PLANNING COMMISSION MEETING

7:00 PM

January 12, 2023

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

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 - 11.10.22

6. CONSENT AGENDA

7. PUBLIC HEARINGS

A. A Bill for an Ordinance to Amend Section 13.04.050 of the Parker Municipal Code

Applicant: **Town of Parker**
Location: **Townwide**
Department: **Community Development, Stacey Nerger**

B. Dasiy Rowley House Filing No. 1 Minor Development Plat

Applicant:	**Parker Authority for Reinvestment, Weldy Feazell**
Location:	**10952 S. Pikes Peak Drive and 10962 Pikes Peak Drive**
Department:	**Community Development, Bryce Matthews**
TRAKiT No.:	**SUB22-027**

C. Gladys O'Brien House Filing No. 1 Minor Development Plat

Applicant:	**Parker Authority for Reinvestment, Weldy Feazell**
Location:	**11017 S. Pikes Peak Drive**
Department:	**Community Development, Bryce Matthews**
TRAKiT No.:	**SUB22-026**

D. The Exchange Building Minor Development Plat

Applicant:	**Parker Authority For Reinvestment, Weldy Feazell**
Location:	**19501 E. Mainstreet**
Department:	**Community Development, Bryce Mathews**
TRAKiT No.:	**SUB22-019**

E. Compark Village South Filling No. 1 Amendment 3 - Sketch and Preliminary Plan

Applicant:	**PCS Group, Paul Shoukas**
Location:	**South of Belford Avenue and West of Chamber Road**
Department:	**Community Development, Bryce Matthews**
TRAKiT No.:	**SUB21-073 and SUB21-074**

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT

PLANNING COMMISSION MINUTES
November 10, 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 Rich Foerster, Jane Lane, Ruth Ann Nelson, Ira Shapiro, and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner Rich Foerster moved to approve the October 13, 2022, meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M.

A. **HESS RANCH PD ZONING AMENDMENT – ZONING**
B. **LOOKING GLASS SEGMENT 2A SKETCH AND PRELIMINARY PLAN**
C. **LOOKING GLASS FILING 8 SKETCH AND PRELIMINARY PLAN.**

The applicants:

A. LB Parker, LLC
B. Stelvio Management, LLC
C. KB Home Colorado, Inc.,

are proposing:

A. Amendments to the Hess Ranch Planned Development zoning to relocate a proposed elementary school site in coordination with DCSD;
B. 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
C. A Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.

Department: Community Development, Bryce Matthews

STAFF PRESENTATION

Bryce Matthews, Assistant Director - Planning, presented the staff report to propose Amendments to the Hess Ranch Planned Development zoning to relocate a proposed elementary school site in coordination with DCSD; 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 a Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked for clarification on segment and filling numbers, specifically could each segment contain multiple fillings; *(staff said yes, that is correct).*
- Commissioner Ruth Ann Nelson asked for clarification regarding the school's new location, whether or not it is too close to another school, and that it was about the same distance from the other school if different roads were used; *(staff said the school sites included in the original PD were selected in conjunction with the school district and proximity to other schools \was considered, however during subsequent site visits the school district determined that the original school site was not suitable for a school, so the applicant worked with Douglas County School District to select an alternative school site based on criteria such as how level the site is, the shape of the site, etc. and that the school district is happy with the school's new location).*
- Commissioner Gary Poole commented about prior school traffic issues discussed at past Planning Commission Meetings this year and asked if the school district wanted two roads to serve the schools, even elementary schools; *(staff agreed that the school district's preference is to have two collector roads adjacent to a school site, one on each side, however given the development constraints of the area this site was the best fit).*

APPLICANT PRESENTATION

Karen Henry with Henry Design Group presented the applicant's presentation.

- Provided overview maps, additional detail and discussion of the project.

Commissioners discussed with the applicant:

- Commissioner Jane Lane asked if the adjacent filings have master HOAs and sub HOAs and if filing eight that is being considered tonight has access to the other community parks; *(the applicant said yes adjacent filings have master HOAs and sub HOAs, and all parks are open to the public).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:30 P.M.

A. **HESS RANCH PD ZONING AMENDMENT – ZONING**
B. **LOOKING GLASS SEGMENT 2A SKETCH AND PRELIMINARY PLAN**
C. **LOOKING GLASS FILING 8 SKETCH AND PRELIMINARY PLAN.**

PLANNING COMMISION DISCUSSION

- Commissioner Kim Rodell stated that it looks like a nice neighborhood, appreciates the applicant giving up prime real estate, working with the school district to find a new, suitable location for the school, that the applicant has met all nine criteria and appreciates the applicant working with staff to finalize the project.
- Commissioner Rich Foerster appreciates the applicant working with the school district to relocate the school which should ease traffic on Chambers Road, believes the nine criteria have been met and will be approving the project.
- Commissioner Jane Lane agreed with the previous commissioner's comments.
- Commissioner Ruth Ann Nelson agrees with her fellow commissioners, appreciates the applicant working with the school district, and appreciates the completion of the roadways to provide better access to all of Parker.
- Commissioner Gary Poole agrees with his fellow commissioners as well.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve the zoning. Commissioner Kim Rodell seconded; a vote was taken and was passed unanimously.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan subject to the following conditions listed in staff's report. Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve the requested Looking Glass Filing 8 Sketch Plan and Preliminary Plan. Commissioner Kim Rodell seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

A. Appoint Vice Chair and Acting Vice Chair

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

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

B. Approval of 2023 Planning Commission Meeting Dates

Commissioner Rich Foerster moved to approve the 2023 Planning Commission Meeting dates. Commissioner Jane Lane seconded; a vote was taken and was passed unanimously.

Bryce Matthews reminded the commissioners there will be planning commission training on November 17th at 5:30 pm and that there will not be a meeting since there are not any agenda items.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Rich Foerster 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:	**1/12/2023**
Town Council Date:	**2/6/2023**
Hearing Type:	**Public Meeting** **A Bill for an Ordinance to Amend Section 13.04.050 of the Parker Municipal Code to Add Agritainment as a Use Permitted by Right to the A-Agricultural District**
Location:	**Townwide**
Project Planner:	**Stacey Nerger, Planner**
Applicant:	**Town of Parker**

Executive Summary: The property owner of a parcel known as Flat Acres Farm is proposing to annex and zone their land into the Town of Parker. In response, the Town proposes to amend the Land Development Ordinance (LDO) to add an additional permitted use within the A-Agricultural Zone District. The proposed LDO amendment would revise Section 13.04.050 to add "Agritainment" as a permitted use and incorporate a definition of the use.

Staff Recommendation: **Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding adding Agritainment to the A-Agricultural district."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding adding Agritainment to the A-Agricultural district:"
-List proposed conditions

"I move the Planning Commission recommend Town Council deny an ordinance to adding Agritainment to the A-Agricultural district:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue an ordinance to adding Agritainment to the A-Agricultural district."

I. BACKGROUND/DISCUSSION

The intent of the A-Agricultural Zone District is to allow areas for general farming, grazing of livestock and related agricultural uses. In recent years, agricultural property owners have opened their properties to the public for other uses including education and entertainment. This trend has been called "Agritainment" to describe uses that are located on agricultural property and may incorporate an agricultural or rural theme but are not traditional agricultural activities. "Agritainment," or Agricultural Entertainment, is proposed to be permitted in the A-Agricultural Zone District subject to a definition of the use that describes it as events and activities that allow for recreation, entertainment and tourism in conjunction with agricultural activities and agricultural support services. For example, this use may include farm dinners, corn mazes, hayrides and animal petting zoos.

The Town currently has very few properties that are zoned A-Agricultural and in current use for traditional agricultural activities. The Town is currently working with the property owner of a 38 acre parcel, known as Flat Acres Farm, that is located in unincorporated Douglas County in support of their proposal to annex and zone the land into the Town. Historically, this property has been used for traditional agricultural activities and other "Agritainment" uses that have been permitted by Douglas County. The proposed amendment to the LDO to add "Agritainment" as a permitted use in the A-Agricultural Zone District will support the property owner's request to continue these types of uses when they annex and zone the land into the Town. Staff supports the proposal because it will largely continue the current use of the Flat Acres Farm property and enable the Town to proceed with the annexation process.

The proposed "Agritainment" use and definition are consistent with the Parker 2035 Master Plan and the proposed LDO Modernization uses and terms that will be incorporated into the update of the LDO (completion in 2023).

II. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial and Medium Density Residential ☒ **Consistent** ☐ **Inconsistent** ☐ **Not Applicable**
Master Plan Character Discussion	**N/A**
Consistent Goals/Strategies	Land Use 1.A Land Use 1.H
Inconsistent Goals/Strategies	**None**
Staff Analysis	Amending the code regarding agritainment aligns with the Town's master plan strategies to allow land uses that strengthen the identity of Parker and our hometown character and to create a sense of community. Agritainment opportunities reflect our agricultural history and our community's beginnings.

III. CONCLUSION

Staff recommends that the Planning Commission recommend that Town Council approve an ordinance that will amend the Land Development Ordinance adding Agritainment to the A-Agricultural district.

IV. RECOMMENDED CONDITIONS

None

V. ATTACHMENTS

Draft Ordinance

Report Approved By: Bryce Matthews, Assistant Director- Planning

ORDINANCE NO. 3.01.129, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 13.04.050 OF THE PARKER MUNICIPAL CODE TO ADD AGRITAINMENT AS A USE PERMITTED BY RIGHT TO THE A-AGRICULTURAL DISTRICT

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

Section 1. Section 13.04.050(b) of the Parker Municipal Code is amended by the addition of new Subsection (8) and renumbering Subsection (8) (accessory uses and buildings) as Subsection (9) to read as follows:

13.04.050 A – Agricultural District.

* * *

(8) Agritainment, which includes events and activities that allow for recreation, entertainment, and tourism in conjunction with agricultural activities and agricultural support services. Events and activities may include farm dinners, corn mazes, hayrides, and petting zoos.

(~~8~~**9**) Accessory uses and buildings.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2023.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2023.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Kristin Hoffmann, Town Attorney

Planning Commission Staff Report

Planning Commission Date:	**1/12/2023**
Town Council Date:	**2/6/2023**
Hearing Type:	**Public Hearing** **Daisy Rowley House, Filing No. 1 – Minor Development Plat** **TRAKiT No(s): SUB22-027**
Location:	**The site is located on the east side of Pikes Peak Drive south of Mainstreet.**
Project Planner:	**Bryce Matthews, Assistant Director - Planning**
Applicant:	**Parker Authority for Reinvestment**
Executive Summary:	**The applicant, Parker Authority for Reinvestment, is proposing to plat two metes and bounds parcels located at 10952 S. Pikes Peak Drive and 10962 S. Pikes Peak Drive. The Minor Development Plat will create 2 platted lots of .266 acres and .261 acres, this will not change the location of existing property lines. The site is located on the west side of Pikes Peak Drive south of Mainstreet.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Daisy Rowley House, Filing No. 1 Minor Development Plat

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Daisy Rowley House, Filing No. 1 Minor Development Plat subject to the following conditions:"
-List Conditions

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

"I move the Planning Commission vote to continue the Daisy Rowley House, Filing No. 1 Minor Development Plat to a future date."

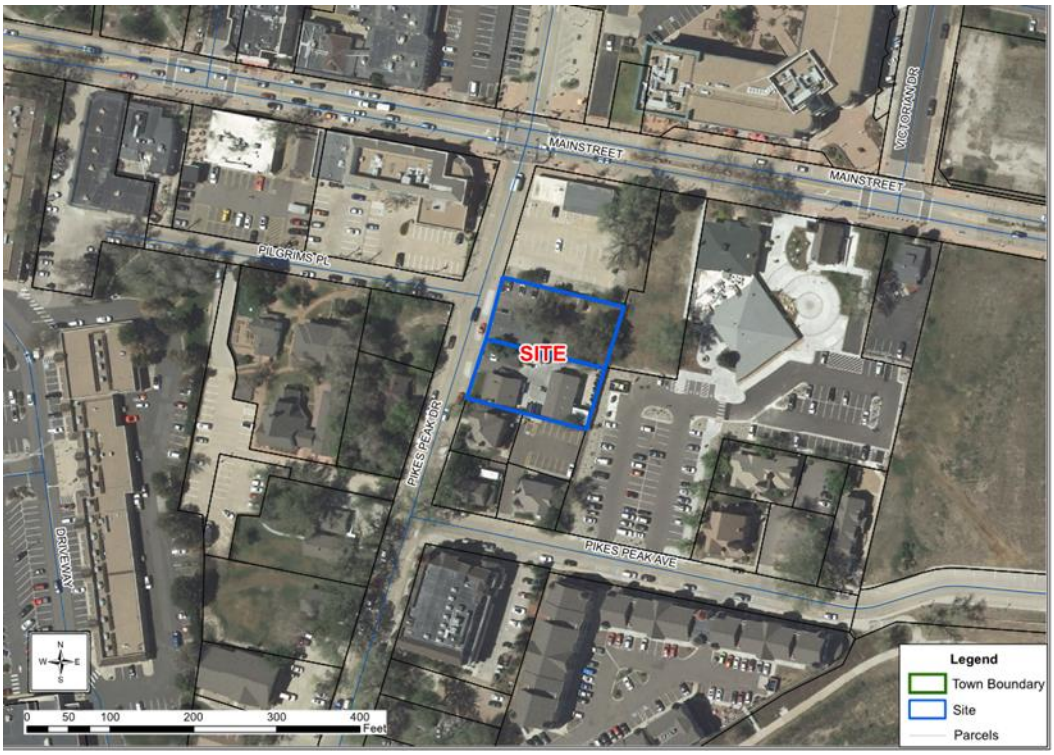
I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in 1981 as a part of the original incorporation of the Town. The property is bounded on the north by commercial office uses, to the east by The Schoolhouse, to the west by a vacant lot and residential uses, and to the south by commercial uses

The parcel's current zoning is Greater Downtown District – Pikes Peak Center and the site is located within the Mainstreet Master Plan Character Area of the *Parker 2035 Master Plan*.

The proposed Minor Development Plat application, known as the Daisey Rowley House, consists of two parcels of land on the east side of Pikes Peak Drive south of Mainstreet in the Town of Parker. The sites combined are approximately 0.597 acres. The proposal is to plat these unplatted parcels to establish them as legal lots of record.

VICINITY MAP



II. PRIOR ACTIONS

Date	Action
1981	Parcel was annexed as part of the original incorporation of the Town from Douglas County in 1981 - which included approximately 629 acres.

III. CURRENT SITE DATA

Existing Zoning	GD - Greater Downtown District		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Mainstreet Master Plan		
Site Acreage	.527 acres		
Subdivision	Not currently subdivided		
Existing Use	Commercial services		
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial
South	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial
East	Mainstreet Master Plan Area	GD - Greater Downtown District	The Schoolhouse arts center
West	Mainstreet Master Plan Area	GD - Greater Downtown District	Residential, vacant lot

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan Area ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	The Mainstreet Master Plan Character Area envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. New development and redevelopment strategies for the larger Mainstreet corridor will strive to encourage active pedestrian oriented ground floor uses for buildings and parcels adjacent to Mainstreet, while directing office and residential uses to upper floors. Commercial uses are appropriate in the Mainstreet Master Plan Character Area. These uses support a walkable pedestrian environment interacting with Pikes Peak Drive and Mainstreet, complement other downtown uses, and contribute to the unique downtown character as recommended in this character area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.H Jobs and Economic Vitality 2.C

	Jobs and Economic Vitality 4.A
Staff Analysis	The subject property is located east side of Pikes Peak Drive south of Mainstreet within the Mainstreet Master Plan Character Area of the Parker 2035 Master Plan. The proposed Minor Development Plat will create two legal lots of record that will allow for the continuation of the existing uses and will also provide opportunity for future redevelopment within the context of the existing zoning and in support of the goals and strategies of the Mainstreet Master Plan. Based on this analysis, staff has determined that the request is consistent with the *Parker 2035 Master Plan*.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	N/A	No new structures are a part of this proposal. Required setbacks will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	No residential development is a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	GDD Pikes Peak Center maximum height= 45 feet	No new structures are a part of this proposal. Required height will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	Existing lot sizes meets the zoning requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage		No new structures are a part of this proposal.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	Landscaping requirements will be	☒ Consistent ☐ Inconsistent

		addressed at time of future redevelopment.	☐ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Minor Development Plat against the requirements in the Greater Down District – Pikes Peak zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject properties front onto Pikes Peak Drive and each property has one existing access point on Pikes Peak Drive. No changes are proposed to the access or circulation.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec	Approved
Town of Parker Building	Advisory comments
CenturyLink Communications	No comment
Comcast	No comments submitted
Town of Parker Comprehensive Planning	The property does not conflict with the Parker 2035 Master Plan
Cherry Creek Basin	Advisory comments
Town of Parker Engineering/Civil	Approved
Douglas County Assessors	No comment
Fire Life Safety	Approved
IREA	Approved
Public Service Company/ Xcel	Advisory comments
South Metro Fire	No comments submitted
Urban Drainage	Not applicable

VIII. CONCLUSION

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

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

Daisy Rowley House Filing No. 1 Minor Development Plat

Report Approved By: Bryce Matthews, Assistant Director - Planning

DAISY ROWLEY HOUSE

MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

0.527 ACRES – 2 COMMERCIAL LOTS

DEDICATION

(FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033356-010-T02-ES EFFECTIVE 03/08/2022 AT 8:00 A.M.)

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 22; THENCE S 00°13'03"E ALONG THE WEST LINE OF SAID NE 1/4, 1276.34 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF EAST PARKER ROAD; THENCE S 79°16'30"E ALONG SAID R.O.W. LINE 860.80 FEET; THENCE S 79°22'30"E ALONG SAID R.O.W. LINE 260.79 FEET TO A POINT ON THE EAST R.O.W. LINE OF PIKES PEAK DRIVE; THENCE S 17°31'30"W ALONG SAID EAST PIKES PEAK DRIVE R.O.W., 139.98 FEET TO THE **POINT OF BEGINNING;**
THENCE S 76°16'11"E, 150.36 FEET;
THENCE S 17°33'22"W, 77.95 FEET;
THENCE N 75°54'40"W, 150.26 FEET TO A POINT ON SAID EAST R.O.W. LINE;
THENCE N 17°31'30"E, ALONG SAID EAST R.O.W. LINE, 77.00 FEET TO THE **POINT OF BEGINNING,**
COUNTY OF DOUGLAS,
STATE OF COLORADO.

(FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033357-010-T02-ES EFFECTIVE 07/26/2021 AT 8:00 A.M.)

A TRACT OF LAND SITUATED IN THE TOWN OF PARKER, COLORADO, AND IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22;
THENCE NORTH 89 DEGREES 39'30" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 EXTENDED WESTERLY, A DISTANCE OF 55.40 FEET TO THE CENTER LINE OF COLORADO STATE HIGHWAY NO. 83;
THENCE SOUTH 6 DEGREES 51'00"EAST ALONG SAID CENTER LINE, A DISTANCE OF 1272.44 FEET TO THE CENTER LINE OF A COUNTY ROAD;
THENCE SOUTH 79 DEGREES 16'30"EAST ALONG SAID CENTER LINE, A DISTANCE OF 773.43 FEET;
THENCE SOUTH 79 DEGREES 22'30"EAST ALONG SAID CENTER LINE, A DISTANCE OF 239.55 FEET TO THE CENTER LINE OF OLD HIGHWAY NO. 15;
THENCE SOUTH 17 DEGREES 31'30"WEST ALONG SAID CENTER LINE, A DISTANCE OF 245.68 FEET;
THENCE SOUTH 75 DEGREES 55'40"EAST, A DISTANCE OF 25.05 FEET TO THE **TRUE POINT OF BEGINNING;**
THENCE SOUTH 17 DEGREES 31'30"WEST ALONG THE EAST LINE OF OLD HIGHWAY NO. 15, A DISTANCE OF 75.00 FEET;
THENCE SOUTH 75 DEGREES 18'30"EAST, A DISTANCE OF 150.18 FEET;
THENCE NORTH 17 DEGREES 31'30"EAST, A DISTANCE OF 76.63 FEET;
THENCE NORTH 75 DEGREES 85'40"WEST, A DISTANCE OF 150.27 FEET TO THE **POINT OF BEGINNING;**

EXCEPT ANY PORTION LYING WITHIN S. PIKES PEAK DRIVE.

BOTH PARCELS CONTAINING AN AREA OF 0.527 ACRES, (22,963 SQUARE FEET), MORE OR LESS.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **DAISY ROWLEY HOUSE** MINOR DEVELOPMENT PLAT, THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

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

OWNER

JOSEPH R E HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____

BY:

_____

TITLE

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__,

BY _____, AS _____, OF

JOSEPH R E HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

_____

NOTARY PUBLIC

_____

MY COMMISSION EXPIRES

OWNER

RYAN & COMPANY, INC., A COLORADO CORPORATION

_____

BY:

_____

TITLE

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__,

BY _____, AS _____, OF

RYAN & COMPANY, INC., A COLORADO CORPORATION

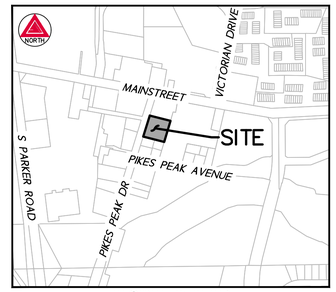
WITNESS MY HAND AND OFFICIAL SEAL:

_____

NOTARY PUBLIC

_____

MY COMMISSION EXPIRES



VICINITY MAP
SCALE 1" = 500'

MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

_____

BY: _____

NAME: _____

TITLE: _____

TITLE VERIFICATION

I/WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN IN FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. N0033356-010-T02-ES WITH AN EFFECTIVE DATE OF MARCH 8, 2022 AT 8:00 A.M. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. N0033357-010-T02-ES WITH AN EFFECTIVE DATE OF JULY 26, 2021 AT 8:00 A.M.

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____,AS _____, OF
FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

TOWN COUNCIL CERTIFICATE

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

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS. THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

_____
MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

PLANNING COMMISION CERTIFICATE

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____ DAY OF _____, 20__, A.D.,

_____
PLANNING DIRECTOR,
ON BEHALF OF THE PLANNING COMMISSION

LAND USE SUMMARY TABLE

TRACT	AREA (SF)	AREA (AC)	LAND USAGE	OWNERSHIP/MAINTENANCE
LOT 1	11,604	0.266	COMMERCIAL	JOSEPH R E HOLDINGS, LLC
LOT 2	11,359	0.261	COMMERCIAL	RYAN & COMPANY, INC.
TOTALS	22,963	0.527		

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 28, 2022.
4. BASIS OF BEARINGS – BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 22 MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°39'50" EAST, A DISTANCE OF 2,682.44 FEET.
5. FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033356-010-T02-ES EFFECTIVE 03/08/2022 AT 8:00 A.M. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033357-010-T02-ES EFFECTIVE 07/26/2021 AT 8:00 A.M. WERE RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
6. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0069F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS – ZONE "X", WITH "ZONE X" BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
7. THE PURPOSE OF THIS PLAT IS TO PLAT THE LANDS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 03, 2012 AT RECEPTION NO. 2012074528, AND QUIT CLAIM DEED RECORDED ON JANUARY 01, 1994 AT RECEPTION NO. 9402325 INTO 2 LOTS.
8. ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THIS DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
9. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON THE PROPERTY SHOWN HEREIN.
10. THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20__, A.D.,

AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____.

_____
DOUGLAS COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

I, **BRADY J. MOORHEAD,** A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **DAISY ROWLEY HOUSE** MINOR DEVELOPMENT PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 28TH DAY OF FEBRUARY, 2022, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS____DAY OF_____ 20_____.

BRADY J. MOORHEAD, PLS 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122

FOR REVIEW

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 177422-01 Drawn By: BAM

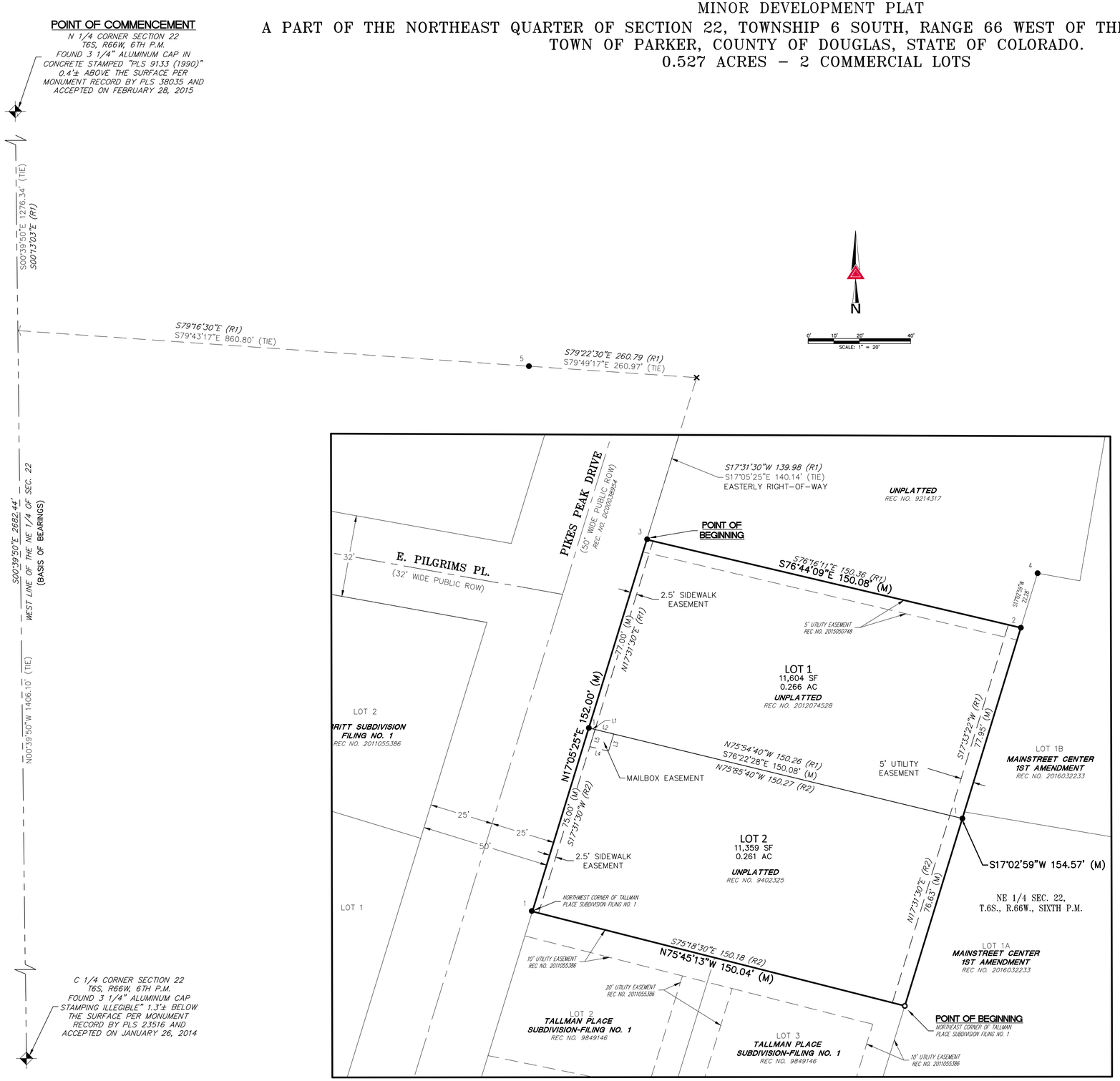
DEVELOPER
THE PARKER AUTHORITY FOR REINVESTMENT
20120 E. MAINSTREET
PARKER, COLORADO

DATE OF PREPARATION:	02/22/2022
SCALE:	1"=20'
SHEET 1 OF 2	

DAISY ROWLEY HOUSE

MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
0.527 ACRES – 2 COMMERCIAL LOTS



MONUMENT SYMBOL LEGEND

- ALIQUOT MONUMENT
- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- 1 FOUND NO. 5 REBAR WITH NO CAP
- 2 FOUND NO. 4 REBAR WITH NO CAP
- 3 FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 38376"
- 4 FOUND 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
- 5 FOUND 1" BRASS TAG STAMPED PLS 30830
- FOUND CHISELED "X"
- (R1) RECORD DIMENSION PER THE LEGAL DESCRIPTION IN TITLE COMMITMENT NO. N0033356-010-T02-ES REFERENCED HEREIN
- (R2) RECORD DIMENSION PER THE LEGAL DESCRIPTION IN TITLE COMMITMENT NO. N0033357-010-T02-ES REFERENCED HEREIN
- (M) MEASURED DIMENSION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°22'28"E	2.50'
L2	S76°22'28"E	7.51'
L3	S17°05'25"W	7.01'
L4	N76°22'28"W	7.51'
L5	N17°05'25"E	7.01'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 177422-01 Drawn By: BAM

DEVELOPER
THE PARKER AUTHORITY FOR REINVESTMENT
20120 E. MAINSTREET
PARKER, COLORADO

DATE OF PREPARATION:	02/22/2022
SCALE:	1"=20'
SHEET 2 OF 2	

Planning Commission Staff Report

Planning Commission Date:	**1/12/2023**
Town Council Date:	**2/6/2023**
Hearing Type:	**Public Hearing** **Gladys O'Brien House, Filing No. 1 – Minor Development Plat** **TRAKiT No(s): SUB22-026**
Location:	**The site is located on the west side of Pikes Peak Drive south of Mainstreet.**
Project Planner:	**Bryce Matthews, Assistant Director - Planning**
Applicant:	**Parker Authority for Reinvestment**
Executive Summary:	**The applicant, Parker Authority for Reinvestment, is proposing to plat a 0.397 acre parcel located at 11017 S. Pikes Peak Drive. The site is located at the southwest corner of Pikes Peak Avenue and Pikes Peak Drive in downtown Parker.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Gladys O'Brien House Filing No. 1 Minor Development Plat."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Gladys O'Brien House Filing No. 1 Minor Development Plat, subject to the following conditions:"
-List Conditions

"I move the Planning Commission recommend Town Council deny the Gladys O'Brien House Filing No. 1 Minor Development Plat as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the Gladys O'Brien House Filing No. 1 Minor Development Plat to a future date."

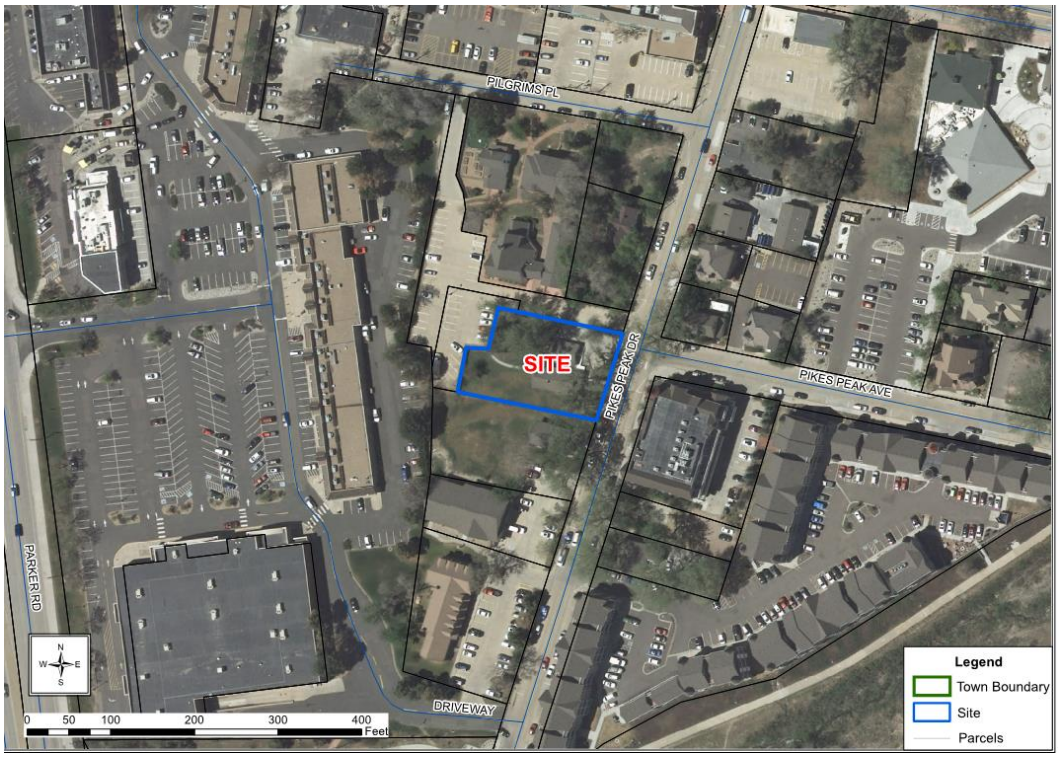
I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in 1981 as a part of the original incorporation of the Town. The property is bounded on the north by a residential use and church use, to the east by commercial uses, to the west by public parking, and to the south by commercial uses.

The parcel's current zoning is Greater Downtown District – Pikes Peak Center and the site is located within the Mainstreet Master Plan Character Area of the *Parker 2035 Master Plan*.

The proposed Minor Development Plat application, known as the Gladys O'Brien House, approximately 0.4 acres. The proposal is to plat this unplatted parcel to create a legal lot of record.

VICINITY MAP



II. PRIOR ACTIONS

Date	Action
1981	Parcel was annexed as part of the original incorporation of the Town from Douglas County in 1981 - which included approximately 629 acres.

III. CURRENT SITE DATA

Existing Zoning	GD - Greater Downtown District		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Mainstreet Master Plan		
Site Acreage	.379 acres		
Subdivision	Not currently subdivided		
Existing Use	Commercial services		
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Mainstreet Master Plan Area	GD - Greater Downtown District	Residential
South	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial
East	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial
West	Mainstreet Master Plan Area	GD - Greater Downtown District	St. Matthews public parking lot

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan Area ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	The Mainstreet Master Plan Character Area envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. New development and redevelopment strategies for the larger Mainstreet corridor will strive to encourage active pedestrian oriented ground floor uses for buildings and parcels adjacent to Mainstreet, while directing office and residential uses to upper floors. The current ground-floor commercial uses are appropriate in the Mainstreet Master Plan Character Area. These uses support a walkable pedestrian environment interacting with Pikes Peak and

	Mainstreet, complement other downtown uses, and contribute to the unique downtown character as recommended in this character area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.H Jobs and Economic Vitality 2.C Jobs and Economic Vitality 4.A
Staff Analysis	The subject property is located west side of Pikes Peak Drive south of Mainstreet within the Mainstreet Master Plan Character Area of the Parker 2035 Master Plan. The proposed Minor Development Plat will create a legal lot of record that will allow for the continuation of the existing uses and will also provide opportunity for future redevelopment within the context of the existing zoning and in support of the goals and strategies of the Mainstreet Master Plan. Based on this analysis, staff has determined that the request is consistent with the *Parker 2035 Master Plan*.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	N/A	No new structures are a part of this proposal. Required setbacks will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	No residential development is a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	GDD Pikes Peak maximum height = 45 feet	No new structures are a part of this proposal. Required height will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A

Lot Size	None	Existing lot size meets the zoning requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage		No new structures are a part of this proposal.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	Landscaping requirements will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Minor Development Plat against the requirements in the Greater Down District – Pikes Peak zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property fronts onto Pikes Peak Drive and has one existing access points on Pikes Peak Drive. No changes are proposed to the access or circulation.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec	Approved
Town of Parker Building	Advisory comments
CenturyLink Communications	No comment
Comcast	No comments submitted
Town of Parker Comprehensive Planning	The property does not conflict with the Parker 2035 Master Plan
Cherry Creek Basin	Advisory comments
Town of Parker Engineering/Civil	Approved

Douglas County Assessors	No comment
Fire Life Safety	Approved
IREA	Approved
Public Service Company/ Xcel	Advisory comments
South Metro Fire	No comments submitted
Urban Drainage	Not applicable

VIII. CONCLUSION

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

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

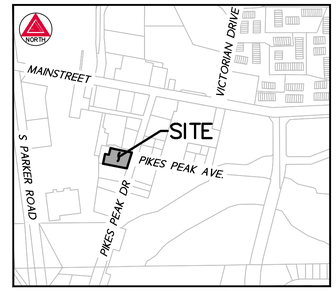
Gladys O'Brien House Filing No. 1 Minor Development Plat

Report Approved By: Bryce Matthews, Assistant Director - Planning

GLADYS O'BRIEN HOUSE

MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
0.397 ACRES – 1 COMMERCIAL LOT



VICINITY MAP
SCALE 1" = 500'

LEGAL DESCRIPTION

(FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NO. N0033349–010–T02–ES, WITH AN EFFECTIVE DATE OF MARCH 8, 2022 AT 8:00 A.M.)

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, SAID COUNTY AND STATE; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEGINNING AT A POINT WHENCE THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 42 DEGREES 30 MINUTES EAST, A DISTANCE OF 2563.00 FEET;
THENCE NORTH 79 DEGREES WEST, A DISTANCE OF 150 FEET;
THENCE SOUTH 17 DEGREES 15 MINUTES WEST, A DISTANCE OF 55 FEET;
THENCE NORTH 81 DEGREES 35 MINUTES WEST, A DISTANCE OF 60 FEET;
THENCE SOUTH, A DISTANCE OF 53 FEET;
THENCE SOUTH 79 DEGREES EAST, A DISTANCE OF 190 FEET;
THENCE NORTH 17 DEGREES 13 MINUTES EAST, A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING;

EXCEPT THOSE PARTS DESCRIBED IN QUIT CLAIM DEED RECORDED JANUARY 15, 1960 IN BOOK 131 PAGE 1, WARRANTY DEED RECORDED DECEMBER 21, 1962 IN BOOK 147 PAGE 185, AND DECREE OF QUIET TITLE ACTION CA NO. 83CV291 RECORDED FEBRUARY 10, 1984 IN BOOK 508 PAGE 170, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **GLADYS O'BRIEN HOUSE** MINOR DEVELOPMENT PLAT, THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS–OF–WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

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

OWNER

SPIRO VETERINARY REAL ESTATE LLC, A COLORADO LIMITED LIABILITY COMPANY

_____
BY:

_____
TITLE

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__,

BY _____, AS _____, OF

SPIRO VETERINARY REAL ESTATE LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

_____

BY: _____

NAME: _____

TITLE: _____

TITLE VERIFICATION

I/WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN IN FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. N0033349–010–T02–ES WITH AN EFFECTIVE DATE OF MARCH 8, 2022 AT 8:00 A.M.

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____,AS _____, OF
FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

TOWN COUNCIL CERTIFICATE

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

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS. THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

_____
MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

PLANNING COMMISION CERTIFICATE

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____ DAY OF _____, 20__, A.D.,

_____
PLANNING DIRECTOR,
ON BEHALF OF THE PLANNING COMMISSION

LAND USE SUMMARY TABLE

TRACT	AREA (SF)	AREA (AC)	LAND USAGE	OWNERSHIP/MAINTENANCE
LOT 1	17,290	0.397	COMMERCIAL	SPIRO VETERINARY REAL ESTATE LLC
TOTALS	17,290	0.397		

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, COLORADO REVISED STATUTE.
2. PER C.R.S. 38–51–106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 28, 2022.
4. BASIS OF BEARINGS – BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22 BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°53'38" EAST, A DISTANCE OF 2,675.19 FEET.
5. FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033349–010–T02–ES EFFECTIVE MARCH 8, 2022 AT 8:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
6. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 0803SC0069F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS – ZONE "X", WITH "ZONE X" BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
7. THE PURPOSE OF THIS PLAT IS TO PLAT THE LANDS DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 9, 2017 AT RECEPTION NO. 2017001552, INTO 1 LOT.
8. ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THIS DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
9. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON THE PROPERTY SHOWN HEREIN.
10. THIS PLAT IS SUBJECT TO A PERPETUAL, NON–EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
11. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20__, A.D.,

AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____.

_____
DOUGLAS COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

I, **BRADY J. MOORHEAD**, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **GLADYS O'BRIEN HOUSE** MINOR DEVELOPMENT PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 28TH DAY OF FEBRUARY, 2022, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS_____DAY OF_____ 20_____,

FOR REVIEW

BRADY J. MOORHEAD, PLS 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 177422-01 Drawn By: RDR

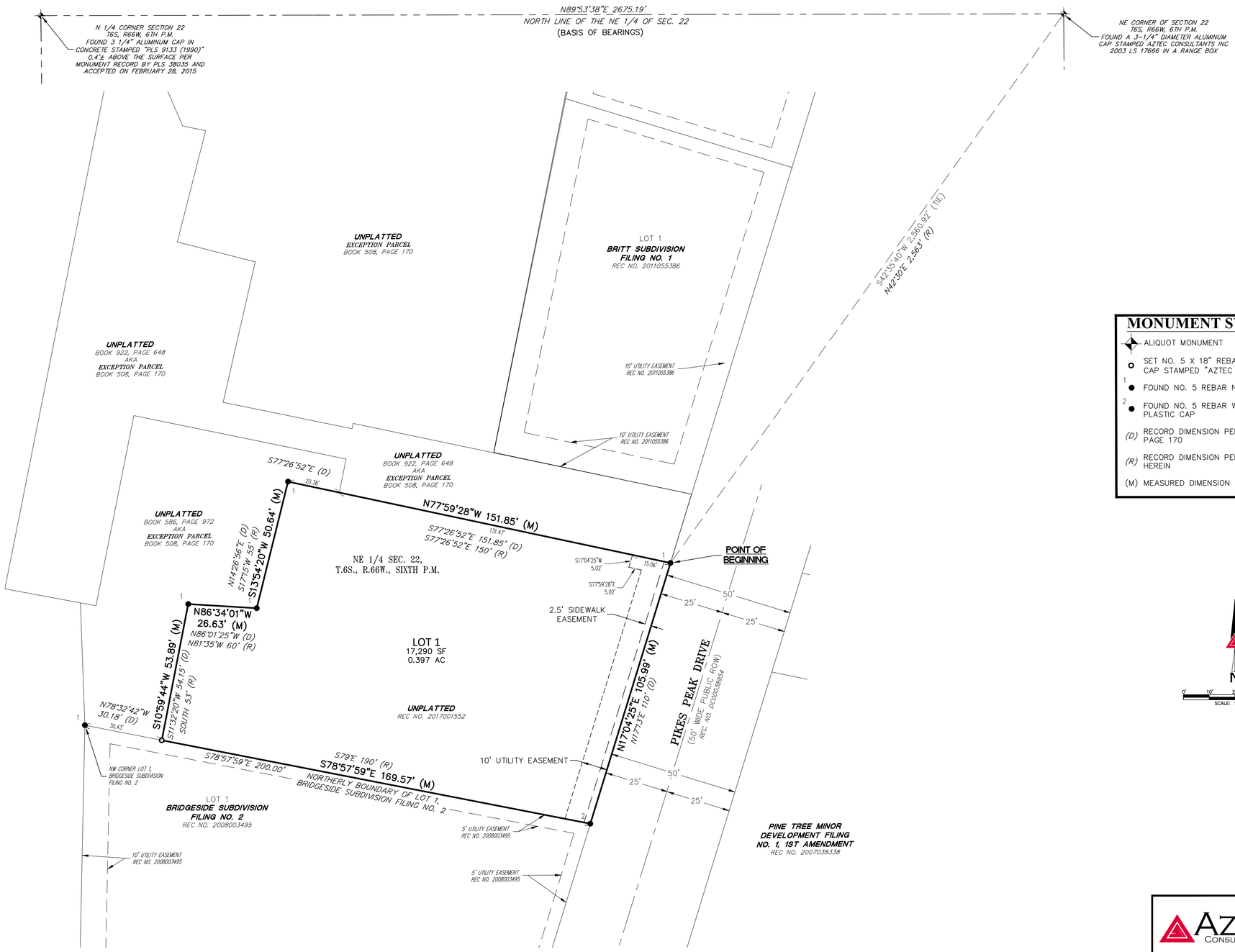
DEVELOPER
THE PARKER AUTHORITY FOR REINVESTMENT
20120 E. MAINSTREET
PARKER, COLORADO

DATE OF PREPARATION:	02/25/2022
SCALE:	1"=20'

GLADYS O'BRIEN HOUSE

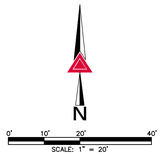
MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
0.397 ACRES – 1 COMMERCIAL LOT



MONUMENT SYMBOL LEGEND

- ALIQUOT MONUMENT
- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- [1] FOUND NO. 5 REBAR NO CAP
- [2] FOUND NO. 5 REBAR WITH 1-1/4" ILLEGIBLE RED PLASTIC CAP
- (D) RECORD DIMENSION PER DEED RECORDED IN BOOK 508, PAGE 170
- (R) RECORD DIMENSION PER TITLE COMMITMENT REFERENCED HEREIN
- (M) MEASURED DIMENSION



AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
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Phone: (303) 713-1898
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www.aztecconsultants.com

AzTec Proj. No.: 177422-01 Drawn By: RDR

DEVELOPER
THE PARKER AUTHORITY FOR REINVESTMENT
20120 E. MAINSTREET
PARKER, COLORADO

DATE OF PREPARATION:	02/25/2022
SCALE:	1"=20'
SHEET 2 OF 2	

Planning Commission Staff Report

Planning Commission Date:	**1/12/2023**
Town Council Date:	**2/6/2023**
Hearing Type:	**Public Hearing** **The Exchange Minor Development Plat** **TRAKiT No(s): SUB22-019**
Location:	**The site is located on the southwest corner of Mainstreet and Pikes Peak Drive.**
Project Planner:	**Bryce Matthews, Assistant Director - Planning**
Applicant:	**Parker Authority for Reinvestment**
Executive Summary:	**The applicant, Parker Authority for Reinvestment, is proposing a Minor Development Plat to plat an unplatted lot located at 19501 E. Mainstreet. The site is located on the southwest corner of Mainstreet and Pikes Peak Drive.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Exchange Minor Development Plat."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Exchange Minor Development Plat, subject to the following conditions:"
-List Conditions

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

"I move the Planning Commission vote to continue the Exchange Minor Development Plat to a future date."

I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in 1981 as a part of the original incorporation of the Town. The property is bounded on the north by mixed use commercial, to the east by commercial uses, to the west by commercial uses, and to the south by office and institutional uses.

The parcel's current zoning is Greater Downtown District – Historic Center and the site is located within the Mainstreet Master Plan Character Area of the *Parker 2035 Master Plan*.

The proposed Minor Development Plat application, known as The Exchange, is approximately 0.693 acres. The proposal is to plat this unplatted parcel to create a legal lot of record.

VICINITY MAP

II. PRIOR ACTIONS

Date	Action
1981	Parcel was annexed as part of the original incorporation of the Town from Douglas County in 1981 - which included approximately 629 acres.

III. CURRENT SITE DATA

Existing Zoning	GD - Greater Downtown District		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Mainstreet Master Plan		
Site Acreage	.693 acres		
Subdivision	Not currently subdivided		
Existing Use	Mixed use commercial services		
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Mainstreet Master Plan Area	GD - Greater Downtown District	Mixed Use Commercial
South	Mainstreet Master Plan Area	GD - Greater Downtown District	Office, Institutional
East	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial
West	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan Area ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	The Mainstreet Master Plan Character Area envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. New development and redevelopment strategies for the larger Mainstreet corridor will strive to encourage active pedestrian-oriented ground floor uses for buildings and parcels adjacent to Mainstreet, while directing office and residential uses to upper floors. The current ground-floor commercial use is appropriate in the Mainstreet Master Plan Character Area. These uses support a walkable pedestrian environment

	interacting with Pikes Peak and Mainstreet, complement other downtown uses, and contribute to the unique downtown character as recommended in this character area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.H Jobs and Economic Vitality 2.C Jobs and Economic Vitality 4.A
Staff Analysis	The subject property is located on the southwest corner of Mainstreet and Pikes Peak Drive within the Mainstreet Master Plan Character Area of the Parker 2035 Master Plan. The proposed Minor Development Plat will create a legal lot of record that will allow for the continuation of the existing uses and will also provide opportunity for future additions to the existing building within the context of the existing zoning and in support of the goals and strategies of the Mainstreet Master Plan. Based on this analysis, staff has determined that the request is consistent with the *Parker 2035 Master Plan*.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	N/A	No new structures are a part of this proposal. Required setbacks will be addressed at time of future redevelopment.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	N/A	No residential development is a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	GDD Historic Center maximum height= 60 feet	No new structures are a part of this proposal. Required height will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A

Lot Size	None	Existing lot size meets the zoning requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage		No new structures are a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Landscaping requirements will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Minor Development Plat against the requirements in the Greater Down District – Historic Center zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property fronts onto Pikes Peak Drive and has one existing access points on Pikes Peak Drive. No changes are proposed to the access or circulation.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec	Approved
Town of Parker Building	Advisory comments
CenturyLink Communications	Advisory comments
Comcast	No comments submitted
Town of Parker Comprehensive Planning	The property does not conflict with the Parker 2035 Master Plan
Cherry Creek Basin	Advisory comments
Town of Parker Engineering/Civil	Approved
Douglas County Assessors	No comment
Fire Life Safety	Approved
IREA	Approved

Public Service Company/ Xcel	Completed
South Metro Fire	No comments submitted
Urban Drainage	Not applicable

VIII. CONCLUSION

This proposal is consistent with the *Parker 2035 Master Plan* and the Minor Development Plat has demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that Planning Commission recommend Town Council approve The Exchange Minor Development Plat.

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

The Exchange Minor Development Plat

Report Approved By: Bryce Matthews, Assistant Director - Planning

THE EXCHANGE

MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

0.693 ACRES – 1 COMMERCIAL LOT

COVER SHEET

LEGAL DESCRIPTION

PARCEL I:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 0 DEGREES 13 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1276.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST PARKER ROAD;
THENCE SOUTH 79 DEGREES 16 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 860.80 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 3 IN BOUNDARY SURVEY OF A PORTION OF PARKER, COLORADO, JOB NO. 272-3985, DATED JUNE 18, 1981 AND RECORDED JULY 16, 1981 AT RECEPTION NO. 271187 OF THE DOUGLAS COUNTY RECORDS AND THE **TRUE POINT OF BEGINNING;**
THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EAST PARKER ROAD A DISTANCE OF 108.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 9 IN ABOVE DESCRIBED BOUNDARY SURVEY;
THENCE SOUTH 10 DEGREES 37 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 9 A DISTANCE OF 150.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL 9;
THENCE NORTH 79 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE A DISTANCE OF 108.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL 3;
THENCE NORTH 10 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL 3 A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING.**

PARCEL II:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22;
THENCE SOUTH 00 DEGREES 13 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1276.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST PARKER ROAD;
THENCE SOUTH 79 DEGREES 16 MINUTES 30 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE 860.80 FEET;
THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE 108.00 FEET TO THE **POINT OF BEGINNING;**
THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE, 102.43 FEET TO THE WEST RIGHT OF WAY LINE OF PIKES PEAK DRIVE;
THENCE SOUTH 17 DEGREES 31 MINUTES 30 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 151.09 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE;
THENCE NORTH 79 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 84.28 FEET;
THENCE NORTH 10 DEGREES 37 MINUTES 30 SECONDS EAST, 150.00 FEET TO THE **POINT OF BEGINNING.**

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO ONE (1) LOT AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **THE EXCHANGE** MINOR DEVELOPMENT PLAT, THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS TO THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

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

OWNER

PARKER MAINSTREET EXCHANGE, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____

BY: _____

TITLE

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__,

BY _____, AS _____, OF PARKER MAINSTREET EXCHANGE, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

MORTGAGE HOLDER

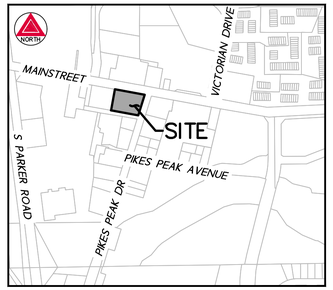
THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

MIDWESTONE BANK

BY: _____

NAME: _____

TITLE: _____



VICINITY MAP

SCALE 1" = 500'

SHEET INDEX

SHEET 1 – COVER SHEET

SHEET 2 – MAP SHEET

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 28, 2022.
4. BASIS OF BEARINGS – BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 22 BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°39'50" EAST, A DISTANCE OF 2,682.44 FEET.
5. FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033331-010-T02-ES EFFECTIVE 03/08/2022 AT 8:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
6. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0069F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS – ZONE "X", WITH "ZONE X" BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. THE PURPOSE OF THIS PLAT IS TO PLAT THE LANDS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED ON SEPTEMBER 3, 2019 AT RECEPTION NO. 2019054985, INTO 1 LOT.
8. ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THIS DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
9. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON THE PROPERTY SHOWN HEREIN.
10. THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
11. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

LAND USE SUMMARY TABLE

TRACT	AREA (SF)	AREA (AC)	LAND USAGE	OWNERSHIP/MAINTENANCE
LOT 1	30,203	0.693	COMMERCIAL	PARKER MAINSTREET EXCHANGE, LLC
TOTALS	30,203	0.693		

TITLE VERIFICATION

I/WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN IN FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. N0033331-010-T02-ES WITH AN EFFECTIVE DATE OF MARCH 8, 2022 AT 8:00 A.M.

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____, AS _____, OF **FIDELITY NATIONAL TITLE INSURANCE COMPANY**

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TOWN COUNCIL CERTIFICATE

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

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS. THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

PLANNING COMMISION CERTIFICATE

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____ DAY OF _____, 20__, A.D.,

PLANNING DIRECTOR,
ON BEHALF OF THE PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, **BRADY J. MOORHEAD,** A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **THE EXCHANGE** MINOR DEVELOPMENT PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 28TH DAY OF FEBRUARY, 2022, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS_____DAY OF_____ 20_____.

BRADY J. MOORHEAD, PLS 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122

FOR REVIEW

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20__, A.D.,

AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 177422-01 Drawn By: BAM

DEVELOPER
THE PARKER AUTHORITY FOR REINVESTMENT
20120 E. MAINSTREET
PARKER, COLORADO

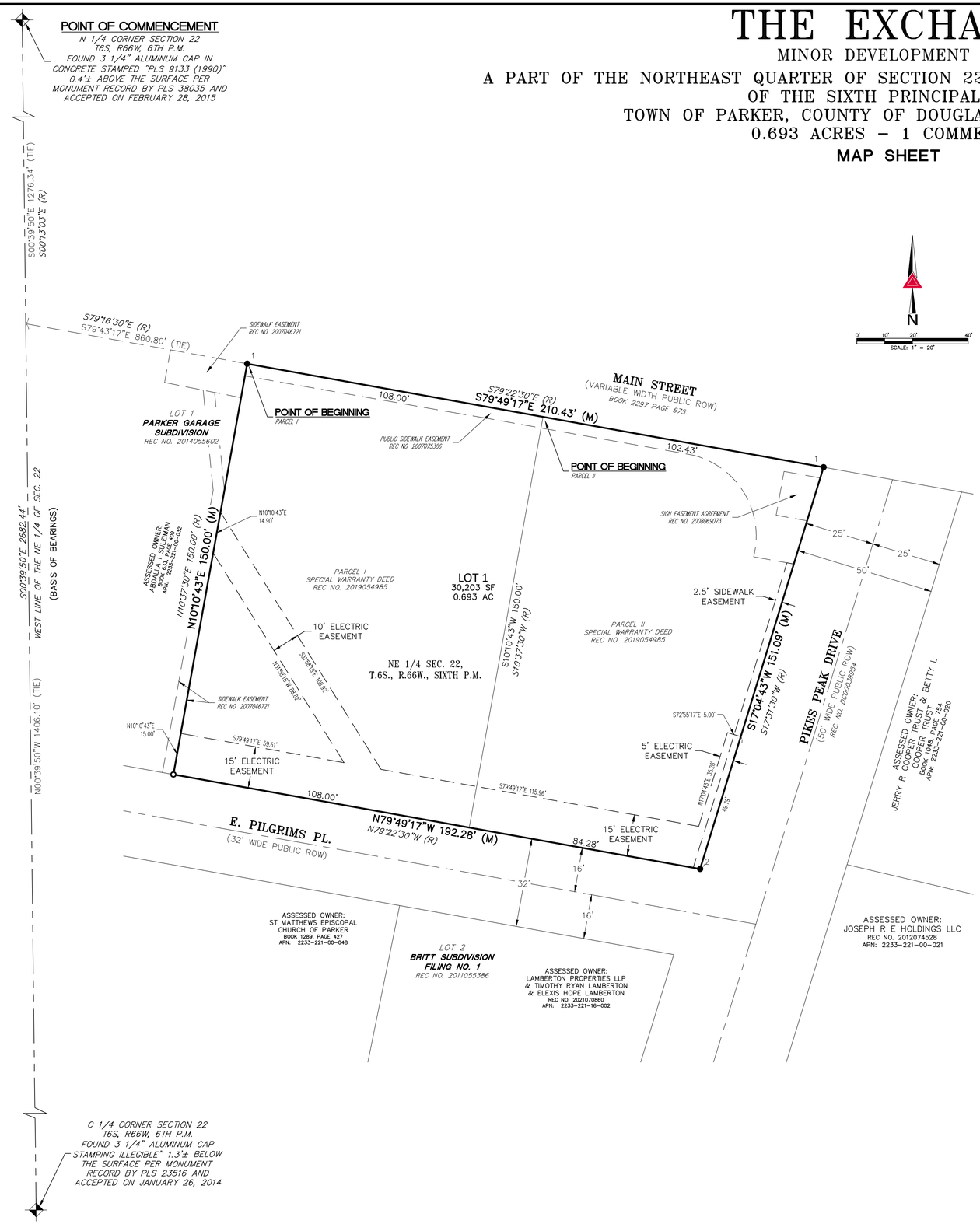
DATE OF PREPARATION:	02/24/2022
SCALE:	N/A

THE EXCHANGE

MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
0.693 ACRES – 1 COMMERCIAL LOT

MAP SHEET



MONUMENT SYMBOL LEGEND

- ALIQUOT MONUMENT
- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- 1 FOUND 1" BRASS TAG STAMPED "PLS 30830"
- 2 FOUND CHISELED "+"
- (R) RECORD DIMENSION PER DEED RECORDED AT REC. NO. 2019054985
- (M) MEASURED DIMENSION

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 177422-01 Drawn By: BAM

DEVELOPER
THE PARKER AUTHORITY FOR REINVESTMENT
20120 E. MAINSTREET
PARKER, COLORADO

DATE OF PREPARATION:	02/24/2022
SCALE:	1"=20'
SHEET 2 OF 2	

Planning Commission Staff Report

Planning Commission Date:	**1/12/2023**
Town Council Date:	**2/6/2023**
Hearing Type:	**Public Hearing** **Compark Village South Tract A Sketch and Preliminary Plans** **TRAKiT No: SUB21-073 and SUB21-074**
Location:	**The site is located on the south side of Belford Avenue east of Peoria.**
Project Planner:	**Bryce Matthews, Assistant Director - Planning**
Applicant:	**Paul Shoukas, PCS Group**
Executive Summary:	**The applicant, Century Communities, is proposing a Sketch and Preliminary Plans to create 33 single family lots and a 1.24 acre park.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the requested Compqrk Village South Tract A Sketch Plan."

"I move the Planning Commission recommend Town Council approve the requested Compark Village South Tract A Preliminary Plan."

ALTERNATIVE MOTIONS

Sketch Plan

"I move the Planning Commission recommend Town Council approve the requested Compark Village South Tract A Sketch Plan, subject to the following conditions:"
-List conditions (either by staff or Planning Commission)

"I move the Planning Commission recommend Town Council deny the requested Compark Village South Tract A Sketch Plan as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the requested Compark Village South Tract A Sketch Plan to a future date."

Preliminary Plan
"I move the Planning Commission recommend Town Council approve the requested Compark Village South Tract A Preliminary Plan, subject to the following conditions:"
-List conditions (either by staff or Planning Commission)

"I move the Planning Commission recommend Town Council deny the requested Compark Village South Tract A Preliminary Plan as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the requested Compark Village South Tract A Preliminary Plan to a future date."

I. BACKGROUND/DISCUSSION

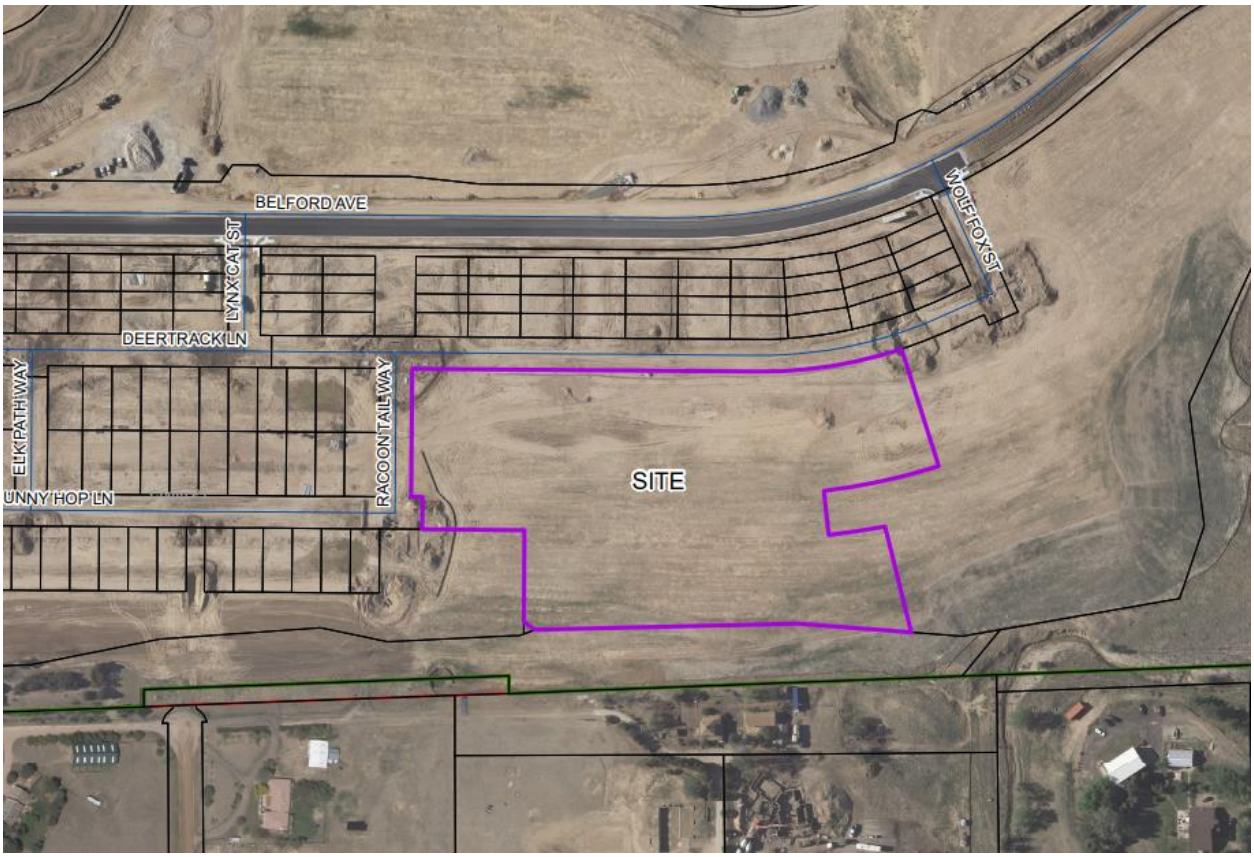
The subject property was annexed in January 2015 as a part of the greater Compark Village South property. Compark Village South Filing No. 1, Minor Development Plat (MDP) was approved in September 2016. Filing 1 established the right of way for Belford Avenue and created a series of tracts to be replatted in the future. Town Council approved Compark Village South Filing No. 1, Amendment No. 1 creating Tract A, the subject property, in December 2021.

The applicant is requesting the approval of the Sketch and Preliminary Plans that would replat the 7.686 acre Tract A into 33 single family residential lots and a 1.24 acre park. This proposed plat is a phase of the greater Compark Village South development and ties in to existing and proposed roadways and infrastructure.

The proposal is consistent with the Parker 2035 Master Plan that designates the subject property as part of the Medium Density Residential Character Area.

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 a final plat consistent with the Sketch and Preliminary Plans. The Final Plat will create the lots and associated improvements.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
January 2015	Town Council adopted Ordinance No.2.239 annexing unincorporated property known as Compark Village South and zoned the property PD-Planned Development.
September 2016	Town Council approved Compark Village South Filing No. 1
December 2021	Town Council approved Compark Village South Filing No. 1, Amendment No. 1 creating Tract A

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Compark Village PD 5th Amendment, Mixed Residential Planning Area

Master Plan Area	Medium Density Residential		
Site Acreage	7.686 acres		
Subdivision	N/A		
Existing Use	Vacant property.		
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Douglas County	PD - Planned Development	Platted duplex lots
South	Medium Density Residential	PD - Planned Development	Platted open space then large lot residential
East	Mixed Use - Residential Emphasis	PD - Planned Development	Future multi-family development
West	Medium Density Residential	PD - Planned Development	Platted single family lots

IV. PARKER 2035 MASTER PLAN
Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	**Medium Density Residential** the Medium Density Residential Character Area consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1. A Land Use 1. B Land Use 1.H Land Use 1. I Community Appearance and Design 1.C Community Appearance and Design 2 Community Appearance and Design 2. B Housing and Neighborhoods 1 Housing and Neighborhoods 1. A Housing and Neighborhoods 3. A
Staff Analysis	The project proposes a Sketch and Preliminary Plan within the Compark Village PD to allow for 33 single family home lots and a 1.24 acre park as part of a greater phased Compark Village South development. The property is within the Medium Density Residential Character Area as designated by the Parker 2035 Master Plan. This area is intended to provide a maximum density of 3.5 dwelling units per acre.

	Minimum lot areas and lot widths are consistent with existing adjacent single-family residential lots to the north and west and the PD zoning requirements. Staff has reviewed the requested Sketch and Preliminary Plans against the Town's Master Plan and has determined that the request is consistent with the goals identified above. The proposed Sketch and Preliminary Plans is for single family residential lots and roadways that are consistent with medium density residential development as identified in the General Land Use Plan and which are allowed by the zoning.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (SKETCH AND PRELIMINARY PLANS)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	Setbacks, Residential roadway buffers, and open space buffers are established in the Compark Village PD.	Building setbacks will be reviewed at the time of building permit submittal.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	A maximum 225 units per zoning 192 lots are already platted within the Planning Area.	The proposal is for 33 single-family detached residential units which is in compliance with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	The maximum building height in the Compark Village PD is 35 feet.	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 within the Compark Village PD is 5,000 square feet.	The proposed lot sizes range from 5,499 to 7,245 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	☒ Consistent ☐ Inconsistent ☐ N/A

		and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO).	
Off-Street Parking	Title 13.06.050	Staff has reviewed the proposed sketch and preliminary plans for compliance. This review will be evaluated in greater detail during the Final Plat.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous			☐ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Sketch Plan and Preliminary Plan application for Compark Village is for 33 single family detached homes and a 1.24 acre park. The proposed Sketch and Preliminary Plans are in conformance with the approved zoning and the Land Development Ordinance.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property proposes its main access from Belford Avenue and ties into the existing and approved local street system serving properties to the north and west. Internal connections are proposed as extensions of Deertrack Lane and Bunny Hop Lane.

At the time of development, the applicant will be required to ensure all required roadway improvements are constructed as identified in compliance with an approved traffic study.

VI. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Town of Parker Engineering	Approved
Fire and Life Safety	Advisory Comments
Stonegate Water and Sanitation District	Approved for preliminary plan only. Dedicated set of Utility Plans to Stonegate Water and Sanitation required for Final Plat.
Public Service Company of CO	Advisory: PSCo acknowledges the requested changes made and has no additional concerns at this time.
CORE	Approved
Grandview Estates Owner's Association	No comment received
Douglas County Schools	No Comment

Comprehensive Planning	The proposed development does not conflict with the 2035 Master Plan.
Comcast	No Comment
Century Link	Approved

VII. CONCLUSION

The applicant, Century Communities, is requesting the approval of the Sketch and Preliminary Plans for 33 single family detached homes and a 1.24 acre park.

The site is located south of Belford Avenue between Chambers Road and Peoria Road. The property is undeveloped. North, east, and west of the property are proposed and approved developed for residential including single-family homes, duplexes and multifamily.

Staff has reviewed the proposed submittal and has determined that it complies with the Master Plan, existing zoning for the site and the Land Development Ordinance.

VIII. RECOMMENDED CONDITIONS

N/A

IX. ATTACHMENTS

1. Sketch Plan
2. Preliminary Plan
3. Landscape Plan

Report Approved By: Bryce Matthews, Assistant Director - Planning

COMPARK VILLAGE SOUTH TRACT A
PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT A, COMPARK VILLAGE SOUTH FILLING NO. 1, AMENDMENT 1, LOCATED IN THE SOUTH HALF OF SECTION 6,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
OF LOTS: 33
OF TRACTS: 1
AREA: 7.686 ACRES

LEGAL DESCRIPTION:

TRACT A OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT NO 1, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGEND

PROPOSED | EXISTING

- CABLE TV LINE W/ PEDESTAL
- ELECTRIC LINE W/ BOX, METER, AND LIGHT
- OVERHEAD ELECTRIC WITH POLE
- OVERHEAD ELECTRIC COMMUNICATIONS
- UNDERGROUND ELECTRIC
- FIBER OPTIC LINE W/ TRAFFIC CONTROL BOX
- FIRE
- GAS LINE W/ DRY UTILITY VAULT
- IRRIGATION
- SANITARY SEWER W/ MANHOLE
- STORM SEWER FES W/ MAHNOLE, RIPRAP
- TELEPHONE LINE W/ PEDESTAL
- OVERHEAD TELEPHONE
- WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
- UNDERDRAIN
- CURB AND GUTTER
- WHEEL STOP
- CONTOURS
- TRASH ENCLOSURE
- UNDERDRAIN W/ TYPE R INLET
- FENCE LINE
- DRAINAGE SWALE
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT
- IRRIGATION CONTROL VALVE BOX
- PEDESTRIAN LIGHT
- STREET LIGHT
- TRAFFIC LIGHT
- SPOT ELEVATION
- FLOW OF WATER
- SIGN
- PROPOSED LOT NUMBER

BASIS OF BEARINGS:

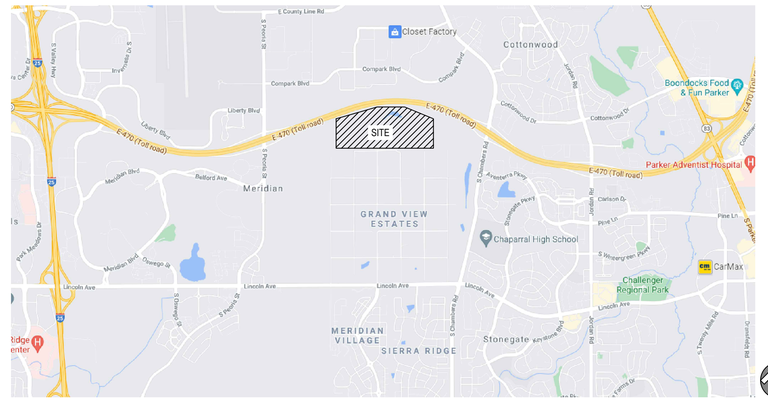
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

BASIS OF ELEVATION:

SOURCE BENCHMARK
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.

SITE BENCHMARKS

1. A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 19997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.



Vicinity Map

N.T.S.

ABBREVIATION LEGEND

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
Δ	DELTA, HORIZONTAL CURVE DIRECTION CHANGE
CL	CENTERLINE
FL	FLOWLINE
DBL	DOUBLE
C.O.	CLEAN OUT
K	RATE OF CURVATURE
AD	ABSOLUTE GRADE DIFFERENCE IN %
VC	VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PI	POINT OF TANGENT INTERSECTION
ROW	RIGHT OF WAY
PVMT	PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PCR	POINT OF CURB RETURN
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
EX, EX.	EXISTING
PR, PR.	PROPOSED
ME	MATCH EXISTING
TC	BACK TOP OF CURB
FG	FINISHED GRADE
STA	STATION
EL, ELEV	ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
B/P	BOTTOM OF PIPE
T/P	TOP OF PIPE
Ø	DIAMETER
UE	UTILITY EASEMENT
ESMT	EASEMENT
HCL	HORIZONTAL CONTROL LINE
N	NORTH/NORTHING
E	EAST/EASTING
W	WEST
S	SOUTH
R	RADIUS
LC	LENGTH OF CORD
L	LENGTH
CB	CHORD BEARING

DEVELOPER/ OWNER
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CO 80111
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CONTACT: CINDY MYERS

PLANNER
PCS GROUP
200 KLAMATH ST, DENVER, CO
80223
PHONE: 720-259-8248
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PHONE: 303-840-9546

INTERMOUNTAIN REA
CONTACT: BROOKS KAUFMAN
PHONE: 303-688-3100

CENTURY LINK
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PHONE: 303-320-8333

SOUTH METRO FIRE DISTRICT
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PHONE:720-488-7200

COMCAST
CONTACT: KEVIN YOUNG
PHONE: 720-490-3867

XCEL ENERGY
CONTACT: MICHELLE O'NAN
PHONE: 303-329-1618

STONEGATE VILLAGE METRO DISTRICT
CONTACT: SCOTT BARNETT
PHONE: 303-858-9909

PA-17
LOT WIDTH DATA

	LOT WIDTH (LF)
SMALLEST RESIDENTIAL LOT WIDTH	50
LARGEST RESIDENTIAL LOT WIDTH	68

LAND USE SUMMARY CHART

TYPE	AREA SF	AREA AC	% OF TOTAL AREA
LOTS	187099	4.30	56
PARK	83837	1.92	25
ROW	38121	0.88	11
OPEN SPACE	25743	0.59	8
TOTAL	334800	7.69	100

LAND USE TABLE

	AREA (AC)	AREA (SF)	% OF TOTAL
GROSS AREA	7.69	334800.0	100%
NET AREA (EXLUDING PUBLIC ROW)	6.81	296663.3	89%
TOTAL NUMBER OF RESIDENTIAL LOTS	33 LOTS	-	-
TOTAL NUMBER OF COMMERCIAL LOTS	0 LOTS	-	-
AREA OF RESIDENTIAL LOTS	4.30	187099.32	56%
TOTAL NUMBER OF TRACTS	5 TRACTS	-	-
TRACT A1	0.65	28348	
TRACT A2	0.59	25569	
TRACT A3	0.88	38121	
TRACT A4	0.59	25743	
TRACT A5	0.69	29920	
SUBTOTAL OF TRACTS A1-A5	3.39	147701	44%
AREA OF PUBLIC STREET DEDICATION	0.88	38121.6	11%
AREA OF PRIVATE STREET DEDICATION	0	0	0%
SMALLEST RESIDENTIAL LOT	0.13	5499.8	-
LARGEST RESIDENTIAL LOT	0.17	7244.3	-

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/ MAINTENANCE	USE
A1	28348	0.65	Town of Parker	Park
A2	25569	0.59	HOA	Open space
A3	38121	0.88	Town of Parker	Public access & utility easement
A4	25743	0.59	Town of Parker	Park
A5	29920	0.69	HOA	Open space
TOTAL	147701	3.39	-	-

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	PRELIM PLAN EXHIBIT
03	PRELIM PLAN EXHIBIT-40 scale

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, _____, IS DESIGNED IN
ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC
DESIGN OF HIGHWAY & STREETS.

FIRE/LIFE SAFETY REVIEW BLOCK

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative Date

(NOTE – Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

PROJECT NUMBER
65120950

DRAWN BY
TV

DATE
12/02/2022

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PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PRELIMINARY PLAN COVER

SHEET NUMBER
1 OF 3

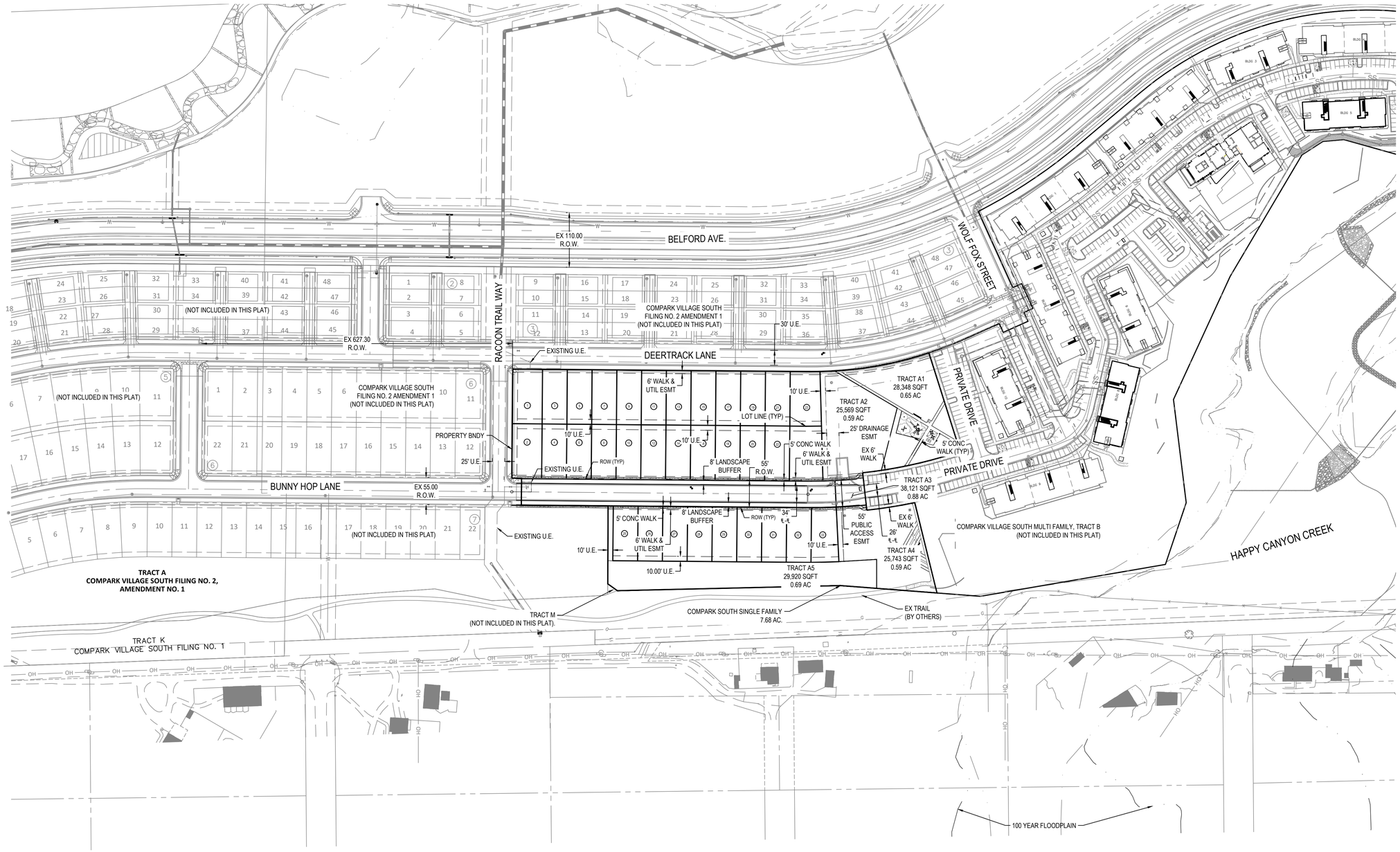
COMPARK VILLAGE SOUTH TRACT A PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT A, COMPARK VILLAGE SOUTH FILLING NO. 1, AMENDMENT 1, LOCATED IN THE SOUTH HALF OF SECTION 6,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

OF LOTS: 33

OF TRACTS: 1



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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
80134

SHEET TITLE
PRELIMINARY PLAN EXHIBIT

SHEET NUMBER
2 OF 3

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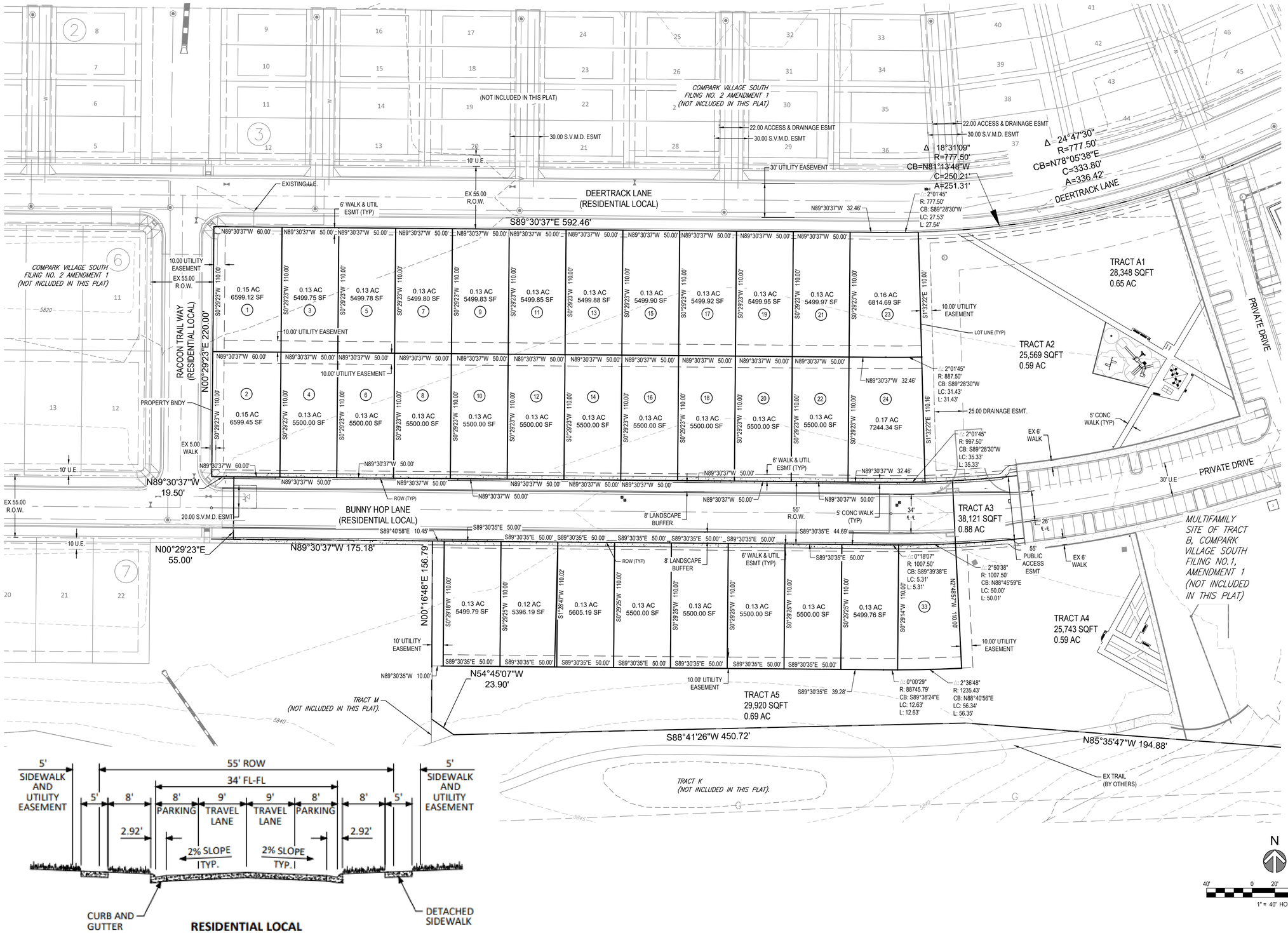

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

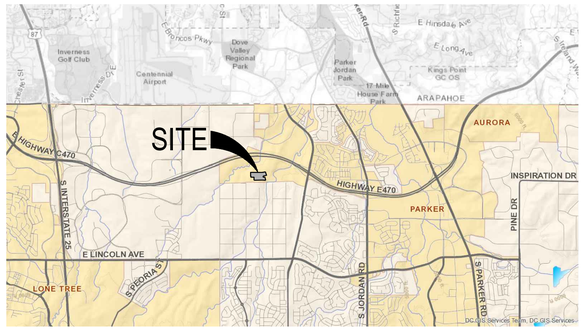
SHEET TITLE
PRELIMINARY PLAN EXHIBIT

SHEET NUMBER
3 OF 3

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

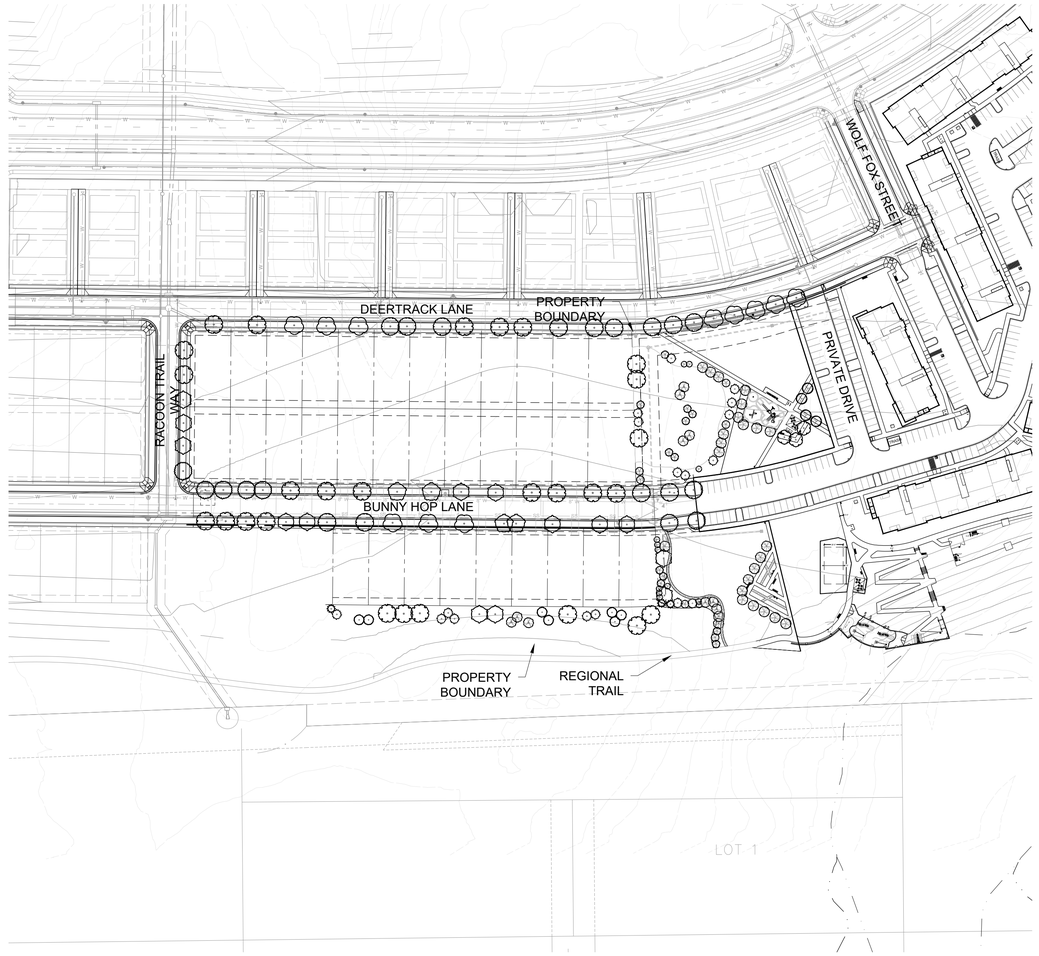
A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

VICINITY MAP



NTS NORTH

OVERALL SITE PLAN



SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	MASTER LANDSCAPE PLAN
3	LANDSCAPE NOTES & DETAILS
4	LANDSCAPE REQUIREMENTS
5	LANDSCAPE PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	IRRIGATION LEGEND
10	IRRIGATION PLAN
11	IRRIGATION PLAN
12	IRRIGATION PLAN
13	IRRIGATION DETAILS
14	IRRIGATION DETAILS

PCS Group, Inc

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P.O. BOX 18287
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T: 303.531.4905

OCT 26, 2022

Prepared For
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Civil Engineering

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GREENWOOD VILLAGE, CO 80111
303.353.3695

COMPARK VILLAGE SOUTH
LANDSCAPE PLANS AND
MASTER STREET TREE PLANS

PARKER, CO

Stamp:

Drawn by:
AML
Checked by:
PMS
Issue Date:
10/08/2021
Issued For:
TOWN OF PARKER

Rev#	Revisions	Date
1	1st Town of Parker Review	03-02-22
2	2nd Town of Parker Review	05-05-22
3	3nd Town of Parker Review	06-27-22
4		
5		
6		
7		
8		

Sheet Name
COVER SHEET

Sheet Number
1 of 14

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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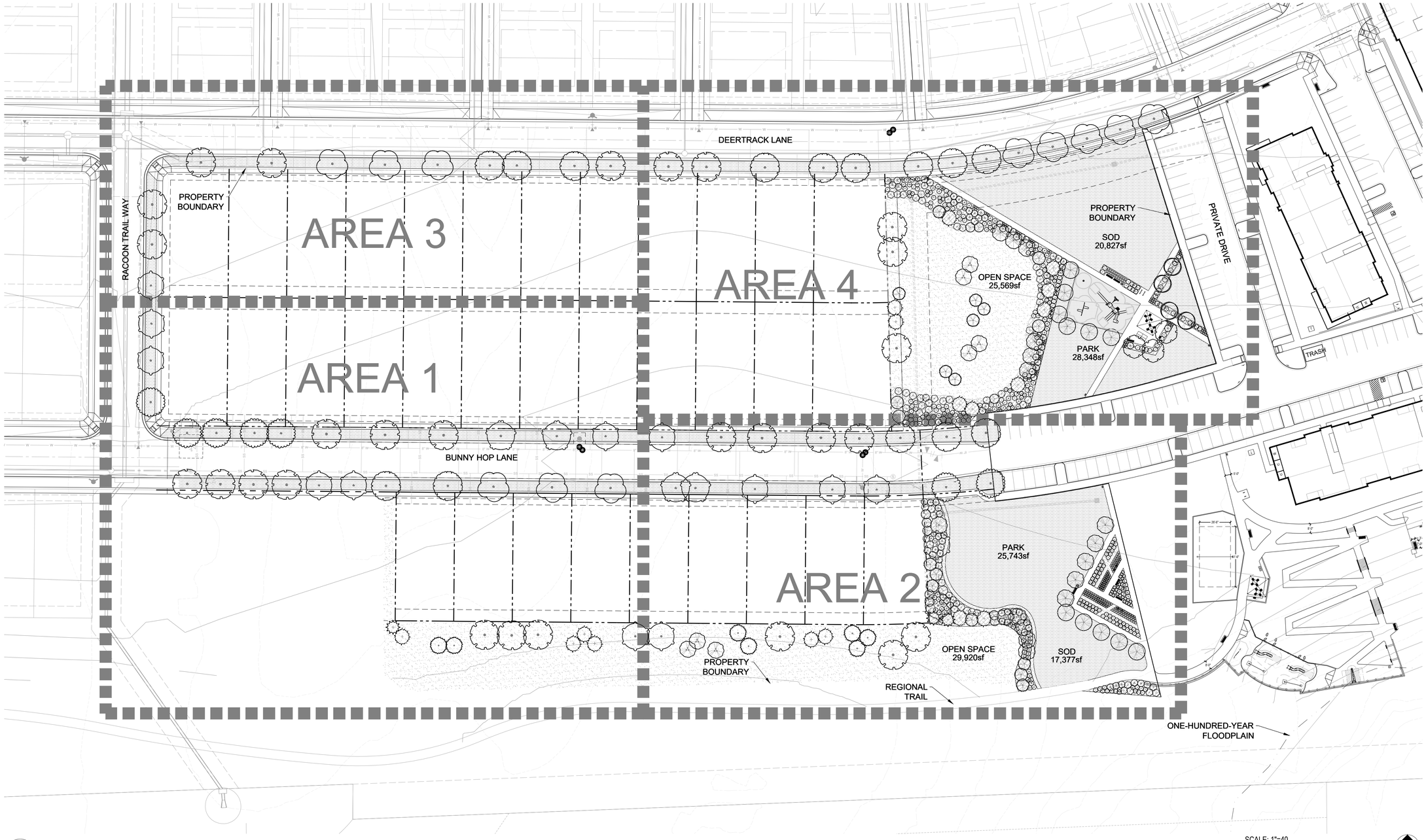
7.69 ACRES, 33 RESIDENTIAL LOTS



1 MASTER LANDSCAPE PLAN

SCALE: 1"=40
0 20 40 80 120 NORTH

Prepared For
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Sheet Name
MASTER LANDSCAPE PLAN

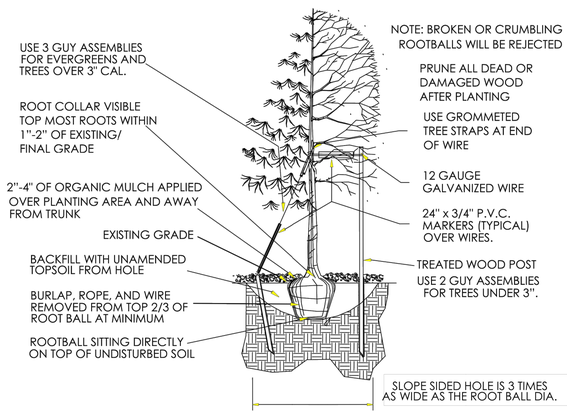
Sheet Number
2 of 14

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

7.69 ACRES, 33 RESIDENTIAL LOTS

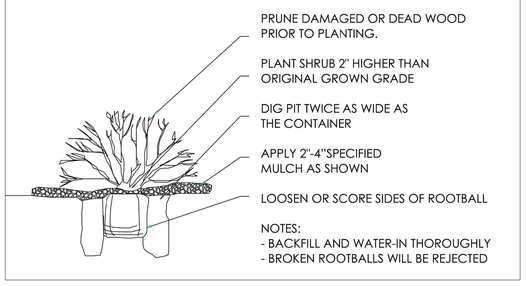
TOWN OF PARKER PLANTING STANDARDS



- 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.

1 Tree Planting Detail
Scale: NTS

TOWN OF PARKER PLANTING DETAIL – SHRUBS



2 Shrub Planting Detail
Scale: NTS

GENERAL NOTES

1. SEE LANDSCAPE PLAN FOR COMPLETE EXTENTS OF LINE OF SIGHT INFORMATION. SITE LINES HAVE BEEN CALCULATED ON A DESIGN SPEED OF 25 MPH, WITH THE SITE DISTANCE MEASURED TO THE CENTER LINE OF THE STREET.
2. LINE OF SIGHT INFORMATION TAKEN FROM TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION STANDARDS, FIGURE 4.2.
3. ALL LANDSCAPING (EDGE OF ROOT BALLS) SHALL BE SETBACK FROM BUILDINGS A MINIMUM OF 3'.
4. ABSOLUTELY NO IRRIGATION EQUIPMENT OF ANY KIND IS TO BE INSTALLED OR PLACED CLOSER THAN 5'-0" TO THE STRUCTURAL FOUNDATION OF ANY BUILDING.

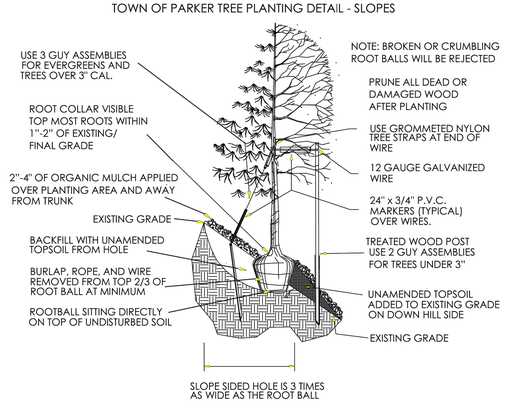
LANDSCAPE NOTES

1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
3. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OR LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
6. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS UNLESS OTHERWISE NOTED. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
7. WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
8. WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH.
9. SOD TO BE BLACK BEAUTY FESCUE.
10. CRUSHER FINES TO BE GREY BREEZE.
11. ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
12. ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH LANDSCAPE FABRIC.
13. FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF WOOD MULCH OVER 2' DIAMETER BED FOLLOWING SOD INSTALLATION.
14. ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROT-TILL TO A MINIMUM DEPTH OF 6".
15. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
16. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
17. PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
18. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
19. LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
20. LANDSCAPE AND SCREENING MAINTENANCE AND REPLACEMENT: THE PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING PLAN AS ORIGINALLY APPROVED, AND PROVIDE FOR REPLACEMENT OF PLANT MATERIALS THAT HAVE DIED OR HAVE OTHERWISE BEEN DAMAGED OR REMOVED, AND MAINTENANCE OF ALL NON-LIVE LANDSCAPING MATERIALS. IN THIS CASE, LIVE MATERIAL IS TO BE MAINTAINED AND REPLACED BY THE CONTRACTOR WHICH SHALL BE GUARANTEED FOR FIVE YEARS FROM THE DATE OF FINAL INSPECTION.
21. ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
22. THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR DEVELOPER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
23. SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
24. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE THE BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
25. THE CONTRACTOR OR AN OWNER'S REPRESENTATIVE WILL MONITOR THE ESTABLISHMENT OF SEEDED AREAS ON A MONTHLY BASIS FROM APRIL 15TH TO OCTOBER 15TH FOR THE FIRST THREE YEARS AFTER INSTALLATION. AREAS OF POOR GERMINATION OR GROWTH AND AREAS OF EROSION OR WEED INFESTATION WILL BE CORRECTED BY THE CONTRACTOR.
26. THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
27. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS AND SIMILAR FEATURES ARE NOT SHOWN ON THE LANDSCAPE PLANS, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

LANDSCAPE MAINTENANCE

1. LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



3 Tree on Slope Planting Detail
Scale: NTS

Overall Site Plant Schedule

CANOPY TREE	Quantity	Botanical	Common	CALIPER/HT.
AR	3	ACER PLATANOIDES `ROYAL RED`	ROYAL RED MAPLE	2"CAL
CO	11	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2"CAL
GS	14	GLEDITSIA TRIACANTHOS `SKYLINE`	SKYLINE HONEY LOCUST	2"CAL
QM2	7	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2"CAL
QR	14	QUERCUS ROBUR	ENGLISH OAK	2"CAL
TG	4	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	2"CAL
UA	27	ULMUS X `ACCOLADE`	ACCOLADE ELM	2"CAL
Total	**80**			
Percentage of Total Trees	**45%**			
ORNAMENTAL TREE	Quantity	Botanical	Common	CALIPER/HT.
AG	4	ACER TATARICUM `GARANN`	HOT WINGS TATARIAN MAPLE	2"CAL
AA	12	AMELANCHIER ALNIFOLIA `OBELISK`	STANDING OVATION SERVICEBERRY	2"CAL
CV	14	CRATAEGUS VIRIDIS `WINTER KING`	WINTER KING HAWTHORN	2"CAL
MS	11	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	2"CAL
QG	10	QUERCUS GAMBELII	GAMBEL OAK	2"CAL
Total	**51**			
Percentage of Total Trees	**29%**			
EVERGREEN TREES	Quantity	Botanical	Common	CALIPER/HT.
PD	3	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	6` HT. MIN.
PP	12	PINUS EDULIS	PINON PINE	6` HT. MIN.
PL	6	PINUS HELDREICHII LEUCODERMIS	BOSNIAN PINE	6` HT. MIN.
PN	17	PINUS NIGRA	AUSTRIAN BLACK PINE	6` HT. MIN.
PP2	7	PINUS PONDEROSA	PONDEROSA PINE	6` HT. MIN.
Total	**45**			
Percentage of Total Trees	**26%**			
DECIDUOUS SHRUB	Quantity	Botanical	Common	SIZE
AA2	15	AMELANCHIER ALNIFOLIA `REGENT`	SASKATOON SERVICEBERRY	5 GAL
AL	11	AMORPHA CANESCENS	LEADPLANT	5 GAL
BA	8	BERBERIS THUNBERGII `ATROPURPUREA`	RED LEAF BARBERRY	5 GAL
CD	10	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT`	BLUE MIST SHRUB	5 GAL
CM	20	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL
RB	25	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL
FP	28	FALLUGIA PARADOXA	APACHE PLUME	5 GAL
FN	23	FORESTIERA NEOMEXICANA	NEW MEXICAN PRIVET	5 GAL
PO	17	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`	DART`S GOLD NINEBARK	5 GAL
SCH	97	PRUNUS BESSEYI `PAWNEE BUTTES`	PAWNEE BUTTES SAND CHERRY	5 GAL
RB2	22	ROSA MEIDILAND SERIES `BONICA`	BONICA MEIDILAND ROSE	5 GAL
RW	27	ROSA MEIDILAND SERIES `WHITE`	WHITE MEIDILAND ROSE	5 GAL
SA	9	SPIRAEA X BUMALDA `ANTHONY WATERER`	ANTHONY WATERER SPIRAEA	5 GAL
SC	17	SYRINGA VULGARIS `CHARLES JOLY`	CHARLES JOLY LILAC	5 GAL
Total	**329**			
EVERGREEN SHRUB	Quantity	Botanical	Common	SIZE
AC2	7	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN`	MANZANITA	5 GAL
AP	32	ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO`	PANCHITO MANZANITA	5 GAL
JB4	61	JUNIPERUS HORIZONTALIS `BAR HARBOR`	BAR HARBOR JUNIPER	5 GAL
JY	3	JUNIPERUS HORIZONTALIS `YOUNGSTOWN`	YOUNGSTOWN JUNIPER	5 GAL
JB3	23	JUNIPERUS SABINA `BUFFALO`	BUFFALO JUNIPER	5 GAL
JT	6	JUNIPERUS SABINA `TAMARISCIFOLIA`	TAMMY JUNIPER	5 GAL
PC4	25	PINUS MUGO `VALLEY CUSHION`	VALLEY CUSHION MUGO PINE	5 GAL
PM3	8	PINUS MUGO PALOUSE	PALOUSE MUGO PINE	5 GAL
Total	**165**			
ORNAMENTAL GRASS	Quantity	Botanical	Common	SIZE
BC	58	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	1 GAL
BB	31	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA	1 GAL
CK	38	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL
BOG	42	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL
PR	23	PENNISETUM ALOPECUROIDES `RED HEAD`	RED HEAD FOUNTAIN GRASS	1 GAL
Total	**169**			
GROUND COVER	Area	Common Name	Percentage of Landscape Area	
SOD	58854	BLACK BEAUTY FESCUE	48.8%	
NATIVE SEED	47012	PBSI FRONT RANGE NATIVE SEED MIX	39.0%	
WOOD MULCH	14302	SHREDDED RED CEDAR	11.9%	
CRUSHER FINES	372	GREY BREEZE CRUSHER FINES	0.3%	
Total	**120540**		100%	

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COMPARK VILLAGE SOUTH
LANDSCAPE PLANS AND
MASTER STREET TREE PLANS
PARKER, CO

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3	3nd Town of Parker Review	06-27-22
4		
5		
6		
7		
8		

Sheet Name
LANDSCAPE NOTES & DETAILS

Sheet Number

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

A. OVERALL INTERNAL LANDSCAPE

INTERNAL LANDSCAPE AREA (SF)	TOTAL SF	TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF			EQUIVALENT CALCULATION				
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Grasses available for Equivalents	Shrubs available for Equivalents	Trees available for Equivalents	Provided Trees with Equivalents	Provided Shrubs with Equivalents
	121083	81	**112**	31	404	**494**	90	-	-	-	**112**	**-**

*Streetscape tree counts have been removed from this calculation.

B. STREETSCAPE LANDSCAPE

LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT			EQUIVALENT CALCULATION				
		REQUIRED	PROVIDED*	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Grasses available for Equivalents	Shrubs available for Equivalents	Trees available for Equivalents	Provided Trees with Equivalents	Provided Shrubs with Equivalents
BUNNY HOP LANE	1405	36	**36**	0	N/A			-	-	-	**36**	-
RACOON TRAIL WAY	220	6	**6**	0	N/A			-	-	-	**6**	-
DEERTRACK LANE	845	22	**22**	0	N/A			-	-	-	**22**	-

*Street trees have been provided 40' on center where possible. Sight triangles and utilities do not allow for street trees in some locations.

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4		
5		
6		
7		
8		

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LANDSCAPE REQUIREMENTS

Sheet Number

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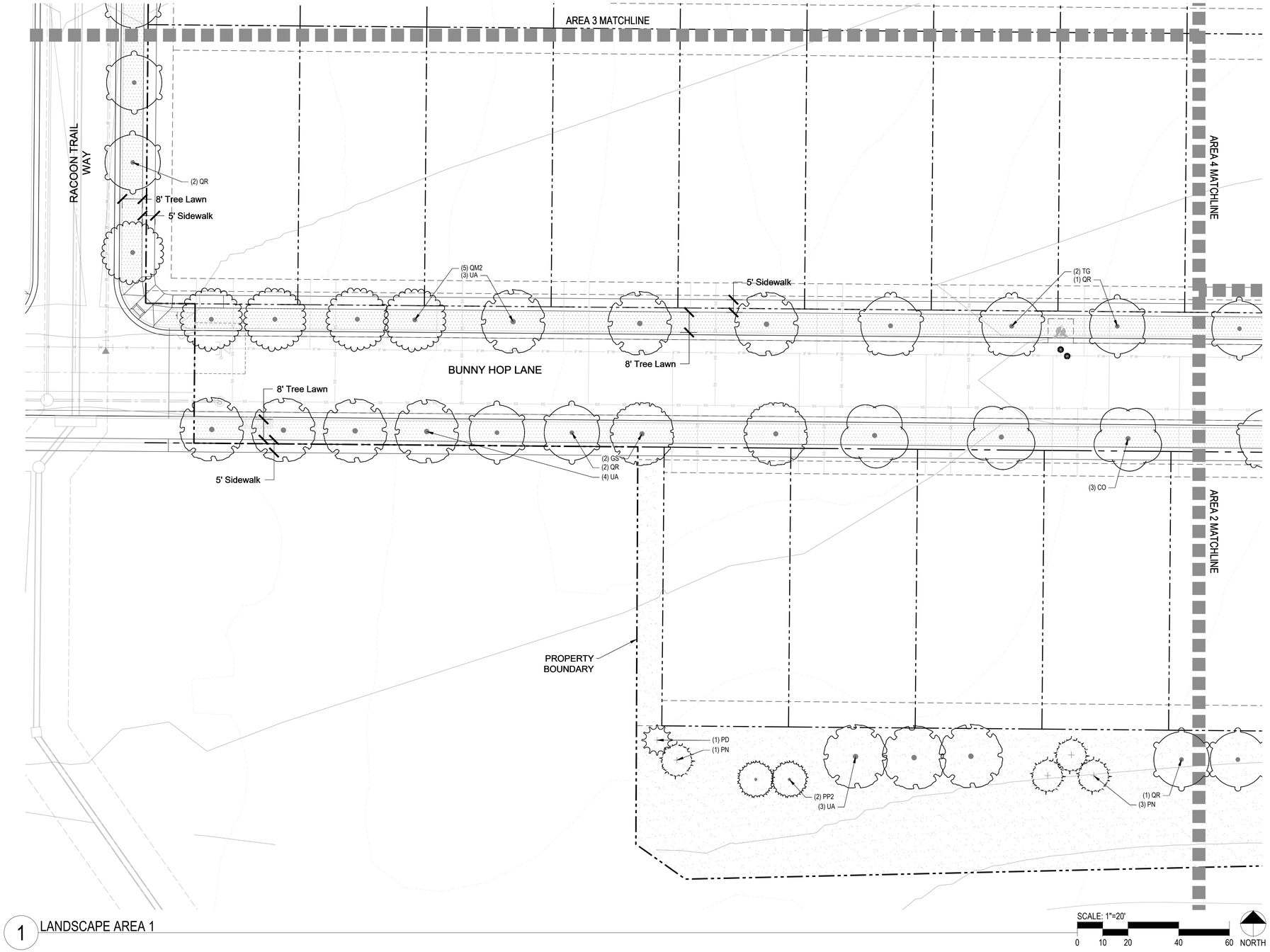
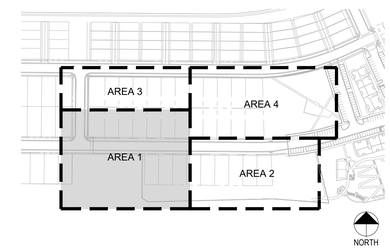


1 LANDSCAPE AREA 1

KEY MAP



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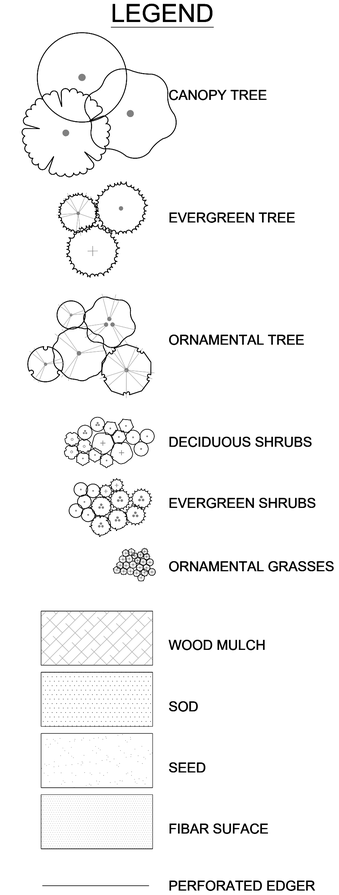

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4		
5		
6		
7		
8		

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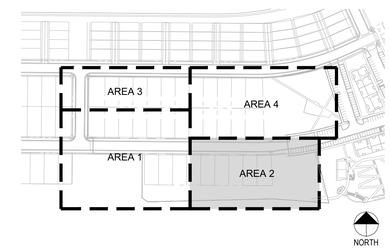

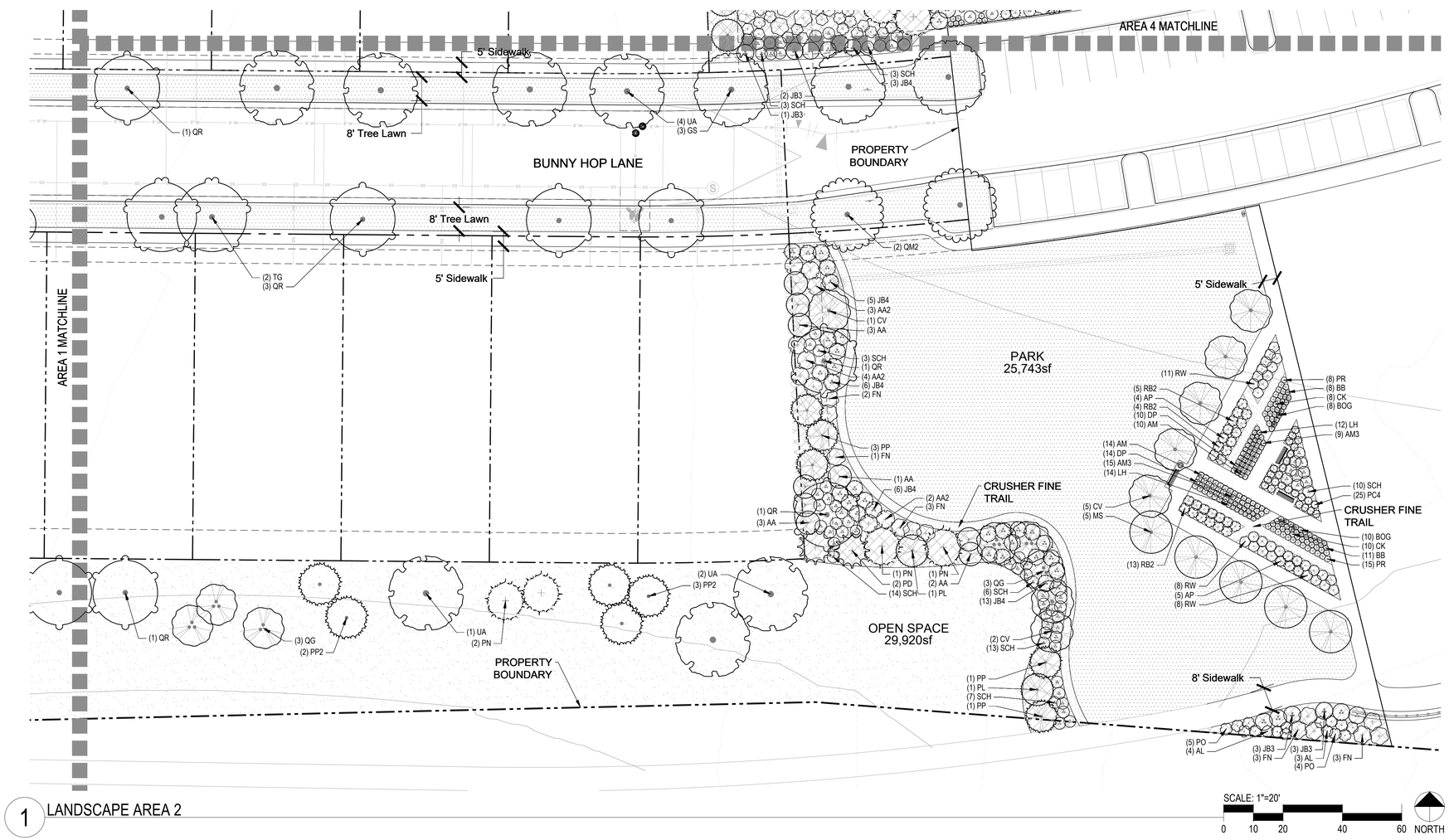

1 LANDSCAPE AREA 2

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- WOOD MULCH
- SOD
- SEED
- FIBAR SUFACE
- PERFORATED EDGER

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4		
5		
6		
7		
8		

Sheet Name
LANDSCAPE AREA 2

Sheet Number

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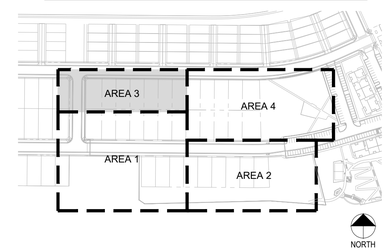

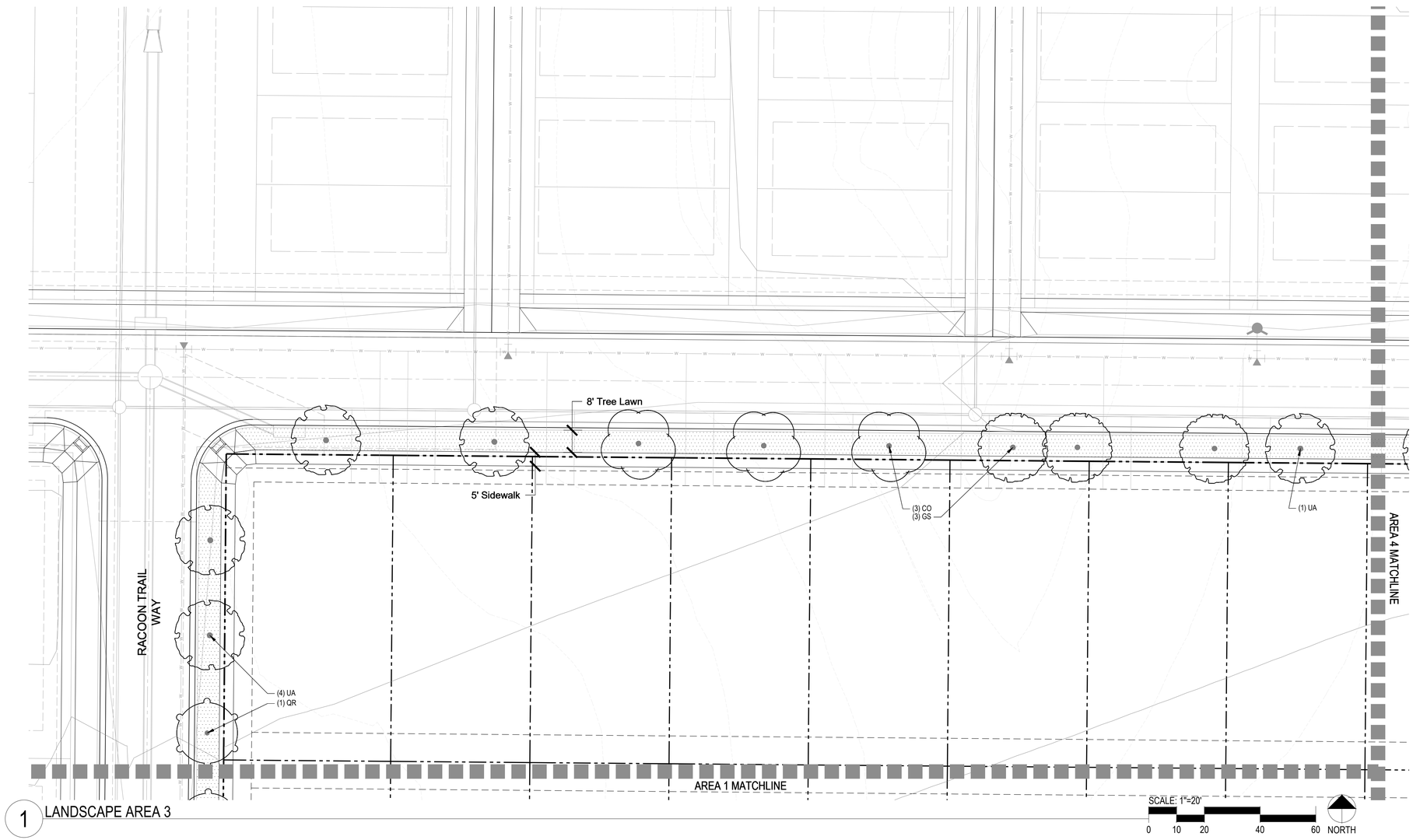

1 LANDSCAPE AREA 3

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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4		
5		
6		
7		
8		

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Sheet Number

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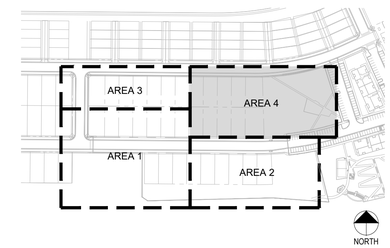

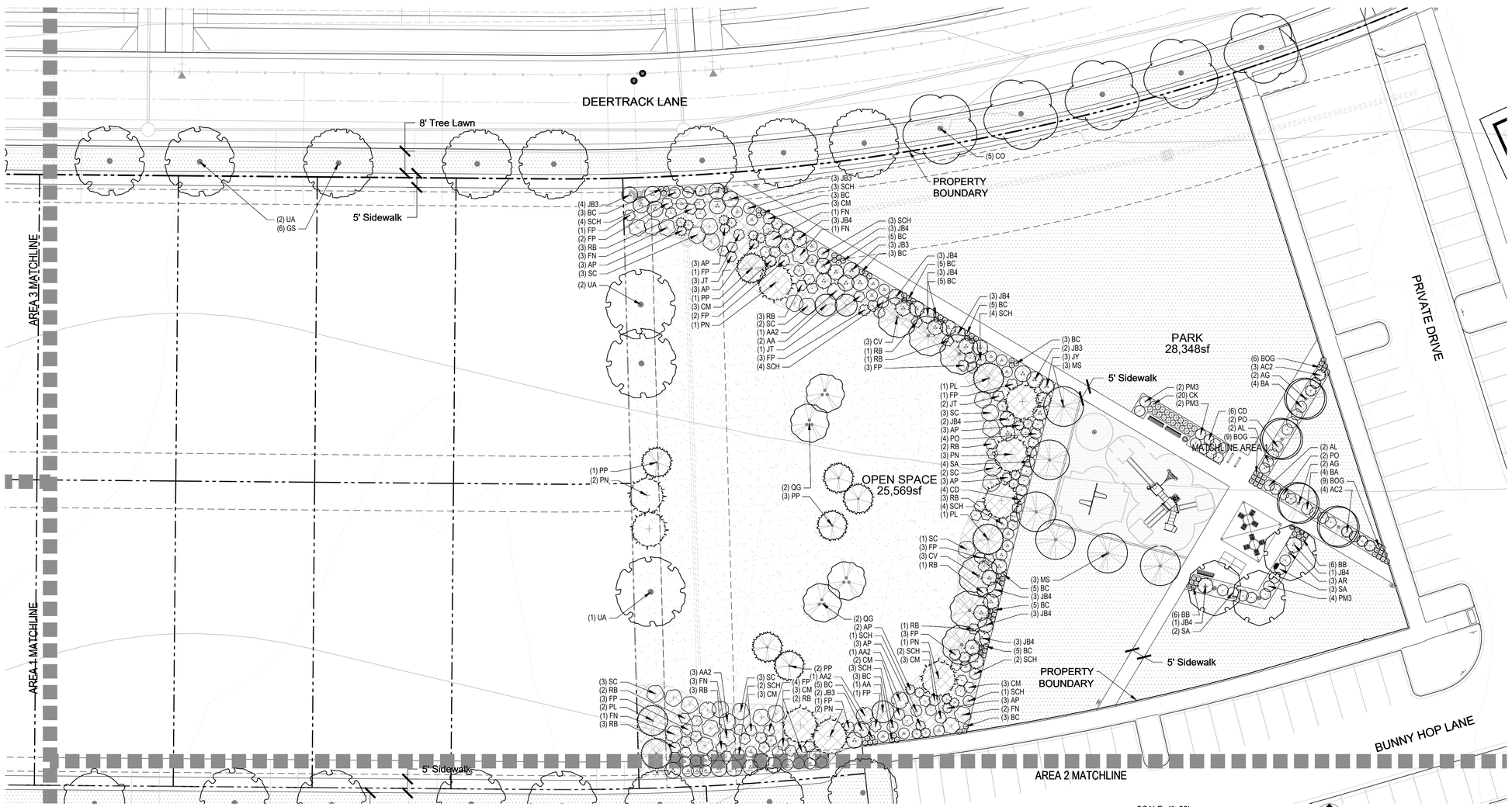

1 LANDSCAPE AREA 4

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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4		
5		
6		
7		
8		

Sheet Name
LANDSCAPE AREA 4

Sheet Number
8 of 14

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PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION

IRRIGATION SCHEDULE

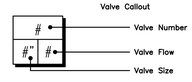
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
ES LCS RCS CS SS	HUNTER PROS-06-PRS30-CV 5` STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 8` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 10` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ F	HUNTER PROS-06-PRS30-CV 12` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ F	HUNTER PROS-06-PRS30-CV 15` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q H	HUNTER PROS-06-PRS30-CV 17` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
T	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40
M L O	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
K G R	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
B Y A	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
LB	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
4.0	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	4.00	40'
5.0	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	6.00	43'
6.0	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	8.00	44'
08	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	50	8.30	49'
10	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	50	10.1	51'
13	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	50	11.2	53'
15	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	50	13.4	56'
18	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	50	14.5	58'

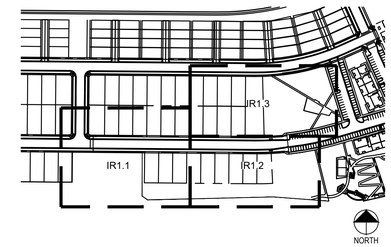
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE ASSEMBLY HUNTER ICZ-101-25: DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	DRIP FLUSH VALVE 3/4" PVC BALL VALVE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER ICV-G-FS: 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	MASTER VALVE ASSEMBLY-PRESSURE REGULATING BUCKNER-SUPERIOR 3100-PRV, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC. REGULATE PRESSURE
	REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825YA: SIZED TO MATCH POC METER SIZE. REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX SBBC-30AL: LOW PROFILE BACKFLOW ENCLOSURE, WITH MARINE GRADE ALUMINUM. 30"L, 30"H, 16.25"W (76.2CM L, 76.2CM H, 41.275CM W).
A	PEDESTAL MOUNT 2-WIRE CONTROLLER HUNTER PED-SS-A2C-75D-SS:75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL. INSTALL WIRELESS RAIN SENSOR AND SOLAR SYNC
F	CREATIVE SENSOR TECHNOLOGY FSI-T 1.5" PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE: .86-52 GPM.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.
	NATIVE PLANTING DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO TREE RINGS, NETAFIM INLINE DRIP TUBING MODEL TLCV6-18, AND SINGLE OUTLET EMITTERS FOR SHRUBS PER ADJACENT EMITTER CHART
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 X-INCH UNLESS OTHERWISE NOTED.
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.

Valve Callout



KEY MAP



INSTALLATION GENERAL NOTES

1. DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE AVAILABLE FOR THE IRRIGATION SYSTEM (PER CITY ENGINEER) OF 103 PSI, AT A MAXIMUM PEAK FLOW OF 40 GPM AT THE 1.5-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.

2. ALL MAINLINES SHALL BE INSTALLED AT LEAST 5' FROM CENTER OF TREES, WHERE POSSIBLE. DESIGN IS SHOWN FOR CLARITY, THUS MAINLINE ROUTING IN FIELD MAY LOOK SLIGHTLY DIFFERENT THAN DEPICTED IN DRAWINGS.

3. CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED CONTROLLER MAP.

4. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.

4.1. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.

4.2. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.

5. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG") .

6. IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.

7. ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.

8. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED,ADDITIONAL SPRINKLERS MAY BE REQUIRED.

8.1. WHERE POSSIBLE, MAINTAIN 3'-5' DISTANCE FROM CENTER OF TREE TO MAINLINE AND WIRES. VALVE BOXES SHALL BE AT LEAST 3' FROM TREE CENTER. MAINLINE ROUTING AND VALVE LOCATIONS ARE SHOWN FOR CLARITY AND MAY BE SHOWN WITHIN THE 3'-5' RANGE NOTED ABOVE.

9. CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

10. CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.

11. CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.

12. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

13. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.

13.1.MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.

14. TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.

14.1.TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS

15. TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.

16. VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.

17. NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT.

18. NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER`S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
2	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER`S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER`S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.

EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	N0. OF EMITTERS	TOTAL FLOW
GROUNDCOVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP	0.6 GPH	N/A	N/A

NOTES:
1. MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
2. NETAFIM TECHLINE CV DRIP TUBING MODEL TLCV6-18 FOR NATIVE TREE RINGS.

NORTH

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COMPARK VILLAGE SOUTH
IRRIGATION PLANS
PARKER, CO

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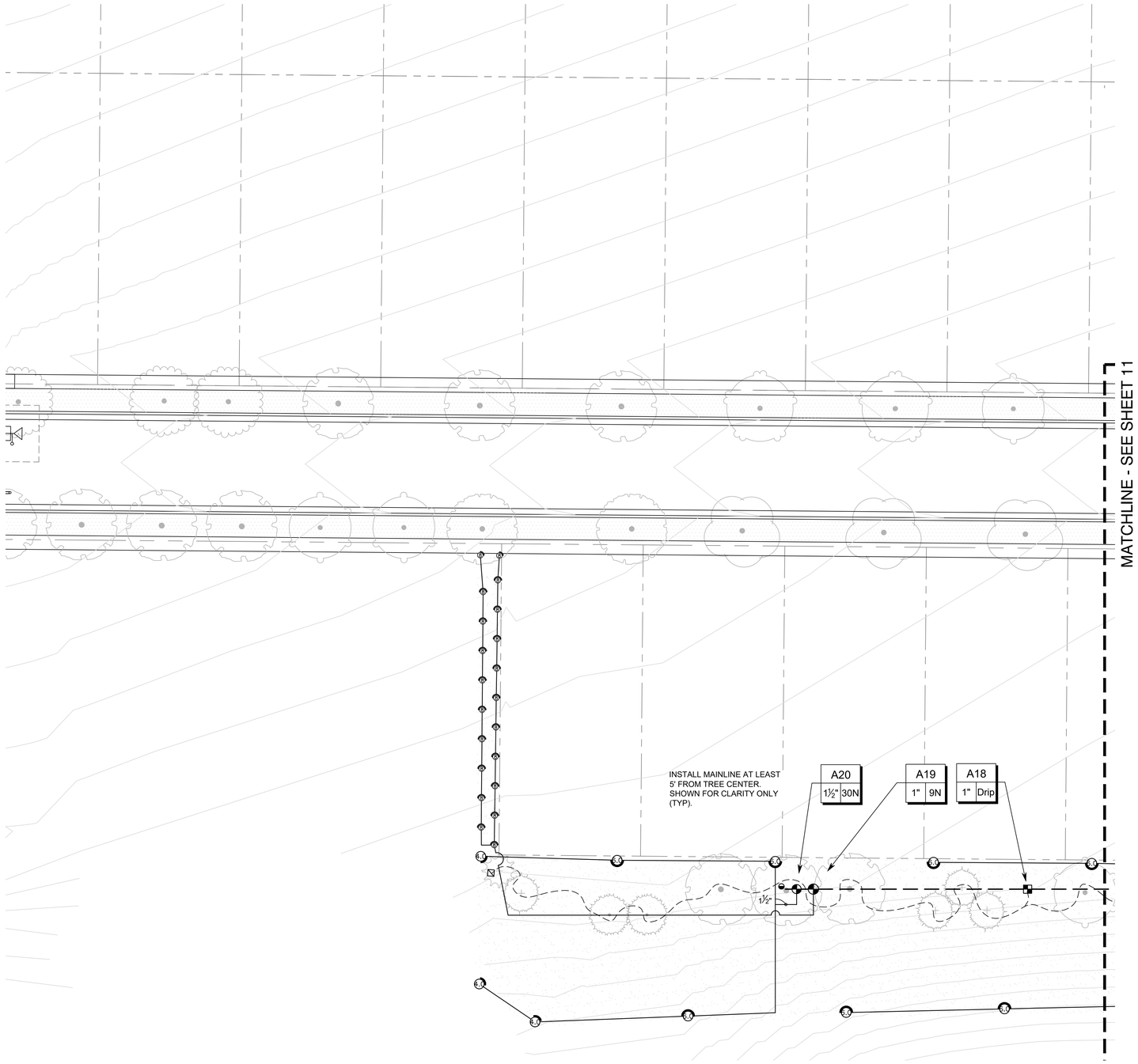
2		
3		
4		
5		
6		
7		
8		

■ Sheet Name ■
IRRIGATION LEGEND

■ Sheet Number ■

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS



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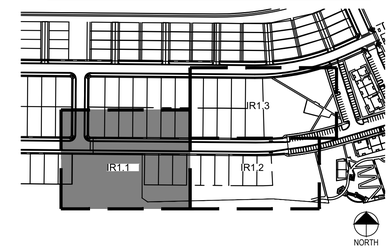

PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION

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2		
3		
4		
5		
6		
7		
8		

■ Sheet Name ■

IRRIGATION PLAN

■ Sheet Number ■

10 of 14

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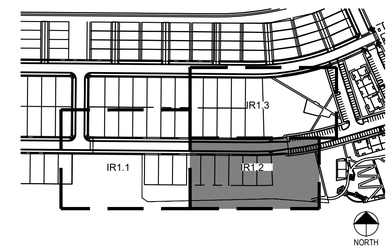
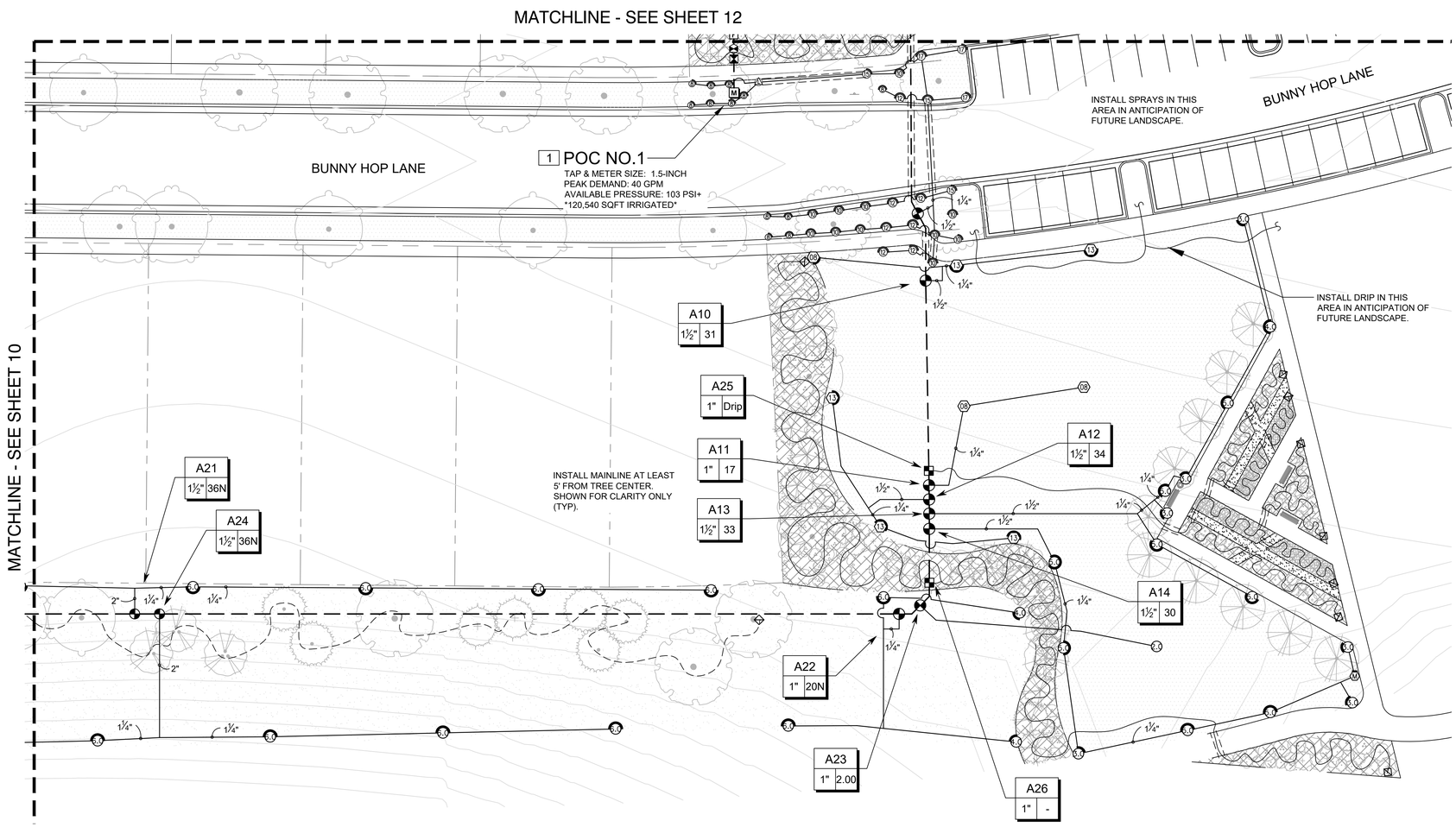
KEY MAP





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7		
8		

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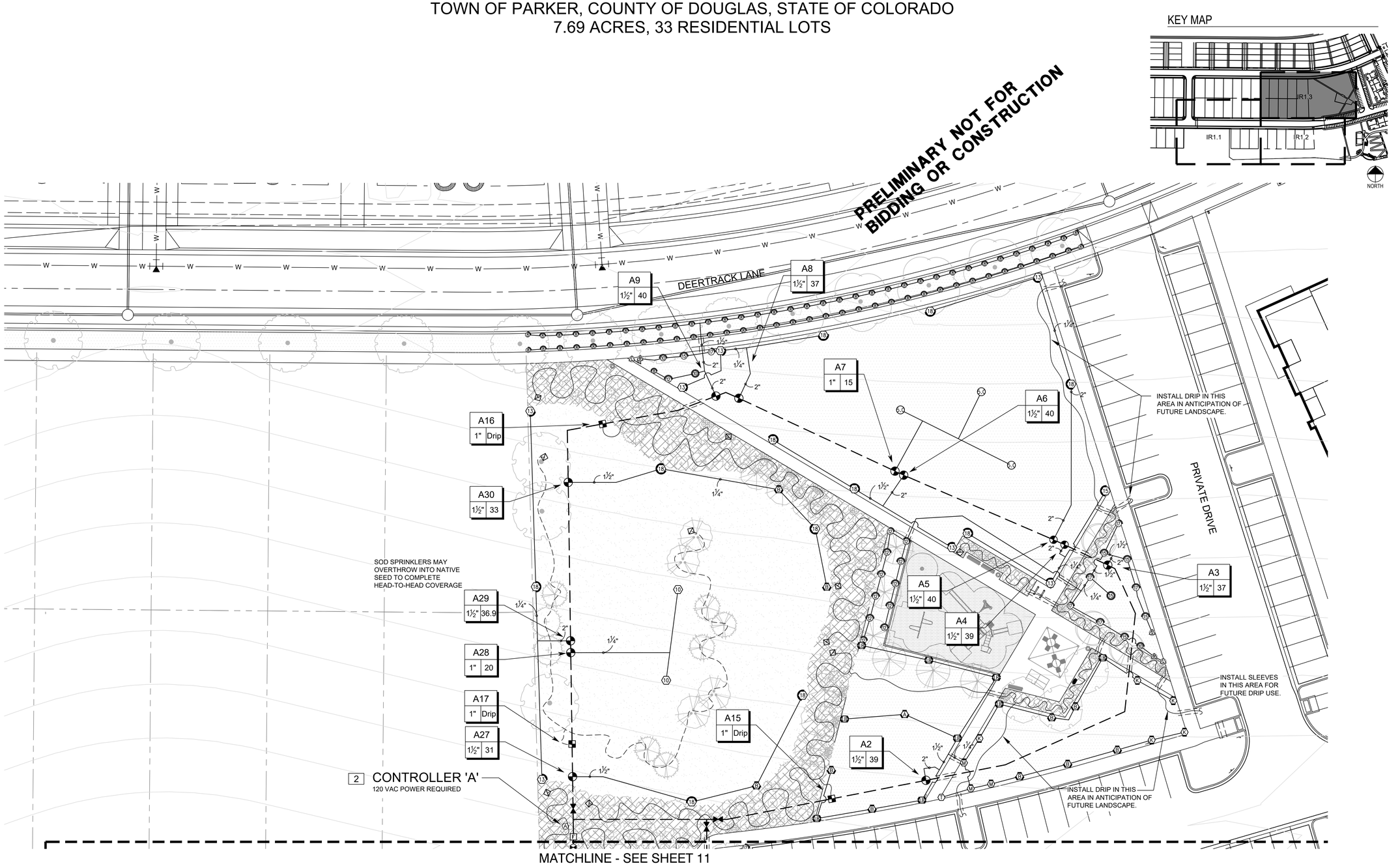

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7		
8		

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IRRIGATION PLAN

■ Sheet Number ■

12 of 14

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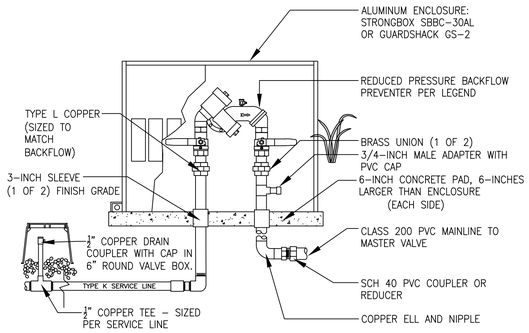
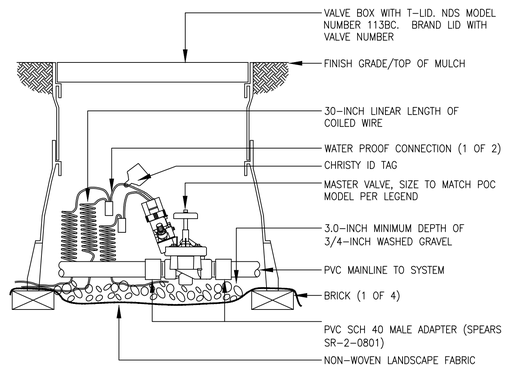


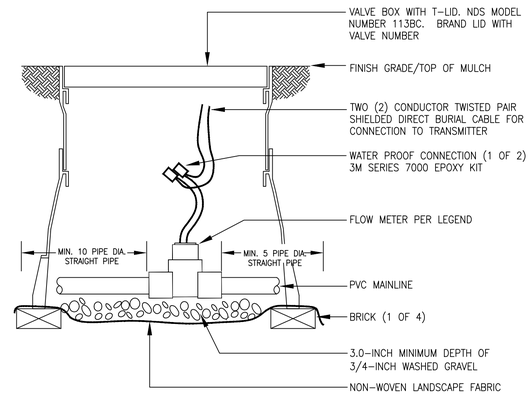
NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

1 BACKFLOW PREVENTION UNIT

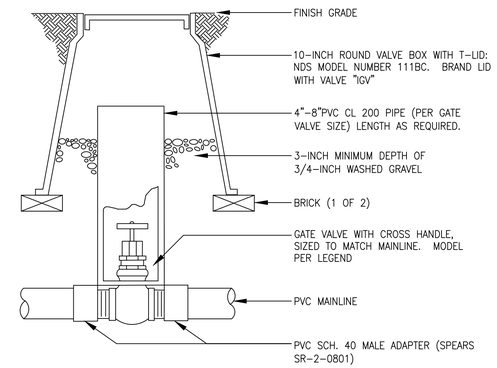


NOTE:
1. FOR 2-WIRE CONTROL SYSTEMS, DIRECT WIRE MASTER VALVE INTO MV SENSOR PORT. DECODER IS AN OPTIONAL CONNECTION.

2 MASTER VALVE ASSEMBLY

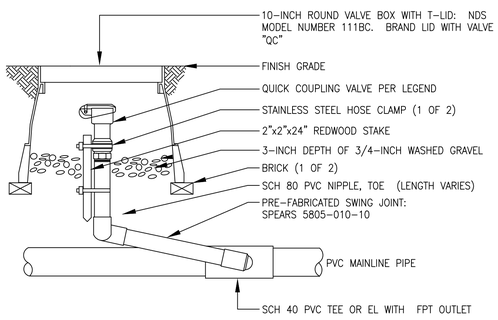


3 FLOW SENSOR ASSEMBLY

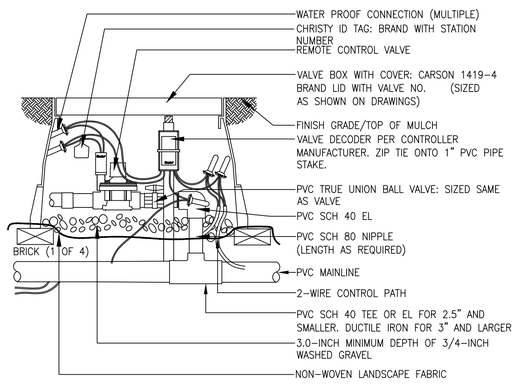


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

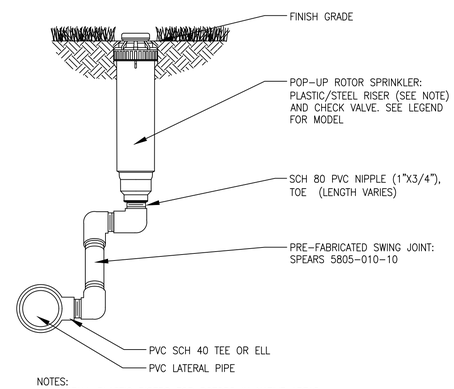
4 ISOLATION GATE VALVE ASSEMBLY



5 QUICK COUPLING VALVE ASSEMBLY

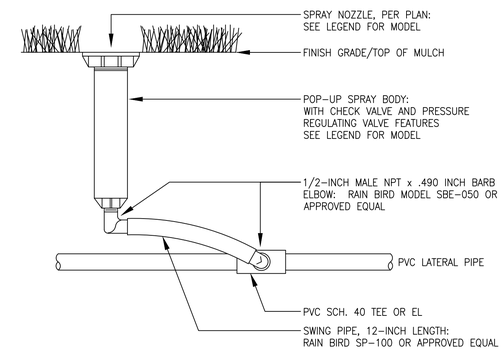


6 REMOTE CONTROL TURF VALVE ASSEMBLY



NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

7 6-INCH GEAR-DRIVEN ROTOR ASSEMBLY



NOTES:
1. UTILIZE 40 PSI PRESSURE REGULATING STEM FOR HEADS WITH ROTARY NOZZLES.
2. UTILIZE 30 PSI PRESSURE REGULATING STEM FOR HEADS WITH SPRAY NOZZLES.

8 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY

PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION

■ Prepared For■
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
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COMPARK VILLAGE SOUTH
IRRIGATION PLANS
PARKER, CO

Stamp:

Drawn by: MLP
Checked by: MLP
Issue Date: 04/22/2022
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1	TOWN OF PARKER REVIEW	11-08-22
2		
3		
4		
5		
6		
7		
8		

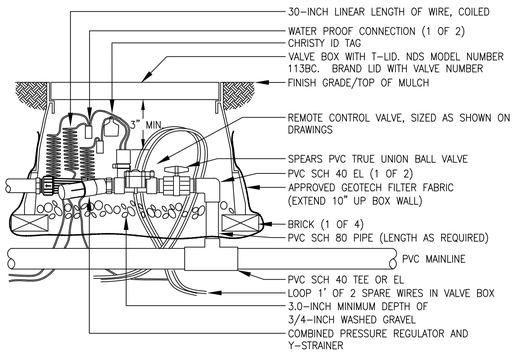
■ Sheet Name ■
IRRIGATION DETAILS

■ Sheet Number ■
13 of 14

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

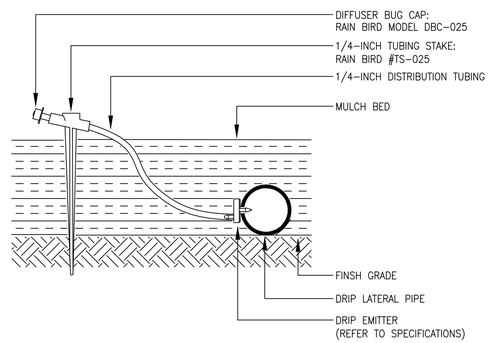
A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION

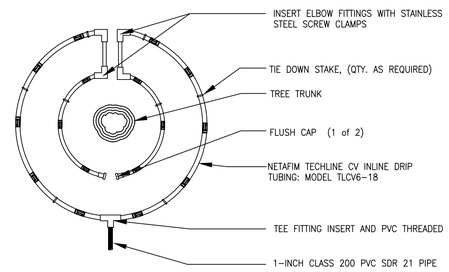


NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.
2. UTILIZE RAIN BIRF XCZ-LF-100-PRF FOR FLOWS LESS THAN 5 GPM.

9 REMOTE CONTROL DRIP VALVE ASSEMBLY

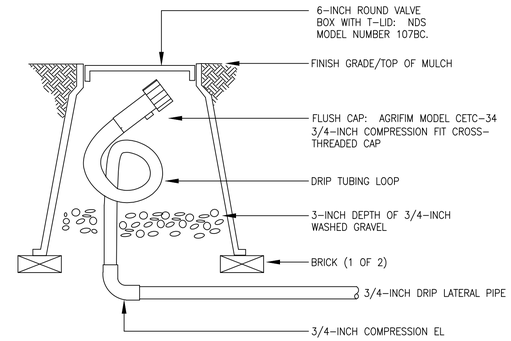


10 SINGLE OUTLET EMITTER ASSEMBLY



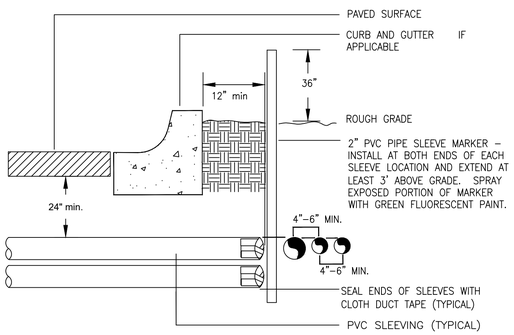
NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
2. DIAMETER OF DRIPLINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 2' DIAMETER AND 3' DIAMETER AROUND TREE.
3. SHRUBS IN NATIVE SHALL UTILIZE SINGLE OUTLET EMITTERS.

11 INLINE DRIP PIPE ASSEMBLY FOR TREES IN NATIVE



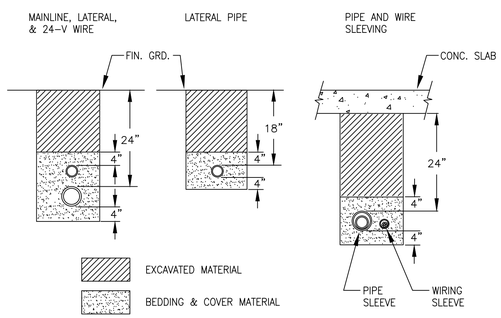
NOTE:
1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.

12 DRIP FLUSH CAP ASSEMBLY



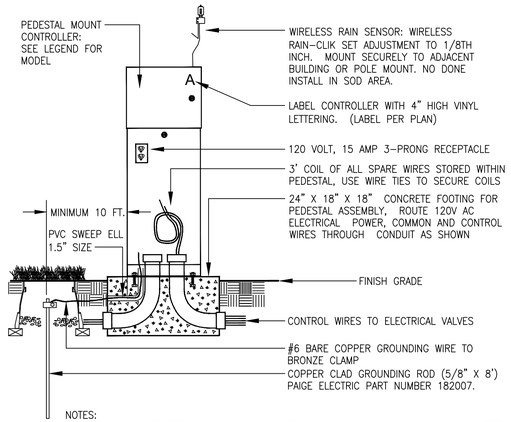
NOTE:
1) ALL SLEEVING TO B E CLASS 200 BE PVC, SIZED AS NOTED.
2) INSATLL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

13 TYPICAL SLEEVING DETAIL



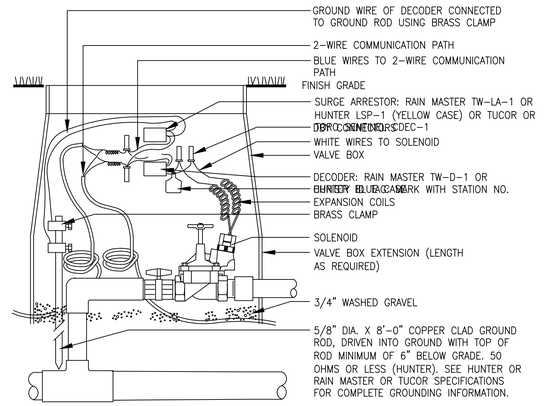
NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

14 TYPICAL TRENCHING DETAIL



NOTES:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

15 PEDESTAL MOUNT CONTROLLER ASSEMBLY



NOTES: WIRES MUST EXTEND 12" ABOVE VALVE BOX FOR SERVICE.

16 TYPICAL GROUNDING (AT VALVE) ASSEMBLY

■ Prepared For■
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COMPARK VILLAGE SOUTH
IRRIGATION PLANS
PARKER, CO

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2		
3		
4		
5		
6		
7		
8		

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14 of 14

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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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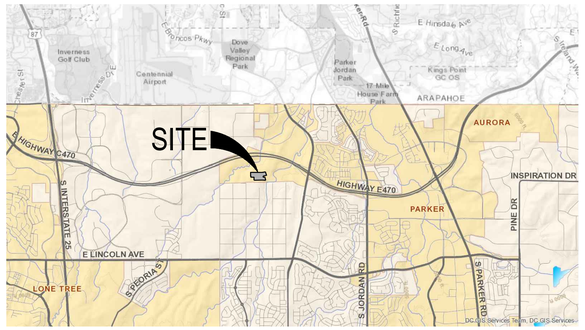
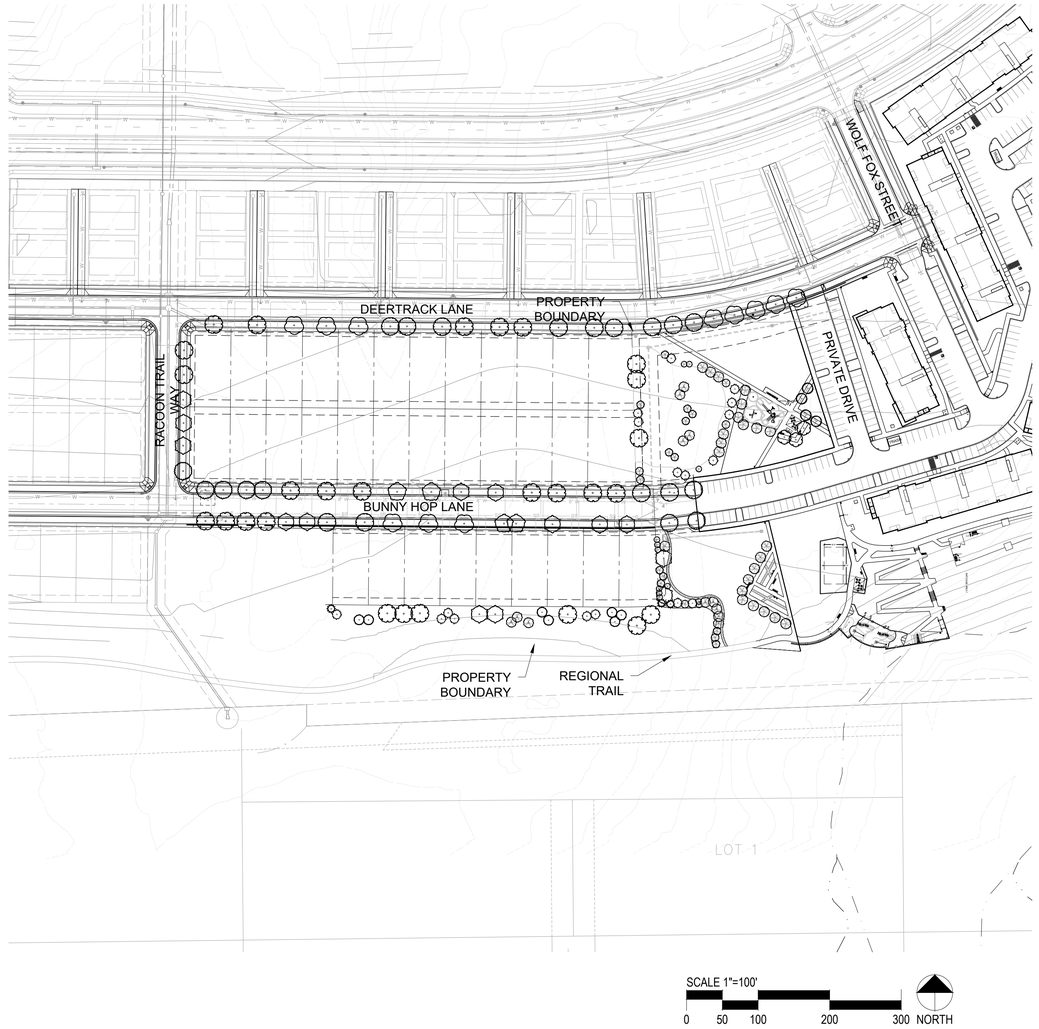
7.69 ACRES, 33 RESIDENTIAL LOTS

VICINITY MAP



NTS NORTH

OVERALL SITE PLAN



SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	MASTER PARK PLAN
3	PARK REQUIREMENTS
4	PARK ENLARGEMENTS
5	PARK ENLARGEMENTS
6	SITE DETAILS
7	SITE DETAILS

PARK DEDICATION REQUIREMENT

SINGLE FAMILY DETACHED
TOT AMOUNT = DWELLING UNITS X 0.0239AC

33LOTS X 0.0239AC = 0.7887AC
REQ: 34,356SF or 0.79AC
PROV: 54,091SF or 1.24AC

OCT 26, 2022

PCS Group, Inc

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P.O. BOX 18287
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Civil Engineering

MERRICK & COMPANY

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COMPARK VILLAGE SOUTH
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS

PARKER, CO

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5		
6		
7		
8		

Sheet Name
COVER SHEET

Sheet Number

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1 MASTER PARK PLAN

LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- OUTDOOR MUSICAL INSTRUMENT
- TABLE AND CHAIRS
- PING PONG TABLE
- SHADE STRUCTURE
- SPINNER
- SWING SET
- PLAY EQUIPMENT

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4		
5		
6		
7		
8		

Sheet Name
MASTER PARK PLAN

Sheet Number
2 of 7

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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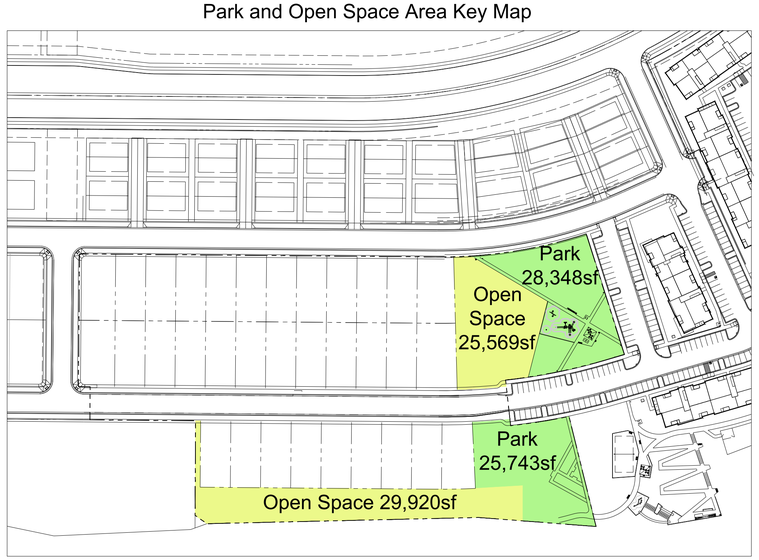
Required Amenities for All Parks			
Requirements	**Provided**	**Quantity**	**Details**
Landscape for all impervious areas	Yes	N/A	All impervious areas have landscaping
Tables and seating, such as benches, chairs, picnic tables and ADA seating	Yes	8	Two tables and chair, along with six benches.
Internal access pathways between park amenities	Yes	N/A	Sidewalks connect all park amenities
Open turf play areas	Yes	3	There are 3 turf areas proposes; two surrounding the playground and one down south, adjacent to the multifamily park
Universal and inclusive play elements to accommodate all ages and abilities	Yes	3	Spinner, double swing set and age 5-12 playset within central park area with poured in place surfacing
Dog waste stations at all pedestrian access points into the park, minimum of three	Yes	4	Four pet stations are proposed at all entrances to park areas
Trash receptacles at all seating areas with a minimum of three	Yes	4	Three trash receptacles around northern park and seating areas, one south by garden benches
Small shelter serving a capacity of between five and ten users	Yes	1	16' square shelter with capacity for 8 users
Options for Parks and Open Space Amenities			
Category 1 - Gathering Spaces & Self-directed Group Activities	**Provided Amenity**	**Quantity**	**Details**
Pick 1			
Gardens	Garden	1	Perennial, grass and rose garden, located in south park area
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	Ping Pong	1	Stationary outdoor ping pong table is proposed SW of shelter area
Category 2 - Active Uses	**Provided Amenity**	**Quantity**	**Details**
Pick 2, but only 1 may be from paths, trails			
Thematic play features	Outdoor Musical Instruments	4	Flower and Butterfly musical instruments located within garden, two of each piece
Loop path	Soft Trail	N/A	Crusher Fine trail located in south portion of park area which connects to sidewalk to form loop path
Category 3 - Support Amenities	**Provided Amenity**	**Quantity**	**Details**
Pick 1 per acre (1.24ac of park)			
Barbecues, single or dual with ash disposal	Standard Charcoal Grill	1	South of picnic tables and shelter

Park and Open Space Area Key Map



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REQ: 34,356SF or 0.79AC
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GENERAL CONSTRUCTION NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
6. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
7. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
16. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT.OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
17. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
18. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
19. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
20. SPECIFICATIONS ARE SHOWN TO INDICATE THE DESIGN INTENT. SUBSTITUTES FOR ALL MATERIALS AND FINISHES MAY BE CONSIDERED IF THEY MATCH THE APPEARANCE, QUALITY, AND GENERAL SPECIFICATIONS AS PRODUCTS SHOWN ON THIS SHEET AND SUBSEQUENT DETAILS. ALL MATERIALS AND FINISHES WILL REQUIRE A SAMPLE (OR DATA SHEET) TO BE SUBMITTED FOR FINAL REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. SUBSTITUTIONS WILL BE CONSIDERED.
21. PROPOSED GRADING IS BASED ON EXISTING TOPOGRAPHY BASE FILES PROVIDED BY OTHERS. PCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE GRADING INFORMATION OR AS-BUILT CONDITIONS. THE CONTRACTOR SHALL ACCEPT FINAL GRADING PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL GRADING CONDITIONS AND PROPOSED DESIGN PRIOR TO BEGINNING WORK.

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5		
6		
7		
8		

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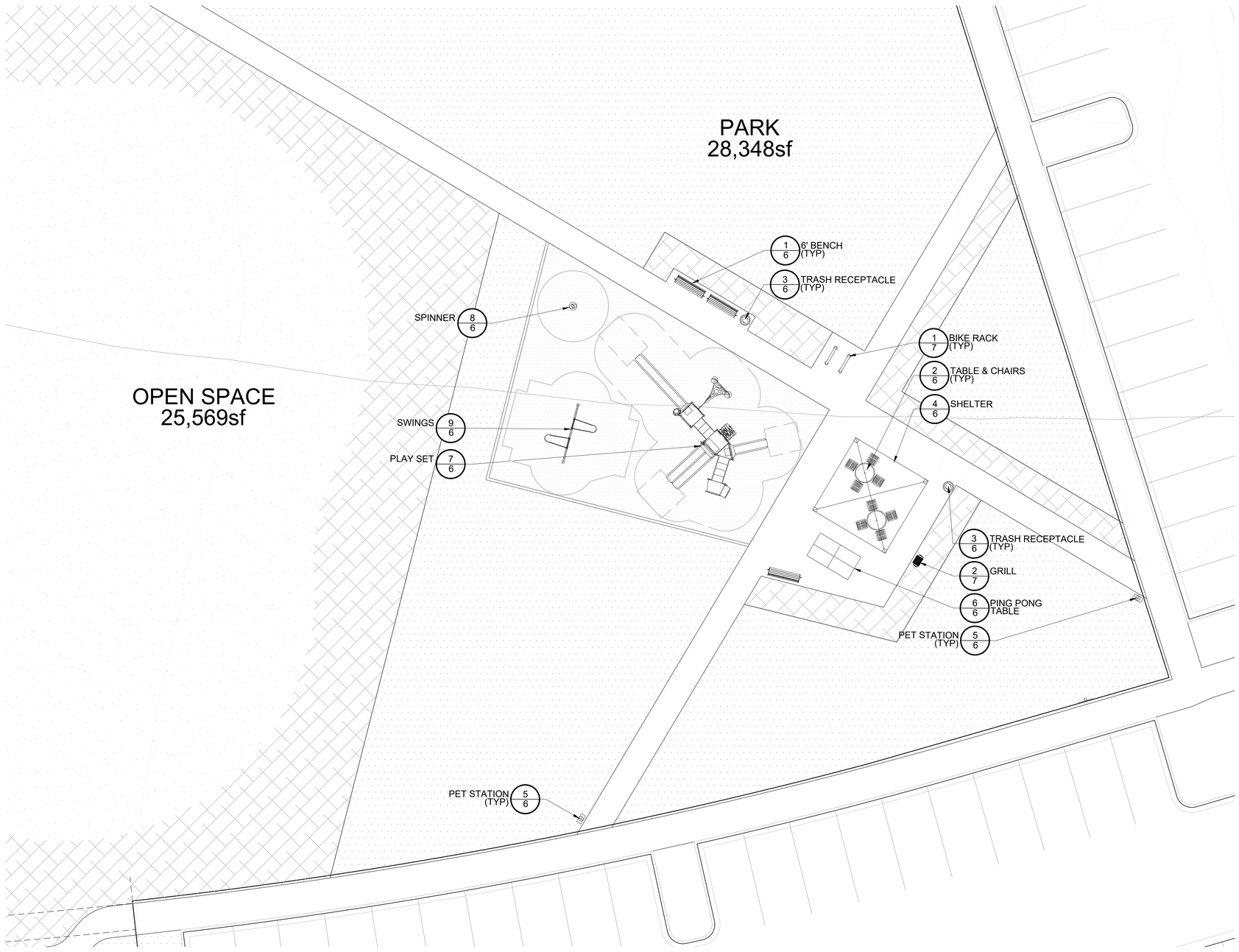
COMPARK VILLAGE SOUTH PRELIMINARY PLAN

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS



LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- OUTDOOR MUSICAL INSTRUMENTS
- TABLE AND CHAIRS
- PING PONG TABLE
- SHADE STRUCTURE
- TABLE AND CHAIRS
- SWING SET
- PLAY EQUIPMENT

1 PARK ENLARGEMENT 01

SCALE: 1"=10'
0 5 10 20 30 NORTH

Prepared For
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Land Planning
people creating spaces
pcs group inc. www.pcsgroupco.com
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t 303.531.4905 . f 303.531.4908

Civil Engineering
MERRICK & COMPANY
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD,
GREENWOOD VILLAGE, CO 80111
303.353.3695

COMPARK VILLAGE SOUTH
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS
PARKER, CO

Stamp:

Drawn by:
AML
Checked by:
PMS
Issue Date:
10/08/2021
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TOWN OF PARKER

Rev#	Revisions	Date
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4		
5		
6		
7		
8		

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Sheet Number
4 of 7

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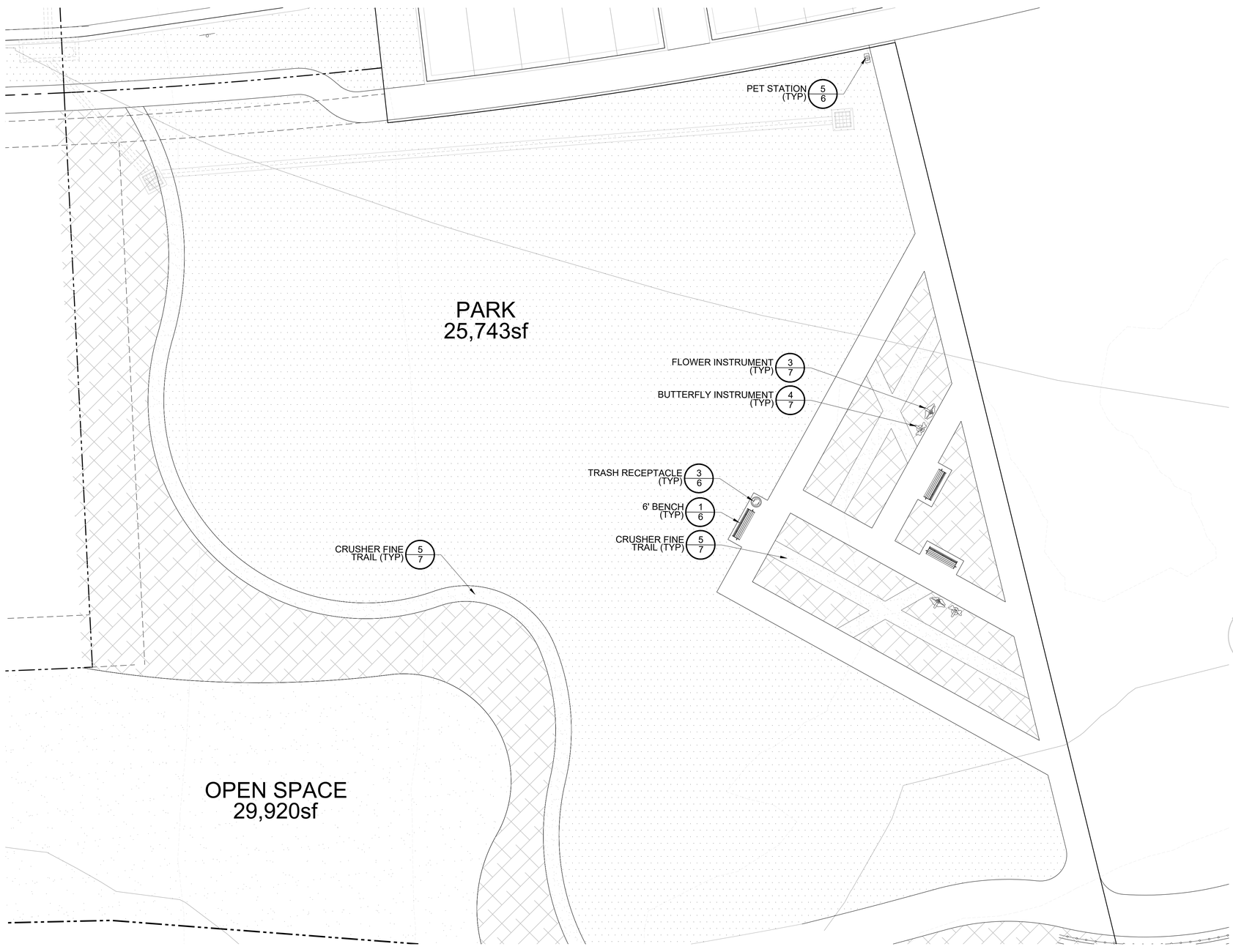

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5 of 7

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CORONADO THERMORY 6' CONTOUR BENCH
ITEM #: CR2780T
SIZE: 35"H x 23"W x 76"L
COLOR: THERMORY
FRAME COLOR: TEXTURED BRONZE
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

1 6'_BENCH
Scale: NTS

BEACON HILL 35 GAL THERMORY
RECEPTACLE, OPEN TOP
ITEM #: BH1835T
SIZE: 32"H x 23"Sq.
FRAME COLOR: TEXTURED BRONZE
COLOR: THERMORY - HORIZONTAL
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

2 TABLE_&_CHAIRS
Scale: NTS

BEACON HILL THERMORY
ITEM #: BH1840T
SIZE: 36"H x 92"Sq.
FRAME COLOR: TEXTURED BRONZE
COLOR: THERMORY
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

3 TRASH_RECEPTACLE
Scale: NTS

SQUARE SHELTER
MODEL: SQR 16
MATERIAL: STEEL / MULTI-RIB ROOF
ROOF COLOR: BUCKSKIN
STRUCTURE COLOR: ALMOND
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: POLIGON
WEBSITE: POLIGON.COM

4 SHELTER
Scale: NTS

PET STATION
MODEL: 7408-R, COMPLETE DOG WASTE
STATION WITH ROLL DISPENSER,
COLOR: GREEN
INSTALL PER MANUFACTURER'S SPECS
OR APPROVED EQUAL.

CONTACT: ATOZ RECREATION
PHONE: 303.670.3789
WWW.ATOZRECREATION.COM

5 PET_STATION

OUTDOOR CONCRETE PING PONG TABLE WITH
POWDER COATED STEEL LEGS
ITEM #: T1086035
SIZE: 30"H x 60"W x 180"L
TABLE COLOR: NATURAL CONCRETE GRAY
TABLE LEG COLOR: BLACK
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

6 PING_PONG_TABLE
Scale: NTS

NU-EDGE AGE 5-12YR PLAY SET
MANUFACTURER: LITTLE TIKES
COMMERCIAL
MODEL: IMF2TO5
COLOR: STANDARD
OR APPROVED EQUAL.
INSTALL PER MANUFACTURER'S
SPECS.

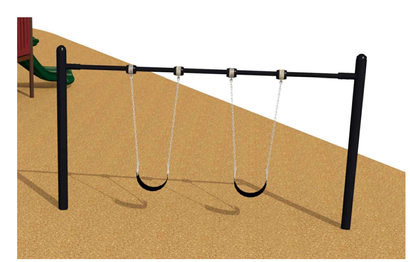
CONTACT: RECREATION PLUS
PHONE: 303-278-1606
WWW.RECREATIONPLUS.COM

7 PLAY_SET
Scale: NTS

STAND AND SPIN
MANUFACTURER: LITTLE TIKES
COMMERCIAL
MODEL: IMF5T012
COLOR: STANDARD
OR APPROVED EQUAL.
INSTALL PER MANUFACTURER'S
SPECS.

CONTACT: RECREATION PLUS
PHONE: 303-278-1606
WWW.RECREATIONPLUS.COM

8 SPINNER



SWING SET
MANUFACTURER: LITTLE TIKES
COMMERCIAL
MODEL: IMF2TO5
COLOR: BLACK
INSTALL PER MANUFACTURER'S SPECS
OR APPROVED EQUAL.

CONTACT: RECREATION PLUS
PHONE: 303-278-1606
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9 SWINGS
Scale: NTS

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U-BIKE STATION
ITEM #: LBR2PSURF
SIZE: 31"H x 35"W x 5"D
COLOR: TEXTURED SILVER
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

1 BIKE_RACK
Scale: NTS

STANDARD PARK GRILL
ITEM #: 100PRG
SIZE: 10"H x 20"W x 15"D
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

2 GRILL

FLOWER INSTRUMENT
ITEM #: FWR-T-IG and FWR-I-IG
SIZE: TODDLER: 37¾"H X 19⅝ "W
COLOR: TURQUOISE & INDIGO
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: FREENOTES HARMONY PARK
WEBSITE: FREENOTESHARMONYPARK.COM

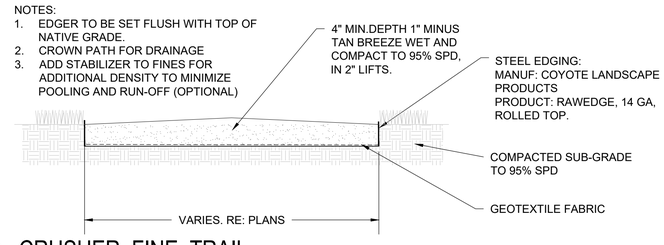
3 FLOWER_INSTRUMENT

BUTTERFLY INSTRUMENT
ITEM #: BFLY-O-IG and BFLY-Y-IG
SIZE: STANDARD: 46¾"H X 16"W
COLOR: ORANGE & YELLOW
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: FREENOTES HARMONY PARK
WEBSITE: FREENOTESHARMONYPARK.COM

4 BUTTERFLY_INSTRUMENT
Scale: NTS

NOTES:
1. EDGER TO BE SET FLUSH WITH TOP OF NATIVE GRADE.
2. CROWN PATH FOR DRAINAGE
3. ADD STABILIZER TO FINES FOR ADDITIONAL DENSITY TO MINIMIZE POOLING AND RUN-OFF (OPTIONAL)



5 CRUSHER_FINE_TRAIL

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