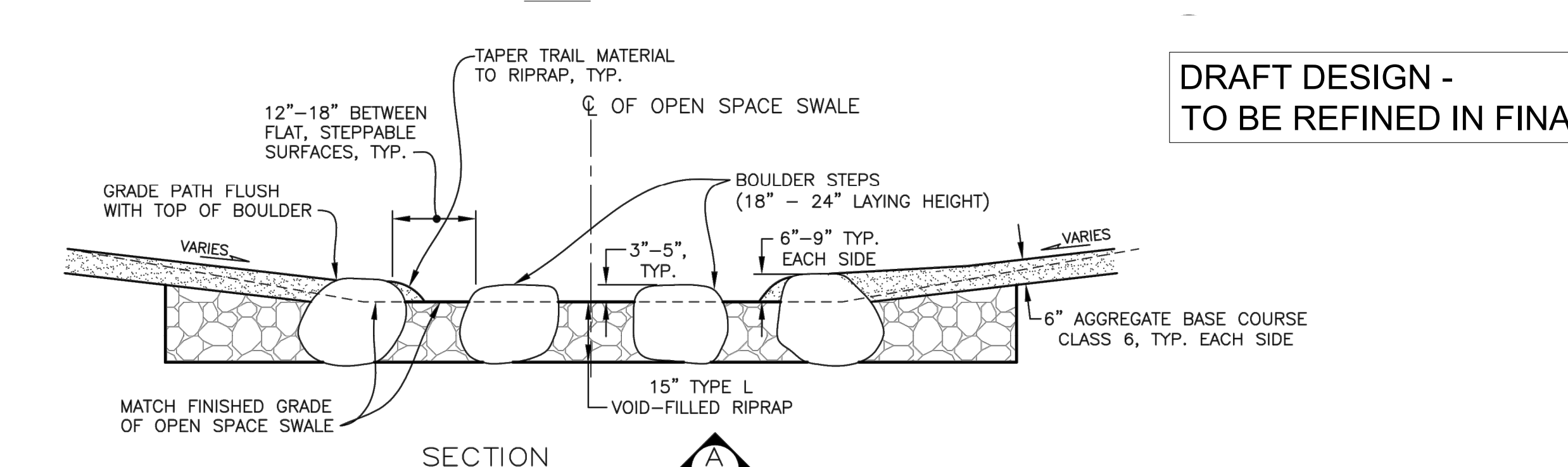
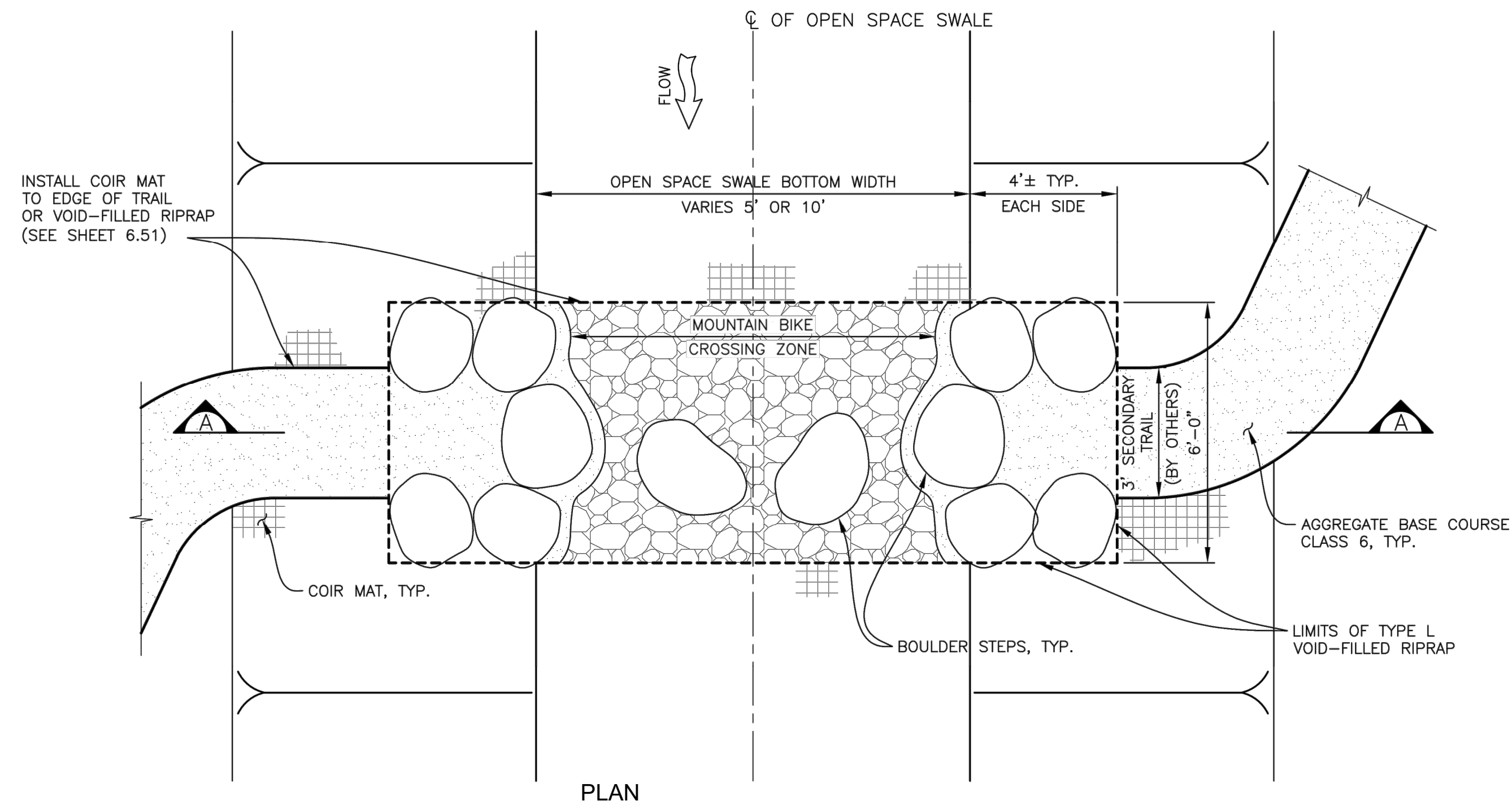


- STEEL THRESHOLD PLATE - ENSURE GAP BETWEEN END OF BEAMS AND CONCRETE ABUTMENT IS COVERED
- BOLT STEEL THRESHOLD PLATE AT CORNERS
- ABUTMENT
- (2) TWO BOLTS PER EACH 6"X6"X8" TREATED BEAM
- 6"X6"X8" TREATED BEAM TYP. FINISH: SEMI-TRANSPARENT WOOD STAIN, BEIGE
- CONCRETE FOOTER / ABUTMENT WALL

8 SMALL PEDESTRIAN BRIDGE- DRAINAGE CROSSING
NOT TO SCALE



6 STONE STEPS
NOT TO SCALE



7 STEPPING STONE DRAINAGE CROSSING
NOT TO SCALE

Prepared For

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

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

Engineering

CVL
CONSULTANTS

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

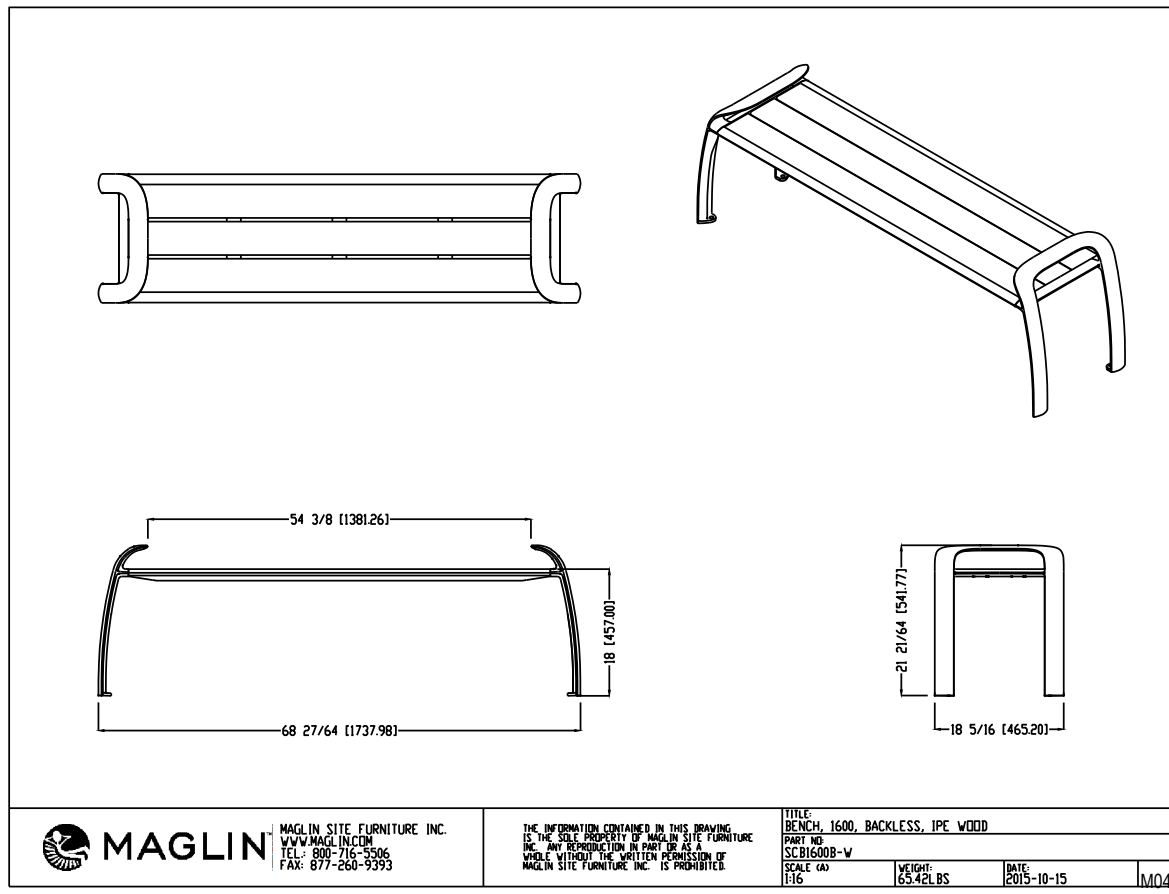
Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021
Know what's below. Call before you dig. 811
10.13.2021
11.22.2021
01.05.2022
01.21.2022

Sheet Name

LANDSCAPE
DETAILS

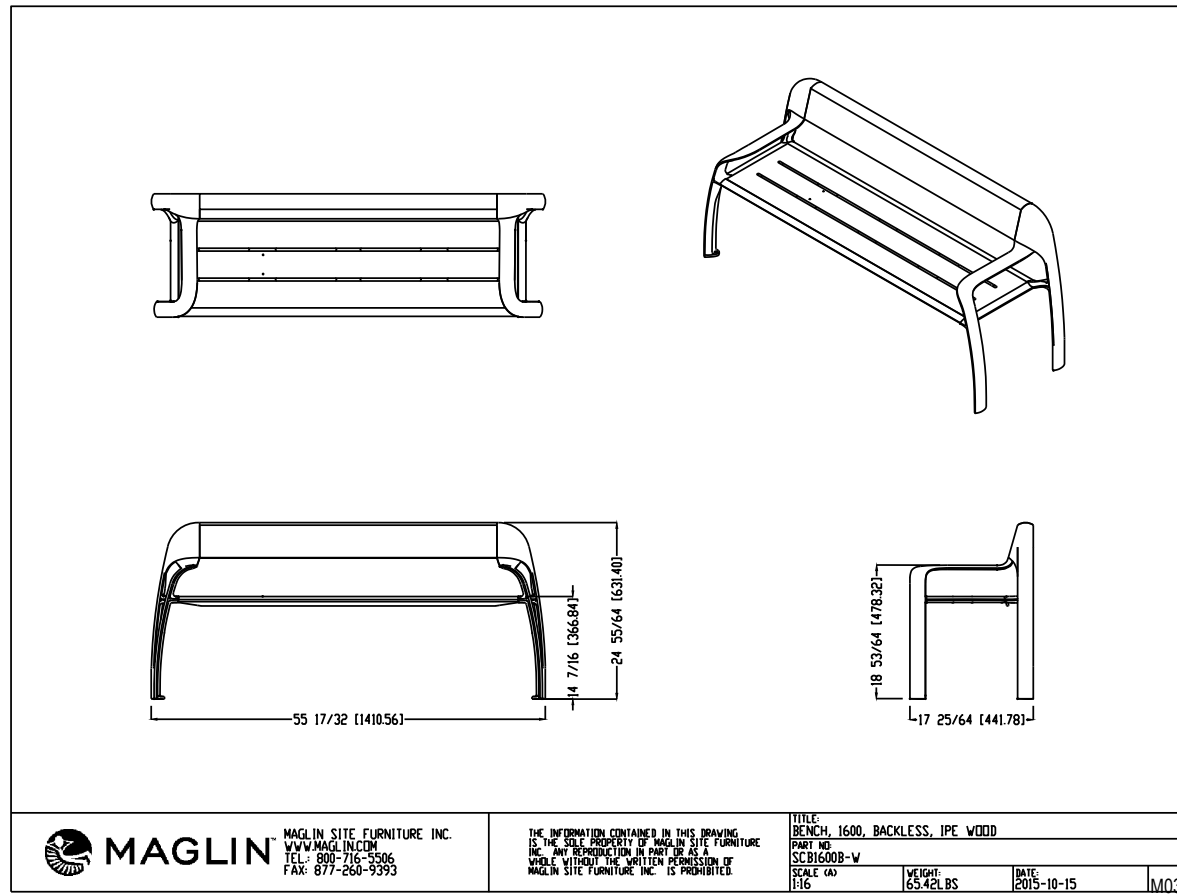
Sheet Number

L3.1



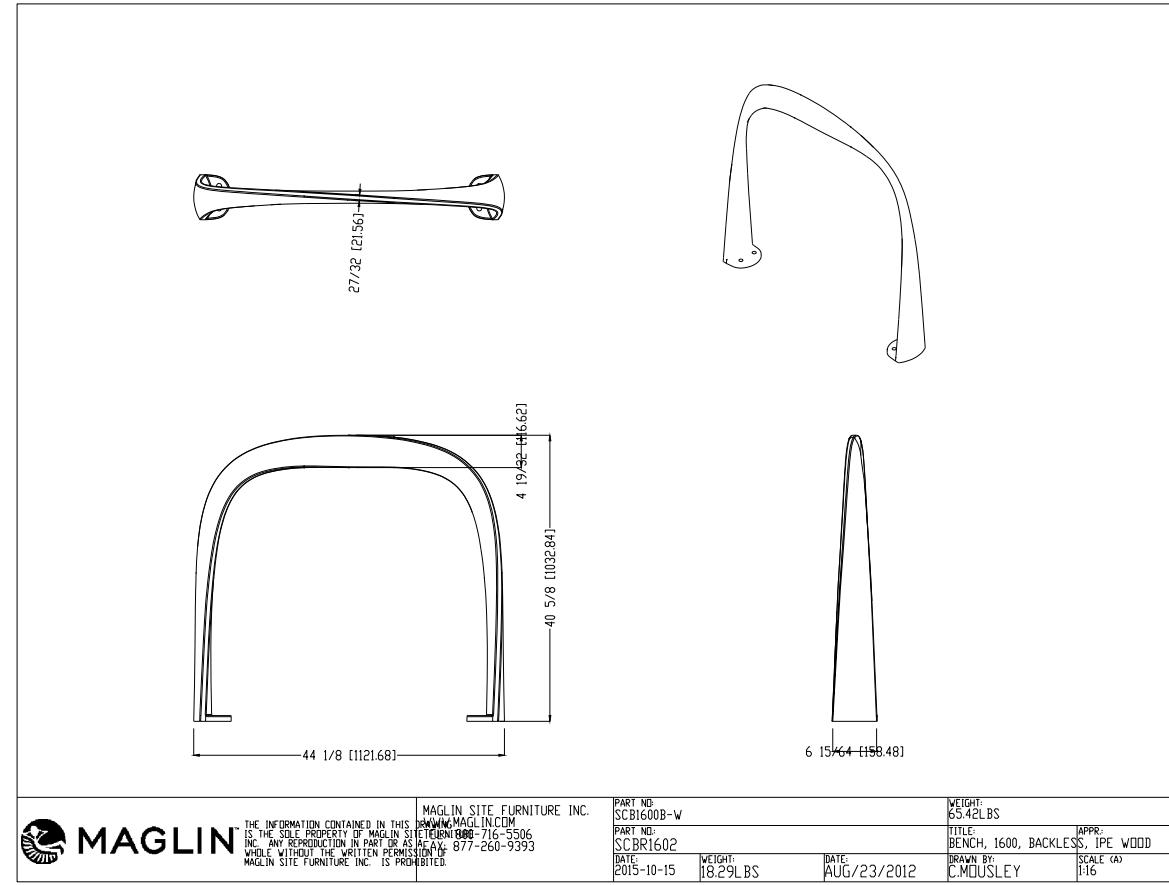
1 BENCH (BACKLESS)

NOT TO SCALE



2 BENCH WITH BACK

NOT TO SCALE



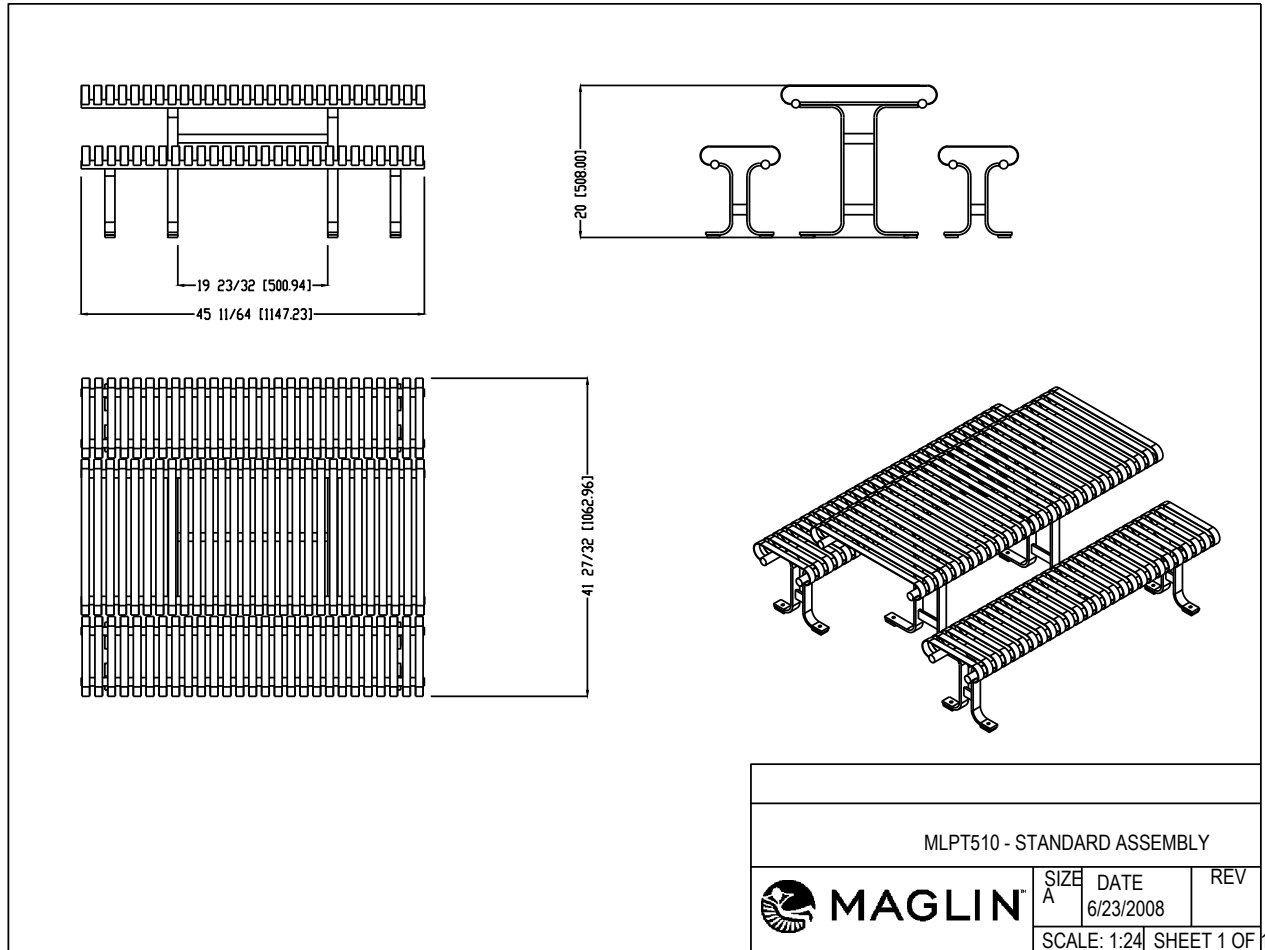
3 BIKE RACK

NOT TO SCALE



4 TRASH RECEPTACLE

NOT TO SCALE



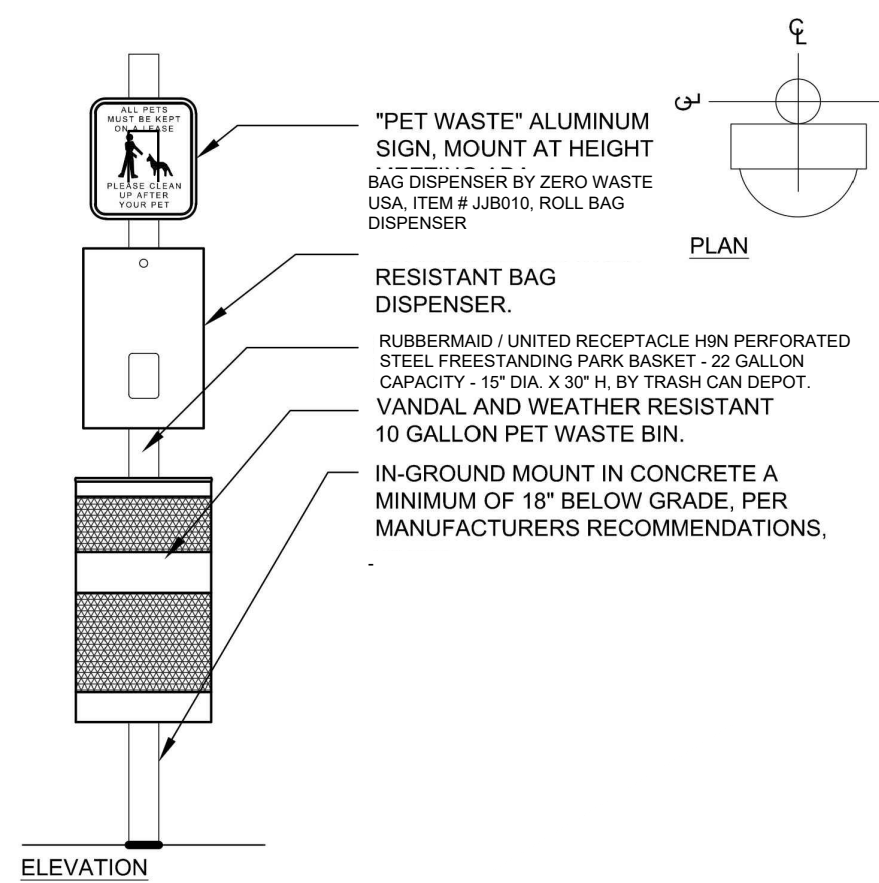
5 PICNIC TABLE

NOT TO SCALE



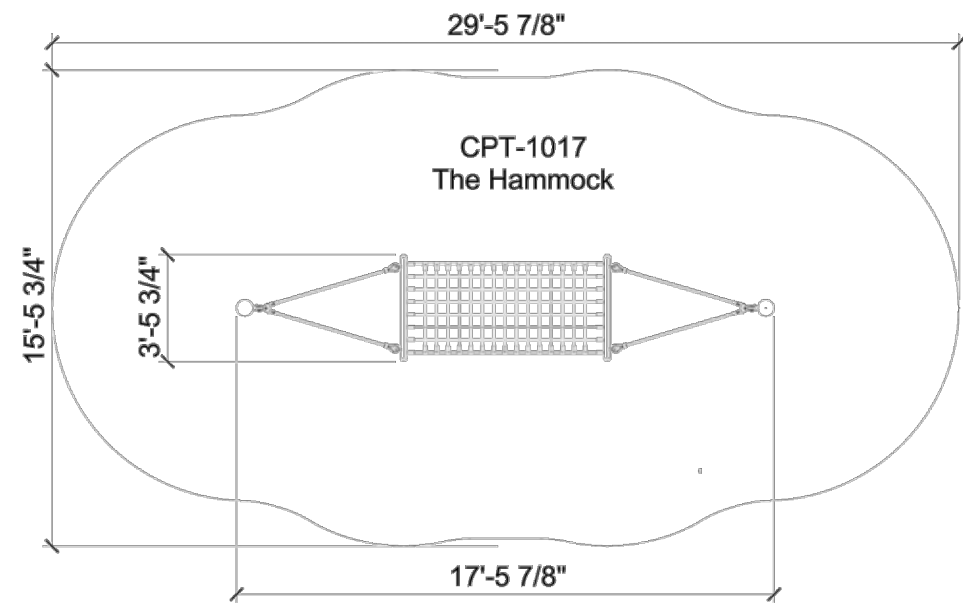
6 GRILL

NOT TO SCALE



7 DOG WASTE STATION

NOT TO SCALE



8 HAMMOCKS

NOT TO SCALE

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



9 STONE BENCH

NOT TO SCALE



10 BIKE REPAIR STATION

NOT TO SCALE

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

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



pcs group inc. www.pcsgroupco.com
#3, S-180 Independence plaza
1007 16th street - denver co 80265
1 303.531.4905 f 303.531.4908

■ Engineering ■



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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

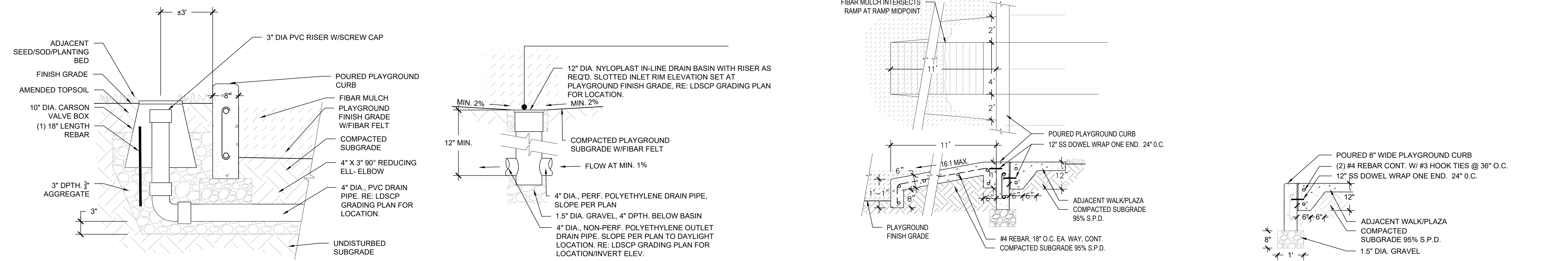
Drawn by:	BEM
Checked by:	JP
Submittal	10.30.2020
Date:	05.13.2021
Know what's below. Call before you dig.	07.23.2021
811	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

■ Sheet Name ■

LANDSCAPE
DETAILS

■ Sheet Number ■

L3.2

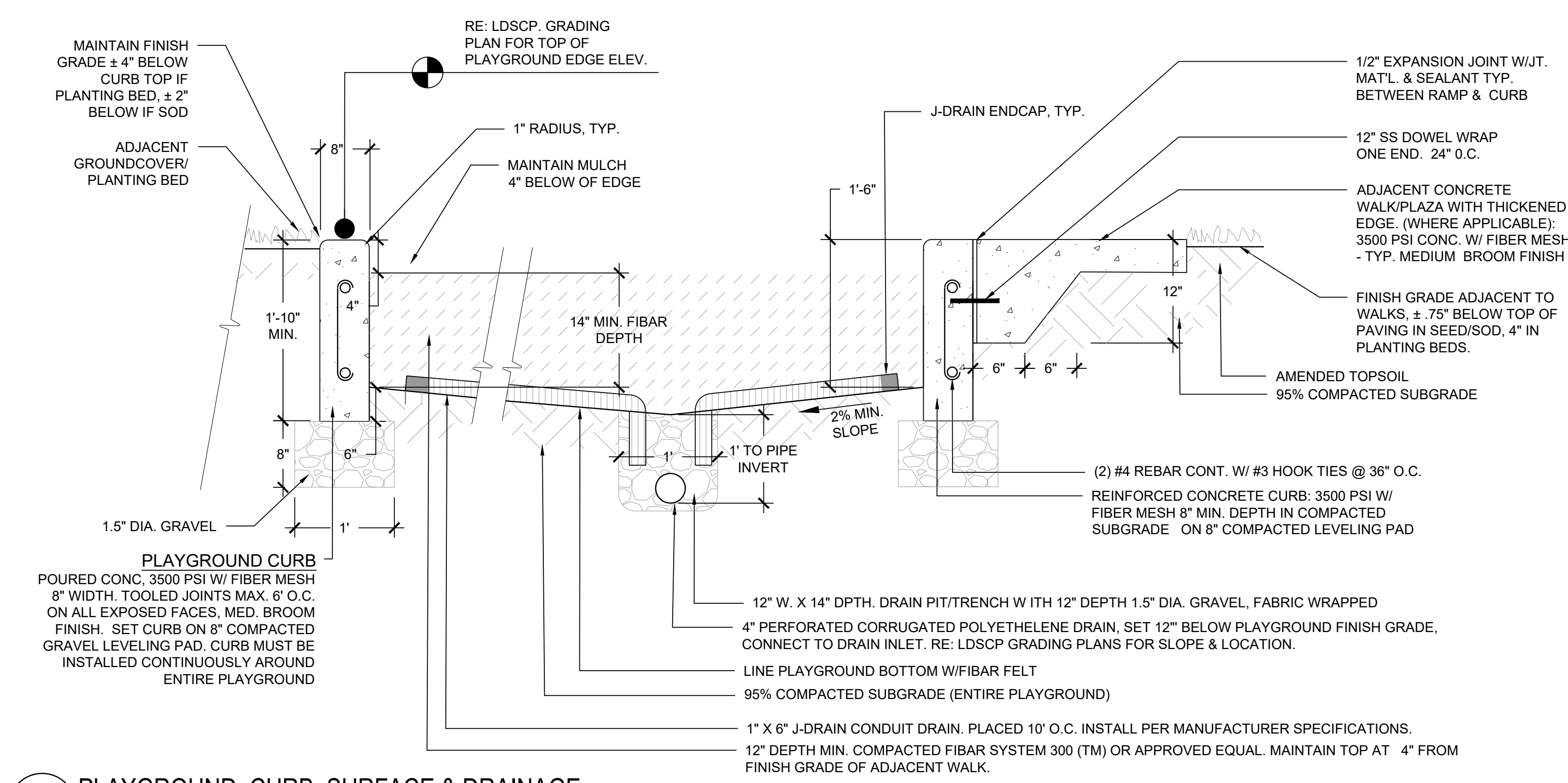


1 DRAIN CLEANOUT NOT TO SCALE

2 PLAYGROUND DRAIN NOT TO SCALE

3 ADA PLAYGROUND RAMP NOT TO SCALE

4 PLAYGROUND CURB NOT TO SCALE



5 PLAYGROUND, CURB, SURFACE & DRAINAGE NOT TO SCALE

YANTHOLOGY LANDSCAPE ARCHITECTURE CURRENT DRAWINGS/PRELIMINARY LANDSCAPE DETAILS-SEGMENT 1B C.DWG
Monday, September 28, 2020

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B & 1C

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM

Checked by: JP

Submittal

Date: 10.30.2020

Know what's below.
Call before you dig.

05.13.2021

07.23.2021

10.13.2021

11.22.2021

01.05.2022

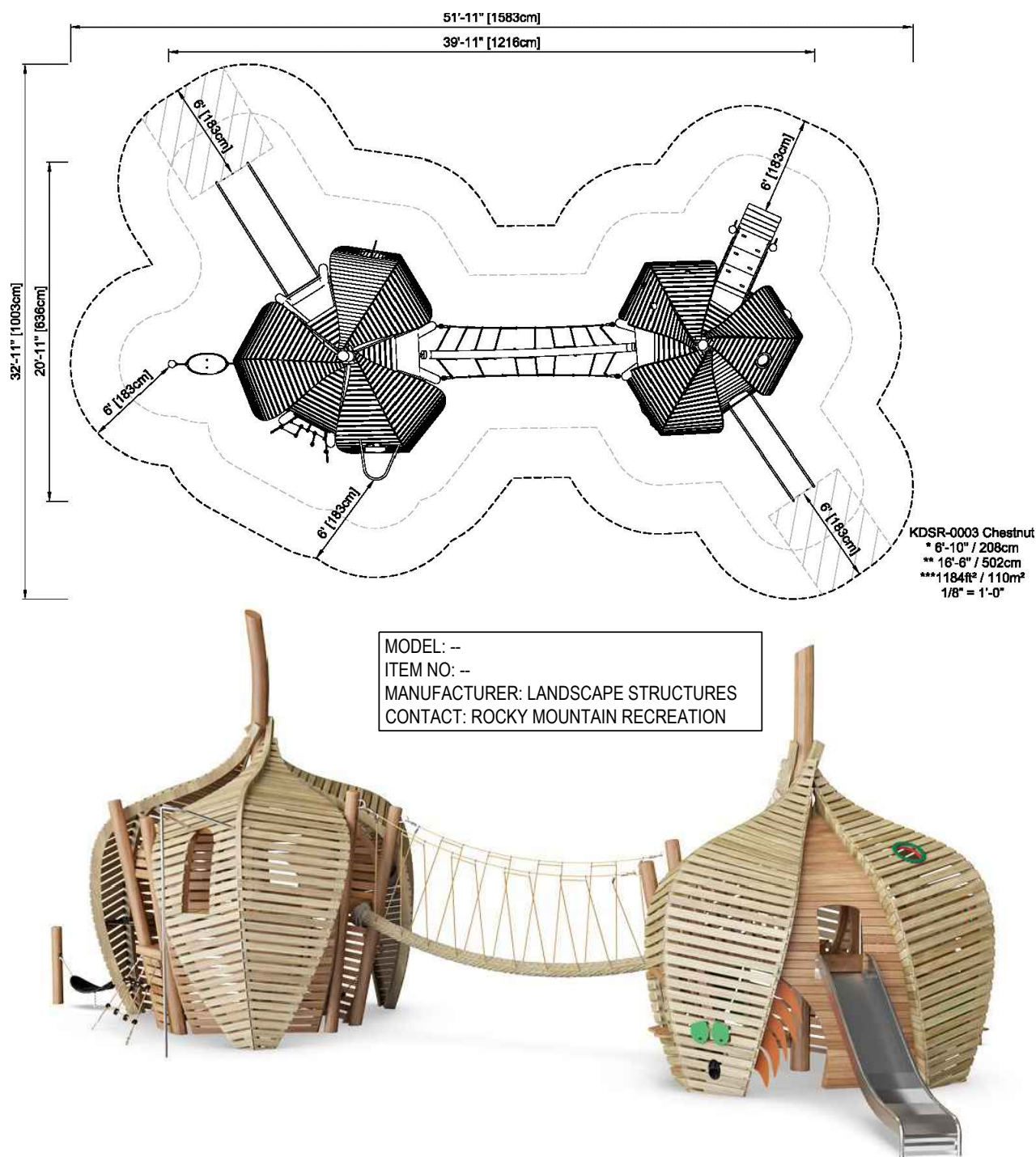
01.21.2022

■ Sheet Name ■

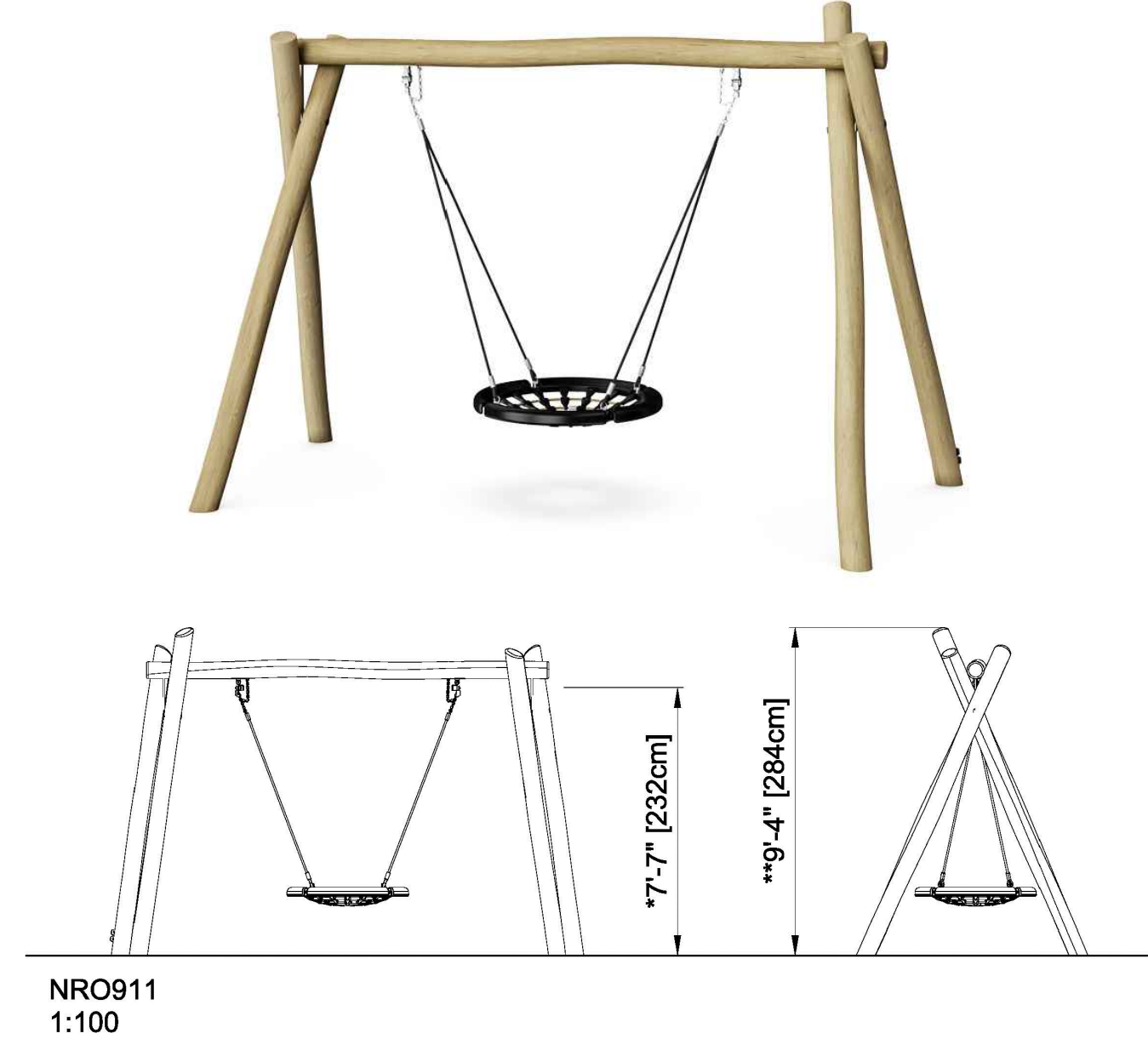
LANDSCAPE
DETAILS

■ Sheet Number ■

L3.3



1 CHESTNUT PLAY STRUCTURE - PARK D
NOT TO SCALE

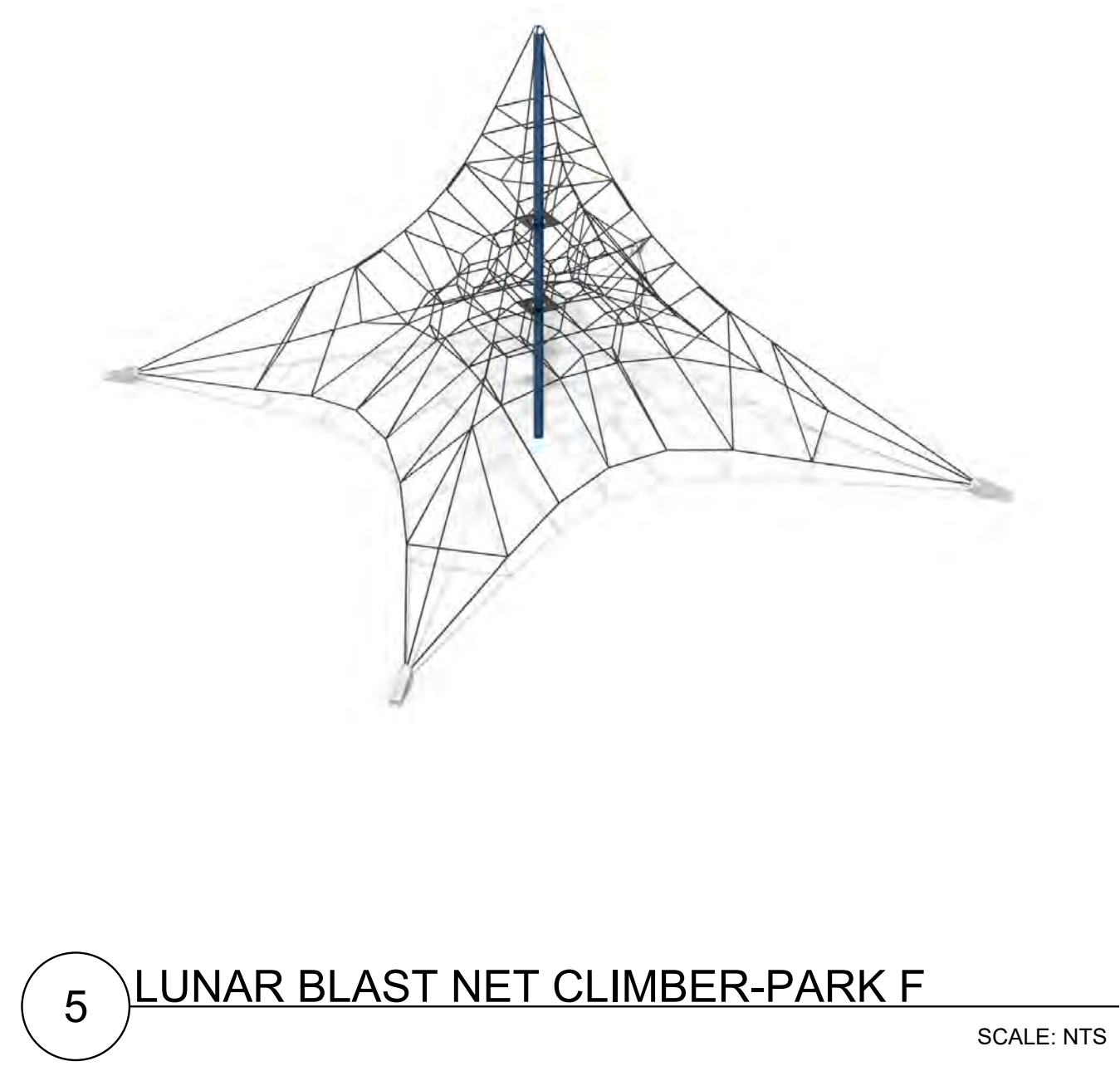


2 BIRD NEST SWING-PARK D, L
SCALE: NTS

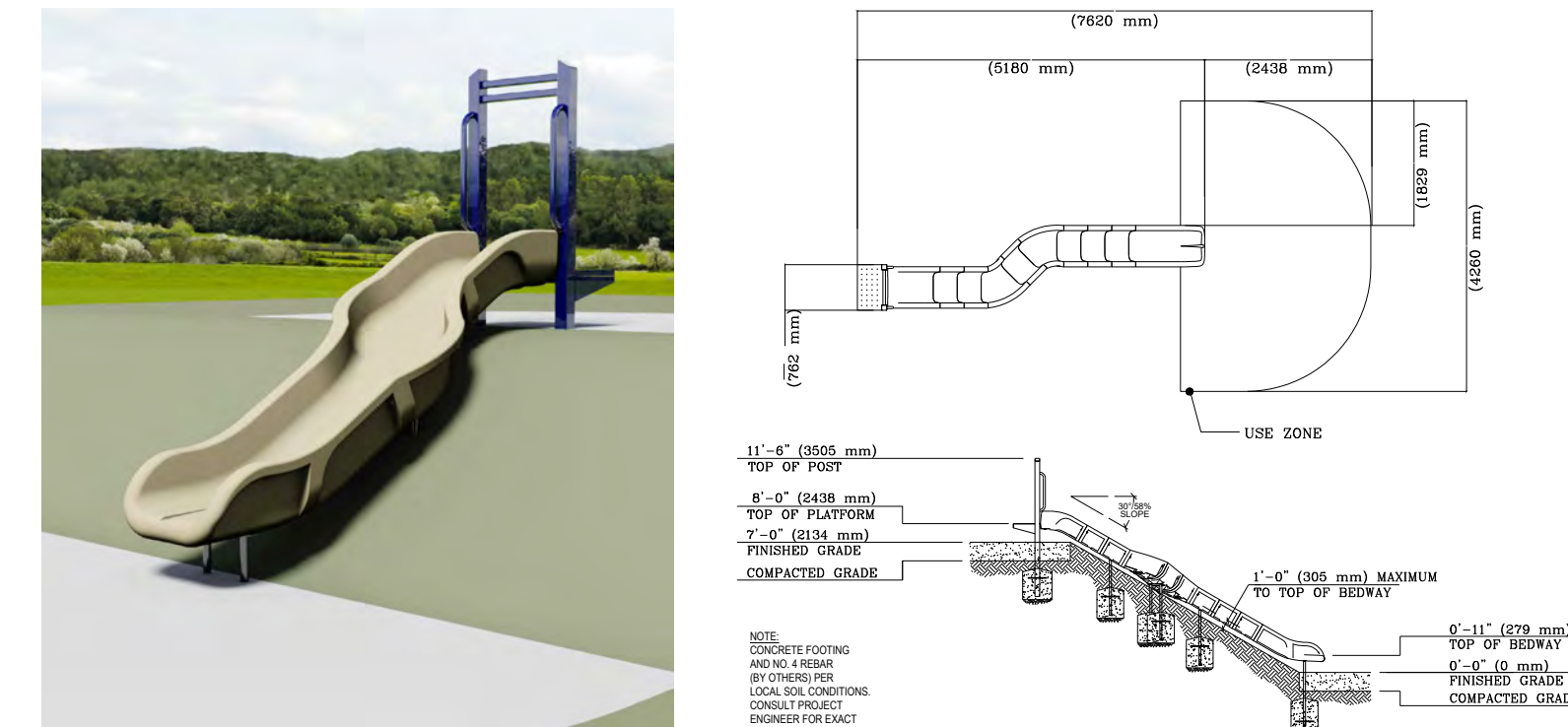


3 SPINE MOUND-PARK D
SCALE: NTS

NOTE: ALL PLAYGROUND EQUIPMENT IS CONCEPTUAL FOR THE PRELIMINARY STAGES OF DESIGN. FINAL PLAYGROUND EQUIPMENT WILL BE SELECTED FOR FINAL PLANS AND AS PLANS DEVELOP.



5 LUNAR BLAST NET CLIMBER-PARK F
SCALE: NTS



6 EMBANKMENT SLIDE-PARK D, F
SCALE: NTS



7 MULTI-LEVEL PLAY STRUCTURE, OWL - PARK H
NOT TO SCALE



8 SPRING TOYS- PARK H
NOT TO SCALE



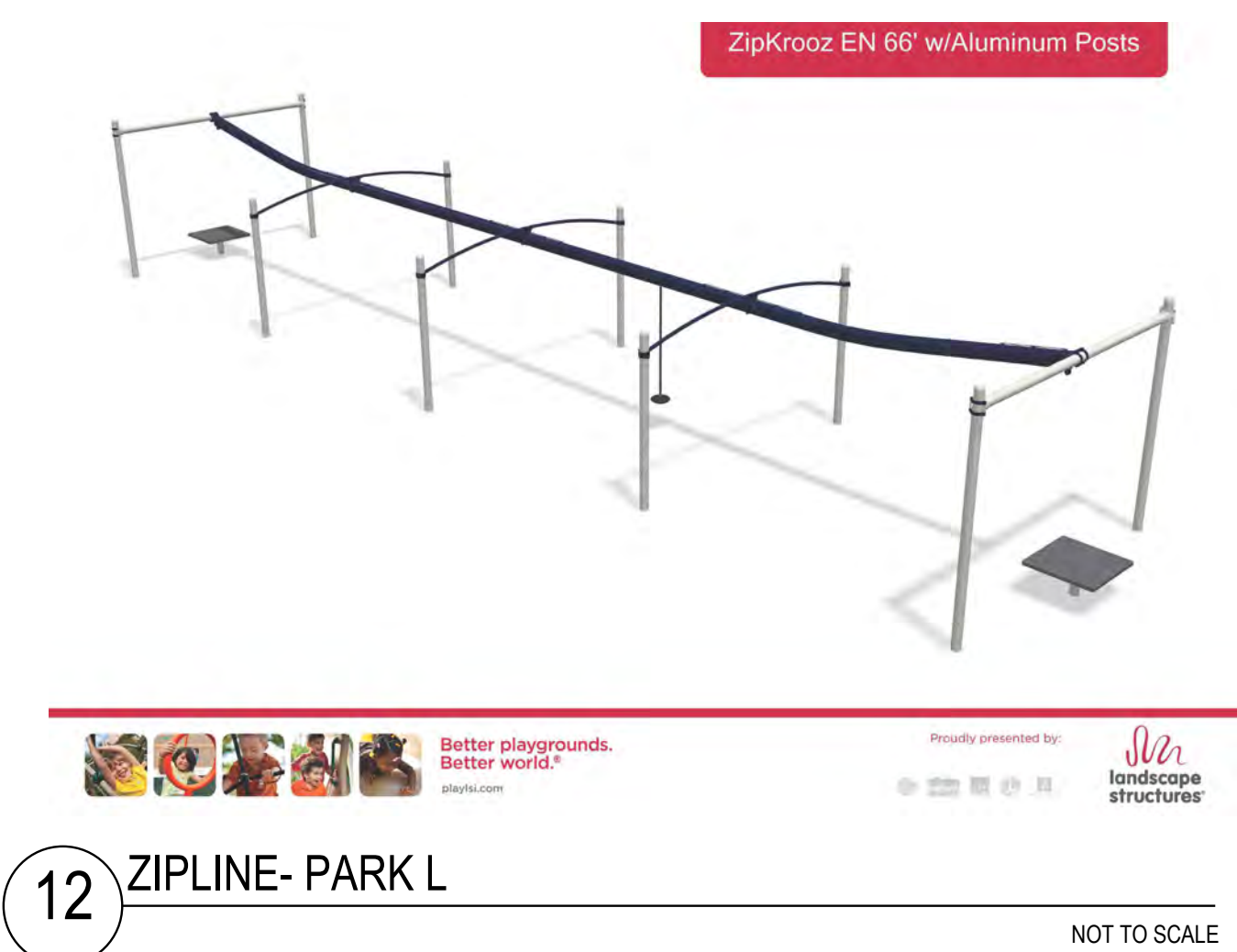
9 CAROUSEL SPINNER WITH SEAT- PARK D
NOT TO SCALE



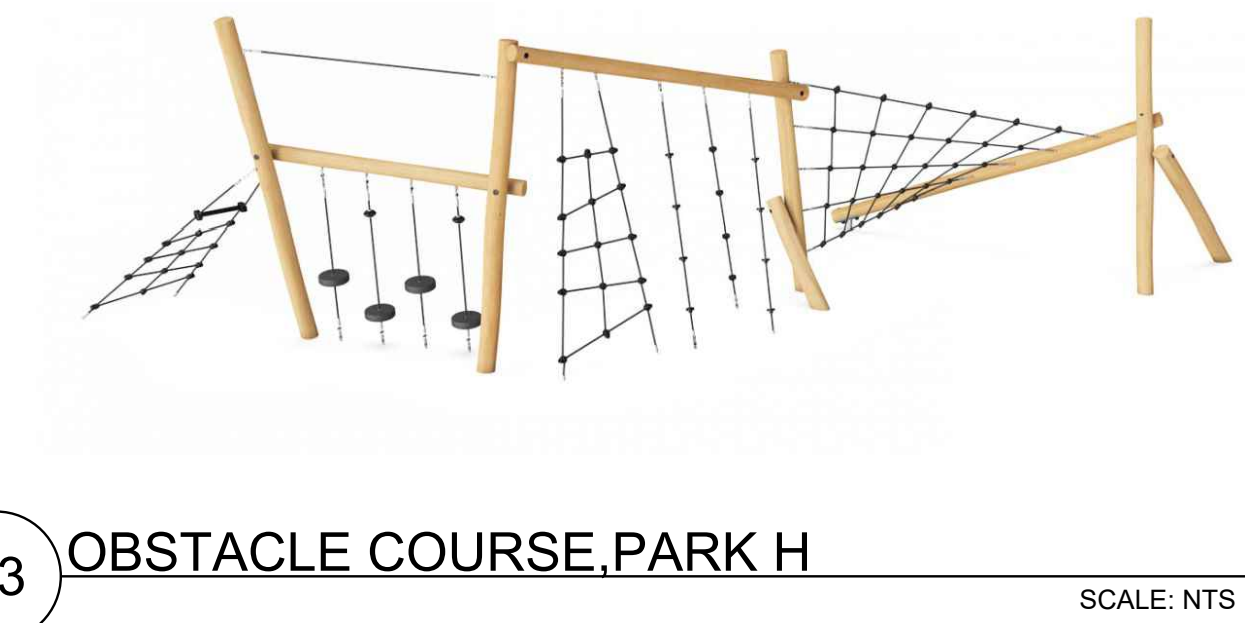
10 SPINNER BOWL-PARK H
NOT TO SCALE



11 MULTI-LEVEL PLAY STRUCTURE- PARK L
NOT TO SCALE



12 ZIPLINE- PARK L
NOT TO SCALE



13 OBSTACLE COURSE, PARK H
SCALE: NTS

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

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

■ Engineering ■

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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 10.30.2020
Date: 05.13.2021

Know what's below.
Call before you dig.

10.13.2021
11.22.2021
01.05.2022
01.21.2022

■ Sheet Name ■

LANDSCAPE
DETAILS

■ Sheet Number ■

L3.4



NOTE: IMAGES ARE ILLUSTRATIVE ONLY. DETAILS WILL BE DONE AT FINAL PLAT

1 SHADE STRUCTURE

NOT TO SCALE



NOTE: IMAGES ARE ILLUSTRATIVE ONLY. ALL SIGNAGE IS REVIEWED UNDER A SEPARATE PERMIT.

2 ENTRY MONUMENT-PRIMARY

NOT TO SCALE



NOTE: IMAGES ARE ILLUSTRATIVE ONLY. ALL SIGNAGE IS REVIEWED UNDER A SEPARATE PERMIT.

3 ENTRY MONUMENT-SECONDARY

NOT TO SCALE



NOTE: IMAGES ARE ILLUSTRATIVE ONLY. DETAILS WILL BE DONE AT FINAL PLAT

4 OVERLOOK

NOT TO SCALE



NOTE: IMAGES ARE ILLUSTRATIVE ONLY. ALL SIGNAGE IS REVIEWED UNDER A SEPARATE PERMIT.

5 PARK/TRAIL SIGNAGE

NOT TO SCALE



6 SHADE CANOPY SAILS-PARK D,F

NOT TO SCALE

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



pcs group inc. www.pcsgroupco.com
#3, S-180 Independence plaza
1007 16th street - denver co 80265
1 303.531.4905, f 303.531.4908

■ Engineering ■



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

ANTHOLOGY-SEGMENTS 1B & 1C
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by:	BEM
Checked by:	JP
Submittal	10.30.2020
Date:	05.13.2021
Know what's below. Call before you dig.	07.23.2021
811	10.13.2021
	11.22.2021
	01.05.2022
	01.21.2022

■ Sheet Name ■

LANDSCAPE
DETAILS

■ Sheet Number ■

L3.5



JANUARY 21, 2022

BrieAnna Simon, Associate Planner – Development Review
20120 E. Mainstreet Parker, CO 80138-7335
303.805.3338
www.parkeronline.org

Re: TANTERRA SEGMENT B&C NBHD MEETING MEMO

Please accept this memo as confirmation that during the Neighborhood Meeting that took place on January 19, 2022, PCS Group committed to the neighbors in attendance that as we move from our Preliminary Landscape Plans to our Final Landscape Plans we will evaluate incorporating landscape screening/evergreen vegetation between the proposed trail and the existing homes to the greatest extent possible.

Sincerely,

President, RLA – PCS Group, Inc.