



PLANNING COMMISSION MEETING

7:00 PM

March 28, 2024

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

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

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

PLEASE NOTE: Public participation is NOT available through YouTube.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes - 2.08.24**
 - B. Planning Commission Meeting Minutes - 3.14.28**
- 6. CONSENT AGENDA**
- 7. PUBLIC HEARINGS**
 - A. Looking Glass Filing 20 - Sketch and Preliminary Plans**

Applicant:	Matt Childers, Dream Finders Homes
Location:	South of Stroh Road and east of Chambers Road
Department:	Community Development, Julia Duncan
TRAKiT No.:	SUB22-060 and SUB22-061

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES
February 8, 2024

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

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

Also present and seated were Commissioners Leland Sloan, Jane Lane, Ruth Ann Nelson, Eliana Burke, Eric Rieger and Angela Lindstrom.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the January 25, 2024, meeting minutes. Commissioner Angela Lindstrom seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.04.100, 13.04.120 AND 13.04.130 CONCERNING NATURAL MEDICINE BUSINESSES AND TO AMEND TITLE 13 OF THE PARKER MUNICIPAL CODE BY THE ADDITION THERETO OF A NEW CHAPTER 13.17 CONCERNING THE REGULATION OF NATURAL MEDICINE BUSINESSES IN THE TOWN OF PARKER

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews, Town's Attorney Office, Kelsey Hall

STAFF PRESENTATION

Kelsey Hall, Town attorney, presented the staff report proposing an ordinance to establish zoning regulations for natural healing centers and natural medicine businesses in the Town including time, place, and manner restrictions for the operation of these businesses in the Town. Ms. Hall concluded with the determinations in the staff report that Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding natural medicine healing centers and businesses.

Commissioner discussion with staff:

- Commissioner Ruth Ann Nelson questioned the hours of operations that were chosen and whether the Town has hours of operations for other mental health services; *(staff said no)*.
- Commissioner Ruth Ann Nelson said that many people that would benefit from this mental health service would be denied due to the restrictive hours, that it seems the ordinance is written as if the Town would rather not have this substance in Town, suggests that the this should be viewed as a new form of medicine and that we trust the professionals licensed by the state to handle these medical facilities; *(staff thanked the commissioner for the feedback)*.
- Commissioner Leland Sloan asked for a description of the natural medicine office operations, said that it may take five to seven hours for a person to come down from the psychedelics and asked will these people be released onto the street or will they have a room for them to stay while they are high on the psychedelics; *(staff said they are not sure and that she will research and get back to the commissioners and that it is staff's understanding that this is intended to be a safe place where people can experience these psychedelic substances and have someone who is there to take care of them similar to a safe injection site where someone can go in and make sure that someone is watching them)*.
- Commissioner Ruth Ann Nelson disagreed with staff's assertion that this is similar to a "safe injection" site, a natural medicine site has guides who help people work the through the psychological issues and a safe injection site is designed to help drug addicts have access to clean needles and a place to deal with overdose issues; *(staff appreciated the feedback and said they are stilling learning about the issues with natural medicine)*.
- Commissioner Jane Lane asked if staff has researched what other municipalities are proposing; *(staff said they are not sure whether or not other municipalities were researched, as the staff member who was primarily responsible for the research and drafting of the proposed ordinance was unavailable to present that evening)*.
- Commissioner Jane Lane said it sounds like this is the way that Town staff would propose the ordinance regardless of what other municipalities are doing; *(staff said they don't have enough information to respond to that comment, it's possible that other municipalities were looked at and that some other municipalities were taking no action at this)*.
- Commissioner Jane Lane asked that if the ordinance gets put into place before natural medicine facilities are built, it gives the Town control over where those facilities can be located; *(staff said yes, if there happened to be any facilities in place right now that meet the one thousand foot distance requirement under the statute, that they would be grandfathered in)*.
- Commissioner Leland Sloan asked if these places would start in 2026; *(staff said that would be for the additional substances beyond the mushroom psychedelics that are available right now)*.

- Commissioner Leland Sloan asked what other substances the statute includes; *(staff listed the following substances: psilocybin, psilocin, dimethyltryptamine, ibogaine, and mescaline).*

APPLICANT PRESENTATION

None.

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:14 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.04.100, 13.04.120 AND 13.04.130 CONCERNING NATURAL MEDICINE BUSINESSES AND TO AMEND TITLE 13 OF THE PARKER MUNICIPAL CODE BY THE ADDITION THERETO OF A NEW CHAPTER 13.17 CONCERNING THE REGULATION OF NATURAL MEDICINE BUSINESSES IN THE TOWN OF PARKER

Commissioner discussion:

- Commissioner Ruth Ann Nelson proposed that the commission continue this hearing until additional research can be done so that the Town doesn't restrict access because we don't want this in Town, believes that the ordinance as written doesn't respect that this is a valid form of medicine.
- Staff asked Commissioner Ruth Ann Nelson what kind of information she would like to see; *(Commissioner Ruth Ann Nelson said she would like to see expanded hours, mentioned Commissioner Leland Sloan's comments regarding treatment and follow up care, that there is a perception that this sort of thing is an excuse to get high, but that it has legitimate medical purposes, that medical papers have been written on the subject and that a little more research is needed, because people would like to avail themselves of these services).*
- Staff thanked Commissioner Ruth Ann Nelson for her comments, said that they have concerns if the commission were to continue this matter to a date certain or uncertain, that the Town is trying to strike a balance between complying with state law and ensuring its municipal code aligns with state code, that very little information about practices and operations are available to staff since this is a new permitted use in the State of Colorado, that this is the Town's first effort to add an ordinance to comply with this state mandated use and activity, that we think that the Community Development Department has struck the right balance with this ordinance, but we really don't know because it's so new, that the commissioner's comments are taken seriously, that after the ordinance is adopted and feedback from operators, practitioners and patients is received staff can come back to the Planning Commission and Town Council and discuss the ordinance's restrictiveness in much the same way as the prairie dog management ordinance has been amended at least twice based on feedback from the public, property owners and businesses and urges the commissioners to consider the ordinance as proposed.

- Commissioner Erik Rieger asked if the Town has had conversations with potential operators who are interested in opening a natural medicine business; *(staff said they have no knowledge of existing legal operators in the Town or Parker vicinity since this is a new state law passed in 2022 with additional rules and regulations added in 2023).*
- Commissioner Erik Rieger asked if the proposed hours would align with natural medicine businesses; *(staff said that this state law is new and there are no legal operators in the vicinity to ask).*
- Commissioner Ruth Ann Nelson asked if this hearing could be continued to a date certain, possibly the next meeting so that Town Council can contact the substantial group of people that have done the research to move this bill through our Colorado state legislature in order to get additional information. That's a source that I think would have ample information, but to a date certain so that we're not just letting it hang out there; *(staff said they appreciate the commissioner's comments, that if the commissioners were not to vote on this tonight and continue this hearing to a date two to four weeks out and direct staff to do more research would be a reasonable request, and that the Planning Commission provide clarity to staff as to what they want staff to research).*
- Commissioner Eliana Burke said she has been in clinical research for 27 years, that there is very little research on this, that it is administered in a controlled environment with very careful dosing, appreciates the state passing this law in 2022, that she has a nephew who is benefiting from this type of treatment that has served in the military and has PTSD, thinks the hearing should be continued for two weeks, but warns that not much information will be found between now and then because the government has not been funding this type of research, any research is done privately or with volunteers, Australia is the first country to do this and the U.S. is behind, and said she is in favor passing this ordinance now and asking questions and amending in the future.
- Commissioner Ruth Ann Nelson asked if we recommend passing this ordinance with instructions to staff asking for additional information or should we ask staff to find additional information and vote on it in two weeks?
- Commissioner Eliana Burke recommends that that the ordinance be passed with the agreement that it will be amended accordingly as more information becomes available.
- Commissioner Jane Lane said she is in agreement with Commissioner Eliana Burke, that the ordinance should be passed because we don't want to grandfather in existing businesses, that people sometimes need to go out of their way to get medical care during regular business hours, that some people may get shut out by the hours in the Parker area, but probably not many, that other municipalities may not have the same restrictions, and that we could review and amend the ordinance in one to two years or whenever it is appropriate when more data is available.
- Commissioner Gary Poole said he doesn't want to send staff down a rabbit hole when there may be little to no additional information which is not a good use of staff's time, that ordinances can be amended when additional feedback is received on things such as hours of operations, that we don't want these types of businesses grandfathered in because we

dragged our feet, said he has little knowledge of natural medicines, but that it is important to get in front of this and to come into compliance with state law.

- Commissioner Ruth Ann Nelson said that there is an alternative motion that's available to us where we could recommend approval with listed conditions such as an annual review for the first two years to ensure that the ordinance is meeting the needs of the people with regards to location and hours of operation, we want people to know that Parker is a place where they know they can come for health care and she is willing to move the alternate motion to approve subject to an annual review for the next two years to make sure that the time restrictions are not overly burden.
- Commissioner Erik Rieger agreed with Commissioner Ruth Ann Nelson's proposal.
- Commissioner Leland Sloan asked that if a natural medicine business is opened in Parker, can the owner come before the Planning Commission and answer commissioner questions.
- Commissioner Ruth Ann Nelson said that is something staff would do.
- Commissioner Jane Lane said staff could bring a proposed amendment to this ordinance at any time, that the Planning Commission as a representative of the citizens of the Town would add a condition to the motion as opposed to leaving this up to staff's discretion.
- Commissioner Gary Poole asked staff if the condition to review the ordinance in the timeline discussed would be burdensome to staff; *(staff said that it is a reasonable request, staff has the ability to do this, and that if Town Council approves this ordinance, one and two years after approval, staff could update the Planning Commission.*

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding natural medicine healing centers and businesses with the following condition: that ordinance will be reviewed on an annual basis after passage by Town Council for two years after the initial passage of the ordinance. Commissioner Eliana Burke seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

John Fussa mentioned that staff held a Community Open House for the Land development Ordinance Modernization on February 6th and thanked those commissioners that attended and told the commissioners that Town Council will be hosting a dinner with various Town boards and commissions later this year.

ADJOURNMENT

Commissioner Eliana Burke moved that the meeting be adjourned. Commissioner Ruth Ann Nelson seconded the motion, a vote was taken and passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



PLANNING COMMISSION MINUTES

March 14, 2024

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

Also present and seated were Commissioners Leland Sloan, Erik Frandsen, Ruth Ann Nelson, Nick Metz, Erik Rieger and Angela Lindstrom.

MOTION TO CONTINUE MEETING TO A DATE CERTAIN: 3.28.24

Commissioner Erik Frandsen moved the Planning Commission continue the meeting and all agenda items to the March 28, 2024 Planning Commission Meeting. Commissioner Leland Sloan seconded, a vote was taken and passed unanimously.

ADJOURNMENT

Commissioner Erik Frandsen moved that the meeting be adjourned. Commissioner Leland Sloan seconded the motion, a vote was taken and passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 3/14/2024

Town Council Date: 4/1/2024

Hearing Type: Public Hearing - Continued to March 28, 2024
Looking Glass Filing 20 Sketch and Preliminary Plans
TRAKiT No.s: SUB22-060 and SUB22-061

Location: The site is located to the east of the future Chambers Road extension and to the south of the future Stroh Road extension.

Project Planner: Julia Duncan, Associate Planner

Applicant: Matt Childers, Dream Finders Homes

Executive Summary: The applicant, Dream Finders Homes, is proposing a Sketch and Preliminary Plan for 84 duplex lots with tracts for landscaping and access.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

1. *"I move the Planning Commission recommend Town Council approve the requested Looking Glass Filing 20 Sketch Plan."*
2. *"I move the Planning Commission recommend Town Council approve the requested Looking Glass Filing 20 Preliminary Plan."*

ALTERNATIVE MOTIONS

Sketch Plan

1. *"I move the Planning Commission recommend Town Council approve the requested Looking Glass Filing 20 Sketch Plan, subject to the following conditions:"*
-List conditions (either by staff or Planning Commission)
2. *"I move the Planning Commission recommend Town Council deny the Looking Glass Filing 20 Sketch Plan as the request does not meet the following approval criteria:"*
-List criteria not met (either by staff or Planning Commission)
3. *"I move the Planning Commission vote to continue the requested Looking Glass Filing 20 Sketch Plan to a future date."*

Preliminary Plan

1. *"I move the Planning Commission recommend Town Council approve the requested Looking Glass Filing 20 Preliminary Plan, subject to the following conditions:"*
-List conditions (either by staff or Planning Commission)
2. *"I move the Planning Commission recommend Town Council deny the requested Looking Glass Filing 20 Preliminary Plan as the request does not meet the following approval criteria:"*
-List criteria not met (either by staff or Planning Commission)
3. *"I move the Planning Commission vote to continue the requested Looking Glass Filing 20 Preliminary Plan to a future date."*

I. BACKGROUND/DISCUSSION

Overview

The subject property was originally addressed by the Town Council several years ago when the Council approved the Hess Ranch PD 4th Amendment Rezoning and the Looking Glass Segment 2A Sketch/Preliminary Plans that laid out Tract A-1 for future residential development. The area was originally platted as a portion of Tract A4 of the Looking Glass Filing 9 Final Plat, the infrastructure plat for Segment 2a. Looking Glass Filing 10 replated a portion of the Tract as Tract A-1. The property has a total area of 16.98 acres and is currently undeveloped.

Sketch/Preliminary Plan Summary

The applicant, Dream Finders Homes, is requesting the approval of Sketch/Preliminary Plan applications for Looking Glass Filings 20 that will create 84 residential lots to be developed with attached duplex homes and fifteen (15) tracts for access and landscaping. The subject property is in the far southwest quadrant of the Town, to the east of the future Chambers Road extension and to the south of the future Stroh Road extension. It will be bordered to the north by the future Stroh Road; to the south by the Looking Glass Community Park; to the west by open space tracts and a Parker Water and Sanitation easement; and to the east by open space and Looking Glass Filing 10. Northwest of the project is a vacant commercial lot at the intersection of the future Stroh Road and Chambers Roads extensions.

The proposed Sketch/Preliminary Plan applications are for land in Planning Area 14 (PA-14) of the Hess Ranch PD that is zoned for mixed-use. The applicant plans to develop attached duplex units that are permitted as a use by right. The Hess Ranch PD zoning for PA-14 allows a maximum of 84 dwelling units. The applicant is planning to develop 84 attached duplex homes.

The Sketch/Preliminary Plans are intended to create lots for future residential development and address the required infrastructure such as roads, drainage, parks, and open space. If the Town Council approves the Sketch/Preliminary Plans, the applicant will address the final design of the homes and infrastructure, as well as detailed zoning compliance for building height, setbacks, and parking at a future date. This will be done through the required final plat and building permit applications.

Parks and Open Space

Parks and Open Space satisfying the requirements for this Filing have been dedicated through previous platting processes. Additional landscape for the project is provided by landscaped common area green courts that the residential units front. Benches and dog waste receptacles are provided throughout the pedestrian circulation system. A sidewalk system provides pedestrian access to each home and to these common landscape areas. The pedestrian connectivity provides access to the adjoining 25-acre Community Park located adjacent and south of the development.

The applicant proposes 3 acres of landscape area in excess of the parks and open space required by the LDO for Looking Glass Segment 2A, of which Filing 20 is a part.

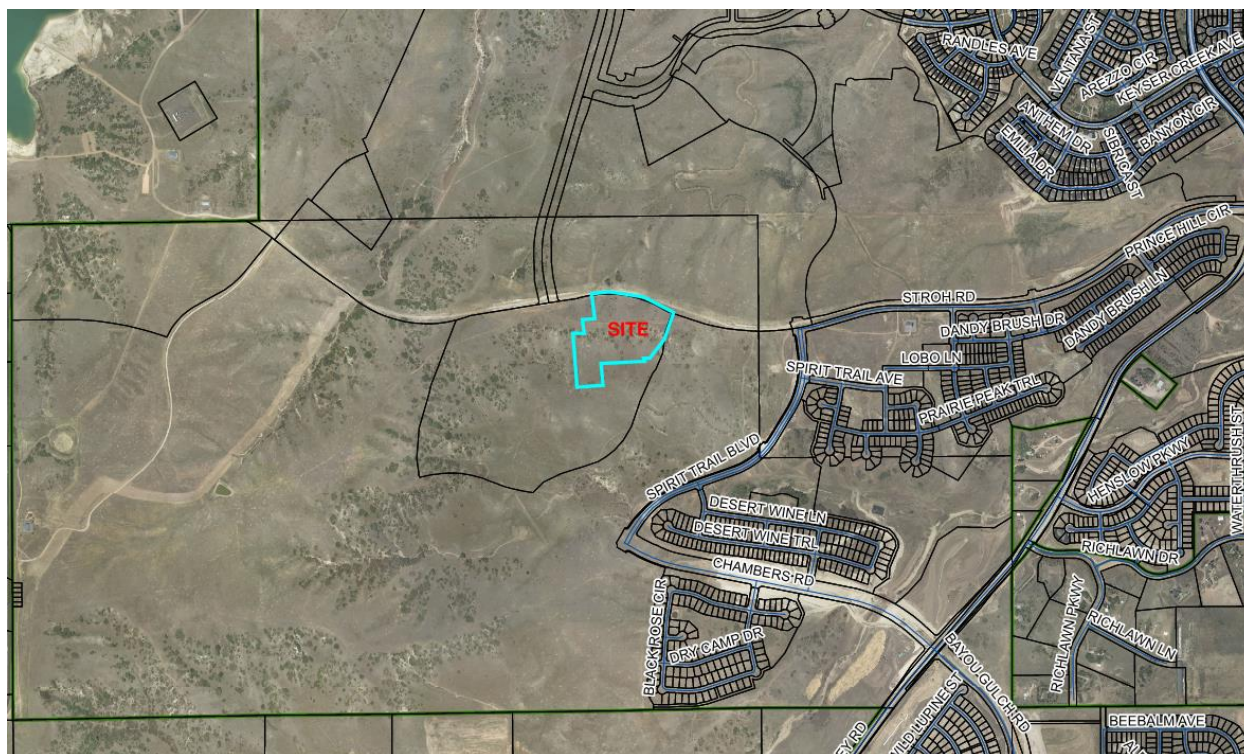
Process after Sketch/Preliminary Plan

The approval of the proposed Sketch/Preliminary Plans does not officially create the 84 residential lots and associated improvements. Instead, the approval of these plans will permit the applicant to proceed to final design and submit the required final plat application for Town approval if it is consistent with the Sketch/Preliminary Plans. The final plat will officially create the residential lots and associated improvements after it is approved, a subdivision agreement is signed/executed, security for public improvements is provided, and the final plat is recorded with Douglas County.

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

The originally scheduled March 15, 2024, Planning Commission meeting was canceled due to severe weather and rescheduled to March 28, 2024. The Town Council item is therefore required to be rescheduled to April 15, 2024.

Vicinity Map



II. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Hess Ranch Planned Development Amendment No. 4		
Master Plan Area	Low-Density Residential Neighborhood Center		
Site Acreage	16.98		
Subdivision	Looking Glass Filing 10		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	ROW and Anthology North/Tanterra future residential
South	Low Density Residential	PD - Planned Development	Looking Glass Filing 10 community park
East	Low Density Residential	PD - Planned Development	Looking Glass Filing 10 residential and open space
West	Neighborhood Center	PD - Planned Development	Future ROW, open space, Parker Water and

			Sanitation easement, lot for future commercial development
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III. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Low Density Residential Neighborhood Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Low Density Residential:</u> Consists of an overall gross density of 2.2 dwelling units per acre. Higher densities for housing for older adults may be considered if impacts are comparable to other uses permitted within this Character Area. <u>Neighborhood Centers:</u> Higher density residential is appropriate in these Centers as a transition between less intense residential areas and nonresidential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an integrated neighborhood feel.
Consistent Goals/Strategies	Land Use 1.A Land Use 1. D Land Use 1. E 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 propose 84 residential lots, with the product type being single-family paired homes, roadways, and landscape that are consistent with the characteristics of a Neighborhood Center identified in the General Land Use Plan and which are allowed by the zoning.

IV. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Minor Development Plat)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks are established in the Hess Ranch PD Amendment No. 4 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 84 units are allowed in PA-14 of the PD per the zoning.	The proposal is for 84 residential units. The 84 total units do 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 Hess Ranch PD Amendment No. 4.	Building heights will be reviewed at the time of the Site Plan review and residential design matrix submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	1,250 sq. feet Min Width: 25 feet	2,490 sq. feet Lots are 30-feet wide by 93-feet deep.	☒ 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. Each site is designed to allow for an 18-foot-deep driveway apron, in conjunction with a two (2) car garage, providing four (4) parking spaces for each home. Additional parking will be available on the public streets.	☐ Consistent ☐ Inconsistent ☒ N/A
Miscellaneous	See Parks and Open Space section in Background/Discussion	See Parks and Open Space section in Background/Discussion	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The proposed Sketch and Preliminary Plans are in conformance with the approved zoning and the Land Development Ordinance.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The Stroh Road and Chambers Road extensions under construction with Segment 2 will provide connections to the existing infrastructure and road network while implementing a portion of the overall roadway plan adopted in the Town's Transportation Master Plan. As future segments of Hess Ranch are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development and the regional roadway system as it has been contemplated in the approved Planned Development since 2015.

At full capacity, Stroh Road and Chambers Road will be four and six lane arterial roadways, respectively. Stroh Road, Chambers Road, and Spirit Trail Boulevard provide access to the filing. Access to the neighborhood is from Stroh Road on the north, Duval Avenue on the east, and the continuation of Long Rider Parkway east of Chambers Road. These public roads provide access to a system of looping private drive/alleys and auto court tracts designated for access and utilities. The private drive network provides access to a rear loading two car garage for each home.

A Traffic Impact Analysis was conducted for all of Segment 2A and reviewed and approved by the Town's Engineering Department.

VI. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec Consulting	Advisory Comments: Small clarifications requested and provided by applicant
Town of Parker Engineering	Approved
Fire and Life Safety	Advisory Comments
Parker Water and Sanitation District	Approved
Douglas County	No Comment
Public Service Company of CO	Completed
CORE	Approved
Douglas County Schools	No comment
Comprehensive Planning	Consistent with Master Plan
Comcast	No Comment
Century Link	No Comment
Town of Parker Building	No Comment

VII. CONCLUSION

The applicant, Dream Finders, is requesting the approval of the Sketch and Preliminary Plans for lots for 84 paired homes with landscape and access tracts.

The site is located to the east of the future Chambers Road extension and to the south of the future Stroh Road extension. The site is currently undeveloped and has ROW to the north, open space tracts and a Parker Water and Sanitation easement to the west, open space and Looking Glass Filing 10 to the east, and the 25-acre Community Park 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.

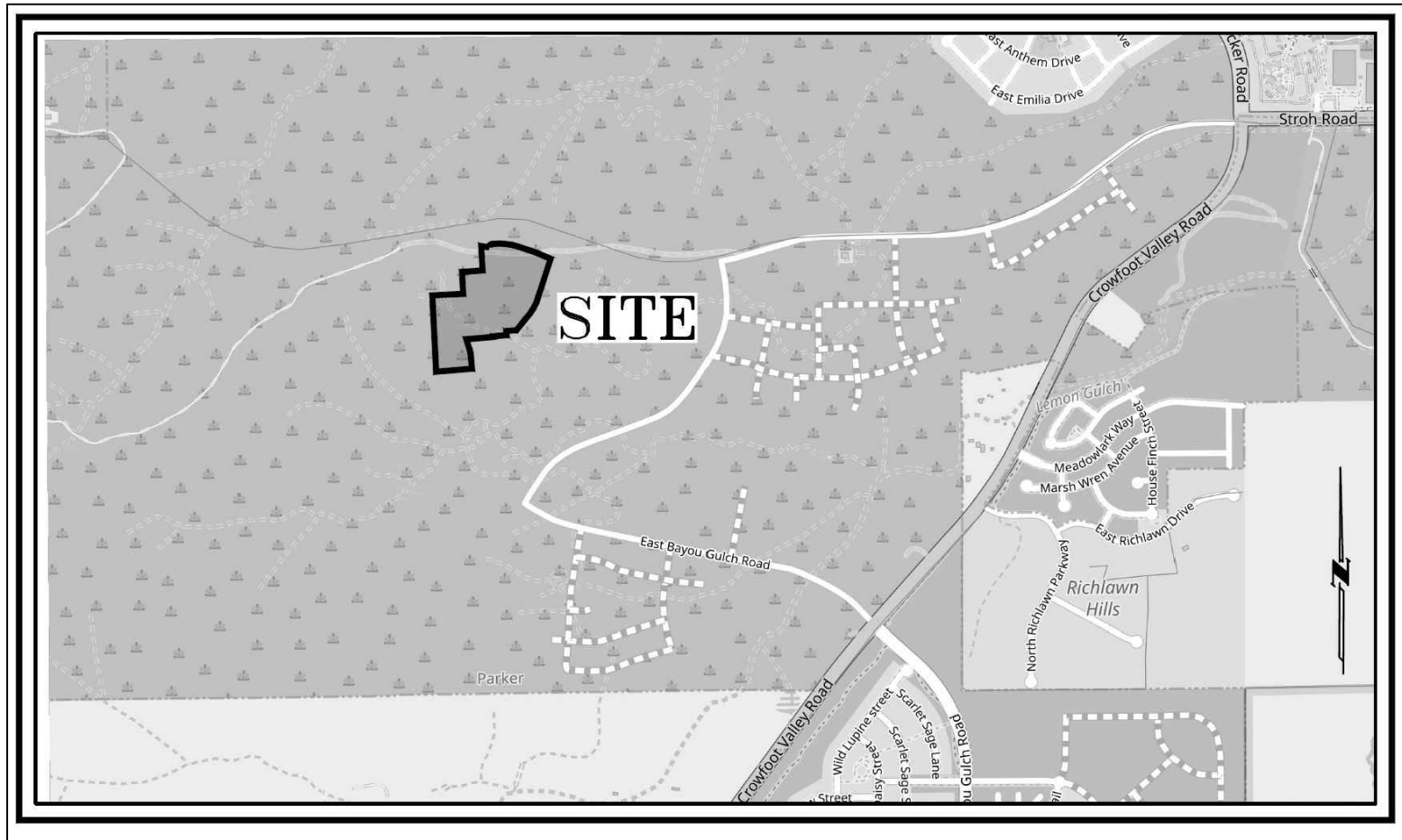
VIII. RECOMMENDED CONDITIONS

N/A

IX. ATTACHMENTS

1. Sketch/Preliminary Plan
2. Landscape Plan
3. Park Exhibit

Report Approved By: Bryce Matthews, Assistant Director - Planning



VICINITY MAP
NOT TO SCALE

LEGEND

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

General Notes

- Additional tree mitigation has been provided within filing no. 10. Refer to the tree mitigation submitted with Looking Glass segment 2A and Looking Glass 16A for additional mitigation.
- Park Land Dedication requirements have been meet by Looking Glass segment 2A.

Landscape Plant Summary

Plants	Quantity	Percent
Right of Way Street Trees		
Canopy Trees	75	
Buffers		
Canopy Trees	6	25.0
Ornamental Trees	5	20.8
Evergreen Trees	13	54.2
Internal Landscape Tracts		
Canopy Trees	40	
Ornamental Trees	25	
Evergreen Trees	16	
Mitigation Trees		
Canopy Trees	2	
Ornamental Trees	11	
Evergreen Trees	12	
Total		
Trees	205	

Note: Shrub and perennial count will be provided at time of final plat.

Landscape Tract Requirements (1 tree required per 1,500 squre feet)

Tract	Tract Area	Landscape Area	Tree Required	Trees Provided
A	43429	24139	16.1	22
B	24311	24311	16.2	17
C	18913	18913	12.6	13
D	17835	17835	11.9	12
E	8765	8765	5.8	6
J	8156	5106	3.4	4
K	5319	5319	3.5	4
M	4066	4066	2.7	3
Total			72.3	81

Note: A portion of Tract A landscape requirements are accounted for in the buffer, see landscape buffer summary table.

Landscape Buffer Summary (1 tree and 5 shrubs per 30 l.f.)

Right of Way	Buffer Width	Buffer Length	Trees Required	Trees Provided	Percent: Evergreen
Stroth Road	30	643	21.4	24	50 %
Total			21.4	24	50 %

Mitigation Tree Chart Segment 20

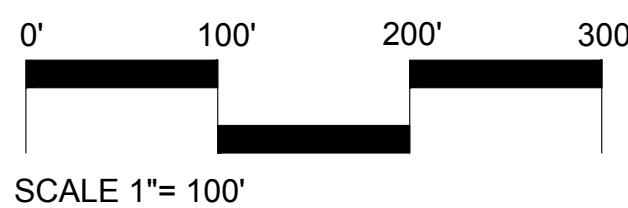
Dec. 3"	Orn. 3"	Ever. 8'	Ever. 10'	Ever. 12'	Total #	Total \$
2	11	0	0	12	25	23,275



OVERALL LANDSCAPE PLAN
SCALE: 1"= 100'-0"

Sheet Index

Page Number	Sheet Name
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L-2	Landscape Plan 'A'
L-3	Landscape Plan 'B'
L-4	Landscape Plan 'C'
L-5	Landscape Plan 'D'
L-6	Landscape Notes
L-7	Landscape Details



LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

FILING 20

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

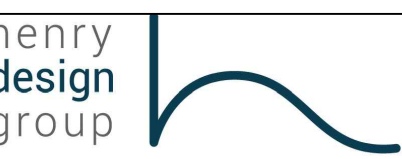
Owner/Developer
VP L.G. LLC
Dream Finders Homes
Matt Childers
200 N. Clay Street
Denver, CO 80211



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



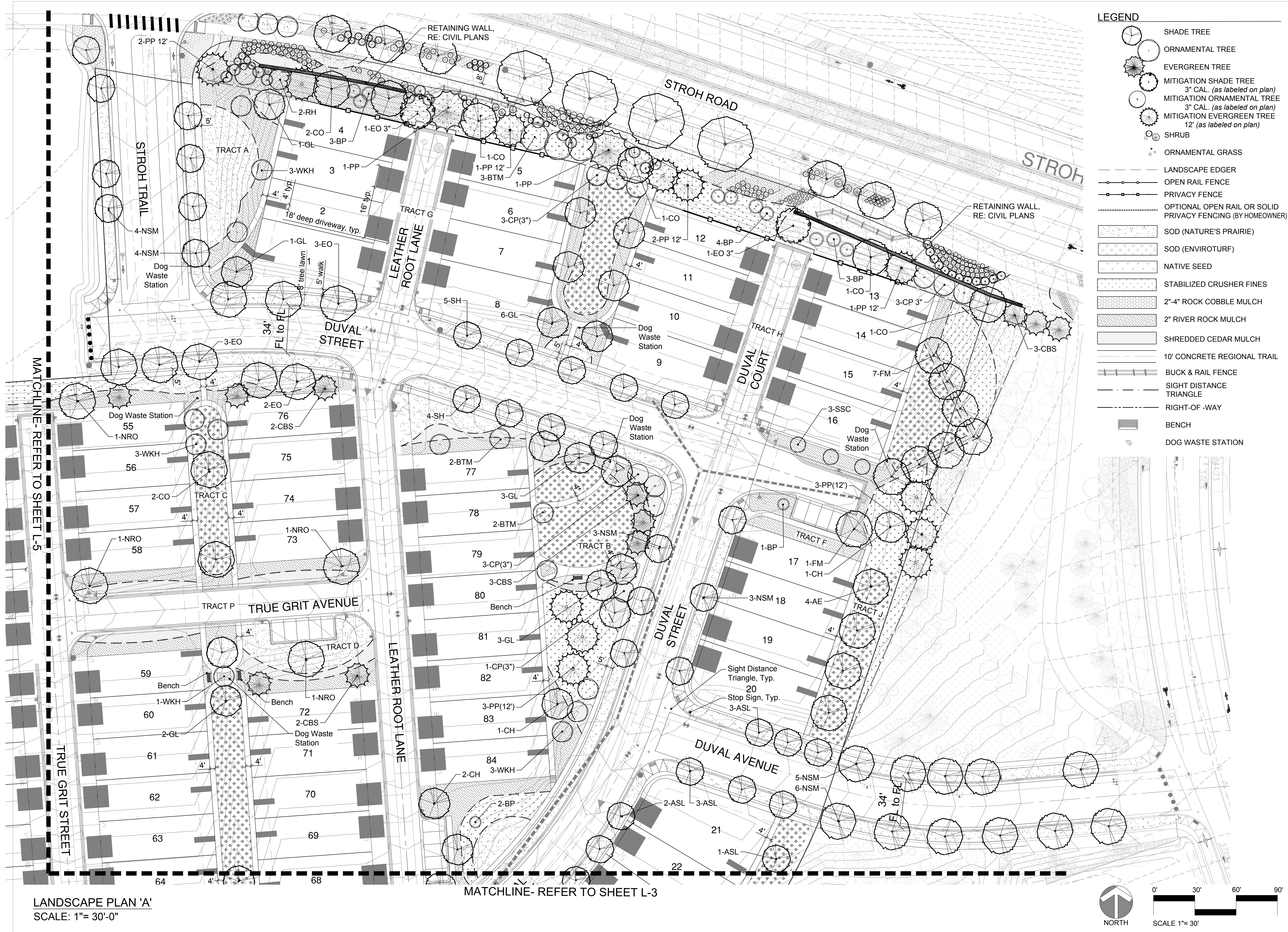
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2023-11-16
JOB NO: - ##
DRAWN BY: - SA
APPROVED: - KH
CADD FILE: -

Landscape Cover

L-1



This is a detailed site plan for a residential development. The plan shows several tracts: Tract N (top left), Tract M (middle left), Tract L (middle right), Tract E (bottom right), and Tract K (far right). Streets include Duval Street, Leather Root Lane, and True Grit Street. Lots are numbered 22 through 36. The plan includes various landscape features such as trees, dog waste stations, benches, and retaining walls. Specific notes include 'Sight Distance Triangle, Typ.' and '18' deep driveway, typ.'. The plan also shows topographic contours and a north arrow.

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This detailed site plan illustrates the layout of five tracts (E, K, L, M, and N) and their surrounding infrastructure. The plan includes the following elements:

- Streets:** Duval Street runs horizontally across the top. True Grit Street runs vertically along the left side. Leather Root Lane runs vertically along the bottom right. A dashed line indicates the location of a future street, labeled 'FL 10 FL 34'.
- Tracts and Lots:**
 - Tract E:** Located in the upper right, containing lots 22, 23, 24, 25, 26, 27, and 28. It features a dog waste station, a bench, and a retaining wall.
 - Tract K:** Located to the east of Tract E, containing lot 29.
 - Tract L:** Located in the center, containing lots 30, 31, and 32.
 - Tract M:** Located to the west of Tract L, containing lots 33, 34, 35, and 36.
 - Tract N:** Located to the west of Tract M, containing lots 64, 65, 66, 67, and 68.
- Landscaping and Features:**
 - Trees:** Various tree symbols are distributed throughout the plan, including a '5 walk' tree in lot 25 and a '8 tree lawn' in lot 27.
 - Plantings:** Specific plantings are noted, such as '1-GL' (Glossy Leaf), '3-WKH' (Wax Hymenocallis), '2-CBS' (Canna Lilies), '1-CP(3")' (Canna Lilies), '3-BTM' (Bottle Tree), '1-CSO' (Canna Lilies), '1-CP' (Canna Lilies), '3-NRO' (Nero Plant), and '2-PP(12')' (Palm Plant).
 - Other Features:** Dog waste stations are located in lots 24, 31, and 67. A 'Sight Distance Triangle, Typ.' is shown in lot 32. A 'RETAINING WALL, RE: CIVIL PLANS' is located in lot 23.
- Dimensions and Notes:**
 - Lot 66 includes a note for an '18' deep driveway, typ.'.
 - Various dimensions are provided for setbacks and widths, such as '4'', '6' typ', '34'', and '12'.

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

MITIGATION SHADE TREE
3" CAL. (as labeled on plan)

MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)

MITIGATION EVERGREEN TREE
12" (as labeled on plan)

SHRUB

ORNAMENTAL GRASS

LANDSCAPE EDGER

OPEN RAIL FENCE

PRIVACY FENCE

OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)

SOD (NATURE'S PRAIRIE)

SOD (ENVIROTURF)

NATIVE SEED

STABILIZED CRUSHER FINES

2"-4" ROCK COBBLE MULCH

2" RIVER ROCK MULCH

SHREDDED CEDAR MULCH

10' CONCRETE REGIONAL TRAIL

BUCK & RAIL FENCE

SIGHT DISTANCE
TRIANGLE

RIGHT-OF -WAY

BENCH

DOG WASTE STATION

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

FILING 20

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)



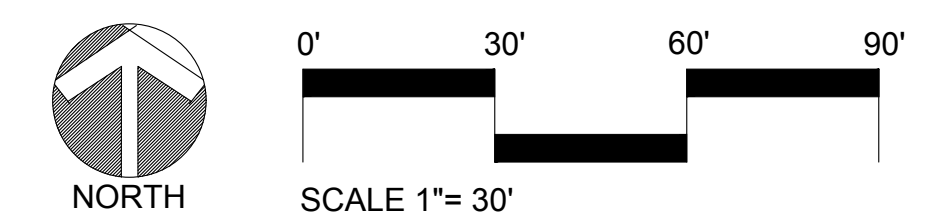
DREAM FINDERS HOMES



henry
design
group

Landscape Plan 'B'

L-3





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

LEGEND

	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
	MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
	MITIGATION EVERGREEN TREE 12' (as labeled on plan)
	SHRUB
	ORNAMENTAL GRASS
	LANDSCAPE EDGER
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	STABILIZED CRUSHER FINES

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	12/08/2022
2	SKETCH PLAN- 2ND SUBMITTAL	07/24/2023
3	SKETCH PLAN- 3RD SUBMITTAL	10/10/2023
4	SKETCH PLAN- 4TH SUBMITTAL	11/16/2023

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

FILING 20
SKETCH & PRELIMINARY PLAN

Owner/Developer
VP LG, LLC
Dream Finders Homes
Matt Childers
200 N. Clay Street
Denver, CO 80211



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



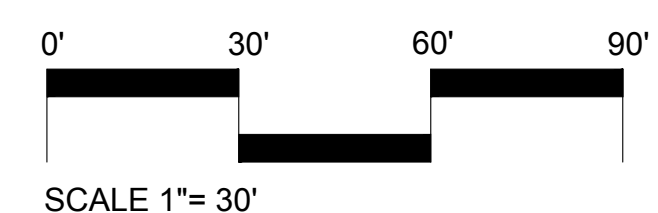
Planner / Landscape Architect
The Henry Design Group
 1501 Wazee St., Suite 1-C
 Denver, CO 80202
 303.446.2368

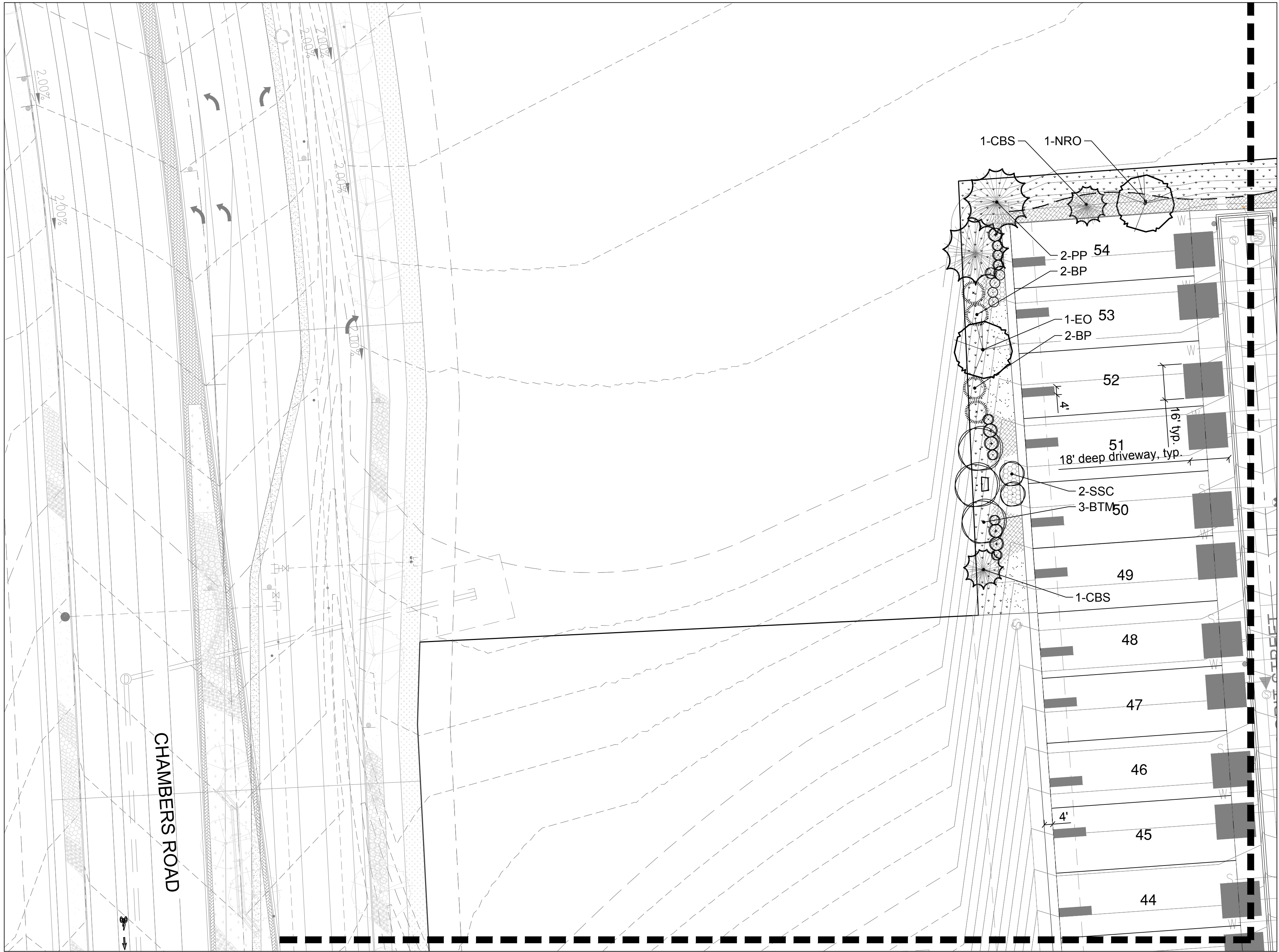


DATE: 2023-11-16
JOB NO: - ##
DRAWN BY: - SA
APPROVED: - KH
CADD FILE: -

Landscape Plan 'C'

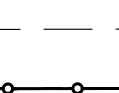
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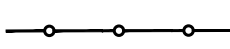
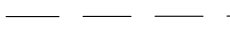


MATCHLINE- REFER TO SHEET L-2

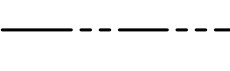
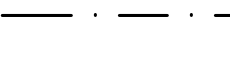
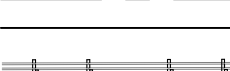
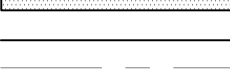
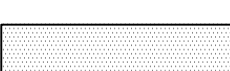
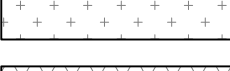
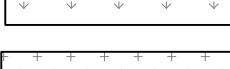
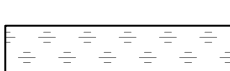
LEGEND



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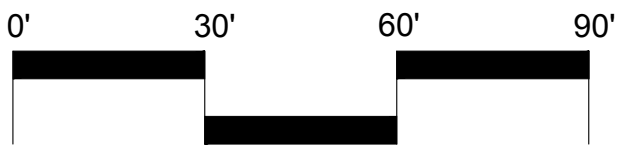
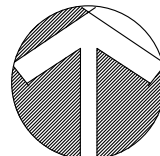


LANDSCAPE EDGER
OPEN RAIL FENCE
PRIVACY FENCE
OPTIONAL OPEN RAIL OR SOLID
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SOD (NATURE'S PRAIRIE)
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2" 4" ROCK COBBLE MULCH
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10' CONCRETE REGIONAL TRAIL
BUCK & RAIL FENCE
SIGHT DISTANCE
TRIANGLE
RIGHT-OF -WAY
BENCH
DOG WASTE STATION

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



NORTH
SCALE 1"= 30'

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

FILING 20

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
VP LG, LLC
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DATE: 2023-11-16
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LANDSCAPE NOTES

1.

All landscape improvements shall follow the guidelines per the Town of Parker Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes, 2008, Public Works Technical Reference Manual and Roadway Design and Construction Criteria Manual.
2.

All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards of the Town of Parker.
3.

All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the Town of Parker Code.
4.

All fencing shall be as indicated on the landscape plans and details.
5.

All plant material shall carry a warranty for a period of not less than one year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
6.

Plant species and location should follow approved plan. If site conditions or plant availability require changes to the plan, then the applicant must get approval from the Landscape Architect and Town of Parker, Community Development Department.
All species substitutions shall be approved by the landscape architect and/or owner and the Town prior to installation. Overall plant quantities and sizing shall remain as indicated on the plant schedule. The contractor shall verify that any substituted plant species are acceptable to the local municipality or governing jurisdictions.
7.

To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping, as well as for fill dirt in median landscape areas.
8.

Before planting or seeding/sodding, soil surface to be rototilled to a minimum depth of six inches (6"). Soil Amendments as specified per Town of Parker Construction Specifications and Design Considerations Manual (see page 5 Soil Preparation and page 6 Soil Amendments) shall be applied evenly across the landscape areas at a rate of six (6) cy per 1000 square feet and rototilled to a depth of six inches (6"). Surface to be finish graded to appropriate elevations and compaction.
9.

If it is determined that some trees may be relocated and a tree spade is used, it is required that holes dug with the spade be scraped down and scored with a shovel to remove the 'glaze' that is produced on the soil surface. This will prevent an interface that will impede proper root development.
10.

Excavate planting holes with sloping sides. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. Make excavations at least three times as wide as the root ball diameter and less (three to five inches) than the distance from the top most root in the root ball and the bottom of the root ball. The planting area shall be loosened and aerated at least three to five times the diameter of the root ball. Backfill shall consist of existing on site soil - no amendments shall be used unless otherwise specified.
11.

Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes. Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
12.

No plant material shall be planted within ten feet of any existing or proposed electrical switchgears, transformers or other electrical utility equipment. Plant material may be field adjusted to provide the 10 foot clearance and accessibility required by the utility's owner/operator.

13.

Cut off bottom 1/2 of wire basket before placing tree in hole, cut off remainder of basket after tree is set in hole, remove basket completely. Remove all nylon ties, twine, rope and burlap as possible. Remove unnecessary packing material.
14.

Form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 3" to 4" depth of cedar mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. poly spun geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
15.

Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
16.

Planting beds, with the exception of perennial plantings, shall be mulched with rock or rock cobble mulch, as specified on detail sheet on sheet L-10, to a depth of 4" with weed barrier fabric underlayment. Perennial plantings to be mulched with shredded cedar mulch to a depth of 4" without weed barrier fabric underlayment to promote spread of plants. All beds are to be contained by 4" x 14 gauge galvanized edger, DuraEdge or equal. Edger is not required where a bed is adjacent to curbs, walls or walks, or around tree pits. Edger shall separate change in materials/mulch types within planting beds. All trees to receive mulch ring as specified above.
17.

Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
18.

All relocated trees must be healthy and undamaged prior to relocation.
19.

All sod areas shall be NATURE'S PRAIRIE TURF by TurfMaster (R), or approved equal.
20.

Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
21.

The contractor shall report any discrepancies in plan vs field conditions immediately to the landscape architect prior to continuing with the portion of work in question.
22.

The contractor is responsible for seeding any non seeded areas disturbed during construction.
23.

Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
24.

The contractor is responsible for the cost to repair utilities, adjacent landscape, public and private property that is damaged by the contractor for their subcontractors during installation or during the specified maintenance period.
25.

Call for utility locations prior to any excavation.
26.

The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
27.

The contractor is responsible for verifying all plant quantities.
28.

The contractor shall at all times maintain on-site, a redlined as-built copy of the approved landscape and irrigation plans and submit to the owner and landscape architect a copy of the redlined as-built set following construction completion. All modifications to site, landscape, irrigation, etc. shall be recorded on the as-built plans.
29.

When seeding in the ROW, use Douglas County Permanent Drill Seed Mix.

GENERAL PLANTING NOTES:

1.

Disturbed areas to be re-vegetated per the grading and erosion control plans.
2.

Per tree conservation plan, all mitigated shrubs from removal of existing shrub masses shall be planted within the proposed landscape.
3.

Landscape placement in the tree lawn adjacent to lots is not final and may change based upon driveway and utility locations.
4.

No fences or structures will be allowed within sight triangles.
5.

Shrubs and plantings will be no taller than 3 feet, and tree canopies will be no lower than 8 feet within the site triangle.
6.

Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case any longer than one growing season.
7.

No trees can be placed within (7) feet of any storm sewer.

FINE GRADING NOTES:

1.

Slopes not to exceed 4:1 max. - 1% min.
2.

Satisfactory soils: astm d 2487 soil classification groups gw, gp, gm, sw, sp, and sm, or a combination of these group symbols; free of rock or gravel larger than 3 inches (75 mm) in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.
3.

Strip topsoil to whatever depths are encountered in a manner to prevent intermingling with underlying subsoil or other waste materials.
4.

Strip existing surfaces of unsuitable topsoil, including trash, debris, weeds, roots, and other waste materials.
5.

stockpile topsoil materials on-site without intermixing with subsoil.
6.

Remove existing vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface before placing fills.
7.

Plow, scarify, bench, or break up sloped surfaces steeper than 1 vertical to 4 horizontal so fill material will bond with existing material.
8.

Place and compact fill material in layers to required cross-sections, elevations and grades with satisfactory soil material.
9.

Uniformly grade areas to a smooth surface, free from irregular surface changes. comply with compaction requirements and grade to cross sections, lines, and elevations indicated.
10.

Provide a smooth transition between adjacent existing grades and new grades.
11.

Cut out soft spots, fill low spots and trim high spots to comply with required surface tolerances.
12.

Site grading: slope grades to direct water away from adjacent structures and to prevent ponding. finish subgrades to required elevations within the following tolerances:
12.1. at locations designated for lawn or unpaved areas: plus or minus 1 inch (25 mm).
12.2. at designated pavement locations: plus or minus 1/2 inch (13 mm).
13.

Grading on slopes: install erosion stabilization fabric per manufacturers recommendations on sloped surfaces equal to or greater than a ratio of 1) vertical foot to 3) horizontal feet.
14.

Contractor will engage a qualified independent geotechnical engineering testing agency to perform field quality-control testing.
15.

Protect newly graded areas from traffic, freezing, and erosion. keep free of trash and debris.
16.

Repair and reestablish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction due to subsequent construction operations or weather conditions.
17.

Where settling occurs before project correction period elapses, remove finished surface grading, backfill with additional soil material, compact, and reconstruct surface grading.
18.

Transport surplus satisfactory soil to designated storage areas on owner's property. Stockpile or spread soil as directed by owner.

SOD & SEED DETAILS

SOD

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

SEEDING NOTES

1.

Seeding rates: drilled: 25 lbs/ acre or broadcast: 50 lbs/ acre)
2.

Seeding shall be done with a brillion drill or approved mechanical seeder. Seed shall be evenly distributed on a still day into a slightly moist seed bed. Seed shall be drilled 1/8 inch into the prepared seed bed. If the slope is too steep to drill, seed shall be broadcast at double the application rate and covered 1/8 inch of soil with a harrow or hand rake for small areas. The seeding shall be done in two separated applications crossing the area at right angles to guarantee proper coverage. Drill seed across slopes rather than up and down, following the contour to reduce erosion.
3.

After seeding operations have been completed, the entire seeded area shall be hydro mulched with "conwed 2000" or approved equal hydro mulch material. The hydro mulch shall be applied by using a mechanical hydro mulcher, evenly distributed on a still day. The hydro mulch shall be applied at the rates recommended by the manufacture. Within 12 hour after seeding, the sprinkler system shall be activated to moisten seeded areas to a depth of 1 inch. All seeded areas shall be kept so moistened by frequent light watering until final acceptance of the project or as required by the Town land use land use regulations, and such watering shall be the responsibility of the contractor.
4.

Protect seeded slopes (greater than 2.5 horizontal to 1 vertical) with erosion control netting or other methods acceptable to the director. Cover netting with straw or other acceptable mulch.

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

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

PLANT SCHEDULE

QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	WATER USE
SHADE TREES							
4	CH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL.	50' x 35'	B&B	LOW
8	CO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.5" CAL.	55' x 45'	B&B	LOW
8	FM	FAIRVIEW MAPLE	ACER X PLATANOIDES 'FAIRVIEW'	2.5" CAL.	45' X	B&B	MODERATE
18	GL	GREENSPIRE LINDEN	TILIA CORDATA GREENSPIRE	2.5" CAL.	35' x 30'	B&B	MODERATE
8	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	50' x 35'	B&B	LOW
ORNAMENTAL TREES							
10	BTM	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.	20' x 15'	B&B	LOW
1	CP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	20' x 15'	B&B	LOW
1	CSO	QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	2" CAL.	35' x 8'	B&B	LOW
2	RH	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	2" CAL.	20' x 20'	B&B	LOW
3	SSC	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.	15' x 15'	B&B	MODERATE
13	WKH	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL.	15' x 15'	B&B	LOW
EVERGREEN TREES							
12	BP	BOSNIAN PINE	PINUS HELDREICHII	6'	20' x 12'	B&B	LOW
15	CBS	COLORADO SPRUCE	PICEA PUNGENS	6'	70' x 35'	B&B	LOW
2	PP	PONDEROSA PINE	PINUS PONDEROSA	6'	70' x 35'	B&B	LOW
105	TOTAL						

STREET TREES

SHADE TREES							
9	AE	ACCOLADE ELM	ULMUS "MORTON" ACCOLADE	2.5" CAL.	50' x 35'	B&B	MODERATE
15	ASL	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2.5" CAL.	35' x 30'	B&B	MEDIUM
8	EO	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL.	50' x 35'	B&B	MODERATE
9	KC	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2.5" CAL.	55' x 45'	B&B	LOW
25	NSM	NORWEGIAN SUNSET MAPLE	ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'	2.5" CAL.	30' x 30'	B&B	MODERATE
9	SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	2.5" CAL.	35' x 30'	B&B	LOW
75	TOTAL						

TREE MITIGATION LIST							
UPSIDED TREES							
11	CP(3")	CHANTICLEER PEAR	PYRUS CALLERYANA	3" CAL.	20' x 15'	B&B	LOW
2	EO(3")	ENGLISH OAK	QUERCUS ROBUR	3" CAL.	50' x 35'	B&B	MODERATE
12	PP(12')	PONDEROSA PINE	PINUS PONDEROSA	12'	70' x 35'	B&B	LOW
25	TOTAL						

SUGGESTED SHRUB PLANT LIST

SYMBOL	COMMON NAME	LATIN NAME	MATURE SIZE (HxW)	CONTAINER	WATER USE
SUGGESTED SHRUBS					
ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS	.75 X 3.5'	5 GALLON	LOW
AJ	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	1' x 6'	5 GALLON	LOW
AJN	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM'	5' x 5'	5 GALLON	MODERATE
APL	APACHE PLUME	FALLUGIA PARADOXA	5' x 5'	5 GALLON	VERY LOW
AWS	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	2.5' x 3'	5 GALLON	MEDIUM
BRD	BAILEYS RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	7' x 7'	5 GALLON	MEDIUM
CAJ	COMPACT ANDORRA JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'	1.5' x 4.5'	5 GALLON	MODERATE
CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	1.5' x 7'	5 GALLON	MODERATE
CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	15' x 10'	5 GALLON	MODERATE
CMD	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODII 'CAROL MACKIE'	3' x 3'	5 GALLON	MODERATE
CSC	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES	1.5' x 5'	5 GALLON	MODERATE
CWL	COMMON WHITE LILAC	SYRINGA VULGARIS ALBA	15' x 10'	5 GALLON	MODERATE
DBU	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	7' x 7'	5 GALLON	MEDIUM
DGN	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	5' x 5'	5 GALLON	MODERATE
DKL	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5' x 5'	5 GALLON	MODERATE
DKS	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	3' x 3'	5 GALLON	MODERATE
LDP	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	4' x 3'	5 GALLON	MODERATE
MOM	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	10' x 9'	5 GALLON	MODERATE
MV	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	7' x 7'	5 GALLON	MODERATE
NWR	NEARLY WILD ROSE	ROSA x 'NEARLY WILD'	2.5' x 2.5'	5 GALLON	MODERATE
SS	SASKATOON SERVICEBERRY	AMERLANCHIER ALNIFOLIA	5' x 5'	5 GALLON	MODERATE
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5' X 5'	5 GALLON	LOW

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4	SKETCH PLAN- 4TH SUBMITTAL	11/16/2023

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

FILING 20

SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
VP LG, LLC
Dream Finders Homes
Matt Childers
200 N. Clay Street
Denver, CO 80211



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



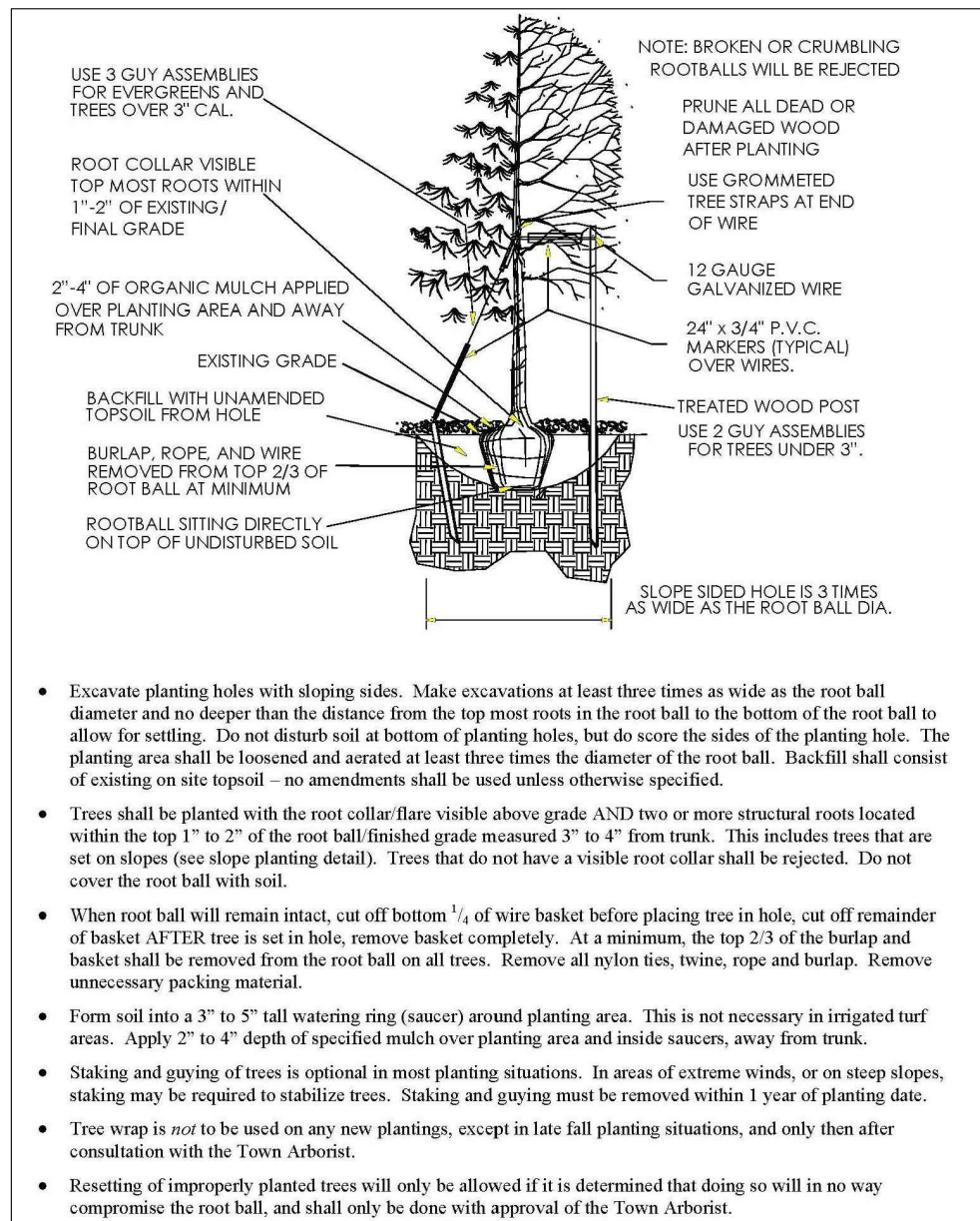
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



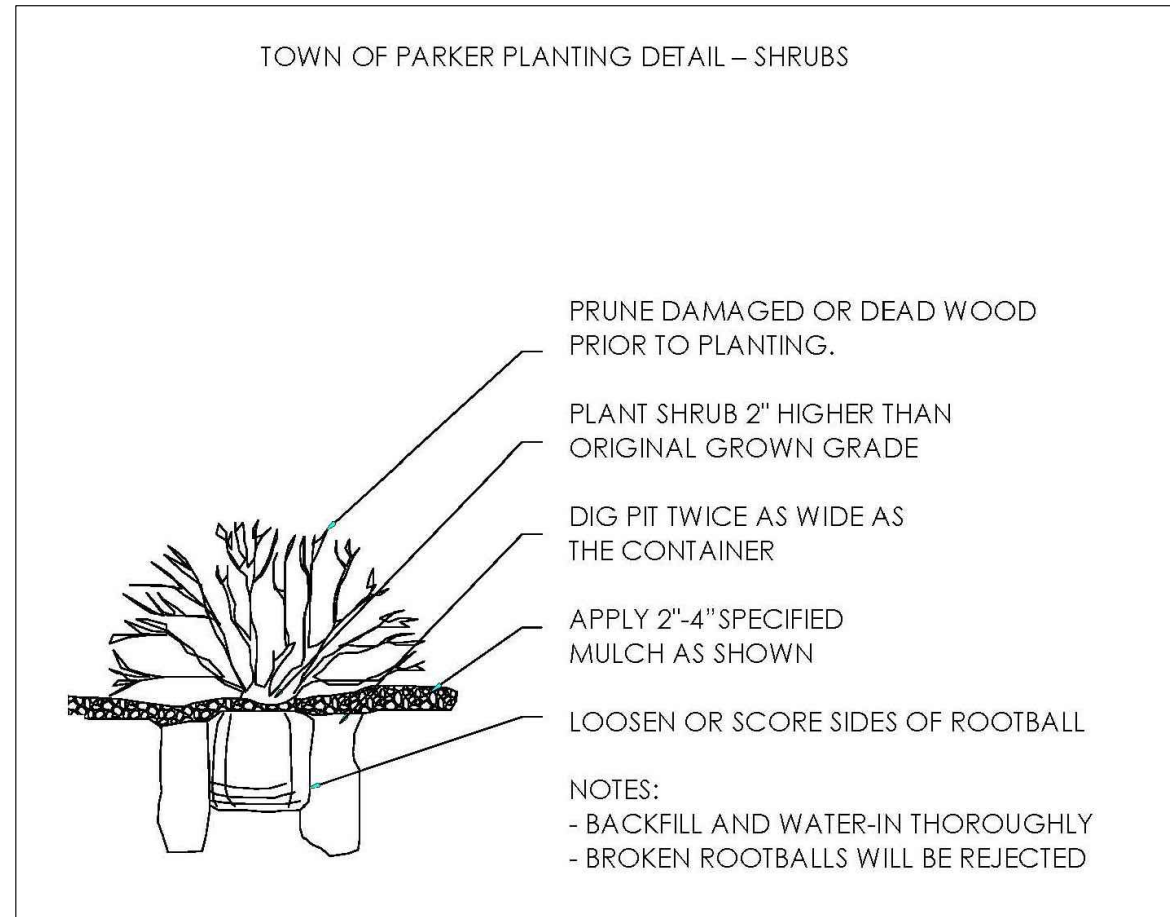
DATE: 2023-11-16
JOB NO: - ##
DRAWN BY: - SA
APPROVED: - KH
CADD FILE: -

Landscape Notes

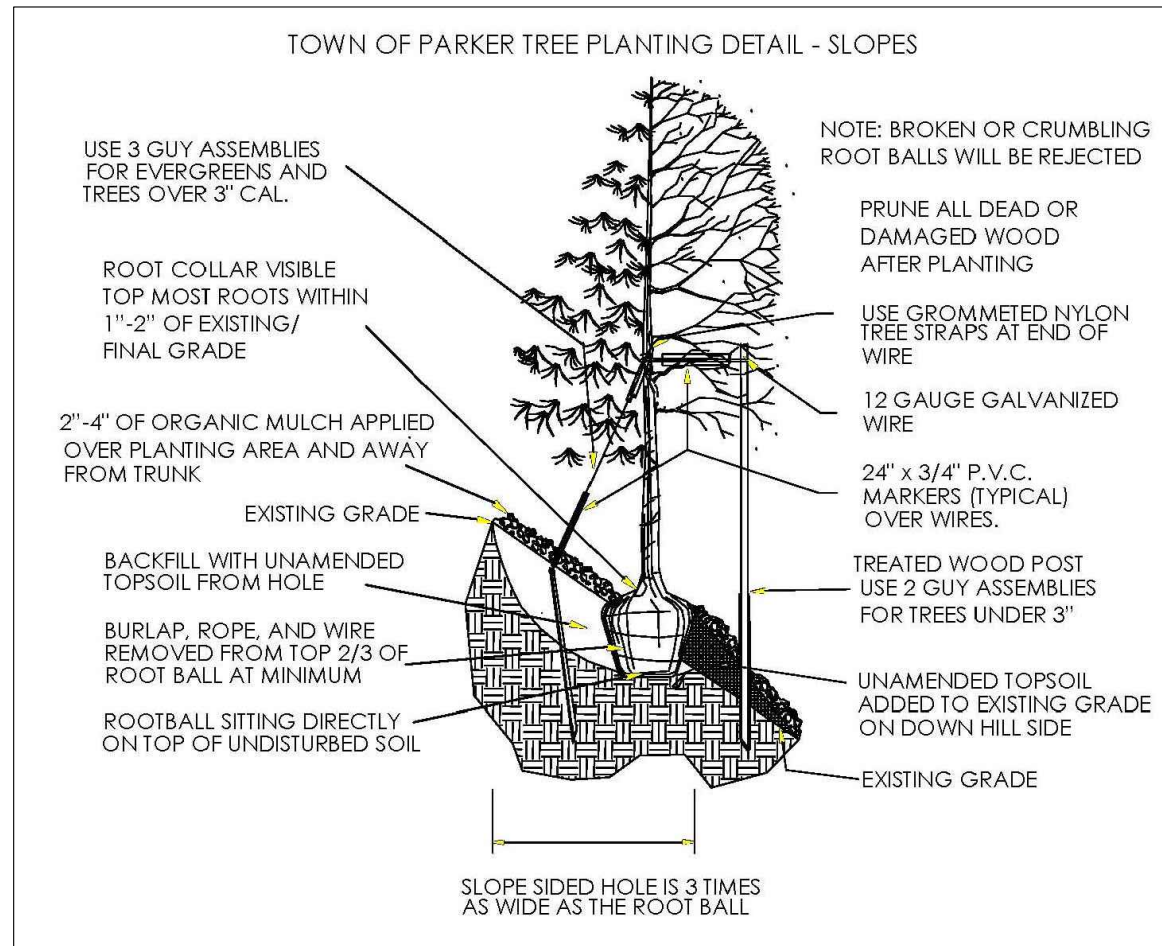
L-6



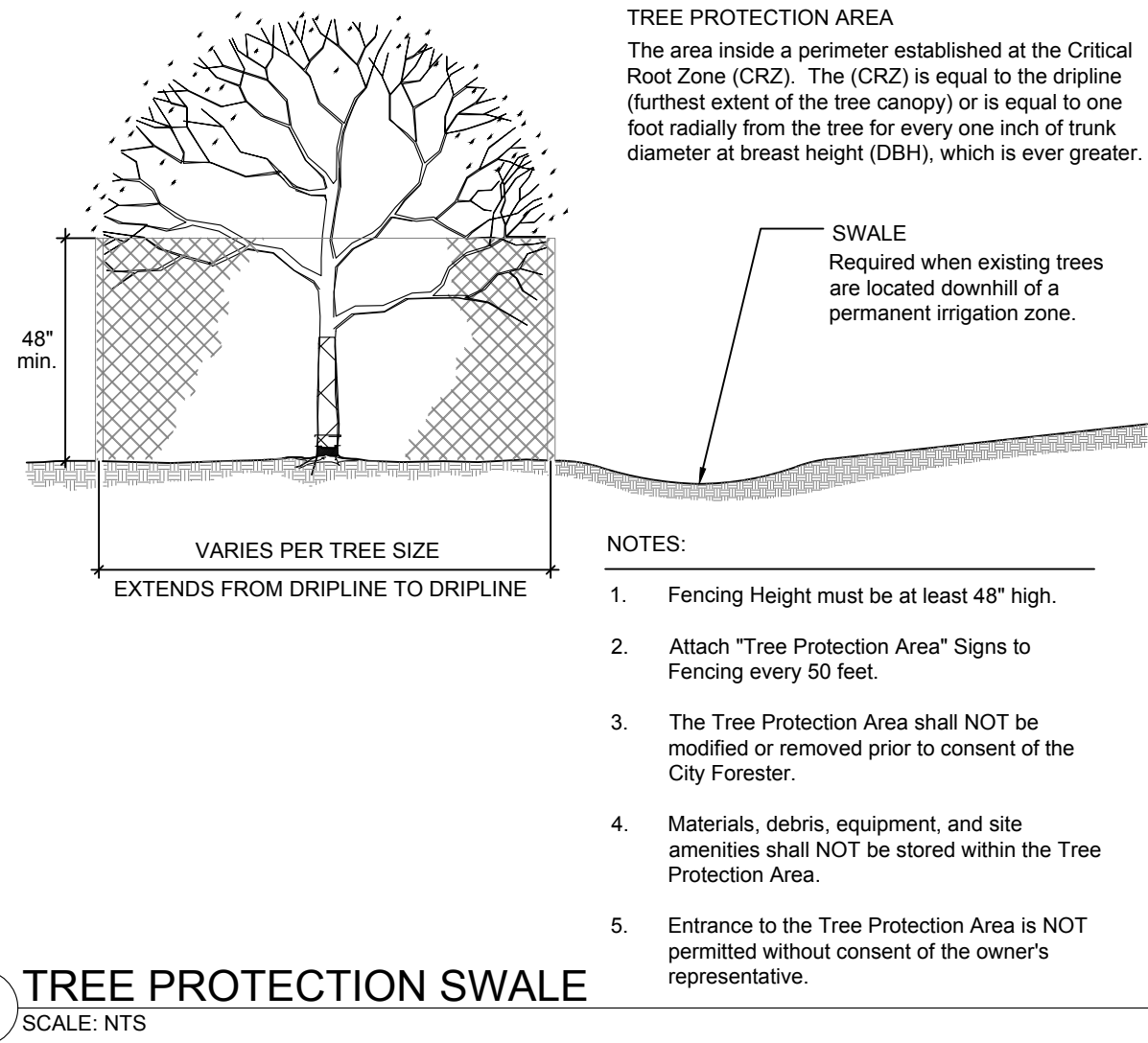
A TOWN OF PARKER- PLANTING STANDARDS
NOT TO SCALE



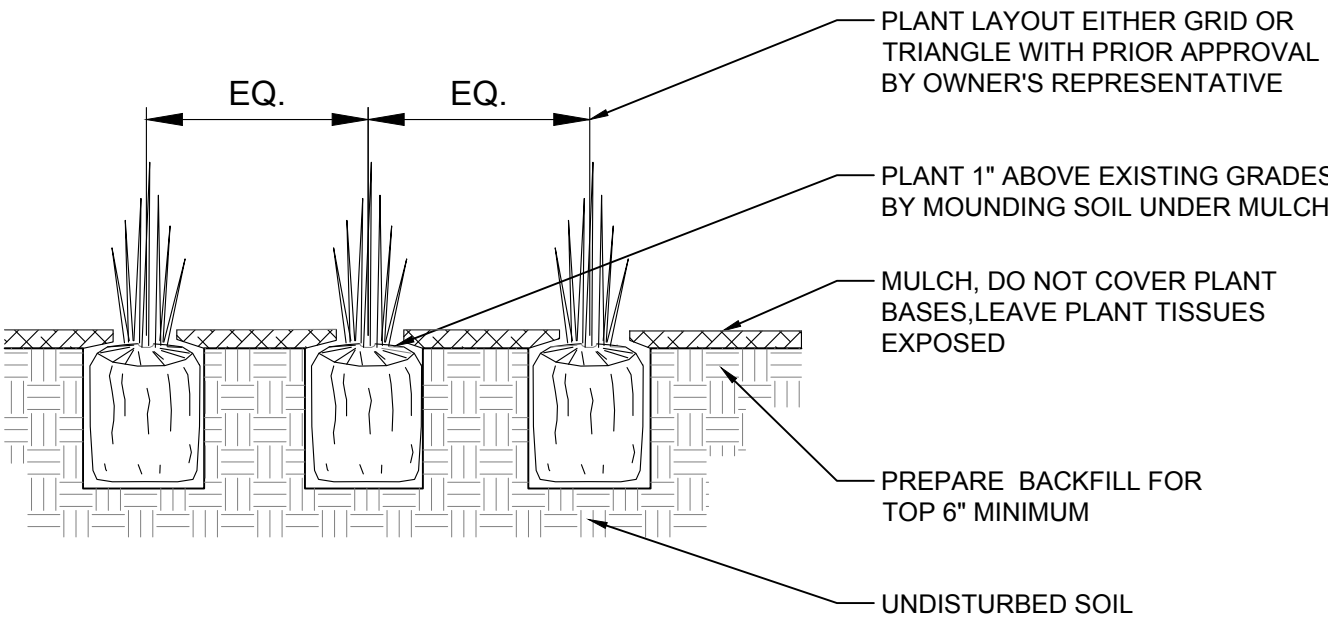
B SHRUB PLANTING
NOT TO SCALE



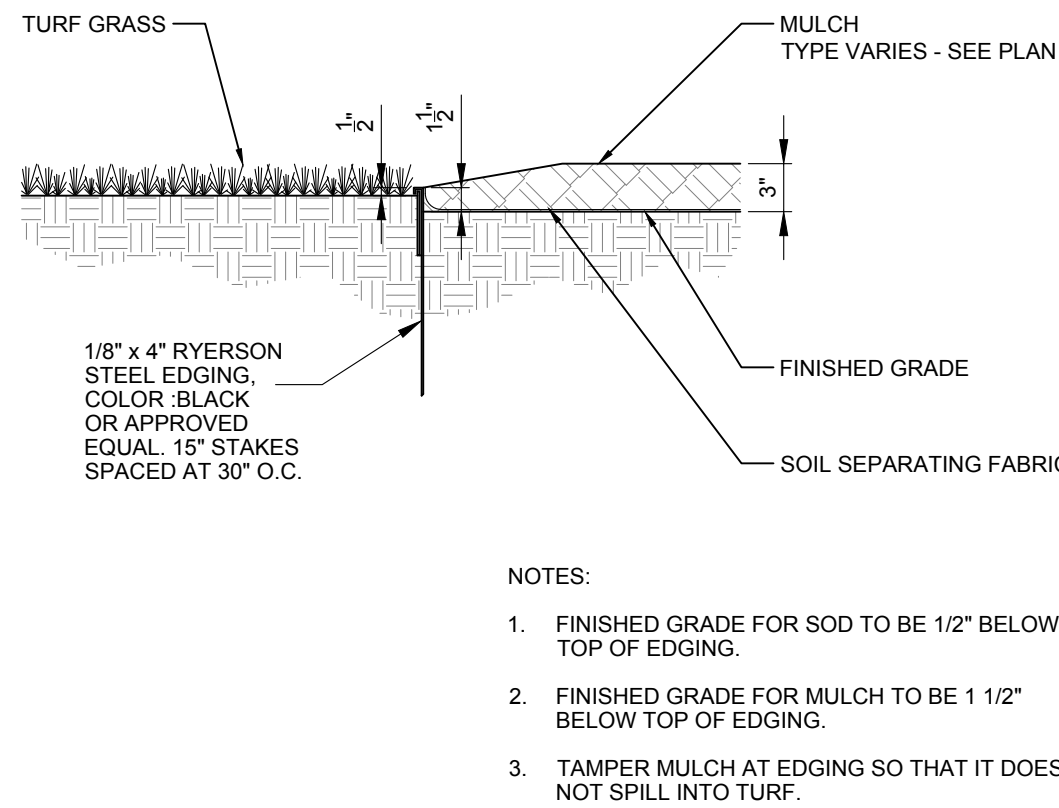
C TOWN OF PARKER- TREE PLANTING ON SLOPES
NOT TO SCALE



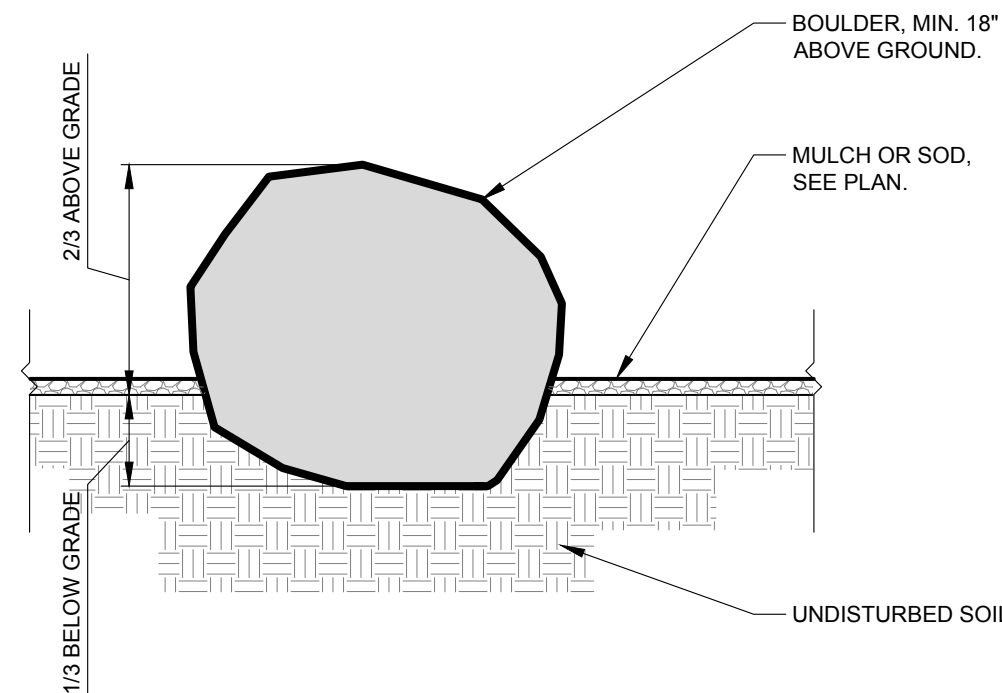
D TREE PROTECTION SWALE
SCALE: NTS



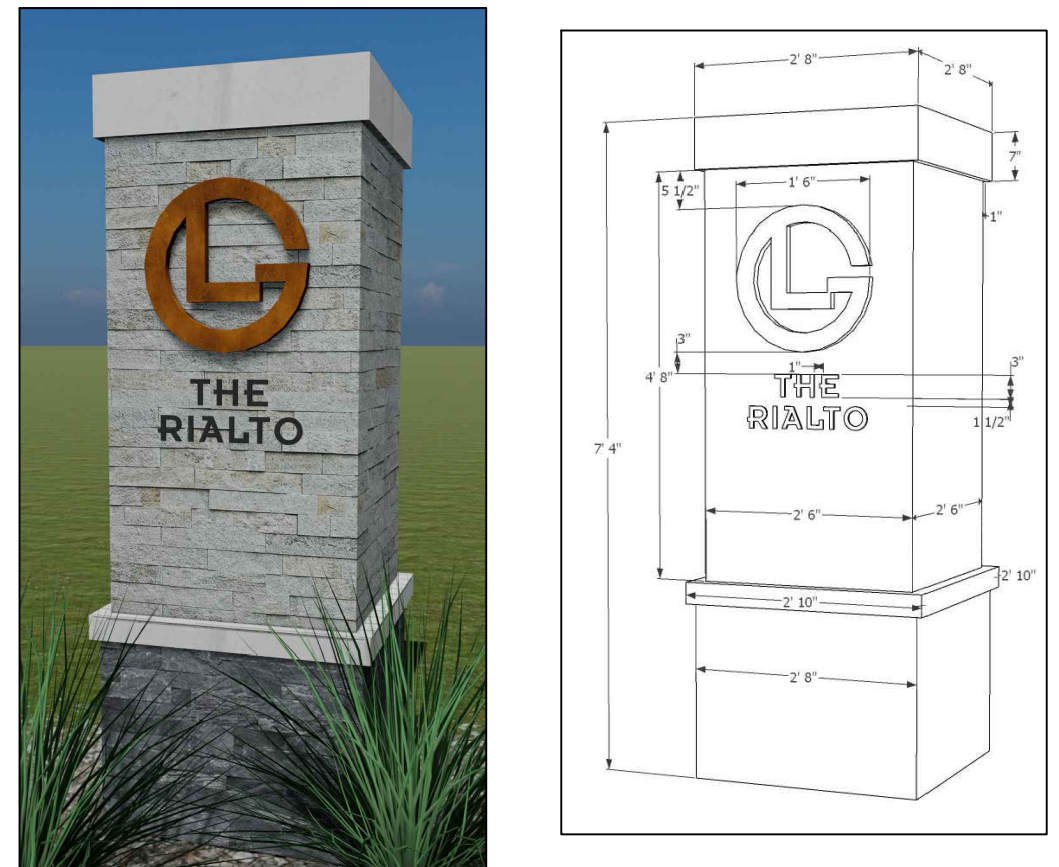
E PERENNIAL PLANTING
NOT TO SCALE



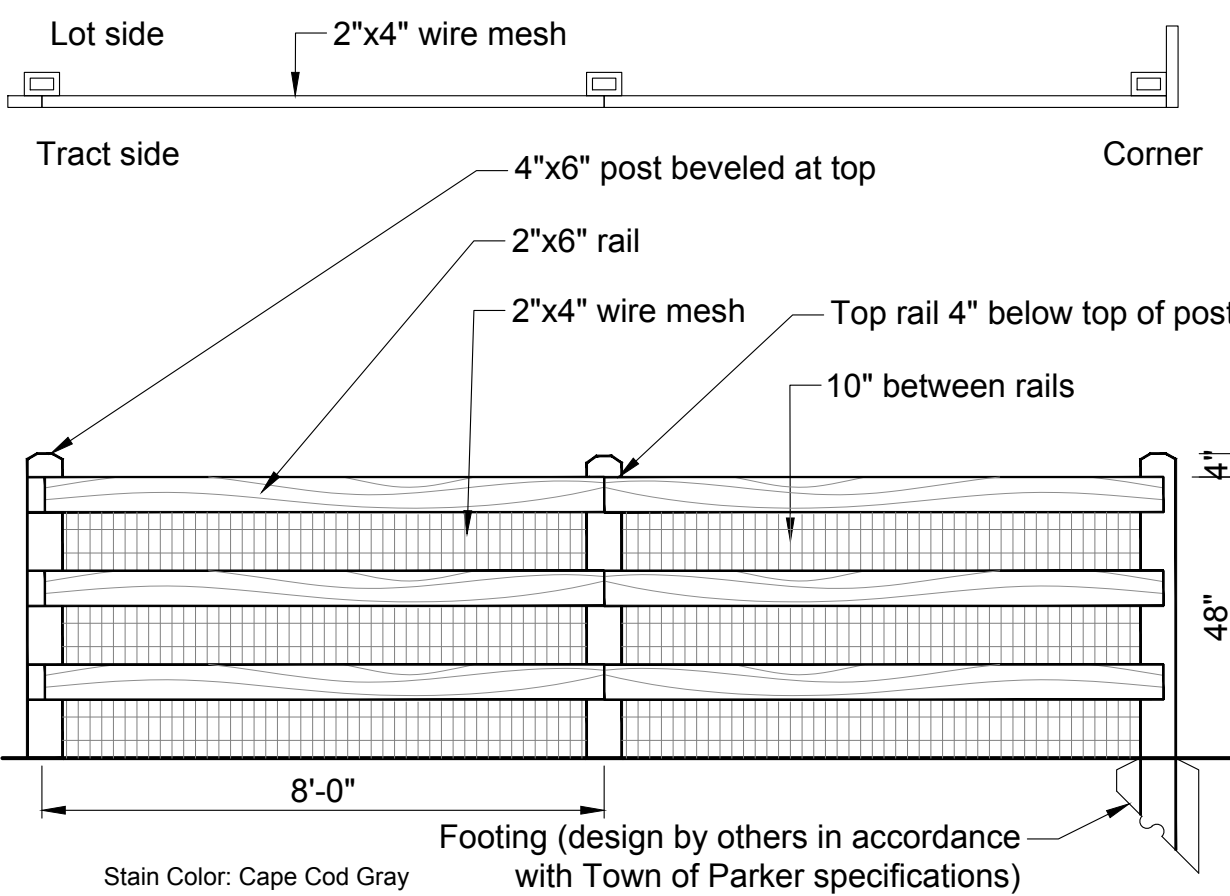
F LANDSCAPE EDGER
SCALE: 1"=1'-0"



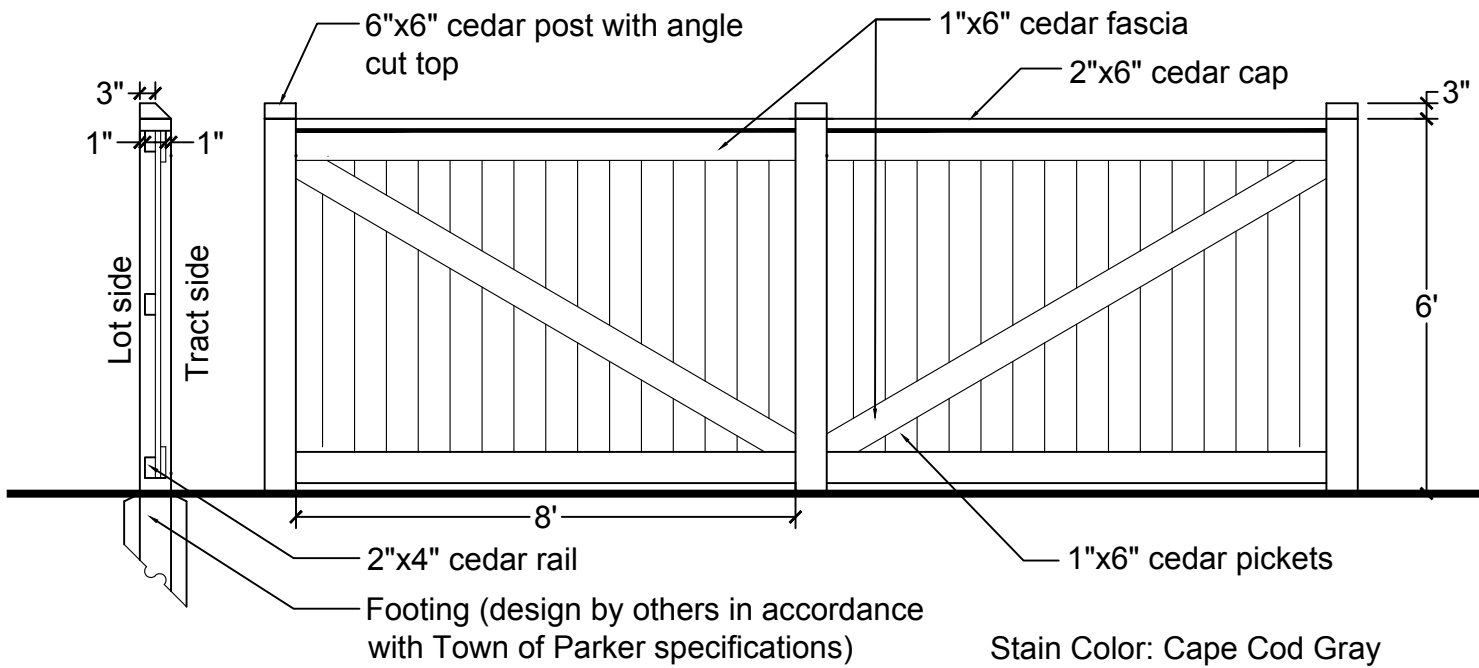
G BOULDER IN LANDSCAPE AREA
SCALE: NTS



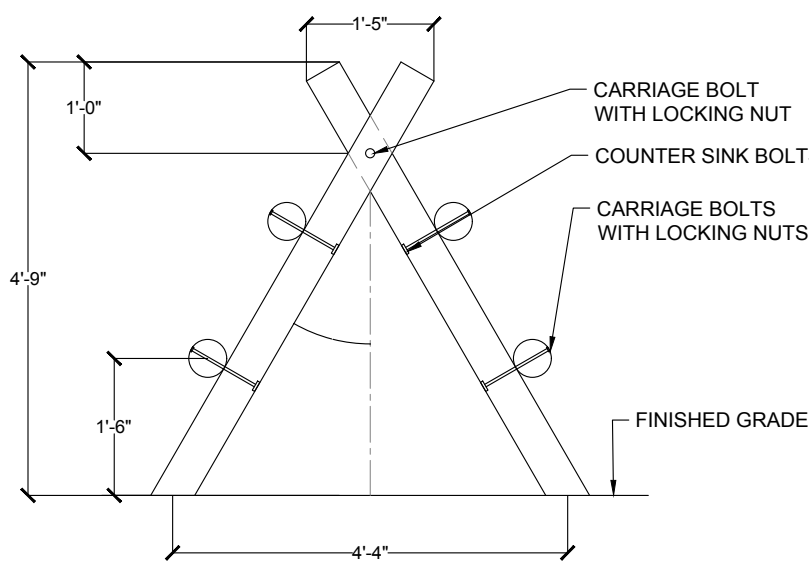
H NEIGHBORHOOD ENTRY MONUMENT
SCALE: NTS



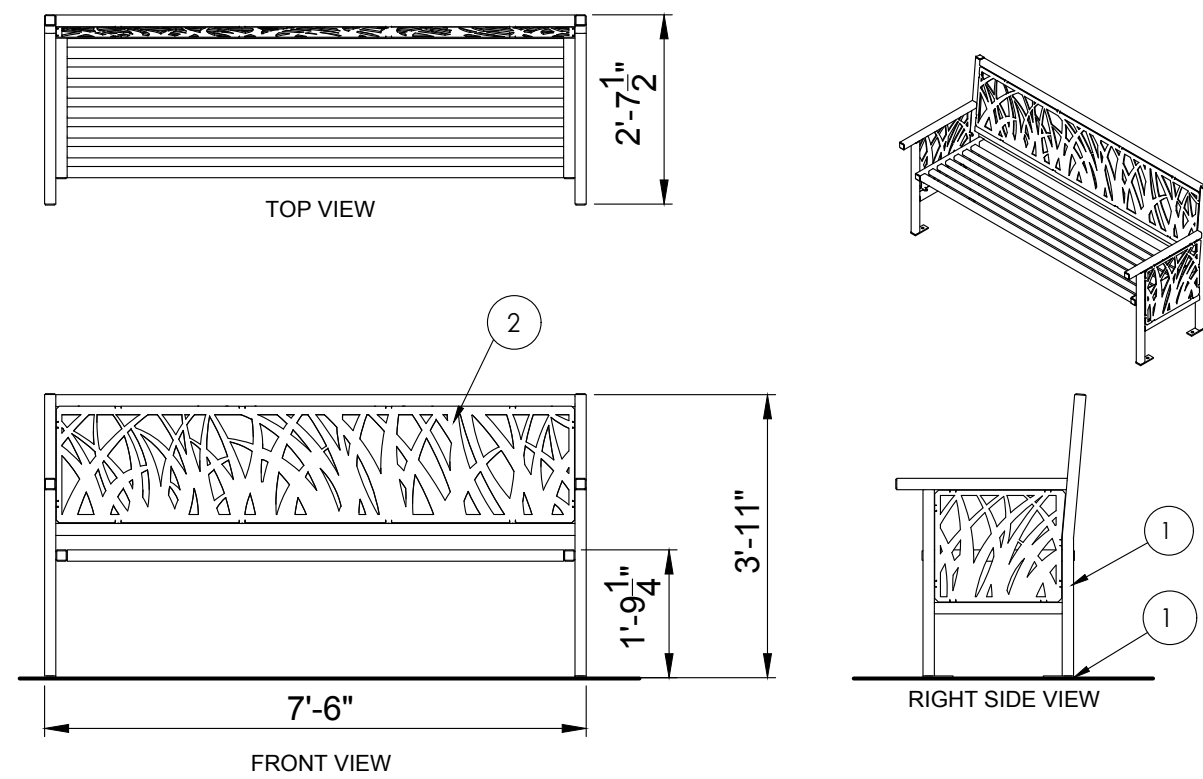
I OPEN RAIL FENCE
NOT TO SCALE



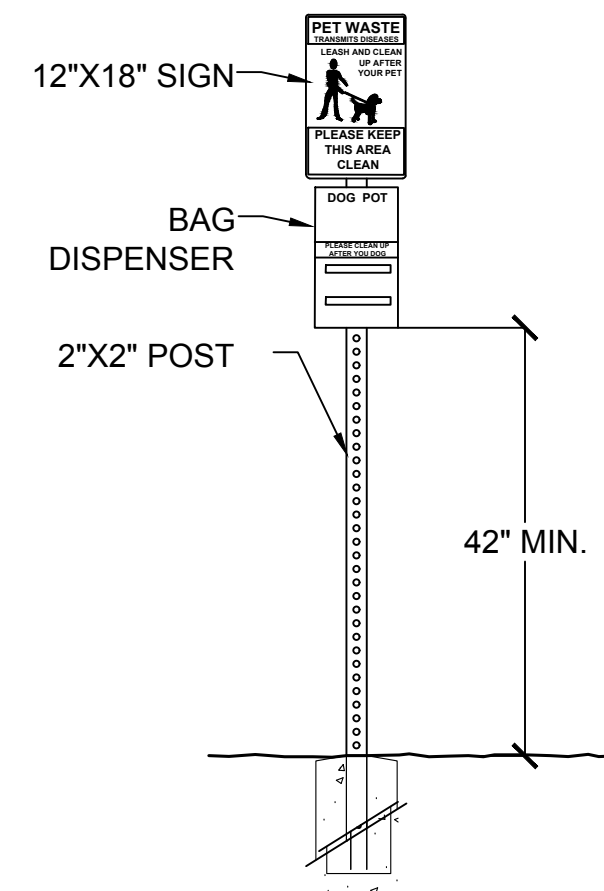
J PRIVACY FENCE
NOT TO SCALE



K BUCK AND RAIL FENCE
NOT TO SCALE



L BENCH, TYPE 1
MANUFACTURER: SiteScapes, INC.
TYPE: TallGrass; TG1-1000-PF
COLOR: Bronze, Powder Coat
SCALE: NTS



M DOG WASTE STATION
BARCO PRODUCTS COMPANY
#DOG1002BG; #DOGSIGN
POST TO BE SET IN A 8"x24" CONCRETE FOOTER.

NOTE:
SIGNAGE IS NOT REVIEWED OR APPROVED AS A PART OF THIS PROCESS.
SIGNAGE SHALL BE APPROVED DURING A SEPARATE PROCESS.

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LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
FILING 20
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

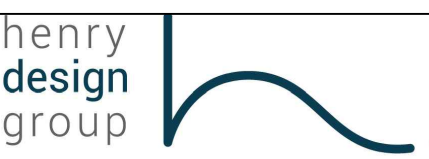
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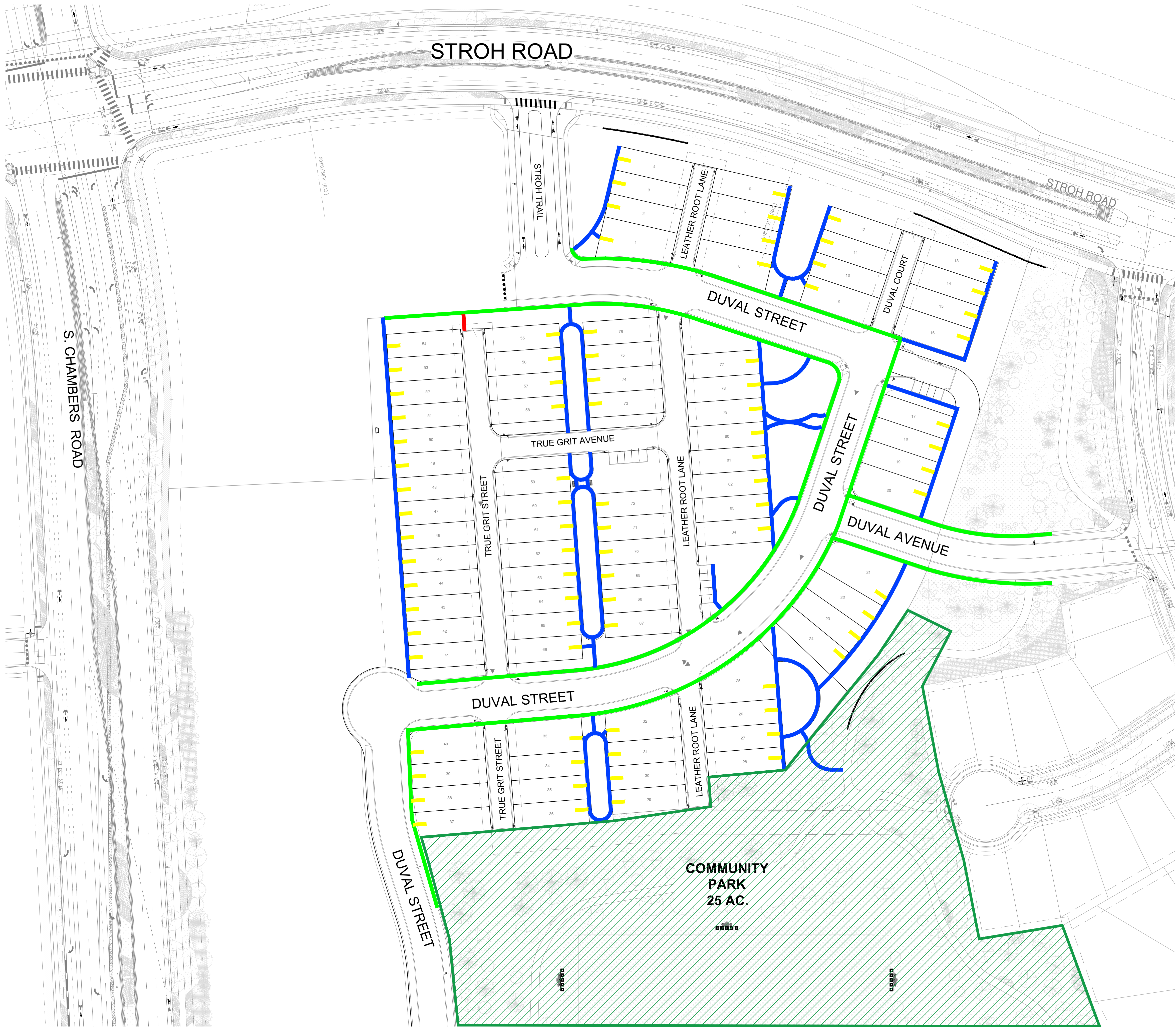


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CADD FILE: -

Landscape Details
L-7



OVERALL LANDSCAPE PLAN
SCALE: 1"= 100'-0"

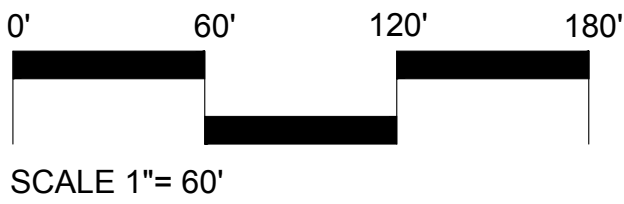
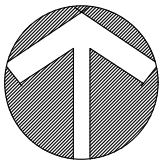
LOOKING GLASS SEGMENT 2A				
Filing Number	Filing Acres	Dwelling Units	Parks Required	Parks Provided
9	23.804	Right of Way		
	23.982	Commercial		
10	13.69	50	1.195	25.77
11	16.507	79	1.889	
12	19.632	76	1.816	
13	18.664	58	1.386	2.511
14	22.873	91	2.174	
15	18.136	59	1.41	1.506
16	15.697	68	1.625	
17	18.284	73	1.744	1.0599
18	14.695	58	1.386	
19	11.513	47	1.123	
20	16.985	84	2.007	
21 & 22	27.349	150	3.58	
	261.811	893	21.335	30.8469

Park Access Legend

- Primary - Right of Way Sidewalk
- Secondary - Tract Sidewalk
- Tertiary - Lot Sidewalk
- Sidewalk connection
- Adjacent Park

General Notes

- No Park Land Dedication is required or proposed within filing no. 10.
- Park Land Dedication requirements have been meet by Looking Glass segment 1 and 2a.
- Filing no. 10 is located within the 1/4 mile service area of the community park. This will allow residence in filing no. 10 to be within a 5 minute walk of a park. 1/2 mile service area of parks is required within Looking Glass segment 2a.



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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

FILING 20 SKETCH & PRELIMINARY PLAN (NOT FOR CONSTRUCTION)

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PARK EXHIBIT