PLANNING COMMISSION MEETING

7:00 PM

September 14, 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 - 8.10.23

6. CONSENT AGENDA

7. PUBLIC HEARINGS

A. Newlin Crossing Townhomes Sketch and Preliminary Plan

Applicant:	**PCS Group LLC/Lennar Colorado**
Location:	**4241 E. Mainstreet**
Department:	**Community Development, Julia Duncan**
TRAKiT No.:	**SUB21-057 & SUB21-058**

8. PUBLIC MEETINGS

A. A Bill for an Ordinance to Amend Subsection 13.07.130(h) of the Parker Municipal Code Concerning Dedication Statements

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Stacey Nerger and Bryce Matthews

B. A Bill for an Ordinance to Amend Section 13.02.010 and Section 13.10.090 of the Parker Municipal Code Concerning Utilities

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews

9. PLANNING COMMISSION ITEMS

10. STAFF ITEMS

11. ADJOURNMENT

PLANNING COMMISSION MINUTES
August 10, 2023

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 Leland Sloan, Roxy Colette, Ruth Ann Nelson, Erik Frandsen, Eliana Burke and Nick Metz. Also in attendance, but not seated were alternate commissioners Angela Lindstrom, Erik Rieger and Jane Lane.

ADDITIONS, MODIFICATIONS OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the July 13, 2023, meeting minutes. Commissioner Erik Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING - HIGHLANDS AT KING'S POINT PD AMD 1 - CONTINUED TO A DATE UNCERTAIN

Applicant:	THK Associates
Location:	North of Cottonwood Dr. between King's Point Way and E470
Department:	Community Development, Amber Hicken Wood
TRAKiT No.:	Z22-035

Commissioner Ruth Ann Nelson moved the Planning Commission continue the public hearing for Highlands at King's Point PD AMD 1 to a date uncertain. Commissioner Eliana Burke seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – HORSESHOE RIDGE LOT 2 BLOCK 1 - USE BY SPECIAL REVIEW FOR A VETERINARY CLINIC

Applicant:	Michael Skarie
Location:	12225 Pardee St. Parker, CO
Department:	Community Development, Ashley Chasez
TRAKiT No.:	Z23-008

STAFF PRESENTATION

Ashley Chasez, Planner 1, presented the staff report proposing a Use by Special Review to allow for a Veterinary Hospital in a multitenant commercial building that is currently under construction. Ms. Chasez concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Horseshoe Ridge Lot 2 Block 1 – Use by Special Review for a Veterinary Clinic subject to the following conditions:

1. That the Use by Special Review materials submitted to the Community Development Department on April 14, 2023, shall be the approved Use by Special Review materials.
2. A building permit shall be required for any interior or exterior work completed on site.
3. That the outdoor relief area shall be maintained in good condition. The outdoor area shall be cleaned immediately and sprayed with an environmentally friendly odor control cleaner as needed.
4. That the outdoor relief area's waste station as well as other pet waste stations shall be emptied at least twice daily and prior to closing.
5. That the internal design of the clinic shall have sound-deadening insulation on internal walls and ceilings to mitigate noise to the adjacent business.
6. That all animals shall be by themselves, double leashed, and accompanied by a staff member when accessing the pet relief area.
7. No overnight kenneling shall be permitted except for those animals that are under immediate veterinary care that requires the overnight kenneling.

Commissioner discussion with staff and applicant:

- Commissioner Erik Frandsen asked where the pet relief area will be located; *(staff said, referring to a presentation slide, that it will be in the lower left corner and will have required screening).*
- Commissioner Erik Frandsen asked if there are other tenants in this building; *(staff said there will be one other tenant in this building and the space has not yet been leased; the applicant, Michael Skarie, added that the landlord said a pet groomer is applying for the other space).*
- Commissioner Nick Metz asked if the Horseshoe Ridge neighborhood which borders this site has reached out with comments; *(staff said the applicant has met the public notice requirements including the installation of a public notice sign on site, mailings to adjacent property owners and a website notice).*
- Commissioner Ruth Ann Nelson asked if staff has received any letters in support or in opposition to this project; *(staff said no).*
- Commissioner Ruth Ann Nelson asked if the outside agencies had any response on this project; *(staff said no).*
- Commissioner Leland Sloan asked if the seven conditions had been met; *(staff said yes, the applicant will be able to meet the conditions and that the site plan will meet the conditions pertaining to screening).*
- Commissioner Eliana Burke asked if there will be supervision of animals kept overnight; *(applicant said that animals will not be kept overnight at this location and if an animal*

needs to be kept overnight, it will be sent to a facility that handles overnight stays; the applicant added that he sent 500 flyers to the adjacent residences).

PUBLIC COMMENT
None.

PUBLIC HEARING CLOSED: 7:10 P.M. – HORSESHOE RIDGE LOT 2 BLOCK 1 - USE BY SPECIAL REVIEW FOR A VETERINARY CLINIC

Planning Commissioner Discussion

- Commissioner Erik Frandsen said he is in support of the vet clinic, that it meets the criteria, will be a good service for the area, and if a potential groomer moves in next door, that will be a complimentary business.
- Commissioner Eliana Burke agrees with her fellow commissioner.
- Commissioner Nick Metz agrees with his fellow commissioner.
- Commissioner Ruth Ann Nelson agrees with her fellow commissioner, said that it is a good use, is a needed service and that the conditions in place cover any concerns regarding the relief area and noise elements and provides for the safety of the animals.
- Commissioner Roxy agrees with Commissioner Ruth Ann Nelson and is in support.
- Commissioner Leland Sloan said his only concern was with the criteria, looks like they have been fulfilled and is in support.
- Commissioner Gary Poole said he agrees with his fellow commissioners, and it sounds like it is a good plan.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the Horseshoe Lot Ridge Lot 2 Block 1 Use by Special Review for a veterinary clinic subject to the conditions outlined in staff's report. Commissioner Erik Frandsen seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS
None

STAFF ITEMS
Appoint Vice Chair and Acting Vice Chair
Commissioner Erik Frandsen moved to nominate Commissioner Eliana Burke as the Vice Chair. Commissioner Ruth Ann Nelson seconded the motion. A vote was taken and passed unanimously.

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

Bryce Matthews told the commissioners that the August 24, 2023, meeting will be canceled and there will be training prior to the September 14, 2023, meeting at 5:30.

ADJOURNMENT

Commissioner Erik Frandsen moved that the meeting be adjourned. Commissioner Roxy Colette 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:	**9/14/2023**
Town Council Date:	**10/2/2023**
Hearing Type:	**Public Hearing** **Newlin Crossing Townhomes Sketch and Preliminary Plans** **TRAKiT No: SUB21-057 and SUB21-058**
Location:	**The site is located northeast of the intersection of Chambers Road and Mainstreet.**
Project Planner:	**Julia Duncan, Associate Planner**
Applicant:	**PCS Group, Applicant**
Executive Summary:	**The applicant, PCS Group, is proposing a Sketch and Preliminary Plan for 96 townhome lots with tracts for parking, landscaping, and open space.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the requested Newlin Crossing Townhomes Sketch Plan."

"I move the Planning Commission recommend Town Council approve the requested Newlin Crossing Townhomes Preliminary Plan."

ALTERNATIVE MOTIONS

Sketch Plan

"I move the Planning Commission recommend Town Council approve the requested Newlin Crossing Townhomes 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 Newlin Crossing Townhomes 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 Newlin Crossing Townhomes Sketch Plan to a future date."

Preliminary Plan
"I move the Planning Commission recommend Town Council approve the requested Newlin Crossing Townhomes 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 Newlin Crossing Townhomes 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 Newlin Crossing Townhomes Preliminary Plan to a future date."

I. BACKGROUND/DISCUSSION

The Town Council previously approved the Newlin Crossing Planned Development (PD) zoning and the Newlin Crossing Sketch and Preliminary Plans that laid out single family home lots and showed this site as a tract for future platting. The subject property is generally located at the Northeast corner of Mainstreet and Chambers Road. The site is currently undeveloped and is west of the Carousel Farms single family development, south of Stonegate single family development in unincorporated Douglas County, east of Sierra Ridge single family residential and a self-storage development in unincorporated Douglas County, and north of the Cobblestone Riding Club and open space. The subject property consists of 9.404 acres owned by Lennar Colorado, LLC.

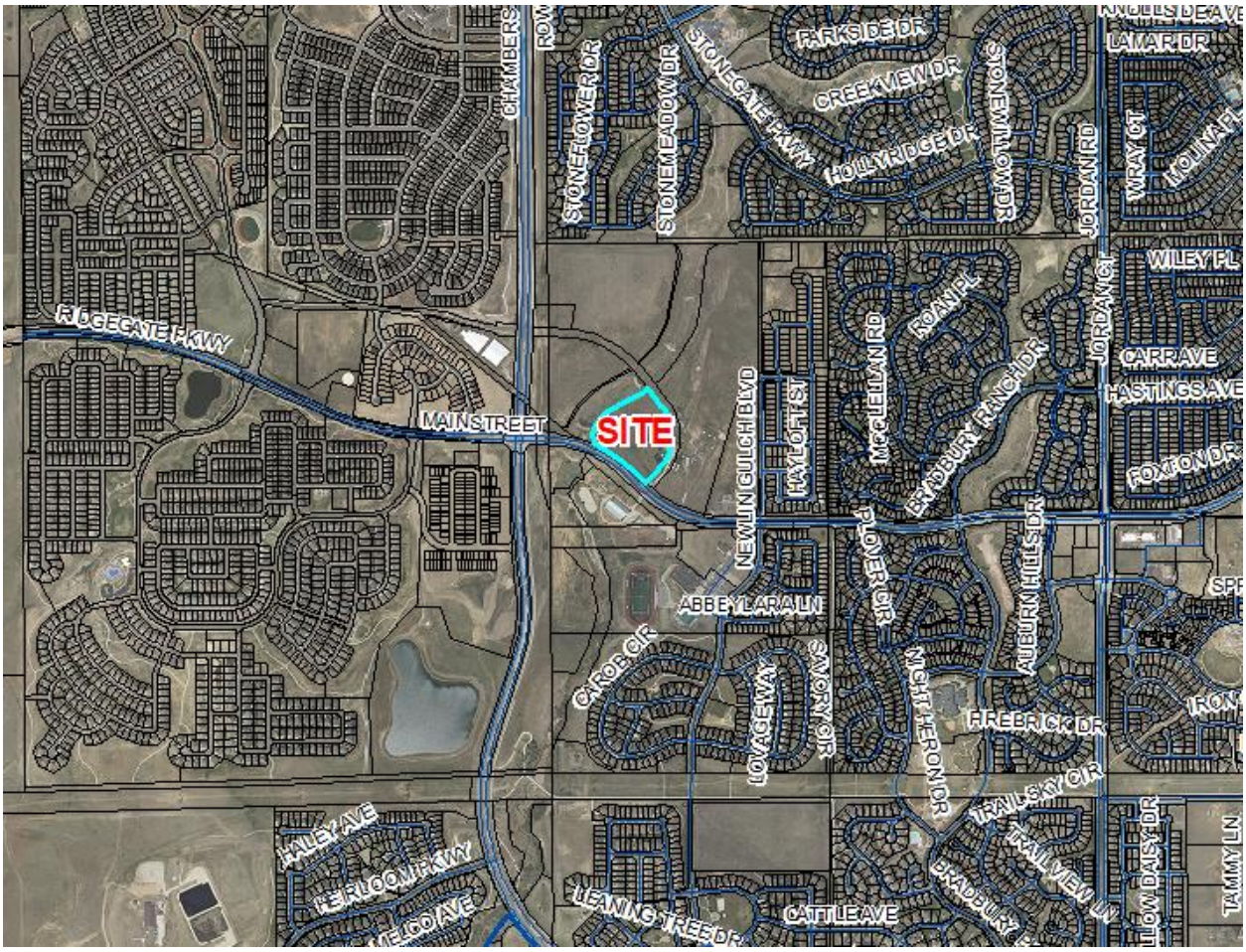
The applicant, PCS Group, is requesting the approval of the Sketch and Preliminary Plans for the Newlin Crossing Townhomes development. The Sketch Plan and Preliminary Plan applications propose 96 attached single family townhome lots and 3.877 acres of open space.

The approval of the sketch and preliminary plans does not formally create the lots or 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.

Newlin Crossing Filing No. 2 replatted Tract M for the future development of these townhomes. The applicant has completed a Master Utility, Traffic and Drainage Studies for the entire Newlin Crossing PD that has been reviewed by staff and determined to be acceptable. The proposed Sketch and Preliminary Plans are consistent with the previous Town Council approved Sketch and Preliminary Plans.

The townhome site location is designated as PA-5 in the Newlin Crossing PD. Gross density for the project is 10.2 du/ac. Maximum building heights up to 40', density, and setbacks will be required to be consistent with the town's multi-family standards and the PD guide and will be reviewed during the Final Plat and Site Plan review process.

Vicinity Map



II. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Newlin Crossing PD, Planning Area 5		
Master Plan Area	Medium Density Residential		
Site Acreage	9.404 acres		
Subdivision	Newlin Crossing Filing No. 2		
Existing Use	Previous Agricultural uses		
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Medium Density Residential	PD - Planned Development	Vacant, future SF residential-Newlin Crossing
South	Low Density Residential	PD - Planned Development	Horse riding facility, open space, and church

East	Medium Density Residential	PD - Planned Development	Vacant, future SF residential-Newlin Crossing
West	Medium Density Residential	PD - Planned Development	Newlin Crossing Newlin Gulch open space

III. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	**Medium Density Residential:** Consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered if impacts are comparable to other uses permitted within this Character Area. **Neighborhood Centers:** Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Neighborhood Center should range from a combined 50,000 to 250,000 square feet. Higher density residential is appropriate as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Land Use 1. D Land Use 1. F Land Use 1. G Land Use 1. I
Inconsistent Goals/Strategies	None
Staff Analysis	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 are for attached single family residential lots, roadways, and open space that are consistent with medium density residential development and

	neighborhood centers as identified in the Master Land Use Plan and which are allowed by the zoning.

IV. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Minor Development Plat)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	Setbacks are established in the Newlin Crossing PD and are based on the type of residential unit that is proposed in each Planning Area.	Building setbacks will be reviewed at the time of building permit submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	A maximum of 100 units are allowed in PA-5 of the PD per the zoning.	The proposal is for 96 residential units. The 96 total units does not exceed the number of units permitted by zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Building heights are based on the type of development that is proposed in each Planning Area within the Newlin Crossing PD.	Building heights will be reviewed at the time of the Site Plan review and residential design matrix submittal.	☐ Consistent ☐ Inconsistent ☒ N/A

Lot Size	The PD does not have a minimum or maximum lot size for PA-5	The proposed minimum lot size is 1,156 sf.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan. Staff has reviewed these documents and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO). Landscaping will be further analyzed with the Final Plat and Site Plan review.	☐ Consistent ☐ Inconsistent ☒ N/A
Off-Street Parking	Title 13.06.060	Staff has reviewed the proposed sketch and preliminary plans for compliance. This review will be evaluated in greater detail during the Final Plat and Site Plan review.	☐ Consistent ☐ Inconsistent ☒ N/A
Miscellaneous	The total Newlin Crossing PD Requires 5.966 acres. Open Space: 1.88 acres	Parks: 6.026 acres provided in PA-1 and PA-2 Open Space provided in Newlin Crossing Townhomes: 3.877 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Newlin Crossing Townhome Sketch and Preliminary Plan applications are for 96 single family attached townhome lots, 3.877 acres of open space and drainage on a 9.404-acre parcel. The proposed Sketch and Preliminary Plans are in conformance with the approved zoning and the Land Development Ordinance.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The Newlin Crossing development will be served by the West Parker Road extension as a new collector roadway. West Parker Road will provide two access points for the overall development from Mainstreet and Chambers Road. The collector road forms the 'backbone' and circulation within the development. Approved Newlin Gulch Filing No. 2 shows an east west connection between the Newlin Crossing development and the existing Carousel Farms development. The Newlin Gulch Trail tracts will serve as a future pedestrian circulation component. The site will provide two points of access from West Parker Rd. One point of access will be Tundra Top Dr. which will

create right-of-way street access internal to the site and include alley intersections. A second point of access will provide a private drive connection to West Parker Rd.

VI. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec Consulting	No Comment
Town of Parker Engineering	Approved
Fire and Life Safety	Approved
Stonegate Village Metro District	Advisory Comments
Douglas County	Advisory Comments
Public Service Company of CO	Advisory Comments
IREA	Approved
Stonegate HOA	Stonegate Village Owners Association Board President: 1- The addition of this development will add additional stress to an already short water supply. 2 - The addition of this development will contribute additional traffic to our insufficient road infrastructure.
Douglas County Schools	No comment
Comprehensive Planning	Consistent with Master Plan
Comcast	No Comment
Century Link	No Comment
Building	Approved

VII. CONCLUSION

The applicant, PCS Group, is requesting the approval of the Sketch and Preliminary Plans for the Newlin Crossing Townhomes development. The Sketch and Preliminary Plans applications are for 96 attached single family townhome lots and 3.877 acres of open space.

The subject property is generally located at the Northeast corner of Mainstreet and Chambers Road. The site is currently undeveloped and has single family development to the east, west, and north, and a riding club, church, and open space to the south.

Staff has reviewed the proposed submittal and has determined that it complies with the 2035 Master Plan, existing zoning for the site and the Land Development Ordinance.

VIII. RECOMMENDED CONDITIONS

N/A

IX. ATTACHMENTS

1. Project Narrative
2. Sketch Plan
3. Preliminary Plan
4. Landscape Plan

Report Approved By: Bryce Matthews, Assistant Director - Planning

NEWLIN CROSSING TOWNHOMES

Sketch/Preliminary Plan & Site Plan Narrative

8-27-2021

Submitted by:

pcs group

200 Kalamath St., Denver, CO 80223 ph: 303-531-4905

Overview
PCS Group, Inc., on behalf of LENNAR is pleased to present this letter as the required narrative for the Sketch/Preliminary Plan & Site Plan submittal for Newlin Crossing Townhomes.

The project consists of 96 alley-loaded, single-family attached townhome units and includes internal open space areas, table & seating areas, pathways, parking, enhanced corner areas and a public art space. The site will occupy the 9.404-acre Tract P depicted in Newlin Crossing Preliminary Plan which is currently under review. The townhome site location is designated as PA-5 in the Newlin Crossing Development Plan. Gross density for the project will be 10.2 du/ac. The site is currently vacant and bounded by the Newlin Gulch drainage, E. Mainstreet and future W. Parker Rd. The site sits on a hillside that generally slopes from east to west towards Newlin Gulch. The majority of the site is roughly 20'-25' below E. Mainstreet street level.

Development Standards & Site Plan
Newlin Crossing Townhomes is included as part of the overall Newlin Crossing Subdivision. The 96-unit total of this townhome site and associated park land acreage requirement is incorporated into the overall Newlin Crossing Preliminary Plan. This has previously been discussed with and acknowledged by Town staff.

The Site Plan was developed from the requirements established in the Newlin Crossing Planned Development Guide and Map and the Town of Parker Multi-Family Design Standards. Maximum building heights up to 40', density, and setbacks meet The town's Multi-Family standards and the PD guide. The townhomes will serve the intent of the PD Guide by providing a moderate density neighborhood transition to the adjacent commercial parcel located across Newlin Gulch.

The site will provide two points of access from W. Parker Rd. One point of access will be Tundra Top Dr. which will create right of way street access internal to the site and include alley intersections. A second point of access will provide a private drive connection to W. Parker Rd. This point of access is split with a landscape median.

The site is essentially terraced with one pod of townhome buildings overlooking a lower pod. There is approximately 12' to 15' of grade difference between the upper and lower pods. Terracing of the development accommodates grading challenges and creates an opportunity for more manicured internal open space. Alleys and walks provide vehicular and pedestrian connectivity to all portions of the development and access to adjacent streets and park spaces beyond. Wet utilities will be located in Tundra Top Dr. and within alleys. Dry utilities will be located in internal open space areas outside of townhome lots. Stormwater will be conveyed to stormwater infrastructure located in W. Parker Rd. through surface drainage and sewers.

Tundra Top Dr. includes on-street parking and meets town streetscape standards. Off-street parking is located adjacent to alleys and is distributed throughout the site providing convenient locations for guests and residents. Total off-street parking spaces, including garage spaces, exceed town parking requirements.

Town of Parker Multi-family Standards

Newlin Crossing Townhomes follows the general typology of Multiple-Family Attached Housing. The site includes pedestrian connections providing connectivity to all portions of the development. Pedestrian connectivity is also provided to adjacent roadway sidewalks. Internal drives and alleys incorporate walks and trees per multi-family standards. Blocks are clearly defined by internal streets or access points to internal greenways. Block lengths conform to multi-family standards.

Along streets, buildings are oriented with the fronts of buildings facing the perimeter of blocks and public right of ways. Buildings are setback from roadways, internal open space and natural areas (Newlin Gulch) per the town multi-family standards. Buildings front internal open spaces when not adjacent to a public right of way. Internal walks provide pedestrian access to front doors and parking areas. Benches, picnic tables and bike racks are dispersed within the site adjacent to walks and located in internal open areas.

Grading was designed to maximize usable outdoor area and minimize wall locations. Wall frontage has been screened with plantings where applicable. Wall heights will not exceed 4'.

The project meets the minimum 45% landscape area requirement. These landscape areas include internal open space areas, perimeter open space areas, on-lot landscaping and gathering areas. Trees and shrubs have been placed to provide screening where desirable and visually enhance corners of the development. A mix of deciduous and evergeen plant material will provide year-round interest. Open lawn areas and picnic areas allow for passive use.

Architectural Design

Townhomes will be 2-stories consisting of 2 to 3 bedroom units. Each unit will include a 1 or 2-car garage. Units will have private front door access with an included front patio. Newlin Crossing Townhomes will provide 3 different building elevation styles; 'Contemporary Farmhouse', 'Colorado Modern' and 'Modern Hill Country'. When these styles are applied to the various buildings, up to twelve different elevation combinations could be provided.

The proposed architectural styles contain several visually unique design elements, including articulated building massing, breaking roof lines with varying heights and slopes, gables, alternate orientation of siding, inset porches and other architectural treatments and design elements that create an attractive final product with a strong sense of neighborhood. The orientation of the development's buildings have been organized to create a sense of place within the surrounding neighborhood, where the buildings, open space, and parking areas will be clustered to maximize exposure around the buildings.

With respect to the Attached Architectural Standards for townhomes, we believe that we can comply, with the possible exception of the building depth range of 30'- 44'. Figures 2.84 and 2.85 in the Attached House Requirements are confusing because the dimensioned building depth is shown as measured part way through the building. The proposed townhomes for this project include floor plans that range between 44'-6" and 52' in total depth, including the garages. Depending upon interpretation of the Attached Home Requirements, we may need to work with the town on any waiver requests that may be necessary to permit the proposed building dimensions. The proposed townhomes are a very standard size and dimension in both directions, so hopefully this is not needed. Also, this product offering has proven very popular with lower price point buyers in other Metro Area communities. It has offered those communities a market attainable product that has been greatly appreciated, and sought after by both municipalities and buyers alike.

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

Sincerely,

Alan Cunningham, RLA
Vice President, PCS Group, Inc.

NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 1 OF 7

TOTAL ACREAGE = 9.404 ACRES, 96 LOTS, 6 TRACTS

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 NEWLIN CROSSING TOWNHOME SKETCH/PRELIMINARY PLAN. 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 MAINTAINADEQUATE 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). NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).

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.C.S. 1 531, ET SEQ., AS AMENDED OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

_____
SIGNATURE

BY: _____

AS _____ OF LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST:

_____
SECRETARY

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____. BY _____ AS _____

_____ OF LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 20 BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "2008 T6S R66W 18/17/19/20 LS 10717" WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 20 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "ATWELL T6S R66W ¼ S17/S20 2016 PLS 29430" , IS ASSUMED TO BEAR NORTH 89°38'10" EAST, 2665.57 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE SOUTH 34°42'33 EAST A DISTANCE OF 1682.99 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 38°55'40" EAST, A DISTANCE OF 117.81 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 06°04'20" WEST, A DISTANCE OF 28.28 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 49°58'48" WEST, A DISTANCE OF 8.40 FEET;

THENCE SOUTH 40°37'09" EAST, A DISTANCE OF 55.00 FEET;

THENCE NORTH 49°54'36" EAST, A DISTANCE OF 6.71 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°57'25", AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS SOUTH 83°26'58" EAST, A DISTANCE OF 28.52 FEET, TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 41°06'20", AN ARC LENGTH OF 340.78 FEET, THE CHORD OF WHICH BEARS SOUTH 17°25'05" EAST, A DISTANCE OF 333.52 FEET, TO A POINT OF COMPOUND CURVATURE;

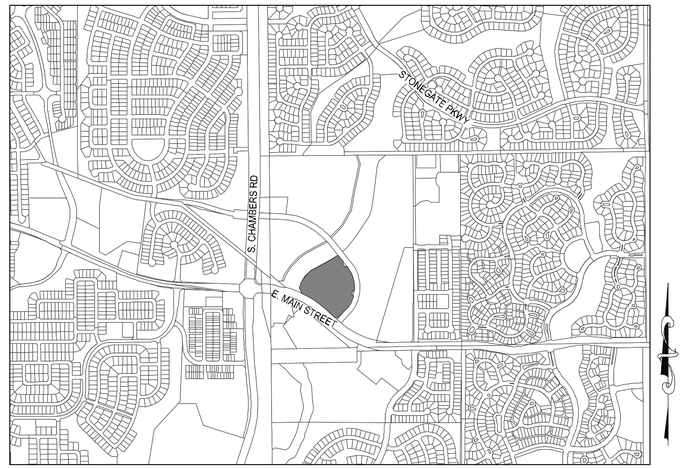
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 95°59'32", AN ARC LENGTH OF 33.51 FEET, THE CHORD OF WHICH BEARS SOUTH 51°07'51" WEST, A DISTANCE OF 29.72 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 80°52'23" WEST, A DISTANCE OF 5.11 FEET;

THENCE SOUTH 09°07'37" WEST, A DISTANCE OF 55.00 FEET;

THENCE SOUTH 80°52'23" EAST, A DISTANCE OF 5.11 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 95°59'32", AN ARC LENGTH OF 33.51 FEET, THE CHORD OF WHICH BEARS SOUTH 32°52'37" EAST, A DISTANCE OF 29.72 FEET, TO A POINT OF COMPOUND CURVATURE;



VICINITY MAP
SCALE: 1" = 1000'

LEGAL DESCRIPTION (CONTINUED):

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 19°55'39", AN ARC LENGTH OF 165.21 FEET, THE CHORD OF WHICH BEARS SOUTH 25°04'59" WEST, A DISTANCE OF 164.37 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 48°22'07" WEST, A DISTANCE OF 112.99 FEET;

THENCE SOUTH 43°10'26" WEST, A DISTANCE OF 92.66 FEET;

THENCE SOUTH 87°47'49" WEST, A DISTANCE OF 42.15 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY OF EAST MAINSTREET;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF EAST MAINSTREET THE FOLLOWING TWO (2) COURSES;

1. NORTH 47°34'49" WEST, A DISTANCE OF 186.34 FEET, TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 17°42'58", AN ARC LENGTH OF 389.60 FEET, THE CHORD OF WHICH BEARS NORTH 56°26'18" WEST, A DISTANCE OF 388.05 FEET, TO THE SOUTHEAST CORNER OF TRACT I, NEWLIN CROSSING, FILING NO. 1, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2019075199;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT I, NEWLIN CROSSING, FILING NO. 1, THE FOLLOWING SEVEN (7) COURSES;

1. NORTH 24°23'52" WEST, A DISTANCE OF 87.73 FEET;
2. NORTH 19°17'14" EAST, A DISTANCE OF 72.23 FEET;
3. NORTH 31°56'30" EAST, A DISTANCE OF 101.90 FEET;
4. NORTH 44°42'30" EAST, A DISTANCE OF 111.76 FEET;
5. NORTH 62°05'08" EAST, A DISTANCE OF 254.30 FEET;
6. NORTH 58°22'59" EAST, A DISTANCE OF 149.05 FEET;
7. NORTH 52°21'14" EAST, A DISTANCE OF 38.89 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 409,619 SQUARE FEET OR 9.404 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

UNIT COUNT & DEDICATED PARK SUMMARY

PLANNING AREA, RESIDENTIAL USE & ACREAGE	PROPOSED DWELLING UNIT TYPE	UNIT QTY.	DU'S/AC	*REQ'D. PARK AREA PER UNIT (AC.)	TOTAL PROJECT PARK AREA REQ'D. (AC.)	TOTAL PROJECT PARK AREA PROVIDED TRACT***	(AC.)
PER THE NEWLIN CROSSING PRELIMINARY DEVELOPMENT PLAN***							
PA-1 / FILING 2 RESIDENTIAL (34.0 AC.)	SINGLE-FAM. DETACHED	109	3.21	0.0239	2.600	H	1.609
						O	1.844
PA-2 / FILING 3 RESIDENTIAL (21.27 AC.)	SINGLE-FAM. DETACHED	85	4.00	0.0239	2.032	B	1.828
						Q	0.745
**PA-5, RESIDENTIAL MULTI-FAM. (9.0 AC.)	TOWNHOMES	96	10.67	0.0139	1.334		
				PARK AREA TOTALS	5.966		6.026

*PARK AREA REQUIREMENTS CALCULATED IN ACCORDANCE WITH MUN. CODE SEC. 13.07.140 (2)

**PA-5 DEVELOPMENT TO BE PROVIDED AS PART OF A SEPARATE PRELIMINARY PLAN AND SITE PLAN SUBMITTAL. HOWEVER, PA-5 (TOWNHOMES) IS INCLUDED IN THE OVERALL PARKS REQUIREMENT AND WILL NOT HAVE ITS OWN SEPARATE PARK TRACTS AS ACKNOWLEDGED & APPROVED BY TOWN OF PARKER STAFF.

***THE TRACT NAME LABELS MATCH THE NEWLIN CROSSING PRELIMINARY DEVELOPMENT PLAN FOR REFERENCE AND MAY NOT REFLECT THE CURRENT FINAL PLAT LABELS. HOWEVER, THE AREA ACREAGES HAVE BEEN VERIFIED FOR CONSISTENCY THROUGHOUT THE PLATTING PROCESS.

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT ORDER NO. ABC70657126.1, ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF OCTOBER 23, 2020.
4. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 20 BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED 2008 T6S R66W 18/17/19/20 LS 10717 WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 20 BEING MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED ATWELL T6S R66W 1/4 S17/S20 2016 PLS 29430 IS ASSUMED TO BEAR NORTH 89°38'10" EAST A DISTANCE OF 2665.57 FEET.
5. BENCHMARK: DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT STAMPED 1.107004 BEING A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP FLUSH WITH GROUND. THE MONUMENT IS LOCATED EAST OF NORTH 3RD STREET AND 110' +/- NORTH OF DOGWOOD AVENUE. THE ELEVATION IS 5867.62 FEET, DATUM NAVD88.
6. TRACTS A, D, E AND F ARE HEREBY ESTABLISHED AS OPEN SPACE TRACTS. NO PORTION OF THESE TRACTS SHALL BE DEVELOPED, WHICH INCLUDES SURFACE IMPROVEMENTS OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, WITH THE EXCEPTION OF UNDERGROUND UTILITY EASEMENTS WHICH INCLUDE THE INSTALLATION OF UNDERGROUND UTILITIES TO CONNECT PLANNING AREAS WITH UTILITIES WHICH INCLUDE, BUT ARE NOT LIMITED TO, WATER AND SEWER MAINS, STORMWATER MAINS, ELECTRICAL, NATURAL GAS, TELEPHONE AND CABLE TELEVISION AND AS IDENTIFIED WITHIN THE ASSOCIATED SUBDIVISION AGREEMENT APPROVED BY THE TOWN OF PARKER AS PART OF NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN
7. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
8. MONUMENT SIGN, MASONARY FENCE COLUMNS WINDOW WELLS, DECKS, COUNTERFORTS, AC UNITS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROACH INTO UTILITY EASEMENTS.
9. SEE SHEET 5 FOR DETAILS OF IREA EASEMENTS AND DRAINAGE AND UTILITY EASEMENTS.
10. SEE SHEET 6 FOR DETAILS OF STONEGATE VILLAGE METROPOLITAN DISTRICT UTILITY EASEMENTS.
11. THERE ARE A TOTAL OF 96 LOTS AND 6 TRACTS IN NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN.
12. UTILITY EASEMENTS IN TRACTS WILL BE DEDICATED BY THE FINAL PLAT.
13. THE UTILITY ACCESS EASEMENTS DEDICATED WITHIN TRACTS A, D, E, AND F OF THE SUBDIVISION ARE TO PROVIDE UTILITY PROVIDERS ACCESS TO THE REAR AND SIDE YARD UTILITY EASEMENT ON THE ADJACENT RESIDENTIAL LOTS. THESE ACCESS EASEMENTS SHALL BE USED FOR UTILITY PROVIDER ACCESS ONLY.

TRACT SUMMARY TABLE

TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	101,288 S.F.	2.325 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
B	23,154 S.F.	0.532 AC	ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
C	37,478 S.F.	0.860 AC	ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
D	53,429 S.F.	1.227 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
E	7,097 S.F.	0.163 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
F	7,059 S.F.	0.162 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT

LAND USE SUMMARY CHART

TYPE	SQ. FT.	AREA	% OF TOTAL AREA
SINGLE FAMILY ATTACHED TOWNHOMES	140,792 S.F.	3.232 AC	34.37%
OPEN SPACE / UTILITIES	168,873 S.F.	3.877 AC	41.23%
ACCESS	60,632 S.F.	1.392 AC	14.80%
ROAD RIGHTS OF WAY	39,322 S.F.	0.903 AC	9.60%
TOTAL	409,619 S.F.	9.404 AC	100%

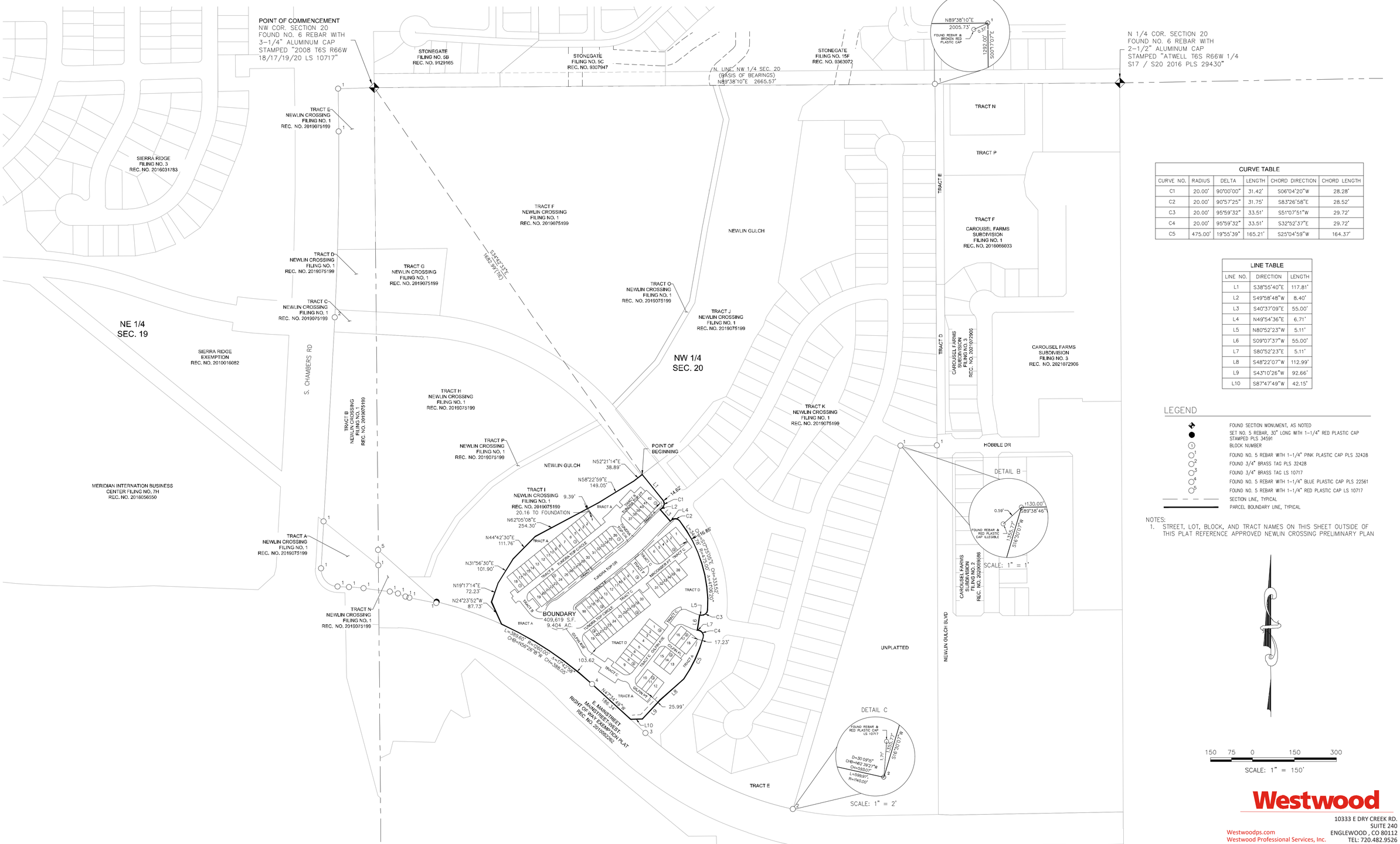
MINIMUM LOT SIZE

	LOT SIZE	LOT WIDTH
MINIMUM	NONE	NONE
PROVIDED	1,156 SQUARE FEET	17 Ft

Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD , CO 80112
Westwoodps.com
Westwood Professional Services, Inc.
TEL: 720.482.9526

NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 2 OF 7



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	90°00'00"	31.42'	S06°04'20"W	28.28'
C2	20.00'	90°57'25"	31.75'	S83°26'58"E	28.52'
C3	20.00'	95°59'32"	33.51'	S51°07'51"W	29.72'
C4	20.00'	95°59'32"	33.51'	S32°52'37"E	29.72'
C5	475.00'	19°55'39"	165.21'	S25°04'59"W	164.37'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S38°55'40"E	117.81'
L2	S49°58'48"W	8.40'
L3	S40°37'09"E	55.00'
L4	N49°54'36"E	6.71'
L5	N80°52'23"W	5.11'
L6	S09°07'37"W	55.00'
L7	S80°52'23"E	5.11'
L8	S48°22'07"W	112.99'
L9	S43°10'26"W	92.66'
L10	S87°47'49"W	42.15'

LEGEND

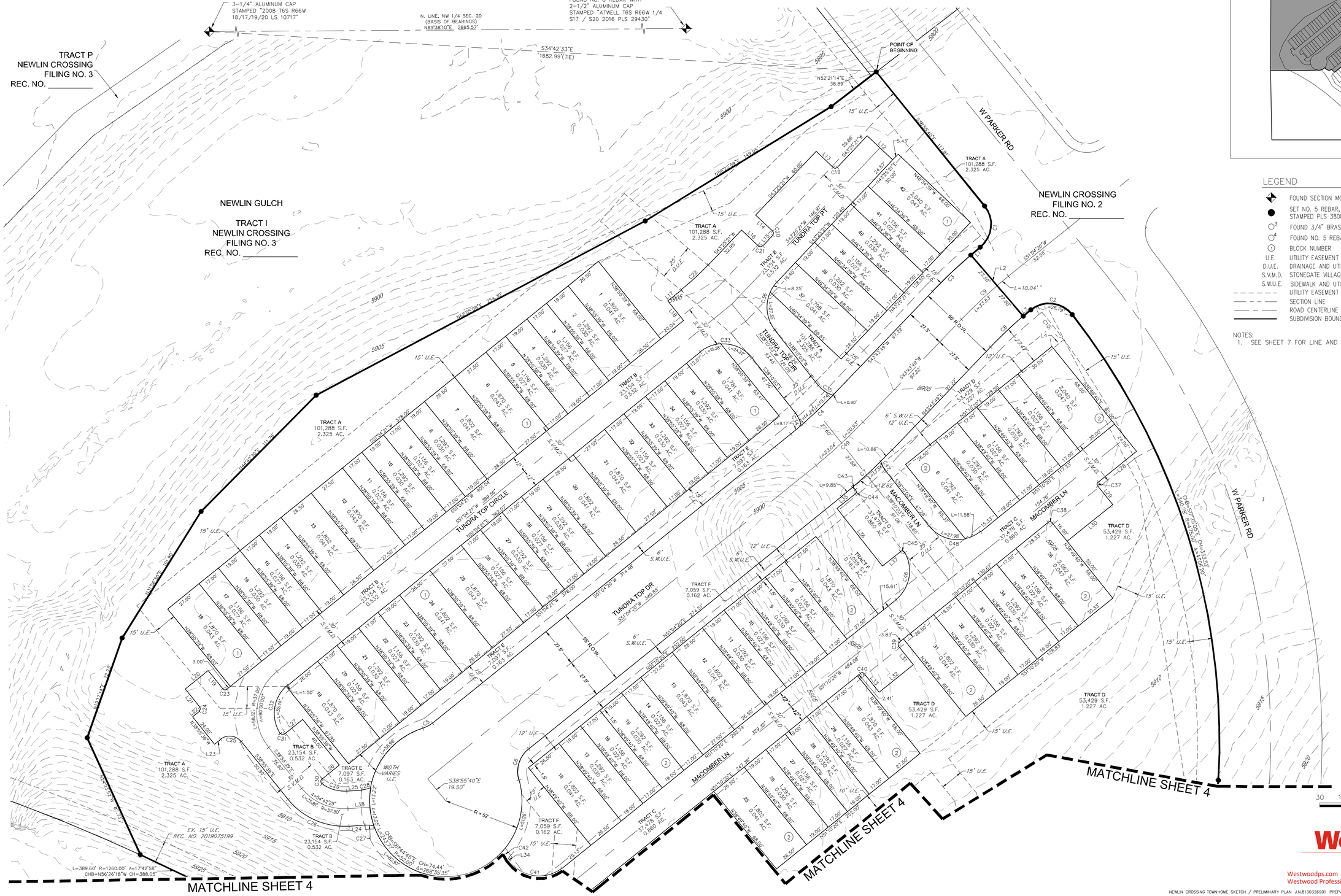
- FOUND SECTION MONUMENT, AS NOTED
- SET NO. 5 REBAR, 30" LONG WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
- BLOCK NUMBER
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP PLS 32428
- FOUND 3/4" BRASS TAG PLS 32428
- FOUND 3/4" BRASS TAG LS 10717
- FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP PLS 22561
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP LS 10717
- SECTION LINE, TYPICAL
- PARCEL BOUNDARY LINE, TYPICAL

NOTES:
1. STREET, LOT, BLOCK, AND TRACT NAMES ON THIS SHEET OUTSIDE OF THIS PLAT REFERENCE APPROVED NEWLIN CROSSING PRELIMINARY PLAN

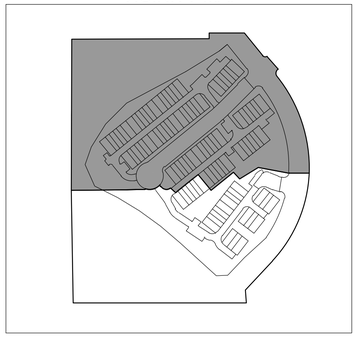
Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD , CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 3 OF 7



VICINITY MAP



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO. 5 REBAR, 24" LONG WITH 1-1/4" YELLOW PLASTIC CAP STAMPED PLS 38004
- FOUND 3/4" BRASS TAG LS 10717
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 22561
- BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- S.V.M.D. STONEGATE VILLAGE METROPOLITAN DISTRICT EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY

NOTES:
1. SEE SHEET 7 FOR LINE AND CURVETABLES FOR SHEET 3 AND 4.

30 15 0 30 60
SCALE: 1" = 30'

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10333 E DRY CREEK RD.
SUITE 240
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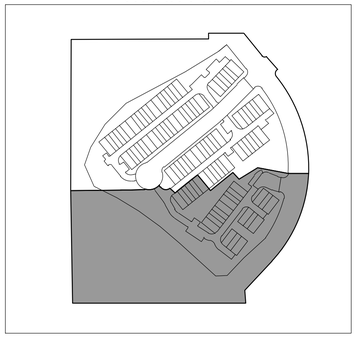
NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 4 OF 7

VICINITY MAP



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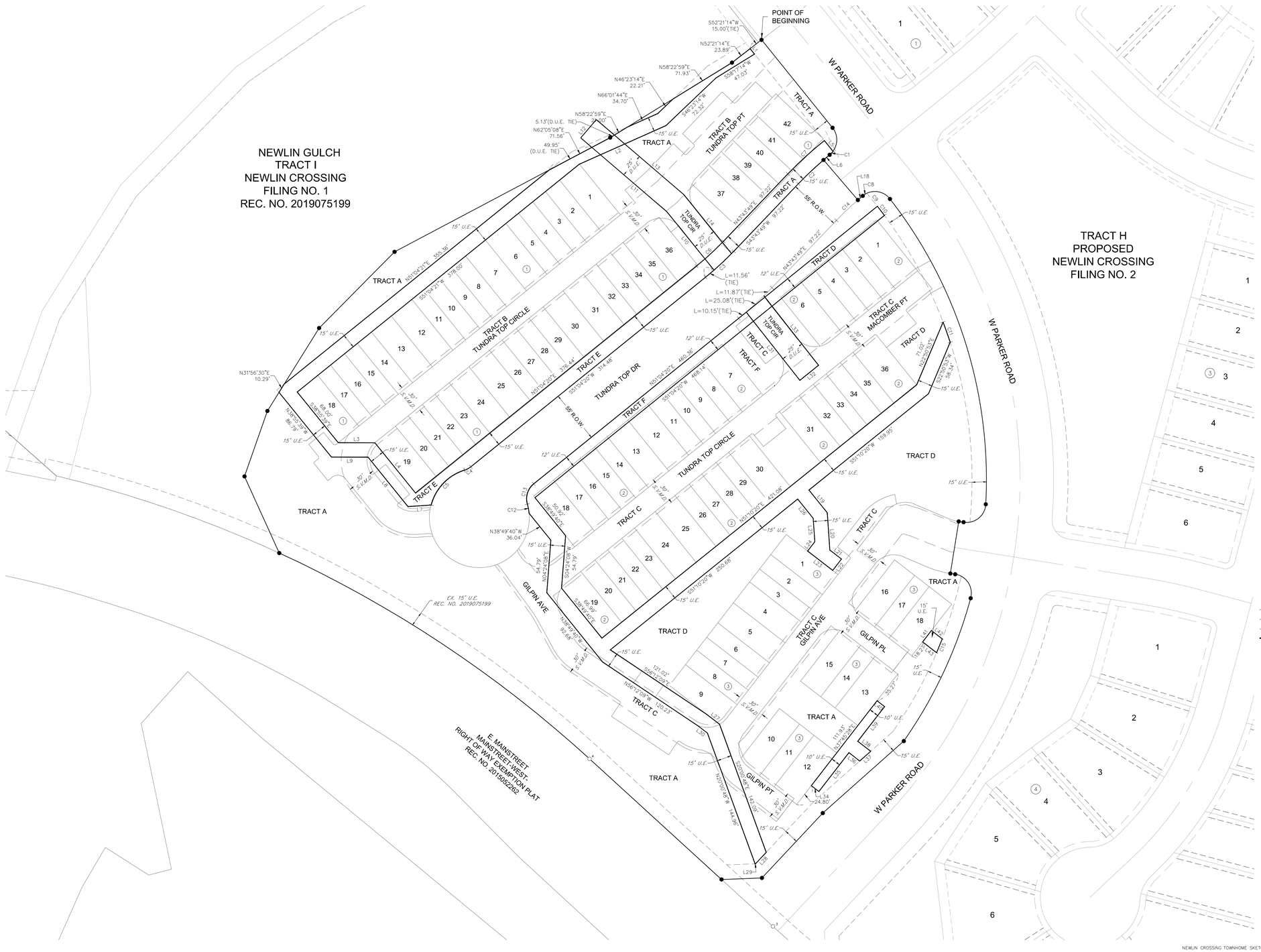
SHEET 5 OF 7



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S38°55'40"E	7.29'
L2	S66°01'44"W	98.65'
L3	S89°57'41"E	38.24'
L4	S38°55'39"E	67.28'
L5	S38°55'40"E	14.36'
L6	S49°58'48"W	8.40'
L7	S86°21'57"W	24.29'
L8	N38°55'39"W	66.17'
L9	N89°57'41"W	38.24'
L10	N38°55'39"W	78.34'
L11	S49°21'08"E	118.20'
L12	N40°38'52"E	25.00'
L13	N49°21'08"W	120.48'
L14	S38°55'39"E	78.69'
L18	N49°54'36"E	6.71'
L19	S38°49'40"E	30.46'
L20	S04°00'46"E	38.90'
L21	S52°14'32"E	15.34'
L22	S37°45'28"W	15.00'
L23	N52°14'32"W	33.02'
L24	N37°45'28"E	12.27'
L25	N04°00'46"W	24.45'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L26	N38°49'40"W	25.76'
L27	S52°14'32"E	16.77'
L28	S43°10'26"W	16.29'
L29	S87°47'49"W	0.48'
L30	N52°14'32"W	11.92'
L31	N38°10'03"W	90.48'
L32	S51°10'20"W	25.00'
L33	S38°10'03"E	92.07'
L34	N52°14'32"W	10.00'
L35	S37°45'28"W	51.20'
L36	N52°14'32"W	14.21'
L37	S48°22'07"W	15.26'
L38	S52°14'32"E	17.02'
L39	S37°45'28"W	45.73'
L40	S52°14'32"E	10.00'
L41	N37°45'28"E	15.00'
L42	S52°14'32"E	14.25'
L43	N52°14'32"W	18.44'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	14°28'39"	5.05'	S43°50'01"W	5.04'
C2	367.50'	5°39'03"	36.24'	S46°33'20"W	36.23'
C3	312.50'	7°20'32"	40.04'	S47°24'04"W	40.02'
C4	20.00'	21°28'42"	7.50'	S61°48'41"W	7.45'
C5	52.00'	57°45'28"	52.42'	S43°40'19"W	50.23'
C6	297.50'	7°20'32"	38.12'	N47°24'04"E	38.10'
C7	382.50'	7°43'27"	51.57'	S47°35'32"W	51.53'
C8	20.00'	14°13'06"	4.96'	S58°10'53"W	4.95'
C9	460.00'	2°09'57"	17.39'	N39°18'48"W	17.39'
C10	460.00'	1°29'43"	12.00'	S37°28'58"E	12.00'
C11	460.00'	2°46'27"	22.27'	S19°29'37"E	22.27'
C12	52.00'	10°53'12"	9.88'	N10°35'57"W	9.87'
C13	20.00'	67°06'53"	23.43'	N17°30'54"E	22.11'
C14	312.50'	5°39'03"	30.82'	S46°33'20"W	30.81'
C15	460.00'	1°56'24"	15.57'	S22°09'33"W	15.57'

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO. 5 REBAR, 24" LONG WITH 1-1/4" YELLOW PLASTIC CAP STAMPED PLS 38004
- FOUND 3/4" BRASS TAG LS 10717
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 22561
- BLOCK NUMBER
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- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY

NOTES:
1. STREET, LOT, BLOCK, AND TRACT NAMES ON THIS SHEET OUTSIDE OF THIS PLAT REFERENCE APPROVED NEWLIN CROSSING PRELIMINARY PLAN

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

Westwood
10333 E DRY CREEK RD.
SUITE 240
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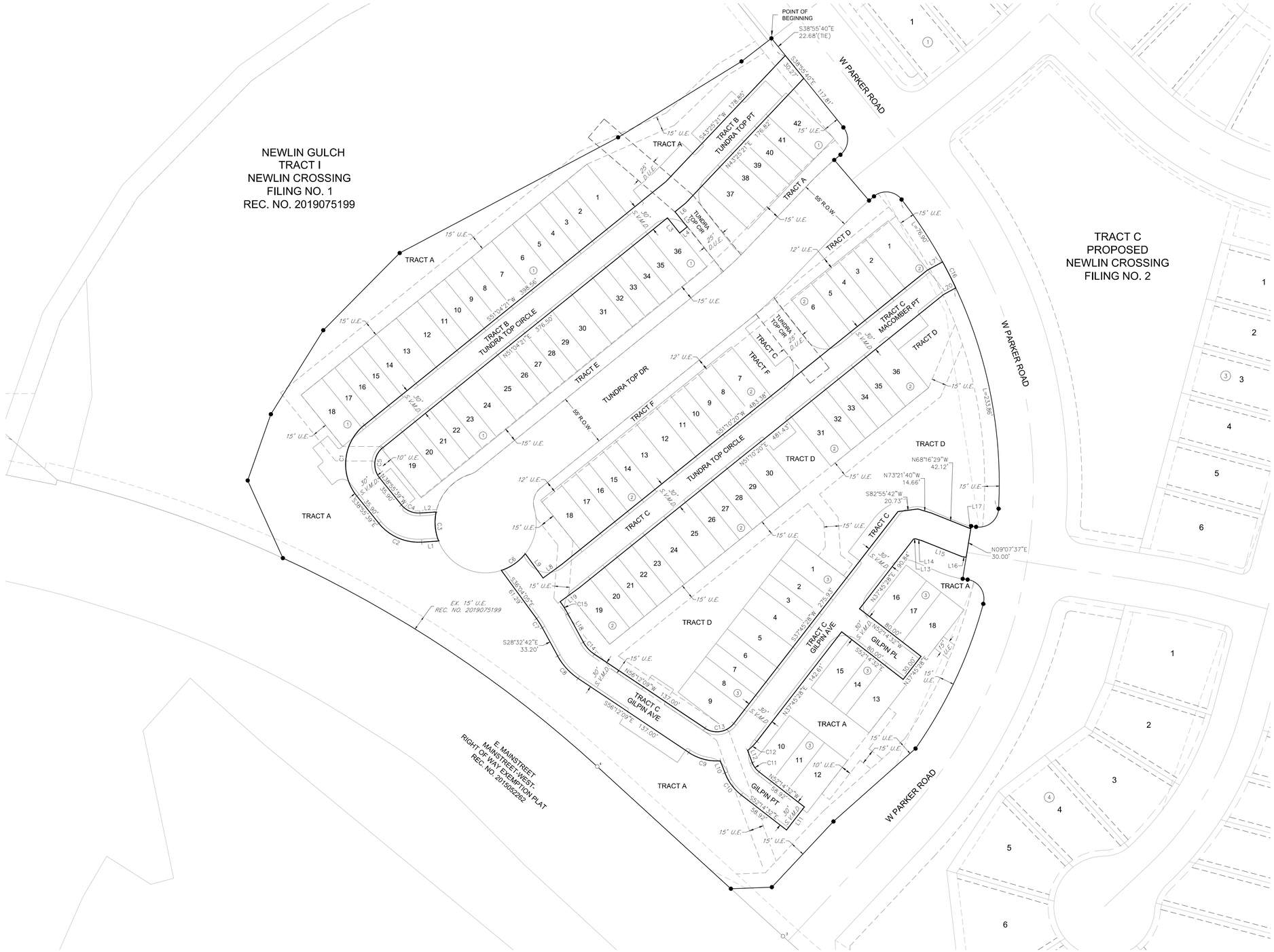
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 6 OF 7



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N86°21'57"E	17.49'
L2	S86°21'57"W	16.85'
L3	S38°55'39"E	20.00'
L4	N51°04'21"E	10.00'
L5	N38°55'39"W	20.00'
L6	N51°04'21"E	14.07'
L7	S61°21'03"W	17.71'
L8	S53°55'55"W	23.42'
L9	N36°04'05"W	30.94'
L10	S20°44'25"E	13.24'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L11	N37°45'28"E	30.00'
L12	N20°44'25"W	13.24'
L13	N82°55'42"E	1.96'
L14	S73°21'40"E	7.03'
L15	S68°16'29"E	44.10'
L16	S80°52'23"E	4.50'
L17	N80°52'23"W	1.19'
L18	N28°32'42"W	33.20'
L19	N53°55'55"E	24.14'
L20	N61°21'03"E	14.11'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	52.00'	90°00'00"	81.68'	S06°04'21"W	73.54'
C2	52.50'	54°42'25"	50.13'	S66°16'51"E	48.25'
C3	52.00'	33°32'23"	30.44'	N04°51'27"W	30.01'
C4	22.50'	54°42'25"	21.48'	N66°16'51"W	20.68'
C5	22.00'	90°00'00"	34.56'	N06°04'21"E	31.11'
C6	52.00'	33°32'18"	30.44'	S55°03'05"W	30.01'
C7	85.00'	7°31'23"	11.16'	S32°18'23"E	11.15'
C8	65.00'	27°39'27"	31.38'	S42°22'25"E	31.07'
C9	52.00'	37°46'19"	34.28'	S75°05'18"E	33.66'
C10	52.00'	31°30'07"	28.59'	S36°29'28"E	28.23'
C11	22.00'	31°30'07"	12.10'	N36°29'28"W	11.94'
C12	52.00'	14°44'10"	13.37'	N45°07'33"E	13.34'
C13	22.00'	86°02'23"	33.04'	S80°46'40"W	30.02'
C14	35.00'	27°39'27"	16.90'	N42°22'25"W	16.73'
C15	115.00'	7°24'11"	14.86'	N32°14'47"W	14.85'
C16	475.00'	3°37'16"	30.02'	N26°53'03"W	30.01'

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO. 5 REBAR, 24" LONG WITH 1-1/4" YELLOW PLASTIC CAP STAMPED PLS 38004
- FOUND 3/4" BRASS TAG LS 10717
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 22561
- BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- S.V.M.D. STONEGATE VILLAGE METROPOLITAN DISTRICT EASEMENT
- UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY

NOTES:
1. STREET, LOT, BLOCK, AND TRACT NAMES ON THIS SHEET OUTSIDE OF THIS PLAT REFERENCE APPROVED NEWLIN CROSSING PRELIMINARY PLAN

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

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NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 7 OF 7

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	90°00'00"	31.42'	N06°04'20"E	28.28'
C2	20.00'	90°57'25"	31.75'	N83°26'58"W	28.52'
C3	367.50'	5°39'03"	36.24'	S46°33'20"W	36.23'
C4	312.50'	7°20'32"	40.04'	N47°24'04"E	40.02'
C5	20.00'	21°28'42"	7.50'	N61°48'41"E	7.45'
C6	20.00'	67°06'53"	23.43'	S17°30'54"W	22.11'
C7	367.50'	7°20'32"	47.09'	N47°24'04"E	47.06'
C8	312.50'	5°39'03"	30.82'	S46°33'20"W	30.81'
C9	340.00'	7°20'32"	43.57'	S47°24'04"W	43.54'
C10	460.00'	3°29'31"	28.04'	N38°39'01"W	28.03'
C11	20.00'	95°59'32"	33.51'	N51°07'51"E	29.72'
C12	52.50'	13°57'10"	12.78'	S73°53'48"E	12.75'
C13	25.00'	75°19'19"	32.87'	S75°25'07"W	30.55'
C14	25.00'	75°19'19"	32.87'	S75°25'07"W	30.55'
C15	107.50'	13°57'10"	26.18'	S73°53'48"E	26.11'
C16	20.00'	95°59'32"	33.51'	N32°52'37"W	29.72'
C17	80.00'	13°57'10"	19.48'	S73°53'48"E	19.43'
C18	37.00'	75°19'19"	48.64'	S75°25'07"W	45.21'
C19	2.00'	90°00'00"	3.14'	N88°25'21"E	2.83'
C20	2.00'	90°00'00"	3.14'	N01°34'38"W	2.83'
C21	2.00'	90°00'00"	3.14'	N88°25'21"E	2.83'
C22	188.00'	7°39'14"	25.11'	N47°14'45"E	25.10'
C23	2.00'	90°00'00"	3.14'	S83°55'39"E	2.83'
C24	2.00'	90°00'00"	3.14'	N06°04'21"E	2.83'
C25	10.00'	90°00'00"	15.71'	N83°55'39"W	14.14'
C26	49.50'	54°42'25"	47.26'	S66°16'51"E	45.49'
C27	20.00'	17°03'31"	5.95'	N85°06'18"W	5.93'
C28	20.00'	19°12'41"	6.71'	N76°45'36"E	6.67'
C29	25.50'	40°42'23"	18.12'	S73°16'52"E	17.74'
C30	2.00'	104°00'02"	3.63'	S00°55'40"E	3.15'
C31	2.00'	96°01'05"	3.35'	S80°55'06"E	2.97'
C32	25.00'	84°46'10"	36.99'	S08°41'16"W	33.71'
C33	25.00'	90°45'35"	39.60'	N83°32'51"W	35.59'
C34	20.00'	27°09'43"	9.48'	N24°35'12"W	9.39'
C35	20.00'	35°05'43"	12.25'	S55°42'55"E	12.06'
C36	25.00'	81°35'24"	35.60'	S02°37'39"W	32.67'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C37	2.00'	90°00'00"	3.14'	S06°10'20"W	2.83'
C38	2.00'	90°00'00"	3.14'	N83°49'40"W	2.83'
C39	2.00'	90°00'00"	3.14'	S06°10'20"W	2.83'
C40	2.00'	90°00'00"	3.14'	N83°49'40"W	2.83'
C41	25.00'	92°45'34"	40.47'	S82°26'52"E	36.20'
C42	20.00'	19°07'17"	6.67'	S26°30'27"E	6.64'
C43	15.00'	9°53'50"	2.59'	N51°57'58"W	2.59'
C44	2.00'	98°51'00"	3.45'	N02°24'27"E	3.04'
C45	2.00'	97°40'13"	3.41'	N79°19'57"W	3.01'
C46	25.00'	81°40'08"	35.63'	N10°20'14"E	32.69'
C47	20.00'	22°21'36"	7.81'	S26°59'15"E	7.76'
C48	25.00'	90°39'36"	39.56'	S83°29'51"E	35.56'
C49	340.00'	7°20'32"	43.57'	N47°24'04"E	43.54'
C50	58.00'	40°33'14"	41.05'	S58°02'05"W	40.20'
C51	2.00'	90°00'00"	3.14'	N07°14'32"W	2.83'
C52	25.00'	86°02'23"	37.54'	N80°46'40"E	34.11'
C53	2.00'	90°00'00"	3.14'	S11°12'09"E	2.83'
C54	2.00'	90°00'00"	3.14'	N78°47'51"E	2.83'
C55	38.00'	27°39'27"	18.34'	S42°22'25"E	18.17'
C56	25.00'	79°43'02"	34.78'	S11°18'49"W	32.04'
C57	20.00'	17°09'03"	5.99'	N44°38'37"W	5.96'
C58	88.00'	7°31'23"	11.55'	N32°18'23"W	11.55'
C59	62.00'	27°39'27"	29.93'	S42°22'25"E	29.64'
C60	2.00'	90°00'00"	3.14'	N11°12'09"W	2.83'
C61	2.00'	89°59'45"	3.14'	S78°47'44"W	2.83'
C62	49.00'	24°32'40"	20.99'	S68°28'29"E	20.83'
C63	25.00'	59°11'21"	25.83'	N51°09'09"W	24.69'
C64	49.00'	30°41'04"	26.24'	S36°54'00"E	25.93'
C65	25.00'	90°00'00"	39.27'	S07°14'32"E	35.36'
C66	20.00'	90°00'00"	31.42'	S82°45'28"W	28.28'
C67	20.00'	90°00'00"	31.42'	S07°14'32"E	28.28'
C68	37.00'	86°02'23"	55.56'	N80°46'40"E	50.49'
C69	37.00'	31°30'07"	20.34'	S36°29'28"E	20.09'
C70	50.00'	27°39'27"	24.14'	S42°22'25"E	23.90'
C71	100.00'	7°31'23"	13.13'	N32°18'23"W	13.12'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	S49°58'48"W	8.40'
L2	S40°37'09"E	55.00'
L3	N49°54'36"E	6.71'
L4	S51°10'20"W	9.25'
L5	N80°52'23"W	5.11'
L6	S66°55'13"E	36.37'
L7	N52°14'32"W	24.00'
L8	S66°55'13"E	25.97'
L9	S80°52'23"E	5.11'
L10	S66°55'13"E	21.91'
L11	S37°45'28"W	16.02'
L12	S46°34'39"E	24.00'
L13	S46°34'39"E	16.00'
L14	N46°34'39"W	16.00'
L15	N43°25'21"E	10.00'
L16	S46°34'39"E	16.00'
L17	N51°04'21"E	11.94'
L18	N38°55'39"W	17.16'
L19	S38°55'39"E	16.00'
L20	N51°04'21"E	20.00'
L21	N38°55'39"W	16.00'
L22	N51°04'21"E	6.17'
L23	S51°04'21"W	5.40'
L24	S86°21'57"W	10.99'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L25	N86°21'57"E	9.78'
L26	S51°04'21"W	15.30'
L27	N51°04'21"E	15.87'
L28	S51°10'20"W	33.39'
L29	S38°49'40"E	16.00'
L30	S51°10'20"W	40.00'
L31	S38°49'40"E	16.00'
L32	S51°10'20"W	30.00'
L33	N38°49'40"W	16.00'
L34	S36°04'05"E	1.94'
L35	N51°49'57"E	15.85'
L36	S38°10'03"E	50.00'
L37	S51°49'57"W	15.79'
L38	N86°21'57"E	14.96'
L39	S10°30'25"E	10.09'
L40	N52°14'32"W	16.00'
L41	S33°47'51"W	16.00'
L42	S56°12'09"E	27.00'
L43	N33°47'51"E	16.00'
L44	S28°32'42"E	28.64'
L45	N33°47'51"E	16.00'
L46	S33°47'51"W	16.00'
L47	N56°12'09"W	1.90'
L48	S28°32'42"E	33.20'

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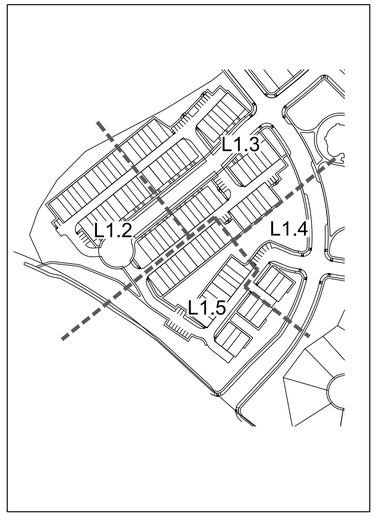
NEWLIN CROSSING TOWNHOMES

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

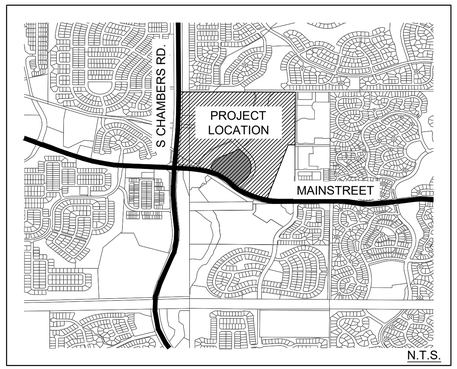
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE SHEET INDEX

Sheet Number	Sheet Title
L0.0	COVER SHEET & NOTES
L0.1	EXISTING CONDITIONS
L0.2	SITE STANDARDS
L1.0	LANDSCAPE TABULATIONS & EXHIBITS
L1.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L2.0	AMENITY & FURNISHING PLAN
L2.1	SITE & LANDSCAPE DETAILS



LANDSCAPE SHEET KEY



VICINITY MAP

GENERAL NOTES

1. 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.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. 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.
5. 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.
6. 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.
7. 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. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE WORK AREA LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. CONTRACTOR SHALL MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY.THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. 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.
25. 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.

PROJECT TEAM

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BENCHMARK

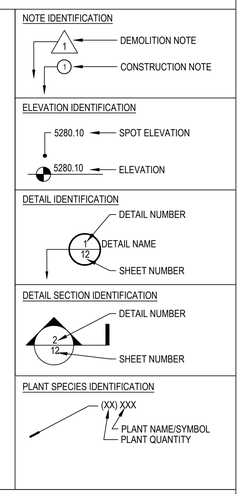
BENCHMARK: DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT STAMPED 1.107004 BEING A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP
FLUSH WITH GROUND. THE MONUMENT IS LOCATED EAST OF NORTH 3RD STREET AND 110' +/- NORTH OF DOGWOOD AVENUE. THE ELEVATION IS
5867.62 FEET, DATUM NAVD88.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 BEING MONUMENTED AT THE NORTHWEST CORNER
OF SAID SECTION 20 BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED LS 10717 WHENCE THE NORTH QUARTER CORNER
OF SAID SECTION 20 BEING MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED PLS 29430 IS ASSUMED TO
BEAR NORTH 89°38'10" EAST A DISTANCE OF 2665.57 FEET.

SYMBOLS & ABBREVIATIONS

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



REVISION SUMMARY

DELTA	DATE	DESCRIPTION	
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DISCLAIMER

THE LANDSCAPE PLANS HAVE BEEN PREPARED FROM SURVEY INFORMATION AND CAD FILES PROVIDED BY THE CIVIL ENGINEER AND/OR SURVEYOR OF RECORD FOR THIS DOCUMENT. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, STRUCTURES AND WIRES SHOWN ON THESE PLANS WERE OBTAINED FROM SAID BASE INFORMATION. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THIS INFORMATION. APPROVAL OF THIS PLAN BY THE OWNER AND REVIEWING AGENCY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY PIPE, WIRE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THESE PLANS FOR PERTINENT INFORMATION RELATING TO SITE CONSTRUCTION.

Approvals:

No.	Revisions	Date	Init.	Appr.	Date

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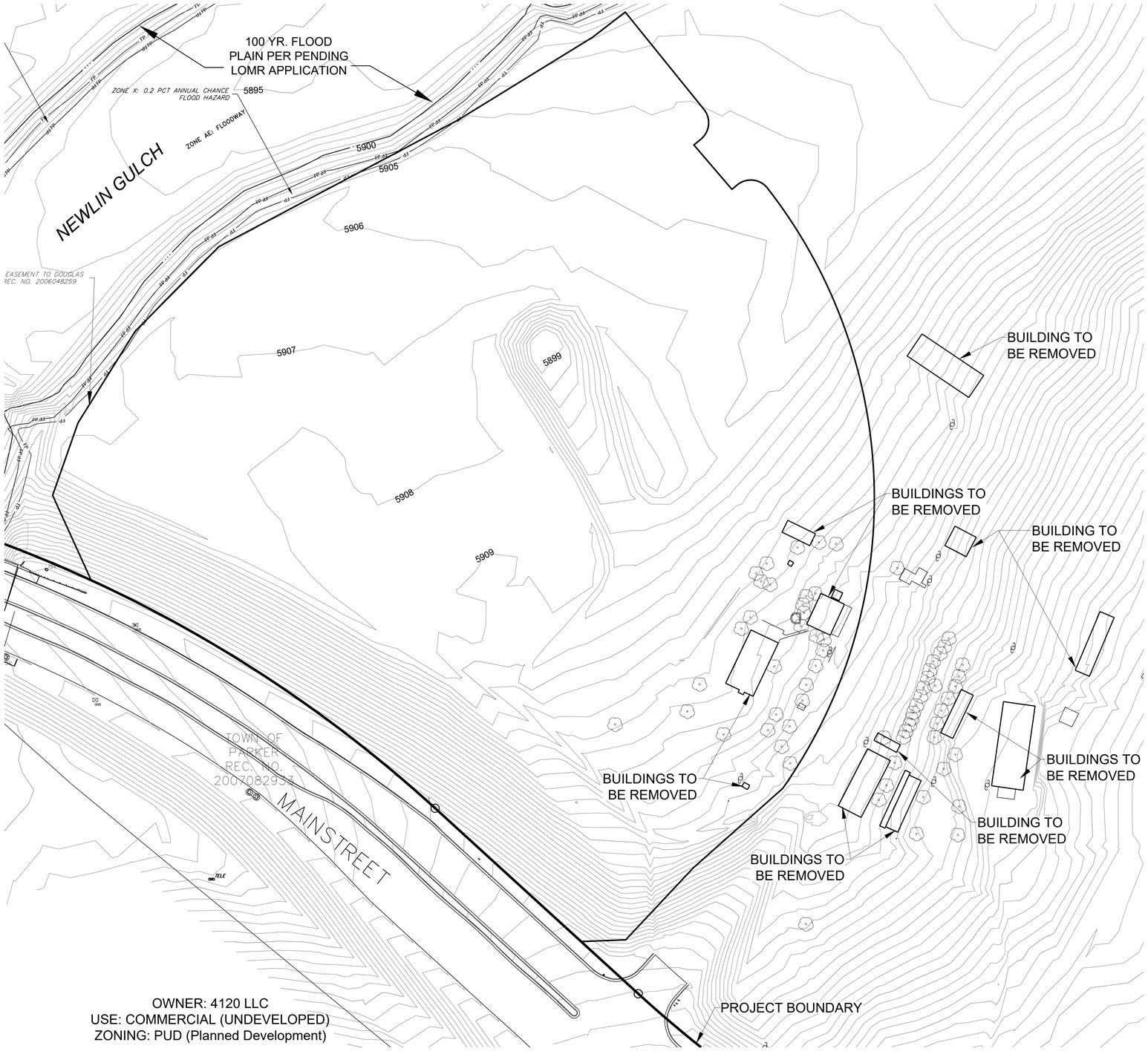
NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
COVER SHEET & NOTES

SCALE: AS SHOWN
FILE NO:
DRAWN BY:
CHECKED BY:
DATE: JULY 2023
SHEET NUMBER L0.0



LEGEND

EXISTING TREE

NORTH

0 50' 100' 200'

SCALE: 1"=100'-0"

Approvals:

No.	Revisions	Date	Init.	Appr.	Date

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NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
EXISTING CONDITIONS

SCALE: AS SHOWN
FILE NO:
DRAWN BY:
CHECKED BY:
DATE: JULY 2023
SHEET NUMBER L0.1

OVERALL SITE PLAN & SETBACKS

NEWLIN GULCH

TOWN OF PARKER MULTI-FAMILY SETBACK STANDARDS

SETBACK NOTES:

1. SITE PLAN SETBACKS ARE SHOWN TO MEET MINIMUM MULTI-FAMILY SETBACKS STATED IN THE MULTI-FAMILY PORTION OF THE TOWN OF PARKER DEVELOPMENT DESIGN STANDARDS. REFER TO TOWN OF PARKER MULTI-FAM. SETBACK DIAGRAMS ON THIS SHEET.
2. SETBACKS ARE MEASURED FROM MAIN BUILDING MASS AS DEPICTED IN THE FIGURES LOCATED ON PAGES 93-96 OF THE DEVELOPMENT DESIGN STANDARDS.

B. Multiple-Family Adjacent to Commercial

Standards

1. Multiple-family buildings adjacent to the rear of commercial buildings shall have a 25-foot landscape buffer from the rear property line of the commercial building (see *Figure 2.36*).

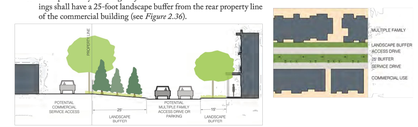


Figure 2.36 Multiple-family adjacent to commercial use

C. Multiple-Family Adjacent to Parks, Open Space, and Stream Corridors

Standards:

1. Multiple-family buildings shall front open space and landscaped areas, given that the space is designed for pedestrian, bicycle, or recreational use (see *Figure 2.37* and *Figure 2.38*).
2. A landscape buffer of a minimum of 20 feet shall be provided where multiple-family parcels abut a public open space.
3. Any multi-use paths required in the open space and landscaped areas shall connect to adjacent trails.

2. Principal Arterial Roadways and Major Collectors (4–6 lanes)

Standards:

a. Multiple-family buildings shall front arterials and shall have a minimum 25-foot landscape buffer from the right-of-way (ROW) (see *Figure 2.30*).
b. Landscape elements such as plantings and low walls shall be used to separate the units from the street.
c. Street trees shall be included in frontage.

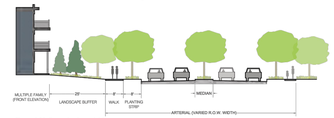
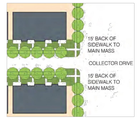


Figure 2.30 Example of arterial frontage

3. Residential Collector Roadways (2 lanes) Standards:

a. Multiple-family buildings shall front collectors and shall have a minimum of 15 feet of landscape buffer from the right-of-way (see *Figure 2.31*).
b. A minimum 15-foot landscape buffer shall be provided.
c. Landscape elements such as plantings and low walls shall be used to separate the units from the street.



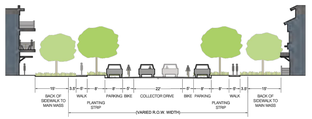


Figure 2.31 Example of collector frontage

C. Multiple-Family Adjacent to Parks, Open Space, and Stream Corridors

Standards:

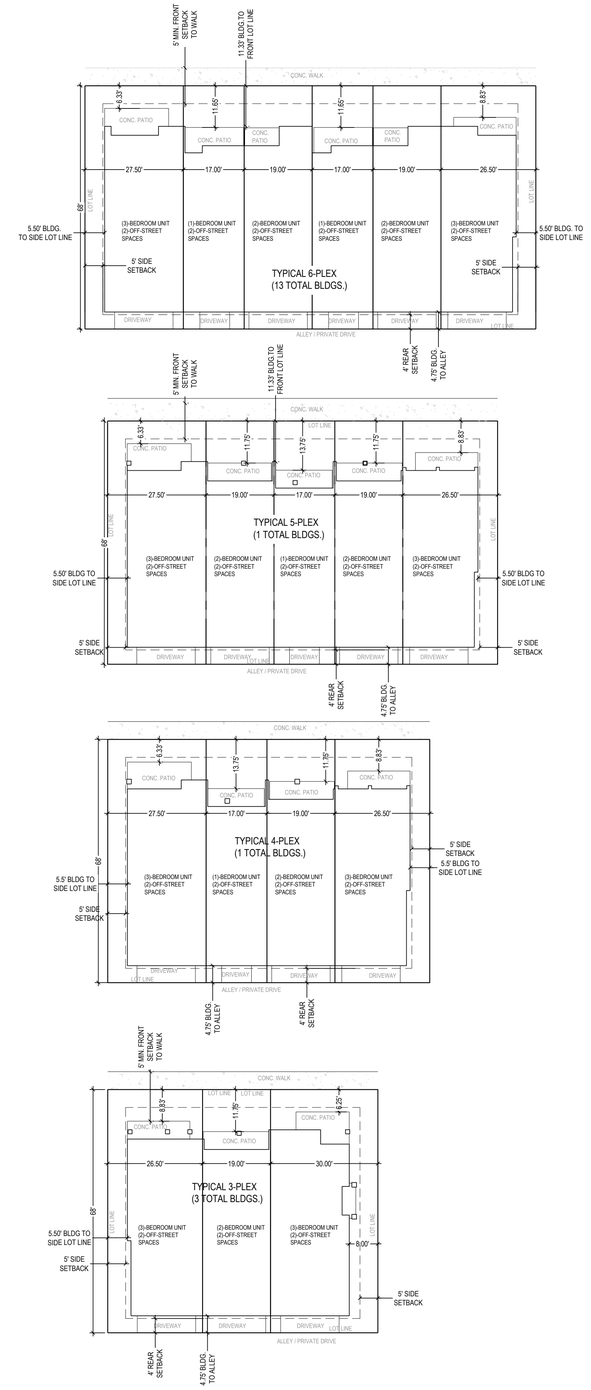
1. Multiple-family buildings shall front open space and landscaped areas, given that the space is designed for pedestrian, bicycle, or recreational use (see *Figure 2.37* and *Figure 2.38*).
2. A landscape buffer of a minimum of 20 feet shall be provided where multiple-family parcels abut a public open space.
3. Any multi-use paths required in the open space and landscaped areas shall connect to adjacent trails.
4. The building placement and orientation shall follow the topography of the natural conditions of the open space and landscaped area.

Figure 2.37 Multiple-family adjacent to parks and open space

TYPICAL LOT/BUILDING LAYOUT

NOTES:

1. SETBACKS ARE PER NEWLIN CROSSING PLANNED DEVELOPMENT GUIDE PAGE 4, DEVELOPMENT STANDARDS FOR MULTI-FAMILY.
2. TYPICAL BLDG. FOOTPRINTS ARE REPRESENTED BELOW.



PARKING INFORMATION

MULTI-FAMILY PARKING REQUIREMENTS & PROVISIONS

QTY.	DWELLING UNIT TYPE			OFF-STREET PARKING SPACES REQUIRED 1 & 2-BEDROOM=1.5 SPACES, 3-BEDROOM=2 SPACES	GUEST PARKING SPACES REQUIRED 0.25 PER DWELLING UNIT (MAY BE PROVIDED ON PUBLIC STREETS)	OFF-STREET PARKING SPACES PROVIDED: GARAGE SPACES	OFF-STREET PARKING SPACES PROVIDED: HEAD-IN PARKING SPACES	GUEST PARKING PROVIDED ON TUNDRA TOP DR. (PUBLIC STREET)
28	1-BEDROOM,	1	-CAR GARAGE	42	7	28	43	40
32	2-BEDROOM,	2	-CAR GARAGE	48	8	64		
36	3-BEDROOM,	2	-CAR GARAGE	72	9	72		
				162	24	164	43	
TOTAL SPACES				186	REQUIRED		247	PROVIDED

NOTES:

1. PARKING REQUIREMENTS DERIVED FROM FROM PARKER MUN. CODE FIG13.06.050A, MULTIPLE-FAMILY DWELLING UNIT

PARKING & CIRCULATION LEGEND

- 43-HEAD-IN PARKING SPACE, INCLUDING 6 HC STALLS (OFF-STREET)
- 40 ON-STREET GUEST PARKING SPACES (TUNDRA TOP DR.)
- 5' CONCRETE WALK
- 8' CONCRETE WALK

BULK & DIMENSION STANDARDS

MAX. BLDG. HEIGHT	40 FEET
MIN. LOT AREA	NONE
*MIN. LOT WIDTH - ATTACHED, DUPLEX, MULTIFAMILY AND OTHER USES	NONE
FRONT & SIDE SETBACKS	5 FEET
GARAGE SETBACKS	4 FEET FROM DRIVE LANE OR SIDEWALK
NOTE: STANDARDS DERIVED FROM NEWLIN CROSSING PD & GUIDE	

Approvals:

No.	Revisions	Date	Init.	Apprr.	Date

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NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
SITE STANDARDS

SCALE: AS SHOWN
FILE NO:
DRAWN BY:
CHECKED BY:
DATE: JULY 2023

SHEET NUMBER L0.2

LANDSCAPE TABULATIONS

* LANDSCAPE BUFFER & PERIMETER AREAS	45,861	S.F.
**RIGHT OF WAY LANDSCAPE AREA	12,681	S.F.
ON-LOT TOWNHOME LANDSCAPE AREAS	12,681	S.F.
*** ALL OTHER OPEN SPACE & LANDSCAPE AREAS	161,688	S.F.
TOTAL LANDSCAPE AREA	**232,911**	**S.F.**

NOTES:
* SEE LANDSCAPE BUFFER & PERIMETER TABLE, THIS SHEET
** SEE RIGHT OF WAY STREET TABLE, THIS SHEET
*** SEE OPEN SPACE & LANDSCAPE TABLE, THIS SHEET

STREET TREE TABLE

PUBLIC STREET R.O.W. (1 TREE / 40 L.F.)

STREET NAME	**LENGTH (L.F.)	TREES REQUIRED	TREES PROVIDED			
*E. MAIN STREET	SEE NOTES					
*PARKER RD.						
TUNDRA TOP DR.	1099	28	28			
**PRIVATE DRIVES WITH WALKS (1 TREE / 40 L.F.)						
GILPIN AVE	730	19	24	16		DECIDUOUS
				8		EVERGREEN
TUNDRA TOP CIR.	248	7	13	11		DECIDUOUS
				2		EVERGREEN
MCCOMBER PT.	36	1	3	3		DECIDUOUS
				0		EVERGREEN
TOTALS	1014	27	40	30	75%	DECIDUOUS
				10	25%	EVERGREEN

NOTES:
* E. MAIN STREET AND W. PARKER RD. RIGHT OF WAY TREES PROVIDED AS PART NEWLIN CROSSING FILING NO. 2 CONSTRUCTION DOCUMENT SUBMITTAL
* PRIVATE DRIVE LENGTHS ARE MEASURED ADJACENT TO WALKS AND TREE LAWNS ON ONE OR BOTH SIDES OF DRIVE (WHERE APPLICABLE). LENGTHS OF GARAGE LOADED ALLEYS OR PARKING AREAS NOT INCLUDED.

OPEN SPACE & LANDSCAPE TABLE

OPEN SPACE & LANDSCAPE AREAS (OUTSIDE OF BUFFERS & R.O.W.)	=	174,369

TREES REQUIRED (1 PER 1,500 S.F.)	TREES & EQUIVALENTS PROVIDED				SHRUBS REQUIRED (5 PER 1,500 S.F.)	SHRUBS & EQUIVALENTS PROVIDED	
117	33	EVERGREEN TREES	238	SHRUBS USED AS TREE EQUIV. (5 SHRUBS = 1 TREE)	582	754	SHRUBS
	60	DECIDUOUS TREES				200	ORN GRASSES (3 ORN GRASS = 1 SHRUB EQUIV)
	93		47			66	SHRUB EQUIV.
	140		TOTAL TREES & EQUIV PROVIDED			820	TOTAL SHRUBS & EQUIV. PROVIDED

LIVING MATERIAL COVERAGE TABLE

	S.F.	ACRES
TOTAL LANDSCAPE AREA	232,911	5.35
WALKS, PATIOS, & OTHER HARDSCAPE	28,291	0.65
TOTAL PLANTABLE LANDSCAPE AREA (EXCLUDING HARDSCAPE)	**204,620**	**4.70**

VEGETATION TYPE	QTY	AVG COVERAGE PER PLANT (S.F.)	PROVIDED PLANT COVERAGE (SF) & % OF PLANTABLE LANDSCAPE AREA		REQUIRED PLANT COVERAGE (SF) & % OF PLANTABLE LANDSCAPE AREA	
SHRUBS	1,386	7.5	10,395	5.1%		
ORNAMENTAL GRASSES / PERENNIALS	636	4.0	2,544	1.2%		
EVERGREEN TREES (FULLY BRANCHED TO THE GROUND)	87	76.0	6,612	3.2%		
IRRIGATED TURF (SF)		81,452	81,452	39.8%		
SEED (SF)		53,451	53,451	26.1%		
		TOTALS	**154,454**	**75.5%**	**153,465**	**75%**

NOTE: DUE TO THE VARIABLE SIZE/COVERAGES OF PLANT SPECIES, AN AVERAGE COVERAGE SQUARE FOOTAGE HAS BEEN PROVIDED FOR EACH PLANT TYPE.

LANDSCAPE ROADWAY BUFFER & PERIMETER TABLE

BUFFER LOCATION	BUFFER TYPE	BUFFER LENGTH (L.F.)	BUFFER WIDTH (FT.)	BUFFER AREA S.F.	BUFFER AREA AC	TOTAL TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
E. MAINSTREET (MAJOR COLLECTOR)	ROADWAY BUFFER	618	25	15,452.3	0.355	21 (1 TREE / 30 L.F.)	21	104 (5 SHRUBS / 30 L.F.)	104
W. PARKER RD. (RESIDENTIAL COLLECTOR)	ROADWAY BUFFER	939	15	14,091.8	0.324	32 (1 TREE / 30 L.F.)	32	157 (5 SHRUBS / 30 L.F.)	162
NEWLIN GULCH (PUBLIC OPEN SPACE)	PERIMETER BUFFER (ADJACENT TO PUBLIC OPEN SPACE)	816	20	16,317.2	0.375	21 (1 TREE / 40 L.F.)	21	102 (5 SHRUBS / 40 L.F.)	102
	TOTALS	2,373	60	45,861	1.053	74	74	363	368

NOTES:
(1) DUE TO LARGE LANDSCAPE AREAS ENCUMBERED BY SIGHT TRIANGLES & UTILITY EASEMENTS, SOME BUFFER TREES HAVE BEEN LOCATED ADJACENT TO BUFFER AREAS BUT OUTSIDE OF SIGHT TRI'S AND EASEMENTS.

PARKING LOT PERIMETER LANDSCAPE TABLE

PARKING AREA (IDENTIFIED ON SHEET 3)	NO. OF PARKING STALLS	NO. OF PARKING ISLANDS	PARKING ISLAND AREA (S.F.)	PARKING ISLAND TREES MIN. REQUIRED (1 PER 162 S.F.)	PARKING ISLAND TREES PROVIDED	PARKING ISLANDS SHRUBS MIN. REQUIRED (5 PER 162 S.F.)	PARKING ISLANDS SHRUBS (+1 PER ADDITIONAL 15 S.F. OVER MIN.)	PARKING ISLANDS SHRUBS PROVIDED	PARKING LDSCP BUFFER TYPE (MIN. 5 OR MORE STALLS PER CODE SEC. 13.06.070(O)(2)	PARKING LDSCP BUFFER WIDTH (FT.) REQUIRED	PARKING LDSCP BUFFER WIDTH (FT.) PROVIDED
A	11	1	250	2	2	8	6	15	ADJACENT TO RES. UNIT	25	26.6
									ADJACENT TO W. PARKER RD.	10	70.3
B-G	LESS THAN 4 PER LOT / 18 TOTAL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
H	8	0	N/A	N/A	N/A	N/A	N/A	N/A	ADJACENT TO E. MAINSTREET	10	47.2
I	7	0	N/A	N/A	N/A	N/A	N/A	N/A	ADJACENT TO RES. UNIT	25	28.8

UNIT COUNT & DEDICATED PARK SUMMARY

PLANNING AREA, RESIDENTIAL USE & ACREAGE (PER THE NEWLIN CROSSING PRELIMINARY DEVELOPMENT PLAN***)	PROPOSED DWELLING UNIT TYPE	UNIT QTY.	DU'S/AC	*REQ'D. PARK AREA PER UNIT (AC.)	TOTAL PROJECT PARK AREA REQ'D. (AC.)	TOTAL PROJECT PARK AREA PROVIDED TRACT***	(AC.)
PA-1 / FILING 2 RESIDENTIAL (34.0 AC.)	SINGLE-FAM. DETACHED	109	3.21	0.0239	2.600	H	1.609
						O	1.844
PA-2 / FILING 3 RESIDENTIAL MULTI-FAM. (21.27 AC.)	SINGLE-FAM. DETACHED	85	4.00	0.0239	2.032	B	1.828
						Q	0.745
**PA-5, RESIDENTIAL MULTI-FAM. (9.0 AC.)	TOWNHOMES	96	10.67	0.0139	1.334		
				PARK AREA TOTALS	5.966		6.026

*PARK AREA REQUIREMENTS CALCULATED IN ACCORDANCE WITH MUN. CODE SEC. 13.07.140 (2)

**PA-5 DEVELOPMENT TO BE PROVIDED AS PART OF A SEPARATE PRELIMINARY PLAN AND SITE PLAN SUBMITTAL. HOWEVER, PA-5 (TOWNHOMES) IS INCLUDED IN THE OVERALL PARKS REQUIREMENT AND WILL NOT HAVE ITS OWN SEPARATE PARK TRACTS AS ACKNOWLEDGED & APPROVED BY TOWN OF PARKER STAFF.

***THE TRACT NAME LABELS MATCH THE NEWLIN CROSSING PRELIMINARY DEVELOPMENT PLAN FOR REFERENCE PURPOSES AND MAY NOT REFLECT THE CURRENT FINAL PLAT LABELS. HOWEVER, THE AREA ACREAGES HAVE BEEN VERIFIED FOR CONSISTENCY THROUGHOUT THE PLATTING PROCESS.

LANDSCAPE AREA & BLOCK TYPE EXHIBIT

MULTI-FAMILY LANDSCAPE STANDARDS

DESCRIPTION	AREA	
TOTAL GROSS SITE AREA	409,638 SF.	9.404 AC.
TOTAL OPEN SPACE & LANDSCAPE AREA	232,911 SF.	5.347 AC.

LANDSCAPE AREA SUMMARY

SYMBOL	TYPE	PROVIDED LANDSCAPE AREA		% OF GROSS SITE AREA	MIN. LANDSCAPE AREA (AC.) REQUIRED (45% OF GROSS SITE)
	COMMON LANDSCAPED AREA	169,318 SF.	3.887 AC.	41.33%	
	ON-LOT TOWNHOME LANDSCAPE AREA (OUTSIDE OF BLDG ENVELOPE)	46,566 SF.	1.069 AC.	11.37%	
		215,883 SF.	4.956 AC.	49.56%	4.232 45%

ACTIVE/PASSIVE OPEN SPACE SUMMARY

SYMBOL	TYPE	*PROVIDED ACTIVE/PASSIVE OS AREA		% OF TOTAL LDSCP AREA	MIN. ACTIVE/PASSIVE AREA (AC.) REQUIRED (60% OF MIN. LDSCP AREA)
	ACTIVE/PASSIVE RECREATION AREA (MIN 2.538 AC. (60%) OF MIN. LDSCP AREA REQUIRED)	147,494 SF.	3.386 AC.	68.3%	2.539 60%

*ACTIVE/PASSIVE REC. AREAS INCLUDE CONC. TRAILS, PATIOS, PICNIC TABLE AREAS, GATHERING SPACES, OPEN TURF AREAS/MANICURED LANDSCAPE AREAS, PUBLIC ART LOCATION, SEATING BENCHES & BIKE RACKS. EXCLUDES NATIVE SEED AREAS, TOWNHOME FOUNDATION PLANTING BEDS AND PLANTING BEDS ADJACENT TO E. MAINSTREET.

TREE TABULATION

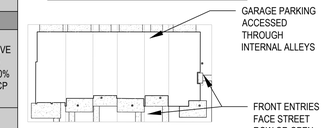
TOTAL PROJECT TREES	TREE QTY.	% OF TOTAL TREES	TREE TYPE
336	87	25.89%	EVERGREEN
	249	74.11%	DECIDUOUS

BLOCK TYPOLOGY

SYMBOL
BLOCK BOUNDARY

GENERAL NOTES:
1. DEVELOPMENT TYPOLOGY REFLECTS PATTERNS & STANDARDS ASSOCIATED WITH ATTACHED/SINGLE-ASPECT BLOCK TYPE. IT SHOULD BE NOTED THE DIAGRAM FIG 2.16 & TABLE 2.3 OF THE ATTACHED/SINGLE-ASPECT BLOCK ILLUSTRATED IN THE MULTI-FAMILY STANDARDS (PAGE 87) DO NOT PROVIDE DEPICTIONS OF A TYPICAL ALLEY-LOADED PRODUCT SUCH AS THE ONE PROPOSED. AS SUCH, THE SITE PLAN HAS BEEN DESIGNED AS CLOSELY AS POSSIBLE TO MEET THE INTENT OF THIS BLOCK STRUCTURE TYPE GIVEN EXISTING SITE CONDITIONS AND PUBLIC STREET LOCATIONS.

TYPICAL BUILDING ORIENTATION



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NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE TABULATIONS AND EXHIBITS

SCALE: AS SHOWN
FILE NO:
DRAWN BY:
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PLANT & MATERIAL SCHEDULE

TAB	5	BOULEVARD AMERICAN LINDEN	TILIA AMERICANA 'BOULEVARD'	B & B	2"CAL
APD	4	DEBORAH MAPLE	ACER PLATANOIDES `DEBORAH`	B & B	2"CAL
EM	4	EMERALD QUEEN MAPLE	ACER PLATANOIDES `EMERALD QUEEN`	B & B	2"CAL
FM	3	FREEMAN MAPLE	ACER FREEMANII `ARMSTRONG`	B & B	2"CAL
GLL	19	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA `GREENSPIRE`	B & B	2"CAL
IHL	4	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS `IMPERIAL`	B & B	2"CAL
GK	7	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA	B & B	2"CAL
QF	9	PYRAMIDAL ENGLISH OAK	QUERCUS ROBUR `FASTIGIATA`	B & B	2"CAL
ROK	8	RED OAK	QUERCUS RUBRA	B & B	2"CAL
SVRM	23	SUN VALLEY RED MAPLE	ACER RUBRUM 'SUN VALLEY'	B & B	2"CAL

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	ROOT	CALIPER/HT.
AP-6FT	12	AUSTRIAN BLACK PINE	PINUS NIGRA	B & B	6` HT
JB-6FT	6	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS `BLUE POINT`	B & B	6` HT
PB-6FT	4	BRISTLECONE PINE	PINUS ARISTATA	B & B	6` HT
GGJ-6FT	9	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM `GRAY GLEAM`	B & B	6` HT
LP-6FT	7	LIMBER PINE	PINUS FLEXILIS	B & B	6` HT
MGJ-6FT	2	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM `MOONGLOW`	B & B	6` HT
PP-6FT	10	PINON PINE	PINUS EDULIS	B & B	6` HT
PF-6FT	13	VANDERWOLF`S PYRAMID PINE	PINUS FLEXILIS `VANDERWOLF`S PYRAMID`	B & B	6` HT
JWB-6FT	24	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM `WICHITA BLUE`	B & B	6` HT

DEVELOPER STREET TREE	QTY	COMMON NAME	BOTANICAL NAME	ROOT	CALIPER/HT.
SHL	5	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER`	B & B	2"CAL

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	ROOT	CALIPER/HT.
ABP	50	AUTUMN BLAZE PEAR	PYRUS CALLERYANA `AUTUMN BLAZE`	B & B	1.5"CAL
PA2	8	AUTUMN BLAZE PEAR	PYRUS CALLERYANA `AUTUMN BLAZE`	B & B	1.5"CAL
CSM	4	CRIMSON SENTRY MAPLE	ACER PLATANOIDES `CRIMSON SENTRY`	B & B	2"CAL
PPM	9	PATTERN PERFECT TAT. MAPLE	ACER TATARICUM `PATTERN PERFECT`	B & B	1.5"CAL

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT/WIDTH
PMG	45	AUTUMN RED FLAME GRASS	MISCANTHUS SINENSIS `PURPURASCENS`	1 GAL	5` X 3`
BB	68	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS `BLONDE AMBITION`	1 GAL	1` X 2`
BOG	15	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL	1.5` X 2`
DMG	32	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS `YAKU JIMA`	1 GAL	4` X 3`
FRG	253	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	1 GAL	3` X 2`
SL	124	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	1 GAL	3` X 2`
MM	99	MORNING LIGHT SILVER GRASS	MISCANTHUS SINENSIS `MORNING LIGHT`	1 GAL	4` X 3`

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT/WIDTH
SA	85	ANTHONY WATERER SPIRAEA	SPIRAEA X BUMALDA `ANTHONY WATERER`	5 GAL	3` X 3`
RAA	61	AUTUMN AMBER SUMAC	RHUS TRILOBATA `AUTUMN AMBER`	5 GAL	2` X 6`
VBW	17	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII	5 GAL	6` X 6`
CGN	17	CENTER GLOW NINEBARK	PHYSOCARPUS OPULIFOLIUS `CENTER GLOW`	5 GAL	8` X 8`
BSP	34	COMMON BLUEBEARD SPIREA	CARYOPTERIS INCANA	5 GAL	3` X 4`
CWS	30	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS	5 GAL	3` X 5`
EC2	8	COMPACT BURNING BUSH	EUONYMUS ALATUS `COMPACTUS`	5 GAL	5` X 5`
CBC	23	CORAL BEAUTY COTONEASTER	COTONEASTER APICULATUS	5 GAL	2` X 5`
POD	70	DART`S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`	5 GAL	4` X 6`
MN	25	DIABLO NINEBARK	PHYSOCARPUS OPULIFOLIUS `DIABLO`	5 GAL	7` X 7`
DFV	23	DWARF FRAGRANT VIBURNUM	VIBURNUM FARRERI 'NANUM'	5 GAL	3` X 5`
SM	9	DWARF KOREAN LILAC	SYRINGA MEYERI `PALIBIN`	5 GAL	5` X 5`
FMR	9	FIRE MEIDILAND ROSE	ROSA MEIDILAND SERIES `FIRE`	5 GAL	2` X 3`
VF	25	FRAGRANT SNOWBALL VIBURNUM	VIBURNUM X CARLCEPHALUM	5 GAL	6` X 6`
PD	33	GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA `GOLD DROP`	5 GAL	3` X 3`
GC	35	GOLDEN CURRANT	RIBES AUREUM	5 GAL	6` X 6`
GFS	28	GOLDFLAME SPIREA	SPIRAEA JAPONICA `GOLDFLAME`	5 GAL	4` X 4`
RG	24	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`	5 GAL	2` X 8`
PJ	47	JACKMAN`S POTENTILLA	POTENTILLA FRUTICOSA `JACKMANII`	5 GAL	4` X 4`
KSV	1	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5 GAL	6` X 6`
LMO	2	LEWIS MOCK ORANGE	PHILADELPHUS LEWISII `CHEYENNE`	5 GAL	5` X 5`
LDNB	86	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM	5 GAL	3` X 4`
VL	16	MOHICAN WAYFARING TREE	VIBURNUM LANTANA `MOHICAN`	5 GAL	10` X 10`
NFS	21	NEON FLASH SPIREA	SPIRAEA X BUMALDA `NEON FLASH`	5 GAL	3`-4`
PPB	49	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI `PAWNEE BUTTES`	5 GAL	2` X 6`
PBP	46	PINK BEAUTY POTENTILLA	POTENTILLA FRUTICOSA `PINK BEAUTY`	5 GAL	2` X 3`
PKR	8	PINK KNOCKOUT ROSE	ROSA X `PINK KNOCKOUT`	5 GAL	3` X 4`
PLS	17	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	5 GAL	6` X 6`
RB	73	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	5 GAL	4` X 4`
RKR	16	RED KNOCKOUT ROSE	ROSA X `DOUBLE KNOCKOUT`	5 GAL	3`-4`
RSA	74	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	4` X 6`
AMA	10	SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL	8` X 8`
SN	50	SNOWMOUND SPIREA	SPIRAEA NIPPONICA `SNOWMOUND`	5 GAL	3` X 4`
THB	16	TALL HEDGE BUCKTHORN	RHAMNUS FRANGULA `COLUMNARIS`	5 GAL	12` X 3`
TLS	29	THREE-LEAF SUMAC	RHUS TRILOBATA	5 GAL	4` X 7`
VW	29	VARIEGATED WEIGELA	WEIGELA FLORIDA 'VARIEGATA'	5 GAL	4` X 6`
WSC	6	WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL	8` X 10`
RW	7	WHITE MEIDILAND ROSE	ROSA MEIDILAND SERIES `WHITE`	5 GAL	2` X 3`
WRW	18	WINE & ROSES WEIGELA	WEIGELA FLORIDA 'WINE & ROSES'	5 GAL	4` X 5`

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT/WIDTH
JB	43	BLUE ARROW JUNIPER	JUNIPERUS SCOPULORUM 'BLUE ARROW'	15 GAL	15` X 5`
EE	11	BLUESTEM JOINT FIR	EPHEDRA EQUISETINA	5 GAL	4` X 6`
BRJ	64	BROADMOOR JUNIPER	JUNIPERUS SABINA `BROADMOOR`	5 GAL	2` X 6`
BUJ	22	BUFFALO JUNIPER	JUNIPERUS SABINA `BUFFALO`	5 GAL	2` X 6`
JH	56	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS `HUGHES`	5 GAL	3` X 6`
SCJ	15	SCANDIA JUNIPER	JUNIPERUS SABINA `SCANDIA`	5 GAL	2` X 6`

PERENNIALS / GROUNDCOVERS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT/WIDTH
RH	18	BLACK-EYED SUSAN	RUDBECKIA HIRTA	1 GAL	1.5 ` X 1.5`
MNS	12	MAY NIGHT SALVIA	SALVIA X SYLVESTRIS `MAY NIGHT`	1 GAL	2` X 2`
DAY	34	STELLA DE ORO DAYLILY	HEMEROCALLIS X `STELLA DE ORO`	1 GAL	1.5` X 1`

SEED	QTY	COMMON NAME	BOTANICAL NAME	CONT
	53,451 SF	NON-IRRIG NATIVE SEED MIX	NON-IRRIG NATIVE SEED MIX	SEED

SOD	QTY	COMMON NAME	BOTANICAL NAME	CONT
	81,523 SF	IRRIGATED TURF, `ENVIROTURF`	IRRIGATED TURF, `ENVIROTURF`	SOD

MULCH	QTY	COMMON NAME	BOTANICAL NAME	CONT
	70,864 SF	ROCK MULCH 2"-4" DIA., 3" DEPTH. RE: LDSCP NOTES	ROCK MULCH	MULCH
	2,430 SF	WOOD MULCH `GORILLA HAIR`, 4" DPTH.	WOOD MULCH	MULCH

LANDSCAPE NOTES

SITE PREP

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

TURF, PLANT & GROUNDCOVER MATERIAL

18. ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
19. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
20. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
21. ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
22. TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
23. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
24. MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
25. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, AREAS OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
26. THE CENTER OF EVERGREEN TRESS SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TRESS CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY LANDSCAPE ARCHITECT IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
27. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.
28. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.
29. ANY TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY LANDSCAPE ARCHITECT PRIOR TO DOING WORK.
30. PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
31. IF SPECIFIED PLANTS ARE NOT COMMERCIALLY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

PLANTING BEDS

32. ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE GEOTEXTILE FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS.
33. ROCK MULCH AROUND VEGETATION SHALL CONTAIN 2" -4" DIA. ROUND RIVER COBBLE, TAN COLOR, 3" DEPTH. OVER GEOTEXTILE FABRIC.
34. WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
35. EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 12-GAUGE, GREEN COLOR, ROLLED-TOP, STEEL EDGING OR EQUIVALENT. ANY NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
36. FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6' OF THEIR TRUNKS.

HARDSCAPE

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

38. IRRIGATION

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

MAINTENANCE

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

GENERAL NOTES

1. 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.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. 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.
5. 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.
6. 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.
7. 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. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE WORK AREA LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. CONTRACTOR SHALL MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY.THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. 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.
25. 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.

SEED SCHEDULE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
(TEMP. IRRIGATE TO ESTABLISHMENT)

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

SEEDING RATE
DRILLED: 25 LBS/AC.
BROADCAST: 50LBS/AC.
NOTE:
1. SEED MIX TO BE USED IN AREAS DISTURBED BY GRADING.
2. AREAS WITH THIS SEED MIX TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT ONLY.

SOD SCHEDULE

ALL DEVELOPER INSTALLED SOD TO BE 'ENVIROTURF' BY TURF MASTERS, LLC OR APPROVED EQUAL.

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NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE NOTES & PLANT SCHEDULE

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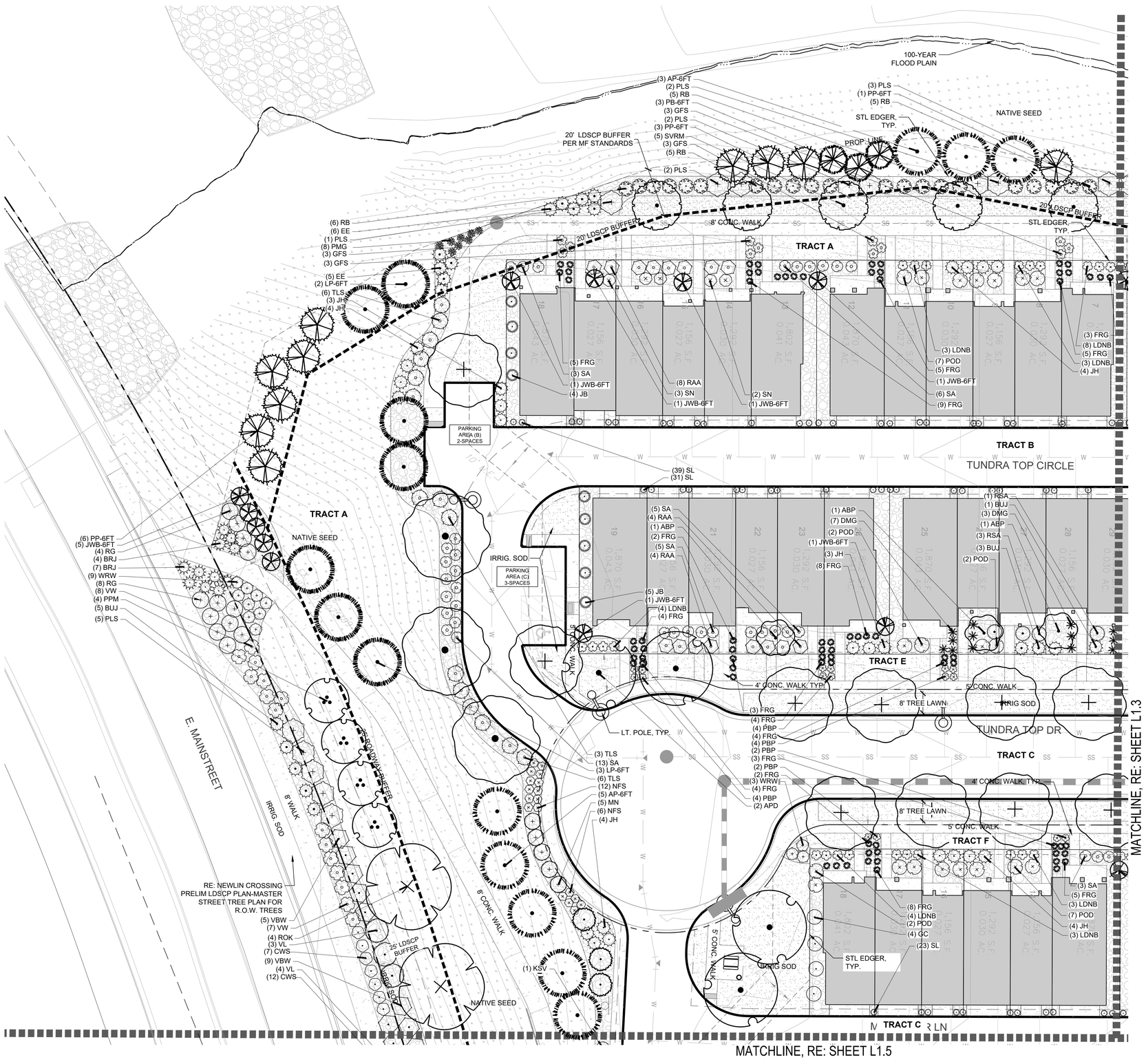

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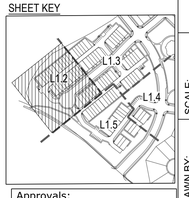

Approvals:

NORTH

SCALE: 1"=20'-0"

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NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN

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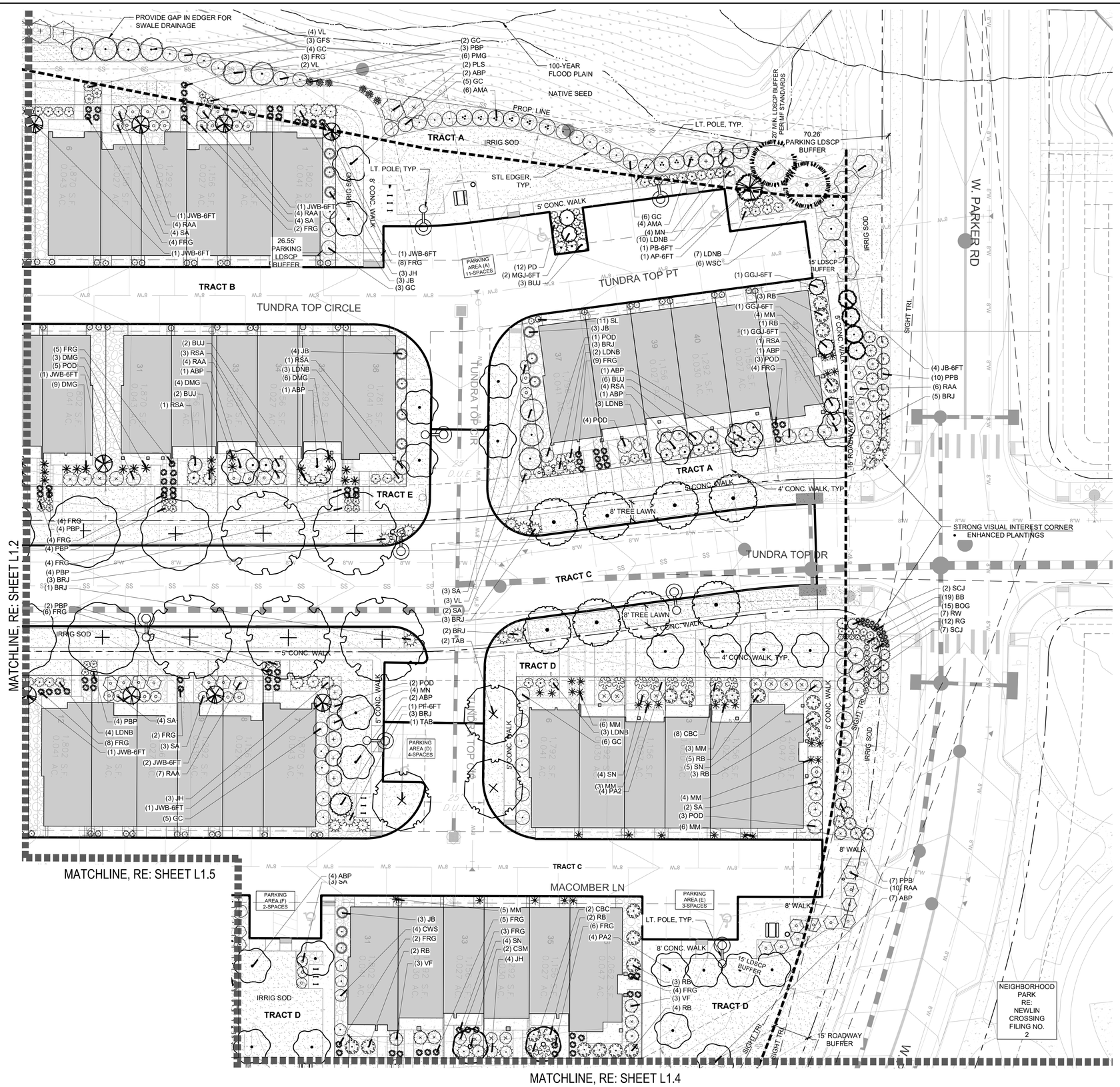

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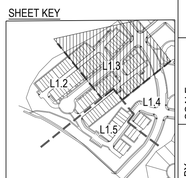

Approvals:

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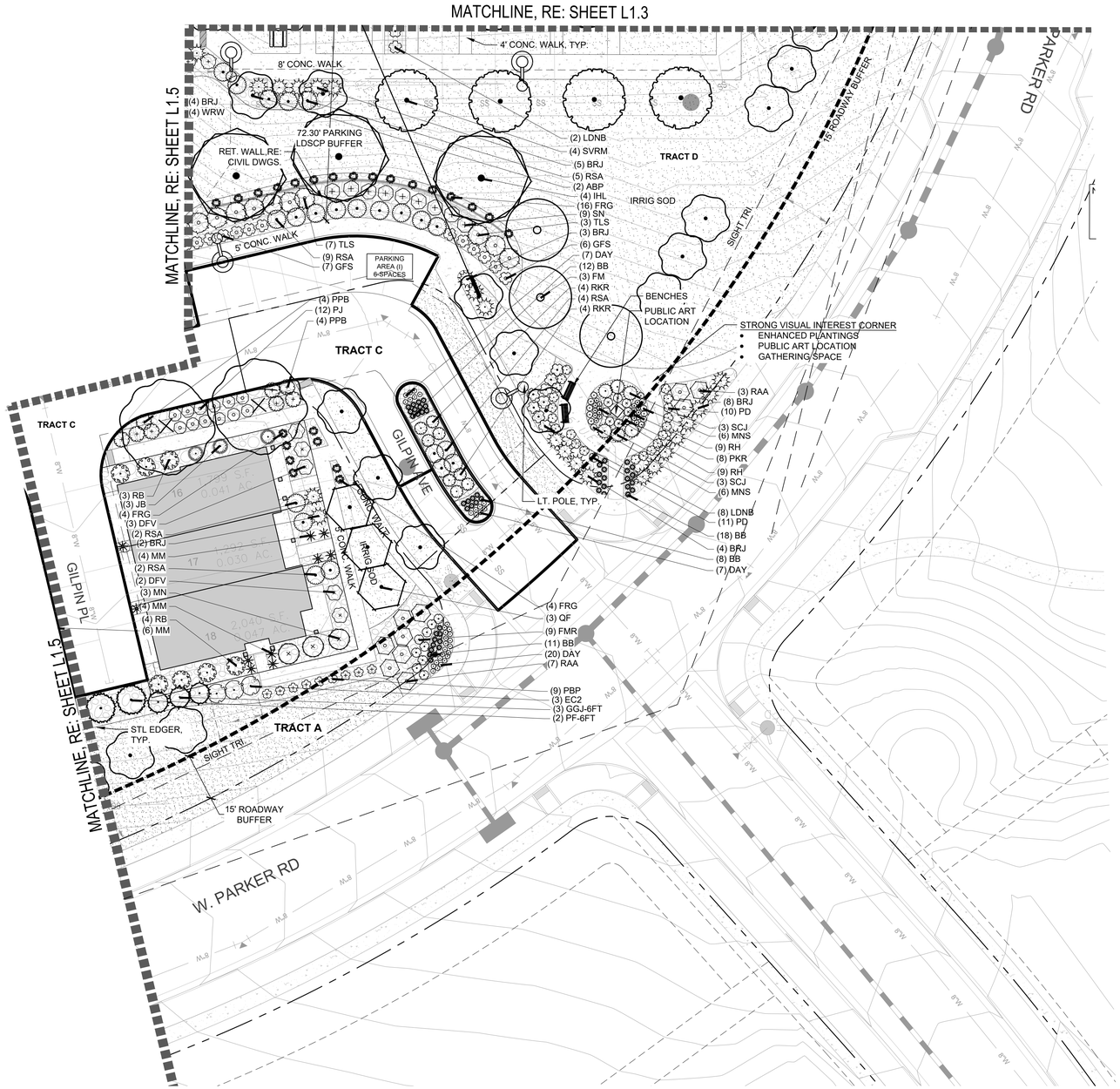

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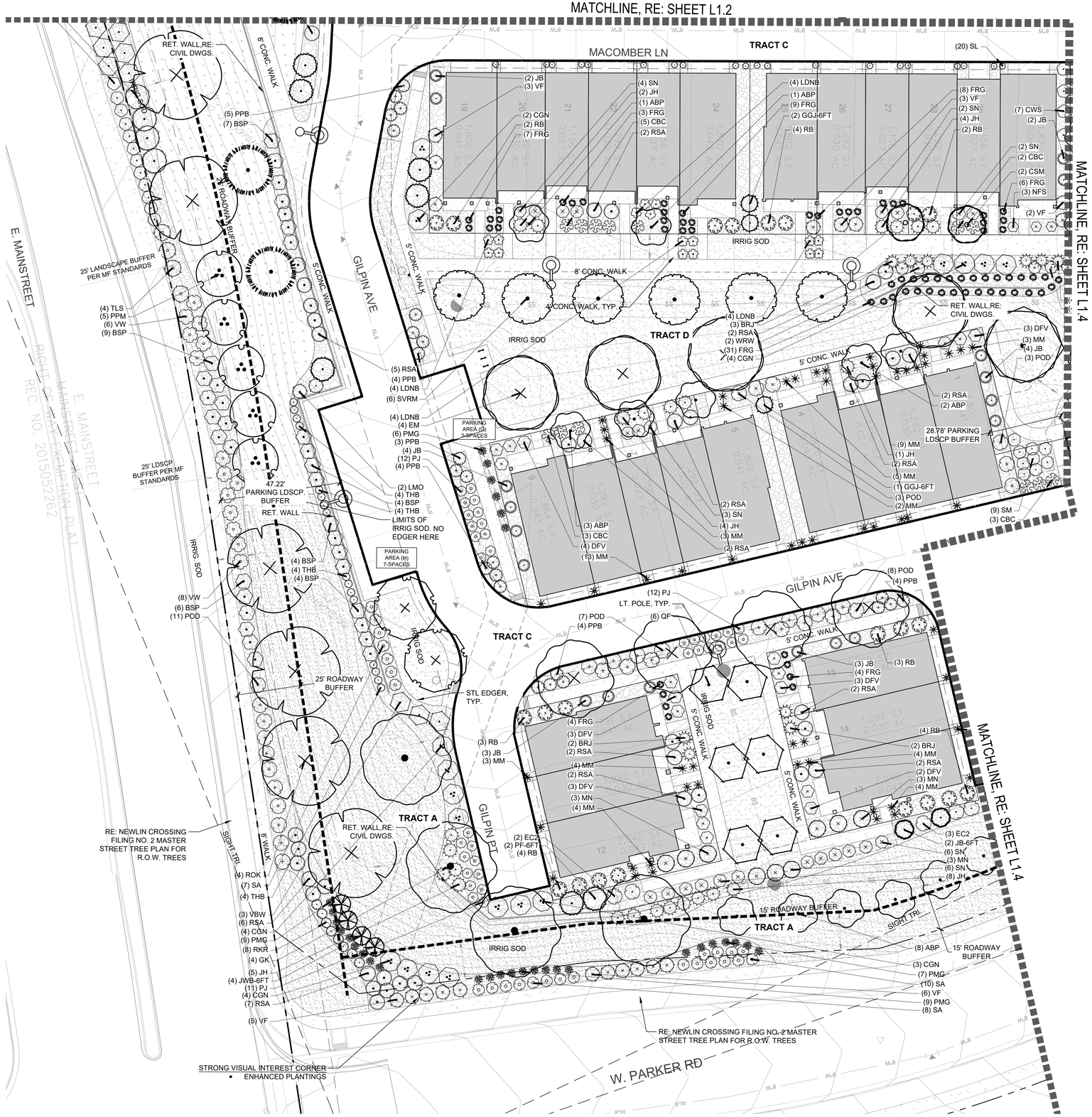

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POD	DART'S GOLD NINEBARK
MN	DIABLO NINEBARK
DFV	DWARF FRAGRANT VIBURNUM
SM	DWARF KOREAN LILAC
FMR	FIRE MEIDILAND ROSE
VF	FRAGRANT SNOWBALL VIBURNUM
PD	GOLD DROP POTENTILLA
GC	GOLDEN CURRANT
GFS	GOLDFLAME SPIREA
RG	GRO-LOW FRAGRANT SUMAC
PJ	JACKMAN'S POTENTILLA
KSV	KOREAN SPICE VIBURNUM
LMO	LEWIS MOCK ORANGE
LDNB	LITTLE DEVIL NINEBARK
VL	MOHICAN WAYFARING TREE
NFS	NEON FLASH SPIREA
PPB	PAWNEE BUTTES SAND CHERRY
PBP	PINK BEAUTY POTENTILLA
PKR	PINK KNOCKOUT ROSE
PLS	PURPLE LEAF SAND CHERRY
RB	RABBITBRUSH
RKR	RED KNOCKOUT ROSE
RSA	RUSSIAN SAGE
AMA	SERVICEBERRY
SN	SNOWMOUND SPIREA
THB	TALL HEDGE BUCKTHORN
TLS	THREE-LEAF SUMAC
VW	VARIEGATED WEIGELA
WSC	WESTERN SAND CHERRY
RW	WHITE MEIDILAND ROSE
WRW	WINE & ROSES WEIGELA

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE ARROW JUNIPER
EE	BLUESTEM JOINT FIR
BRJ	BROADMOOR JUNIPER
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
SCJ	SCANDIA JUNIPER

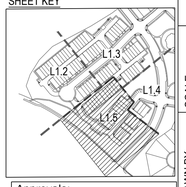
PERENNIALS / GROUNDCOVERS	COMMON NAME
RH	BLACK-EYED SUSAN
MNS	MAY NIGHT SALVIA
DAY	STELLA DE ORO DAYLILY

SEED	COMMON NAME
	NON-IRRIG NATIVE SEED MIX

SOD	COMMON NAME
	IRRIGATED TURF, 'ENVIROTURF'

MULCH	COMMON NAME
	ROCK MULCH
	WOOD MULCH

SHEET KEY



Approvals:

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

No.	Revisions	Date	Init.	Appr.	Date

people creating spaces
pcs group inc. www.pcsgroupco.com
2000 York Street Denver, CO 80218
t 303.531.4905 f 303.531.4908

LENNAR
9193 S. JAMAICA STREET, 4TH FLOOR
ENGLEWOOD, CO 80112
TEL: (303) 486-5002

NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN

SCALE: AS SHOWN
DRAWN BY:
CHECKED BY:
FILE NO:
DATE: JULY 2023

SHEET NUMBER
L1.5

AMENITY & EQUIPMENT SCHEDULE

CALLOUT	ITEM	SHEET NO./DETAIL NO.	QTY
1	PICNIC TABLE	L2.1 / DTL 9	4
2	TRASH RECEPTACLE	L2.1 / DTL 6	4
3	U-BIKE RACK	L2.1 / DTL 8	12, 24 SPACES
4	BIKE RACK & REPAIR STATION	L2.1 / DTL 10	1
5	PUBLIC ART	RE: NOTES	1
6	PET STATION	L2.1 / DTL 4	2
7	BENCH	L2.1 / DTL 7	2

NOTES:
1. PUBLIC ART PIECE SELECTION PROVIDED BY OWNER AND SUBMITTED TO TOWN OF PARKER FOR CONSIDERATION PRIOR TO PURCHASE AND INSTALLATION.
2. ART SELECTION SHALL CONFORM TO STANDARDS NOTED IN CHAPTER 3 SEC. B OF THE TOWN OF PARKER MULTI-FAMILY DESIGN STANDARDS.

PEDESTRIAN CIRCULATION LEGEND

5' CONCRETE WALK

8' CONCRETE WALK/TRAIL

No.	Revisions	Date	Init.	Appr.	Date

people creating spaces
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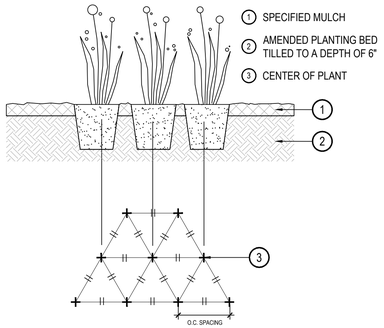
NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
AMENITY & FURNISHING PLAN

SCALE: AS SHOWN
FILE NO:
DRAWN BY:
CHECKED BY:
DATE: JULY 2023

SHEET NUMBER L2.0

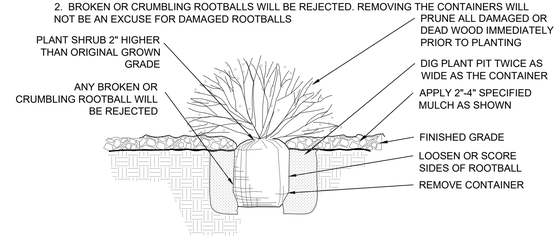
Approvals:



1 PERENNIAL PLANTING

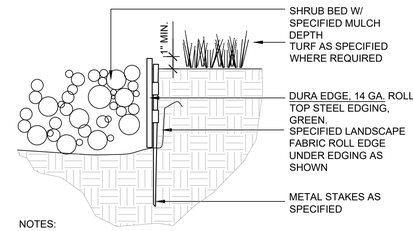
N.T.S.

NOTES:
1. BACKFILL AND WATER-IN THOROUGHLY.
2. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS



2 SHRUB PLANTING

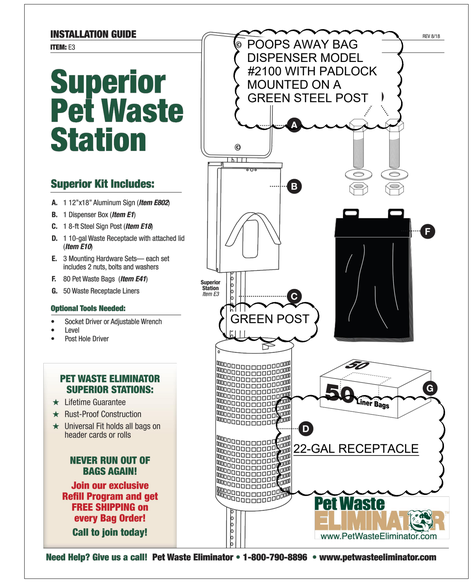
N.T.S.



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

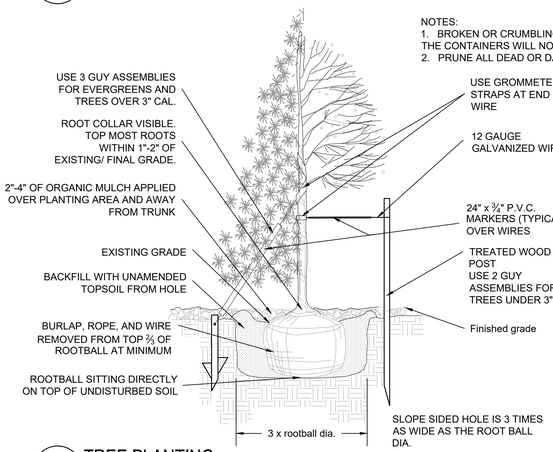
3 STEEL EDGER

N.T.S.



4 PET STATION

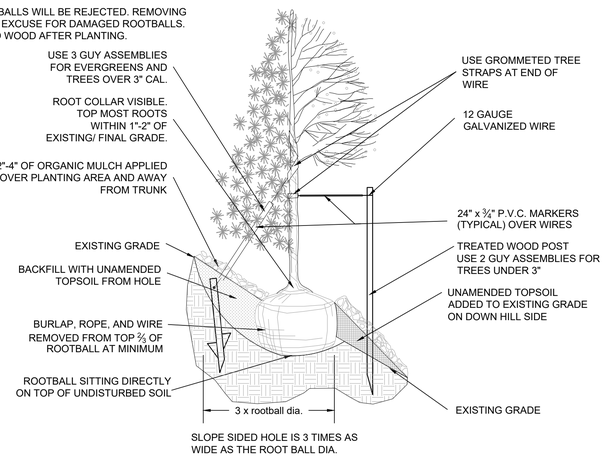
N.T.S.



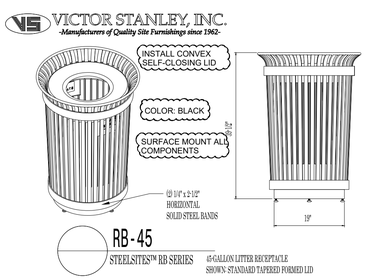
5 TREE PLANTING

N.T.S.

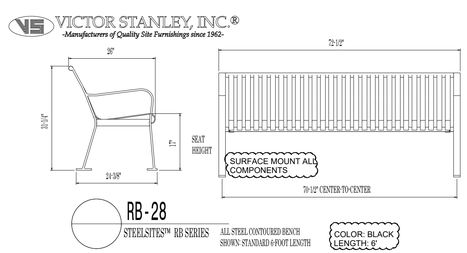
NOTES:
1. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.



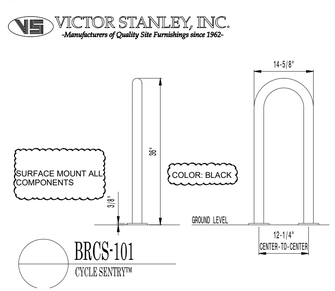
NOTES:
1. 1. ALL WORK TO BE DONE AT TIME OF PLANTING
2. 2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
3. 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
4. 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 SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
5. 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.
6. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM ¼ 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 ⅔ 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.
7. 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.
8. 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.
9. 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.
10. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WIL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.



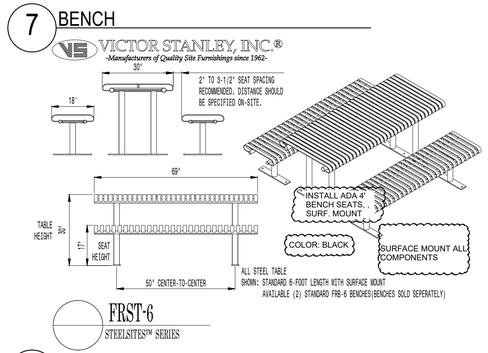
6 TRASH RECEPTACLE



7 BENCH



8 U-BIKE RACK



9 PICNIC TABLE

10 BIKE RACK & REPAIR STATION

Approvals:

No.	Revisions	Date	Init.	Appr.	Date

people creating spaces
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2000 S. Colorado Blvd. Denver, CO 80222
t 303.531.4905 f 303.531.4908

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ENGLEWOOD, CO 80112
TEL: (303) 486-5002

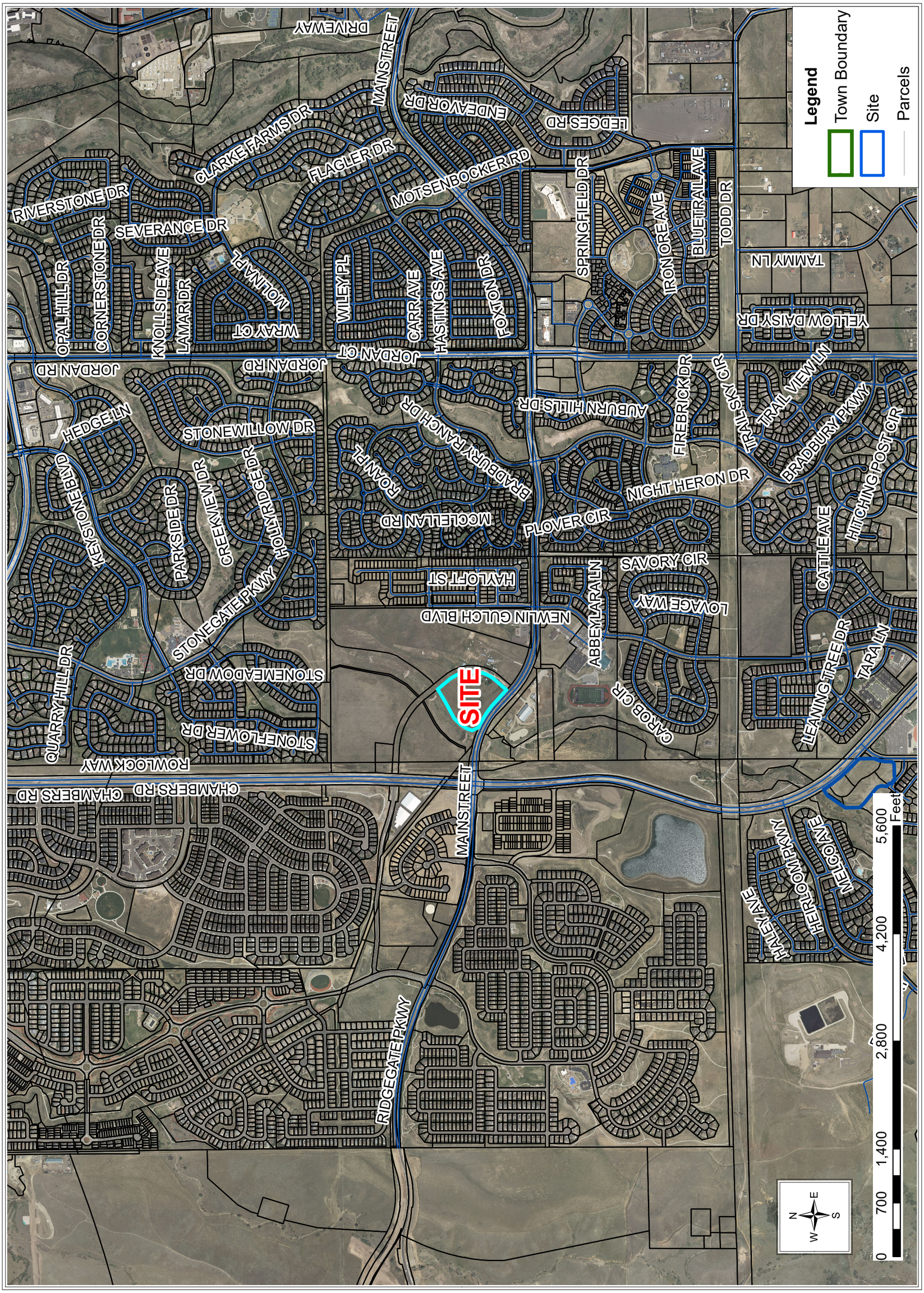
NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
SITE & LANDSCAPE DETAILS

SCALE: AS SHOWN
FILE NO:
DRAWN BY:
CHECKED BY:
DATE: JULY 2023

SHEET NUMBER
L2.1

Newlin Crossing Townhomes

Sketch and Preliminary Plans



Planning Commission Staff Report

Planning Commission Date:	**9/14/2023**
Town Council Date:	**9/18/2023**
Hearing Type:	**Public Meeting** **A Bill for an Ordinance to Amend Subsection 13.07.130(h) of the Parker Municipal Code Concerning Dedication Statements**
Location:	**Townwide**
Project Planner:	**Bryce Matthews, Assistant Director - Planning**
Applicant:	**Town of Parker**

Executive Summary: Proposed Ordinance No. 3.286.4 will amend Section 13.07.130, Certifications, of the Parker Municipal Code to update the required subdivision plat dedication statement with language about the location of utility easements and to reformat the dedication statement to make it more readable.

Staff Recommendation: **Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding dedications statements."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding dedication statements with the following conditions:"
-List proposed conditions

"I move the Planning Commission recommend Town Council deny an ordinance to amend the Parker Municipal Code regarding dedications statements:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue an ordinance to amend the Parker Municipal Code regarding dedication statements."

I. BACKGROUND/DISCUSSION

The Town Council approved Ordinance No. 3.362 on October 17, 2022 to amend Section 13.10.090, Utilities, of the Parker Municipal Code concerning the standards for utility easements.

Staff has administered the amended standards for utility easements during the past nine (9) months and has had the opportunity to determine how well they work in consultation with applicants. Overall, the amended standards for utility easements work well in meeting Town goals, but staff has determined there is a need for several revisions to improve and clarify them.

The proposed amendment to Section 13.07.130, Certifications, of the Parker Municipal Code will update the required dedication statement to address the location of easements and reformat the dedication statement to make it clearer and more understandable. The amended dedication statement will break the existing statement language down into categories (easements, right-of-way, sight triangles, etc.) and add utility easement language where none exists. The proposed utility easement language is being added in response to a request from CORE and Xcel.

The amended dedication statement and utility easement language has been prepared to support the Town's goals and address comments that both CORE and Xcel provided to staff. Both utility providers have reviewed and expressed their support for the utility easement language.

The Planning Commission will consider the proposed Ordinance at their September 14, 2023 meeting and will make a recommendation to the Town Council at that time.

II. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ **Consistent** ☐ **Inconsistent** ☐ **Not Applicable**
Master Plan Character Discussion	The Master Plan includes *Chapter 11 Public Services and Utilities* sets forth the Town's desire to keep pace with demand and anticipated needs related to utilities and communication technologies while minimizing the aesthetic and environmental impacts of transmission and distribution systems. This proposed update to the Land Development Ordinance is specifically crafted to try to find the proper balance between the provision of quality utility service to our residents while minimizing the aesthetic impacts of above ground utility equipment. In addition, *Chapter 6 Land Use* seeks to Continue to assure that our Land Development Ordinance is fair, consistent and understandable. This amendment to the code is intended to create a more understandable and readable dedication statement for plats.
Consistent Goals/Strategies	Public Services and Facilities 1 Land Use 1.J
Inconsistent Goals/Strategies	**None**

Staff Analysis	Amending the code regarding dedication statements is consistent with the Parker 2035 Master Plan.

III. CONCLUSION

Staff recommends that the Planning Commission recommend that Town Council approve an ordinance that will amend the Land Development Ordinance regarding amending the dedication statements.

RECOMMENDED CONDITIONS

None

IV. ATTACHMENTS

Draft Ordinance

ORDINANCE NO. 3.286.4, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO AMEND SUBSECTION 13.07.130(h) OF THE PARKER MUNICIPAL CODE CONCERNING DEDICATION STATEMENTS

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

Section 1. Subsection 13.07.130(h) of the Parker Municipal Code is amended to read as follows:

13.07.130 Certifications.

* * *

(h) 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 _____.

Rights-of-way.
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.

Utility easements.
The utility easements as shown hereon are hereby dedicated for public utilities, ~~and~~ cable communication systems, fiber, 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. No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, decks, stairs, window wells, air conditioning units, and other objects that may interfere with the utility facilities or use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of

prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s).

Drainage and Stormwater.
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 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.~~

Sight easements.
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~~ Should the owner(s) or adjacent owners fail to adequately maintain such sight easements, the Town may perform or cause to be performed the necessary maintenance, operation and reconstruction shall be at the cost of the owner(s).

Sidewalks.
The undersigned hereby dedicates sidewalk easements as shown hereon, which sidewalks shall remain open for public use. The undersigned grants the Town the perpetual rights of ingress and egress upon the adjacent property for the operation, maintenance, and reconstruction of the sidewalks. The Town shall

also have the right to remove any obstruction that would adversely affect the operation and maintenance of the sidewalks, as determined by the Town.

(Owners/Mortgagee)

By: _____
Title: _____

ATTEST:

_____
Secretary

Subscribed and sworn to before me this ____ day of _____, 20___, by* (name printed).

WITNESS my hand and official seal.

_____
Notary Public

My commission expires: _____.

* Signatures of officers signing for a Corporation shall be acknowledged as follows: "(Print name as President/Vice-President and (print name) as Secretary/ Treasurer, of (name of corporation), a (State) corporation."

NOTE: Include signature lines and notary lines for all owners/mortgagees.

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:	**9/14/2023**
Town Council Date:	**9/18/2023**
Hearing Type:	**Public Meeting** **A Bill for an Ordinance to Amend Section 13.02.010 and Section 13.10.090 of the Parker Municipal Code Concerning Utilities**
Location:	**Townwide**
Project Planner:	**Bryce Matthews, Assistant Director - Planning**
Applicant:	**Town of Parker**

Executive Summary: The Town proposed to amend Section 13.02.010, Definitions, and Section 13.10.090, Utilities, of the Parker Municipal Code. The purpose of the proposed amendments is to further clarify utility related definitions; update standards for the location of easements serving a commercial use; and provide guidance about utility design for properties with multiple street fronts, such as corner lots.

Staff Recommendation: **Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding utilities."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding utilities with the following conditions:"
-List proposed conditions

"I move the Planning Commission recommend Town Council deny an ordinance to amend the Parker Municipal Code regarding utilities:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue an ordinance to amend the Parker Municipal Code regarding utilities."

I. BACKGROUND/DISCUSSION

On October 17, 2022, the Town Council approved Ordinance No. 3.362 to amend Section 13.10.090, Utilities, of the Parker Municipal Code concerning standards for utility easements. The Ordinance was approved to ensure that the location and design of utilities for electric service to new development meets community expectations and standards by locating utility easements for individual lots in the side and rear yards only.

Staff has administered the updated standards for utility easements during the past nine (9) months and has had the opportunity to determine how well they work in consultation with applicants. Overall, the amended standards work well in meeting the Town's goals for utility design with new development. However, staff has determined there is a need to further clarify the standards. The proposed amendment to Section 13.10.090, Utilities, is summarized below:

1. Adding a definition of On-Site Utilities and Equipment
2. Providing additional options for the location of utility equipment with residential development:
    - Allowing underground equipment to be located within the sidewalk and required utility easements adjacent to the front yard.
    - Allowing underground equipment to be located within pocket easements along the front yard.
    - Where there are easements in tracts used for open space, parks and landscape buffers, allowing above-ground equipment subject to the provision of adequate screening.
3. Adding standards for the location of equipment and easements with commercial and light industrial development.
4. Adding standards for properties with multiple street fronts (corner lots) where utilities may be under sidewalks and adjacent to roads/streets.
5. Adding a clear allowance for improvements and connections to existing lines that serve multiple developments, typically this would be the addition or relocation of switchgear electrical boxes.

II. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ **Consistent** ☐ **Inconsistent** ☐ **Not Applicable**
Master Plan Character Discussion	The Master Plan includes *Chapter 11 Public Services and Utilities* sets forth the Town's desire to keep pace with demand and anticipated needs related to utilities and communication technologies while minimizing the aesthetic and environmental impacts of transmission and distribution systems. This proposed update to the Land Development Ordinance is specifically crafted to try to find the proper balance between the provision of quality utility service to our residents while minimizing the aesthetic impacts of above ground utility equipment.

	In addition, *Chapter 6 Land Use* seeks to Continue to assure that our Land Development Ordinance is fair, consistent and understandable
Consistent Goals/Strategies	Public Services and Facilities 1 Land Use 1.J
Inconsistent Goals/Strategies	**None**
Staff Analysis	Amending the code regarding update criteria on utility locations and to continue to limit utilities in the front yard is consistent with the Parker 2035 Master Plan.

III. CONCLUSION

Staff recommends that the Planning Commission recommend that Town Council approve an ordinance that will amend the Land Development Ordinance regarding utilities.

RECOMMENDED CONDITIONS

None

IV. ATTACHMENTS

Draft Ordinance

ORDINANCE NO. 3.362.1, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 13.02.010 AND SECTION 13.10.090 OF THE PARKER MUNICIPAL CODE CONCERNING UTILITIES

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

Section 1. Section 13.02.010 of the Parker Municipal Code is amended by the addition of a new definition for *on-site utilities and equipment* (inserted alphabetically) to read as follows:

13.02.010 Definitions.

* * *

On-site utilities and equipment means all improvements, facilities, equipment and appurtenances for service to the development and/or service to multiple lots as part of an approved plat, replat or site plan. Equipment may include, but is not limited to transformers, switchboxes, cabinets and other appurtenances that provide service. Equipment does not include streetlights or individual service lines.

Section 2. Section 13.10.090 of the Parker Municipal Code is amended to read as follows:

13.10.090 Utilities.

(a) All on-site utilities and equipment ~~serving a subdivision or single use~~ shall be placed underground. ~~On-site utilities shall include improvements, facilities, equipment and appurtenances for service to individual lots as part of a plat, replat or site plan.~~ The cost of undergrounding utilities shall be borne by the development.

(b) On-site utilities and equipment for the provision of service to residential use(s) shall ~~incorporate~~ only utilize side-yard and rear-yard utility easement(s) ~~only~~ for service to individual lots, except~~.~~:

(1) Where located in the required shared sidewalk and utility easement adjacent to a local residential street, not to exceed six (6) feet in width, measured from the property line to the street; or

(2) Pocket utility easements for underground utility lines, which are located in the front yard, and shall be no larger than the typical width of the individual residential lot of the subdivision it is located within; or

(3) When located within tracts for parks, open space, and landscape and buffer tracts where equipment is screened by landscaping.

(c) On-site utilities and equipment for the provision of service to residential use(s) ~~such as pedestals, transformers or other equipment~~ may be placed above ground if located in a rear-yard utility easement only. ~~Said elements~~ On-site utilities and equipment shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.

(d) On-site utilities and equipment, including service lines to a lot, for the provision of service to nonresidential use(s) ~~such as pedestals, transformers or other equipment~~ shall meet the following requirements:

(1) Individual service lines to nonresidential use(s) shall be placed underground.

(2) On-site utilities and equipment may be placed above ground in a ~~rear-yard or side-yard utility easement~~ rear yard or side yard only.

(3) Where a nonresidential property has three (3) or more frontages on a street and the applicant can demonstrate that a side and/or rear location is not feasible, the Town may consider an above-ground location in the front yard adjacent to the street with the lowest average daily traffic (ADT) volume. Equipment shall be set back to the greatest extent practicable from the corner and screened in accordance with the Town-approved plans.

(4) Utilities and equipment that serve more than one lot or user may be placed within the front setback when the following conditions are satisfied (this Subparagraph does not apply to individual on-site utilities and equipment):

a. Equipment is existing;

b. Existing equipment needs to be relocated due to development;

c. Equipment is added to an existing line; and

d. Where compliance is precluded due to the size of the lot, the layout of existing development and infrastructure, or there is the presence of significant topography, wetlands, floodplains, watercourses, hazard areas, or other significant environmental features, the applicant shall comply with the requirements of this Section to the maximum extent practicable, as determined by the Planning Director.

(e) Where the placement of above-ground on-site utilities and equipment in the rear-yard utility easement is infeasible for the provision of service to residential use(s), such ~~elements~~ equipment may be placed above ground in the side-yard~~, or side-yard~~ utility easement. ~~; provided it is~~ Side-yard utility easements permitted pursuant to this Subsection (e) shall be located ~~in the side-yard utility easement~~ between the rear of the principal structure and the rear property line. ~~Said elements equipment~~Equipment placed within the side-yard utility easement shall be placed

at or near the rear corner where the rear-yard and side-yard ~~utility easements~~ meet to the maximum extent practicable.

(f) Meters and related conduit may be placed above ground if mounted to the principal structure and integrated into the overall building architecture, painted to match the building, or screened from view. Meters should be located on the side or rear façade of a building to the greatest extent practicable.

(g) All above-ground equipment visible from Town streets and rights-of-way shall be screened in accordance with a Town-approved ~~landscaping~~ plat, replat or site plan.

(h) Where an applicant is unable to comply with Subsections (a) through (g) above, the applicant may apply to the Town Council for approval of a modification or waiver of the standards, subject to a demonstration that:

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

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

(i) Streetlights and underground electric service to streetlights are permitted in the front yard.

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

Section 3. 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 4. 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 5. Effective Date. 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