PLANNING COMMISSION MEETING

7:00 PM

November 10, 2022

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

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

Public comment on agenda items may only be made in person.

Public Viewing Only - YouTube: Planning Commission meetings may be viewed through YouTube at: https://www.youtube.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through YouTube.

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 - 10.13.22**

6. **CONSENT AGENDA**

7. PUBLIC HEARINGS

A. HESS RANCH / LOOKING GLASS

HESS RANCH PD 4TH AMENDMENT

Applicant: **LB Parker, LLC**
Location: **South and West of the intersection of Stroh Ranch and Crowfoot Valley Road**
Department: **Community Development, Bryce Matthews**
TRAKiT No.: **Z22-004**

LOOKING GLASS SEGMENT 2A SKETCH AND PRELIMINARY PLAN

Applicant: **Stelvio Management, LLC**
Location: **South and west of the intersection of Stroh Road and Crowfoot Valley Road**
Department: **Community Development, Bryce Matthews**
TRAKiT No.: **SUB21-066 & SUB21-067**

LOOKING GLASS FILING 8 SKETCH AND PRELIMINARY PLAN

Applicant: **KB Homes Colorado, Inc.**
Location: **Southeast corner of Spirit Trail Boulevard and Stroh Road**
Department: **Community Development, Bryce Matthews**
TRAKiT No.: **SUB21-059 & SUB-060**

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

A. **Appoint Vice Chair and Acting Vice Chair**

B. **Approval of 2023 Planning Commission Meeting Dates**

10. ADJOURNMENT

PLANNING COMMISSION MINUTES
October 13, 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 Jane Lane, Roxy Colette, Ruth Ann Nelson, Erik Frandsen, Ira Shapiro, and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner Ruth Ann Nelson moved to approve the September 22, 2022, meeting minutes. Commissioner Erik Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.01.140, 13.04.240, 13.07.080, 13.07.090 AND 13.07.100 OF THE PARKER MUNICIPAL CODE CONCERNING EXPIRATIONS OF APPROVALS. The applicant, Town of Parker, proposes to amend the Parker Land Development Ordinance (the "LDO") to establish longer initial approval timelines, establish longer administrative extension timelines and create a formal extension approval process by Town Council with criteria.

Department: Community Development, Bryce Matthews

STAFF PRESENTATION
Bryce Matthews, Assistant Director - Planning, presented the staff report to propose changes to amend the Parker Land Development Ordinance (the "LDO") to establish longer initial approval timelines, establish longer administrative extension timelines and create a formal approval extension process by Town Council with criteria

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked about the criteria language in section 1.d of the ordinance and the lack of specificity when compared to the criteria language in other sections of the ordinance; *(staff said the criteria for Town Council extensions is the same but staff will consult with the Town attorney to ensure consistency).*

PUBLIC COMMENT OPENED
None.

PUBLIC HEARING CLOSED: 7:11 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.01.140, 13.04.240, 13.07.080, 13.07.090 AND 13.07.100 OF THE PARKER MUNICIPAL CODE CONCERNING EXPIRATIONS OF APPROVALS.

PLANNING COMMISION DISCUSSION

- Commissioner Erik Frandsen said the changes were straightforward in consideration of timing constraints of these types of items, felt the amendment addresses the issues and is in support.
- Commissioner Kim Rodell said in her experience working with land use permits that these changes are appropriate due to long timelines, appreciates staff recommended changes and is in support.
- Commissioner Ira Shapiro said the changes proposed are preferable to waiving the code, provides adequate timeframe extensions, is a great alternative and he is in support.
- Commissioner Ruth Ann Nelson thinks the changes are a commonsense thing to do, especially given the financial and structural things that developers are currently dealing with. Her only concern was the criteria for Town Council which provides good guardrails to decision making and is in support.
- Commissioner Roxy Colette said he is in support, feels the staff report presented the information effectively and that the change is timely especially with rising interest rates and difficulties obtaining building materials.
- Commissioner Jane Lane concurred with her fellow planning commissioners, thinks that staggered approvals are a good approach so that there is a standard to ensure people have enough time to work through the process when necessary.
- Commissioner Gary Poole agrees with the other planning commissioners and that it is a timely clean up the language.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding expirations of approvals. Commissioner Roxy Colette seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:15 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.10.090 OF THE PARKER MUNICIPAL CODE CONCERNING UTILITIES. The applicant, Town of Parker, proposed an ordinance that will amend the standards for Utilities in the Land Development Ordinance in response to a recent change by CORE of its policy and standards for utility easement location and design.

Department: Community Development, John Fussa

STAFF PRESENTATION

John Fussa, Community Development Director, presented the staff report to amend the Land Development Ordinance regarding utility easement and design. Mr. Fussa 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 Utilities to provide updated standards for the location and design of utility easements to individual lots in connection with new development applications.

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked if this amendment was for all utility easements or just easements for the electric company or other utility companies as well; *(staff said this amendment was written with general applicability).*
- Commissioner Ruth Ann Nelson asked if this amendment not only includes the above ground electrical equipment, but also utility poles and wires that would run the electricity: *(staff described the various types of electrical infrastructure: transmission, distribution and service, that about the proposal does not apply to large monopoles or lattice sky wires for transmission similar to Xcel's large east/west transmission corridor which runs through the center of Town, about the proposed code changes apply to infrastructure serving individual homes which is run underground except for the above ground equipment such as pedestals, transformers and meters).*
- Commissioner Kim Rodell asked if CORE did not change their policy; *(staff said they will ask CORE to address this question, that it was the Town's understanding that CORE had changed their policy and standards until a meeting with CORE representatives on October 12, 2022 when Town staff was told that was not the case. The Town recommends proceeding with the ordinance and code amendment approval to strengthen the standards, add clarity and that they reflect the Town's preferences and expectations).*
- Commissioner Ruth Ann Nelson asked if other municipalities in the surrounding area have code similar to what is being proposed tonight; *(staff said they are not aware of similar code in the vicinity of Parker, but that this issue is of concern to several other municipalities including Castle Pines, Castle Rock, Bennet, and Woodland Park, that the Town is coordinating review and comment on the topic of CORE utilities with these communities).*
- Commissioner Jane Lane asked if the existing practice regarding the location of above ground equipment in the utility easements was a standard and that we are now formally codifying this practice; *(staff said yes, that is correct).*
- Commissioner Jane Lane stated that in her opinion it is important to have a unified standard for Parker and asked if this is actually different from existing practices; *(staff said to refer to the meeting packet, section 13, A through I, which reflects the practice that the Town has followed with applicants, utility providers and partners with limitied variations and exceptions based on the uniqueness of the project or property).*
- Commissioner Jane Lane stated that that there have been prior exceptions, but generally this reflects existing Town practice; *(staff said yes, this codifies prior Town practice).*

- Commissioner Kim Rodell asked if there is a hardship or an applicant wants a variance, will that go through Planning Commission or to Town Council; *(staff said it will go to Town Council).*
- Commissioner Ira Shapiro asked if there were technical or safety reasons; *(staff said that this question should be deferred to CORE).*
- Commissioner Erik Frandsen asked if there is a setback requirement on the side yard that would prevent something being built there; *(staff explained that side and rear setbacks may overlap utility easements, but they are not the same, that utility easements are property rights that the utility providers use for the placement of their facilities. Staff summarized recent discussions with CORE concerning side and rear utility easements and what CORE will and will not allow to project into the utility easements such as window wells, stairs, etc.*
- Commissioner Erik Frandson asked if CORE's revised policy standards were published somewhere; *(staff said the Town does not publish other entities standards).*
- Commissioner Ruth Ann stated she knows staff is aware that there is very little room for utility easements between sets of patio homes; *(staff agreed, that staff will be on top of that, stated the design of residential and non-residential projects can be complex, and that this proposal can't possibly anticipate each project and unique circumstances).*

PUBLIC COMMENT OPENED

Mark Jurgemeyer, CORE engineering director, who resides at 5496 North U.S. Highway 85, Sedilia, CO. passed out handouts to the planning commissioners and said:

- CORE has a collaborative working relationship with the Town
- some of the issues are not new to the Town
- there was miscommunication on the part of CORE
- CORE needs to provide safe and reliable energy to the community
- the increased density in new residential development's side-lot easements which are becoming more difficult to use for access to CORE's equipment for maintenance, repair, and upgrades
- various photos in the handout represent equipment access issues
- CORE has always had regulations for front and rear lot installation, but CORE has changed its preference to go to front lot, and that CORE does not have a problem using side and rear easements as long as they are kept free
- CORE believes this is a narrow response to a broad issue, that the ordinance will not solve every problem, the ordinance as written is premature, poorly executed and has unintended consequences that will limit development in the Town
- CORE is not against rear and side lot easements if they are maintained

Lucas Schneider, with Stinson LLP, at 1144 15th Street, Denver, CO said:

- in response to Commissioner Jane Lane's comment concerning the codification of current practices, said that all utilities including gas, water, electric, etc. would now have to run in the rear of homes
- in response to Commissioner Erik Frandsen's comment regarding whether CORE changed its policies, Mr. Schneider said CORE updated its policies in August, but the updated policy allows for front, side, and rear installation with suggested side footage width to allow for CORE access to provide safe, reliable and maintainable electrical service
- in response to commissioner Ruth Ann Nelson's comment that she was unable to locate CORE's policy online, Mr. Schneider said it is online
- that he thinks of an acronym when he looks at this ordinance, S-A-L-E-E:
    - traffic signals will no longer be allowed to be installed in the front of homes
    - all utilities will need to be in the rear lots
    - streetlights will have to be in the rear of homes
    - the ordinance doesn't protect the easements along the side of homes for CORE's access
    - and the hardship exception becomes the rule meaning Town Council will regularly need to review plans that otherwise the Planning Commission would have

Commissioners discussed with staff:

- Staff asked if Commissioner Ira Shapiro's question concerning safety had been answered to his satisfaction; *(Commissioner Ira Shapiro said that he believes it wasn't a technical reason, but more of an access issue so that CORE could access and service their equipment via the side lot).*
- Commissioner Ruth Ann Nelson asked staff to address the attorney's issues that he raised concerning the placement of streetlights, sewer, and future water in backyards; *(staff said that they disagree with the attorney's evaluation of the proposal and staff has reviewed the proposal against municipal code for conflicts. For example, traffic lights are typically placed in the Town's right-of-way or a tract due to unusual circumstances, the code has a specific passage and provision for sewer and water that refers to other standards which are applicable to the Town's three water and sewer districts and providers, the Town disagrees with the attorney's enumerated conflicts, but acknowledges that every future circumstance can't be anticipated and that if future code amendments are necessary, they will be reviewed and brought back before the Planning Commission and Town Council).*
- Commissioner Ruth Ann Nelson referred to CORE's handout and the pictures contained in it and asked if the Town's code addressed access issues to CORE's equipment; *(staff said they support CORE enforcing their easement and obstructions within the easements that are post construction and post issuance of a certificate of occupancy and that this issue is not addressed in this amendment, discussed the Town's and outside agencies (including CORE) roles in reviewing and identifying alterations through site plan*

applications, plat approvals and building permits, but that it is not the Town's easement to enforce).

- Commissioner Erik Frandsen asked who pays for easement enforcement and who pays to remove something that is in the easement. Is it the property owner; *(staff said the homeowner, business owner or building tenant that is responsible for the easement infraction, violation or intrusion into the easement is responsible for removing it).*
- Commissioner Erik Frandsen asked if the amendment's language is too restrictive where the utilities would need to be in the front yard which would necessitate going back to Town Council; *(staff said after discussions with internal staff, CORE and Town Counsel regarding the waiver language which is deliberately narrow, that if an applicant is unable to meet the standard they could attempt to modify the design or attempt to demonstrate a hardship to Town Council).*
- Commissioner Ira Shapiro commented on the pictures in CORE's handout saying that only two pictures show new construction issues that could have being addressed by Town staff such as a window well that goes into the side setback and the other pictures are of owner induced problems; *(staff said they do not have a copy of the handout or pictures, but believes they know what the pictures depict or if they are from Parker and that the Town will continue to discuss and work with utility agencies including CORE to keep easements clear).*
- Commissioner Ira Shapiro asked if Parker has properties with utilities in the front yard; *(staff said yes, for example utilities were place in the front yard in Overlook at Cherry Creek due to steep sloping terrain).*
- Commissioner Jane Lane said that in her opinion the Town probably wants a good relationship with all the utilities and asked if its possible to meet with and discuss and come up with a mutual solution before enacting this ordinance; *(staff's recommendation is to proceed with the ordinance tonight and discussions with the utility agencies will continue which may result in additional amendments to the ordinance).*
- Commissioner Jane Lane understands staff's position and asked if it would be better to meet with the utility agencies, discuss and suggest amendments to the ordinance and adopt it at one time; *(staff said they recommend the Planning Commission proceed and staff will recommend Town Council proceed Monday evening).*
- Commissioner Kim Rodell asked if there is a code that states minimum distances between homes, do we really have a problem with CORE and can everything be put in the backyard; *(staff said assuming this ordinance passes, staff will need to analyze the ordinance's impact on development review and how it impacts staff administratively to respond to these standards and making sure easements are kept clear. Staff discussed setback standards, which based on market conditions a developers' desire to maximize unit and lot count in residential developments resulting in larger homes on smaller lots and building up to the minimum front, rear, and side setbacks).*
- Commissioner Kim Rodell said that if this amendment passes, and CORE can't safely put in utilities into the rear and side yards of a development, does CORE have the option to say they can't provide service; *(staff said they would defer this question to CORE).*

- Commissioner Roxy Colette asked about easement width and setback requirements in Parker and if they are sufficient for CORE's access requirements to equipment; *(staff reminded the commissioner that this question could be better answered by CORE).*

PUBLIC HEARING CLOSED: 8:19 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.10.090 OF THE PARKER MUNICIPAL CODE CONCERNING UTILITIES.

PLANNING COMMISION DISCUSSION

- Commissioner Jane lane asked if CORE's handout containing the pictures can be added to the public record, commented that at a title company she used to work at during closings, setbacks were pointed out on the survey, understands a utilities preference to make pedestals and transformers accessible, believes that it is CORE's responsibilities to enforce easements, that homeowner easement encroachment is not the Town's responsibility and likes the Town's preference to not locate aboveground utilities in the front yard.
- Commissioner Ira Shapiro supports the amendment, recognizes that this is administrative in nature, said all utilities have access to the plat maps to understand what is being built and where their equipment would be so that access issues can be addressed at that time and avoided.
- Commissioner Ruth Ann Nelson said that she and others were unable to find the CORE policy on their website. The question earlier about CORE's ability to refuse service is addressed in the proposed ordinance under section H.2 which states if the utility has refused to provide service and said decision is upheld by the Colorado Public Utilities Commission in that case, then it would be waived. The proposed ordinance also addresses the situation we have in the highly sloped terraced areas that would fall under the exception given under section H.1, which addresses exceptional topographic conditions or other extraordinary, exceptional situations. Other exceptional situations including properties that are close together could be addressed by this section. Commissioner Ruth Ann Nelson believes the ordinance is well written, that much of this can be handled through easement enforcement, that CORE should be able to perform an analysis of the design elements and let a developer know when something needs to be removed from the plans, like a window well in the easement for example, acknowledges that this ordinance may need to be amended, and that the passing of this ordinance will encourage additional communication between CORE and Town staff.
- Commissioner Kim Rodell said she believes CORE is not opposed to using front yard, side and backyard easements, but due to safety reasons or if there is not enough room in the backyard, she believes the ordinance is too restrictive and believes the ordinance could be revised to allow front and side easement options to be discussed with staff.
- Commissioner Ruth Ann Nelson pointed out that the ordinance addresses hardships related to exceptional narrowness, shallowness or shape of a specific piece of property in addition to the exceptional topographic conditions.
- Commissioner Erik Frandsen said that this discussion isn't necessarily between the Town and CORE, but between the Town and all utilities, that this amendment is about codifying standards that are already in place, that maintaining standards that allow for visually and esthetically pleasing neighborhoods is important.

- Commissioner Roxy Colette agrees with his fellow commissioners, is supportive of the amendment, that it is well written, believes it allows for situations of narrowness and topographical difficulties, that this amendment will encourage communications between the Town and the utility agencies and believes it is important to codify these standards that we know about Parker
- Commissioner Gary Poole has seen similar home owner created situations that were depicted in CORE's handout, has seen Xcel or CORE cut down trees and remove shrubs to gain access to their equipment, is in support of the utility agencies having access to the easements and is in support of this amendment.

Commissioner Eric Frandsen moved the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding Utilities to provide updated standards for the location and design of utility easements to individual lots in connection with new development applications. Commissioner Ruth Ann Nelson seconded; a vote was taken and was passed 6 – 1 with Commissioner Kim Rodell voting against the proposal.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews, Assistant Director – Planning, reminded the Commissioners that for the October 27th meeting at 5:30 PM there will be ongoing education training and proposed park manual study session.

ADJOURNMENT

Commissioner Erik Frandsen moved that the meeting be adjourned. Commissioner Ruth Ann Nelson seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

Jeff Miller	Gary Poole
Recording Secretary	Chair

Planning Commission Staff Report

Planning Commission Date:	**11/10/2022**
Town Council Date:	**12/5/2022**
Hearing Type:	**Public Hearing** **Hess Ranch PD Zoning Amendment – Zoning** **Looking Glass Segment 2a Sketch and Preliminary Plan** **Looking Glass Filing 8 Sketch and Preliminary Plan** **TRAKiT Nos.: Z22-044, SUB21-066, SUB21-067, SUB21-059, and SUB21060**
Location:	**The sites are located south and west of the intersection of Stroh Road and Crowfoot Valley Road.**
Project Planner:	**Bryce Matthews, Assistant Director-Planning**
Applicant:	**LB Parker, LLC;** **Stelvio Management, LLC;** **KB Home Colorado, Inc.**
Executive Summary:	**The applicants are proposing:** **1. Amendments to the Hess Ranch Planned Development zoning to relocate a proposed elementary school site in coordination with DCSD;** **2. A Sketch and Preliminary Plan (Looking Glass Segment 2A) for 658 residential lots, two Mixed-Use tracts (24 +/-) acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel; and** **3. A Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.**
Staff Recommendation:	**Approval**

<u>RECOMMENDED MOTION</u>

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

"I move the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan subject to the following conditions:"

The applicant shall comply with the following condition of approval in connection with Town approval of the Sketch and Preliminary Plan. The applicant shall demonstrate compliance with the condition of

approval prior to the recording of any final plat for a Planning Area or portion thereof which contains residential lots.

1. *The Sketch and Preliminary Plan (the Plan) shall comply with Section 13.10.090(a), Utilities, of the Municipal Code as amended that requires "All on-site utilities serving a subdivision or single use shall be placed underground. On-site utilities shall include improvements, facilities, equipment, and appurtenances for service to individual lots as part of a plat, replat, or site plan. The cost of undergrounding utilities shall be borne by the development."*

2. *The Plan shall incorporate the use of a side and rear yard utility easement(s) only for on-site utilities providing electric service to individual residential lots.*

3. *The Plan may incorporate the installation of above-ground utility elements for the provision of electric service to individual residential lots such as pedestals, transformers or other equipment provided they are placed in a rear-yard utility easement only. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*

4. *Where the installation of above-ground utility elements in the rear-yard utility easement is infeasible, such elements may be placed above-ground in the side-yard utility easement provided it is located in the side-yard utility easement between the rear of the principal structure and the rear property line. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*

5. *Meters may be placed above-ground if mounted to the principal structure.*

6. *All above-ground equipment visible from Town streets and rights-of-way shall be screened in accordance with a Town-approved landscaping plan.*

7. *Where an applicant is unable to comply with Condition of Approval subsections #1-6 above, the applicant may apply to the Town Council for approval of a modification or waiver of the standards subject to a demonstration that:*

    a. *There is a hardship related to the exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property; or*
    b. *The utility has refused to provide service and said decision is upheld by the Colorado Public Utilities Commission.*

8. *All structures and uses, except for temporary uses authorized by this Title, shall be served by public water and sewer facilities.*

"I move the Planning Commission recommend Town Council approve the requested Looking Glass Filing 8 Sketch Plan and Preliminary Plan."

<u>ALTERNATIVE MOTIONS</u>

<u>Hess Ranch PD Zoning</u>

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

-List proposed conditions

"I move the Planning Commission recommend Town Council deny the zoning as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

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

Looking Glass Segment 2A Sketch and Preliminary Plan

"I move the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan."

"I move the Planning Commission recommend Town Council deny the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan."
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue Looking Glass Segment 2A Sketch Plan and Preliminary Plan to a future date."

Looking Glass Filing 8 Sketch and Preliminary Plan
"I move the Planning Commission recommend Town Council deny the requested Looking Glass Filing 8 Sketch Plan and Preliminary Plan."
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the Looking Glass Filing 8 Sketch Plan and Preliminary Plan to a future date."

I. BACKGROUND/DISCUSSION

The subject properties are located south and west of the intersection of Stroh Road and Crowfoot Valley Road. The site is currently undeveloped and is directly adjacent to Looking Glass Segment 1 to the east, the undeveloped Anthology North property to the north, and future phase of Looking Glass to the west.

Z22-004 PD Zoning Amendment:

The applicants are requesting the approval of a zoning amendment to the Hess Ranch PD. Specifically, the applicant is requesting the following changes:

1. **School Site Location Moved -** Due to concerns expressed by the Douglas County School District regarding the suitability for development of the current location for a future elementary school site in the PD, the applicants have agreed to pursue an Amendment to change the elementary school location to a more desirable and developable site. Currently, the school site is in Planning Area (PA)-19 and includes 11.38 acres. The school site would be relocated to a more developable site further west to PA-31. PA 19 would no longer exist in the proposed Hess Ranch Planned Development Amendment No. 4. The newly proposed site, PA-31, would maintain the same acreage as previously proposed, 11.38 acres, and be a part of the future development within Segment 2B. The remaining developable acreage within the previous PA-31 would be relocated to PA-33.

2. **Previous School Site Added to Park/Open Space -** The 11.38 acres site previously Planning Area 19 (previous school site)) would be added to the Community Park designated in Planning Area 18 (12.76 acres), creating a new 24.14-acre Community Park. Due to topographical challenges in the original PA-19, which contributed to the relocation of the school site, the developed park in PA-18 would remain 12.76 acres with the remaining 11.38 acres being maintained as undeveloped open space. The open space area has more interesting site characteristics which will complement the Brandy Gulch open space adjacent to the site. The proposal would not reduce the park area in the zoning and would still provide a 12.76 developed park along the frontage of Spirit Trail Boulevard that meets the park requirements of the Town.

3. **Permitted Dwelling Units Reallocated -** Dwelling units previously proposed within PA-31 are proposed to be reallocated to other Planning Areas within North Parcel – Segment 1 and 2. Sixteen dwelling units have been relocated from PA-14 to PA-6 (Filing 8 and located within North Parcel – Segment 1). PA-6 was previously designated for 90 dwelling units. The relocation of the 16 dwelling units would allow for a total of 106 dwelling units in PA-6. There are no changes in overall densities or dwelling units within the PD.

4. **Minor Revisions to Planning Area Boundaries -** Small changes in Planning Area boundaries and acreages were made to better align with the proposed Sketch and Preliminary Plans. The changes in boundaries are due to further definition of pocket parks, grading and street alignments. There are no changes to Open Space as allocated on PD Amendment No. 3.

SUB21-066 and SUB21-067 Sketch and Preliminary Plan Segment 2A

The approximate 345.5-acre site is located south and west of the intersection of Stroh Road and Spirit Trail Boulevard. The parcel is currently undeveloped. The Sketch and Preliminary Plans request approval of 658 residential lots, two Mixed-Use tracts (24 +/-) acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel.

The charts below show consistency with the Hess Ranch Planned Development Amendment No. 4.

PD Dwelling Unit Maximums

LAND USE SUMMARY		
LOTS		
PLANNING AREA	FILING NO.	NUMBER OF LOTS
PA3 & PA4	9	2 (COMMERCIAL)
PA5	10	50
PA5	11	79
PA24	12	76
PA24	13	58
PA20	14	91
PA13	15	59
PA2	16	68
PA11	17	73
PA11	18	57
PA11	19	47
	TOTAL	658

Segment 2A Land Use Summary			
Planning Areas	**Lots Permitted**	**Filing No.**	**Lots Proposed**
PA3 & PA4	**N/A**	**9**	**2 (Commercial)**
PA5	**129**	**10**	**50**
		11	**79**
PA24	**134**	**12**	**76**
		13	**58**

PA20	**91**	**14**	**91**
PA13	**59**	**15**	**59**
PA2	**68**	**16**	**68**
PA11	**177**	**17**	**73**
		18	**57**
		19	**47**
	658		**658**

The proposed maximum dwelling units proposed are consistent with those allowed under the PD.

Parks and Open Space

Required Parks:
Single-Family Detached and Duplexes
Total Amount = Dwelling units × 0.0239 acres/unit
15.726 = 658 × 0.0239 acres/unit

The applicant is providing approximately 31.5 acres of parks within Segment 2A.

Required Open Space:

Per the First Amendment to Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement Hess Ranch requires 282.77 gross acres of Open Space within the North Parcel. North-Parcel Segment 1 has dedicated 136.25 acres of open space resulting in a remaining 146.52 acres of open space to be provided in Segment 2. The Sketch and Preliminary Plan is for Segment 2a and is providing 53.847 acres of open space. The remaining filings for Segment 2b will be required to dedicate the outstanding remainder of 92.673 acres. Future Tracts A-1 and A-2 are zoned as Mixed-Use Planning Areas within the PD and allow for a mix of residential and commercial uses. Tract LL will be a future senior park space for the proposed age restricted community.

LOOKING GLASS SEGMENT 2A			
Tract Area	*Dwelling Units*	*Planned Development Open Space (ac)*	*Park Land Dedication (ac)*
Looking Glass - Segment 2a			
Tract E		1.820	
Tract F		10.43	
Tract T		4.486	
Tract BB		6.594	
Tract KK		0.3643	
Tract CC		5.127	
Tract JJ		3.778	
Tract QQ			1.06
Tract V V		1.605	
Tract PP		16.291	
Tract SS		3.352	
Tract D			25.686
Tract G (pool)			0.700
Tract R			2.511
Tract AA			1.506
Total proposed	0	53.847	31.463
Total required Segment 2A	658	53.488	15.73
Future Tract A-1, A-2 and LL	238		2.78

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

SUB21-059 and SUB21-060 Sketch and Preliminary Plan Looking Glass F8

The 19.4664-acre site is located south and west of the intersection of Stroh Road and Crowfoot Valley Road. The parcel is currently undeveloped and the last parcel to be developed within Segment 1 of Looking Glass. The Sketch and Preliminary Plans requests approval of 106 residential lots for paired homes and 11 tracts. Filing 8 corresponds with PA-6 in the PD and allows for SFe development. The SFe designation in the PD allows for a variety of residential land use types ranging in intensity from single family detached to condominium dwelling units. The current version of the PD, Hess Ranch Planned Development Amendment No. 3, allows for 90 dwelling units in PA-6. If the PD zoning Amendment No. 4 is approved 16 additional units will be transferred to the planning area, for a maximum of 106 dwelling units. The charts below show consistency with the Hess Ranch Planned Development Amendment No. 4.

PD Dwelling Unit Maximums

NORTH PARCEL - SEGMENT 1 - PD AMENDMENT NO. 4					
	Parcel #	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	6	SFe	17.99	6.00	106
	7	SFd	52.84	4.50	206
	8	SFf	28.02	3.20	82
	9	SFe	11.65	6.00	51
	21	SFf	41.28	3.20	129
	25	SFf	36.86	3.20	120
	SUBTOTAL		**188.64**	**-**	**694**
		Open Space	136.25		
		Right of Way	28.97		
AMENDMENT SUBTOTAL			**353.86**	**-**	

The proposed maximum dwelling units proposed are consistent with those allowed under the Hess Ranch Planned Development Amendment No. 4.

Parks and Open Space

Required Parks:

There are 694 dwelling units in Looking Glass Filing Segment 1, which includes Filing 8. Based on code requirements for parks dedications, a total of 16.59 acres of park space is required in Segment 1. Filings 2 through 7 have already provided a total of 17.04 acres and no further park requirement is required for Filing 8.

Required Open Space:

Per the First Amendment to the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement Hess Ranch 282.77 gross acres of Open Space are required within the North Parcel. Section 13.07.145 – Common Open Space, 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. North-Parcel Segment 1 has dedicated 136.25 acres of open space resulting in a remaining 146.52 acres of open space to be provided in Segment 2. No further Open Space dedication is required in Filing 8.

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

Vicinity Map

II. PRIOR ACTIONS

Date	Action
1984	A portion of the northeast corner of the subject property was voluntarily annexed by the Town (Ordinance 2.27) and zoned Stroh Ranch PD allowing for a variety of residential and commercial uses.
2003	The remainder of the subject property was voluntarily annexed by the Town (Ordinance 2.140), combined with the easterly vacant portion of the property, and zoned as Sunmarke PD- Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to rename the PD from Sunmarke to Anthology and to amend the roadway network, open space reservation and other land uses.
2008	Town Council approved a PD Amendment to make minor changes to the roadway network and land uses.
2015	The PD-Planned Development zoning covering the subject property was split from the northerly portion of the property and named Hess Ranch. The amended PD, approved by Town Council, allowed for a variety of residential and commercial uses.
2019	The current PD-Planned Development rezoning was amended to allow for dendritic design of Segment 1 of the subject property and was approved by Town Council.
2020	Town Council approved an annexation amendment and rezoning for the Planned Development for dendritic drainage design, preservation of the commercial zoning at

	the intersection of Stroh Road and Chambers Road and a re-alignment of rights-of-way.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Hess Ranch Planned Development
Master Plan Area	Medium Density Residential, Low-Density Residential and Neighborhood Center
Site Acreage	Entire PD: 1,135.86 acres Segment 2A: 345.495 acres Filing 8: 19.4664 acres
Subdivision	Looking Glass Segment 2A Sketch and Preliminary Plan Looking Glass Segment 1 Filing 8 Sketch and Preliminary Plan
Existing Use	Undeveloped

Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Medium Density Residential	PD - Planned Development	Undeveloped (Anthology North)
South	Douglas County	Douglas County Zoning	Large lot residential
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Crowfoot Valley Road and single-family detached residential units
West	Medium Density Residential	PD - Planned Development	Reuter Hess Reservoir

IV. 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	**Low Density Residential:** Consists of an overall gross density of 2.2 dwelling units per acre. Higher densities for housing for older adults may be considered if impacts are comparable to other uses permitted within this Character Area. **Medium Density Residential:** 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 if impacts are comparable to other uses permitted within this Character Area. **Neighborhood Center:** Neighborhood Centers should be planned to serve the basic needs of the surrounding resi-

	dents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Neighborhood Center should range from 50,000 to 250,000 square feet combined. In general, a Neighborhood Center shall have no less than 33 percent or eight (8) acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial, retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use. Higher density residential is appropriate in these Centers as a transition between less intense residential areas and nonresidential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an integrated neighborhood feel. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1.A, B, D, E, F, G, H, I Housing and Neighborhoods 2, 2.A, 5, 5.A Natural Resource Protection 1.A, B, C, 2, 2.A, C, D, 4.B, C, D, E, F, G, H, I Open Space and Recreation 1, 1.A, 2, 2.A, 3, 3.A
Inconsistent Goals/Strategies	**None**
Staff Analysis	The subject property is identified for low and medium density residential uses, as well as mixed-use and commercial planning areas within a Neighborhood Center per the General Land Use Plan. The proposed amendment to the Hess Ranch PD will facilitate the development of the future school and is consistent with the request made by the Douglas County School District. The Sketch and Preliminary plans for Segment 2A and Filing 8 propose densities, maximum dwelling units, parks, and open space consistent with the requirements of the PD.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY			
Provisions	**Existing/Required**	**Proposed**	**Analysis**

Setbacks	Setbacks, Residential roadway buffers, and open space buffers are established in the Hess Ranch PD Amd. 4.	Building setbacks will be reviewed at the time of building permit submittal. All lots are consistent and meet and exceed residential roadway buffer and other buffer requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	Densities and maximum dwelling units per each Planning Areas are established in the Hess Ranch PD Amd. 4 SFd: 4.5 DU/Acre SFf: 3.2 DU/Acre SFe: 6 DU/Acre MU: 22 DU/Acre Commercial: N/A	All planning areas are consistent with the Hess Ranch Amd. 4 and reflect the transfer of units caused by the relocation of the school site at the behest of the Douglas County School District	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Heights are established in the Hess Ranch PD Amd. 4. SFd: 35 ft. SFf: 35 ft. SFe: 35 ft. MU: 45 ft or 50 ft UbSr Commercial: 60 ft.	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 each land use designation is established in the Hess Ranch PD Amd. 4 SFd: 3,500 sf. SFf: 3,500 sf. SFe: 2,000 sf/duplex 3,500 sf MU: 1,200/townhomes Commercial: None	The proposed minimum lot sizes range from 2,800 to 4,950 square feet 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. 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 sketch and preliminary plans for	☒ Consistent ☐ Inconsistent ☐ N/A

		compliance. This review will be evaluated in greater detail during the Final Plat.	
Miscellaneous	See Parks and Open Space section in Background/Discussion	See Parks and Open Space section in Background/Discussion	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The proposed Sketch and Preliminary Plans are in conformance with the proposed zoning and the Land Development Ordinance.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Segment 1 of the Hess Ranch development is served by Stroh Road and Chambers Road extensions. A new collector street, Spirit Trail Boulevard, connects these two arterial roads. The Stroh Road and Chambers Road extensions associated with Segment 2 will 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 Hess Ranch are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development and the regional roadway system as it has been contemplated in the approved Planned Development since 2015.

At full capacity, Stroh Road and Chambers Road will be four and six lane arterial roadways, respectively. However, as agreed to in the annexation agreement for Hess Ranch, the applicant is responsible for designing and grading the entirety of these roadways but will generally only be constructing half of the lanes of Chambers Road. The Town will construct the remaining three lanes of Chambers Road in the future when traffic counts warrant the expansion of the roadway as a part of a future Capital Improvement Program (CIP) process. The developer of the adjacent property to the north will construct the remainder of the shared portion of Stroh Road. The portion of Stroh Road that is located entirely within the Looking Glass property will the constructed in full by the Looking Glass developer.

Stroh Road, Chambers Road, and Spirit Trail Boulevard will provide access to the future commercial development and residential filings for planned individual lots. All access from these roadways will meet the Town's intersection spacing criteria.

VII. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. **A need exists for the proposal.**

   Applicant's Response
   DCSD has expressed that the previously identified school site in the former Planning Area 19 presents challenges to the site topography, the natural drainage-way on the property, and limited access. DCSD has also expressed support for a school site to be in Planning Area 31. The disadvantages of the PA-19 Site with its steep topography and drainage issues make the site uneconomical to develop. Moving the site to PA-31 is a practical solution to these challenges. Based on consultation with DCSD's consulting civil engineer and review by DCSD Planning Department staff, DCSD is confident that the school site proposed in Planning Area 31 meets the needs of DCSD for a school required in this fast growing and underserved area.

Staff Analysis
A need exists for the zoning amendment to accommodate the request of the Douglas County School District while reallocating units on the proposed school site that were previously approved and would otherwise be lost if not relocated. The change to the Planning Areas allows for the future elementary school development and preservation of the commercial and residential development allowed by the PD.

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

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

Applicant's Response

- Constructability: The design guidelines require that school sites be relatively flat and constructible, free of easements land encumbrances, and located away from hazardous uses. PA-31 is considerably flatter than the site proposed in Planning Area 19.
- Separation of Traffic: The site should offer opportunities for separation of traffic for busses and cars. DCSD Design Guidelines recommend two access points from adjacent streets to distribute bus and auto traffic and to avoid congestion and traffic conflicts. Within PA-31 access can easily be provided from the collector street located to the east of the site. Such access is on the inside curve of the collector affording acceptable sight distance for motorists. It was also noted in the December 9th meeting between DCSD and Town of Parker staff that traffic at this point along the collector is in an area where traffic volumes may be less that other areas. Specifically, traffic from this point is expected to diverge travelling either north or south at this point of access.
- Access: Consistent with the Design Guidelines, DCSD looks to ensure that a public vehicular access be available along the common property line of the PA-31 school site and the adjacent park site. If the opportunity for joint access to the park and school exists DCSD has determined that this approach is generally acceptable.
- Public Park and Community Trail: The adjacency to a proposed park and regional trails affords the opportunity for joint use of public investments and facilities and promotes safe walking routes to the school.
- Utilities: PWSD water and sewer lines exist to the west and may be available for convenient connection to serve the proposed school site. This joint utility line corridor also presents an opportunity for adding new storm drainage improvements along this utility corridor. This could mean that utilities would be consolidated thereby more efficiently using land for this important infrastructure. It is our understanding that dry utilities will be available as the area develops.
- Stormwater/Drainage Improvements: Drainage improvements needed for the P-31 school site may be less than required in other school site locations. The property is essentially at the "headwaters" of area drainage ways meaning that the amount of offsite drainage that needs to be accommodated is likely more minimal.
- Need for New School Construction: The Crowfoot Valley corridor is one of the fastest growing areas in Douglas County School District's service area. The development in Looking Glass, Trails at Crowfoot, Anthology North and the new Tanterra PD subdivision will all continue to contribute to this growth and subsequent increased school enrollment into the future.
- Adjacency to Other School Sites: DCSD has been asked to comment on the proximity of the proposed Anthology North school site to the proposed site in Hess PD, Planning Area 31. Using the measurement of driving on the collector street between sites, the

Planning Area 31 site is closer than the Planning Area 19 site to the proposed Anthology North school site. However, students will likely use local streets and the proposed community trail system in neighborhood open space areas. If using this measurement instead the distance between the two sites and the Anthology North site is nearly identical.

Staff Analysis
The subject property has been identified as a suitable and more appropriate site for construction of a future school than the previously designated PA-19. The applicant has accommodated DCSD's request and allowed for the relocation, which has triggered the PD amendment. Parks and dwelling unit counts site wide are remaining the same. Likewise, the new school locations adjacency to the park space to the north allows for joint use potential.

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

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

Applicant's Response
There has been no error in the original zoning.

Staff Analysis
There was no error in the original zoning but the request to change the previously designated school site to a more appropriate and economically feasible site for development necessitated the entitlement request.

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

Applicant's Response
N/A-Zoning request came from discussions with DCSD as result of their due diligence evaluating the school site on PA-19 after original PD adoption and designation.

Staff Analysis
The request to change the previously designated school site to a more appropriate and economically feasible site for development necessitated the zoning amendment request. Staff facilitated discussions between DCSD and the applicant to come to an amicable and mutually agreed upon solution for the development of the future school while maintaining the entitlements previously granted to the applicant concerning density and dwelling units.

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

Applicant's Response
The are no changes proposed to the circulation system or anticipated traffic movements.

Staff Analysis
Town of Parker Engineering staff have reviewed the Sketch and Preliminary Plan approvals. The zoning change does not impact circulation system or anticipated traffic movement s and is more beneficial to the school circulation including pick-up and drop-off. Additionally, the final platting process for the Subdivision Improvement Agreement will require infrastructure and public improvements.

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

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

Applicant's Response
The PD Amendment request will not create a change to any municipal services that were previously anticipated by the Town.

Staff Analysis
The public improvements necessary to support the subject property were considered with the adoption of the original PD and no substantive changes in area or density are proposed . Any construction on the subject properties will be considered private and will be privately maintained.

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

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

Applicant's Response
The PD Amendment request will not change any environmental condition that was previously anticipated. Rather - to the contrary, the modifications to the location of the school site to PA-31 and designation of PA-19 and PA-18 (now just PA-18) as a park will better accommodate the sites characteristics such as existing vegetation and topography.

Staff Analysis
The subject property is within a portion of the Town designated by the Town's Master Plan for such uses and was anticipated for residential and commercial development. The project will be required to meet all Town environmental standards as set forth in the Land Development Ordinance. As a part of this review, site improvements will be required to be designed to ensure that any environmental impacts are mitigated.

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

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

Applicant's Response
The PD Amendment request remains consistent with the Town of Parker 2035 Master Plan as determined by the approval of the original PD by Town Council in September of 2015. The Town's Master Plan designates this site as Low Density Residential at a gross density of 2.2 dwelling unit per acre and a Neighborhood Commercial at the corner of Stroh Road and S. Chambers Road. The PD Amendment maintains the Neighborhood Commercial area and adjacent Mixed-use areas and no change is proposed to the 3,379 dwelling units as originally approved original Hess Ranch Planned Development.

Staff Analysis
As detailed in Section IV. of this staff report, the proposed rezoning to allow for the relocation of the school site and the Amendment to the Planned Development are consistent with the Character Areas of the Parker 2035 Master Plan.

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

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

Applicant's Response
The PD Amendment request does not propose any change to land uses that would impact or change any of the obligations related to services or the needs of the developing community. The proposed number of dwelling units remains the same for the Hess Ranch PD-North at 2,489 DUs as was originally intended. As such, there are no additional impacts to services, school needs and park land has been increased by 11.38 acres.

Staff Analysis

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

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

I. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Zoning Comments
Parker Engineering	Advisory Comments
Aztec Consultants	No Comment
Parker Building	Advisory Comments
Fire Life Safety	Advisory Comments
Douglas County Assessor's Office	No Comment
Douglas County Planning	Advisory Comments
Douglas County School District	Approved
Parker Police	No Comment
Parker Comprehensive Planning	The proposed PD amendment and Sketch and Preliminary Plans align with the Parker 2035 Master Plan
Xcel	Advisory Comments
IREA	Advisory Comments on new CORE policy
CenturyLink	No Comment
Cherry Creek Basin Water Quality Authority	Advisory Comments
Comcast	No Comment
Parker Water and Sanitation District	Approved

VIII. CONCLUSION

The applicants are proposing:

1. Amendments to the Hess Ranch Planned Development to relocate a proposed elementary school site in coordination with DCSD and reallocate residential units in the PD without increasing the overall number;
2. A Sketch and Preliminary Plan for 658 residential lots, two Mixed-Use tracts (24 +/-) acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel in Segment 2A; and
3. A Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.

Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the Hess Ranch PD Amendment No. 4, and the Sketch and Preliminary Plans as conditioned for Segments 2A and Filing 8.

IX. RECOMMENDED CONDITIONS

Segment 2A

1. *The Sketch and Preliminary Plan (the Plan) shall comply with Section 13.10.090(a), Utilities, of the Municipal Code as amended that requires "All on-site utilities serving a subdivision or single use shall be placed underground. On-site utilities shall include improvements, facilities, equipment, and appurtenances for service to individual lots as part of a plat, replat, or site plan. The cost of undergrounding utilities shall be borne by the development."*

2. *The Plan shall incorporate the use of a side and rear yard utility easement(s) only for on-site utilities providing electric service to individual residential lots.*

3. *The Plan may incorporate the installation of above-ground utility elements for the provision of electric service to individual residential lots such as pedestals, transformers or other equipment provided they are placed in a rear-yard utility easement only. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*

4. *Where the installation of above-ground utility elements in the rear-yard utility easement is infeasible, such elements may be placed above-ground in the side-yard utility easement provided it is in the side-yard utility easement between the rear of the principal structure and the rear property line. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*

5. *Meters may be placed above-ground if mounted to the principal structure.*

6. *All above-ground equipment visible from Town streets and rights-of-way shall be screened in accordance with a Town-approved landscaping plan.*

7. *Where an applicant is unable to comply with Condition of Approval subsections #1-6 above, the applicant may apply to the Town Council for approval of a modification or waiver of the standards subject to a demonstration that:*

    a. *There is a hardship related to the exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property; or*

b. The utility has refused to provide service and said decision is upheld by the Colorado Public Utilities Commission.

8. All structures and uses, except for temporary uses authorized by this Title, shall be served by public water and sewer facilities.

X. ATTACHMENTS

1. Hess Ranch 4th Amendment Development Guide
2. Hess Ranch 4th Amendment Development Plan
3. Preliminary and Sketch Plans Segment 2A
4. Segment 2A Landscape and Parks Plan
5. Preliminary and Sketch Plans Filing 8
6. Filing 8 Landscape and Parks Plan

Report Approved By: Bryce Matthews, Assistant Director - Planning

Hess Ranch Development
Town of Parker, Colorado

PD DEVELOPMENT GUIDE – FOURTHAMENDMENT

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I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall· apply to all property contained within the "HESS RANCH DEVELOPMENT PLAN AND GUIDE" (the "Development Plan") except as provided herein. The standards outlined in the Development Plan may be divergent from the zoning regulations contained in Chapter 13.04 of the Parker Municipal Code, but not any other Chapter of the Parker Municipal Code. In the event there is a conflict between the standards contained in the Development Plan and the Parker Municipal Code (excluding Chapter 13.04) then the Parker Municipal Code shall control. The terms "DEVELOPMENT PLAN" and "MASTER PLAN" may be used interchangeably.

This Development Guide is only one of several documents that will help guide the Hess Ranch Planned Development. The Development Guide and the Development Plan are the planning documents for this development.

The Development Agreement is a third document that will help frame the overall development with specific language of agreements, triggers, responsibilities, etc. Please refer to this document to gain a full understanding of the Hess Ranch Planned Development.

B. Density Standards

The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units ln the residential Planning Area by the gross acres in the residential Planning Area.

C. Density Variation

In no event shall the total number of 3,379 residential Dwelling Units within all Planning Areas as set forth on the "HESS RANCH DEVELOPMENT PLAN AND GUIDE" be exceeded.

In general, residential Planning Areas may contain up to an additional twenty percent (20%) of the number of units allowed for each Planning Area, as set forth in the ''HESS RANCH PD DEVELOPMENT PLAN AND GUIDE'', as determined by the Developer. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Development Plan. Unbuilt or unused dwelling units resulting from the Final Plat of any Planning Area, may be transferred to other areas provided that the receiving Planning Area does not receive more than 20% of the original density provided for on the Hess Ranch Development Plan. The transfer of any unbuilt or unused dwelling units may occur at any time throughout the development process of Hess Ranch. Any increase or decrease of dwelling units within a Planning Area by more than 20% must be processed as a Major Amendment under Section 13.04.240 of the Parker Municipal Code.

D. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the "HESS RANCH DEVELOPMENT PLAN", the Planning Area boundary is the edge of the abutting right-of-way of such street (except Crowfoot Valley Road). Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the "HESS RANCH DEVELOPMENT PLAN". Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road

alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the "HESS RANCH DEVELOPMENT PLAN" provided the Planning Area does not increase or decrease by more than twenty percent (20%) in size.

E. Underground Utility Requirements

All electrical and communications distribution lines shall be placed underground. All transmission lines shall be underground unless same cannot be accomplished by direct burial.

F. Homeowner Associations

Homeowner Associations composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.

Homeowner's Associations or special districts may be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association or special district.

G. Agricultural Uses

Any portion or portions of the property described as the Hess Ranch Planned Development, where development has not commenced in accordance with the adopted Development Guide and Plan, may be used on a temporary basis for agricultural purposes, as provided herein.

II. DEFINITIONS

A. **Purposes:** It is the purpose of this Article to define words, terms and phrases contained within this PD Development Guide. See the Town of Parker Land Development Code for other definitions not defined herein.

B. **Word Usage:** In the interpretation of this Guide, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise.

1. The particular controls the general.
2. In the case of any difference of meaning or implication between the text of this Guide and any caption or table, the text shall control.
3. Words used or defined in one tense or form shall include other tenses and derivative forms.
4. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
5. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
6. The word "shall" is mandatory.
7. The word "may'' is permissive.

C. **Definitions:**

1. **Abut.** To have a common border with.
2. **Accessory Buildings.** Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use, including carriage house units located above detached and semi-detached garages, designated for and occupied by not more than one family, and with a maximum size of 600 square feet.

3 **Age Targeted Dwelling.** Housing designed to appeal to the lifestyle needs of buyers over 55 years of age.

4. **Age Restricted Dwelling.** Housing limited to buyers and occupants 55 years of age or older.

5. **Agricultural Uses.** The uses which are permitted include:
   1) Farming, including plowing, tillage, cropping, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber operations) produced on the premises.
   2) Ranching, including grazing of livestock (except commercial feed yards, poultry, pig farms, fur farms or kennels).
   3) Open space.
   4) Selling agricultural products not requiring a state tax license.

6. **Building, Principal or Main.** A building or buildings which may contain one or more Dwelling Unit(s) in which is conducted one or more of the permitted Principal Uses of the Lot or project in which it is situated and including areas such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.

7. **Building Front.** That exterior wall of a Building which faces a Front Lot Line of a Lot.

8. **Building Ground Coverage.** The amount of land covered or permitted to be covered by a Building.

9. **Building Setback.** The distance between the Building and the adjacent street right-of-way, property line, exterior of the Private Street Easement, or external planning area boundary.

10. **Building Side.** That exterior wall of a Building which faces a Side Lot Line of a Lot.

11. **Building Rear.** That exterior wall of a Building which faces a Rear Lot Line of a Lot.

12. **Car Care Center.** An establishment providing sales of vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not Include paint spraying or body repair.

13. **Density, Gross or Average.** A ratio of number of Dwelling Units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portions thereof; including all land within said Planning Area(s) or portion thereof reserved or dedicated for Parks, Open Space, recreation, educational, community, or public use, and Public Street rights-of way and Easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater.

14. **Density, Net.** A ratio of number of Dwelling units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portion thereof; excluding all land within said Planning Area(s) or portion thereof reserved or dedicated for Roads, Parks, Open Space, recreations, educational, community or public use, and Public Street rights-of-ways and easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater

15. **Dwelling Unit, Atrium.** An alternative type of Single Family Detached or Attached Dwelling Unit in which the private Individual Open Space associated with each Dwelling Unit is consolidated into a private yard surrounded by buildings or walls forming an atrium. This atrium replaces the conventional front side and rear yards associated with traditional Single Family Detached Dwelling Units.

16. **Dwelling Unit, Clustered Single Family.** A type of Single Family Detached or Attached Dwelling Unit development that combines reduced lot size with compensating amounts of Open Space within the proposed development.
17. **Dwelling Unit, Duplex.** A detached building on a single parcel containing two (2) dwelling units, designed for or used as dwellings exclusively by two (2) families each living as an independent housekeeping unit, or two attached units sharing a common wall with separate entries and separate lots for each unit.
18. **Dwelling Unit, Patio.** An alternative type of Single Family Detached or Attached Dwelling Unit in which the private Individual Open Space associated with each Dwelling Unit is consolidated into a garden or patio area commonly located toward the side or rear of the Lot. This patio area replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
19. **Dwelling Unit Single Family Attached.** A Building designated for and containing more than one Dwelling Unit and occupied by not more than 6 families within one Structure each which is separated from the others by one (1) or more un-pierced walls from ground to roof.
20. **Dwelling Unit. Single Family Detached.** A type of Dwelling Unit designated for and occupied by not more than one family and having no roof, wall, or floor in common with any other Dwelling Unit.
21. **Dwelling Unit, Townhome**. A type of Single Family Attached or Multi-Family Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall. Each Townhome Dwelling Unit has Individual outside access. Townhome Dwelling may have no side yards, or front and rear yards. May include duplex, triplex, fourplex, or more.
22. **Dwelling Unit, Zero Lot Line.** An alternative type of Single Family Detached Dwelling Unit which is situated on a Lot so that one or more sides rest directly on the boundary line of the Lot.
23. **Dwelling Unit, Live/Work.** An alternative type of Townhome Dwelling Unit in which a range of retail goods and services, consistent with the Mixed Use (MU) designation are permitted, in combination with residential use, and where setbacks apply.
24. **Dwelling Unit, Condominium.** A type of Single-Family Dwelling Unit. The unit is individually owned, each owner receives a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and sharing in joint ownership of any common grounds, passageways, etc.
25. **Easement, Private Street.** An acquired right of use, interest or privilege in land owned by another containing a privately owned access way constructed to the specifications of the Town of Parker but not maintained by the Town of Parker. Town of Parker and Parker Fire Protection District approved fire access shall be provided in all cases.
26. **Exterior Storage.** Outdoor storage of fuel, raw materials, products, and equipment. In the case of lumberyards, exterior storage includes all impervious materials stored outdoors.
27. **Garage, Parallel.** A garage attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.
28. **Garage, Perpendicular.** A garage attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access.
29. **Group Care Facilities.** A facility where three or more persons are provided supervision and a planned treatment of counselling, therapy, or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal,

state, county or local judicial health/welfare agency or serve only referrals from such agencies. Examples of group care facilities are group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, maternity, or senior citizen homes.

30. **Land Use Category.** A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the PD Master Plan and in Section III. Land Use Regulations of this PD Development Guide.

A. UNIFORM LAND USES

1) Single Family Detached Dwellings
2) Duplex
3) Single Family Attached Dwellings-these will include atrium clustered patio, live work, townhome, duplex, including duplex, triplex and fourplex dwelling units.
4) Multifamily
5) Live/Work Dwelling Units - shall be associated with all MU planning areas and shall be located above retail/commercial areas that are compatible with a live work community. Usually associated with commercial developments.
6) Accessory Dwelling Units - shall include all structures described in the Parker Land Use Ordinance 13.04.170. May also include utility facility enclosures and well sites.
7) Places of Religious Assembly
8) Accessory Structure and Uses
9) Open Space
10) Parks
11) Neighborhood Recreational Centers and Facilities
12) Group Home - refer to Group Care Facilities definition
13) Assisted Living Residence - a housing facility that provides assistance to disabled individuals. These individuals cannot perform all of the ADL's (activities of daily living) i.e. eating, bathing, feeding, etc. These facilitates do not provide 24-hour care.
14) Long Term Care Facility/Nursing Home

31. **Nursery.** An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, polling soil, fertilizers, insecticides, hanging baskets, rakes, and shovels.
32. **Planning Areas.** Areas of land delineated on the PD Master Plan identified with a phrase or symbol which designates a specific set of permitted land use types according to the Land Use Categories provided in Section III. - Land Use Regulations of this PD Development Guide. Planning Area boundaries are as depicted on the PD Master Plan.
33. **Planning Commission.** The Planning Commission of the Town of Parker.
34. **Principal Use.** The specific primary purpose, activity or use for which land or any building thereon is designed, arranged, or intended, or for which it is occupied or maintained.
35. **Recreational Vehicle.** A vehicle or a unit that is mounted on or drawn by another vehicle primarily designed for recreation or temporary living. Recreational vehicles include travel trailers, camping trailers, truck campers, mobile homes, boats, snowmobiles, and other similar recreation equipment.

36. **Restaurant, Conventional.** An establishment whose principal business is the sale of food and/or beverages to customers whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed. And (2) cafeteria type operation where food and beverages generally are consumed within the restaurant building.
37. **Restaurant, Fast Food.** An establishment whose principal business is the sale of food and/or beverages in a "ready to consume" state: (1) within the restaurant building; (2) within a motor vehicle parked on the premises; or (3) off the premises as carry out orders and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers.
38. **Restaurant, Fast Food with Drive Through Facilities.** Drive-in or drive-through means an accessory use to a building or facility that by design facilitates, encourages or allows customers to receive services or obtain goods whole remaining in their motor vehicle, excluding reserved parking spaces for take-out goods where there is no menu board or communication facility.
39. **Setback.** The distance between the building line and the adjacent street right-of-way line or Lot Boundary.
40. **Structure.** Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.
41. **Town Council.** The Town Council tor the Town of Parker.
42. **Traditional Neighborhood Design (TND).** Traditional Neighborhood Design standards are intended to provide flexibility allowing land use patterns representative of those that were planned earlier in the 20th century. Traditional neighborhoods generally have a broad mix of uses including Single Family and Multi-Family land use patterns that help to create more pedestrian friendly streetscapes, in neighborhoods where homes and other uses orient toward the street.
43. **Transit Oriented Design (TOD).** Transit Oriented Design neighborhoods contain a broad mix of uses including Single Family and Multi-Family residential combined with commercial and retail opportunities in land use patterns that help to create a pedestrian friendly environment, with convenient access to public transit.

III. LAND USE REGULATIONS

A. General

At the time of the Town Council's initial approval of this Development Plan and Guide, Planning Areas designated as SFe, SFf and SFg were within an area that was regulated by an Intergovernmental Agreement (IGA) between the Town of Parker and the City of Lone Tree. The number of dwelling units prescribed by the IGA was limited to 100 units for these Planning Areas. On September 5, 2015, the IGA expired. The day after, September 8, 2015, the cumulative number of dwelling units allowed tor Planning Areas 27, 28, 29, 30, 31, 32 and 33 were increased to a number greater than 100. This increase will not require a Major Amendment to the Development Plan and will be counted as part of the overall 3,379 dwelling units allowed by the Plan.

B. Residential (SFd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex, Triplex, and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

a. Single Family Detached Dwelling Units.
b. Zero Lot Line Dwelling Units
c. Duplex, Triplex, and Fourplex Dwelling Units.
d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
e. Condominiums
f. Age targeted housing (Not depicted on plan for this PD Submittal – Will be included in Site Plan/Subdivision Submittals)
g. Age restricted senior housing. (Not depicted on plan for this PD Submittal – Will be included In Site Plan/Subdivision Submittals)
h. Group Homes/Nursing Homes
i. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
k. Attached or detached private garages (3 cars maximum).
l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Parker Municipal Code.
m. Public Open Space.
n. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.
o. Public parks, playgrounds, and other recreational areas.
p. Places of religious assembly, religious schools.
q. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
r. Public and private schools and related administrative facilities for elementary and secondary education.

3. Uses Permitted by Special Review

a. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
b. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
c. Child Care Centers.

4. **Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170**
Shall also include utility facilities and well sites.

5. **Development Standards**

a. **Average Density.** The Average Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for each SFd Planning Area. These Average Densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Areas will vary depending on product type.

b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFd residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.

c. **Building Setback.** The minimum Building Setbacks in SFd residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls

Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building)
	10 feet (Garage perpendicular)
	6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

d. **Building Separation.** The minimum building separation shall be the greater of:
   (i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, fifteen (15) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, or
   (ii) shall be governed by the applicable building code.

e. **Building Height.** No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height.

f. **Minimum Lot Sizes.** The minimum lot sizes in SFd residential Planning Areas shall be thirty-five hundred (3500) square feet.

C. Residential (SFe)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex Dwelling Units, Triplex and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

a. Single Family Detached Dwelling Units.
b. Zero Lot Line Dwelling Units
c. Duplex, Triplex, and Fourplex Dwelling Units.
d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
e. Condominiums
f. Age targeted housing (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
g. Age restricted senior housing (Not depicted on plan for this PD Submittal - Will be included In Site Plan/Subdivision Submittals)
h. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
i. Group Homes/Nursing Homes
j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
k. Attached or detached private garages (3 cars maximum).

l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Parker Municipal Code.

m. Public Open Space.

n. Public and private schools and related administrative facilities for elementary and secondary education.

o. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.

p. Public parks, playgrounds, and other recreational areas.

q. Places of religious assembly, religious schools.

r. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

a. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.

b. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.

c. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

a. **Average Density.** The Average Density shall be up to six (6.0) Dwelling Units per acre for each SFe Planning Area, as set forth in the PO Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.

b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFe residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.

c. **Building Setback:** The minimum Building Setbacks in SFe residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	10 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building)
	10 feet (Garage perpendicular)
	6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

d. **Building Separation.**

The minimum building separation shall be the greater of:

i) Seven and ½ (7.5) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFe Lands Use Planning Area, or

ii) shall be governed by the applicable building code.

e. **Building Height.** No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height except by special review.

f. **Minimum Lot Sizes.** The minimum lot sizes In SFe residential shall be two thousand (2,000) square feet for a duplex lot and thirty-five hundred (3,500) square feet for a Single-Family detached lot.

D. Residential (SFf)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex Dwelling Units, Triplex and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

a. Single Family Detached Dwelling Units.
b. Zero Lot Line Dwelling Units.
c. Duplex, Triplex, and Fourplex Dwelling Units.
d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live Work Dwelling Units.
e. Age targeted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
f. Age restricted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
g. Group Homes/Nursing Homes
h. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
i. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
j. Attached or detached private garages (3 cars maximum).
k Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
l. Public Open Space.
m Public and private schools and related administrative facilities for elementary and secondary education.
n. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.
o. Public parks, playgrounds, and other recreational areas.
p. Places of religious assembly, religious schools.
q. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

a. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
b. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
c. Child Care Centers.

4. **Accessory uses and building · Refer to Town of Parker Land Use Ordinance 13.04.170**
Shall also include utility facilities and well sites.

5. **Development Standards**

a. **Average Density.** The Average Density shall be up to three point two (3.2) Dwelling Units per acre for each SFf Planning Area, as set forth in the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.

b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFf residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.

c. **Building Setback.** The minimum Building Setbacks in SFf residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls

Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building)
	10 feet (Garage perpendicular)
	6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

d. **Building Separation.** The minimum building separation shall be the greater of:
   i) seven and ½ (7.5) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFf Lands Use Planning Area, or
   ii) shall be governed by the applicable building code.

e. **Building Height.** No residential Buildings within SFf Planning Areas shall exceed thirty-five (35) feet in height except by special review.

f. **Minimum Lot Sizes.** The minimum lot sizes In SFf residential Planning Areas shall be thirty-five hundred (3500) square feet.

E. Residential (SFg)

1. Intent

Provide for residential Development allowing for Estate Single Family Detached Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

a. Single Family Detached Dwelling Units.
b. Attached or detached private garages.
c. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Town of Parker Zoning Ordinance.
d. Public parks, playgrounds, and other recreational areas.
e. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

a. Neighborhood public service, health and education facilities, community centers, libraries, and museums.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

a. Shall also include utility facilities and well sites.

5. Development Standards

a. **Average Density.** The Average Density shall be up to one unit per one- and one-half acres (0.67 Dwelling Units per acre) for each SFg Planning Area. These Average Densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.

b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFg residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.

c. **Building Setback:** The minimum Building Setbacks in SFg residential Planning Areas shall be:

Building front	20 feet
Building side	15 feet
Building rear	20 feet

d. **Building Separation.** The minimum building separation shall be the greater of:

i) twenty (20) feet for Single Family Detached Residential Buildings located within SFg Lands Use Planning Areas, or

ii) shall be governed by the applicable building code.

e. **Building Height.** No residential Buildings within SFg Planning Areas shall exceed thirty-five (35) feet in height except by Special Review

f. **Minimum Lot Sizes.** The minimum lot sizes in SFg residential Planning Areas shall be 0.67 acre.

g. **Specific to PA-41 & 47**, if these areas are developed for a clustered Age Targeted Development, the minimum lot size may be reduced to 80 feet in width and 120 feet in depth. The number of units allowed in each planning area may not increase beyond the 31 units allowed in PA-41, and the 18 units allowed in PA-47; the gross density may increase to a maximum of 1.5 du/ac. The site design for these areas must include homes backing to open space.

F. Residential (THd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-Detached, Clustered Single-Family Dwelling Units, Multi-family/Condominium Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

a. Single Family Detached Dwelling Units.

b. Zero Lot Line Dwelling Units.

c. Duplex, Triplex, and Fourplex Dwelling Units.

d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.

e. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.

f. Age targeted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)

g. Group Homes

h. Age restricted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
i. Independent and/or Assisted Living.
j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
k. Attached or detached private garages (3 cars maximum).
l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
m. Public Open Space.
n. Public and private schools and related administrative facilities for elementary and secondary education.
o. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.
p. Public parks, playgrounds, and other recreational areas.
q. Places of religious assembly, religious schools.
r. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

a. Common recreation vehicle storage area.
b. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
c. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
d. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

a. **Average Density.** The Average Density shall be up to ten (10) Dwelling Units per acre for each THd Planning Area. These average densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each THd residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
c. **Building Setback:** The minimum Building Setbacks in THd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Areas. The following setbacks win be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes)

Building Front	4 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building)
	10 feet (Garage perpendicular)
	6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley

d. **Building Separation.** The minimum building separation shall be the greater of:

i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each THd Planning Area, or

ii) shall be governed by the applicable building code.

e. **Building Height.** No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by special review.

f. **Minimum Lot Sizes.** The minimum lot sizes In THd residential Planning Areas shall be one thousand two hundred fifty (1250) square feet with a width not less than twenty (20) feet.

G. Residential (THe)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single-Family Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

a. All uses permitted by right within Residential (THd) Land Use Category. standards contained within the Residential (THd) Land Use Section shall apply, as required.

b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

All Uses permitted by Special Review within the Residential (THd) Land Use Category.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

a. **Average Density.** The Average Density shall be up to fourteen (14) Dwelling Units per acre for each THe Planning Area. These average densities are set forth on the PD Master Plan and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type.

b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each THe residential Planning Area shall not exceed the 120% of the maximum number set forth on the PD Master Plan for each individual Planning Area.

c. **Building Setback.** The minimum Building Setbacks in THe residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes)

Building Front	4 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building)
	10 feet (Garage perpendicular)
	6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley

d. **Building Separation.** The minimum building separation shall be the greater of:
   i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each THd Planning Area, or
   ii) shall be governed by the applicable building code.

e. **Building Height.** No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by special review.

f. **Minimum Lot Sizes.** The minimum lot sizes in THd residential Planning Areas shall be one thousand two hundred fifty (1250) feet with a width not less than twenty (20) feet.

H. Mixed Use (MU)

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services with Duplex, Triplex, Fourplex, Townhome, Condominiums and/or Multi-family residential development.

There are six areas of the PD Plan that are designated as MU are located at the intersection of Chambers Road and Stroh Road: and at the intersection of Bayou Gulch Road and North Pinery Parkway. These MU Planning areas are anticipated to develop as commercial/retail centers with commercial and residential uses. Some of these commercial/retail centers will have a live work residential component built within these areas.

Should market conditions change, the developer may desire to build a residential project in lieu of these commercial/retail areas. By allowing both commercial and residential uses in the MU Planning areas, this affords the Property Owner the opportunity to build what is appropriate for these areas based on market demand.

2. Specific Requirements for MU Mixed-Use Planning Areas 35, 36, 43 and 44.

The 28 residential units contained within Planning Area 43 and 44 residential units within Planning Area 35 are hereby transferred as follows:

Planning Area	Additional Residential Units	Total Residential Units Allowed
34	1	199
36	8	44
39	5	189
41	12	31
44	6	44

3. Specific Requirements for MU Mixed-Use Planning Areas 3, 4, 12 and 14

A. Market conditions may not immediately warrant the development of commercial/ retail centers, so in order to assure that a portion of the MU Mixed- Use Planning Areas is ultimately developed pursuant to the zoning set forth in this Development Guide, Sections III(H)4.a., Retail and/ or III(H)4.b., Commercial Convenience Grocery (collectively, the Commercial Zoning"), a minimum of one third (1/3) of the developable land area included in the MU Mixed- Use Planning Areas 3, 4, 12 and 14 shall be developed exclusively for commercial uses pursuant to the Commercial Zoning (the " Commercial Area"). The required Commercial Area must be located in at least two (2) of the MU Mixed- Use Planning Areas. Notwithstanding the requirement of the Commercial Area, the total number of residential units for the MU Mixed- Use Planning Areas as described in the Hess Ranch Development Chart contained in the Development Plan shall be preserved, and Property Owner shall have the option to transfer unused residential yield, if any, from the Commercial Area to other MU Mixed- Use Planning Areas. After any such transfer, if any residential yield remains, the Property Owner shall have the option to transfer the remaining unused residential yield to residential Planning Areas (not to include Planning Areas 6, 7, 8, 9, 21 or 25) but no such transfer may increase the residential yield in any such residential Planning Area by more than 20% as

provided in Section 1, Part C of the Development Guide. A note will be added to the Development Plan to describe the commitment to provide the Commercial Area, which shall state as follows:

"The future development of Planning Areas 3, 4, 12 and 14 shall incorporate commercial use and development as enumerated by the Hess Ranch Development Guide on a minimum of one- third (1/3) of the developable area within these Planning Areas as provided by Town of Parker Resolution No. 19-028, Series of 2019."

B. The Commercial Area shall be determined in conjunction with the application for and approval of the Segment 2, as described in Town of Parker Resolution No. 19- 028, Series of 2019 (the "Resolution") (or Segment 2A as described in the Resolution, as applicable) Development Sketch and Preliminary Plan, which Development Sketch and Preliminary Plan shall include the MU Mixed Use Planning Areas. The determination to transfer residential yield shall be made concurrently with the approval of said Development Sketch and Preliminary Plan for Segment 2 (or Segment 2A, as applicable).

C. The requirement to provide a Commercial Area shall be deemed to have been satisfied upon Town Council approval of the application for the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan which designates the Commercial Area within the MU Mixed Use Planning Areas. The Property Owner shall have no obligation to agree to a Commercial Area any greater area than one- third (1/ 3) of the developable area, and the Town shall have no right to require that greater than one-third (1/3) of the developable area be Commercial Area.

D. Mixed- Use Development: The Parker 2035 Master Plan recommends mixed-use development within Planning Areas 3, 4, 12 and 14 and vertical mixed- use development is encouraged within the area to be reserved, zoned and used for future commercial development. A density bonus of ten percent (10%), not to exceed a total of 36 dwelling units, shall be available to support vertical mixed-use development(s) consisting of ground floor commercial use with multifamily residential use on the upper floors within Planning Areas 3, 4, 12 and 14, subject to the approval of the Planning Director.

E. Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan Scope of Work for the Commercial Area shall be prepared and completed as follows:

F. The purpose of this section is to provide the methodology for evaluating and determining the required Commercial Area constituting a minimum one- third (1/3) of the developable land within the MU Mixed- Use Planning Areas 3, 4, 12 and 14. The Commercial Area shall be determined in conjunction with the application for and approval of the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan, which Development Sketch and Preliminary Plan shall include the MU Mixed- Use Planning Areas. This shall be achieved by the Property Owner's preparation of a concept plan in consultation with the Town illustrating the location and extent of the required Commercial

Area for MU Mixed-Use Planning Areas 3, 4, 12 and 14 (the "Concept Plan"). The Concept Plan shall identify the required Commercial Area and provide an evaluation of the development envelope, roadway access, limits of environmentally sensitive areas, drainage/stormwater, and grading. It shall form the basis of the required Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan with respect to the MU Mixed- Use Planning Areas 3, 4, 12 and 14 and shall address the following tasks:

a. Task 1: Prepare and submit a base map consistent with Section 13.07.060(g)(9) of the Code. The map shall be at a scale of 1" = 100' illustrating the planning area limits for Planning Areas 3, 4, 12 and 14, existing topography, existing utility easements, natural features including steep slopes and 100- year floodplain, as well as adjacent planning areas.

b. Task 2: Prepare and submit a development envelope map consistent with Section 13.07.060(f)(10) of the Code illustrating the future upland developable area(s) for Planning Areas 3, 4, 12 and 14 located outside of areas unsuitable for development, such as 100- year floodplain, steep slopes and utility corridors/ easements.

c. Task 3: Prepare and submit an access map addressing the Town's Roadway Design and Construction Criteria Manual for Planning Areas 3, 4, 12 and 14 showing limits of access upon all roadway frontages and feasible public access points for the MU Mixed-Use Planning Areas.

d. Task 4: Prepare and submit a conceptual drainage/stormwater map consistent with Town' s Storm Drainage and Environmental Criteria Manual that illustrates the location and limits of future regional drainage facilities traversing and adjacent to Planning Areas 3, 4, 12 and 14. Identify the projected location and extent of future site-generated drainage necessary to accommodate future development based upon known site characteristics, such as grading, topography and soil conditions for the MU Mixed- Use Planning Areas.

e. Task 5: Prepare and submit a conceptual overlot grading map consistent with Town' s Storm Drainage and Environmental Criteria Manual and Section 13.07.060(g)(11) of the Code that illustrates the future grading of Planning Areas 3, 4, 12 and 14 necessary to support development, including contours, slopes and direction of stormwater flow.

f. Task 6: The Concept Plan will incorporate the results of Tasks 1 through 5 illustrating the existing conditions affecting future development, projected development envelope, roadway access points, drainage/ stormwater limits and overlot grading for Planning Areas 3, 4, 12 and 14. The Concept Plan shall serve as the basis for evaluation of the appropriate location and extent of the required Commercial Area upon a minimum one- third (1/3) of the developable land within the MU Mixed-Use Planning Areas.

g. Task 7: Divide Planning Areas 3, 4, 12 and 14 into two subareas each: one for the required commercial use upon a minimum one- third (1/ 3) of the developable land and the other for the remainder which shall retain the existing mixed- use zone designation. In the alternative, the applicant may elect to satisfy the requirement to zone a minimum of one-third (1/3) of total developable land of Planning Areas 3, 4, 12 and 14 by allocating the commercial zoning across no less than two (2) MU Mixed-Use Planning Areas; each of which shall be divided as described herein.

h. Task 8: Prepare and submit a table of permitted commercial uses consistent with the existing MU Mixed-Use Planning Areas contained in this Development Plan and Guide and identify any requested revisions by addition, deletion, or modification for Town approval.

i. Task 9: Upon review and direction by Town staff, utilize the Concept Plan to prepare and submit a complete application for the Segment 2 (or Segment 2A, as applicable) Sketch and Preliminary Plan that addresses the required Commercial Area, as described herein.

G. Compliance with the Requirement: The requirement to provide for future commercial use upon a minimum of one- third (1/ 3) of the developable area of the MU Mixed Use Planning Areas 3, 4, 12 and 14 shall be deemed to have been satisfied upon successful completion of the Concept Plan Scope of Work described herein and Town Council approval of the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan consistent with the Tasks described above; provided, however, that Property Owner may, at its option, provide the Concept Plan consistent with Task 6 above with the submittal of the Development Sketch and Preliminary Plan for the MU Mixed-Use Planning Areas 3, 4, 12 and 14.

4. Uses Permitted by Right – Mixed Use Planning Areas 12, 14, 35, 36, 43 and 44

a. Retail

(1) Grocery store

(2) Convenience retail shopping facilities, including but not limited to:

a. drug stores
b. liquor stores
c. convenience grocery

(3) Specialty retail including but not limited to:

a. art gallery
b. antiques
c. artisan shops
d. gift shop
e. pet shops
f. florists
g. bookstore

h. stationery stores
i. retail food specialty shops which sell food products not intended to be consumed on the premises
j. butcher shops
k. candy stores
l. bakeries
m. doughnut shops
n. dairy product shops
o. toy and game stores
p. battery and accessory stores
q. bicycle stores
r. music stores
s. sporting goods store

(4) Hardware and building material stores

(5) General retail merchandise and apparel shops, including but not limited to:
a. junior department stores
b. craft and hobby stores
c. discount department stores
d. clothing stores
e. shoe stores
f. furniture stores
g. household appliance stores
h. floor covering, drapery and upholstery stores
I. electronics stores
j. cosmetic store

b. Development Sales and Marketing Center

c. Eating and Drinking Establishments
(1) restaurants
(2) fast food, drive-through or carryout restaurants
(3) ice cream parlors
(4) coffee shops
(5) delicatessens
(6) lounge, bar, or microbrewery

d. Personal Services
(1) Convenience service establishments, including but not limited to:
a. barber shops and beauty salons
b. dry cleaners and laundries
c. photo studio
d. shoe repair shops
e. watch or jewelry repair
f. travel agency
(2) day care centers
(3) health clubs

e. Entertainment-Indoors
   (1) indoor movie theaters
   (2) performance arts
   (3) bowling alleys
   (4) skating rinks (both ice and roller)
   (5) pool halls
   (6) arcade amusement centers

f. General Office and Professional Services
   (1) business and professional offices
   (2) medical and dental offices and clinics
   (3) banks and other financial service establishments, with or without drive-through facilities

g. Commercial Convenience Grocery
   (1) Convenience retail shopping facilities, including but not limited to: drug stores, liquor stores, florists, book and stationery stores, hardware stores, auto supply stores, record and tape stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as (but not limited to) butcher shops, candy stores, bakeries, doughnut shops, dairy product shops, ice cream parlors, coffee shops and delicatessens.
   (2) Convenience service establishments, including but not limited to barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
   (3) Low intensity specialty goods and service establishments, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, pet shops, furniture store, home furnishings, newspaper office, apparel, and appliances.
   (4) Conventional restaurants.
   (5) Fast food, drive-in or carryout restaurants.
   (6) Electronic funds transfer facilities.
   (7) Photo service facilities.
   (8) Medical and dental offices and clinics.
   (9) Business and professional offices.
   (10) Private recreational and park uses, country clubs, recreational facilities, including but not limited to open space, tennis courts, swimming pools and jogging, riding, hiking, and biking trails.
   (11) Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums, except for PA, 12, 14, 35, 36, 43 and 44 which are retail uses only.
   (12) Nursery schools and day/childcare centers.
   (13) Retail food and food service establishments, including but not limited to groceries and supermarkets, and cafeterias.
   (14) General retail merchandise and apparel shops, including but not limited to: junior department stores; variety stores; discount

department stores; clothing stores; accessory and specialty stores; shoe stores; furriers and fur stores; furniture stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.

(15) Personal service establishments.

(16) General retail business establishments, including but not limited to card and gift stores; tobacco shops; cosmetic store; toy and game stores; automotive tire, battery and accessory stores, garden, plant, and floral shops; and bicycle stores.

(17) Car care centers, gasoline service/stations, tire sales and service, car wash.

(18) Commercial entertainment businesses, including but not limited to indoor movie theaters, performance arts, bowling alleys, skating rinks (both ice and roller), pool halls, and arcade amusement centers.

(19) Banks, savings and loan and other financial service establishments.

(20) Public utility administrative and business offices.

(21) Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.

(22) Motels, Hotels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building.

(23) Transit facilities.

(24) Universities, Colleges, or higher educational type uses.

(25) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

(26) Sales Center - conversion to a recreation facility adjacent to open space.

h. Agricultural. Until such time that PA 44 develops commercially, or until such time that Planning Areas 3,4,12 and 14 develop, permitted uses include:

(1) Farming, including plowing, tillage, cropping, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber operations) produced on the premises.

(2) Ranching, including grazing of livestock (except commercial feed yards, poultry, pig farms, fur farms or kennels).

(3) Open space.

(4) Selling agricultural products not requiring a state tax license.

i. Residential

(1) Duplex, Triplex, and Fourplex Dwelling Units.

(2) Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.

(3) Condominiums

(4) Independent and/or Assisted Living.

(5) Group Homes
(6) Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
(7) A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
(8) Attached or detached private garages (3 cars maximum).
(9) Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
(10) Public Open Space.
(11) Public and private schools and related administrative facilities for elementary and secondary education.
(12) Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, swimming pools and jogging, riding, hiking, and biking trails.
(13) Public parks, playgrounds, and other recreational areas.
(14) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
(15) All those uses permitted within the Parks, Open Space Land Use categories.

5. Uses Permitted by Special Review (except Uses by Special Review shall be prohibited in PA-44)

a. Common recreation vehicle storage area.
b. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
c. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
d. Child Care Centers.
e. Small animal veterinary clinics with no outside facilities.

6. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

7. Development Standards

a. <u>Floor/Area Ratio.</u>
The maximum floor-area ratio for each development tract: Within the Mixed-Use Planning Areas shall be six tenths (.60) to one (1).

b. **Maximum Number of Dwelling Units.** The maximum density allowed for all Planning Areas designated as Mixed Use is 22 dwelling units per acre. Density adjustments and variations as described in Section I, Part C. cannot be used to increase the maximum allowed density within a Mixed-Use District, unless the request is processed as a Major Amendment to the Development Plan and Guide.

c. **Building Setback: Non-Residential.** The minimum building setback from any public street right-of-way shall be:

Building front	0 feet
Building side	0 feet
Building rear	0 feet

d. **Building Setback: Residential.** For residential components within Mixed Use (MU) zoning, the building setback standards outlined In the Townhome/Patio Home (THe) Land Use Category shall apply. For Multi-family Dwelling Units, the setbacks shall be:

Building front	0 feet
Building side	0 feet
Building rear	4 feet from alley
Building rear	0 feet

e. **Building Separation.** The minimum building or structure separation shall be the greater of:

i) ten (10) feet or

ii) shall be governed by the applicable building code.

f. **Building Height.**

i) Buildings or structures in Mixed Use Planning Areas are permitted up to 45 feet in height without special review and up to 50 feet in height with Special Review.

ii) However, in Planning Areas 9, 12, 14, 35, 36, 43, and 44, buildings or structures are permitted up to 50 feet in height without Special Review and up to 60 feet in height with Special Review.

g. **Minimum Lot Size:** The minimum lot size for Townhome Dwelling Units in the MU Mixed Use Planning Areas shall be one-thousand two hundred fifty (1,250) square feet with a width not less than twenty (20) feet.

I. Commercial Use Areas

1. Intent

To provide for a broad range of retail goods and services, business, and professional services

There are two areas of the PD Plan that are designated as Commercial. One is located at the southeast corner of Chambers Road and Stroh Road and one is located at the

southwest corner of Chambers Road and Stroh Road. These Commercial Planning areas are anticipated to develop as commercial; retail, offices, and service uses.

2. Uses Permitted by Right in the Commercial Planning Areas 3 and 4

Planning Director Determination for and Unlisted Use: If an unlisted use is proposed, the Planning Director shall determine the appropriate designation of a specific use type by considering potential impacts of the use including the nature and compatibility of the use and whether it includes dwellings, sales, processing, or storage and typical operations, employment characteristics, nuisances, and requirements for public services and utilities.

a. Public, Institutional, and Civic Uses

(1) Community and Cultural
- a. Community Facilities including Outdoor Recreational Facilities
- b. Commercial Day Care Facility
- c. Public Safety Facility
- d. Parks and Open Space

(2) Educational Facilities

(3) Healthcare Facilities
Medical and Dental Clinics

b. Commercial Uses

(1) Veterinary Clinic and Hospital

(2) Retail and Service Commercial

c. Recreation and Entertainment

(1) Indoor and Outdoor Recreational Facilities

(2) Indoor and Outdoor Entertainment Facilities

d. Food and Beverage Services

(1) Bar and Lounge

(2) Microbrewery, Cidery, Distillery or Winery

(3) Restaurant with or without:
- a. Drive through facilities
- b. Liquor Sales
- c. Indoor and Outdoor Seating

e. Office, Business and Professional Services

(1) Administrative, Professional and Government Offices

(2) Automated Teller Machines (Stand Alone or associated with a Financial Institution)

(3) Financial Institution with or without Drive through Facilities

(4) Research and Development

(5) Development Sales and Marketing Center

f. Personal Services

(1) Self Service Laundry

(2) Personal Instruction or Studio

(3) Person Service, General

(4) Health Clubs

g. Retail Sales

(1) Building Materials and Supplies including outdoor greenhouse sales (Outdoor display is limited to 25% of the gross floor area of the principal building)
(2) General Retail (any size and product)
(3) Outdoor Sales and display as an accessory use
(4) Convenience Retail Shopping Facility
(5) Temporary/Seasonal Outdoor Markets

h. Lodging Facilities

(1) Bed and Breakfast
(2) Hotel/Motel

i. Transportation, Vehicles and Equipment

(1) Automotive Fuel Service and Sales with or without:
i. Car wash
ii. Convenience Retail
iii. Parts and tire sales
(2) Automotive repair (minor)
(3) Standalone car wash

3. Uses Permitted by Special Review

(1) Outdoor Recreational Facilities
(2) Outdoor Entertainment Facilities

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

5. Development Standards

a. **Floor/Area Ratio.** The maximum floor-area ratio for each development tract within the Commercial: None

b. **Building Setback: Non-Residential.** The minimum building setback from any public street right-of-way shall be:

Building front	10 feet
Building side	0 feet
Building rear	10 feet

c. **Building Separation.** The minimum building or structure separation shall be the greater of:
i) ten (10) feet or
ii) shall be governed by the applicable building code.

d. **Building Height:** Buildings or structures in the Commercial Planning Areas 3 and 4 are permitted up to 60 feet in height.

e. **Minimum Lot Size:** None.

I. Fire Station

Intent

PA-45 is intended to be a future Fire Station location. If this site is not selected/constructed as a Fire Station, this Planning Area (PA-45) can only be used for the commercial uses allowed within the Mixed Use (MU) designation, excluding residential uses, and excluding uses allowed by special review. The Mixed Use (MU) Development Standards shall apply if not developed as a Fire Station, as provided herein.

J. Parks

1. Intent

To provide for park uses which compliment residential neighborhoods. Parks to include pocket parks, neighborhood parks and regional parks.

2. Park Designations

a. Pocket
b. Neighborhood
c. Community
d. Regional

3. Development Criteria for parks

a. Pocket Park
   (1) Refer to the Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools, specifically Section 13.07.140(c)(9) Design criteria for parks, trails, and open space.
   (2) Size: ¼ to ½ acre
   (3) Location/Orientation: Centrally located within the residential development and/or easily accessible by residents without the use of vehicles. A 5-10-minute walking distance
   (4) Frontage: Required on one, preferred two or more local streets.
   (5) Minimum development features and/or amenities: Turf and landscape plantings to provide shade over at least 15% of the area, benches in shade and sun, bike racks and trash receptacles. Optional features: a small shade structure, small playground and/or small-scale tot-lot, picnic tables, minimal signage, security lighting.

b. Neighborhood Park
   (1) Refer to Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools
   (2) Size: Determined by Town Council, refer to the Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools, specifically Section 13.07.140(c)(2)(c). A minimum of 3 acres in size.
   (3) Location/Orientation: Within an immediate neighborhood with a ¼ to ½ mile service radius. Neighborhood parks shall serve as an extension of the neighborhood around them. They shall be a social and recreation focal point. Interconnected to trails/sidewalks low-volume streets within walking/biking distance of most users.
   (4) Frontage: High visibility to surrounding local streets. On street parking

(5) Minimum development features and/or amenities: 50%/50% split between active and passive recreational uses. Active recreational features may include: a children's playground, unobstructed open play areas for practice or pick-up games and low impact recreation options such as bocce ball and/or horseshoes. Other amenities should include picnic shelters, internal trails, benches, trash receptacles, bike racks, public art, signage, and security lighting.

c. Community Park

(1) Refer to Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools

(2) Size: Determined by Town Council, refer the Town of Parker Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools, specifically Section 13.07.140 (c)(2)(c). A minimum of 10 acres in size.

(3) Location/Orientation: Within an immediate neighborhood with a 2.5 - mile service area. Located adjacent to open space, a community facility such as an activity center or a middle or elementary school to maximize resources and to benefit from joint use of such facilities as fields, multi-use courts or skate parks.

(4) Frontage: Located on arterial or collector streets and accessible by public transportation, personal vehicle, walking or by bicycle. Geographically centered within the overall development.

(5) Development features and/or amenities: Lighted sports fields, drinking fountains, public art, benches with shade, picnic tables with shade, trash receptacles, permanent rest room facility, security lighting, signage, large play structures, game courts, disc golf, climbing wall, skate park and/or other similar popular activities, jogging trails, informal ball fields for youth play, low impact recreation options such as bocce ball and/or horseshoes, parking lots, an area for outdoor farmer's markets and/or outdoor concerts.

d. Regional Park

(1) Size: A minimum of 100 acres in size.

(2) Location/Orientation: Located to service the community within a distance of a 6 mile radius, adjacent to open space, a community facility such as an activity center or a middle or elementary school to maximize resources and to benefit from joint use of such facilities as fields, multi-use courts or skate parks.

(3) Frontage: Located on arterial or collector streets and accessible by public transportation, personal vehicle, walking or by bicycle. Geographically centered within the overall development.

(4) Development features and/or amenities: A community activity center that includes sports fields and courts, multiuse fields that are both lighted and unlighted, tennis courts, basketball court, rest room building, concession building, play structures for the 2-5 yrs. of age and separate play structures for 5-12 yrs. of age, walkways and trails, parking lots, drinking fountains, public art, benches with shade, picnic tables with shade, trash receptacles, security lighting, signage, jogging

trails, low impact recreation options such as bocce ball and/or horseshoes.

4. Uses Permitted by right

a. Passive recreation uses and open space.

b. Active recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.

c. Free standing light fixtures 14' and under.

5. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

6. Development Standards

a. **Building Setback- Street.** The minimum building setback from any public street right-of-way line shall be:

Building front 25 feet
Building side 20 feet
Building rear 25 feet

b. **Building Separation.** The minimum building or structure separation shall be the greater of:

i) twenty (20) feet, or

ii) shall be governed by the applicable building code.

c. **Building Height.** No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet

K. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define, and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

2. Uses Permitted by Right

a. Passive recreation uses and open space.

b. Jogging, hiking and/or bicycle trails.

c. Dog Parks

d. Community Gardens

e. Drainage Facilities

f. Picnic shelters.

g. Frisbee golf

h. Recreation Center with associated parking and outdoor recreational amenities

i. Observation platforms/overlook

k. Interpretive Signage or elements

l. Fitness incline/challenge steps

m. Nature play features

n. Dog waste station

o. Trash receptacles

p. Outdoor nature classroom
q. Programmable indoor or outdoor space

3. Development Standards

a. **Building Setback-Street.** The minimum building setback from any public street right-of-way line shall be:
Building front 25 feet
Building side 15 feet
Building rear 25 feet

b. **Building Separation.** The minimum building or structure separation shall be the greater of:
i) twenty (20) feet or
ii) shall be governed by the applicable building code.

c. **Building Height.** No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet.

L. Trails

The Development Plan depicts trail connections through open spaces and buffer areas and makes connections to off-site trails.

Trail connections through development parcels are anticipated. These trail connections shall be made in subsequent phases of the Town of Parker's entitlement process.

The Development Plan indicates the number of trail connections, but the exact locations will be determined in latter phases of the entitlement process. These trail connections include:

1. A trail connection along the southern edge of the property adjacent to (PA 22, 23, 24, 25 and 33).
2. One trail connection along the west property line.
3. Trail connections from the east-west drainage in the center of the site (Brandy Gulch) to the trail along Lemon Gulch and Oak Gulch.
4. One trail connection from the Crowfoot Valley buffer to the MU Planning area through Planning Areas 37.
5. Special Trail Requirements.
   a. Future Builders of Planning Areas 22, 23, 24, 25 and 33 are advised that trail connections between Planning Areas 23 and 24 will be designed in conjunction with subdivision proposals upon these planning areas. This interconnection is intended to connect from the trail along the Hess Ranch southerly boundary, , ultimately to the regional trail in Brandy Gulch located north of Planning Areas 18, 19, 20, 21, and 32; and the regional trail along the Oak Gulch drainage located east of Planning Areas 1, 30, and 26. This trail segment will be designed and constructed by the developer or future builders for the above designated Planning Areas and secured as part of Subdivision Improvement Agreement for residential filings upon these specified Planning Areas.

      Similarily, the developer or future builders of Planning Areas 2, 7, 8, 9, 11,12, and 13 are advised that each filing will be required to contribute a pro-rata share for the cost of constructing an internal trail within the open space corridor which abuts all these planning areas. This contribution will be determined at the

time of Final Plat for each planning area and specified In the Subdivision Improvement Agreement for each planning area.

IV. ADDITIONAL PLANNING AREA REQUIREMENTS

A. General

As stated in Section III, Land Use Regulations, the maximum number of dwelling units permitted within each residential planning area shall not exceed 120% of the units shown on the Development Plan for each individual Planning Area. However, regardless of the unit count in each Planning Area, in no case will the total unit count of Planning Areas collectively exceed 3,379 units.

B. Lone Tree Intergovernmental Agreement

At the time of the Town Council's approval of this Development Plan and Guide, Planning Areas designated as SFe, SFf and SFg were within an area that was regulated by an Intergovernmental Agreement (IGA) between the Town of Parker and the City of Lone Tree. The number of dwelling units prescribed by the IGA was limited to 100 units for these Planning Areas. On September 5, 2015, the IGA expired. The day after, September 6, 2015 the cumulative number of dwelling units allowed for Planning Areas 27, 28, 29, 30, 31, 32 and 33 were increased to a number greater than 100. This increase will not require a Major Amendment to the Development Plan and will be counted as part of the overall 3,379 dwelling units allowed by the Plan.

C. Douglas County Intergovernmental Agreement

1. In the southern part of Anthology, now "Hess Ranch", in an effort to preserve the rural roadside character of Crowfoot Valley Road, it will be necessary to maintain an average buffer area along Crowfoot Valley Road of 300', adjacent to Planning Areas 34 and 40, as represented on the Hess Ranch Development Plan. This buffer, whose intent is to screen and soften highly visible areas, should include enhanced landscape (greater density of planting as opposed to open space areas, palette of predominantly native plant materials), earth berming, and if necessary, open and transparent fencing, to visually minimize development Impact.

2. The rural character of Crowfoot Valley Road shall be reflected in the development of this corridor, including:
   a. The average 300' buffer between the adjacent residential development and Crowfoot shall be respected and the landscape in this buffer shall consist of earth berming, open and transparent fencing with a palette of plant materials that enhances and augments the existing and native landscape, as described in section 2, above.
   b. Minimize the negative visual impact of parking areas through orientation parallel to and away from Crowfoot Valley Road, landscape screening and/or berming, and the presence of landscaped islands and planting strips within parking lots themselves to reduce the perceived sizes of the parking lot.
   c. Screening of dumpster and service areas throughout the Mixed-Use Center through landscape and/or architectural elements.
   d. Architecture that is articulated or enhanced on those sides that face Crowfoot Valley Road.

D. **Minimum Lot Size for Townhome Dwelling Units:** The minimum lot size for Townhome Dwelling Units (TDUs) shall be 1,500 square feet with a width not less than 20-feet in all

Planning Areas where TDUs are a Use Permitted by Right except for Residential Planning Area 5 and MU Mixed Use Planning Areas 3, 4, 12, 14, 35, 36, 43 and 44.

E. **Minimum Lot Size for Duplex Dwelling Units**: The minimum lot size for Duplex Dwelling Units shall be 2,100 square feet with a width not less than 20-feet.

I. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planned Development Master Plan

The plan of development for HESS Ranch Development, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by the HESS RANCH DEVELOPMENT PLAN AND GUIDE together with everything shown thereon and all amendments thereto.

B. Effect of Recorded Plan

The approval by Ordinance of the HESS RANCH DEVELOPMENT PLAN AND GUIDE by the Town Council and the recording of such Development Plan and Guide with the Douglas County Clerk and Recorder shall be deemed to be rezoning to a PD-Planned Development District under Section 13.04.150 of the Parker Municipal Code for the real property described in the Development Plan.

HESS RANCH PLANNED DEVELOPMENT
AMENDMENT NO. 4
NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 4
COVER SHEET

LEGAL DESCRIPTION
HESS RANCH PLANNED DEVELOPMENT
NORTH PARCEL

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

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 73.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CROWFOOT VALLEY ROAD, AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS, SURVEY NO. LSP-2474, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD THE FOLLOWING TEN (10) COURSES:

1) SOUTH 00 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 84.10 FEET TO A POINT OF NON-TANGENT CURVATURE;

2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 21 MINUTES 48 SECONDS, A RADIUS OF 885.12 FEET, AND AN ARC LENGTH OF 21.06 FEET, (CHORD BEARS SOUTH 00 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 21.06 FEET);

3) SOUTH 13 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 317.67 FEET TO A POINT OF NON-TANGENT CURVATURE;

4) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 25 MINUTES 44 SECONDS, A RADIUS OF 787.50 FEET, AND AN ARC LENGTH OF 74.62 FEET, (CHORD BEARS SOUTH 17 DEGREES 03 MINUTES 01 SECONDS WEST, A DISTANCE OF 74.59 FEET) TO A POINT OF COMPOUND CURVATURE;

5) ALONG THE ARC OF SAID COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 11 MINUTES 52 SECONDS, A RADIUS OF 885.00 FEET, AND AN ARC LENGTH OF 157.52 FEET, (CHORD BEARS SOUTH 32 DEGREES 13 MINUTES 49 SECONDS WEST, A DISTANCE OF 157.31 FEET);

6) SOUTH 52 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

7) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 50 MINUTES 48 SECONDS, A RADIUS OF 900.00 FEET, AND AN ARC LENGTH OF 248.92 FEET, (CHORD BEARS SOUTH 45 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 248.13 FEET);

8) SOUTH 53 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 1,098.00 FEET TO A POINT OF CURVATURE;

9) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 17 MINUTES 24 SECONDS, A RADIUS OF 1,010.00 FEET, AND AN ARC LENGTH OF 481.07 FEET, (CHORD BEARS SOUTH 39 DEGREES 34 MINUTES 43 SECONDS WEST, A DISTANCE OF 476.53 FEET);

10) SOUTH 25 DEGREES 56 MINUTES 01 SECONDS WEST, A DISTANCE OF 433.56 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND RECORDED AT RECEPTION NO. 9123329 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1) SOUTH 79 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 645.52 FEET;

2) NORTH 79 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF 197.45 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00 DEGREES 17 MINUTES 15 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 314.41 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,041.28 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD THE FOLLOWING SEVEN (7) COURSES:

1) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 48 MINUTES 48 SECONDS, A RADIUS OF 3,761.00 FEET, AND AN ARC LENGTH OF 119.03 FEET, (CHORD BEARS SOUTH 41 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 119.02 FEET);

2) SOUTH 40 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 245.65 FEET;

3) SOUTH 42 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF 958.65 FEET TO A POINT OF CURVATURE;

4) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 07 MINUTES 22 SECONDS, A RADIUS OF 7,692.00 FEET, AND AN ARC LENGTH OF 419.23 FEET, (CHORD BEARS SOUTH 40 DEGREES 31 MINUTES 10 SECONDS WEST, A DISTANCE OF 419.18 FEET);

5) SOUTH 51 DEGREES 02 MINUTES 31 SECONDS EAST, A DISTANCE OF 3.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

6) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 08 SECONDS, A RADIUS OF 7,689.00 FEET, AND AN ARC LENGTH OF 306.73 FEET, (CHORD BEARS SOUTH 37 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 306.71 FEET);

7) SOUTH 36 DEGREES 40 MINUTES 21 SECONDS WEST, A DISTANCE OF 79.57 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE NORTH 89 DEGREES 43 MINUTES 04 SECONDS WEST, ALONG SAID SECTION LINE, A DISTANCE OF 1,275.36 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4 MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED LS 6935;

THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2639.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5 MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED LS 6935;

THENCE SOUTH 89 DEGREES 44 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 2643.05 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 5 MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 33202;

THENCE SOUTH 89 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2,644.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6 MONUMENTED BY A STONE MATCHING MONUMENT RECORDS;

THENCE NORTH 00 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE CENTER LINE OF SAID SECTION 6, A DISTANCE OF 5,240.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6 MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED LS 22088;

THENCE NORTH 89 DEGREES 24 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2,484.33 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 18 MINUTES 23 SECONDS, A RADIUS OF 1335.23 FEET, AND AN ARC LENGTH OF 263.49 FEET, (CHORD BEARS SOUTH 57 DEGREES 41 MINUTES 27 SECONDS EAST, A DISTANCE OF 263.06 FEET);

THENCE SOUTH 52 DEGREES 02 MINUTES 15 SECONDS EAST, A DISTANCE OF 651.65 FEET;

THENCE SOUTH 55 DEGREES 15 MINUTES 38 SECONDS EAST, A DISTANCE OF 412.26 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62 DEGREES 35 MINUTES 03 SECONDS, A RADIUS OF 1,265.85 FEET, AND AN ARC LENGTH OF 1382.69 FEET (CHORD BEARS SOUTH 79 DEGREES 28 MINUTES 40 SECONDS EAST, A DISTANCE OF 1,314.97 FEET);

THENCE NORTH 81 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 1,141.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50 DEGREES 07 MINUTES 53 SECONDS, A RADIUS OF 1142.75 FEET, AND AN ARC LENGTH OF 999.86 FEET, (CHORD BEARS SOUTH 81 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 968.27 FEET);

THENCE SOUTH 71 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 415.03 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 57 MINUTES 29 SECONDS, A RADIUS OF 2408.42 FEET, AND AN ARC LENGTH OF 1,091.15 FEET (CHORD BEARS SOUTH 88 DEGREES 02 MINUTES 01 SECONDS EAST, A DISTANCE OF 1,081.84 FEET);

THENCE NORTH 74 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 480.67 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 01 MINUTES 18 SECONDS, A RADIUS OF 1,374.23 FEET, AND AN ARC LENGTH OF 480.22 FEET (CHORD BEARS NORTH 79 DEGREES 53 MINUTES 07 SECONDS EAST, A DISTANCE OF 477.78 FEET);

THENCE NORTH 89 DEGREES 32 MINUTES 38 SECONDS EAST, A DISTANCE OF 543.29 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 07 SECONDS EAST, A DISTANCE OF 307.11 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 59 SECONDS, A RADIUS OF 11,639.30 FEET, AND AN ARC LENGTH OF 555.22 FEET, (CHORD BEARS NORTH 85 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 555.17 FEET) TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 24 MINUTES 54 SECONDS, A RADIUS OF 2,197.49 FEET, AND AN ARC LENGTH OF 936.40 FEET, (CHORD BEARS NORTH 66 DEGREES 58 MINUTES 29 SECONDS EAST, A DISTANCE OF 929.33 FEET);

THENCE NORTH 52 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF 242.53 FEET;

THENCE NORTH 54 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 556.22 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 01 MINUTES 26 SECONDS, A RADIUS OF 1,070.97 FEET, AND AN ARC LENGTH OF 598.59 FEET, (CHORD BEARS NORTH 74 DEGREES 28 MINUTES 16 SECONDS EAST, A DISTANCE OF 590.83 FEET);

THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 314.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD;

THENCE SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.60 FEET TO THE **POINT OF BEGINNING**.

LEGAL DESCRIPTION
HESS RANCH PLANNED DEVELOPMENT
NORTH PARCEL - SEGMENT II

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER SECTION 4, A PART OF SECTION 5 AND THE EAST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOOKING GLASS FILING NO. 1, PER PLAT RECORDED 4/15/2020 AT RECEPTION NO. 2020028941 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOOKING GLASS FILING NO. 1 THE FOLLOWING 31 COURSES:

1. SOUTH 05°15'37" EAST, 71.80' TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°34'16" AN ARC LENGTH OF 30.57 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 51°28'29" EAST, 27.68 FEET);

3. TANGENT TO SAID CURVE, SOUTH 07°41'21" EAST, 173.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 910.00 FEET;

4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°26'44" AN ARC LENGTH OF 626.50 FEET;

5. TANGENT TO SAID CURVE, SOUTH 31°45'23" WEST, 327.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 750.00 FEET;

6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°33'58" AN ARC LENGTH OF 59.77 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;

7. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°30'09" AN ARC LENGTH OF 33.34 FEET;

8. NON-TANGENT TO SAID CURVE, SOUTH 41°49'31" WEST, 100.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

9. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°30'09" AN ARC LENGTH OF 33.34 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 00°25'25" EAST, 29.61 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 750.00;

10. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°39'20" AN ARC LENGTH OF 309.65 FEET;

11. TANGENT TO SAID CURVE, SOUTH 70°59'00" WEST, 586.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,000.00 FEET;

12. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°16'00" AN ARC LENGTH OF 528.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1000.43;

13. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'41" AN ARC LENGTH OF 114.28 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 43°30'08" WEST, 114.21 FEET);

14. NON-TANGENT TO SAID CURVE, SOUTH 34°10'02" WEST, 81.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;

15. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°09'56" AN ARC LENGTH OF 32.52 FEET;

16. NON-TANGENT TO SAID CURVE, SOUTH 29°55'17" WEST, 193.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET;

17. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°40'37" AN ARC LENGTH OF 45.91 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 09°40'17" EAST, 41.56 FEET);

18. NON-TANGENT TO SAID CURVE, SOUTH 60°30'34" EAST, 101.34 FEET

19. SOUTH 55°49'58" EAST 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;

20. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°48'02" AND ARC LENGTH OF 37.87 FEET (THE CHORD OF SAID CURVE BEARS NORTH 77°34'03" EAST, 34.35 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,695.00 FEET;

21. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'21" AN ARC LENGTH OF 419.77 FEET;

22. NON-TANGENT TO SAID CURVE, SOUTH 16°46'42" WEST, 90.34 FEET;

23. SOUTH 36°44'54" WEST, 138.77 FEET;

24. SOUTH 01°18'00" EAST, 103.53 FEET;

25. SOUTH 06°24'08" WEST, 180.20 FEET;

26. SOUTH 00°51'50" EAST, 65.59 FEET;

27. SOUTH 04°08'00" WEST, 565.00 FEET;

28. SOUTH 23°25'25" WEST, 74.16 FEET;

29. SOUTH 04°08'00" WEST, 149.07 FEET;

30. SOUTH 31°10'52" EAST, 139.68 FEET;

31. SOUTH 00°43'48" EAST, 57.39 FEET TO THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°16'12" WEST, 1,496.68 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SOUTH 89°44'38" WEST, 2643.05 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, SOUTH 89°08'04" WEST, 2,644.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE CENTER LINE OF SAID SECTION 6, NORTH 00°07'38" EAST, 5,240.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, NORTH 89°24'47" EAST, 2,484.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,335.23 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'23" AN ARC LENGTH OF 263.49 FEET, (THE CHORD OF SAID CURVE BEARS SOUTH 57°41'27" EAST, 263.06 FEET);

THENCE TANGENT TO SAID CURVE, SOUTH 52°02'15" EAST, 651.65 FEET;

THENCE SOUTH 55°15'38" EAST, 412.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,265.85;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°35'03" AN ARC LENGTH OF 1,382.69 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 79°28'40" EAST, 1,314.97 FEET);

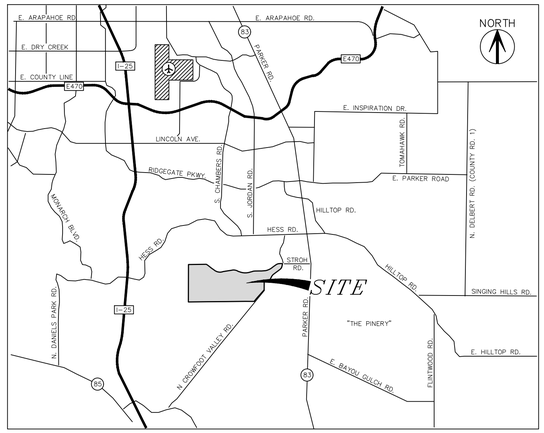
THENCE NON-TANGENT TO SAID CURVE NORTH 81°01'59" EAST, 1,141.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,142.75 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°07'53" AN ARC LENGTH OF 999.86 FEET, (THE CHORD OF SAID CURVE BEARS SOUTH 81°36'36" EAST, 968.27 FEET);

THENCE NON-TANGENT TO SAID CURVE, SOUTH 71°26'40" EAST, 415.03 FEET TO THE BEGINNING OF NON-TANGENT CONCAVE NORTHERLY HAVING A RADIUS OF 2,408.42 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°24'54" AN ARC LENGTH OF 942.21 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 86°15'43" EAST, 936.22 FEET) TO THE POINT OF BEGINNING;

CONTAINS 34,063,308 SQUARE FEET OR 781.9859 ACRES



VICINITY MAP

Property Owner Signature: _____ Date: _____
JEN Colorado 18, LLC

Print Name: _____

Title: _____

Property Owner Signature: _____ Date: _____
LB Parker Owner, LLC

Print Name: _____

Title: _____

Planning Commission Acceptance:

This Development Plan was reviewed and recommended for approval by the Town of Parker Planning Commission following a public hearing held on

_____

_____
Planning Director, on behalf of the Town of Parker Planning Commission

Town Council Acceptance:

This Development Plan was approved by the Town Council of the Town of Parker on the _____ day of _____, 20____, for the property described as the Hess Ranch Property. The zoning information shown hereon was confirmed with the adoption of Ordinance No. _____

_____
Mayor, Town of Parker

ATTEST: _____
Town Clerk

Clerk and Recorder's Certificate

STATE OF COLORADO }
} ss
COUNTY OF DOUGLAS }

I hereby certify that this Development Plan was filed in my office on this _____ day of _____, 20____ A.D. at _____ o'clock __.M. and was recorded with reception number _____.

_____
Douglas County Clerk and Recorder

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	NORTH PARCEL PD PLAN
SHEET 3	AMENDMENT 3 PD PLAN
SHEET 4	HESS RANCH OVERALL PD PLAN

NO.	REVISION	DATE	BY
1	1st SUBMITTAL	02-08-2022	-
2	Town Comments 03-08-2022	04-29-2022	-
3			-
4			
5			

HESS RANCH
PLANNED DEVELOPMENT
AMENDMENT NO. 4
NORTH PARCEL DEVELOPMENT PLAN

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211

DREAM FINDERS

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE: 04-29-2022
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE:

COVER

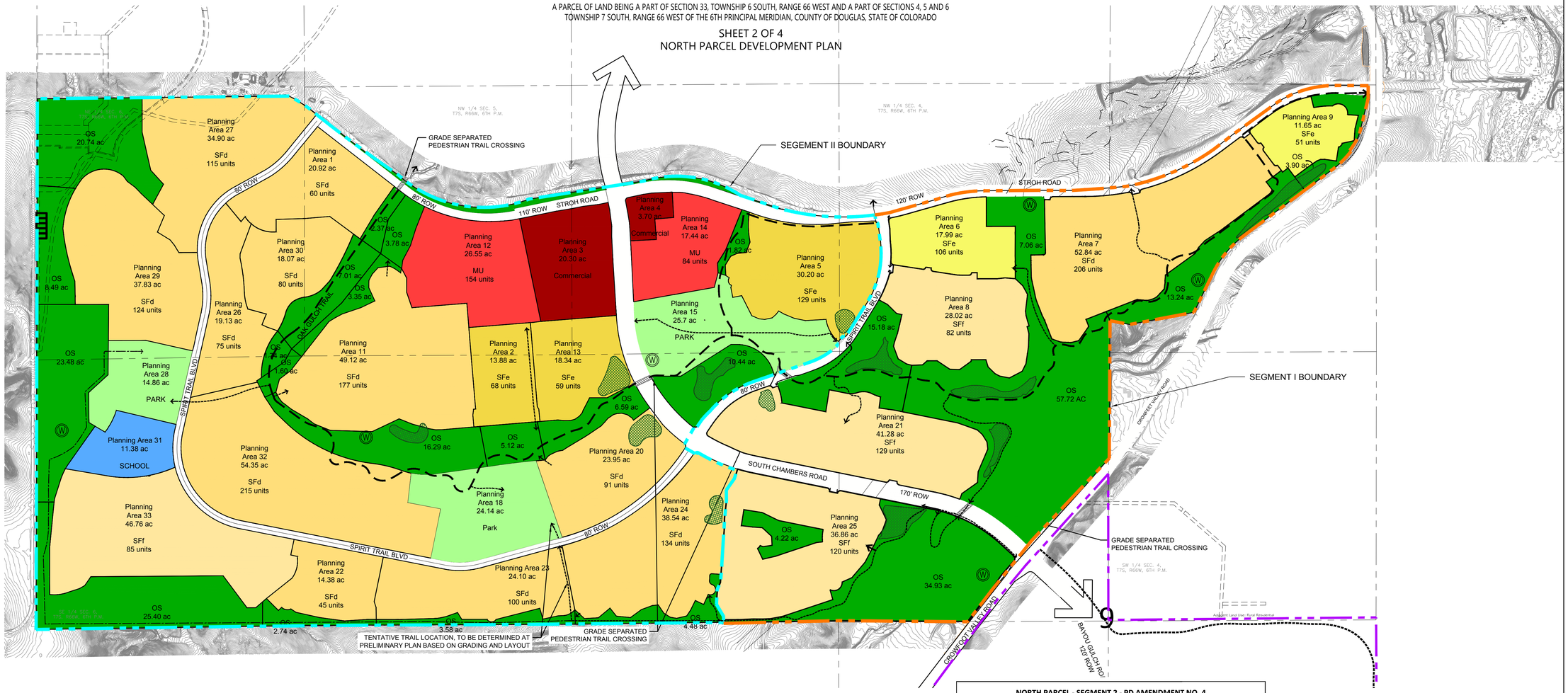
HESS RANCH PLANNED DEVELOPMENT

AMENDMENT NO. 4

NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 4
NORTH PARCEL DEVELOPMENT PLAN



NOTES:

1. PA-18 SHALL INCLUDE 12.76 ACRES OF DEVELOPED PARK SPACE PER TOWN REQUIREMENTS. THE REMAINING 11.38 ACRES SHALL BE DEFINED IN THIS PLANNED DEVELOPMENT AMENDMENT AS PARK, BUT SHALL ONLY BE REQUIRED TO COMPLY WITH THE TOWN'S OPEN SPACE REQUIREMENTS.
2. PA-6 INCORPORATES 16 ADDITIONAL DWELLING UNITS THAT ARE RELOCATED FROM SEGMENT 2.

NORTH PARCEL - SEGMENT 1 - PD AMENDMENT NO. 4

	Parcel #	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	6	SFe	17.99	6.00	106
	7	SFd	52.84	4.50	206
	8	SFf	28.02	3.20	82
	9	SFe	11.65	6.00	51
	21	SFf	41.28	3.20	129
	25	SFf	36.86	3.20	120
	SUBTOTAL		**188.64**	**-**	**694**
		Open Space	136.25		
		Right of Way	28.97		
AMENDMENT SUBTOTAL			**353.86**	**-**	

NORTH PARCEL - SEGMENT 2 - PD AMENDMENT NO. 4

	Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	1	SFd	20.92	4.50	60
	2	SFe	13.88	6.00	68
	3	Commercial	20.30		
	4	Commercial	3.70		
	5	SFe	30.20	6.00	129
	11	SFd	49.12	4.50	177
	12	MU	26.55	22.00	154
	13	SFe	18.34	6.00	59
	14	MU	17.44	22.00	84
	15	PARK	25.70		
	18	PARK	24.14		
	20	SFd	23.95	4.50	91
	22	SFd	14.38	4.50	45
	23	SFd	24.10	4.50	100
	24	SFd	38.54	4.50	134
	26	SFd	19.13	4.50	75
	27	SFd	34.90	4.50	115
	28	PARK	14.86		
	29	SFd	37.83	4.50	124
	30	SFd	18.07	4.50	80
	31	SCHOOL	11.38		
	32	SFd	54.35	4.50	215
	33	SFf	46.76	3.20	85
	SUBTOTAL		**588.54**	**-**	**1,795**
		Open Space	149.02		
		Right of Way	44.43		
	TOTAL		**781.99**		**1,795**

LEGEND

- North Parcel Segment II Boundary
- North Parcel Segment I Boundary
- South Parcel Boundary
- Planning Area Boundary
- Regional Trail
- Local Trail
- Stabilized Earth Trail
- Detention Pond
- 100 Year Floodplain - FEMA Zone A
- Well Site

NORTH

0' 500' 1000' 1500'
SCALE 1"= 500'

NO.	REVISION	DATE	BY
1	1st SUBMITTAL	02-08-2022	-
2	Town Comments 03-08-2022	04-29-2022	-
3			-
4			
5			

HESS RANCH PLANNED DEVELOPMENT
AMENDMENT NO. 4
NORTH PARCEL DEVELOPMENT PLAN

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211

DREAM FINDERS

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE: 04-29-2022
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE:

SHEET 2

HESS RANCH PLANNED DEVELOPMENT

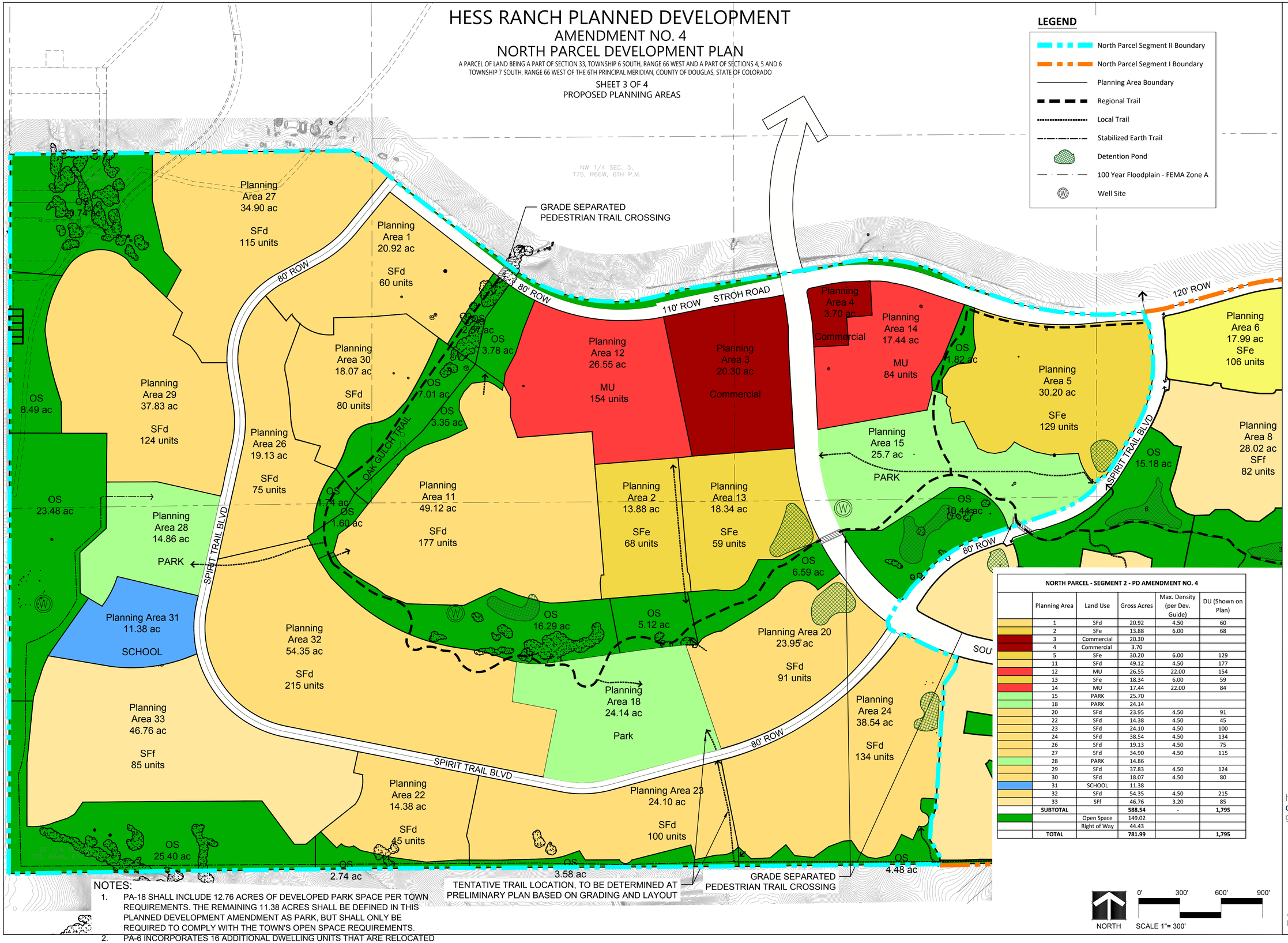
AMENDMENT NO. 4

NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 3 OF 4

PROPOSED PLANNING AREAS



NORTH PARCEL - SEGMENT 2 - PD AMENDMENT NO. 4					
	Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	1	SFd	20.92	4.50	60
	2	SFe	13.88	6.00	68
	3	Commercial	20.30		
	4	Commercial	3.70		
	5	SFe	30.20	6.00	129
	11	SFd	49.12	4.50	177
	12	MU	26.55	22.00	154
	13	SFe	18.34	6.00	59
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	30	SFd	18.07	4.50	80
	31	SCHOOL	11.38		
	32	SFd	54.35	4.50	215
	33	SFf	46.76	3.20	85
	SUBTOTAL		**588.54**	**-**	**1,795**
		Open Space	149.02		
		Right of Way	44.43		
	TOTAL		**781.99**		**1,795**

NOTES:

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2. PA-6 INCORPORATES 16 ADDITIONAL DWELLING UNITS THAT ARE RELOCATED FROM SEGMENT 2.

NO.	REVISION	DATE	BY
1	1st SUBMITTAL	02-08-2022	-
2	Town Comments 03-08-2022	04-29-2022	-
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HESS RANCH PLANNED DEVELOPMENT
AMENDMENT NO. 4
NORTH PARCEL DEVELOPMENT PLAN

Owner/Developer
LB Parker Owner, LLC
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2727 Bryant Street, Suite 200
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Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

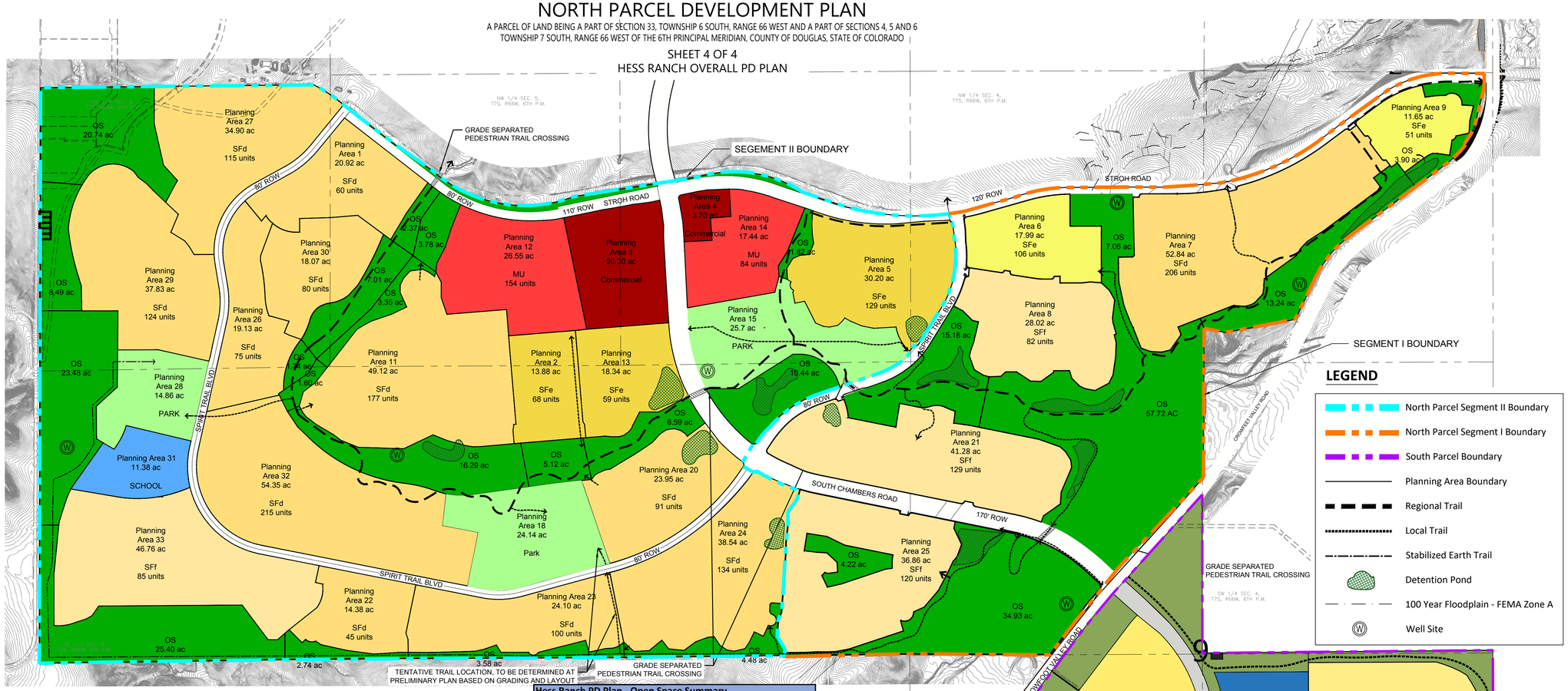
DATE: 04-29-2022
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE:

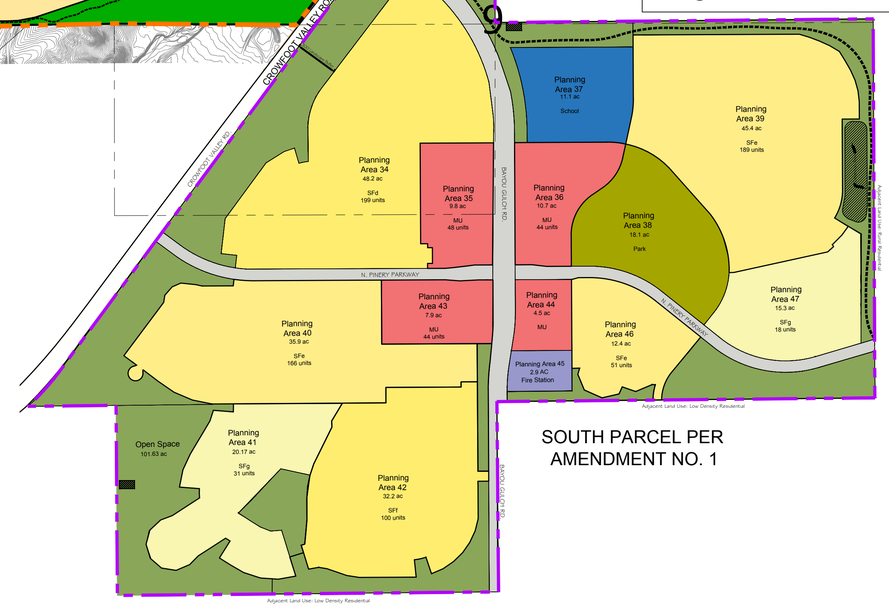
SHEET 3

HESS RANCH PLANNED DEVELOPMENT
AMENDMENT NO. 4
NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 4
HESS RANCH OVERALL PD PLAN





SOUTH PARCEL PER AMENDMENT NO. 1

Reception Number: 2017076072

SOUTH PARCEL - PD AMENDMENT NO. 1 - AS RECORDED NOVEMBER 7, 2017							
	Parcel #	Land Use	Gross Acres	Proposed Density	Net Acres Minus Roads	Net Acres Minus Floodplain & Slopes	DU (Shown
	34	SFd	48.2	4.1	-	-	199
	35	MU	9.8	4.9	-	-	48
	36	MU	10.7	4.1	-	-	44
	37	School	11.7	-	-	-	-
	38	Park	18.1	-	-	-	-
	39	SFe	45.4	4.2	-	-	189
	40	SFe	35.9	4.6	-	-	166
	41	SFg	20.2	1.3	-	-	31
	42	SFf	32.2	3.1	-	-	100
	43	MU	7.9	5.6	-	-	44
	44	MU	4.5	-	-	-	-
	45	Fire Station	2.9	-	-	-	-
	46	SFe	12.4	4.1	-	-	51
	47	SFg	15.3	1.2	-	-	18
		Open Space	101.63	-	-	-	-
					-	-	
	Road	N. Pinery Pkwy	9.8	-	-	-	-
	Road	Bayou Gulch	13.5	-	-	-	-
	Total		**400.1**	**-**	-	-	**890**

NORTH PARCEL - SEGMENT 1 - PD AMENDMENT NO. 4					
	Parcel #	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	6	SFe	17.99	6.00	106
	7	SFd	52.84	4.50	206
	8	SFf	28.02	3.20	82
	9	SFe	11.65	6.00	51
	21	SFf	41.28	3.20	129
	25	SFf	36.86	3.20	120
	SUBTOTAL		**188.64**	**-**	**694**
		Open Space	136.25		
		Right of Way	28.97		
AMENDMENT SUBTOTAL			**353.86**	-	

NORTH PARCEL - SEGMENT 2 - PD AMENDMENT NO. 4					
	Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	1	SFd	20.92	4.50	60
	2	SFe	13.88	6.00	68
	3	Commercial	20.30		
	4	Commercial	3.70		
	5	SFe	30.20	6.00	129
	11	SFd	49.12	4.50	177
	12	MU	26.55	22.00	154
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	29	SFd	37.83	4.50	124
	30	SFd	18.07	4.50	80
	31	SCHOOL	11.38		
	32	SFd	54.35	4.50	215
	33	SFf	46.76	3.20	85
	SUBTOTAL		**588.54**	**-**	**1,795**
		Open Space	149.02		
		Right of Way	44.43		
	TOTAL		**781.99**		**1,795**

Hess Ranch PD Plan - Open Space Summary

South Parcel		
TRAILS AT CROWFOOT - PD AMENDMENT NO. 1 - AS RECORDED - November 7, 2017		
	Acres	Units
Planning Areas	275.08	890
Open Space	101.63	
Right of Way	23.30	
Amendment Subtotal	400.01	890
TRAILS AT CROWFOOT SUBTOTAL	**400.01**	**890**

North Parcel		
LOOKING GLASS SEGMENT 1 - PD AMENDMENT NO. 4 *		
Planning Areas	188.64	694
Open Space	136.25	
Right of Way	28.97	
Amendment Subtotal	353.86	694
LOOKING GLASS SEGMENT 2 - PD AMENDMENT NO. 4 **		
Planning Areas	588.54	1,795
Open Space	149.02	
Right of Way	44.43	
Amendment Subtotal	781.99	1,795
LOOKING GLASS SUBTOTAL	**1135.85**	**2,489**

GRAND TOTAL	**1535.86**	**3,379**
Open Space Provided	*386.90*	
Open Space Required per the Annexation Agreement	*384.4*	

* 16 units added since Looking Glass Segment 1-PD Amendment 2-Recorded September 4, 2019
** 16 units removed/less since Looking Glass Segment 1-PD Amendment 3-Recorded December 9, 2020

Hess Ranch PD Plan - Park Summary

South Parcel		
TRAILS AT CROWFOOT - PD AMENDMENT NO. 1 - AS RECORDED - November 7, 2017		
	Acres	Units
Park Planning Areas (PA-38)	18.10	890
TRAILS AT CROWFOOT SUBTOTAL	**18.10**	**890**

North Parcel		
LOOKING GLASS SEGMENT 1 - PD AMENDMENT NO. 4		
Park Planning Areas	0.00	694
LOOKING GLASS SEGMENT 2 - PD AMENDMENT NO. 4		
2a - Park Planning Areas (PA-15)	25.70	896
2b - Park Planning Areas (PA-18 and PA-28)	39.00	899
LOOKING GLASS SUBTOTAL	**64.70**	**2,489**

GRAND TOTAL	**82.80**	**3,379**
Park Planning Areas Provided	*82.80*	
Parks Required per the Annexation Agreement	*67.28*	

NOTES:

1. PA-18 SHALL INCLUDE 12.76 ACRES OF DEVELOPED PARK SPACE PER TOWN REQUIREMENTS. THE REMAINING 11.38 ACRES SHALL BE DEFINED IN THIS PLANNED DEVELOPMENT AMENDMENT AS PARK, BUT SHALL ONLY BE REQUIRED TO COMPLY WITH THE TOWN'S OPEN SPACE REQUIREMENTS.
2. PA-6 INCORPORATES 16 ADDITIONAL DWELLING UNITS THAT ARE RELOCATED FROM SEGMENT 2.

NORTH — SCALE 1"= 500' (0' 500' 1000' 1500')

NO.	REVISION	DATE	BY
1	1st SUBMITTAL	02-08-2022	-
2	Town Comments 03-08-2022	04-29-2022	-
3			-
4			
5			

HESS RANCH PLANNED DEVELOPMENT AMENDMENT NO. 4 NORTH PARCEL DEVELOPMENT PLAN

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211
DREAM FINDERS

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE: 04-29-2022
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE:

SHEET 4

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

COVER SHEET

LEGAL DESCRIPTION

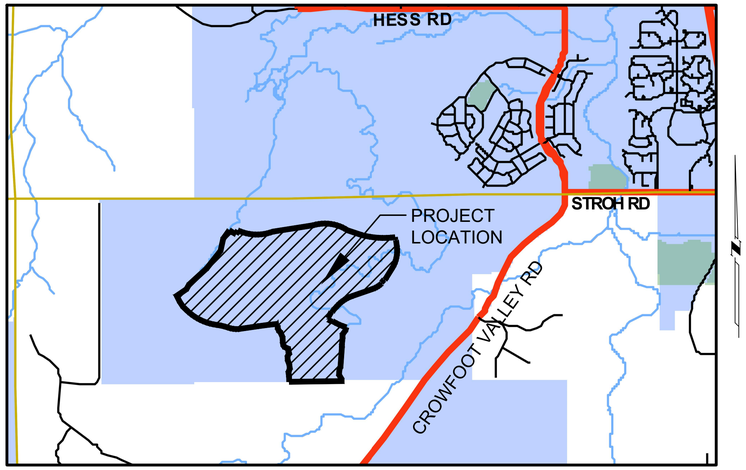
A PARCEL OF LAND LYING IN SECTION 5, IN THE NORTHWEST QUARTER OF SECTION 4, AND IN THE WEST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO BEAR N89°16'12"E WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE N89°16'12"E, 31.75 FEET TO THE POINT OF BEGINNING;

THENCE N01°50'00"W, 143.38 FEET;
THENCE N07°14'58"W, 129.67 FEET;
THENCE N22°08'23"E, 101.89 FEET;
THENCE N07°14'58"W, 120.00 FEET;
THENCE N21°11'47"W, 123.65 FEET;
THENCE N02°16'40"W, 197.53 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,164.61 FEET AND A CENTRAL ANGLE OF 01°10'39" (THE CHORD OF WHICH BEARS N73°06'25"E, 44.49 FEET), 44.49 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N17°24'55" A DISTANCE OF 80.00 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,060.00 FEET AND A CENTRAL ANGLE OF 00°27'46" (THE CHORD OF WHICH BEARS N72°21'08"E, 16.64 FEET), 16.64 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE N18°33'25"W, A DISTANCE OF 36.66 FEET;
THENCE N66°41'28"W, 113.90 FEET;
THENCE N36°18'01"W, 57.56 FEET;
THENCE N09°56'56"W, 81.67 FEET;
THENCE N02°07'30"W, 148.85 FEET;
THENCE N23°43'57"W, 148.89 FEET;
THENCE N48°10'22"W, 54.92 FEET;
THENCE N25°02'08"W, 78.36 FEET;
THENCE N05°40'01"W, 54.77 FEET;
THENCE N13°42'05"E, 57.65 FEET;
THENCE N37°08'21"E, 24.39 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 9,200.00 FEET AND A CENTRAL ANGLE OF 03°34'17" (THE CHORD OF WHICH BEARS S83°05'19"W, 573.36 FEET), 573.46 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE S81°53'51"W, A DISTANCE OF 552.42 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 718.45 FEET AND A CENTRAL ANGLE OF 23°34'16" (THE CHORD OF WHICH BEARS N82°23'09"W, 293.49 FEET), 295.57 FEET TO A POINT OF REVERSE CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,559.86 FEET AND A CENTRAL ANGLE OF 11°58'49", 326.16 FEET TO A POINT OF REVERSE CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,479.21 FEET AND A CENTRAL ANGLE OF 36°39'54", 946.58 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE N45°57'27"W, A DISTANCE OF 154.41 FEET;
THENCE N33°28'12"W, 167.24 FEET;
THENCE N26°30'30"W, 182.09 FEET;
THENCE N55°43'53"E, 329.33 FEET;
THENCE N29°04'16"E, 149.16 FEET;
THENCE N47°30'15"E, 666.87 FEET;
THENCE N38°16'42"E, 624.14 FEET;
THENCE N12°26'51"E, 346.81 FEET;
THENCE N35°35'28"E, 294.16 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,390.00 FEET AND A CENTRAL ANGLE OF 09°01'37" (THE CHORD OF WHICH BEARS S58°55'11"E, 218.77 FEET), 218.99 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE N26°01'30"E, A DISTANCE OF 119.04 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,265.85 FEET AND A CENTRAL ANGLE OF 45°30'47" (THE CHORD OF WHICH BEARS S88°00'48"E, 979.30 FEET), 1,005.53 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE N81°01'59"E, A DISTANCE OF 1,141.54 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,142.75 FEET AND A CENTRAL ANGLE OF 50°07'53" (THE CHORD OF WHICH BEARS S81°36'36"E, 968.27 FEET), 999.86 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE S71°26'40"E, A DISTANCE OF 415.03 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,408.42 FEET AND A CENTRAL ANGLE OF 22°24'54" (THE CHORD OF WHICH BEARS S86°15'43"E, 936.22 FEET), 942.21 FEET TO WEST TERMINUS OF THE NORTH RIGHT-OF-WAY LINE OF STROH ROAD AS SHOWN ON THE PLAT OF LOOKING GLASS FILING NO. 1 AS RECORDED AT RECEPTION NO. 2020028941 OF SAID DOUGLAS COUNTY RECORDS ;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOOKING GLASS FILING NO. 1 THE FOLLOWING 21 COURSES:

1. ALONG A LINE NON-TANGENT TO SAID CURVE S05°15'37"E, A DISTANCE OF 71.80 FEET TO A POINT ON A CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 87°34'16" (THE CHORD OF WHICH BEARS S51°28'29"E, 27.68 FEET), 30.57 FEET TO A POINT OF TANGENT;
3. ALONG SAID TANGENT S07°41'21"E, 173.10 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 910.00 FEET AND A CENTRAL ANGLE OF 39°26'44", 626.50 FEET TO A POINT OF TANGENT ;
5. S31°45'23"W, 327.29 FEET TO A POINT OF CURVE;
6. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 04°33'58", 59.77 FEET TO A POINT OF COMPOUND CURVE;
7. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°30'09", 33.34 FEET;
8. ALONG A LINE NON-TANGENT TO SAID CURVE S41°49'31"W, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE;
9. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°30'09" (THE CHORD OF WHICH BEARS S00°25'25"E, 29.61 FEET), 33.34 FEET TO A POINT OF COMPOUND CURVE;
10. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 23°39'20", 309.65 FEET TO A POINT OF TANGENT;
11. ALONG SAID TANGENT S70°59'00"W, 586.56 FEET TO A POINT OF CURVE;
12. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 30°16'00", 528.25 FEET TO A POINT ON A CURVE;
13. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,000.42 FEET AND A CENTRAL ANGLE OF 06°32'41" (THE CHORD OF WHICH BEARS S43°30'08"W, 114.21 FEET), 114.28 FEET;
14. ALONG A LINE NON-TANGENT TO SAID CURVE S34°10'02"W, A DISTANCE OF 81.85 FEET TO A POINT OF CURVE;
15. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 93°09'56", 32.52 FEET;
16. ALONG A LINE NON-TANGENT TO SAID CURVE S29°55'17"W, A DISTANCE OF 193.43 FEET TO A POINT ON A CURVE;
17. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 87°40'37" (THE CHORD OF WHICH BEARS S09°40'17"E, 41.56 FEET), 45.91 FEET;
18. ALONG A LINE NON-TANGENT TO SAID CURVE S60°30'34"E, A DISTANCE OF 101.34 FEET TO A POINT OF TANGENT ;
19. S55°49'58"E, 10.00 FEET TO A POINT ON A CURVE;
20. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°48'02" (THE CHORD OF WHICH BEARS N77°34'03"E, 34.35 FEET), 37.87 FEET TO A POINT OF REVERSE CURVE;
21. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,695.00 FEET AND A CENTRAL ANGLE OF 14°11'21", 419.77 FEET TO A POINT ON THE WESTERLY LINE OF LOOKING GLASS FILING NO. 7 SUBDIVISION AS RECORDED AT RECEPTION NO. 2021089563 OF SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING 10 COURSES:
1. ALONG A LINE NON-TANGENT TO SAID CURVE S16°46'42"W, 90.34 FEET;
2. S36°44'54"W, 138.77 FEET;
3. S01°18'00"E, 103.53 FEET;
4. S06°24'08"W, 180.20 FEET;
5. S00°51'50"E, 65.59 FEET;
6. S04°08'00"W, 565.00 FEET;
7. S23°25'25"W, 74.16 FEET;
8. S04°08'00"W, 149.07 FEET;
9. S31°10'52"E, 139.68 FEET;
10. S00°43'48"E, 57.39 FEET TO A POINT ON SAID SOUTH LINE;
THENCE ALONG SAID SOUTH LINE S89°16'12"W, 1,464.93 FEET TO THE POINT OF BEGINNING, CONTAINING 15,049,783 SQUARE FEET OR 345.495 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

1 COVER SHEET
2 OVERALL PLAT
3 INDEX OF SHEETS
4-23 PLAT SHEETS

NOTES

1. HOMEOWNERS ASSOCIATION WILL MAINTAIN OPEN SPACE TRACTS, TREE LAWNS, AND MEDIAN LANDSCAPING.
2. UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
3. 5' SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE TOWN OF PARKER FOR CONSTRUCTION AND MAINTENANCE OF SIDEWALKS.
4. LANDSCAPING MAY BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES AND EASEMENTS BUT NO SOLID STRUCTURES. SOLID STRUCTURES INCLUDE, BUT NOT LIMITED TO FENCES AND UTILITY BOXES. SHRUBS AND PLANTING SHALL BE NO TALLER THAN 3 FEET AND TREE CANOPIES SHALL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA SHALL BE MAINTAINED BY THE LANDOWNER OR HOA.
5. THE 100-YEAR FLOODPLAIN DELINEATED ON THE PLAT IS THE REGULATORY 100-YEAR FLOODPLAIN AS DEPICTED ON THE TOWN OF PARKER FLOOD INSURANCE RATE MAP PANEL 080310 0089 F, DATED SEPTEMBER 30, 2005.
6. BASIS OF BEARINGS: BEARINGS SHOWN HEREIN ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO WHICH BEARS N89°16'12"E. SAID LINE IS MONUMENTED AS SHOWN HEREON.
7. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
8. MONUMENT SIGN, MASONRY FENCE COLUMNS, WINDOW WELLS, DECKS, COUNTERFORTS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROACH INTO UTILITY EASEMENTS.

NOTES

LOOKING GLASS SEGMENT 2A SKETCH & PRELIMINARY PLAN
CONDITION(S) OF APPROVAL

THE APPLICANT SHALL COMPLY WITH THE FOLLOWING CONDITION OF APPROVAL IN CONNECTION WITH TOWN APPROVAL OF THE LOOKING GLASS SEGMENT 2A SKETCH AND PRELIMINARY PLAN. THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH THE CONDITION OF APPROVAL PRIOR TO THE RECORDING OF ANY FINAL PLAT FOR A PLANNING AREA OR PORTION THEREOF WHICH CONTAINS RESIDENTIAL LOTS.

1. THE LOOKING GLASS SEGMENT 2A SKETCH AND PRELIMINARY PLAN (THE PLAN) SHALL COMPLY WITH SECTION 13.10.090(A), UTILITIES, OF THE MUNICIPAL CODE AS AMENDED THAT REQUIRES 'ALL ON-SITE UTILITIES SERVING A SUBDIVISION OR SINGLE USE SHALL BE PLACED UNDERGROUND. ON-SITE UTILITIES SHALL INCLUDE IMPROVEMENTS, FACILITIES, EQUIPMENT, AND APPURTENANCES FOR SERVICE TO INDIVIDUAL LOTS AS PART OF A PLAT, REPLAT, OR SITE PLAN. THE COST OF UNDERGROUNDING UTILITIES SHALL BE BORNE BY THE DEVELOPMENT.'
2. THE PLAN SHALL INCORPORATE THE USE OF A SIDE AND REAR YARD UTILITY EASEMENT(S) ONLY FOR ON-SITE UTILITIES PROVIDING ELECTRIC SERVICE TO INDIVIDUAL RESIDENTIAL LOTS.
3. THE PLAN MAY INCORPORATE THE INSTALLATION OF ABOVE-GROUND UTILITY ELEMENTS FOR THE PROVISION OF ELECTRIC SERVICE TO INDIVIDUAL RESIDENTIAL LOTS SUCH AS PEDESTALS, TRANSFORMERS OR OTHER EQUIPMENT PROVIDED THEY ARE PLACED IN A REAR-YARD UTILITY EASEMENT ONLY. SAID ELEMENTS SHALL BE PLACED AT OR NEAR THE REAR CORNER WHERE THE REAR-YARD AND SIDE-YARD UTILITY EASEMENTS MEET TO THE MAXIMUM EXTENT PRACTICABLE.
4. WHERE THE INSTALLATION OF ABOVE-GROUND UTILITY ELEMENTS IN THE REAR-YARD UTILITY EASEMENT IS INFEASIBLE, SUCH ELEMENTS MAY BE PLACED ABOVE-GROUND IN THE SIDE-YARD UTILITY EASEMENT PROVIDED IT IS LOCATED IN THE SIDE-YARD UTILITY EASEMENT BETWEEN THE REAR OF THE PRINCIPAL STRUCTURE AND THE REAR PROPERTY LINE. SAID ELEMENTS SHALL BE PLACED AT OR NEAR THE REAR CORNER WHERE THE REAR-YARD AND SIDE-YARD UTILITY EASEMENTS MEET TO THE MAXIMUM EXTENT PRACTICABLE.
5. METERS MAY BE PLACED ABOVE-GROUND IF MOUNTED TO THE PRINCIPAL STRUCTURE.
6. ALL ABOVE-GROUND EQUIPMENT VISIBLE FROM TOWN STREETS AND RIGHTS-OF-WAY SHALL BE SCREENED IN ACCORDANCE WITH A TOWN-APPROVED LANDSCAPING PLAN.
7. WHERE AN APPLICANT IS UNABLE TO COMPLY WITH CONDITION OF APPROVAL SUBSECTIONS #1-6 ABOVE, THE APPLICANT MAY APPLY TO THE TOWN COUNCIL FOR APPROVAL OF A MODIFICATION OR WAIVER OF THE STANDARDS SUBJECT TO A DEMONSTRATION THAT:
   (1) THERE IS A HARDSHIP RELATED TO THE EXCEPTIONAL NARROWNESS, SHALLOWNESS OR SHAPE OF A SPECIFIC PIECE OF PROPERTY, OR BY REASON OF EXCEPTIONAL TOPOGRAPHIC CONDITIONS OR OTHER EXTRAORDINARY AND EXCEPTIONAL SITUATION OR CONDITION OF SUCH PIECE OF PROPERTY; OR
   (2) THE UTILITY HAS REFUSED TO PROVIDE SERVICE AND SAID DECISION IS UPHELD BY THE COLORADO PUBLIC UTILITIES COMMISSION.
8. ALL STRUCTURES AND USES, EXCEPT FOR TEMPORARY USES AUTHORIZED BY THIS TITLE, SHALL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES.

LOT WIDTH DATA	
	LOT WIDTH (LF)
SMALLEST RESIDENTIAL LOT WIDTH	31.82
LARGEST RESIDENTIAL LOT WIDTH	148.57
AVERAGE RESIDENTIAL LOT WIDTH	51.9

LAND USE TABLE			
	AREA (AC)	AREA (SF)	% OF TOTAL
GROSS AREA	345.495	15049762	100%
NET AREA (EXCLUDING PUBLIC ROW)	279.316	12167005	81%
TOTAL NUMBER OF RESIDENTIAL LOTS	658 UNITS	-	-
TOTAL NUMBER OF COMMERCIAL LOTS	2 UNITS	-	-
AREA OF RESIDENTIAL LOTS	163.875	7138395	47%
TOTAL NUMBER OF TRACTS	47 TRACTS	-	-
AREA OF TRACTS	110.488	69304	32%
AREA OF PUBLIC STREET DEDICATION	66.179	2882757	19%
SMALLEST RESIDENTIAL LOT	0.114	4950	-
LARGEST RESIDENTIAL LOT	0.347	15115	-
AVERAGE RESIDENTIAL LOT	0.157	6836	-

LAND USE SUMMARY		
LOTS		
PLANNING AREA	FILING NO.	NUMBER OF LOTS
PA3 & PA4	9	2 (COMMERCIAL)
PA5	10	50
PA5	11	79
PA24	12	76
PA24	13	58
PA20	14	91
PA13	15	59
PA2	16	68
PA11	17	73
PA11	18	57
PA11	19	47
	TOTAL	658

TRACT	AREA (SQ. FT.)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE
A-1	752745	17.281	RETAINED BY OWNER	FUTURE FILING & DRAINAGE
A-2	1066491	24.483	RETAINED BY OWNER	FUTURE FILING & DRAINAGE
A	39031	0.896	PARKER WATER AND SANITATION DISTRICT	PWSD
B	57	0.001	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
C	79287	1.820	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
D	1118880	25.686	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
E	79258	1.820	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
F	454535	10.435	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
G	30507	0.700	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
H	62872	1.443	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS, & DRAINAGE
J	3586	0.082	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
K	3793	0.087	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
L	95259	2.187	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
M	69284	1.591	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
N	73894	1.696	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
P	5727	0.131	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
Q	8342	0.192	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
R	109385	2.511	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
S	1953	0.045	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
T	195408	4.486	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
U	23869	0.548	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
V	16039	0.368	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
W	24348	0.559	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
X	154516	3.547	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
Y	158368	3.636	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
Z	22623	0.519	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
AA	65615	1.506	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
BB	287238	6.594	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
CC	223325	5.127	HOA	OPEN SPACE & DRAINAGE
DD	5370	0.123	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
EE	4626	0.106	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
FF	4628	0.106	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
GG	16765	0.385	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
HH	12124	0.278	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
JJ	164583	3.778	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS, & DRAINAGE
KK	15870	0.364	HOA	UTILITIES, PUBLIC ACCESS & DRAINAGE
LL	121019	2.778	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
MM	15402	0.354	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
NN	18575	0.426	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS, & DRAINAGE
PP	709641	16.291	HOA	OPEN SPACE
QQ	46170	1.060	HOA	UTILITIES, PUBLIC ACCESS & DRAINAGE
RR	8668	0.199	HOA	OPEN SPACE & DRAINAGE
SS	146019	3.352	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
TT	23986	0.551	HOA	UTILITIES & PUBLIC ACCESS
UU	10805	0.248	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
VV	69896	1.605	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
WW	3391	0.078		
TOTAL	4765506	109.401		

OPEN SPACE SUMMARY	
Tract	Acres
Dedicated Open Space	
E	1.82
F	10.435
T	4.486
BB	6.594
CC	5.127
JJ	3.778
PP	16.291
RR	3.352
UU	1.605
Total	53.488

PARK SUMMARY	
Tract	Acres
Community Park	
D	25.686
Neighborhood Pool	
G	0.7
Neighborhood Park	
R	2.511
AA	1.506
QQ	1.060
Total	5.077
Park Total	31.463

APPLICANT/DEVELOPER:
DREAM FINDERS HOMES
2727 BRYANT STREET, SUITE 200.
DENVER, COLORADO 80211
CONTACT: MATT CHILDERS
281-799-3727

PLANNER:
HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1-C, DENVER, COLORADO 80202
303-446-2368

ENGINEER/SURVEYOR:
EMK CONSULTANTS, INC.
7006 S. ALTON WAY, BLDG. F
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303-694-1520

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JOB NO. 13095.00

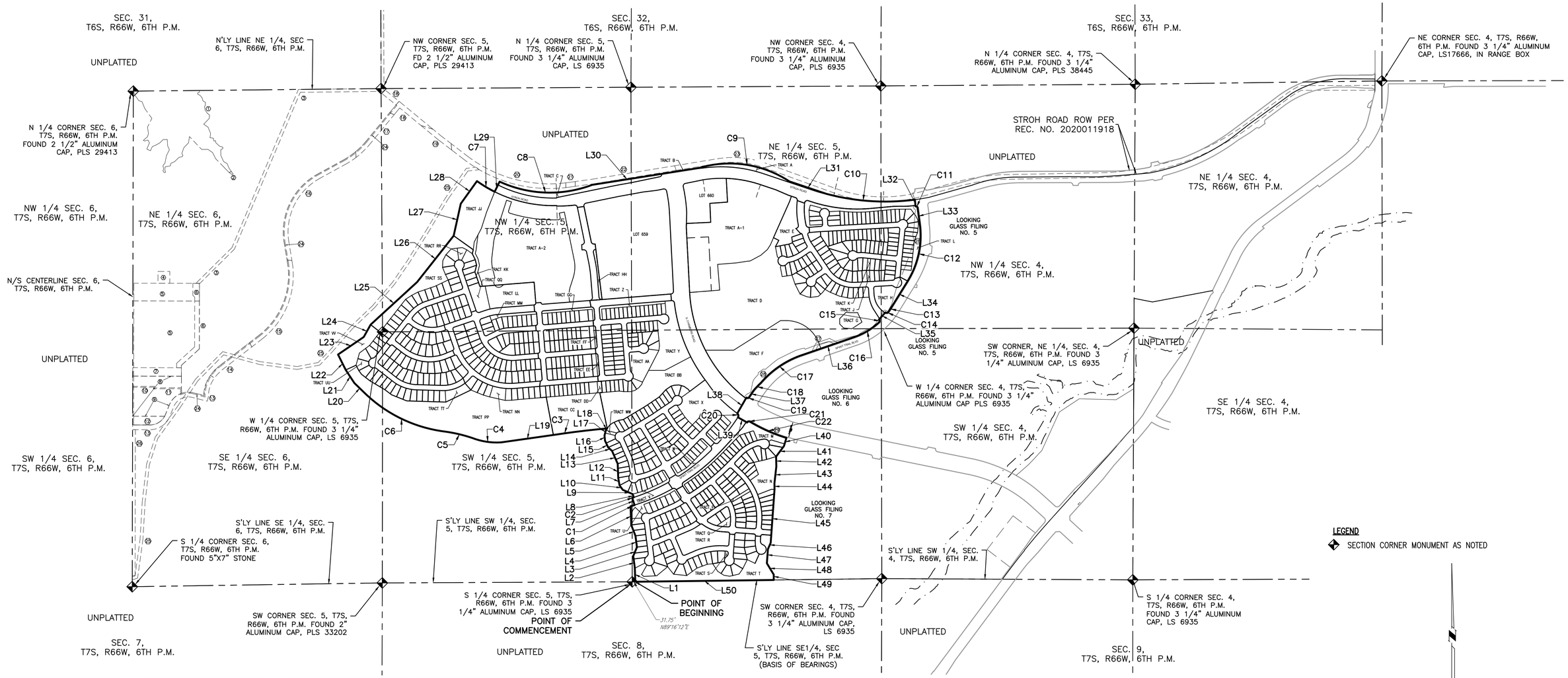
LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN
DATE PREPARED: JUNE, 2020
REVISED : NOVEMBER 1, 2022

APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

OVERALL PLAT



LEGEND

SECTION CORNER MONUMENT AS NOTED

GRAPHIC SCALE
0 250 500 1000 1500
1 INCH = 500 FEET

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N1°50'00"W	143.38'
L2	N7°14'58"W	129.67'
L3	N22°08'23"E	101.89'
L4	N7°14'58"W	120.00'
L5	N21°11'47"W	123.65'
L6	N2°16'40"W	197.53'
L7	N17°24'55"W	80.00'
L8	N18°33'25"W	36.66'
L9	N66°41'28"W	113.90'
L10	N36°18'01"W	57.56'
L11	N9°56'56"W	81.67'
L12	N2°07'30"W	148.85'
L13	N23°43'57"W	148.89'
L14	N48°10'22"W	54.92'
L15	N25°02'08"W	78.36'
L16	N5°40'01"W	54.77'
L17	N13°42'05"E	57.65'
L18	N37°08'21"E	24.39'
L19	S81°53'51"W	552.42'
L20	N45°57'27"W	154.41'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N33°28'12"W	167.24'
L22	N26°30'30"W	182.09'
L23	N55°43'53"E	329.33'
L24	N29°04'16"E	149.16'
L25	N47°30'15"E	666.87'
L26	N38°16'42"E	624.14'
L27	N12°26'51"E	346.81'
L28	N35°35'28"E	294.16'
L29	N26°01'30"E	119.04'
L30	N81°01'59"E	1141.54'
L31	S71°26'40"E	415.03'
L32	S5°15'37"E	71.80'
L33	S7°41'21"E	173.10'
L34	S31°45'23"W	327.29'
L35	S41°49'31"W	100.00'
L36	S70°59'00"W	586.56'
L37	S34°10'02"W	81.85'
L38	S29°55'17"W	193.43'
L39	S60°30'34"E	101.34'
L40	S16°46'42"W	90.34'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	S36°44'54"W	138.77'
L42	S1°18'00"E	103.53'
L43	S6°24'08"W	180.20'
L44	S0°51'50"E	65.59'
L45	S4°08'00"W	565.00'
L46	S23°25'25"W	74.16'
L47	S4°08'00"W	149.07'
L48	S31°10'52"E	139.68'
L49	S0°43'48"E	57.39'
L50	S89°16'12"W	1464.93'

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	2164.61	1°10'39"	44.49	N73°06'25"E	44.49
C2	2060.00	0°27'46"	16.64	N72°21'08"E	16.64
C3	9200.00	3°34'17"	573.46	S83°05'19"W	573.36
C4	718.45	23°34'16"	295.57	N82°23'09"W	293.49
C5	1559.86	11°58'49"	326.16	N76°35'26"W	325.56
C6	1479.21	36°39'54"	946.58	N64°14'53"W	930.52
C7	1390.00	9°01'37"	218.99	S58°55'11"E	218.77
C8	1265.85	45°30'47"	1005.53	S88°00'48"E	979.30
C9	1142.75	50°07'53"	999.86	S81°36'36"E	968.27
C10	2408.42	22°24'54"	942.21	S86°15'43"E	936.22
C11	20.00	87°34'16"	30.57	S51°28'29"E	27.68
C12	910.00	39°26'44"	626.50	S12°02'01"W	614.20
C13	750.00	4°33'58"	59.77	S34°02'22"W	59.75
C14	20.00	95°30'09"	33.34	S84°04'26"W	29.61
C15	20.00	95°30'09"	33.34	S0°25'25"E	29.61
C16	750.00	23°39'20"	309.65	S59°09'20"W	307.45
C17	1000.00	30°16'00"	528.25	S55°51'00"W	522.13
C18	1000.42	6°32'41"	114.28	S43°30'08"W	114.21
C19	20.00	93°09'56"	32.52	S80°44'59"W	29.05
C20	30.00	87°40'37"	45.91	S9°40'17"E	41.56
C21	25.00	86°48'02"	37.87	N77°34'03"E	34.35
C22	1695.00	14°11'21"	419.77	S66°07'37"E	418.69

(#) = EXISTING EASEMENT
(1) = PARCEL 1 INUNDATION EASEMENT REC NO. 2016033844
(2) = PARCEL 2 INUNDATION EASEMENT REC NO. 2016033845
(3) = PWSD EASEMENT REC. NO. 2008076491
(4) = HESS RANCH TANK SITE REC. NO. 2003111059
(5) = WELL SITE EASEMENT REC. NO. 2003111061
(6) = 50' NON-EXCLUSIVE WATER EASEMENT REC. NO. 2017068650
(7) = WELL SITE EASEMENT REC. NO. 2016033843
(8) = WELL SITE EASEMENT REC. NO. 2002092203
(9) = WELL SITE EASEMENT REC. NO. 2003111060
(10) = IREA EASEMENT REC. NO. 2009047130
(11) = IREA EASEMENT REC. NO. 2005049290
(12) = WELL SITE EASEMENT REC. NO. 2003111060
(13) = UTILITY EASEMENT REC. NO. 2003122710
(14) = UTILITY EASEMENT BOOK 2138, PAGE 71
(15) = UTILITY EASEMENT BOOK 2138, PAGE 66
(16) = UTILITY EASEMENT BOOK 2138, PAGE 61
(17) = UTILITY EASEMENT BOOK 2138, PAGE 56
(18) = UTILITY EASEMENT BOOK 2138, PAGE 46
(19) = UTILITY EASEMENT BOOK 2138, PAGE 41
(20) = UTILITY EASEMENT BOOK 2138, PAGE 36
(21) = UTILITY EASEMENT BOOK 2138, PAGE 31
(22) = UTILITY EASEMENT BOOK 2138, PAGE 26
(23) = UTILITY EASEMENT BOOK 2138, PAGE 21
(24) = IREA EASEMENT REC. NO. 2005049290
(25) = 30' SANITARY EASEMENT REC. NO. 2014039222
(26) = WATER LINE EASEMENT REC. NO. 2014039220
(27) = PWSD UTILITY EASEMENT REC. NO. 2020053287
(28) = TOWN OF PARKER SLOPE EASEMENT REC. NO. 2020072219
(29) = IREA UTILITY EASEMENT REC. NO. 2021008966

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DATE PREPARED: JUNE, 2020
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MATT CHILDERS
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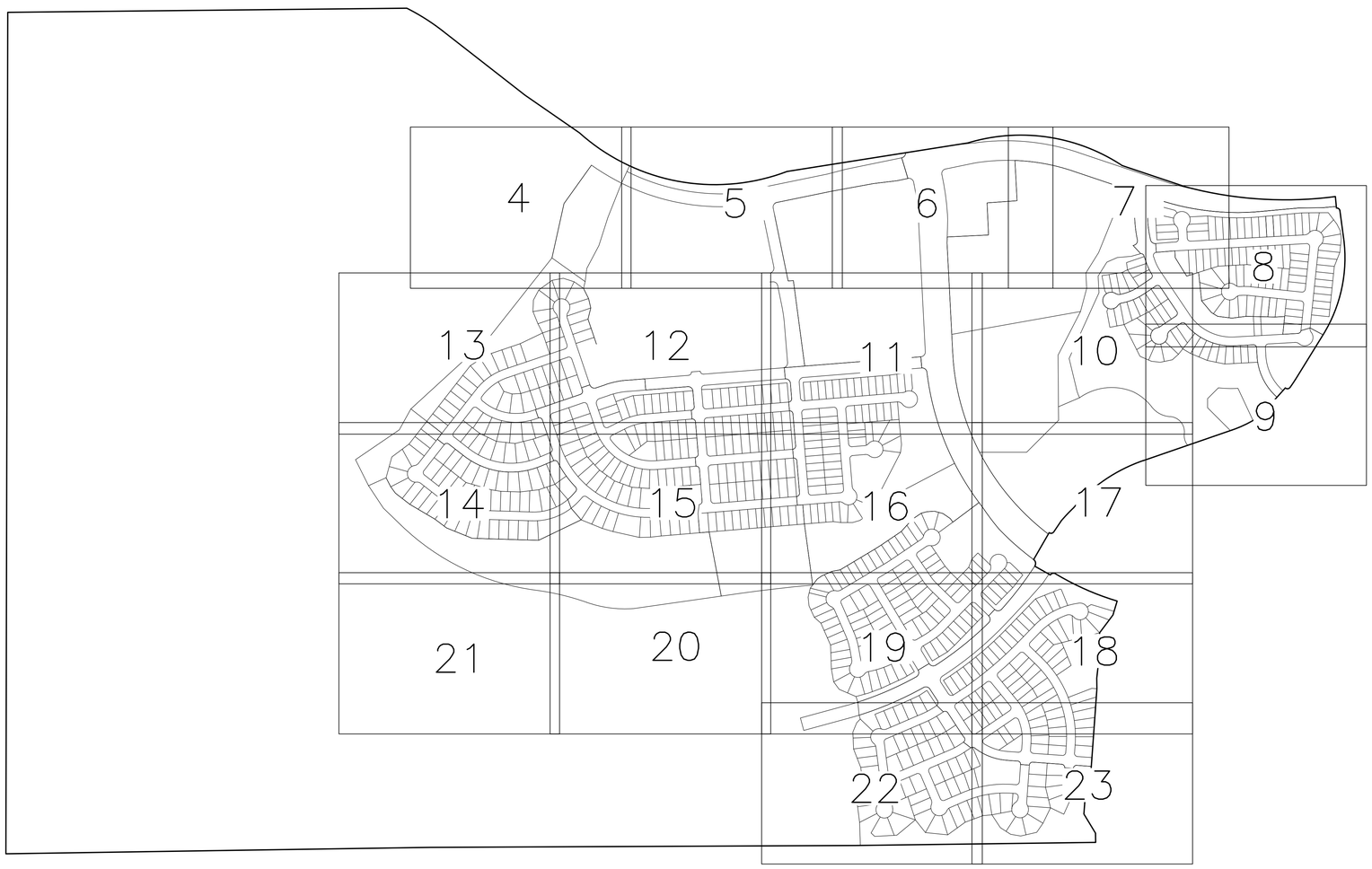
INDEX OF SHEETS



GRAPHIC SCALE
0 200 400 800 1200
1 INCH = 400 FEET

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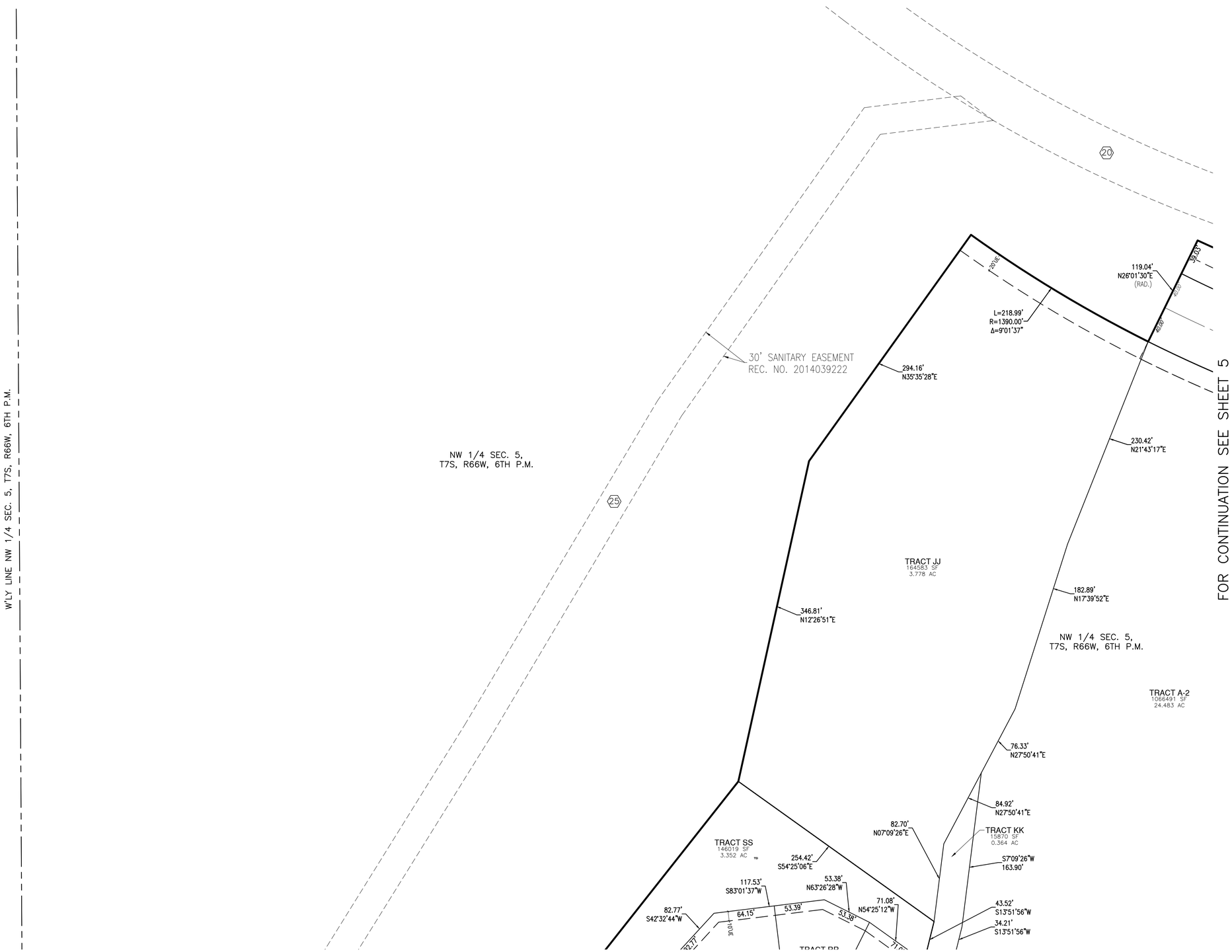

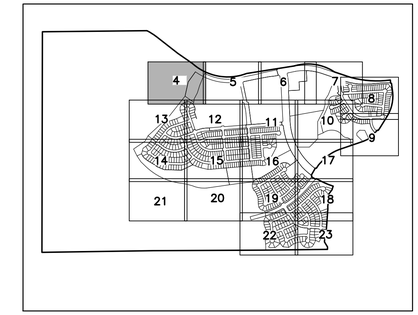

KEY MAP
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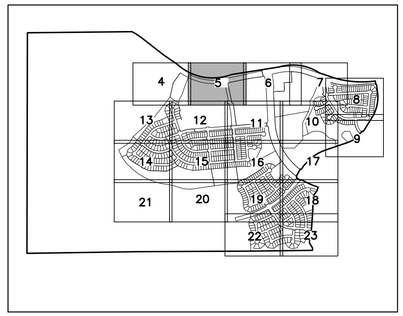

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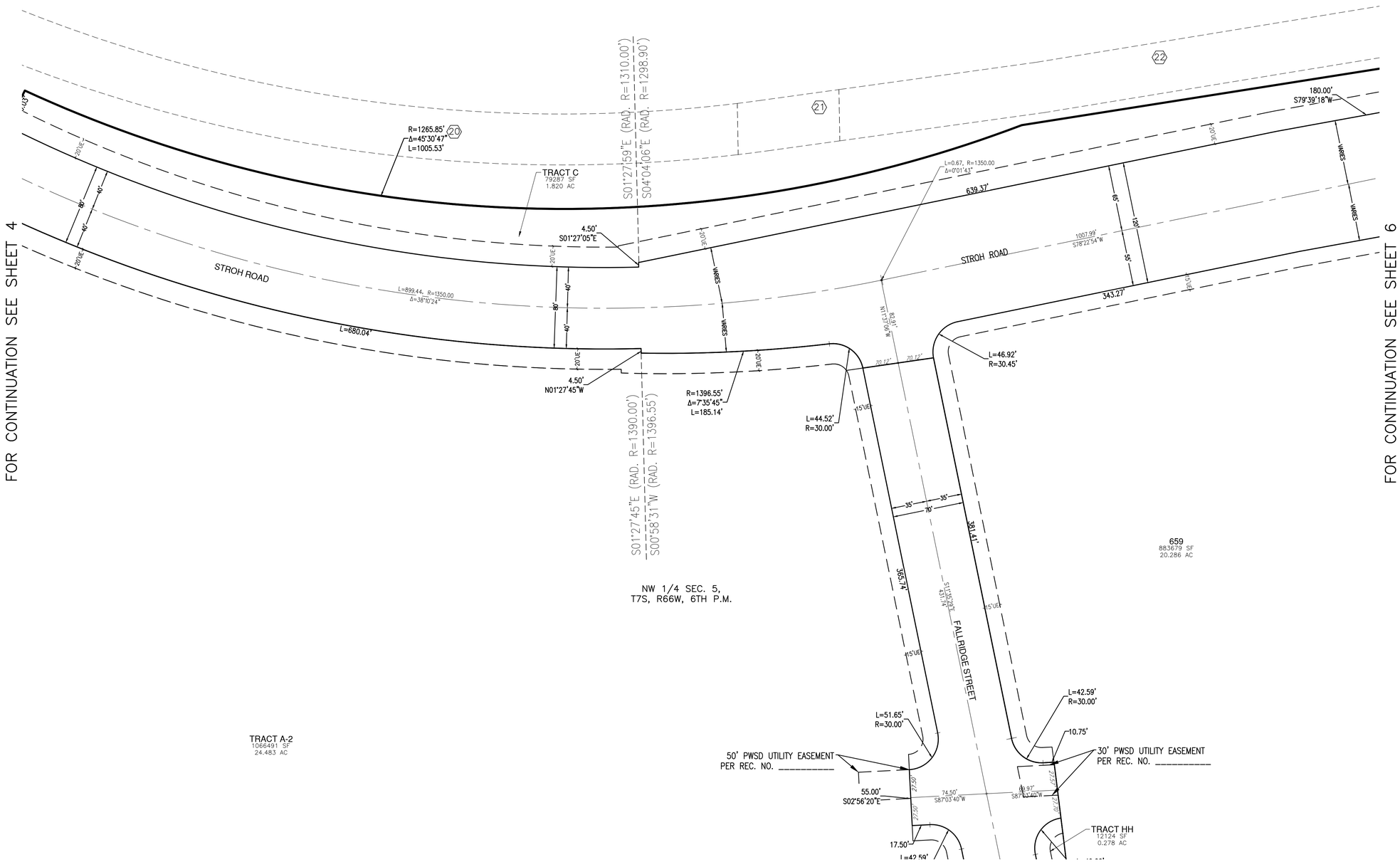

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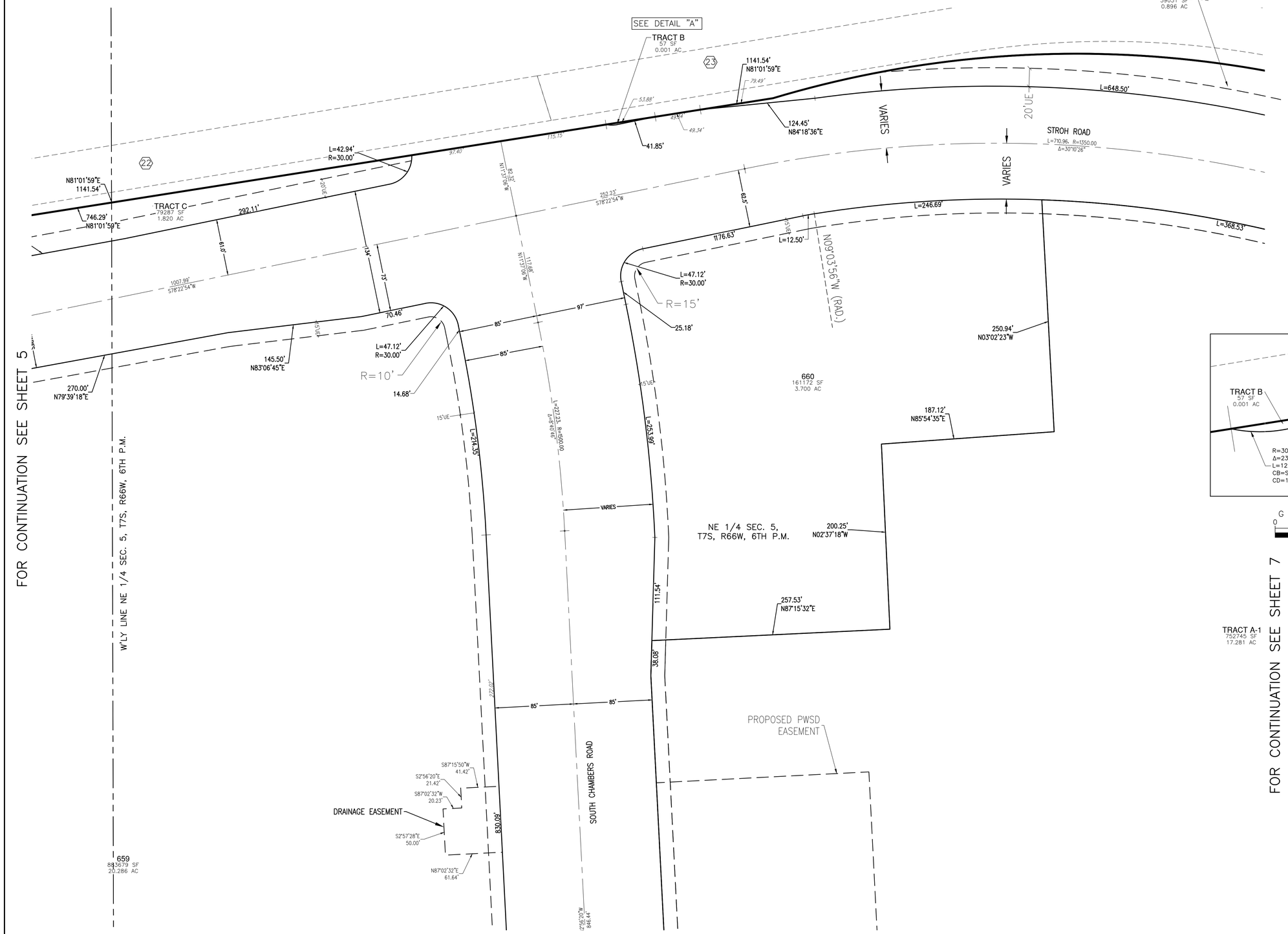

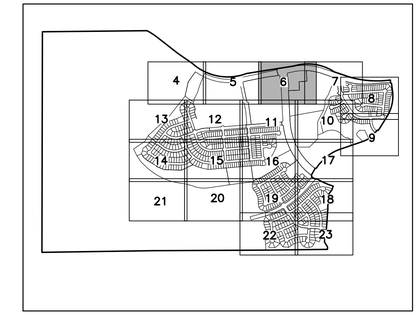

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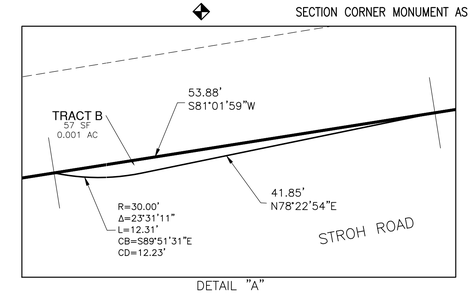

DETAIL "A"

GRAPHIC SCALE
0 5 10 20 30
1 INCH = 10 FEET

TRACT A-1
752745 SF
17.281 AC

GRAPHIC SCALE
0 25 50 100 150
1 INCH = 50 FEET

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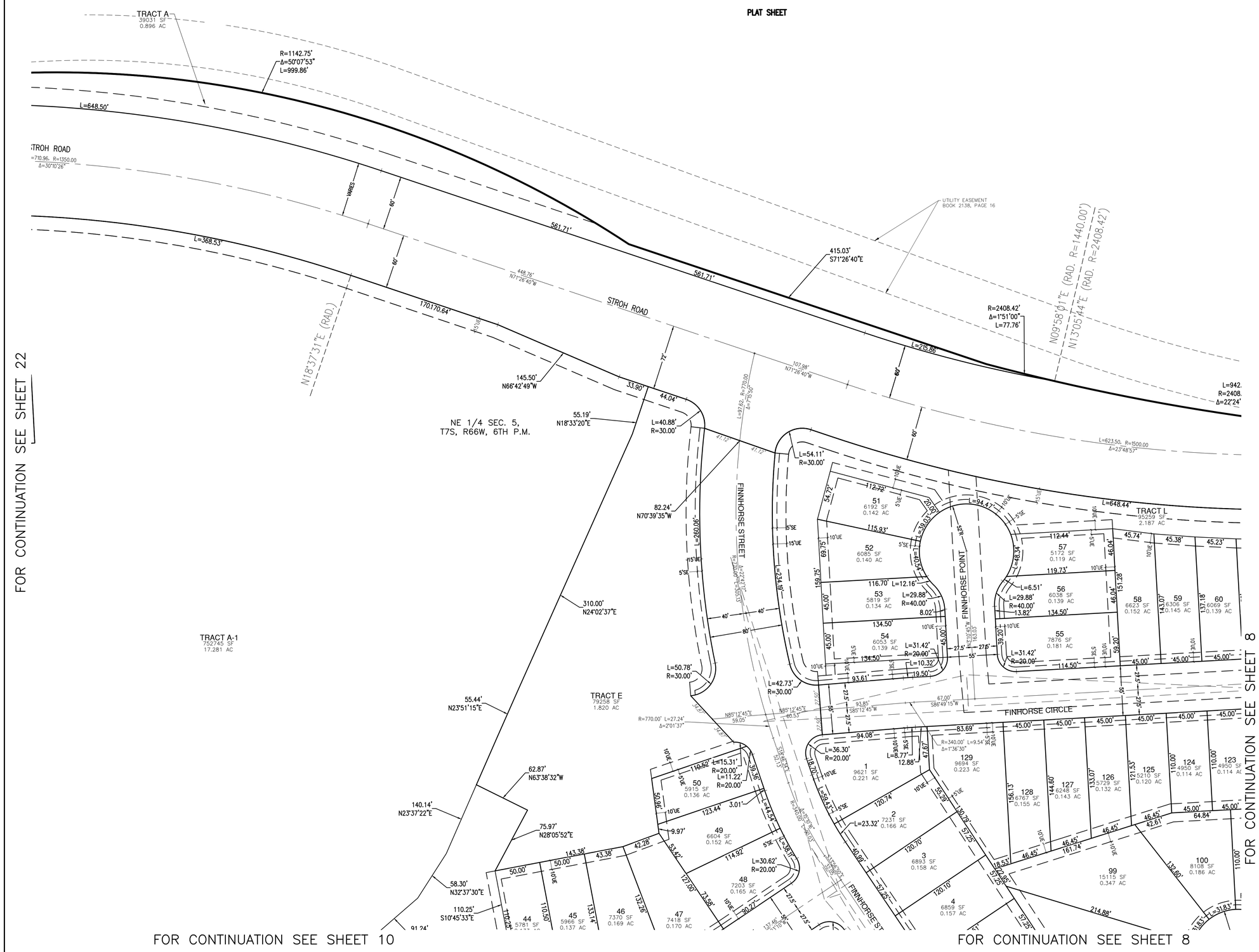

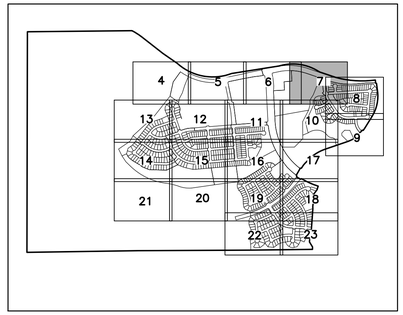

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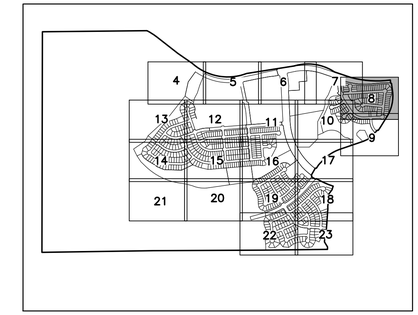

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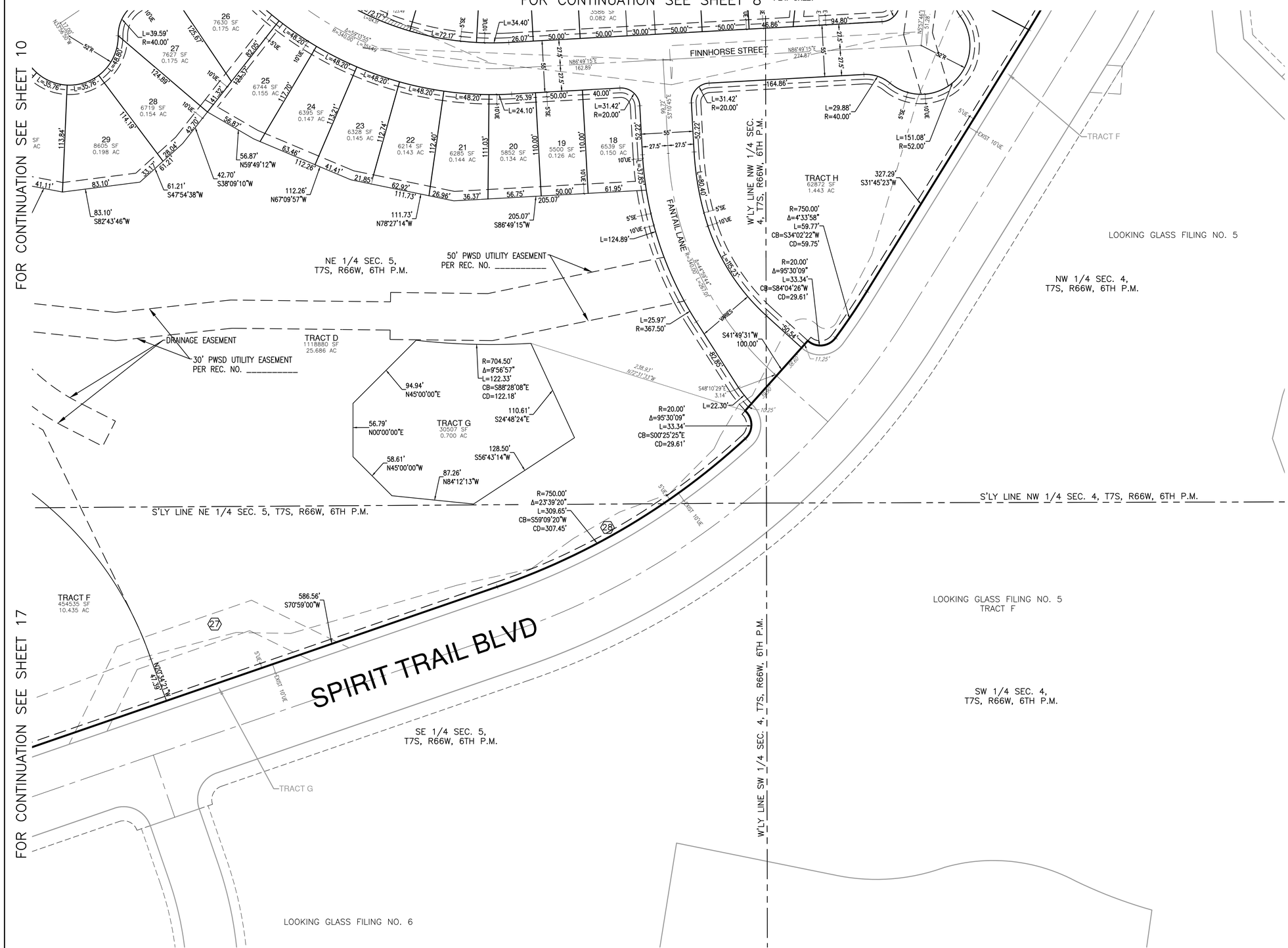

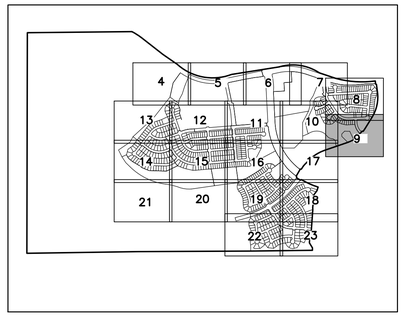

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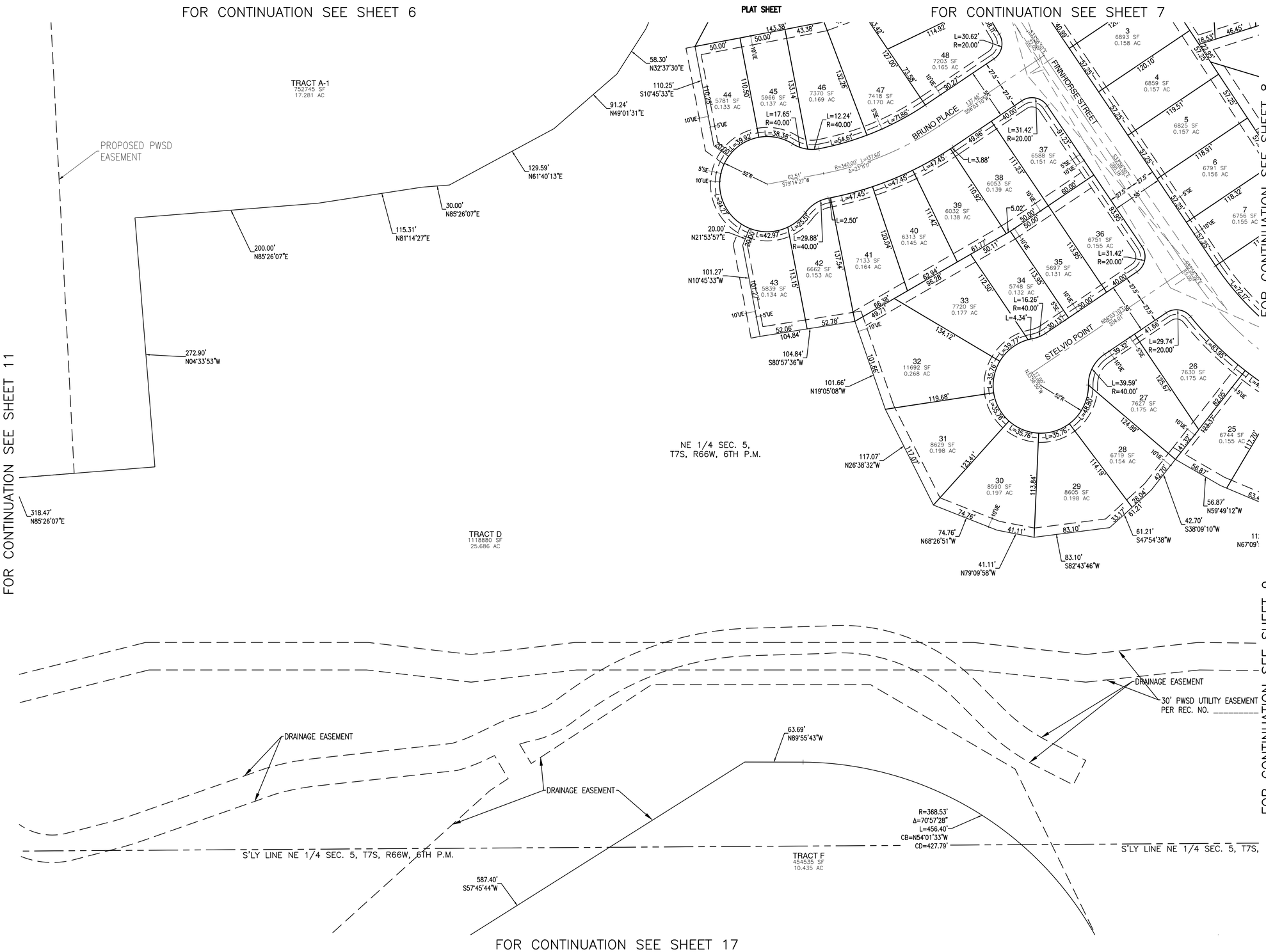

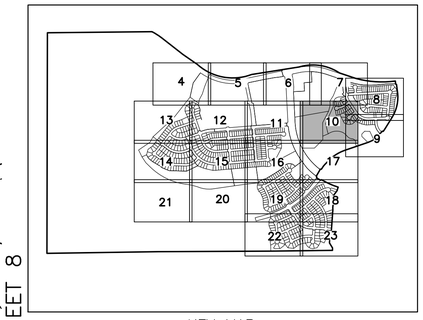

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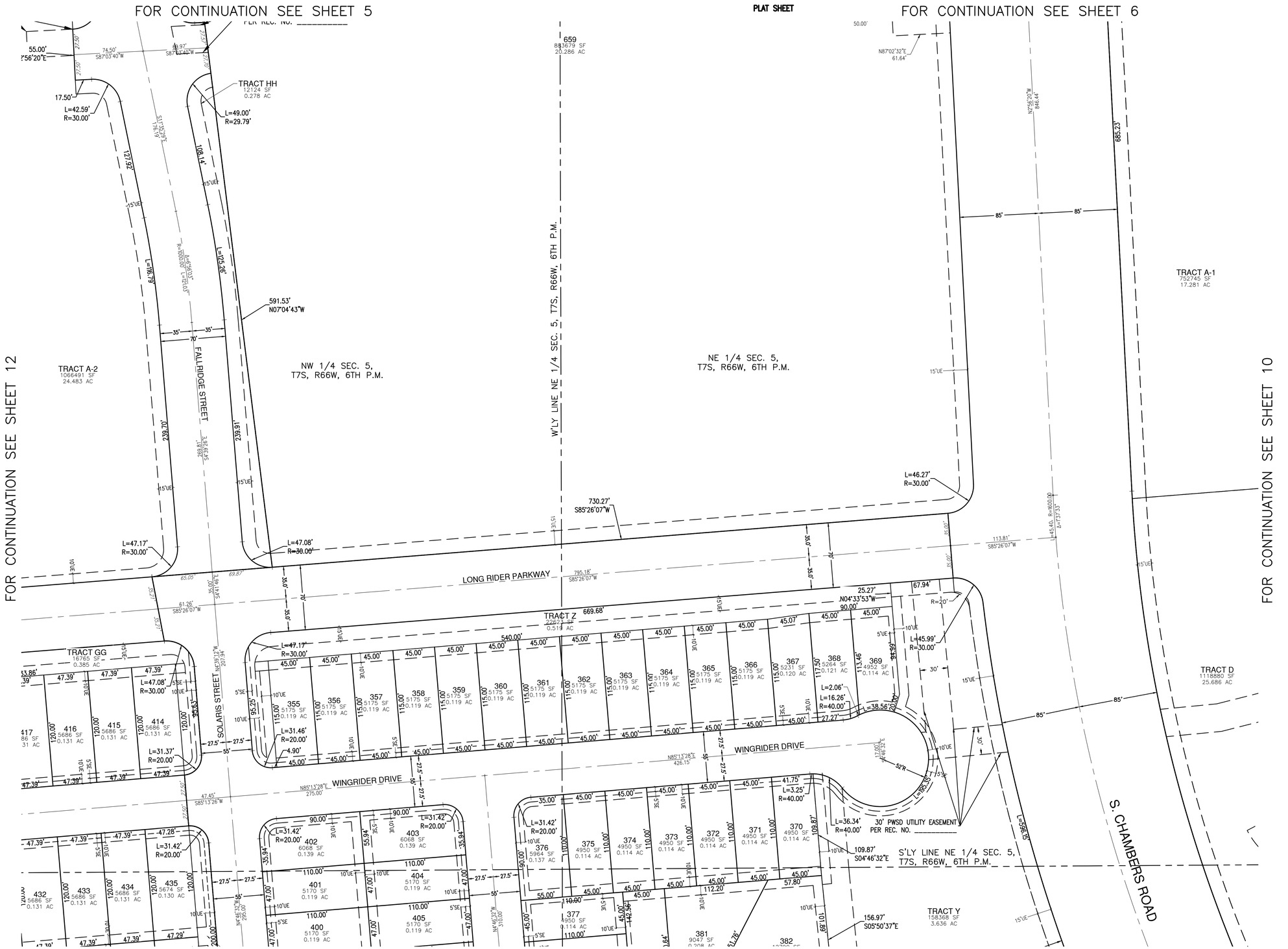

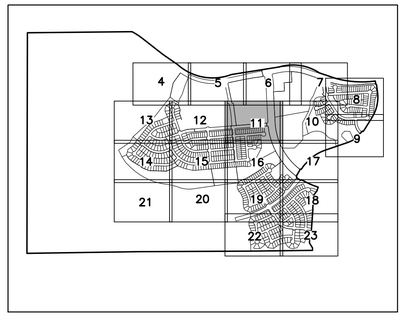

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7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

JOB NO. 13095.00

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

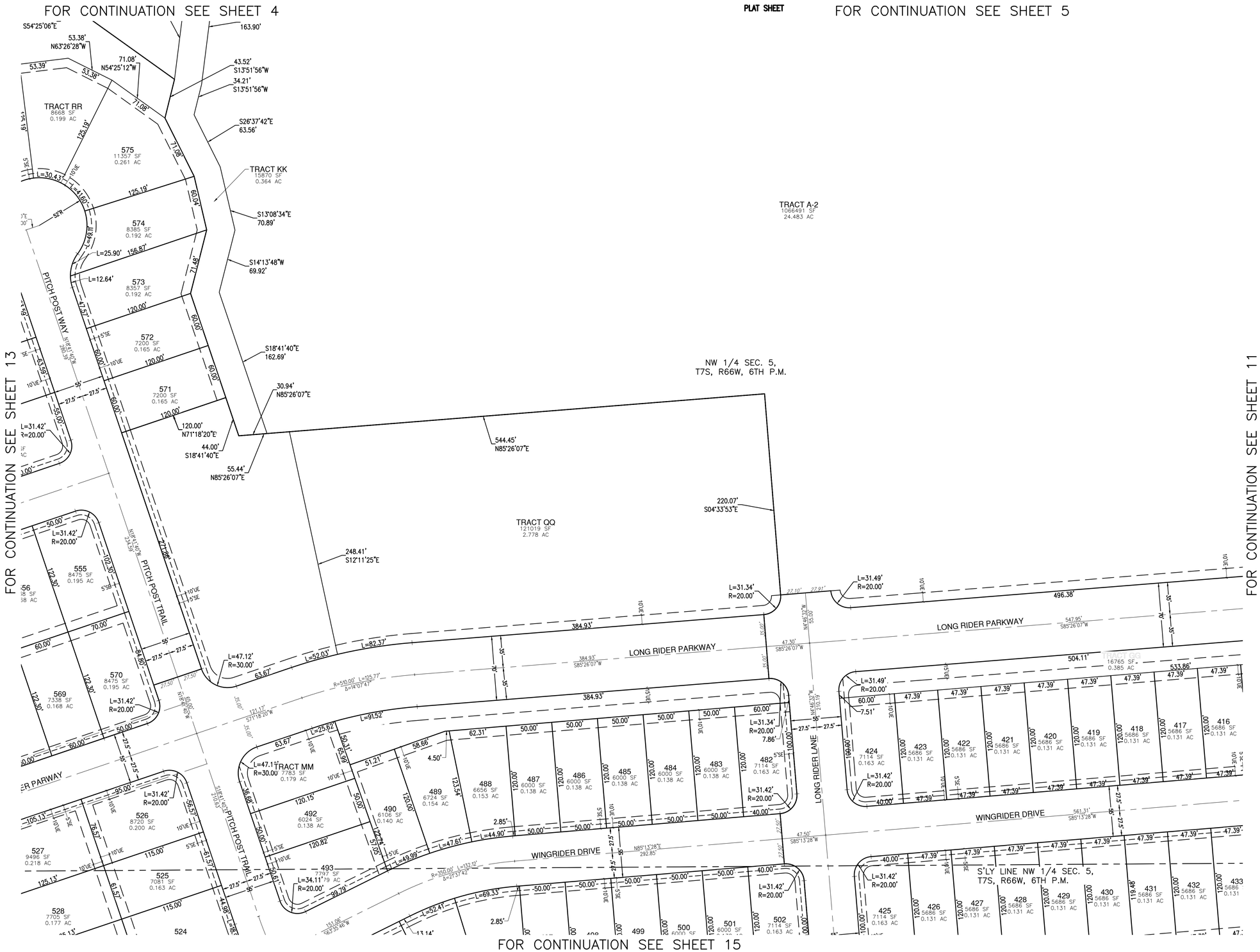
DATE PREPARED: JUNE, 2020
REVISED : NOVEMBER 1, 2022

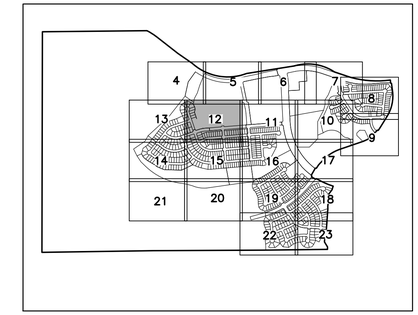
APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

PLAT SHEET





KEY MAP
NOT TO SCALE

(#) SEE SHEET 2 FOR EASEMENTS

LEGEND

X'	X' UTILITY EASEMENT
SE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
PWSD	PARKER WATER & SANITATION DISTRICT EASEMENT
SLE	SIGHT LINE EASEMENT
DE	DRAINAGE EASEMENT
	SECTION CORNER MONUMENT AS NOTED

GRAPHIC SCALE
0 25 50 100 150
1 INCH = 50 FEET

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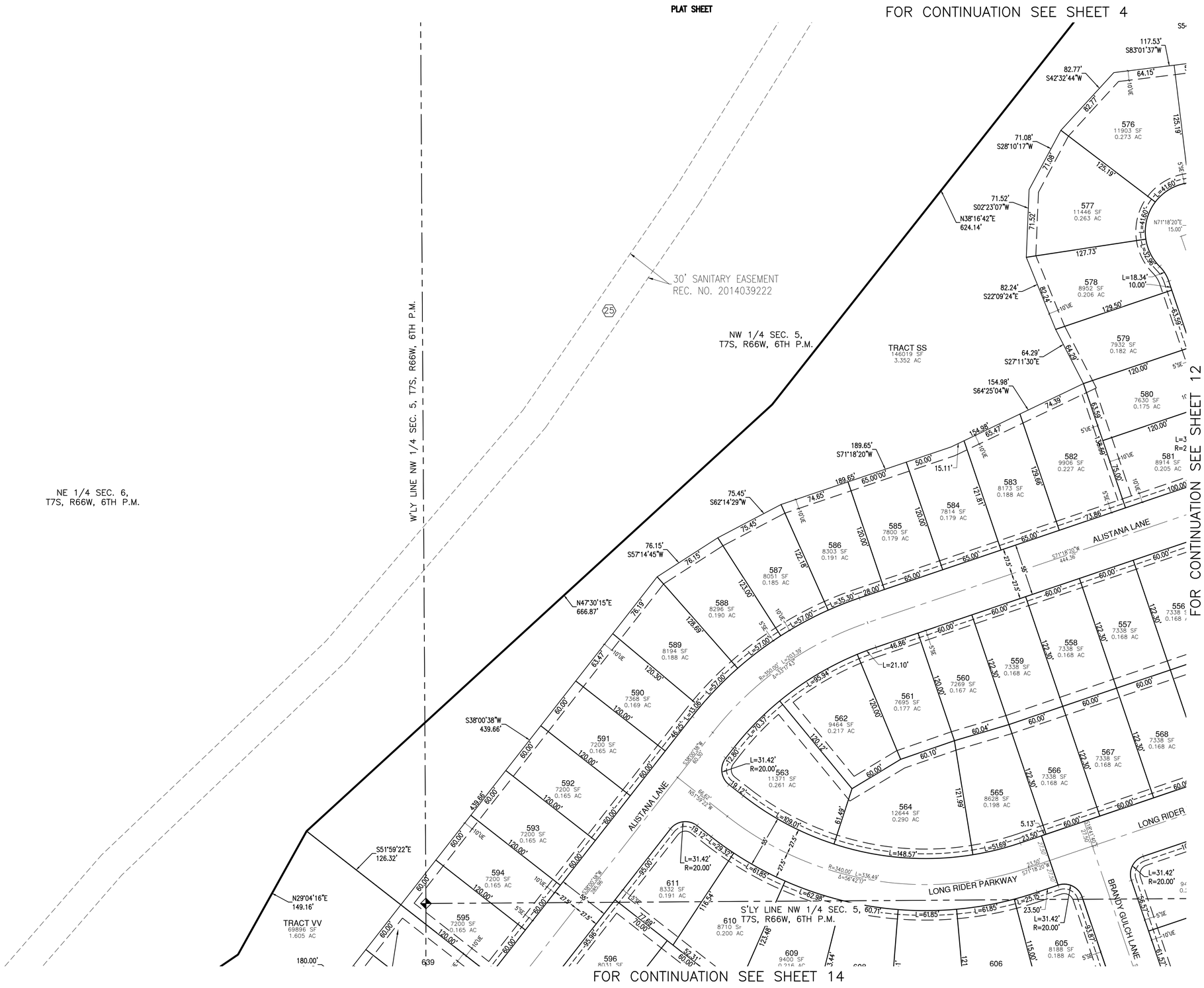

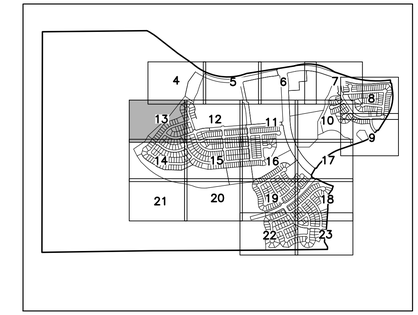

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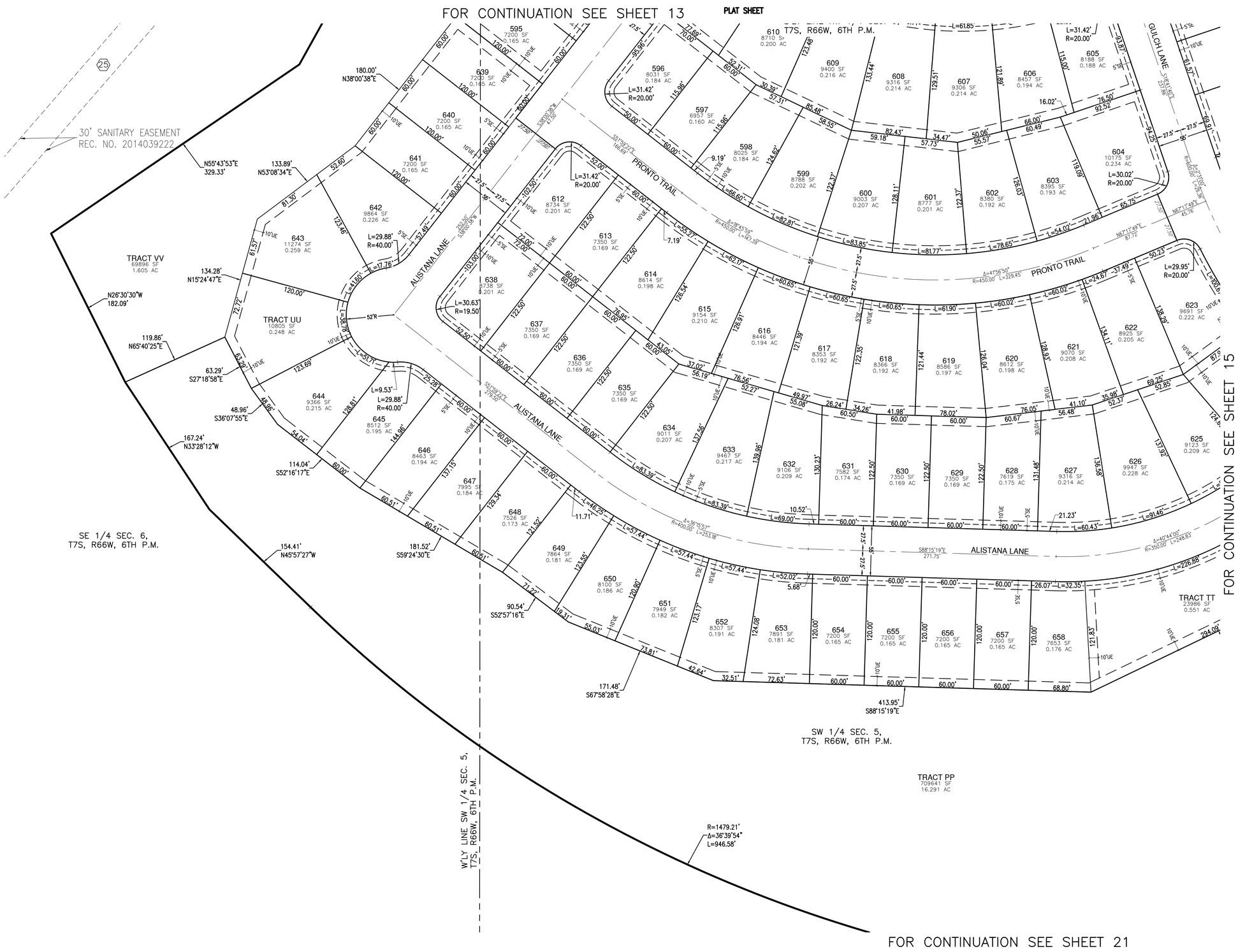

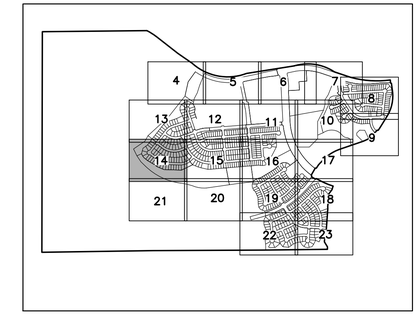

KEY MAP
NOT TO SCALE

(#) SEE SHEET 2 FOR EASEMENTS

LEGEND

- X' UTILITY EASEMENT
- SE — SIDEWALK EASEMENT
- UE — UTILITY EASEMENT
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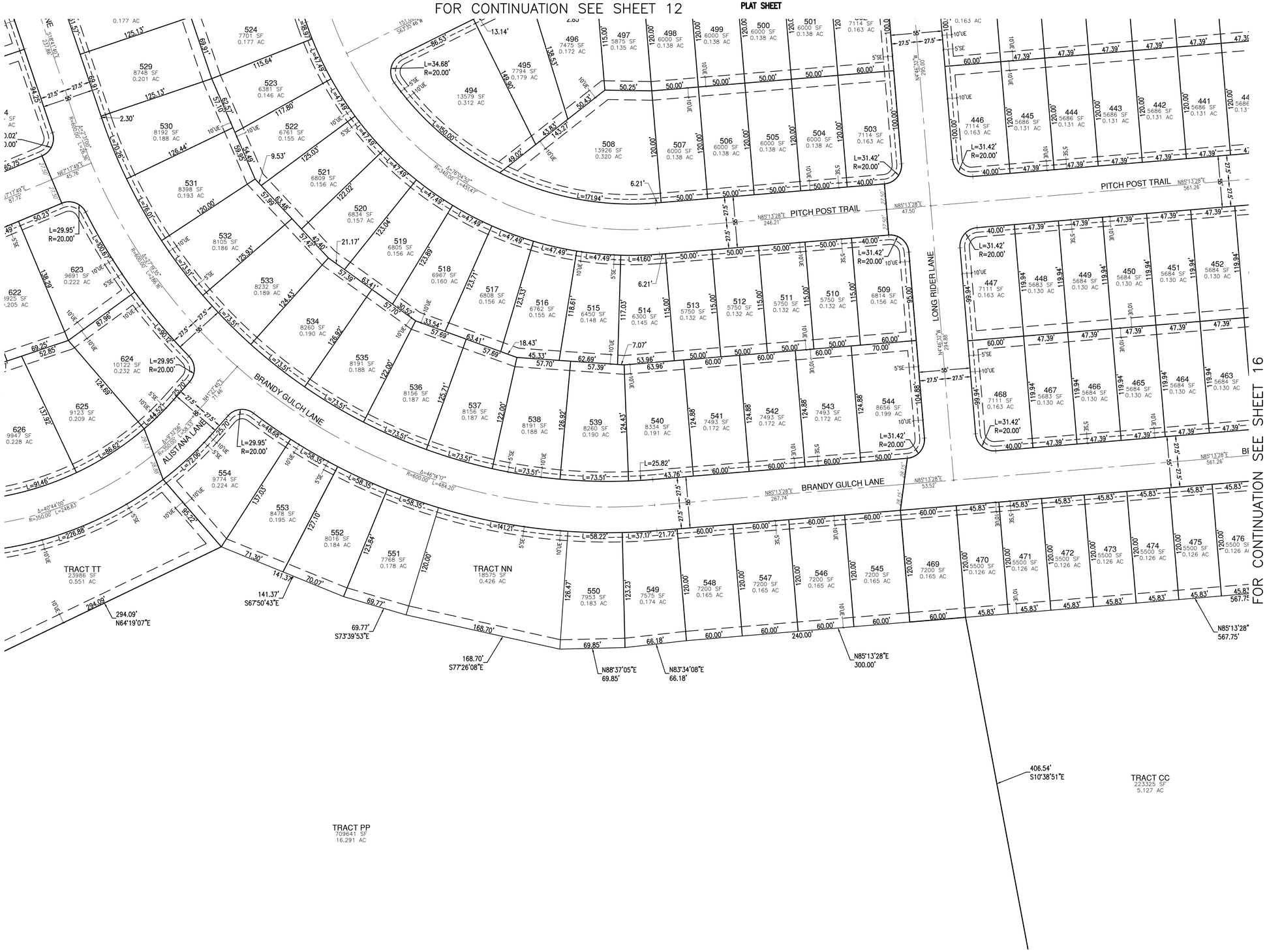
FOR CONTINUATION SEE SHEET 12

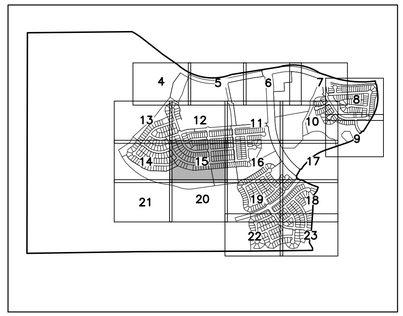
PLAT SHEET



FOR CONTINUATION SEE SHEET 14

FOR CONTINUATION SEE SHEET 16

FOR CONTINUATION SEE SHEET 20



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LEGEND

— — — X'UE — — —	X' UTILITY EASEMENT
— — — SE — — —	SIDEWALK EASEMENT
— — — UE — — —	UTILITY EASEMENT
— — — PWSD — — —	PARKER WATER & SANITATION DISTRICT EASEMENT
SLE	SIGHT LINE EASEMENT
— — — DE — — —	DRAINAGE EASEMENT
◆	SECTION CORNER MONUMENT AS NOTED

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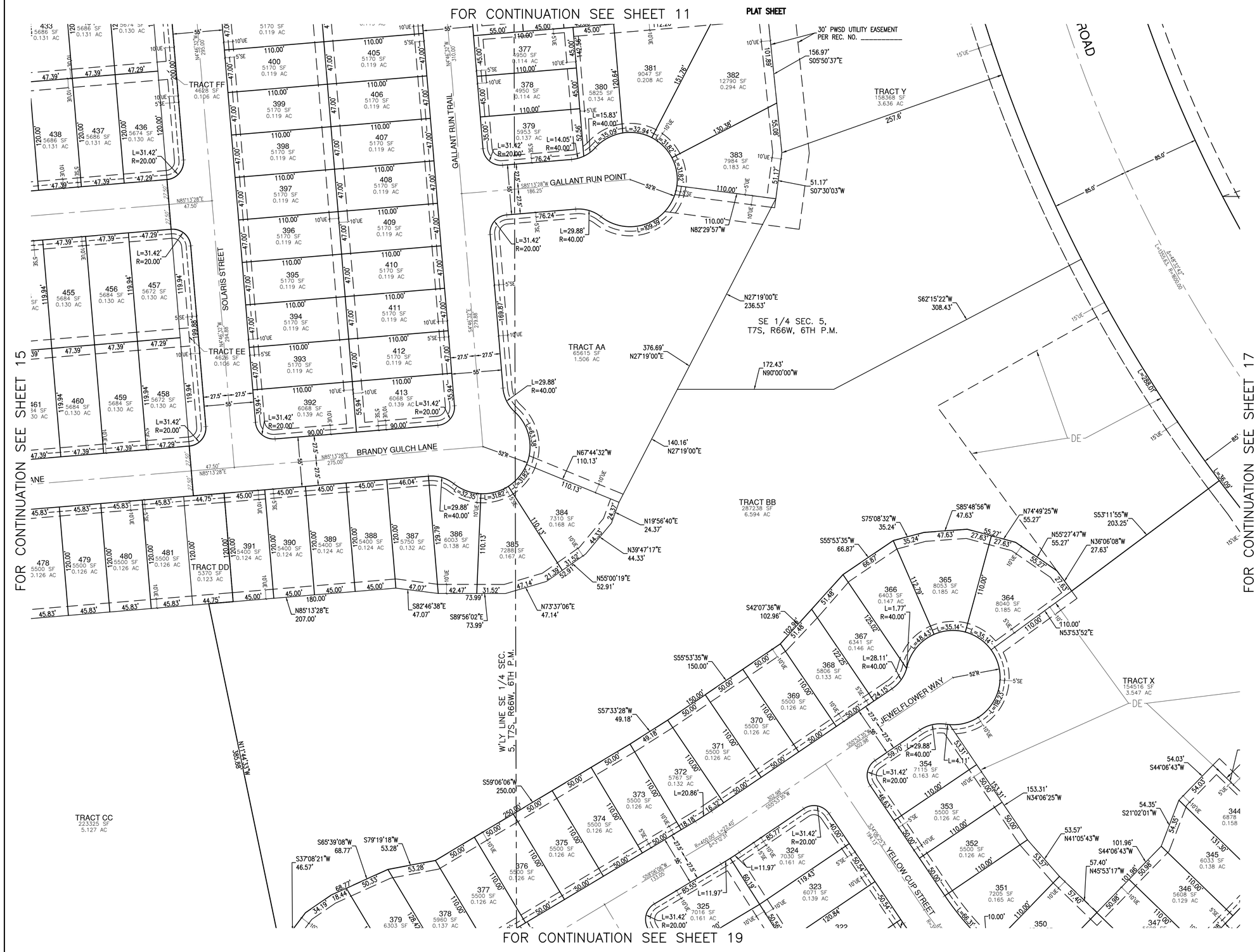

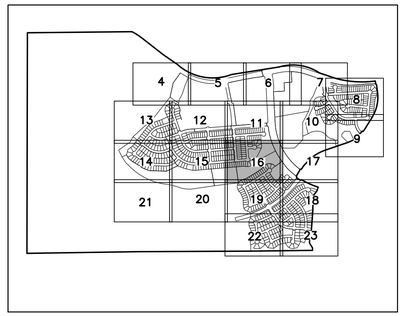

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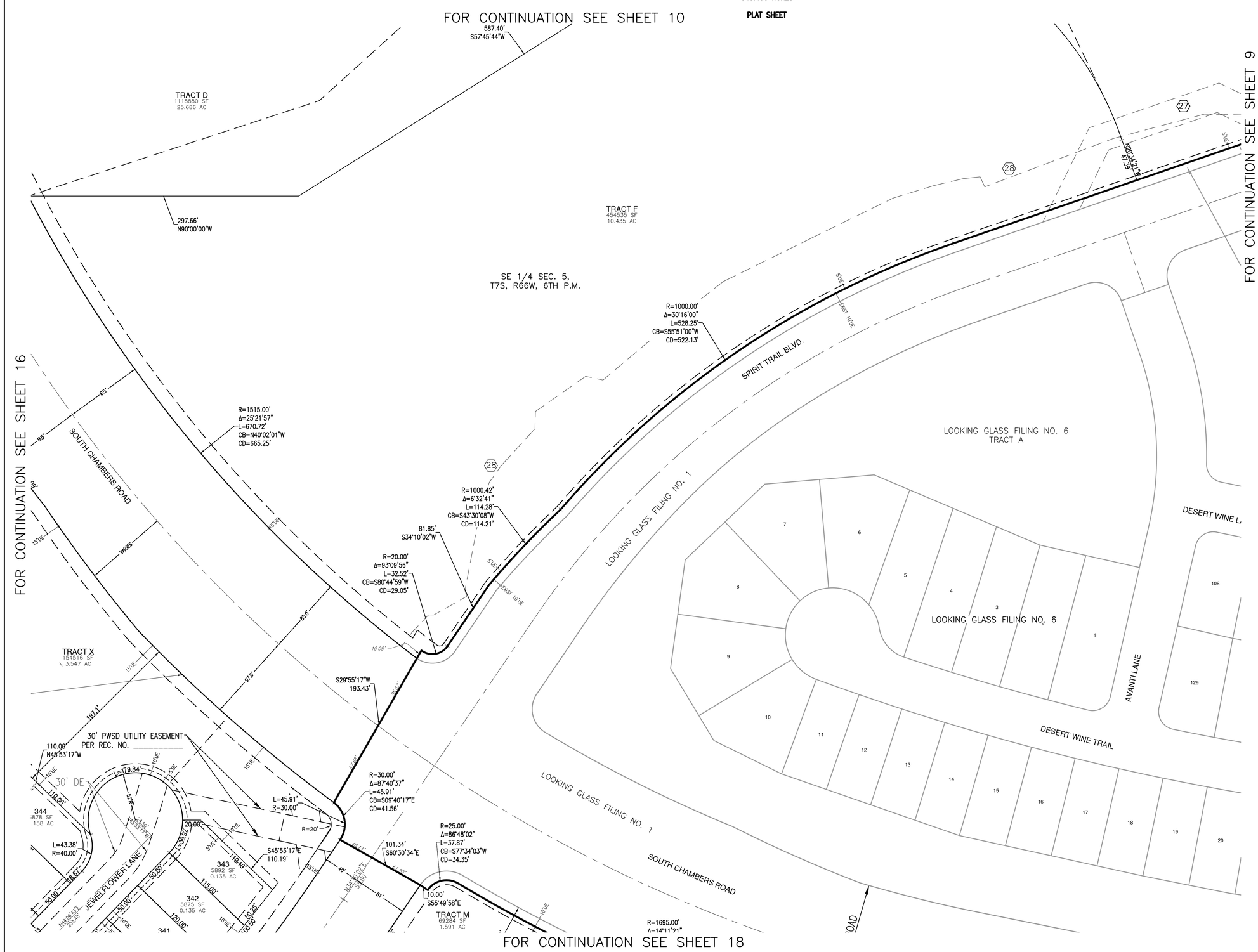

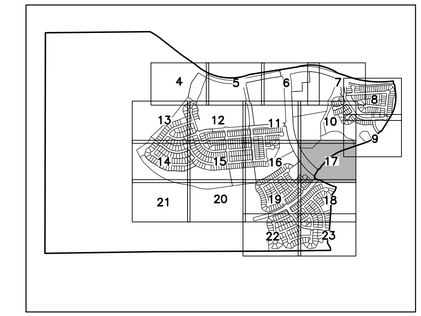

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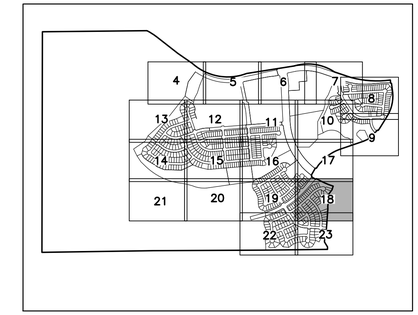
PLAT SHEET

FOR CONTINUATION SEE SHEET 17



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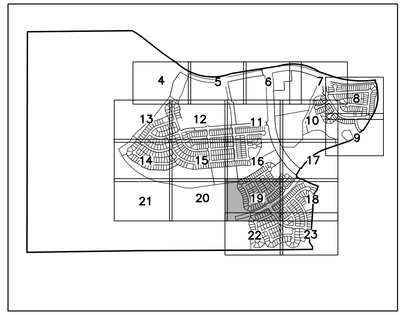
FOR CONTINUATION SEE SHEET 16

PLAT SHEET

FOR CONTINUATION SEE SHEET 20

FOR CONTINUATION SEE SHEET 18

FOR CONTINUATION SEE SHEET 22



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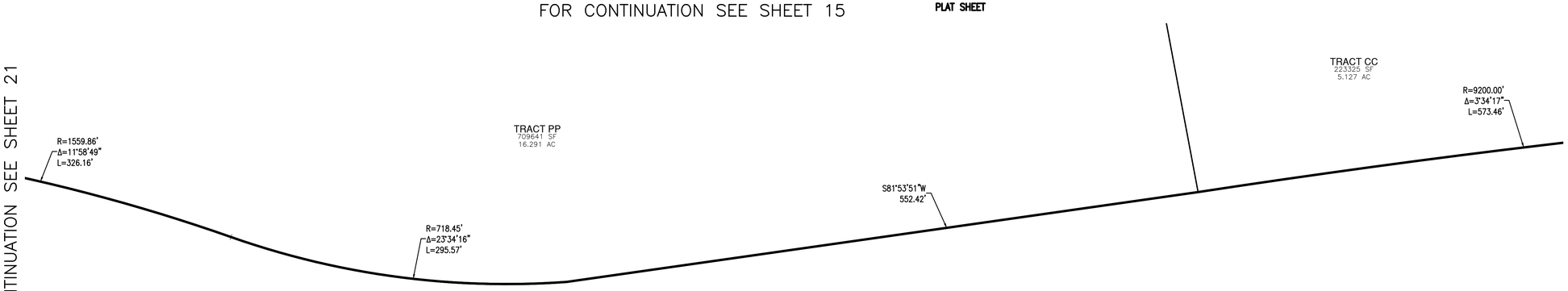
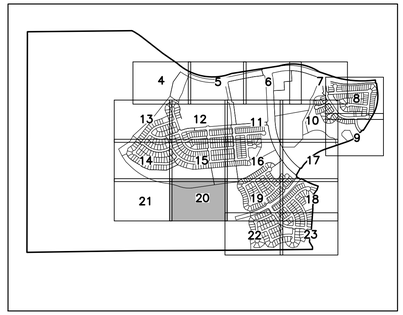
FOR CONTINUATION SEE SHEET 21



FOR CONTINUATION SEE SHEET 19

I.

SW 1/4 SEC. 5,
T7S, R66W, 6TH P.M.



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SLE	SIGHT LINE EASEMENT
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N

GRAPHIC SCALE
0 25 50 100 300
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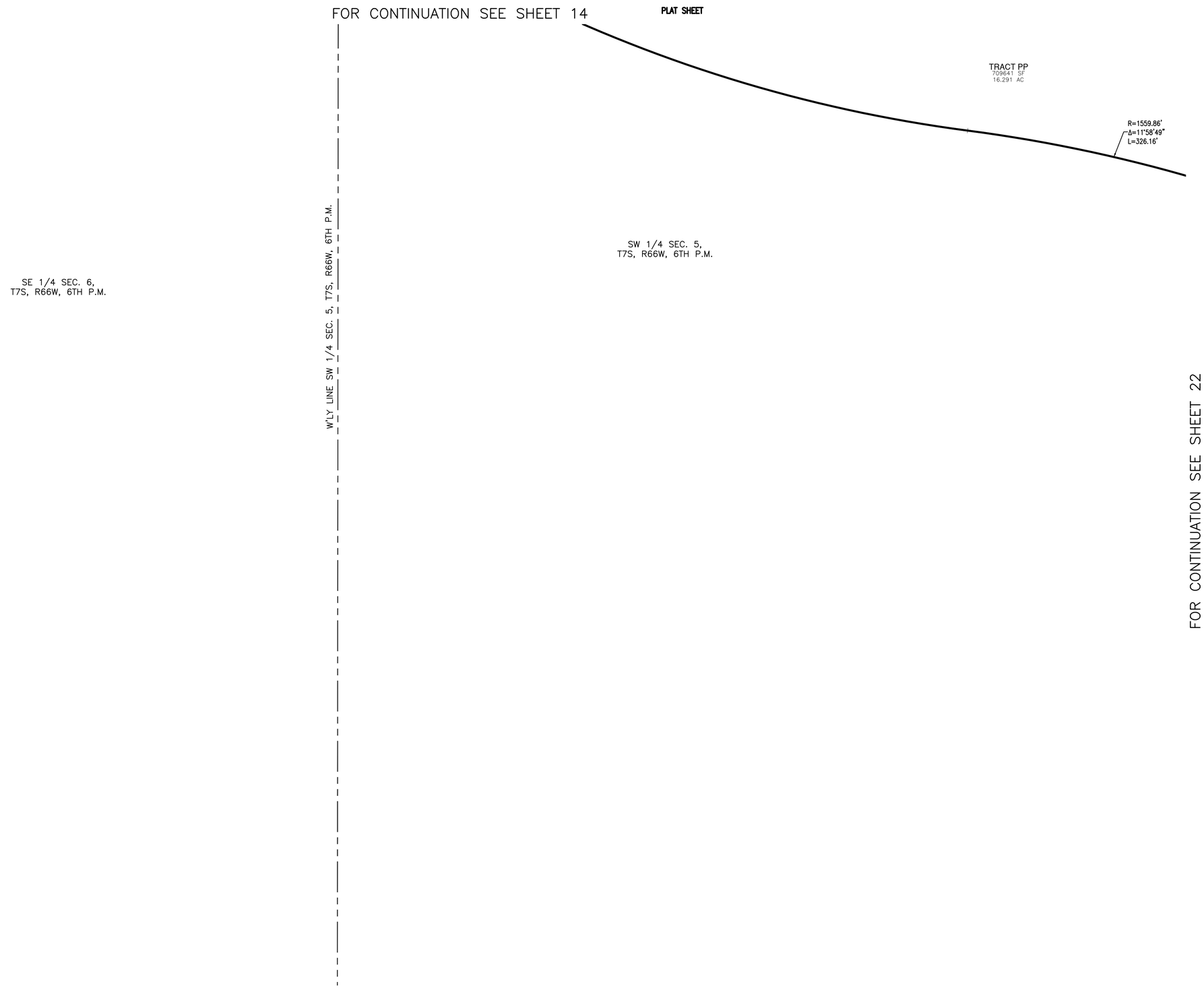

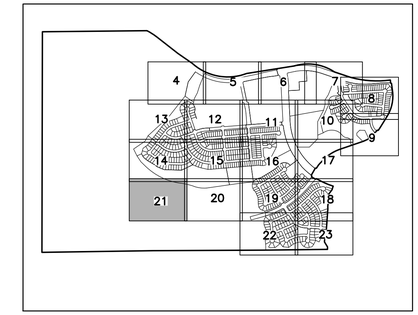

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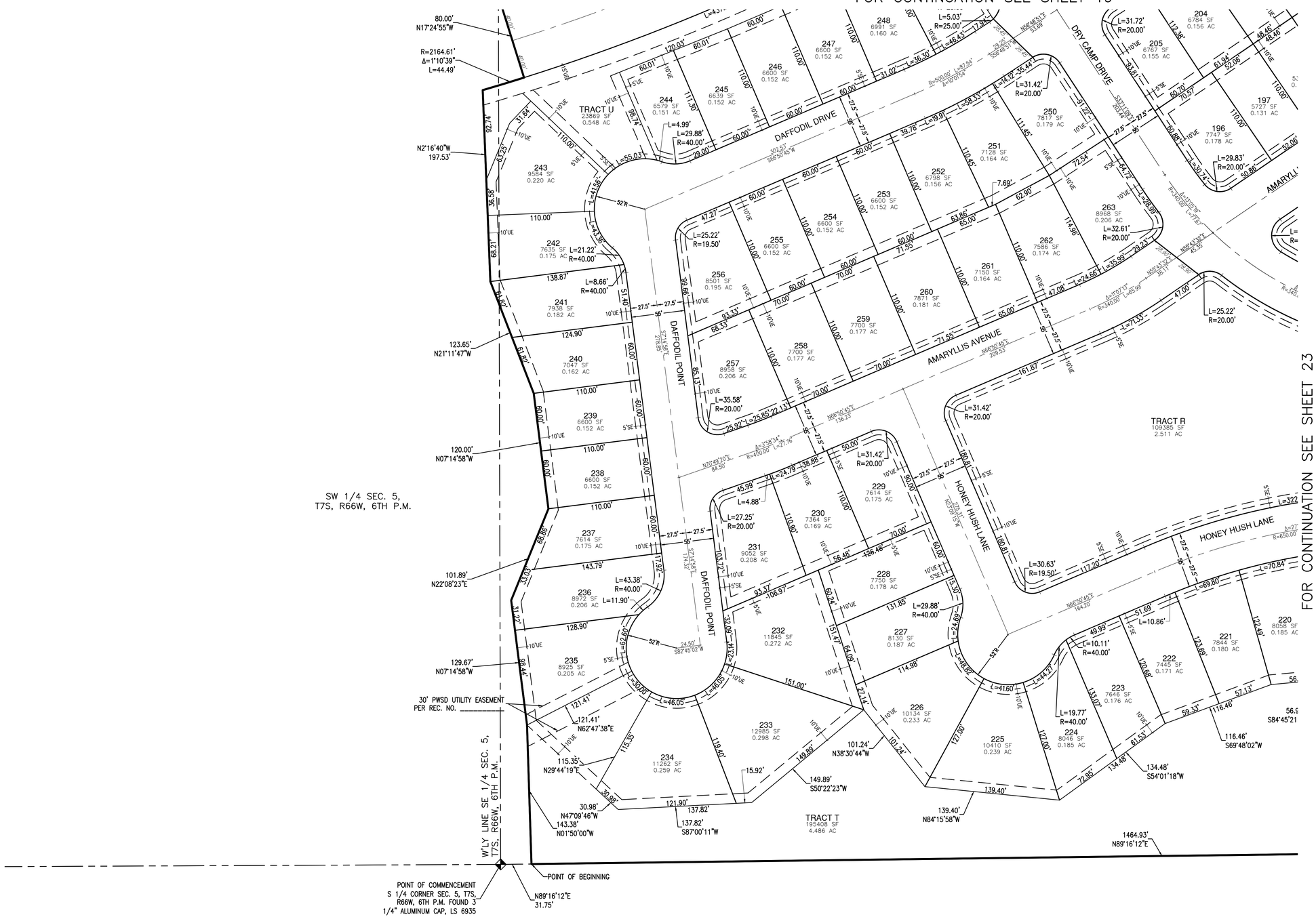

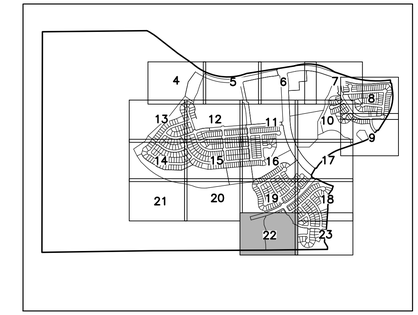

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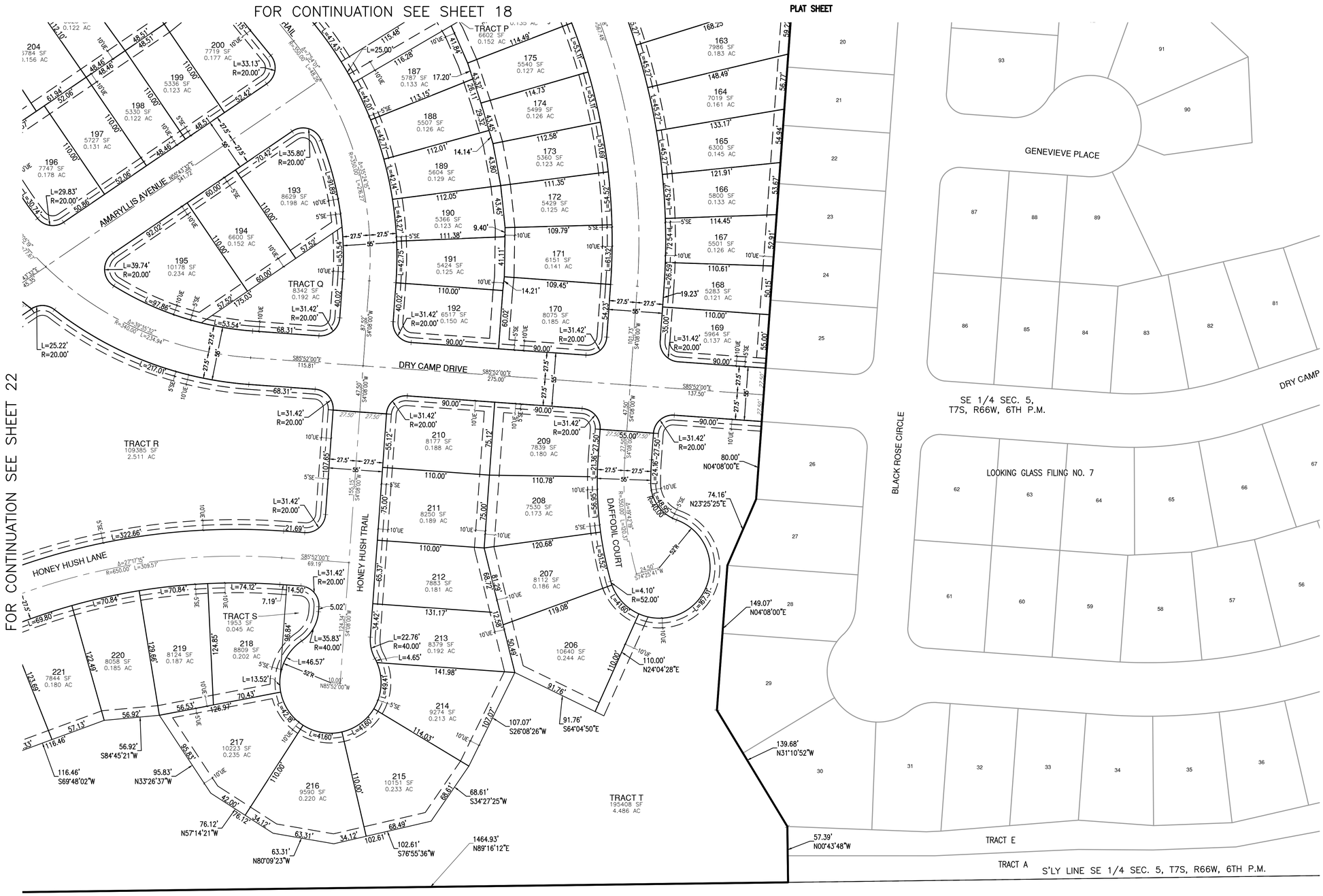
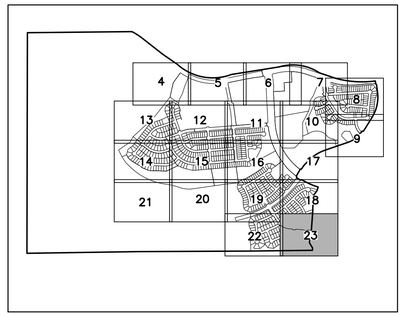
LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES





(#) SEE SHEET 2 FOR EASEMENTS

LEGEND

— — — X'UE — — —	X' UTILITY EASEMENT
— — — SE	SIDEWALK EASEMENT
— — — UE	UTILITY EASEMENT
— — — PWSD	PARKER WATER & SANITATION DISTRICT EASEMENT
SLE	SIGHT LINE EASEMENT
— — — DE	DRAINAGE EASEMENT
◆	SECTION CORNER MONUMENT AS NOTED

GRAPHIC SCALE
0 25 50 100 150
1 INCH = 50 FEET

PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

JOB NO. 13095.00

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

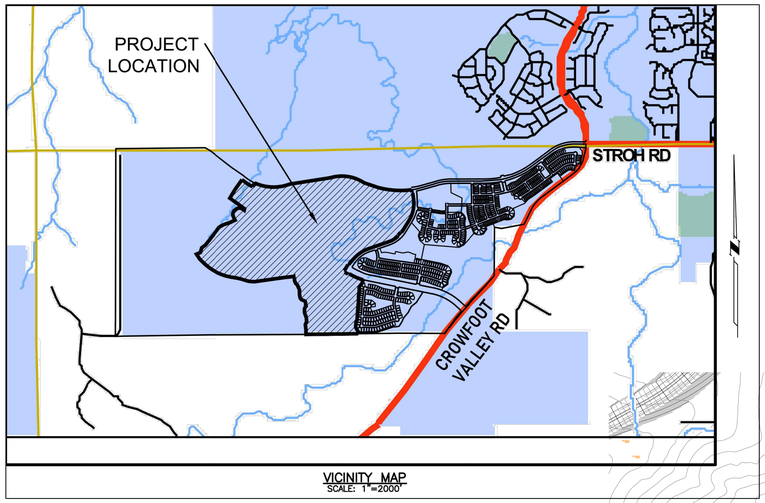
DATE PREPARED: JUNE, 2020
REVISED : NOVEMBER 1, 2022

APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

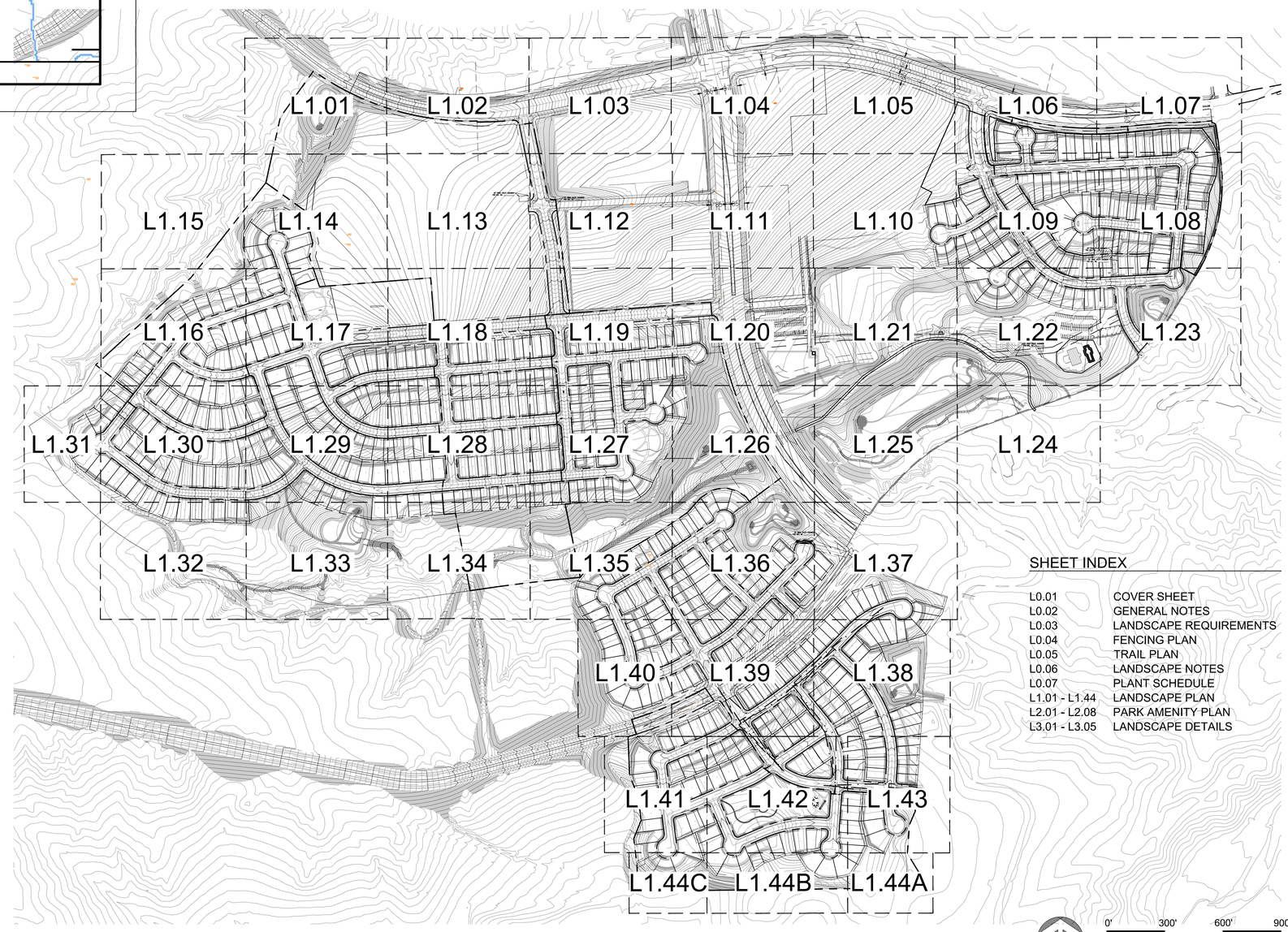
LOOKING GLASS SEGMENT 2A

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

COVER SHEET



VICINITY MAP
SCALE: 1"=2000'



SHEET INDEX

L0.01	COVER SHEET
L0.02	GENERAL NOTES
L0.03	LANDSCAPE REQUIREMENTS
L0.04	FENCING PLAN
L0.05	TRAIL PLAN
L0.06	LANDSCAPE NOTES
L0.07	PLANT SCHEDULE
L1.01 - L1.44	LANDSCAPE PLAN
L2.01 - L2.08	PARK AMENITY PLAN
L3.01 - L3.05	LANDSCAPE DETAILS

OVERALL PLAN
SCALE: 1"= 300'-0"

NORTH

0' 300' 600' 900'
SCALE 1"= 300'

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	03-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

EMK

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
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henry design group

DATE:	2020-03-27
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK/
APPROVED:	- KH
CADD FILE:	-

Cover Sheet

L0.01

LOOKING GLASS SEGMENT 2A - OVERALL REQUIREMENTS

TOWN OF PARKER LANDSCAPE REGULATIONS-13.06.070

(g) Plant material specifications.

(1) Plant materials shall be selected from the Town's recommended plant list. Species not included in the recommended plant list may be submitted for consideration, so long as the species is not on the excluded list. All plants shall meet or exceed the plant quality and species standards of the American Standard for Nursery Stock ANSI Z60.1-2004, as amended. Selected plant materials shall be healthy and shall be nursery-grown and adapted to the local area. Artificial plant materials are prohibited within landscaped areas; this includes synthetic turf.

(2) All plant materials must meet the following requirements:

a. Deciduous shade trees: between 2-inch caliper and 2½-inch caliper (measured six [6] inches above the ground).

b. Ornamental and flowering trees: between 1½-inch caliper and 2-inch caliper (measured six [6] inches above the ground).

c. Evergreens: between six (6) feet tall and eight (8) feet tall (measured to mid-point of most recent year's growth).

d. Shrubs: five-gallon container (two [2] to three [3] feet in height for deciduous, eighteen- to twenty-four-inch spread for junipers, or as provided by the American Standard for Nursery Stock ANSI Z60.1-2004, as amended).

(1) Landscaping shall be provided in a sufficient variety of species to ensure the continued appeal of a project in those instances where a particular species is killed through insect or disease activity.

(2) To the maximum extent practicable, landscaping shall include well-adapted, drought-tolerant vegetation, which generally requires less water and landscape maintenance.

(3) Due to excessive watering requirements, seed mixtures or sod containing traditional Bluegrass, fescue or ryegrass cultivars are discouraged. Native grasses (such as Blue Grama and Buffalo Grass) are encouraged as replacements.

(h) Planting standards.

(1) Landscaping shall comply with the planting standards as provided in the Town's Public Works Technical Reference Manual, as amended.

(2) Plant materials shall be spaced appropriately to allow adequate room for the plant at maturity.

(3) Tree pits and cutouts must meet the criteria set forth in the Town's Public Works Technical Reference Manual, as amended.

(4) Landscaping shall be protected from vehicles by the placement of wheel stops, curbs or other acceptable means, approved by the Town.

(5) All trees shall be spaced appropriately from light poles, signs, structures, etc.

(6) Trees shall not be eliminated through the location of light poles in parking lot islands and within the parking lot perimeter landscaping.

(j) Irrigation requirements.

(1) All landscaped areas shall be served by a functioning automatic irrigation system, except on individual single-family residential lots.

(2) Landscaped areas in excess of five thousand (5,000) square feet shall have a properly designed irrigation system providing full coverage to all turf and plant material areas from rotary/gear-drive sprinklers, pop-up and surface spray sprinklers, bubblers, drip or trickle irrigation, as appropriate for the area to be landscaped. Residential landscaped areas less than five thousand (5,000) square feet may be irrigated by hand, so long as an adequate water source, such as outdoor hose bibs, is within fifty (50) feet of the landscaped area.

a. Landscape plantings are to be grouped according to water needs.

b. Trees, shrubs and plantings in bed areas shall be irrigated by drip, bubbler systems, low volume spray heads or subsurface irrigation systems, which may include the product Netafim or approved equivalent. Subsurface irrigation systems are strongly encouraged due to their efficiency and minimized runoff potential.

c. High-water-use turf areas, which may include Bluegrass, Fescue or other high-water-use turf, may be irrigated using pop-up or rotary/gear-drive sprinklers. Pop-up heights on sprinkler heads should be adequate to clear the grass height when extended.

d. The use of subsurface irrigation for alternative low-water-use turf grass areas, which may include Buffalo Grass, Blue Grama or other low-water-use turf, is encouraged.

e. Temporary or permanent irrigation must be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards as provided in the Storm Drainage and Environmental Criteria Manual, as amended. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one (1) year.

f. c. Undeveloped lots planned for development, roadways and/or other capital improvement projects may not require temporary or permanent irrigation as determined by the Department of Engineering.

(1) Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks and parking lots.

(2) Rainfall or soil moisture sensors, check valves, pressure reducers, water-efficient sprinkler heads, which may include Hunter MP Rotators or approved equivalent, and flow sensor valves are all desirable to reduce unnecessary water usage.

(k) Maintenance requirements.

(1) All plantings shall be maintained in a healthy and attractive manner, as determined by the Town. Maintenance shall be conducted by the property owner of record, the property owner's agent or tenant or a homeowners' association which has assumed landscape maintenance responsibility. All ornamental landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include, but not be limited to, watering, fertilizing, weeding, cleaning, mowing, edging, mulching, pruning, trimming, spraying, cultivating or other maintenance as needed and in accordance with acceptable horticultural practices. Areas of native or naturalized landscape are exempt from this level of maintenance. Acceptable maintenance of native plants includes, but is not limited to, removal of dead or diseased plants, weed control and seasonal mowing.

(2) Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days of their death, unless seasonal conditions prohibit removal and replacement. In such case, the removal and replacement shall occur within a reasonable period of time approved by the Town.

(3) Nonliving landscape materials such as rock, stone, bark chips and shavings which no longer cover the area in which they were originally deposited shall be regularly replenished to maintain the full coverage to a minimum depth of three (3) inches for rock mulches and four (4) inches for wood mulch.

(4) Landscaping structural features (*e.g.* , fencing, walls, planter boxes) and site furnishings shall be maintained in a sound, structural and attractive condition.

(5) Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials are being met.

(6) Irrigation system repairs shall be made within seven (7) days of discovery of damage, unless seasonal conditions prohibit repairs.

(7) Landscaped areas shall be free from trash and debris.

(8) Failure to replace dead landscape materials within a reasonable period of time, as specified in Paragraph (2) above, shall be considered a violation of the site plan approval and is subject to the enforcement and penalty provisions of this Title.

(5) In all required landscaped areas, except within public rights-of-way, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.

a. Ten (10) shrubs may be substituted for one (1) tree when approved during the site plan process. An administrative finding that strict compliance with the tree requirement cannot be reasonably accomplished on site, and is not the result of a self-imposed hardship, will be required.

b. One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub.

c. A mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees.

d. The landscaping materials required by these provisions shall be distributed throughout the areas to be landscaped in such a manner as to avoid an overmassing of plant materials or, except where desirable, to obstruct views.

(1) Landscaping proposed in the public right-of-way to fulfill a standard of this Section for on-site landscaping shall not be permitted.

(m) Streetscape landscaping.

(1) The intent of this Subsection is to create a uniform street landscape character and to reinforce the pedestrian environment established along streets and internal vehicle access drives.

(2) General requirements.

a. The streetscape landscaping scheme at intersections shall be interrupted to address site distance triangles.

b. Site distance triangles shall be maintained and are to be designed based upon projected traffic level and speeds.

(1) Streetscape plantings.

a. Streetscape and median landscaping shall be in compliance with the Town's Construction Specifications and Design Considerations for Parks, Trails and Streetscapes, as amended.

b. Additional requirements may be required, as outlined in this Subsection.

c. No trees or groups of trees shall be farther apart than forty (40) feet.

(p) Site perimeter landscaping requirements.

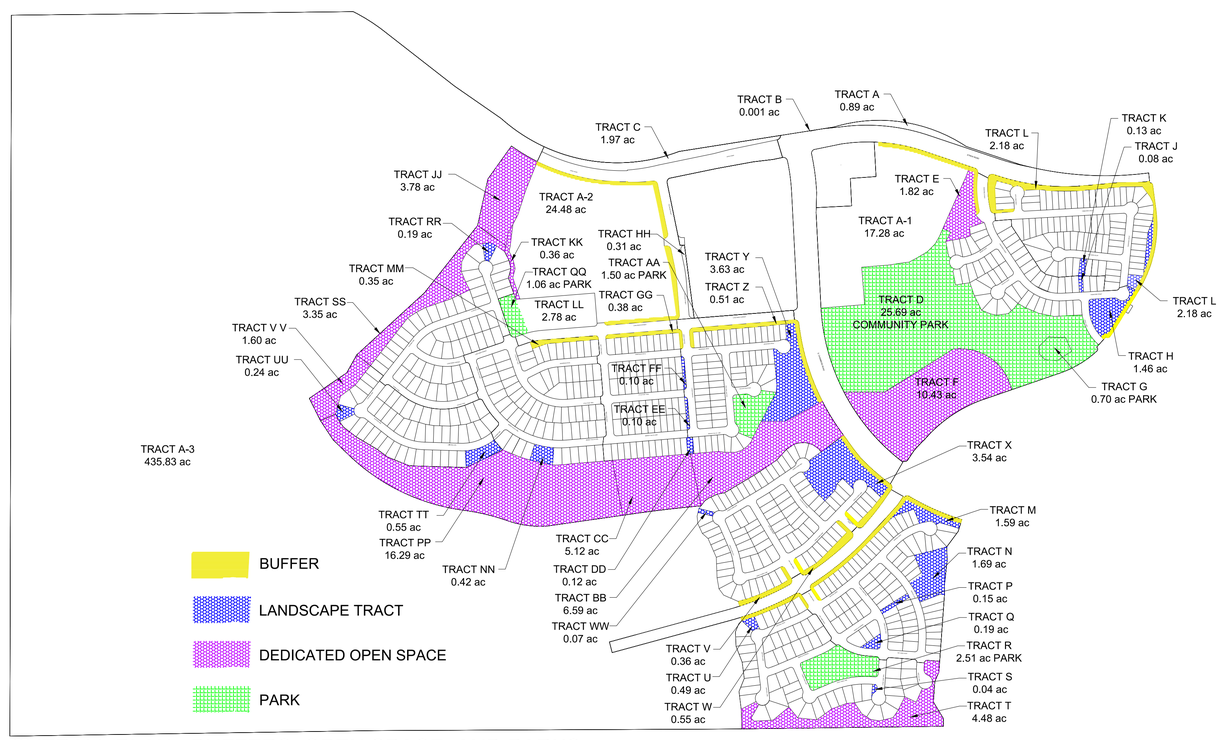
(1) The intent of this Subsection is to establish minimum requirements for plantings around the perimeter of a site.

(2) Site perimeters shall be landscaped according to the standards shown in Schedule 13.06.070A below.

(3) Of the amount of trees required by Schedule 13.06.070A below, a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.

(4) Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Informal groups shall be a minimum of five (5) trees for each grouping to achieve massing in a manner which limits obstruction of significant views and/or screens objectionable views.

LOOKING GLASS SEGMENT 2A			
Tract Area	*Dwelling Units*	*Planned Development Open Space (ac)*	*Park Land Dedication (ac)*
Looking Glass - Segment 2a			
Tract E		1.820	
Tract F		10.43	
Tract T		4.486	
Tract BB		6.594	
Tract KK		0.3643	
Tract CC		5.127	
Tract JJ		3.778	
Tract QQ			1.06
Tract V V		1.605	
Tract PP		16.291	
Tract SS		3.352	
Tract D			25.686
Tract G (pool)			0.700
Tract R			2.511
Tract AA			1.506
Total proposed	0	53.847	31.463
Total required Segment 2A	658	53.488	15.73
Future Tract A-1, A-2 and LL	238		2.78



OVERALL PLAN - BUFFERS, OPEN SPACE, AND PARKS

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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CADD FILE: -

LS REQUIREMENTS

L0.02

LOOKING GLASS SEGMENT 2A - LANDSCAPE REQUIREMENTS

MITIGATION TREE CHART SEGMENT 2A						
DEC. 3"	ORN. 3"	EVG. 8'	EVG. 10'	EVG. 12'	TOTAL #	TOTAL $
142	195	0	0	169	506	451,925

LOOKING GLASS SEGMENT 2A - LANDSCAPE REQUIREMENTS - BUFFERS (1 tree and 5 shrubs per 30 lf)

STREET	QUANTITY	UNIT	TREES REQUIRED	TREES PROVIDED	EV TREES REQUIRED (50%)	EV TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	TRACTS
S. CHAMBERS ROAD (30')	2,193	LF	74	74	37	28	366	366	M, X, Y
DRY CAMP DRIVE (20')	448	LF	15	16	8	8	75	75	M, U, V, W
FANTAIL STREET (25')	579	LF	20	20	10	10	97	97	D, H
FALLRIDGE STREET (25')	933	LF	32	32	16	16	156	156	A-2
FINNHORSE STREET (25')	549	LF	19	19	10	10	92	92	E, L
LONGRIDER PARKWAY (25')	2,313	LF	78	78	39	46	386	386	Y, Z, GG, MM, A-2
JEWELFLOWER DRIVE (25')	271	LF	10	10	5	6	46	46	W, X
SOLARIS STREET (20')	466	LF	16	16	8	8	78	78	EE, FF, GG, Z
SPIRIT TRAIL BOULEVARD (25')	3,943	LF	132	135	66	70	658	658	H, L, M, U, V, W, X
STROH ROAD (30')	2,899	LF	97	97	49	56	484	484	A-1, A-2, L, E
BUFFER TOTAL	**14,594**	**LF**	**493**	**497**	**247**	**258**	**2438**	**2438**	

LOOKING GLASS SEGMENT 2A - LANDSCAPE REQUIREMENTS - TRACTS (1 tree and 5 shrubs per 1,500 sf)

TRACT	USE	TRACT AREA	LANDSCAPE AREA	UNIT	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
A	STROH ROAD	39,031	0	SF	0	0	0	0
B	STROH ROAD	57	0	SF	0	0	0	0
C	STROH ROAD	86,031	0	SF	0	0	0	0
D	FUTURE PARK	1,119,485	400,545	SF	268	268	1336	1336
E	OPEN SPACE	79,279	53,495	SF	36	36	179	179
F	OPEN SPACE	454,535	0	SF	0	0	0	0
G	PRIVATE REC AREA	30,507	0	SF	0	0	0	0
H	OPEN SPACE	63,840	26,115	SF	18	18	88	88
J	OPEN SPACE	3,586	3,586	SF	0	0	12	12
K	OPEN SPACE	5,660	5,660	SF	0	0	19	19
L	OPEN SPACE	95,265	32,625	SF	22	22	109	109
M	OPEN SPACE	69,038	29,959	SF	20	20	100	100
N	OPEN SPACE	73,894	26,331	SF	18	18	88	88
P	OPEN SPACE	6,602	6,601	SF	5	5	23	23
Q	OPEN SPACE	8,342	8,342	SF	6	6	28	28
R	PARK	109,379	109,379	SF	73	88*	365	438*
S	OPEN SPACE	1,953	1,953	SF	2	2	7	7
T	OPEN SPACE	195,407	47,436	SF	32	32	159	159
U	OPEN SPACE	21,363	7,639	SF	6	6	26	26
V	OPEN SPACE	16,039	2,867	SF	2	2	10	10
W	OPEN SPACE	24,348	0	SF	0	0	0	0
X	OPEN SPACE	154,507	67,190	SF	45	45	224	224
Y	OPEN SPACE	158,384	45,975	SF	31	31	154	154
Z	OPEN SPACE	22,607	2,968	SF	2	2	10	10
AA	PARK	65,601	65,601	SF	44	44	219	219
BB	OPEN SPACE	287,235	0	SF	0	0	0	0
CC	OPEN SPACE	223,332	0	SF	0	0	0	0
DD	OPEN SPACE	5,358	5,358	SF	4	4	18	18
EE	OPEN SPACE	4,626	4,626	SF	4	4	16	16
FF	OPEN SPACE	4,628	4,628	SF	4	4	16	16
GG	OPEN SPACE	16,765	750	SF	1	1	3	3
HH	OPEN SPACE	13,547	0	SF	0	0	0	0
JJ	OPEN SPACE	164,583	0	SF	0	0	0	0
KK	OPEN SPACE	15,855	0	SF	0	0	0	0
LL	FUTURE FILING	121,009	0	SF	0	0	0	0
MM	OPEN SPACE	15,420	3,153	SF	3	3	11	11
NN	OPEN SPACE	18,556	18,556	SF	13	13	62	62
PP	OPEN SPACE	709,636	0	SF	0	0	0	0
QQ	PARK	46,170	46,170	SF	31	64	154	154
RR	OPEN SPACE	8,668	8,668	SF	6	9	29	29
SS	OPEN SPACE	146,013	0	SF	0	0	0	0
TT	OPEN SPACE	23,986	23,986	SF	16	27	80	80
UU	OPEN SPACE	10,805	10,805	SF	8	11	37	37
VV	OPEN SPACE	69,913	0	SF	0	0	0	0
WW	OPEN SPACE	3,391	3,391	SF	3	3	12	12
A-1	FUTURE FILING	753,932	0	SF	0.0	0	0	0
A-2	FUTURE FILING	1,066,491	0	SF	0.0	0	0	0
A-3	FUTURE FILING	18,985,037	0	SF	0.0	0	0	0
TRACT TOTAL		**25,619,696**	**1,074,358**	**SF**	**723**	**788**	**3,594**	**3,667**

* Tree and shrub quantities represent 20% enhancement over required quantity

LOOKING GLASS SEGMENT 2A - STREET TREE REQUIREMENTS (1 tree per 40 lf)

STREET NAME	LENGTH	UNIT	TREES REQUIRED	TREES PROVIDED
ALISTANA LANE	4,103	LF	103	103
AMARYLLIS AVENUE	1,312	LF	33	34
BRANDY GULCH LANE	3,937	LF	99	99
BRUNO PLACE	459	LF	12	12
S. CHAMBERS ROAD	3,538	LF	89	98
DAFFODIL COURT	195	LF	5	5
DAFFODIL DRIVE	2,248	LF	57	58
DAFFODIL LANE	632	LF	16	16
DAFFODIL POINT	1,186	LF	30	32
DAFFODIL WAY	1,390	LF	36	41
DRY CAMP DRIVE	2,284	LF	58	58
FANTAIL LANE	517	LF	13	14
FALLRIDGE STREET	1,660	LF	42	44
FINNHORSE STREET	2,507	LF	63	65
FINNHORSE CIRCLE	2,790	LF	70	70
FINNHORSE POINT	114	LF	3	4
GALLANT RUN TRAIL	835	LF	21	22
GALLANT RUN POINT	161	LF	5	5
HONEY HUSH LANE	1,195	LF	30	30
HONEY HUSH TRAIL	968	LF	25	26
JEWELFLOWER DRIVE	149	LF	4	6
JEWELFLOWER LANE	1,594	LF	40	41
JEWELFLOWER WAY	1,997	LF	50	50
LONG RIDER PARKWAY	3,665	LF	92	92
LONG RIDER LANE	904	LF	23	24
PITCH POST TRAIL	2,742	LF	69	74
PITCH POST WAY	359	LF	9	9
PRONTO TRAIL	1,304	LF	33	35
RED DAWN PLACE	772	LF	20	21
SOLARIS STREET	993	LF	25	30
SPIRIT TRAIL BOULEVARD	1,378	LF	35	37
STELVIO POINT	264	LF	7	7
STROH ROAD	7,137	LF	179	179
WINGRIDER DRIVE	3,249	LF	82	85

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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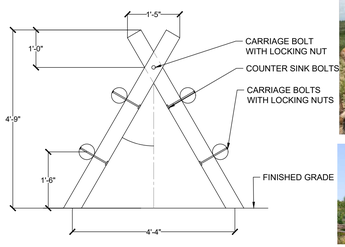
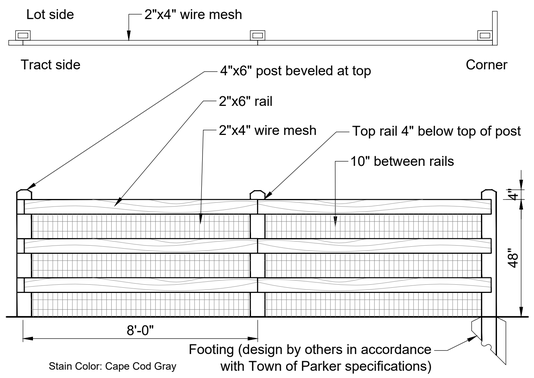
LS REQUIREMENTS

L0.03

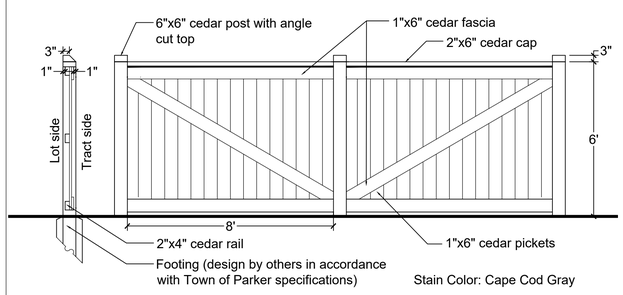
LOOKING GLASS SEGMENT 2A - OVERALL FENCING PLAN



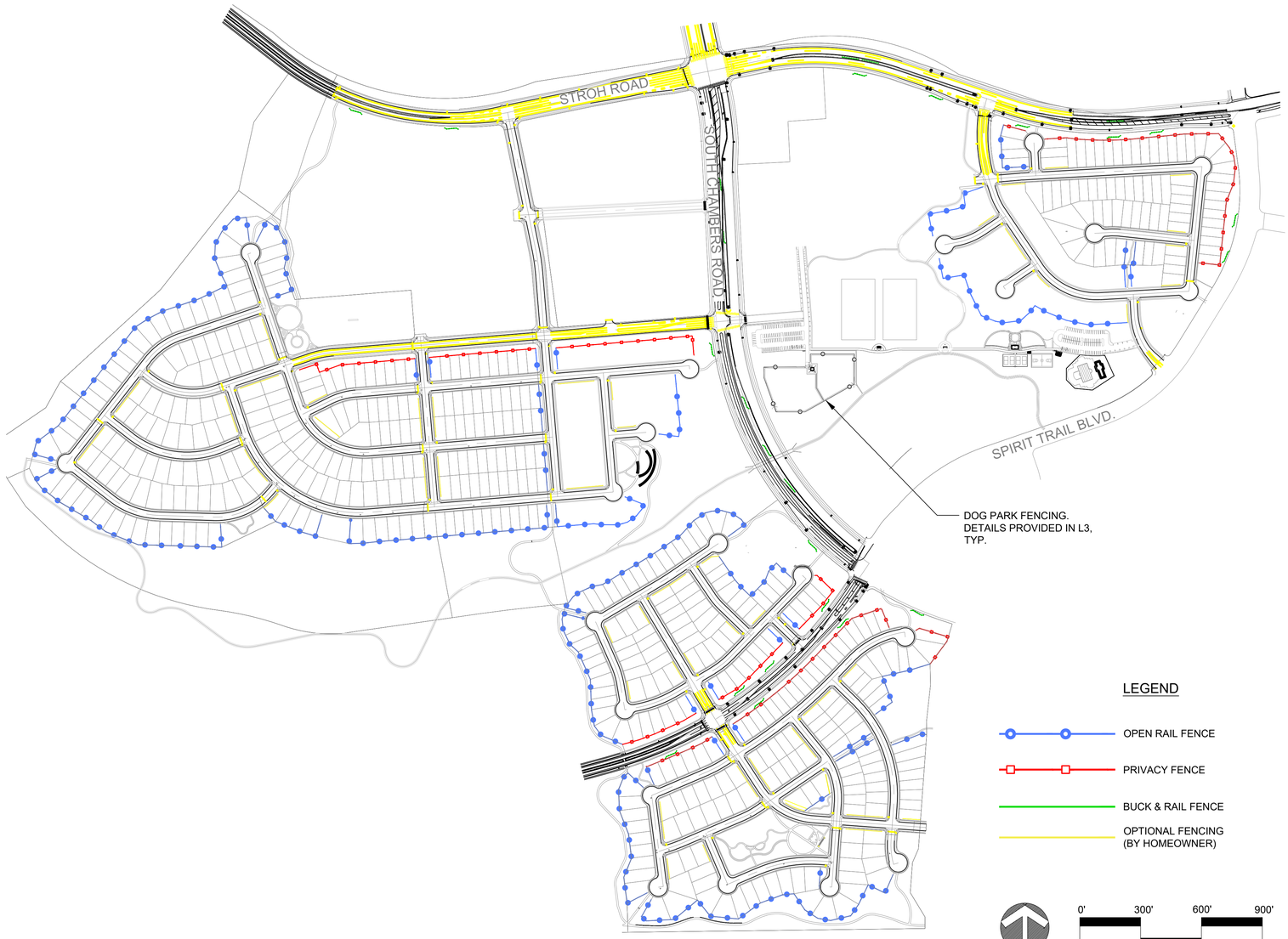
A BUCK & RAIL FENCE- SECTION DETAIL



B OPEN RAIL FENCE



C SOLID PRIVACY FENCE



LEGEND

- OPEN RAIL FENCE
- PRIVACY FENCE
- BUCK & RAIL FENCE
- OPTIONAL FENCING (BY HOMEOWNER)

NORTH

0' 300' 600' 900'

SCALE 1"= 300'

NOTE:

Where public parks or open space are bordered predominantly by private rear or side yards, only open fences (e.g., split rail fences) no higher than forty-eight (48) inches may be erected on the common boundaries with the park or open space. Opaque fences and walls (e.g., privacy fences) are prohibited in yards bordering the park or open space.

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

EMK

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

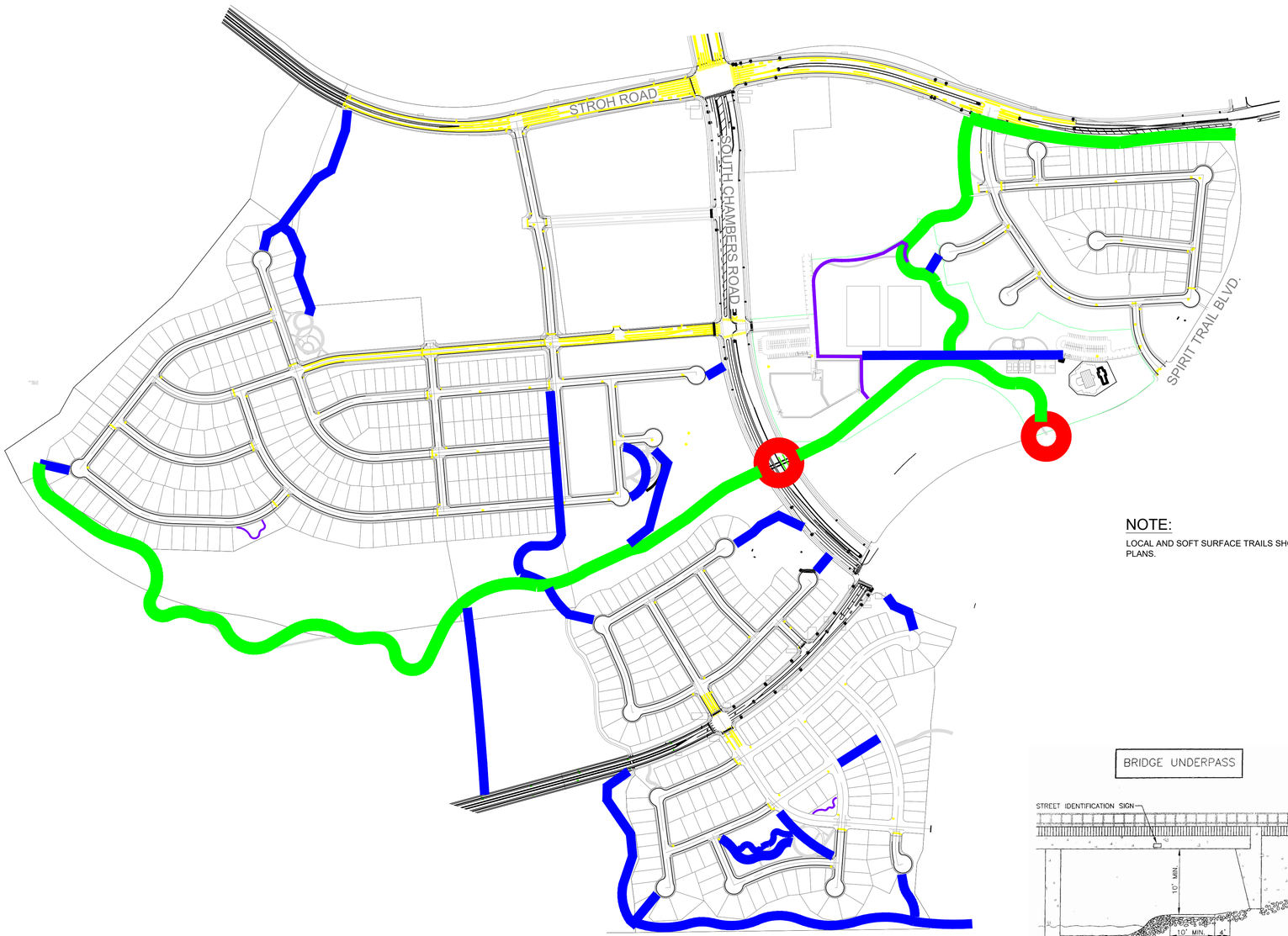
henry design group

DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

FENCING PLAN

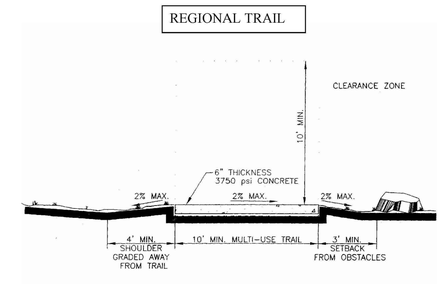
L0.04

LOOKING GLASS SEGMENT 2A - OVERALL TRAIL PLAN



NOTE:

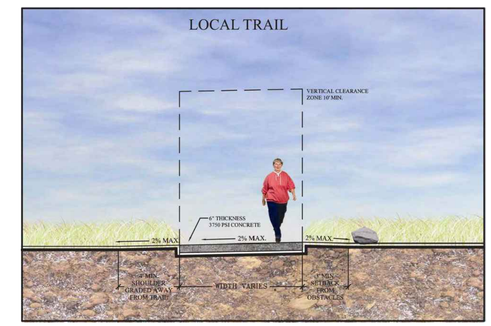
LOCAL AND SOFT SURFACE TRAILS SHOWN ON INDIVIDUAL FILING PLANS.



10' REGIONAL TRAIL

NOTE: ALL DETAILS FROM TOWN OF PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAILS AND STREETSCAPES

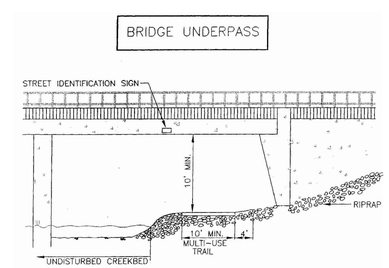
NOT TO SCALE



5' min. 8' min. LOCAL TRAIL

NOTE: ALL DETAILS FROM TOWN OF PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAILS AND STREETSCAPES

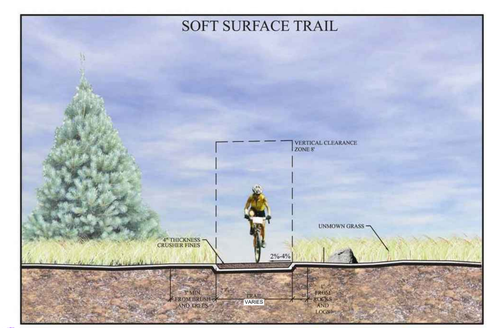
NOT TO SCALE



BRIDGE UNDERPASS

NOTE: ALL DETAILS FROM TOWN OF PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAILS AND STREETSCAPES

NOT TO SCALE



3' min. SOFT SURFACE TRAIL

NOTE: ALL DETAILS FROM TOWN OF PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAILS AND STREETSCAPES

NOT TO SCALE

NORTH

0' 300' 600' 900'

SCALE 1"= 300'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
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Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE:	2020-03-27
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK/
APPROVED:	- KH
CADD FILE:	-

TRAIL PLAN

L0.05

LOOKING GLASS - SEGMENT 2A OVERALL- LANDSCAPE NOTES

TOWN OF PARKER LANDSCAPE REGULATIONS-13.06.070

(g) Plant material specifications.

(1) Plant materials shall be selected from the Town's recommended plant list. Species not included in the recommended plant list may be submitted for consideration, so long as the species is not on the excluded list. All plants shall meet or exceed the plant quality and species standards of the American Standard for Nursery Stock ANSI Z60.1-2004, as amended. Selected plant materials shall be healthy and shall be nursery-grown and adapted to the local area. Artificial plant materials are prohibited within landscaped areas; this includes synthetic turf.

(2) All plant materials must meet the following requirements:

a. Deciduous shade trees: between 2-inch caliper and 2½-inch caliper (measured six [6] inches above the ground).

b. Ornamental and flowering trees: between 1½-inch caliper and 2-inch caliper (measured six [6] inches above the ground).

c. Evergreens: between six (6) feet tall and eight (8) feet tall (measured to mid-point of most recent year's growth).

d. Shrubs: five-gallon container (two [2] to three [3] feet in height for deciduous, eighteen- to twenty-four-inch spread for junipers, or as provided by the American Standard for Nursery Stock ANSI Z60.1-2004, as amended).

(1) Landscaping shall be provided in a sufficient variety of species to ensure the continued appeal of a project in those instances where a particular species is killed through insect or disease activity.

(2) To the maximum extent practicable, landscaping shall include well-adapted, drought-tolerant vegetation, which generally requires less water and landscape maintenance.

(3) Due to excessive watering requirements, seed mixtures or sod containing traditional Bluegrass, fescue or ryegrass cultivars are discouraged. Native grasses (such as Blue Grama and Buffalo Grass) are encouraged as replacements.

(h) Planting standards.

(1) Landscaping shall comply with the planting standards as provided in the Town's Public Works Technical Reference Manual, as amended.

(2) Plant materials shall be spaced appropriately to allow adequate room for the plant at maturity.

(3) Tree pits and cutouts must meet the criteria set forth in the Town's Public Works Technical Reference Manual, as amended.

(4) Landscaping shall be protected from vehicles by the placement of wheel stops, curbs or other acceptable means, approved by the Town.

(5) All trees shall be spaced appropriately from light poles, signs, structures, etc.

(6) Trees shall not be eliminated through the location of light poles in parking lot islands and within the parking lot perimeter landscaping.

(j) Irrigation requirements.

(1) All landscaped areas shall be served by a functioning automatic irrigation system, except on individual single-family residential lots.

(2) Landscaped areas in excess of five thousand (5,000) square feet shall have a properly designed irrigation system providing full coverage to all turf and plant material areas from rotary/gear-drive sprinklers, pop-up and surface spray sprinklers, bubblers, drip or trickle irrigation, as appropriate for the area to be landscaped. Residential landscaped areas less than five thousand (5,000) square feet may be irrigated by hand, so long as an adequate water source, such as outdoor hose bibs, is within fifty (50) feet of the landscaped area.

a. Landscape plantings are to be grouped according to water needs.

b. Trees, shrubs and plantings in bed areas shall be irrigated by drip, bubbler systems, low volume spray heads or subsurface irrigation systems, which may include the product Netafim or approved equivalent. Subsurface irrigation systems are strongly encouraged due to their efficiency and minimized runoff potential.

c. High-water-use turf areas, which may include Bluegrass, Fescue or other high-water-use turf, may be irrigated using pop-up or rotary/gear-drive sprinklers. Pop-up heights on sprinkler heads should be adequate to clear the grass height when extended.

d. The use of subsurface irrigation for alternative low-water-use turf grass areas, which may include Buffalo Grass, Blue Grama or other low-water-use turf, is encouraged.

e. Temporary or permanent irrigation must be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards as provided in the Storm Drainage and Environmental Criteria Manual, as amended. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one (1) year.

f. c. Undeveloped lots planned for development, roadways and/or other capital improvement projects may not require temporary or permanent irrigation as determined by the Department of Engineering.

(1) Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks and parking lots.

(2) Rainfall or soil moisture sensors, check valves, pressure reducers, water-efficient sprinkler heads, which may include Hunter MP Rotators or approved equivalent, and flow sensor valves are all desirable to reduce unnecessary water usage.

(k) Maintenance requirements.

(1) All plantings shall be maintained in a healthy and attractive manner, as determined by the Town. Maintenance shall be conducted by the property owner of record, the property owner's agent or tenant or a homeowners' association which has assumed landscape maintenance responsibility. All ornamental landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include, but not be limited to, watering, fertilizing, weeding, cleaning, mowing, edging, mulching, pruning, trimming, spraying, cultivating or other maintenance as needed and in accordance with acceptable horticultural practices. Areas of native or naturalized landscape are exempt from this level of maintenance. Acceptable maintenance of native plants includes, but is not limited to, removal of dead or diseased plants, weed control and seasonal mowing.

(2) Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days of their death, unless seasonal conditions prohibit removal and replacement. In such case, the removal and replacement shall occur within a reasonable period of time approved by the Town.

(3) Nonliving landscape materials such as rock, stone, bark chips and shavings which no longer cover the area in which they were originally deposited shall be regularly replenished to maintain the full coverage to a minimum depth of three (3) inches for rock mulches and four (4) inches for wood mulch.

(4) Landscaping structural features (*e.g.* , fencing, walls, planter boxes) and site furnishings shall be maintained in a sound, structural and attractive condition.

(5) Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials are being met.

(6) Irrigation system repairs shall be made within seven (7) days of discovery of damage, unless seasonal conditions prohibit repairs.

(7) Landscaped areas shall be free from trash and debris.

(8) Failure to replace dead landscape materials within a reasonable period of time, as specified in Paragraph (2) above, shall be considered a violation of the site plan approval and is subject to the enforcement and penalty provisions of this Title.

(5) In all required landscaped areas, except within public rights-of-way, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.

a. Ten (10) shrubs may be substituted for one (1) tree when approved during the site plan process. An administrative finding that strict compliance with the tree requirement cannot be reasonably accomplished on site, and is not the result of a self-imposed hardship, will be required.

b. One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub.

c. A mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees.

d. The landscaping materials required by these provisions shall be distributed throughout the areas to be landscaped in such a manner as to avoid an overmassing of plant materials or, except where desirable, to obstruct views.

(1) Landscaping proposed in the public right-of-way to fulfill a standard of this Section for on-site landscaping shall not be permitted.

(m) Streetscape landscaping.

(1) The intent of this Subsection is to create a uniform street landscape character and to reinforce the pedestrian environment established along streets and internal vehicle access drives.

(2) General requirements.

a. The streetscape landscaping scheme at intersections shall be interrupted to address site distance triangles.

b. Site distance triangles shall be maintained and are to be designed based upon projected traffic level and speeds.

(1) Streetscape plantings.

a. Streetscape and median landscaping shall be in compliance with the Town's Construction Specifications and Design Considerations for Parks, Trails and Streetscapes, as amended.

b. Additional requirements may be required, as outlined in this Subsection.

c. No trees or groups of trees shall be farther apart than forty (40) feet.

(p) Site perimeter landscaping requirements.

(1) The intent of this Subsection is to establish minimum requirements for plantings around the perimeter of a site.

(2) Site perimeters shall be landscaped according to the standards shown in Schedule 13.06.070A below.

(3) Of the amount of trees required by Schedule 13.06.070A below, a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.

(4) Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Informal groups shall be a minimum of five (5) trees for each grouping to achieve massing in a manner which limits obstruction of significant views and/or screens objectionable views.

GENERAL NOTES

1. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved landscape plan on file in the planning department. Landscaping will be installed as delineated on the plan, prior to issuance of certificate of occupancy.
2. Landscape material shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or hydrants.
3. A 5-foot clear space shall be maintained around the circumference of fire hydrants.
4. Landscaping material shown within the site plan cannot encroach into roadways that are dedicated (or designated) as fire lane easements (or corridors).
5. In all landscape areas the soil will be amended with a minimum of 6 cubic yards per 1,000 square feet per Town of Parker Construction Specifications. The amendments shall be tilled to a depth of 6".
6. All landscaped areas and plant material, except for non-irrigated native, restorative and dryland grass areas that comply with requirements found in section 146-1429 and/or section 146-1435, must be watered by an automatic underground irrigation system. Irrigation system design, installation, operation, and maintenance shall conform to requirements found in the city of aurora irrigation ordinance.
7. Turf areas shall be a Kentucky and Texas bluegrass hybrid with at least half of the varieties being drought tolerant.
8. All planting beds shall be mulched with 1.5" rock wood mulch to a depth of 4". weed barrier fabric underlayment required. Perennial beds to be mulched with shredded wood mulch to a depth of 4", without weed barrier fabric.
9. All trees located in sod areas shall have a 3' diameter shredded bark mulch tree ring.
10. All shrub beds shall be separated from turf areas by a rolled top steel edger.
11. All landscaping will meet or exceed the requirements set by the Town of Parker code chapter landscape standards.
12. All parking lot landscaping will meet or exceed the requirements set by the Town of Parker code ----- landscape standards.
13. All fencing shall be in accordance with the Town of Parker fence, wall, and awning standards chapter -----
14. All future development areas in phased development projects that have been disturbed by grading shall meet the town of parker roadway specifications manual chapter----- erosion control associated with construction activities.
15. All proposed landscaping within the sight triangle shall be in compliance with Town of Parker roadway specifications.
16. Trees within sight triangles shall be limbed up to 8 feet.

SOD & SEED DETAILS

SOD

Nature's Prairie Turf by Turf Master or approved equal.

DOUGLAS COUNTY PERMANENT DRILL SEEDING MIX

10% BIG BLUESTEM
10% YELLOW INDIANGRASS
10% SWITCHGRASS
10% SIDEOATS GRAMA
10% WESTERN WHEATGRASS
10% BLUE GAMA
10% THICKSPIKE WHEATGRASS
10% PRAIRIE SANDREED
10% GREEN NEEDLEGRASS
5% SLENDER WHEATGRASS
5% STREAMBANK WHEATGRASS

TOWN OF PARKER, SEED MIX 2

22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALO GRASS
12% BARLEY OR OATS
5% SPIKE MUHLY

TOWN OF PAKER, SEED MIX 3 (LOW-GROWTH MIX)

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

LANDSCAPE NOTES

1. All landscape improvements shall follow the guidelines per the Town of Parker Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes, 2008, Public Works Technical Reference Manual and Roadway Design and Construction Criteria Manual.
2. All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards of the Town of Parker.
3. All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the Town of Parker Code.
4. All fencing shall be as indicated on the landscape plans and details.
5. All plant material shall carry a warranty for a period of not less than one year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
6. Plant species and location should follow approved plan. If site conditions or plant availability require changes to the plan, then the applicant must get approval from the Landscape Architect and Town of Parker, Community Development Department.
   All species substitutions shall be approved by the landscape architect and/or owner and the Town prior to installation. Overall plant quantities and sizing shall remain as indicated on the plant schedule. The contractor shall verify that any substituted plant species are acceptable to the local municipality or governing jurisdictions.
7. To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping, as well as for fill dirt in median landscape areas.
8. Before planting or seeding/sodding, soil surface to be rototilled to a minimum depth of six inches (6"). Soil Amendments as specified per Town of Parker Construction Specifications and Design Considerations Manual (see page 5 Soil Preparation and page 6 Soil Amendments) shall be applied evenly across the landscape areas at a rate of six (6) cy per 1000 square feet and rototilled to a depth of six inches (6"). Surface to be finish graded to appropriate elevations and compaction.
9. If it is determined that some trees may be relocated and a tree spade is used, it is required that holes dug with the spade be scraped down and scored with a shovel to remove the 'glaze' that is produced on the soil surface. This will prevent an interface that will impede proper root development.
10. Excavate planting holes with sloping sides. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. Make excavations at least three times as wide as the root ball diameter and less (three to five inches) than the distance from the top most root in the root ball and the bottom of the root ball. The planting area shall be loosened and aerated at least three to five times the diameter of the root ball. Backfill shall consist of existing on site soil - no amendments shall be used unless otherwise specified.
11. Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes. Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
12. No plant material shall be planted within ten feet of any existing or proposed electrical switchgears, transformers or other electrical utility equipment. Plant material may be field adjusted to provide the 10 foot clearance and accessibility required by the utility's owner/operator.
13. Cut off bottom ⅓ of wire basket before placing tree in hole, cut off remainder of basket after tree is set in hole, remove basket completely. Remove all nylon ties, twine, rope and burlap as possible. Remove unnecessary packing material.
14. Form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 3" to 4" depth of cedar mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polyspun geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
15. Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
16. Planting beds, with the exception of perennial plantings, shall be mulched with rock or rock cobble mulch, as specified on detail sheet on sheet L-10, to a depth of 4" with weed barrier fabric underlayment. Perennial plantings to be mulched with shredded cedar mulch to a depth of 4" without weed barrier fabric underlayment to promote spread of plants. All beds are to be contained by 4" x 14 gauge galvanized edger, DuraEdge or equal. Edger is not required where a bed is adjacent to curbs, walls or walks, or around tree pits. Edger shall separate change in materials/mulch types within planting beds. All trees to receive mulch ring as specified above.
17. Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
18. All relocated trees must be healthy and undamaged prior to relocation.
19. All sod areas shall be NATURE'S PRAIRIE TURF by TurfMaster (R), or approved equal.
20. Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
21. The contractor shall report any discrepancies in plan vs field conditions immediately to the landscape architect prior to continuing with the portion of work in question.
22. The contractor is responsible for seeding any non seeded areas disturbed during construction.
23. Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
24. The contractor is responsible for the cost to repair utilities, adjacent landscape, public and private property that is damaged by the contractor for their subcontractors during installation or during the specified maintenance period.
25. Call for utility locations prior to any excavation.
26. The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
27. The contractor is responsible for verifying all plant quantities.
28. The contractor shall at all times maintain on-site, a redlined as-built copy of the approved landscape and irrigation plans and submit to the owner and landscape architect a copy of the redlined as-built set following construction completion. All modifications to site, landscape, irrigation, etc. shall be recorded on the as-built plans.
29. When seeding in the ROW, use Douglas County Permanent Drill Seed Mix.

SEEDING NOTES

1. Seeding rates: drilled: 25 lbs/ acre or broadcast: 50 lbs/ acre)
2. Seeding shall be done with a brillion drill or approved mechanical seeder. Seed shall be evenly distributed on a still day into a slightly moist seed bed. Seed shall be drilled $\frac{1}{4}$ inch into the prepared seed bed. If the slope is too steep to drill, seed shall be broadcast at double the application rate and covered 1/8 inch of soil with a harrow or hand rake for small areas. The seeding shall be done in two separated applications crossing the area at right angles to guarantee proper coverage. Drill seed across slopes rather than up and down, following the contour to reduce erosion.
3. After seeding operations have been completed, the entire seeded area shall be hydro mulched with "conwed 2000" or approved equal hydro mulch material. The hydro mulch shall be applied by using a mechanical hydro mulcher, evenly distributed on a still day. The hydro mulch shall be applied at the rates recommended by the manufacture. Within 12 hour after seeding, the sprinkler system shall be activated to moisten seeded areas to a depth of 1 inch. All seeded areas shall be kept so moistened by frequent light watering until final acceptance of the project or as required by the Town land use land use regulations, and such watering shall be the responsibility of the contractor.
4. Protect seeded slopes (greater than 2.5 horizontal to 1 vertical) with erosion control netting or other methods acceptable to the director. Cover netting with straw or other acceptable mulch.

GENERAL PLANTING NOTES:

1. Disturbed areas to be re-vegetated per the grading and erosion control plans.
2. Per tree conservation plan, all mitigated shrubs from removal of existing shrub masses shall be planted within the proposed landscape.
3. Landscape placement in the tree lawn adjacent to lots is not final and may change based upon driveway and utility locations.
4. No fences or structures will be allowed within sight triangles.
5. Shrubs and plantings will be no taller than 3 feet, and tree canopies will be no lower than 8 feet within the site triangle.
6. Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case any longer than one growing season.
7. No trees can be placed within (7) feet of any storm sewer.

FINE GRADING NOTES:

1. Slopes not to exceed 4:1 max. - 1% min.
2. Satisfactory soils: astm d 2487 soil classification groups gw, gp, gm, sw, sp, and sm, or a combination of these group symbols; free of rock or gravel larger than 3 inches (75 mm) in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.
3. Strip topsoil to whatever depths are encountered in a manner to prevent intermingling with underlying subsoil or other waste materials.
4. Strip existing surfaces of unsuitable topsoil, including trash, debris, weeds, roots, and other waste materials.
5. stockpile topsoil materials on-site without intermixing with subsoil.
6. Remove existing vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface before placing fills.
7. Plow, scarify, bench, or break up sloped surfaces steeper than 1 vertical to 4 horizontal so fill material will bond with existing material.
8. Place and compact fill material in layers to required cross-sections, elevations and grades with satisfactory soil material.
9. Uniformly grade areas to a smooth surface, free from irregular surface changes. comply with compaction requirements and grade to cross sections, lines, and elevations indicated.
10. Provide a smooth transition between adjacent existing grades and new grades.
11. Cut out soft spots, fill low spots and trim high spots to comply with required surface tolerances.
12. Site grading: slope grades to direct water away from adjacent structures and to prevent ponding. finish subgrades to required elevations within the following tolerances:
    - 12.1. at locations designated for lawn or unpaved areas: plus or minus 1 inch (25 mm).
    - 12.2. at designated pavement locations: plus or minus 1/2 inch (13 mm).
13. Grading on slopes: install erosion stabilization fabric per manufacturers recommendations on sloped surfaces equal to or greater than a ratio of 1) vertical foot to 3) horizontal feet.
14. Contractor will engage a qualified independent geotechnical engineering testing agency to perform field quality-control testing.
15. Protect newly graded areas from traffic, freezing, and erosion. keep free of trash and debris.
16. Repair and reestablish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction due to subsequent construction operations or weather conditions.
17. Where settling occurs before project correction period elapses, remove finished surface grading, backfill with additional soil material, compact, and reconstruct surface grading.
18. Transport surplus satisfactory soil to designated storage areas on owner's property. Stockpile or spread soil as directed by owner.

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211
DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
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DATE:	2020-03-27
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK/
APPROVED:	- KH
CADD FILE:	-

LANDSCAPE NOTES

L0.06

LOOKING GLASS - SEGMENT 2A OVERALL PLANT SCHEDULE

QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	WATER USE
SHADE TREES							
16	AE	ACCOLADE ELM	ULMUS "MORTON" ACCOLADE	2.5" CAL.	50' x 35'	B&B	MODERATE
8	CH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL.	50' x 35'	B&B	LOW
8	CO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.5" CAL.	55' x 45'	B&B	LOW
79	EO	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL.	50' x 35'	B&B	MODERATE
5	FE	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL.	50' x 35'	B&B	MODERATE
4	FM	FAIRVIEW MAPLE	ACER X PLATANOIDES 'FAIRVIEW'	2.5" CAL.	45' X	B&B	MODERATE
18	GL	GREENSPIRE LINDEN	TILIA CORDATA GREENSPIRE	2.5" CAL.	35' x 30'	B&B	MODERATE
19	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL.	35' x 30'	B&B	LOW
11	KC	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2.5" CAL.	55' x 45'	B&B	LOW
3	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	50' x 35'	B&B	LOW
17	NSM	NORWEGIAN SUNSET MAPLE	ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'	2.5" CAL.	30' x 30'	B&B	MODERATE
1	RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR.'	2.5" CAL.	35' x 30'	B&B	LOW
24	SKH	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	2.5" CAL.	35' x 30'	B&B	LOW
ORNAMENTAL TREES							
37	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	15' x 15'	B&B	MODERATE
24	BTM	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.	20' x 15'	B&B	LOW
47	CP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	20' x 15'	B&B	LOW
28	FAM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL.	18' x 18'	B&B	LOW
8	GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL.	20' x 20'	B&B	LOW
63	HWM	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	2" CAL.	20' x 20'	B&B	LOW
25	PFC	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	2" CAL.	15' x 15'	B&B	MODERATE
85	RH	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	2" CAL.	20' x 20'	B&B	LOW
20	SSC	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.	15' x 15'	B&B	MODERATE
EVERGREEN TREES							
10	AP	AUSTRIAN PINE	PINUS NIGRA	6'	50' x 35'	B&B	LOW
83	BP	BOSNIAN PINE	PINUS HELDREICHII	6'	20' x 12'	B&B	LOW
164	CBS	COLORADO SPRUCE	PICEA PUNGENS	6'	70' x 35'	B&B	LOW
86	PNP	PINION PINE	PINUS EDULIS	6'	40' x 25'	B&B	MODERATE
154	PP	PONDEROSA PINE	PINUS PONDEROSA	6'	70' x 35'	B&B	LOW
1047	**TOTAL**						

STREET TREES							
SHADE TREES							
63	AE	ACCOLADE ELM	ULMUS "MORTON" ACCOLADE	2.5" CAL.	50' x 35'	B&B	MODERATE
9	AGB	AUTUMN GOLD GINKO	GINKO BILOBA 'AUTUMN GOLD'	2.5" CAL.	30' X 45'	B&B	MODERATE
56	ASL	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2.5" CAL	35' x 30'	B&B	MEDIUM
92	CO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.5" CAL.	55' x 45'	B&B	LOW
76	EO	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL.	50' x 35'	B&B	MODERATE
53	FE	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL.	50' x 35'	B&B	MODERATE
102	FM	FAIRVIEW MAPLE	ACER X PLATANOIDES 'FAIRVIEW'	2.5" CAL.	45' X	B&B	MODERATE
62	GL	GREENSPIRE LINDEN	TILIA CORDATA GREENSPIRE	2.5" CAL.	35' x 30'	B&B	MODERATE
182	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL.	35' x 30'	B&B	LOW
27	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	50' x 35'	B&B	LOW
53	NSM	NORWEGIAN SUNSET MAPLE	ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'	2.5" CAL.	30' x 30'	B&B	MODERATE
10	RL	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.5" CAL.	45' X 35'	B&B	MODERATE
64	RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR.'	2.5" CAL.	35' x 30'	B&B	LOW
109	SCO	SCARLET OAK	QUERCUS COCCINEA	2.5" CAL.	50' x 35'	B&B	LOW
54	SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	2.5" CAL.	35' x 30'	B&B	LOW
61	SKH	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	2.5" CAL.	35' x 30'	B&B	LOW
132	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	50' x 35'	B&B	LOW
13	SYC	SYCAMORE	PLATANUS OCCIDENTALIS	2.5" CAL.	50' x 35'	B&B	LOW
ORNAMENTAL TREES							
154	CP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	20' x 15'	B&B	LOW
18	CSO	CRIMSON SPIRE OAK	QUERCUS CRIMSON SPIRE	2" CAL.	40' x 10'	B&B	LOW
47	GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL.	20' x 20'	B&B	LOW
28	RMG	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'	2" CAL.	20' x 15'	B&B	LOW
7	SSC	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.	15' x 15'	B&B	MODERATE
44	WKH	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL.	20' x 20'	B&B	MODERATE
1516	**TOTAL**						

MEDIAN STREET TREES							
SHADE TREES							
22	CO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.5" CAL.	55' x 45'	B&B	LOW
47	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL.	35' x 30'	B&B	LOW
29	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	50' x 35'	B&B	LOW
11	RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR.'	2.5" CAL.	35' x 30'	B&B	LOW
ORNAMENTAL TREES							
9	RH	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	2" CAL.	20' x 20'	B&B	LOW
12	SAC	SARGENT CRABAPPLE	MALUS 'SARGENT'	2" CAL.	15' x 15'	B&B	MODERATE
130	**TOTAL**						

SYMBOL	COMMON NAME	LATIN NAME	MATURE SIZE (HxW)	CONTAINER	WATER USE
SUGGESTED SHRUBS					
ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS	.75 X 3.5'	5 GALLON	LOW
AJ	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	1' x 6'	5 GALLON	LOW
AJN	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM'	5' x 5'	5 GALLON	MODERATE
APL	APACHE PLUME	FALLUGIA PARADOXA	5' x 5'	5 GALLON	VERY LOW
AWS	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	2.5' x 3'	5 GALLON	MEDIUM
BRD	BAILEYS RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	7' x 7'	5 GALLON	MEDIUM
CAJ	COMPACT ANDORRA JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'	1.5' x 4.5'	5 GALLON	MODERATE
CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	1.5' x 7'	5 GALLON	MODERATE
CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	15' x 10'	5 GALLON	MODERATE
CMD	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODII 'CAROL MACKIE'	3' x 3'	5 GALLON	MODERATE
CSC	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES	1.5' x 5'	5 GALLON	MODERATE
CWL	COMMON WHITE LILAC	SYRINGA VULGARIS ALBA	15' x 10'	5 GALLON	MODERATE
DBU	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	7' x 7'	5 GALLON	MEDIUM
DGN	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5' x 5'	5 GALLON	MODERATE
DKL	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5' x 5'	5 GALLON	MODERATE
DKS	DARK KNIGHT SPIREA	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	3' x 3'	5 GALLON	MODERATE
DN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	4.5' x 4.5'	5 GALLON	MODERATE
DSM	DWARF SNOWFLAKE MOCKORANGE	PHILADELPHUS VIRGINALIS 'MINNESOTA DWARF SNOWFLAKE'	3' x 3'	5 GALLON	MODERATE
ECB	EMERALD CAROUSEL BARBERRY	BERBERIS EMERALD CAROUSEL	5' x 5'	5 GALLON	MODERATE
FB	FERNBRUH	CHAMAEBATIARA MILLEFOLIUM	4' x 4'	5 GALLON	MODERATE
FSU	FRAGRANT SUMAC	RHUS AROMATICA	5' x 5'	5 GALLON	MODERATE
GBS	GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLOBOSA'	4' x 6'	5 GALLON	HIGH
GLS	GRO LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	2.5' x 7'	5 GALLON	VERY LOW
GMS	GOLDMOUND SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	2.5' x 4'	5 GALLON	MEDIUM
GO	GAMBEL OAK	QUERCUS GAMBELII	14' X 9'	5 GALLON	MODERATE
HC	HEDGE COTONEASTER	COTONEASTER LUCIDUS	7' x 7'	5 GALLON	MEDIUM
IHD	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5' x 5'	5 GALLON	MODERATE
JML	JAMES MACFARLANE LILAC	SYRINGA x PRESTONIAE 'JAMES MACFARLANE'	8' x 6'	5 GALLON	LOW
KOR	KNOCK OUT ROSE	ROSA X KNOCK OUT	3' x 3'	5 GALLON	MODERATE
KOW	WHITE KNOCK OUT ROSE	ROSA X 'RADWHITE'	3' x 3'	5 GALLON	MODERATE
LDP	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	4' x 3'	5 GALLON	MODERATE
MMV	MINI MAN DWARF MANCHURIAN VIBURNUM	VIBURNUM BUREJACTICUM 'MINI MAN'	5' x 5'	5 GALLON	LOW
MOM	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	10' x 9'	5 GALLON	MODERATE
MV	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	7' x 7'	5 GALLON	MODERATE
NC	NANKING CHERRY	PRUNUS TOMENTOSA	8' x 9'	5 GALLON	MODERATE
NCC	NATIVE CHOKEBERRY	PRUNUS VIRGINIANA MELANOCARPA	14' x 10'	5 GALLON	MODERATE
NN	NATIVE NINEBARK	PHYSOCARPUS MONOGYNUS	3' x 3'	5 GALLON	MODERATE
NPR	NATIVE PINK ROSE	ROSA WOODSII	4.5' x 4.5'	5 GALLON	MODERATE
NWR	NEARLY WILD ROSE	ROSA x 'NEARLY WILD'	2.5' x 2.5'	5 GALLON	MODERATE
PCE	PEKING COTONEASTER	COTONEASTER LUCIDUS	7' x 7'	5 GALLON	MEDIUM
PHB	PURPLE HAZE BUTTERFLY BUSH	BUDDLEIJA X 'PURPLE HAZE'	6' x 5'	5 GALLON	MODERATE
PLP	PURPLE LEAF PLUM	PRUNUS CERASIFERA 'THUNDERCLOUD'	20' x 20'	5 GALLON	MODERATE
RGS	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	6' x 5'	5 GALLON	LOW
RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3' x 3'	5 GALLON	LOW
RSR	ROCK SPIREA	HOLODISCUS DUMOSUS	5' x 5'	5 GALLON	LOW
SMS	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	4.5' x 4.5'	5 GALLON	MODERATE
SS	SASKATOON SERVICEBERRY	AMERLANCHIER ALNIFOLIA	5' x 5'	5 GALLON	MODERATE
SWN	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	4.5' x 4.5'	5 GALLON	MODERATE
TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5' x 5'	5 GALLON	VERY LOW
TMM	TRUELEAF MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	6' X 6'	5 GALLON	VERY LOW
TWS	TALL WESTERN SAGEBRUSH	ARTEMISIA TRIDENTATA	8' X 8'	5 GALLON	VERY LOW
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5' X 5'	5 GALLON	LOW
SUGGESTED ORNAMENTAL GRASSES					
BAG	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	2.5' x 2'	1 GALLON	LOW
BLG	BLONDE AMBITION GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	2' x 2'	1 GALLON	LOW
DFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1.5' x 1.5'	1 GALLON	MODERATE
KFG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	4.5' x 2'	1 GALLON	MODERATE
OFG	OVERDAM VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS 'OVERDAM'	4' x 2'	1 GALLON	MODERATE
LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	3' x 1.5'	1 GALLON	LOW
SSG	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	4' x 3.5'	1 GALLON	MODERATE
SWG	SWITCH GRASS	PANICUM VIRGATUM	4' x 2'	1 GALLON	MODERATE
TMG	THIN MAN INDIANGRASS	SORGHASTRUM NUTANS 'THIN MAN'	4' x 2.5'	1 GALLON	LOW
VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'	4' x 2.5'	1 GALLON	LOW
4,980	**TOTAL;** Individual Shrub and Ornamental Grass quantities will be shown at time of Final Plat				

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8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
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DREAM FINDERS HOMES

Civil Engineer
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Planner / Landscape Architect
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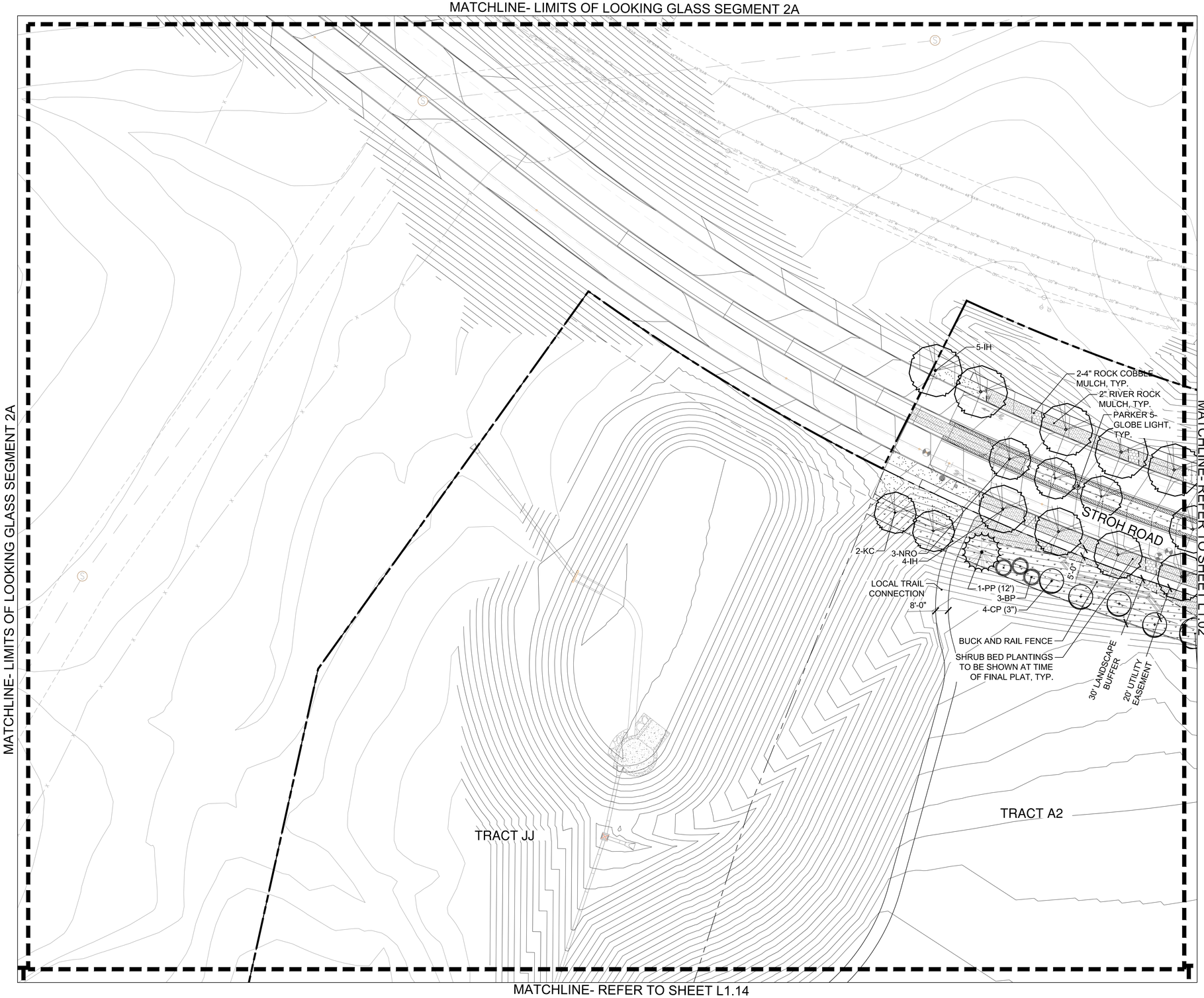
APPROVED: - KH
CADD FILE: -

PLANT LIST

L0.07

MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A

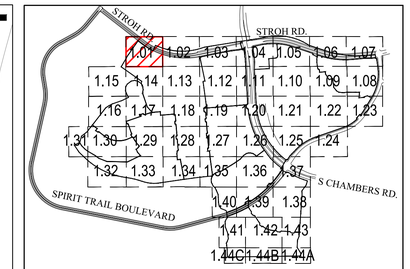
MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A



MATCHLINE- REFER TO SHEET L1.02

MATCHLINE- REFER TO SHEET L1.14

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. *(as labeled on plan)*
- MITIGATION ORNAMENTAL TREE 3" CAL. *(as labeled on plan)*
- MITIGATION EVERGREEN TREE 12' *(as labeled on plan)*
- SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
- SOD (NATURE'S PRAIRIE)
- SOD (ENVIROTURF)
- NATIVE SEED
- STABILIZED CRUSHER FINES
- 2"-4" ROCK COBBLE MULCH
- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

NORTH

0' 30' 60' 90'
SCALE 1"= 30'

NO.	REVISION	DATE
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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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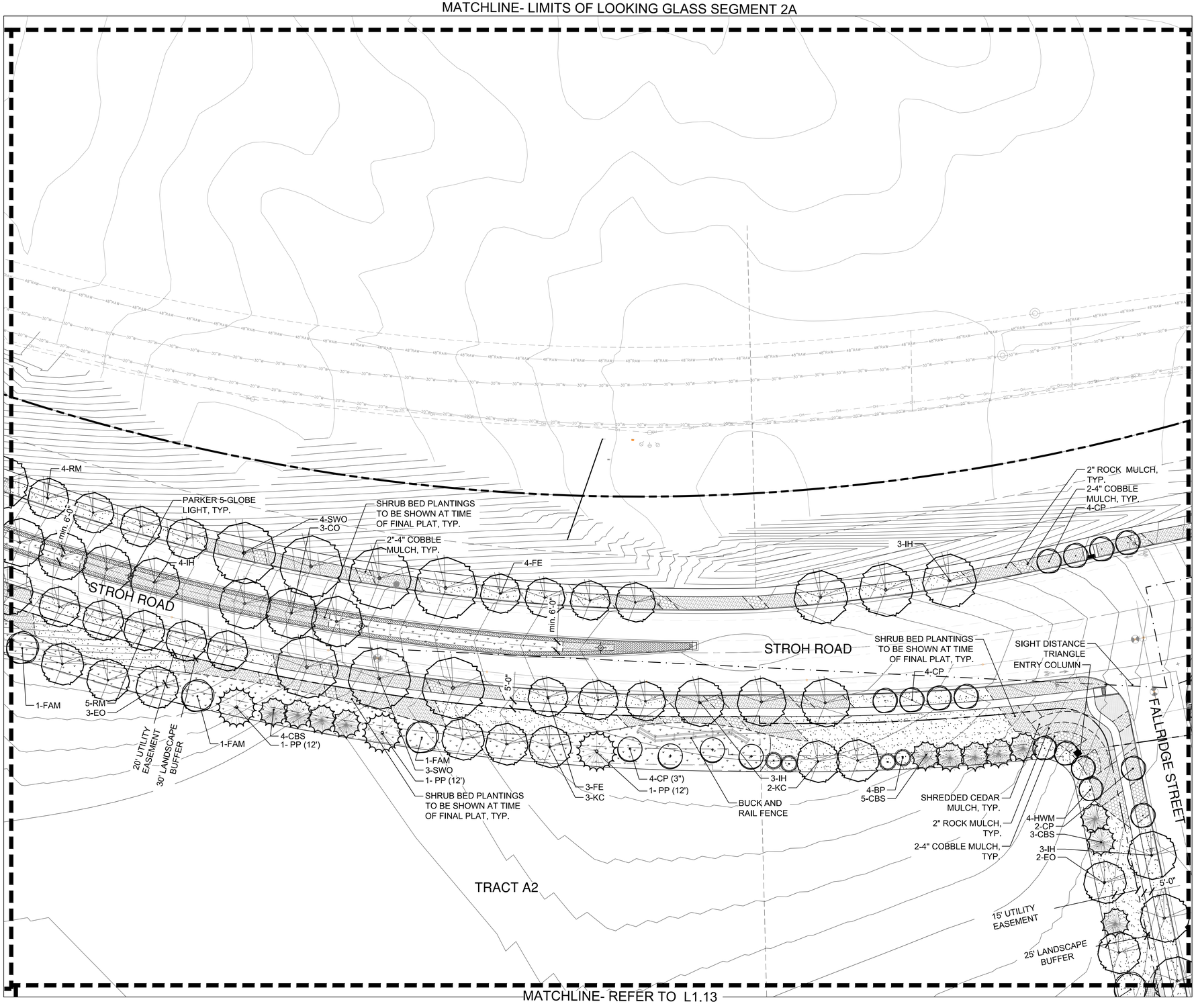
CADD FILE:	-

Landscape Plan

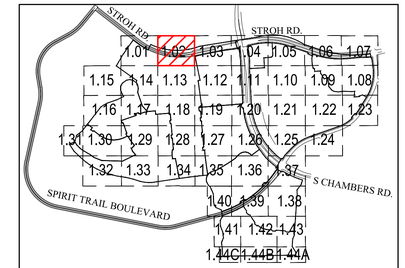
L1.01

MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A



LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. *(as labeled on plan)*
- MITIGATION ORNAMENTAL TREE 3" CAL. *(as labeled on plan)*
- MITIGATION EVERGREEN TREE 12' *(as labeled on plan)*
- SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
- SOD (NATURE'S PRAIRIE)
- SOD (ENVIROTURF)
- NATIVE SEED
- STABILIZED CRUSHER FINES
- 2"-4" ROCK COBBLE MULCH
- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
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6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

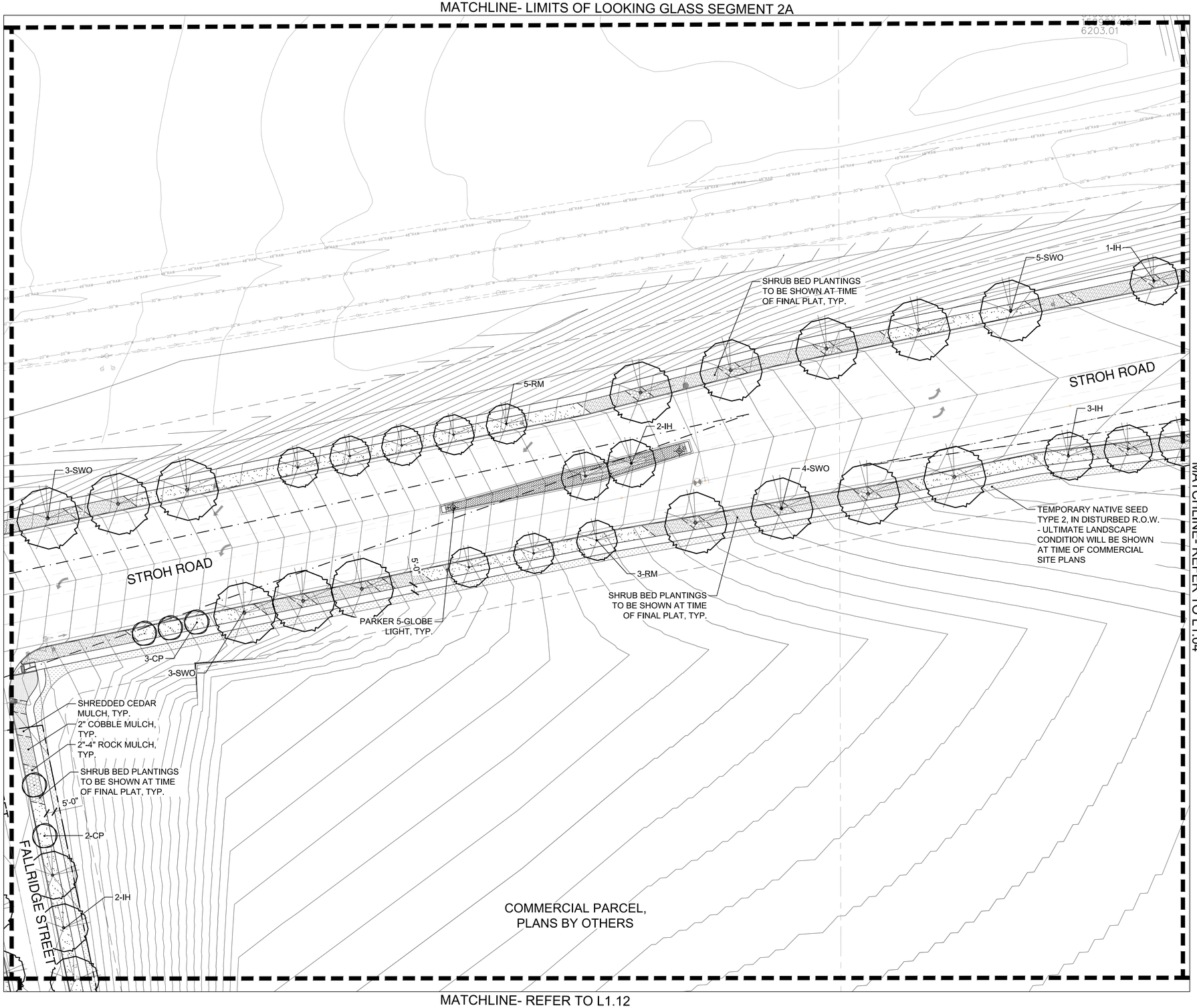
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE:	2020-03-27
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK/
APPROVED:	- KH
CADD FILE:	-

Landscape Plan

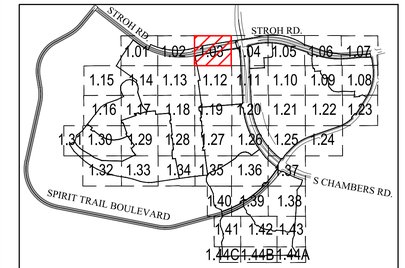
L1.02

MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A



LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

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NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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APPROVED:	- KH
CADD FILE:	-

Landscape Plan

L1.03

MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A

MATCHLINE- REFER TO L1.03

MATCHLINE- REFER TO L1.05

MATCHLINE- REFER TO L1.11

TRACT A

TRACT B

TRACT A-1

STROH ROAD

SOUTH CHAMBERS ROAD

COMMERCIAL PARCEL, PLANS BY OTHERS

SIGHT TRIANGLE, TYP.

2-IH

1-IH

3-IH

2-SWO

NATIVE SEED, TYP.

min. 6'-0"

PARKER 5-GLOBE LIGHT, TYP.

3-IH
3-GP
3-SWO

TRAFFIC SIGN, TYP.

TEMPORARY NATIVE SEED TYPE 2, IN DISTURBED R.O.W. - ULTIMATE LANDSCAPE CONDITION WILL BE SHOWN AT TIME OF COMMERCIAL SITE PLANS

SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.

5'-0"

8'-0"

2" COBBLE MULCH, TYP.

2"-4" ROCK MULCH, TYP.

SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.

TEMPORARY NATIVE SEED TYPE 2, IN DISTURBED R.O.W. - ULTIMATE LANDSCAPE CONDITION WILL BE SHOWN AT TIME OF COMMERCIAL SITE PLANS

TEMPORARY NATIVE SEED TYPE 2, IN DISTURBED R.O.W. - ULTIMATE LANDSCAPE CONDITION WILL BE SHOWN AT TIME OF COMMERCIAL SITE PLANS

PARKER 5-GLOBE LIGHT, TYP.

6-SWO

2-IH

8'-0"

2-4" ROCK COBBLE MULCH, TYP.

2-IH

2-SAC

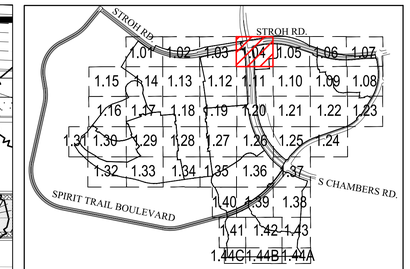
4-SAC

5-SWO

8'-0"

TRAFFIC SIGN, TYP.

2-IH



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LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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henry design group

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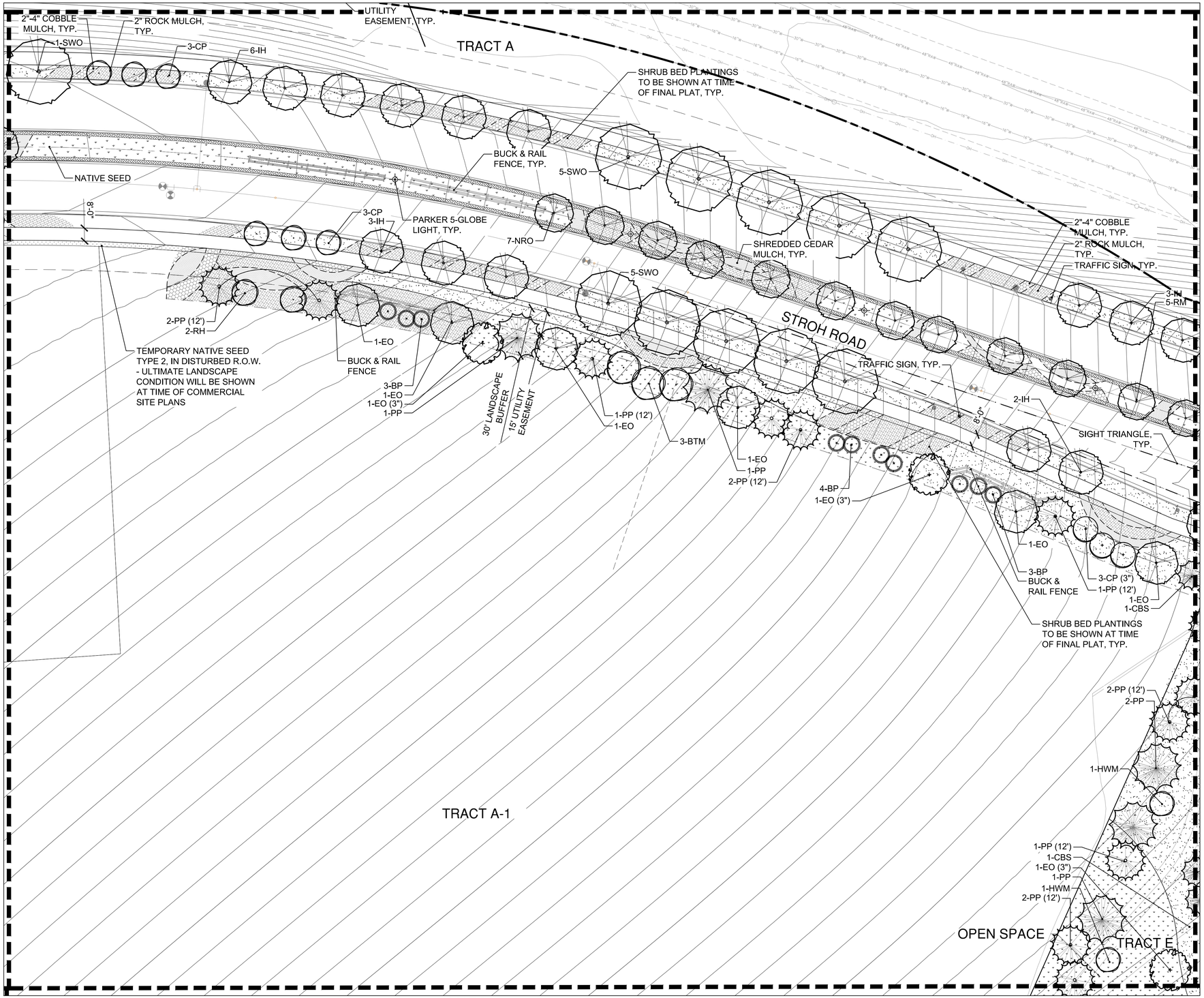
APPROVED:	- KH
CADD FILE:	-

Landscape Plan

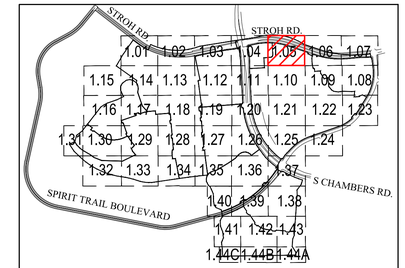
L1.04

MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A



LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

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LOOKING GLASS SEGMENT 2A

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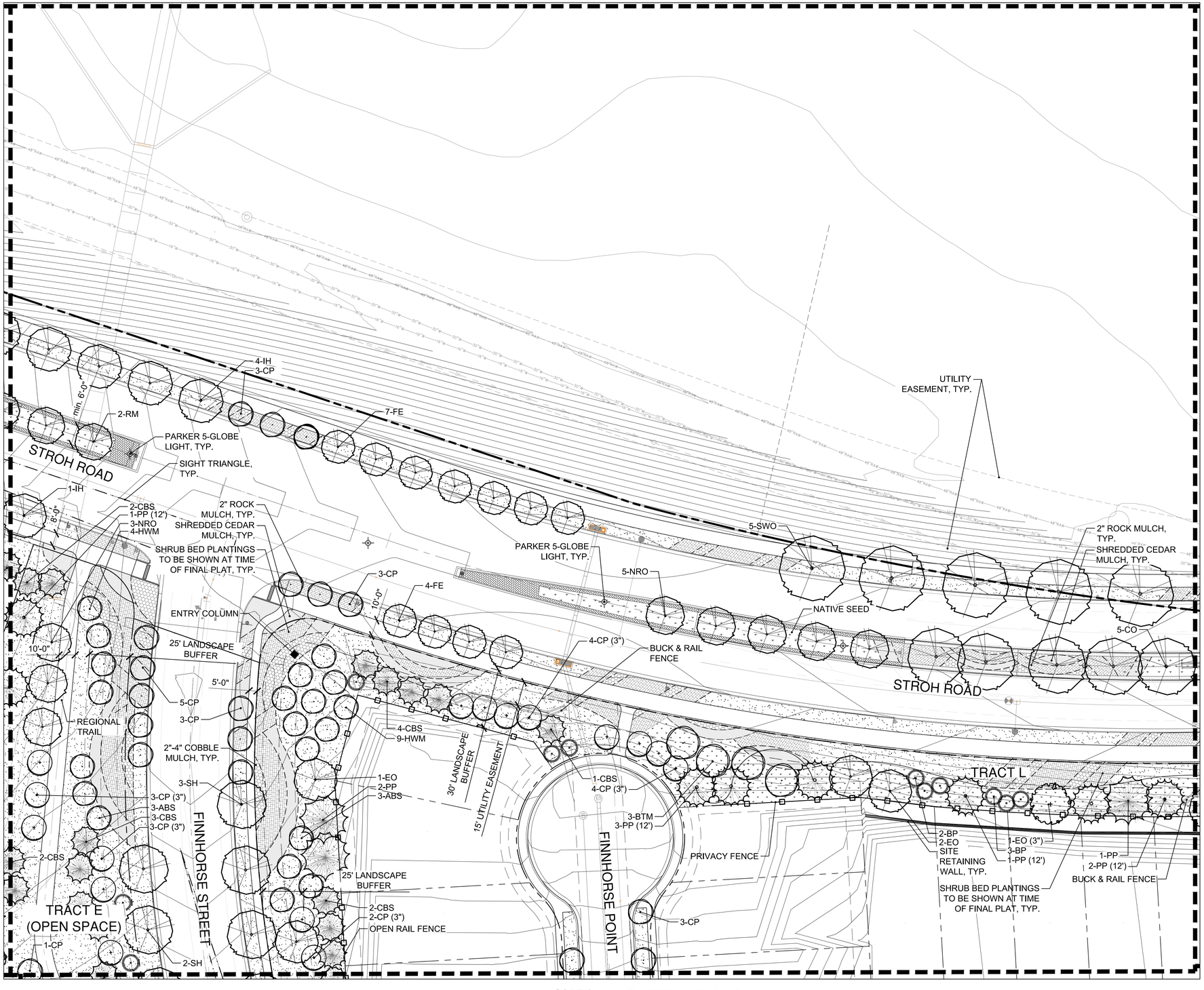
Landscape Plan

L1.05

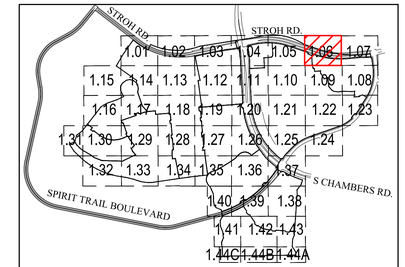
MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A



MATCHLINE- REFER TO L1.09

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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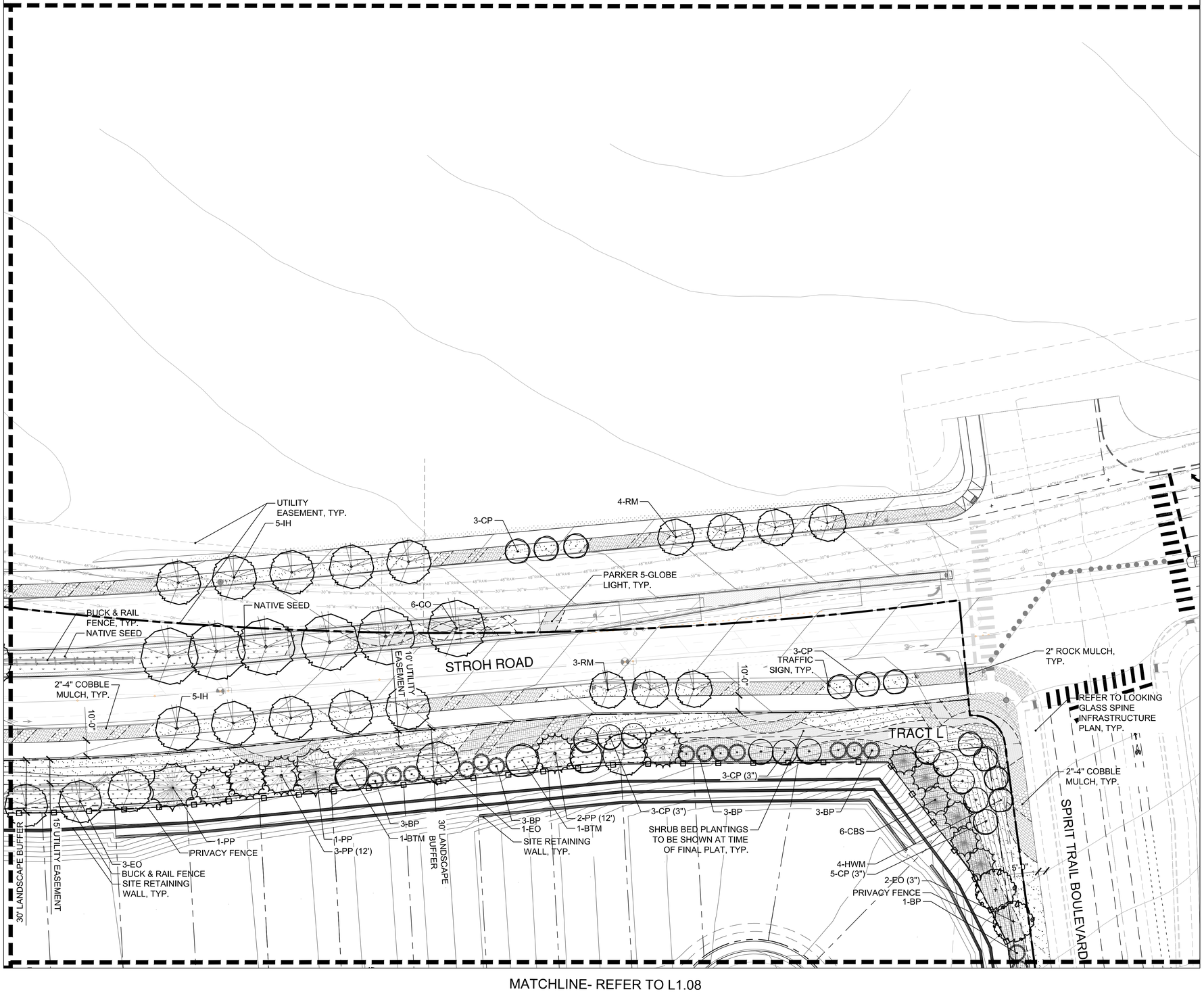
DRAWN BY:	- SA/MK/AK/
APPROVED:	- KH
CADD FILE:	-

Landscape Plan

L1.06

MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A

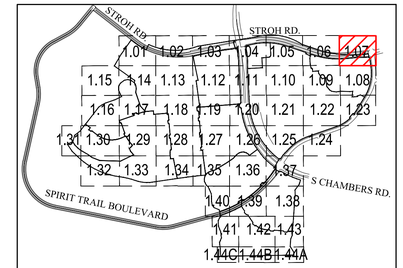
MATCHLINE- REFER TO L1.06



MATCHLINE- REFER TO L1.08

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

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SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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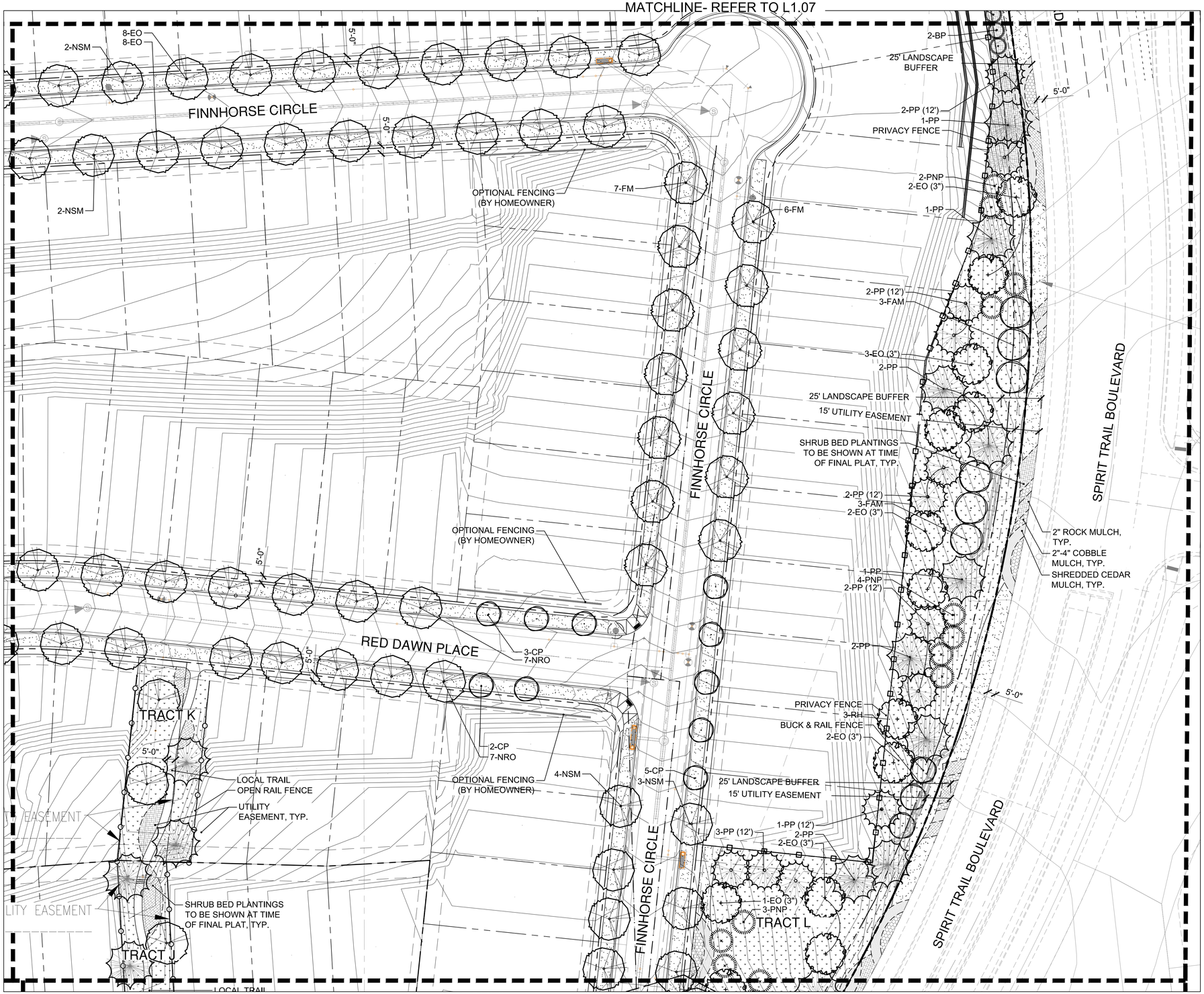
APPROVED:	- KH
CADD FILE:	-

Landscape Plan

L1.07

MATCHLINE- REFER TO L1.07

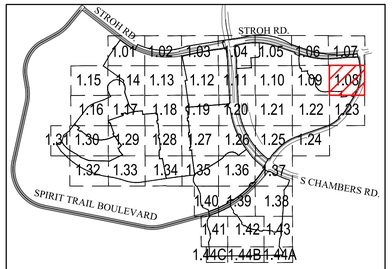
MATCHLINE- REFER TO L1.09



MATCHLINE- REFER TO L1.23

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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APPROVED: - KH
CADD FILE: -

Landscape Plan

L1.08

MATCHLINE- REFER TO SHEET L1.06

MATCHLINE- REFER TO L1.10

MATCHLINE- REFER TO L1.08

MATCHLINE- REFER TO L2.23

TRACT E

TRACT L

FINNHORSE CIRCLE

FINNHORSE STREET

BRUNO PLACE

STELVIO POINT

RED DAWN PLACE

25' LANDSCAPE BUFFER

25' LANDSCAPE BUFFER

REGIONAL TRAIL

2" ROCK MULCH, TYP.

SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.

OPEN RAIL FENCE

OPTIONAL FENCING (BY HOMEOWNER)

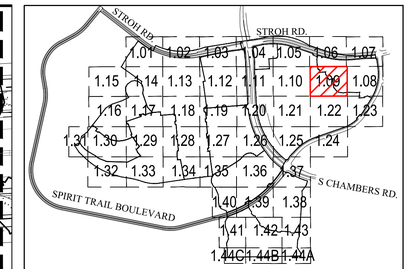
SIGHT TRIANGLE, TYP.

SIGHT TRIANGLE

30' PWSD UTILIT PER REC. NO.

30' PWSD UTILIT PER REC. NO.

2-CBS
2-CP
2-SH
3-ABS
1-SH
1-CBS
1-CP (3")
1-PP
2-CBS
1-EO (3")
1-CP
3-RL
5-NSM
2-RL
5-CP
2-RL
5-NSM
1-ABS
3-SH
5-RMG
4-SH
4-RMG
7-SH
2-NRO
3-CP
1-CO
1-AE
5-CP
2-AE



Looking Glass Segment 2A Filing Key Map

LEGEND

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- ORNAMENTAL TREE
- EVERGREEN TREE
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- MITIGATION ORNAMENTAL TREE 3" CAL. *(as labeled on plan)*
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- SOD (NATURE'S PRAIRIE)
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- 10' CONCRETE REGIONAL TRAIL
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- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE:	2020-03-27
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK/
APPROVED:	- KH
CADD FILE:	-

Landscape Plan

L1.09

MATCHLINE- REFER TO SHEET L1.05

MATCHLINE- REFER TO L1.11

MATCHLINE- REFER TO L1.09

MATCHLINE- REFER TO L1.21

TRACT A-1

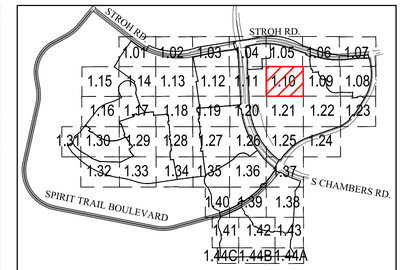
TRACT E
(OPEN SPACE)

TRACT E

PARK

TRACT D

2-HWM
2-PP
2-EO (3")
3-PP (12')
3-EO (3")
3-PP
3-AE
3-SSC (3")
3-CP (3")
2-PP (12')
2-EO (3")
1-PP
1-PNP
2" ROCK MULCH, TYP.
3-PNP
4-PP
SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.
OPEN RAIL FENCE
3-PP (12')
CRUSHER FINES
11-PP
3-NSM
2-SH
10'-0"
REGIONAL TRAIL CONNECTION
2-NSM
8'-0"
3-GL
3-HWM
3-GL
3-GL
REGIONAL TRAIL
1-RM
1-ABS
OPEN RAIL FENCE



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SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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CADD FILE: -

Landscape Plan

L1.10

MATCHLINE- REFER TO SHEET L1.04

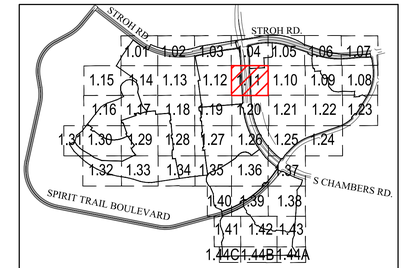
MATCHLINE- REFER TO L1.12

MATCHLINE- REFER TO L1.10

MATCHLINE- REFER TO L1.20

4-SAC
2-IH
PARKER 5-GLOBE LIGHT, TYP.
2-4" ROCK COBBLE MULCH, TYP.
2" RIVER ROCK MULCH, TYP.
3-CP
BUCK & RAIL FENCE, TYP.
NATIVE SEED, TYP.
TEMPORARY NATIVE SEED TYPE 2, IN DISTURBED R.O.W. - ULTIMATE LANDSCAPE CONDITION WILL BE SHOWN AT TIME OF COMMERCIAL SITE PLANS
4-IH
4-CP
6-NRO
4-RH
SHREDDED CEDAR MULCH, TYP.
SIGHT TRIANGLE, TYP.
8-EO
5-NRO
BUCK & RAIL FENCE, TYP.
8'-0"
TEMPORARY NATIVE SEED TYPE 2, IN DISTURBED R.O.W. - ULTIMATE LANDSCAPE CONDITION WILL BE SHOWN AT TIME OF COMMERCIAL SITE PLANS
COMMERCIAL PARCEL, PLANS BY OTHERS
4-IH
SOUTH CHAMBERS ROAD
TEMPORARY NATIVE SEED TYPE 2, IN DISTURBED R.O.W. - ULTIMATE LANDSCAPE CONDITION WILL BE SHOWN AT TIME OF COMMERCIAL SITE PLANS
TRACT A-1
1-EO (3")
1-PP
1-CBS
1-EO (3")
1-PP
1-EO
1-PP
8'-0"
3-SSC (3")
2-CBS
5-EO
1-EO
1-CBS
1-EO
3-BTM
1-PP
1-EO (3")
COMMUNITY PARK

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



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NORTH

0' 30' 60' 90'
SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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EMK

Planner / Landscape Architect
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1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

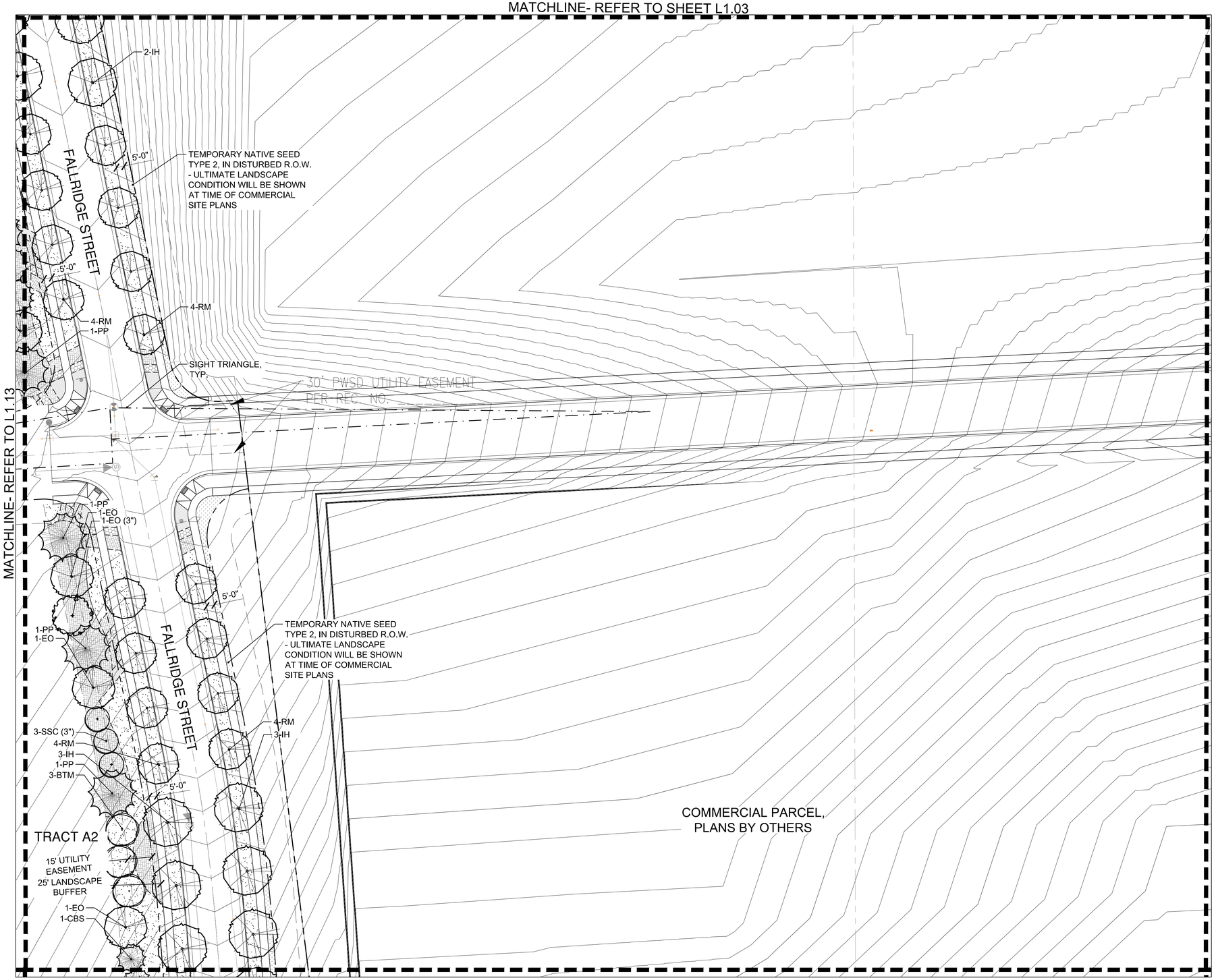
henry design group

DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan

L1.11

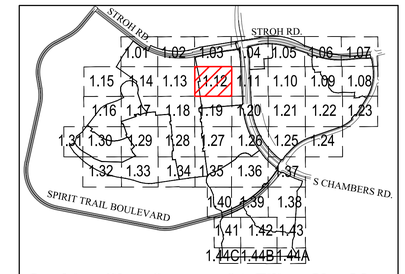
MATCHLINE- REFER TO SHEET L1.03



MATCHLINE- REFER TO L1.19

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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CADD FILE: -

Landscape Plan

L1.12

MATCHLINE- REFER TO SHEET L1.02

MATCHLINE- REFER TO L1.14

TRACT FOR FUTURE DEVELOPMENT

TRACT A2

3-BTM

25' LANDSCAPE BUFFER

1-IH

15' UTILITY EASEMENT

1-PP

1-EO (3")

1-EO

1-PP

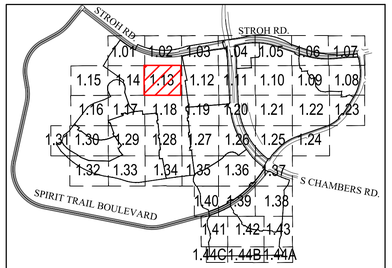
2-PP (12')

1-EO

50' PWSD UTILITY EASEMENT PER REC. NO. _____

MATCHLINE- REFER TO L1.12

MATCHLINE- REFER TO L1.18



Looking Glass Segment 2A Filing Key Map

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LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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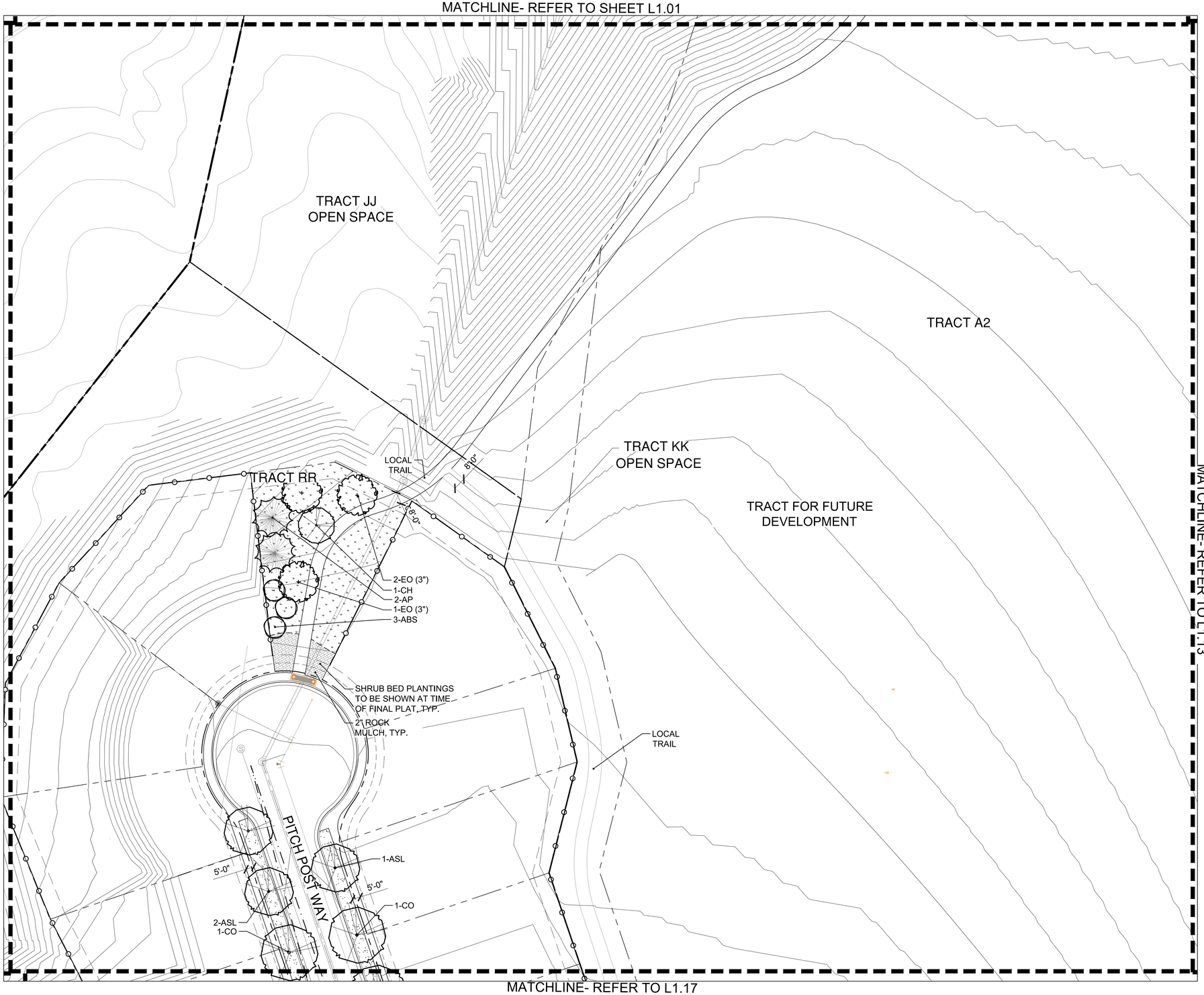
CADD FILE:	-

Landscape Plan

L1.13

MATCHLINE- REFER TO SHEET L1.01

MATCHLINE- REFER TO L1.15



MATCHLINE- REFER TO L1.13

MATCHLINE- REFER TO L1.17

LANDSCAPE ENLARGEMENT PLAN

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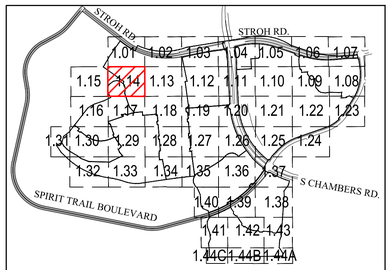

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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Landscape Plan

L1.14

MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A

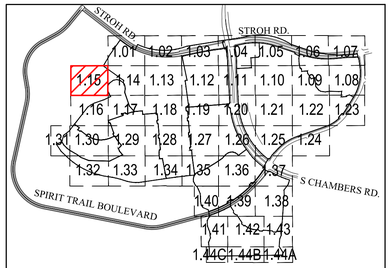
MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A

MATCHLINE- REFER TO L1.14

TRACT SS
OPEN SPACE

MATCHLINE- REFER TO L1.16

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
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Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
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7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan

L1.15

MATCHLINE- REFER TO SHEET L1.15

MATCHLINE- LIMIT OF LOOKING GLASS SEGMENT 2A

TRACT SS
OPEN SPACE

OPEN RAIL FENCE, TYP.

4-ASL

SIGHT TRIANGLE, TYP.

4-SWO

4-SWO

5-RMG

5'-0"

ALISTANA LANE

3-CO

LONG RIDER PARKWAY

5-SWO

3-CO

4-FM

5'-0"

5'-0"

4-FM
1-WKH

ALISTANA LANE

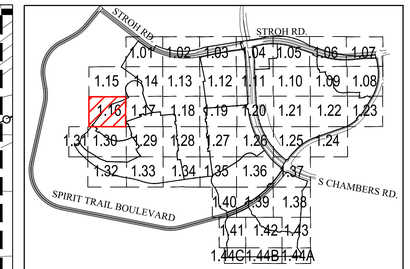
5-SWO

TRACT SS
OPEN SPACE

MATCHLINE- REFER TO L1.17

MATCHLINE- REFER TO L1.30

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. *(as labeled on plan)*
- MITIGATION ORNAMENTAL TREE 3" CAL. *(as labeled on plan)*
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- ORNAMENTAL GRASS
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- 2"-4" ROCK COBBLE MULCH
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- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

NORTH

0' 30' 60' 90'
SCALE 1"= 30'

NO.	REVISION	DATE
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8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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henry design group

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Landscape Plan

L1.16

MATCHLINE- REFER TO SHEET L1.14

MATCHLINE- REFER TO L1.16

MATCHLINE- REFER TO L1.18

MATCHLINE- REFER TO L1.29

TRACT RR

OPEN RAIL FENCE TYP.

2-CO

5'-0"

5-FM

ALISTANA LANE

4-FM
5-CO

OPTIONAL HOMEOWNERS FENCE, TYP.

OPEN RAIL FENCE TYP.

TRACT KK

TRACT A2

3-PP (12')

1-SKH
3-CP (3")

3-SKH

1-EO (3")

THE AMENITY AREA DESIGN FOR THE 2.78 ACRE TRACT LL-2 TO BE PROVIDED AT THE TIME OF SKETCH / PRELIMINARY PLAN WITH TRACT A-2 (THE ACTIVE ADULT COMMUNITY).

5-CP
5-CO

3-NSM

TRACT QQ

3-NSM
5-PP (12')

TRACT LL

PITCH POST TRAIL

3-CP (3")
SHELTER

1-EO (3")

3-CP (3")
3-PP (12')
4-CP

PLAYGROUND

5-SSC
6-SKH
5-CP (3")

4-CP (3")
1-SKH

LONG RIDER PARKWAY

4-SWO

1-SCO

SIGHT TRIANGLE, TYP.

5-SKH
OPEN PLAY LAWN

TRACT MM

3-PP
5-SKH

25' LANDSCAPE BUFFER

3-RH
3-EO (3")
3-PP (12')
3-SSC (3")
3-CBS

2" ROCK MULCH, TYP.
SHREDDED CEDAR MULCH, TYP.
2"-4" COBBLE MULCH, TYP.

PRIVACY FENCE, TYP.

4-CP
5-SKH

LONG RIDER PARKWAY

4-CO

3-CO

3-SKH

SIGHT TRIANGLE, TYP.

OPTIONAL FENCING (BY HOMEOWNER)

PRIVACY FENCE, TYP.

1-CP

1-CP

PITCH POST TRAIL

OPTIONAL FENCING (BY HOMEOWNER)

4-AE

1-AE

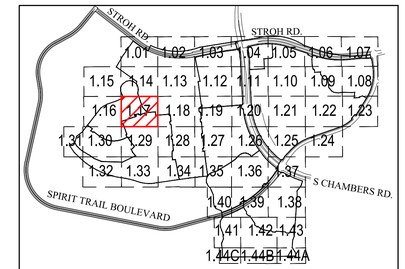
3-SCO

WINGRIDER DRIVE

3-SCO

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

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henry design group

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Landscape Plan

L1.17

MATCHLINE- REFER TO SHEET L1.13

MATCHLINE- REFER TO L1.17

MATCHLINE- REFER TO L1.19

MATCHLINE- REFER TO L1.28

TRACT A2

THE AMENITY AREA DESIGN FOR THE 2.78 ACRE TRACT LL-2 TO BE PROVIDED AT THE TIME OF SKETCH / PRELIMINARY PLAN WITH TRACT A-2 (THE ACTIVE ADULT COMMUNITY).

TRACT LL

TRACT FOR FUTURE DEVELOPMENT

TRACT GG

TRACT MM

LONG RIDER PARKWAY

LONG RIDER LANE

WINGRIDER DRIVE

WINGRIDER DRIVE

25' LANDSCAPE BUFFER

10' UTILITY EASEMENT

25' LANDSCAPE BUFFER

25' LANDSCAPE BUFFER

3-CP SIGHT TRIANGLE, TYP.

3-RH

2-EO (3")

3-CBS

1-EO (3")

3-ABS
1-EO (3")
3-CBS

2-RH
1-EO (3")
2-PP

3-EO

6-GL

6-GL

3-CP

4-SCO
3-SWO

2" ROCK MULCH, TYP.
SHREDDED CEDAR MULCH, TYP.
2"-4" COBBLE MULCH, TYP.

1-EO (3")
3-RH

3-SSC (3")

5-CBS
3-ABS

1-EO (3")
3-PP (12')

1-EO (3")

2-CBS
1-EO (3")
1-PP (12')

1-EO
3-PP (12')

3-ABS
3-CBS

1-EO (3")
3-RH

PRIVACY FENCE, TYP.

3-RMG

SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.

PRIVACY FENCE, TYP.
3-RMG

4-ASL
6-SKH

1-SCO

5-EO

5-EO

1-SCO

1-GL

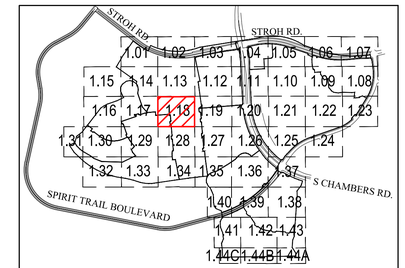
7-SKH

4-ASL

5'-0"

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



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SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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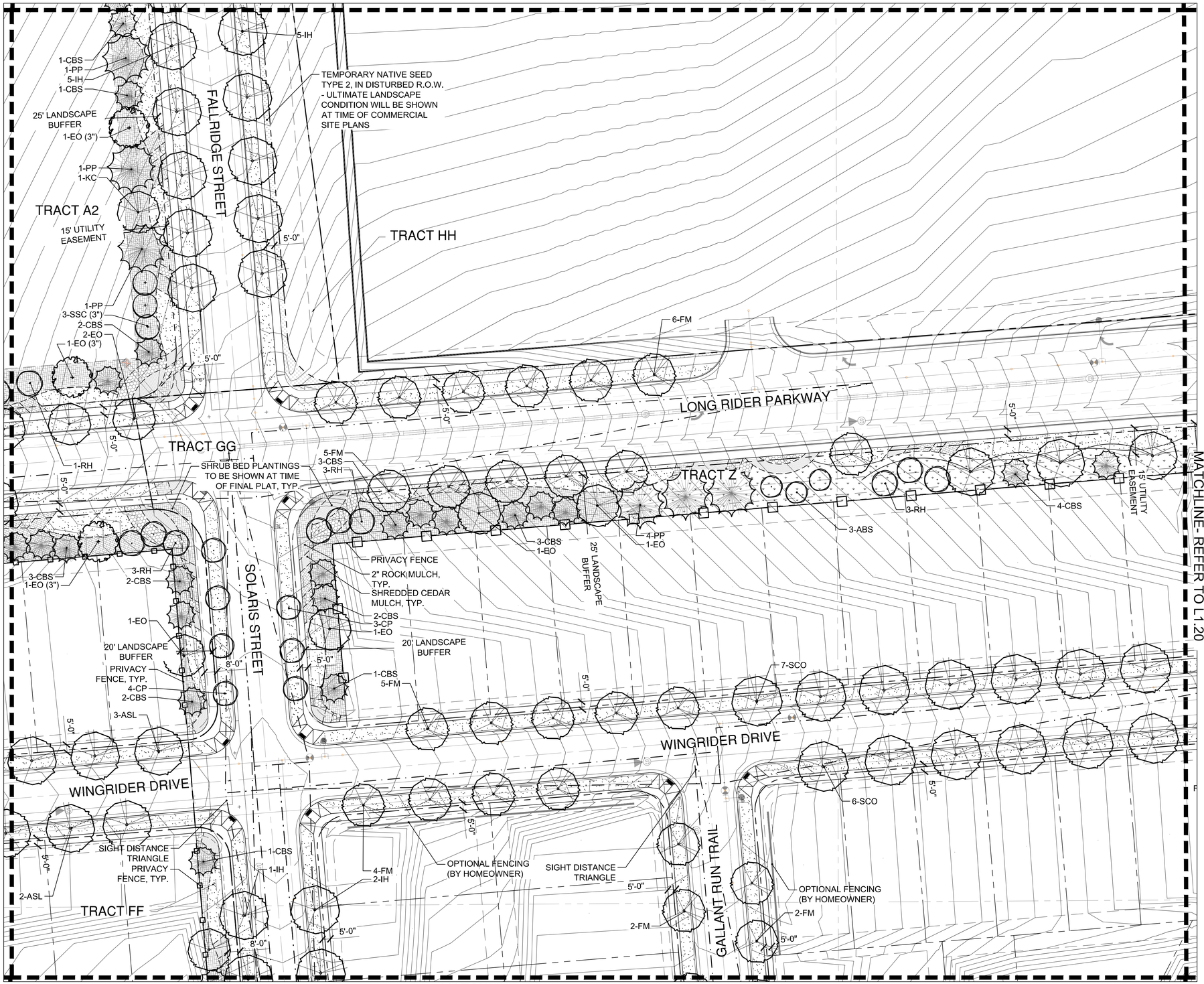
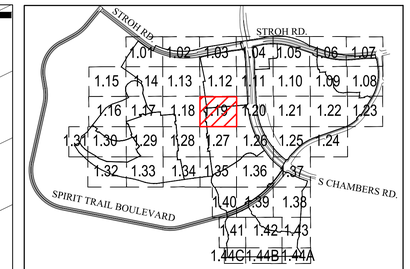
CADD FILE:	-

Landscape Plan

L1.18

MATCHLINE- REFER TO SHEET L1.12





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- RIGHT-OF -WAY

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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Landscape Plan

L1.19

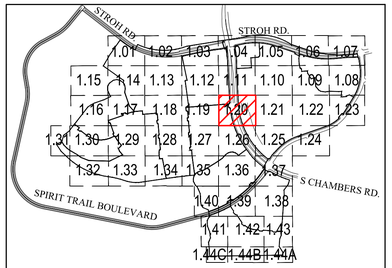
MATCHLINE- REFER TO SHEET L1.11

MATCHLINE- REFER TO L1.19

MATCHLINE- REFER TO L1.21

MATCHLINE- REFER TO L1.26

SANDSTONE BLOCKS, TYP.
3-SAC
8'-0"
1-EO
2-CBS
8'-0"
2-VPP
2-IH
2-EO
2-PP (12')
TRAFFIC SIGN, TYP.
TEMPORARY NATIVE SEED TYPE 2, IN DISTURBED R.O.W. - ULTIMATE LANDSCAPE CONDITION WILL BE SHOWN AT TIME OF COMMERCIAL SITE PLANS
SOUTH CHAMBERS ROAD
PARKER 5-GLOBE LIGHT, TYP.
1-EO
1-PP
R1577.5'UE
LONG RIDER PARKWAY
2" ROCK MULCH, TYP.
2"-4" COBBLE MULCH, TYP.
SHREDDED CEDAR MULCH, TYP.
ENTRY MONUMENT
3-CSO (3")
5'-0"
3-ASL
SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.
2-CBS
1-PP
SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.
TRACT Z
1-EO (3")
1-PP
3-SSC (3")
BUCK & RAIL FENCE, TYP.
7-SWO
TRACT D
4-CBS
2-CBS
4-CBS
TRACT Y
NATIVE SEED
SANDSTONE BLOCKS, TYP.
3-SSC (3")
25' LANDSCAPE BUFFER
15' UTILITY EASEMENT
100' LANDSCAPE BUFFER
2-IH
1-EO (3")
1-PP
1-CO
PRIVACY FENCE
2-BTM
1-EO (3")
LOCAL TRAIL CONNECTION, TYP.
2-EO
5'-0"
5-NSM
5-CBS
3-RMG
7-FE
3-PP (12')
3-PNP
3-WKH
SANITARY EASEMENT
SOUTH CHAMBERS ROAD
3-IH
2-WKH
WINGRIDER DRIVE
2-BTM
5'-0"
3-PNP
OPEN RAIL FENCE, TYP.
8'-0"
1-HWM
3-PP
3-SSC (3")
1-PP (12')
3-NRO
NATIVE SEED
4-PP
2-PNP
1-EO
5-PNP
3-RH
8'-0"
STORM EASEMENT
1-EO (3")
TRACT Y
2-PP (12')
1-PP



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LOOKING GLASS SEGMENT 2A

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L1.20

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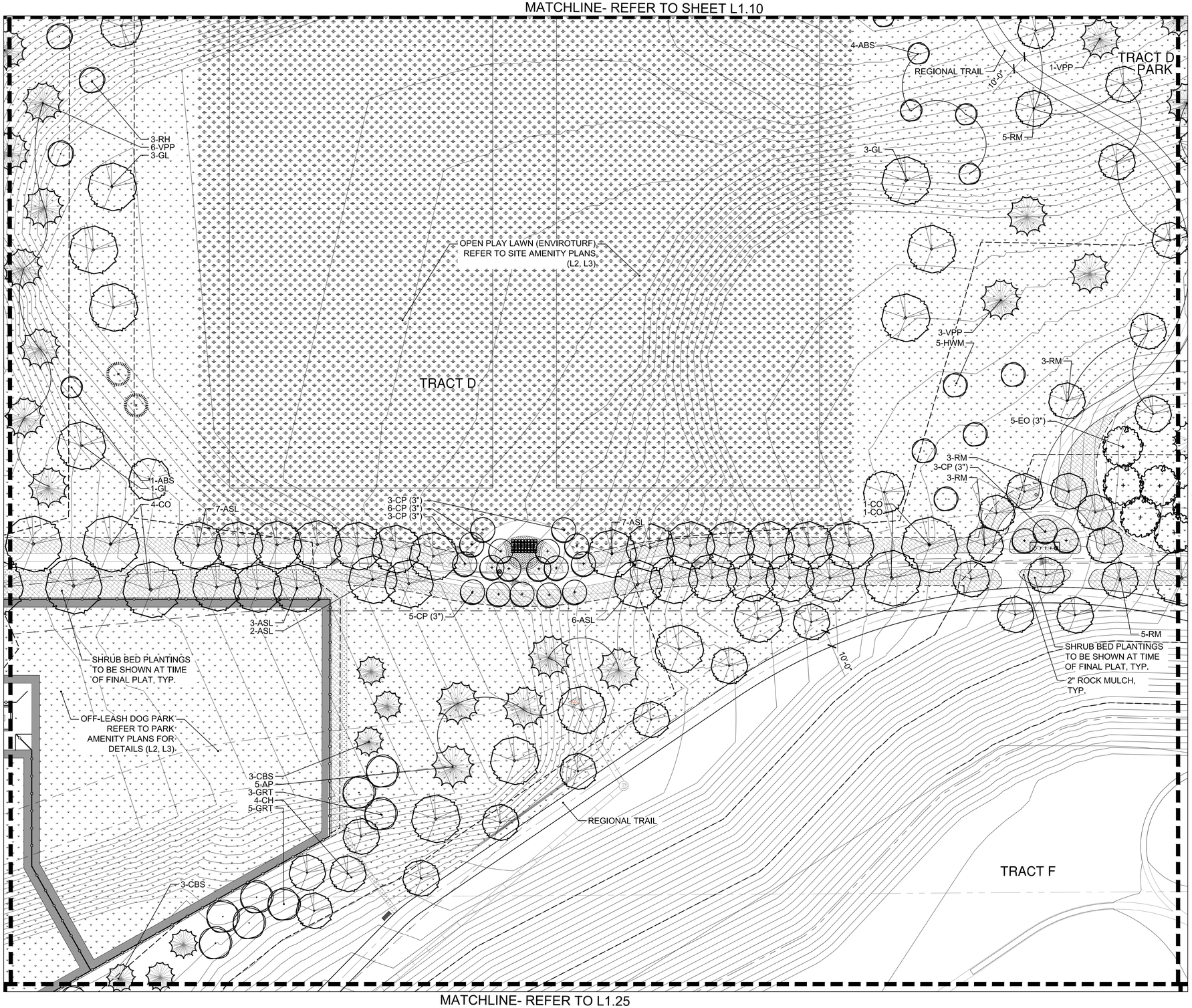
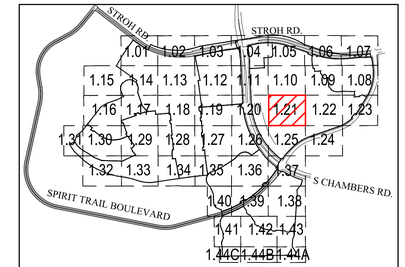


LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



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8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

EMK

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

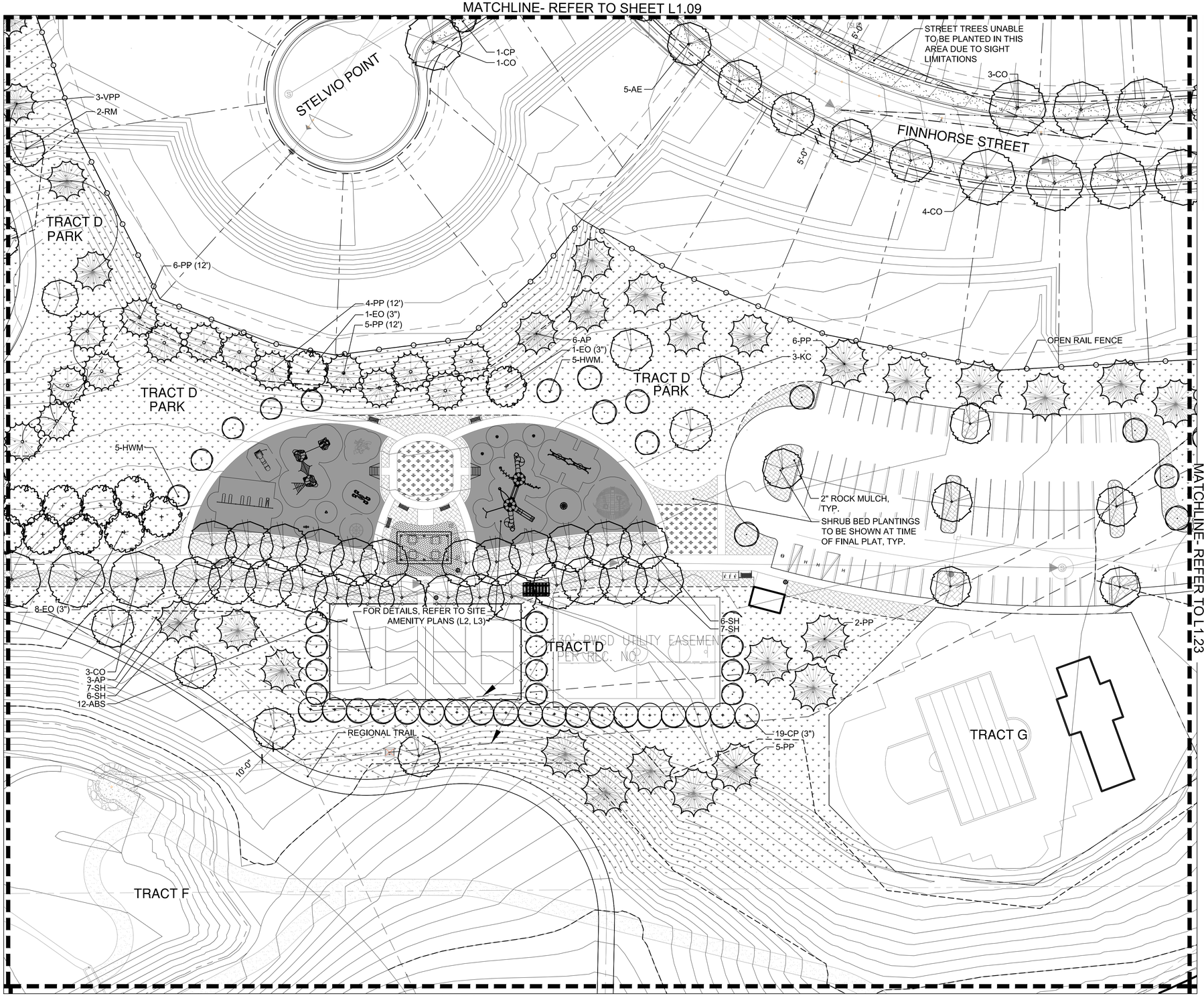
henry design group

DATE:	2020-03-27
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK/
APPROVED:	- KH
CADD FILE:	-

Landscape Plan

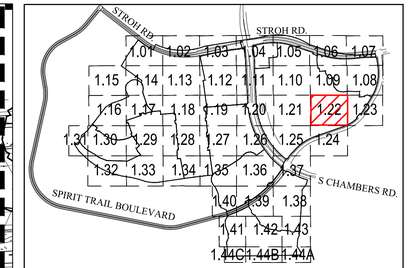
L1.21

MATCHLINE- REFER TO SHEET L1.09



MATCHLINE- REFER TO L1.24

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. *(as labeled on plan)*
- MITIGATION ORNAMENTAL TREE 3" CAL. *(as labeled on plan)*
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- NATIVE SEED
- STABILIZED CRUSHER FINES
- 2"-4" ROCK COBBLE MULCH
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- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

NORTH

0' 30' 60' 90'
SCALE 1"= 30'

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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CADD FILE:	-

Landscape Plan

L1.22

MATCHLINE- REFER TO SHEET L1.08

MATCHLINE- REFER TO L1.22

TRACT J

LOCAL TRAIL
OPEN RAIL FENCE

5'-0"

3-CO
4-RMG

FINNHORSE STREET

1-CO
1-CO

SIGHT DISTANCE TRIANGLE, TYP.

PRIVACY FENCE, TYP.

TRACT L

7-FE
6-PNP

1-PP
2-EO

8'-0"

5'-0"

LOCAL TRAIL CONNECTION

2-PP
1-FAM
4-PNP

4-CO
5-RH

SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.

7-CBS
2-RMG
1-EO

25' LANDSCAPE BUFFER

2" ROCK MULCH, TYP.
2"-4" COBBLE MULCH, TYP.
SHREDDED CEDAR MULCH, TYP.

25' LANDSCAPE BUFFER

TRACT F

3-RMG
2-SKH
3-CBS

3-RH

FANTAIL LANE

1-SKH
4-ABS

3-CP (3")

TRACT H

1-EO

SPIRIT TRAIL BOULEVARD

25' LANDSCAPE BUFFER

2-ABS

3-RH

3-SKH
3-CP (3")

SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.

5'-0"

2-EO
4-RH

3-SKH
3-ABS

3-CBS
ENTRY COLUMN

2-PP

2"-4" COBBLE MULCH, TYP.
2" ROCK MULCH, TYP.
SHREDDED CEDAR MULCH, TYP.

2-PP (12')

TRACT D

3-CP (3")

CRUSHER FINES TRAIL, TYP.

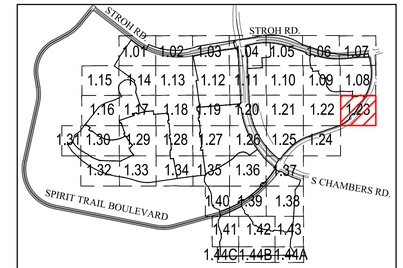
SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.

SPIRIT TRAIL BOULEVARD

5'-0"

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

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0' 30' 60' 90'

SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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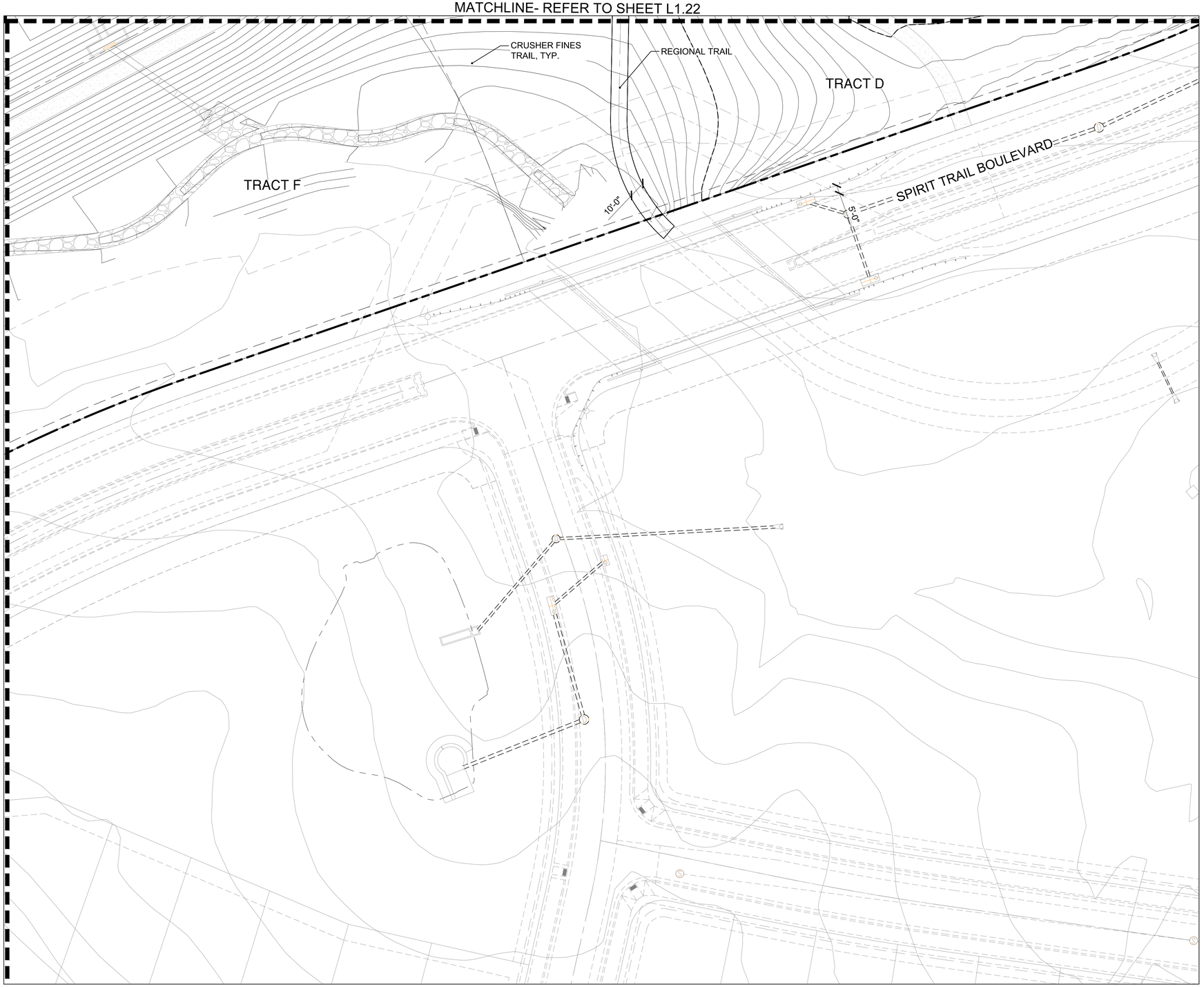
CADD FILE: -

Landscape Plan

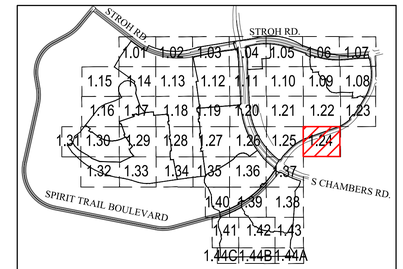
L1.23

MATCHLINE- REFER TO SHEET L1.22

MATCHLINE- REFER TO L1.25



MATCHLINE- LOOKING GLASS SEGMENT 1



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LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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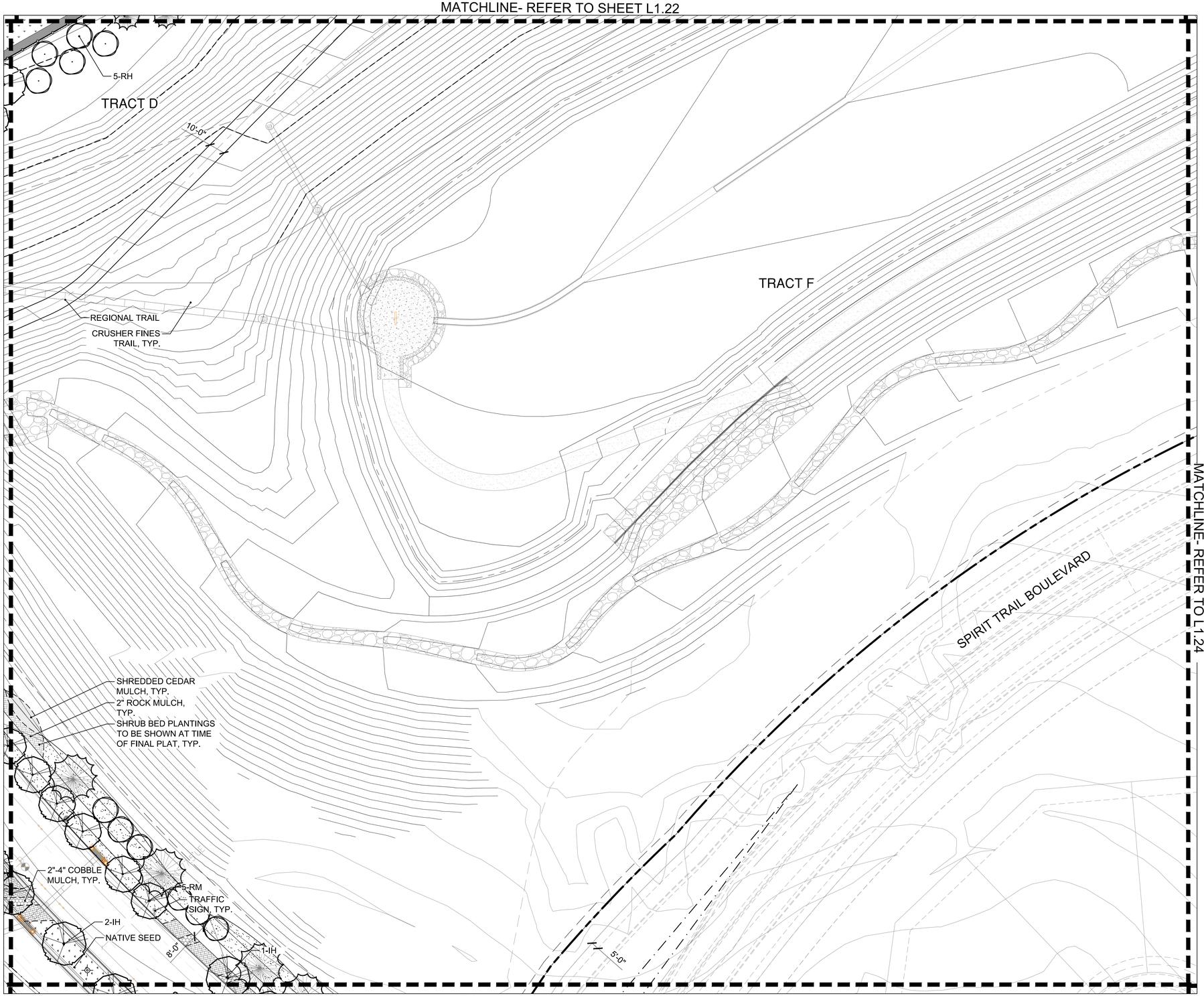
Landscape Plan

L1.24

MATCHLINE- REFER TO SHEET L1.22

MATCHLINE- REFER TO L1.26

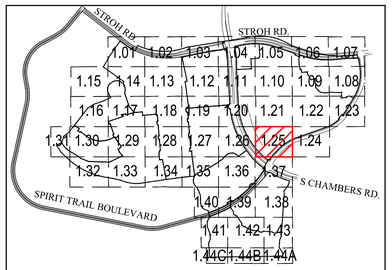


MATCHLINE- REFER TO L1.24

MATCHLINE- REFER TO L1.37

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

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Landscape Plan

L1.25

MATCHLINE- REFER TO SHEET L1.20

MATCHLINE- REFER TO L1.27

MATCHLINE- REFER TO L1.25

MATCHLINE- REFER TO L1.36

TRACT Y

TRACT D

TRACT F

TRACT BB
OPEN SPACE

OPEN SPACE

SOUTH CHAMBERS ROAD

DETENTION POND

REGIONAL TRAIL

LOCAL TRAIL CONNECTION

15' UTILITY EASEMENT

PARKER 5-GLOBE LIGHT, TYP.

SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.

2"-4" COBBLE MULCH, TYP.

2" ROCK MULCH, TYP.

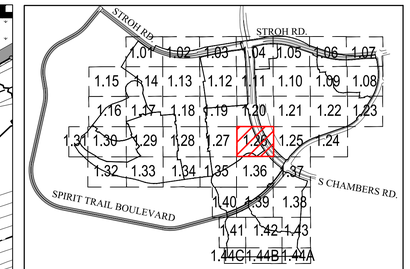
SHREDDED CEDAR MULCH, TYP.

BUCK & RAIL FENCE, TYP.

TRAFFIC SIGN, TYP.

OPEN RAIL FENCE, TYP.

2-PP
3-HWM
2-EO
3-PP
1-EO (3")
3-PP
1-SWO
1-NRO
3-FE
1-EO (3")
2-PP (12')
1-FE
3-KC
5-ABS
3-CBS
5-FE
1-EO
5-RH
1-PP (12')
1-PP
1-EO
5-IH
3-HWM
2-SWO
3-FE
5-SWO
6-SAC
4-SWO
5-NRO
NATIVE SEED
3-RM
3-IH
5-RM
3-RH
2-PP
3-PNP
2-KC
2-PNP
10'-0"
8'-0"



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NORTH

0' 30' 60' 90'
SCALE 1"= 30'

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

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LOOKING GLASS SEGMENT 2A

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CADD FILE:	-

Landscape Plan

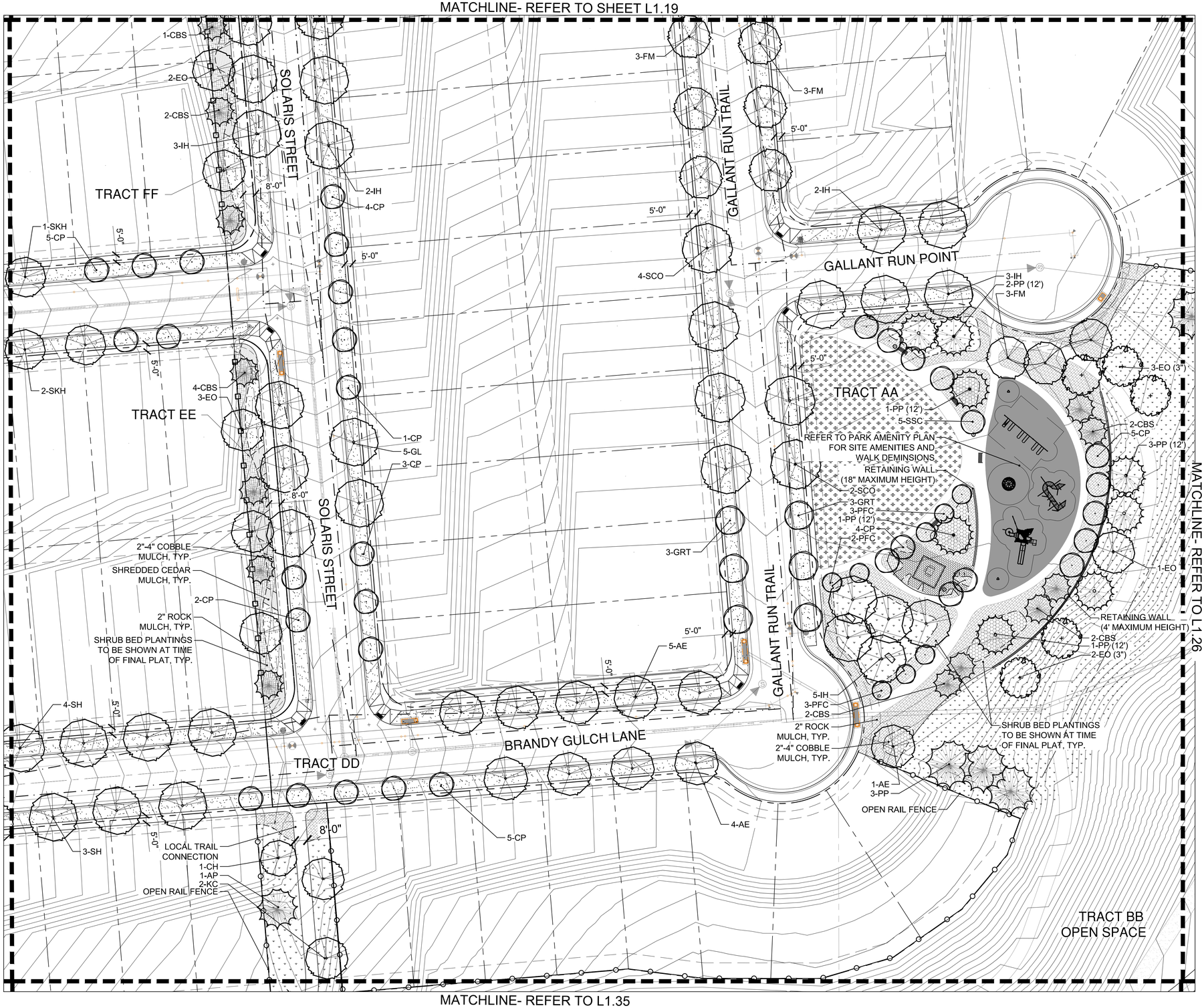
L1.26

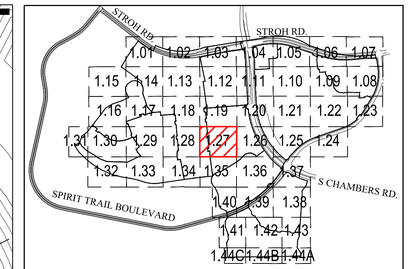
MATCHLINE- REFER TO SHEET L1.19

MATCHLINE- REFER TO L1.28

MATCHLINE- REFER TO L1.26

MATCHLINE- REFER TO L1.35





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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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Landscape Plan

L1.27

MATCHLINE- REFER TO SHEET L1.18

MATCHLINE- REFER TO L1.29

MATCHLINE- REFER TO L1.27

MATCHLINE- REFER TO L1.34

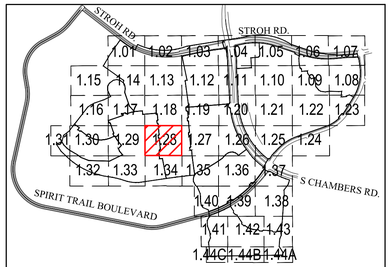
LONG RIDER LANE

PITCH POST TRAIL

BRANDY GULCH LANE

OPTIONAL FENCING (BY HOMEOWNER)

3-GL
4-GL
5'-0"
7-CO
5-CO
5-ASL
4-SKH
2-IH
3-WKH
3-IH
2-WKH
5-GL
5-SWO
2-SH
5-WKH
4-SWO
4-SH



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- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

NO.	REVISION	DATE
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8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
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Dream Finders Homes
Matt Childers
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Denver, CO 80211

DREAM FINDERS HOMES

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Centennial, CO 80112
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Denver, CO 80202
303.446.2368

DATE:	2020-03-27
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK/
APPROVED:	- KH
CADD FILE:	-

Landscape Plan

L1.28

MATCHLINE- REFER TO SHEET L1.17

MATCHLINE- REFER TO L1.30

MATCHLINE- REFER TO L1.28

MATCHLINE- REFER TO LS-43

MATCHLINE- REFER TO L1.33

BRANDY GULCH LANE

WINGRIDER DRIVE

PITCH POST TRAIL

PRONTO TRAIL

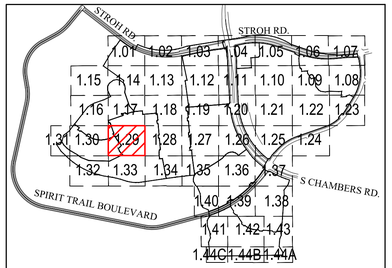
ALISTANA LANE

TRACT TT

TRACT PP

TRACT NN

1-CP
2-CP
2-ASL
2-ASL
5'-0"
OPTIONAL FENCING (BY HOMEOWNER)
2-IH
3-IH
3-ASL
4-ASL
3-IH
OPTIONAL FENCING (BY HOMEOWNER)
5-GRT
2-AE
OPTIONAL FENCING (BY HOMEOWNER)
4-CO
7-SKH
2-SKH
1-CO
6-AE
7-AE
3-IH
5-IH
SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.
2" ROCK MULCH, TYP.
2"-4" COBBLE MULCH, TYP.
3-GRT
4-AE
2-SCO
4-AE
OPTIONAL FENCING (BY HOMEOWNER)
3-GRT
3-BP
OPEN RAIL FENCE
1-PP (12')
3-CP (3')
1-PP
2-SCO
1-RH
1-KC
1-KC
1-ABS
3-ABS
1-KC
2-PP (12')
1-PNP
1-KC
1-PP (12')
OPEN RAIL FENCE



Looking Glass Segment 2A Filing Key Map

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LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

NORTH

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SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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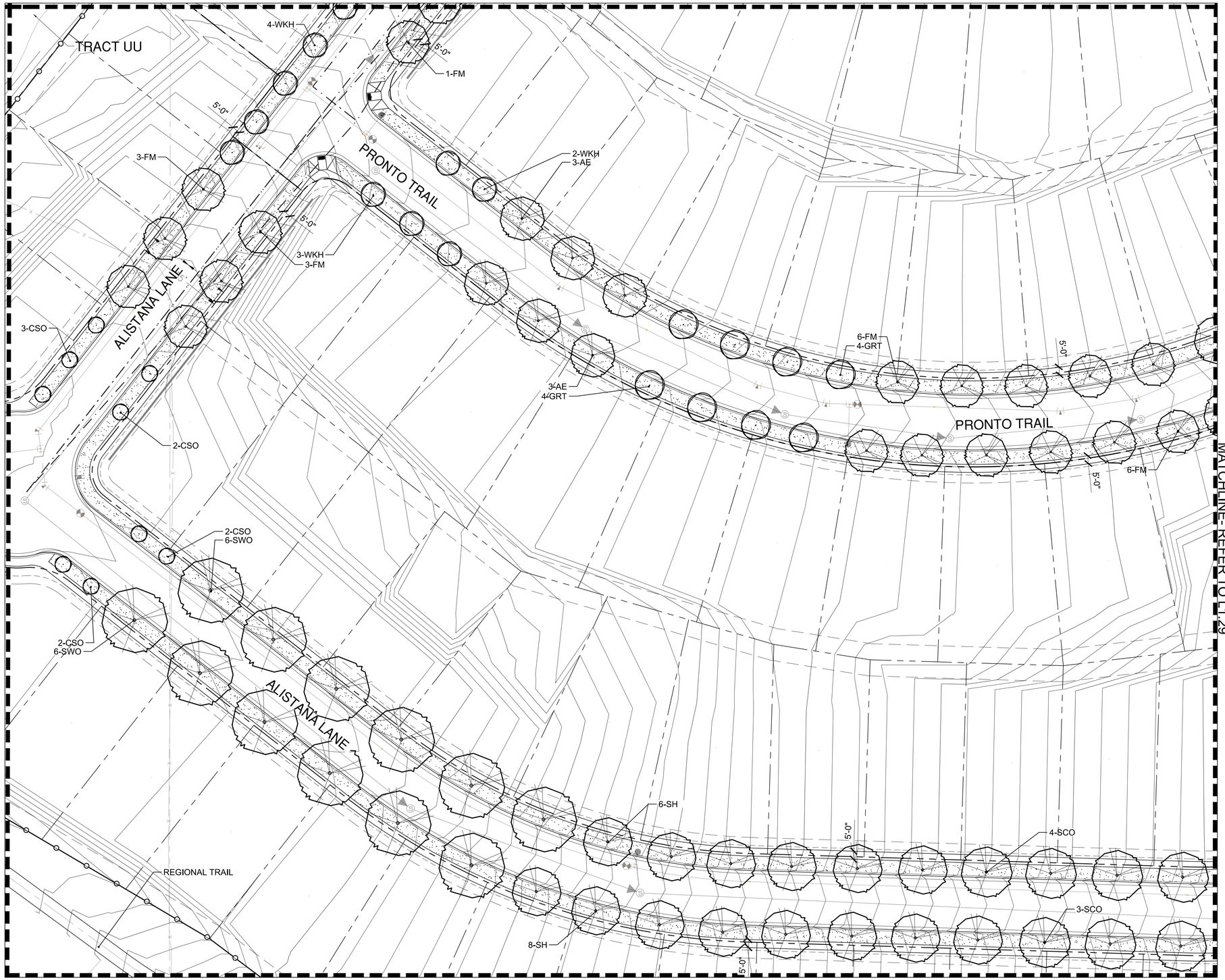
CADD FILE:	-

Landscape Plan

L1.29

MATCHLINE- REFER TO SHEET L1.16

MATCHLINE- REFER TO L1.31

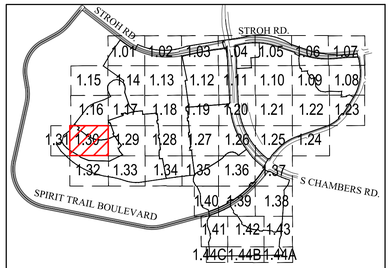


MATCHLINE- REFER TO L1.29

MATCHLINE- REFER TO L1.32

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

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LOOKING GLASS SEGMENT 2A

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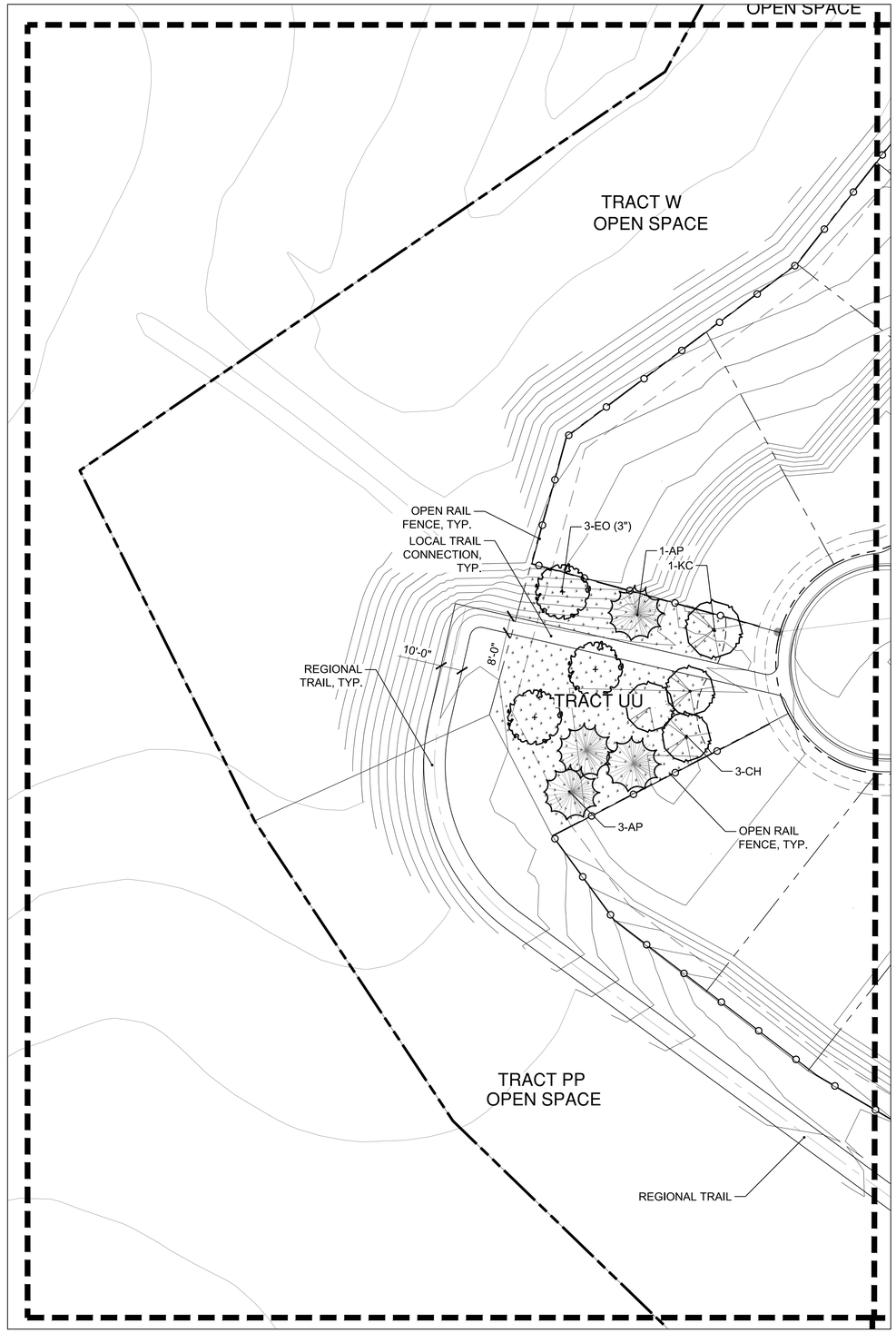
Landscape Plan

L1.30

MATCHLINE- LIMIT OF LOOKING GLASS SEGMENT 2A

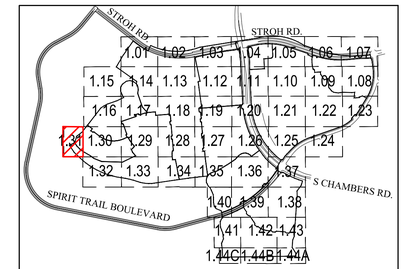
MATCHLINE-LIMIT OF LOOKING GLASS SEGMENT 2A



MATCHLINE- REFER TO L1.30

MATCHLINE- LIMIT OF LOOKING GLASS SEGMENT 2A

LANDSCAPE ENLARGEMENT PLAN- A
SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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Landscape Plan

L1.31

MATCHLINE- REFER TO SHEET L1.32

MATCHLINE- LIMIT OF LOOKING GLASS SEGMENT 2A

MATCHLINE- REFER TO L1.33

TRACT PP
OPEN SPACE

OPEN RAIL
FENCE, TYP.

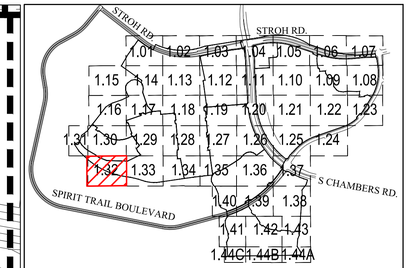
REGIONAL TRAIL

10'-0"

MATCHLINE- LIMIT OF LOOKING GLASS SEGMENT 2A

LANDSCAPE ENLARGEMENT PLAN- A
SCALE: 1"= 30'-0"

LANDSCAPE ENLARGEMENT PLAN- B
SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

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NORTH

0' 30' 60' 90'
SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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henry design group

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CADD FILE: -

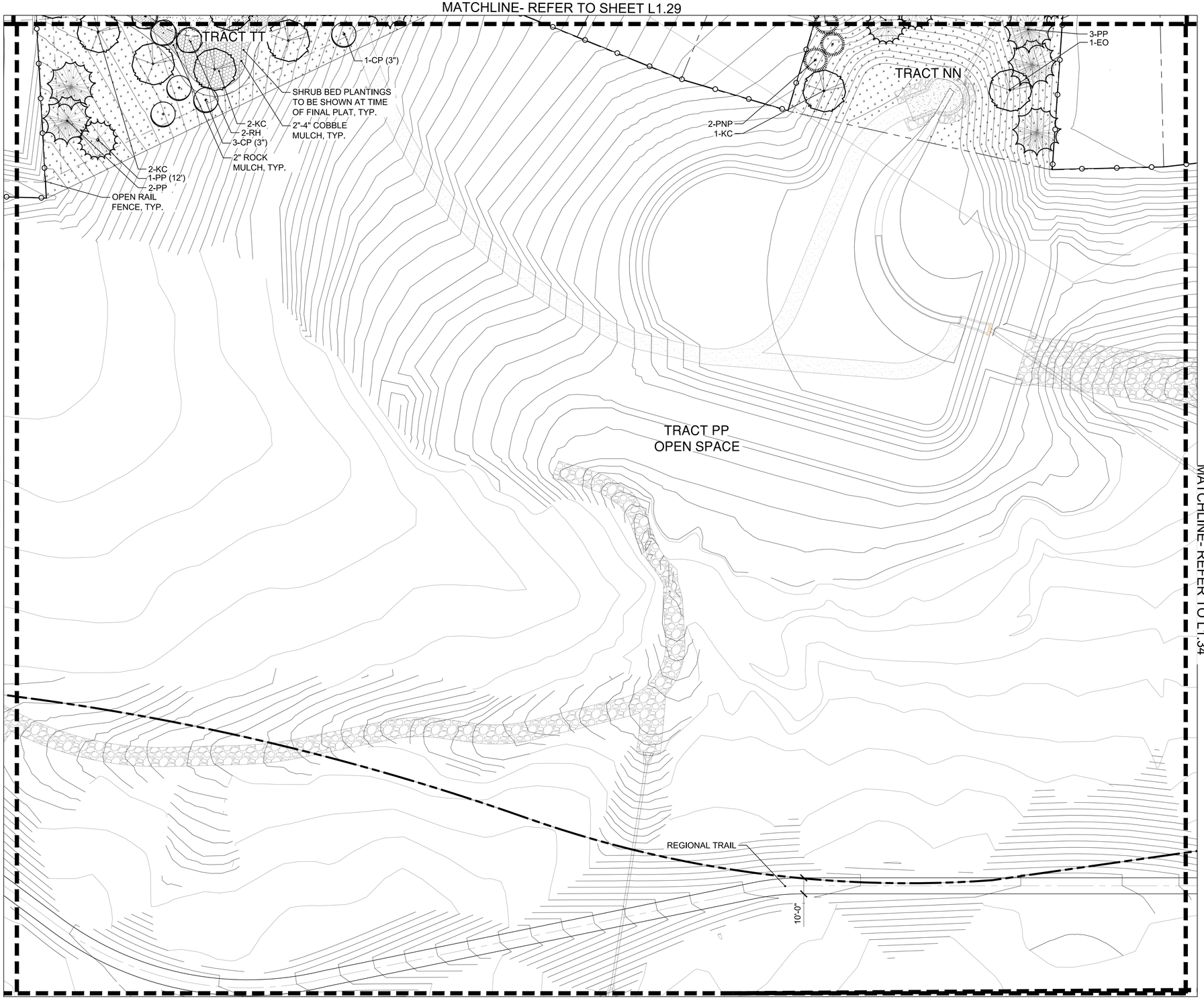
Landscape Plan

L1.32

MATCHLINE- REFER TO SHEET L1.29

MATCHLINE- REFER TO L1.32

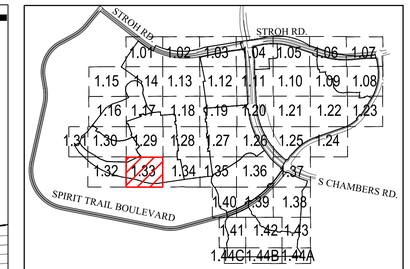
MATCHLINE- REFER TO L1.34



MATCHLINE- LIMIT TO LOOKING GLASS SEGMENT 2A

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



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LOOKING GLASS SEGMENT 2A

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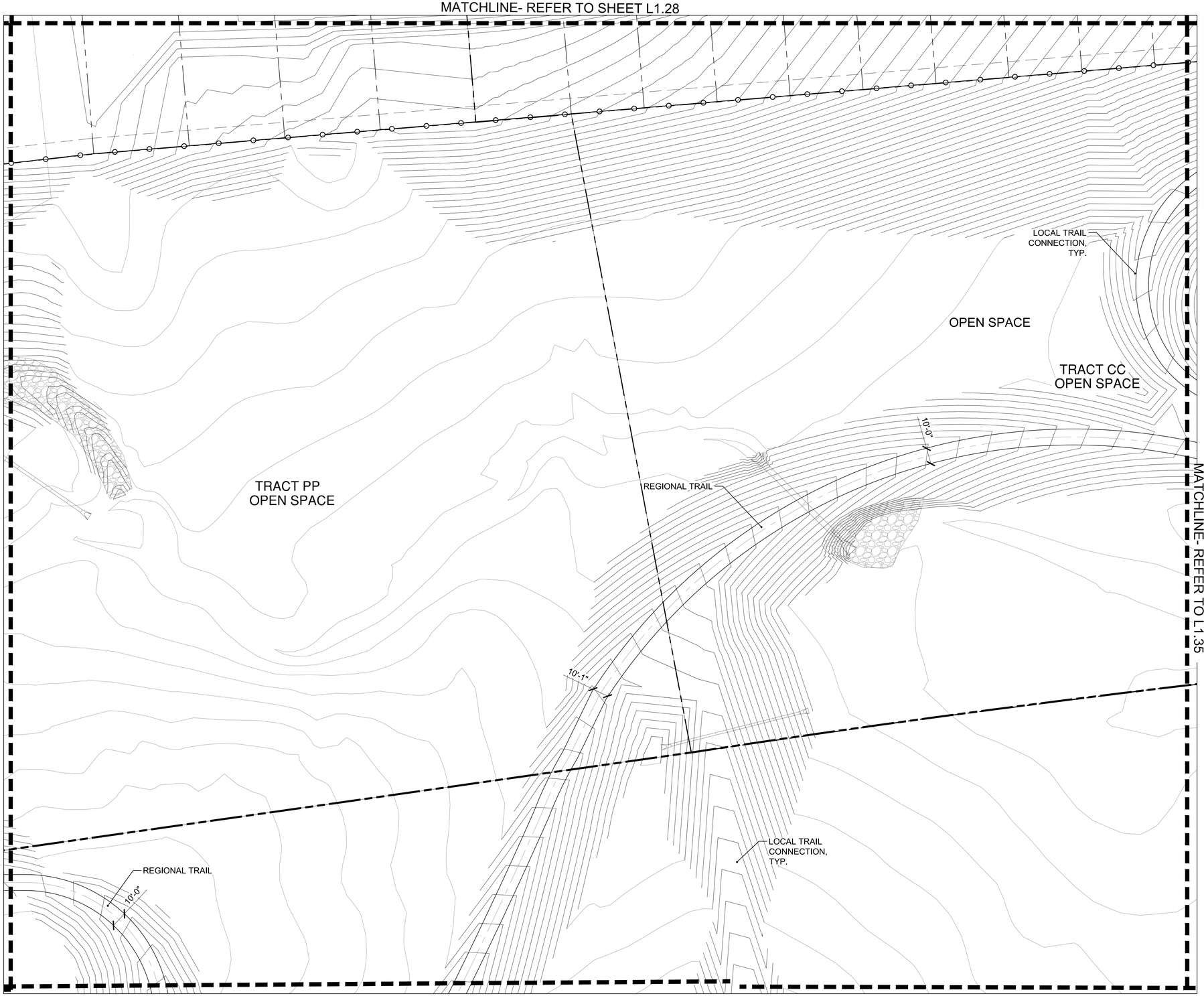
Landscape Plan

L1.33

MATCHLINE- REFER TO SHEET L1.28

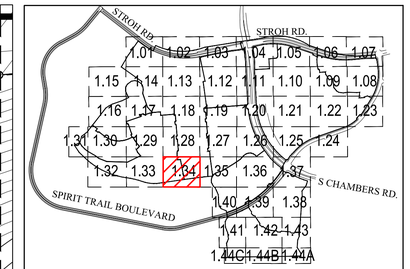
MATCHLINE- REFER TO L1.33

MATCHLINE- REFER TO L1.35



MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



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LOOKING GLASS SEGMENT 2A

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Landscape Plan

L1.34

MATCHLINE- REFER TO SHEET L1.27

MATCHLINE- REFER TO L1.34

MATCHLINE- REFER TO L1.36

MATCHLINE- LIMIT OF LOOKING GLASS SEGMENT 2A

MATCHLINE- REFER TO L1.40

TRACT DD

TRACT CC
OPEN SPACE

TRACT BB
OPEN SPACE

TRACT V V

LOCAL TRAIL CONNECTION, TYP.

REGIONAL TRAIL

LOCAL TRAIL CONNECTION, TYP.

8'-0"

8'-0"

8'-0"

133'-10"

OPEN RAIL FENCE
LOCAL TRAIL CONNECTION
3-CH

4-SCO

4-SCO

2-SCO

4-WKH
1-SCO

JEWELFLOWER WAY

JEWELFLOWER WAY

DRY CAMP DRIVE

2-WKH

2-GL

3-WKH

OPTIONAL FENCING
(BY HOMEOWNER)

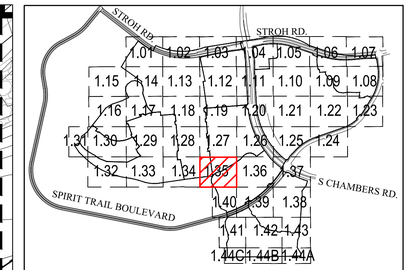
3-GL

3-FM

2-FM

OPTIONAL FENCING
(BY HOMEOWNER)

LANDSCAPE ENGLARGEMENT PLAN
SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. *(as labeled on plan)*
- MITIGATION ORNAMENTAL TREE 3" CAL. *(as labeled on plan)*
- MITIGATION EVERGREEN TREE 12' *(as labeled on plan)*
- SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
- SOD (NATURE'S PRAIRIE)
- SOD (ENVIROTURF)
- NATIVE SEED
- STABILIZED CRUSHER FINES
- 2"-4" ROCK COBBLE MULCH
- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

NORTH

0' 30' 60' 90'
SCALE 1"= 30'

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
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8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

EMK

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

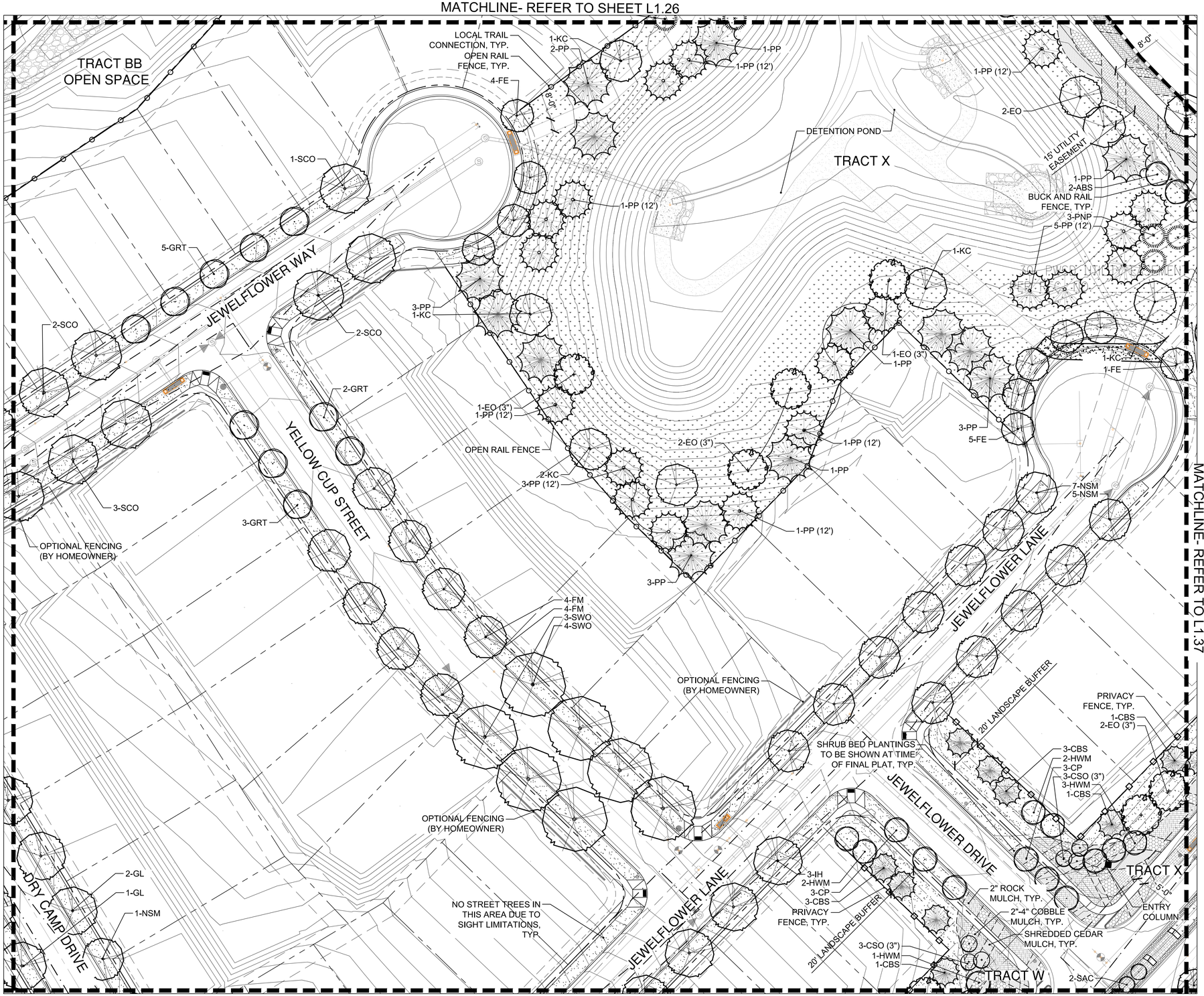
henry design group

DATE:	2020-03-27
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK/
APPROVED:	- KH
CADD FILE:	-

Landscape Plan

L1.35

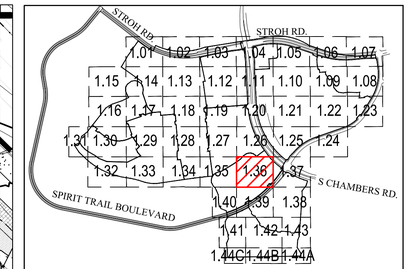
MATCHLINE- REFER TO SHEET L1.26



MATCHLINE- REFER TO L1.39

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



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NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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CADD FILE:	-

Landscape Plan

L1.36

MATCHLINE- REFER TO SHEET L1.25

MATCHLINE- REFER TO L1.36

MATCHLINE- REFER TO LOOKING GLASS SEGMENT 1 FILING 6

MATCHLINE- REFER TO LOOKING GLASS SEGMENT 1 FILING 7

MATCHLINE- REFER TO L1.38

SOUTH CHAMBERS ROAD

SPIRIT TRAIL BOULEVARD

DAFFODIL DRIVE

TRACT X

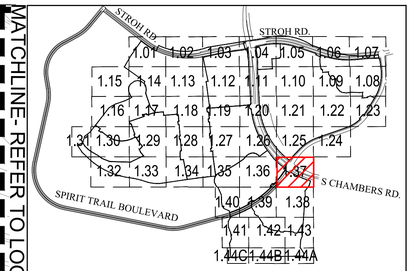
TRACT M

TRACT M

4-IH
1-PP
3-ABS
BUCK & RAIL FENCE
1-ABS
6-IH
5-IH
PARKER 5-GLOBE LIGHT, TYP.
3-CBS
2-BTM
1-EO (3")
3-EO
3-CBS
UTILITY EASEMENT
15' UTILITY EASEMENT
107' LANDSCAPE BUFFER
LOCAL TRAIL CONNECTION, TYP.
SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.
2"-4" COBBLE MULCH, TYP.
2" ROCK MULCH, TYP.
SHREDDED CEDAR MULCH, TYP.
SIGHT TRIANGLE, TYP.
3-CBS
3-BTM
1-SYC
2-EO (3")
2-BP
NO STREET TREES IN THIS AREA DUE TO SIGHT LIMITATIONS, TYP.
PRIVACY FENCE
BUCK & RAIL FENCE
3-RH
3-BP
2-CBS
15' UTILITY EASEMENT
25' LANDSCAPE BUFFER
7-HWM
7-EO (3")
3-EO
LOCAL TRAIL CONNECTION, TYP.
77' LANDSCAPE BUFFER
1-KC
3-BP
BUCK AND RAIL FENCE, TYP.
3-SSC (3")
3-RH
2-PP
3-RH
2-KC
2-PP
1-PP (12')
2-EO
3-EO (3")
4-CBS
2-CBS
2-EO
3-PP (12')
BUCK & RAIL FENCE
3-RH
3-SYC
1-PP (12')
25' LANDSCAPE BUFFER
15' UTILITY EASEMENT
5-FE
4-PNP
3-PP (12')
PRIVACY FENCE
6-EO
3-EO
2-PP (12')
3-PNP
PRIVACY FENCE
77' LANDSCAPE BUFFER
8'-0"
5'-0"

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



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- RIGHT-OF -WAY

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0' 30' 60' 90'

SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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henry design group

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APPROVED:	- KH
CADD FILE:	-

Landscape Plan

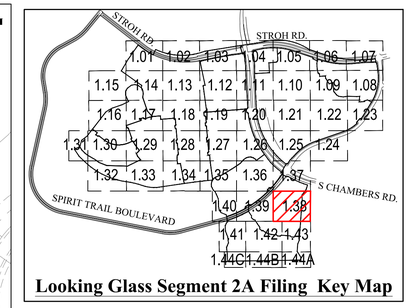
L1.37

MATCHLINE- REFER TO L1.37

TRACT M

3-CP (3")
1-PP
3-EO
DAFFODIL DRIVE
5-CSO
1-NSM
DAFFODIL WAY
2-CSO
5-IH
3-CSO
5-IH
2-NSM
3-SCO
LOCAL TRAIL CONNECTION
3-BP
3-EO (3")
TRACT P
2-IH
OPEN RAIL FENCE
2-SSC
1-IH
1-SSC
3-GL
2-SCO
4-GL
1-SCO
DAFFODIL WAY
OPEN RAIL FENCE, TYP.
1-PP
3-HWM
SHRUB BED PLANTINGS TO BE SHOWN AT TIME OF FINAL PLAT, TYP.
SHREDDED CEDAR MULCH, TYP.
2" ROCK MULCH, TYP.
2"-4" COBBLE MULCH, TYP.
TRACT N
1-EO
1-EO (3")
1-EO
2-PP (12')
1-PP
2-PP (12')
1-EO (3")
2-PP
TRANSITION FROM OPEN RAIL FENCE TO PRIVACY
OPEN RAIL FENCE
PRIVACY FENCE
1-PP
3-PP (12')
1-PNP
3-EO (3")
2-EO
1-PP (12')
1-PNP
TRACT O
5'-0"
1-PNP
OPEN RAIL FENCE
LOCAL TRAIL CONNECTION
3-EO
MATCHLINE- REFER TO L1.39
MATCHLINE- REFER TO LOOKING GLASS SEGMENT 1 FILING 7
MATCHLINE- REFER TO L1.42
MATCHLINE- REFER TO L1.43

LANDSCAPE ENLARGEMENT PLAN- A
SCALE: 1"= 30'-0"



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NORTH

0' 30' 60' 90'
SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE:	2020-03-27
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK/
APPROVED:	- KH
CADD FILE:	-

Landscape Plan

L1.38

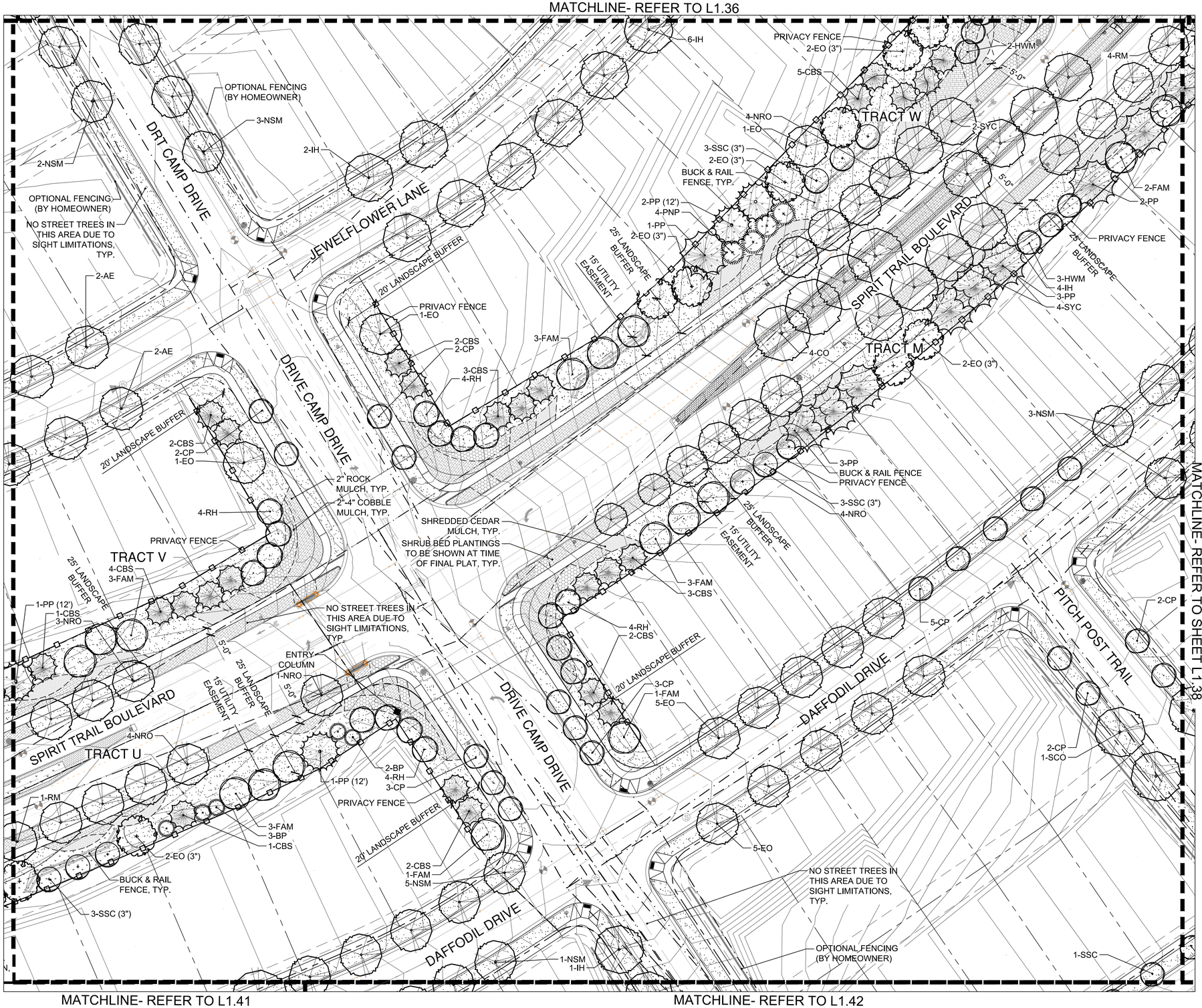
MATCHLINE- REFER TO L1.36

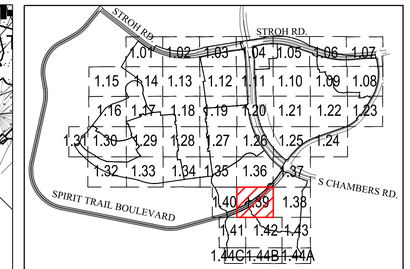
MATCHLINE- REFER TO L1.40

MATCHLINE- REFER TO L1.38

MATCHLINE- REFER TO L1.41

MATCHLINE- REFER TO L1.42





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LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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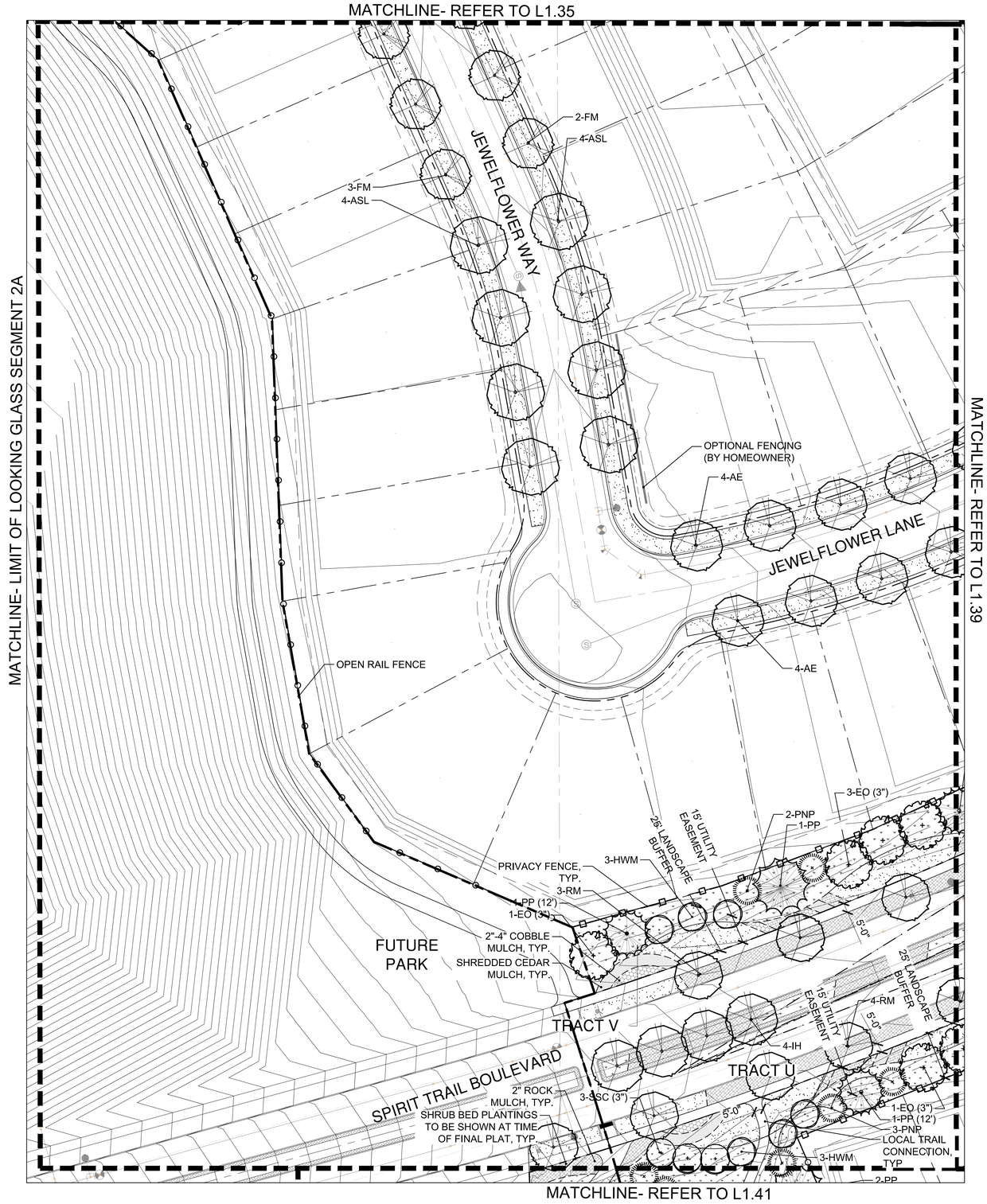
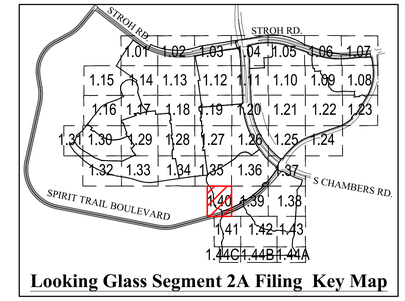
Landscape Plan

L1.39





Looking Glass Segment 2A Filing Key Map

MATCHLINE- REFER TO SHEET LS-49

LEGEND

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NO.	REVISION	DATE
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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

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APPROVED:	- KH
CADD FILE:	-

Landscape Plan

L1.40

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

NORTH

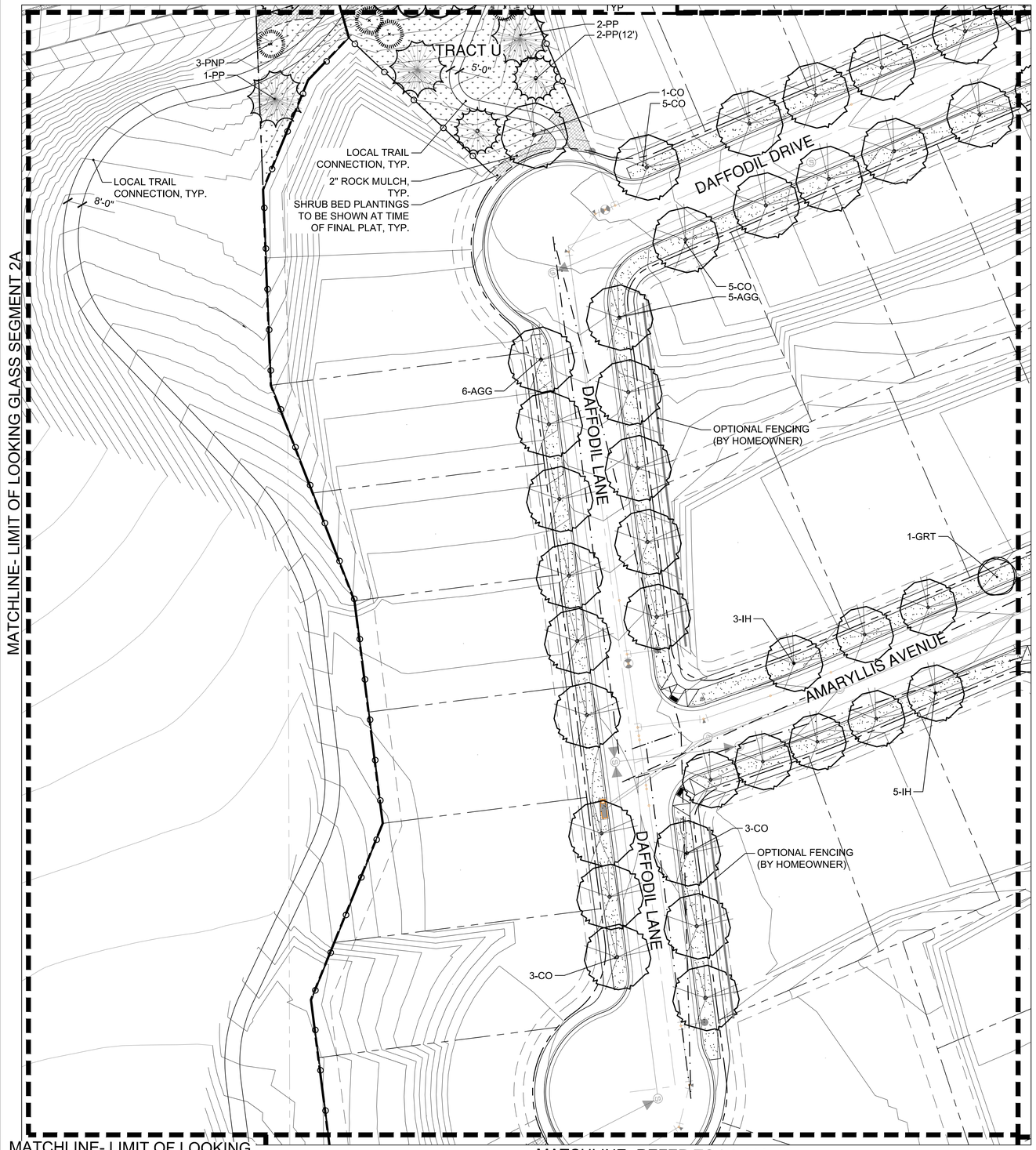
0' 30' 60' 90'

SCALE 1"= 30'

MATCHLINE- REFER TO L1.40

MATCHLINE- REFER TO L1.39

MATCHLINE- REFER TO LS-49



MATCHLINE- LIMIT OF LOOKING GLASS SEGMENT 2A

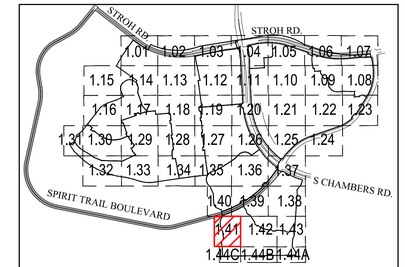
MATCHLINE- REFER TO SHEET L1.42

MATCHLINE- LIMIT OF LOOKING GLASS SEGMENT 2A

MATCHLINE- REFER TO L1.44A

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



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SCALE 1"= 30'

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	03-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE:	2020-03-27
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK/
APPROVED:	- KH
CADD FILE:	-

Landscape Plan

L1.41

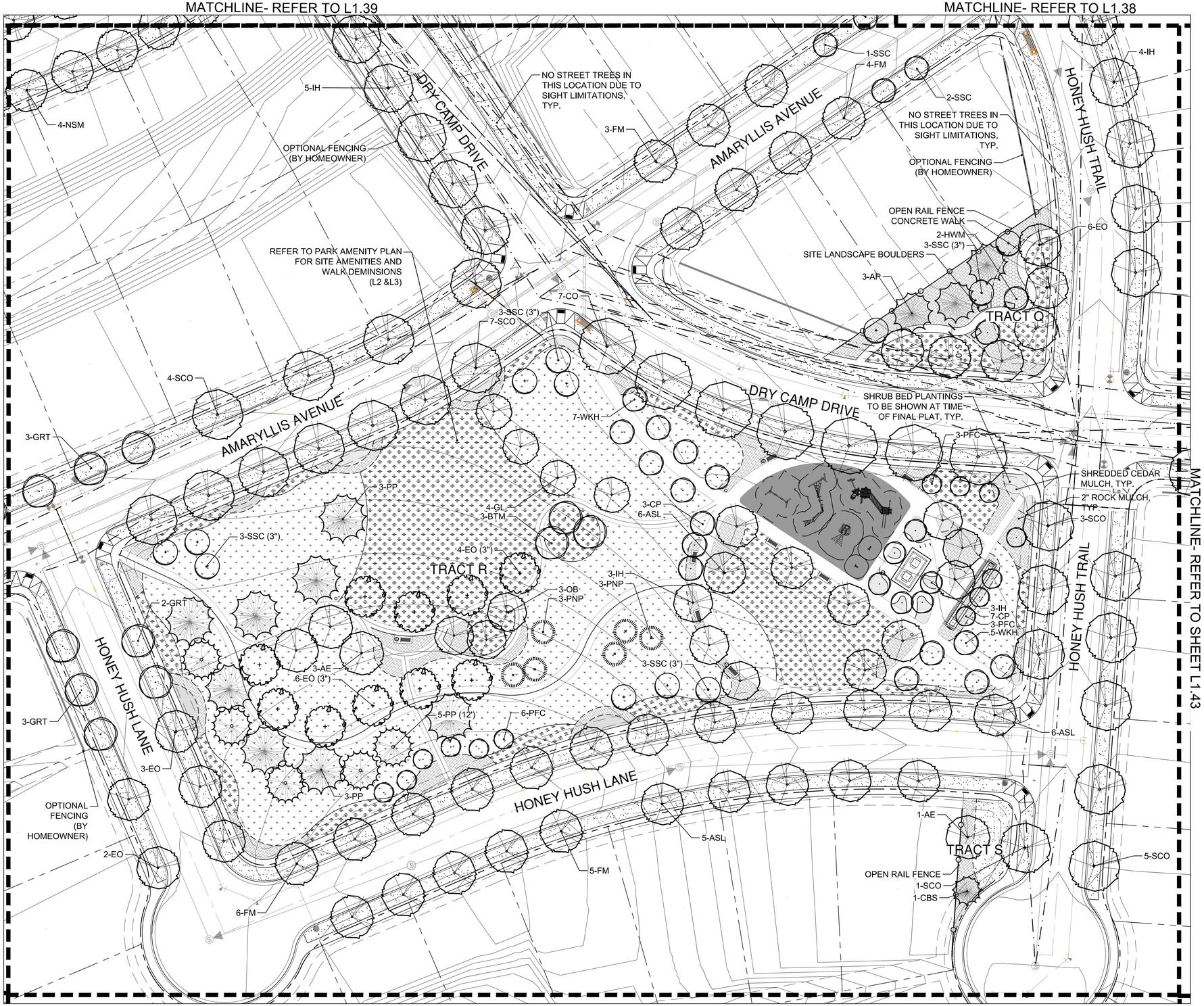
MATCHLINE- REFER TO L1.39

MATCHLINE- REFER TO L1.38

MATCHLINE- REFER TO L1.41

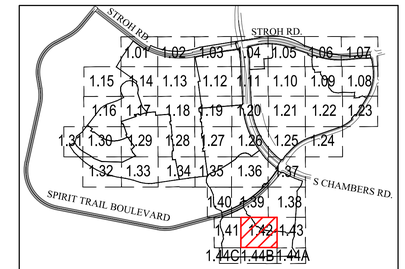
MATCHLINE- REFER TO SHEET L1.43

MATCHLINE- REFER TO L1.44B



LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"



Looking Glass Segment 2A Filing Key Map

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. *(as labeled on plan)*
- MITIGATION ORNAMENTAL TREE 3" CAL. *(as labeled on plan)*
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- OPEN RAIL FENCE
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- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
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- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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LOOKING GLASS SEGMENT 2A

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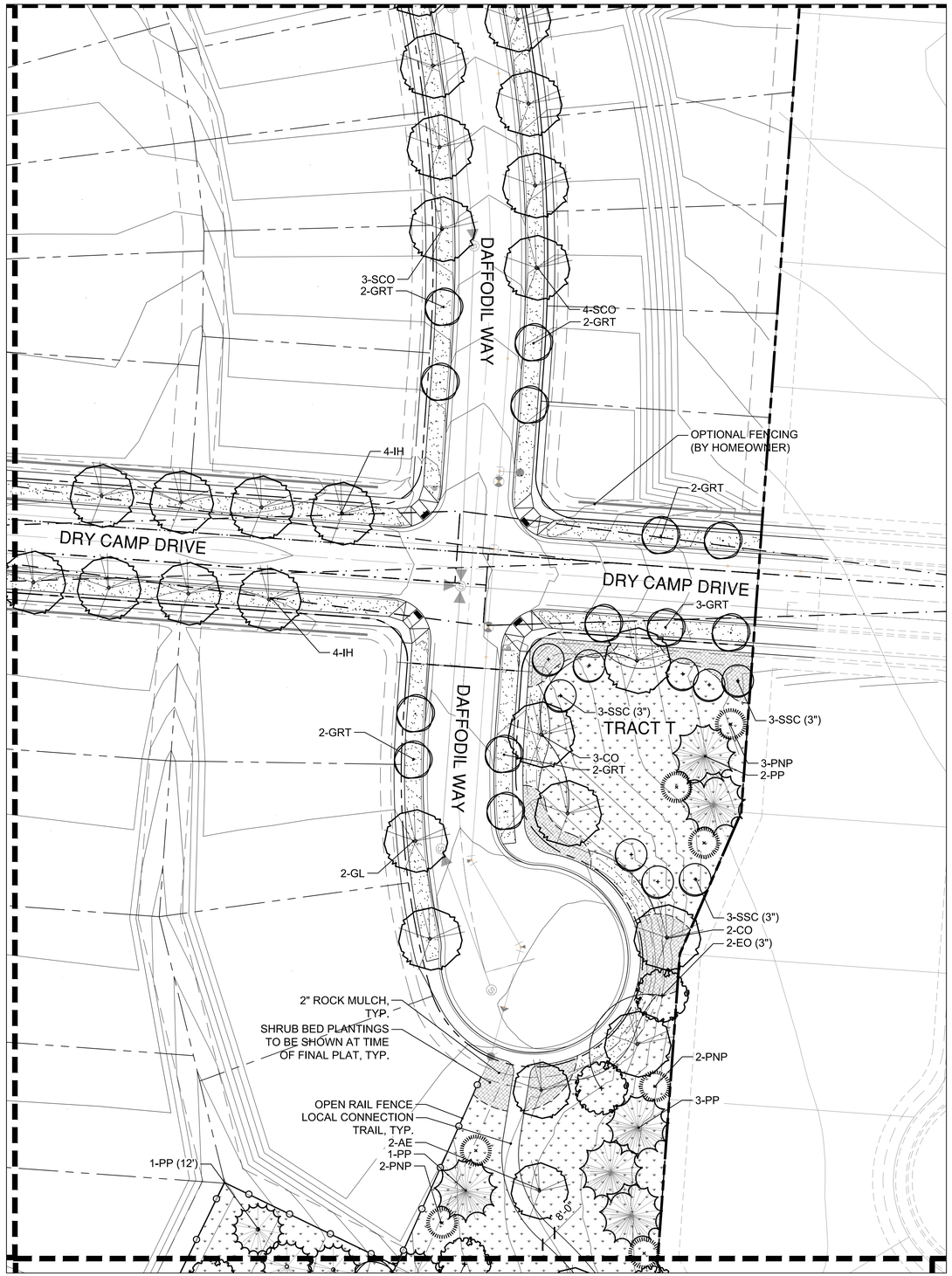
APPROVED:	- KH
CADD FILE:	-

Landscape Plan

L1.42

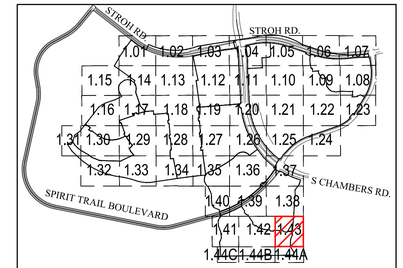
MATCHLINE- REFER TO L1.38



MATCHLINE- REFER TO L1.44C

LANDSCAPE ENLARGEMENT PLAN- A

SCALE: 1"= 30'-0"



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0' 30' 60' 90'

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henry design group

DATE:	2020-03-27
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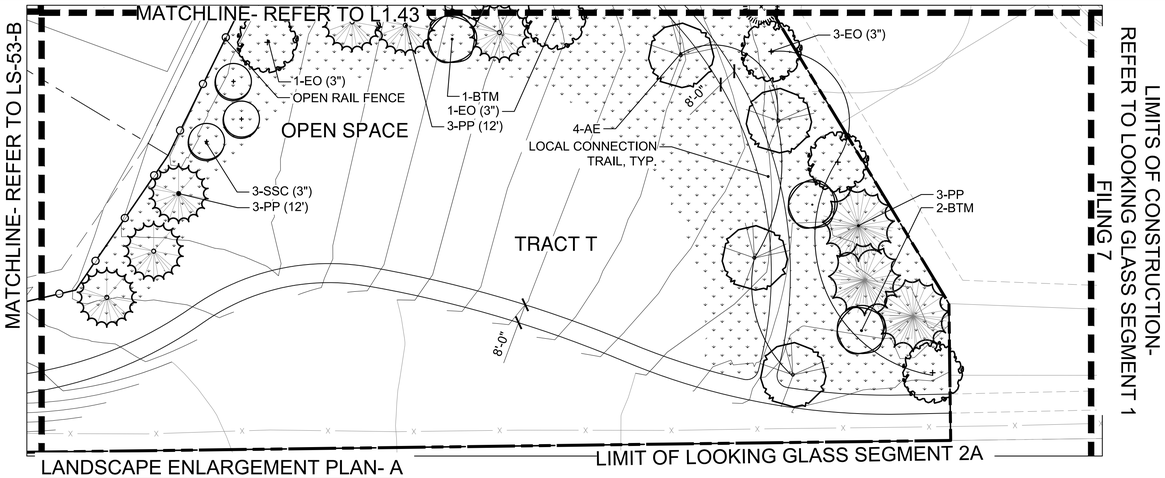
CADD FILE:	-

Landscape Plan

L1.43



LANDSCAPE ENLARGEMENT PLAN- A
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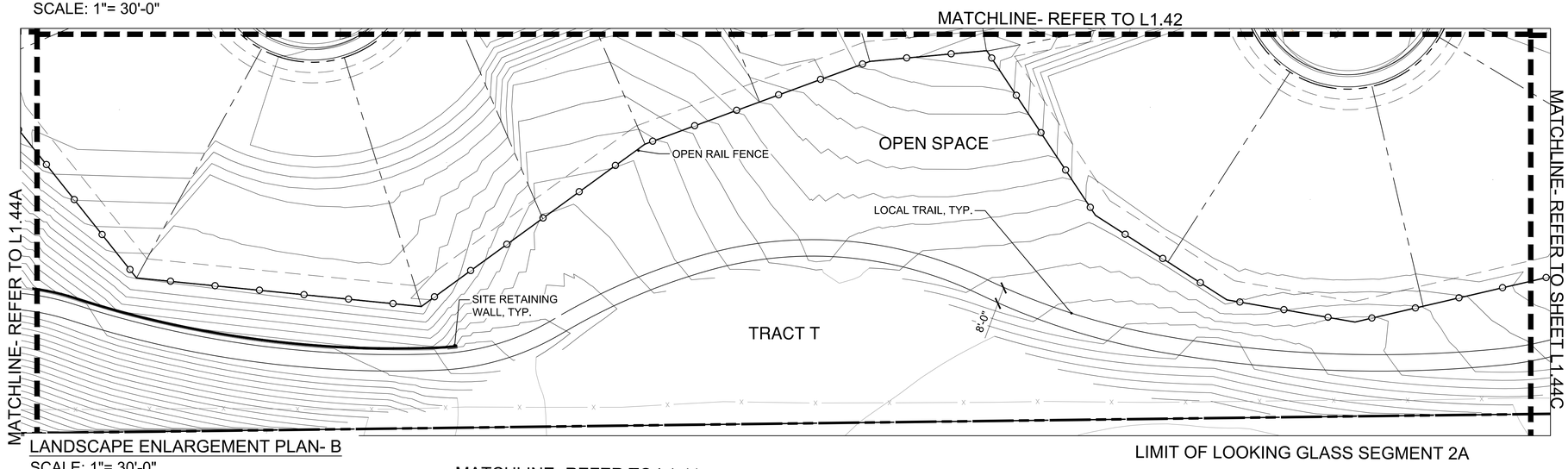
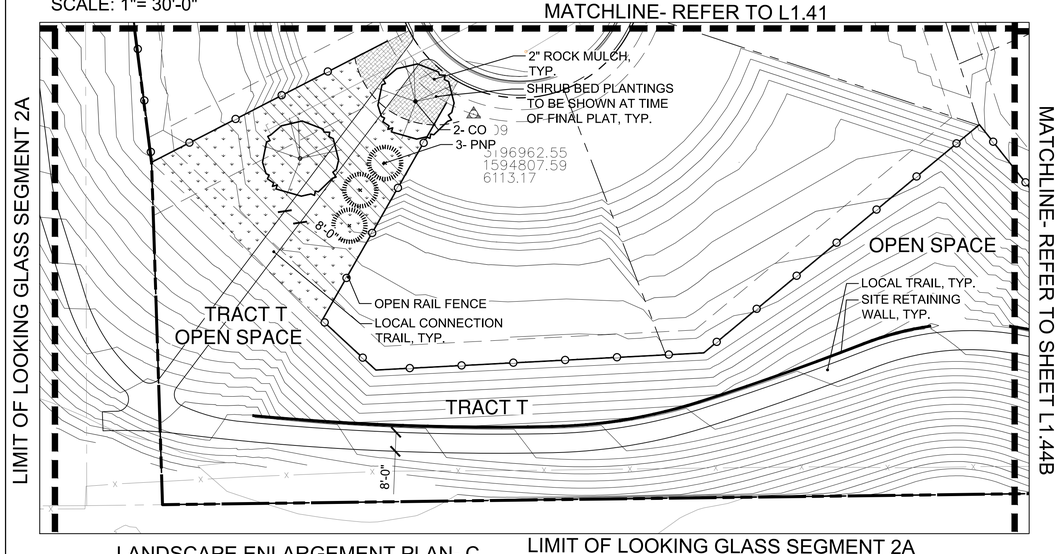
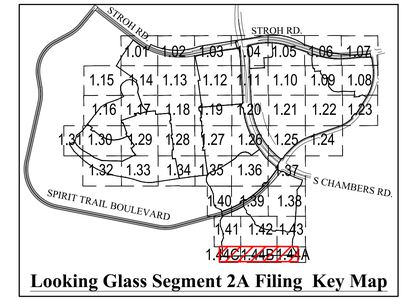


LANDSCAPE ENLARGEMENT PLAN- B
SCALE: 1"= 30'-0"



LANDSCAPE ENLARGEMENT PLAN- C
SCALE: 1"= 30'-0"
LIMIT OF LOOKING GLASS SEGMENT 2A



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APPROVED:	- KH
CADD FILE:	-

Landscape Plan

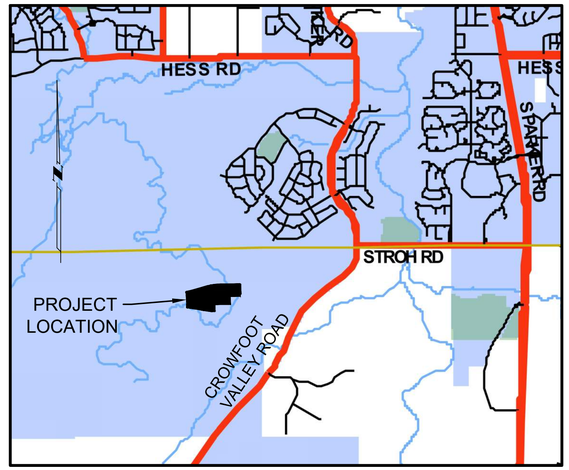
L1.44

LOOKING GLASS FILING NO. 8
SKETCH/PRELIMINARY PLAN

A REPLAT OF TRACT J, LOOKING GLASS FILING NO. 5
BEING A PART OF THE NORTHWEST 1/4 SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 8

19.4664 ACRES, 106 LOTS, 11 TRACTS



VICINITY MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

TRACT J LOOKING GLASS FILING NO. 5, IN THE TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED DECEMBER 30, 2020 AT RECEPTION NO. 2020131167 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SAID TOWN, COUNTY AND STATE.

CONTAINING 847,956 SQUARE FEET OR 19.4664 ACRES, MORE OR LESS.

NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREIN ARE ASSUMED AND ARE BASED UPON THE WESTERLY BOUNDARY OF LOOKING GLASS FILING NO. 1 WHICH BEARS N1°06'00"W.
3. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
4. ALL BOUNDARY INFORMATION SHOWN HEREON IS SUBJECT TO LOOKING GLASS FILING 8 FINAL PLAT AND ANY REVISIONS HERETO.
5. HOMEOWNERS ASSOCIATION WILL MAINTAIN OPEN SPACE TRACTS, TREE LAWNS, AND MEDIAN LANDSCAPING.
6. TEN FOOT (10') WIDE UTILITY EASEMENTS SHALL BE GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND TEN FOOT (10') WIDE UTILITY EASEMENTS SHALL BE GRANTED ON PRIVATE PROPERTY ADJACENT TO THE REAR LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
7. LANDSCAPING MAY BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES AND EASEMENTS BUT NO SOLID STRUCTURES. SOLID STRUCTURES INCLUDE, BUT NOT LIMITED TO FENCES AND UTILITY BOXES. SHRUBS AND PLANTING SHALL BE NO TALLER THAN 3 FEET AND TREE CANOPIES SHALL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA SHALL BE MAINTAINED BY THE
8. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, AC UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENT.
9. EXISTING PWSD EASEMENT (REC #2020093977) TO BE VACATED BY SEPARATE DOCUMENT WHEN TRACT A IS CONVEYED TO PWSD.

SHEET INDEX

1 COVER SHEET
2 OVERALL BOUNDARY
3 SHEET INDEX
4–7 PLAT SHEETS
8 LINE & CURVE TABLES

LOT WIDTH DATA	
	LOT WIDTH (LF)
SMALLEST RESIDENTIAL LOT WIDTH	30
LARGEST RESIDENTIAL LOT WIDTH	42
AVERAGE RESIDENTIAL LOT WIDTH	33

LAND USE TABLE			
	AREA (AC)	AREA (SF)	% OF TOTAL
GROSS AREA	19.446	847068	100%
NET AREA (EXCLUDING PUBLIC ROW)	18.236	794360	94%
TOTAL NUMBER OF RESIDENTIAL LOTS	106 UNITS	-	-
TOTAL NUMBER OF COMMERCIAL LOTS	-	-	-
AREA OF RESIDENTIAL LOTS	7.965	346964	41%
TOTAL NUMBER OF TRACTS	11 TRACTS	-	-
AREA OF TRACTS	10.297	448537	53%
AREA OF PUBLIC STREET DEDICATION	1.210	52708	6%
AREA OF PRIVATE STREET DEDICATION	2.374	103416	12%
SMALLEST RESIDENTIAL LOT	0.066	2880	-
LARGEST RESIDENTIAL LOT	0.102	4459	-
AVERAGE RESIDENTIAL LOT	0.075	3273	-
HESS RANCH PD AMEND. #4	Sfe		

TRACT	AREA (SQ. FT.)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE
A	169318	3.887	PARKER WATER AND SANITATION DISTRICT	PWSD
B	135602	3.113	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
C	7732	0.178	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
D	10812	0.248	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
E	17093	0.392	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS, & DRAINAGE
F	1821	0.042	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
G	2744	0.063	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
H	28876	0.663	HOA	UTILITIES, & PUBLIC ACCESS
J	52063	1.195	HOA	UTILITIES, & PUBLIC ACCESS
K	6125	0.141	HOA	UTILITIES, & PUBLIC ACCESS
L	16352	0.375	HOA	UTILITIES, & PUBLIC ACCESS
TOTAL	448537	10.297		

Hess Ranch Park Summary

Looking Glass - Segment 1

Planning Area	*Filing Number*	*Dwelling Units*	*Parks Required*	*Parks Provided*	*Cumulative Over (Under)*
	2 through 7	588	14.05	17.04	
	8	106	2.53	0	
Total		694	16.59	17.04	0.45

APPLICANT/DEVELOPER:

KB HOME
7807 E PEAKVIEW AVE
SUITE 300
CENTENNIAL, COLORADO 80111.
303–323–1200

PLANNER:

HENRY DESIGN GROUP
1501 WAZEE STREET
SUITE 1–C, DENVER,
COLORADO 80202
303–446–2368

ENGINEER/SURVEYOR:

EMK CONSULTANTS, INC.
7006 S. ALTON WAY, BLDG. F
CENTENNIAL, CO 80112
(303) 694–1520

PREPARED BY

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112–2019
(303)694–1520 www.EMKC.com

JOB NO. 13095.00

LOOKING GLASS FILING NO. 8
SKETCH/PRELIMINARY PLAN
DATE PREPARED: APRIL 29, 2022

APPLICANT/DEVELOPER
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE STE. 300
CENTENNIAL, COLORADO 80111
ATTN: MATT THOMAS
PHONE: 303–323–1200

LOOKING GLASS FILING NO. 8
SKETCH/PRELIMINARY PLAN

A REPLAT OF TRACT J, LOOKING GLASS FILING NO. 5
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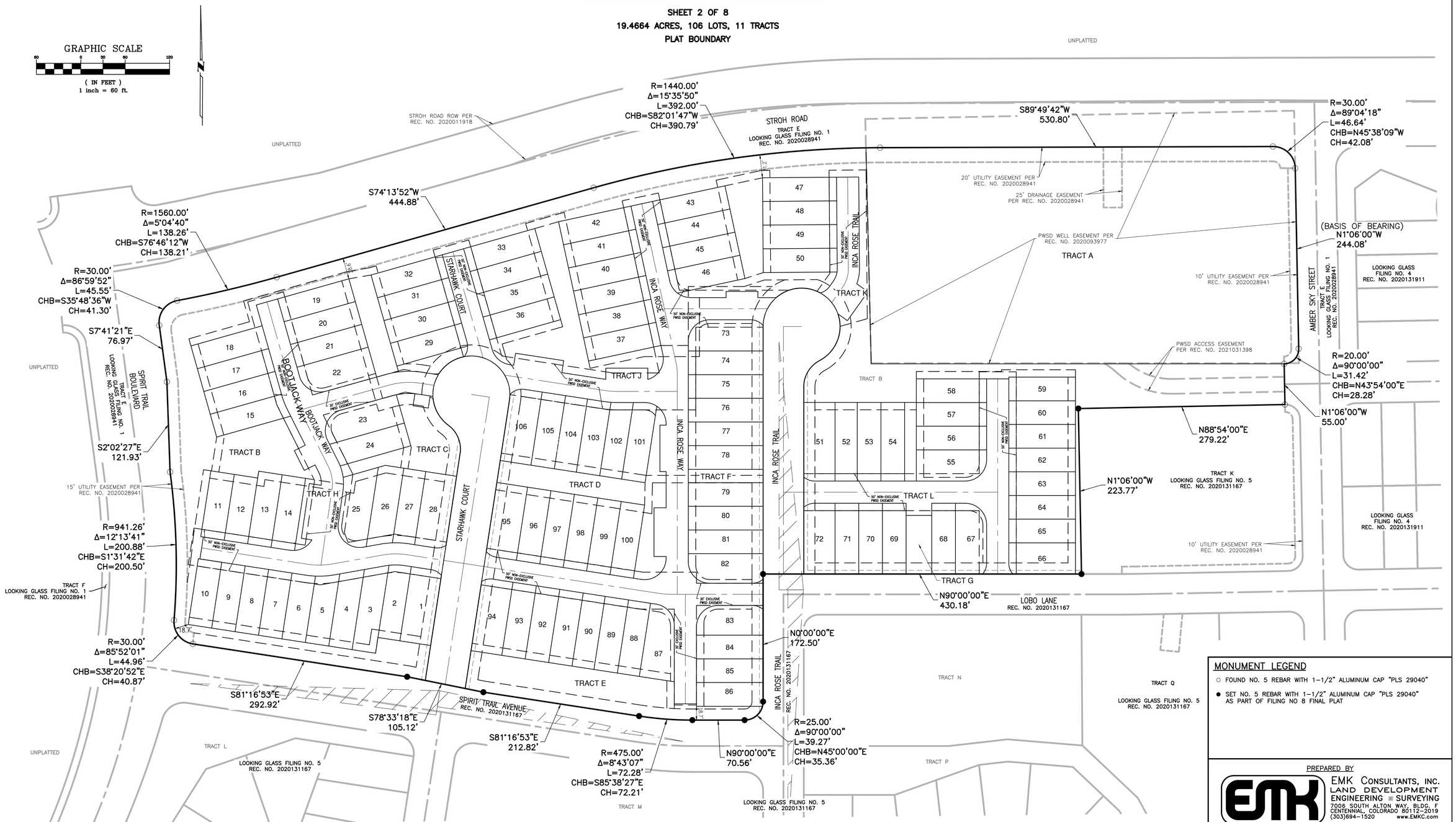
SHEET 2 OF 8

19.4664 ACRES, 106 LOTS, 11 TRACTS

PLAT BOUNDARY



MONUMENT LEGEND

- ○ FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP "PLS 29040"
- ● SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP "PLS 29040" AS PART OF FILING NO 8 FINAL PLAT

PREPARED BY

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

JOB NO. 13095.20

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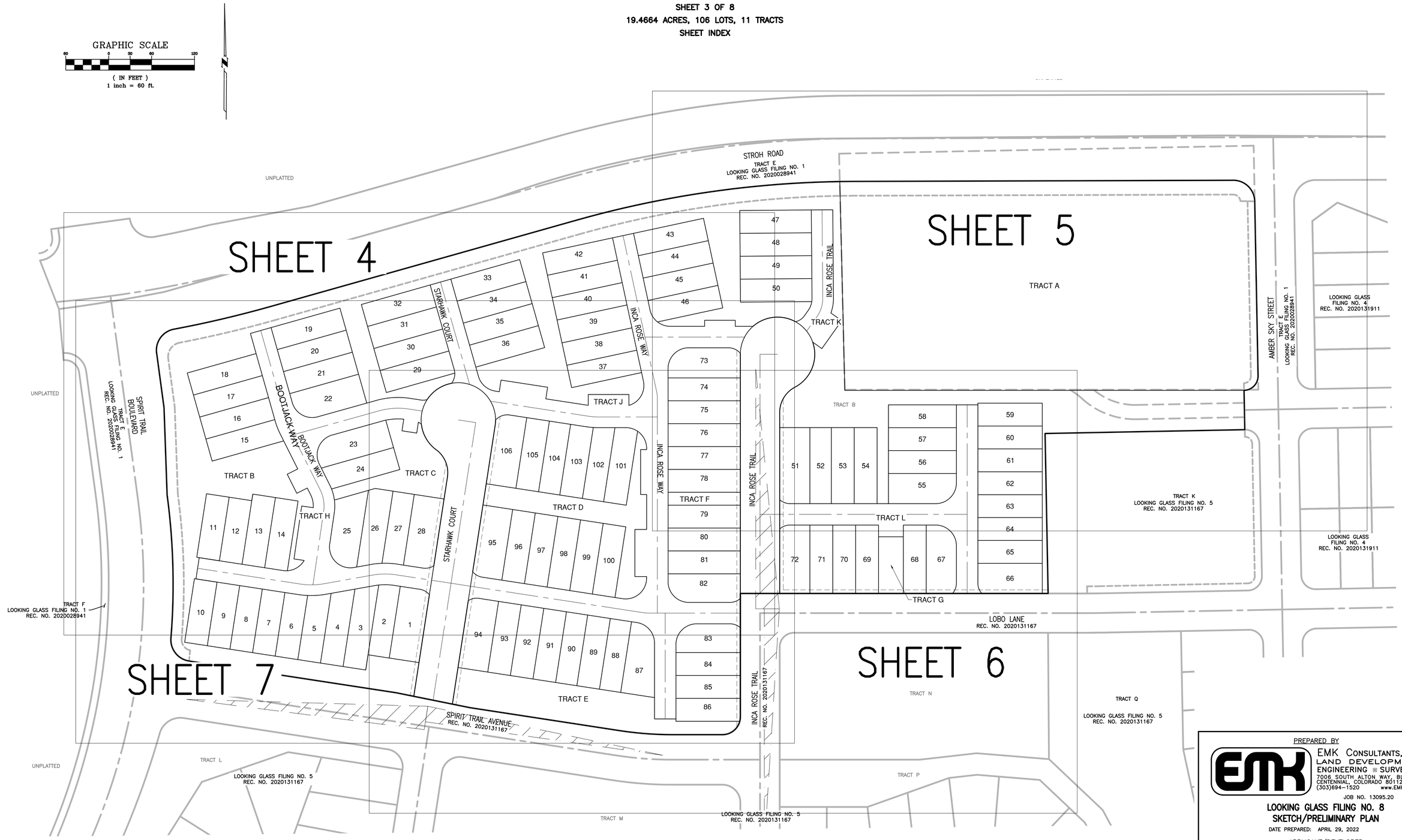
SHEET 3 OF 8

19.4664 ACRES, 106 LOTS, 11 TRACTS

SHEET INDEX



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SHEET 4 OF 8

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GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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EASEMENT LEGEND

SE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
PWSD	PARKER WATER AND SANITATION DISTRICT EASEMENT

PREPARED BY
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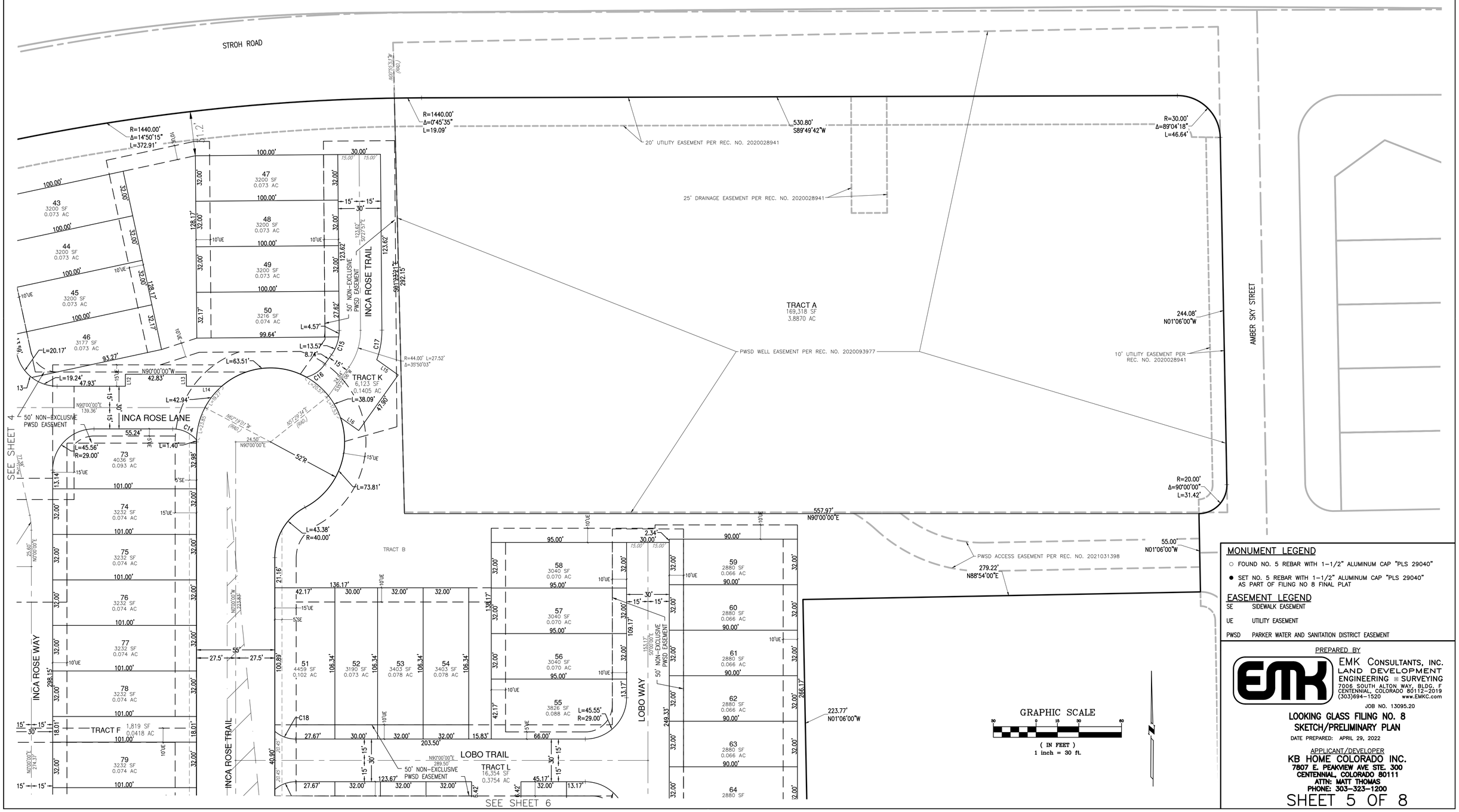
BEING A PART OF THE NORTHWEST 1/4 SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 5 OF 8

19.4664 ACRES, 106 LOTS, 11 TRACTS



MONUMENT LEGEND

- ○ FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP "PLS 29040"
- ● SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP "PLS 29040" AS PART OF FILING NO 8 FINAL PLAT

EASEMENT LEGEND

SE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
PWSD	PARKER WATER AND SANITATION DISTRICT EASEMENT

PREPARED BY

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

JOB NO. 13095.20

LOOKING GLASS FILING NO. 8
SKETCH/PRELIMINARY PLAN

DATE PREPARED: APRIL 29, 2022

APPLICANT/DEVELOPER
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE STE. 300
CENTENNIAL, COLORADO 80111
ATTN: MATT THOMAS
PHONE: 303-323-1200

SHEET 5 OF 8

LOOKING GLASS FILING NO. 8
SKETCH/PRELIMINARY PLAN

A REPLAT OF TRACT J, LOOKING GLASS FILING NO. 5
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SHEET 6 OF 8

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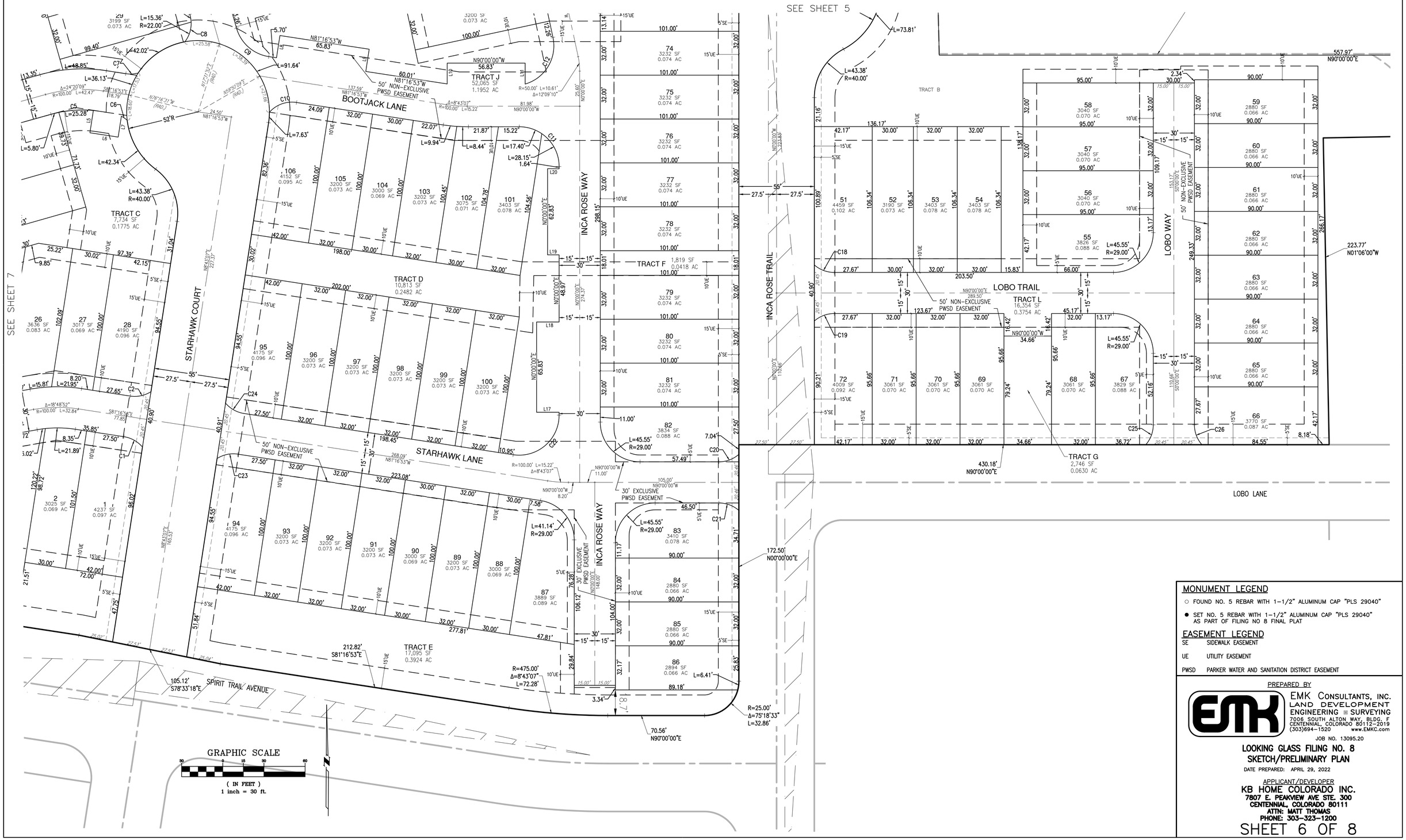

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SHEET 7 OF 8

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GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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SHEET 8 OF 8

19.4664 ACRES, 106 LOTS, 11 TRACTS

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	22.00	41°13'09"	15.83	N60°40'18"W	15.49
C2	22.00	41°13'09"	15.83	N78°06'32"E	15.49
C3	29.00	68°40'48"	34.76	N64°22'43"E	32.72
C4	35.00	30°27'03"	18.60	N11°19'50"W	18.38
C5	85.00	20°57'15"	31.09	S84°51'36"W	30.91
C6	22.00	13°30'07"	5.18	N55°39'16"W	5.17
C7	22.00	23°52'05"	9.16	N86°47'04"E	9.10
C8	22.00	54°33'35"	20.95	S10°21'15"W	20.17
C9	29.00	65°25'56"	33.12	N48°33'55"W	31.35
C10	22.00	57°03'28"	21.91	S70°11'09"W	21.02
C11	29.00	90°00'00"	45.55	N45°00'00"W	41.01
C12	29.00	85°58'01"	43.51	S30°49'50"W	39.54
C13	29.00	77°50'50"	39.40	N51°04'35"W	36.44
C14	22.00	49°39'45"	19.07	N65°10'07"W	18.48
C15	29.00	35°50'03"	18.14	N17°27'05"E	17.84
C16	21.36	42°09'22"	15.71	N55°48'08"E	15.36
C17	59.00	20°37'38"	21.24	S9°50'52"W	21.13
C18	22.00	41°12'57"	15.83	N69°23'31"W	15.49
C19	22.00	41°12'59"	15.83	S69°23'31"W	15.49
C20	22.00	41°14'46"	15.84	N69°22'37"E	15.50
C21	22.00	41°14'46"	15.84	N69°22'37"W	15.50
C22	29.11	98°40'34"	50.14	N49°07'17"E	44.17
C23	22.00	41°13'50"	15.83	S78°06'12"W	15.49
C24	22.00	41°13'50"	15.83	S60°39'58"E	15.49
C25	22.00	41°13'49"	15.83	N20°36'54"E	15.49
C26	22.00	41°13'49"	15.83	N20°36'54"W	15.49

BOUNDARY LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N81°43'43"W	14.35'
L2	S81°42'24"E	16.31'
L3	S63°26'38"W	16.42'
L4	N63°26'38"E	16.42'
L5	N8°43'07"E	16.41'
L6	N81°16'53"W	20.83'
L7	S8°43'07"W	15.38'
L8	S8°43'07"W	16.42'
L9	N8°43'07"E	16.42'
L10	S0°00'00"E	15.18'
L11	N0°00'00"E	15.27'
L12	S0°00'00"E	8.42'
L13	N0°00'00"E	8.42'
L14	N90°00'00"W	24.89'
L15	S54°37'54"E	18.48'
L16	N54°37'54"W	15.71'
L17	N90°00'00"W	16.42'
L18	N90°00'00"E	16.42'
L19	N90°00'00"W	8.42'
L20	S89°32'05"E	8.42'

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SHEET 8 OF 8

PLANT LEGEND

TREES	CODE	BOTANICAL / COMMON NAME
	FAM	Acer ginnala 'Flame' / Flame Amur Maple
	BTM	Acer grandidentatum / Bigtooth Maple
	EQM	Acer platanoides 'Emerald Queen' / Emerald Queen Norway Maple
	RPM	Acer rubrum 'Frank Jr.' TM / Redpointe Red Maple
	HWM	Acer tataricum 'GarAnn' TM / Hot Wings Tatarian Maple
	RH	Crataegus ambigua / Russian Hawthorn
	WKH	Crataegus viridis 'Winter King' / Winter King Hawthorn
	AGG	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
	SKY	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust
	SH	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust
	KC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree
	CBS	Picea pungens / Colorado Spruce
	BBS	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce
	PNP	Pinus edulis / Pinyon Pine
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	CP	Pyrus calleryana 'Cleveland Select' / Chanticleer Callery Pear
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	FE	Ulmus x 'Frontier' / Frontier Elm

SHRUBS	CODE	BOTANICAL / COMMON NAME
	SS	Amelanchier alnifolia 'Regent' / Regent Serviceberry
	ABS	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
	LBC	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Black Chokeberry
	TWS	Artemisia tridentata / Big Sagebrush
	DKS	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard
	MOM	Cercocarpus montanus / Mountain Mahogany
	IHD	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood
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	HC	Cotoneaster acutifolius lucidus / Hedge Cotoneaster
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	RSR	Holodiscus dumosus / Rock Spirea
	CAJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper
	LDP	Ligustrum vulgare 'Lodense' / Lodense Privet
	NN	Physocarpus monogynus / Mountain Ninebark
	SWN	Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark
	WSC	Prunus besseyi / Sand Cherry
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	GLS	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
	NPR	Rosa woodsii / Mountain Rose
	KOP	Rosa x 'Radcon' TM / Pink Knock Out Rose
	KOR	Rosa x 'Radrazz' TM / Knock Out Shrub Rose
	KOY	Rosa x 'Radsunny' TM / Sunny Knock Out Yellow Rose
	LMS	Spiraea x bumalda 'Monhub' TM / Limemound Spirea
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GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD 1	Turf Sod Enviroturf / Enviroturf Blend
	SOD 2	Natures Prairie Sod / Natures Prairie Sod
	SEED	Seed Low Grow Mix
	2" ROCK	Planting bed rock cobble mulch
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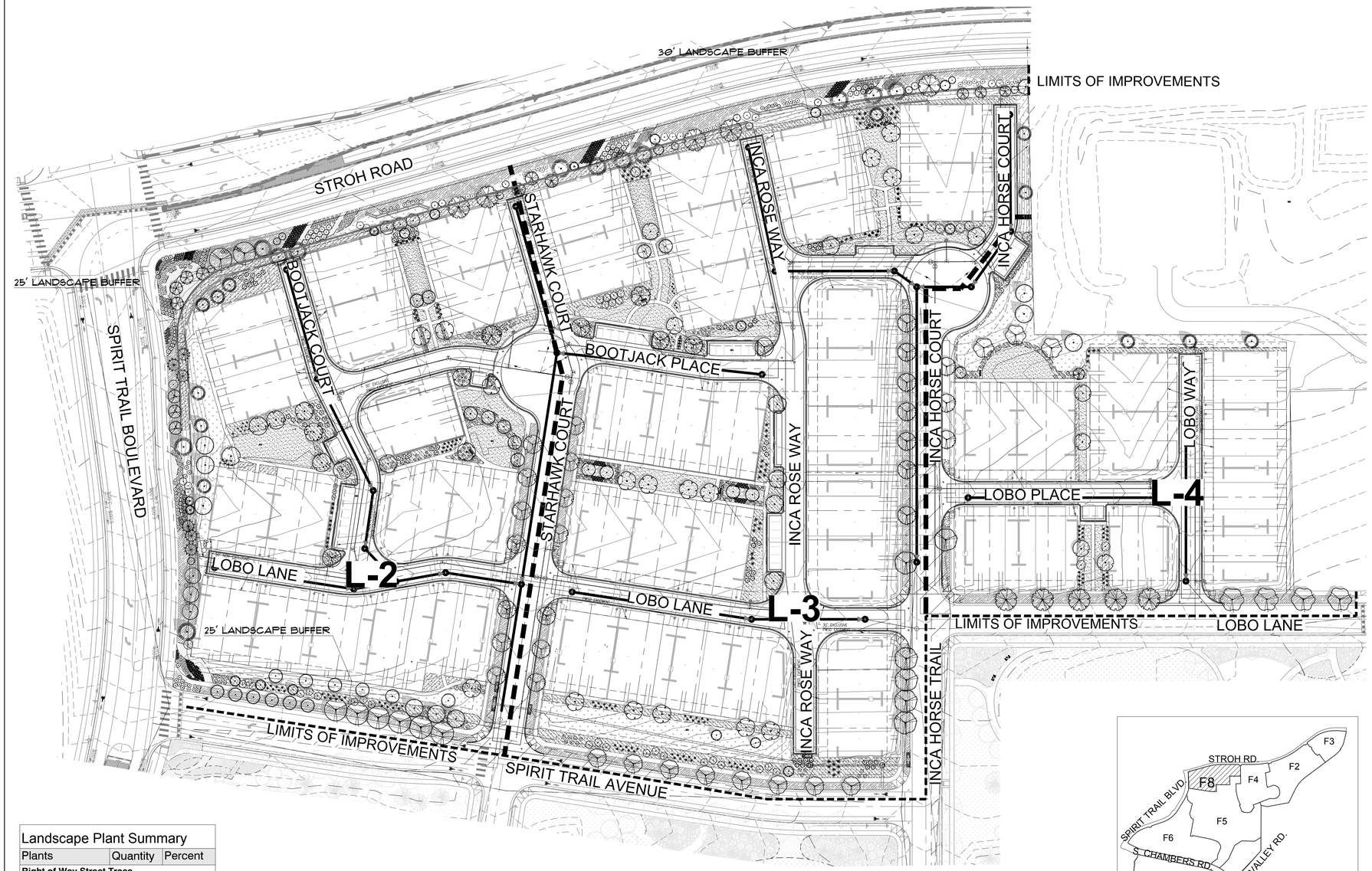
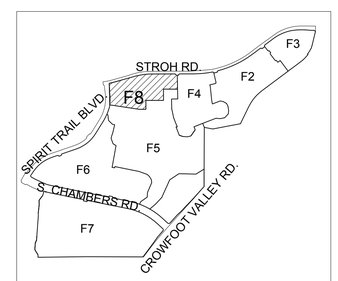
FENCING	TYPE
	OPEN RAIL
	PRIVACY
	BUCK AND RAIL





VICINITY MAP

Landscape Plant Summary

Plants	Quantity	Percent
Right of Way Street Trees		
Canopy Trees	56	
Buffers		
Canopy Trees	14	24.6
Ornamental Trees	13	22.8
Evergreen Trees	30	52.6
Shrubs	333	
Ornamental Grasses	235	
Perennials	39	
Internal Landscape Tracts		
Canopy Trees	42	47.2
Ornamental Trees	22	24.7
Evergreen Trees	25	28.1
Shrubs	432	
Ornamental Grasses	300	
Perennials	10	
Total		
Trees	202	
Shrubs	765	
Ornamental Grasses	535	
Perennials	49	

Landscape Coverage

Coverage Type	Sq. Ft.	Percent
Sod	60543	36.8
Seed	40216	24.5
Mulch covered by shrubs	31840	19.4
Mulch	31840	19.4
Total Landscape Area	164439	

Note: At maturity, at least seventy-five percent (75%) of the landscaped area shall have a ground cover of living plant material, including, but not limited to, trees, shrubs, ground cover, turf or seed and other recognized perennial ground covering plant materials.

Street Tree Requirements (1 tree required per 40 linear feet)

Street Name	Tree Lawn Length	Tree Required	Trees Provided
Starhawk Court	550	14	14
Inca Horse Court	460	12	12
Inca Horse Trail	130	4	4
Lobo Lane	260	7	7
Spirit Trail Avenue	700	18	19
Total		55	56

General Notes

1. No tree mitigation is required within filing no. 8. Refer to the tree mitigation submitted with filings no. 1-7 for details regarding tree mitigation for Looking Glass segment 1.
2. Park Land Dedication requirements have been meet by filings no. 2-6 for Looking Glass segment 1.

Landscape Buffer Summary (1 tree and 5 shrubs per 30 l.f.)

Right of Way	Buffer Width	Buffer Length	Trees Required	Trees Provided	Percent: Evergreen	Shrubs Required	Shrubs Provided	Percent: 48" height at 3 years
Stroh Road	30	950	31.7	32	50	158.3	190	60
Spirit Trail Blvd.	25	410	13.7	16	50	68.3	82	60
Spirit Trail Ave.	25	305	10.2	12	50	50.8	61	60
Total			55.5	60		277.5	333	

Sheet Index

Page Number	Sheet Name
L-1	Landscape Cover
L-2	Landscape Plan 'A'
L-3	Landscape Plan 'B'
L-4	Landscape Notes
L-5	Landscape Details
L-6	Landscape Details

NORTH

0' 60' 90' 120'

SCALE 1"= 60'

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/02/2021
2	SKETCH PLAN- 2ND SUBMITTAL	02/25/2022
3	SKETCH PLAN- 3RD SUBMITTAL	04/29/2022
4	SKETCH PLAN- 4TH SUBMITTAL	06/15/2022

LOOKING GLASS

PARKER, COLORADO

FILING NO. 8

SKETCH PLAN AND PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner
JEN COLORADO 18, LLC
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DENVER, COLORADO 80246
CONTACT: MATTHEW OSBORN

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Civil Engineer
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Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE: 2022-06-15
JOB NO: -
DRAWN BY: - SA
APPROVED: - KH
CADD FILE: -

Landscape Plan

L-1

PLANT LEGEND

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FENCING	TYPE
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	PRIVACY
	BUCK AND RAIL

LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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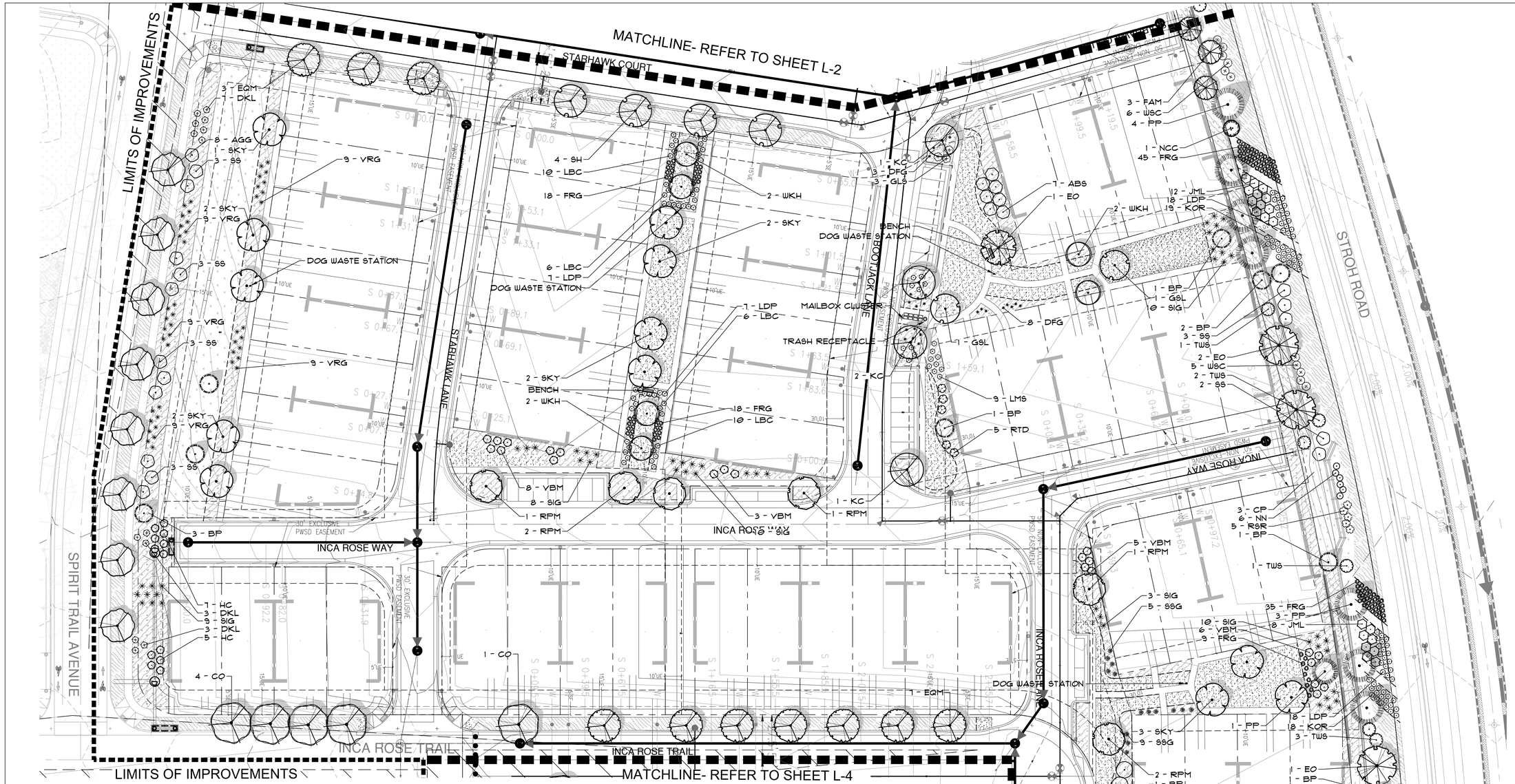
Landscape Plan

L-2



LEGEND

TREES	CODE	BOTANICAL / COMMON NAME
	FAM	Acer ginnala 'Flame' / Flame Amur Maple
	BTM	Acer grandidentatum / Bigtooth Maple
	EQM	Acer platanoides 'Emerald Queen' / Emerald Queen Norway Maple
	RPM	Acer rubrum 'Frank Jr.' TM / Redpointe Red Maple
	HWM	Acer tataricum 'GarAnn' TM / Hot Wings Tatarian Maple
	RH	Crataegus ambigua / Russian Hawthorn
	WKH	Crataegus viridis 'Winter King' / Winter King Hawthorn
	AGG	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
	SKY	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust
	SH	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust
	KC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree
	CBS	Picea pungens / Colorado Spruce
	BBS	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce
	PNP	Pinus edulis / Piryon Pine
	BP	Pinus heldreichii / Bosnian Pine
	AP	Pinus nigra / Austrian Pine
	PP	Pinus ponderosa / Ponderosa Pine
	NCC	Prunus virginiana melanocarpa / Western Chokeberr
	CP	Pyrus calleryana 'Cleveland Select' / Chanticleer Callery Pear
	CO	Quercus muehlenbergii / Chinkapin Oak
	EO	Quercus robur / English Oak
	NRO	Quercus rubra / Northern Red Oak
	GSL	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden
	FE	Ulmus x 'Frontier' / Frontier Elm

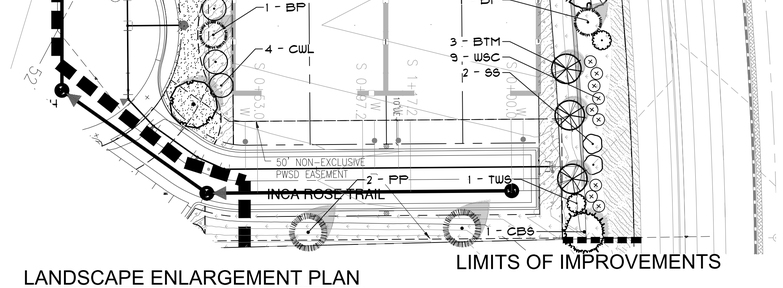
SHRUBS	CODE	BOTANICAL / COMMON NAME
	SS	Amelanchier alnifolia 'Regent' / Regent Serviceberry
	ABS	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
	LBC	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Black Chokeberry
	TWS	Artemisia tridentata / Big Sagebrush
	DKS	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard
	MOM	Cercocarpus montanus / Mountain Mahogany
	IHD	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood
	RTD	Cornus sericea 'Bailey' / Bayley's Red Twig Dogwood
	HC	Cotoneaster acutifolius lucidus / Hedge Cotoneaster
	CBB	Euonymus alatus 'Compactus' / Compact Burning Bush
	APL	Fallugia paradoxa / Apache Plume
	RSR	Holodiscus dumosus / Rock Spirea
	CAJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper
	LDP	Ligustrum vulgare 'Lodense' / Lodense Privet
	NN	Physocarpus monogynus / Mountain Ninebark
	SWN	Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark
	WSC	Prunus besseyi / Sand Cherry
	CSC	Prunus besseyi 'P011S' TM / Pawnee Buttes Sand Cherry
	GLS	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
	NPR	Rosa woodsii / Mountain Rose
	KOP	Rosa x 'Radcon' TM / Pink Knock Out Rose
	KOR	Rosa x 'Radrazz' TM / Knock Out Shrub Rose
	KOY	Rosa x 'Radsunny' TM / Sunny Knock Out Yellow Rose
	LMS	Spiraea x bumalda 'Monhub' TM / Limemound Spirea
	DKL	Syringa meyeri 'Palibin' / Dwarf Korean Lilac
	CWL	Syringa vulgaris 'Alba' / White Common Lilac
	JML	Syringa x prestoniae 'James MacFarlane' / James MacFarlane Lilac
	VBM	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum

GRASSES	CODE	BOTANICAL / COMMON NAME
	BLG	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama
	VRG	Calamagrostis x acutiflora 'Avalanche' / Avalanche Feather Reed Grass
	FRG	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	SSG	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	DFG	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass
	SIG	Sorghastrum nutans 'Indian Steel' / Indian Steel Indian Grass

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	BC	Nepeta x faassenii 'Select Blue' / Select Blue Catmint
	BES	Rudbeckia fulgida *goldstrum' / Black-eyed Susan

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD 1	Turf Sod Enviroturf / Enviroturf Blend
	SOD 2	Natures Prairie Sod / Natures Prairie Sod
	SEED	Seed Low Grow Mix
	2" ROCK	Planting bed rock mulch
	4" ROCK	Planting bed rock mulch

FENCING	TYPE
	OPEN RAIL
	PRIVACY



LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"

NORTH

0' 30' 60' 90'
SCALE 1"= 30'

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/02/2021
2	SKETCH PLAN- 2ND SUBMITTAL	02/25/2022
3	SKETCH PLAN- 3RD SUBMITTAL	04/29/2022
4	SKETCH PLAN- 4TH SUBMITTAL	06/15/2022

LOOKING GLASS
PARKER, COLORADO
FILING NO. 8
SKETCH PLAN AND PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner
JEN COLORADO 18, LLC
4100 E. MISSISSIPPI AVE.
DENVER, COLORADO 80246
CONTACT: MATTHEW OSBORN

Applicant
KB HOME COLORADO, INC.
7807 EAST PEAKVIEW AVE.
CENTENNIAL, CO 80111
CONTACT: MATT THOMAS

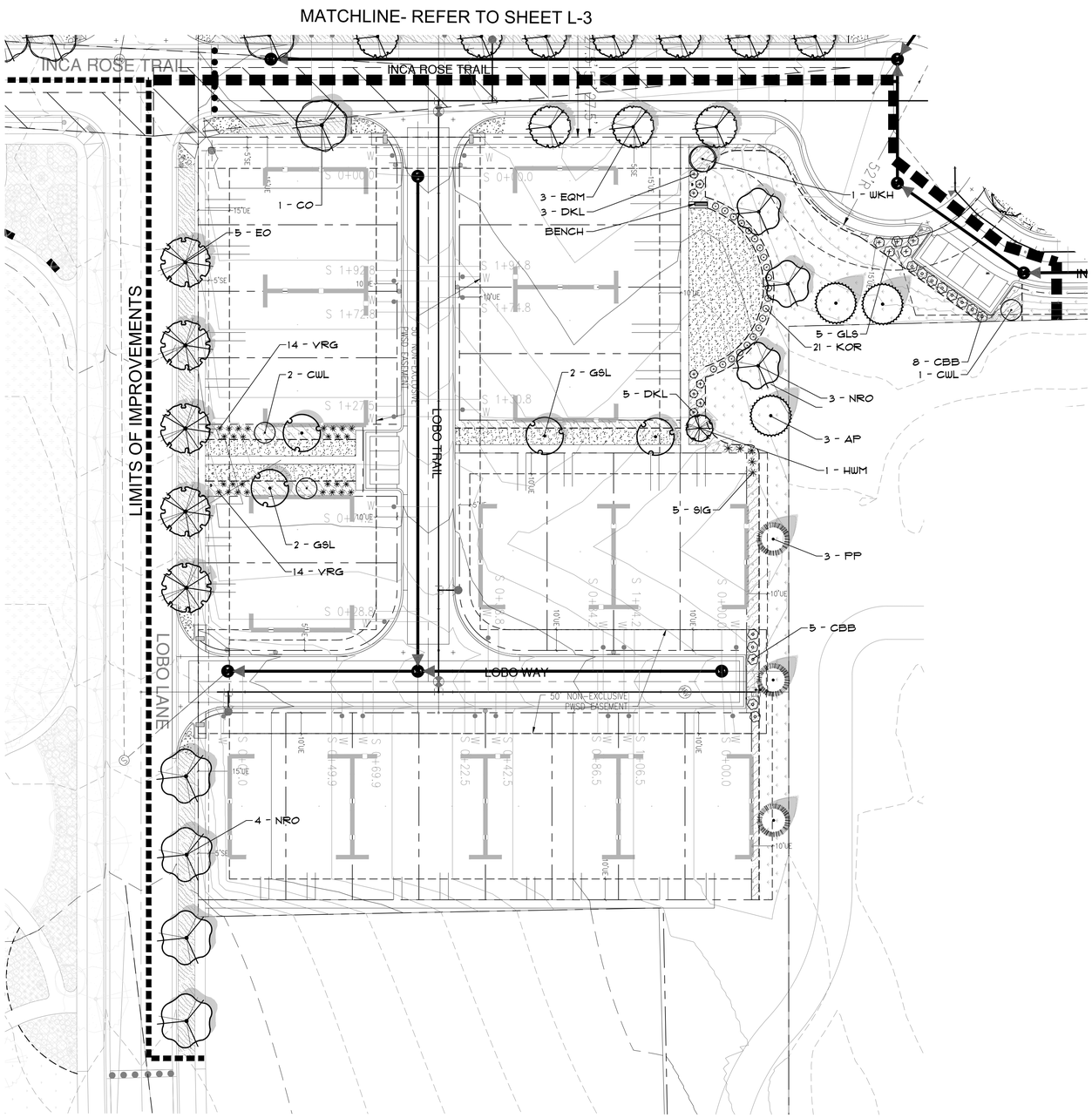
Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE: 2022-06-15
JOB NO: -
DRAWN BY: - SA
APPROVED: - KH
CADD FILE: -

Landscape Plan

L-3



LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"= 30'-0"

PLANT LEGEND

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	RSR	Holodiscus dumosus / Rock Spirea
	CAJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper
	LDP	Ligustrum vulgare 'Lodense' / Lodense Privet
	NN	Physocarpus monogynus / Mountain Ninebark
	SWN	Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark
	WSC	Prunus besseyi / Sand Cherry
	CSC	Prunus besseyi 'P011S' TM / Pawnee Buttes Sand Cherry
	GLS	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
	NPR	Rosa woodsii / Mountain Rose
	KOP	Rosa x 'Radcon' TM / Pink Knock Out Rose
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	CWL	Syringa vulgaris 'Alba' / White Common Lilac
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	DFG	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass
	SIG	Sorghastrum nutans 'Indian Steel' / Indian Steel Indian Grass

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	BES	Rudbeckia fulgida 'goldstrum' / Black-eyed Susan

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	SOD 2	Natures Prairie Sod / Natures Prairie Sod
	SEED	Seed Low Grow Mix
	2" ROCK	Planting bed rock cobble mulch
	4" ROCK	Planting bed rock cobble mulch

FENCING	TYPE
	OPEN RAIL
	PRIVACY
	BUCK AND RAIL

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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LOOKING GLASS

PARKER, COLORADO

FILING NO. 8

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Planner / Landscape Architect
The Henry Design Group
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Denver, CO 80202
303.446.2368

DATE: 2022-06-15
JOB NO: -
DRAWN BY: - SA
APPROVED: - KH
CADD FILE: -

Landscape Plan

L-4

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT X SPREAD
	FAM	3	Acer ginnala 'Flame' / Flame Amur Maple	2" Cal.B&B	15' x 15'
	BTM	3	Acer grandidentatum / Bigtooth Maple	2" Cal.B&B	20' x 20'
	EQM	17	Acer platanoides 'Emerald Queen' / Emerald Queen Norway Maple	2" Cal.B&B	30' x 25'
	RPM	10	Acer rubrum 'Frank Jr.' TM / Redpointe Red Maple	2" Cal. B&B	30' x 20'
	HWM	5	Acer tataricum 'GarAnn' TM / Hot Wings Tatarian Maple	2" Cal. B&B	15' x 15'
	RH	3	Crataegus ambigua / Russian Hawthorn	2" Cal. B&B	15' x 15'
	WKH	12	Crataegus viridis 'Winter King' / Winter King Hawthorn	2" Cal. B&B	20' x 15'
	AGG	7	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	2" Cal. B&B	30' x 20'
	SKY	19	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	2" Cal. B&B	40' x 30'
	SH	8	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2" Cal. B&B	40' x 30'
	KC	13	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal. B&B	50' x 30'
	CBS	1	Picea pungens / Colorado Spruce	6` Ht. B&B	40' x 20'
	BBS	1	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	6` Ht. B&B	30' x 15'
	PNP	6	Pinus edulis / Pinyon Pine	6` Ht. B&B	30' x 15'
	BP	11	Pinus heldreichii / Bosnian Pine	6` Ht. B&B	20' x 15'
	AP	9	Pinus nigra / Austrian Pine	6` Ht. B&B	40' x 20'
	PP	24	Pinus ponderosa / Ponderosa Pine	6` Ht. B&B	40' x 20'
	NCC	4	Prunus virginiana melanocarpa / Western Chokeberry	2" Cal. B&B	15' x 10'
	CP	8	Pyrus calleryana 'Cleveland Select' / Chanticleer Callery Pear	2" Cal. B&B	15' x 15'
	CO	6	Quercus muehlenbergii / Chinkapin Oak	2" Cal. B&B	40' x 30'
	EO	13	Quercus robur / English Oak	2" Cal. B&B	50' x 30'
	NRO	5	Quercus rubra / Northern Red Oak	2" Cal. B&B	40' x 30'
	GSL	11	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2" Cal. B&B	30' x 25'
	FE	3	Ulmus x 'Frontier' / Frontier Elm	2" Cal. B&B	30' x 25'
	TOTAL	202			

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT X SPREAD
	SS	34	Amelanchier alnifolia 'Regent' / Regent Serviceberry	5 gal.	8' x 8'
	ABS	7	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	5 gal.	10' x 10'
	LBC	56	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Black Chokeberry	5 gal.	2' x 3'
	TWS	15	Artemisia tridentata / Big Sagebrush	5 gal.	4' x 4'
	DKS	35	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	5 gal.	4' x 4'
	MOM	4	Cercocarpus montanus / Mountain Mahogany	5 gal.	8' x 8'
	IHD	28	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood	5 gal.	5' x 5'
	RTD	19	Cornus sericea 'Baileyi' / Bayley's Red Twig Dogwood	5 gal.	6' x 6'
	HC	12	Cotoneaster acutifolius lucidus / Hedge Cotoneaster	5 gal.	6' x 6'
	CBB	19	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal.	6' x 6'
	APL	8	Fallugia paradoxa / Apache Plume	5 gal.	4' x 5'
	RSR	10	Holodiscus dumosus / Rock Spirea	5 gal.	4' x 4'
	CAJ	14	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	5 gal.	1' x 5'
	LDP	85	Ligustrum vulgare 'Lodense' / Lodense Privet	5 gal.	2' x 3'
	NN	18	Physocarpus monogynus / Mountain Ninebark	5 gal.	5' x 5'
	SWN	32	Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark	5 gal.	4' x 5'
	WSC	25	Prunus besseyi / Sand Cherry	5 gal.	5' x 5'
	CSC	12	Prunus besseyi 'P011S' TM / Pawnee Buttes Sand Cherry	5 gal.	2' x 5'
	GLS	14	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.	2' x 5'
	NPR	6	Rosa woodsii / Mountain Rose	5 gal.	5' x 4'
	KOP	20	Rosa x 'Radcon' TM / Pink Knock Out Rose	5 gal.	4' x 4'
	KOR	79	Rosa x 'Radrazz' TM / Knock Out Shrub Rose	5 gal.	4' x 4'
	KOY	45	Rosa x 'Radsunny' TM / Sunny Knock Out Yellow Rose	5 gal.	4' x 4'
	LMS	31	Spiraea x bumalda 'Monhub' TM / Limemound Spirea	5 gal.	3' x 3'
	DKL	62	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal.	5' x 5'
	CWL	10	Syringa vulgaris 'Alba' / White Common Lilac	5 gal.	8' x 8'
	JML	32	Syringa x prestoniae 'James MacFarlane' / James MacFarlane Lilac	5 gal.	5' x 5'
	VBM	33	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	5 gal.	5' x 5'
	TOTAL	765			

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT X SPREAD
	BLG	58	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	2' x 2'
	VRG	112	Calamagrostis x acutiflora 'Avalanche' / Avalanche Feather Reed Grass	1 gal.	4' x 3'
	FRG	190	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	4' x 3'
	SSG	61	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal.	5' x 3'
	DFG	50	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 gal.	3' x 3'
	SIG	64	Sorghastrum nutans 'Indian Steel' / Indian Steel Indian Grass	1 gal.	5' x 3'
	TOTAL	535			

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT X SPREAD
	BC	18	Nepeta x faassenii 'Select Blue' / Select Blue Catmint	1 gal.	2' x 3'
	BES	31	Rudbeckia fulgida "goldstrum' / Black-eyed Susan	1 gal.	2' x 2'
	TOTAL	49			

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	SOD 1	28,716 sf	Turf Sod Enviroturf / Enviroturf Blend
	SOD 2	31,827 sf	Natures Prairie Sod / Natures Prairie Sod
	SEED	40,216 sf	Seed Low Grow Mix
	2" ROCK	47,833 sf	Glacier White 2" Rock Cobble Mulch
	4" ROCK	15,847 sf	Glacier White 4" Rock Cobble Mulch
	TOTAL	164,439 sf	Landscape Area

LANDSCAPE NOTES

1. All landscape improvements shall follow the guidelines per the Town of Parker Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes, 2008, Public Works Technical Reference Manual and Roadway Design and Construction Criteria Manual.
2. All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards of the Town of Parker.
3. All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the Town of Parker Code.
4. All fencing shall be as indicated on the landscape plans and details.
5. All plant material shall carry a warranty for a period of not less than one year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
6. Plant species and location should follow approved plan. If site conditions or plant availability require changes to the plan, then the applicant must get approval from the Landscape Architect and Town of Parker, Community Development Department.
   All species substitutions shall be approved by the landscape architect and/or owner and the Town prior to installation. Overall plant quantities and sizing shall remain as indicated on the plant schedule. The contractor shall verify that any substituted plant species are acceptable to the local municipality or governing jurisdictions.
7. To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping, as well as for fill dirt in median landscape areas.
8. Before planting or seeding/sodding, soil surface to be rototilled to a minimum depth of six inches (6"). Soil Amendments as specified per Town of Parker Construction Specifications and Design Considerations Manual (see page 5 Soil Preparation and page 6 Soil Amendments) shall be applied evenly across the landscape areas at a rate of six (6) cy per 1000 square feet and rototilled to a depth of six inches (6"). Surface to be finish graded to appropriate elevations and compaction.
9. If it is determined that some trees may be relocated and a tree spade is used, it is required that holes dug with the spade be scraped down and scored with a shovel to remove the 'glaze' that is produced on the soil surface. This will prevent an interface that will impede proper root development.
10. Excavate planting holes with sloping sides. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. Make excavations at least three times as wide as the root ball diameter and less (three to five inches) than the distance from the top most root in the root ball and the bottom of the root ball. The planting area shall be loosened and aerated at least three to five times the diameter of the root ball. Backfill shall consist of existing on site soil - no amendments shall be used unless otherwise specified.
11. Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes. Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
12. No plant material shall be planted within ten feet of any existing or proposed electrical switchgears, transformers or other electrical utility equipment. Plant material may be field adjusted to provide the 10 foot clearance and accessibility required by the utility's owner/operator.
13. Cut off bottom ⅓ of wire basket before placing tree in hole, cut off remainder of basket after tree is set in hole, remove basket completely. Remove all nylon ties, twine, rope and burlap as possible. Remove unnecessary packing material.
14. Form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 3" to 4" depth of cedar mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polyspun geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
15. Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
16. Planting beds, with the exception of perennial plantings, shall be mulched with 2" to 6" rock cobble mulch (see legend for sizes) to a depth of 3" with weed barrier fabric underlayment. Perennial plantings to be mulched with shredded cedar mulch to a depth of 4" without weed barrier fabric underlayment to promote spread of plants. All beds are to be contained by 4" x 14 gauge galvanized edger, DuraEdge or equal. Edger is not required where a bed is adjacent to curbs, walls or walks, or around tree pits. Edger shall separate change in materials/mulch types within planting beds. All trees to receive mulch ring as specified above.
17. Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
18. All relocated trees must be healthy and undamaged prior to relocation.
19. All sod areas shall be EnviroTurf by TurfMaster (R), or approved equal.
20. Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
21. The contractor shall report any discrepancies in plan vs field conditions immediately to the landscape architect prior to continuing with the portion of work in question.
22. The contractor is responsible for seeding any non seeded areas disturbed during construction.
23. Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
24. The contractor is responsible for the cost to repair utilities, adjacent landscape, public and private property that is damaged by the contractor for their subcontractors during installation or during the specified maintenance period.
25. Call for utility locations prior to any excavation.
26. The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
27. The contractor is responsible for verifying all plant quantities.
28. The contractor shall at all times maintain on-site, a redlined as-built copy of the approved landscape and irrigation plans and submit to the owner and landscape architect a copy of the redlined as-built set following construction completion. All modifications to site, landscape, irrigation, etc. shall be recorded on the as-built plans.
29. When seeding in the ROW, use Douglas County Permanent Drill Seed Mix.

SEEDING NOTES

1. Seeding shall be done with a brillion drill or approved mechanical seeder. Seed shall be evenly distributed on a still day into a slightly moist seed bed. Seed shall be drilled ¼ inch into the prepared seed bed. If the slope is too steep to drill, seed shall be broadcast at double the application rate and covered 1/8 inch of soil with a harrow or hand rake for small areas. The seeding shall be done in two separated applications crossing the area at right angles to guarantee proper coverage. Drill seed across slopes rather than up and down, following the contour to reduce erosion.
2. After seeding operations have been completed, the entire seeded area shall be hydro mulched with "conwed 2000" or approved equal hydro mulch material. The hydro mulch shall be applied by using a mechanical hydro mulcher, evenly distributed on a still day. The hydro mulch shall be applied at the rates recommended by the manufacture. Within 12 hour after seeding, the sprinkler system shall be activated to moisten seeded areas to a depth of 1 inch. All seeded areas shall be kept so moistened by frequent light watering until final acceptance of the project or as required by the Town land use land use regulations, and such watering shall be the responsibility of the contractor.
3. Protect seeded slopes (greater than 2.5 horizontal to 1 vertical) with erosion control netting or other methods acceptable to the director. Cover netting with straw or other acceptable mulch.

GENERAL PLANTING NOTES:

1. Disturbed areas to be re-vegetated per the grading and erosion control plans.
2. Per tree conservation plan, all mitigated shrubs from removal of existing shrub masses shall be planted within the proposed landscape.
3. Landscape placement in the tree lawn adjacent to lots is not final and may change based upon driveway and utility locations.
4. No fences or structures will be allowed within sight triangles.
5. Shrubs and plantings will be no taller than 3 feet, and tree canopies will be no lower than 8 feet within the site triangle.
6. Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case any longer than one growing season.
7. No trees can be placed within (7) feet of any storm sewer.

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/02/2021
2	SKETCH PLAN- 2ND SUBMITTAL	02/25/2022
3	SKETCH PLAN- 3RD SUBMITTAL	04/29/2022
4	SKETCH PLAN- 4TH SUBMITTAL	06/15/2022

LOOKING GLASS
PARKER, COLORADO
FILING NO. 8
SKETCH PLAN AND PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner
JEN COLORADO 18, LLC
4100 E. MISSISSIPPI AVE.
DENVER, COLORADO 80246
CONTACT: MATTHEW OSBORN

Applicant
KB HOME COLORADO, INC.
7807 EAST PEAKVIEW AVE.
CENTENNIAL, CO 80111
CONTACT: MATT THOMAS

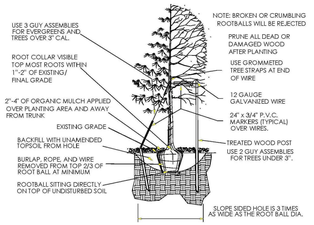
Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE: 2022-06-15
JOB NO: -
DRAWN BY: - SA
APPROVED: - KH
CADD FILE: -

Landscape Plan

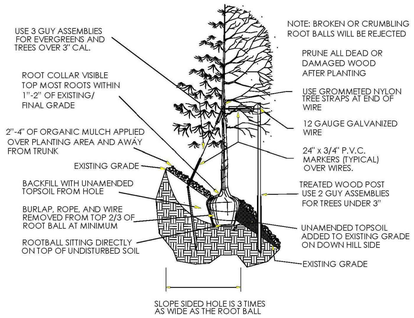
L-5



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

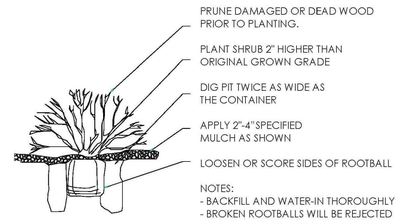
A TOWN OF PARKER - TREE PLANTING
NOT TO SCALE

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



B TOWN OF PARKER- TREE PLANTING ON SLOPES
NOT TO SCALE

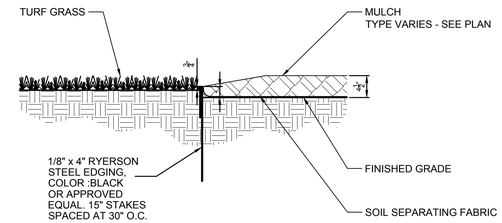
TOWN OF PARKER PLANTING DETAIL – SHRUBS



C TOWN OF PARKER - SHRUB PLANTING
NOT TO SCALE

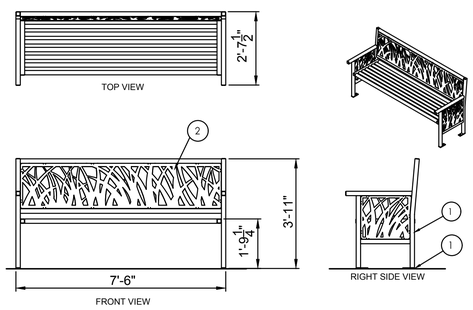
NOTES;

1. FINISHED GRADE FOR SOD TO BE 1/2" BELOW TOP OF EDGING.
2. FINISHED GRADE FOR MULCH TO BE 1 1/2" BELOW TOP OF EDGING.
3. TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.



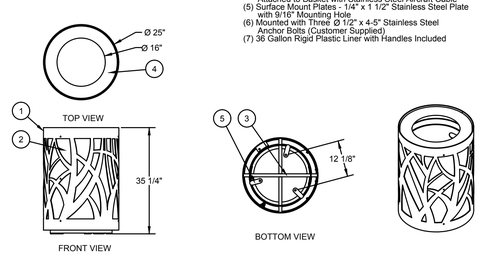
D LANDSCAPE EDGER
NOT TO SCALE

MATERIALS LIST
(1) Tubing -Ø 2 3/8" x .154" Wall Steel Tubing
(2) Surface Plate -Ø 7 1/2" x 1/4" Thick Steel Plate with Three Ø 9/16" Mounting Holes
(3) Mounted with Six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)

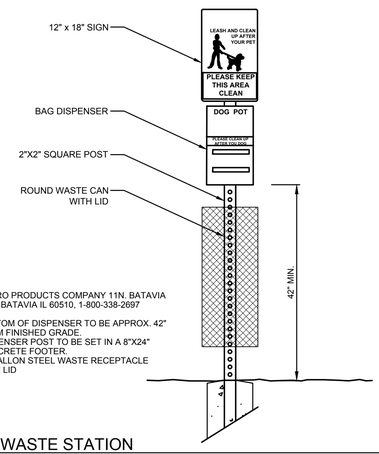


E BENCH
NOT TO SCALE

MATERIALS LIST:
(1) Container - 7 Gauge Laser Cut Steel
(2) Backing Plate- 1/16" Aluminum Sheet
(3) Support Bars - 1" x 3/4" Steel Flat Bar
(4) Lid - Ø 24" x .075"-Wall Steel Lid
Attached to Basket with Stainless Steel Aircraft Cable
(5) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate with 9/16" Mounting Hole
(6) Mounted with Three Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)
(7) 36 Gallon Rigid Plastic Liner with Handles Included

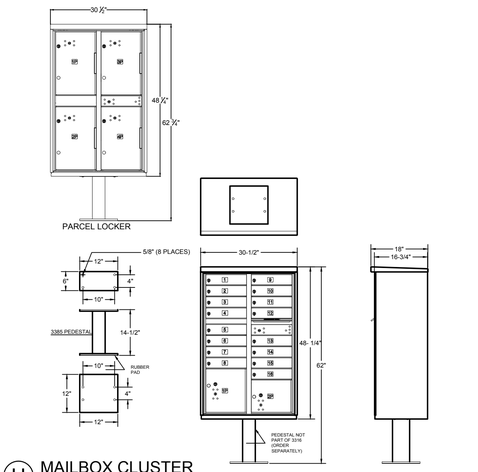


F TRASH RECEPTACLE
MANUFACTURER: SiteScapes, INC.
TYPE: Tallgrass; TG2-3000-PF
COLOR: Bronze, Powder Coat
SCALE: NTS

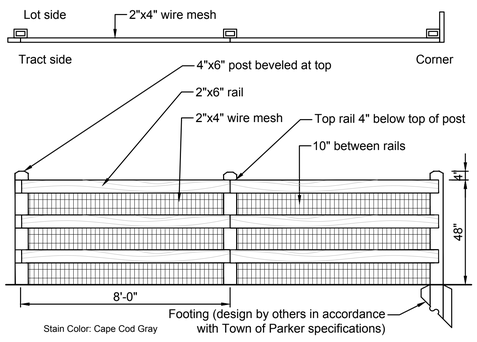


NOTE:
- BACRO PRODUCTS COMPANY 11N. BATAVIA AVE, BATAVIA IL 60510, 1-800-338-2697
- BOTTOM OF DISPENSER TO BE APPROX. 42" FROM FINISHED GRADE.
- DISPENSER POST TO BE SET IN A 8"X24" CONCRETE FOOTER.
- 15-GALLON STEEL WASTE RECEPTACLE WITH LID

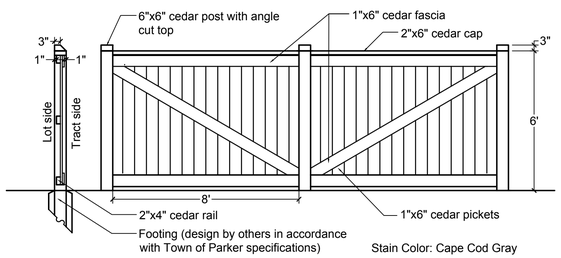
G DOG WASTE STATION
NOT TO SCALE



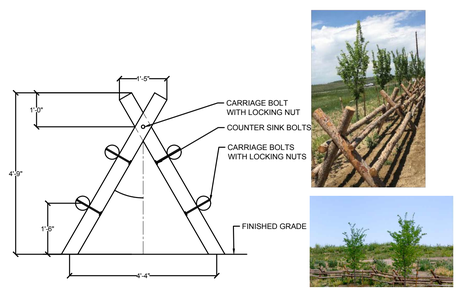
H MAILBOX CLUSTER
NOT TO SCALE



I OPEN RAIL FENCE
NOT TO SCALE



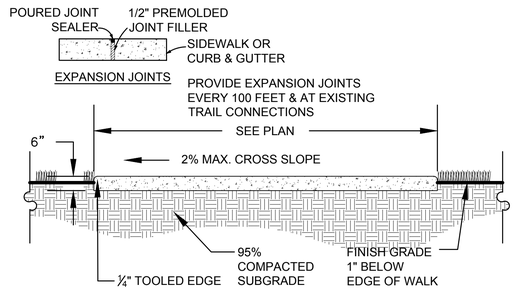
J PRIVACY FENCE
NOT TO SCALE



K BUCK AND RAIL FENCE
NOT TO SCALE

NOTES:

1. 6" DEPTH 4,500 PSI CONCRETE WITH A LIGHT BROOM FINISH, FIBERMESH REINFORCED.
   CONCRETE THICKNESS TO BE DETERMINED BY CIVIL ENGINEER.
   CONSTRUCTION JOINTS SHALL BE LOCATED 8' O.C. MIN. AND
2. EXPANSION JOINTS SHALL BE PLACED EVERY 100 L.F. MAX.
3. ¼"X1" SAWCUT JOINTS APROX. 5'O.C.



L CONCRETE PAD FOR SITE AMENITIES
NOT TO SCALE

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/02/2021
2	SKETCH PLAN- 2ND SUBMITTAL	02/25/2022
3	SKETCH PLAN- 3RD SUBMITTAL	04/29/2022
4	SKETCH PLAN- 4TH SUBMITTAL	06/15/2022

LOOKING GLASS
PARKER, COLORADO
FILING NO. 8
SKETCH PLAN AND PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner
JEN COLORADO 18, LLC
4100 E. MISSISSIPPI AVE.
DENVER, COLORADO 80246
CONTACT: MATTHEW OSBORN

Applicant
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7807 EAST PEAKVIEW AVE.
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CONTACT: MATT THOMAS

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

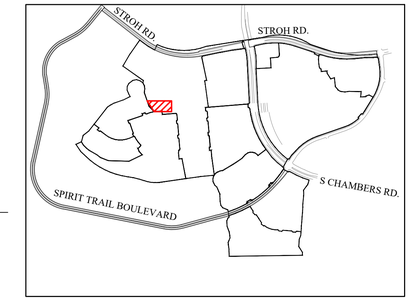
DATE: 2022-06-15
JOB NO: -
DRAWN BY: - SA
APPROVED: - KH
CADD FILE: -

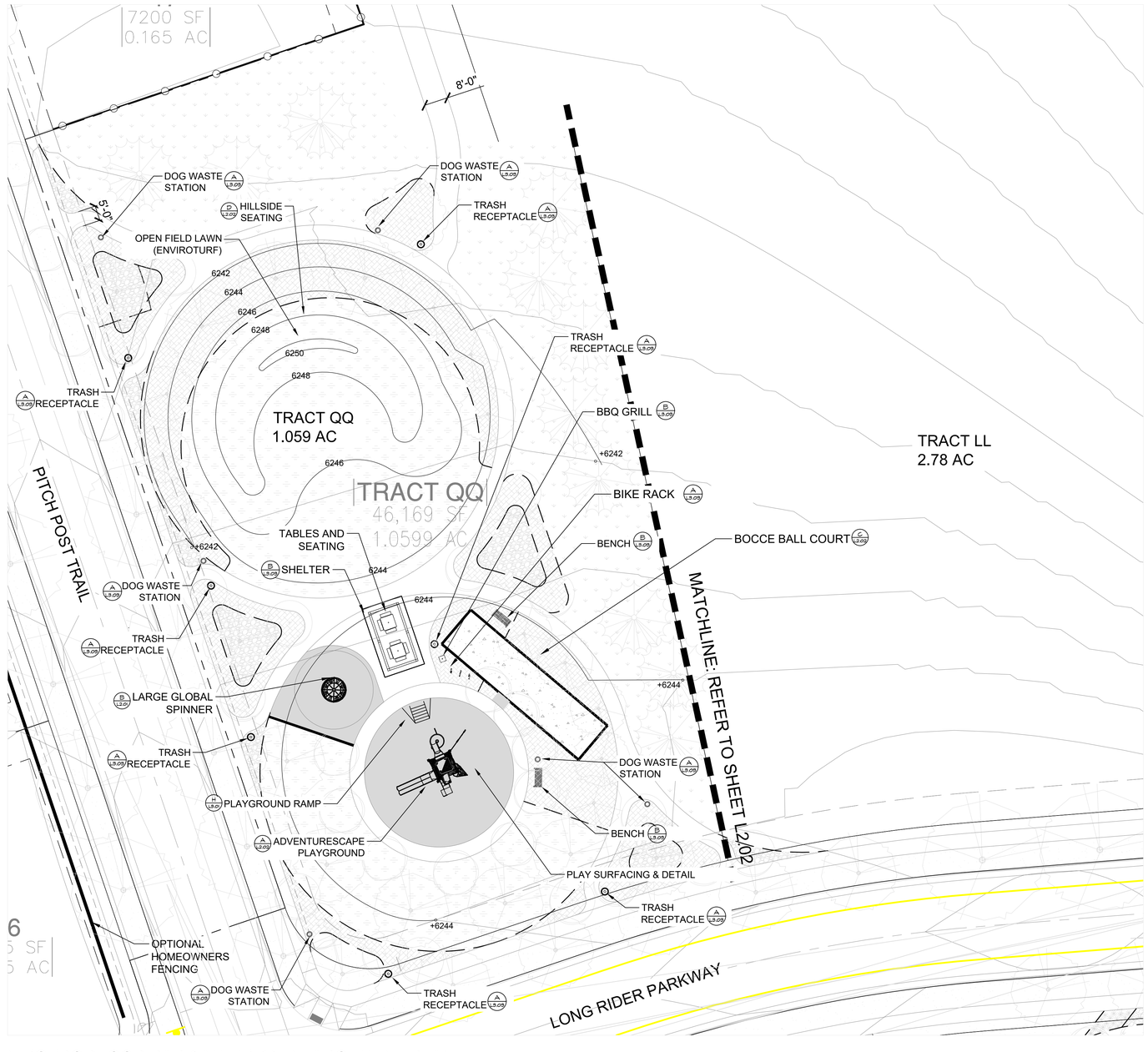
Landscape Plan

L-6

A PLAY STRUCTURE
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: PB/EVOS/WEEVOS; DRAWING # AUSTIN PARK

B LARGE SPINNER
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: GLOBAL MOTION SPINNER; # 218915





NEIGHBORHOOD PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"

C BOCCE BALL COURT
DETAIL TO BE DETERMINED AT TIME OF FINAL PLAT

D HILLSIDE SEATING EXAMPLE
DETAIL TO BE DETERMINED AT TIME OF FINAL PLAT

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. *(as labeled on plan)*
- MITIGATION ORNAMENTAL TREE 3" CAL. *(as labeled on plan)*
- MITIGATION EVERGREEN TREE 8',10',12' *(as labeled on plan)*
- SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
- SOD (NATURE'S PRAIRIE)
- SOD (ENVIROTURF)
- NATIVE SEED
- STABILIZED CRUSHER FINES
- 2"- 4" ROCK COBBLE MULCH
- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- PLAY SURFACING
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

Neighborhood Park Requirements:		Filing 17 (1.0 acres)
#	Requirements Section 13.07.140(c)10	Required / Provided
Required amenities for all parks.		
1	Landscaping	Yes
2	Tables and Seating	Yes
3	Internal access pathway	Yes
4	Open turf play areas	Yes
5	Universal and inclusive play elements	Yes
6	Dog waste stations (3)	Yes
7	Trash receptacle (3)	Yes
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	Yes
Category	Additional Amenities Section 13.07.140A	Amenity Provided
1	Gathering and Self-directed Activities	Informal Amphitheater Bowl and Boccee / Cornhole Court
2.1	Active Uses	Greenway connection
2.2	Active Uses	Small Playground
3	Support Amenity (1 per acre)	BBQ and On street parking
4	Optional - Specialized Facilities	Not Required

NORTH

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

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

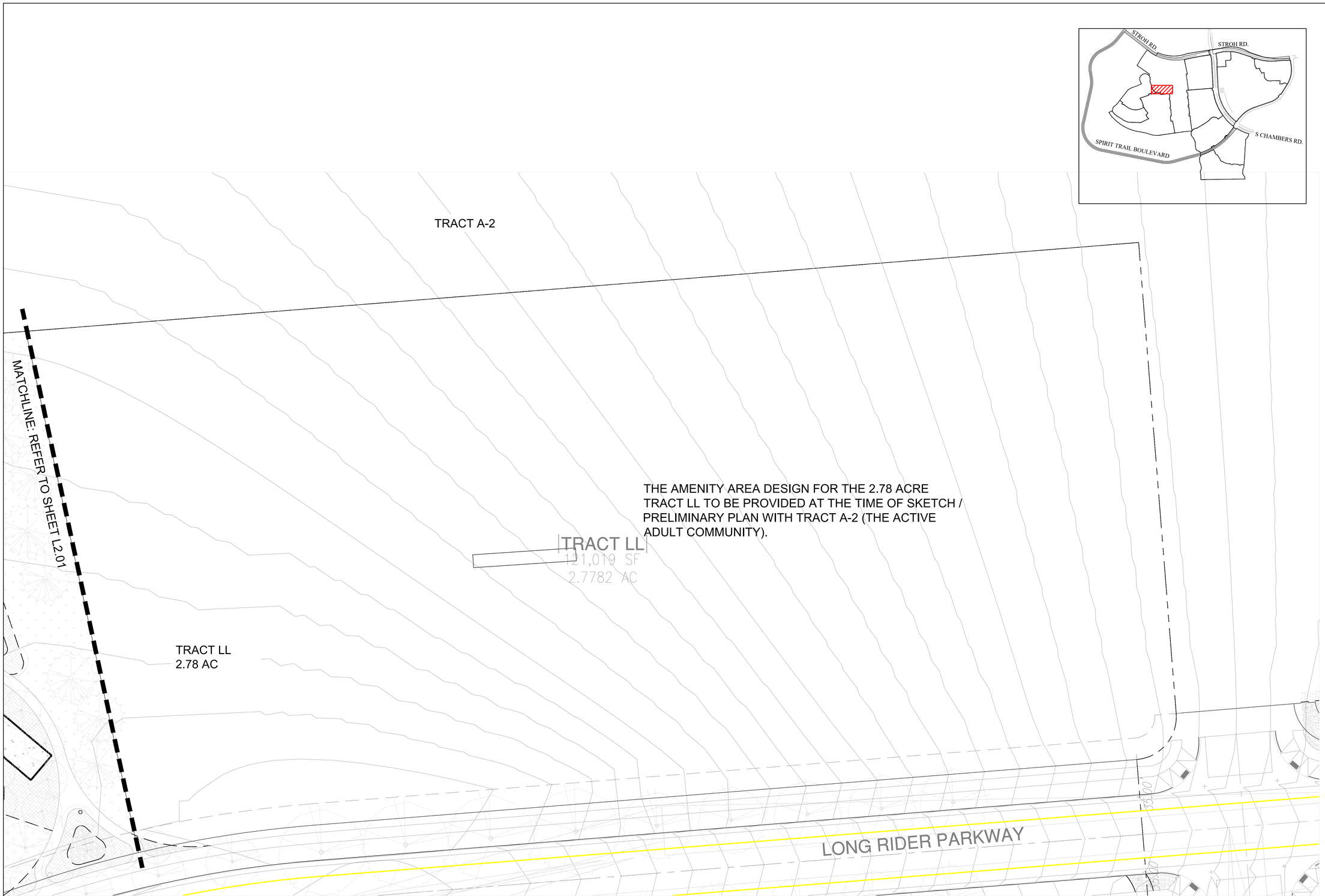
Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE: 8-5-2020
JOB NO: - 1242
DRAWN BY: - SA/MK/AK
APPROVED: - KH
CADD FILE: -

PARK AMENITY PLAN

L2.01



NEIGHBORHOOD PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"

NORTH

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

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
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7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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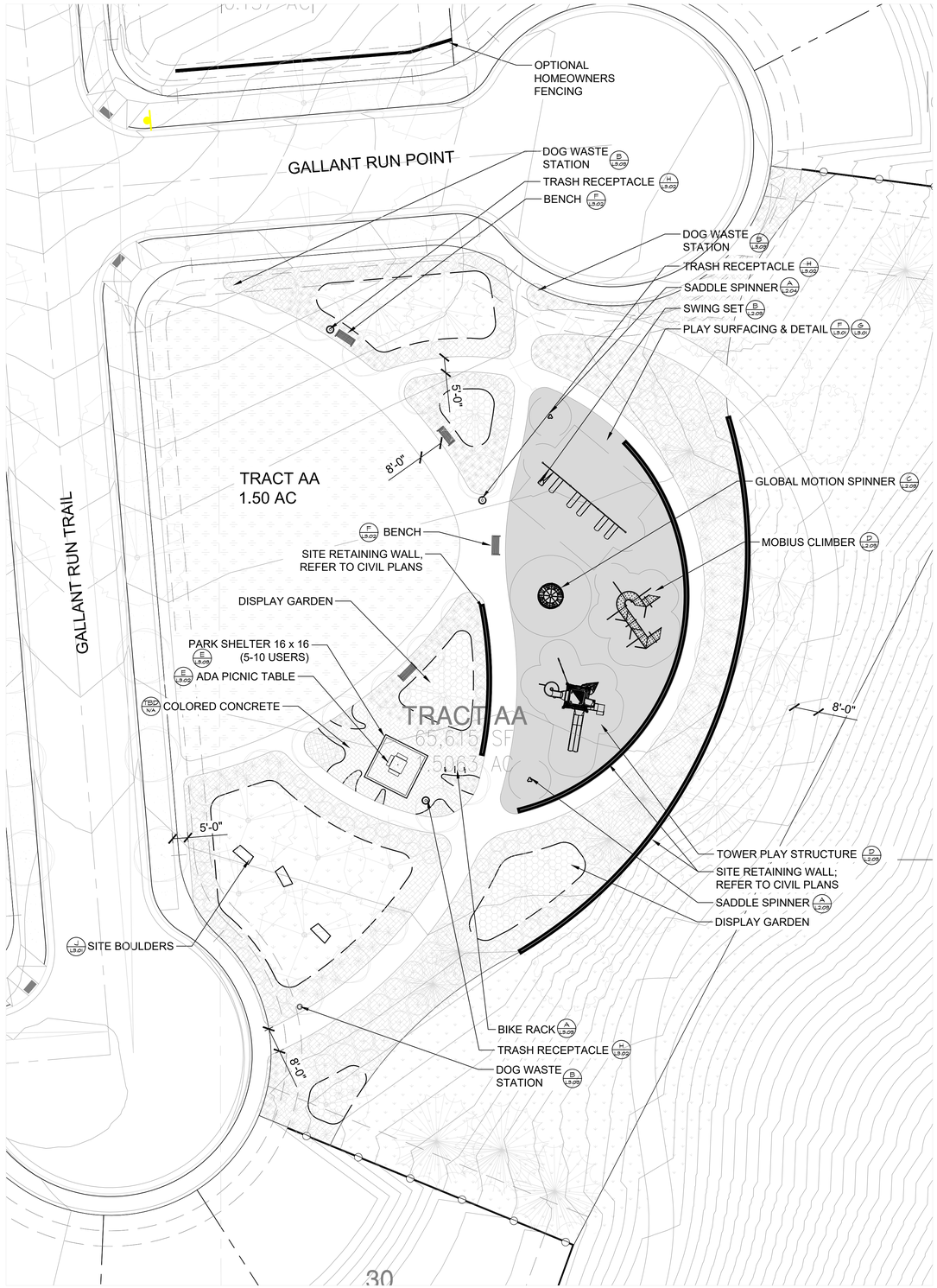
henry design group

DATE:	8-5-2020
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK
APPROVED:	- KH
CADD FILE:	-

PARK AMENITY PLAN

L2.02



NEIGHBORHOOD PARK AMENITY ENLARGEMENT PLAN

SCALE: 1"= 20'-0"

A SPINNER

MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: SADDLE SPINNER; # 152179

B SWING SET

MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: SWING SET WITH THREE BAYS & MOLDED BUCKET SEAT; # 177333; 177332; 177350

C LARGE SPINNER

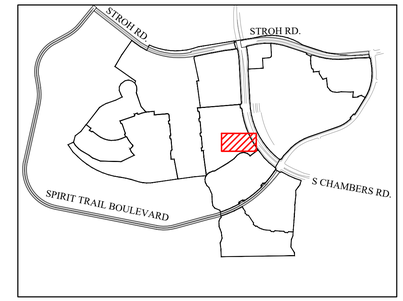
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: GLOBAL MOTION SPINNER; # 218915

D SWING SET

MANUFACTURER: LANDSCAPE STRUCUTRES
TYPE: ALPHA TOWER; # 226231

E TOWER PLAY STRUCTURE

MANUFACTURER: KOMPAN
TYPE: Organic Robinia Swing with Two Belts; #NRO910



LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. *(as labeled on plan)*
- MITIGATION ORNAMENTAL TREE 3" CAL. *(as labeled on plan)*
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- SOD (ENVIROTURF)
- NATIVE SEED
- STABILIZED CRUSHER FINES
- 2"- 4" ROCK COBBLE MULCH
- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- PLAY SURFACING
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

Neighborhood Park Requirements:		Filing 15 (1.5 acres)
#	Requirements Section 13.07.140(c)10	Required / Provided
Required amenities for all parks.		
1	Landscaping	YES
2	Tables and Seating	5
3	Internal access pathway	885 lf
4	Open turf play areas	10,113 sf/0.23 ac
5	Universal and inclusive play elements	3
6	Dog waste stations (3)	3
7	Trash receptacle (3)	3
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	1
Category	Additional Amenities Section 13.07.140	Amenity Provided
1	Gathering and Self-directed Activities	Display Garden
2.1	Active Uses	Greenway connection
2.2	Active Uses	Small Playground
3	Support Amenity (1 per acre)	Bike Racks
4	Optional - Specialized Facilities	Not Required

NORTH

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

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
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4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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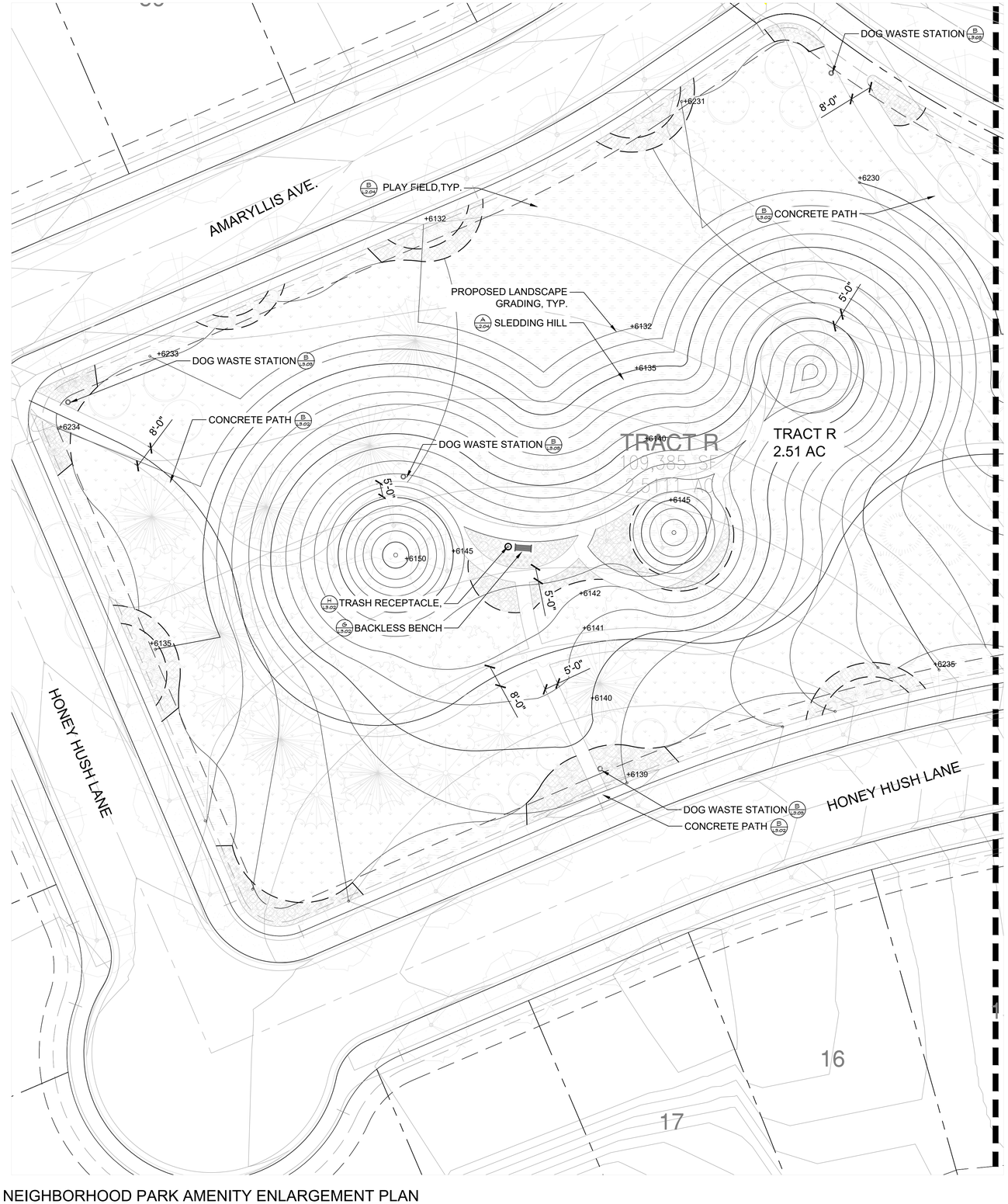
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

henry design group

DATE: 8-5-2020
JOB NO: - 1242
DRAWN BY: - SA/MK/AK
APPROVED: - KH
CADD FILE: -

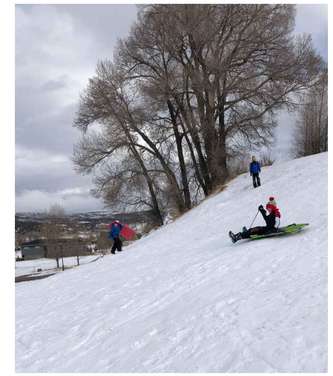
PARK AMENITY PLAN

L2.03



MATCHLINE: REFER TO L2.05

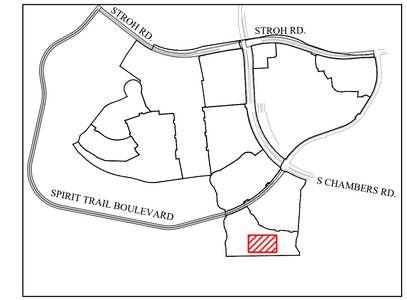
NEIGHBORHOOD PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"



A SLEDDING HILL
IMAGE EXAMPLE

B OPEN FIELD PLAY
IMAGE EXAMPLE; SOD DESCRIPTION ON D/L3.04

Neighborhood Park Requirements:		Filing 13 (2.51 acres)
#	Requirements Section 13.07.140(c)10	Required / Provided
Required amenities for all parks.		
1	Landscaping	YES
2	Tables and Seating	8
3	Internal access pathway	1,072 lf
4	Open turf play areas	22,250 sf/0.51 ac
5	Universal and inclusive play elements	2
6	Dog waste stations (3)	3
7	Trash receptacle (3)	4
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	1
Category	Additional Amenities Section 13.07.140	Amenity Provided
1	Gathering and Self-directed Activities	Horseshoe Pit
2	Active Uses	Climbing Structure/Boulder
2	Active Uses	Small Playground
3	Support Amenity (1 per acre)	Barbecue
3	Support Amenity (1 per acre)	Bike Racks



LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. *(as labeled on plan)*
- MITIGATION ORNAMENTAL TREE 3" CAL. *(as labeled on plan)*
- MITIGATION EVERGREEN TREE 8',10',12' *(as labeled on plan)*
- SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
- SOD (NATURE'S PRAIRIE)
- SOD (ENVIROTURF)
- NATIVE SEED
- STABILIZED CRUSHER FINES
- 2"- 4" ROCK COBBLE MULCH
- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- PLAY SURFACING
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

NORTH

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

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
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7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
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303.694.1520

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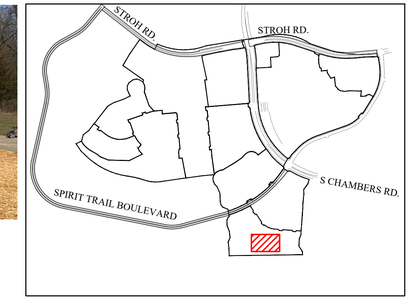
PARK AMENITY PLAN

L2.04

A FOREST BUG SPRINGER
MANUFACTURER: KOMPAN
TYPE: Organic Robinia; #NRO112

B SNAIL SPRING RIDER
MANUFACTURER: KOMPAN
TYPE: Organic Robinia; #NRO115

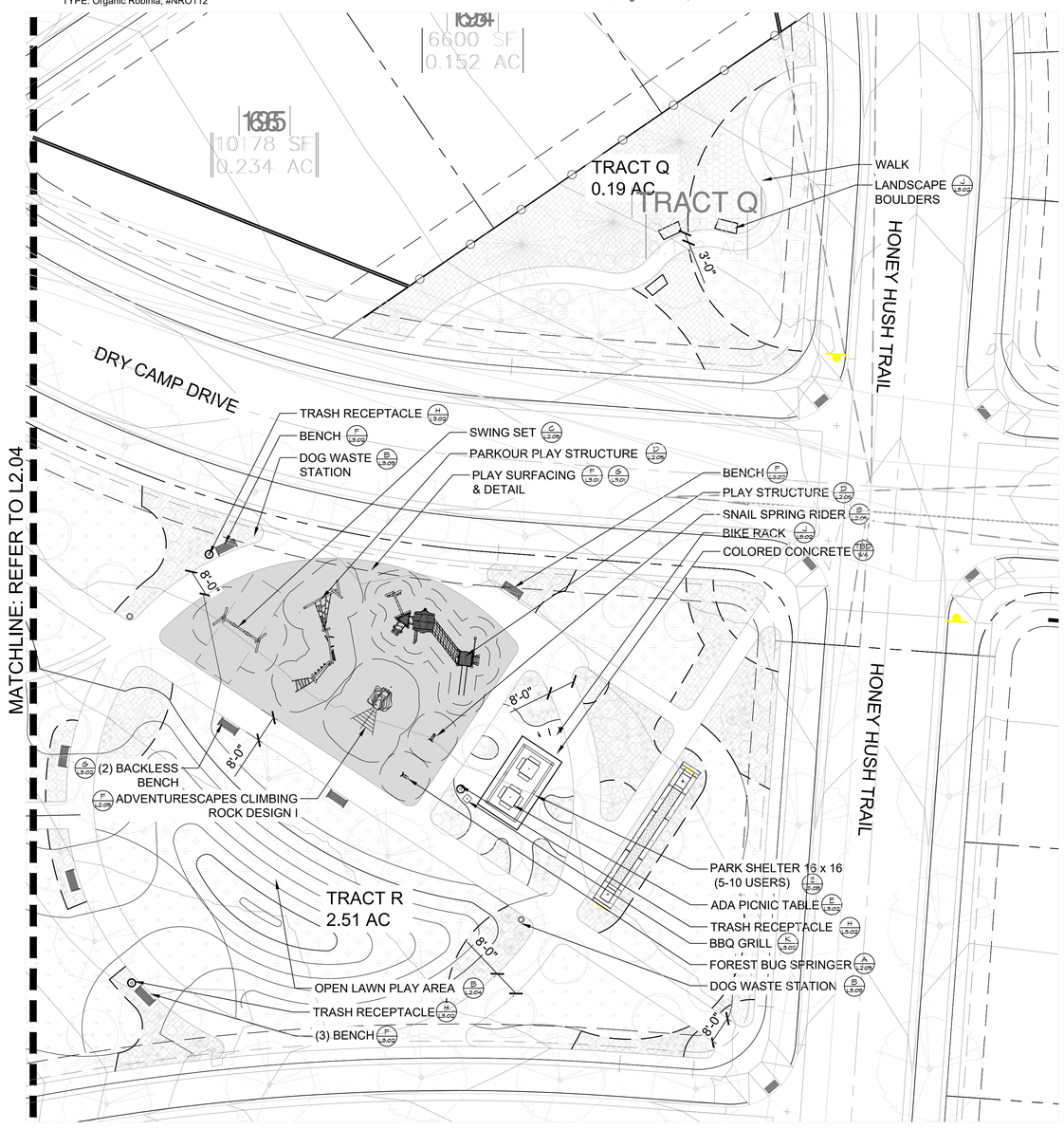
C SWING SET
MANUFACTURER: KOMPAN
TYPE: Organic Robinia Swing with Two Belts; #NRO910



D PLAY STRUCTURE
MANUFACTURER: KOMPAN
TYPE: Organic Robinia Play Structure; #NRO3001

E PARKOUR- PLAY STRUCTURE
MANUFACTURER: KOMPAN
TYPE: Organic Robinia; #NRO854

F ADVENTURESCAPES CLIMBING ROCK DESIGN 1
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: #2690



NEIGHBORHOOD PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"

LEGEND

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NORTH

0' 20' 40' 60'
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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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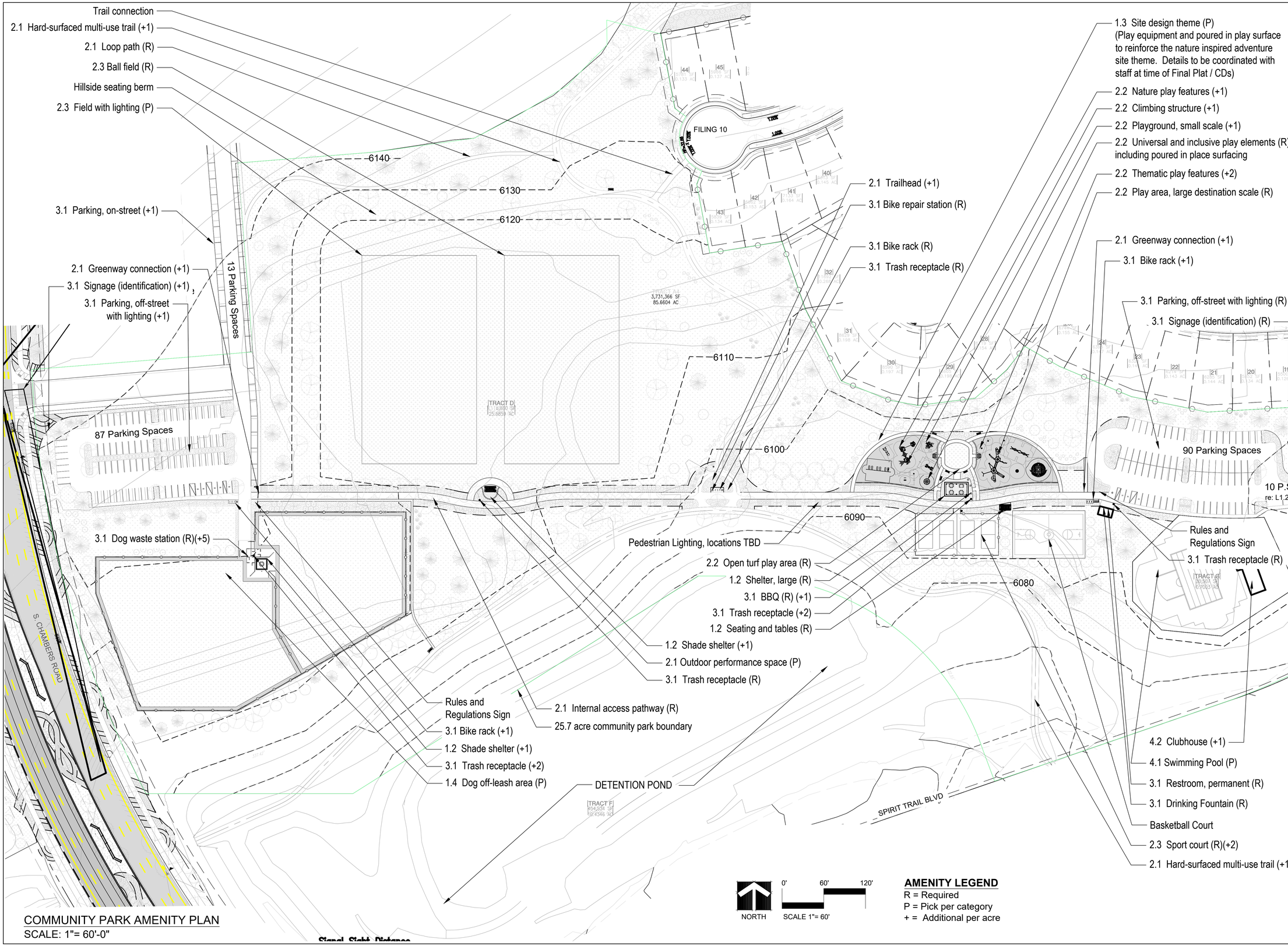
PARK AMENITY PLAN

L2.05



COMMUNITY PARK AMENITY PLAN
SCALE: 1"= 60'-0"

AMENITY LEGEND
R = Required
P = Pick per category
+ = Additional per acre

NO.	REVISION	DATE
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CADD FILE:	-

PARK AMENITY PLAN

L2.06

Community-Serving Park Requirements:		PA-15	(25.7 acres)
#	Requirements Section 13.07.140(c)10	Required	Provided
Required amenities for all parks.			
1	Landscaping	✓	✓
2	Tables and Seating	✓	✓
3	Internal access pathway	✓	✓
4	Open turf play areas	✓	✓
5	Universal and inclusive play elements	✓	✓
6	Dog waste stations (3)	✓	✓
7	Trash receptacle (3)	✓	✓
All community-serving parks shall provide:			
9 a)	Large Shelter (31-100 users)	✓	✓
9 b)	Loop path with mileage markers	✓	✓
9 c)	Large Destination Play Area	✓	✓
9 d)	Programmed Space	✓	✓
9 e)	Drinking fountain	✓	✓
9 f)	Diamond or Rectangular Ball Field	✓	✓
9 g)	Two Sport Courts	✓	✓
9 h)	Bike rack and repair station	✓	✓
9 i)	Restrooms	✓	✓
9 j)	Barbecues	✓	✓
9 k)	Off-Street Parking	✓	✓

DEVELOPER PROVIDED ADDITIONAL COMMUNITY PARK AMENITIES REQUESTED BY PARKS DEPARTMENT

- LIGHTED BALL FIELD (350' x 200')
- BASKETBALL COURT
- (3) ADDITIONAL SHADE STRUCTURES
- 1 ACRE DOG PARK
- (2) ADDITIONAL PICKLE BALL COURTS
- SPACE SET ASIDE FOR POTENTIAL FUTURE RECREATION CENTER
- PARKING LOT LIGHTING
- PEDESTRIAN LIGHTING

PARKER COLORADO Parks and Recreation

11.12.21

Community Park Parking Spaces Guidelines			
Park Name:			
Park Amenity	**Quantity**	**Minimum Parking Spaces Required**	**Parking Spaces Required**
Multi-Purpose Soccer/Football Field			
225' x 360' (College)		60 per field	0
165' x 300' (High School)	2	60 per field	120
150' x 225' (Youth)		40 per field	0
Multi-Purpose Baseball/Softball Field		40 per field	0
Tennis Courts		3 per court	0
Pickleball Courts	4	3 per court	12
Basketball Courts		5 per court	0
Horseshoe Pit		1 per two pits*	0
Bocce Ball		1 per two courts*	0
Trail Heads	2	5 per mile of trail	10
Swimming Pool Deck	5300	3 per 1,000 square feet	16
Playgrounds	12,000	1 per 600 square feet	20
Picnic Shelters	5	2 per picnic table	10
Amphitheater/Outdoor Performance Venue	50	1 per 50 square feet of seating area	1
Off Leash Dog Parks	1	10 per acre	10
Disc Golf		5 per 9 holes	0
Skatepark		5 per 1,000 square feet	0
Bike Skills Area		5 per acre	0
Community/Decorative Garden		1 per 600 square feet	0
Outdoor Fitness Equipment		1 per 5 pieces of equipment	0
Activity Building/Clubhouse		1 per 300 sf	0
Recreation Center/Fieldhouse		1 per 300 sf	0
Note:		**Total Spaces Required**	**199**
All parking is required to be off-street.		**Total Spaces Provided**	**200**
***If less than two, no spaces are required.**		**Shortfall/Excess**	**1**

Community Park Amenities

Category 1	Gathering Spaces & Self-directed Group Activities	Pick 1 per sub.		
	Gardens	Required - Pick (1)	Provided	Additional
1.1	Gardens: Arboreta / decorative	Not Applicable based on Parks Department comment. An amenity has been provided in another sub-category.		
1.1	Gardens: Community garden / raised garden			
	Gathering and Social Space	Required - Pick (1)	Provided	Additional
1.2	Amphitheater			
1.2	Festival / event space			
1.2	Outdoor nature classroom			
1.2	Outdoor performance space / stage	✓	(1)	
1.2	Programmable space	13.07.140(c)(10)a.9.d.	(1)	
1.2	Seating and tables	13.07.140(c)(10)a.2.	(14)	
1.2	Shade Structure (5-10 users)			+2
1.2	Shelter (31-100 users)	13.07.140(c)(10)a.9.a.	(1)	
	Interpretive and Placemaking	Required - Pick (1)	Provided	Additional
1.3	Interactive, functional, or visual art			
1.3	Interpretive signage or elements			
1.3	Site design theme	✓	(1)	
	Outdoor Specialized	Required - Pick (1)	Provided	Additional
1.4	Activity hubs (ping pong, foosball, chess table, cornhole, etc.)			
1.4	Bike park, skills area, or pump track			
1.4	Climbing spire or wall			
1.4	Disc golf course			
1.4	Dog off-leash area (fenced)	✓	(1)	
1.4	Horseshoe pit			
1.4	Skate park			
Subtotal			(19)	+2
Category 2	Active Uses			
	Paths, Trails, and Trailheads	Required	Provided	1 per Acre
2.1	Greenway connection or trailhead			+3
2.1	Hard-surfaced multi-use trail			+2
2.1	Internal access pathway	13.07.140(c)(10)a.3.	(1)	
2.1	Loop path (with mileage markers)	13.07.140(c)(10)a.9.b.	(1)	
2.1	Soft-surface jogging / hiking trail			
2.1	Soft-surface equestrian or bike trail			
	Play Space and Equipment	Required	Provided	1 per Acre
2.2	Climbing structure or boulders			+1
2.2	Nature play features			+1
2.2	Open turf play area	13.07.140(c)(10)a.4.	(1)	
2.2	Playground, small-scale			+1
2.2	Play area, large destination-scale	13.07.140(c)(10)a.9.c.	(1)	
2.2	Thematic play features			+2
2.2	Universal and inclusive play elements	13.07.140(c)(10)a.5.	(2)	
2.2	Zip line			
	Sports and Fitness	Required	Provided	1 per Acre
2.3	Artificial turf field, multi-purpose			
2.3	Ball field (baseball, softball, or multi-use)	13.07.140(c)(10)a.9.f.	(1)	
2.3	Field with lighting			+1
2.3	Outdoor fitness equipment			
2.3	Specialty sport field or stadium			
2.3	Sport court	13.07.140(c)(10)a.9.g.	(2)	+2
2.3	Tournament sport court			
Subtotal			(9)	+13
Category 3	Support Amenities			
	Support Amenities	Required	Provided	Add. per Acre
3.1	Barbecues, single or dual with ash disposal	13.07.140(c)(10)a.9.j.	(2)	+1
3.1	Bike rack and repair station	13.07.140(c)(10)a.9.h.	(1)	+2
3.1	Dog waste station	13.07.140(c)(10)a.6.	(3)	+5
3.1	Drinking fountain	13.07.140(c)(10)a.9.e.	(2)	
3.1	Parking, off-street	13.07.140(c)(10)a.9.k.	(1)	
3.1	Parking, on-street			+1
3.1	Restroom, portable (screened)			
3.1	Restroom, permanent (full or vault)	13.07.140(c)(10)a.9.i.	(1)	
3.1	Signage (identification)	13.07.140(c)(10)a.	(1)	+1
3.1	Trash Receptacles	13.07.140(c)(10)a.7.	(3)	+4
Subtotal			(13)	+14
Category 4	Specialized Facilities	Pick 1		
	Aquatics and Water Access	Required	Provided	
4.1	Splash pad or water play feature			
4.1	Swimming pool	✓	(1)	
	Aquatics and Water Access			
4.2	Activity building / clubhouse			+1
4.2	Environmental education center			
4.2	Recreation center or fieldhouse			
Subtotal			(1)	+1
	Total Additional Amenities: +25 Required (1 per Acre)			+30 Provided

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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT

SKETCH & PRELIMINARY PLAN

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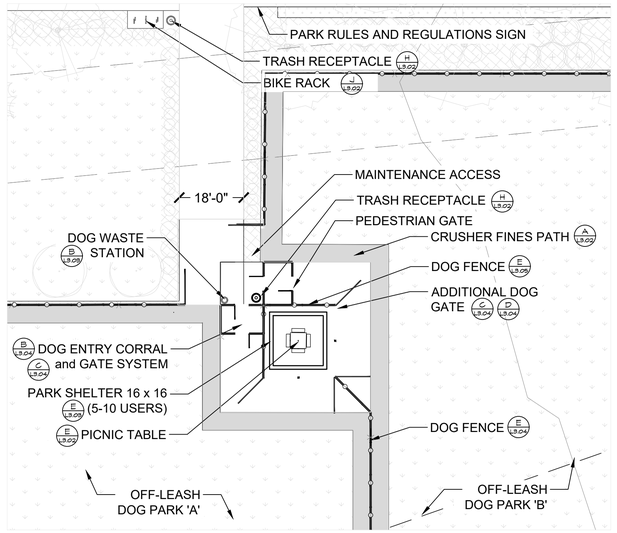
PARK AMENITY PLAN

L2.07



A COMMUNITY PARK AMENITY ENLARGEMENT PLAN
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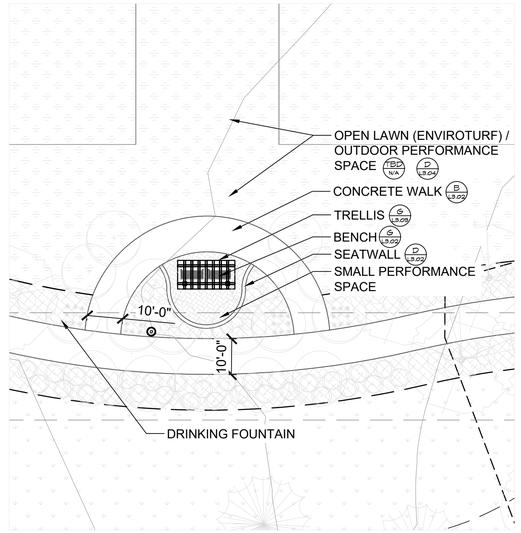

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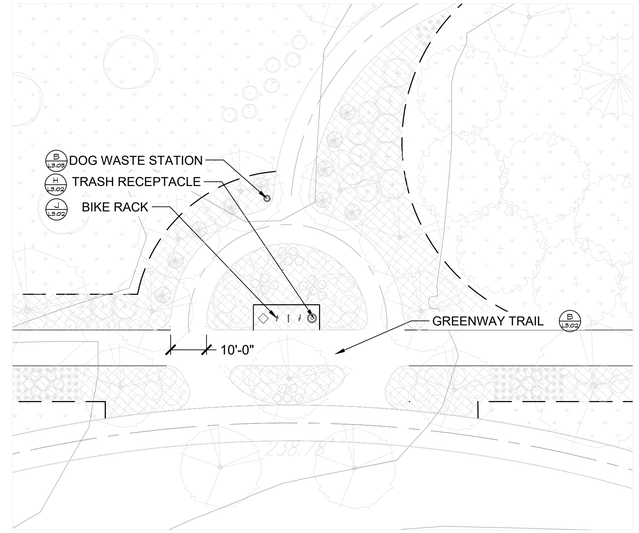

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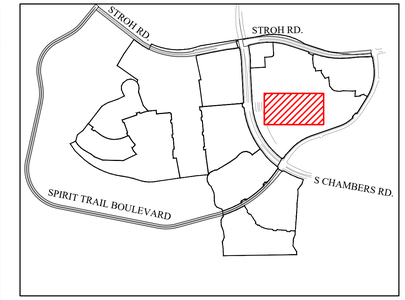

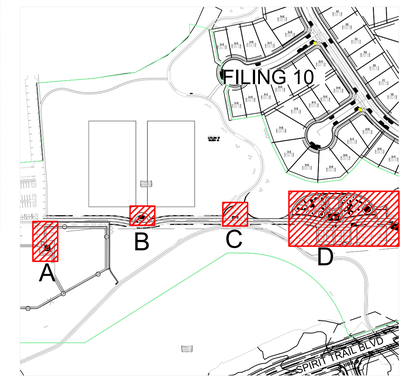

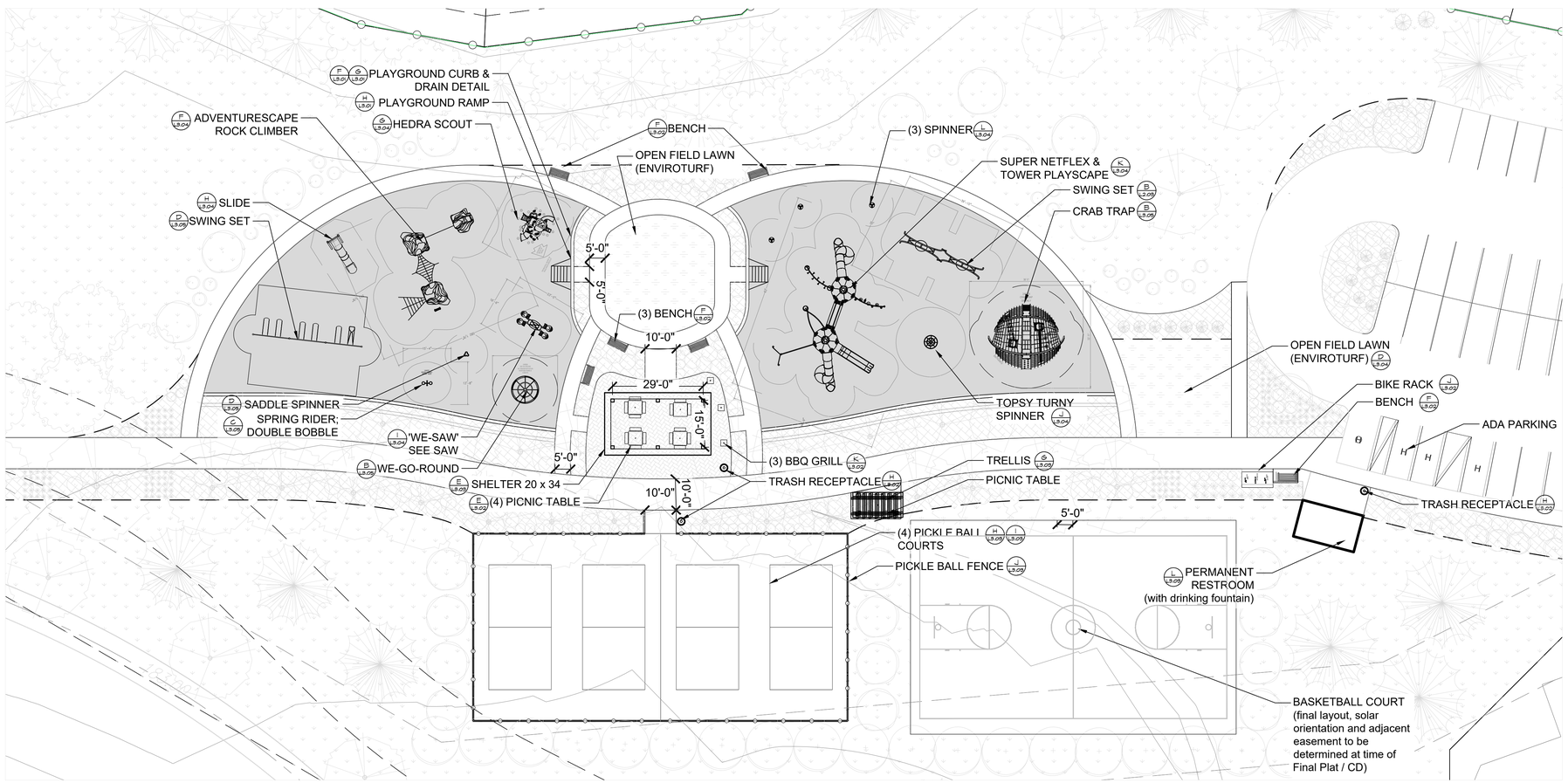

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0' 20' 40' 60'
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DREAM FINDERS HOMES

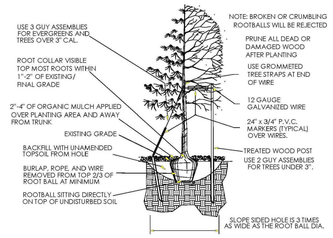
Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE:	8-5-2020
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK
APPROVED:	- KH
CADD FILE:	-

PARK AMENITY PLAN

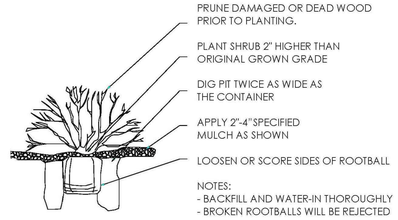
L2.08



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

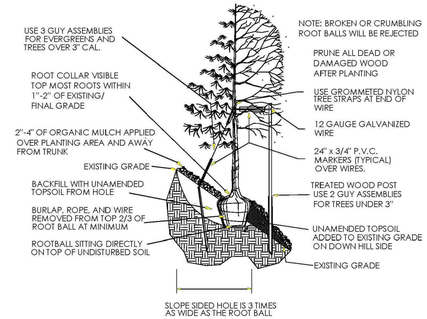
A TOWN OF PARKER- PLANTING STANDARDS
NOT TO SCALE

TOWN OF PARKER PLANTING DETAIL – SHRUBS

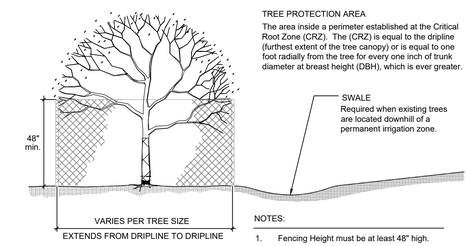


B SHRUB PLANTING
NOT TO SCALE

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



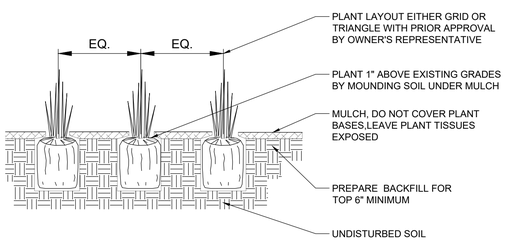
C TOWN OF PARKER- TREE PLANTING ON SLOPES
NOT TO SCALE



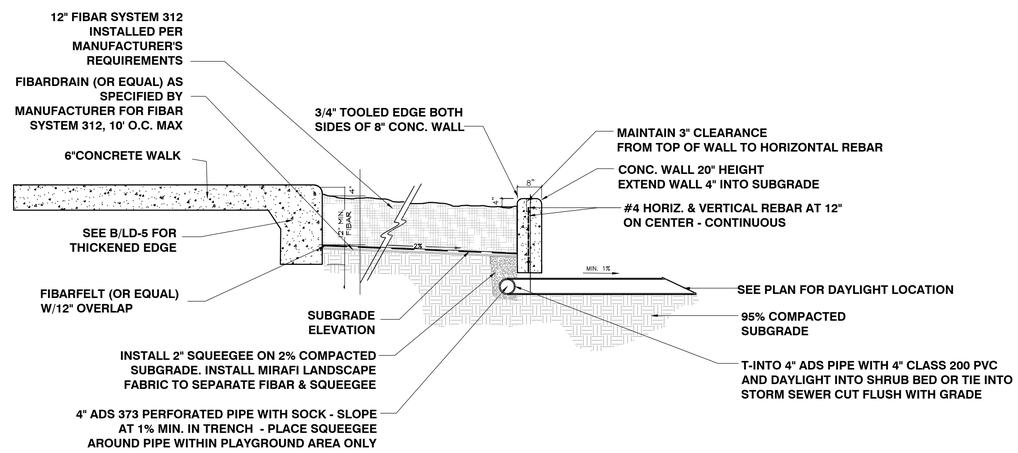
NOTES:

1. Fencing Height must be at least 48" high.
2. Attach "Tree Protection Area" Signs to Fencing every 50 feet.
3. The Tree Protection Area shall NOT be modified or removed prior to consent of the City Forester.
4. Materials, debris, equipment, and site amenities shall NOT be stored within the Tree Protection Area.
5. Entrance to the Tree Protection Area is NOT permitted without consent of the owner's representative.

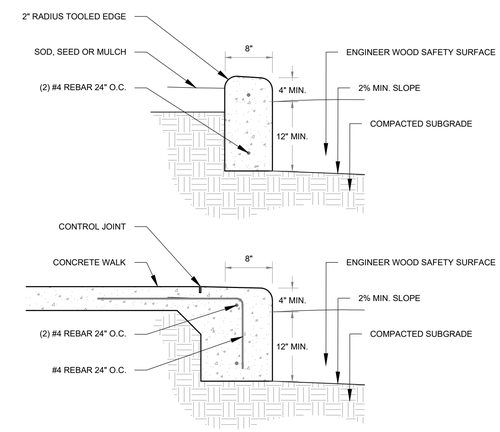
D TREE PROTECTION SWALE
SCALE: NTS



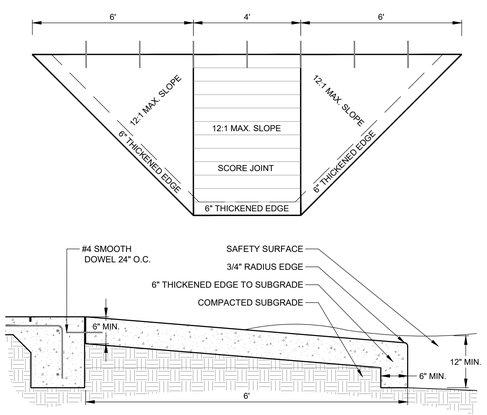
E PERENNIAL PLANTING
NOT TO SCALE



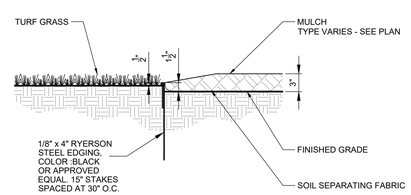
F PLAYGROUND CURB & DRAIN DETAIL
NOT TO SCALE



G PLAYGROUND CURB
NOT TO SCALE



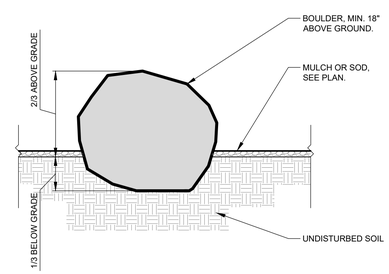
H PLAYGROUND RAMP
SCALE: 3/4"=1'-0"



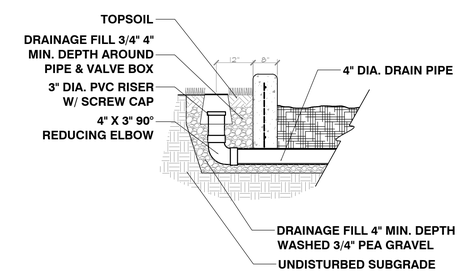
NOTES:

1. FINISHED GRADE FOR SOD TO BE 1/2" BELOW TOP OF EDGING.
2. FINISHED GRADE FOR MULCH TO BE 1 1/2" BELOW TOP OF EDGING.
3. TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.

I LANDSCAPE EDGER
SCALE: 1"=1'-0"



J BOULDER IN LANDSCAPE AREA
SCALE: NTS



K DRAIN CLEANOUT
NOT TO SCALE

NOTE: DESIGNS AND DETAILS ARE CONCEPTUAL AND TO BE DETERMINED AT FINAL PLAT.

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1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211
DREAM FINDERS HOMES

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EMK Consultants
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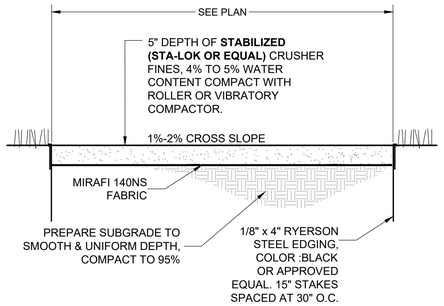
CADD FILE: -

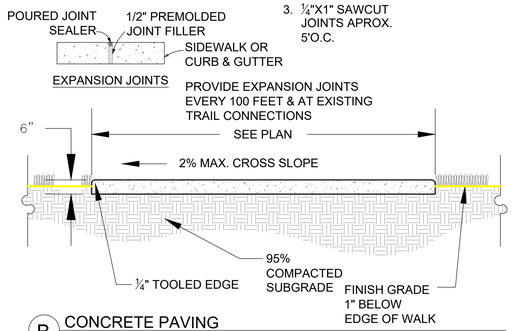
PARK AMENITY PLAN

L3.01

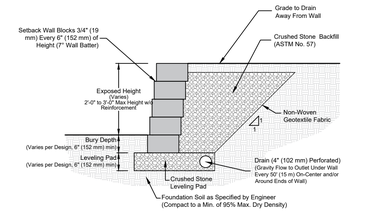


A CRUSHER FINES PATH
SCALE: 1"=1'-0"

NOTES:
1. 6" DEPTH 4,500 PSI CONCRETE WITH A LIGHT BROOM FINISH, FIBERMESH REINFORCED. CONCRETE THICKNESS TO BE DETERMINED BY CIVIL ENGINEER.
2. CONSTRUCTION JOINTS SHALL BE LOCATED 8' O.C. MIN. AND EXPANSION JOINTS SHALL BE PLACED EVERY 100 L.F. MAX.
3. ¼"X1" SAWCUT JOINTS APROX. 5'O.C.



B CONCRETE PAVING
NOT TO SCALE

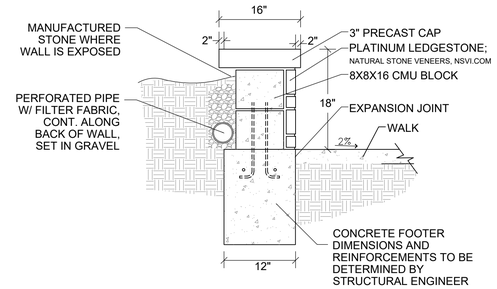


- *Block sizes and placement shown are for reference only. Individual Rosetta blocks will vary with installation pattern.*
- *This drawing is for reference only.*
- ***Final designs for construction must be prepared by a registered Professional Engineer** using the actual conditions of the proposed site.*
- ***Final wall design must address both internal and external drainage and shall be evaluated by the Professional Engineer who is responsible for the wall design.***

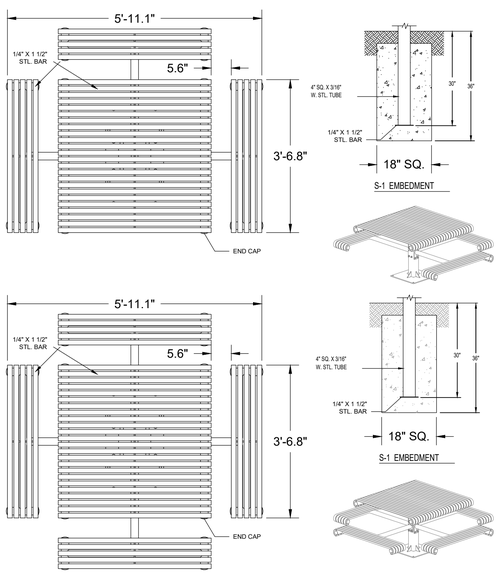
TYPICAL SECTION
(NO SCALE)

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

C NON-REINFORCED (GRAVITY) KODAH WALL SECTION
MANUFACTURER: Rosetta Hardscapes, LLC.
TYPE: Kodah Gravity Cross Section
COLOR: BUFF
SCALE: NTS



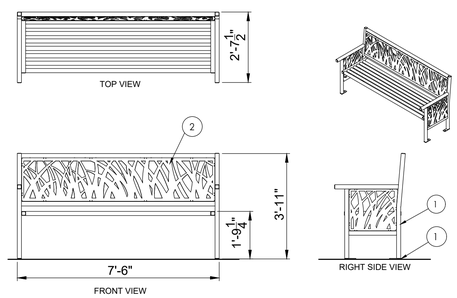
D SEAT WALL/ TREE PLANTER
SCALE: 1"=1'-0"



NOTES:
1. ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED / POLYESTER POWDER COATING.
2. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 AND S-4.
3. INSTALL TABLE PER MANUFACTURERS SPECIFICATIONS.
4. CONTACT: DUMOR, INC. 1-800-598-4018 DUMOR.COM

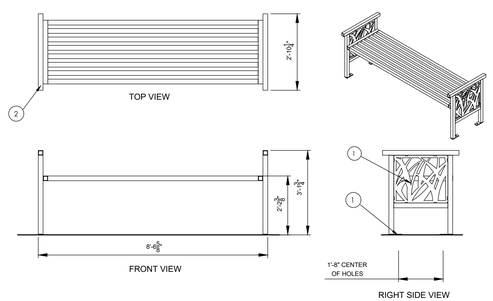
E PICNIC TABLE
MANUFACTURER: DuMor, INC.
TYPE: Table 448-44, S-1 (Embedment), Table 448-43 (ADA), S-1
COLOR: Bronze, Powder Coat
SCALE: NTS

MATERIALS LIST
(1) Tubing -Ø 2 3/8" x .154" Wall Steel Tubing
(2) Surface Plate - Ø 7 1/2" x 1/4" Thick Steel Plate with ThreeØ 9/16" Mounting Holes
(3) Mounted with Six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



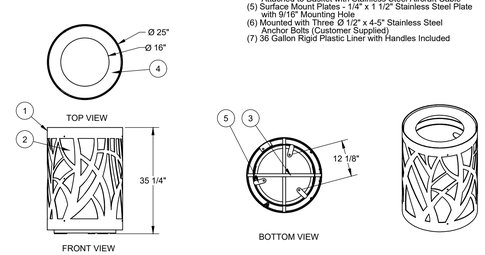
F BENCH, TYPE 1
MANUFACTURER: SiteScapes, INC.
TYPE: TallGrass; TG1-1000-PF
COLOR: Bronze, Powder Coat
SCALE: NTS

MATERIALS LIST
(1) Tubing -Ø 2 3/8" x .154" Wall Steel Tubing
(2) Surface Plate - Ø 7 1/2" x 1/4" Thick Steel Plate with ThreeØ 9/16" Mounting Holes
(3) Mounted with Six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)

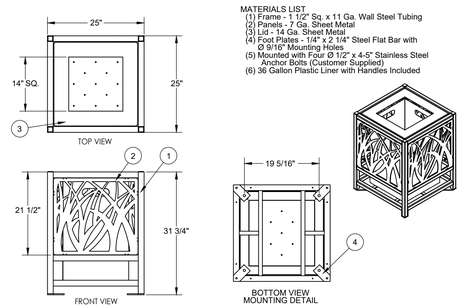


G BENCH, TYPE 2
MANUFACTURER: SiteScapes, INC.
TYPE: TallGrass; TG1-1100-PF
COLOR: Bronze, Powder Coat
SCALE: NTS

MATERIALS LIST:
(1) Container - 7 Gauge Laser Cut Steel
(2) Backing Plate- 1/16" Aluminum Sheet
(3) Support Bars - 1" x 3/4" Steel Flat Bar
(4) Lid -Ø 24" x .075" Wall Steel Lid Attached to Basket with Stainless Steel Aircraft Cable
(5) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate with 9/16" Mounting Hole
(6) Mounted with Three Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)
(7) 36 Gallon Rigid Plastic Liner with Handles Included

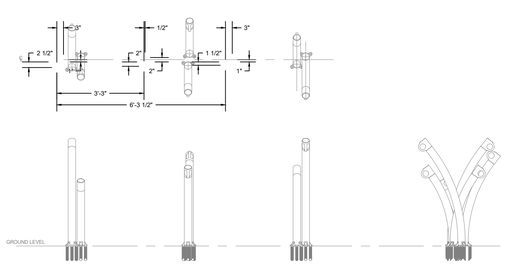


H TRASH RECEPTACLE, TYPE 1
MANUFACTURER: SiteScapes, INC.
TYPE: Tallgrass; TG2-3000-PF
COLOR: Bronze, Powder Coat
SCALE: NTS



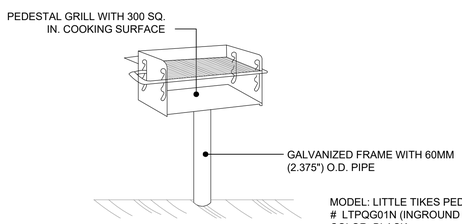
MATERIALS LIST
(1) Frame - 1 1/2" Sq. x 11 Ga. Wall Steel Tubing
(2) Panels - 7 Ga. Sheet Metal
(3) Lid - 14 Ga. Sheet Metal
(4) Foot Plates - 1/4" x 2 1/4" Steel Flat Bar with Ø 9/16" Mounting Holes
(5) Mounted with Four Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)
(6) 36 Gallon Plastic Liner with Handles Included

I TRASH RECEPTACLE, TYPE 2
MANUFACTURER: SiteScapes, INC.
TYPE: Tallgrass; TG2-2000-PF
COLOR: Bronze, Powder Coat
SCALE: NTS



Unless otherwise specified, dimensions are in inches.
Tolerances include:
Fractional +/- 1/32
Angular/Bend +/- 1
Two Place Decimal +/- .030
Three Place Decimal +/- .020

J BIKE RACK
MANUFACTURER: Forms + Surfaces
TYPE: Bike Garden Bike Rack, Surface Mounted, Configuration A
COLOR: Dark Corten Texture, Powder Coat
SCALE: NTS



MODEL: LITTLE TIKES PEDESTAL GRILL
LTPQG01N (INGROUND INSTALLATION)
COLOR: BLACK

K COMMUNITY BBQ GRILL
SCALE: NTS

NOTE: DESIGNS AND DETAILS ARE CONCEPTUAL AND TO BE DETERMINED AT FINAL PLAT.

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LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211
DREAM FINDERS HOMES

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303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

DATE:	8-5-2020
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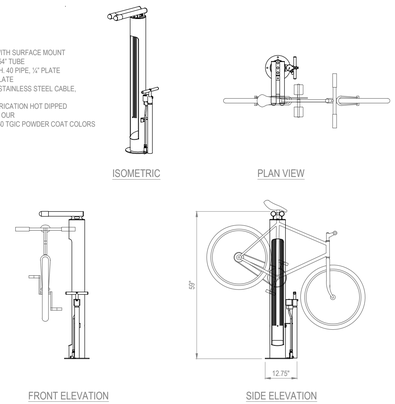
DRAWN BY:	- SA/MK/AK
APPROVED:	- KH
CADD FILE:	-

PARK AMENITY PLAN

L3.02

SPECIFICATIONS
CAPACITY: 1 BIKE
MATERIAL: AIR KIT 3 WITH SURFACE MOUNT
MAIN BODY: 6.308 X .154" TUBE
BIKE HANGER: 1.5" SCH. 40 PIPE, ¼" PLATE
FOOT: 10" DIA. X .25" PLATE
TOOL TETHERS: 5/32" STAINLESS STEEL CABLE,
MANUAL AIR PUMP
FINISH: AN AFTER FABRICATION HOT DIPPED GALVANIZED FINISH IS OUR STANDARD OPTION. 250 TGIC POWDER COAT COLORS ARE ALSO AVAILABLE.



A BIKE FIX-IT STATION

MANUFACTURER: Dero, A Playcore Company
TYPE: Fix-it with attached Air Kit
COLOR: Iron Gray, Powder Coat

SCALE: NTS

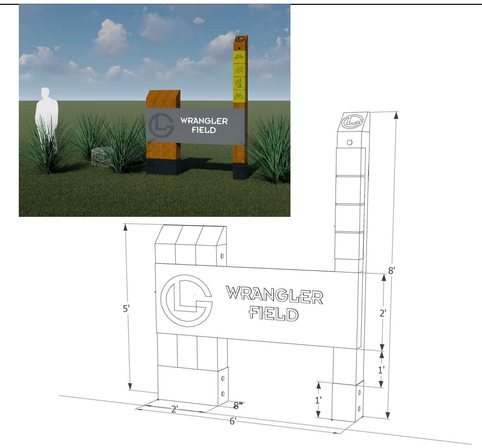
Notes

- One Dog Waste ordinance sign (2 wood lags for install)
- One Dog Bag Dispenser (SKU #E44) (http://www.leisuremore.com)

1. Town of Parker Sticker (supplied by Town)
2. Master lock 0536 (supplied by Town)
3. Max height of bag opening **(48")**

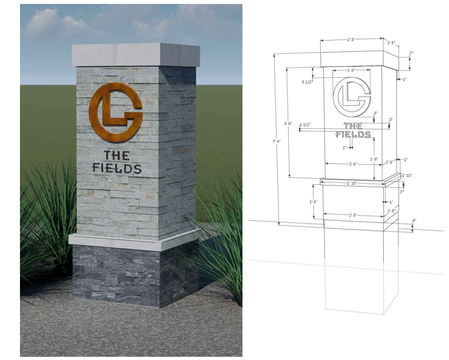
- One 22-gallon capacity waste receptacle Hunter Green (Model #2100) (22 gallon trash receptacle)
- Install 60" from edge of trail/sidewalk to front of waste receptacle for ADA compliance .
- Install dispenser, trash receptacle and sign on an eight-foot 4"x4" cedar post. (24" in the ground)

B DOG STATION



C PARK IDENTITY SIGN

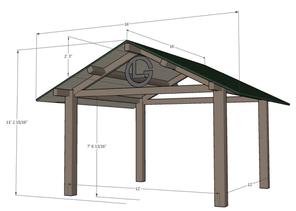
SCALE: NTS



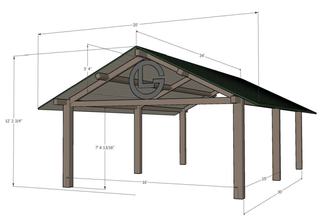
D NEIGHBORHOOD ENTRY MONUMENT

NOTE:
SIGNAGE IS NOT REVIEWED OR APPROVED AS A PART OF THIS PROCESS.
SIGNAGE SHALL BE APPROVED DURING A SEPARATE PROCESS.

SCALE: NTS



16' x 16'

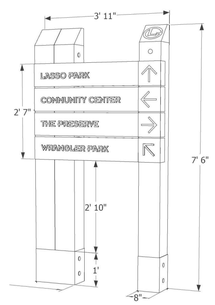


20' x 34'

E SHELTER

NOTE: Prefabricated shelter with custom medallion

SCALE: NTS



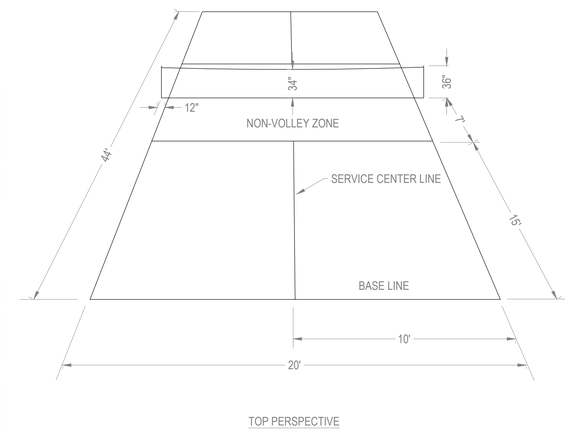
F TRAIL IDENTITY SIGN

SCALE: NTS

G SHADE TRELLIS

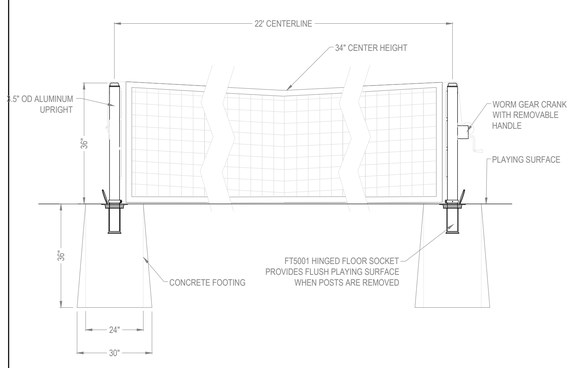
MANUFACTURER: POLIGON
TYPE: MILLENNIUM TRELLIS (CANTILEVERED-9 x 16)
COLOR: TO MATCH EXISTING (GREY STONE TEXTURE)

SCALE: NTS



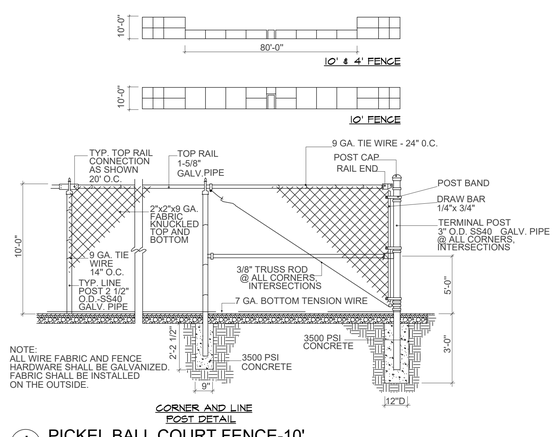
H PICKLE BALL COURT- PERSPECTIVE

SCALE: NTS



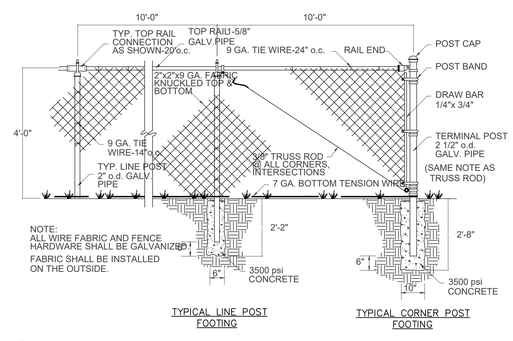
I PICKLE BALL COURT- NET

SCALE: NTS



J PICKEL BALL COURT FENCE-10'

SCALE: NTS



K RECREATION FENCE- 4'

SCALE: NTS

L PUBLIC RESTROOM

MANUFACTURER: PUBLIC RESTROOM COMPANY
TYPE: PLAYGROUND SERIES; PS-022-CE-ST
COLOR: TBD

SCALE: NTS

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8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

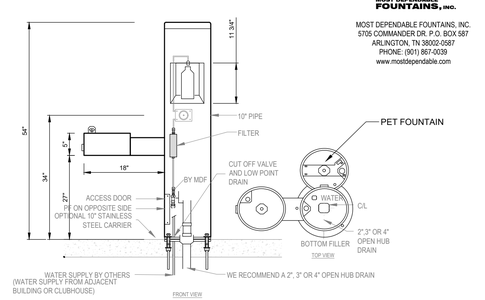
DATE:	8-5-2020
JOB NO:	- 1242
DRAWN BY:	- SA/MK/AK
APPROVED:	- KH
CADD FILE:	-

PARK AMENITY PLAN

L3.03

MOST DEPENDABLE FOUNTAINS, INC.

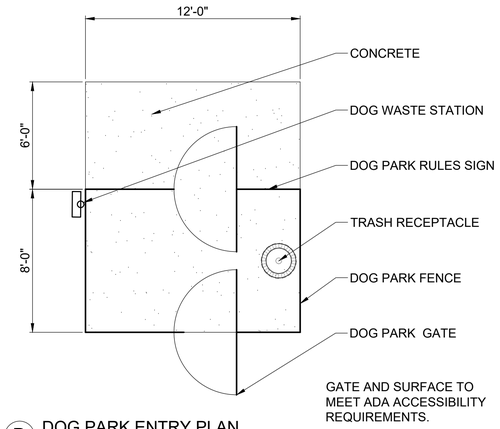
MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com



NOTES:
1. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

MODEL 10155SM
10155SM SHOWN WITH OPTIONAL 10" SS SURFACE CARRIER

A WATER FOUNTAIN
SCALE: 3/4"=1'-0"

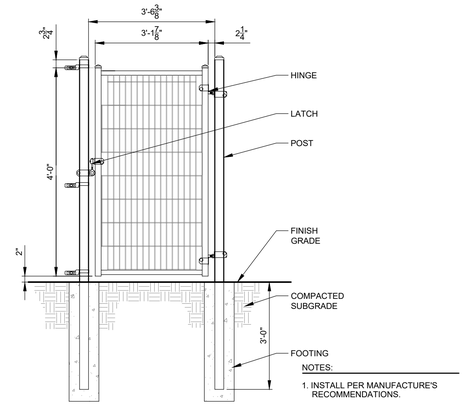


GATE AND SURFACE TO MEET ADA ACCESSIBILITY REQUIREMENTS.

B DOG PARK ENTRY PLAN
SCALE: 1/4"=1'-0"

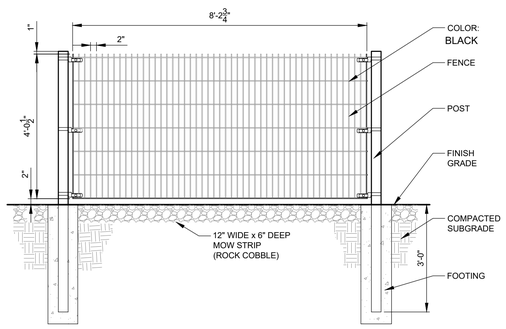
EXAMPLE OF LAYOUT PLAN, TYP.

C DOG GATE ENTRY EXAMPLE
MANUFACTURER: OMEGA II FENCE SYSTEMS



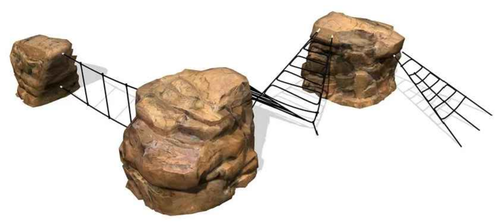
NOTES:
1. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.
2. GATE BY OMEGA 2 FENCE SYSTEMS
3. CONTACT - 1-800-836-6342
4.

D DOG PARK GATE
SCALE: 1/2"=1'-0"



NOTES:
1. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.
2. FENCE BY OMEGA 2 FENCE SYSTEMS
3. CONTACT - 1-800-836-6342

E DOG PARK FENCE
SCALE: 1/2"=1'-0"



F ADVENTURESCAPE CLIMBING ROCK DESIGN 7
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: ADVENTURESCAPE DESIGN 7; # 168370
SCALE: NTS

G HEDRA SCOUT
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: HEDRA SCOUT; # 265929
SCALE: NTS

H SLIDE
MANUFACTURER: LITTLE TIKES COMMERCIAL
TYPE: STRAIGHT TUNNEL SLIDE; # 200006984
SCALE: NTS

I WE-SAW SEESAW
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: WE- SAW (ADA ACCESSIBLE) ; # 186490
SCALE: NTS

J TOPSY TURNY SPINNER
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: WE- SAW (ADA ACCESSIBLE) ; # 186490

K SUPER NETPLEX 12' & 12' TOWERS
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: SUPER NETPLEX 12' & 12' TOWERS ; # 254629
SCALE: NTS

L CURVA SPINNER
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: CURVA SPINNER; # 247179
SCALE: NTS

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DATE:	8-5-2020
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APPROVED:	- KH
CADD FILE:	-

PARK AMENITY PLAN

L3.04

A CRAB TRAP CLIMBING STRUCTURE
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: CRAB TRAP; #248479
SCALE: NTS

B WE-GO-ROUND
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: WE-GO-ROUND with DIGIFUSE PANELS (TRANSPORTATION); # 249558
SCALE: NTS

C SPRING RIDER- DOUBLE
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: SINGLE BOBBLE SPRING RIDER; # 164074
SCALE: NTS

D SWING SET
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: SWING SET WITH THREE BAYS & MOLDED BUCKET SEAT; # 177333; 177332; 177350

E SADDLE SPINNER
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: SADDLE SPINNER; #152179
SCALE: NTS

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APPROVED:	- KH
CADD FILE:	-

PARK AMENITY PLAN

L3.05

PARKER
COLORADO

PLANNING COMMISSION 2023
MEETING SCHEDULE

2nd and 4th Thursdays

January 12	January 26
February 9	February 23
March 9	March 23
April 13	April 27
May 11	May 25
June 8	June 22
July 13	July 27
August 10	August 24
September 14	September 28
October 12	October 26
November 9	
December 14	