

TOWN OF PARKER COUNCIL AGENDA

October 2, 2023

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers 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 Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Public comment for items that are not on the agenda may be made in person or electronically at <http://parkeronline.org/CouncilPublicComment>. For those unable to provide comments in person or electronically through the website, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments submitted electronically through the website that are received by 5:00 p.m. on the day of the regular or special Town Council meeting will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting.

Public Viewing Only - YouTube: Town Council meetings may be viewed live on YouTube at www.youtube.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through YouTube.

1. TOWN COUNCIL MEETING SCHEDULE

- A. 6:30 P.M. – Call to Order Town Council Meeting and Roll Call
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)
- C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.

2. PUBLIC COMMENTS (No action will be taken on these items.) *Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, Town Council will continue the comment period at the end of the meeting, prior to adjourning for those who signed up before the meeting.*

3. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

4. CONSENT AGENDA

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

- A. *APPROVAL OF MINUTES - September 18, 2023*

- B. *ORDINANCE NO. 1.592 - First Reading*
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Widening, Constructing, and Improving a Portion of Jordan Road, a Town Roadway, Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations
Department: Engineering and Public Works, Patrick Burke
Second Reading: October 16, 2023
- C. *ORDINANCE NO. 5.28.33 - First Reading*
A Bill for an Ordinance to Amend Section 5.02.180 to Authorize Administrative Approval of Retail Establishment Permits, and to Repeal Article V of Chapter 5.02 Regarding the Greater Downtown Special Private Art Permit
Department: Town Attorney, Kristin Hoffmann
Second Reading: October 16, 2023
- D. *RESOLUTION NO. 23-038.1*
A Resolution to Amend Resolution 23-038, Series of 2023, Concerning the Town of Parker Policy Manual by the Adoption of a New Town of Parker Policy Statement Number 1-17 Concerning Complaints Against Employees Reporting Directly to Town Council
Department: Town Attorney, Kristin Hoffmann
- E. *RESOLUTION NO. 23-085*
A Resolution Setting a Public Hearing for Consideration of a Petition to Exclude Property from the Downtown Parker Business Improvement District and Directing the Town Clerk to Cause Notice of Hearing to be Given and Published Pursuant to the Business Improvement District Act
Department: Town Attorney, Kristin Hoffmann
- F. *CONTRACT OVER \$100,000*
1. *Lumen Metro Ethernet Circuits Contract*
Amount: \$404,100
Contractor: Lumen Metro Ethernet Circuits
Department: Information Technology, Matt Lynch
- G. *PROCLAMATION - Community Planning Month - October 2023*

5. **RESOLUTIONS**

- A. **RESOLUTION NO. 23-061.1**
A Resolution to Appoint One Regular Member to Fill a Vacancy on the Parker Youth Commission
Department: Town Manager, Cheri Sullivan

B. RESOLUTION NO. 23-083

A Resolution Authorizing the Town Manager to File a Commitment with the Colorado Department of Local Affairs Pursuant to Proposition 123 and State Law, and Acknowledging the Town's Commitment to a Regional Partnership with Douglas County Jurisdictions

Department: Town Council

6. PUBLIC HEARINGS

A. NEWLIN CROSSING TOWNHOMES SKETCH AND PRELIMINARY PLAN

Applicant: Lennar Colorado, L.L.C. and PCS Group

Location: 4241 E. Mainstreet

Department: Community Development, Julia Duncan

TRAKiT No.: SUB-21-057 & SUB21-058

7. CONTRACTS OVER \$500,000

A. Lemon Gulch Trail Improvements

Amount: \$2,489,041

Contractor: Jalisco International, Inc.

**Department: Engineering and Public Works, Michael Grabczyk
Parks, Recreation, and Open Space, Brett Collins**

B. O'Brien Park Streetscape Construction Contract (Continued from September 18, 2023)

Amount: \$616,504.27

Contractor: Sabell's Civil and Landscape, LLC

Department: Parks, Recreation and Open Space, Brett Collins

8. PUBLIC COMMENTS CONTINUED IF NECESSARY

9. ADJOURNMENT

Parker Town Council

Executive Session Agenda

October 2, 2023

“To hold a conference with the Town’s attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).”

1. CenturyLink Metro Ethernet Service Agreement
2. C.R.S. § 31-25-1220 concerning exclusion of property from the boundaries of a business improvement district

**TOWN OF PARKER COUNCIL
MINUTES
SEPTEMBER 18, 2023**

Mayor Jeff Toborg called the meeting to order at 6:30 p.m. All Councilmembers were present.

Town Attorney Kristin Hoffmann announced there was one topic for discussion in the Executive Session under C.R.S. § 24-6-402(4)(b) which was a Council policy concerning complaints against Town Council appointees.

EXECUTIVE SESSION

Brandi Wilks moved and Joshua Rivero seconded to enter into Executive Session at 6:31 p.m. to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Joshua Rivero moved and Anne Barrington seconded to come out of Executive Session at 6:38 p.m.

The motion was approved unanimously.

Laura Hefta moved and Joshua Rivero seconded to recess the Regular Meeting until 7:00 p.m.

The motion was approved unanimously.

REGULAR SESSION

Mayor Toborg reconvened the meeting at 7:00 p.m.

Mayor Toborg led the Council and audience in the Pledge of Allegiance.

PUBLIC COMMENTS

Christopher Adams, Parker, stated that the recent gun violence in his neighborhood was unacceptable. He feels that individual rights are being infringed by the Flock camera license plate system and that the Police Department endorsed the Flock system through a Facebook post they made following the incident. He asked if a warrant was used to obtain the camera video that led to the identification of suspects in the shooting incident.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings and activities they had attended since the last Town Council meeting.

CONSENT AGENDA

A. *APPROVAL OF MINUTES - September 5, 2023*

B. LEMON GULCH TRAIL PROJECT

Department: Engineering and Public Works, Michael Grabczyk & Alex Mestdagh

1. RESOLUTION NO. 23-076

A Resolution Accepting the Conveyance of Real Property from Meadowlark Homeowners Association for the Lemon Gulch Trail

2. RESOLUTION NO. 23-077

A Resolution Accepting the Conveyance of Real Property from The William L. Coyle And Ralph and Marsha Perkins, Jr., Living Trust for the Lemon Gulch Trail

3. RESOLUTION NO. 23-078

A Resolution Accepting the Conveyance of a Drainage Easement from The William L. Coyle And Ralph and Marsha Perkins, Jr., Living Trust for the Lemon Gulch Trail

4. RESOLUTION NO. 23-079

A Resolution Accepting the Conveyance of Real Property from Parker Water and Sanitation District for the Lemon Gulch Trail

C. CONTRACT OVER \$100,000

1. Parking Lot Snow Removal Contract

Amount: \$160,000

Contractor: Outside the Box (OTB)

Department: Engineering and Public Works, Jim Gilbert

Joshua Rivero moved to approve Consent Agenda Items 4A through 4C.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

ORDINANCES**A. ORDINANCE NO. 3.286.4 - Second Reading****A Bill for an Ordinance to Amend Subsection 13.07.130(h) of the Parker Municipal Code Concerning Dedication Statements****Department: Community Development, Bryce Matthews & Stacey Nerger**

Ordinance No. 3.286.4 amended Section 13.07.130(h), 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.

The Planning Commission considered this proposed ordinance at their September 14, 2023 meeting and made a recommendation for the Town Council to approve.

Public Comments: Christopher Adams, Parker, questioned the wording in several areas of the ordinance.

Joshua Rivero moved to approve Ordinance No. 3.286.4 on second reading.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Josua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

B. ORDINANCE NO. 3.362.1 - Second Reading**A Bill for an Ordinance to Amend Section 13.02.010 and Section 13.10.090 of the Parker Municipal Code Concerning Utilities****Department: Community Development, Bryce Matthews & Stacey Nerger**

Ordinance No. 3.362.1 amended 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.

The Planning Commission considered this proposed ordinance at their September 14, 2023 meeting and made a recommendation for the Town Council to approve.

Public Comments: None.

Anne Barrington moved to approve Ordinance No. 3.362.1 on second reading.

Brandi Wilks seconded the motion.

A roll call vote was taken:

Josua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

CONTRACT OVER \$500,000

O'Brien Park Streetscape Construction Contract

Amount: \$616,504.27

Contractor: Sabell's Civil and Landscape, LLC

Department: Parks, Recreation and Open Space, Brett Collins

Brett Collins asked that Council continue this item to October 2, 2023 to work out details on the contract.

Joshua Rivero moved to continue this item to a date certain of October 2, 2023.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

PUBLIC COMMENTS CONTINUED IF NECESSARY

Written comments distributed to Council were made a part of the record.

ADJOURNMENT

Anne Barrington moved to adjourn the meeting at 7:26 p.m.

Brandi Wilks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak -yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

Susan L. Irvine, Deputy Town Clerk

Jeff Toborg, Mayor



Request for Town Council Action

Date: October 2, 2023

Submitted By: Patrick Burke, Project Engineer

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.592 - First Reading**
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Widening, Constructing, and Improving a Portion of Jordan Road, a Town Roadway, Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations
Department: Engineering and Public Works, Patrick Burke
Second Reading: October 16, 2023

EXECUTIVE SUMMARY

This item is for an ordinance to provide notice of the Town's intent to acquire right-of-way and easements for proposed improvements on Jordan Road between Lincoln Avenue and Stonegate Parkway that are part of the Jordan Road/Newlin Gulch Improvements Project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Improvements to Jordan Road between Lincoln Avenue and Stonegate Parkway are included in the project scope for the proposed Jordan Road/Newlin Gulch Improvements Project. This stretch of Jordan Road is shown on the attached vicinity map for reference. This roadway will be improved by extending existing acceleration and deceleration lanes, constructing a new sidewalk along Jordan Road, and widening the existing Jordan Road/Newlin Gulch bridge. These improvements require additional right-of-way and easements to construct.

This ordinance is for needed roadway improvements and will affect four (4) property owners along this section of Lincoln Avenue. The needed areas are as follows:

1. Right-of-way (fee conveyance) = 3,274 SF (0.075 acres)
2. Permanent easement = 38,304 SF (0.879 acres)
3. Temporary construction easement = 55,416 SF (1.272 acres)

Attached to this document is a “key map”, which is Exhibit D to the proposed ordinance, showing the easement areas in relation to each other.

This proposed intent to acquire ordinance is specific to the proposed Jordan Road/Newlin Gulch improvements associated with the proposed Jordan Road/Newlin Gulch Improvements Project.

FINANCIAL IMPACT

Funding for these acquisitions is included in the approved funding for the Jordan Road at Lincoln Ave Improvements Project line item of the Highway and Streets Capital Projects accounts (301-4310).

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



PROMOTE A SAFE AND
HEALTHY COMMUNITY



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

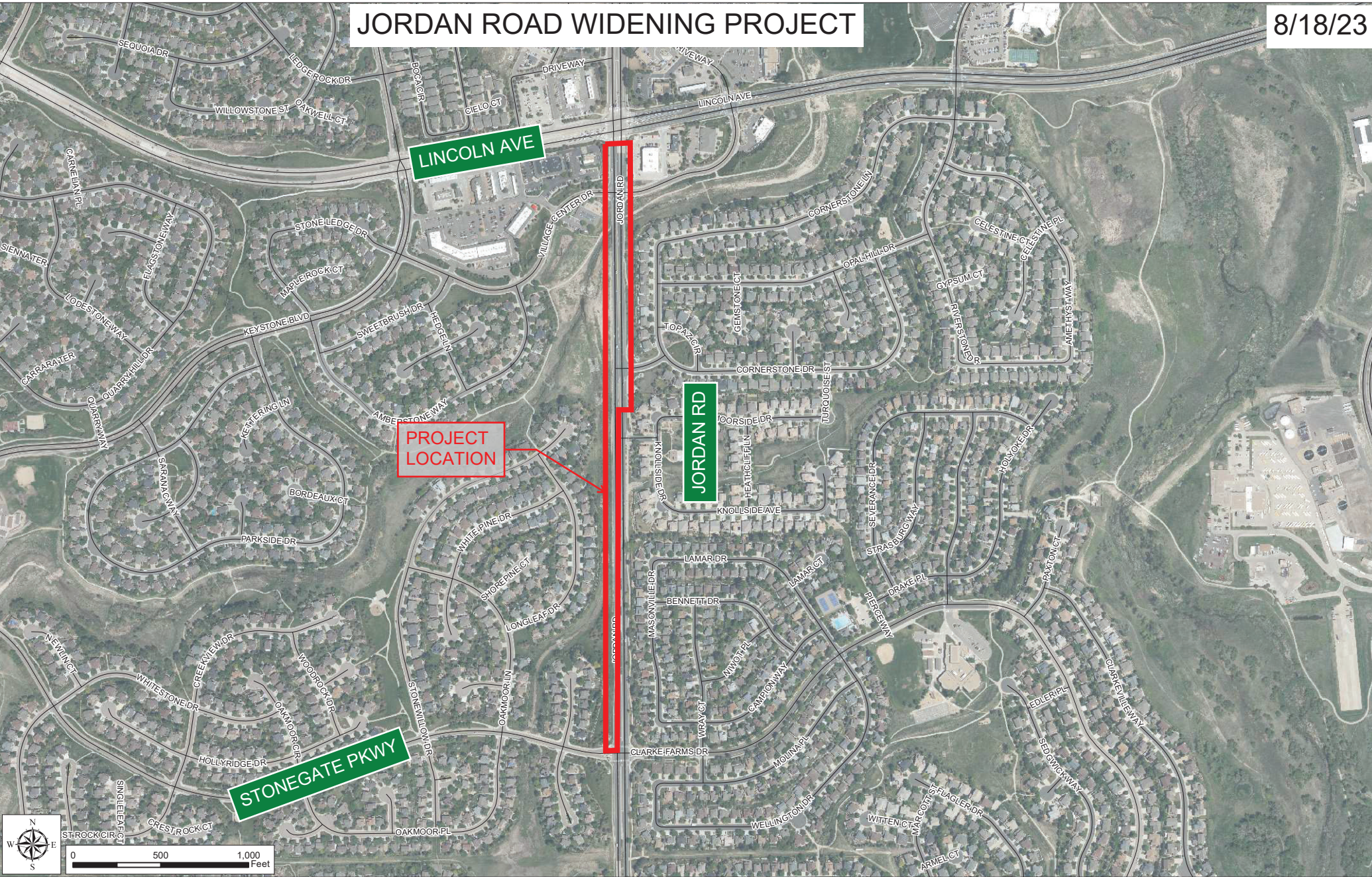
1. Vicinity Map
2. Ordinance No. 1.592

RECOMMENDED MOTION

I move to approve Ordinance No. 1.592 on first reading and to schedule second reading for October 16, 2023, as part of the consent agenda.

JORDAN ROAD WIDENING PROJECT

8/18/23



ORDINANCE NO. 1.592, Series of 2023

TITLE: A BILL FOR AN ORDINANCE STATING THE INTENT OF THE TOWN OF PARKER TO ACQUIRE CERTAIN PROPERTY INTERESTS FOR THE PURPOSE OF WIDENING, CONSTRUCTING AND IMPROVING A PORTION OF JORDAN ROAD, A TOWN ROADWAY, THROUGH THE UTILIZATION OF THE TOWN'S POWER OF EMINENT DOMAIN AND DIRECTING THE TOWN'S STAFF AND TOWN ATTORNEY TO NOTIFY ALL PERSONS AFFECTED THEREBY OF THE ABOVE-STATED INTENT OF THE TOWN, AND THEREAFTER TO COMPLY WITH ALL PERTINENT PROVISIONS OF C.R.S. § 38-1-101, *ET SEQ.*, RELATING TO GOOD FAITH NEGOTIATIONS

WHEREAS, the Town of Parker, Colorado possesses the power of eminent domain pursuant to the provisions of Article XX, § 1 of the Colorado Constitution, Section 15.5 of the Town of Parker Home Rule Charter, C.R.S. § 38-1-101, *et seq.*, and C.R.S. § 38-6-101, *et seq.*;

WHEREAS, the Town of Parker wishes to acquire the parcels of property more particularly described in **Exhibit A** (right-of-way acquisitions), **Exhibit B** (permanent easement acquisitions), and **Exhibit C** (temporary construction easement acquisitions), attached hereto and incorporated herein by this reference (collectively, the "Subject Properties"), for the purpose of constructing and widening Jordan Road, a Town roadway, as generally depicted on **Exhibit D**; and

WHEREAS, the Town Council of the Town of Parker wishes to comply with all applicable provisions of C.R.S. § 38-1-101, *et seq.*, including without limitation the notice and negotiation requirements and provisions thereof.

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

Section 1. Notice is hereby given pursuant to C.R.S. § 38-1-121(1) that the Town of Parker, Colorado, intends to acquire the parcels of property more particularly described in **Exhibits A, B, and C** (the "Subject Properties").

Section 2. The acquisition of the Subject Properties serves a public purpose and is necessary and essential to the Town's ability to provide public streets and roadways for the residents of the Town of Parker.

Section 3. The Town Attorney is hereby directed to provide a copy of this Ordinance to all persons who presently own or maintain an ownership interest in the Subject Properties notifying them of the intent of the Town of Parker to acquire such property through the use of the Town's power of eminent domain.

Section 4. The staff of the Town, together with the Town Attorney, and any and all persons retained or employed by the Town of Parker in the prosecution of this matter, are directed to comply with all notice and good faith negotiation requirements set forth in C.R.S. § 38-1-101, *et seq.*, in the conduct of the within authorized eminent domain actions.

Section 5. In the prosecution of the within authorized eminent domain actions, the Town shall retain all rights and powers lawfully delegated to it by the Colorado Constitution, the Town of Parker Home Rule Charter, and C.R.S. § 38-1-101, *et seq.*

Section 6. 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 (2) public places, two (2) days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. 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 8. 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 S. Hoffmann, Town Attorney

EXHIBIT "A"

PARCEL NUMBER: RW-3
September 1, 2023
DESCRIPTION

A PARCEL OF LAND NO. RW-3, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1, STONEGATE FILING NO. 2, 1st AMENDMENT, RECORDED MAY 10, 1994 AT RECEPTION NO. 9426006, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 01°42'48" WEST, A DISTANCE OF 1,669.14 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°23'53" WEST, A DISTANCE OF 91.17 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF VILLAGE CENTER DRIVE RECORDED AT RECEPTION NO. 9426006 IN SAID OFFICIAL RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 75°32'44" WEST;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°03'23", AN ARC LENGTH OF 12.27 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1, ALSO BEING THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°23'53" EAST, A DISTANCE OF 26.78 FEET;
2. SOUTH 03°15'38" EAST, A DISTANCE OF 48.39 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 44°35'53" WEST, A DISTANCE OF 5.54 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.004 ACRES, (191 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-4
September 1, 2023
DESCRIPTION

A PARCEL OF LAND NO. RW-4, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 19, RECORDED AUGUST 11, 1995 AT RECEPTION NO. 9537419, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 02°28'07" EAST, A DISTANCE OF 1,660.68 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID OFFICIAL RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, NORTH 00°23'53" WEST, A DISTANCE OF 45.55 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, SOUTH 90°00'00" EAST, A DISTANCE OF 1.50 FEET;

THENCE SOUTH 00°23'53" EAST, A DISTANCE OF 45.10 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 73°07'20" WEST, A DISTANCE OF 1.56 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.002 ACRES, (68 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

**PARCEL NUMBER: RW-5
September 1, 2023
DESCRIPTION**

A PARCEL OF LAND NO. RW-5, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 2, 1st AMENDMENT, RECORDED MAY 10, 1994 AT RECEPTION NO. 9426006, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 01°42'48" WEST, A DISTANCE OF 1,669.14 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 44°35'53" EAST, A DISTANCE OF 5.54 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 03°15'38" EAST, A DISTANCE OF 151.88 FEET;
2. SOUTH 00°23'53" EAST, A DISTANCE OF 159.63 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NORTH 11°34'51" WEST, A DISTANCE OF 59.29 FEET;

THENCE NORTH 00°23'53" WEST, A DISTANCE OF 249.24 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.061 ACRES, (2,663 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-6

September 1, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-6, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 21C, RECORDED MARCH 4, 1997 AT RECEPTION NO. 9711464, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 02°28'07" EAST, A DISTANCE OF 1,660.68 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID OFFICIAL RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, SOUTH 00°23'53" EAST, A DISTANCE OF 234.74 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, NORTH 90°00'00" EAST, A DISTANCE OF 1.50 FEET;

THENCE NORTH 00°23'53" WEST, A DISTANCE OF 235.19 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 73°07'20" WEST, A DISTANCE OF 1.56 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.008 ACRES, (352 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-4

September 1, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-4, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 19, RECORDED AUGUST 11, 1995 AT RECEPTION NO. 9537419, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 03°28'52" EAST, A DISTANCE OF 1,653.43 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT A AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 73°07'20" WEST, A DISTANCE OF 28.60 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°23'53" WEST, A DISTANCE OF 45.10 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1.50 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, NORTH 00°23'53" WEST, A DISTANCE OF 26.87 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF VILLAGE CENTER DRIVE RECORDED AT RECEPTION NO. 9517106 IN SAID OFFICIAL RECORDS, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°26'16", AN ARC LENGTH OF 73.69 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 330.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°49'34", AN ARC LENGTH OF 39.32 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 24°17'03" WEST, A DISTANCE OF 131.80 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.135 ACRES, (5,879 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-6

September 1, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-6, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 21C, RECORDED MARCH 4, 1997 AT RECEPTION NO. 9711464, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 03°28'52" EAST, A DISTANCE OF 1,653.43 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 73°07'20" WEST, A DISTANCE OF 28.60 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°23'53" EAST, A DISTANCE OF 235.19 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1.50 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, SOUTH 00°23'53" EAST, A DISTANCE OF 202.09 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, NORTH 22°59'32" EAST, A DISTANCE OF 62.97 FEET;

THENCE NORTH 00°23'53" WEST, A DISTANCE OF 379.04 FEET;

THENCE NORTH 24°17'03" EAST, A DISTANCE OF 9.41 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.228 ACRES, (9,952 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-7

September 1, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-7, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 15C, RECORDED MAY 10, 1994 AT RECEPTION NO. 9345021, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 00°44'27" WEST, A DISTANCE OF 2,515.35 FEET TO THE INTERSECTION OF THE NORTHERLY BOUNDARY OF THAT CERTAIN THIRTY (30) FOOT WIDE DRAINAGE EASEMENT RECORDED AT RECEPTION NO. 2010027277 IN SAID OFFICIAL RECORDS AND THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID OFFICIAL RECORDS AND THE EASTERLY BOUNDARY OF SAID TRACT A AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°02'00" WEST, A DISTANCE OF 59.51 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 03°06'30" WEST, A DISTANCE OF 211.87 FEET;

THENCE NORTH 02°45'04" WEST, A DISTANCE OF 41.28 FEET;

THENCE NORTH 12°48'06" WEST, A DISTANCE OF 52.80 FEET;

THENCE SOUTH 75°12'19" WEST, A DISTANCE OF 60.25 FEET;

THENCE NORTH 14°43'27" WEST, A DISTANCE OF 36.00 FEET;

THENCE NORTH 75°16'33" EAST, A DISTANCE OF 69.89 FEET;

THENCE NORTH 41°40'55" EAST, A DISTANCE OF 38.31 FEET;

THENCE NORTH 03°38'39" WEST, A DISTANCE OF 23.61 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID LAST DESCRIBED NORTHERLY BOUNDARY, NORTH 89°36'06" EAST, A DISTANCE OF 57.77 FEET TO SAID EASTERLY BOUNDARY OF TRACT A, AND SAID WESTERLY RIGHT-OF-WAY OF JORDAN ROAD;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 00°23'53" EAST, A DISTANCE OF 393.07 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.671 ACRES, (29,223 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

**PARCEL NUMBER: TCE-1
September 1, 2023
DESCRIPTION**

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-1, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2D, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 02°19'53" WEST, A DISTANCE OF 1,259.94 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2D, ALSO BEING THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 00°23'53" EAST, A DISTANCE OF 170.47 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 2D, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF VILLAGE CENTER DRIVE RECORDED AT RECEPTION NO. 9426006 IN SAID OFFICIAL RECORDS, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°54'35", AN ARC LENGTH OF 54.90 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, NORTH 02°35'14" EAST, A DISTANCE OF 31.91 FEET;

THENCE NORTH 00°23'53" WEST, A DISTANCE OF 24.23 FEET;

THENCE NORTH 79°38'14" EAST, A DISTANCE OF 13.92 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 156.55 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.77 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.067 ACRES, (2,930 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-2
September 1, 2023
DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-2, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1, STONEGATE FILING NO. 17, RECORDED APRIL 18, 1995 AT RECEPTION NO. 9517106, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 03°07'45" EAST, A DISTANCE OF 1,259.29 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 1, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, SOUTH 00°23'53" EAST, A DISTANCE OF 168.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF VILLAGE CENTER DRIVE RECORDED AT RECEPTION NO. 9517106 IN SAID OFFICIAL RECORDS, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°24'50", AN ARC LENGTH OF 37.01 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, NORTH 07°47'59" WEST, A DISTANCE OF 44.10 FEET;

THENCE NORTH 00°00'32" WEST, A DISTANCE OF 157.94 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 8.48 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.036 ACRES, (1,564 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-3
September 1, 2023
DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-3, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1, STONEGATE FILING NO. 2, 1st AMENDMENT, RECORDED MAY 10, 1994 AT RECEPTION NO. 9426006, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 01°42'48" WEST, A DISTANCE OF 1,669.14 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 44°36'06" WEST, A DISTANCE OF 18.96 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 10°28'10" EAST, A DISTANCE OF 16.97 FEET;

THENCE NORTH 01°29'22" WEST, A DISTANCE OF 97.87 FEET;

THENCE NORTH 51°06'13" WEST, A DISTANCE OF 44.00 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF VILLAGE CENTER DRIVE RECORDED AT RECEPTION NO. 9426006 IN SAID OFFICIAL RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°19'57" WEST;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°12'47", AN ARC LENGTH OF 63.89 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 00°23'53" EAST, A DISTANCE OF 91.17 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.035 ACRES, (1,537 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-4
September 1, 2023
DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-4, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 19, RECORDED AUGUST 11, 1995 AT RECEPTION NO. 9537419, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 03°28'52" EAST, A DISTANCE OF 1,653.43 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT A AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 73°07'20" EAST, A DISTANCE OF 6.64 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 24°17'03" EAST, A DISTANCE OF 12.72 FEET;

THENCE NORTH 58°58'25" EAST, A DISTANCE OF 68.42 FEET;

THENCE NORTH 30°42'20" WEST, A DISTANCE OF 47.54 FEET;

THENCE NORTH 24°17'03" EAST, A DISTANCE OF 35.02 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF VILLAGE CENTER DRIVE RECORDED AT RECEPTION NO. 9517106 IN SAID OFFICIAL RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 330.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 13°52'57" WEST;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'46", AN ARC LENGTH OF 6.31 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 24°17'03" WEST, A DISTANCE OF 131.80 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.052 ACRES, (2,284 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

**PARCEL NUMBER: TCE-5
September 1, 2023
DESCRIPTION**

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-5, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 2, 1st AMENDMENT, RECORDED MAY 10, 1994 AT RECEPTION NO. 9426006, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 01°42'48" WEST, A DISTANCE OF 1,669.14 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 44°36'06" WEST, A DISTANCE OF 18.96 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 10°28'10" WEST, A DISTANCE OF 21.98 FEET;

THENCE SOUTH 49°36'25" WEST, A DISTANCE OF 59.11 FEET;

THENCE SOUTH 42°39'31" EAST, A DISTANCE OF 51.39 FEET;

THENCE SOUTH 00°02'23" WEST, A DISTANCE OF 138.37 FEET;

THENCE SOUTH 05°04'40" EAST, A DISTANCE OF 127.76 FEET;

THENCE SOUTH 19°58'31" EAST, A DISTANCE OF 69.55 FEET;

THENCE SOUTH 03°27'02" EAST, A DISTANCE OF 11.55 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°36'06" EAST, A DISTANCE OF 6.49 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NORTH 00°23'53" WEST, A DISTANCE OF 146.37 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NORTH 11°34'51" WEST, A DISTANCE OF 59.29 FEET;

THENCE NORTH 00°23'53" WEST, A DISTANCE OF 249.24 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.303 ACRES, (13,180 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

**PARCEL NUMBER: TCE-6
September 1, 2023
DESCRIPTION**

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-6, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 21C, RECORDED MARCH 4, 1997 AT RECEPTION NO. 9711464, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 03°28'52" EAST, A DISTANCE OF 1,653.43 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 73°07'20" EAST, A DISTANCE OF 6.64 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 24°17'03" WEST, A DISTANCE OF 12.68 FEET;

THENCE SOUTH 00°23'53" EAST, A DISTANCE OF 378.98 FEET;

THENCE SOUTH 22°59'32" WEST, A DISTANCE OF 75.57 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, NORTH 00°23'53" WEST, A DISTANCE OF 12.59 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, NORTH 22°59'32" EAST, A DISTANCE OF 62.97 FEET;

THENCE NORTH 00°23'53" WEST, A DISTANCE OF 379.04 FEET;

THENCE NORTH 24°17'03" EAST, A DISTANCE OF 9.41 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.053 ACRES, (2,297 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-7

September 1, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-7, BEING A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 15C, RECORDED MAY 10, 1994 AT RECEPTION NO. 9345021, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 00°43'39" WEST, A DISTANCE OF 2,545.34 FEET TO THE INTERSECTION OF THE EASTERLY BOUNDARY OF SAID TRACT A, AND THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID OFFICIAL RECORDS AND THE SOUTHERLY BOUNDARY OF THAT CERTAIN THIRTY (30) FOOT WIDE DRAINAGE EASEMENT RECORDED AT RECEPTION NO. 2010027277 IN SAID OFFICIAL RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°23'53" EAST, A DISTANCE OF 108.72 FEET;
2. SOUTH 00°23'15" EAST, A DISTANCE OF 641.64 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT A;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, AND ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°36'45" WEST, A DISTANCE OF 15.71 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°14'17" WEST, A DISTANCE OF 123.22 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 596.55 FEET;

THENCE NORTH 04°08'56" WEST, A DISTANCE OF 30.53 FEET TO SAID SOUTHERLY BOUNDARY;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°02'00" EAST, A DISTANCE OF 13.34 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.236 ACRES, (10,269 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-8
September 1, 2023
DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-8, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT D, STONEGATE FILING NO. 15E, 1ST AMENDMENT, RECORDED JULY 27, 1994 AT RECEPTION NO. 9439555, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 00°18'24" WEST, A DISTANCE OF 4,086.54 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT D, ALSO BEING THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT D AND SAID WESTERLY RIGHT-OF-WAY, NORTH 00°23'15" WEST, A DISTANCE OF 791.03 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT D;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, AND ALONG SAID NORTHERLY BOUNDARY SOUTH 89°36'45" WEST, A DISTANCE OF 15.71 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°14'17" EAST, A DISTANCE OF 39.11 FEET;

THENCE SOUTH 00°05'20" WEST, A DISTANCE OF 236.15 FEET;

THENCE SOUTH 01°41'30" EAST, A DISTANCE OF 95.42 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 40.15 FEET;

THENCE SOUTH 17°53'29" EAST, A DISTANCE OF 13.02 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 370.21 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT D;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 80°14'44" EAST, A DISTANCE OF 14.66 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.272 ACRES, (11,854 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-9
September 1, 2023
DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-9, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT E, STONEGATE FILING NO. 15G, RECORDED DECEMBER 7, 1993 AT RECEPTION NO. 9360340, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 00°18'24" WEST, A DISTANCE OF 4,086.54 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT E, ALSO BEING THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT E AND SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°23'15" EAST, A DISTANCE OF 536.38 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT E AND THE NORTHERLY RIGHT-OF-WAY OF STONEGATE PARKWAY RECORDED AT RECEPTION NO. 9337944 IN SAID OFFICIAL RECORDS, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°55'40", AN ARC LENGTH OF 47.93 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, NORTH 01°37'26" EAST, A DISTANCE OF 102.83 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 472.16 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT E;

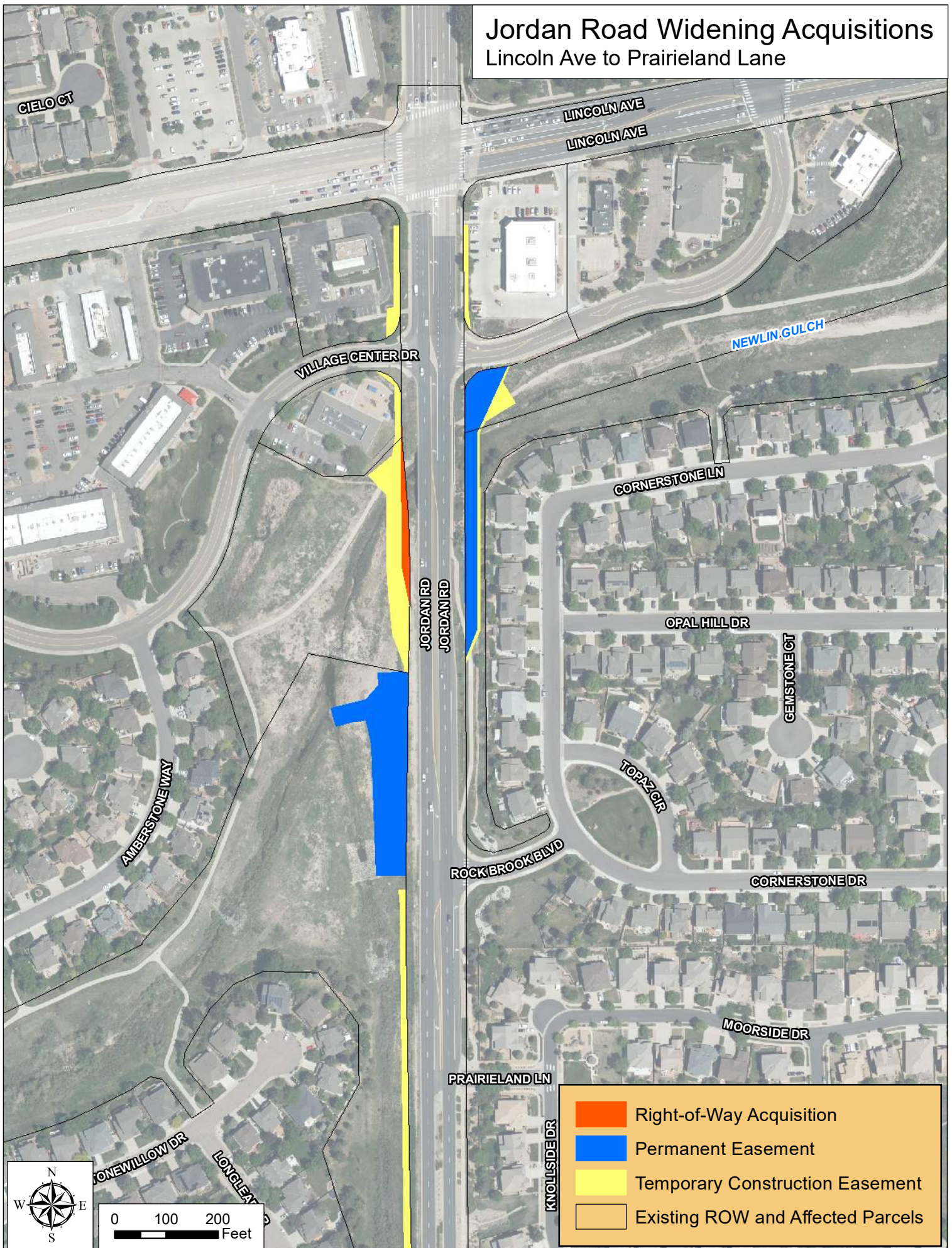
THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 80°14'44" EAST, A DISTANCE OF 14.66 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.214 ACRES, (9,342 SQUARE FEET), MORE OR LESS.

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

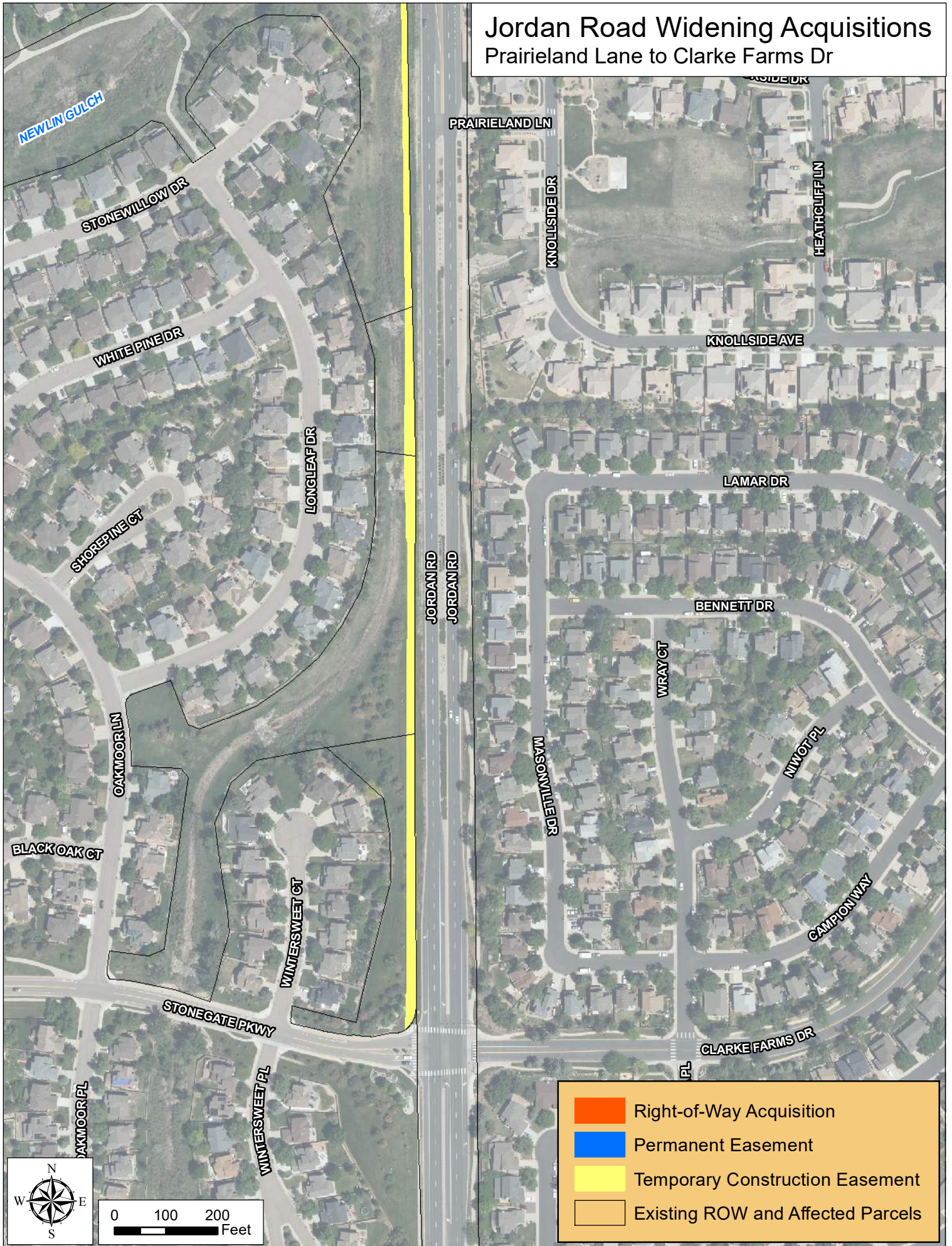
EXHIBIT D

Jordan Road Widening Acquisitions Lincoln Ave to Prairieland Lane



Jordan Road Widening Acquisitions

Prairieland Lane to Clarke Farms Dr





Request for Town Council Action

Date: October 2, 2023

Submitted By: Kristin Hoffmann, Town Attorney

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 5.28.33 - First Reading**
A Bill for an Ordinance to Amend Section 5.02.180 to Authorize Administrative Approval of Retail Establishment Permits, and to Repeal Article V of Chapter 5.02 Regarding the Greater Downtown Special Private Art Permit

Department: Town Attorney, Kristin Hoffmann

Second Reading: October 16, 2023

EXECUTIVE SUMMARY

This ordinance amends Section 5.02.180 of the Parker Municipal Code to authorize the administrative approval of retail establishment permits by the Town Clerk and repeals Article V of Chapter 5.02 regarding the Greater Downtown Special Private Art Permit.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

House Bill 23-1061 was passed into law during the 2023 legislative session. It expands the art gallery permit to allow almost all other types of retail establishments to serve alcoholic beverages at their place of business, subject to certain requirements.

1. No sale of alcohol beverages;
2. No service of alcohol beverages for more than 4 hours in a 24-hour period;
3. A limitation on the serving of alcohol beverages to no more than 24 days per year;
4. No charging of an entrance fee or a cover charge in connection with offering complimentary alcohol beverages;
5. No violating of the Colorado Liquor Code provisions;
6. No more than 250 people to be on the premises at one time when alcohol beverages are being served;
7. A maximum serving size of 12 ounces for beer, 5 ounces for wine (which can be mixed with nonalcohol beverages for a larger serving size), 1.5 ounces for spirits (which also can be mixed with nonalcohol beverages for a larger serving size), except that no pre-mixed alcohol beverage can exceed 12 ounces;
8. A person is prohibited from holding the retail establishment permit and another liquor license;
9. Serving or distributing alcohol beverages is prohibited between 2 a.m. and 7 a.m.; and

10. Underage servers are prohibited, except that servers over 18 may serve alcohol under the supervision of a person over the age of 21. C.R.S. § 44-3-424(1)(b).

A retail business may obtain a retail establishment permit if (a) the establishment conducts business at a physical building in Colorado, (b) sells goods or services to the public at the location, and (c) derives less than 50% of the establishment's gross sales of goods and services from the sale of food. C.R.S. § 44-3-424(7)(b). "Retail establishment" is further defined as a business that has no more than 25 employees and has retail sales of no more than 5 million dollars per year. C.R.S. § 44-3-424(1)(c)(I)(B). The following types of businesses are not eligible for a permit: a retail establishment that sells firearms, motor vehicles, marijuana, gasoline or diesel fuel; an establishment that educates students or provides childcare; or a convenience store. C.R.S. § 44-3-424(1)(c)(II).

At its regular meeting on August 17, 2023, the Special Licensing Authority recommended that the Town Council approve an ordinance authorizing retail establishment permits.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Ordinance No. 5.28.33

RECOMMENDED MOTION

I move to approve Ordinance No. 5.28.33 on first reading and to schedule second reading for October 16, 2023, as part of the consent agenda.

ORDINANCE NO. 5.28.33, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 5.02.180 TO AUTHORIZE THE ADMINISTRATIVE APPROVAL OF RETAIL ESTABLISHMENT PERMITS, AND TO REPEAL ARTICLE V OF CHAPTER 5.02 REGARDING THE GREATER DOWNTOWN SPECIAL PRIVATE ART PERMIT

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

Section 1. Section 5.02.180, Subsection (b), of the Parker Municipal Code is hereby amended by the addition thereto of a new Paragraph (7) as follows:

5.02.180 Administrative approval of certain applications.

* * *

(b) The Town Clerk is further authorized to administratively approve the following applications:

* * *

(7) Retail establishment permits.

Section 2. Article V of Chapter 5.02 of the Parker Municipal Code, authorizing a Greater Downtown Special Private Art Permit, is hereby repealed in its entirety.

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. 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



Request for Town Council Action

Date: October 2, 2023

Submitted By: Kristin Hoffmann, Town Attorney

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 23-038.1**
A Resolution to Amend Resolution 23-038, Series of 2023, Concerning the Town of Parker Policy Manual by the Adoption of a New Town of Parker Policy Statement Number 1-17 Concerning Complaints Against Employees Reporting Directly to Town Council

Department: Town Attorney, Kristin Hoffmann

EXECUTIVE SUMMARY

Resolution No. 23-038.1 establishes a process for the Town to respond to workplace complaints made by Town of Parker employees against the Town Manager, Town Attorney, or Municipal Judge.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Proposed Policy 1-17 establishes a process for the Town to respond to workplace complaints made by employees against the Town Manager, Town Attorney, or Municipal Judge.

The employee reports the complaint to the Human Resources Director, or in the case of a complaint against the Town Manager, to the Town Attorney. The policy then identifies the roles and responsibilities of the Town Council, Mayor, Mayor Pro Tem, Town Attorney, and Human Resources Director in the process of handling such complaints.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 23-038.1

RECOMMENDED MOTION

I move to approve Resolution No. 23-038.1, as part of the consent agenda.

RESOLUTION NO. 23-038.1, Series of 2023

TITLE: A RESOLUTION TO AMEND RESOLUTION NO. 23-038, SERIES OF 2023, CONCERNING THE TOWN OF PARKER POLICY MANUAL BY THE ADOPTION OF A NEW TOWN OF PARKER POLICY STATEMENT NUMBER 1-17 CONCERNING COMPLAINTS AGAINST EMPLOYEES REPORTING DIRECTLY TO TOWN COUNCIL

WHEREAS, the Town Council approved Resolution No. 18-054, Series of 2018, on August 20, 2018, to adopt the Town of Parker Policy Manual;

WHEREAS, the Town Council approved Resolution No. 23-038, Series of 2023, on April 17, 2023, to amend and readopt the Town of Parker Policy Manual; and

WHEREAS, the Town Council desires to adopt a new Town Council Policy Statement 1-17 entitled Complaints Against Employees Reporting Directly to Town Council, which is attached hereto as **Exhibit A** and incorporated by this reference ("Town Council Policy Statement 1-17").

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby adopts Town Council Policy Statement 1-17 entitled Complaints Against Employees Reporting Directly to Town Council.

RESOLVED AND PASSED this _____ day of _____, 2023.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

Town of Parker, Colorado

POLICY STATEMENT

TITLE Complaints Against Employees Reporting Directly to Town Council	PAGE 1 of 2	POLICY NUMBER 1-17
EFFECTIVE DATE October 2, 2023	REVISED DATE	
APPROVED BY COUNCIL ACTION Resolution No. 23-038.1		

PURPOSE

The Town Council takes very seriously workplace complaints made by Town of Parker employees against the Town Manager, the Town Attorney, or the Municipal Judge (“Council Appointees”). This policy ensures responses to complaints are timely, fairly, and appropriately investigated and addressed.

The objectives of this policy are to:

- a) Establish a process for the Town Council, the Town Attorney, and the Human Resources Director to respond to workplace complaints made by Town of Parker employees against Council Appointees.
- b) Clarify the roles and responsibilities of the Mayor, the Mayor Pro Tem, the Town Council, the Town Attorney and the Human Resources Director in the process of handling complaints covered by this policy.

POLICY STATEMENT

1. An employee may report their complaint to the Human Resources Director (“Director”) or in the case of a complaint against the Town Manager, to the Town Attorney.

- a. The Director or Town Attorney, as the case may be, will consult with the Mayor and Mayor Pro Tem, informing them of the facts and circumstances of the complaint.
- b. The Mayor, or in the Mayor’s absence the Mayor Pro Tem, will notify the subject of the complaint that a complaint has been made, the general nature of the complaint, and that an inquiry will proceed.
- c. In the case of complaints made against the Town Manager, the Town Attorney may engage outside legal counsel to provide legal advice and shall engage outside legal counsel or an independent investigator to conduct an inquiry into the complaint to determine if an investigation is warranted. In the case of complaints made against the Town Attorney, the Director shall engage outside legal counsel¹ to provide legal advice and shall engage, through such outside legal counsel, separate outside legal counsel or an independent investigator to conduct an inquiry into the complaint to determine if an

¹ The Director shall work with the Town’s insurer to select outside legal counsel.

investigation is warranted. In the case of complaints made against the Municipal Judge, the Town Attorney may engage outside legal counsel to provide legal advice and the Director, through the Town Attorney, shall engage separate outside legal counsel or an independent investigator to conduct an inquiry into the complaint to determine if an investigation is warranted.

- i. If an investigation is initiated, outside legal counsel or an independent investigator will conduct the investigation.
 1. The Mayor, or in the absence of the Mayor, the Mayor Pro Tem will notify the subject of the complaint that an investigation will proceed. The Mayor and/or Mayor Pro Tem will notify Town Council that a complaint has been made, the general nature of the complaint, and that an investigation will proceed.
 2. During the investigation of the Town Attorney or Municipal Judge, the Director will serve as liaison to the investigator. During the investigation of the Town Manager, the Town Attorney will serve as liaison to the investigator.
 3. The investigator's report will be delivered to the Mayor and Town Council, through the Town Attorney or outside legal counsel, as the case may be. At the request of the Town Council, outside legal counsel may provide recommendations to the Mayor and Town Council on what actions, if any, should be taken in response to the investigative findings. The Town Council shall determine what actions, if any, should be taken in response to the investigative findings. Council Appointees shall have no appeal rights.
 4. Once actions, if any, have been agreed upon by the Town Council, the subject of the complaint will be informed by the Mayor, or in the absence of the Mayor, by the Mayor Pro Tem.
 5. The Mayor/Mayor Pro Tem will inform the Director, or the Town Attorney, as the case may be, that the complaint has been addressed and closed.
 6. In the case of complaints against the Town Attorney or Municipal Judge, the Director will inform the complainant that the complaint has been fully investigated, addressed, and closed. In the case of complaints against the Town Manager, the Town Attorney will inform the complainant that the complaint has been fully investigated, addressed, and closed.
- d. If an investigation is not initiated, the Mayor/Mayor Pro Tem will notify the subject of the complaint that an investigation will not proceed and the matter is closed.
 - i. In the case of complaints against the Town Attorney or Municipal Judge, the Director will inform the complainant that an inquiry has been conducted, an investigation was not initiated, and the matter is closed. In the case of complaints against the Town Manager, the Town Attorney will inform the complainant that an inquiry has been conducted, an investigation was not initiated, and the matter is closed.



Request for Town Council Action

Date: October 2, 2023

Submitted By: Kristin Hoffmann, Town Attorney

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 23-085**
A Resolution Setting a Public Hearing for Consideration of a Petition to Exclude Property from the Downtown Parker Business Improvement District and Directing the Town Clerk to Cause Notice of Hearing to be Given and Published Pursuant to the Business Improvement District Act

Department: Town Attorney, Kristin Hoffmann

EXECUTIVE SUMMARY

This resolution sets the public hearing on a petition for exclusion from the Downtown Parker Business Improvement District for November 6, 2023, at 7 p.m. at the Parker Town Hall.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On September 25, 2023, a petition for exclusion of property from the Downtown Parker Business Improvement District (the “Downtown BID”) was filed with the Town. Colo. Rev. Stat. § 31-25-1220 requires that notice of the hearing be given and published. This resolution sets the public hearing on the petition to exclude property from the BID for November 6, 2023, at 7 p.m. at Parker Town Hall.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 23-085

RECOMMENDED MOTION

I move to approve Resolution No. 23-085, as part of the consent agenda.

RESOLUTION NO. 23-085, Series of 2023

TITLE: A RESOLUTION SETTING A PUBLIC HEARING FOR CONSIDERATION OF A PETITION TO EXCLUDE PROPERTY FROM THE DOWNTOWN PARKER BUSINESS IMPROVEMENT DISTRICT AND DIRECTING THE TOWN CLERK TO CAUSE NOTICE OF THE HEARING TO BE GIVEN AND PUBLISHED PURSUANT TO THE BUSINESS IMPROVEMENT DISTRICT ACT

WHEREAS, the Town of Parker (the “Town”) is a municipal corporation duly organized and existing as a home rule municipality under Article XX of the State Constitution and laws of the State of Colorado; and

WHEREAS, the members of the Town Council of the Town of Parker have been duly elected and qualified; and

WHEREAS, on September 25, 2023, there was filed with the Town a petition (the “Petition”) requesting the exclusion of certain property from the Downtown Parker Business Improvement District (the “BID”) within the Town; and

WHEREAS, C.R.S. § 31-25-1220 requires that notice of the filing of the Petition be given and published.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. A public hearing on the Petition shall be held at 7:00 p.m., on Monday, November 6, 2023, at Council Chambers, Parker Town Hall, 20120 E. Mainstreet, Parker, Colorado 80138, at which time and place all persons having objections may appear and show cause why the Petition should not be granted.

Section 2. Pursuant to the Business Improvement District Act, the Town Clerk is directed to cause notice of the filing of such Petition to be given and published, as required by C.R.S. § 31-25-1220.

RESOLVED AND PASSED this _____ day of _____, 2023.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: October 2, 2023
Submitted By: Matt Lynch, Sr. Systems Administrator
Reviewed By: Michelle Kivela, Town Manager
Title: **Lumen Metro Ethernet Circuits Contract**
Amount: **\$404,100**
Contractor: **Lumen Metro Ethernet Circuits**
Department: **Information Technology, Matt Lynch**

EXECUTIVE SUMMARY

This is a multi-year contract for Lumen Metro Ethernet Circuits to provide redundant connectivity between most Town facilities.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

This contract provides redundant connections between all the Town facilities and the Town's internet service provider. The 3-year contract provides significant discounts and lowers the Town's financial burden by half. Without the Lumen Metro Ethernet, the Town only has one network path to provide communication within the Town and externally.

FINANCIAL IMPACT

\$404,100 over 3 years, payable as \$11,225 per month.

STRATEGIC GOAL(S)



ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Your kind of place.

Proclamation Community Planning Month – October 2023

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work, live, shop and play; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, The American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our settlements and environment; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the Town of Parker; and

WHEREAS, we recognize the many valuable contributions made by professional community planners of Parker and Colorado and extend our heartfelt thanks for the continued commitment to public service by these professionals.

NOW, THEREFORE, I, Jeff Toborg, Mayor of Parker, Colorado, do designate the month of October 2023 as **Community Planning Month** in the Town of Parker in conjunction with the celebration of National Community Planning Month.

Dated this 2nd day of October, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: October 2, 2023
Submitted By: Cheri Sullivan, Community Relations Liaison
Reviewed By: Michelle Kivela, Town Manager
Title: **RESOLUTION NO. 23-061.1**
A Resolution to Appoint One Regular Member to Fill a Vacancy on the Parker Youth Commission
Department: **Town Manager, Cheri Sullivan**

EXECUTIVE SUMMARY

The purpose of this resolution is to appoint one member to fill a vacancy on the Parker Youth Commission.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Parker Youth Commission (PYC) consists of nine (9) members, initially appointed with staggered terms so that five (5) were appointed for two-year terms and four (4) were appointed for one-year terms in 2022. Thereafter, Commissioners are appointed to two-year terms.

The purpose of the PYC is to provide a means for youth in the Town of Parker to learn about government, participate in the process, and to represent and articulate the needs of the community's youth. They serve in an advisory capacity to the Town Council.

The term for four (4) regular members expired on August 31, 2023 and three (3) members were appointed in August 2023, leaving one vacancy. Six (6) candidates meeting the requirements for service applied for appointment to the PYC and were interviewed on September 19, 2023. The Review Committee consisted of Town Councilmembers Anne Barrington and Joshua Rivero, Community Relations Liaison Cheri Sullivan, Cultural Education Manager Kirstin Fletcher, and Recreation Manager Errin Koon.

The Review Committee recommends the Town Council approve Resolution No. 23-061.1, which would accomplish the following:

1. Appoint the following one (1) regular member to the Parker Youth Commission vacancy for a two-year term, ending on August 31, 2025:
 - a. Isabella Corriere.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT

ATTACHMENTS

1. Resolution No. 23-061.1

RECOMMENDED MOTION

I move to approve Resolution No. 23-061.1.

RESOLUTION NO. 23-061.1, Series of 2023

TITLE: A RESOLUTION TO APPOINT ONE REGULAR MEMBER TO FILL A VACANCY ON THE PARKER YOUTH COMMISSION

WHEREAS, the Parker Youth Commission has one (1) regular member vacancy for the term expiring August 31, 2025;

WHEREAS, the Town Council of the Town of Parker desires to fill the one (1) vacancy of the Parker Youth Commission for the term expiring August 31, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby appoints Isabella Corriere as a regular member to the Commission to fill the vacancy on the Parker Youth Commission, for the term expiring August 31, 2025, as described in **Exhibit A**, which is attached hereto and incorporated by this reference.

RESOLVED AND PASSED this _____ day of _____, 2023.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

1. Appointment of five (5) regular Parker Youth Commission members for a term up to and including August 31, 2024.

- a. Amara Fantl
- b. Carson Flowers
- c. Sarah Goudjil
- d. Noor Reslan
- e. Aarav Varma

2. Appointment of four (4) regular Parker Youth Commission members for a term up to and including August 31, 2025.

- a. Alisa Babić
- b. Bella Harper
- c. Izzy Sanchez
- d. Isabella Corriere



Request for Town Council Action

Date: October 2, 2023

Submitted By: Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 23-083**
A Resolution Authorizing the Town Manager to File a Commitment with the Colorado Department of Local Affairs Pursuant to Proposition 123 and State Law, and Acknowledging the Town's Commitment to a Regional Partnership with Douglas County Jurisdictions

Department: Town Council

EXECUTIVE SUMMARY

The Colorado Division of Local Affairs (DOLA) has begun implementation of Proposition 123. Proposition 123 has recently been amended to allow funding and implementation of affordable housing activities through a regional, multi-jurisdictional approach. The Douglas County Housing Partnership (DCHP's) has proposed a regional approach to Proposition 123 that includes all local government members of DCHP including the Town of Parker. The Town would benefit from participation in DCHP's Proposition 123 initiative through increased funding to support affordable housing activities including down payment assistance, greater home ownership opportunities and funding for homelessness programs.

In order to participate in DCHP's Proposition 123 initiative, the Town must prepare and file a Proposition 123 Commitment with DOLA by November 1, 2023. The Town will also work with DCHP and Douglas County jurisdictions to prepare an Intergovernmental Agreement (IGA) to memorialize their commitment to activities that support affordable housing opportunities, increase affordable housing units, and establish a method of distributing affordable housing credits in excess of each jurisdiction's baseline commitments. Staff will schedule the IGA for Town Council consideration when it is ready.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Colorado voters approved Proposition 123 in November, 2022. Proposition 123 is intended to increase the supply of affordable housing and support the creation of homelessness programs through the State. It is estimated that Proposition 123 will create an additional 170,000 affordable housing units over the next two (2) decades throughout the State. The initiative directs 0.1 percent of Colorado's income tax revenue to programs that include helping essential workers, such as teachers and nurses, buy homes while providing financial support to local

governments for the creation of new affordable housing units by three (3) percent each year (9 percent over three (3) years).

Proposition 123 created the State Affordable Housing Fund, which dedicates 40 percent of the new funding to the Affordable Housing Support Fund and 60 percent of the new funding to the Affordable Housing Financing Fund. Projects and activities eligible for funding under Proposition 123 include: land banking, affordable housing development, concessionary debt, affordable homeownership, homelessness support, and local capacity building. The new funding will be made available by DOLA through an application process for projects in municipalities and counties that commit to the 9 percent increase over three (3) years. The applications for funding may be submitted by participating municipalities and counties, developers, housing authorities, and non-profit organizations. The State estimates there will be \$135 million in additional funding to support affordable housing in 2023.

Recently, DOLA revised its guidance on the implementation of Proposition 123 to allow local municipalities to work collaboratively to meet their affordable housing goals. The initial step for a local government to qualify for Proposition 123 funding is to establish a baseline number of affordable housing units and commit to increasing the number by 9 percent over the next three (3) years. The failure to achieve the 9 percent increase would result in the Town being ineligible for Proposition 123 funding for one (1) year beginning in 2026.

The U.S. Census American Community Survey from 2017 to 2021 was utilized by DOLA to estimate the number of affordable rental and for-sale homes within Douglas County. DOLA has provided the following data to assist local governments with determining their baseline and three (3) year commitment.

Jurisdiction	Baseline	3 Year Commitment
Castle Pines	206	19
Castle Rock	3,067	277
Larkspur	32	3
Lone Tree	728	66
Parker	2,481	224
Unincorporated Douglas County	4,820	434
TOTAL	11,334	1,023

The benefits of participating in the DCHP regional, multi-jurisdictional approach to Proposition 123 funding include:

1. The funding stays local and is available to DCHP to support affordable and workforce housing in Douglas County, including in Parker;
2. The Town has representation on the DCHP Board and has a say in how the funding is used;
3. There will be increased downpayment assistance availability to homebuyers in Parker up to 100 percent of AMI;
4. There will be increased funds for affordable home ownership options; and

5. There will be increased funding to support homelessness prevention programs.

The commitments from local governments to participate in the DCHP regional, multi-jurisdictional approach to Proposition 123 are due by November 1, 2023 to be eligible for Proposition 123 funding over the next three (3) years. The proposed resolution authorizes the Town Manager or her designee to:

1. Prepare and file a Proposition 123 Commitment with DOLA on behalf of the Town by November 1, 2023;
2. Take all steps that are consistent with the direction of Town Council and necessary to become eligible for Proposition 123 funding;
3. Work with the DCHP and Douglas County jurisdictions to prepare an IGA to memorialize their commitment to activities that support affordable housing opportunities, increase affordable housing units and establish a method of distributing affordable housing credits in excess of each jurisdiction's baseline commitments.
4. Establish a method of distributing affordable housing credits in excess of each jurisdiction's baseline commitments; and
5. Schedule the IGA for Town Council consideration.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Resolution No. 23-083

RECOMMENDED MOTION

I move to approve Resolution No. 23-083.

RESOLUTION NO. 23-083, Series of 2023

TITLE: A RESOLUTION AUTHORIZING THE TOWN MANAGER TO FILE A COMMITMENT WITH THE COLORADO DEPARTMENT OF LOCAL AFFAIRS PURSUANT TO PROPOSITION 123 AND STATE LAW, AND ACKNOWLEDGING THE TOWN'S COMMITMENT TO A REGIONAL PARTNERSHIP WITH DOUGLAS COUNTY JURISDICTIONS

WHEREAS, the Town of Parker, Colorado ("Town") is a home rule municipality, organized and existing under Article XX, Section 6 of the Colorado Constitution;

WHEREAS, at the Colorado general election in 2022, voters approved Proposition 123 through enactment of a new article 32 to title 29 of the Colorado Revised Statutes, which created new affordable housing programs and funding sources, such as grants and loans to local governments and nonprofit affordable housing developers through the creation of the State Affordable Housing Fund using 0.1% of state income tax revenue ("Prop 123");

WHEREAS, C.R.S. § 29-32-105 requires a governing body of a local government that desires funding available under Prop 123 to make and file with the Colorado Department of Local Affairs, no later than November 1, 2023, a commitment specifying how the combined number of newly constructed affordable housing units and existing units converted to affordable housing within its boundaries will be increased by three percent each year over the baseline number of affordable housing units within its boundaries by December 31, 2026 ("Prop 123 Commitment");

WHEREAS, C.R.S. § 29-32-105(3)(d)(II) encourages regional partnerships among local governments by enabling local governments to enter into written agreements that allow them to work collaboratively to meet their affordable housing development goals and commitments;

WHEREAS, the Town Council has expressed its desire to collaborate with Douglas County jurisdictions through execution of an intergovernmental agreement ("IGA") that will memorialize the method of distributing affordable housing development credits above baseline levels; and

WHEREAS, the Town Council further desires to authorize the Town Manager or her designee to prepare and file a Prop 123 Commitment on behalf of the Town and to take all steps necessary to become eligible for and access Prop 123 funding.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by reference as findings and determinations of the Town Council.

Section 2. The Town Council hereby authorizes the Town Manager or her designee to: (a) prepare and file a Prop 123 Commitment on behalf of the Town by November 1, 2023; (b) take all such steps that are consistent with the direction of Town Council and necessary to become eligible for and access Prop 123 funding; (c) work with Douglas County jurisdictions to establish

parameters of an IGA to memorialize their commitment to activities that support affordable housing opportunities and increase affordable housing units; (d) establish a method of distributing affordable housing credits in excess of their respective baseline commitments; and (e) present such IGA to Town Council for approval.

Section 3. This Resolution is effective upon adoption.

RESOLVED AND PASSED this _____ day of _____, 2023.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: October 2, 2023

Submitted By: Julia Duncan, Associate Planner
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **NEWLIN CROSSING TOWNHOMES SKETCH AND PRELIMINARY PLAN**

Applicant: Lennar Colorado, L.L.C. and PCS Group

Location: 4241 E. Mainstreet

Department: Community Development, Julia Duncan

TRAKiT No.: SUB-21-057 & SUB21-058

EXECUTIVE SUMMARY

The applicant, Lennar Colorado, L.L.C., has submitted a Sketch and Preliminary Plan application for future residential use of a portion of the Newlin Crossing Planned Development (PD) for future residential use. The applicant proposes to layout 96 lots for the development of attached single-family townhomes, open space, and associated improvements. The Newlin Crossing PD is located at the northeast corner of the intersection of Mainstreet and Chambers Road and the subject property is within the PD to the east of Newlin Gulch with frontage on Mainstreet.

Criteria for Consideration

The Town Council, in reviewing this application, shall consider the following factors:

1. Consistency with the Master Plan
2. Consistency with the Land Development Ordinance and other development standards established by the Town
3. Consistency with the zone district standards or the Planned Development Guide, as applicable
4. Previous approvals and plans
5. Public Notice Requirements

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town Council approved the annexation and zoning of the Newlin Crossing PD in June, 2016. The Council subsequently approved a Sketch and Preliminary Plan application for the first

phase of the Newlin Crossing PD in June, 2022, laying out 194 lots for the development of detached single-family homes, parks, open space, and associated improvements. The applicant is advancing the first phase of development and may start grading and infrastructure installation by the end of the year.

As indicated above, the applicant has submitted a Sketch and Preliminary Plan application for the second phase of the Newlin Crossing PD to layout 96 lots for the development of attached single-family townhomes, 3.87 acres of open space and associated improvements. The subject property has a total area of 9.4 acres and is largely undeveloped except for a house, garage, accessory buildings, and a stable that will be demolished. It is within the Newlin Crossing PD which is bordered by the Stonegate residential neighborhood to the north; Hunter's View PD and Cobblestone Riding Club to the south; Carousel Farms residential neighborhood and Parker Bible Church to the east; and Chambers Road to the west. The surrounding area is primarily residential in character and the proposed Sketch and Preliminary Plan application for attached single-family townhomes is generally consistent with the established land use pattern of the area.

The approval of the Sketch and Preliminary Plan applications is a major step towards the creation of lots but does not actually create them. Assuming Town Council approval of the applications, the applicant would complete final planning and design, submit a Final Plat application, and, upon approval, file/record the Final Plat with Douglas County to create legal lots of record. The Land Development Ordinance requires that Final Plats must be consistent with the Town Council approved Sketch and Preliminary Plans.

The Newlin Crossing PD designates the subject property as Planning Area 5 (PA-5) and the PD zoning permits attached townhomes as a use by-right. The proposed Sketch and Preliminary Plan complies with the PD zoning standards for use, density, building height, and setbacks. The architectural design of the townhomes must be consistent with the Town's development design standards and will be reviewed during the future Final Plat and Site Plan application review process.

The applicant has previously completed Master Utility, Traffic, and Drainage Studies for the entire Newlin Crossing PD that has been reviewed by staff and determined to be acceptable because it meets Town standards. On September 14, 2023, the Planning Commission unanimously recommended the Town Council approve the Sketch and Preliminary Plans,

Criteria for Consideration - Staff Analysis

Staff has reviewed the proposed Sketch and Preliminary Plan application using the criteria for consideration and have the following comments:

1. **Consistency with Master Plan:** The proposal is consistent with the goals and policies of the Parker 2035 Master Plan and the General Land Use Plan in the Master Plan as to use, residential density, parks and open space.
2. **Consistency with Land Development Ordinance and other Town Standards:** The proposal complies with the Land Development Ordinance; Stormwater Drainage and Environmental Criteria Manual; Roadway Design and Construction Criteria Manual; and

other applicable standards adopted by the Town.

3. **Consistency with Zoning Standards or Planned Development Guide, as Applicable:** The proposal complies with all of the provisions of the Zone District or Planned Development Guide, as applicable.
4. **Previous Approvals and Plans:** All conditions of the previous approvals and plans have been satisfied. The Preliminary and Sketch Plans are consistent with one another and other applicable plans.
5. **Public Notice:** The applicant has demonstrated that all public notice requirements have been met.

Town Council approval of the Sketch and Preliminary Plan applications would be an initial entitlement in a process with multiple steps. Council approval of the Plans will allow the applicant to proceed with the final planning and design process and prepare a Final Plat and Site Plan application for approval. The future Final Plat application will create legal lots of record with required public improvements when it is approved and filed/recorded with Douglas County.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. SUB21-057 and SUB21-058 PC Staff Report
2. Newlin Crossing Townhomes-Narrative
3. Newlin Crossing Townhomes Sketch and Preliminary Plans
4. Landscape Plan
5. Vicinity Map

RECOMMENDED MOTION

I move to approve the Sketch Plan, based on staff findings, contained in the staff report.

I move to approve the Preliminary Plan, based on staff findings, contained in the staff report.



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.

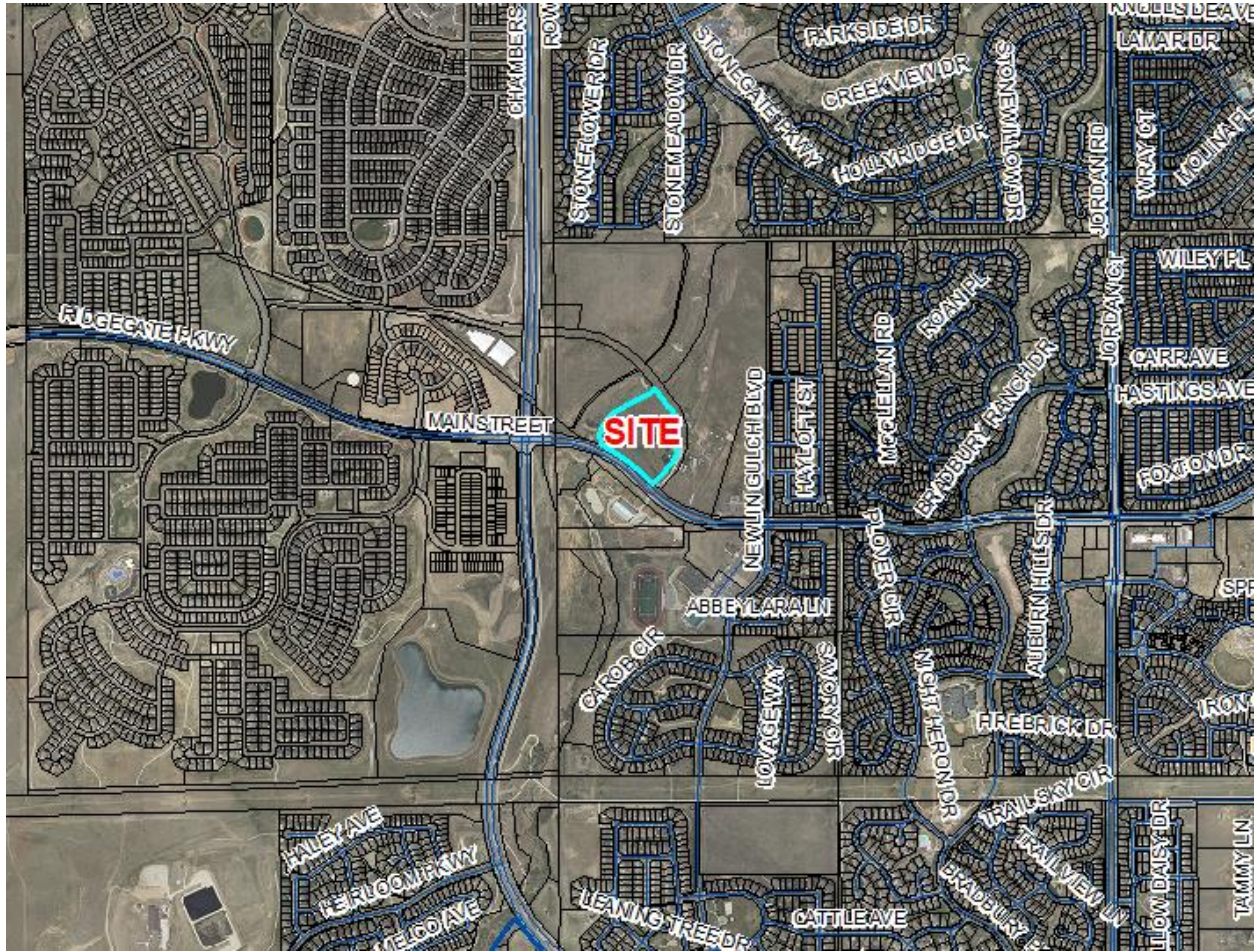
The applicant, PCS Group, is requesting the approval of the Sketch and Preliminary Plans for the Newlin Crossing Townhomes development. The Sketch Plan and Preliminary Plan applications propose 96 attached single family townhome lots and 3.877 acres of open space.

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	<u>Medium Density Residential:</u> 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. <u>Neighborhood Centers:</u> 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.
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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.

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



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;

- NORTH 47°34'49" WEST, A DISTANCE OF 186.34 FEET, TO A POINT OF CURVATURE;
 - 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;
- NORTH 24°23'52" WEST, A DISTANCE OF 87.73 FEET;
 - NORTH 19°17'14" EAST, A DISTANCE OF 72.23 FEET;
 - NORTH 31°56'30" EAST, A DISTANCE OF 101.90 FEET;
 - NORTH 44°42'30" EAST, A DISTANCE OF 111.76 FEET;
 - NORTH 62°05'08" EAST, A DISTANCE OF 254.30 FEET;
 - NORTH 58°22'59" EAST, A DISTANCE OF 149.05 FEET;
 - 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
PER THE NEWLIN CROSSING PRELIMINARY DEVELOPMENT PLAN***						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 (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:

- 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.
- 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.
- 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, CIVL 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.
- 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.
- 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.
- 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
- 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.
- MONUMENT SIGN, MASONARY FENCE COLUMNS WINDOW WELLS, DECKS, COUNTERFORTS, AC UNITS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROACH INTO UTILITY EASEMENTS.
- SEE SHEET 5 FOR DETAILS OF IREA EASEMENTS AND DRAINAGE AND UTILITY EASEMENTS.
- SEE SHEET 6 FOR DETAILS OF STONEGATE VILLAGE METROPOLITAN DISTRICT UTILITY EASEMENTS.
- THERE ARE A TOTAL OF 96 LOTS AND 6 TRACTS IN NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN.
- UTILITY EASEMENTS IN TRACTS WILL BE DEDICATED BY THE FINAL PLAT.
- 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

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 MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). 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 OVIATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. 1 531, ET SEQ., AS AMENDED OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

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;

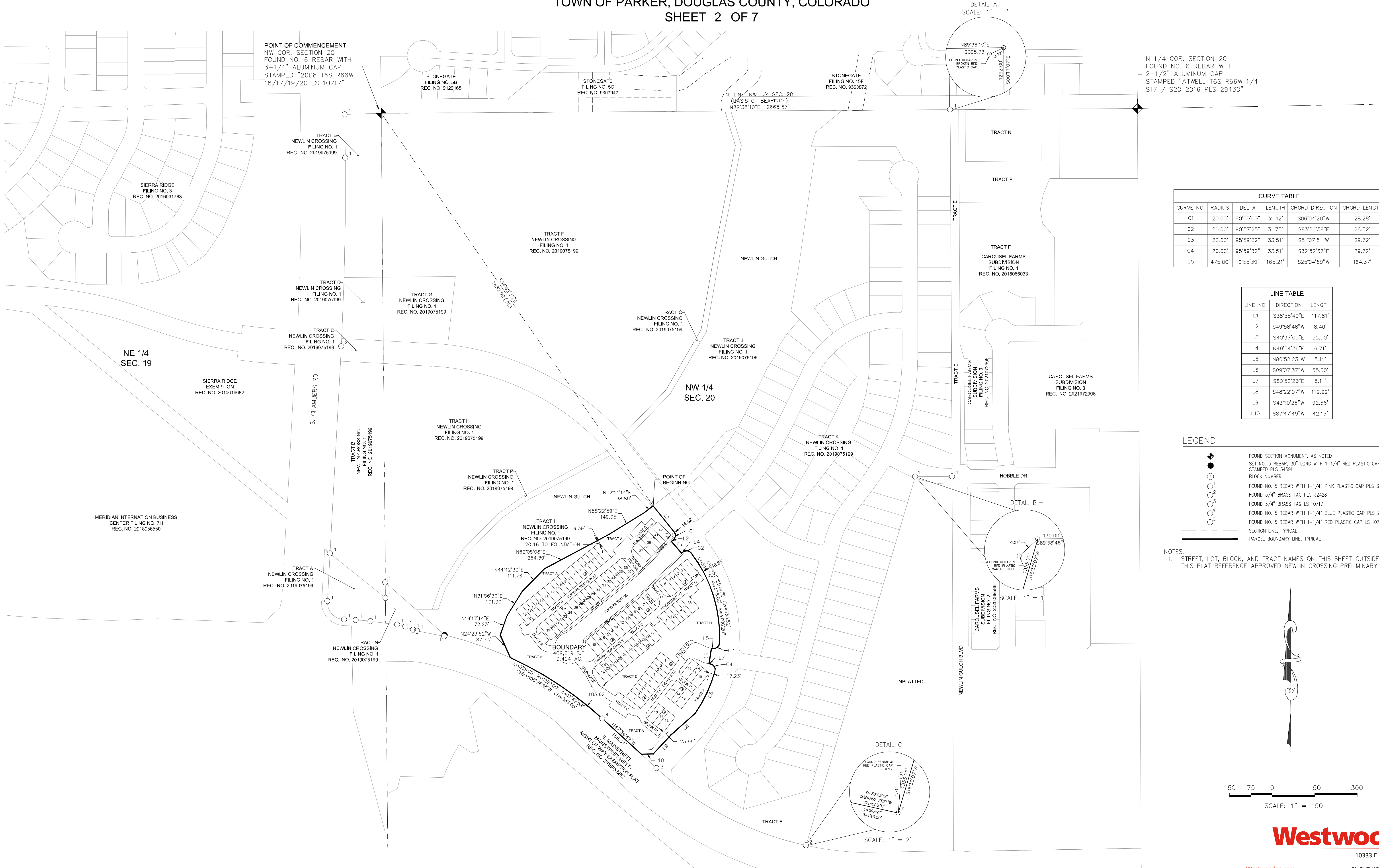
Westwood

Westwoodgs.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD,
SUITE 740
ENGLEWOOD, CO 80112
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



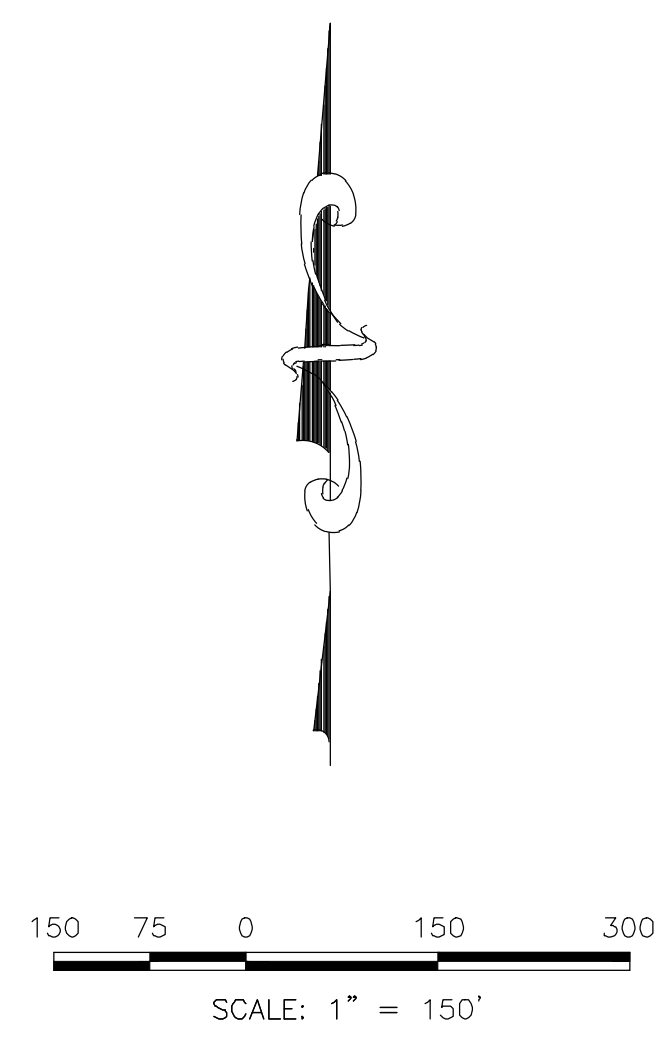
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	90°00'00"	31.42'	S06°04'20"W	28.28'
C2	20.00'	90°57'25"	31.75'	S83°26'58"E	28.52'
C3	20.00'	95°59'32"	33.51'	S51°07'51"W	29.72'
C4	20.00'	95°59'32"	33.51'	S32°52'37"E	29.72'
C5	475.00'	19°55'39"	165.21'	S25°04'59"W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



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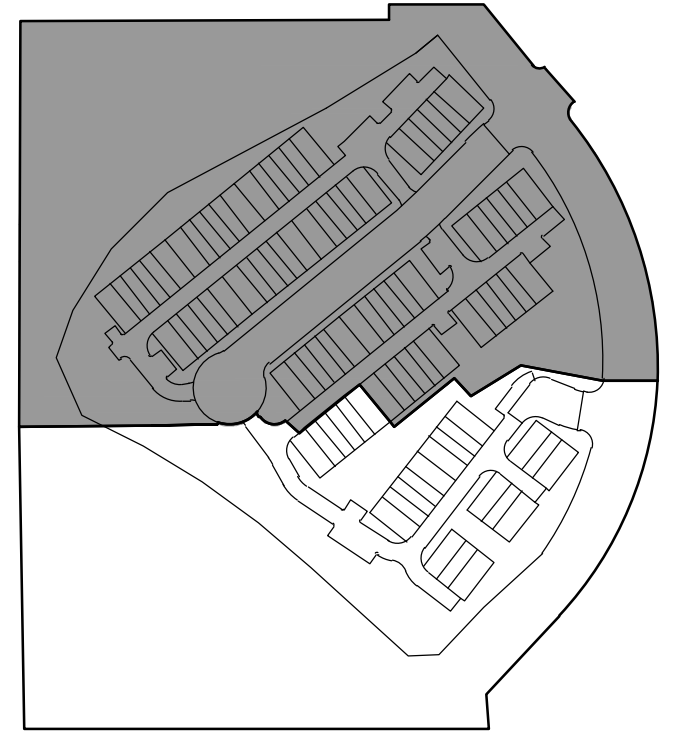
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

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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 3 OF 7

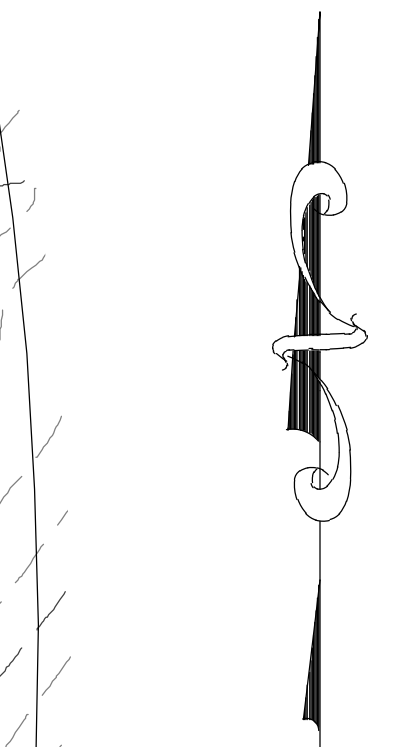
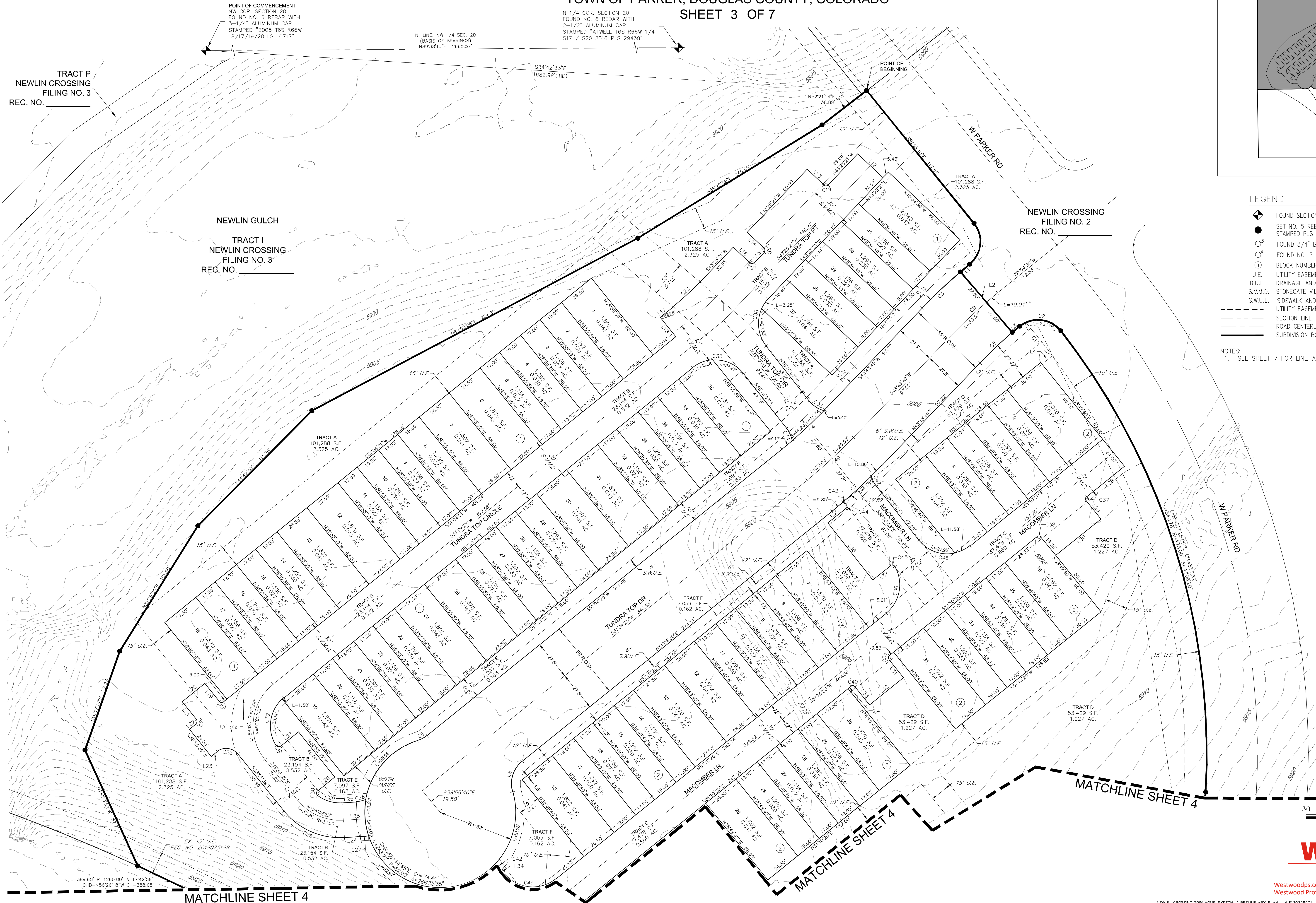
VICINITY MAP



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.



SCALE: 1" = 30'

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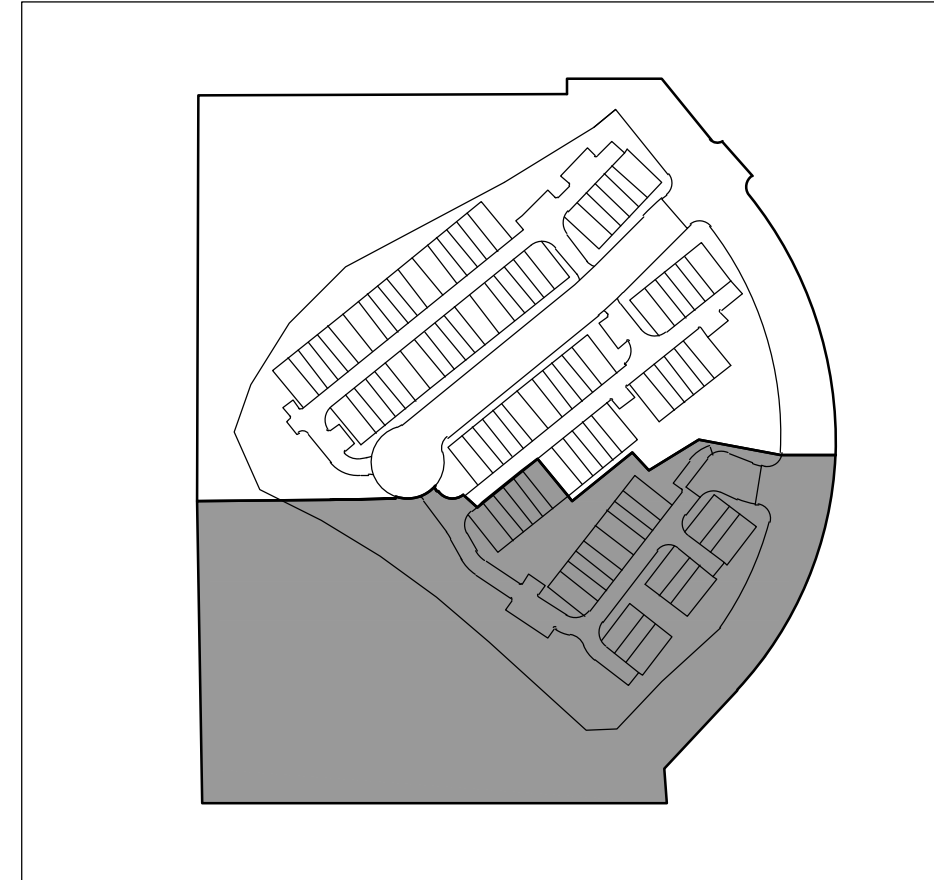
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10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
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NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN

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

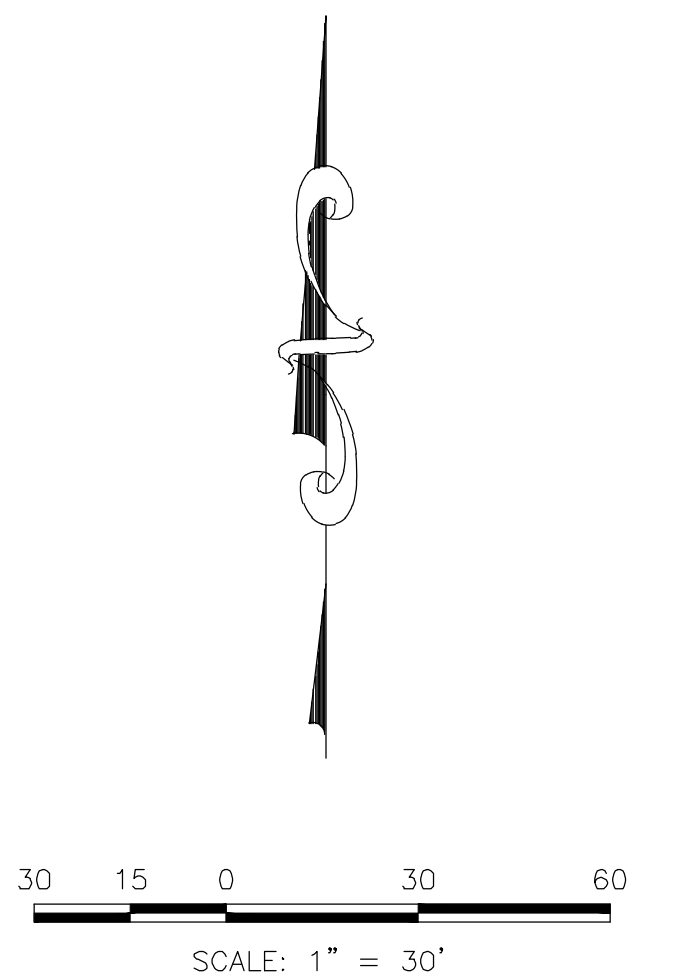
VICINITY MAP



LEGEND

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- SET NO. 5 REBAR, 24" LONG WITH 1-1/4" YELLOW PLASTIC CAP STAMPED PLS 38004
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- UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY

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



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Westwood Professional Services, Inc.
NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN JLN.B130326901 PREPARED: 07/15/2021 REVISED: 5/31/2023 SHEET 4 OF 7

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 5 OF 7

NEWLIN GULCH
TRACT I
NEWLIN CROSSING
FILING NO. 1
REC. NO. 2019075199

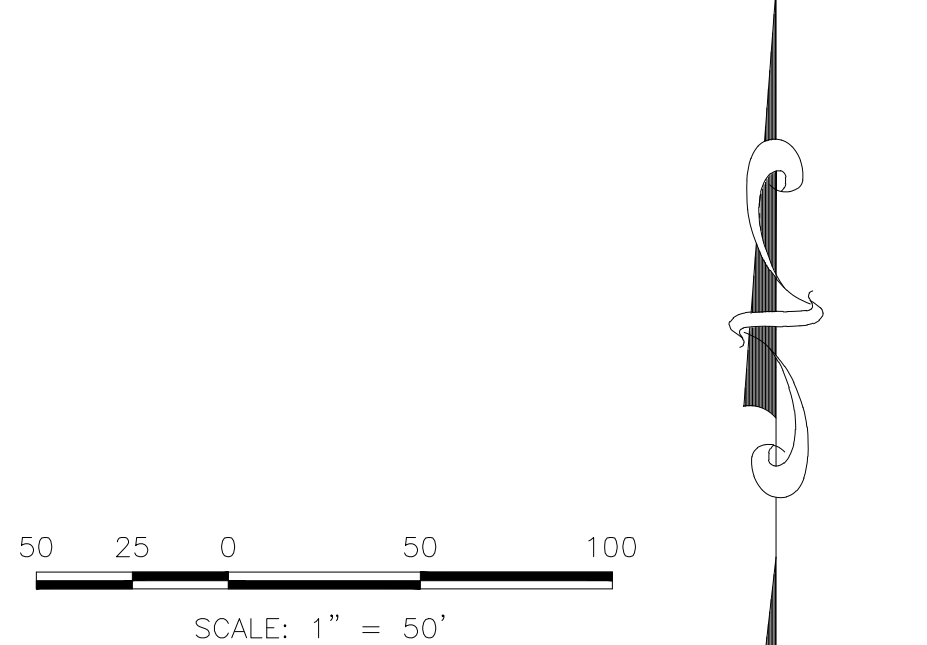
TRACT H
PROPOSED
NEWLIN CROSSING
FILING NO. 2

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S38°55'40"E	7.29'	L26	N38°49'40"W	25.76'
L2	S66°01'44"W	98.65'	L27	S52°14'32"E	16.77'
L3	S89°57'41"E	38.24'	L28	S43°10'26"W	16.29'
L4	S38°55'39"E	67.28'	L29	S87°47'49"W	0.48'
L5	S38°55'40"E	14.36'	L30	N52°14'32"W	11.92'
L6	S49°58'48"W	8.40'	L31	N38°10'03"W	90.48'
L7	S86°21'57"W	24.29'	L32	S51°10'20"W	25.00'
L8	N38°55'39"W	66.17'	L33	S38°10'03"E	92.07'
L9	N89°57'41"W	38.24'	L34	N52°14'32"W	10.00'
L10	N38°55'39"W	78.34'	L35	S37°45'28"W	51.20'
L11	S49°21'08"E	118.20'	L36	N52°14'32"W	14.21'
L12	N40°38'52"E	25.00'	L37	S48°22'07"W	15.26'
L13	N49°21'08"W	120.48'	L38	S52°14'32"E	17.02'
L14	S38°55'39"E	78.69'	L39	S37°45'28"W	45.73'
L15	N49°54'36"E	6.71'	L40	S52°14'32"E	10.00'
L16	S38°49'40"E	30.46'	L41	N37°45'28"E	15.00'
L17	S04°00'46"E	38.90'	L42	S52°14'32"E	14.25'
L18	S52°14'32"E	15.34'	L43	N52°14'32"W	18.44'
L19	S37°45'28"W	15.00'			
L20	N52°14'32"W	33.02'			
L21	N37°45'28"E	12.27'			
L22	N04°00'46"W	24.45'			

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
	UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	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



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 6 OF 7

NEWLIN GULCH
TRACT I
NEWLIN CROSSING
FILING NO. 1
REC. NO. 2019075199

TRACT C
PROPOSED
NEWLIN CROSSING
FILING NO. 2

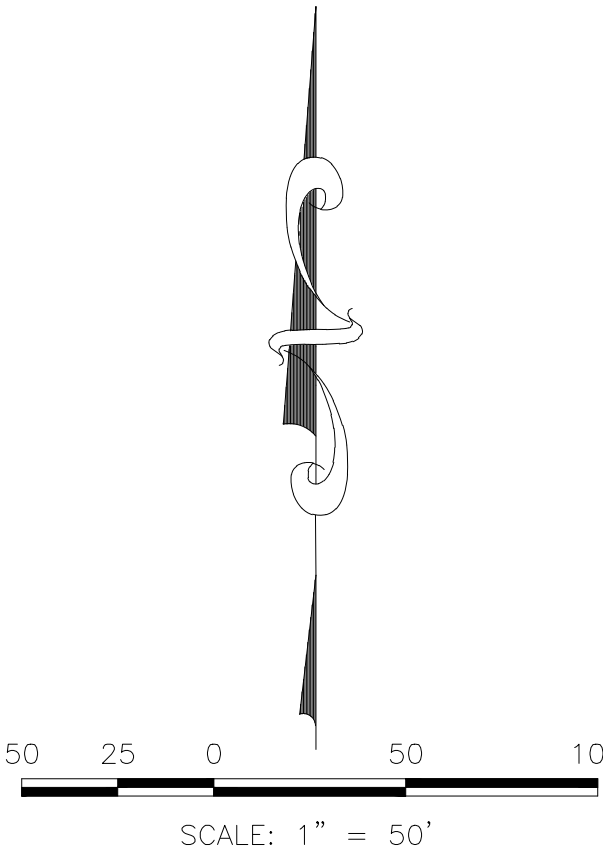
LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N86°21'57"E	17.49'	L11	N37°45'28"E	30.00'
L2	S86°21'57"W	16.85'	L12	N20°44'25"W	13.24'
L3	S38°55'39"E	20.00'	L13	N82°55'42"E	1.96'
L4	N51°04'21"E	10.00'	L14	S73°21'40"E	7.03'
L5	N38°55'39"W	20.00'	L15	S68°16'29"E	44.10'
L6	N51°04'21"E	14.07'	L16	S80°52'23"E	4.50'
L7	S61°21'03"W	17.71'	L17	N80°52'23"W	1.19'
L8	S53°55'55"W	23.42'	L18	N28°32'42"W	33.20'
L9	N36°04'05"W	30.94'	L19	N53°55'55"E	24.14'
L10	S20°44'25"E	13.24'	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
- 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



Westwood

Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
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 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'	6°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'

Westwood

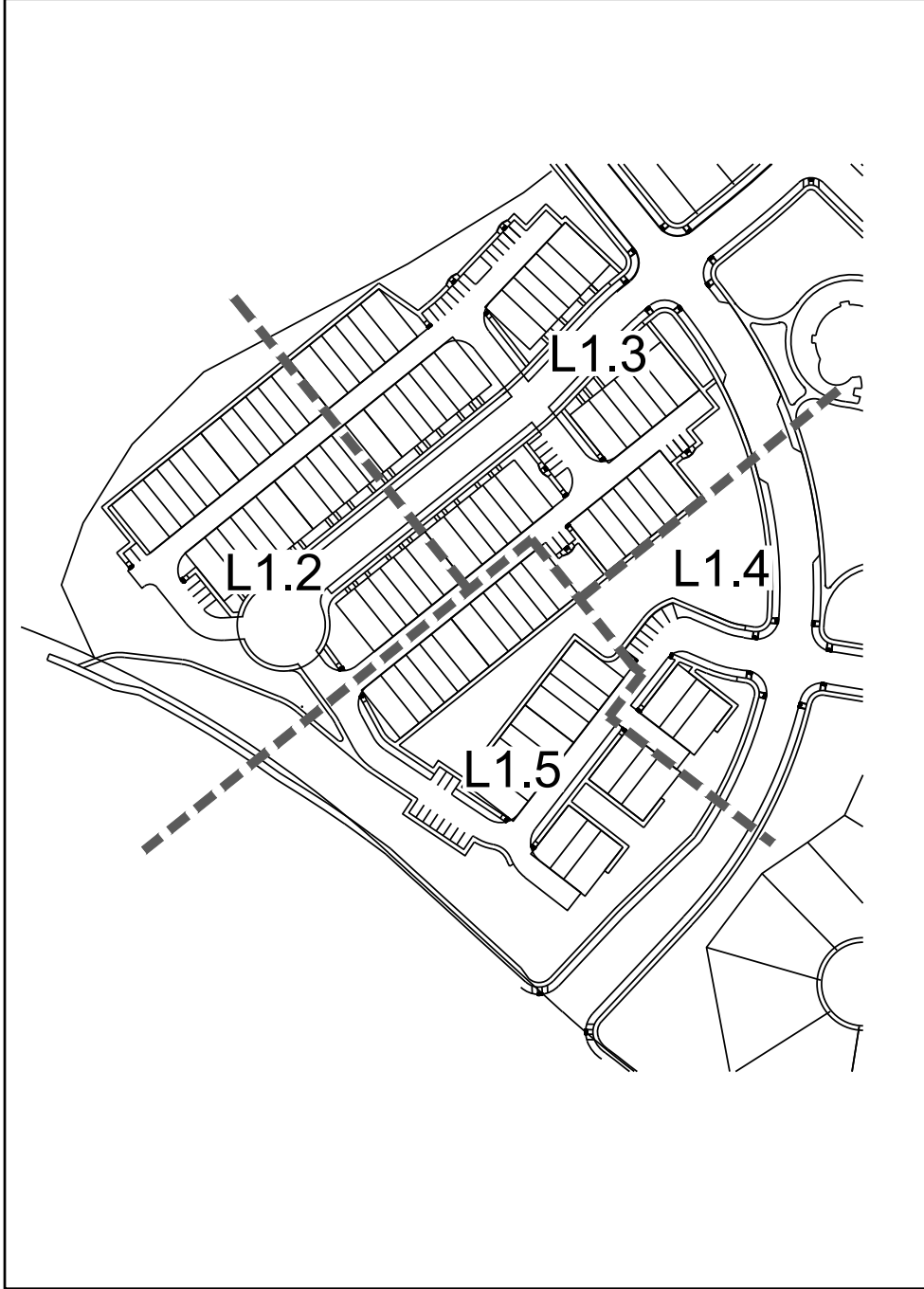
Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
NEWLIN CROSSING TOWNHOME SKETCH / PRELIMINARY PLAN JLN.B130326901 PREPARED: 07/15/2021 REVISED: 5/31/2023 SHEET 7 OF 7

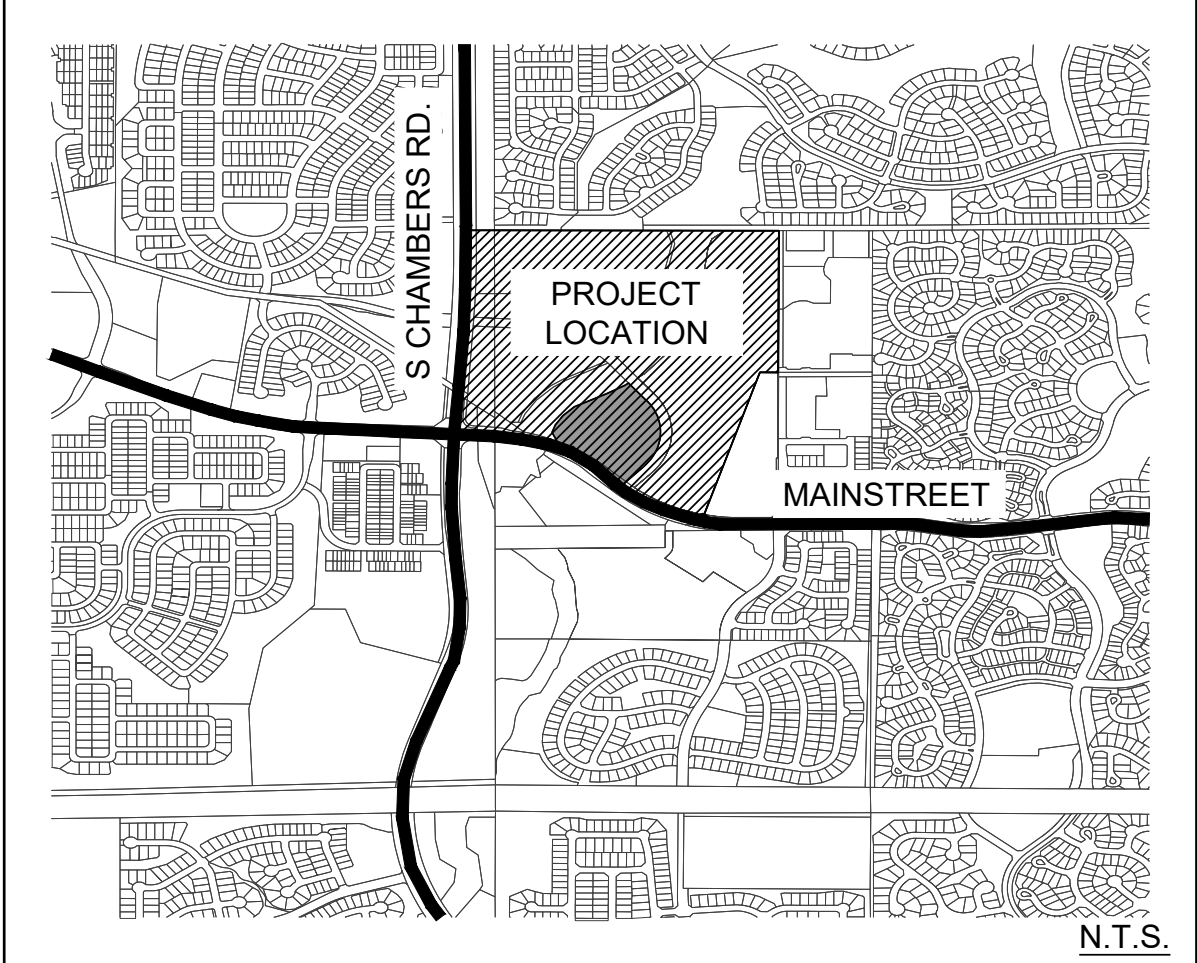
NEWLIN CROSSING TOWNHOMES

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

OWNER / DEVELOPER	CIVIL ENGINEER	LANDSCAPE ARCHITECT / PLANNER
LENNAR 9193 S. JAMAICA ST., 4TH FLR ENGLEWOOD, CO 80112 CONTACT: KENT PEDERSEN, 303.486.5002	Westwood Westwoodsps.com Westwood Professional Services, Inc. CONTACT: BRIAN WILSON, 720.249.3588	 pcs group inc. www.pcsgroupco.com p.o. box 18287 denver, co 80218 1 303.531.4905 .1 303.531.4908 CONTACT: ALAN CUNNINGHAM, 720.259.6247

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 NAVD83.

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 E.A. = 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 REQD. = REQUIRED REINF. = REINFORCED SHT. = SHEET SPEC. = SPECIFICATIONS SQ. = SQUARE S.F. = SQUARE FEET S.Y. = SQUARE YARD S.S. = STAINLESS STEEL T.C. = TOP OF CURB T.S. = TOP OF STAIR T.W. = TOP OF WALL TYP. = TYPICAL VERT. = VERTICAL W/O = WITH OUT W.W.M. = WOVEN WIRE MESH
--	--

NOTE IDENTIFICATION	
	DEMOLITION NOTE
	CONSTRUCTION NOTE
ELEVATION IDENTIFICATION	
	SPOT ELEVATION
	ELEVATION
DETAIL IDENTIFICATION	
	DETAIL NUMBER
	DETAIL NAME
	SHEET NUMBER
DETAIL SECTION IDENTIFICATION	
	DETAIL NUMBER
	SHEET NUMBER
PLANT SPECIES IDENTIFICATION	
	PLANT NAME/SYMBOL
	PLANT QUANTITY

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:

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	DATE	INIT.	APPR.	DATE
L0.0			JULY 2023							
NEWLIN CROSSING TOWNHOMES PRELIMINARY LANDSCAPE PLAN COVER SHEET & NOTES					LENNAR 9193 S. JAMAICA STREET, 4TH FLOOR ENGLEWOOD, CO 80112 TEL: (303) 486-5002					
					people creating spaces pcs group inc. www.pcsgroupco.com p.o. box 18287 denver, co 80218 1 303.531.4905 .1 303.531.4908					

OVERALL SITE PLAN & SETBACKS

NEWLIN GULCH



PARKING INFORMATION

MULTI-FAMILY PARKING REQUIREMENTS & PROVISIONS

QTY.	DWELLING UNIT TYPE		OFF-STREET PARKING SPACES REQUIRED	GUEST PARKING SPACES REQUIRED	OFF-STREET PARKING SPACES PROVIDED	GUEST PARKING PROVIDED ON TUNDRA TOP DR. (PUBLIC STREET)
			1 & 2-BEDROOM=1.5 SPACES, 3-BEDROOM=2 SPACES	0.25 PER DWELLING UNIT (MAY BE PROVIDED ON PUBLIC STREETS)		
28	1-BEDROOM,	1 -CAR GARAGE	42	7	28	40
32	2-BEDROOM,	2 -CAR GARAGE	48	8	64	
36	3-BEDROOM,	2 -CAR GARAGE	72	9	72	
			162	24	164	
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 HO STALLS (OFF-STREET)
- 40 ON-STREET GUEST PARKING SPACES (TUNDRA TOP DR.)
- 5' CONCRETE WALK
- 8' CONCRETE WALK

TOWN OF PARKER MULTI-FAMILY SETBACK STANDARDS

- SETBACK NOTES:
- 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.
 - 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

- 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).

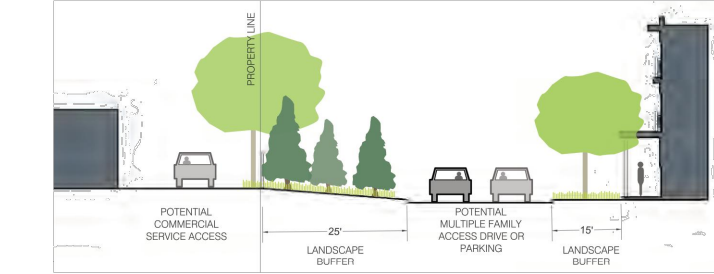


Figure 2.36 Multiple-family adjacent to commercial use

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

Standards

- 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).
- A landscape buffer of a minimum of 20 feet shall be provided where multiple-family parcels abut a public open space.
- Any multi-use paths required in the open space and landscaped area.

- Principal Arterial Roadways and Major Collectors (4-6 lanes)**

Standards:

 - Multiple-family buildings shall front arterials and shall have a minimum 25-foot landscape buffer from the right-of-way (ROW) (see Figure 2.39).
 - Landscape elements such as plantings and low walls shall be used to separate the units from the street.
 - Street trees shall be included in frontage.

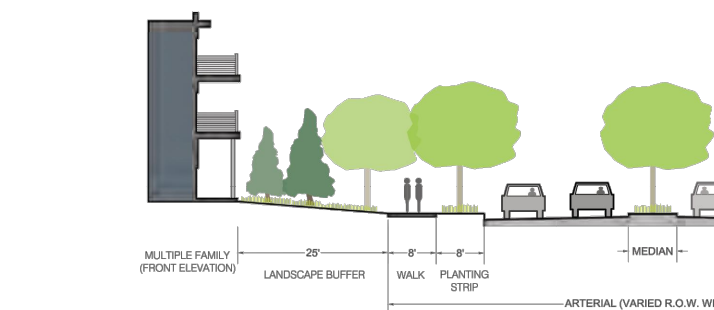


Figure 2.39 Example of arterial frontage

3. Residential Collector Roadways (2 lanes) Standards:

- Multiple-family buildings shall front collectors and shall have a minimum of 15 feet of landscape buffer from the right-of-way (see Figure 2.39).
- A minimum 15-foot landscape buffer shall be provided.
- Landscape elements such as plantings and low walls shall be used to separate the units from the street.

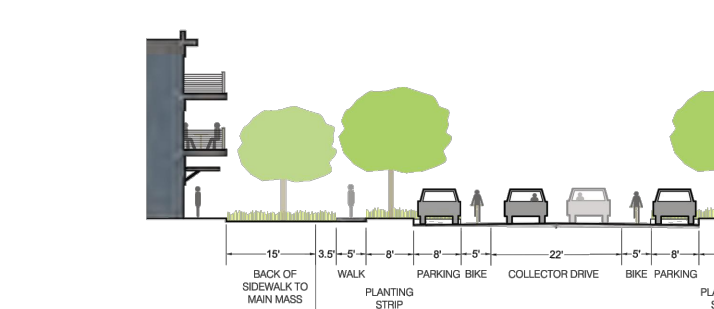


Figure 2.39 Example of collector frontage

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

Standards

- 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).
- A landscape buffer of a minimum of 20 feet shall be provided where multiple-family parcels abut a public open space.
- Any multi-use paths required in the open space and landscaped areas shall connect to adjacent trails.
- The building placement and orientation shall follow the topography of the natural conditions of the open space and landscaped area.

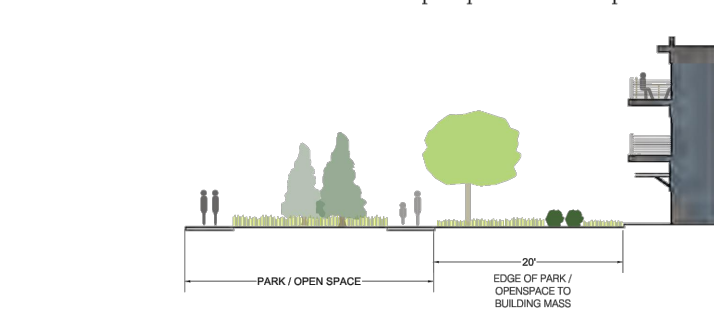


Figure 2.37 Multiple-family adjacent to parks and open space

Development Design Standards
Parker, Colorado

98

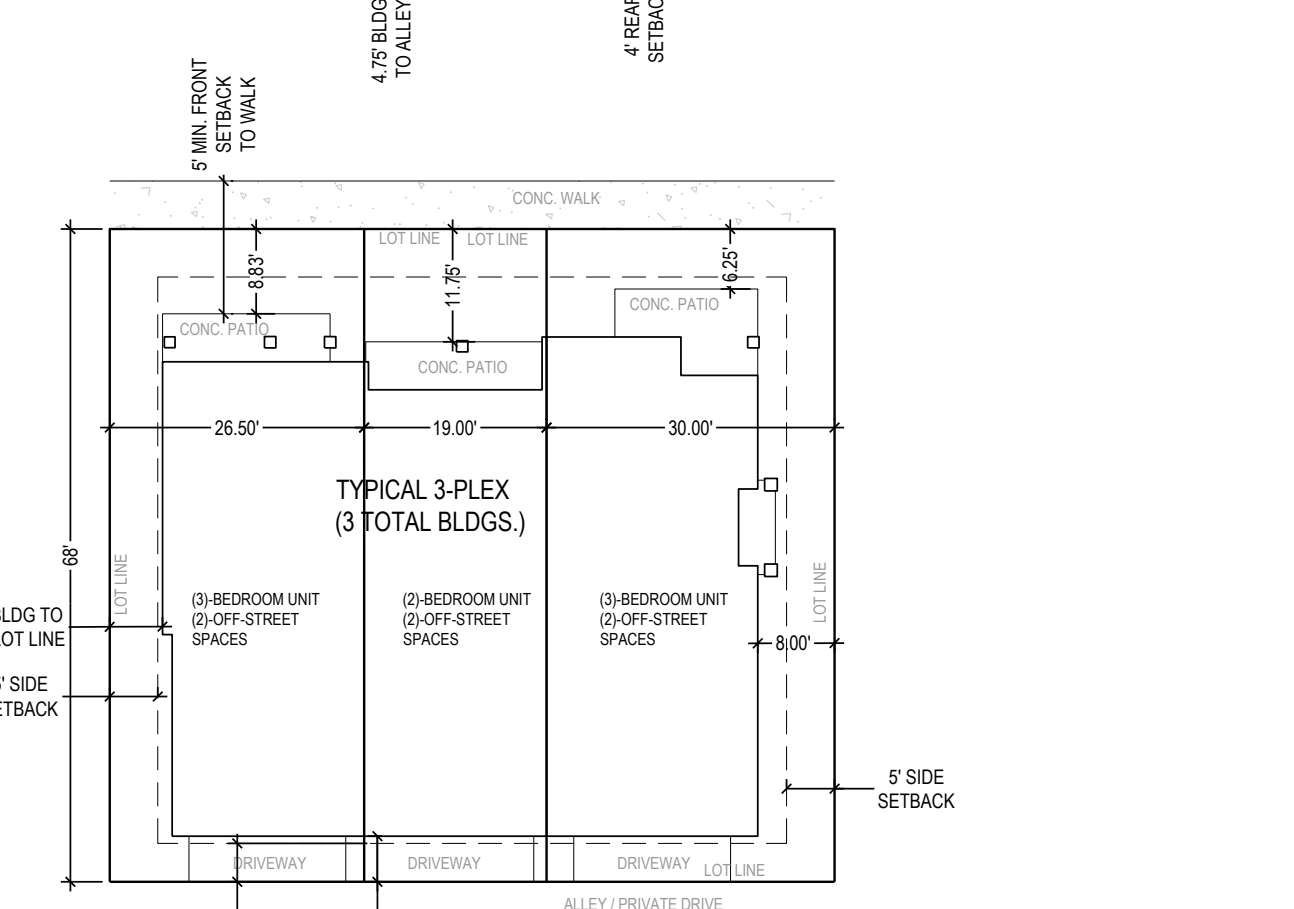
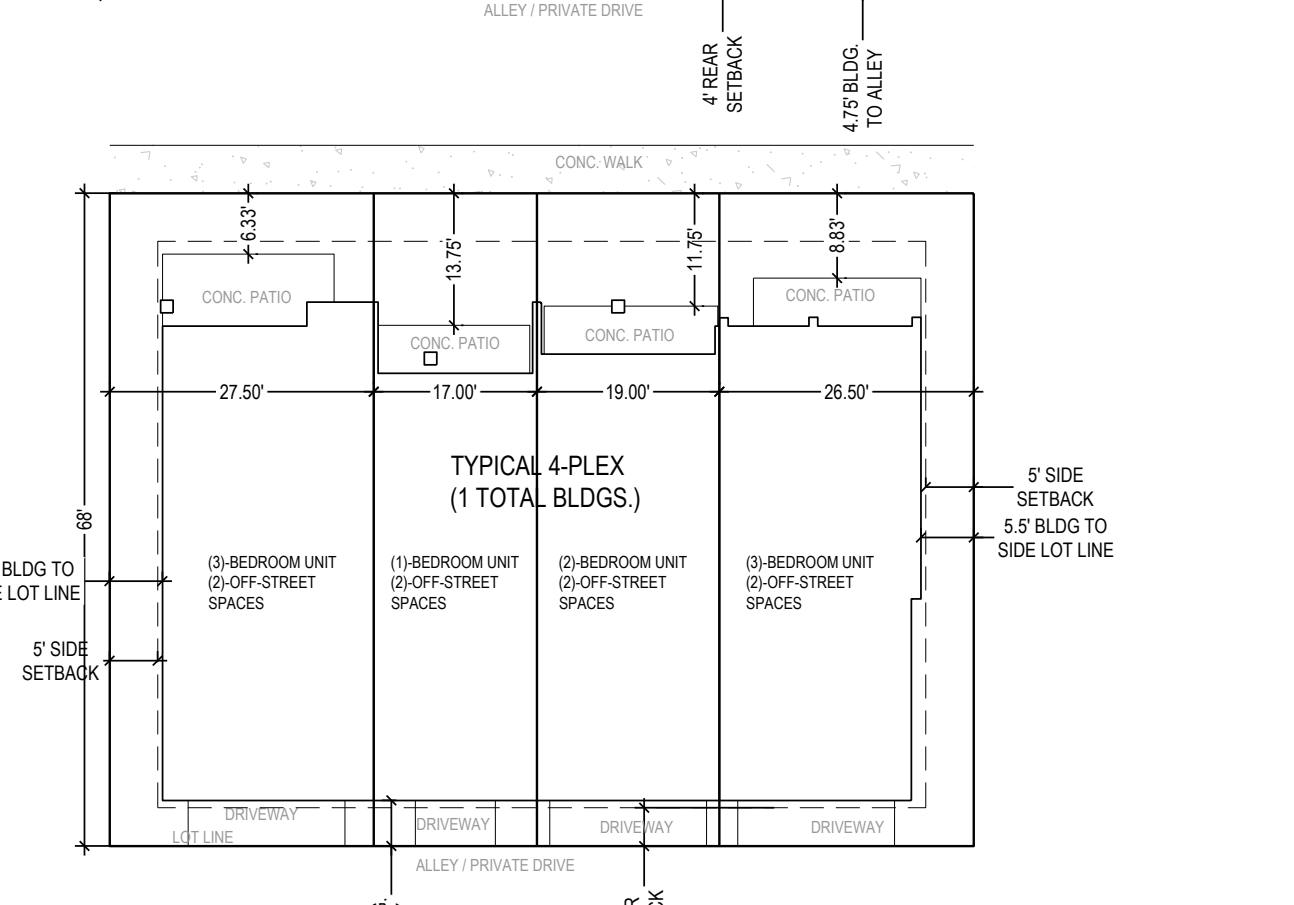
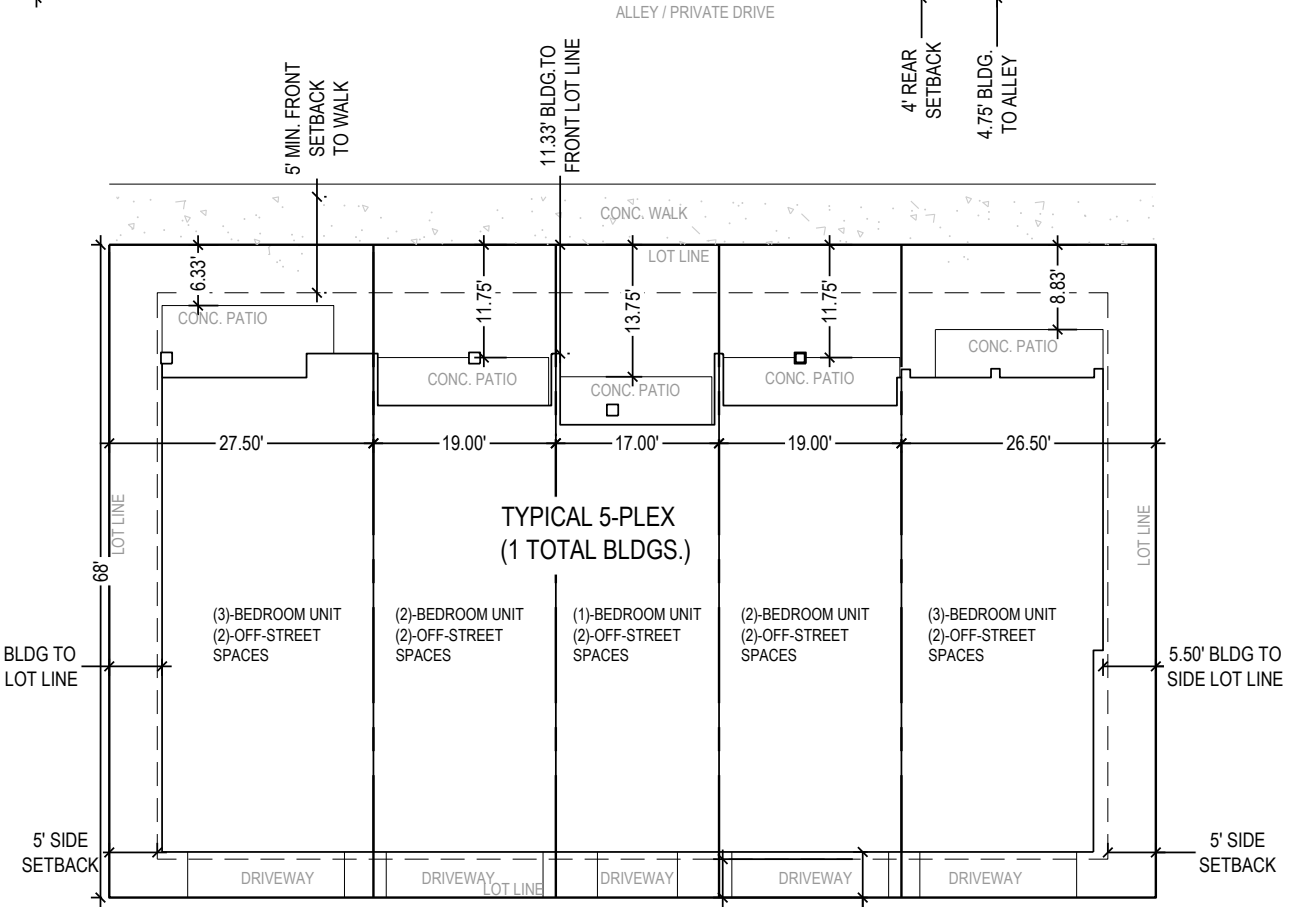
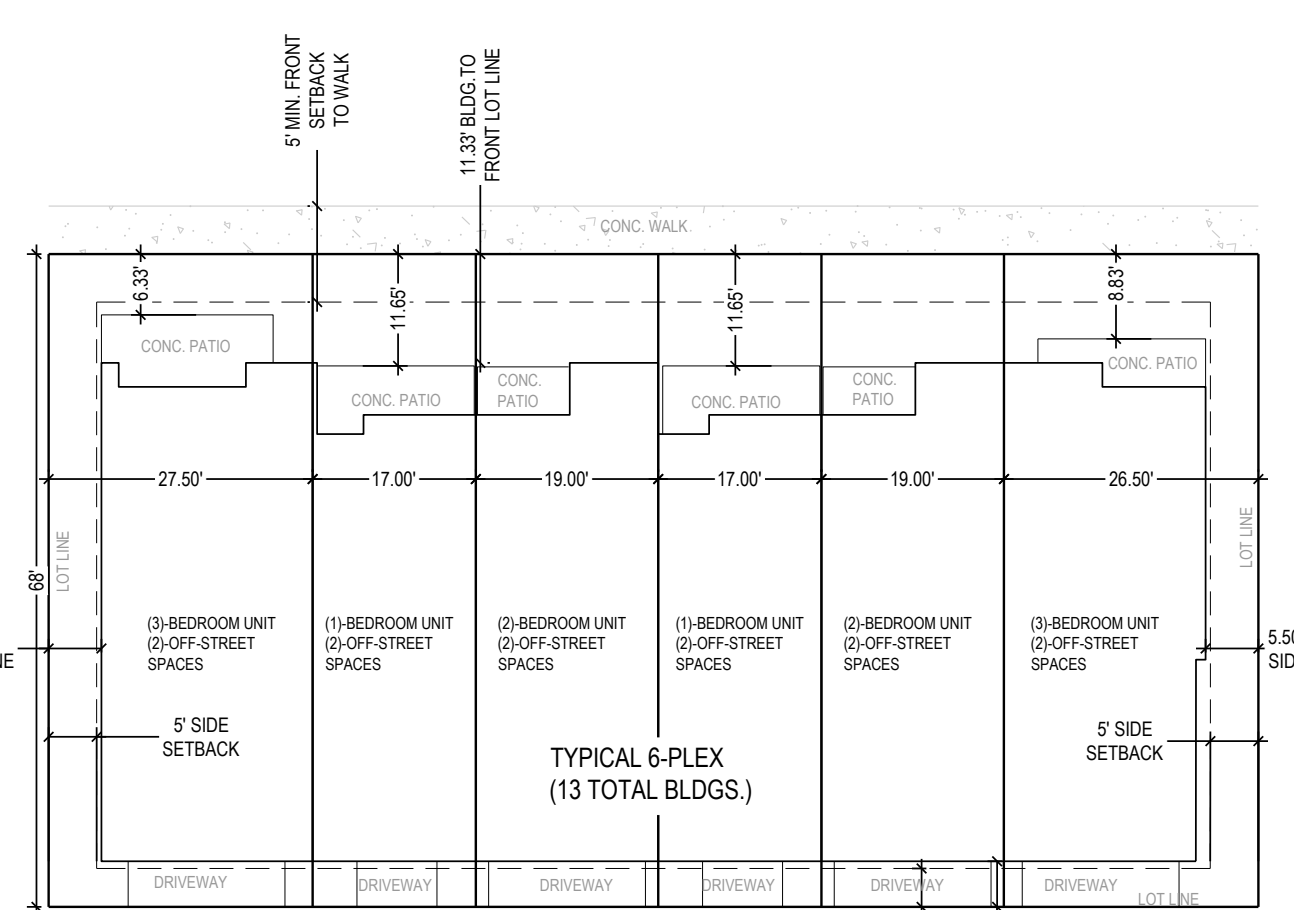
BULK & DIMENSION STANDARDS

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	

TYPICAL LOT/BUILDING LAYOUT

NOTES:

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



Approvals:

people
creating spaces
pcg group inc. www.pcggroupco.com
driver: cc 80018
1353331.405.135331.408

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

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.						

LANDSCAPE ROADWAY BUFFER & PERIMETER TABLE									
BUFFER LOCATION	BUFFER TYPE	BUFFER LENGTH (L.F.)	BUFFER WIDTH (FT.)	BUFFER AREA		TOTAL TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
				S.F.	AC				
E. MAIN STREET (MAJOR COLLECTOR)	ROADWAY BUFFER	618	25	15,452.3	0.355	21	21	104	104
						(1 TREE / 30 L.F.)		(5 SHRUBS / 30 L.F.)	
W. PARKER RD. (RESIDENTIAL COLLECTOR)	ROADWAY BUFFER	939	15	14,091.8	0.324	32	32	157	162
						(1 TREE / 30 L.F.)		(5 SHRUBS / 30 L.F.)	
NEWLIN GULCH (PUBLIC OPEN SPACE)	PERIMETER BUFFER (ADJACENT TO PUBLIC OPEN SPACE)	816	20	16,317.2	0.375	21	21	102	102
						(1 TREE / 40 L.F.)		(5 SHRUBS / 40 L.F.)	
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 TRIS 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		PARKING ISLANDS SHRUBS			PARKING LDSCP BUFFER TYPE (MIN. 5 OR MORE STALLS PER CODE SEC. 13.06.070(O)(2)	PARKING LDSCP BUFFER WIDTH (FT.)	
				MIN. REQUIRED (1 PER 162 S.F.)	PROVIDED	MIN. REQUIRED (5 PER 162 S.F.)	(+1 PER ADDITIONAL 15 S.F. OVER MIN.)	PROVIDED		REQUIRED	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	PROPOSED DWELLING UNIT TYPE	UNIT QTY.	DU'S/AC	*REQ'D. PARK AREA	TOTAL PROJECT PARK AREA REQ'D. (AC.)	TOTAL PROJECT PARK AREA PROVIDED	
(PER THE NEWLIN CROSSING PRELIMINARY DEVELOPMENT PLAN**)				PER UNIT (AC.)		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.

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	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.					

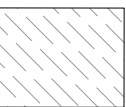
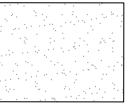
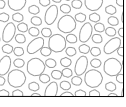
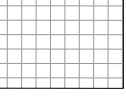
LANDSCAPE AREA & BLOCK TYPE EXHIBIT					
MULTI-FAMILY LANDSCAPE STANDARDS					
DESCRIPTION		AREA			
TOTAL GROSS SITE AREA		409,638 SF.		9.404 AC.	
TOTAL OPEN SPACE & LANDSCAPE AREA		232,911 SF.		5.347 AC.	
LANDSCAPE AREA SUMMARY					
SYMBOL	TYPE	PROVIDED LANDSCAPE AREA	% OF GROSS SITE AREA	MIN. LANDSCAPE 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.					

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 GARAGE PARKING ACCESSED THROUGH INTERNAL ALLEYS FRONT ENTRIES FACE STREET ROW OR OPEN SPACE	



SHEET NUMBER L1.0	DRAWN BY:	SCALE:	NEWLIN CROSSING TOWNHOMES PRELIMINARY LANDSCAPE PLAN LANDSCAPE TABULATIONS AND EXHIBITS	LENNAR 9193 S. JAMAICA STREET, 4TH FLOOR ENGLEWOOD, CO 80112 TEL: (303) 486-5002	 people creating spaces pcl group inc. www.pclgroupco.com p.o. box 182444 • denver, co 80218 1.303.531.4905 • 1.303.531.4908						
	CHECKED BY:	AS SHOWN									
	FILE NO:										
	DATE:	JULY 2023									
	No.	Revisions	Date	Init.	Appr.	Date					

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
CK	7	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA	B & B	2" CAL
QF	7	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	4	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	B & B	6" HT
LP-6FT	7	LIMBER PINE	PINUS FLEXILIS	B & B	6" HT
MGJ-6FT	7	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'
DMC	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'
BSBP	34	COMMON BLUEBEARD SPIREA	CARYOPTERIS INCAANA	5 GAL	3' X 4'
CWS	30	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS	5 GAL	3' X 5'
EC2	8	COMPACT BURNING BUSH	EUNONYMUS 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 MEIDLAND ROSE	ROSA MEIDLAND 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 4'
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	CHRYSOETHAMNUS NAUSEOSUS	5 GAL	4' X 4'
RKR	16	RED KNOCKOUT ROSE	ROSA X 'DOUBLE KNOCKOUT'	5 GAL	3'-4'
RSA	74	RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA	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 MEIDLAND ROSE	ROSA MEIDLAND 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-CONSTRUCTION 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 PROPER 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 LOOSENEED & 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 <u>SODDED</u> 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 COMMERCIALY 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

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

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: 50 LBS/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.

SCALE:

AS SHOWN

DRAWN BY:

CHECKED BY:

DATE:

JULY 2023

SHEET NUMBER

L1.1

NEWLIN CROSSING TOWNHOMES

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES & PLANT SCHEDULE

LENNAR

9193 S. JAMACA STREET, 4TH FLOOR

ENGLEWOOD, CO 80112

TEL: (303) 486-5002

people creating spaces

pcg group inc. www.pcggroupco.com

driver: co 80018

1303331.4905 / 1303331.4908

Appr.

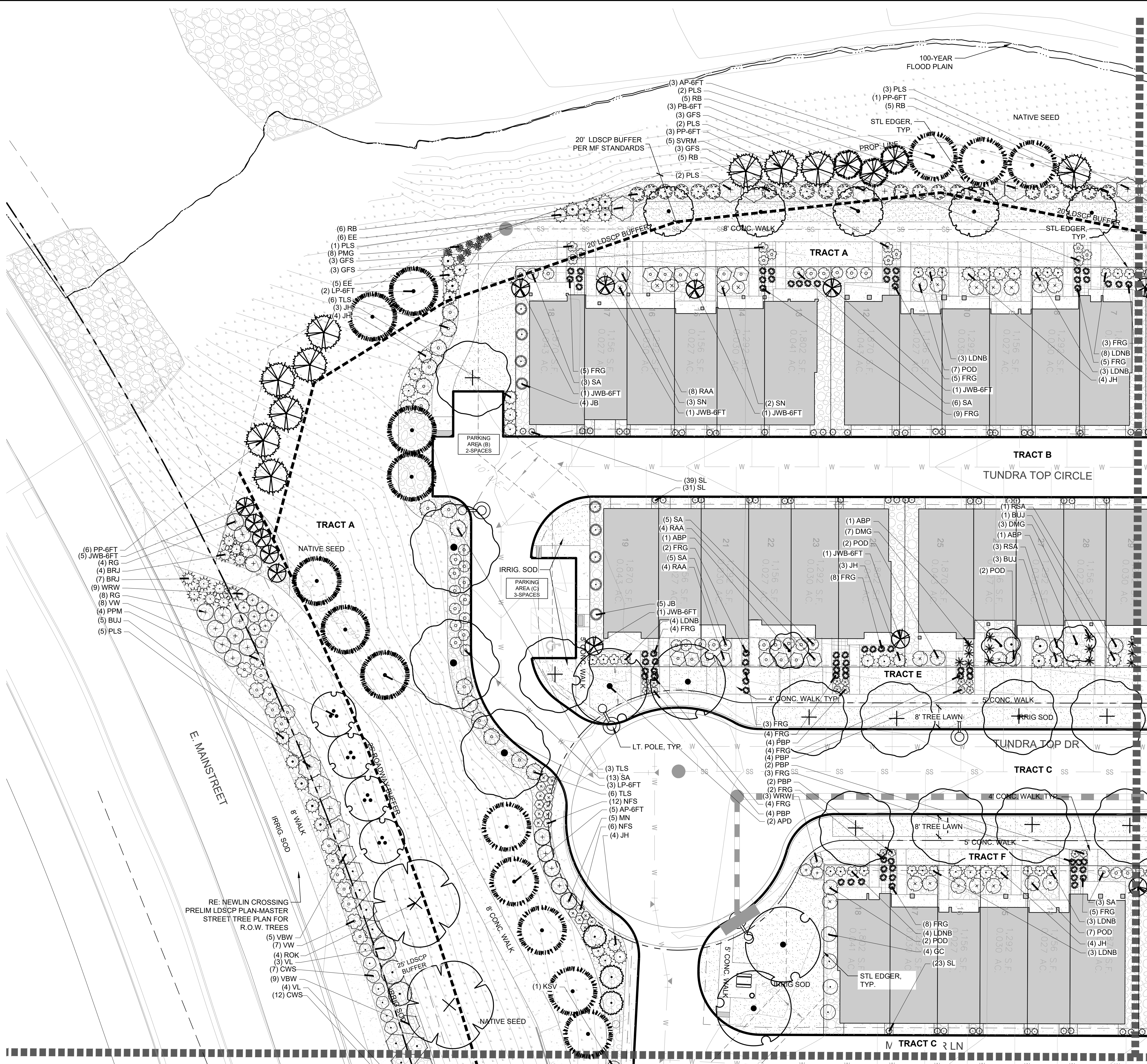
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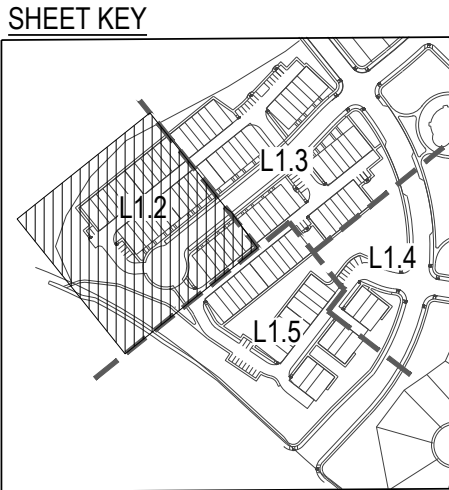
Revisions

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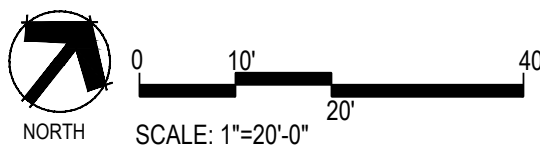


PLANT & GROUND COVER LIST

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EM	EMERALD QUEEN MAPLE
FM	FREEMAN MAPLE
GLL	GREENSPINE LITTLELEAF LINDEN
IHL	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QF	PYRAMIDAL ENGLISH OAK
ROK	RED OAK
SVRM	SUN VALLEY RED MAPLE
EVERGREEN TREES	COMMON NAME
AP-6FT	AUSTRIAN BLACK PINE
JB-6FT	BLUE POINT JUNIPER
PB-6FT	BRISTLECONE PINE
GG-6FT	GRAY GLEAM JUNIPER
LP-6FT	LIMBER PINE
MQJ-6FT	MOONGLOW JUNIPER
PP-6FT	PIÑON PINE
PF-6FT	VANDERWOLF'S PYRAMID PINE
JWB-6FT	WICHITA BLUE JUNIPER
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CWS	COMMON WHITE SNOWBERRY
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MULCH	COMMON NAME
	ROCK MULCH
	WOOD MULCH



Approvals:



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LENNAR

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

NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN

SHEET NUMBER
L1.2

DRAWN BY:
AS SHOWN

CHECKED BY:
FILE NO:

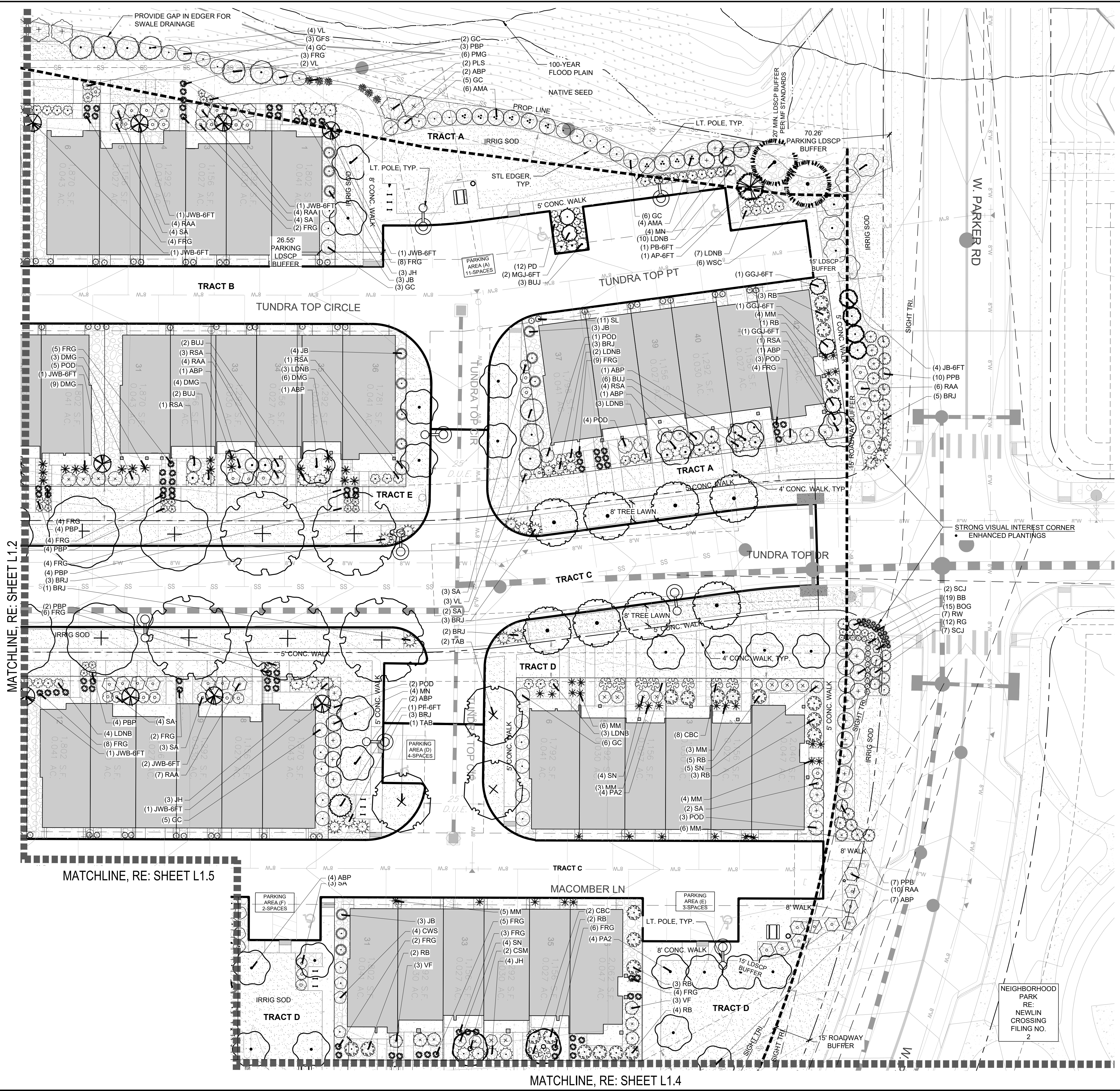
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No.

Revisions

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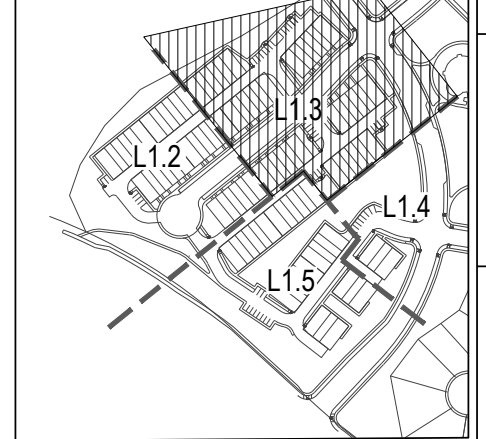
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SHEET KEY



Approvals:



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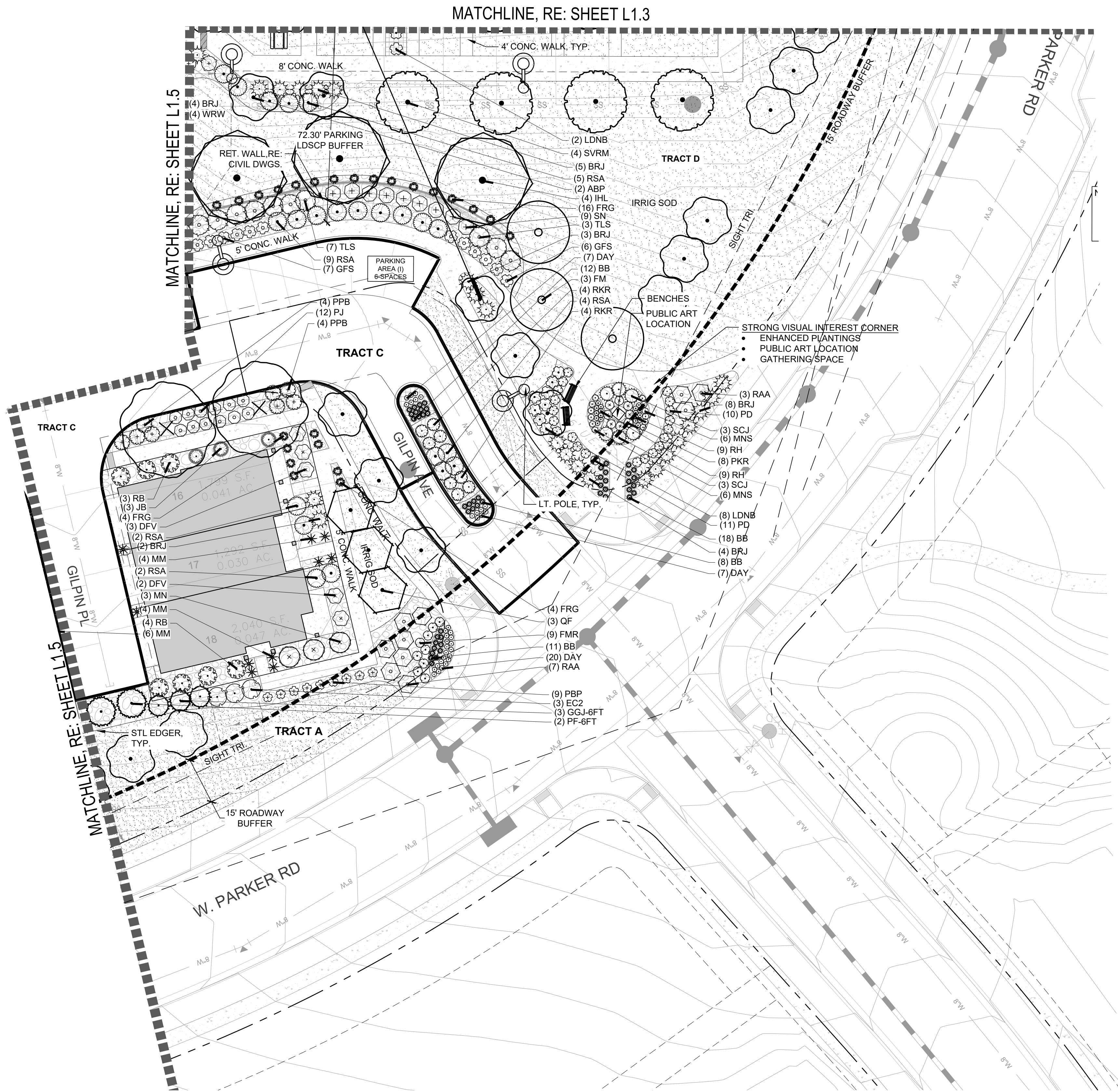
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NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN

DRAWN BY: AS SHOWN
CHECKED BY: FILE NO:
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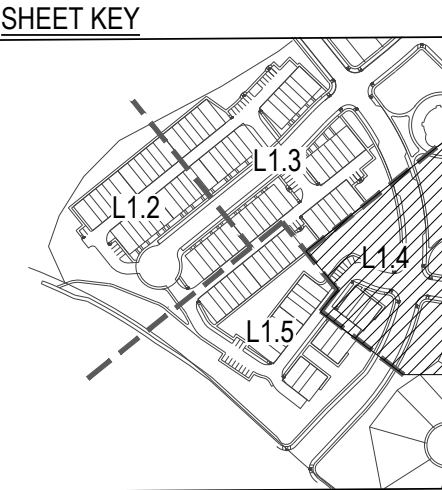
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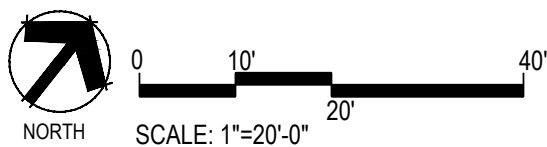


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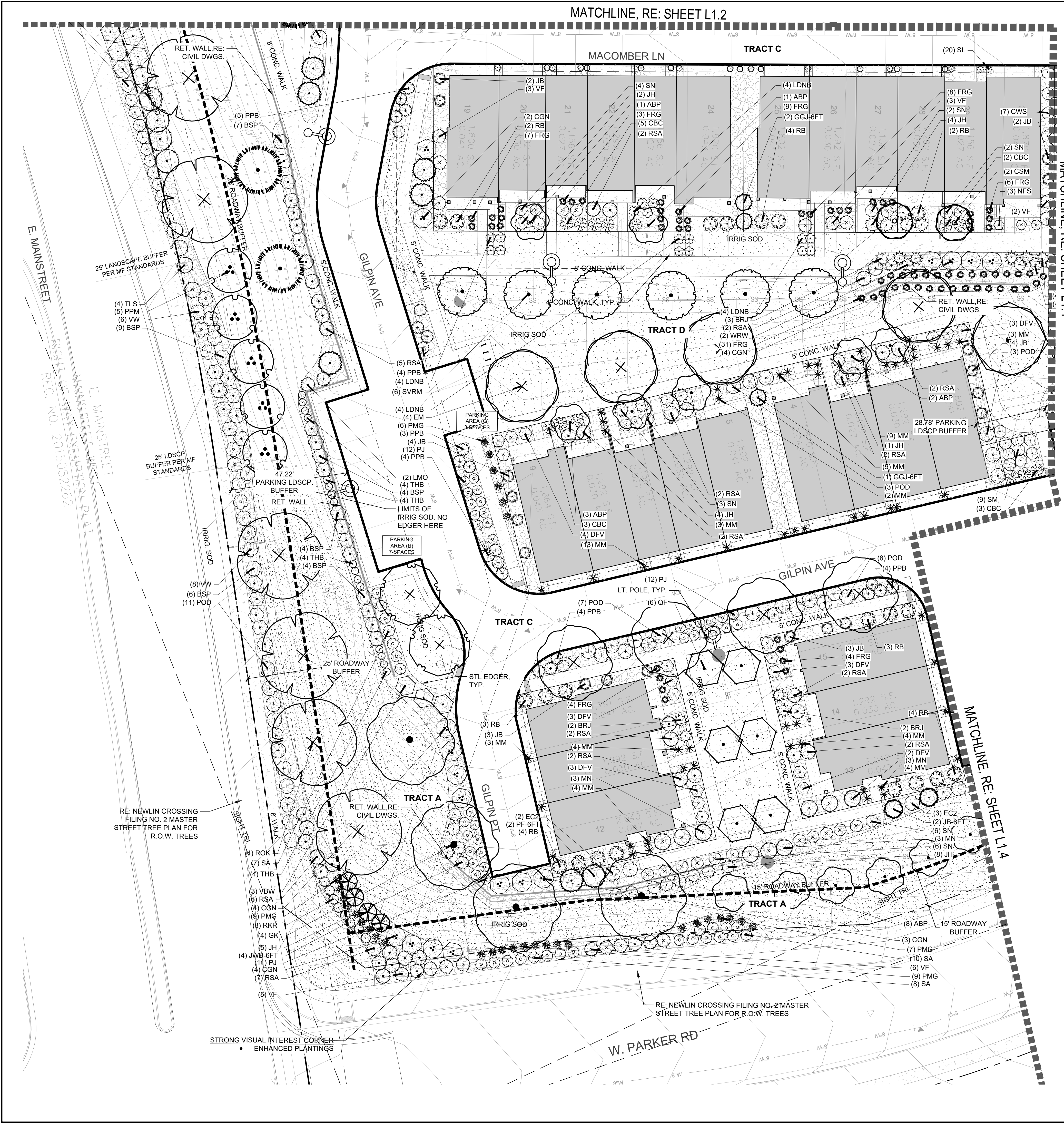
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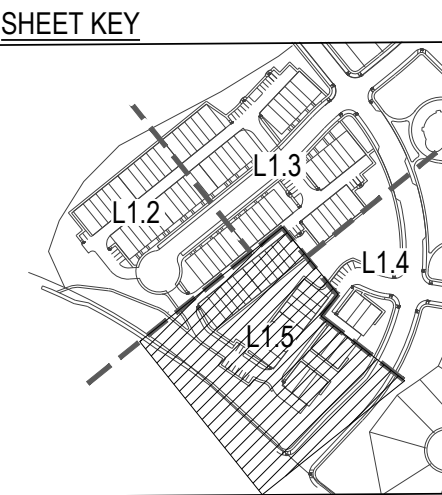


SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	JULY 2023	AS SHOWN	FILE NO:	LANDSCAPE PLAN	NEWLIN CROSSING TOWNHOMES PRELIMINARY LANDSCAPE PLAN	LENNAR 9193 S. JAMAICA STREET, 4TH FLOOR ENGLEWOOD, CO 80112 TEL: (303) 486-5002	people creating spaces pcc group inc. www.pccgroupco.com driver: cc 8/2018 1303331.4005.1303331.4008	No.	Revisions	Date	Appr.	Date

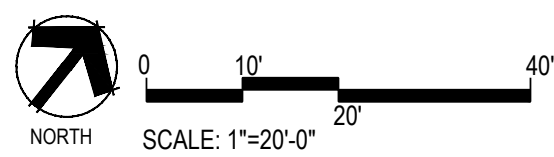


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NEWLIN CROSSING TOWNHOMES
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN

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

SHEET NUMBER
L1.5

Date	
Appr.	
Init.	
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Revisions	
No.	



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:
- PUBLIC ART PIECE SELECTION PROVIDED BY OWNER AND SUBMITTED TO TOWN OF PARKER FOR CONSIDERATION PRIOR TO PURCHASE AND INSTALLATION.
 - 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

Approvals:

SHEET NUMBER

L2.0

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

AS SHOWN

FILE NO:

APPROVALS

DATE

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pcg group inc. www.pcggroupco.com

driver: cc 8/2018

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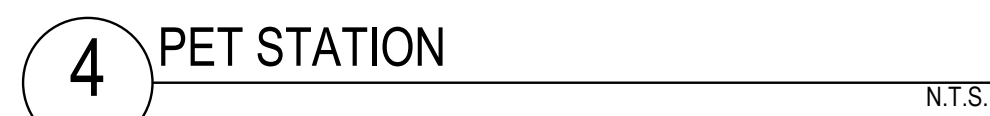
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NEWLIN CROSSING TOWNHOMES

PRELIMINARY LANDSCAPE PLAN

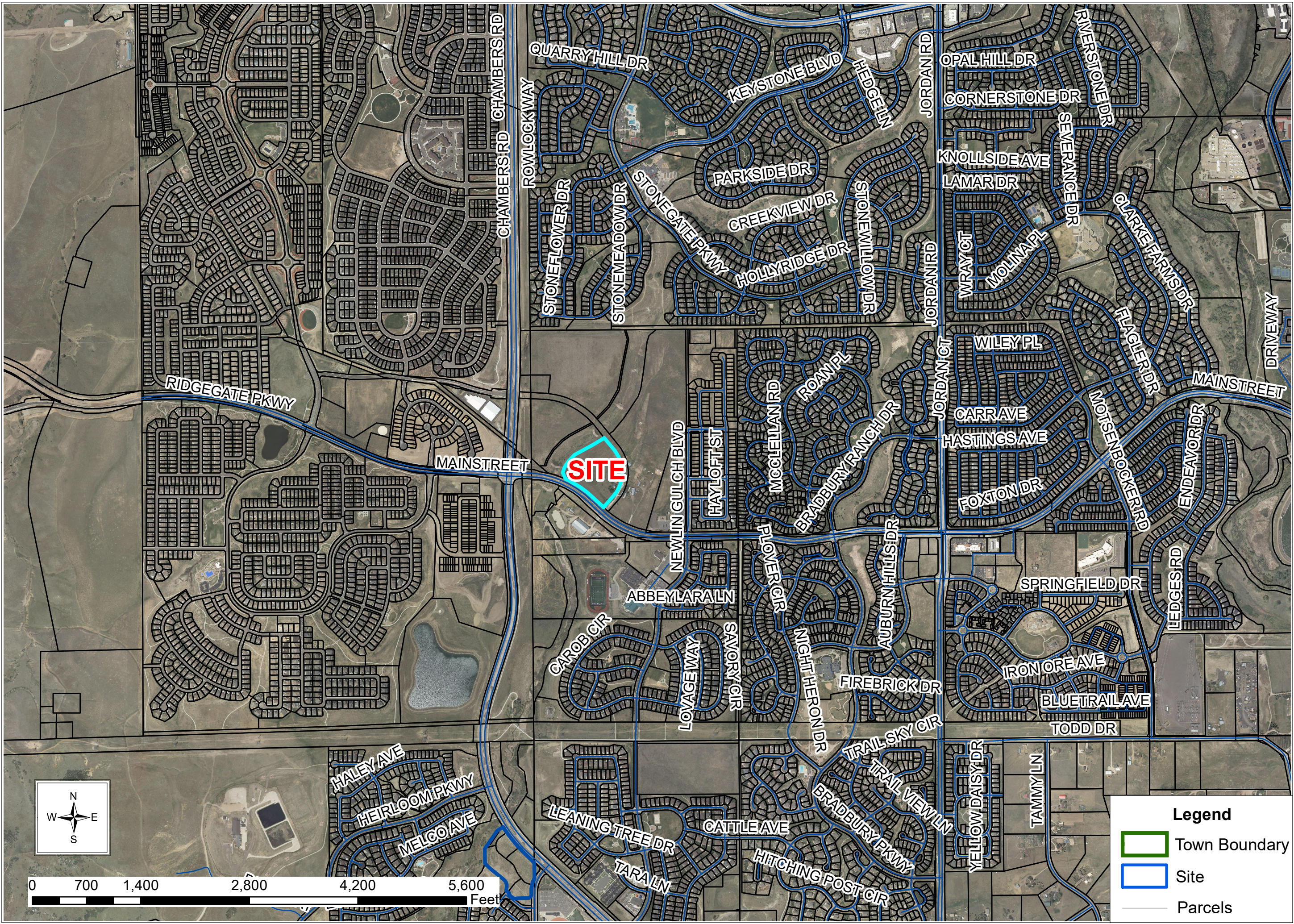
AMENITY & FURNISHING PLAN



SHEET NUMBER L2.1	DRAWN BY:	SCALE:	NEWLIN CROSSING TOWNHOMES PRELIMINARY LANDSCAPE PLAN SITE & LANDSCAPE DETAILS LENNAR 9193 S. JAMAICA STREET, 4TH FLOOR BRIGHTON, CO 80112 TEL: (303) 466-5002 people creating spaces  pcsgroupinc.com P.O. Box 18267 denver, co 80218 tel: (303) 733-7000					
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Newlin Crossing Townhomes

Sketch and Preliminary Plans





Request for Town Council Action

Date: October 2, 2023

Submitted By: Michael Grabczyk, Project Engineer
Brett Collins, Projects Administrator

Reviewed By: Michelle Kivela, Town Manager

Title: **Lemon Gulch Trail Improvements**

Amount: \$2,489,041

Contractor: Jalisco International, Inc.

Department: Engineering and Public Works, Michael Grabczyk
Parks, Recreation, and Open Space, Brett Collins

EXECUTIVE SUMMARY

This item is to award a trade contractor agreement with Jalisco International, Inc for the Lemon Gulch Trail Improvements (CIP22-035).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town publicly opened competitive bids on September 12, 2023, for the Lemon Gulch Trail Improvements (CIP22-035). This project will connect the Lemon Gulch Trail to the Cherry Creek Regional Trail at Stroh Soccer Park. Included with the improvements will be approximately 2,700 linear feet of trail, a 2,000 square yard sculpted concrete drop structure, earthwork, rip-rap, erosion control, and additional trail related improvements.

Three (3) contractors bid on the project, with Jalisco International, Inc. being the lowest responsible bidder. The contractor successfully completed the Mainstreet North Sidewalk Improvements this year as well as the resurfacing of Bradbury Ranch Drive and other roadways. Therefore, Town staff recommends moving forward with the contract award. The bids were as follows:

1. Jalisco International, Inc	\$2,489,041.00
2. Noraa Concrete Construction Corporation	\$3,183,148.30
3. Concrete Express, Inc	\$3,323,500.80
Engineer's Estimate	\$1,998,103.00

FINANCIAL IMPACT

Funding for this project's construction has been appropriated within the Parks and Recreation fund (203-4520).

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation as part of the regular agenda.



Request for Town Council Action

Date: October 2, 2023
Submitted By: Brett Collins, Projects Administrator
Reviewed By: Michelle Kivela, Town Manager
Title: **O'Brien Park Streetscape Construction Contract (Continued from September 18, 2023)**
Amount: \$616,504.27
Contractor: Sabell's Civil and Landscape, LLC
Department: Parks, Recreation and Open Space, Brett Collins

EXECUTIVE SUMMARY

This item is for the award of a \$536,091.27 Trade Contractor Agreement with Sabell's Civil and Landscape, LLC, for the O'Brien Park Streetscape Project (CIP23-029-CI) and approval of a \$80,413 (15%) contingency for unanticipated project costs. The item was continued from the September 18, 2023, Town Council meeting.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

As part of the upgrades related to the P3 Downtown Placemaking Improvements, a Site Plan was completed for landscape improvements to the streetscape along O'Brien Park's south and west perimeter. The Town Council approved the Site Plan on March 6, 2023. Since then, final construction drawings have been completed for the O'Brien Park Streetscape project, which includes new landscaping, irrigation, an art pad, concrete seat walls, and berms.

The project was bid, and Town staff publicly opened competitive sealed bids on August 31, 2023 for the O'Brien Park Streetscape Project (CIP23-029-CI). Five bids were received as follows:

- | | | |
|----|-----------------------------------|----------------|
| 1. | Sabell's Civil and Landscape, LLC | \$536,091.27 |
| 2. | Colorado Designscales, Inc. | \$796,327.00 |
| 3. | Jalisco International, Inc. | \$944,663.40 |
| 4. | Powell Restoration, Inc. | \$1,153,299.29 |
| 5. | TechCon Infrastructure, LLC | \$1,198,950.00 |

The lowest conforming bid was from Sabell's Civil and Landscape, LLC, for \$536,091.27. Sabell's Civil and Landscape, LLC completed the Auburn Hills Park Project for the Town in 2020 and performed excellent work. Because of the wide range of bid prices, staff confirmed

with Sabells that their bid was accurate and included all bid items for the project. A 15% contingency of \$80,413 is recommended to cover any unanticipated project expenses.

The project construction is anticipated to start in October 2023 and be completed by May 2024 before the active event season at O'Brien Park.

Staff recommends that the Town Council award a construction contract to Sabell's Civil and Landscape, LLC and approve a 15% contingency.

FINANCIAL IMPACT

Funding for this project's construction is appropriated in the 2023 Urban Renewal Fund.

STRATEGIC GOAL(S)

SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation as a part of the regular agenda.