



PLANNING COMMISSION MEETING

7:00 PM

September 12, 2024

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

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

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

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

PLEASE NOTE: Public participation is NOT available through YouTube.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes - 6.27.24**
- 6. PUBLIC HEARINGS**
 - A. ANTHOLOGY NORTH -**
 - 1. Planned Development Amendment No. 6**
 - 2. Segment 1B & 1C Preliminary Plan Amendment No. 1**

Applicant:	John Prestwich, PCS Group
Location:	Located at the southeast corner of Hess Road and Chambers Road
Department:	Community Development, Stacey Nerger
TRAKiT No.:	Z23-016 and SUB23-038

B. LOOKING GLASS SEGMENT 2B - SKETCH AND PRELIMINARY PLANS

Applicant: **Dream Finders Homes**
Location: **Located southwest of the future intersection of Chambers Road and Stroh Road.**
Department: **Community Development, Julia Duncan**
TRAKiT No.: **SUB23-022 and SUB23-023**

7. PLANNING COMMISSION ITEMS

8. STAFF ITEMS

A. Appoint Vice Chair and Acting Vice Chair

9. ADJOURNMENT



PLANNING COMMISSION MINUTES

June 27, 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, Eric Rieger, Erik Frandsen and Eliana Burke.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Erik Frandsen moved to approve the May 23rd, 2024, meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – PARKER HOMESTEAD F1 AMD2 USE BY SPECIAL REVIEW – DRIVE THROUGH

Applicant: EMK Consultants
Location: Southwest of the intersection of Chambers Road and Double Angel Road
Department: Community Development, Amber Wood Hicken
TRAKiT No.: Z24-006

APPLICANT AND STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing the Use by Special Review to allow for a drive-through at Parker Homestead, commonly known as Heirloom. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Parker Homestead Use by Special Review to allow for a drive-through subject to the two (2) conditions contained in staff's report:"

1. The Use by Special Review materials submitted to the Community Development Department on April 30, 2024, shall be the approved Use by Special Review materials.
2. This approval shall expire twenty-four (24) months after the date of approval unless the use by special review has commenced or a grading or building permit has been issued. The Community

Development Director, upon written request, may grant a one hundred eighty-(180) day extension.

Commissioner discussion with staff:

- Commissioner Erik Frandsen asked where the garbage is located on the plot plan; *(staff said that would be part of a separate Site Plan Application which is in the fourth or fifth referral and that the applicant would be able to provide more information).*

APPLICANT PRESENTATION

Rama Kalagara with Tejas Ventures, 17050 E. Mainstreet, Parker, CO 80134, gave the applicant's presentation.

- The applicant provided an overview of the proposed Use by Special Review project including its location, how it interacts with the building and surrounding vicinity and how the project meets the criteria.

Commissioner discussion with applicant:

None.

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:24 P.M. – PARKER HOMESTEAD F1 AMD2 USE BY SPECIAL REVIEW – DRIVE THROUGH

Commissioner discussion:

- Commissioner Erik Frandsen said he is in support of the Use by Special Review (UbSR), that it aligns with the Master Plan, is a good use for the site and meets the criteria.
- Commissioner Eliana Burke said she is in support of the UbSR proposal.
- Commissioner Erik Rieger said he is also in support, that the UbSR proposal aligns with the Master Plan, appreciates the effort to mitigate issues such as noise and that it meets the review criteria.
- Commissioner Leland Sloan said he is in support of the UbSR proposal, that he believes the neighborhood has a need for the project and drive through and asked if there is going to be an entrance on the back side of the building for employee access; *(staff said this question regarding employee access has been noted and will be reviewed during the site plan process).*
- Commissioner Gary Poole said he is in support of the UbSR proposal and that the community has need for it.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Parker Homestead Use by Special Review to allow for a drive-through subject to the two (2) conditions contained in staff's report. Commissioner Erik Frandsen seconded, a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:26 P.M. – CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE SITE PLAN

Applicant: Town of Parker - Bob Exstrom, Public Works Department
Location: South of Mainstreet with direct access from the intersection of PACE Center Drive and Pikes Peak Avenue
Department: Community Development, Julia Duncan
TRAKiT No.: SP23-073

APPLICANT AND STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing a 4-story parking garage with 296 parking spaces. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Civic Center F1 Exemption Plat L1 - Parking Garage Site Plan, subject to the following conditions:

1. Approved Site Plan - The Site Plan exhibit, building elevations exhibit and landscape plan exhibit stamped 'Final Document' on July 15, 2024, and uploaded to TRAKiT, shall be the approved plans.
2. Approved Construction Plan Documents - The construction plan documents signed by Engineering, the water and sanitation district and Fire Life Safety, shall be the approved construction plans.
3. Removal of Public Notice Signs - All Public Notice signs posted on the property must be removed within ten (10) business days from the date of the Town Council Public Hearing.
4. Approval Expiration - This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan approval and SHALL REMAIN IN EFFECT FOR FIFTEEN (15) MONTHS FROM THE DATE OF THIS APPROVAL LETTER. If a Grading Permit or Building Permit is not obtained within fifteen months, this approval becomes null and void. The Community Development Director, upon written request, may grant a one hundred eighty (180) day extension.
5. Prairie Dog Certification Required - A Certification of Compliance with Municipal Code Section 13.10.250 Prairie Dog Management is required prior to issuance of a Grading Permit and the start of any work on the site.

6. Permits Required - It is the applicant's responsibility to acquire all required permits prior to starting work on the site including Grading Permits, Building Permits and Electrical Permits.
7. Above Ground On-Site Utilities: The utilities for the provision of service to nonresidential use(s) may not be located in the front-yard between the building and the public or private street and shall only be located in a rear yard or side yard. Any above ground UTILITY EQUIPMENT SHALL BE SCREENED with landscaping or a screening wall in coordination with the utility company. Where utility meters and connections are attached to the building, they shall be located away from the public realm to the greatest extent possible and be painted to match the building. The location of all utility equipment shall be reviewed and approved by the Community Development Department prior to installation. Any deviation from this standard may result in the relocation of the equipment.
8. Screening of Mechanical Equipment and Utility Boxes Required: All MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED with permanent material and painted to match the building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. All rooftop mechanical systems, HVAC, vents or appurtenances that are not shown on the approved plans may require additional conditions for screening in accordance with code and as determined by the Town.
9. Final Grading Certificate Required - The Town requires the submittal of a Final Grading Certificate as a prerequisite to obtaining a Certificate of Occupancy or Temporary Certificate of Occupancy.
10. The applicant shall submit an as-built drawing of the individual lot which indicates the installed improvements, finished floor elevation(s) and the finished grade site elevation points sufficient to show positive drainage away from the building(s).
11. The applicant shall provide a certification statement by a licensed professional engineer and surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.
12. Signage Not Included - Approval of this site plan DOES NOT INCLUDE SIGNAGE. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.

Commissioner discussion with staff.

- Commissioner Eliana Burke asked when the parking garage is expected to be completed or started; *(staff said if all goes according to plan, construction is scheduled to start in September of this year with a 10 month construction schedule).*
- Commissioner Erik Rieger said that there are approximately 255 parking spaces across the PACE lots and asked how many parking spaces are on the location where the parking garage will be built; *(staff said 73 parking spaces).*
- Commissioner Leland Sloan said out of the 296 parking spaces there are only nine handicap accessible parking spots; can that number be increased in the future; *(staff said ADA regulations are federally mandated based on the number of parking spaces and the nine handicap parking spaces are consistent with the federal regulations).*
- Commissioner Erik Frandsen asked about mural locations on the parking garage; *(staff said there are not any murals on the Sulphur Gulch trail side which faces south, that the north side incorporates metal that you see currently on the PACE Center and the east side of the garage contains the mural which is located approximately 100 feet back from the north sidewalk).*

APPLICANT PRESENTATION

Brad Gassman with Craine Architecture, 2490 Welton Street, Denver, CO 80205, gave the applicant's presentation.

- The developer provided an overview of the proposed parking garage including its location, how it interacts with the building and surrounding vicinity.

Commissioner discussion with applicant:

- Commissioner Erik Frandsen asked if there will be an elevator; *(applicant said yes, located at the pedestrian entry on the northeast corner).*

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:40 P.M. – CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE SITE PLAN

Commissioner discussion:

- Commissioner Eliana Burke said she is in favor of the parking garage proposal which addresses the complaint she often hears that the Town does not have enough parking and asked that good signage be installed providing information on how many parking spaces are available.

- Commissioner Erik Frandsen said that the applicant did a great job on the architectural design bringing in elements from the PACE Center, that he is in support of the parking garage proposal, and is glad to see the parking garage come to fruition.
- Commissioner Erik Rieger said he is in support of the parking garage proposal, likes the net gain in parking spaces and likes the idea of adding murals.
- Commissioner Leland Sloan said he is in favor of the parking garage proposal.
- Commissioner Gary Poole said he is in support of the parking garage proposal.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the Civic Center F1 Exemption Plat L1 - Parking Garage Site Plan, subject to the 12 conditions contained in staff's report. Commissioner Erik Rieger seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews congratulated Erik Rieger who has been promoted from an alternate to a regular commissioner, welcomed new alternate planning commissioner Bret Tueller, both changes to be effective June 30th. He also welcomed back other commissioners reappointed for new terms. Since there are no agenda items for the July 11th meeting, it will be canceled.

ADJOURNMENT

Commissioner Erik Frandsen moved that the meeting be adjourned. Commissioner Eliana Burke 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: 9/12/2024

Town Council Date: 10/7/2024

Hearing Type: Public Hearing
ANTHOLOGY NORTH
- PD Amendment No. 6
- Preliminary Plan Segment 1B and 1C Amendment No. 1
TRAKiT No(s): Z23-016 and SUB23-038

Location: Generally located on the south side of Hess Road between Chambers Road and Motsenbocker Road

Project Planner: Stacey Nerger, Planner

Applicant: John Prestwich, PCS Group

Executive Summary: The applicant, PCS Group, is proposing a Planned Development (PD) and Preliminary Plan Amendment to reallocate approved residential units between Planning Areas within the Anthology North Planned Development.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

- (1.) "I move the Planning Commission recommend Town Council approve the Anthology North Planned Development 6th Amendment"*
- (2.) "I move the Planning Commission recommend Town Council approve the Anthology Preliminary Plan Section 1B and 1C Amendment No. 1."*

ALTERNATIVE MOTIONS

Approve with Conditions

- (1) "I move the Planning Commission recommend Town Council approve the Anthology North Planned Development Amendment No. 6 with the following conditions:"*
 - List conditions*
- (2) "I move the Planning Commission recommend Town Council approve the Anthology Preliminary Plan Segment 1B and 1C Amendment No. 1 with the following conditions:"*

- List conditions

Deny

(1.) *"I move the Planning Commission recommend Town Council deny the Anthology North Planned Development Amendment No. 6 as the request does not meet the following approval criteria:"*

-List criteria not met (either by staff or Planning Commission)

(2.) *"I move the Planning Commission recommend Town Council deny the Anthology Preliminary Plan Segment 1B and 1C Amendment No. 1 as the request does not meet the following approval criteria:"*

-List criteria not met (either by staff or Planning Commission)

Continue

(1.) *"I move the Planning Commission vote to continue the requested Anthology North Planned Development Amendment No. 6 to a future date."*

(2.) *I move the Planning Commission vote to continue the requested Anthology Preliminary Plan Segment 1B and 1C Amendment No. 1 to a future date."*

I. BACKGROUND/DISCUSSION

The subject property is generally located on the south side of Hess Road between Chambers Road and Motsenbocker Road. Anthology North is also known as Tanterra. The site is currently being developed with the first phase of the Tanterra development and is directly north of Looking Glass (currently under development), south of Douglas 234 residential and commercial development, and west of the existing Anthology residential development.

The applicant, PCS Group, is requesting approval of two requests.

- Planned Development (PD) Amendment to transfer 26 residential units from Planning Area 46 to Planning Area 44 and decrease the size of the Planning Area 39 (School Site) from 12.96 acres to 12.10 acres.
- Preliminary Plan Amendment to account for the transfer of the 26 residential lots.

Planned Development Amendment

The PD Amendment application will allow for the transfer of 26 residential units from Planning Area 46 to Planning Area 44. The existing PD allows for a total of 139 residential units within Planning Area 46 and a total of 234 residential units within Planning Area 44. The proposed amendment will change the permitted residential units to 113 units in Planning Area 46 and 260 in Planning Area 44. Town code allows for a transfer of residential units to be processed administratively if the total number of units proposed to be transferred is less than 10% within any planning area. This application proposes to transfer approximately 19% within Planning Area 46, therefore, this application is required to be processed through a public hearing. The proposed PD Amendment does not change the number of residential units permitted in the existing approved PD.

In addition, due to the layout of the roadway network and drainage for the development, the applicant is proposing a reduction in the size of the elementary school site, Planning Area 39, from 12.96 acres to 12.10 acres. The 12.10 acres still satisfies the requirements of School Land Dedication outlined within the Annexation Agreement and the School District has agreed to this sized lot with the request for additional lot preparation from the developer.

Preliminary Plan Amendment

The Preliminary Plan Amendment application aligns with the proposed PD Amendment and accounts for moving the 26 residential lots. from Planning Area 46 to Planning Area 44.

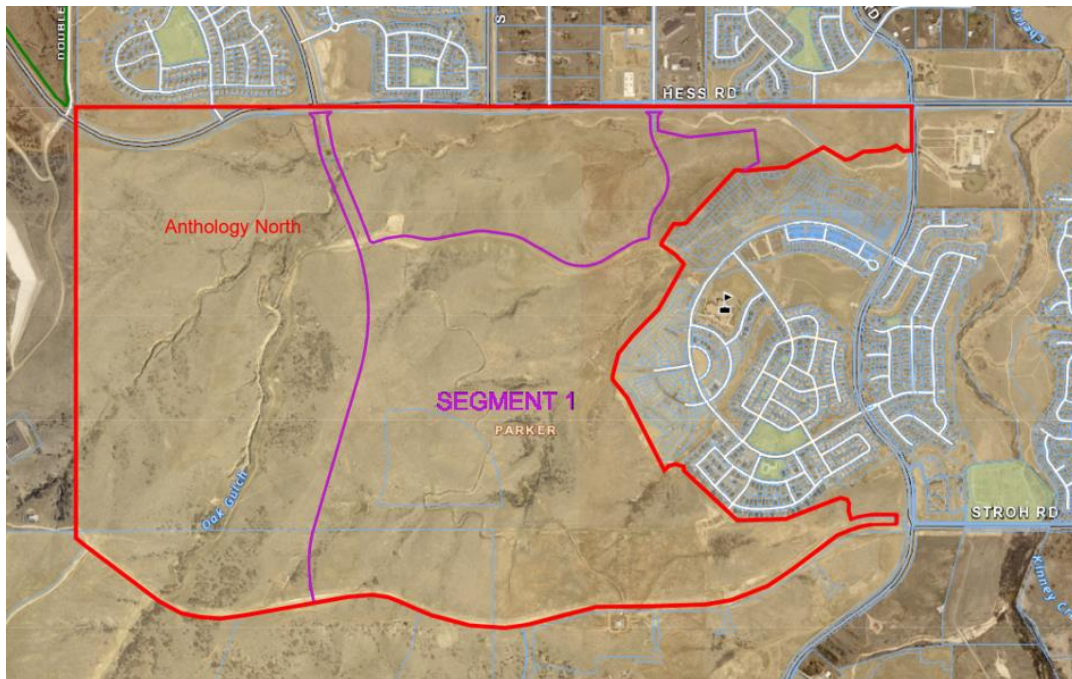
- Planning Area 46 is proposed to be reduced from 139 residential lots to 113 lots. This change results in an increase in lot size.
- Planning Area 44 is proposed to go from 72 townhome lots, 106 duplex lots and 56 single family detached lots to 121 townhome lots, 106 duplex lots and 33 single family detached lots.

The total amount of parks and open space remain unchanged and will meet the minimum requirements outlined within the PD and Annexation Agreement.

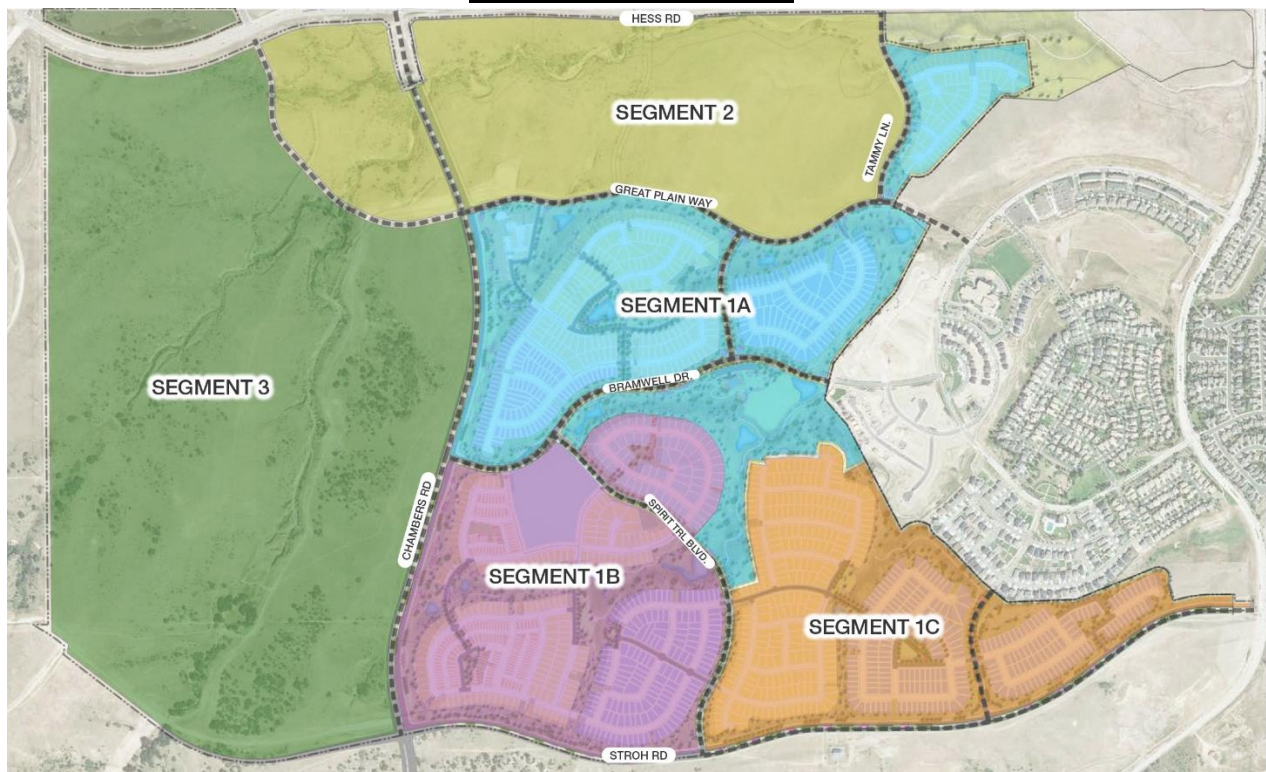
The approval of a preliminary plan does not formally create the lots and associated improvements. Instead, the approval of the application will allow for the applicant to execute final plats consistent with the sketch and preliminary plans. The final plats will create the lots and require construction of the associated improvements.

On May 23, 2019, and subsequently amended in 2021 and 2022, Town Council approved a Partial Waiver Resolution allowing for the development of the large Anthology North property in smaller segments and defers certain requirements for outlying segments until a future submittal. Per the approved Partial Waiver Resolution Amendment, no final plat approvals may be granted until the Preliminary Plan for Segments 1B and 1C have been approved by Town Council. The request for the approval of the Preliminary Plan for Segment 1B and 1C is consistent with the Partial Waiver Resolution.

Vicinity Map



Segment 1 Project Area



II. PRIOR ACTIONS

Date	Action
1984	The east half of the subject property was voluntarily annexed by the Town (Ordinance 2.27) as Stroh Ranch and zoned for a variety of residential and commercial uses.
2003	The Hess Ranch property to the south and west was voluntarily annexed by the Town (Ordinance 2.140) and zoned as PD-Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed SunMarke.
2008	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed Anthology.
2015	The current PD-Planned Development zoning was a split from the original larger Anthology PD into the Hess Ranch PD and the Anthology North PD and was approved by Town Council. The Anthology North PD allows for a variety of residential and commercial uses.
2020	Town Council approved an amendment to the Anthology North Planned Development (PD) to adjust Planning Area boundaries to reflect the dendritic design, amend lot size requirements, implement the Partial Waiver Resolution requirements for Planning Area 15 and the Parks, Trails, and Open Space Master Plan.
2021	Town Council approved a Sketch Plan for Anthology North Segment 1 for 1,532 residential lots, 109.33 acres of open space and 44.19 acres of park space. In addition, Town Council approved a Preliminary Plan for Anthology North Segment 1A (a portion of Segment 1) for 441 single family residential lots, 53 townhome residential lots, 47.92 acres of open space and 37.19 acres of park space.
2022	Town Council approved a Preliminary Plan for Segment 1B and 1C (remainder of Segment 1) for 860 single family residential lots, 72 townhome residential lots, 106 duplex residential lots, 60.5 acres of open space and 9.35 acres of park space.
2022	A PD Amendment was approved administratively to allow a transfer in residential units between Planning Areas that did not exceed 10% of either Planning Area.
2022	A PD Amendment was approved administratively to amend the Oak Gulch Trail.
2022	Final Plats for Segment 1A (Filings No. 1 – 7) were approved administratively for residential development.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A

PD & Plan Area	Anthology North Planned Development		
Master Plan Area	Medium -Density Residential		
Site Acreage	278.9 acres		
Subdivision	Anthology/Tanterra		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Single-family detached residential units, 14 acre commercial site and Town of Parker Public Works Operations Center
South	Low Density Residential	PD - Planned Development	Undeveloped (Hess Ranch/Looking Glass)_
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Single-family attached and detached residential units
West	Douglas County	Douglas County Zoning	Reuter-Hess Reservoir site

IV. **PARKER 2035 MASTER PLAN**

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Medium Density Residential:</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.B Land Use 1.D Land Use 1.E Land Use 1.F Land Use 1.G Land Use 1.H Land Use 1.I Housing and Neighborhoods 2 Housing and Neighborhoods 2.A Housing and Neighborhoods 5 Housing and Neighborhoods 5.A Natural Resource Protection 1 Natural Resource Protection 2

	Natural Resource Protection 4 Open Space and Recreation 1 Open Space and Recreation 2 Open Space and Recreation 3
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is identified for medium density residential uses per the General Land Use Plan. The proposed PD Amendment and Preliminary Plan Amendment will facilitate the development of single-family attached and detached homes in accordance with the medium density residential designation and does not conflict with the Master Plan. The proposed PD Amendment does not change the number of units permitted in the existing approved Anthology North PD.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Preliminary Plan)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks are established in the Anthology North 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 3,305 units are allowed in the entire Anthology North development per the zoning.	The proposal will not result in any additional residential units. The subject property is undeveloped and currently has no units on the property.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Building heights are based on the type of development that is proposed in each Planning Area within the Anthology North PD.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	The minimum lot size for single-family detached homes is 3,500 square feet and 1,200 square feet for duplex and townhomes in the Planning Areas proposed for development.	The proposed lot sizes range from 4,000 to 11,170 square feet for single family and 1,258 to 4,000 square feet for townhomes and duplexes, which complies with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent

			☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan amendment. Staff has reviewed these documents and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO). (Reviewed under the previous LDO based on submittal date)	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Each final plat and any Site Plan for Townhome development will evaluate parking on site. Parking will be required to meet the minimum parking requirements at the time of application submittal.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Parks: 24.09 acres Open Space: 54.73 acres	Parks: Excess park acreage in Segment 1A – 25.91 acres 9.35 acres in Segment 1B and 1C Open Space: 60.5 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The PD Amendment and Preliminary Plan Amendment meets the requirements outlined within the Anthology North Planned Development, Annexation Agreement and codes outlined within the Town. The applicant has demonstrated compliance as detailed above.		

DEVELOPMENT POTENTIAL (PD Amendment)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	3.5 units per acre or a maximum of 3,305 units total.	No change.	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Allowed Uses	Single family detached, duplex and townhomes	Single family detached, duplex and townhomes	☐ Consistent ☐ Inconsistent ☒ No Change

Height/Stories	Building heights are based on the type of development that is proposed in each Planning Area within the Anthology North PD.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	☐ Consistent ☐ Inconsistent ☒ No Change
Staff Analysis	The proposed PD Amendment is to reallocate residential units from one planning area into another. The total number of units allowed, lot size, heights, setbacks and uses/type of residential permitted will remain unchanged		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Segment 1 of the Anthology North development will be served by Stroh Road and Chambers Road extensions. A series of new collector roads and extensions of existing collector roads (Spirit Trail Boulevard, Bramwell Boulevard, Great Plain Way, and Tammy Lane) will be constructed to connect through the community and connect to arterial roads. The Stroh Road and Chambers Road extensions connect to the Town's existing road network implement this development's portion of the Roadway Network Plan map adopted in the Town's Transportation Master Plan.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response:

This PD Amendment request is in response to input from our civil engineering team and builder input. We are proposing to increase the number of units in PA-44 from 234 units to 260 units, this represents an increase of 11% in this area. An increase of 10% is permitted administratively in the PD Development Guide, in this case our proposal is modestly above that threshold.

PA-44 is located at the intersection of Chambers Road and Stroh Road and is a logical location for the additional units that are proposed for this location. This request also permits us to place larger lots and reduce the overall permitted units in PA-46.

Currently PA-46 permits 139 units, and this proposal would reduce that to 113 units. PA-46 is in close proximity to existing homes within the Anthology neighborhood and this proposal will provide a softer transition to the existing neighborhood. Overall, the total number of permitted units for the community remains the same.

Staff Analysis:

The proposed PD Amendment will not change the permitted uses on the property, but reallocate units throughout the development. The Rezoning will allocate higher density residential at the northeast intersection of Chambers Road and Stroh Road away from

existing single family residential. The proposal will address market demand in variation in housing product. The development will continue to meet or exceed parks, open space, trail and school land requirements.

Based on this analysis, the proposal meets this criterion.

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

Applicant's Response:

This PD Amendment request will not modify the overall land uses. The request will move units that are currently permitted in PA-46 to PA-44. PA-46 is adjacent to existing homes in the Anthology neighborhood, and we believe that moving units from PA-46 to PA-44 makes sense as PA-44 is located at the intersection of Chambers Road and Stroh Road and is not adjacent to any existing development.

Staff Analysis:

The requested rezoning will not change the allowed uses within the overall PD nor will the total number of allowable residential units change. The reallocation of units from an area adjacent to existing single family residential to an intersection of two arterial roadways is indeed the correct site for the development. This could not be achieved without the modification of PD.

Based on this analysis, the proposal meets this criterion.

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

Applicant's Response:

There was not an error in the original zoning.

Staff Analysis:

There has been no error in the original zoning. Therefore, this criterion has been met.

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

Applicant's Response:

Development has commenced in Segment A of the Anthology North PD. As we have been working on the overall project we have discovered a desire for a greater mix of home types and are proposing to increase the permitted number of homes in PA-44, and reduce the number of permitted homes in PA-46.

Staff Analysis:

The existing zoning for the subject property was approved in 2015, and the majority of the residential unit counts in the PD have remained unchanged since this date. Over the course of the last 9 years, significant single-family development has occurred in Looking Glass, Trails at Crowfoot, Meadowlark and south in unincorporated Douglas County. In addition, Chambers Road will be completed in early 2025. This ongoing development and construction of Chambers Road, is driving the demand for different

housing options within this area of Town . Locating more units closer to Chambers allows for more direct access to the arterial roadway system.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

This PD Amendment request will not materially change any circulation or traffic movement. The PD permits 3,305 units in the community, and we are proposing to remove 26 units from PA-46 and add 26 units to PA-44, this is a very modest revision that will not impact circulation or traffic movement.

Staff Analysis:

The Town of Parker Public Works/Engineering Department has reviewed and approved the traffic analysis that was provided by the applicant for the original development of this property. The proposal does not change the roadway obligations of the applicant. As construction continues within this development, the additional roadway network proposed will help traffic circulation in and around this development.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

This PD Amendment request will not change anything that was previously anticipated. Currently the development team is constructing Chamber Road, which will provide a very important street network link for Town of Parker residents.

Staff Analysis:

This PD Amendment request will not change the municipal service impacts that were previously anticipated and the Town is prepared to meet. Currently the development team is constructing Chamber Road, which will provide a very important street network link for Town of Parker residents.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

This PD Amendment request will not change anything that was previously anticipated.

Staff Analysis:

There are no known additional environmental impacts associated with the requested rezoning and no referral agencies have indicated any additional environmental impacts.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

This PD Amendment request maintains the anticipated land uses and general areas for development and is consistent with the Town Master Plan maps, goals and policies.

Staff Analysis:

As detailed in Section III of this staff report, the proposed zoning amendment is consistent with the Town's Parker 2035 Master Plan.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

This PD Amendment request maintains all obligations related to impacts and services. All Open Space, Parks, Trail alignments, etc are not being modified with this PD Amendment request. Segment 1A is currently under construction and the 34 acre Community Park will likely start construction this spring.

Staff Analysis:

The Parker Water and Sanitation District has indicated an ability to serve the subject property. With the original annexation and zoning, the zoning has set aside two elementary school sites and a middle school and high school site. The reservation of these sites and the future dedication along with the minor decrease in size of the school site within Segment 1B will satisfy the school dedication requirements outlined within the Annexation Agreement. All parks and open space dedication requirements of the Annexation Agreement are satisfied with the proposed PD Amendment.

Based on this analysis, this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	PD Amendment Comments	Preliminary Plan Comments
Survey	Approved (Baseline)	Approved (Aztec)
Town of Parker Building	No Comment	Building highly encourages the applicant to schedule a pre-application meeting to discuss building permit requirements.
CenturyLink	No Comment	No Comment
Comcast	No Comment	No Comment

Cherry Creek Basin Water Quality	The Authority will defer to the Town of Parker Engineering review of the plans.	The Authority will defer to the Town of Parker Engineering review of the plans.
Douglas County Assessors	No Comment	No Comment
Douglas County Schools	The District supports the request subject to the development meeting certain development obligations for the District.	The District supports the request subject to the development meeting certain development obligations for the District.
Fire Life Safety	No Comment	Approved
CORE	Approved	Approved
Town of Parker Engineering	No Comment	No Comment
Town of Parker Parks and Recreation	No Comment	No Comment
Parker Water and Sanitation	No Comment	Filings will be reviewed at time of Final Plat.
Public Service Company of Colorado	No objection to the proposal contingent upon PSCO being able to maintain all existing facilities.	The applicant has addressed all PSCO comments.

IX. CONCLUSION

The applicant, PCS Group, is requesting approval of two requests.

- Planned Development (PD) Amendment to transfer 26 residential units from Planning Area 46 to Planning Area 44 and decrease the size of the Planning Area 39 (School Site) from 12.96 acres to 12.10 acres.
- Preliminary Plan Amendment to account for the transfer of the 26 residential lots.
The applicant, PCS Group, is requesting the approval of an amendment to the preliminary plan for Anthology Segment 1B and 1C to reallocate 26 residential lots between planning areas and slightly reduce the size of an elementary school site.

The amended Preliminary Plan application for Segment 1B and 1C is for 860 single family residential lots, 72 townhome residential lots, 106 duplex residential lots, 60.5 acres of open space and 9.35 acres of park space.

This proposal is consistent with the *Parker 2035 Master Plan*, Annexation Agreement and previously approved Preliminary Plan. The applications have demonstrated compliance with the zoning and applicable approval criteria. Therefore, staff is recommending that the Planning Commission recommend Town Council approve the Anthology North Planned Development Amendment No. 6 and the Anthology Segment 1B and 1C Preliminary Plan Amendment No. 1.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. Anthology North PD Amendment No. 6
2. Preliminary Plan Segment 1B and 1C Amendment No. 1
3. Landscape Plans Segment 1B and 1C Amendment No. 1

Report Approved By: Bryce Matthews, Assistant Director-Planning

ANTHOLOGY NORTH DEVELOPMENT PLAN

AMENDMENT NO. 6

COUNTY OF DOUGLAS, STATE OF COLORADO

1207.9 ACRES - 3,305 UNITS

- NOTES:
- THE 3,305 TOTAL DWELLING UNIT COUNT INCLUDES PA 11 AND PA 12.
 - "NET ACRES" FOR DU PARCELS EQUALS GROSS ACRES MINUS ROADS, 100' BUFFER ALONG CHAMBERS ROAD AND UTILITY EASEMENTS, AS SHOWN ON THE PLAN.
 - "NET ACRES" FOR PARKS AND OPEN SPACE EQUALS GROSS ACRES MINUS ROADS, AS SHOWN ON THE PLAN.
 - ALL TRAILS TO BE OPEN AND ACCESSIBLE TO THE PUBLIC.
 - ALL PROPOSED COLLECTOR STREETS ARE CONCEPTUAL ONLY. FINAL ALIGNMENTS ARE SUBJECT TO FINAL PARCEL PLANNING AND TRAFFIC ANALYSIS.
 - ADDITIONAL TRAIL CONNECTIONS SHALL BE EVALUATED AT THE TIME OF SUBDIVISION PLAT.
 - GREAT PLAIN WAY FROM HESS ROAD TO CHAMBERS ROAD WILL BE A 3-LANE COLLECTOR.
 - THE ANNEXATION REQUIREMENT FOR PROVIDING A MINIMUM OF 47.32 ACRES OF DEVELOPED PARK SITES IS SATISFIED WITH 49.95 ACRES PROVIDED BY PA-21, PA-32 AND PA-44.
 - 28.53 ACRES OF OPEN SPACE FROM THE ANTHOLOGY NORTH PD HAS ALREADY BEEN DEDICATED TO THE CHERRY CREEK SOUTH METRO DISTRICT 4.
 - THE ANNEXATION REQUIREMENT FOR 240.90 GROSS ACRES OF OPEN SPACE IS PROPOSED TO BE SATISFIED WITH 285.27 ACRES PLUS 28.53 ACRES OF OPEN SPACE THAT HAS ALREADY BEEN DEDICATED.
 - AMENDMENT NO. 5 IS LIMITED TO THE REMOVAL OF THE NORTH-SOUTH TRAIL CONNECTION WITHIN THE OPEN SPACE ADJACENT TO PLANNING AREAS 11 AND 13.
 - AMENDMENT NO. 6 IS LIMITED TO THE TRANSFER OF 26 RESIDENTIAL UNITS FROM PA-46 TO PA-44.

LAND PLANNING:



pcsgroup inc. www.pcsgroupco.com
#3, 3180 Independence Plaza
1007 16th Street, Denver, CO 80202
1.303.531.4905, 1.303.531.4908

ENGINEERING:

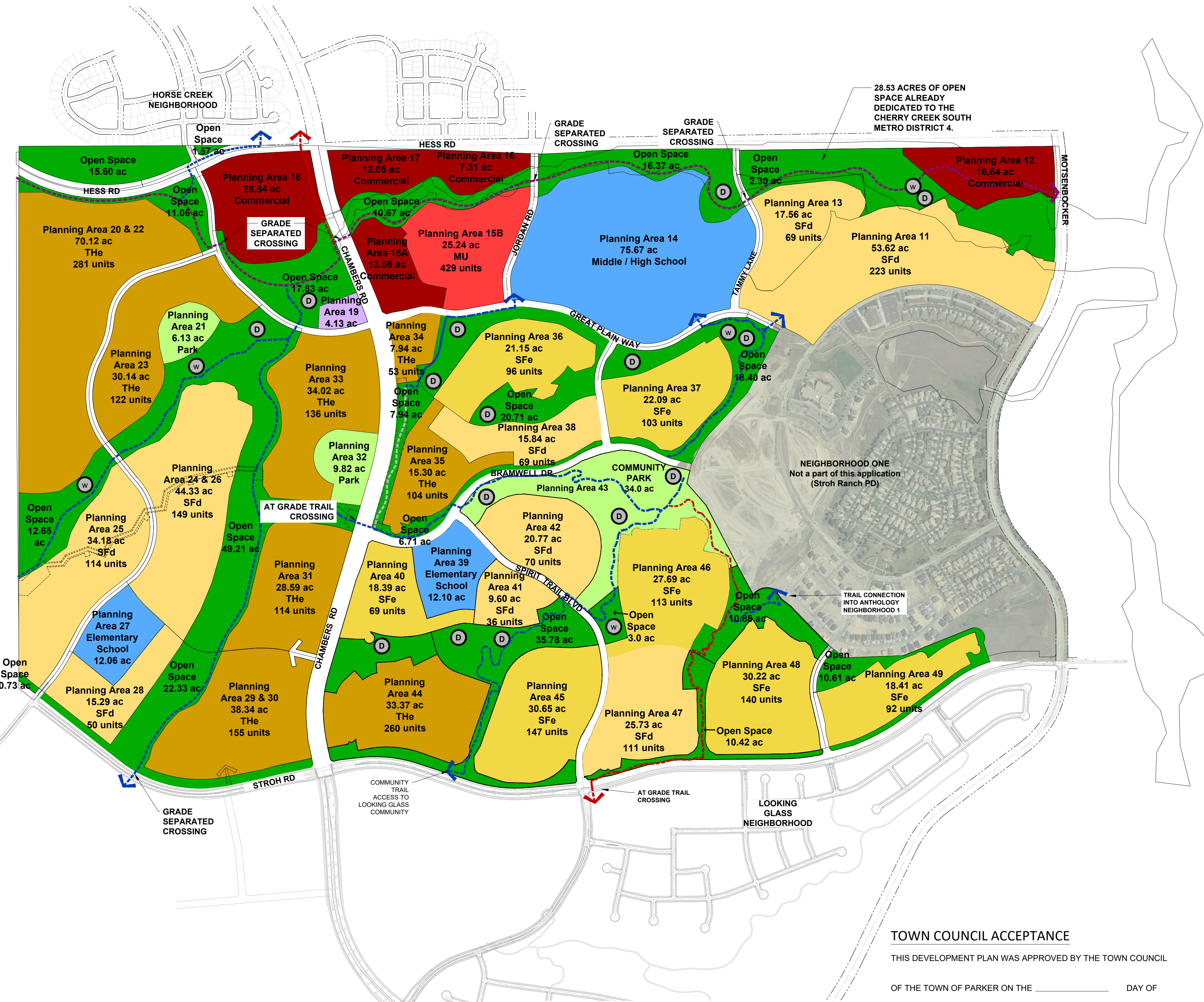


10333 E. DRY CREEK RD.
#240
ENGLEWOOD, CO 80112
720-482-9526

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

ANTHOLOGY
PARKER, COLORADO



ANTHOLOGY DEVELOPMENT CHART						
	Parcel #	Land Use	Gross Acres	Max. Density (per Dev. Guide)	Net Area	DU (Shown on Plan)
	Pa - 11	SFd	53.62	4.5	52.81	223
	Pa - 12	Commercial	16.64	22.00	15.91	-
	Pa - 13	SFe	17.56	6.00	16.91	69
	Pa - 14	School	75.67	-	71.44	-
	Pa - 15A	Commercial	11.02	22.00	8.89	-
	Pa - 15B	MU	27.81	22.00	25.96	429
	Pa - 16	Commercial	7.31	22.00	7.19	-
	Pa - 17	Commercial	12.05	22.00	10.27	-
	Pa - 18	Commercial	28.84	22.00	25.27	-
	Pa - 19	Fire Station	4.13	-	3.00	-
	Pa - 20 & 22	THe	70.12	14.00	68.04	281
	Pa - 21	Park	6.13	-	6.13	-
	Pa - 23	THe	30.14	14.00	27.44	122
	Pa - 24 & 26	SFd	44.33	4.50	42.58	149
	Pa - 25	SFd	34.18	4.50	31.88	114
	Pa - 27	School	12.06	-	10.9	-
	Pa - 28	SFd	15.29	4.50	14.69	50
	Pa - 29 & 30	THe	38.34	14.00	35.55	155
	Pa - 31	THe	28.59	14.00	25.23	114
	Pa - 32	Park	9.82	-	8.34	-
	Pa - 33	THe	34.02	14.00	31.24	136
	Pa - 34	THe	7.94	14.00	5.95	53
	Pa - 35	THe	15.30	14.00	15.3	104
	Pa - 36	SFe	21.17	6.00	21.17	96
	Pa - 37	SFe	22.09	6.00	21.62	103
	Pa - 38	SFd	15.84	4.50	15.44	69
	Pa - 39	School	12.10	-	10.93	-
	Pa - 40	SFe	18.39	6.00	15.65	69
	Pa - 41	SFd	9.60	4.50	8.99	36
	Pa - 42	SFd	20.77	4.50	19.73	70
	Pa - 43	Park	34.00	-	31.55	-
	Pa - 44	THe	33.37	14.00	32.02	260
	Pa - 45	SFe	30.65	6.00	29.70	147
	Pa - 46	SFe	27.83	6.00	27.72	113
	Pa - 47	SFd	25.73	4.50	24.64	111
	Pa - 48	SFe	30.22	6.00	29.44	140
	Pa - 49	SFe	18.41	6.00	17.85	92
	Subtotal		921.08	-	867.37	3,305

LAND USE	Gross Acres	Max. Density (per Dev. Guide)	Net Acres	DU (Shown on Plan)
MU	27.81	-	25.96	429
Residential	663.50	-	631.59	2,876
Open Space	285.96	-	243.80	
Parks	49.95	-	46.02	
Schools	99.83	-	93.27	
Fire Station	4.13	-	3.00	
Commercial	75.86	-	67.53	
TOTALS	1207.04		1,111.17	3,305
SFe Total	186.32	6.00	180.06	829
SFd Total	219.36	4.50	210.76	822
THe Total	257.82	14.00	240.77	1,225
MU Total	27.81	22.00	25.96	429
TOTALS	691.31		657.55	3,305

LEGEND

- FLOODPLAIN
- COMMUNITY TRAIL WITHIN THE 100' CHAMBERS ROAD SETBACK
- PROPOSED COMMUNITY TRAIL (10' WIDE CONCRETE SURFACE)
- PROPOSED REGIONAL TRAIL (10' WIDE CONCRETE SURFACE)
- ARAPAHOE CANAL TRAIL
- WELL SITE (ACTUAL LOCATIONS TO BE DETERMINED, WELL SITES ARE SUBJECT TO USE BY SPECIAL REVIEW.)
- DETENTION (ACTUAL LOCATIONS TO BE DETERMINED)

PROPERTY OWNER SIGNATURE:

North Parker Investments, LLC.
By: Anthology Management, L.L.C., Manager
By: Scott Seldin, Sole Member

Signature:

Date:

Title:

TOWN COUNCIL ACCEPTANCE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL

OF THE TOWN OF PARKER ON THE _____ DAY OF _____

_____ 20 ____ FOR THE PROPERTY DESCRIBED AS

ANTHOLOGY NORTH PLANNED DEVELOPMENT SIXTH AMENDMENT.

THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE

ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER
ATTEST:

TOWN CLERK

PLANNING COMMISSION ACCEPTANCE

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR

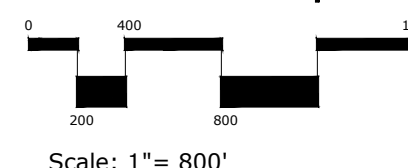
APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION

FOLLOWING A PUBLIC HEARING HELD ON _____

COMMUNITY DEVELOPMENT DIRECTOR, ON BEHALF OF THE

TOWN OF PARKER PLANNING COMMISSION

north



DRAWN BY:

JP

SCALE:

AS SHOWN

SUBMITTED ON:

1/22/2024

1 of 1

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 1 OF 13

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32 BEING MONUMENTED BY A FOUND 1 INCH DIAMETER STEEL PIN WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "T6S R66W S30S29S31S32 1999 LS 28286" FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 DIAMETER ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T6S R66W 1/4 S29S32 2013 PLS 22561" IS ASSUMED TO BEAR NORTH 89°24'30" EAST, A DISTANCE OF 266.91 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE SOUTH 42°04'04" EAST, A DISTANCE OF 5332.33 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 61°22'44" EAST, A DISTANCE OF 42.43 FEET;

THENCE SOUTH 73°37'16" EAST, A DISTANCE OF 165.10 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 18°55'33", AN ARC LENGTH OF 199.84 FEET, THE CHORD OF WHICH BEARS SOUTH 83°05'03" EAST, 198.94 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°38'29", AN ARC LENGTH OF 29.89 FEET, THE CHORD OF WHICH BEARS SOUTH 49°43'35" EAST, 27.19 FEET;

THENCE NORTH 83°05'39" EAST, A DISTANCE OF 55.00 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°38'29", AN ARC LENGTH OF 29.89 FEET, THE CHORD OF WHICH BEARS NORTH 35°54'54" EAST, 27.19 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 42°31'09", AN ARC LENGTH OF 448.97 FEET, THE CHORD OF WHICH BEARS NORTH 57°28'34" EAST, 438.74 FEET;

THENCE NORTH 36°12'59" EAST, A DISTANCE OF 31.04 FEET, TO A POINT ON A CURVE;

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 NORTH 81°12'59" EAST, 28.28 FEET;

THENCE NORTH 26°12'30" EAST, A DISTANCE OF 86.31 FEET;

THENCE SOUTH 53°46'59" EAST, A DISTANCE OF 78.46 FEET, TO A POINT ON A CURVE;+

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 07°44'33", AN ARC LENGTH OF 101.35 FEET, THE CHORD OF WHICH BEARS SOUTH 49°49'56" EAST, 101.27 FEET;

THENCE NORTH 28°32'32" EAST, A DISTANCE OF 150.83 FEET;

THENCE NORTH 57°50'26" EAST, A DISTANCE OF 65.35 FEET;

THENCE NORTH 63°09'49" EAST, A DISTANCE OF 66.28 FEET;

THENCE NORTH 56°58'41" EAST, A DISTANCE OF 86.03 FEET;

THENCE NORTH 67°09'56" EAST, A DISTANCE OF 86.03 FEET;

THENCE NORTH 77°21'11" EAST, A DISTANCE OF 86.03 FEET;

THENCE NORTH 87°32'26" EAST, A DISTANCE OF 86.03 FEET;

THENCE SOUTH 82°45'50" EAST, A DISTANCE OF 67.80 FEET;

THENCE SOUTH 83°32'55" EAST, A DISTANCE OF 209.09 FEET;

THENCE SOUTH 85°27'28" EAST, A DISTANCE OF 60.03 FEET;

THENCE SOUTH 79°41'08" EAST, A DISTANCE OF 77.36 FEET;

THENCE SOUTH 70°26'20" EAST, A DISTANCE OF 79.37 FEET;

THENCE SOUTH 61°02'33" EAST, A DISTANCE OF 79.37 FEET;

THENCE SOUTH 51°38'45" EAST, A DISTANCE OF 79.37 FEET;

THENCE SOUTH 42°14'58" EAST, A DISTANCE OF 79.37 FEET;

THENCE SOUTH 32°51'11" EAST, A DISTANCE OF 79.37 FEET;

THENCE SOUTH 23°27'23" EAST, A DISTANCE OF 79.37 FEET;

THENCE SOUTH 14°03'36" EAST, A DISTANCE OF 79.37 FEET;

THENCE SOUTH 04°12'19" EAST, A DISTANCE OF 92.61 FEET;

THENCE SOUTH 03°53'57" WEST, A DISTANCE OF 50.04 FEET;

THENCE SOUTH 10°25'10" WEST, A DISTANCE OF 69.97 FEET;

THENCE SOUTH 12°09'12" WEST, A DISTANCE OF 68.50 FEET;

THENCE SOUTH 17°26'05" WEST, A DISTANCE OF 71.55 FEET;

THENCE SOUTH 25°22'41" WEST, A DISTANCE OF 79.37 FEET;

THENCE SOUTH 34°46'28" WEST, A DISTANCE OF 79.37 FEET;

THENCE SOUTH 42°38'40" WEST, A DISTANCE OF 63.11 FEET;

THENCE SOUTH 40°58'51" WEST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 49°01'09" WEST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 40°55'18" WEST, A DISTANCE OF 10.02 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°56'27", AN ARC LENGTH OF 31.40 FEET, THE CHORD OF WHICH BEARS SOUTH 04°02'36" EAST, 28.27 FEET;

THENCE SOUTH 49°01'09" EAST, A DISTANCE OF 263.55 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 29°40'29", AN ARC LENGTH OF 282.27 FEET, THE CHORD OF WHICH BEARS SOUTH 34°10'55" EAST, 279.12 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1135.00 FEET, A CENTRAL ANGLE OF 09°48'57", AN ARC LENGTH OF 194.45 FEET, THE CHORD OF WHICH BEARS SOUTH 14°26'12" EAST, 194.21 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87°36'53", AN ARC LENGTH OF 30.59 FEET, THE CHORD OF WHICH BEARS SOUTH 53°20'52" EAST, 27.70 FEET;

THENCE NORTH 82°49'42" EAST, A DISTANCE OF 1.01 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 312.50 FEET, A CENTRAL ANGLE OF 01°46'03", AN ARC LENGTH OF 9.64 FEET, THE CHORD OF WHICH BEARS NORTH 81°56'41" EAST, 9.64 FEET;

THENCE NORTH 08°56'20" WEST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 74°58'53" EAST, A DISTANCE OF 50.48 FEET;

THENCE NORTH 72°27'32" EAST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 13°49'20" WEST, A DISTANCE OF 63.69 FEET;

THENCE NORTH 11°13'28" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 11°35'09" WEST, A DISTANCE OF 253.93 FEET;

THENCE NORTH 09°18'38" WEST, A DISTANCE OF 53.58 FEET;

THENCE NORTH 07°00'20" WEST, A DISTANCE OF 53.59 FEET;

THENCE NORTH 06°14'42" WEST, A DISTANCE OF 53.59 FEET;

THENCE NORTH 03°29'05" WEST, A DISTANCE OF 53.59 FEET;

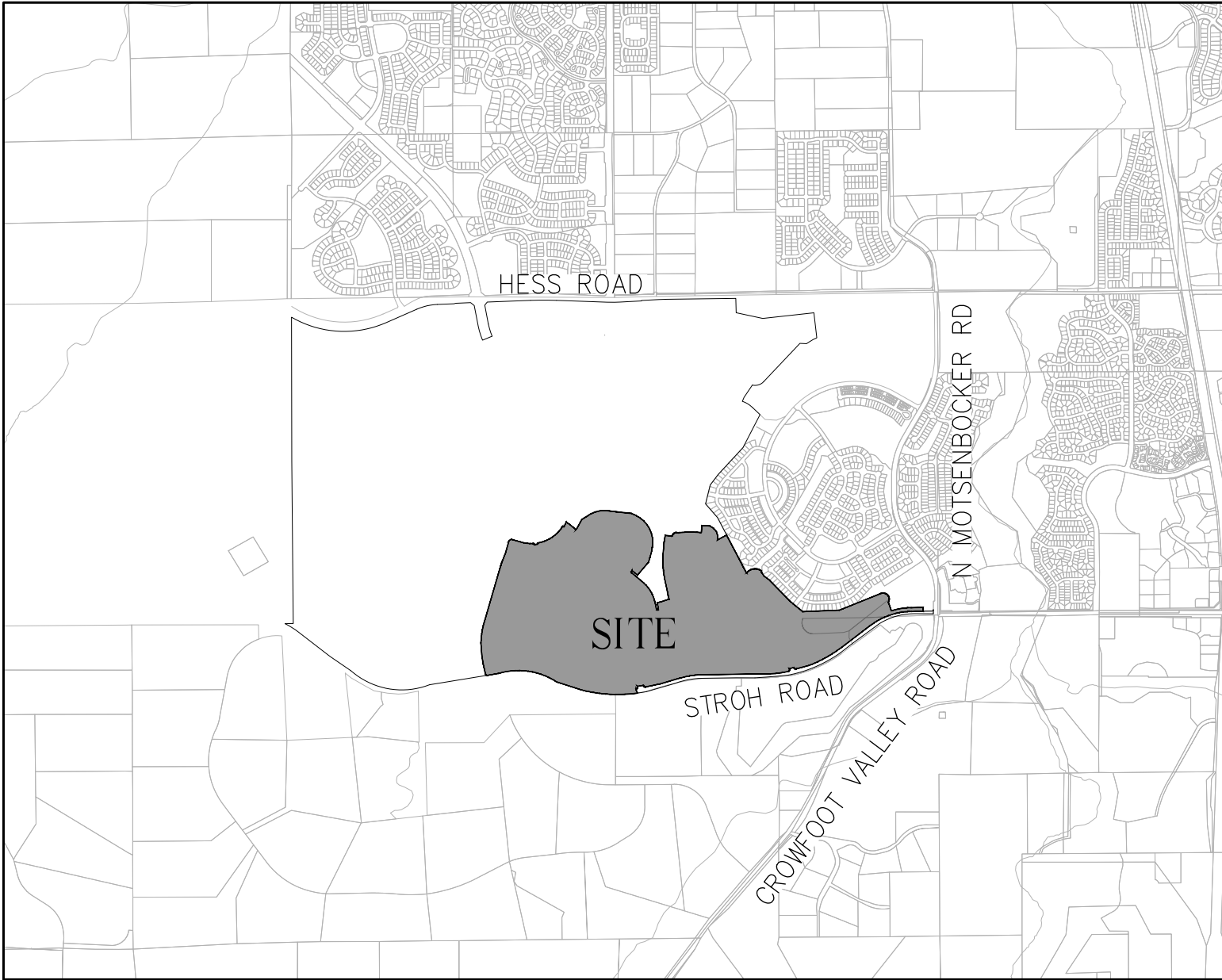
THENCE NORTH 00°13'40" WEST, A DISTANCE OF 160.74 FEET;

THENCE NORTH 05°34'56" EAST, A DISTANCE OF 214.46 FEET;

THENCE NORTH 09°53'41" EAST, A DISTANCE OF 53.69 FEET;

THENCE NORTH 03°48'53" EAST, A DISTANCE OF 49.95 FEET;

TOTAL ACREAGE = 78.856 ACRES, 373 LOTS, 29 TRACTS



VICINITY MAP
SCALE: 1" = 2500'

LEGAL DESCRIPTION CONTINUED

THENCE SOUTH 83°03'47" EAST, A DISTANCE OF 115.00 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 150°51'05", AN ARC LENGTH OF 136.91 FEET, THE CHORD OF WHICH BEARS NORTH 51°10'29" EAST, 100.65 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 42°48'10", AN ARC LENGTH OF 29.88 FEET, THE CHORD OF WHICH BEARS SOUTH 74°48'04" EAST, 29.19 FEET;

THENCE NORTH 83°47'51" EAST, A DISTANCE OF 12.84 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1732.50 FEET, A CENTRAL ANGLE OF 11°59'12", AN ARC LENGTH OF 362.45 FEET, THE CHORD OF WHICH BEARS NORTH 89°47'27" EAST, 361.79 FEET;

THENCE NORTH 05°47'03" EAST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 89°08'50" EAST, A DISTANCE OF 53.88 FEET;

THENCE NORTH 81°05'48" EAST, A DISTANCE OF 86.67 FEET;

THENCE SOUTH 62°36'33" EAST, A DISTANCE OF 93.81 FEET;

THENCE SOUTH 36°16'10" EAST, A DISTANCE OF 80.25 FEET;

THENCE SOUTH 08°34'18" EAST, A DISTANCE OF 72.73 FEET;

THENCE SOUTH 12°50'03" WEST, A DISTANCE OF 62.00 FEET;

THENCE SOUTH 30°53'43" WEST, A DISTANCE OF 63.57 FEET;

THENCE SOUTH 09°55'55" WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 77°48'34" EAST, A DISTANCE OF 66.15 FEET;

THENCE SOUTH 82°27'13" EAST, A DISTANCE OF 64.42 FEET;

THENCE SOUTH 89°05'54" EAST, A DISTANCE OF 106.52 FEET;

THENCE SOUTH 20°10'53" EAST, A DISTANCE OF 65.50 FEET;

THENCE SOUTH 06°39'52" EAST, A DISTANCE OF 89.79 FEET;

THENCE SOUTH 02°57'42" EAST, A DISTANCE OF 50.06 FEET;

THENCE SOUTH 02°08'56" EAST, A DISTANCE OF 55.44 FEET;

THENCE SOUTH 01°30'57" EAST, A DISTANCE OF 55.81 FEET;

THENCE SOUTH 06°46'44" WEST, A DISTANCE OF 55.69 FEET;

THENCE SOUTH 09°34'05" WEST, A DISTANCE OF 55.69 FEET;

THENCE SOUTH 12°21'26" WEST, A DISTANCE OF 55.69 FEET;

THENCE NORTH 72°10'26" EAST, A DISTANCE OF 279.45 FEET, TO A POINT ON THE EXTERIOR BOUNDARY OF STROTH RANCH FILING NO. 17C, FIRST AMENDMENT, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2016032140, BEING A POINT OF CURVATURE;

THENCE ALONG SAID EXTERIOR BOUNDARY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 91°07'00", AN ARC LENGTH OF 277.94 FEET, THE CHORD OF WHICH BEARS NORTH 81°49'53" EAST, 249.64 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF STROTH RANCH FILING NO. 17C, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2003092246, BEING A POINT OF NON-TANGENCY;

THENCE THE FOLLOWING FIVE (5) COURSES TO FOLLOW THE EXTERIOR BOUNDARY OF SAID FILING NO. 17C;

1. SOUTH 00°01'28" WEST, A DISTANCE OF 23.45 FEET;

2. SOUTH 34°28'50" EAST, A DISTANCE OF 67.93 FEET;

3. SOUTH 52°43'50" EAST, A DISTANCE OF 120.48 FEET;

4. SOUTH 44°01'05" EAST, A DISTANCE OF 468.59 FEET;

5. SOUTH 50°21'26" EAST, A DISTANCE OF 74.03 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF STROTH RANCH FILING NO. 17B, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2003092244;

THENCE THE FOLLOWING THREE (3) COURSES TO FOLLOW THE EXTERIOR BOUNDARY OF SAID FILING 17B;

1. SOUTH 50°20'35" EAST, A DISTANCE OF 202.74 FEET;

2. NORTH 87°51'45" EAST, A DISTANCE OF 600.61 FEET;

3. NORTH 68°12'25" EAST, A DISTANCE OF 302.49 FEET, TO A POINT ON THE EXTERIOR BOUNDARY OF STROTH RANCH FILING NO. 17B, FIRST AMENDMENT, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2008065225;

LEGAL DESCRIPTION CONTINUED

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE EXTERIOR BOUNDARY OF SAID FILING NO. 17B, FIRST AMENDMENT;

1. NORTH 68°12'25" EAST A DISTANCE OF 435.86 FEET TO A POINT ON A CURVE;

2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 140°35'51", AN ARC LENGTH OF 245.39 FEET, THE CHORD OF WHICH EARS SOUTH 41°34'12" EAST, 188.29 FEET;

3. SOUTH 17°47'54" EAST, A DISTANCE OF 149.91 FEET, TO A POINT ON A CURVE;

4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 17°21'56", AN ARC LENGTH OF 333.40 FEET, THE CHORD OF WHICH BEARS NORTH 80°52'52" EAST, 332.12 FEET;

5. NORTH 89°35'32" EAST, A DISTANCE OF 196.43 FEET;

6. SOUTH 00°06'36" EAST, A DISTANCE OF 63.31 FEET TO THE NORTHERLY RIGHT OF WAY OF STROH ROAD, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2020011918;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING TWENTY-ONE (21) COURSES;

1. SOUTH 89°34'45" WEST, A DISTANCE OF 190.37 FEET, TO A POINT ON A CURVE;

2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 36°40'57", AN ARC LENGTH OF 723.46 FEET, THE CHORD OF WHICH BEARS SOUTH 71°14'16" WEST, 711.17 FEET;

3. SOUTH 52°53'48" WEST, A DISTANCE OF 606.69 FEET, TO A POINT ON A CURVE;

4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2140.00 FEET, A CENTRAL ANGLE OF 16°18'53", AN ARC LENGTH OF 609.36 FEET, THE CHORD OF WHICH BEARS SOUTH 61°03'15" WEST, 607.30 FEET;

5. SOUTH 75°57'33" WEST, A DISTANCE OF 141.86 FEET, TO A POINT ON A CURVE;

6. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2128.00 FEET, A CENTRAL ANGLE OF 01°56'37", AN ARC LENGTH OF 72.18 FEET, THE CHORD OF WHICH BEARS SOUTH 73°58'45" WEST, 72.18 FEET, TO A POINT ON A CURVE;

7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°51'42", AN ARC LENGTH OF 48.10 FEET, THE CHORD OF WHICH BEARS NORTH 59°06'49" WEST, 43.11 FEET;

8. SOUTH 76°49'19" WEST, A DISTANCE OF 77.00 FEET;

9. SOUTH 13°10'41" EAST, A DISTANCE OF 12.01 FEET, TO A POINT ON A CURVE;

10. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°51'42", AN ARC LENGTH OF 48.10 FEET, THE CHORD OF WHICH BEARS SOUTH 32°45'08" WEST, 43.11 FEET, TO A POINT ON A CURVE;

11. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2140.00 FEET, A CENTRAL ANGLE OF 10°49'29", AN ARC LENGTH OF 404.30 FEET, THE CHORD OF WHICH BEARS SOUTH 84°05'41" WEST, 403.70 FEET;

12. SOUTH 89°30'25" WEST, A DISTANCE OF 963.00 FEET, TO A POINT ON A CURVE;

13. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 15°35'50", AN ARC LENGTH OF 424.67 FEET, THE CHORD OF WHICH BEARS SOUTH 81°42'30" WEST, 423.36 FEET;

14. SOUTH 73°54'35" WEST, A DISTANCE OF 352.10 FEET;

15. SOUTH 79°03'41" WEST, A DISTANCE OF 143.41 FEET, TO A POINT ON A CURVE;

16. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1428.00 FEET, A CENTRAL ANGLE OF 03°08'57", AN ARC LENGTH OF 78.49 FEET, THE CHORD OF WHICH BEARS SOUTH 77°29'34" WEST, 78.48 FEET, TO A POINT ON A CURVE;

17. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°54'36", AN ARC LENGTH OF 48.65 FEET, THE CHORD OF WHICH BEARS NORTH 54°28'18" WEST, 43.49 FEET;

18. SOUTH 81°59'22" WEST, A DISTANCE OF 101.00 FEET;

19. SOUTH 08°00'38" EAST, A DISTANCE OF 11.28 FEET, TO A POINT ON A CURVE;

20. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°26'55", AN ARC LENGTH OF 48.41 FEET, THE CHORD OF WHICH BEARS SOUTH 38°12'30" WEST, 43.32 FEET;

21. SOUTH 21°36'04" EAST, A DISTANCE OF 73.32 FEET, TO A POINT ON A CURVE;

ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2408.42 FEET, A CENTRAL ANGLE OF 22°25'00", AN ARC LENGTH OF 942.28 FEET, THE CHORD OF WHICH BEARS NORTH 86°34'49" WEST, 936.29 FEET;

NORTH 71°45'58" WEST, A DISTANCE OF 415.03 FEET, TO A POINT ON A CURVE;

ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1142.75 FEET, A CENTRAL ANGLE OF 50°07'58", AN ARC LENGTH OF 999.88 FEET, THE CHORD OF WHICH BEARS NORTH 81°55'21" WEST, 968.29 FEET;

SOUTH 80°43'00" WEST, A DISTANCE OF 164.28 FEET, TO A POINT ON A CURVE;

ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 87°20'36", AN ARC LENGTH OF 53.36 FEET, THE CHORD OF WHICH BEARS NORTH 55°56'42" WEST, 48.34 FEET;

THENCE NORTH 11°56'24" WEST, A DISTANCE OF 171.94 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 13°05'57", AN ARC LENGTH OF 320.08 FEET, THE CHORD OF WHICH BEARS NORTH 05°23'25" WEST, 319.38 FEET;

THENCE NORTH 00°14'24" WEST, A DISTANCE OF 174.12 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1415.00 FEET, A CENTRAL ANGLE OF 08°09'11", AN ARC LENGTH OF 201.35 FEET, THE CHORD OF WHICH BEARS NORTH 12°18'08" EAST, 201.18 FEET;

THENCE NORTH 16°22'44" EAST, A DISTANCE OF 994.47 FEET;

THENCE NORTH 21°40'08" EAST, A DISTANCE OF 162.69 FEET;

THENCE NORTH 16°22'44" EAST, A DISTANCE OF 230.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 12,148,722 SQUARE FEET OR 278.896 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

Sheet List Table

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1	COVER
2	NOTES
3	OVERALL
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Westwood

10333 E DRY CREEK RD.
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Westwood Professional Services, Inc.

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 2 OF 13

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 CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 450-H0580435-023-CN4, AMENDMENT NO. 5., ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MAY 21, 2021.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 32 BY A 3-1/4" ALUMINUM CAP STAMPED LS 28286 AND AT THE NORTH QUARTER CORNER OF SAID SECTION 32 BY A 3-1/4" ALUMINUM CAP STAMPED PLS 22561 BEING ASSUMED TO BEAR NORTH 89°24'39" EAST, 2666.87 FEET.
- BENCHMARK: NGS MONUMENT DESIGNATION ROBERTS (PID DQ7271) BEING A FOUND 3-1/4 INCH DIAMETER DOUGLAS COUNTY GIS ALUMINUM DISK SET IN CONCRETE. THE MONUMENT IS LOCATED AT THE END OF WATERMARK LANE NEAR THE INTERSECTION OF WATERMARK LANE AND WEST STEPPING STONE CIRCLE. THE ELEVATION IS 6042.30 FEET. DATUM IS NAVD88.
- BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, AA, DD, EE, FF, GG, HH, M, MM, PP, RR, TT, V, VV, W, X, Y, AND Z FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
- TRACTS A, AA, DD, EE, FF, GG, HH, M, MM, PP, RR, TT, V, VV, W, X, Y, AND Z 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 ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B & 1C.
- THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS SIDEWALK & UTILITY EASEMENTS AND AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDED, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- NON-EXCLUSIVE 5-FOOT, 6-FOOT, 8-FOOT, 10-FOOT AND 15-FOOT UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
- 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.
- ALL 30' AND 50' PARKER WATER & SANITATION DISTRICT UTILITY EASEMENTS ARE DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT. THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS PARKER WATER AND SANITATION DISTRICT EXCLUSIVE EASEMENT SHALL BE ALLOWED A MAXIMUM OF A FIVE-FOOT (5') OVERLAP WITH UTILITY EASEMENTS ON THIS PLAT. THERE SHALL BE A MINIMUM OF A TEN-FOOT (10') SEPARATION MAINTAINED BETWEEN ANY PARKER WATER AND SANITATION DISTRICT FACILITY TO ANY OTHER UTILITY LINE.
- 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).
- THERE ARE A TOTAL OF 373 LOTS AND 29 TRACTS IN ANTHOLOGY PRELIMINARY PLAN 1B & 1C AMENDMENT NO. 1.
- THIS PROPERTY DOES NOT FALL WITHIN 100 YEAR FLOODPLAIN ACCORDING TO FEMA'S WEBSITE AS THE DATE OF THIS PLAT.
- THE ZONING FOR THIS AND ITS ADJOINING PARCELS IS "PLANNED DEVELOPMENT-ANTHOLOGY NORTH, FIRST AMENDMENT" ACCORDING TO TOWN OF PARKER ZONING MAP AS OF THE DATE OF THIS PLAT.
- ALL SIGHT LINE EASEMENTS (S.L.E.) ARE SUBJECT TO CHANGE BETWEEN PRELIMINARY PLAN AND THE FINAL PLAT FOR ANTHOLOGY FILING 1B & 1C. AS SUCH, DIMENSIONS HAVE BEEN OMITTED ON THESE PLANS BUT WILL BE INCLUDED ON THE FINAL PLAT

TRACT SUMMARY TABLE					
PARCEL NO.	SQUARE FOOT	ACRES	USE	OWNERSHIP	MAINTENANCE
TRACT A	860,879	19.763	OPEN SPACE/DRAINAGE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT AA	4,221	0.097	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT BB	13,852	0.318	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT CC	14,143	0.325	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT DD	1,360	0.031	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT EE	1,224	0.028	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT FF	8,174	0.188	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT GG	1,700	0.039	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT HH	1,212	0.028	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT KK	4,896	0.112	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT LL	1,824	0.042	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT M	5,022	0.115	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT MM	2,365	0.054	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT NN	1,600	0.037	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT OO	2,278	0.052	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT PP	3,377	0.078	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT QQ	2,278	0.052	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT RR	3,313	0.076	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT SS	2,280	0.052	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT T	20,489	0.470	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT TT	2,414	0.055	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT U	22,432	0.515	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT UU	1,974	0.045	ACCESS/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT V	8,247	0.189	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT VV	1,034	0.024	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT W	6,775	0.156	OPEN SPACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT X	8,028	0.184	OPEN SPACE/DRAINAGE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT Y	62,760	1.441	OPEN SPACE/DRAINAGE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT
TRACT Z	2,183	0.050	OPENSACE/UTILITIES/LANDSCAPE	METRO DISTRICT	METRO DISTRICT

LAND USE SUMMARY CHART			
TYPE	SQ. FT.	ACRES	% OF TOTAL AREA
SINGLE FAMILY	1,155,078	26.517	35.42%
DUPLEX	226,626	5.203	6.95%
TOWNHOMES	238,542	5.476	7.32%
ACCESS	88,046	2.021	2.70%
OPEN SPACE	984,288	22.596	30.19%
ROAD RIGHT OF WAY	568,157	13.043	17.42%
TOTAL	3,260,737	78.856	100.00%

UNIT COUNT TABLE		
PLANNING AREA	HOUSING TYPE	DU'S
PA-44	TOWNHOMES	121
PA-44	DUPLEXES	90
PA-44	SFA (25'x80' typ)	16
PA-44	SFD (50'X115' typ)	33
PA-46	SFD (50'x115' typ)	113
TOTAL		373
TOTAL	SFD	146
TOTAL	SFA	16
TOTAL	TOWNHOMES	121
TOTAL	DUPLEXED	90

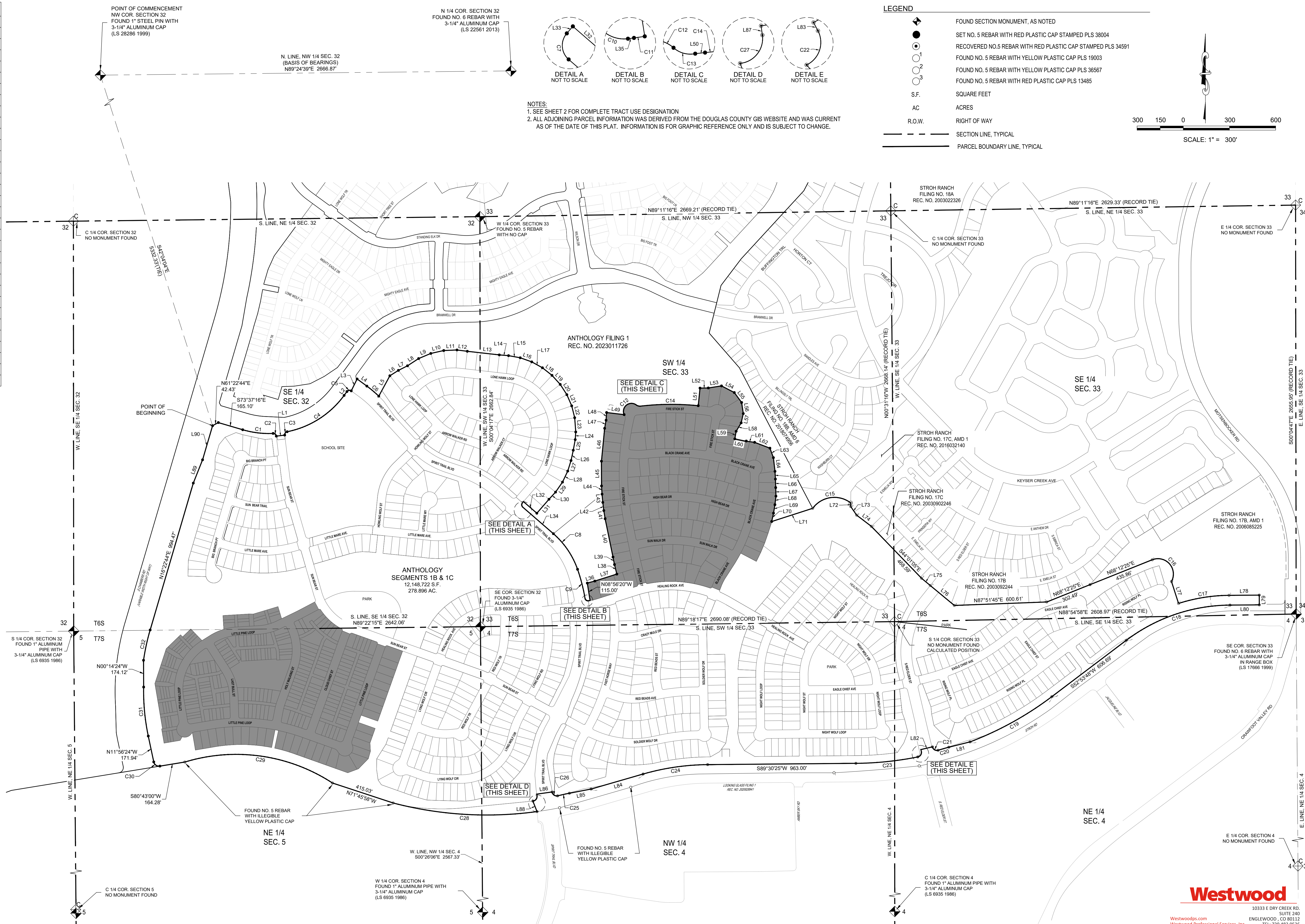
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 3 OF 13

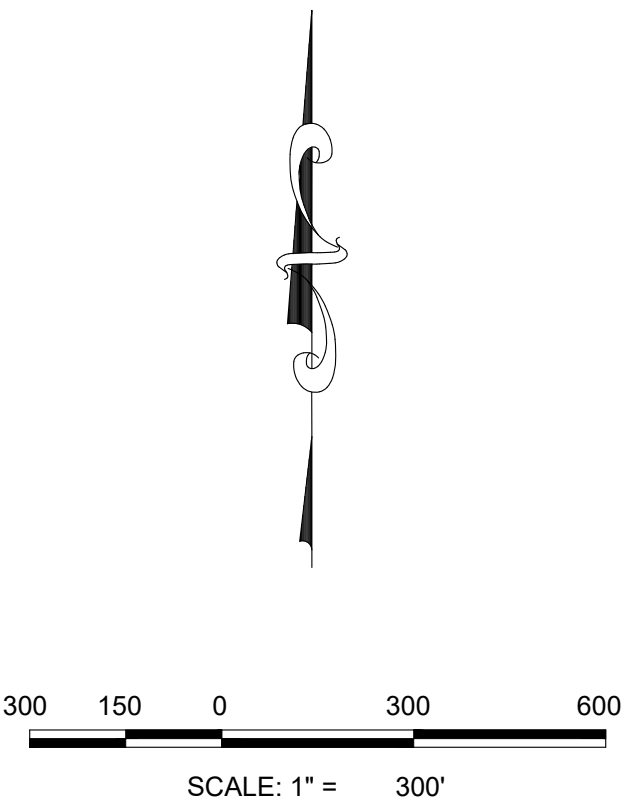
CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	605.00'	18°55'33"	199.84'	S83°05'03"E
C2	20.00'	85°38'29"	29.89'	S49°43'35"E
C3	20.00'	85°38'29"	29.89'	N35°54'54"E
C4	605.00'	42°31'09"	448.97'	N57°28'34"E
C5	20.00'	90°00'00"	31.42'	N81°12'59"E
C6	750.00'	7°44'33"	101.35'	S49°49'56"E
C7	20.00'	89°56'27"	31.40'	S04°02'56"E
C8	545.00'	29°40'29"	282.27'	S34°10'55"E
C9	1135.00'	9°48'57"	194.45'	S14°26'12"E
C10	20.00'	87°38'53"	30.59'	S53°20'52"E
C11	312.50'	1°46'03"	9.64'	N81°56'41"E
C12	52.00'	150°51'05"	136.91'	N51°10'29"E
C13	40.00'	42°48'10"	29.88'	S74°48'04"E
C14	1732.50'	11°59'12"	362.45'	N89°47'27"E
C15	175.00'	91°00'00"	277.94'	N81°49'53"E
C16	100.00'	140°35'51"	245.39'	S41°34'12"E
C17	1100.00'	17°21'56"	333.40'	N80°52'52"E
C18	1130.00'	36°40'57"	723.46'	S71°14'16"W
C19	2140.00'	16°18'53"	609.36'	S61°03'15"W
C20	2128.00'	1°56'37"	72.18'	S73°58'45"W
C21	30.00'	91°51'42"	48.10'	S59°06'49"W
C22	30.00'	91°51'42"	48.10'	S32°45'08"W
C23	2140.00'	10°49'29"	404.30'	S84°05'41"W
C24	1560.00'	15°35'50"	424.67'	S81°42'30"W
C25	1428.00'	3°08'57"	78.49'	S77°29'34"W
C26	30.00'	92°54'36"	48.65'	N54°28'18"W
C27	30.00'	92°26'55"	48.41'	S38°12'30"W
C28	2408.42'	22°25'00"	942.28'	N86°34'49"W
C29	1142.75'	50°07'58"	999.88'	N81°55'21"W
C30	35.00'	87°20'36"	53.36'	N55°36'42"W
C31	1400.00'	13°05'57"	320.08'	N05°23'23"W
C32	1415.00'	8°09'11"	201.35'	N12°18'08"E

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N83°05'39"E	55.00'
L2	N36°12'59"E	31.04'
L3	N26°12'30"E	86.31'
L4	S53°46'59"E	78.46'
L5	N28°32'32"E	150.83'
L6	N57°50'26"E	65.35'
L7	N63°09'49"E	66.28'
L8	N56°58'41"E	86.03'
L9	N67°09'56"E	86.03'
L10	N77°21'11"E	86.03'
L11	N87°32'26"E	86.03'
L12	S82°46'00"E	67.80'
L13	S83°32'55"E	209.09'
L14	S85°27'28"E	60.03'
L15	S79°41'08"E	77.36'
L16	S70°26'20"E	79.37'
L17	S61°02'33"E	79.37'
L18	S51°38'45"E	79.37'
L19	S42°14'58"E	79.37'
L20	S32°51'11"E	79.37'
L21	S23°27'23"E	79.37'
L22	S14°03'36"E	79.37'
L23	S04°12'19"E	92.81'
L24	S03°53'57"W	50.04'
L25	S10°25'10"W	69.97'
L26	S12°09'12"W	68.50'
L27	S17°26'05"W	71.55'
L28	S25°22'41"W	79.37'
L29	S34°46'28"W	79.37'
L30	S42°38'40"W	63.11'
L31	S40°58'51"W	120.00'
L32	N49°01'09"W	115.00'
L33	S40°58'18"W	10.02'
L34	S49°01'09"E	263.55'
L35	N82°49'42"E	1.01'
L36	N74°58'53"E	50.48'
L37	N72°27'32"E	150.00'
L38	N13°49'20"W	63.69'
L39	N11°13'28"W	50.00'
L40	N11°35'09"W	253.93'
L41	N09°18'08"W	53.58'
L42	N07°00'20"W	53.59'
L43	N05°14'42"W	53.59'
L44	N03°29'05"W	53.59'
L45	N00°13'40"W	160.74'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L46	N05°34'56"E	214.46'
L47	N09°53'41"E	53.69'
L48	N03°48'53"E	49.95'
L49	S83°03'47"E	115.00'
L50	N83°47'51"E	12.84'
L51	N05°47'03"E	115.00'
L52	N89°08'50"E	53.88'
L53	N81°05'48"E	86.67'
L54	S62°36'33"E	93.81'
L55	S36°16'10"E	80.25'
L56	S08°34'18"E	72.73'
L57	S12°50'03"W	62.00'
L58	S30°53'43"W	63.57'
L59	S09°55'55"W	50.00'
L60	S77°48'34"E	66.15'
L61	S82°27'13"E	64.42'
L62	S69°05'54"E	106.52'
L63	S20°10'53"E	65.50'
L64	S06°39'52"E	89.79'
L65	S02°57'42"E	50.06'
L66	S02°08'56"E	55.44'
L67	S01°30'57"E	55.81'
L68	S06°46'44"W	55.69'
L69	S09°34'05"W	55.69'
L70	S12°21'26"W	55.69'
L71	N72°10'28"E	279.45'
L72	S00°01'28"W	23.45'
L73	S34°28'50"E	67.93'
L74	S52°43'50"E	120.48'
L75	S50°21'26"E	74.03'
L76	S50°20'35"E	202.74'
L77	S17°47'54"E	149.91'
L78	N89°35'32"E	196.43'
L79	S00°06'36"E	63.31'
L80	S89°34'45"W	190.37'
L81	S75°57'33"W	141.86'
L82	S76°49'19"W	77.00'
L83	S13°10'41"E	12.01'
L84	S73°54'35"W	352.10'
L85	S79°03'41"W	143.41'
L86	S81°59'22"W	101.00'
L87	S08°00'38"E	11.28'
L88	S21°36'04"E	73.32'
L89	N21°40'08"E	162.69'
L90	N16°22'44"E	230.93'

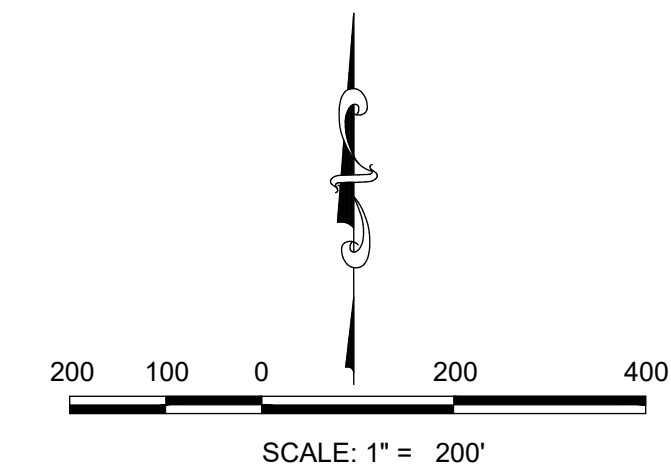


A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 4 OF 13



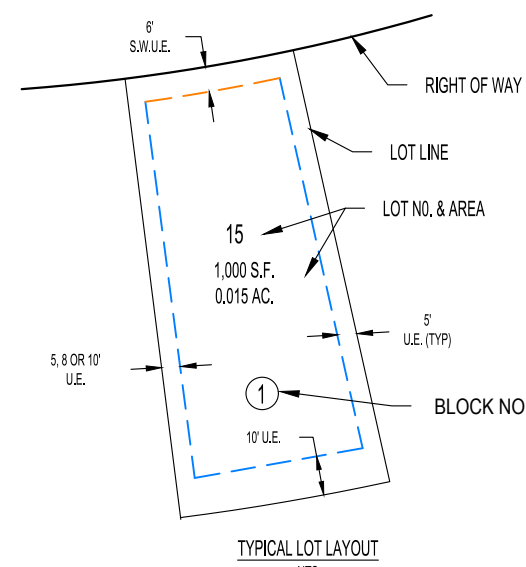
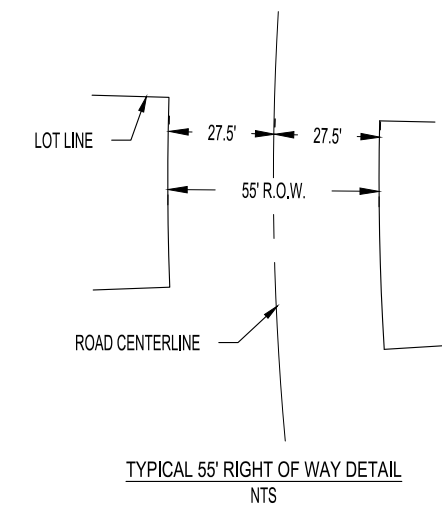
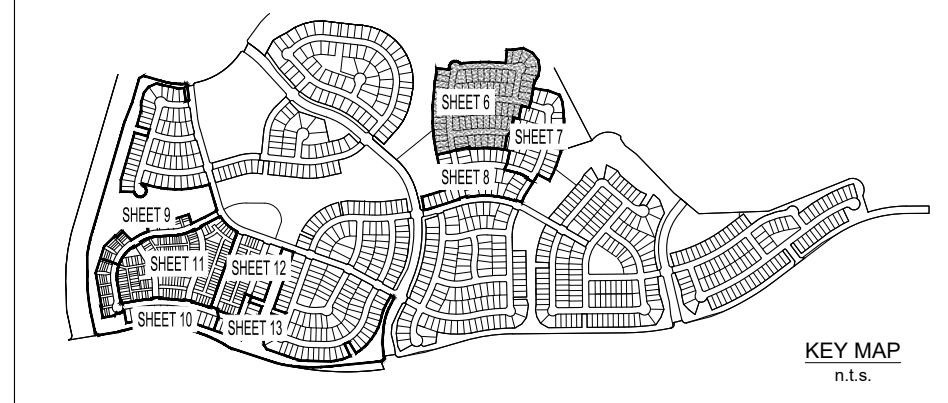
Westwoodps.com
Westwood Professional Services, Inc.

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 5 OF 13



ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

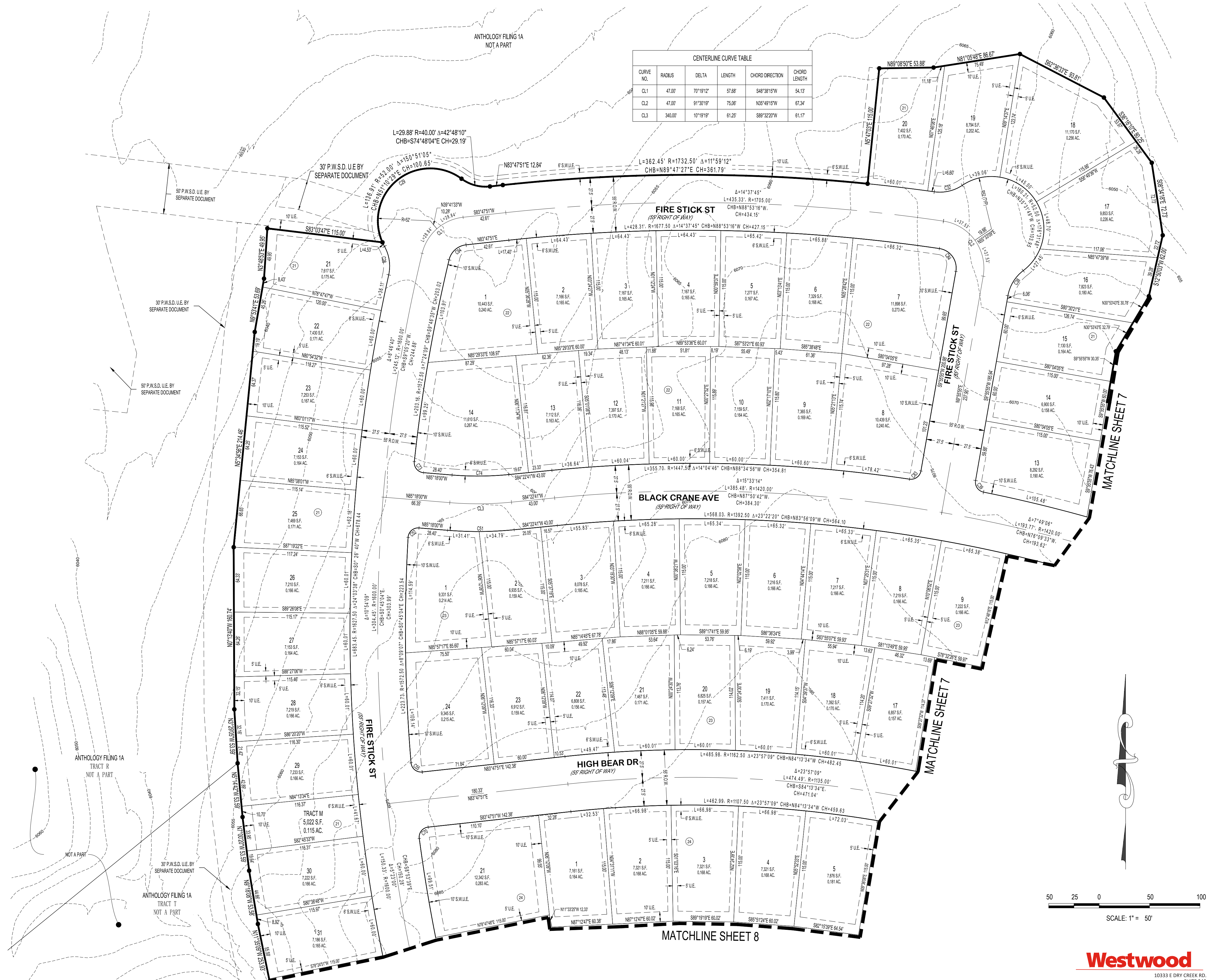
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AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 6 OF 13



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" O RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO. 5 REBAR WITH 1-1/4" O RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" O YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" O YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" O RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	367.50	9°23'47"	60.27	N32°51'11"W	60.20
C2	367.50	9°23'47"	60.27	N23°27'23"W	60.20
C3	367.50	9°23'47"	60.27	N14°03'38"W	60.20
C4	367.50	9°23'47"	61.12	N04°35'48"W	61.05
C5	397.48	7°15'04"	50.07	S03°53'57"W	50.04
C6	808.48	4°15'22"	60.06	N08°44'48"E	60.04
C7	808.48	4°15'22"	60.06	N13°00'11"E	60.05
C8	808.48	3°04'50"	43.41	N16°40'10"E	43.41
C9	367.50	2°36'21"	16.71	N19°23'27"E	16.71
C10	367.50	9°23'47"	60.27	N25°22'41"E	60.20
C11	367.50	9°04'20"	58.19	N34°36'49"E	58.13
C12	40.00	4°14'39"	29.12	N08°23'03"W	28.49
C13	52.00	15°50'03"	141.44	S48°40'47"W	101.70
C14	40.00	4°14'39"	29.12	N17°06'46"E	28.53
C15	40.00	4°24'41"	29.88	S11°19'59"W	29.19
C16	10.00	88°31'32"	15.45	S34°19'52"E	13.96
C17	367.50	10°19'19"	66.21	N08°32'20"E	66.12
C18	10.00	9°12'23"	15.95	S48°10'44"W	14.31
C19	10.00	9°12'23"	15.95	S50°30'53"E	14.31
C20	10.00	9°12'23"	15.95	S31°19'59"W	14.31
C21	10.00	9°12'23"	15.95	S30°36'47"E	14.31
C22	312.50	10°19'19"	66.30	N08°32'20"E	66.22
C23	10.00	88°31'32"	15.45	N04°11'41"E	13.96
C24	15.50	91°30'19"	31.14	N35°49'15"W	27.94
C25	15.50	70°19'12"	23.87	S48°38'15"W	22.48



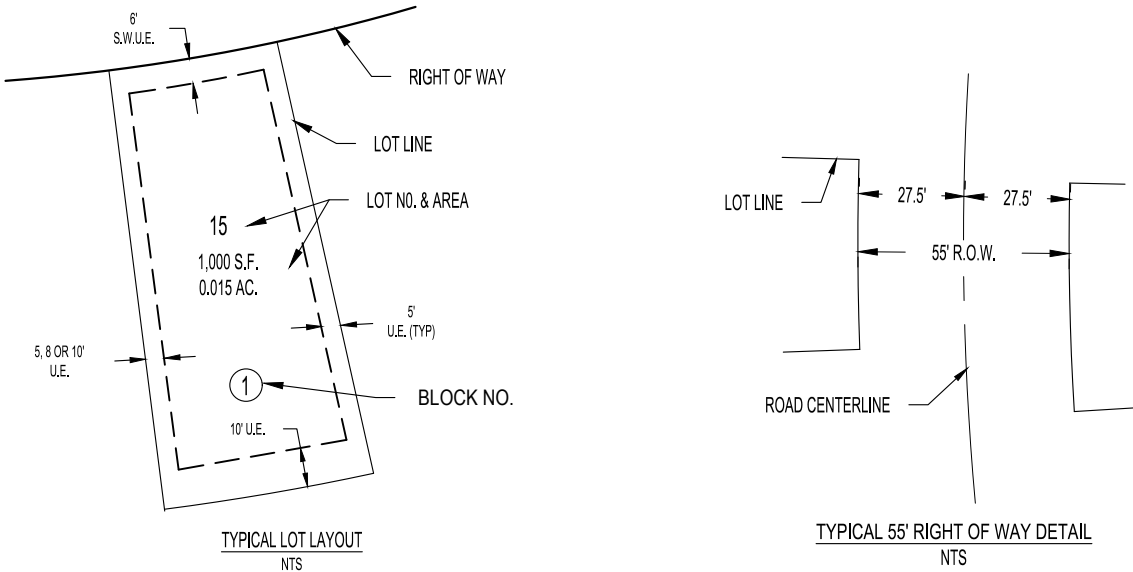
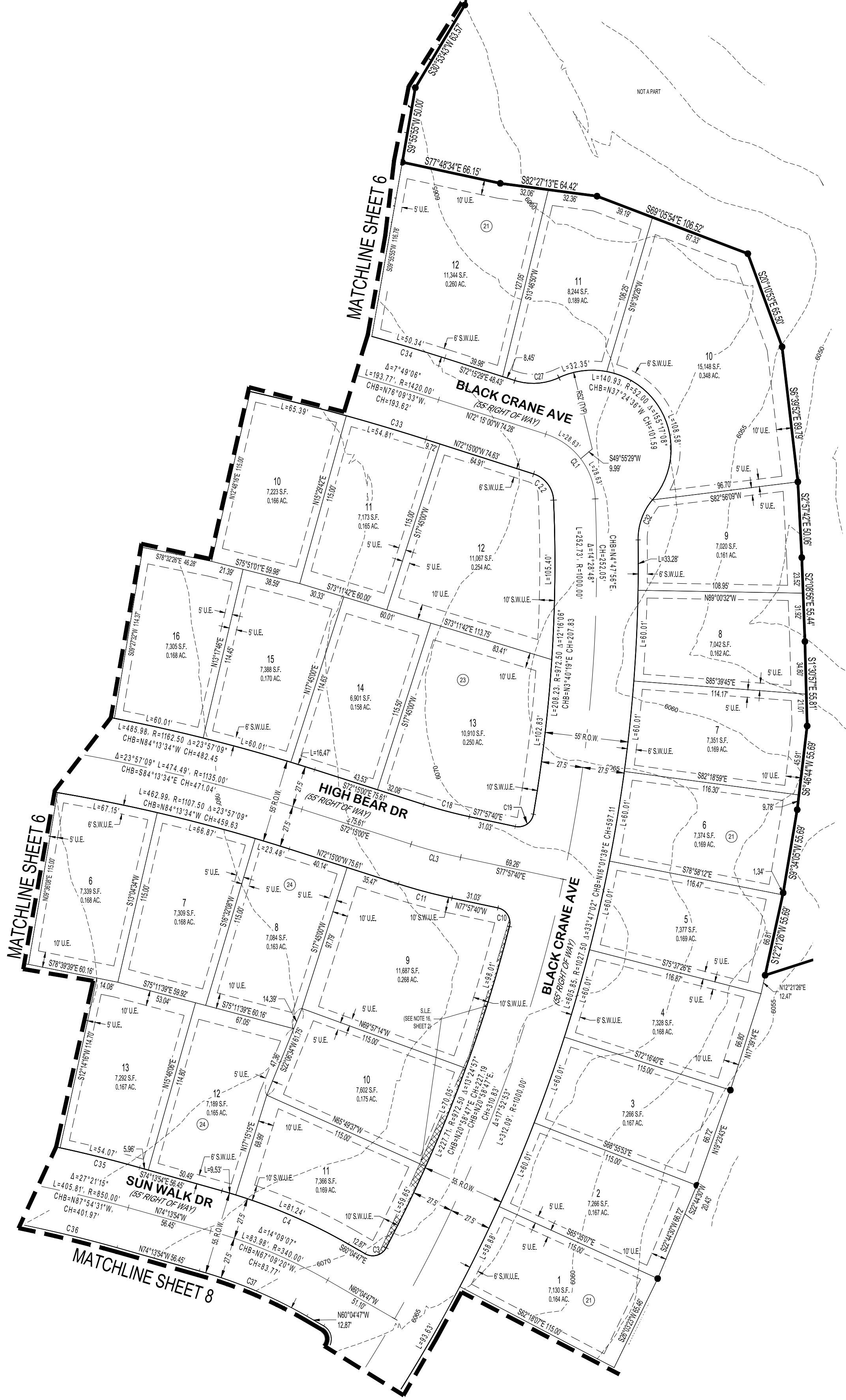
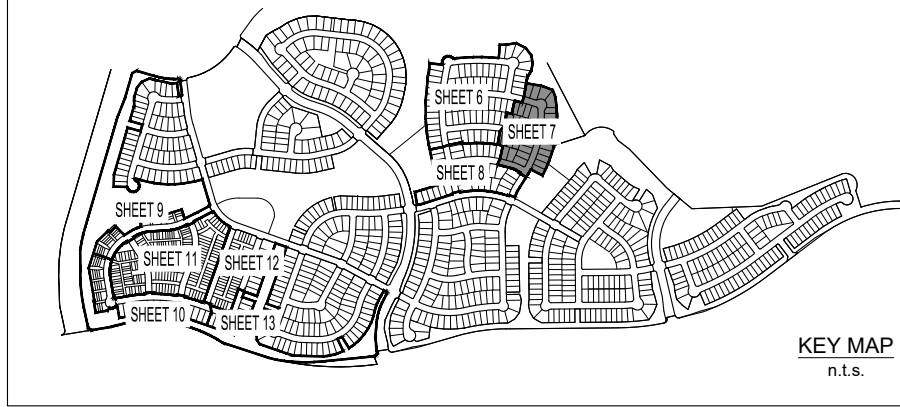
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SCALE: 1" = 50'

Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9926
SHEET 6 OF 13

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

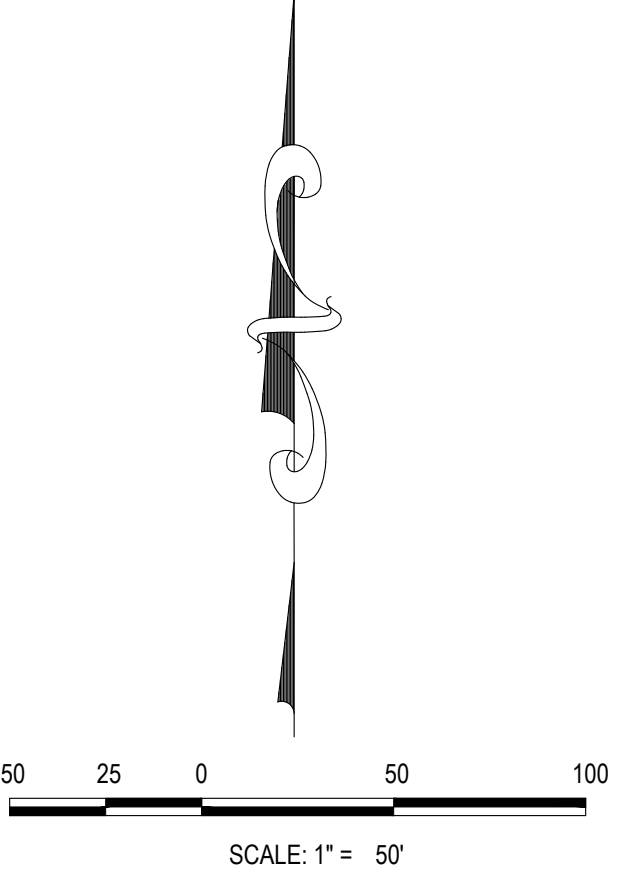
A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 7 OF 13



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C3	10.00'	92°13'58"	16.10'	N23°48'14"E	14.41'
C4	367.50'	14°09'07"	90.77'	N67°09'20"W	90.54'
C10	10.00'	92°13'58"	16.10'	N31°50'41"W	14.41'
C11	367.50'	5°42'40"	36.63'	S75°08'20"E	36.62'
C18	312.50'	5°42'40"	31.15'	S75°08'20"E	31.14'
C19	10.00'	92°13'58"	16.10'	N55°55'21"E	14.41'
C22	19.00'	69°47'16"	23.14'	N32°21'22"W	21.74'
C27	40.00'	42°48'10"	28.88'	N69°20'55"E	28.19'
C32	40.00'	41°05'51"	28.69'	S19°41'02"W	28.08'
C33	1392.50'	23°22'20"	568.03'	N83°56'08"W	564.10'
C34	1447.50'	06°10'05"	155.83'	N75°30'36"W	155.75'
C35	677.50'	27°21'15"	418.64'	N67°54'51"W	414.97'
C36	822.50'	27°21'15"	592.68'	N67°54'51"W	588.96'
C37	312.50'	14°09'07"	77.19'	N67°09'20"W	76.99'
C45	40.00'	21°28'42"	14.99'	N29°46'56"E	14.91'
C46	68.00'	02°30'07"	2.97'	S20°17'39"W	2.97'
C47	68.00'	38°38'43"	45.87'	S40°52'04"W	45.00'
C48	68.00'	40°57'05"	46.60'	S80°39'59"W	47.57'
C49	68.00'	33°03'19"	39.23'	N62°19'50"W	38.69'

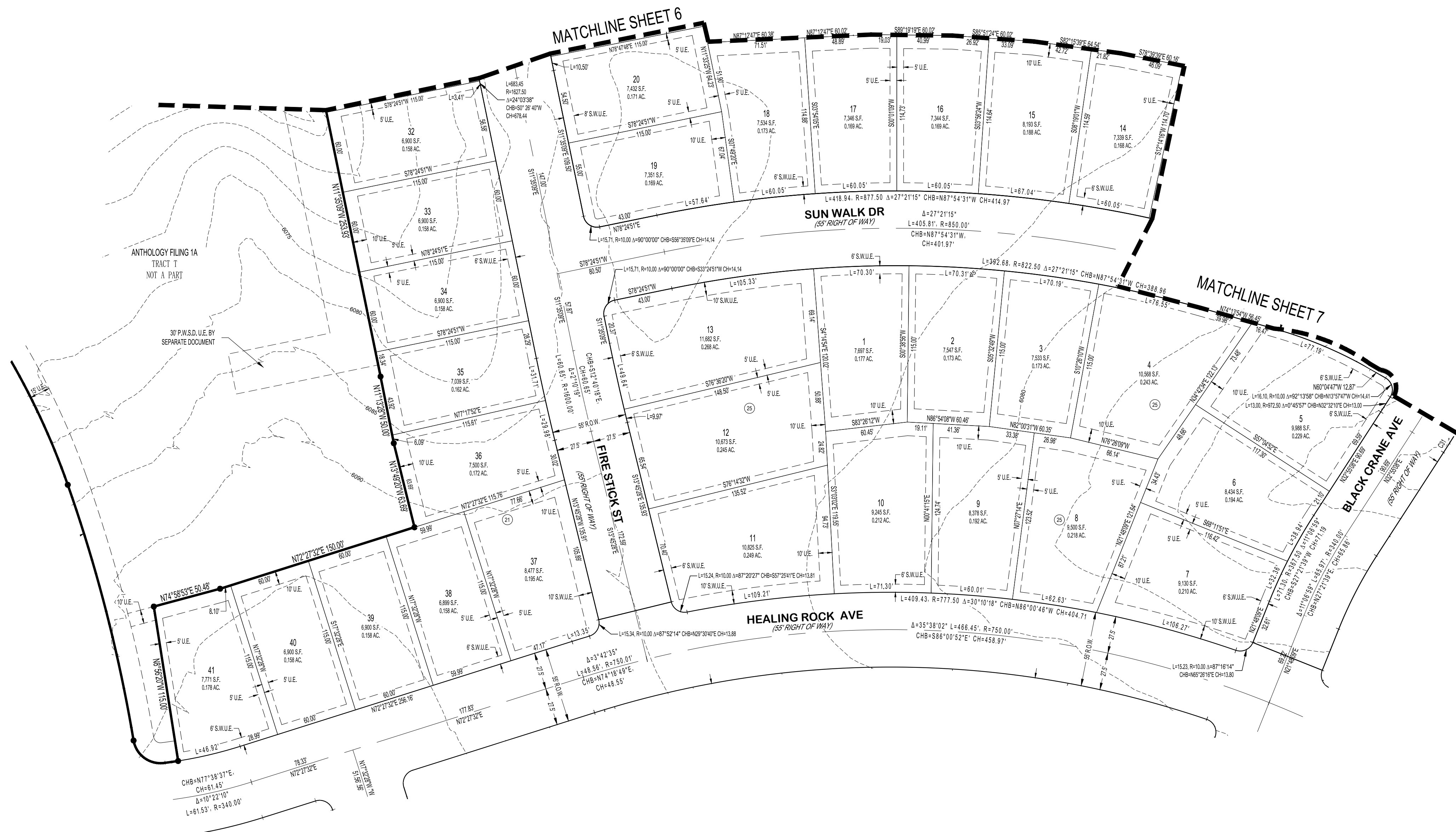
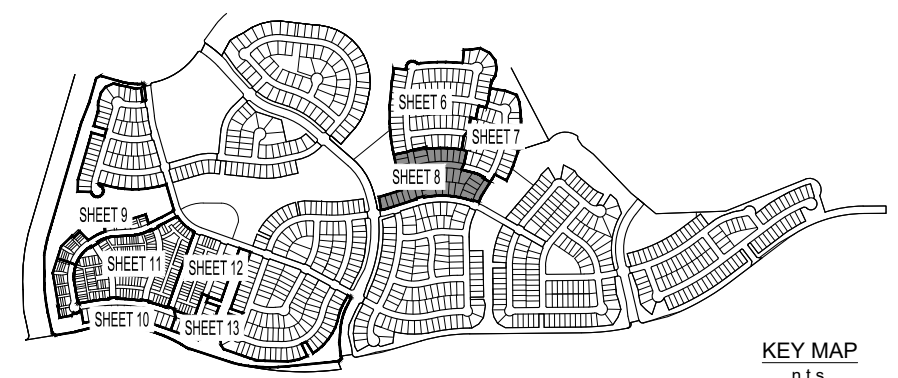
CENTERLINE CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
CL1	47.00'	69°48'31"	57.26'	N37°20'44"W	53.79'
CL2	1155.00'	23°57'09"	474.69'	S84°13'34"E	471.04'
CL3	340.00'	5°42'40"	33.89'	S75°08'20"E	33.88'

- LEGEND
- FOUND SECTION MONUMENT, AS NOTED
 - SET 18" LONG NO.5 REBAR WITH 1-1/4"Ø RED PLASTIC CAP STAMPED PLS 38004
 - RECOVERED NO.5 REBAR WITH 1-1/4"Ø RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4"Ø YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH 1-1/4"Ø YELLOW PLASTIC CAP PLS 36567
 - FOUND NO. 5 REBAR WITH 1-1/4"Ø RED PLASTIC CAP PLS 13465
 - BLOCK NUMBER
 - UTILITY EASEMENT
 - SIDWALK AND UTILITY EASEMENT
 - PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - SIGHT LINE EASEMENT
 - UTILITY EASEMENT
 - SIDWALK AND UTILITY EASEMENT
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - SIGHT TRIANGLE



ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 8 OF 13

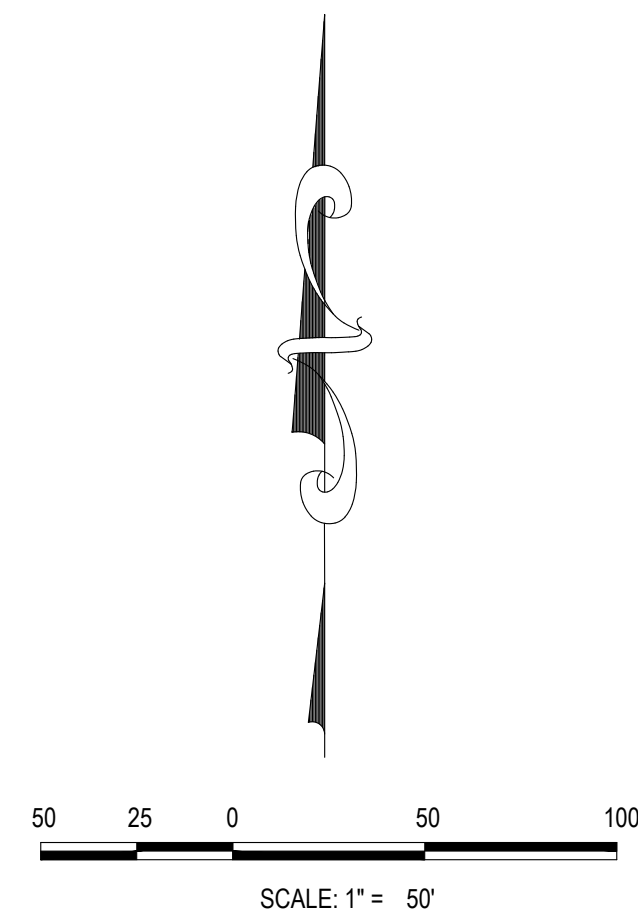
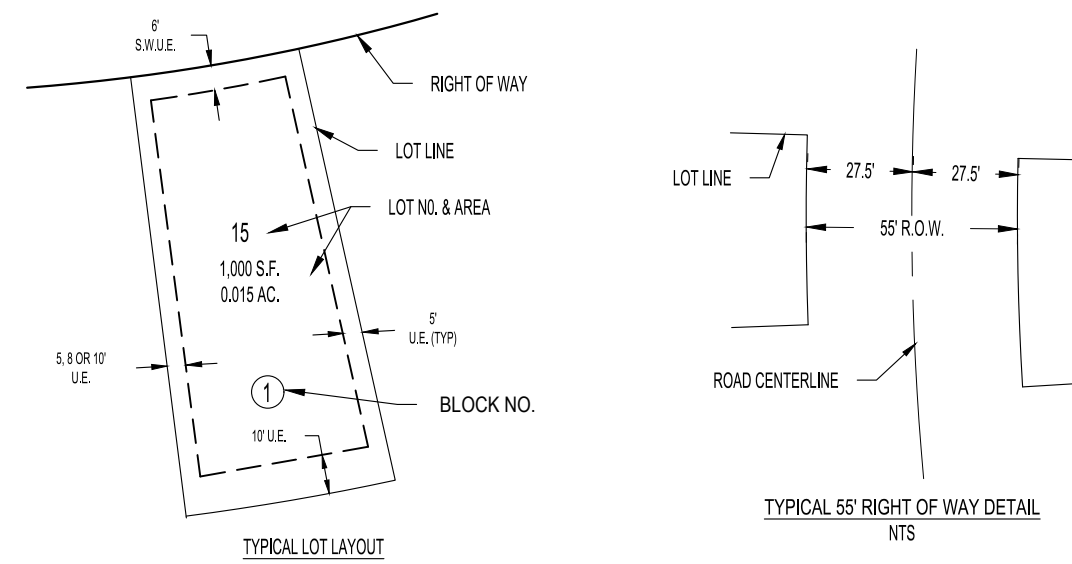


CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	802.5'	9°12'52"	45.02	N60°10'45"E	45.02
C2	802.5'	9°12'52"	45.02	N62°5'35"E	45.02
C3	802.5'	9°12'52"	45.02	N62°10'30"W	45.02
C4	802.5'	9°12'52"	45.02	N62°12'52"W	45.02
C5	802.5'	9°11'59"	44.82	N62°47'16"W	44.81
C6	10.0'	81°08'59"	15.90	S33°06'42"W	14.28
C7	20.0'	81°08'59"	32.33	N62°50'39"W	28.52
C8	1065.00'	22°46'40"	433.38	N62°02'15"E	425.80
C9	1156.00'	22°21'17"	581.83	N62°06'15"E	575.48
C10	20.0'	87°42'32"	36.69	S58°04'54"W	21.73
C11	307.50'	10°31'08"	67.47	N62°45'05"E	61.37
C12	10.0'	80°00'00"	15.71	N62°32'29"W	14.14
C13	312.50'	9°48'48"	86.25	N62°39'49"W	85.58
C14	1286.00'	0°38'52"	14.40	N01°34'23"W	14.40
C15	1286.00'	2°27'38"	55.17	N62°06'45"E	55.16
C16	1286.00'	2°27'38"	55.17	N62°36'15"E	55.16
C17	1286.00'	2°27'38"	55.17	N62°05'15"E	55.16
C18	1286.00'	2°27'38"	55.17	N01°34'23"W	55.16
C19	1286.00'	2°27'38"	55.17	N62°22'45"E	55.01
C20	1346.00'	2°12'38"	47.33	N62°06'25"E	47.33
C21	10.0'	81°23'59"	15.90	N62°04'17"W	14.31
C22	307.50'	10°44'18"	136.61	N62°06'05"E	135.98
C23	10.0'	80°00'00"	15.71	N62°05'09"W	14.14
C24	10.0'	80°28'11"	15.12	S32°17'11"W	14.12
C25	312.50'	10°03'57"	65.17	S66°48'02"W	61.54
C26	10.0'	80°32'00"	14.80	N62°04'17"W	13.58
C27	425.50'	22°54'48"	186.98	S10°20'46"W	187.84
C28	10.0'	81°01'01"	18.23	S68°18'47"W	14.31
C29	10.0'	81°18'14"	13.23	S21°48'05"E	13.80
C30	312.50'	11°08'59"	65.63	S22°12'39"W	60.54
C31	1027.50'	5°13'18"	93.63	N62°16'35"E	93.62
C32	872.50'	0°49'57"	13.80	N62°32'10"E	13.80
C33	10.0'	80°13'59"	15.10	N13°57'41"W	14.41
C34	307.50'	1°15'11"	8.82	S22°05'10"W	8.82
C35	307.50'	1°23'25"	47.42	S22°41'30"W	47.39
C36	307.50'	2°11'53"	14.86	S22°53'59"W	14.86
C37	10.0'	81°18'14"	15.23	N62°36'15"E	15.87
C38	777.50'	1°55'08"	106.23	N14°42'49"W	106.18
C39	777.50'	3°39'28"	46.07	N62°30'19"W	46.07
C40	777.50'	3°41'14"	46.47	N64°10'22"W	46.46
C41	777.50'	3°41'14"	46.47	N62°51'07"W	46.46
C42	777.50'	3°39'27"	46.07	S68°39'29"W	46.06
C43	777.50'	7°33'59"	101.52	S20°51'20"W	101.44
C44	15.0'	81°08'48"	22.78	S57°10'21"E	20.65
C45	1972.50'	0°59'11"	22.96	S21°20'22"E	22.96

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C46	1972.50'	1°20'08"	36.85	S12°15'15"E	36.85
C47	10.0'	80°00'00"	15.71	S32°34'51"W	14.14
C48	802.50'	4°12'22"	62.95	S60°34'32"W	62.94
C49	802.50'	5°34'11"	76.90	S60°12'32"W	76.93
C50	802.50'	4°28'52"	63.78	N62°28'27"W	63.79
C51	802.50'	4°12'01"	62.29	N62°09'54"W	62.28
C52	802.50'	4°20'14"	63.70	N62°49'57"W	63.68
C53	802.50'	4°22'06"	63.91	N19°15'48"W	62.88
C54	312.50'	14°10'00"	77.19	N62°02'57"W	76.98
C55	877.50'	3°19'59"	51.03	N19°15'48"W	51.02
C56	877.50'	3°19'15"	50.80	N62°02'57"W	50.69
C57	877.50'	3°11'51"	48.89	N62°47'44"W	48.88
C58	877.50'	3°19'59"	51.03	N62°02'57"W	51.02
C59	877.50'	3°19'59"	51.03	S62°36'38"W	51.02
C60	877.50'	3°28'14"	53.28	S64°12'18"W	53.27
C61	877.50'	4°03'08"	62.95	S60°26'54"W	62.94
C62	10.0'	80°00'00"	15.71	S60°36'05"E	14.14
C63	1827.50'	0°10'04"	5.98	S11°25'41"E	5.98
C64	1827.50'	1°27'08"	41.83	S12°16'01"E	41.83
C65	1827.50'	0°42'22"	26.98	N13°34'16"W	26.98
C66	10.0'	80°17'21"	15.90	N62°16'48"E	15.88
C67	312.50'	8°30'08"	48.82	N10°42'45"E	48.87
C68	476.50'	20°48'08"	246.07	N34°10'59"W	243.27
C69	1866.00'	0°35'04"	177.82	N14°33'59"W	177.68
C70	20.0'	82°36'18"	38.87	N62°31'32"E	38.86
C71	10.0'	80°00'00"	15.71	S37°27'32"W	14.14
C72	722.50'	11°12'54"	15.32	S17°03'59"W	15.32
C73	722.50'	4°42'16"	58.53	S19°10'54"W	58.52
C74	722.50'	5°15'01"	66.23	S61°01'15"W	66.23
C75	722.50'	5°15'01"	66.23	S68°16'22"W	66.23
C76	722.50'	4°42'16"	58.53	N62°47'44"W	58.52
C77	722.50'	6°45'01"	86.77	N62°06'45"E	86.72
C78	722.50'	6°13'59"	125.47	N15°24'41"W	125.37
C79	10.0'	80°01'01"	16.23	N24°42'01"W	14.51
C80	477.50'	7°52'23"	65.78	S17°51'22"W	65.72
C81	477.50'	6°58'59"	51.23	S19°50'11"W	51.21
C82	10.0'	80°38'18"	14.84	N62°32'25"E	13.59
C83	307.50'	1°32'01"	6.63	N62°05'17"W	6.63
C84	307.50'	8°11'27"	52.54	S68°13'19"W	52.48
C85	307.50'	8°10'41"	52.45	S68°10'20"E	52.41
C86	312.50'	10°48'12"	51.47	N64°20'01"E	51.14
C87	10.0'	80°24'00"	15.45	N63°04'30"W	15.94
C88	1166.60'	3°16'12"	66.78	N62°08'01"W	66.75
C89	307.50'	0°25'07"	6.40	N62°35'11"E	6.34
C90	307.50'	0°23'48"	41.82	N14°20'00"W	41.80

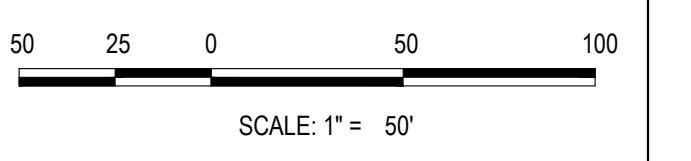
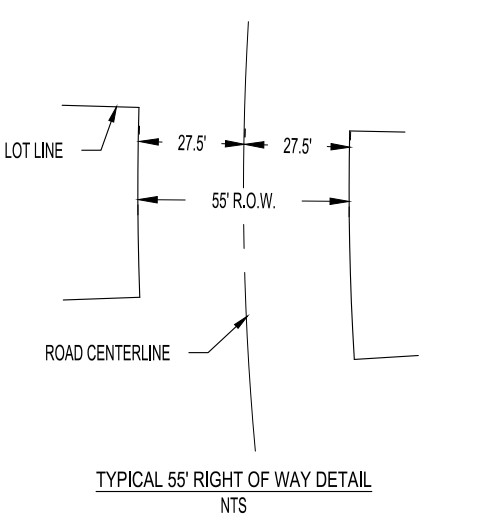
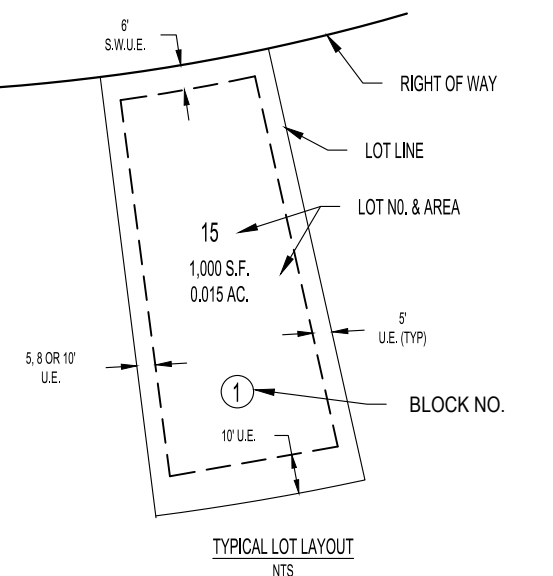
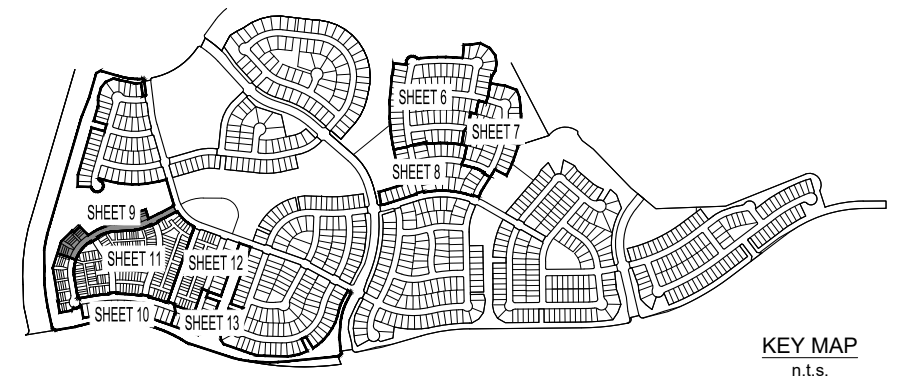
LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 18" LONG NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34581
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 19003
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 36567
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND UTILITY EASEMENT
- P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 9 OF 13



- LEGEND**
- FOUND SECTION MONUMENT, AS NOTED
 - SET 18" LONG NO. 5 REBAR WITH 1-1/4" O RED PLASTIC CAP STAMPED PLS 38004
 - RECOVERED NO. 5 REBAR WITH 1-1/4" O RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" O YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH 1-1/4" O YELLOW PLASTIC CAP PLS 36567
 - FOUND NO. 5 REBAR WITH 1-1/4" O RED PLASTIC CAP PLS 13485
 - BLOCK NUMBER
 - U.E. UTILITY EASEMENT
 - S.W.U.E. SIDEWALK AND UTILITY EASEMENT
 - P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - SIGHT LINE EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - SIGHT TRIANGLE

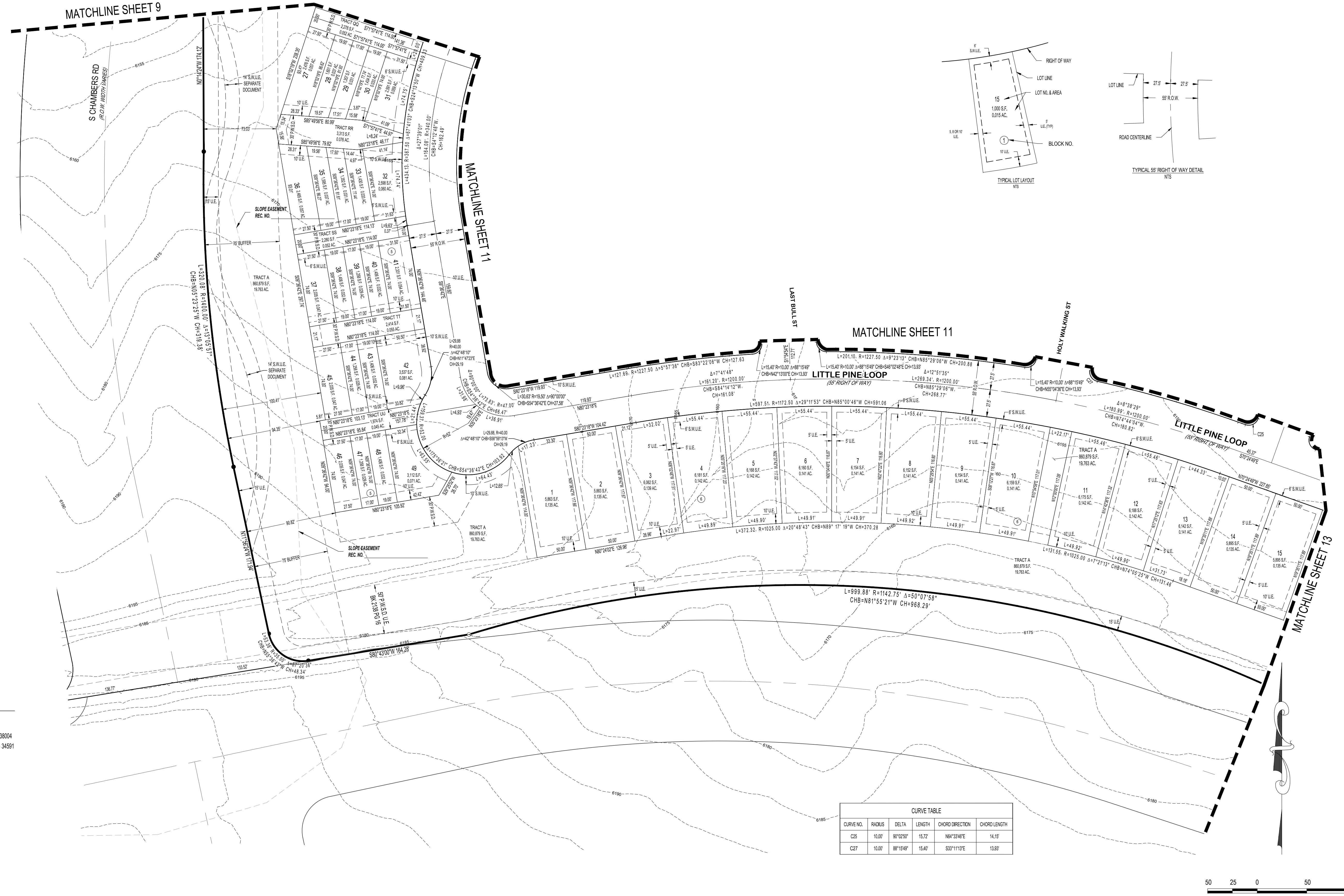
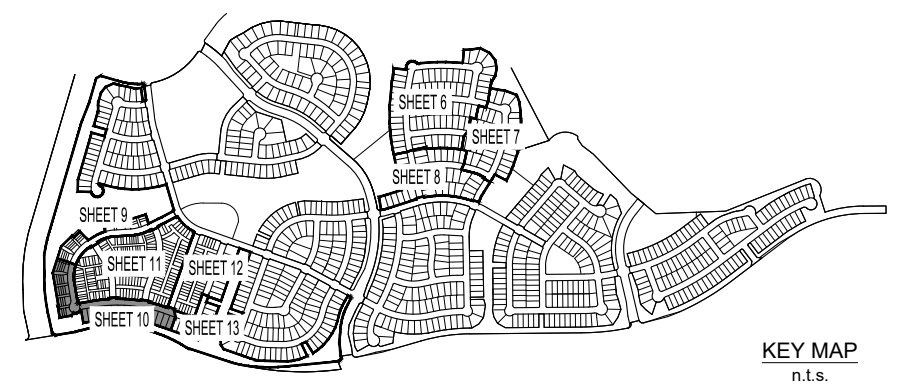
CENTERLINE CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
CL1	340.00	14°31'47"	86.22	85.99
CL2	340.00	17°02'00"	101.08	100.71
CL3	340.00	11°28'35"	67.80	67.79
CL4	340.00	13°28'39"	80.08	79.89
CL5	340.00	8°45'40"	51.89	51.94
CL6	800.00	2°00'00"	27.83	27.92

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C14	10.00	91°00'55"	15.89	14.27
C15	787.50	2°45'06"	37.82	37.82
C16	787.50	3°46'02"	51.78	51.77
C17	787.50	3°46'02"	51.78	51.77
C18	787.50	3°46'02"	51.78	51.77
C19	787.50	3°46'02"	51.78	51.77
C20	787.50	3°46'02"	51.78	51.77
C21	787.50	3°46'02"	51.78	51.77
C22	787.50	3°46'02"	51.78	51.77
C23	787.50	3°20'51"	46.01	46.00
C24	10.00	90°00'00"	15.71	14.14
C25	312.50	4°58'12"	26.93	26.92
C26	40.00	28°46'57"	20.69	19.88
C27	40.00	40°38'59"	26.33	27.79
C28	52.00	228°17'33"	205.38	95.63
C29	52.00	12°06'56"	11.00	10.98
C30	354.81	0°44'35"	4.80	4.80
C31	354.81	7°12'27"	45.12	45.09
C32	354.81	7°12'27"	45.12	45.09
C33	354.81	0°40'31"	4.18	4.18

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C34	10.00	90°00'00"	15.71	14.14
C35	732.50	3°00'42"	38.50	38.50
C36	732.50	4°08'15"	52.90	52.88
C37	732.50	4°08'15"	52.90	52.89
C38	732.50	4°08'52"	53.24	53.23
C39	732.50	4°10'57"	53.47	53.46
C40	732.50	4°10'54"	53.48	53.45
C41	732.50	5°07'58"	65.62	65.60
C42	732.50	3°13'19"	45.03	45.02
C43	10.00	90°00'00"	15.71	14.14
C44	20.00	90°00'00"	31.42	28.28
C45	10.00	90°00'00"	15.71	14.14
C46	10.00	84°17'56"	14.71	13.42
C47	10.00	90°00'00"	15.71	14.14
C48	10.00	87°29'50"	15.27	13.83
C49	10.00	91°13'01"	15.92	14.29
C50	10.00	89°58'16"	15.70	14.14
C51	10.00	78°25'44"	13.89	12.64
C52	772.50	2°00'00"	26.97	26.96

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 10 OF 13



Westwood

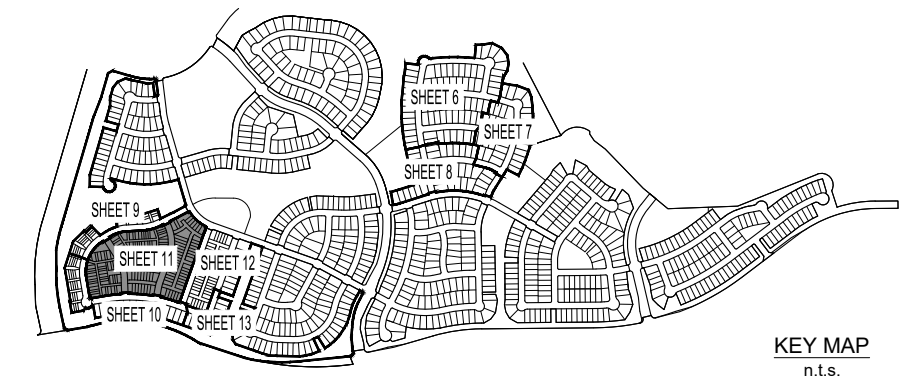
10333 E DRY CREEK RD.
SUITE 240

Westwoods.com
Westwood Professional Services, Inc.
ENGLEWOOD, CO 80112
TEL: 720.482.9926

ANTHOLOGY PRELIMINARY PLAN, SEGMENT 1B AND 1C AMENDMENT NO. 1 J.N. 8130328901 PREPARED: 03/12/2024 REVISED: 07/18/2024 SHEET 10 OF 13

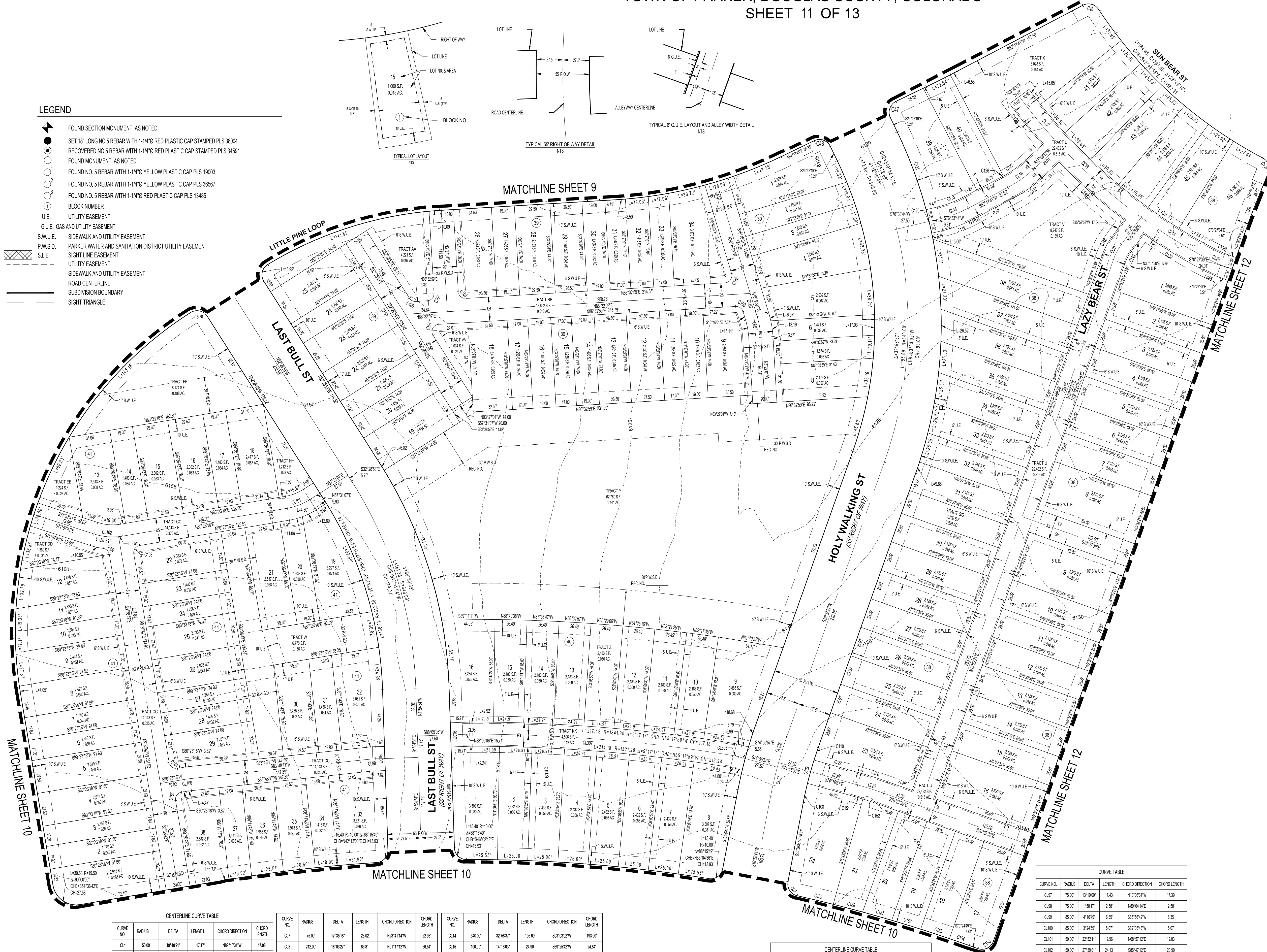
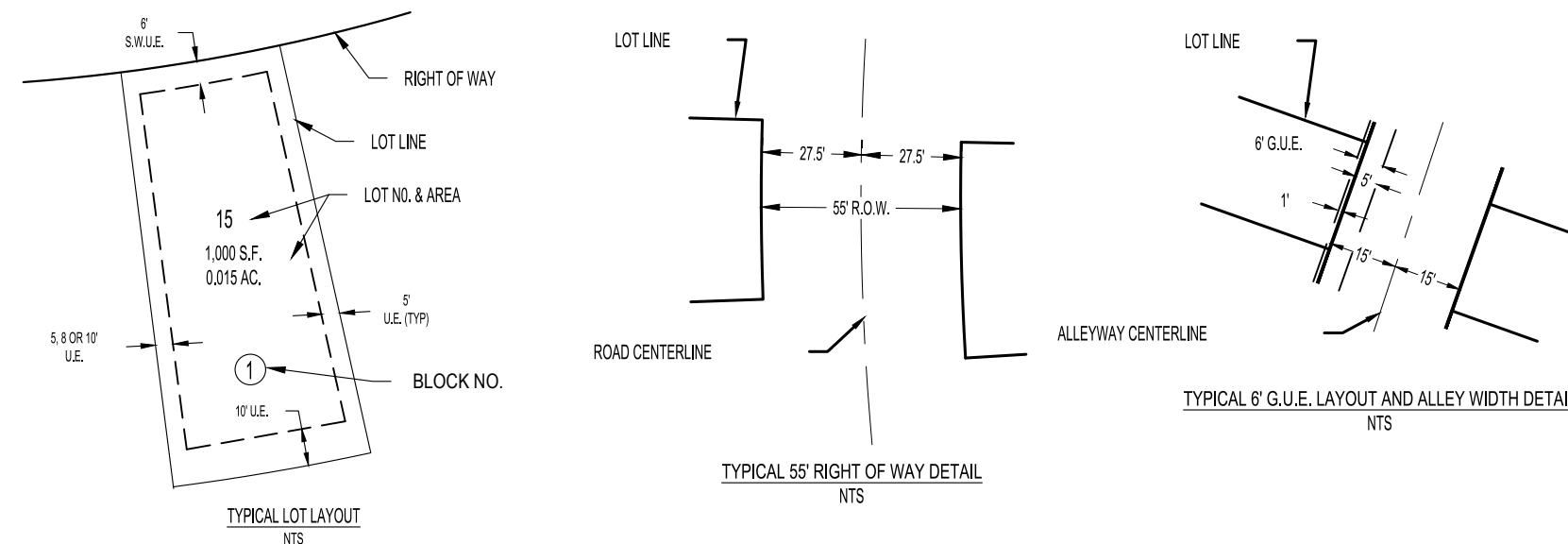
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 11 OF 13

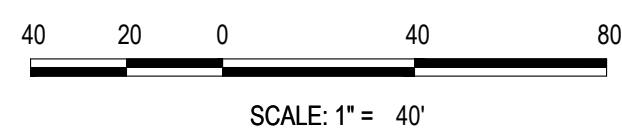


LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET 1" LONG NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 38004
- RECOVERED NO.5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
- FOUND MONUMENT, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 19003
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- SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SIGHT TRIANGLE



CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C127	10.00	87°19'49"	15.49	S87°11'17"E
C46	10.00	84°17'05"	14.71	N87°32'21"W
C47	10.00	86°07'00"	15.71	S87°14'17"W
C48	10.00	86°07'00"	15.71	N87°42'19"W
C103	6.00	86°07'00"	9.42	S87°23'19"W
C104	6.00	72°48'19"	7.62	N87°05'29"E
C106	6.00	86°07'00"	6.30	S82°55'29"E
C107	6.00	86°07'00"	9.42	N87°23'19"E
C108	312.50	2°36'40"	16.57	S12°25'01"W
C109	312.50	3°30'00"	30.01	S12°43'29"W
C110	312.50	1°30'00"	10.80	S12°25'01"W
C119	115.00	14°10'00"	27.38	N87°24'42"E
C120	307.50	4°34'00"	30.01	N12°21'19"W
C121	307.50	9°55'42"	63.68	N27°42'29"E
C126	90.00	14°10'00"	22.41	N87°24'42"E
C127	90.00	2°48'19"	1.21	N87°14'31"E
C128	475.00	5°15'14"	43.57	S87°12'29"E
C129	475.00	6°30'40"	57.28	S87°12'29"E
C130	90.00	8°30'40"	12.89	S87°12'29"E
C137	10.00	84°17'05"	14.71	N87°32'21"E
C140	115.00	8°30'40"	15.87	S87°12'29"E
C146	475.00	8°44'42"	72.12	S87°20'29"E
C147	115.00	15°00'00"	28.19	N87°42'29"E
C148	40.00	10°20'00"	17.22	S87°40'09"E
C149	40.00	10°20'00"	11.47	S87°40'09"E
C150	300.00	3°45'00"	25.30	N12°21'19"W
C151	312.50	1°37'00"	7.34	N12°42'19"W
C152	312.50	2°45'00"	14.82	N12°42'19"W
C153	10.00	86°07'00"	15.72	N87°14'17"E
C154	122.50	0°48'19"	11.30	N87°42'29"E
C155	122.50	1°10'00"	25.51	N12°42'19"W
C156	122.50	1°10'00"	25.52	N12°42'19"W
C157	122.50	1°10'00"	25.59	N12°42'19"W
C158	122.50	1°10'00"	25.59	N12°42'19"W
C159	122.50	1°10'00"	25.59	N12°42'19"W
C160	6.00	86°07'00"	9.42	S87°23'19"E
C161	6.00	11°00'00"	12.49	S12°25'01"W
C162	6.00	10°19'00"	10.82	N87°23'19"E
C163	6.00	79°41'00"	8.82	N87°05'29"E
C164	6.00	86°07'00"	9.42	S87°24'42"E
C165	6.00	86°07'00"	9.42	S87°23'19"E
C166	307.50	2°12'00"	16.20	S87°42'29"E



CENTERLINE CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	50.00	19°42'11"	17.17	N86°45'11"W
C2	50.00	22°21'11"	19.89	S86°57'12"W
C3	222.50	1°39'52"	56.71	S89°20'09"E
C4	222.50	30°33'39"	124.34	S17°11'54"E
C5	50.00	7°41'46"	8.72	N84°14'12"E
C6	340.00	4°32'24"	28.94	S84°21'11"E

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
CL7	75.00	17°35'16"	23.02	N23°41'14"W	22.83
CL8	212.00	14°03'27"	66.81	N17°17'27"W	66.54
CL9	213.88	6°39'27"	24.66	N13°37'09"W	24.65
CL10	50.00	29°51'53"	25.33	N72°02'03"E	25.06
CL11	50.00	6°57'28"	5.97	N83°10'47"E	5.97
CL12	340.00	1°46'41"	26.36	S12°20'56"W	26.36
CL13	340.00	3°49'52"	22.84	S17°37'59"W	22.83

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
CL14	340.00	32°56'37"	156.69	S03°10'02"W	153.00
CL15	100.00	14°16'03"	24.90	S89°23'42"W	24.84
CL16	100.00	15°09'29"	26.46	S84°42'56"W	26.38
CL17	462.50	6°27'59"	52.20	S89°37'49"E	52.17
CL18	463.00	11°09'30"	90.17	S48°28'59"E	90.03
CL19	462.50	9°29'31"	65.86	S88°16'47"E	65.80
CL20	100.00	8°16'06"	14.43	S86°15'59"E	14.42

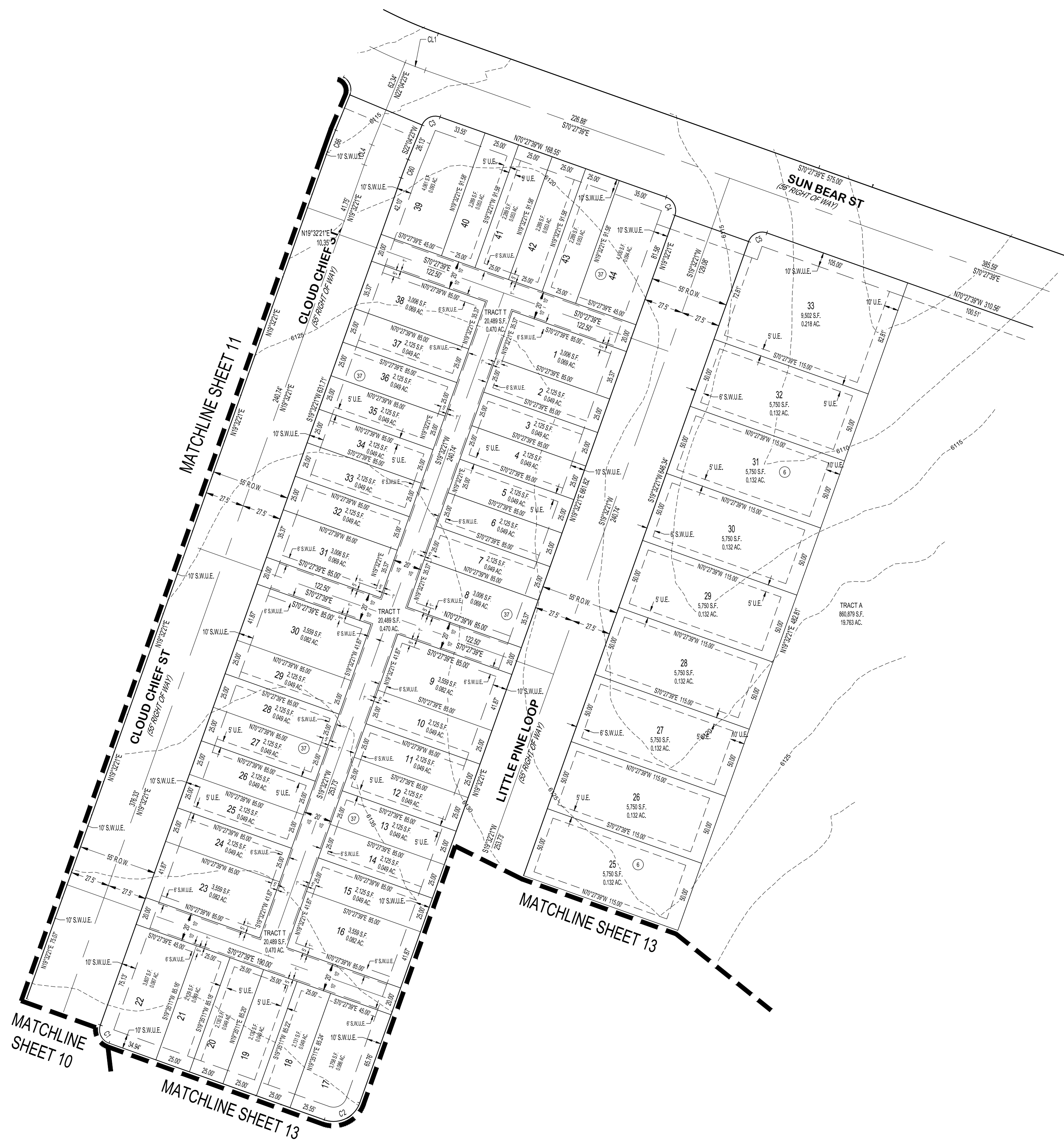
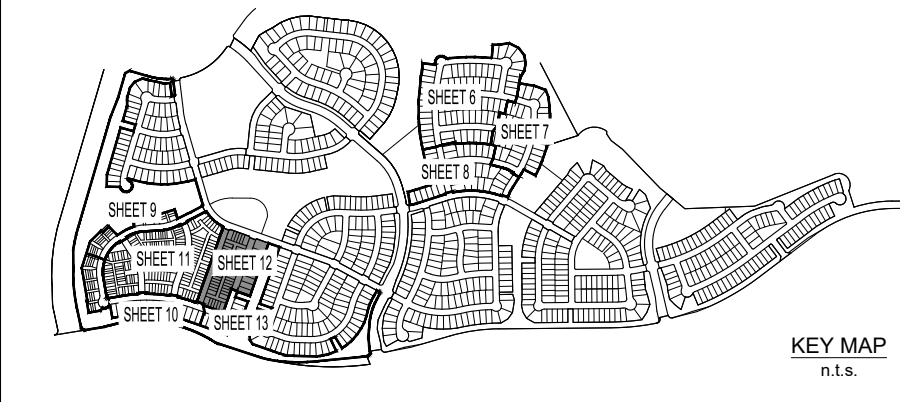
CENTERLINE CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	50.00	19°42'11"	17.17	N86°45'11"W
C2	50.00	22°21'11"	19.89	S86°57'12"W
C3	222.50	1°39'52"	56.71	S89°20'09"E
C4	222.50	30°33'39"	124.34	S17°11'54"E
C5	50.00	7°41'46"	8.72	N84°14'12"E
C6	340.00	4°32'24"	28.94	S84°21'11"E

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C127	75.00	13°19'52"	17.43	N10°16'31"W
C128	75.00	1°58'11"	2.58	N89°04'14"E
C129	85.00	4°16'48"	6.35	S85°56'42"W
C130	85.00	3°24'59"	5.07	S82°05'48"W
C131	50.00	22°52'11"	19.89	N86°57'12"E
C132	50.00	27°39'51"	24.13	S85°47'12"E
C135	340.00	3°48'52"	22.84	S17°37'59"W
C136	50.00	5°43'24"	4.99	S17°47'38"E
C137	1331.20	9°17'17"	215.87	S86°17'59"E
C139	1331.20	9°17'17"	215.87	S86°17'59"E

Westwood

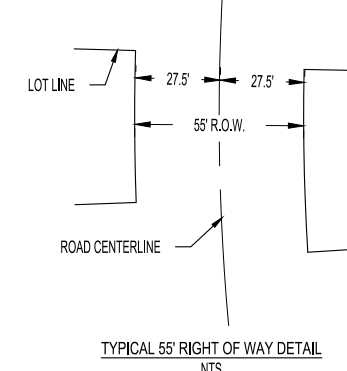
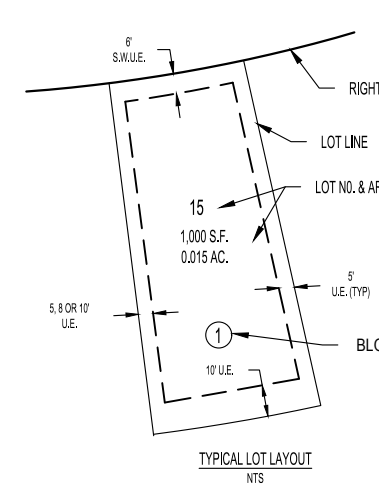
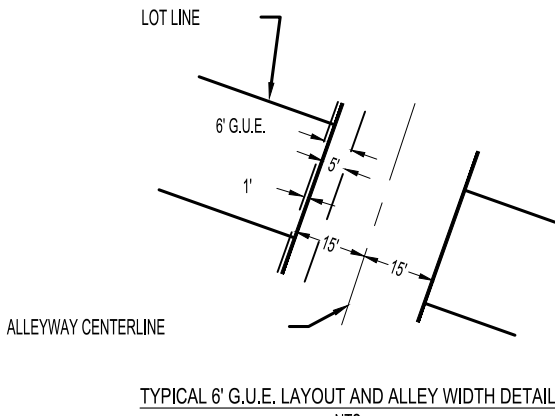
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 12 OF 13

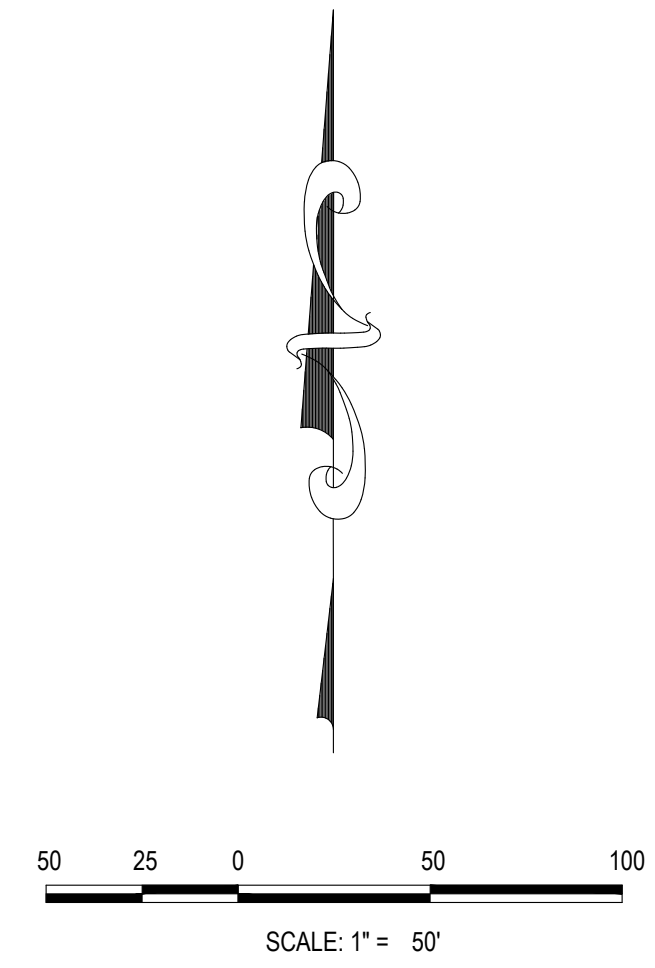


CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	10.00	89°51'10"	15.70	S29°29'14"E
C2	15.50	90°02'50"	30.89	N64°33'46"E
C3	10.00	89°27'58"	15.27	S65°49'22"W
C4	10.00	90°00'00"	15.71	N25°27'39"W
C5	10.00	90°00'00"	15.71	S64°32'21"W
C6	10.00	90°02'50"	15.72	N25°29'14"W
C7	10.00	90°00'00"	15.71	S25°24'49"E
C8	10.00	89°51'10"	15.70	S64°33'46"W
C9	315.50	5°24'58"	36.91	N67°45'20"W
C10	10.00	90°25'50"	16.31	N19°20'06"W
C11	19.00	58°02'16"	16.38	N68°23'51"E
C12	312.50	14°22'10"	76.37	S88°23'50"E
C13	312.50	10°47'58"	58.80	S70°48'41"E
C14	10.00	89°51'10"	15.70	N64°33'46"E
C15	367.50	4°28'54"	38.79	S21°43'38"W
C16	367.50	4°45'57"	39.09	S20°34'03"W
C17	367.50	6°04'42"	41.12	S31°57'22"W
C18	367.50	6°39'12"	42.88	S38°29'20"W
C19	10.00	90°02'50"	15.72	S25°29'14"E
C20	312.50	9°12'58"	50.26	S24°11'39"W
C21	312.50	14°15'41"	77.78	S35°55'57"W
C22	312.50	14°15'41"	77.78	S50°11'39"W
C23	312.50	14°15'41"	77.78	S64°27'20"W
C24	312.50	14°15'41"	77.78	S78°43'07"W
C25	312.50	6°11'53"	33.81	S86°59'51"W
C26	10.00	90°00'00"	15.71	N42°51'11"W
C27	10.00	90°00'00"	15.71	S47°02'49"W
C28	462.50	13°29'48"	108.95	N82°47'44"E
C29	517.50	3°06'33"	28.09	N03°39'36"E
C30	517.50	5°23'53"	48.63	N07°59'53"E
C31	517.50	5°23'53"	48.63	N13°03'56"E
C32	517.50	5°23'53"	48.63	N18°39'59"E
C33	462.50	11°28'57"	92.42	N21°00'01"E
C34	517.50	5°23'53"	48.63	N24°00'02"E
C35	517.50	14°11'48"	15.24	N27°32'11"E
C36	462.50	1°23'13"	11.20	N27°41'19"E
C37	10.00	89°55'55"	15.20	N72°00'22"E
C38	367.50	6°05'34"	39.09	N67°24'50"W
C39	10.00	90°00'00"	15.71	S16°31'11"E
C40	10.00	90°00'00"	15.71	S72°24'49"W
C41	10.00	90°00'00"	15.71	N10°31'11"W
C42	467.50	2°11'38"	18.66	S27°17'01"W
C43	467.50	5°17'43"	45.09	S27°32'20"W
C44	467.50	5°17'43"	45.09	S18°14'03"W
C45	10.00	90°00'00"	15.71	S73°22'49"W
C46	10.00	90°00'00"	15.71	S16°31'11"E
C47	10.00	90°00'00"	15.71	N73°22'49"E
C48	747.50	0°43'51"	9.87	N27°59'54"E
C49	747.50	4°38'19"	60.07	N25°18'30"E
C50	747.50	4°39'59"	58.89	N20°45'17"E
C51	747.50	4°38'19"	60.07	N16°11'44"E
C52	747.50	4°38'19"	60.07	N11°39'28"E
C53	747.50	4°38'19"	60.07	N05°59'11"E
C54	747.50	4°38'19"	60.07	N02°22'55"E
C55	747.50	8°33'58"	111.11	N04°10'42"W
C56	10.00	88°39'14"	15.12	N31°49'48"W
C57	1027.50	2°44'08"	46.09	N86°16'36"E
C58	1027.50	2°35'19"	46.41	N86°56'21"E
C59	1027.50	1°49'50"	32.53	S89°51'58"E
C60	312.50	2°32'52"	13.82	S27°49'22"W
C61	10.00	90°00'00"	15.71	S64°39'11"W
C62	362.50	7°07'23"	45.13	S85°36'30"E
C63	40.00	13°40'59"	9.58	N88°44'59"W
C64	52.00	141°39'53"	126.59	N69°23'51"E
C65	40.00	25°45'42"	17.86	N15°29'36"E
C66	367.50	2°32'52"	16.25	S33°49'23"W

CENTERLINE CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
CL1	360.00	2°32'52"	15.04	S89°11'36"E
CL2	40.00	88°02'16"	45.87	N68°23'51"E
CL3	360.00	8°50'28"	52.47	S89°02'25"E
CL4	360.00	2°32'52"	15.04	N27°49'22"E



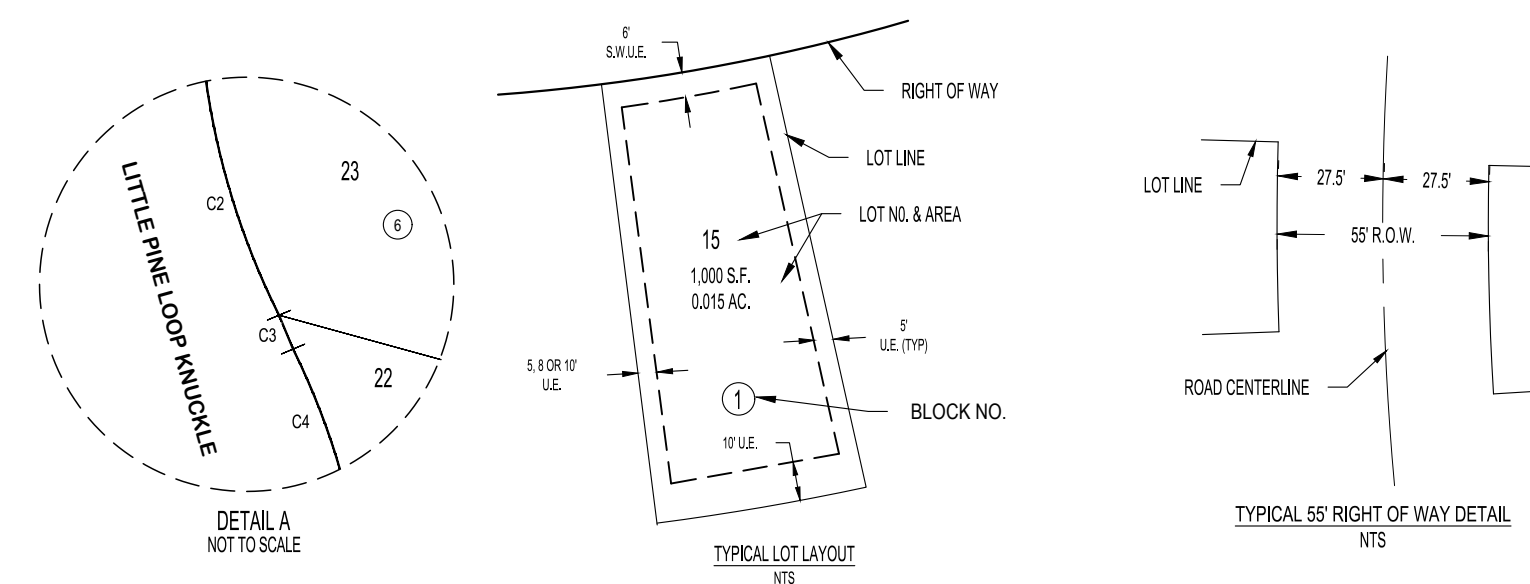
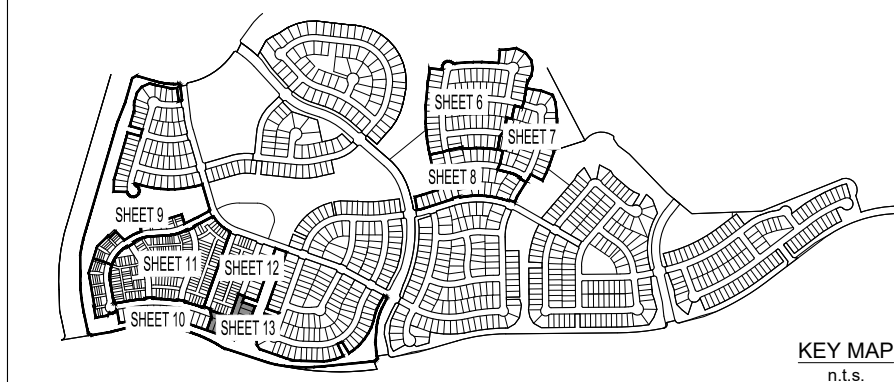
- LEGEND**
- FOUND SECTION MONUMENT, AS NOTED
 - SET 18" LONG NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
 - RECOVERED NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 36567
 - FOUND NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP PLS 13485
 - BLOCK NUMBER
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 - G.U.E. GAS & UTILITY EASEMENT
 - S.L.E. SIGHT LINE EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - SIGHT TRIANGLE



Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9926
SHOOTING: 07/18/2024
REVISIONS: 07/18/2024
PREPARED: 03/12/2024
J.N. 8130328901
ANTHOLOGY PRELIMINARY PLAN, SEGMENT 1B AND 1C AMENDMENT NO. 1

ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 13 OF 13

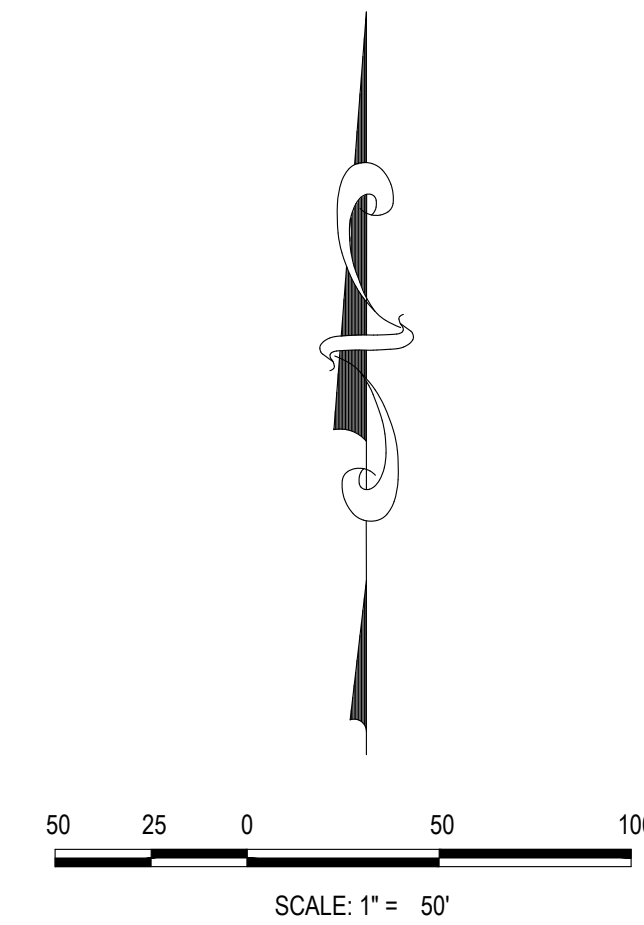


CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C2	40.00	41°25'59"	28.93	S01°10'39"E
C3	40.00	1°22'12"	0.96	S22°34'44"E
C4	52.00	1°15'38"11"	158.42	N64°33'48"E
C8	40.00	42°48'12"	29.88	N49°00'44"W
C9	40.00	42°48'12"	29.88	N40°59'18"E
C10	52.00	41°37'02"	31.77	S41°34'50"W
C11	52.00	48°50'48"	44.33	S03°39'58"E
C12	52.00	78°59'31"	69.88	S88°54'19"E
C13	52.00	8°08'58"	7.49	N70°51'30"E
C14	40.00	42°48'10"	29.88	S88°11'08"W
C15	367.50	2°45'30"	17.68	S71°47'28"E
C16	367.50	7°02'00"	45.11	S70°41'10"E
C17	367.50	7°02'00"	45.11	S83°43'10"E
C18	367.50	1°12'28"	7.75	S87°50'24"E
C19	367.50	7°02'00"	45.11	N82°37'32"E
C20	367.50	5°24'49"	34.72	N89°59'57"E
C21	367.50	8°34'55"	42.13	N61°45'28"E
C22	367.50	7°02'00"	45.11	N54°57'28"E
C23	367.50	7°02'00"	45.11	N47°55'28"E
C24	367.50	7°02'00"	45.11	N40°53'28"E

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C25	367.50	7°02'00"	45.11	N33°51'29"E
C26	367.50	7°02'00"	45.11	N26°48'24"E
C27	367.50	7°02'00"	45.11	N19°47'24"E
C28	367.50	1°37'57"	10.47	N15°27'25"E
C31	487.50	0°57'13"	8.11	S15°07'03"W
C32	312.50	8°58'31"	48.68	N19°08'12"E
C33	312.50	13°10'13"	71.83	N30°18'04"E
C34	312.50	13°10'13"	71.83	N43°19'18"E
C35	312.50	13°10'13"	71.83	N56°20'31"E
C36	312.50	13°18'37"	72.89	N69°44'28"E
C37	312.50	13°18'37"	72.89	N83°04'03"E
C38	312.50	1°49'30"	9.85	S89°21'22"E
C39	312.50	10°34'57"	57.72	S83°09'10"E
C40	312.50	7°28'52"	40.62	S74°08'19"E
C41	19.50	90°00'00"	30.83	S25°24'49"E
C42	10.00	90°00'00"	15.71	S64°58'11"W
C43	362.92	8°47'38"	43.03	S73°38'57"E
C44	362.92	7°07'27"	45.13	S80°36'30"E
C45	362.92	7°07'26"	45.13	S87°43'36"E
C46	362.92	4°28'58"	28.18	N88°28'52"E

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C47	40.00	13°40'39"	9.55	N88°44'59"W
C48	40.00	29°07'31"	20.33	N67°20'30"W
C49	52.00	33°53'38"	30.78	S89°43'32"E
C50	52.00	60°28'28"	54.88	N63°05'28"E
C51	52.00	47°18'33"	42.81	N69°12'59"E
C52	40.00	17°02'28"	11.90	S66°54'07"E
C53	40.00	25°45'42"	17.99	S15°29'58"W
C54	1475.00	2°19'00"	59.64	S74°12'40"E
C55	1475.00	1°58'02"	50.64	S72°04'18"E
C56	1475.00	0°40'18"	17.29	S70°44'58"E

- LEGEND
- FOUND SECTION MONUMENT, AS NOTED
 - SET 18" LONG NO.5 REBAR WITH 1-1/4"Ø RED PLASTIC CAP STAMPED PLS 38004
 - RECOVERED NO.5 REBAR WITH 1-1/4"Ø RED PLASTIC CAP STAMPED PLS 34531
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4"Ø YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH 1-1/4"Ø YELLOW PLASTIC CAP PLS 36567
 - FOUND NO. 5 REBAR WITH 1-1/4"Ø RED PLASTIC CAP PLS 13485
 - BLOCK NUMBER
 - UTILITY EASEMENT
 - S.W.U.E.
 - P.W.S.D.
 - S.L.E.
 - SIDEWALK AND UTILITY EASEMENT
 - PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - SIGHT LINE EASEMENT
 - UTILITY EASEMENT
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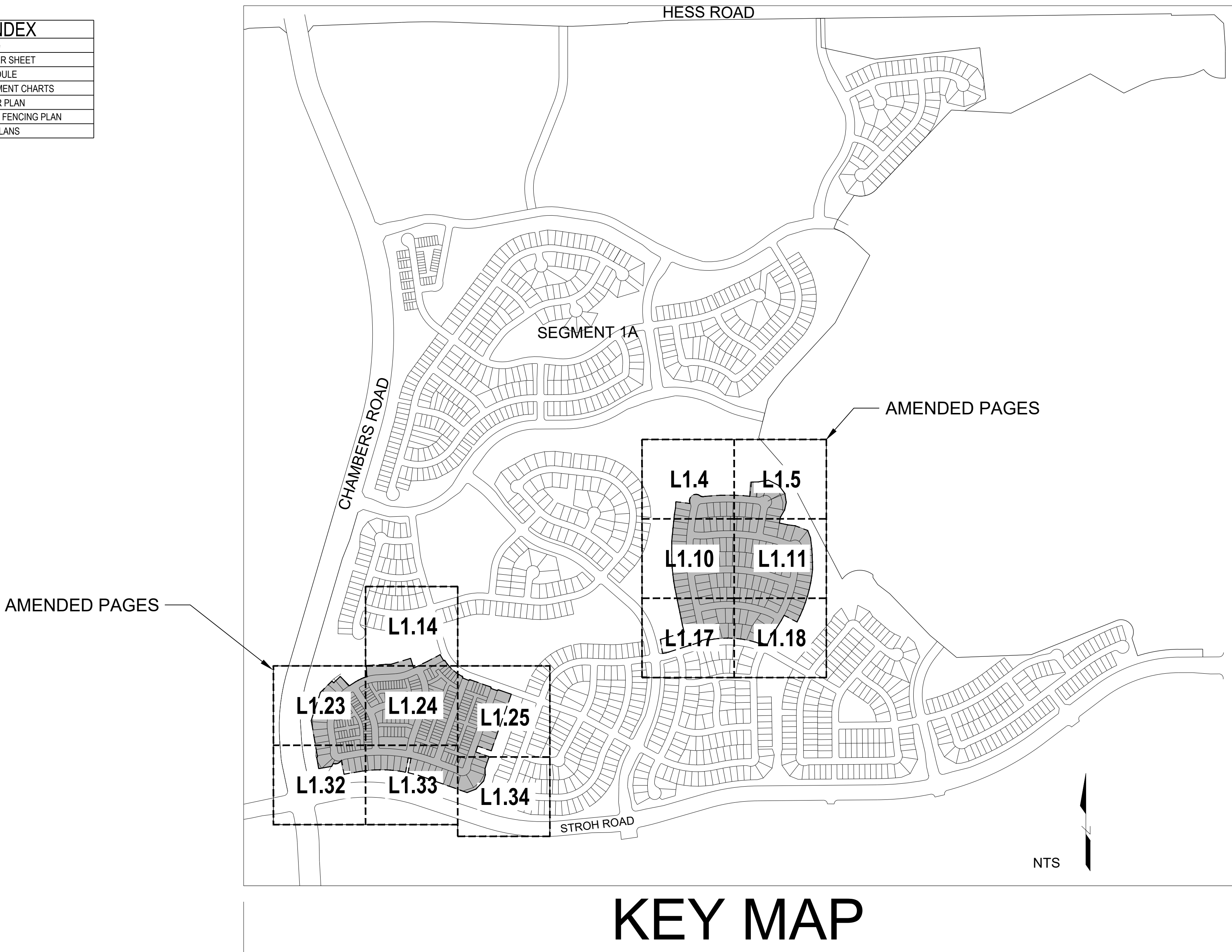
Westwood

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SHEET 13 OF 13

ANTHOLOGY-SEGMENTS 1B & 1C-AMENDMENT No. 1

PRELIMINARY LANDSCAPE PLANS

AMENDED SHEET INDEX	
Sheet Number	Sheet Title
COVER	LANDSCAPE COVER SHEET
L0.2	PLANT SCHEDULE
L0.3	LANDSCAPE REQUIREMENT CHARTS
L1.0	TRAILS MASTER PLAN
L1.1	MASTER STREET TREE & FENCING PLAN
L1.4-L1.34	LANDSCAPE PLANS

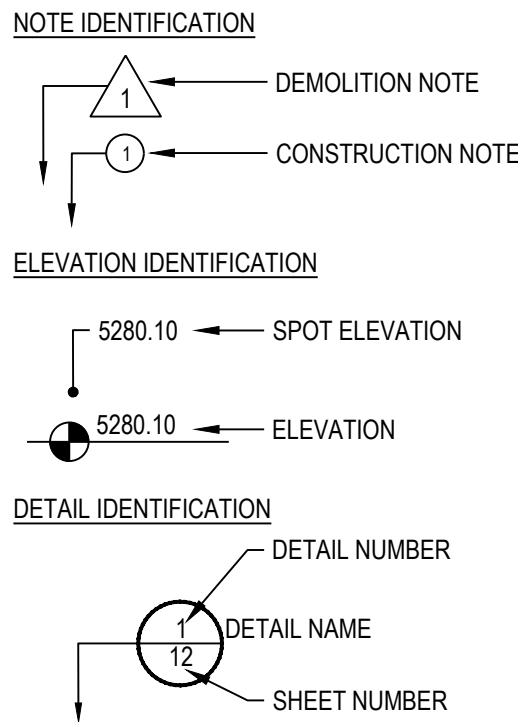


GENERAL NOTES

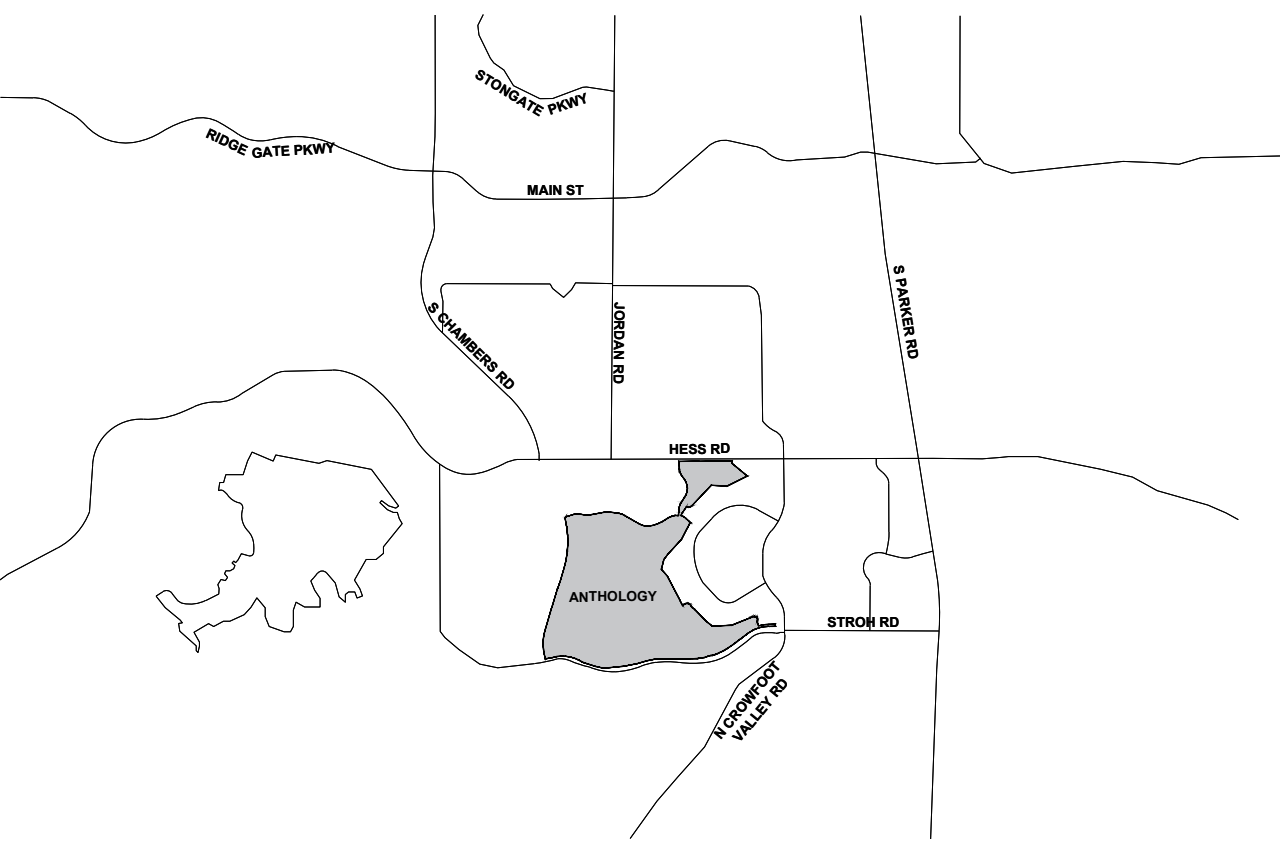
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, 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 LIMIT SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMIT, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMIT 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 REQUIREMENTS.
- 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.

SYMBOLS & ABBREVIATIONS

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



OWNER / DEVELOPER

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE

ARCHITECT



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Engineering



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ANTHOLOGY-SEGMENTS 1B & 1C-AMENDMENT NO. 1

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by:	BEM
Checked by:	JP
Submittal	11.22.2023
Date:	3.22.2024
Know what's below.	5.15.2024
Call before you dig.	6.26.2024
811	7.22.2024

Sheet Name

LANDSCAPE
COVER SHEET

Sheet Number

COVER

PLANT SCHEDULE SEGMENT BC AMENDMENT

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT
DECIDUOUS TREES										
AO	1	Aesculus glabra	Ohio Buckeye	B & B	2.5"Cal	GROUND COVERS 395 sf 1,087 sf 118,633 sf 477,189 sf 4,016 sf 118,711 sf 66,429 sf 69,048 sf 2,333 sf <td>CRUSHER FINES</td> <td>CRUSHER FINES - GREY</td> <td>SF</td>	CRUSHER FINES	CRUSHER FINES - GREY	SF	
CS	4	Catalpa speciosa	Northern Catalpa	B & B	2.5"Cal					
CO	17	Celtis occidentalis	Common Hackberry	B & B	2.5"Cal					
GK	28	Gymnocladus dioica 'Espresso'	Kentucky Coffee Tree - 'Espresso'	B & B	2.5"Cal					
PB3	4	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B & B	2.5"Cal					
QB	19	Quercus bicolor	Swamp White Oak	B & B	2.5"Cal					
QM	2	Quercus macrocarpa	Burr Oak	B & B	2.5"Cal					
QS	30	Quercus shumardii	Shumard Red Oak	B & B	2.5"Cal					
TR	7	Tilia americana 'Redmond'	Redmond American Linden	B & B	2.5"Cal					
GL	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2.5"Cal					
JA3	1	Ulmus x 'Accolade'	Accolade Elm	B & B	2.5"Cal					
AE	12	Ulmus x 'Frontier'	American Elm	B & B	2.5"Cal					
EVERGREEN TREES										
PGD	30	Picea glauca densata	Black Hills Spruce	B & B	8' Ht					
VP8-10	4	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	B & B	8' Ht					
PH3	4	Pinus heldreichii	Bosnian Pine	B & B	8' Ht					
PN3	105	Pinus nigra	Austrian Black Pine	B & B	8' Ht					
PP6-8	178	Pinus ponderosa	Ponderosa Pine	B & B	8' Ht					
ORNAMENTAL TREE										
AG	2	Acer ginnala 'Flame'	Flame Amur Maple	Clump	6'-8' Clump					
AH	28	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	B & B	6'-8' Clump					
AP	3	Acer tataricum 'Pattern Perfect'	Pattern Perfect Tatarian Maple	B & B	2"Cal					
AG2	13	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	2"Cal					
MI	1	Malus x 'Indian Magic'	Indian Magic Crab Apple	B & B	2"Cal					
PT	5	Prunus x americana Toka	Toka Plum	B & B	2"Cal					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH					
DECIDUOUS SHRUBS & LARGE GRASSES										
CPB	28	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gal	3' x 3'					
RO	66	Berberis thunbergii 'Orange Rocket'	Orange Rocket Barberry	5 gal	5' X 2'					
B3P	22	Buddleia davidii 'Purple Haze'	Purple Haze Butterfly Bush	5 gal	3' X 3'					
DKS	307	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Spirea	5 gal	4' X 6'					
CRB	18	Chrysothamnus nauseosus	Rabbitbrush	5 gal	4' X 6'					
CI3	232	Cornus alba 'Ivory Halo' TM	Tatarian Dogwood	5 gal	5' X 5'					
CB	4	Cornus sericea 'Baileyi'	Red Twig Dogwood	5 gal	7' x 7'					
CA2	11	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	5 gal	4' X 4'					
L	9	Ligustrum vulgare 'Lodense'	Lodense Privet	5 gal	3' x 3'					
PERSA	75	Perovskia atriplicifolia	Russian Sage	5 gal	5' X 4'					
MN	243	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 gal	7' x 7'					
PM	54	Potentilla fruticosa 'McKay's White'	McKay's White Bush Cinquefoil	5 gal	2' X 3'					
PLS	130	Prunus x cistena	Purple Leaf Sand Cherry	5 gal	8' X 6'					
RG	6	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	2' x 8'					
RD2	2	Rhus typhina 'Dissecta'	Staghorn Sumac	5 gal	12' x 10'					
RT	18	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal	6' x 6'					
GC	351	Ribes aureum	Golden Currant	5 gal	6' x 6'					
RAG	59	Saccharum ravennae	Ravenna Grass	5 gal	12' X 5'					
SE	39	Salix exigua	Coyote Willow	5 gal	12'Hx8'W					
GFS	40	Spiraea japonica 'Goldflame'	Goldflame Spirea	5 gal	4' X 4'					
NFS	23	Spiraea x bumalda 'Neon Flash'	Neon Flash Spirea	5 gal	2' X 3'					
MKL	43	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal	4' X 5'					
VL	27	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal	10' x 10'					
PERENNIALS										
MY	15	Achillea x 'Moonshine'	Moonshine Yarrow	1 gal	2' x 2'					
CT	242	Cerastium tomentosum	Snow In Summer	1 gal	1' X 1'					
ET	10	Echinacea tennesseensis	Tennessee Coneflower	1 gal	2.5' X 1.5'					
GO	60	Galium odoratum	Sweet Woodruff	1 gal / Flat	6"x12"					
GP	25	Gaura lindheimeri 'Pink Cloud'	Pink Cloud Gaura	1 gal	2' X 2'					
NPS	129	Nepeta x faassenii 'Select Blue'	Select Blue Catmint	1 gal	1-2' X 1-2'					
BES	30	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	2' x 2'					
SM	146	Salvia x sylvestris 'May Night'	MayNight Salvia	1 gal	2' X 2'					
EVERGREEN SHRUBS										
EP	6	Euonymus coloratus	Purple Wintercreeper	5 gal	2' X 6'					
JUB	59	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal	8" X 7'					
JA	30	Juniperus sabina 'Arcadia'	Arcadia Juniper	5 gal	2' X 6'					
SCJ	54	Juniperus sabina 'Scandia'	Scandia Juniper	5 gal	2' X 6'					
GRASSES										
FRG	125	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	5' X 2'					
CO2	21	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal	2.5' X 2.5'					
BOG	121	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 gal	2' X 2.5'					
MIS	11	Miscanthus sinensis	Silver Grass	1 gal	4' X 3'					
DMG	9	Miscanthus sinensis 'Yaku Jima'	Dwarf Maiden Grass	1 gal	4' X 4'					
NP	175	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal	2' X 2'					
PG	20	Pennisetum alopecuroides	Fountain Grass	1 gal	2.5' X 3'					

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E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



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■ Engineering ■



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ANTHOLOGY-SEGMENTS 1B
&1C-AMENDMENT NO. 1
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

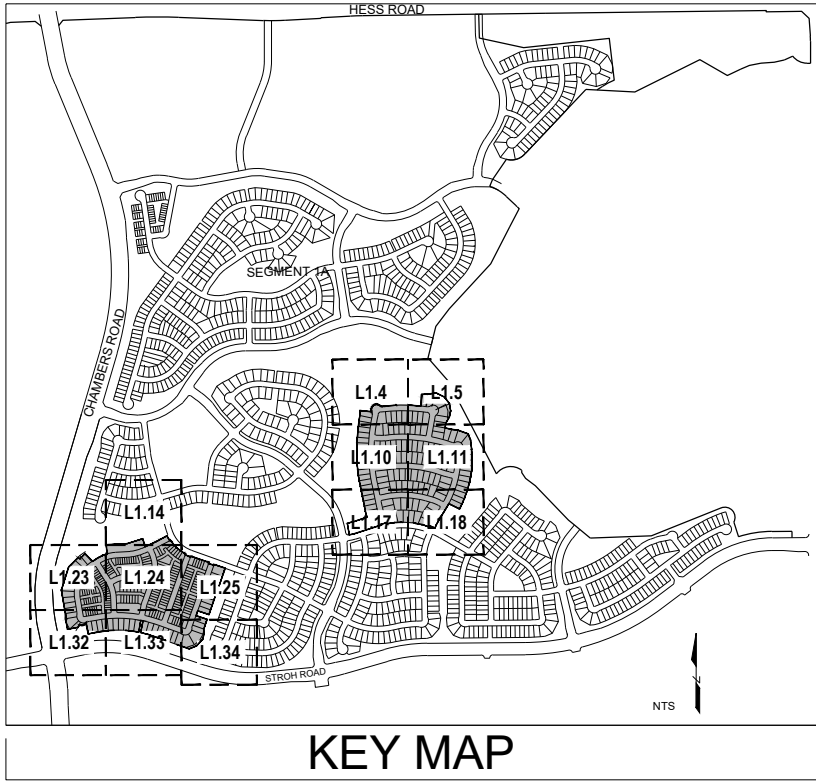
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Checked by:	JP
Submittal	11.22.2023
Date:	3.22.2024
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■ Sheet Name ■
PLANT SCHEDULE

■ Sheet Number ■

L0.2

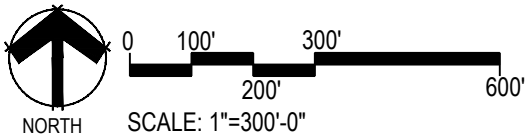
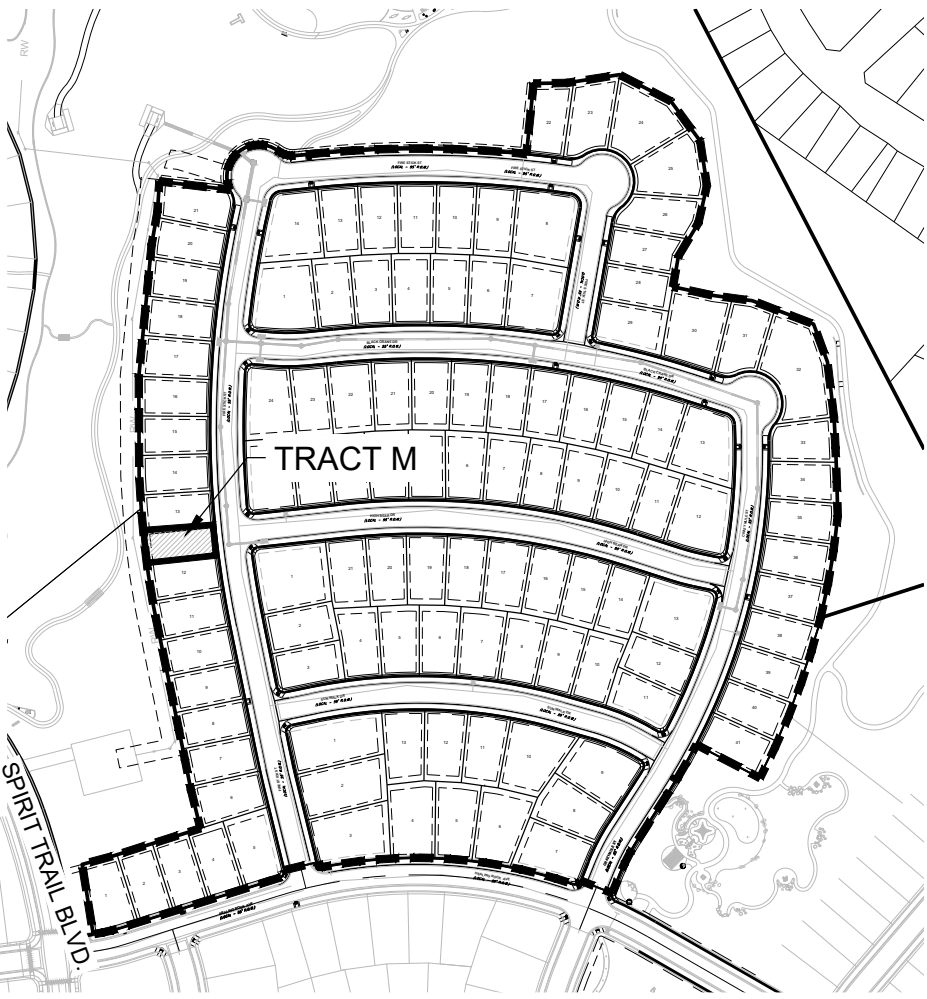
ANTHOLOGY-R.O.W. TREES					
AREA	AREA / LENGTH	UNIT	TREES REQUIRED	TREES PROVIDED	
Internal ROW - PA-44 Amended	7,012	LF	175.3	177	
Internal ROW - PA-46 Amended	6,995	LF	174.9	176	
TOTAL R.O.W. TREES	14,007	LF	350.2	353	
Note: Final Landscape Plans to reflect The Town of Parker Landscape Requirements in R.O.W. of 1 tree per 40 liner ft.					



ANTHOLOGY-LANDSCAPE AREA PLANTING										
AREA	TRACT AREA	LANDSCAPE AREA	UNIT	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS & 5 GAL GRASSES PROVIDED	1 GAL GRASSES PROVIDED (1/3 EQUIV.)	EXCESS TREES (EQUIV: 1 TREE = 10 SHRUBS)	TOTAL SHRUBS & EQUIVALENTS PROVIDED
Tract A	860,879	695,280	SF	463.5	506	2,317.6	1,797	304	42	2,318
Tract AA	4,221	4,221	SF	2.8	5	14.1	25	47	-	40
Tract DD	1,360	1,360	SF	0.9	1	4.5	11	-	-	33
Tract EE	1,224	1,224	SF	0.8	1	4.1	7	-	0	7
Tract FF	8,174	8,174	SF	5.4	6	27.2	30	25	-	38
Tract GG	1,700	1,700	SF	1.1	2	5.7	6	-	-	6
Tract HH	1,212	1,212	SF	0.8	1	4.0	6	-	0	6
Tract M	5,022	5,022	SF	3.3	4	16.7	19	-	-	19
Tract MM (See Note 6)	2,365	2,365	SF	1.6	See note 6	7.9	17	9	-	20
Tract PP (See Note 6)	3,377	3,377	SF	2.3	See note 6	349.0	343	18	-	349
Tract RR (See Note 6)	3,313	3,313	SF	2.2	See note 6	11.0	18	5	-	19
Tract TT (See Note 6)	2,414	2,414	SF	1.6	See note 6	8.0	8	-	-	8
Tract V	8,247	8,247	SF	5.5	6	27.5	28	6	2	30
Tract VV	1,034	1,034	SF	0.7	1	3.4	30	-	-	33
Tract W	6,775	6,775	SF	4.5	5	22.6	33	-	-	36
Tract X	8,028	8,028	SF	5.4	6	26.8	25	10	-	28
Tract Y	62,760	62,760	SF	41.8	42	209.2	197	73	-	221
Tract Z	2,183	2,183	SF	1.5	2	7.3	12	-	-	12
TOTAL	984,288	818,689	SF	546	588	3,067				3,223
	22,596	18,795	AC							

- Notes:
- The "Landscape Area" calculation excludes:
 - undisturbed open space areas to remain as-is in order to preserve existing vegetation and topography (see note 6)
 - unplantable areas such as structures, water bodies, including detention ponds, and hardscape areas.
 - Easements and Sight Triangle areas have been subtracted from R.O.W. planting calculations.
 - Final landscape plans to reflect required tree and shrub quantities per the Town of Parker Landscape Regulations (Section 13.06.070) which requires 1 tree & 5 shrubs per each 1,500 square feet.
 - For shrub equivalents: (1) 5-gal shrub is equal to (1) 5-gal ornamental grass or (3) 1-gal ornamental grass; (1) Tree is equal to (10) 5-gal shrubs.
 - In some open space tracts, areas that are undisturbed by grading are to remain natural in accordance with Parker Town Code (Section 13.06.070.d) which states:
 - "All open space should be left in its natural or existing condition except as determined by the Town. Existing trees and vegetation shall be preserved wherever practicable according to the standards stated in Section 13.10.110 of this Title."
 - "Credit toward landscaped areas required by this Section shall be given for all preserved trees and shrubs in accordance with Section 13.10.110 of this Title."
 - Unable to plant trees within this tract due to an easement taking up its entirety: Used shrub equivalents to meet the requirement for the trees.

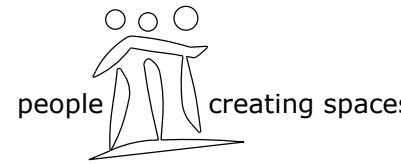
NOT A PART OF THIS SUBMITTAL
SEE SEGMENT 1A



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■ Land Planning ■



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PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

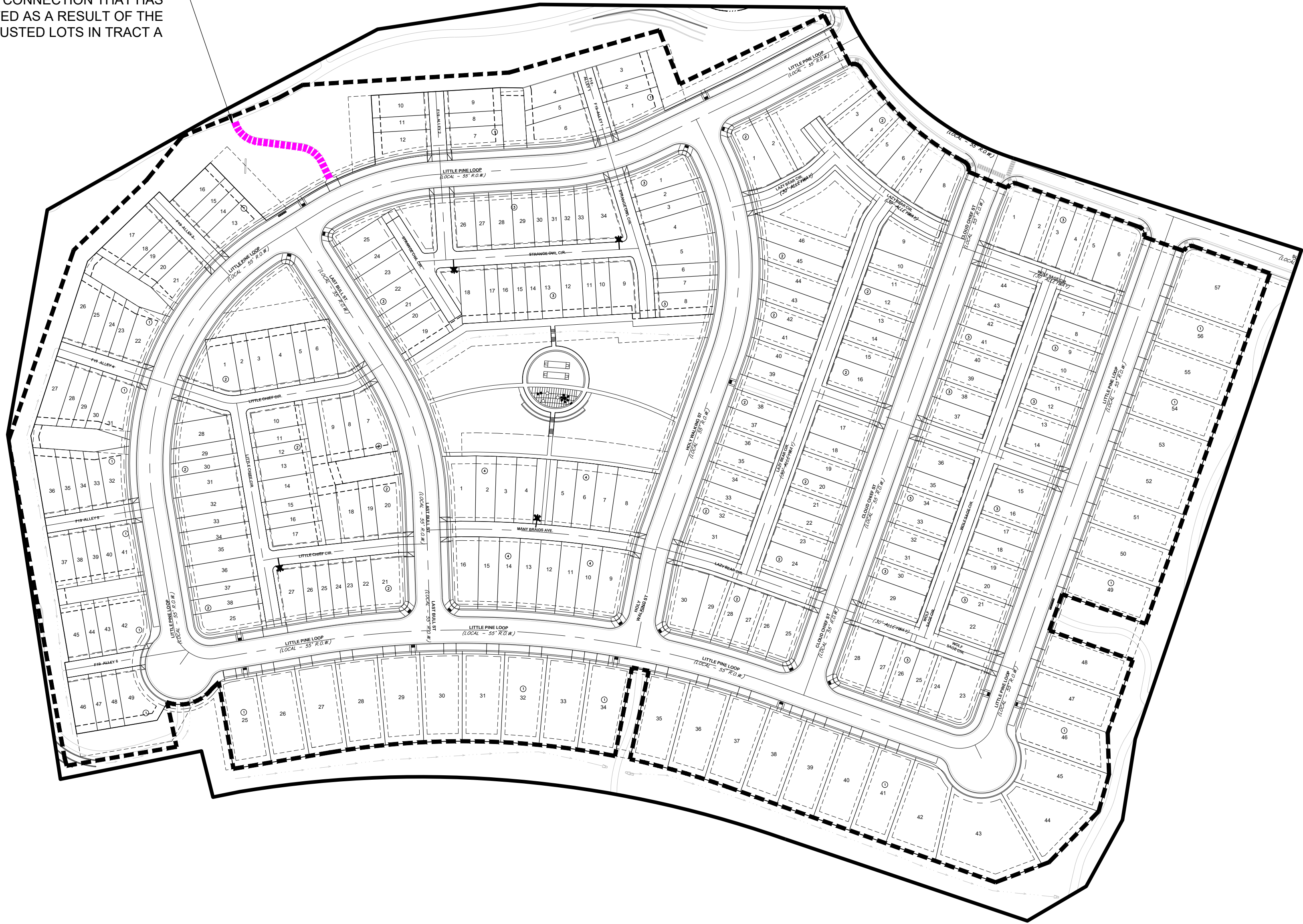
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LANDSCAPE
REQUIREMENT
CHARTS

■ Sheet Number ■

L0.3

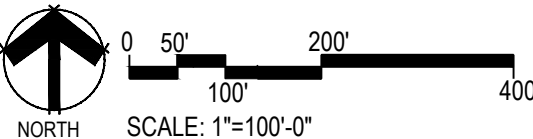
THIS IS THE ONLY TRAIL
CONNECTION THAT HAS
MOVED AS A RESULT OF THE
ADJUSTED LOTS IN TRACT A



LEGEND

8' WIDE CONCRETE TRAILS

NOTE: ALL OTHER WALKS ALONG LOCAL AND COLLECTOR ROADS ARE 5' IN WIDTH. SEE
ENGINEERING PLANS FOR DETAILS. 5' CONNECTOR TRAILS CONNECT TO 5' LOCAL WALK
ONLY.



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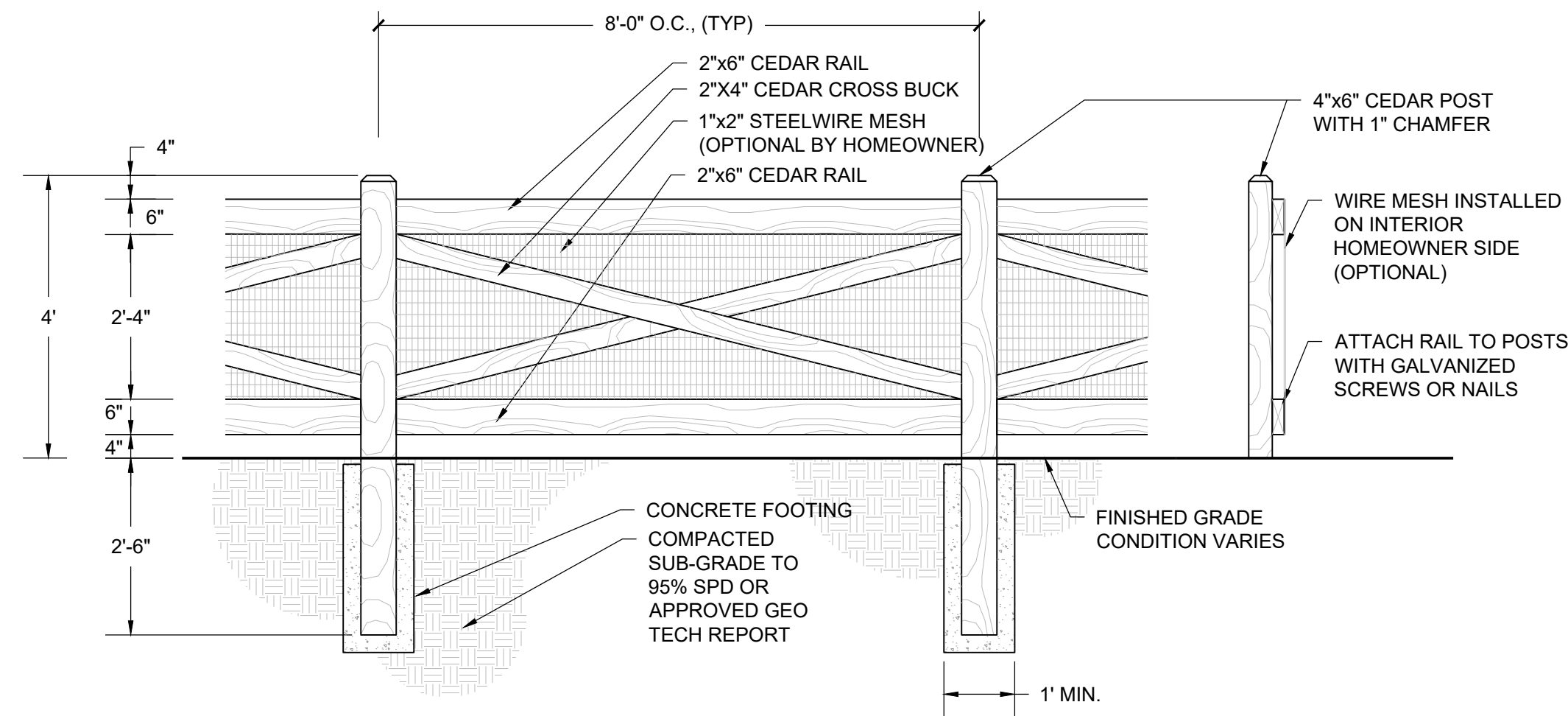
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■ Sheet Name ■
TRAILS MASTER
PLAN

■ Sheet Number ■
L1.0

- NOTES:
1. ALL WOOD TO BE ROUGH SAWN CEDAR.
 2. WOOD TO BE WEATHER AND ROT RESISTANT
 3. WOOD TO BE TREATED WITH DIAMOND VOGEL GS201 SPICE BROWN STAIN.
 4. RAILS SHALL BE INSTALLED ON ONE SIDE OF POST ONLY.



LEGEND

OPEN RAIL FENCE

- NOTES:
1. FENCING FOR THE TOWNHOME LOTS WILL BE DETERMINED WITH THE SITE PLAN.
 2. FENCING FOR THE ALLEY-LOADED DUPLEX LOTS WILL BE DETERMINED WITH THE FINAL PLAT.

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ANTHOLOGY-SEGMENTS 1B & 1C-AMENDMENT NO. 1

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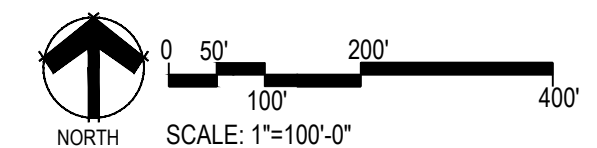
Sheet Name
MASTER STREET
TREE & FENCING
PLAN

Sheet Number

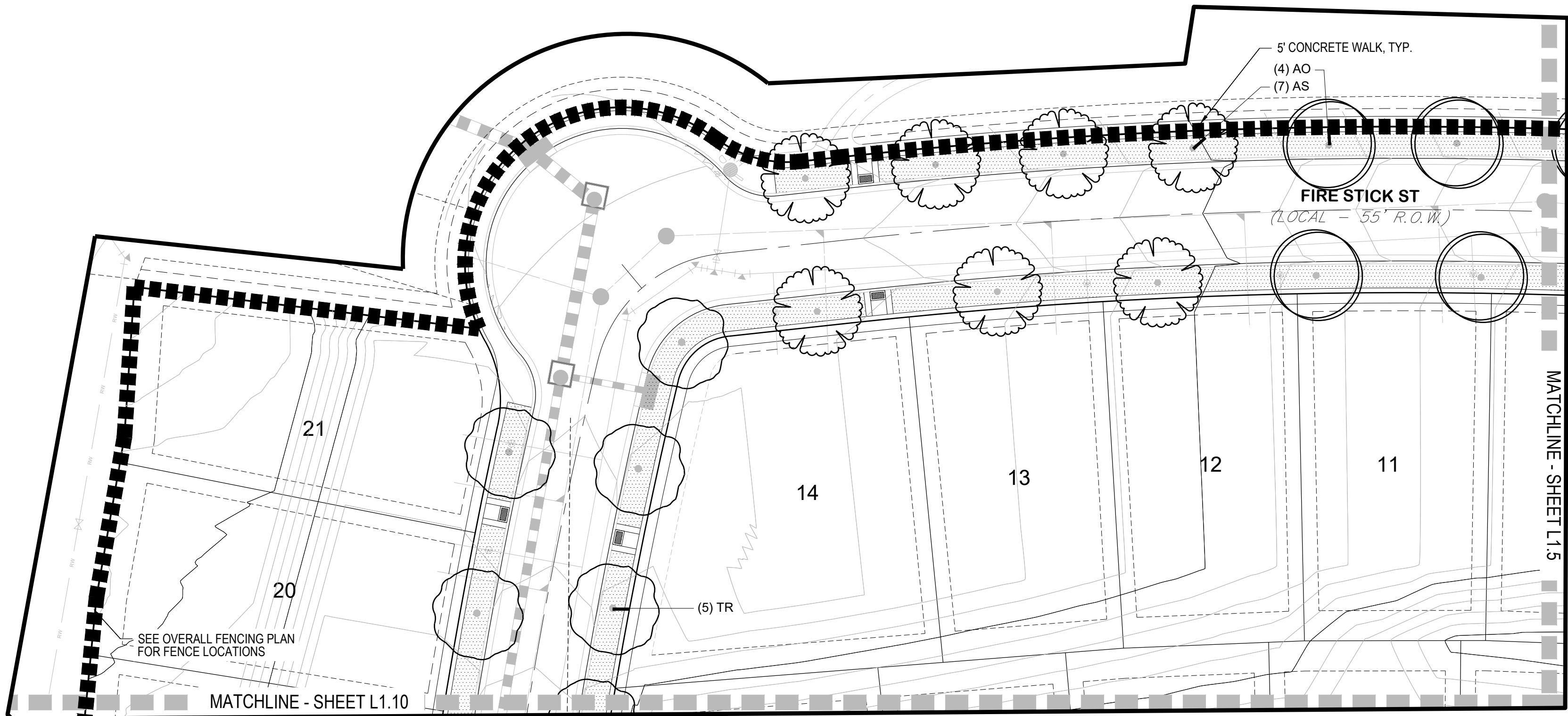
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FILINGS 12, 19 & 20

FILING 15



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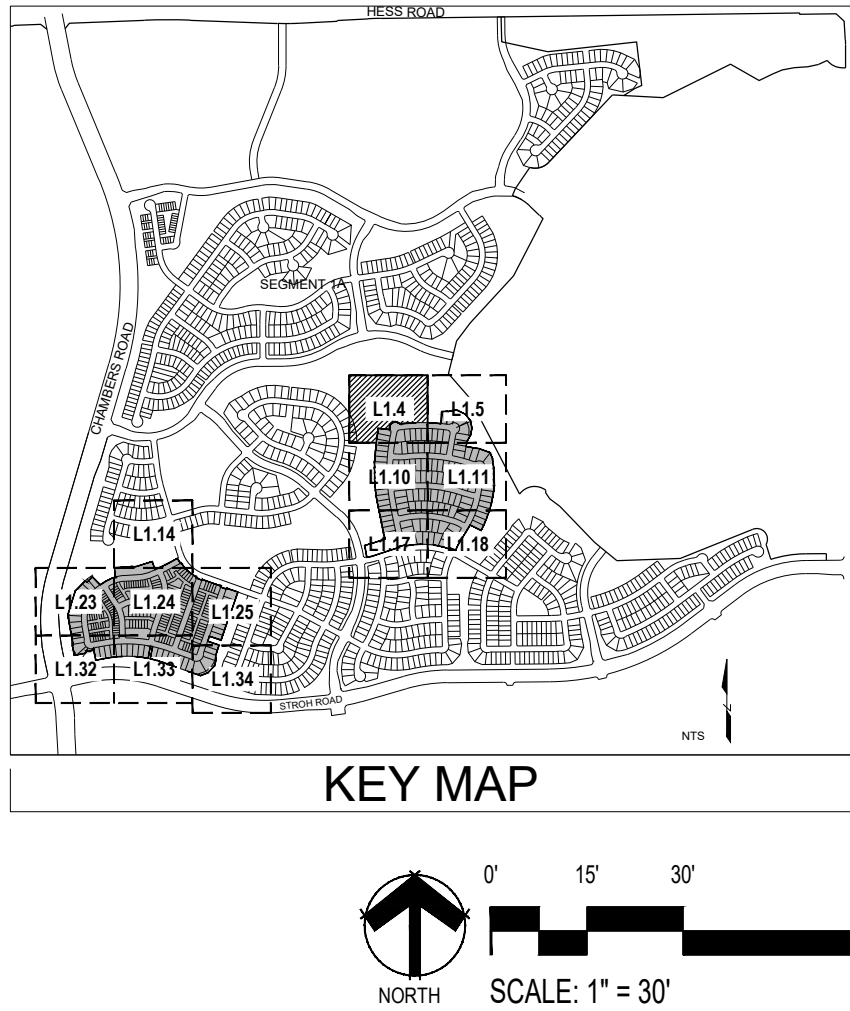
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	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

LIMIT OF AMENDMENT WHERE OPEN RAIL FENCE IS NOT SHOWN

EXISTING TREES

NOTES:

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PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

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■ Sheet Number ■

L1.4

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PRELIMINARY LANDSCAPE PLANS

PARKER, COLORADO

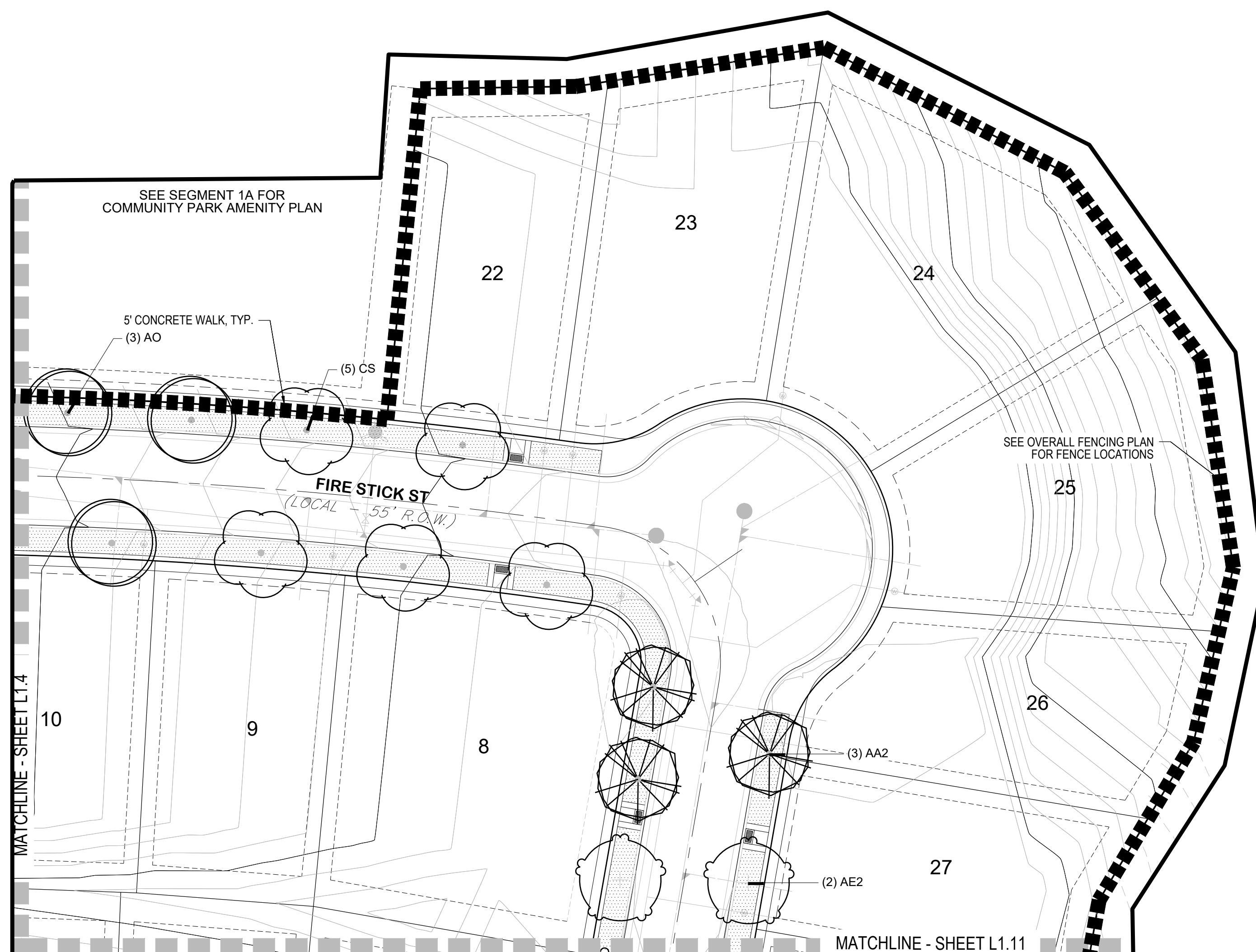
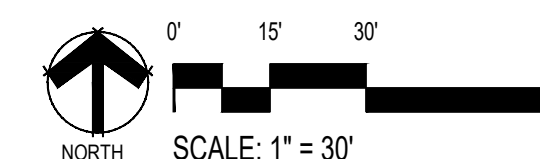
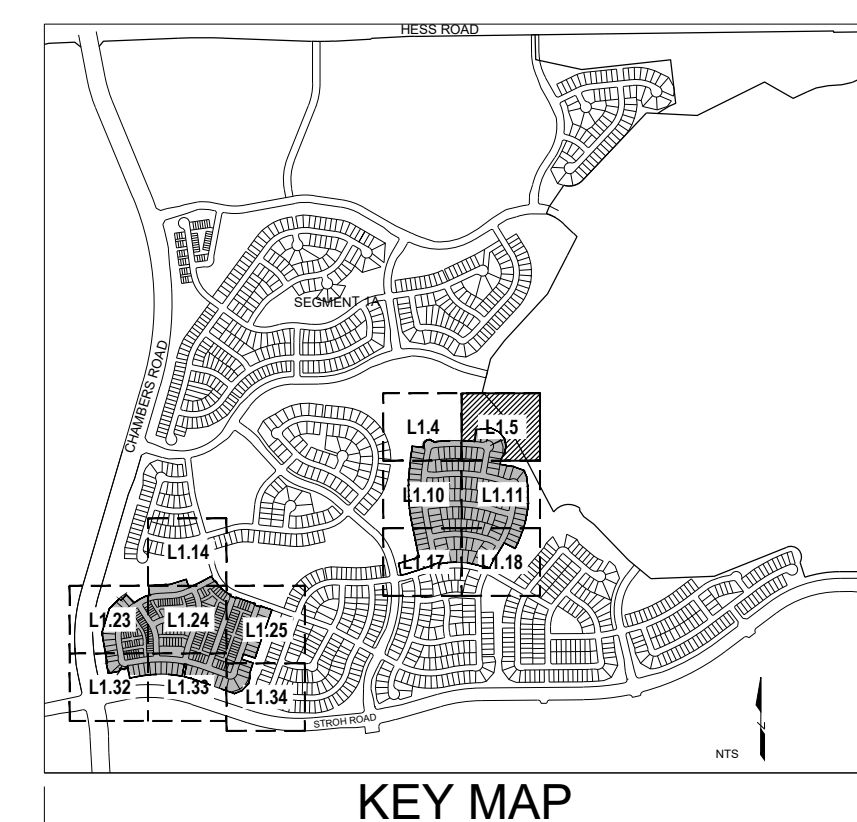
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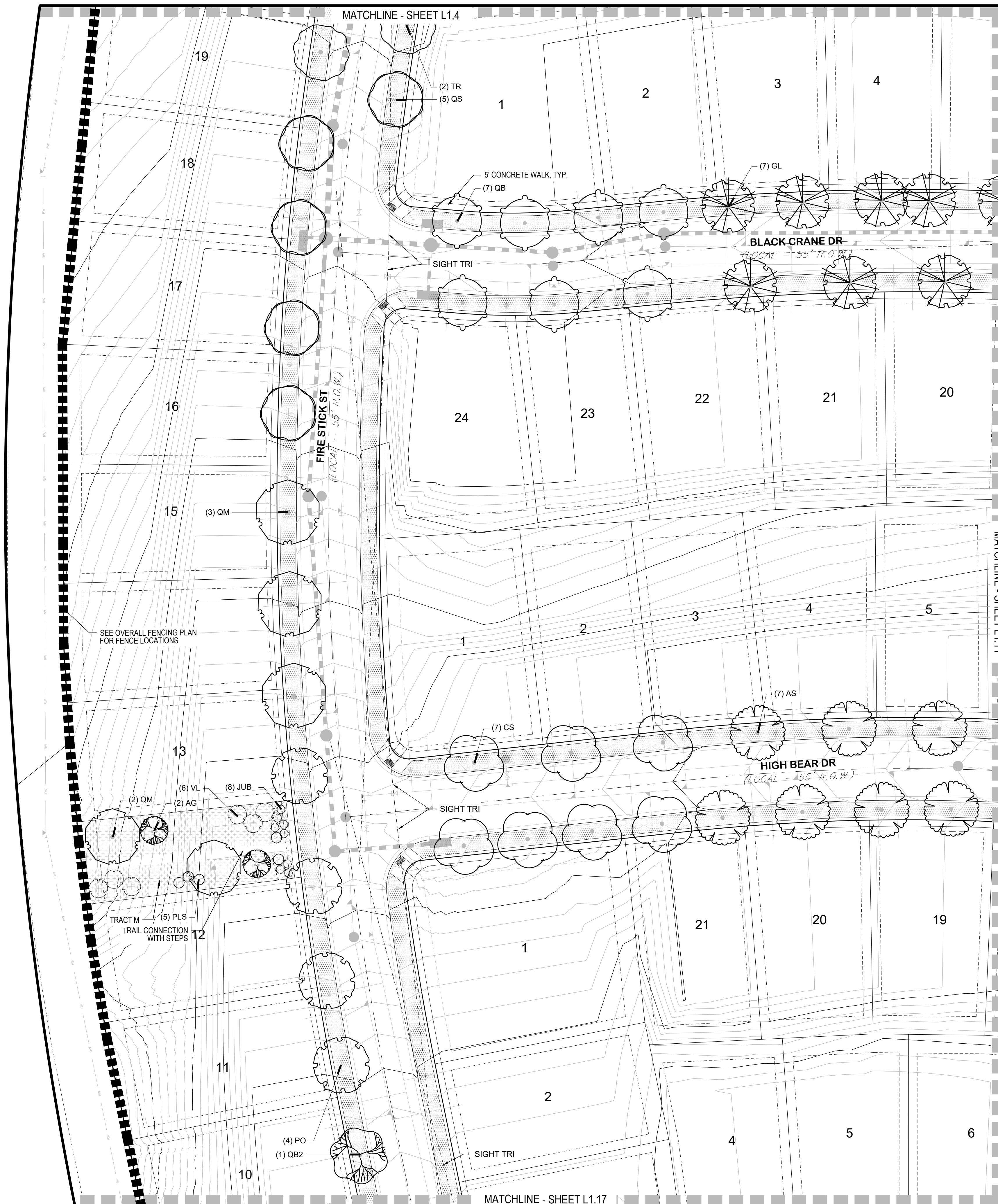
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	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDDED CEDAR

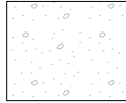
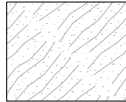
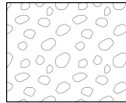
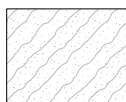
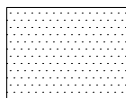

 LIMIT OF AMENDMENT WHERE OPEN RAIL FENCE IS NOT SHOWN
 EXISTING TREES

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LEGEND

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
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11

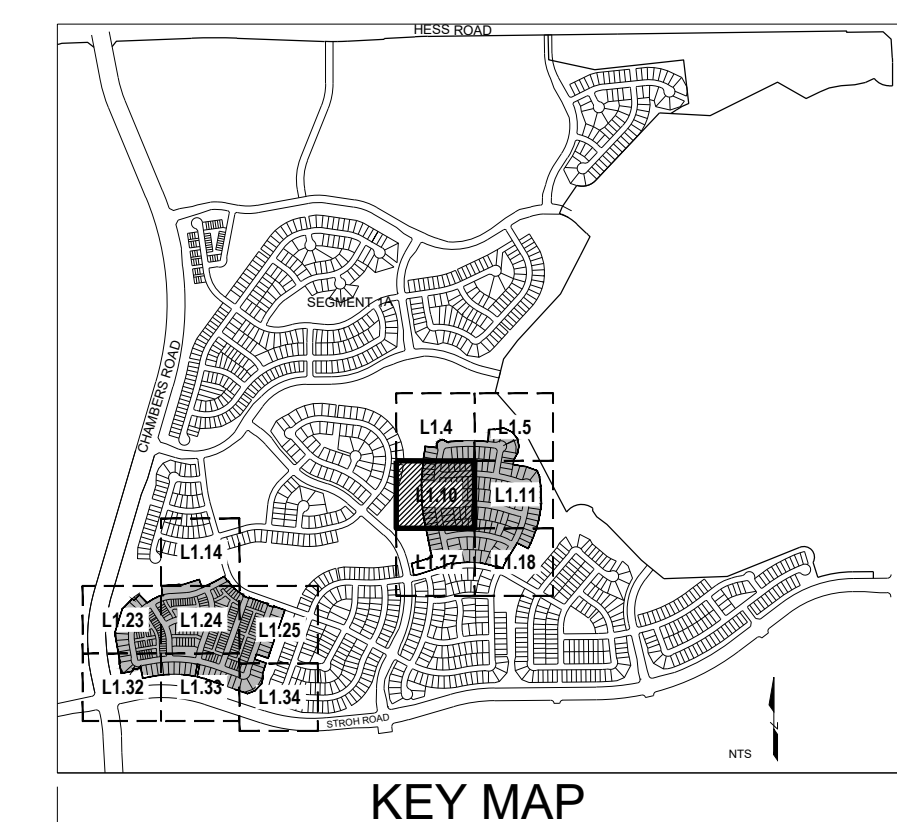
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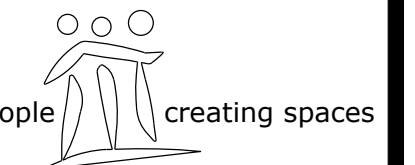
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ANATOMY-SEGMENTS 1B
& 1C-AMENDMENT NO. 1

PRELIMINARY LANDSCAPE PLANS

Drawn by:	BEM
Checked by:	JP
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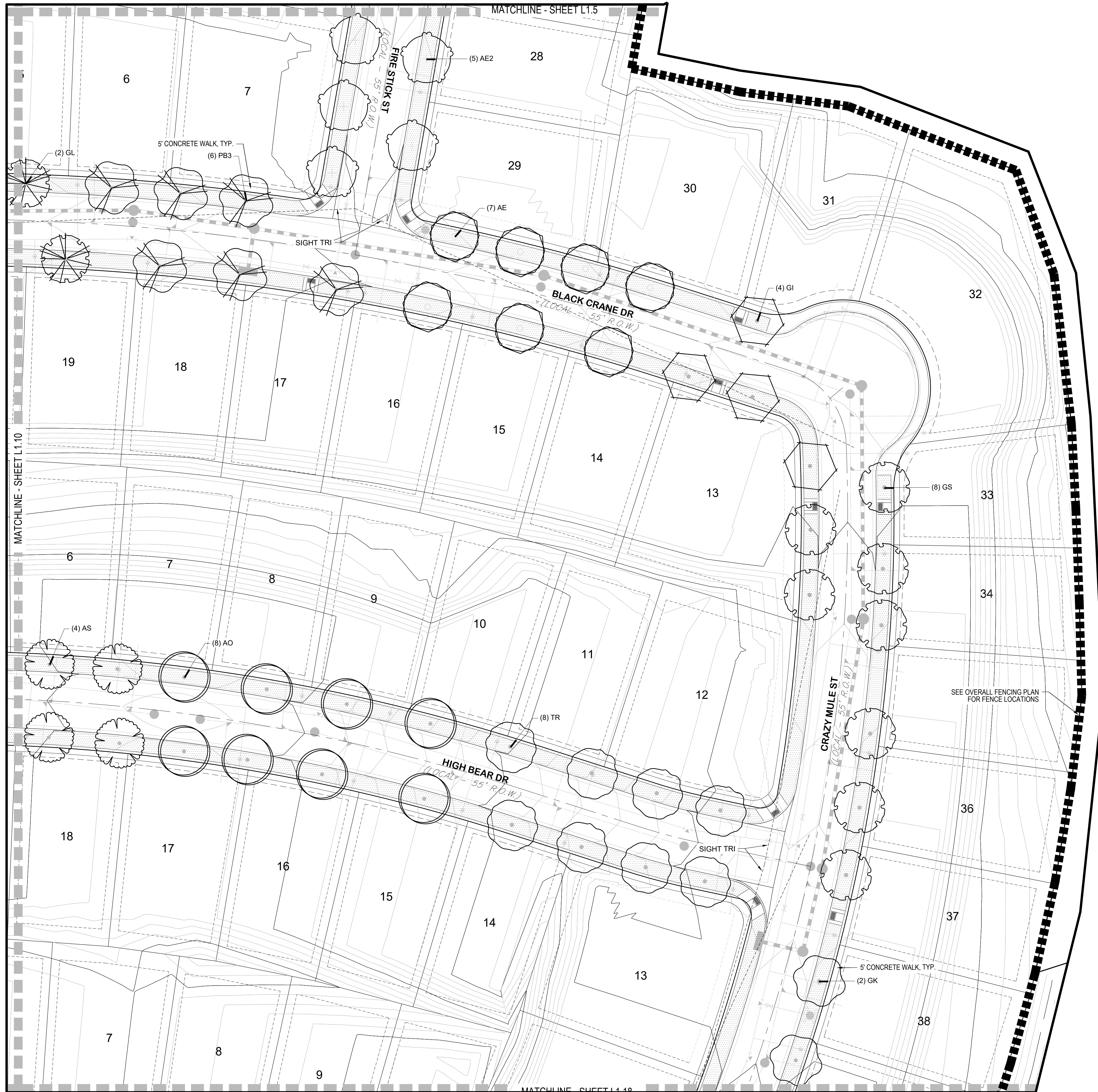
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LANDSCAPE PLAN

Sheet Number ■

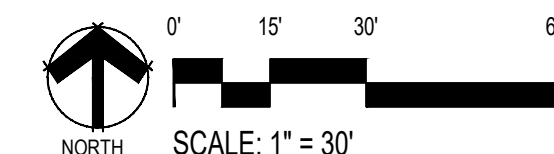
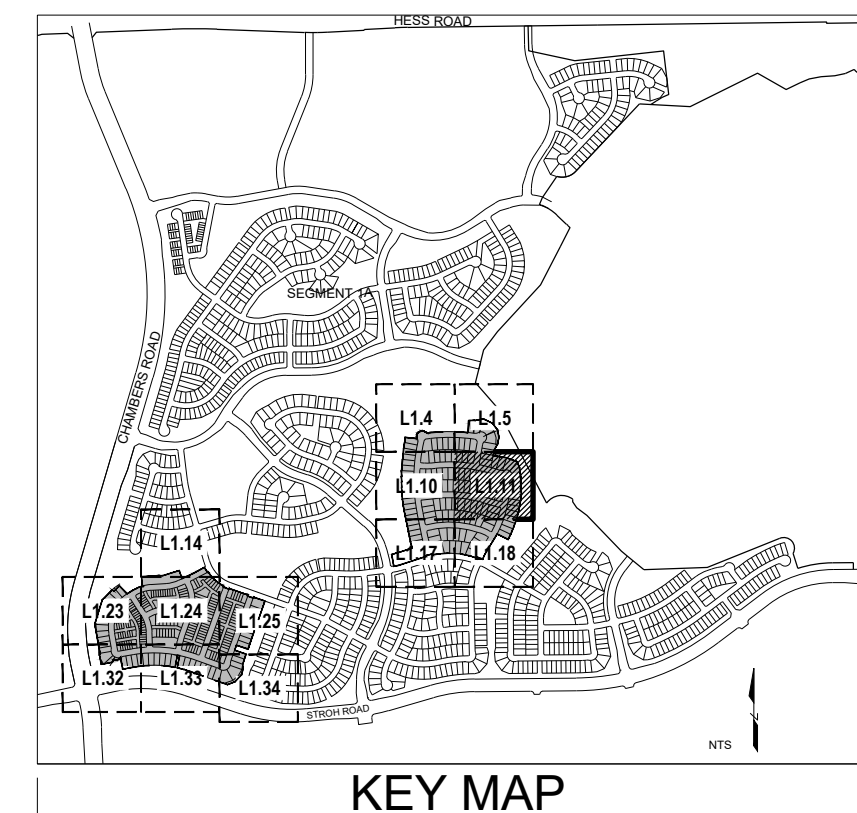
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	MULCH ROCK
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- LIMIT OF AMENDMENT WHERE OPEN RAIL FENCE IS NOT SHOWN
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CVL
CONSULTANTS

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ANTHOLOGY-SEGMENTS 1B
&1C-AMENDMENT NO. 1

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

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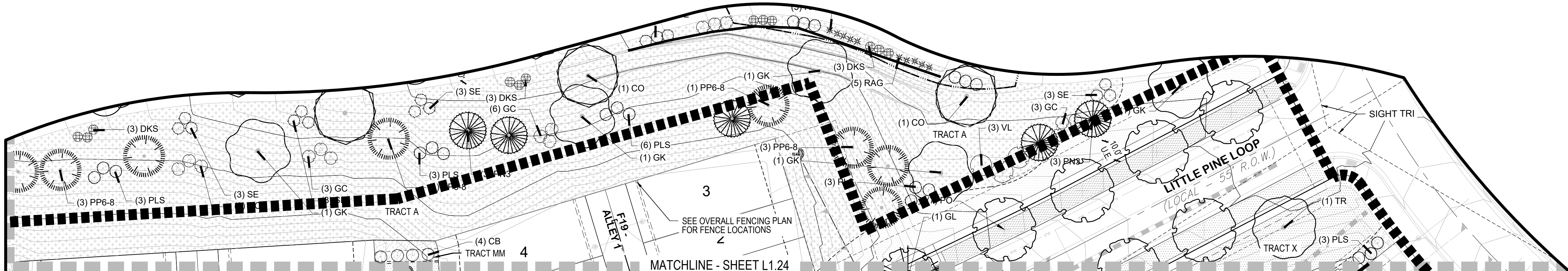
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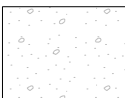
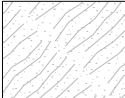
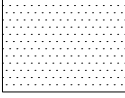
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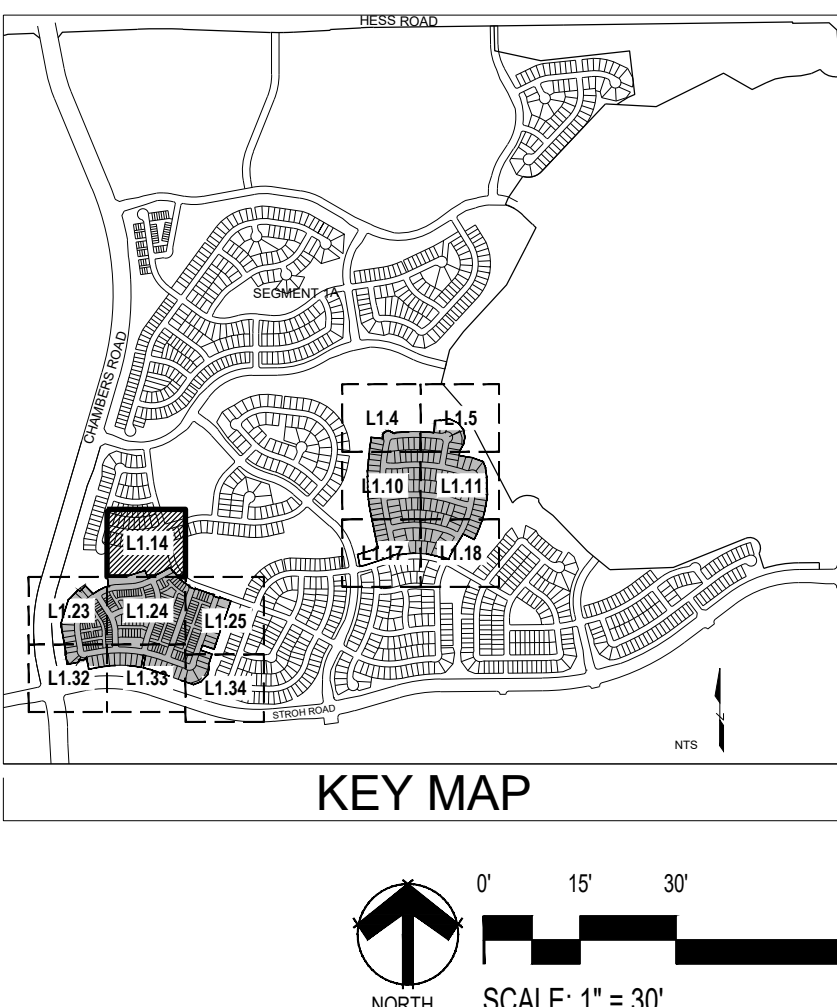
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	FIBER
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
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	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR


 LIMIT OF AMENDMENT WHERE OPEN RAIL FENCE IS NOT SHOWN
 EXISTING TREES

NOTE

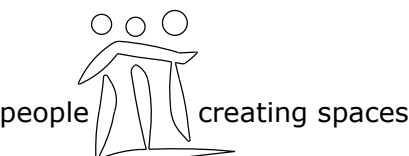
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
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■ Prepared For■

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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



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1007 16th street , denver co 80265
t 303.531.4905 , f 303.531.4908

Engineering



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ENGLEWOOD, CO 80112
720-482-9526

**ANTHOLOGY-SEGMENTS 1B
& 1C-AMENDMENT NO. 1**
PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

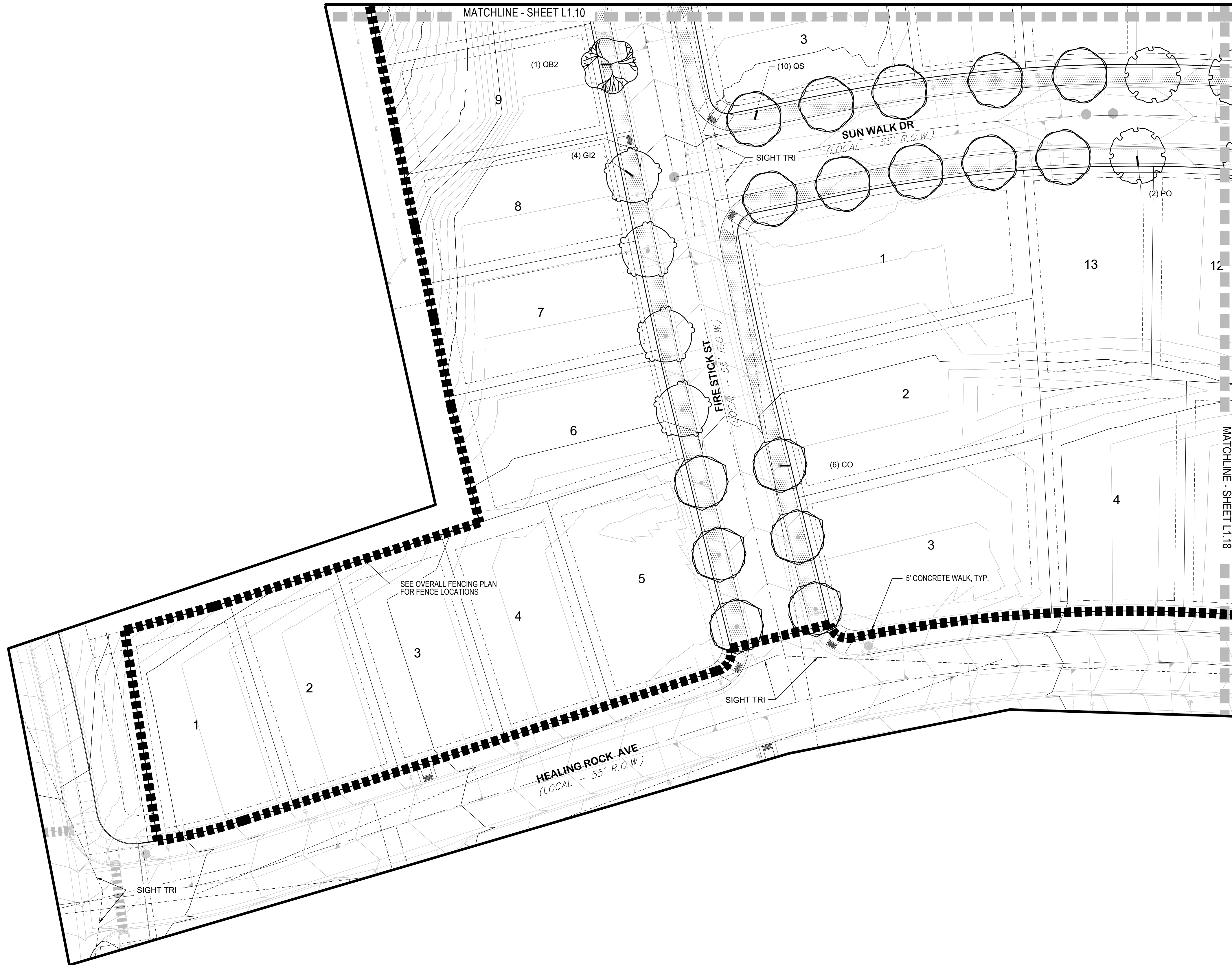
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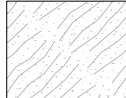
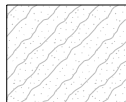
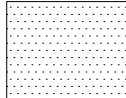
LANDSCAPE PLAN

Sheet Number

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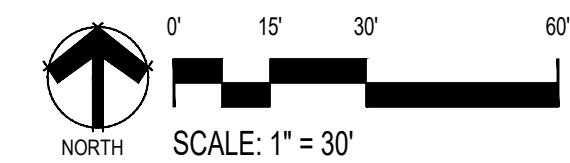
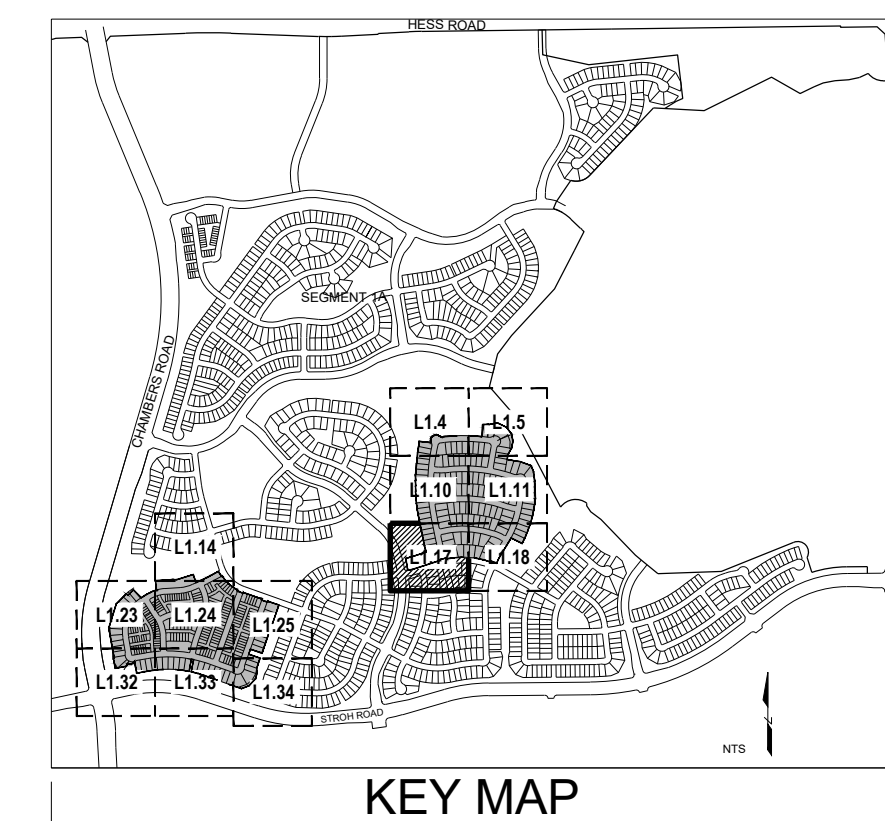


ROUND COVERS BOTANICAL NAME

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBER
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

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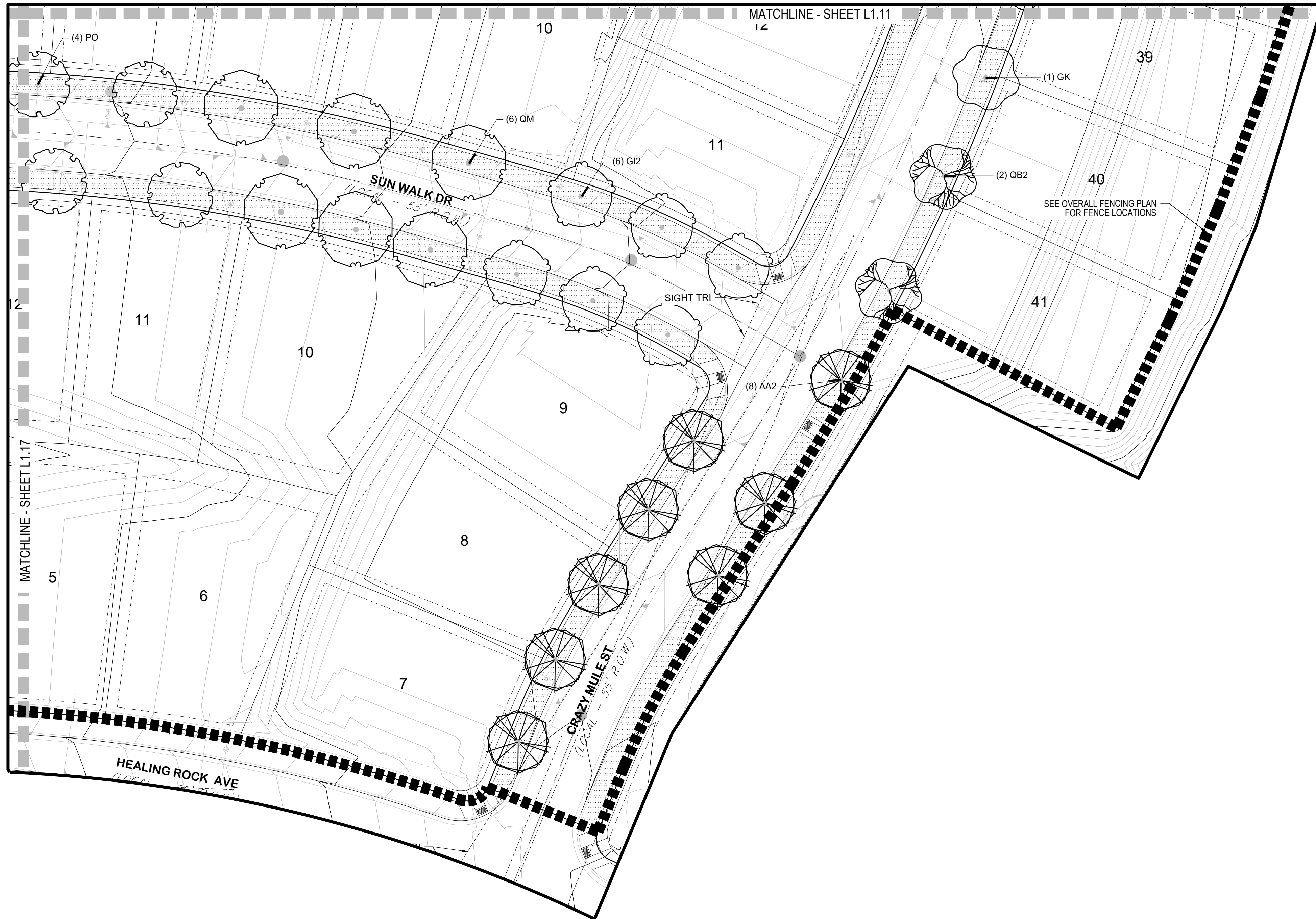
ANTHLOGY-SEGMENTS 1B
&1C-AMENDMENT NO. 1
PAPER COLORADO

PRELIMINARY LANDSCAPE
PARKER, COLORADO

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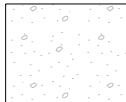
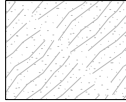
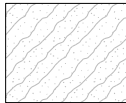
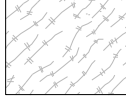
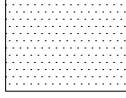
LANDSCAPE PLAN

L1.17



MATCHLINE - SHEET L1.19

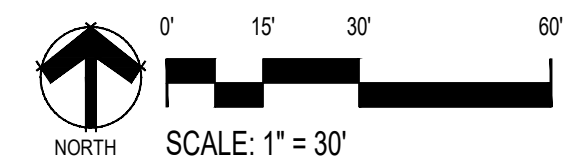
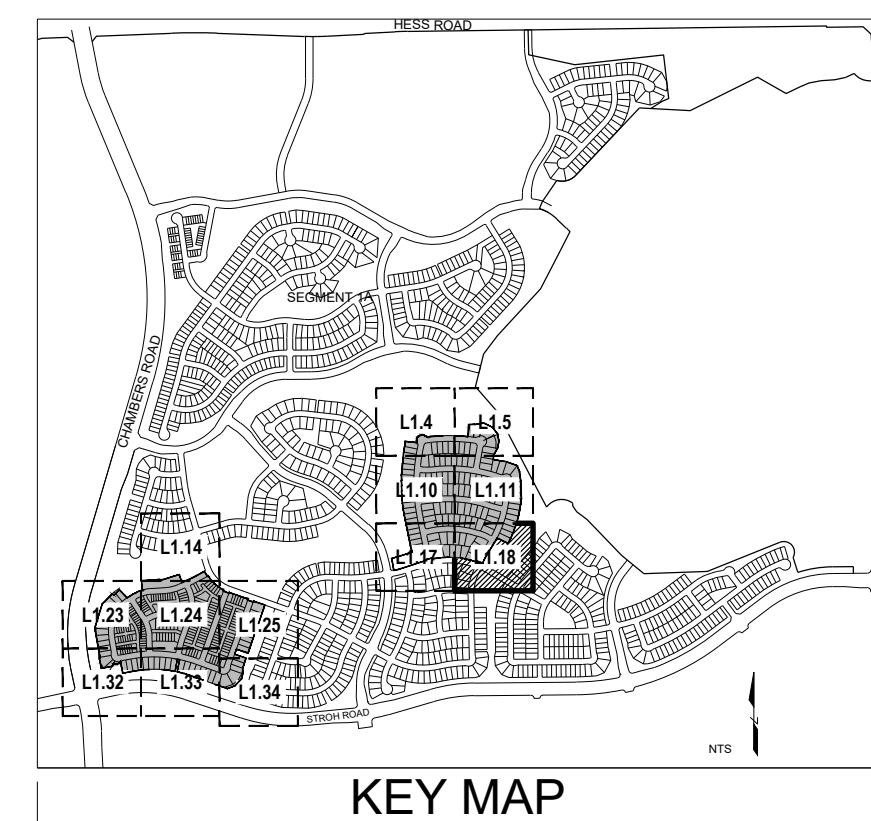
LEGEND

<u>GROUND COVERS</u>	<u>BOTANICAL NAME</u>
	CRUSHER FINES
	FIBER
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR


 LIMIT OF AMENDMENT WHERE OPEN RAIL FENCE IS NOT SHOWN
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■ Prepared For■

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ANTHOLOGY-SEGMENTS 1B
&1C-AMENDMENT NO. 1

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: _____ BEM _____

Checked by: _____ JP _____

Submittal
Date: _____ 11.22.2023 _____

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_____ 6.26.2024 _____

_____ 7.22.2024 _____

■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.18

ANATOMY-SEGMENTS IB &1C-AMENDMENT NO. 1

PRELIMINARY LANDSCAPE PLANS

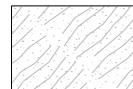
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LANDSCAPE PLAN

L1.23



<u>GROUND COVERS</u>	<u>BOTANICAL NAME</u>
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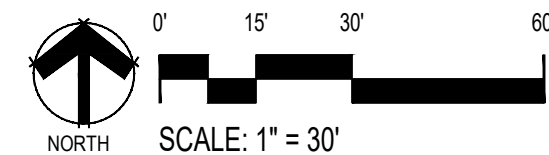
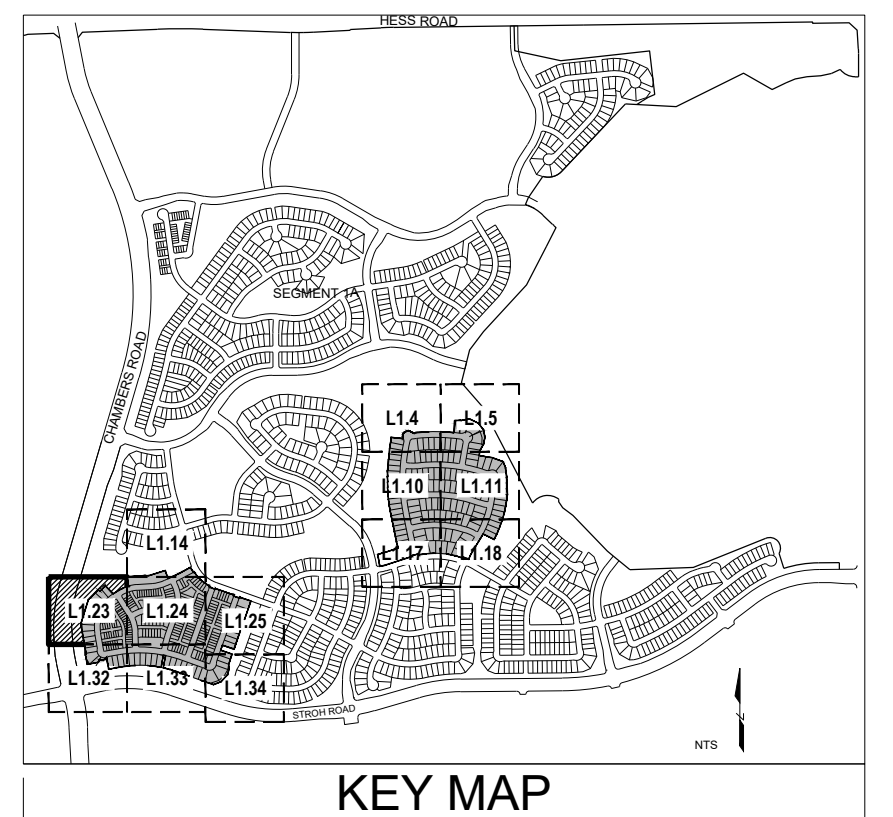
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	FIBER
	MULCH ROCK
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	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
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	WOOD MULCH - SHREDDED CEDAR

 LIMIT OF AMENDMENT WHERE OPEN RAIL FENCE IS NOT SHOWN

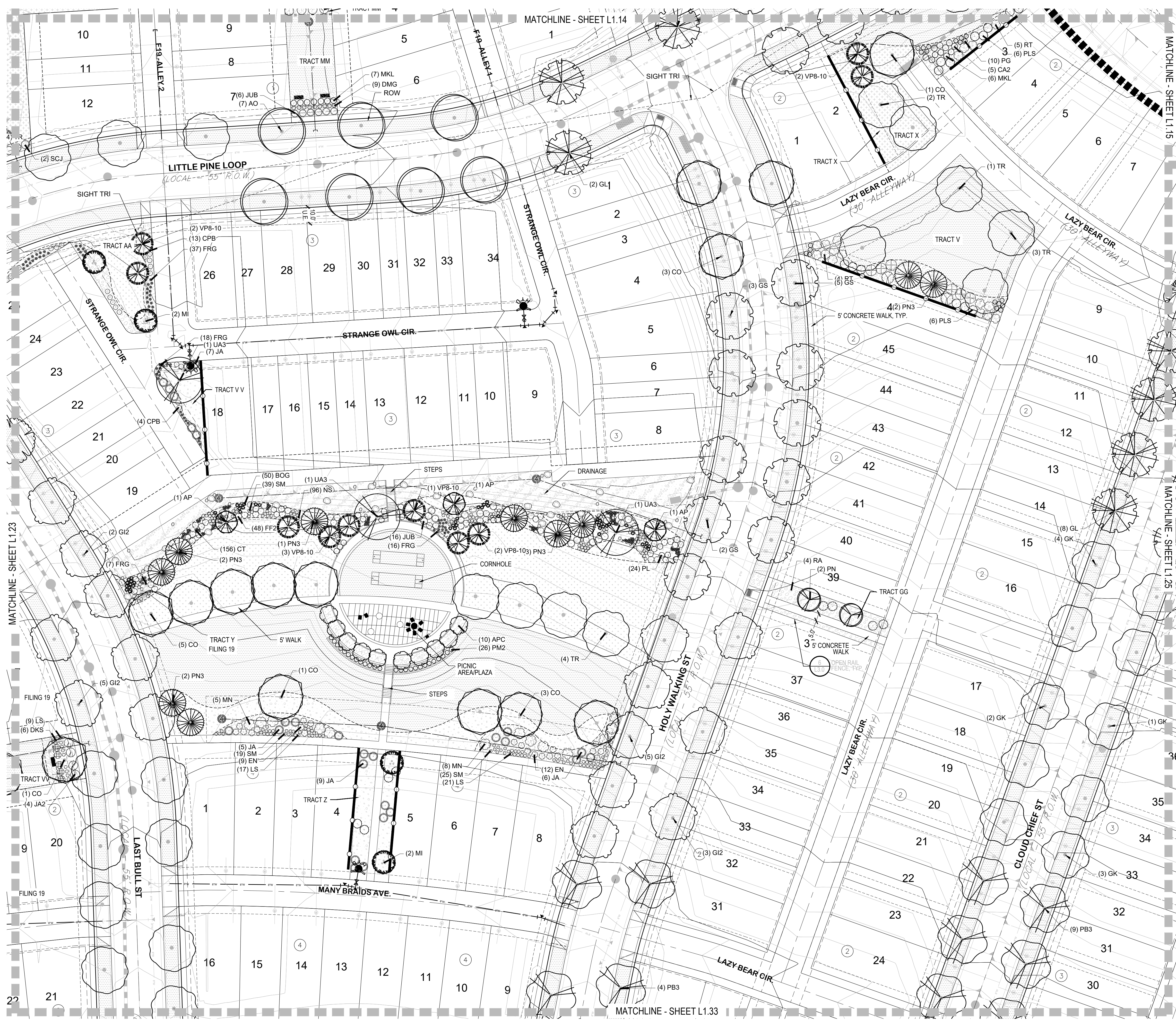
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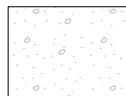
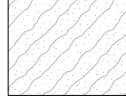
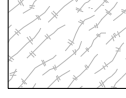


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Northwing March 19, 2024





LEGEND

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDDED CEDAR

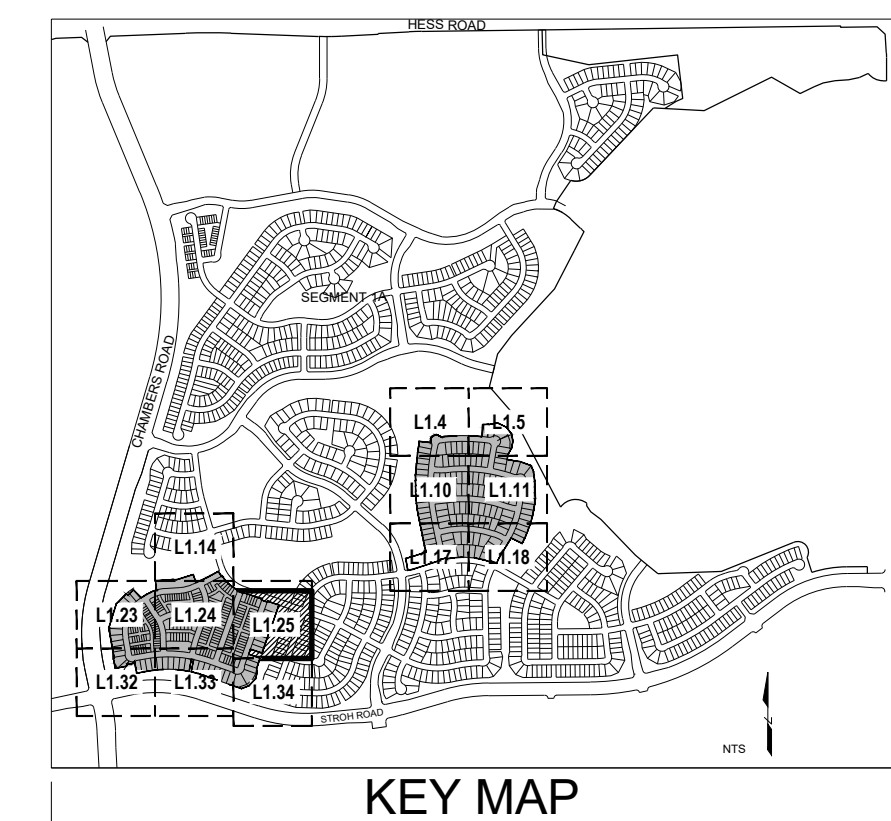

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MATCHLINE - SHEET L1.26



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■ Engineering ■



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ANTHOLOGY-SEGMENTS 1B
&1C-AMENDMENT NO. 1

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: _____ BEM _____

Checked by: _____ JP _____

Submittal
Date: _____

11.22.2023 _____

3.22.2024 _____

Know what's **below**.
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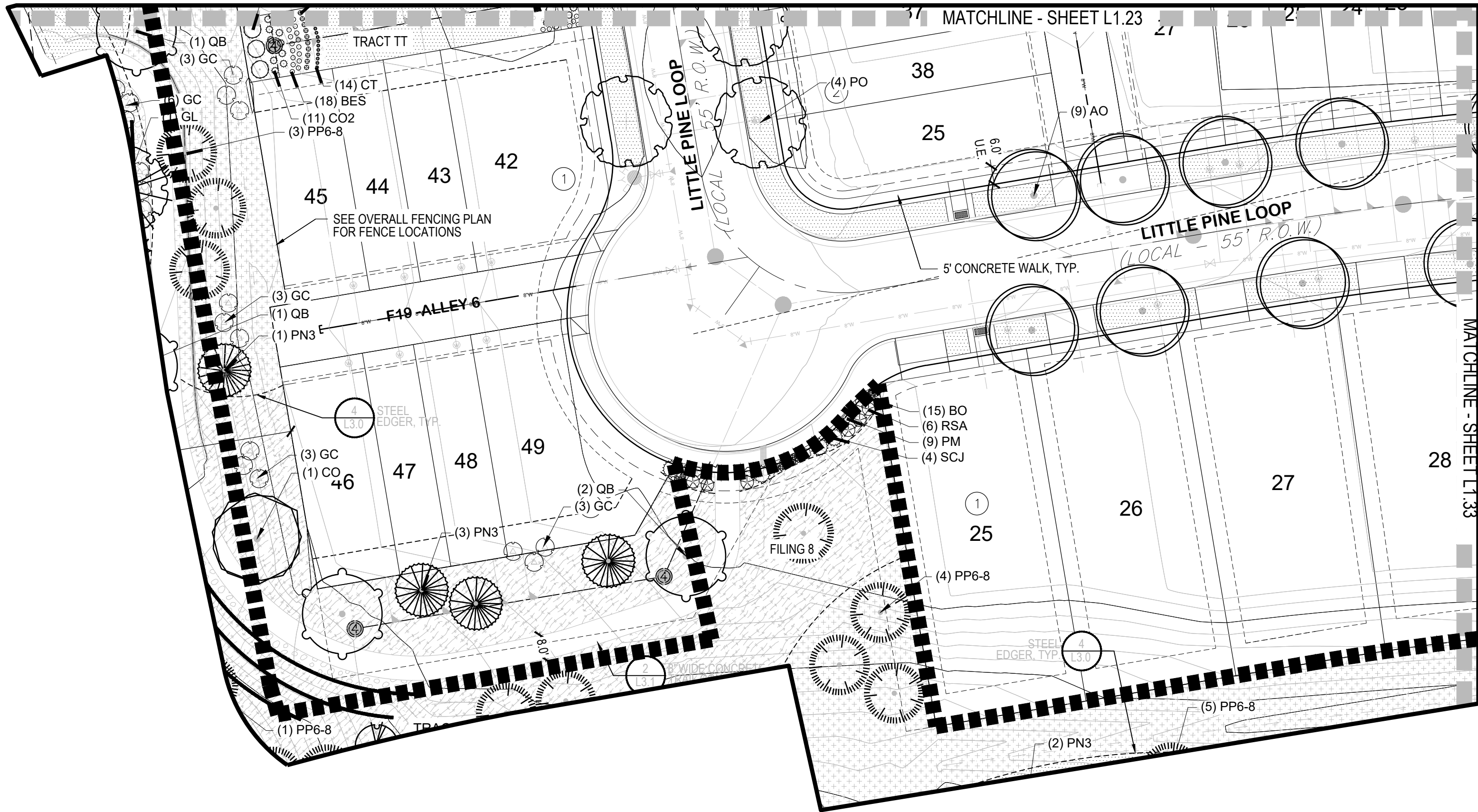
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LANDSCAPE PLAN

■ Sheet Number ■

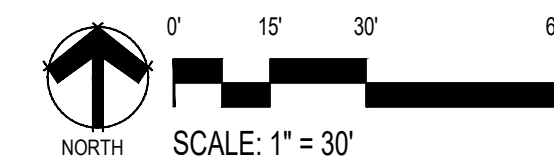
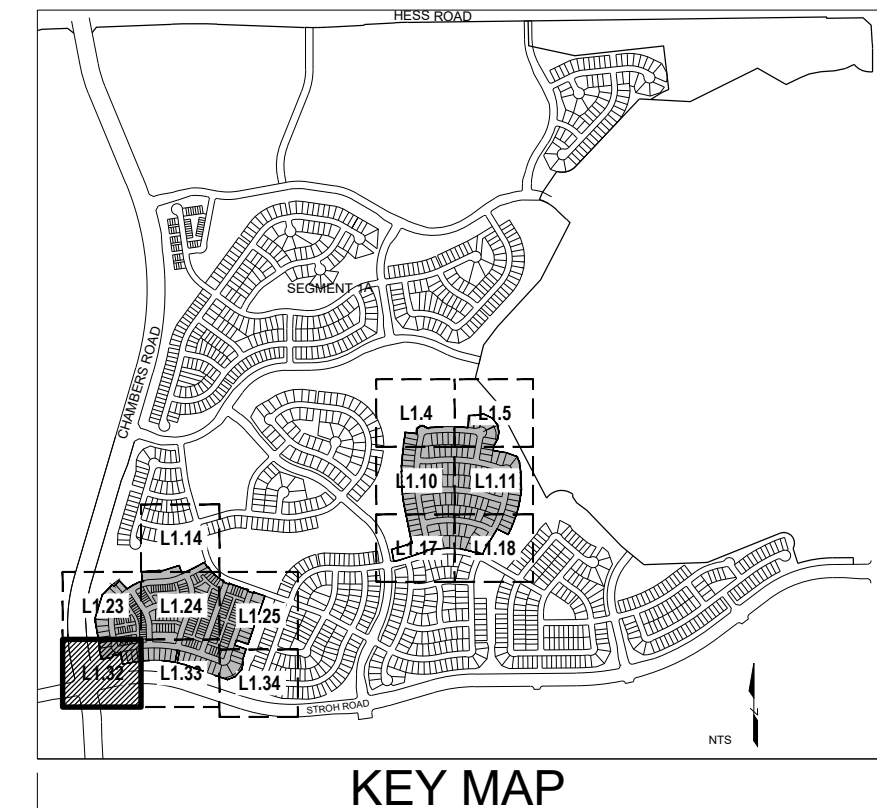
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LEGEND	
GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	WOOD MULCH - SHREDDED CEDAR

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CENTENNIAL, CO 80112

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ANTHOLOGY-SEGMENTS 1B
&1C-AMENDMENT NO. 1

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal
Date: 11.22.2023
3.22.2024
5.15.2024
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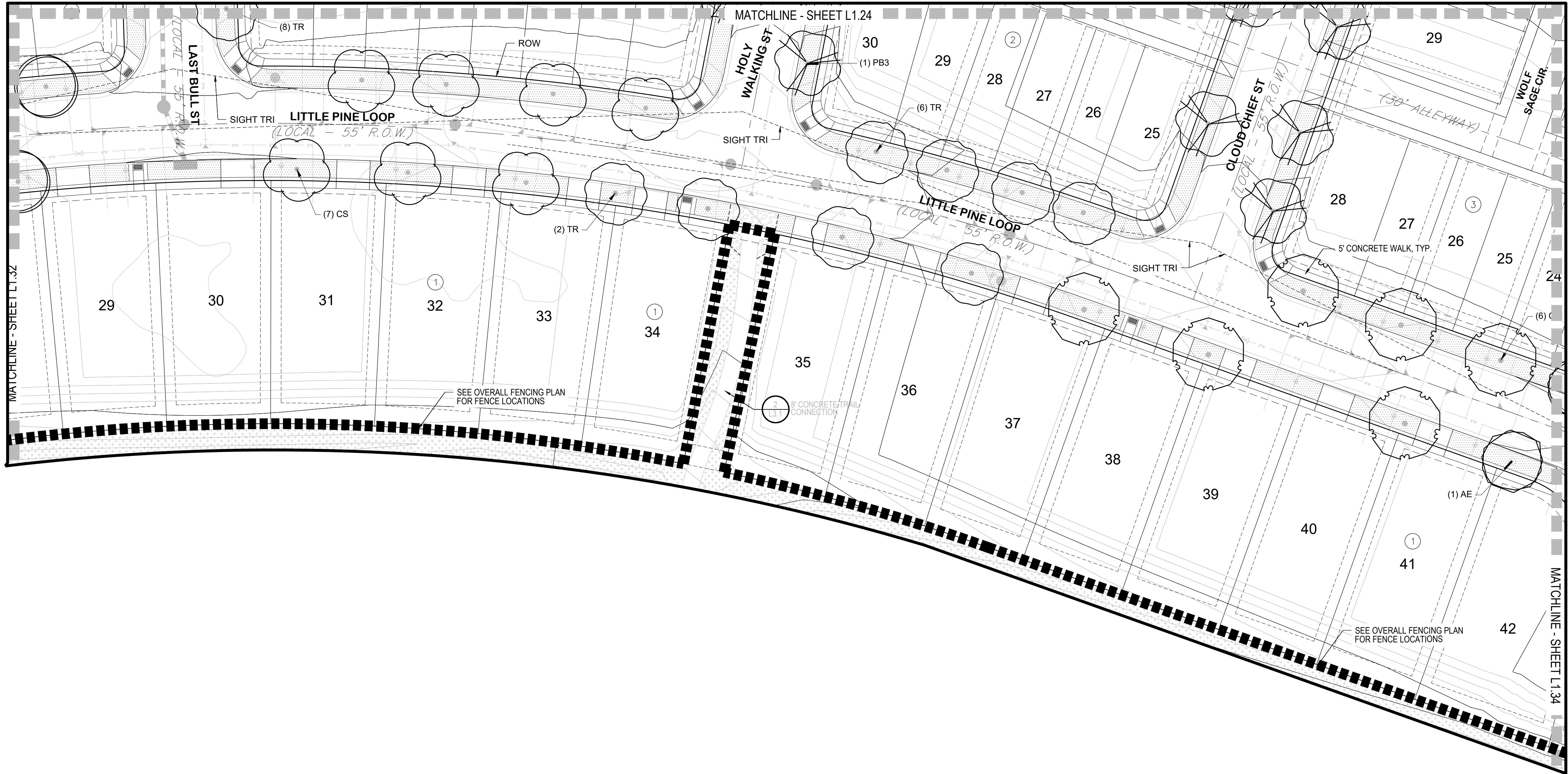
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LANDSCAPE PLAN

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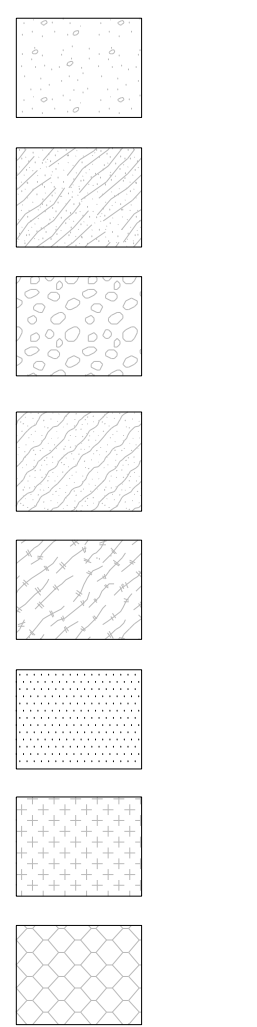
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LEGEND

GROUND COVERS



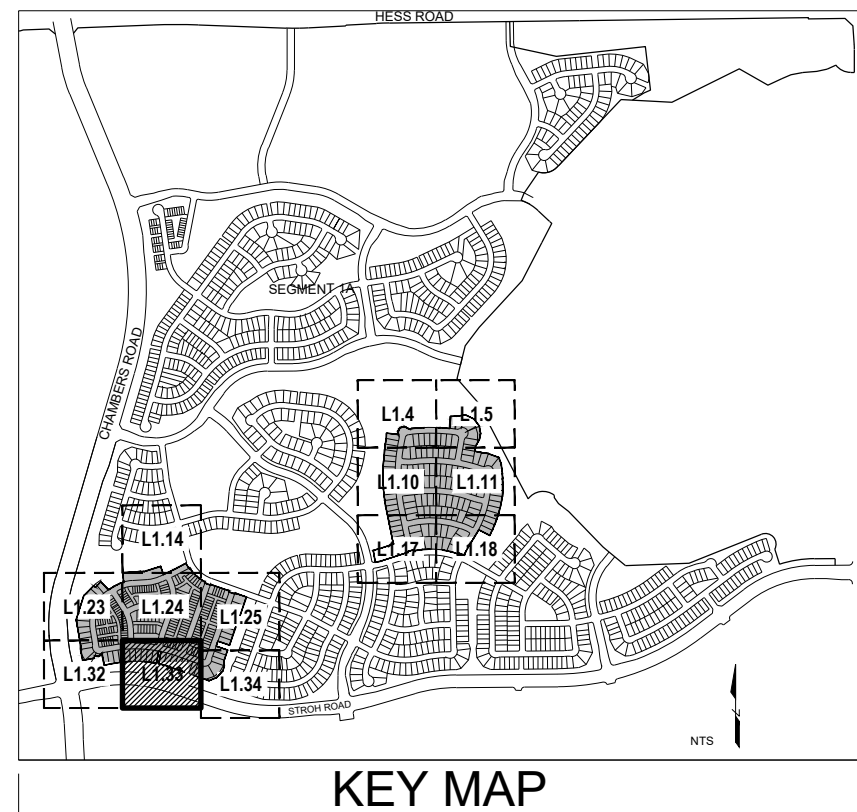
BOTANICAL NAME

CRUSHER FINES
FIBAR
MULCH ROCK
RUBBER PLAY SURFACE MULTI-COLOR
SOD - BUFFALO GRASS
SOD - ENVIROTURF SOD OR EQUAL
TEMPORARILY IRRIGATED NATIVE SEED MIX
WOOD MULCH - SHREDDED CEDAR

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■ Engineering ■



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ANTHOLOGY-SEGMENTS 1B &1C-AMENDMENT NO. 1 PARKER, COLORADO PRELIMINARY LANDSCAPE PLANS

Drawn by: BEM
Checked by: JP
Submittal Date: 11.22.2023
3.22.2024
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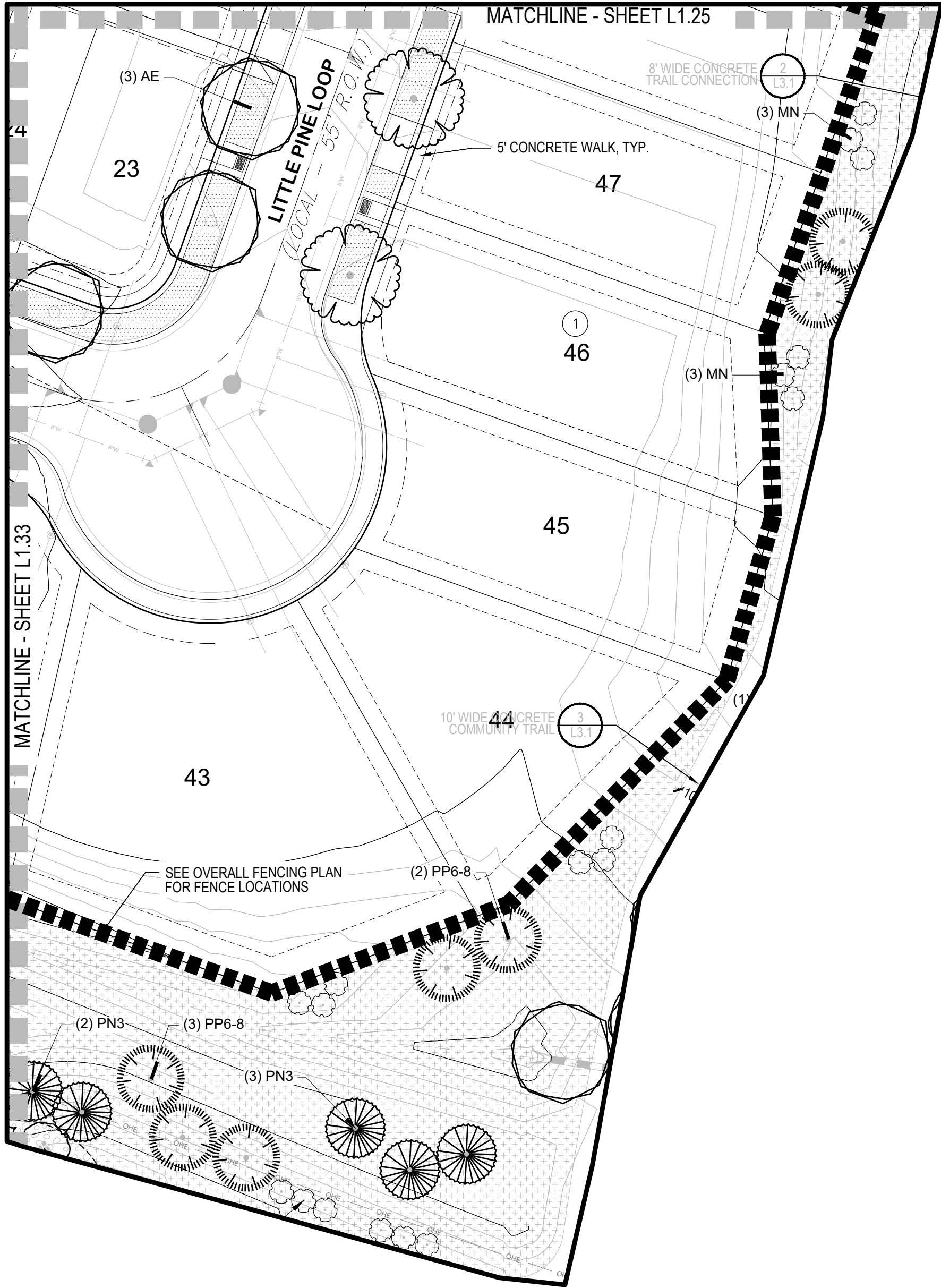
■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.33

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North Arrow March 19, 2024

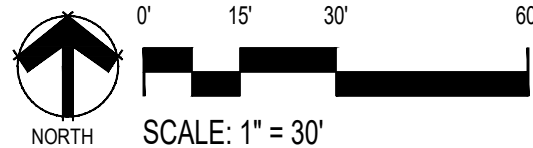
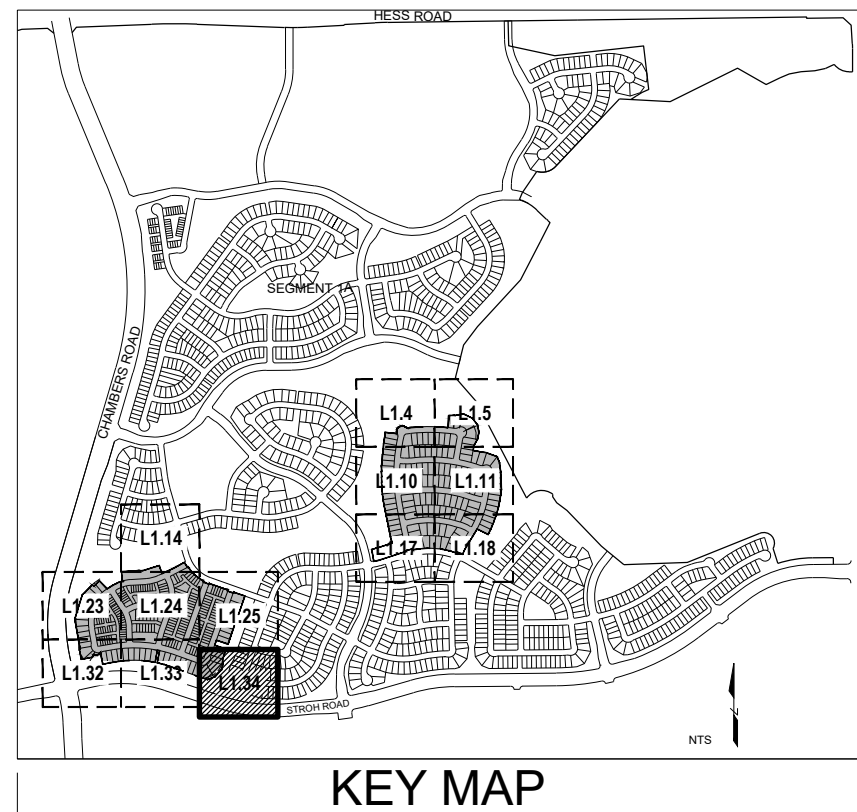


LEGEND

GROUND COVERS	BOTANICAL NAME
	CRUSHER FINES
	FIBAR
	MULCH ROCK
	RUBBER PLAY SURFACE MULTI-COLOR
	SOD - BUFFALO GRASS
	SOD - ENVIROTURF SOD OR EQUAL
	TEMPORARILY IRRIGATED NATIVE SEED MIX
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PARKER, COLORADO
PRELIMINARY LANDSCAPE PLANS

Drawn by:	BEM
Checked by:	JP
Submittal	11.22.2023
Date:	3.22.2024
Know what's below. Call before you dig.	5.15.2024
	6.26.2024
	7.22.2024

■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.34



Planning Commission Staff Report

Planning Commission Date: 9/12/2024

Town Council Date: 10/7/2024

Hearing Type: Public Hearing
Looking Glass Segment 2B Sketch and Preliminary Plans
TRAKiT No(s): SUB23-022 and SUB23-023

Location: The site is located southwest of the future intersection of Chambers Road and Stroh Road.

Project Planner: Julia Duncan, Associate Planner

Applicant: Dream Finders Homes

Executive Summary: The applicant, Dream Finders Homes, is proposing a Sketch and Preliminary Plan for 907 single family lots, open space, parks and an elementary school site.

Staff Recommendation: Approval

RECOMMENDED MOTION

(1) *"I move the Planning Commission recommend Town Council approve Looking Glass Segment 2B Sketch Plan."*

(2.) *"I move the Planning Commission recommend Town Council approve Looking Glass Segment 2B Preliminary Plan."*

ALTERNATIVE MOTIONS

Approve with Conditions

(1) *"I move the Planning Commission recommend Town Council approve Looking Glass Segment 2B Sketch Plan, subject to the following conditions:"*

-List conditions (either by staff or Planning Commission)

(2.) *"I move the Planning Commission recommend Town Council approve Looking Glass Segment 2B Preliminary Plan, subject to the following conditions:"*

-List conditions (either by staff or Planning Commission)

Deny

(1.) "I move the Planning Commission recommend Town Council deny Looking Glass Segment 2B Sketch Plan as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

(2.) "I move the Planning Commission recommend Town Council deny Looking Glass Segment 2B Preliminary Plan as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

Continue

(1) "I move the Planning Commission vote to continue Looking Glass Segment 2B Sketch Plan to a future date."

(2,) "I move the Planning Commission vote to continue Looking Glass Segment 2B Preliminary Plan to a future date."

I. BACKGROUND/DISCUSSION

The site is located southwest of the future intersection of Chambers Road and Stroh Road. The site is currently undeveloped and is directly adjacent to Looking Glass Segment 2A to the east, the Anthology North property to the north, Reuter-Hess Reservoir to the west and large acreage parcels in the County to the south.

SUB23-022 and SUB23-023 Sketch and Preliminary Plan Segment 2B

The 436-acre site is located south and west of the intersection of Stroh Road and the future west end of Spirit Trail Boulevard. The parcel is currently undeveloped. The Sketch and Preliminary Plans request approval of 907 residential lots, 54 tracts to be reserved for open space, parks, drainage, and a school site. There is 95.855 acres of open space and approximately 44.05 acres of parks associated with these Sketch and Preliminary Plans.

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

PD Dwelling Unit Maximums

The proposed maximum dwelling units proposed are consistent with those allowed under the Hess Ranch Planned Development (PD) zoning. The PD allows for variations in density but in no event is the total number of residential dwelling units within all Planning Areas (inclusive of both Segments 2a and 2b) to exceed 3,379. Planning Areas may contain up to an additional twenty percent (20%) of the number of units allowed for each Planning Area. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Development Plan. Unbuilt or unused dwelling units resulting from the Final Plat of any Planning Area, may be transferred to other areas provided that the receiving Planning Area does not receive more than 20% of the original density provided for on the Hess Ranch Development Plan.

The chart below shows consistency with the Hess Ranch Planned Development Amendment No. 4.

	PD Allowances		Proposed Segment 2B		Variation	
Planning Area	Max DU/AC (per Dev. Guide)	DU (Shown on PD)	Max DU/AC (proposed)	DU (proposed)	DU/AC	DU
PA1	4.5	60	3.4	70	-24.44%	16.67%
PA18	n/a	n/a	n/a	n/a	n/a	n/a
PA22	4.5	45	3.7	52	-17.78%	15.56%
PA23	4.5	100	4.1	97	-8.89%	-3.00%
PA26	4.5	75	3.5	69	-22.22%	-8.00%
PA27	4.5	115	3	111	-33.33%	-3.48%
PA28	n/a	n/a	n/a	n/a	n/a	n/a
PA29	4.5	124	3.7	138	-17.78%	11.29%
PA30	4.5	80	4.3	82	-4.44%	2.50%
PA31	n/a	n/a	n/a	n/a	n/a	n/a
PA32	4.5	215	3.9	204	-13.33%	-5.12%
PA33	3.2	85	1.9	84	-40.63%	-1.18%

South Parcel	
Trails at Crowfoot	
Total Units	890
North Parcel	
Segment 1 Total Units	694
Segment 2A Total Units	888
Segment 2B Total Units	907
Total	3379

Parks and Open Space

Required Parks:

The PD requires a total of 39 acres of parks and the applicant is providing approximately 44.05 acres of parks within Segment 2B.

Required Open Space:

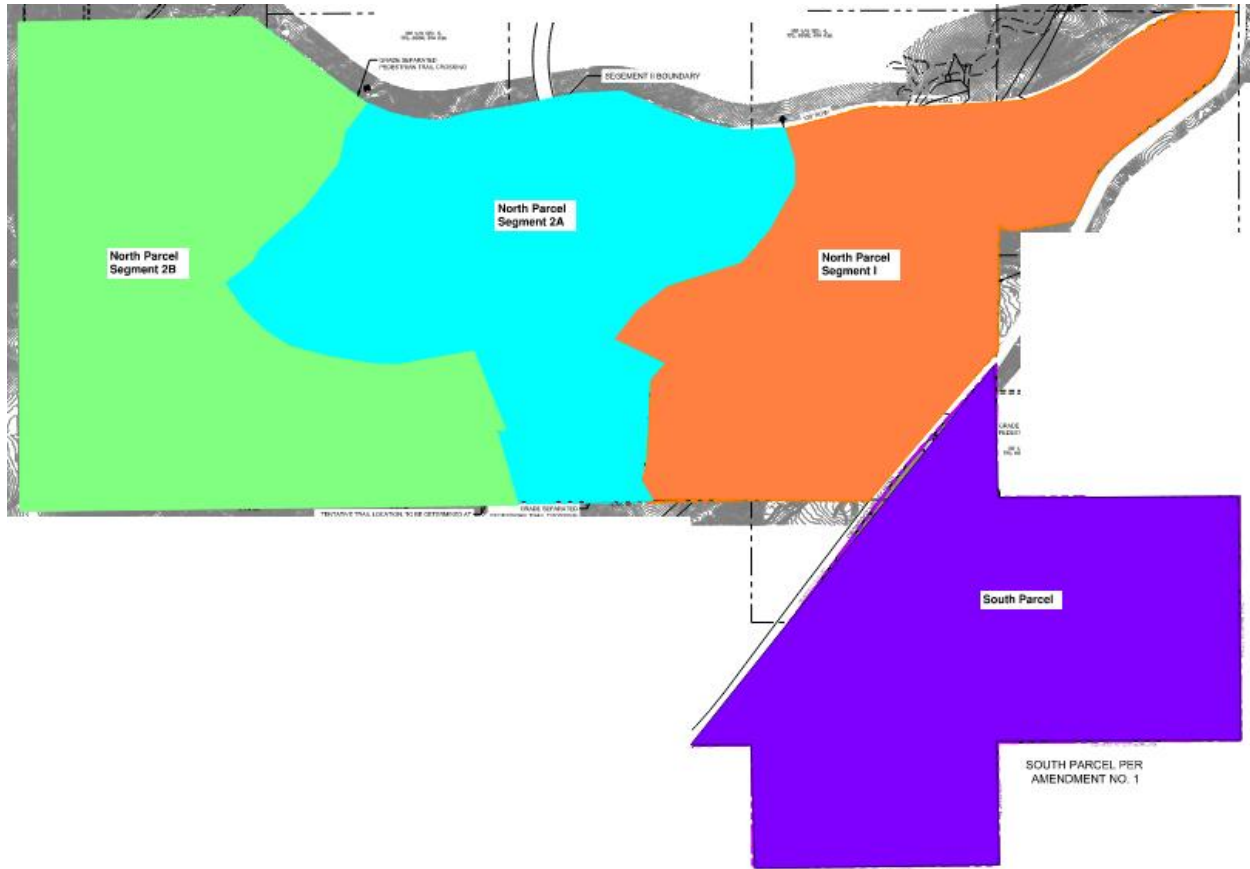
Per the First Amendment to Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement Hess Ranch requires a minimum of 282.77 gross acres of open space within the North Parcel. Within Segment 2 a total of 285.27 acres is being provided of open space.

- Open space dedications exceed the total required in the Annexation Agreement.

In response to a request from Douglas County Schools, the applicant previously requested and was approved for a zoning amendment to the Hess Ranch PD to relocate the elementary school site in 2022. Due to concerns expressed by the Douglas County School District regarding the suitability for development of the previous location for a future elementary school site in the PD, the applicants agreed to pursue a PD Amendment to change the elementary school location to a more desirable and developable site, as determined by the Douglas County School District. The school site was relocated further west to PA-31, replacing the previously approved school site. The new proposed increased the acreage of the previous site from 11.38 acres to 11.95 acres.

An aerial photograph of a landscape featuring a large body of water in the upper left. A blue-outlined polygon labeled 'SITE' in red text is located in the center. Within this site, two areas are highlighted with yellow rectangles: a narrow, winding feature and a larger, more rectangular area. The map is overlaid with a grid of street names, including Briar Dr, Seaboard Ave, and others. A legend in the bottom right corner identifies the blue outline as the 'Site' and the yellow highlight as 'Parcels'. A scale bar and a north arrow are located in the bottom left corner.

PD Segments



II. PRIOR ACTIONS

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

	the intersection of Stroh Road and Chambers Road and a re-alignment of rights-of-way.
2022	Town Council approved the annexation agreement amendment and PD Amendment to allow for the change of location of the school site as well as the Sketch and Preliminary Plans for Segment 2A.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Hess Ranch Planned Development Fourth Amendment		
Master Plan Area	Medium Density Residential, Low-Density Residential and Neighborhood Center		
Site Acreage	Entire PD: 1,135.86 acres Segment 2B: 436.436 acres		
Subdivision	Looking Glass Segment 2B Sketch and Preliminary Plan		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential Low Density Residential	PD - Planned Development	Anthology North
South	Douglas County	Douglas County Zoning	Large lot residential
East	Medium Density Residential	PD - Planned Development	Looking Glass Segment 2A
West	Douglas County	Douglas County Zoning	Reuter Hess Reservoir Large Lot Residential A-1

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Low Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Low Density Residential: Consists of an overall gross density of 2.2 dwelling units per acre. Higher densities for housing for older adults may be considered if impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1.A, B, D, E, F, G, H, I Housing and Neighborhoods 2, 2.A, 5, 5.A Natural Resource Protection 1.A, B, C, 2, 2.A, C, D, 4.B, C, D, E, F, G, H, I Open Space and Recreation 1, 1.A, 2, 2.A, 3, 3.A
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is identified for low density residential uses per the General Land Use Plan. The Sketch and Preliminary plans for Segment 2B propose densities, maximum dwelling units, parks, and open space consistent with the requirements of the PD which was determined to align with the Master Plan when approved.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks, Residential roadway buffers, and open space buffers are established in the Hess Ranch PD Amd. 4.	Building setbacks will be reviewed at the time of building permit submittal. All lots are consistent and meet and exceed residential roadway buffer and other buffer requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	Densities and maximum dwelling units per each Planning Areas are established in the Hess Ranch PD Amd. 4 SFd: 4.5 DU/Acre SFf: 3.2 DU/Acre	All planning areas are consistent with the Hess Ranch Amd. 4 and reflect the transfer of units allowed under the PD.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Heights are established in the Hess Ranch PD Amd. 4. SFd: 35 ft. SFf: 35 ft.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	The minimum lot size for each land use designation is established in the Hess Ranch PD Amd. 4 SFd: 3,500 sf. SFf: 3,500 sf.	The proposed minimum lot sizes range from 4,400 to 15,240 square feet which complies with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan. Staff has reviewed these documents and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO).	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Staff has reviewed the proposed sketch and preliminary plans for compliance. This review will be evaluated in greater detail during the Final Plat.	☒ 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 proposed zoning and the Land Development Ordinance.
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VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Segment 1 of the Hess Ranch development is served by Stroh Road and Chambers Road extensions. The extension of Spirit Trail Boulevard will connect these two arterial roads. The Stroh Road and Chambers Road extensions associated with Segment 2 will connect to the existing road network implementing this development's portion of the Roadway Network Plan adopted in the Town's Transportation Master Plan.

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

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

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Zoning Comments
Parker Engineering	Advisory Comments
Aztec Consultants	No Comment
Parker Building	Advisory Comments
Fire Life Safety	Approved
Douglas County Assessor's Office	No Comment
Douglas County Planning	Advisory Comments
Douglas County School District	Advisory Comments
Parker Police	No Comment
Parker Comprehensive Planning	Completed
Parker Recreation	Approved
Xcel	Advisory Comments
CORE	Approved
CenturyLink	No Comment
Cherry Creek Basin Water Quality Authority	Advisory Comments
Comcast	No Comment

Parker Water and Sanitation District	Approved
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VIII. CONCLUSION

The applicants are proposing the Looking Glass Segment 2B Sketch and Preliminary Plan for 907 single family lots, open space, parks and an elementary school site.

This proposal is consistent with the *Parker 2035 Master Plan*, Annexation Agreement and previously approved Preliminary Plan. The applications have demonstrated compliance with the zoning and applicable approval criteria. Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the Looking Glass Sketch and Preliminary Plans for Segment 2B.

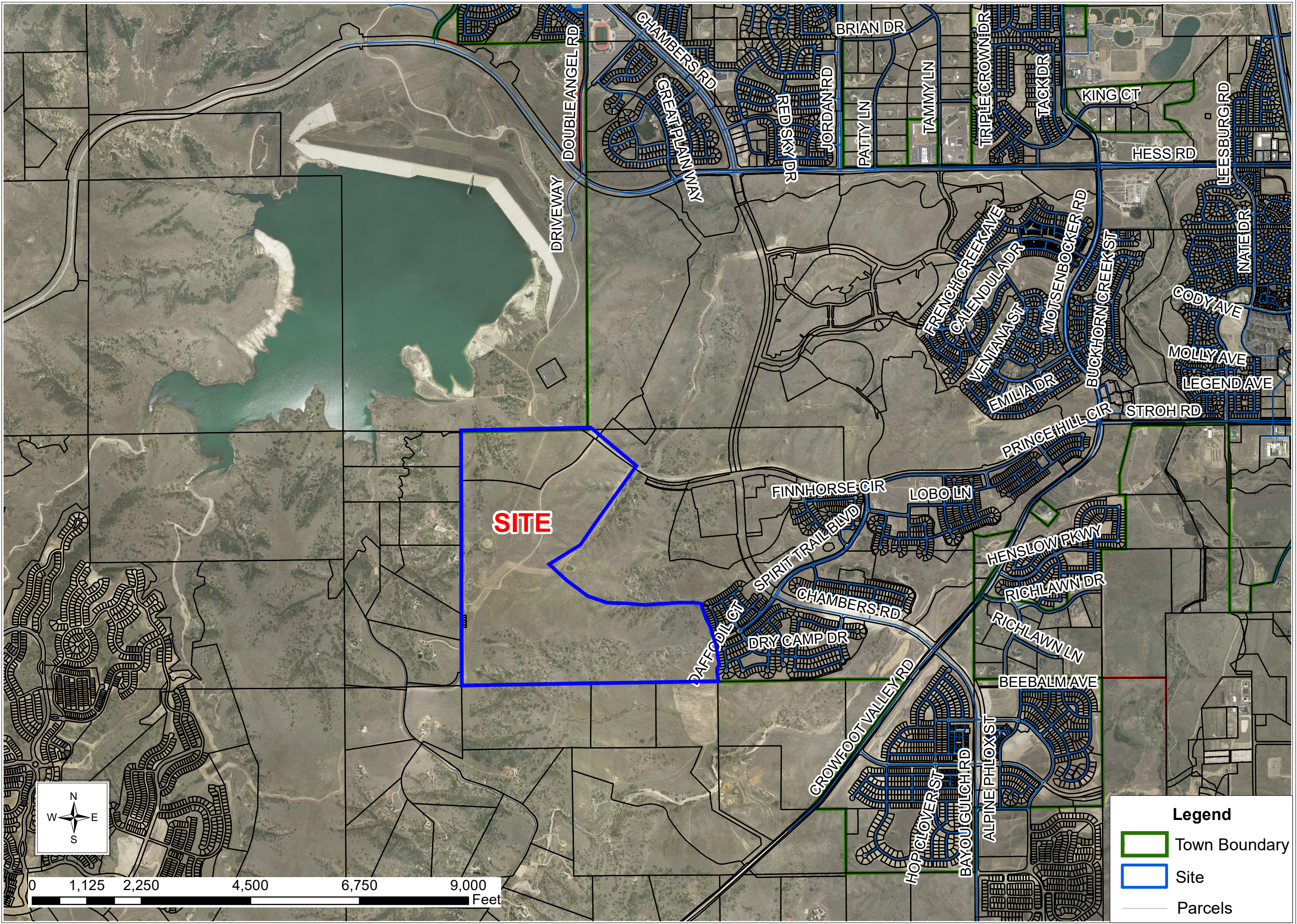
IX. ATTACHMENTS

1. Preliminary and Sketch Plans Looking Glass Segment 2B
2. Segment 2B Landscape and Parks Plan

Report Approved By: Bryce Matthews, Assistant Director - Planning

Looking Glass Seg. 2B Vicinity Map

Sketch and Preliminary Plans



LOOKING GLASS SEGMENT 2B DEVELOPMENT

A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 6;

THENCE NORTH 89°24'47" EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 2,484.33 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE SOUTHEASTERLY 263.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,335.23 FEET AND A CENTRAL ANGLE OF 11°18'23", SUBTENDED BY A CHORD WHICH BEARS SOUTH 57°41'27" EAST, A DISTANCE OF 263.06 FEET;

THENCE SOUTH 52°02'15" EAST, A DISTANCE OF 651.65 FEET;

THENCE SOUTH 55°15'38" EAST, A DISTANCE OF 412.26 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE SOUTHEASTERLY 377.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,265.85 FEET AND A CENTRAL ANGLE OF 17°04'17", SUBTENDED BY A CHORD WHICH BEARS SOUTH 56°43'17" EAST, A DISTANCE OF 375.77 FEET, TO THE NORTHWEST CORNER OF TRACT C OF LOOKING GLASS FILING NO. 9 RECORDED AT RECEPTION NO. _____;

THENCE SOUTH 26°01'30" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOOKING GLASS FILING NO. 9, A DISTANCE OF 119.04 FEET TO A POINT OF NON-TANGENT CURVATURE, ALSO BEING THE NORTHEAST CORNER OF TRACT JJ OF LOOKING GLASS FILING NO. 16 RECORDED AT RECEPTION NO. _____;

THENCE ALONG THE NORTH AND WEST LINES OF SAID TRACT JJ THE FOLLOWING THREE (3) COURSES:

- 1) NORTHWESTERLY 218.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,390.00 FEET AND A CENTRAL ANGLE OF 09°01'37", SUBTENDED BY A CHORD WHICH BEARS NORTH 58°55'08" WEST, A DISTANCE OF 218.77 FEET;
- 2) SOUTH 35°35'28" WEST, A DISTANCE OF 294.16 FEET;
- 3) SOUTH 12°26'51" WEST, A DISTANCE OF 346.81 FEET TO THE NORTHERLY CORNER OF TRACT SS OF LOOKING GLASS FILING NO. 18 RECORDED AT RECEPTION NO. _____;

THENCE SOUTH 38°16'42" WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT SS, A DISTANCE OF 624.14 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 47°30'15" WEST, A DISTANCE OF 666.87 FEET TO THE NORTHERLY CORNER OF TRACT VV OF LOOKING GLASS FILING NO. 19 RECORDED AT RECEPTION NO. _____;

THENCE ALONG THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID TRACT VV THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 29°04'16" WEST, A DISTANCE OF 149.16 FEET;
- 2) SOUTH 55°43'53" WEST, A DISTANCE OF 329.33 FEET;
- 3) SOUTH 26°30'30" EAST, A DISTANCE OF 182.09 FEET TO THE WESTERLY CORNER OF TRACT PP OF LOOKING GLASS FILING NO. 17 RECORDED AT RECEPTION NO. _____;

THENCE ALONG THE SOUTH LINES OF SAID TRACT PP THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 33°28'12" EAST, A DISTANCE OF 167.24 FEET;
- 2) SOUTH 45°57'27" EAST, A DISTANCE OF 154.41 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 3) SOUTHEASTERLY 946.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,479.21 FEET AND A CENTRAL ANGLE OF 36°39'54", SUBTENDED BY A CHORD WHICH BEARS SOUTH 64°14'53" EAST, A DISTANCE OF 930.52 FEET TO A POINT OF REVERSE CURVATURE;
- 4) EASTERLY 326.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,559.86 FEET AND A CENTRAL ANGLE OF 11°58'49" TO A POINT OF REVERSE CURVATURE;
- 5) EASTERLY 295.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 718.45 FEET AND A CENTRAL ANGLE OF 23°34'16";
- 6) NORTH 81°53'51" EAST, A DISTANCE OF 552.42 FEET TO A POINT OF NON-TANGENT CURVATURE, ALSO BEING THE SOUTHWEST CORNER OF TRACT CC OF SAID LOOKING GLASS FILING NO. 16;

THENCE ALONG THE SOUTH LINE OF SAID TRACT CC, EASTERLY 573.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 9,200.00 FEET AND A CENTRAL ANGLE OF 03°34'17", SUBTENDED BY A CHORD WHICH BEARS NORTH 83°05'19" EAST, A DISTANCE OF 573.36 FEET, TO THE WESTERLY BOUNDARY LINE OF LOOKING GLASS FILING NO. 14 RECORDED AT RECEPTION NO. _____;

THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING ELEVEN (11) COURSES:

- 1) SOUTH 37°08'21" WEST, A DISTANCE OF 24.39 FEET;
- 2) SOUTH 13°42'05" WEST, A DISTANCE OF 57.65 FEET;
- 3) SOUTH 05°40'01" EAST, A DISTANCE OF 54.77 FEET;
- 4) SOUTH 25°02'08" EAST, A DISTANCE OF 78.36 FEET;
- 5) SOUTH 48°10'22" EAST, A DISTANCE OF 54.92 FEET;
- 6) SOUTH 23°43'57" EAST, A DISTANCE OF 148.89 FEET;
- 7) SOUTH 02°07'30" EAST, A DISTANCE OF 148.85 FEET;
- 8) SOUTH 09°56'56" EAST, A DISTANCE OF 81.67 FEET;
- 9) SOUTH 36°18'01" EAST, A DISTANCE OF 57.56 FEET;
- 10) SOUTH 66°41'28" EAST, A DISTANCE OF 113.90 FEET;
- 11) SOUTH 18°33'25" EAST, A DISTANCE OF 36.66 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE NORTH BOUNDARY LINE OF LOOKING GLASS FILING NO. 13 RECORDED AT RECEPTION NO. _____;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID LOOKING GLASS FILING NO. 13 THE FOLLOWING TEN (10) COURSES:

- 1) WESTERLY 16.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,060.00 FEET AND A CENTRAL ANGLE OF 00°27'46", SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°21'13" WEST, A DISTANCE OF 16.64 FEET;
- 2) SOUTH 17°24'55" EAST, A DISTANCE OF 80.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 3) WESTERLY 44.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,140.00 FEET AND A CENTRAL ANGLE OF 01°11'27", SUBTENDED BY A CHORD WHICH BEARS SOUTH 73°10'49" WEST, A DISTANCE OF 44.47 FEET;
- 4) SOUTH 02°16'40" EAST, A DISTANCE OF 92.80 FEET;
- 5) SOUTH 02°16'40" EAST, A DISTANCE OF 104.79 FEET;
- 6) SOUTH 21°11'47" EAST, A DISTANCE OF 123.65 FEET;
- 7) SOUTH 07°14'58" EAST, A DISTANCE OF 120.00 FEET;
- 8) SOUTH 22°08'23" WEST, A DISTANCE OF 101.89 FEET;
- 9) SOUTH 07°14'58" EAST, A DISTANCE OF 129.67 FEET;
- 10) SOUTH 01°50'00" EAST, A DISTANCE OF 143.38 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89°16'12" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 31.75 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 89°44'38" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 2,643.05 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 5;

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

THENCE NORTH 00°07'38" EAST ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 5,240.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,011,159 SQUARE FEET OR 436.436 ACRES, MORE OR LESS.

APPLICANT/DEVELOPER:

DREAM FINDERS HOMES
2000 NORTH CLAY STREET, SUITE 300
DENVER, COLORADO 80211
CONTACT: MATT CHILDERS

PLANNER:

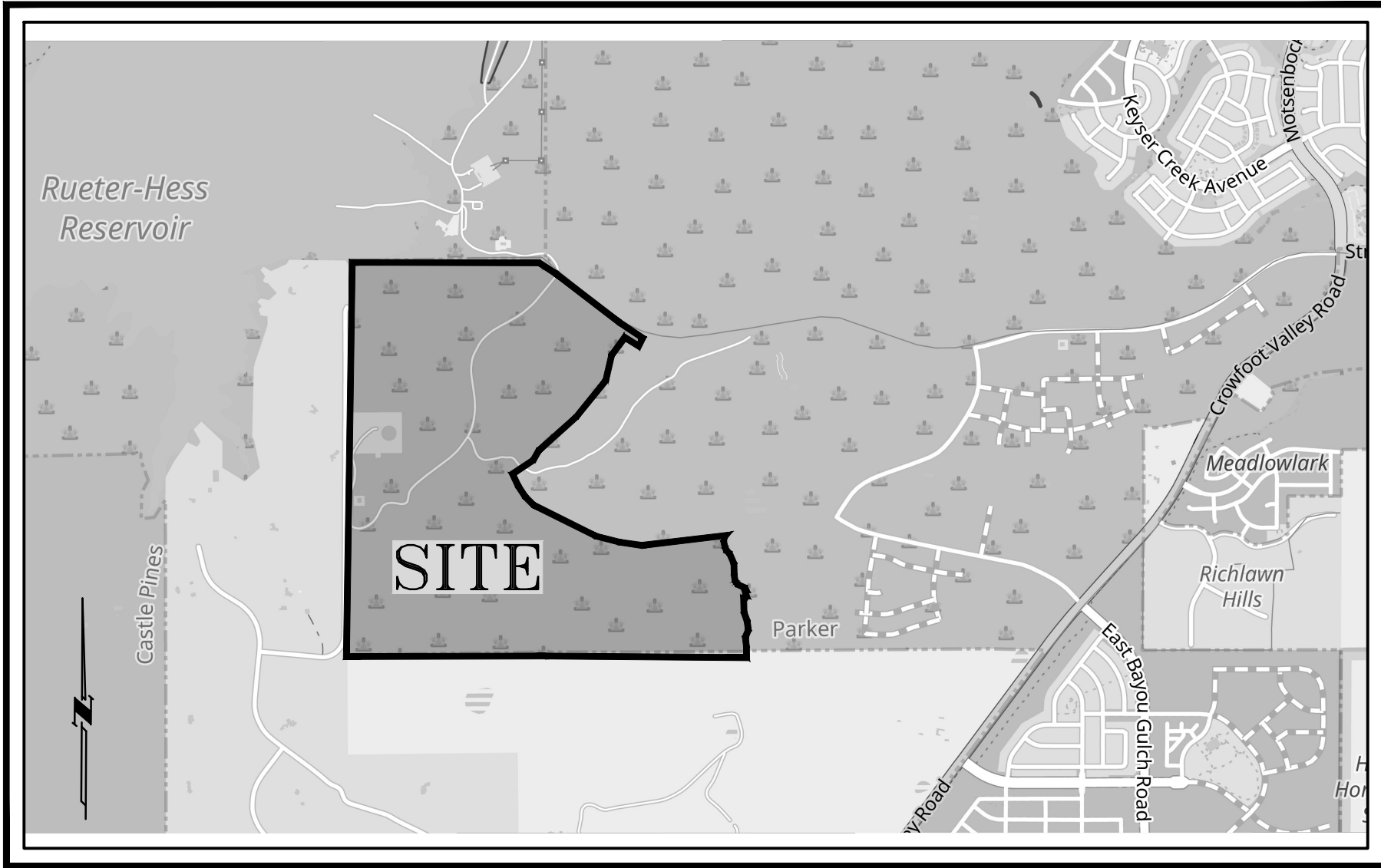
HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, COLORADO 80202
TELE: 303-446-2368

ENGINEER/SURVEYOR:

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL, COLORADO 80112-2019
TELE: 303-694-1520

SHEET INDEX:

SHEET 1: COVER SHEET
SHEET 2: BOUNDARY/INDEX SHEET
SHEET 3-21: MAP DETAIL SHEETS



NOTES:

1. HOMEOWNERS ASSOCIATION WILL MAINTAIN OPEN SPACE TRACTS, TREE LAWNS, AND MEDIAN LANDSCAPING.
2. UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
3. 5-FOOT SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE TOWN OF PARKER FOR CONSTRUCTION AND MAINTENANCE OF SIDEWALKS.
4. LANDSCAPING MAY BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES AND EASEMENTS BUT NO SOLID STRUCTURES. SOLID STRUCTURES INCLUDE, BUT NOT LIMITED TO FENCES AND UTILITY BOXES. SHRUBS AND PLANTING SHALL BE NO TALLER THAN 3 FEET AND TREE CANOPIES SHALL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA SHALL BE MAINTAINED BY THE LANDOWNER OR HOA.
5. THE SUBJECT PROPERTY IS WITHIN "OTHER AREAS - ZONE X" (AREA OF MINIMAL FLOOD HAZARD/AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 08035C0183G REVISED MARCH 16, 2016, AND MAP NO. 08035C0181G REVISED MARCH 16, 2016, AND MAP NO. 08035C0180G REVISED SEPTEMBER 4, 2020, AND MAP NO. 08035C0177H REVISED DECEMBER 2, 2021.
6. BASIS OF BEARINGS: BEARINGS SHOWN HEREIN ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO WHICH IS ASSUMED TO BEAR NORTH 89°16'12" EAST, A DISTANCE OF 2,639.06 FEET. SAID LINE IS MONUMENTED AS SHOWN HEREON.
7. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
8. 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).

NOTES:

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

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

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

LAND USE SUMMARY				
PLANNING AREA	DU/ AC	NUMBER OF LOTS	ACRES	
PA1	3.4	70	20.74	SFd
PA18	0.0	TRACT DDD	25.66	PARK
PA22	3.7	52	14.00	SFd
PA23	4.1	97	23.57	SFd
PA26	3.5	69	19.55	SFd
PA27	3.0	111	36.45	SFd
PA28	0.0	TRACT T	15.03	PARK
PA29	3.7	138	37.05	SFd
PA30	4.3	82	19.15	SFd
PA31	0.0	TRACT S	11.95	SCHOOL
PA32	3.9	204	52.93	SFd
PA33	1.9	84	43.22	SFf
SUBTOTAL	2.8	907	319.30	
OPEN SPACE			99.67	
RIGHT-OF-ROW			17.47	
TOTAL:			436.44	

DU/AC = DWELLING UNITS PER ACRE

LAND USE SUMMARY TABLE			
	AREA (SQ. FT.)	AREA (ACRE)	%
NET (EXC. ROW)	16,118,154	370.022	84.783%
RIGHT-OF-WAY	2,893,005	66.414	15.217%
GROSS AREA	19,011,159	436.436	100.000%
RESIDENTIAL LOTS (907)	5,900,594	135.459	31.038%
COMMERCIAL LOTS (0)	0	0.000	0.000%
TRACTS (59)	10,217,560	234.563	53.745%
SMALLEST RESIDENTIAL LOT (MULTI)	4,400	0.101	
AVERAGE RESIDENTIAL LOT (LARGEST)	6,507	0.149	
RESIDENTIAL LOT (LOT 801)	15,240	0.350	

OPEN SPACE SUMMARY	
TRACT	ACRES
A	3.326
AA	19.073
AAA	0.151
B	1.412
BB	3.733
BBB	3.263
C	1.898
CC	0.876
CCC	2.106
D	1.717
DD	1.313
E	1.013
EE	0.890
EEE	0.104
F	0.059
FF	0.265
FFF	0.035
G	0.990
GG	2.909
GGG	1.473
H	1.765
HH	5.300
HHH	3.008
J	2.471
JJ	0.720
JJJ	1.034
K	3.310
KK	1.370
KKK	0.162
LL	2.359
LLL	3.089
M	2.145
MM	3.271
N	2.075
P	28.610
PP	3.604
Q	13.493
QQ	2.415
R	0.444
RR	0.584
SS	0.660
TT	1.103
U	33.102
UU	5.893
V	1.293
VV	2.972
W	0.495
WW	0.166
X	0.496
XX	0.875
YY	1.151
Z	0.907
ZZ	1.614
TOTAL	178.564

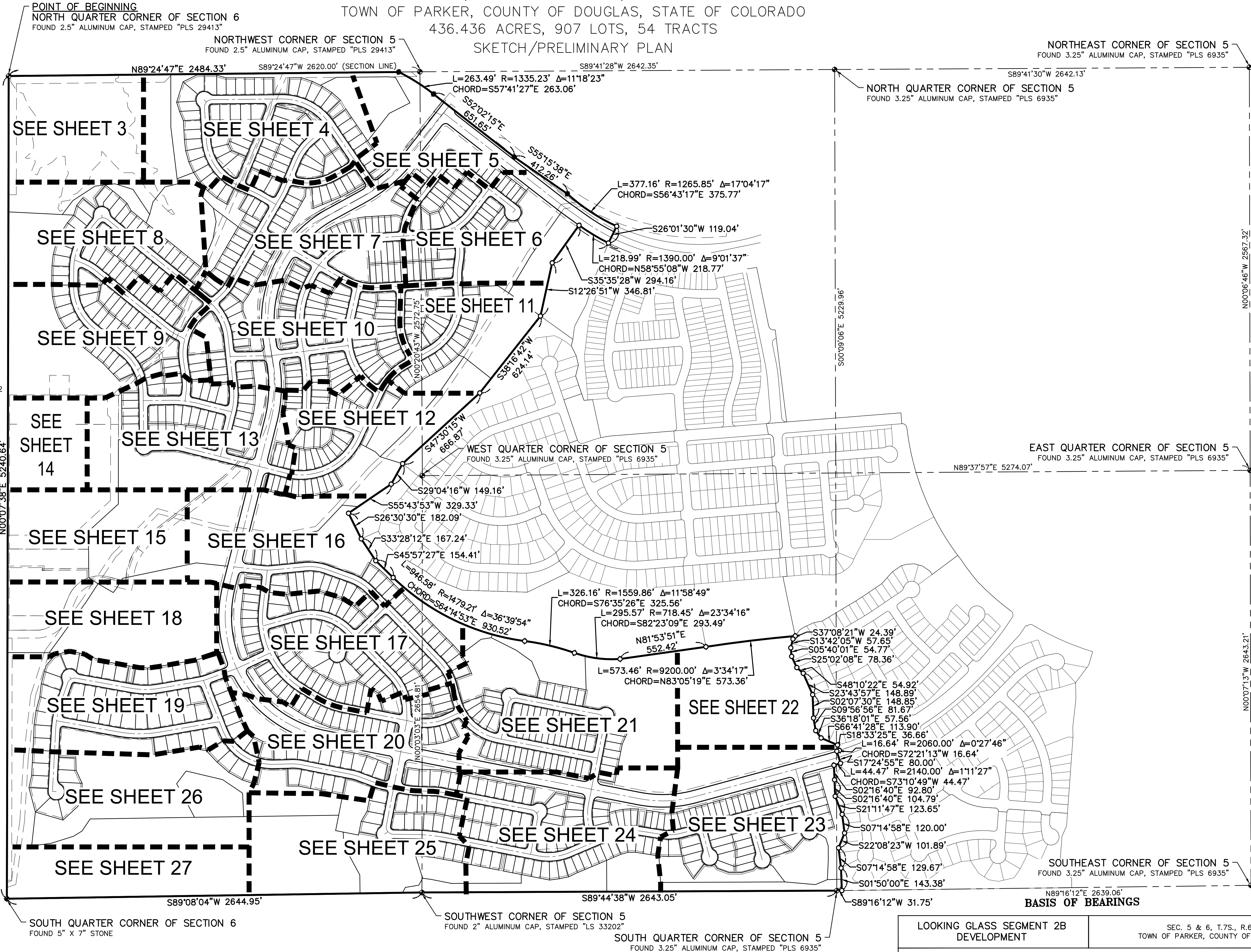
PARK SUMMARY	
TRACT	ACRES
DDD	25.662
L	1.262
NN	1.040
T	15.026
Y	1.062
TOTAL	44.052

TRACT SUMMARY					
TRACT	AREA (SQ. FT.)	AREA (ACRE)	OWNERSHIP	MAINTENANCE	USE
TRACT A	144,879	3.326	HOA	HOA	PLD OS, UA
TRACT AA	830,821	19.073	HOA	HOA	PLD OS, UA
TRACT AAA	6,585	0.151	HOA	HOA	OS, LS, UA
TRACT B	61,502	1.412	HOA	HOA	OS, LS, UA
TRACT BB	162,631	3.733	HOA	HOA	OS, DR, UA
TRACT BBB	142,144	3.263	HOA	HOA	OS, DR, UA
TRACT C	82,667	1.898	HOA	HOA	OS, DR, UA
TRACT CC	38,159	0.876	HOA	HOA	OS, LS, UA
TRACT CCC	91,727	2.106	HOA	HOA	OS, LS, UA
TRACT D	74,784	1.717	HOA	HOA	PLD OS, UA
TRACT DD	57,192	1.313	HOA	HOA	OS,B,LS,UT,UA
TRACT DDD	1,117,830	25.662	TOWN OF PARKER	TOWN OF PARKER	PLD CP, UA
TRACT E	44,117	1.013	HOA	HOA	OS, B, LS, UA
TRACT EE	38,787	0.890	HOA	HOA	OS,B,LS,UA
TRACT EEE	4,548	0.104	HOA	HOA	OS, LS, UA
TRACT F	2,582	0.059	HOA	HOA	OS,B,LS,UA
TRACT FF	11,535	0.265	HOA	HOA	OS, LS, UA
TRACT FFF	1,514	0.035	HOA	HOA	OS, LS, UA
TRACT G	43,139	0.990	HOA	HOA	OS, LS, UA
TRACT GG	126,734	2.909	HOA	HOA	OS, DR, UA
TRACT GGG	64,145	1.473	HOA	HOA	OS, LS, UA
TRACT H	76,865	1.765	HOA	HOA	OS, LS
TRACT HH	230,876	5.300	HOA	HOA	OS, UA
TRACT HHH	131,047	3.008	HOA	HOA	NP, UA
TRACT J	107,622	2.471	HOA	HOA	PLD OS, UA
TRACT JJ	31,346	0.720	HOA	HOA	OS, LS, UA
TRACT JJJ	45,031	1.034	HOA	HOA	OS, LS, UA
TRACT K	144,171	3.310	HOA	HOA	PLD OS,DR,UA
TRACT KK	59,688	1.370	HOA	HOA	OS,B,LS,UA
TRACT KKK	7,071	0.162	HOA	HOA	OS, DR, UA
TRACT L	54,965	1.262	HOA	HOA	NP, UA
TRACT LL	102,756	2.359	HOA	HOA	PLD OS,UT,UA
TRACT LLL	134,573	3.089	HOA	HOA	PLD OS,DR,UT,UA
TRACT M	93,425	2.145	HOA	HOA	OS,B,LS,UA
TRACT MM	142,474	3.271	HOA	HOA	OS, DR, UA
TRACT N	90,398	2.075	HOA	HOA	PLD OS,DR,UA
TRACT NN	45,288	1.040	HOA	HOA	NP, UA
TRACT P	1,246,259	28.610	HOA	HOA	PLD OS, UA
TRACT PP	156,971	3.604	HOA	HOA	PLD OS, UT, UA
TRACT Q	587,834	13.495	HOA	HOA	PLD OS, UA
TRACT QQ	105,176	2.415	HOA	HOA	OS, DR, UA
TRACT R	19,351	0.444	HOA	HOA	OS,B,LS,UA
TRACT RR	25,432	0.584	HOA	HOA	OS, DR, UA
TRACT S	520,403	11.947	HOA	HOA	PLD SC, UA
TRACT SS	28,767	0.660	HOA	HOA	OS, LS, UA
TRACT T	654,529	15.026	TOWN OF PARKER	TOWN OF PARKER	PLD CP, UA
TRACT TT	48,040	1.103	HOA	HOA	OS, LS, UA
TRACT U	1,441,935	33.102	HOA	HOA	PLD OS,UT,UA
TRACT UU	256,718	5.893	HOA	HOA	OS,DR,UT,UA
TRACT V	56,329	1.293	HOA	HOA	OS,LS,UT,UA
TRACT VV	129,457	2.972	HOA	HOA	OS, DR, UA
TRACT W	21,581	0.495	HOA	HOA	OS,LS,UT,UA
TRACT WW	7,245	0.166	HOA	HOA	OS, LS
TRACT X	21,613	0.496	HOA	HOA	OS,LS,UT,UA
TRACT XX	38,127	0.875	HOA	HOA	OS,B,LS,UA
TRACT Y	46,254	1.062	HOA	HOA	NP, UA
TRACT YY	50,125	1.151	HOA	HOA	OS,B,LS,UA
TRACT Z	39,491	0.907	HOA	HOA	PLD OS, UA
TRACT ZZ	70,305	1.614	HOA	HOA	OS,B,LS,UA

LOOKING GLASS SEGMENT 2B DEVELOPMENT

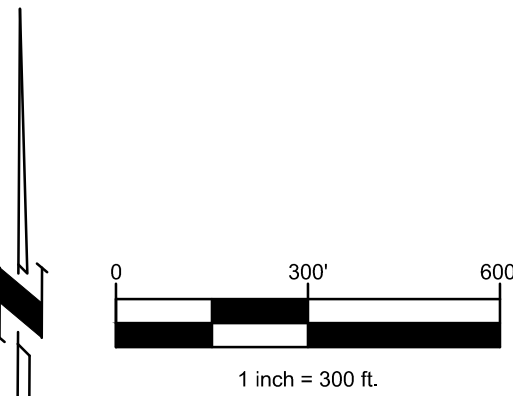
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS

SKETCH/PRELIMINARY PLAN



EXISTING EASEMENT INDEX

- 1 PARCEL 1 INUNDATION EASEMENT REC. NO. 2016033844
- 2 PARCEL 2 INUNDATION EASEMENT REC. NO. 2016033845
- 3 PWSO EASEMENT REC. NO. 2008076491
- 4 PWSO EASEMENT REC. NO. 2008076491
- 5 WELL SITE EASEMENT REC. NO. 2003111061
- 6 50' NON-EXCLUSIVE WATER EASEMENT REC. NO. 2017068650
- 7 WELL SITE EASEMENT REC. NO. 2016033843
- 8 WELL SITE EASEMENT REC. NO. 2002092203
- 9 WELL SITE EASEMENT REC. NO. 2003111060
- 10 IREA EASEMENT REC. NO. 2009047130
- 11 IREA EASEMENT REC. NO. 2005049290
- 12 UTILITY EASEMENT REC. NO. 2003122710
- 13 UTILITY EASEMENT BOOK 2138, PAGE 71
- 14 UTILITY EASEMENT BOOK 2138, PAGE 66
- 15 UTILITY EASEMENT BOOK 2138, PAGE 61
- 16 UTILITY EASEMENT BOOK 2138, PAGE 56
- 17 UTILITY EASEMENT BOOK 2138, PAGE 46
- 18 UTILITY EASEMENT BOOK 2138, PAGE 41
- 19 UTILITY EASEMENT BOOK 2138, PAGE 36
- 20 30' SANITARY EASEMENT REC. NO. 2014039222
- 21 WATER EASEMENT REC. NO. 2014039220
- 22 50-FOOT NON-EXCLUSIVE EASEMENT AGREEMENT REC. NO. 2023008536



LEGEND

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- ◆ FOUND PLSS CORNER, AS NOTED
- SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584"

LOOKING GLASS SEGMENT 2B
DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
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JOB NO. 13363

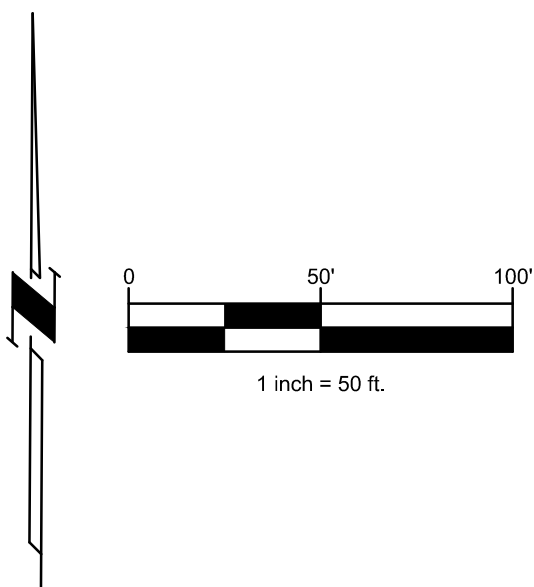
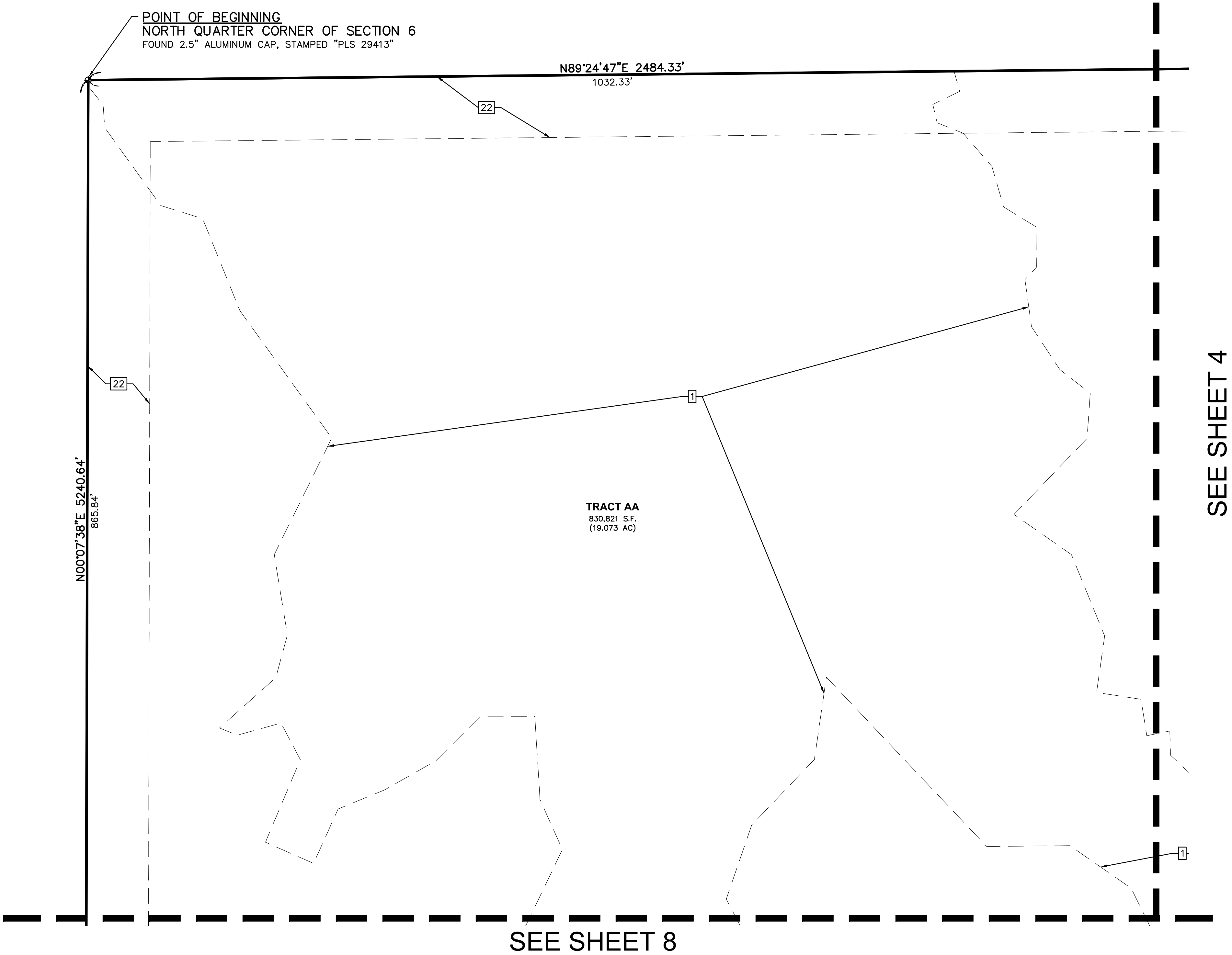
APPLICANT/DEVELOPER
DREAM FINDERS
HOMES
2000 NORTH CLAY STREET,
SUITE 300
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

DATE: 6/27/2024
DRAWN BY: SLG3
QA/QC: JTH

SHEET 2
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN



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- SIGHT LINE
- * INDICATES TIES TO SIGHT LINE EASEMENT
- SUE SIDEWALK & UTILITY EASEMENT
- UE UTILITY EASEMENT
- SE SIDEWALK EASEMENT

LOOKING GLASS SEGMENT 2B
DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



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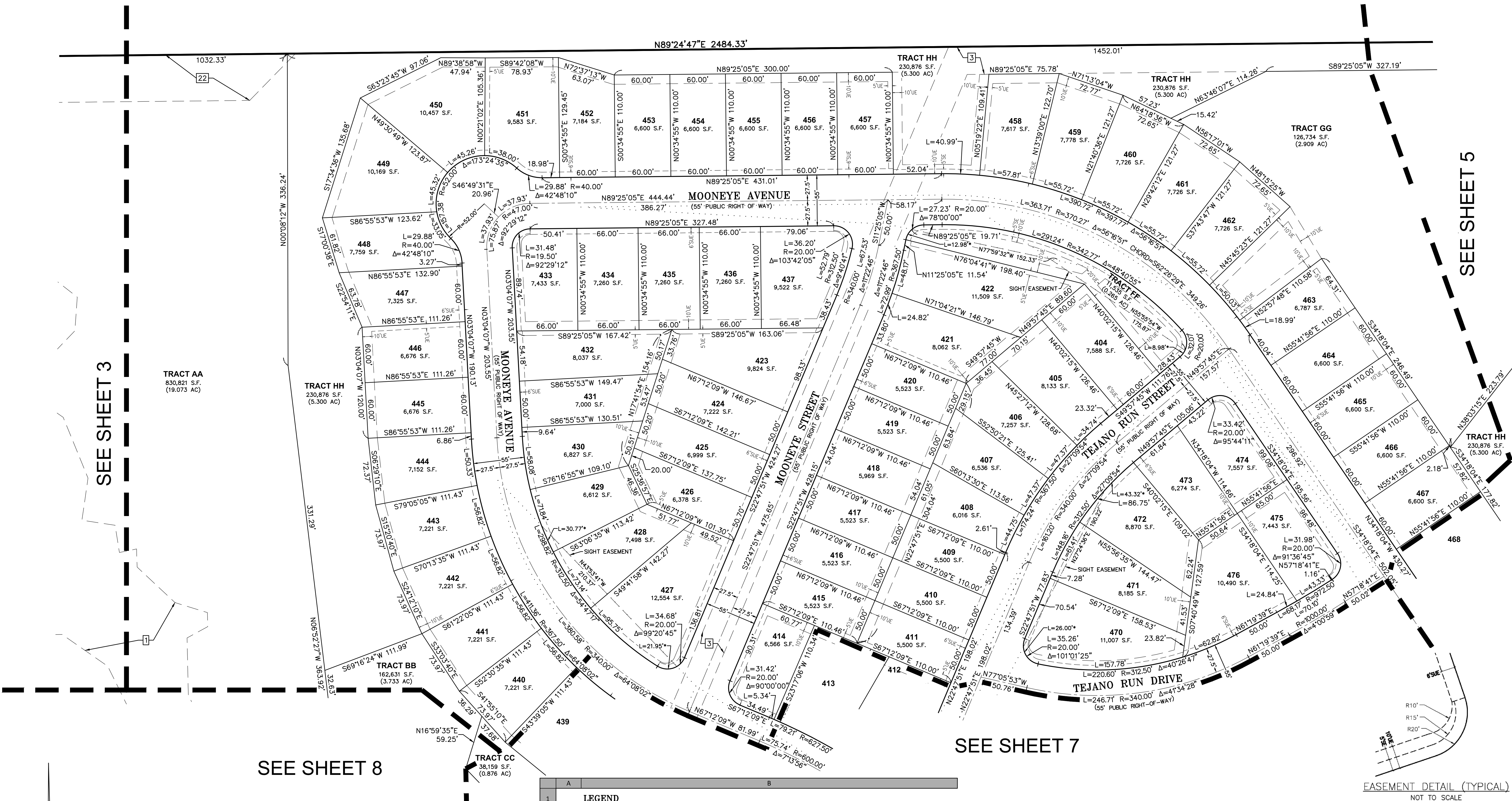
JOB NO. 13363

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DREAM FINDERS
HOMES
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SUITE 300
DENVER, COLORADO 80211
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SHEET 3
OF 30 SHEETS

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SEE SHEET 5

SEE SHEET 3

SEE SHEET 7

SEE SHEET 8

EASEMENT DETAIL (TYPICAL)
NOT TO SCALE

A		B	
1	<u>LEGEND</u>		
2	○ FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584", UNLESS OTHERWISE NOTED		
3	◆ FOUND PLSS CORNER, AS NOTED		
4	● SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584"		
5	 SIGHT LINE		
6	* INDICATES TIES TO SIGHT LINE EASEMENT		
7	SUE	SIDEWALK & UTILITY EASEMENT	
8	UE	UTILITY EASEMENT	
9	SE	SIDEWALK EASEMENT	

LOOKING GLASS SEGMENT 2B
DEVELOPMENT

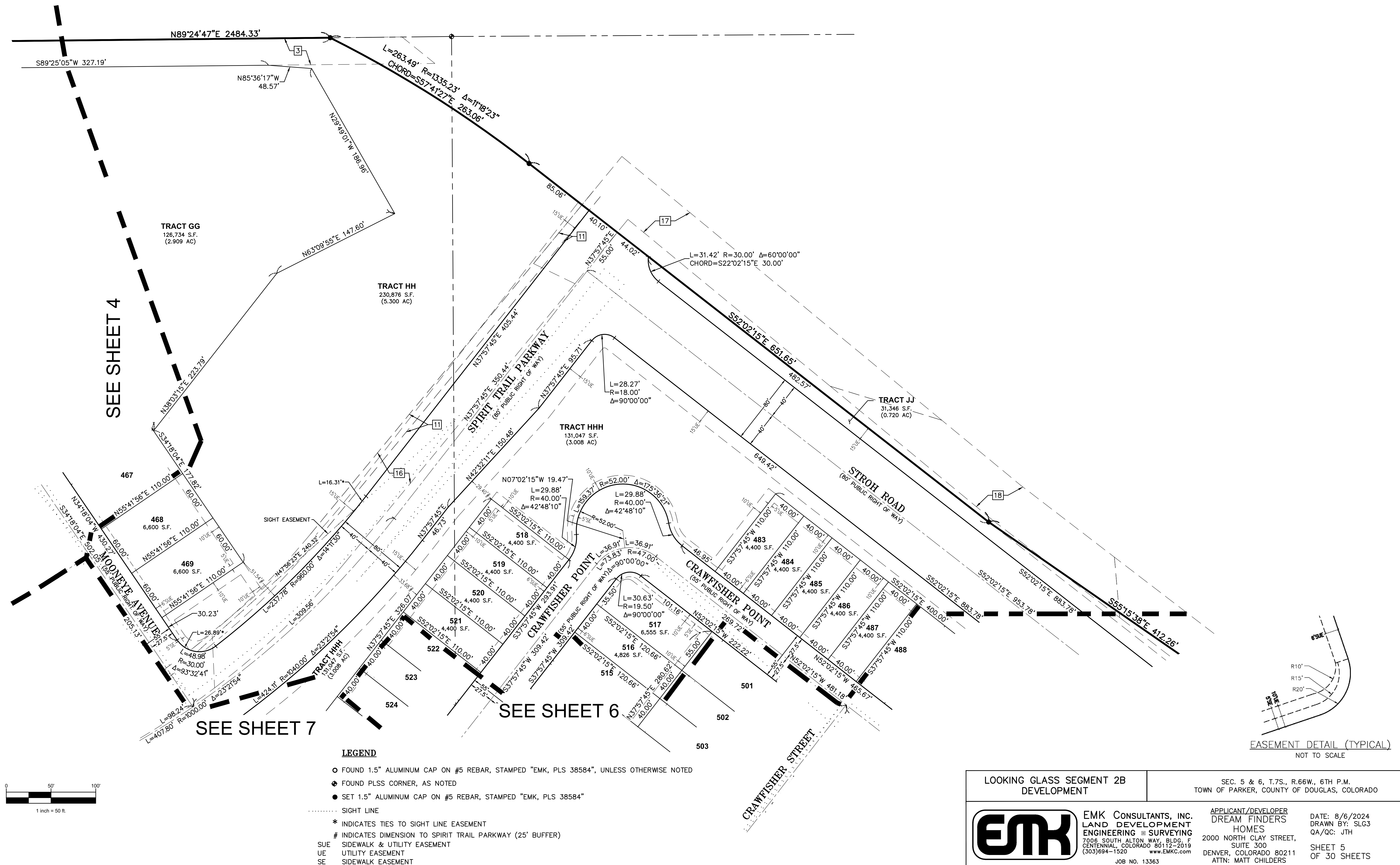
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DREAM FINDERS
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DENVER, COLORADO 80211
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SHEET 4
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LOOKING GLASS SEGMENT 2B DEVELOPMENT

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SEE SHEET 5

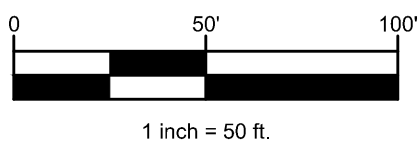
SEE SHEET 7

SEE SHEET 11

EASEMENT DETAIL (TYPICAL)
NOT TO SCALE

LEGEND

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- SIGHT LINE
- * INDICATES TIES TO SIGHT LINE EASEMENT
- SUE SIDEWALK & UTILITY EASEMENT
- UE UTILITY EASEMENT
- SE SIDEWALK EASEMENT



LOOKING GLASS SEGMENT 2B
DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



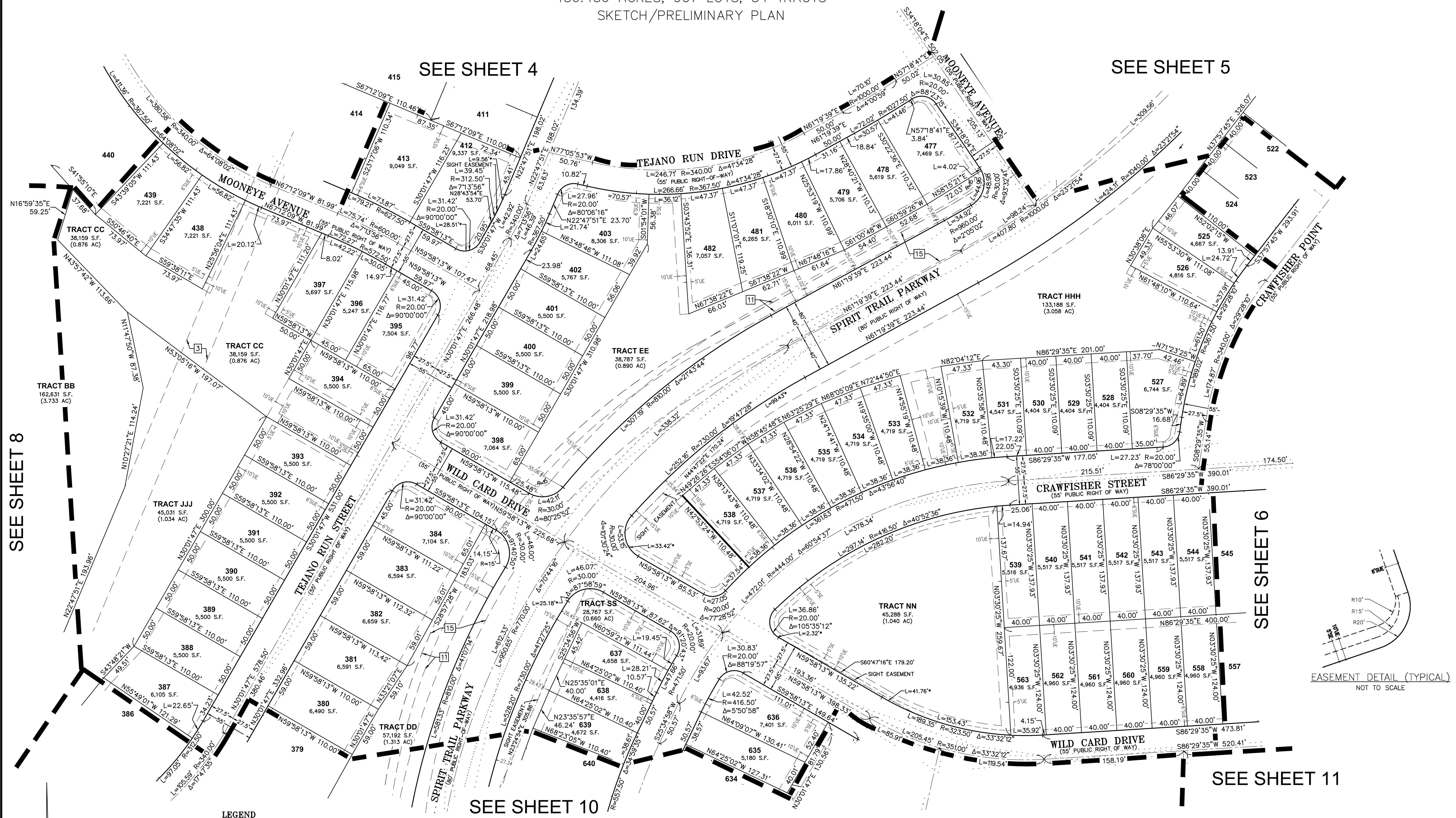
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SHEET 6
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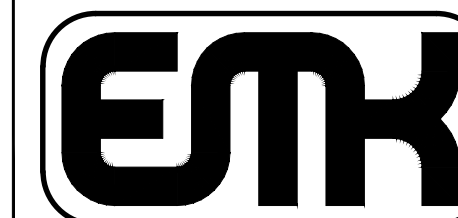


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- SIGHT LINE
- * INDICATES TIES TO SIGHT LINE EASEMENT
- # INDICATES DIMENSION TO SPIRIT TRAIL PARKWAY (25' BUFFER)
- SUE SIDEWALK & UTILITY EASEMENT
- UE UTILITY EASEMENT
- SE SIDEWALK EASEMENT

LOOKING GLASS SEGMENT 2B
DEVELOPMENT

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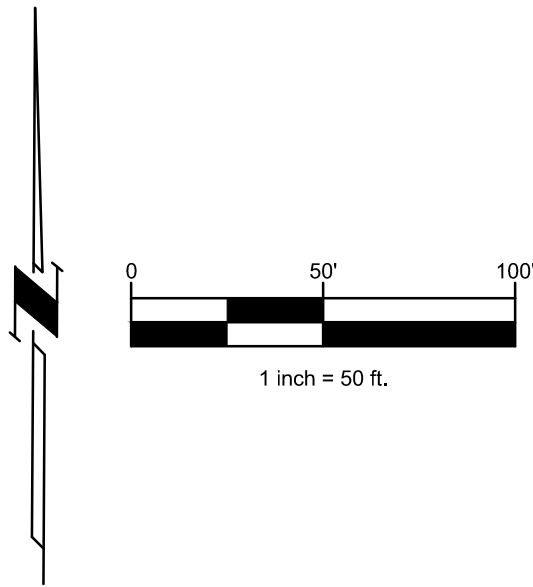
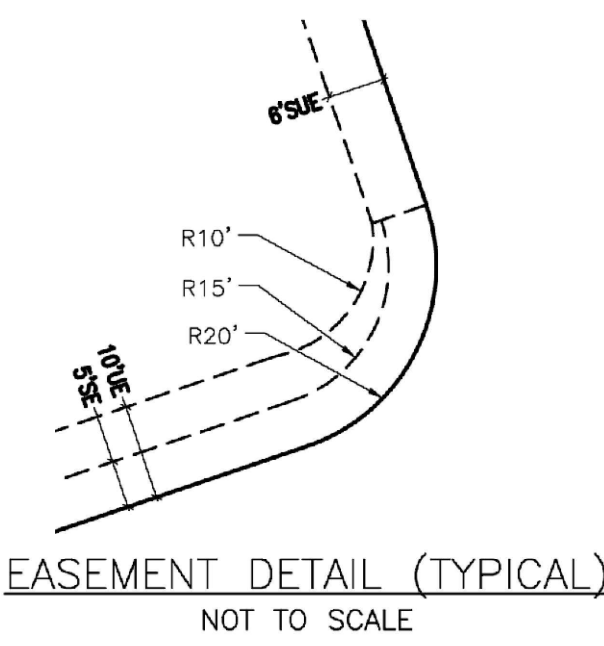
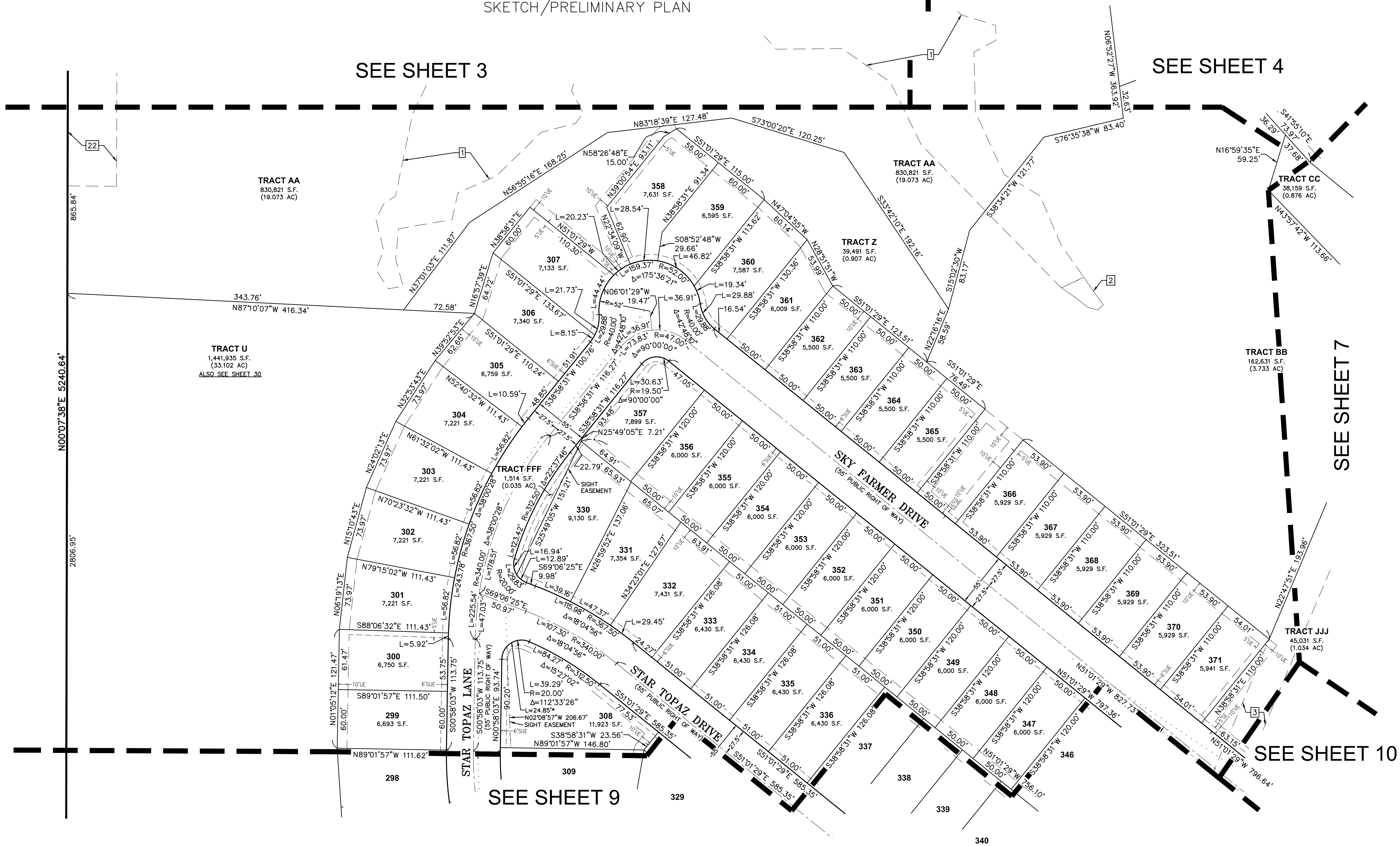
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SHEET 7
OF 30 SHEETS

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LOOKING GLASS SEGMENT 2B DEVELOPMENT

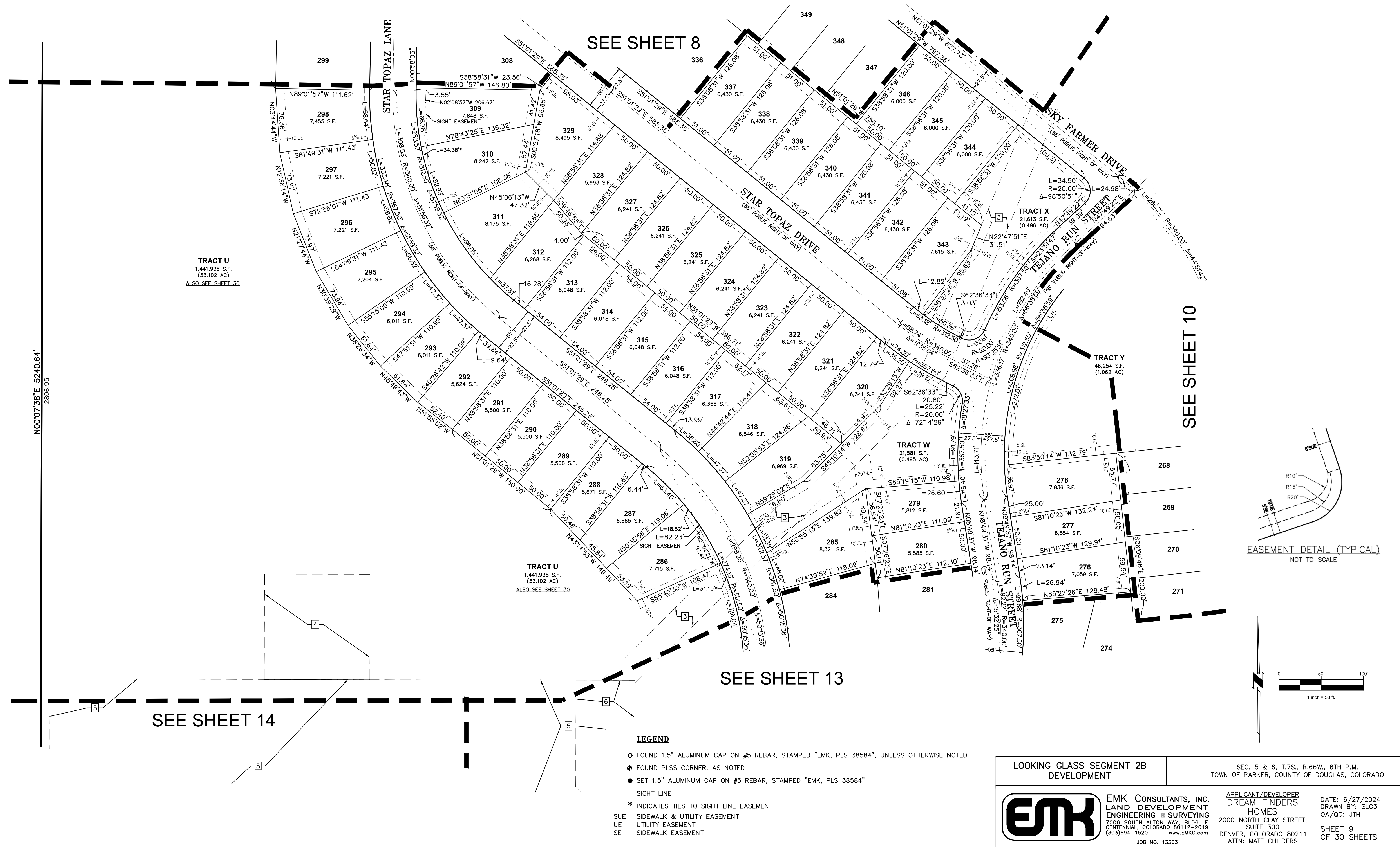
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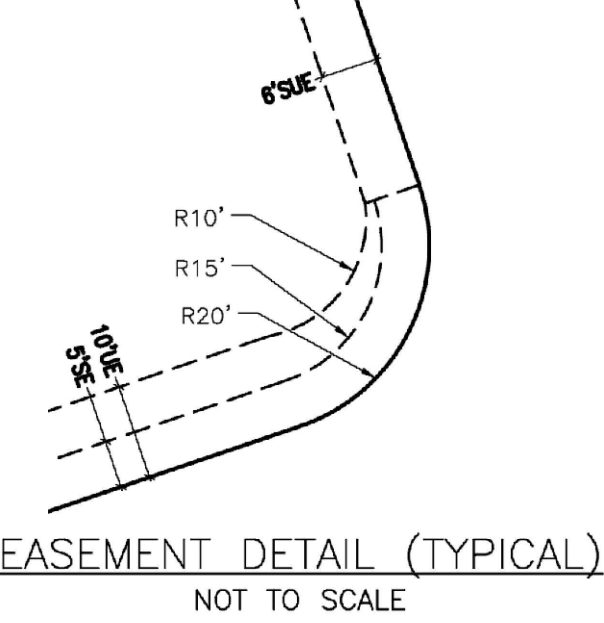
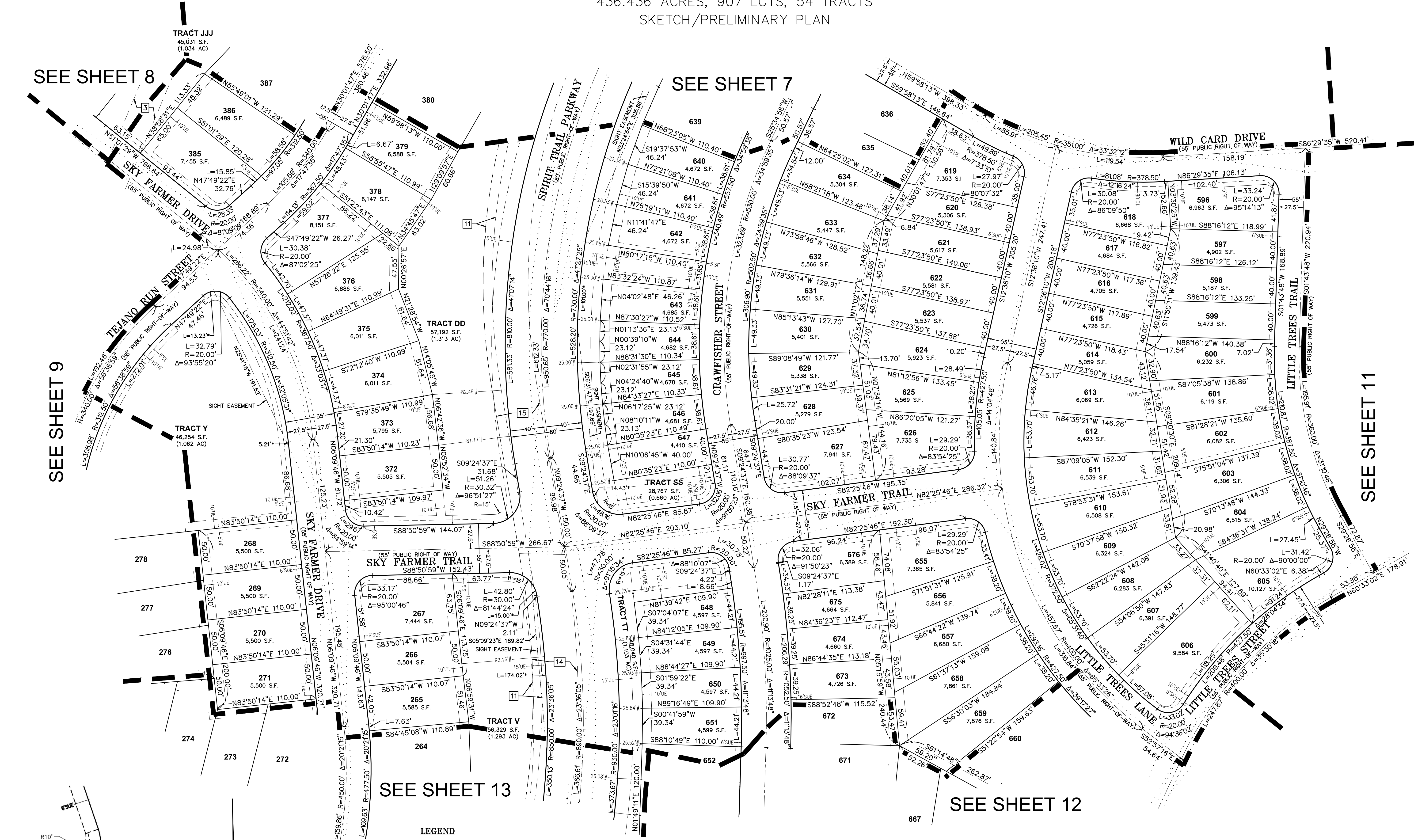
LOOKING GLASS SEGMENT 2B DEVELOPMENT		SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
	EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303) 694-1520 www.EMKC.com JOB NO. 13363	APPLICANT/DEVELOPER DREAM FINDERS HOMES 2000 NORTH CLAY STREET, SUITE 300 DENVER, COLORADO 80211 ATTN: MATT CHILDERS	
		DATE: 6/27/2024 DRAWN BY: SLG3 QA/QC: JTH SHEET 8 OF 30 SHEETS	

A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN



LOOKING GLASS SEGMENT 2B DEVELOPMENT

A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
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SEE SHEET 8

SEE SHEET 7

SEE SHEET 11

SEE SHEET 13

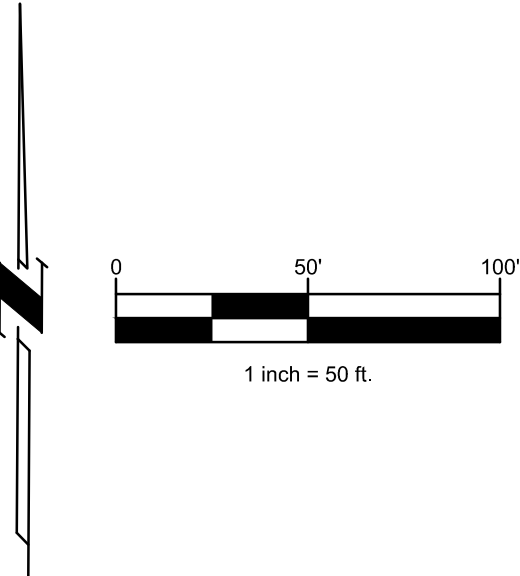
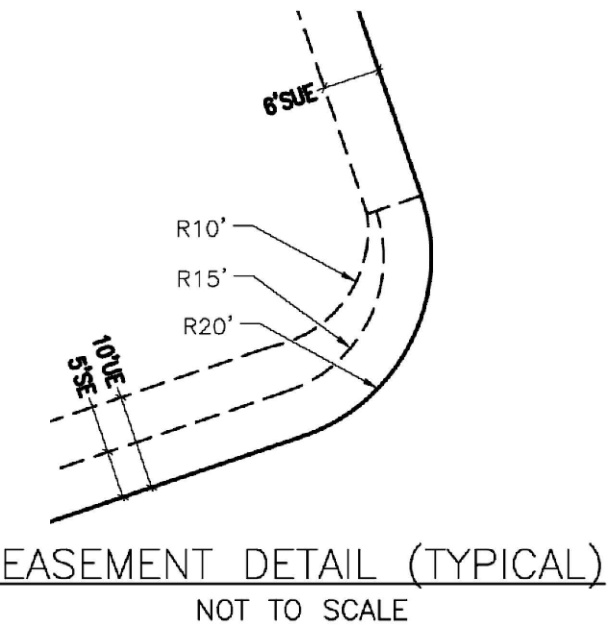
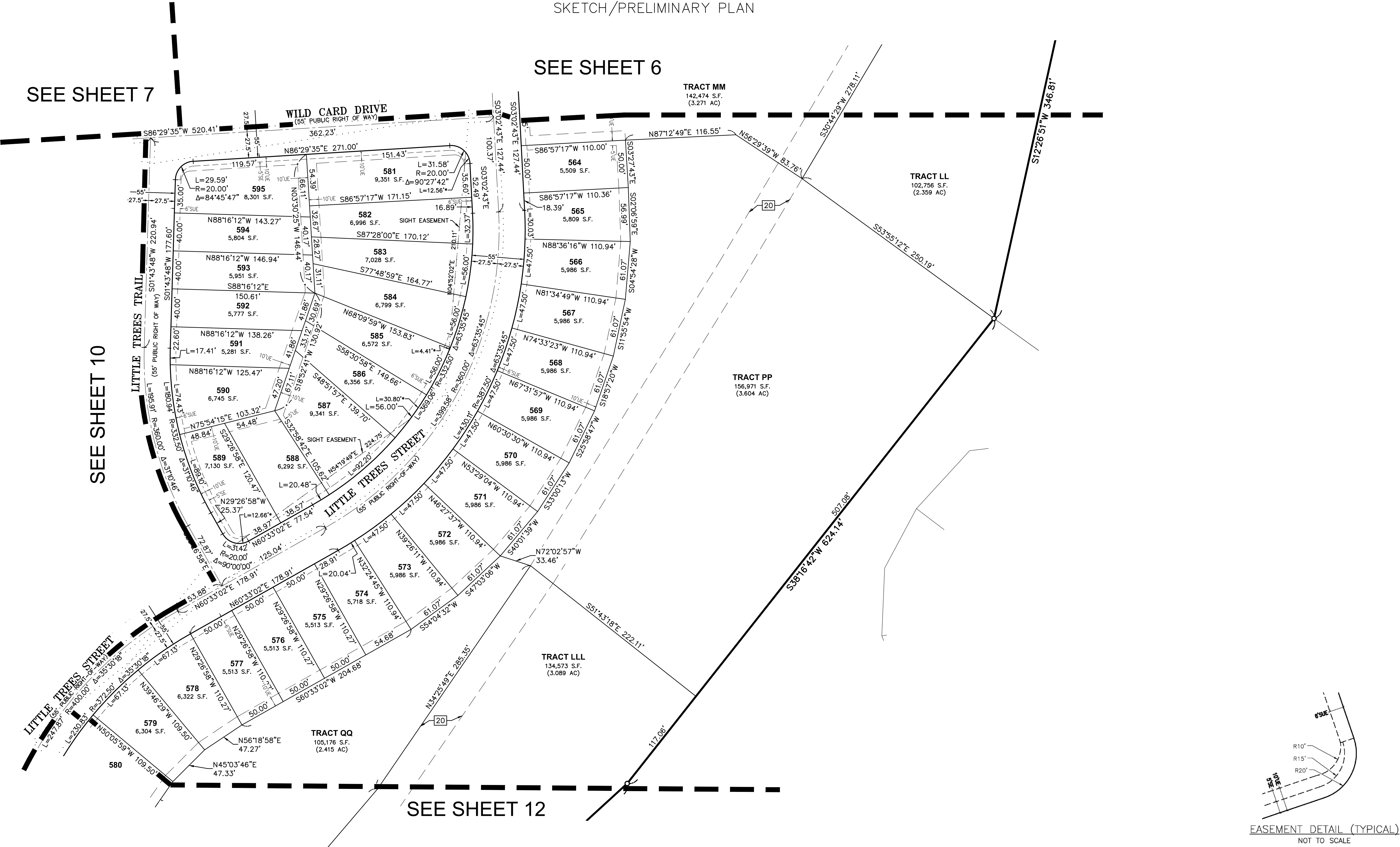
SEE SHEET 12

- LEGEND**
- FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584", UNLESS OTHERWISE NOTED
 - ◆ FOUND PLSS CORNER, AS NOTED
 - SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584"
 - SIGHT LINE
 - * INDICATES TIES TO SIGHT LINE EASEMENT
 - # INDICATES DIMENSION TO SPIRIT TRAIL PARKWAY (25' BUFFER)
 - SUE SIDEWALK & UTILITY EASEMENT
 - UE UTILITY EASEMENT
 - SE SIDEWALK EASEMENT

LOOKING GLASS SEGMENT 2B DEVELOPMENT		SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
	EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7008 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303) 694-1520 www.EMK.com		
	APPLICANT/DEVELOPER DREAM FINDERS HOMES 2000 NORTH CLAY STREET, SUITE 300 DENVER, COLORADO 80211 ATTN: MATT CHILDERS		
	DATE: 6/27/2024 DRAWN BY: SLG3 QA/QC: JTH		
	SHEET 10 OF 30 SHEETS		

LOOKING GLASS SEGMENT 2B DEVELOPMENT

A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN

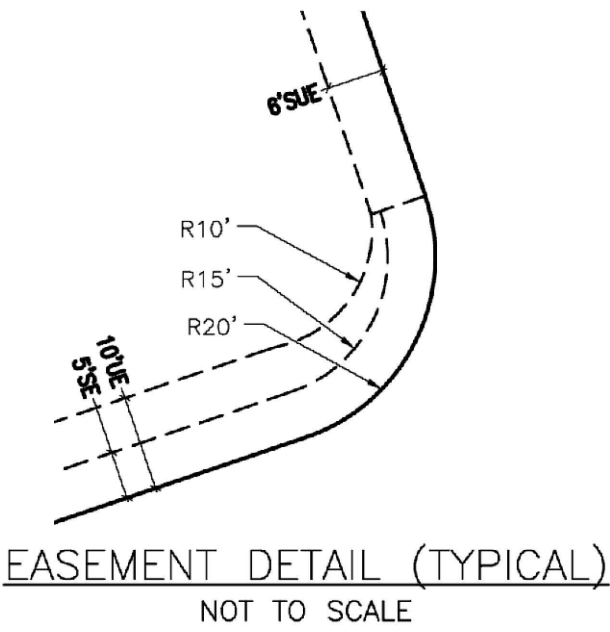
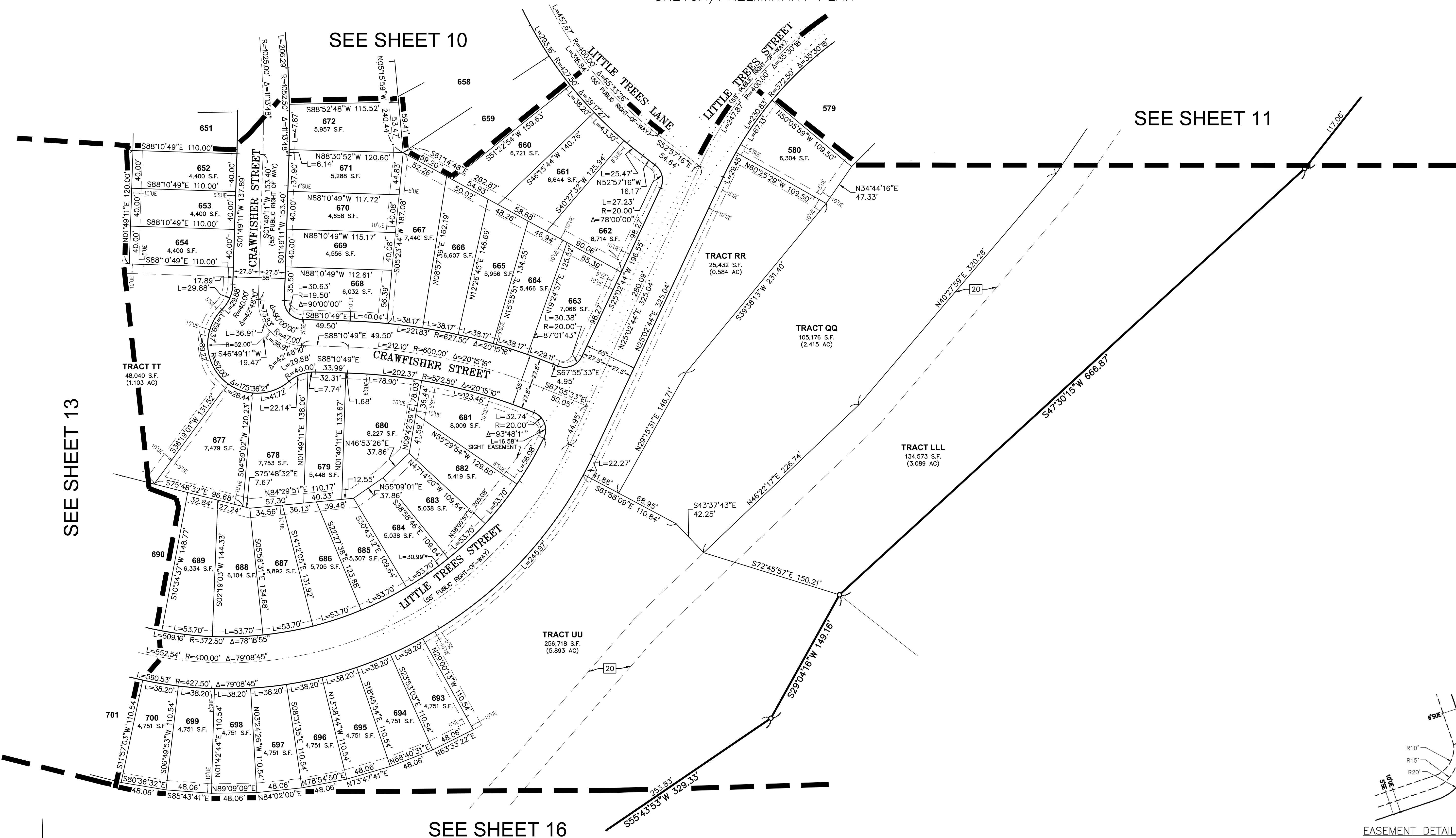


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 - UE UTILITY EASEMENT
 - SE SIDEWALK EASEMENT

LOOKING GLASS SEGMENT 2B DEVELOPMENT		SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
	EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303) 694-1520 www.EMKC.com JOB NO. 13363	APPLICANT/DEVELOPER DREAM FINDERS HOMES 2000 NORTH CLAY STREET, SUITE 300 DENVER, COLORADO 80211 ATTN: MATT CHILDERS	DATE: 6/27/2024 DRAWN BY: SLG3 QA/QC: JTH SHEET 11 OF 30 SHEETS

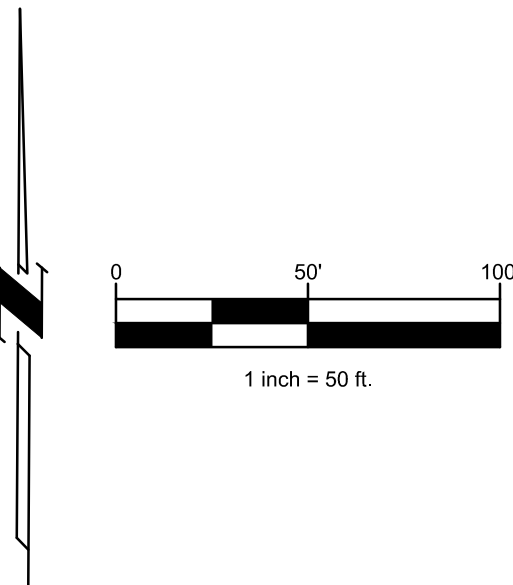
LOOKING GLASS SEGMENT 2B DEVELOPMENT

A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN



LEGEND

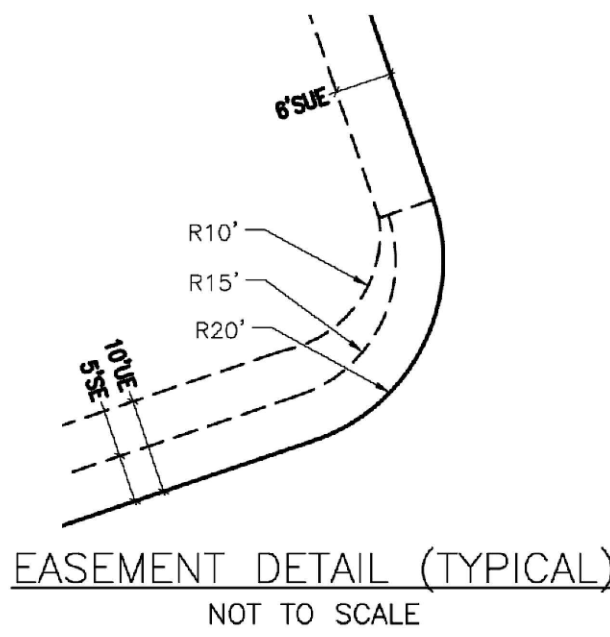
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LOOKING GLASS SEGMENT 2B DEVELOPMENT	SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303) 694-1520 www.EMKC.com JOB NO. 13363	APPLICANT/DEVELOPER DREAM FINDERS HOMES 2000 NORTH CLAY STREET, SUITE 300 DENVER, COLORADO 80211 ATTN: MATT CHILDERS DATE: 6/27/2024 DRAWN BY: SLG3 QA/QC: JTH SHEET 12 OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN



SEE SHEET 9

SEE SHEET 10

SEE SHEET 14

SEE SHEET 12

TRACT U
1,441,935 S.F.
(33.102 AC)
ALSO SEE SHEET 30

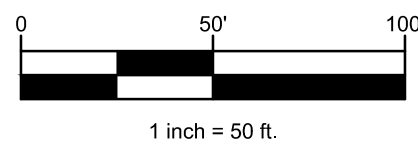
TRACT T
654,529 S.F.
(15.026 AC)
ALSO SEE SHEET 28

TRACT TT
48,040 S.F.
(1.103 AC)

LITTLE TREES STREET
(35' PUBLIC RIGHT OF WAY)

LEGEND

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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



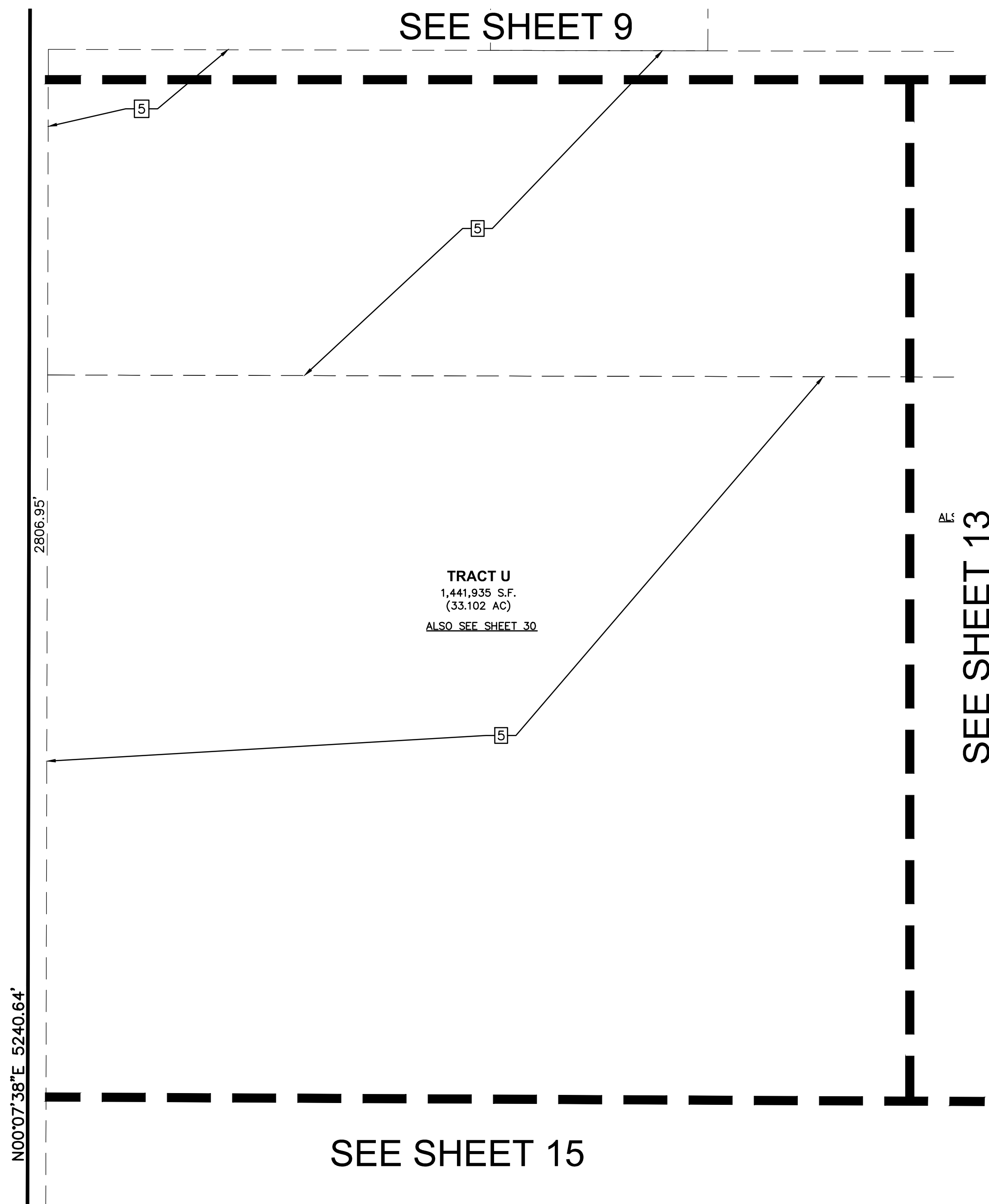
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
2008 SOUTH ALTON WAY, SUITE F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
www.EMKc.com
JOB NO. 13363

APPLICANT/DEVELOPER
DREAM FINDERS
HOMES
2000 NORTH CLAY STREET,
SUITE 300
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

DATE: 6/27/2024
DRAWN BY: SLG3
QA/QC: JTH
SHEET 13
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN



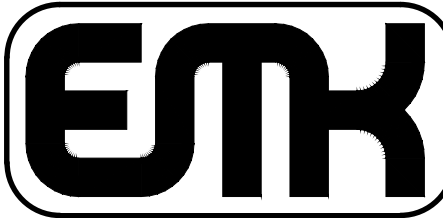
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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



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

JOB NO. 13363

APPLICANT/DEVELOPER

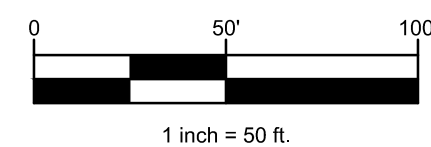
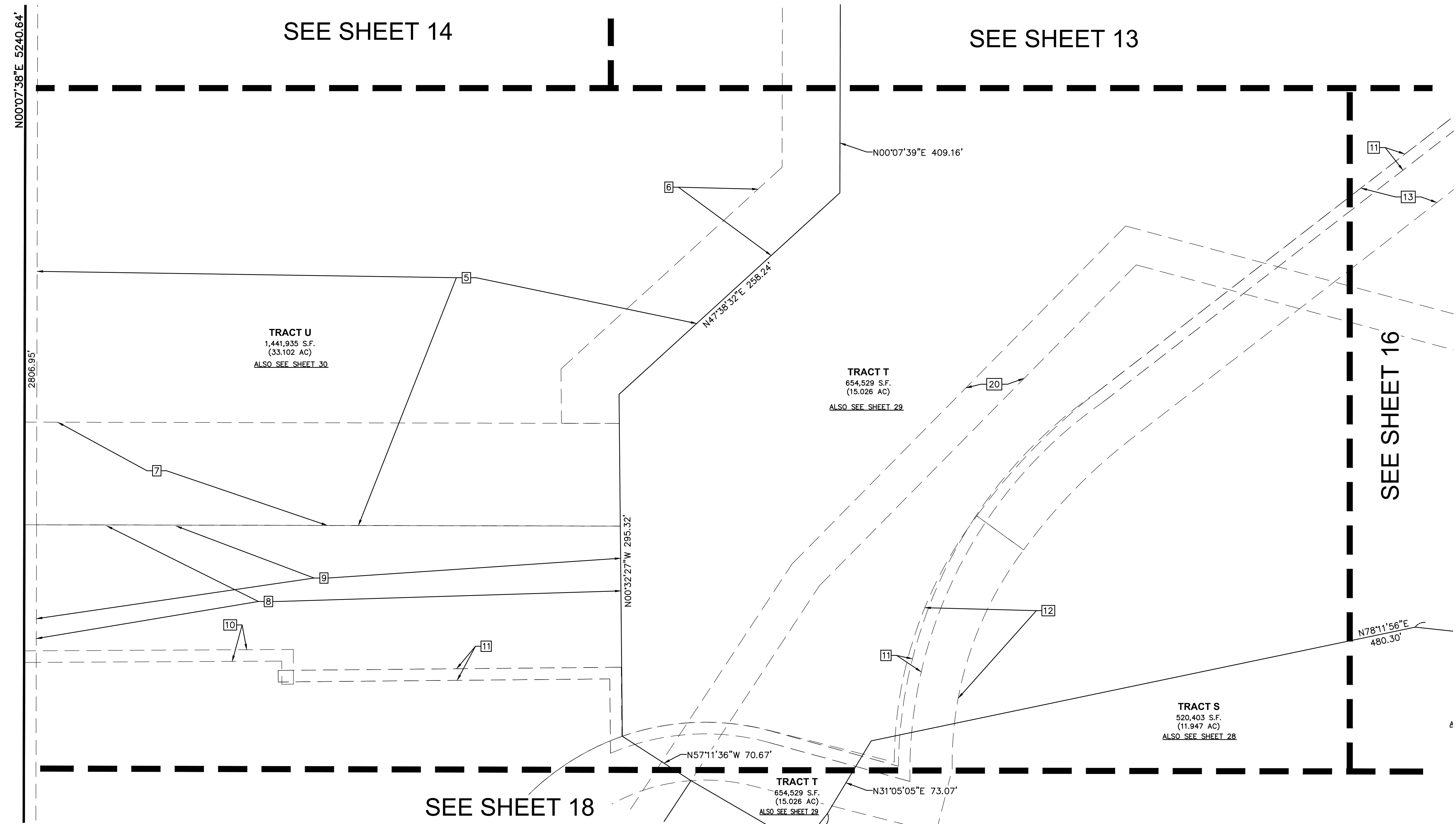
DREAM FINDERS
HOMES
2000 NORTH CLAY STREET,
SUITE 300
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

DATE: 6/27/2024
DRAWN BY: SLG3
QA/QC: JTH

SHEET 14
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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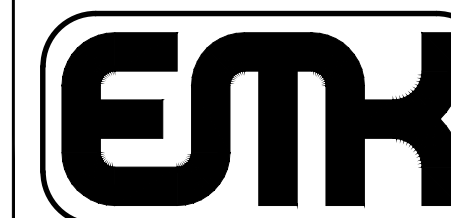


LEGEND

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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



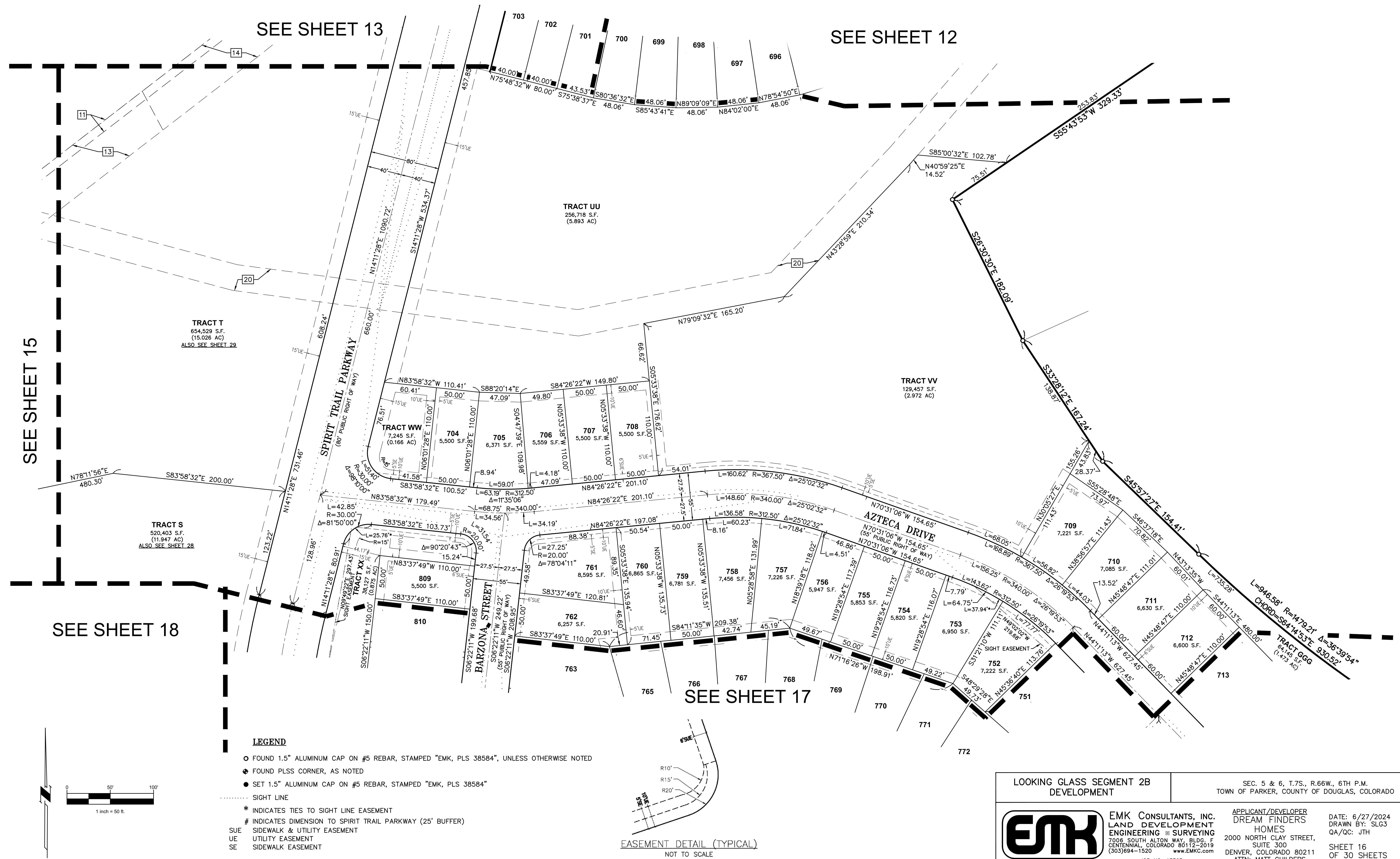
EMK CONSULTANTS, INC.
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JOB NO. 13363

APPLICANT/DEVELOPER
DREAM FINDERS
HOMES
2000 NORTH CLAY STREET,
SUITE 300
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

DATE: 6/27/2024
DRAWN BY: SLG3
QA/QC: JTH
SHEET 15
OF 30 SHEETS

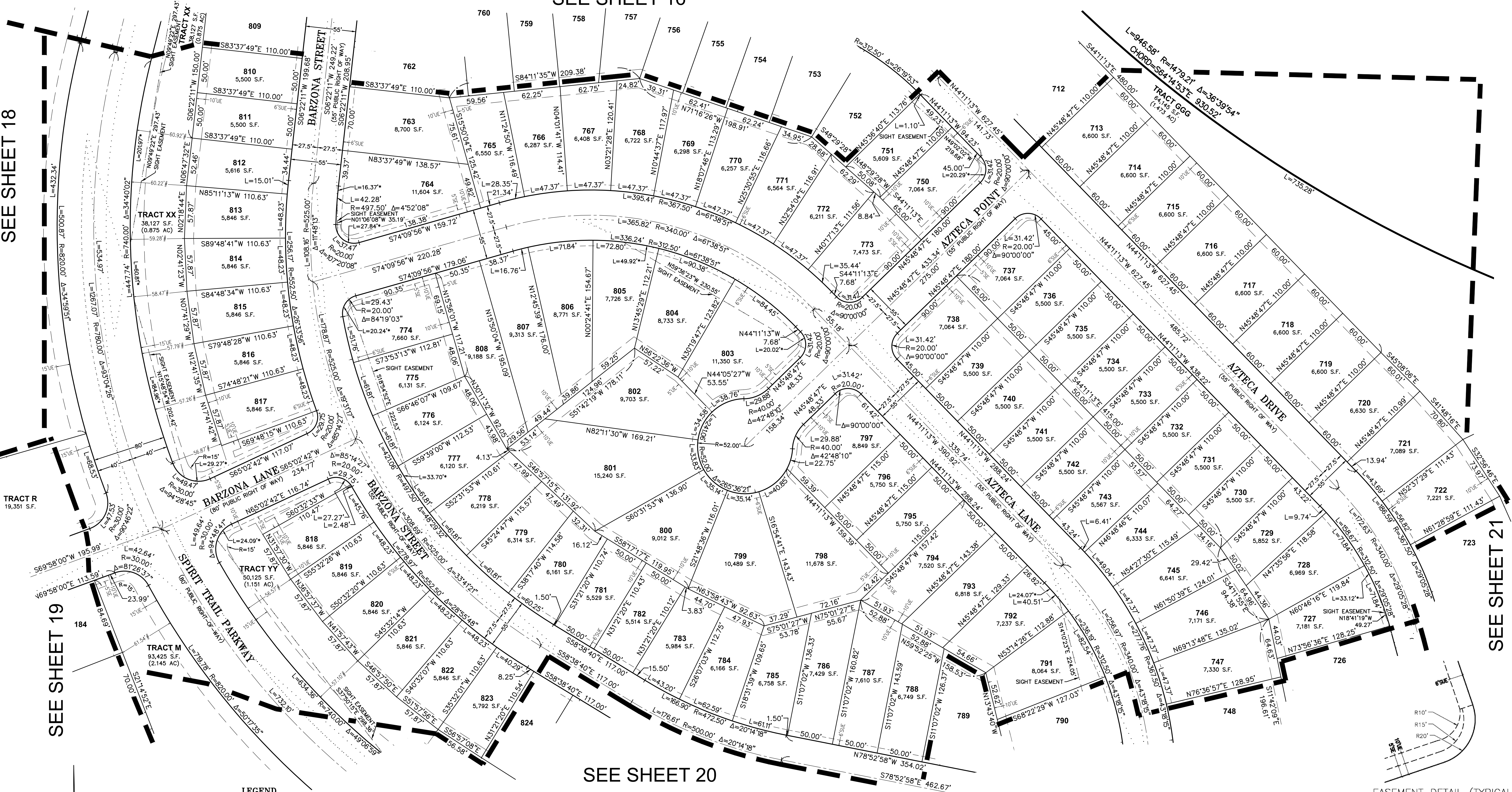
A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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LOOKING GLASS SEGMENT 2B DEVELOPMENT

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN

SEE SHEET 16



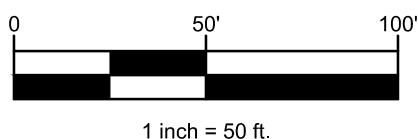
SEE SHEET 18

SEE SHEET 21

SEE SHEET 20

LEGEND

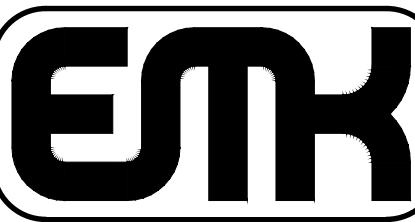
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- SUE SIDEWALK & UTILITY EASEMENT
- UE UTILITY EASEMENT
- SE SIDEWALK EASEMENT



EASEMENT DETAIL (TYPICAL)
NOT TO SCALE

LOOKING GLASS SEGMENT 2B
DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



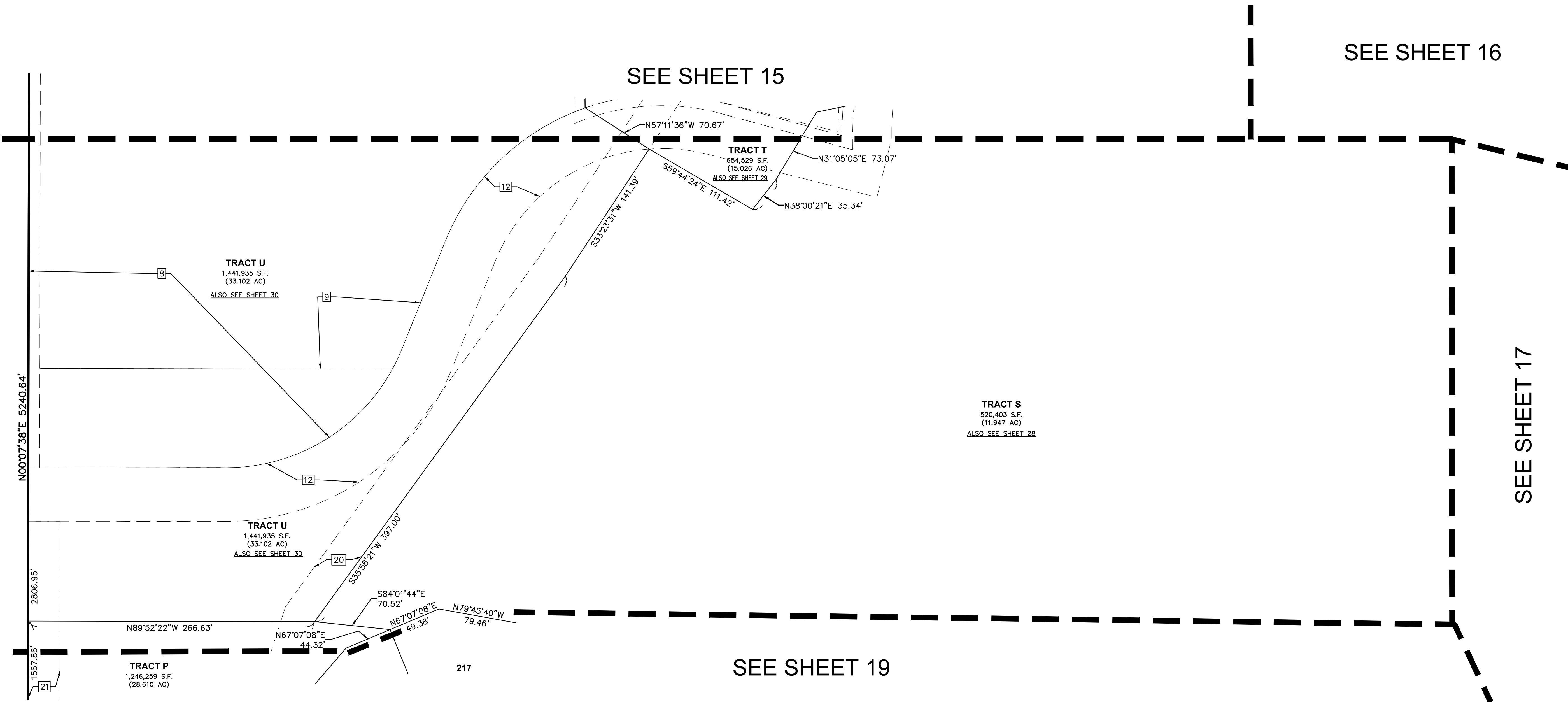
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
www.EMK.com
JOB NO. 13363

APPLICANT/DEVELOPER
DREAM FINDERS
HOMES
2000 NORTH CLAY STREET,
SUITE 300
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

DATE: 6/27/2024
DRAWN BY: SLG3
QA/QC: JTH
SHEET 17
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN



LEGEND

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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
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SHEET 18
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436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN

SEE SHEET 17

SEE SHEET 20

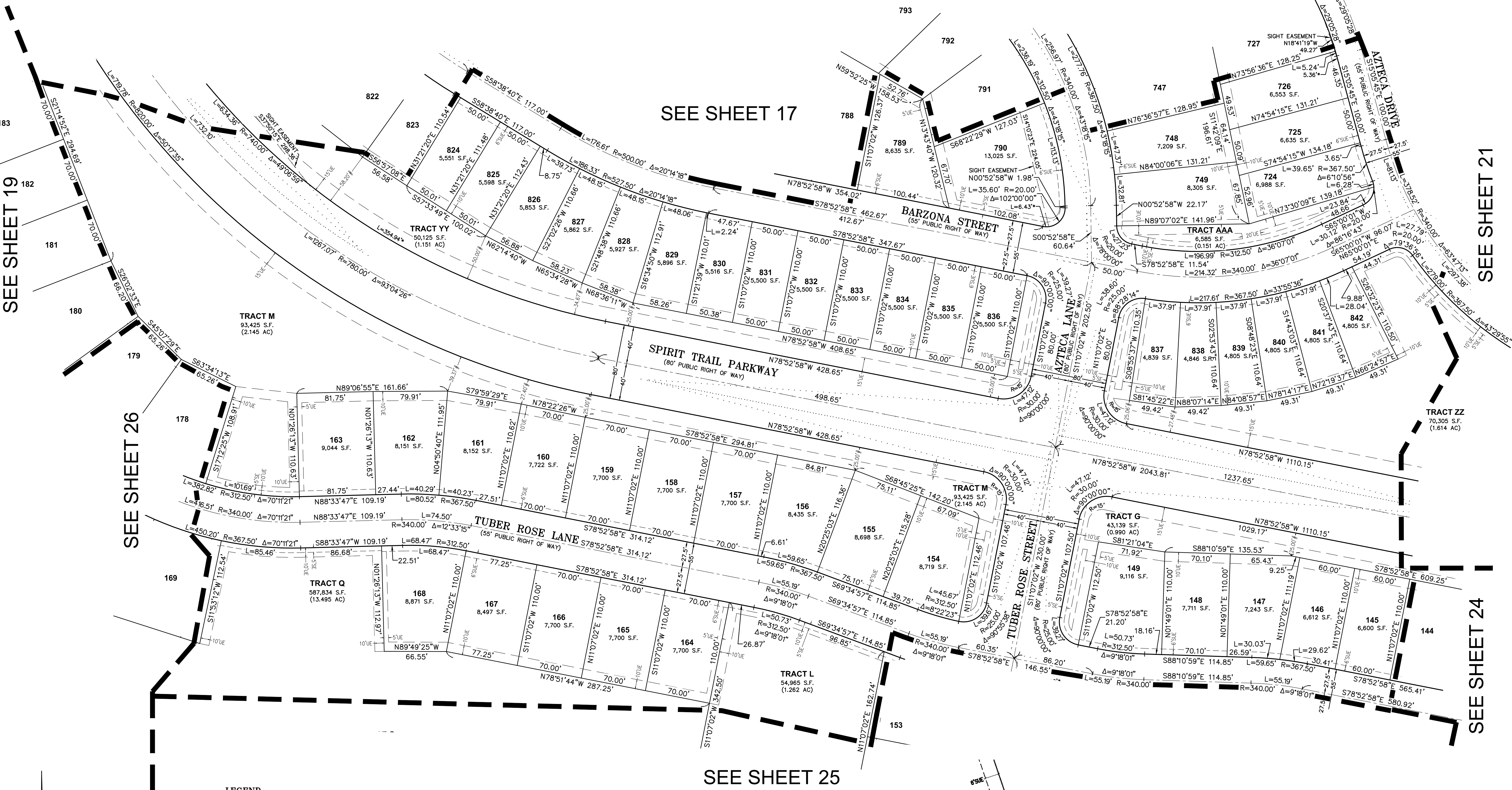


1 inch = 50 ft

SHEET 19
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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SEE SHEET 17

SEE SHEET 19

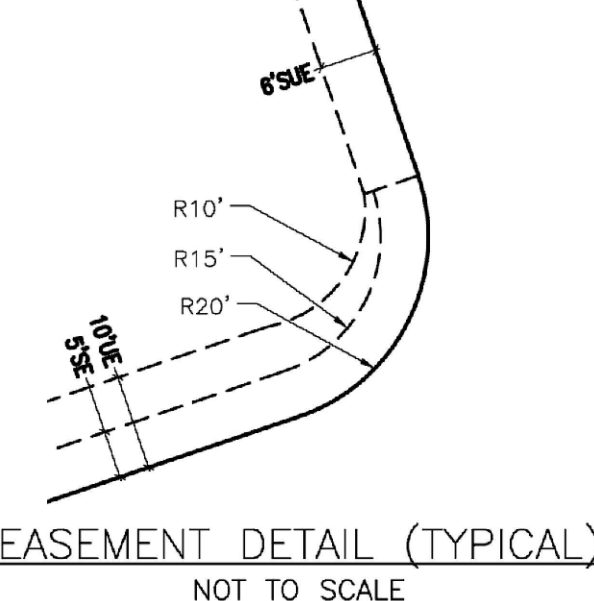
SEE SHEET 26

SEE SHEET 21

SEE SHEET 24

SEE SHEET 25

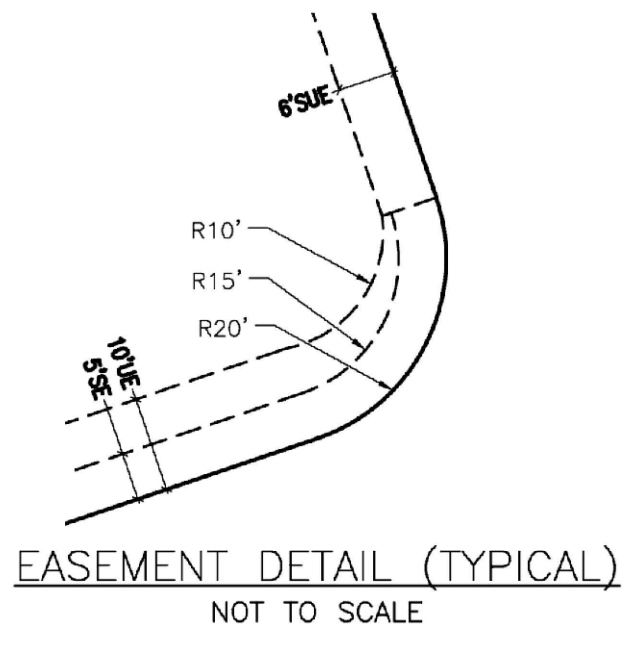
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LOOKING GLASS SEGMENT 2B DEVELOPMENT		SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
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LOOKING GLASS SEGMENT 2B DEVELOPMENT

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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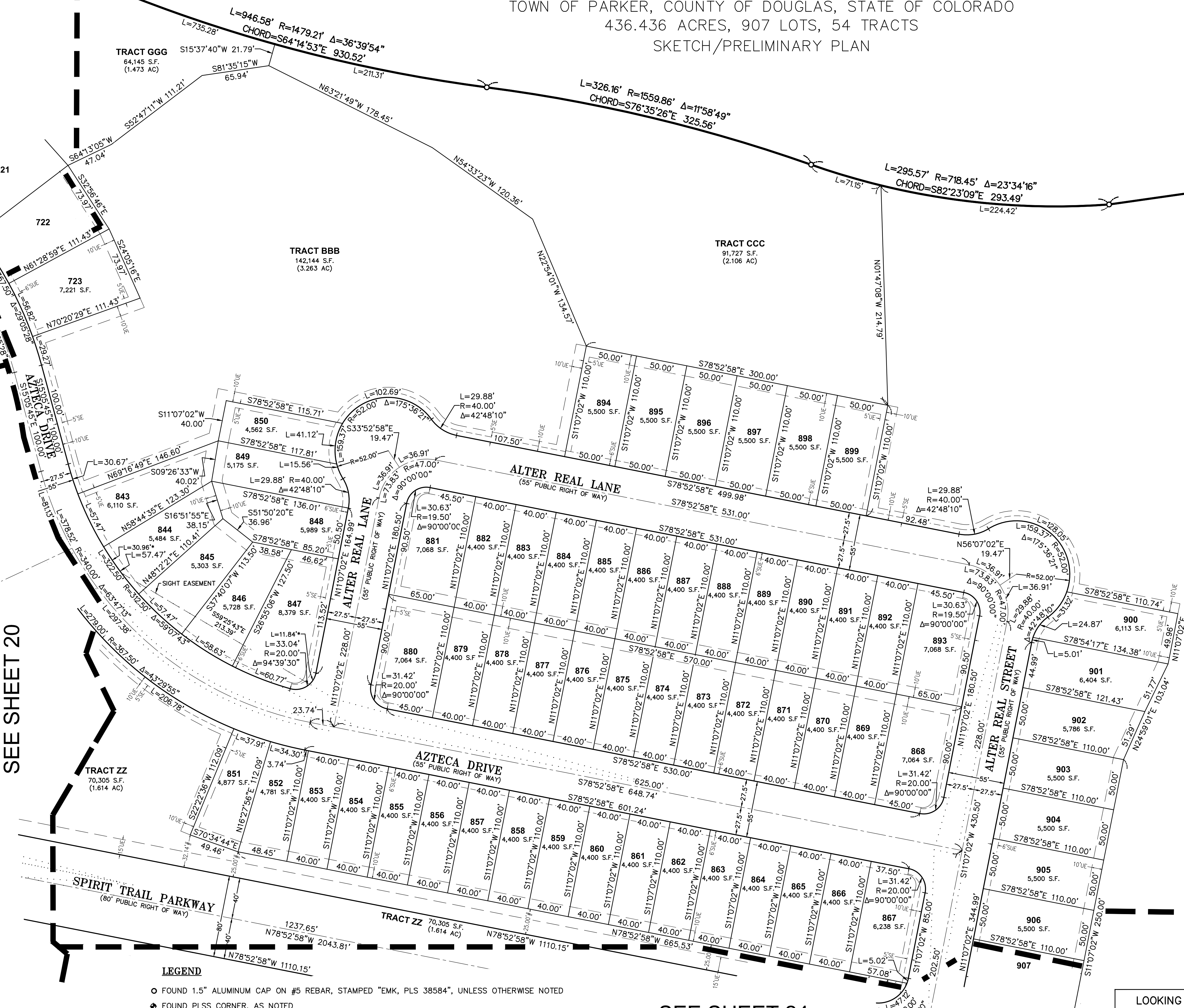
SEE SHEET 17

SEE SHEET 20

SEE SHEET 22

SEE SHEET 23

SEE SHEET 24



LEGEND

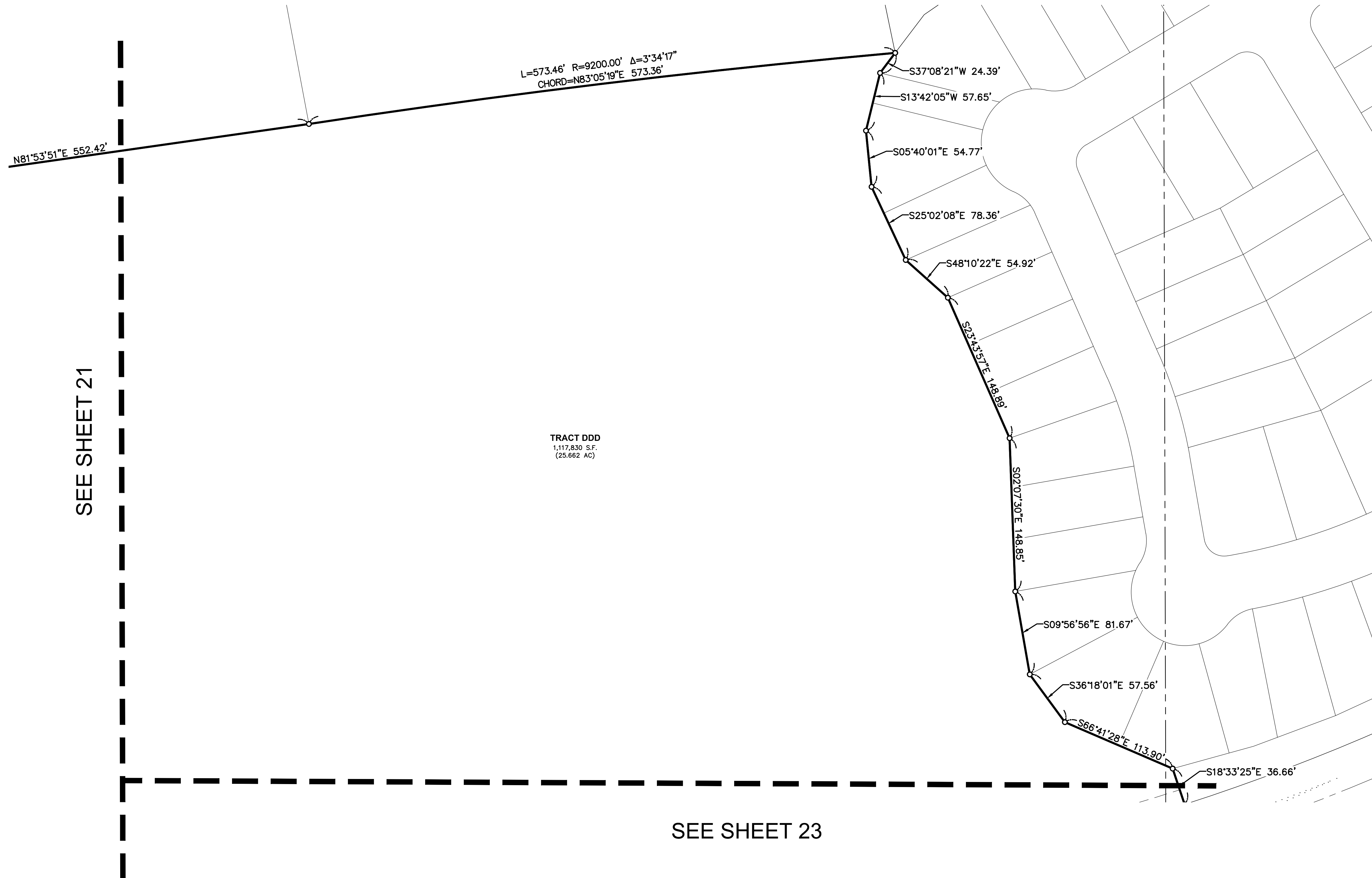
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LOOKING GLASS SEGMENT 2B DEVELOPMENT		SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
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LOOKING GLASS SEGMENT 2B DEVELOPMENT

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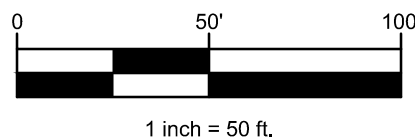


SEE SHEET 21

SEE SHEET 23

LEGEND

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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



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

JOB NO. 13363

APPLICANT/DEVELOPER
DREAM FINDERS
HOMES
2000 NORTH CLAY STREET,
SUITE 300
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

DATE: 6/27/2024
DRAWN BY: SLG3
QA/QC: JTH
SHEET 22
OF 30 SHEETS

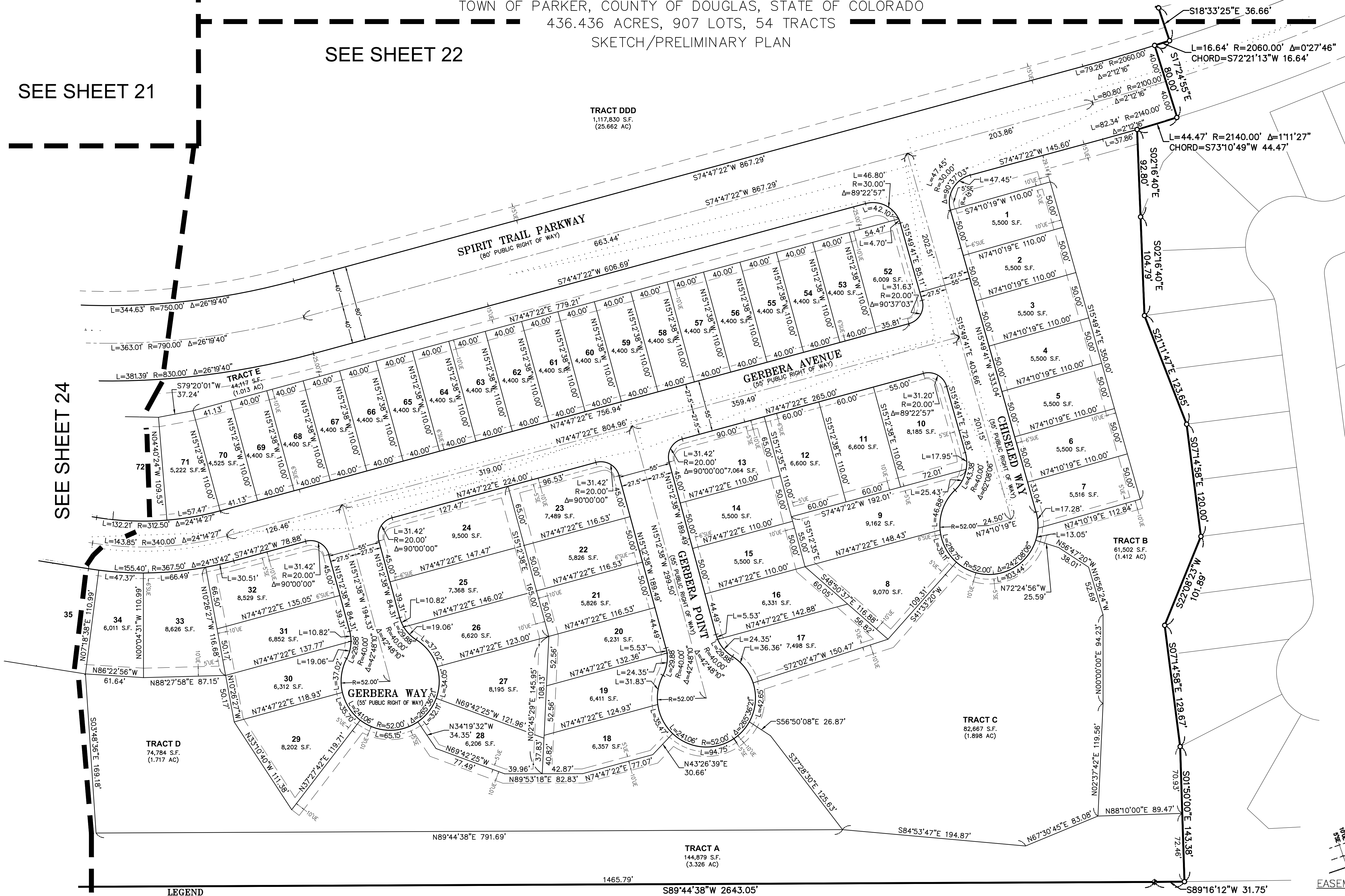
LOOKING GLASS SEGMENT 2B DEVELOPMENT

A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN

SEE SHEET 21

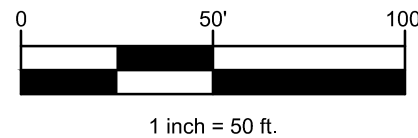
SEE SHEET 22

SEE SHEET 24



LEGEND

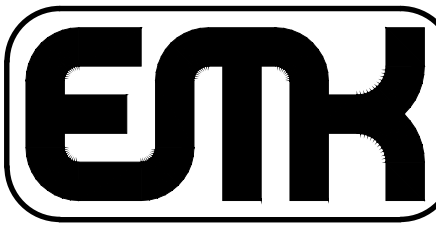
- FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584", UNLESS OTHERWISE NOTED
- ◆ FOUND PLSS CORNER, AS NOTED
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- SIGHT LINE
- * INDICATES TIES TO SIGHT LINE EASEMENT
- # INDICATES DIMENSION TO SPIRIT TRAIL PARKWAY (25' BUFFER)
- SUE SIDEWALK & UTILITY EASEMENT
- UE UTILITY EASEMENT
- SE SIDEWALK EASEMENT



EASEMENT DETAIL (TYPICAL)
NOT TO SCALE

LOOKING GLASS SEGMENT 2B
DEVELOPMENT

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SHEET 23
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LOOKING GLASS SEGMENT 2B DEVELOPMENT

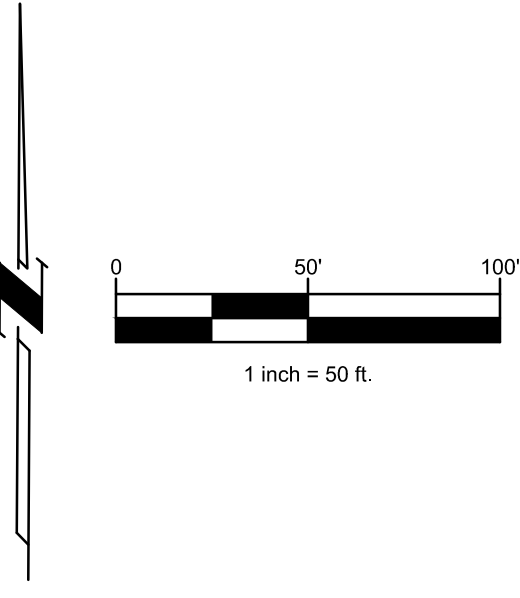
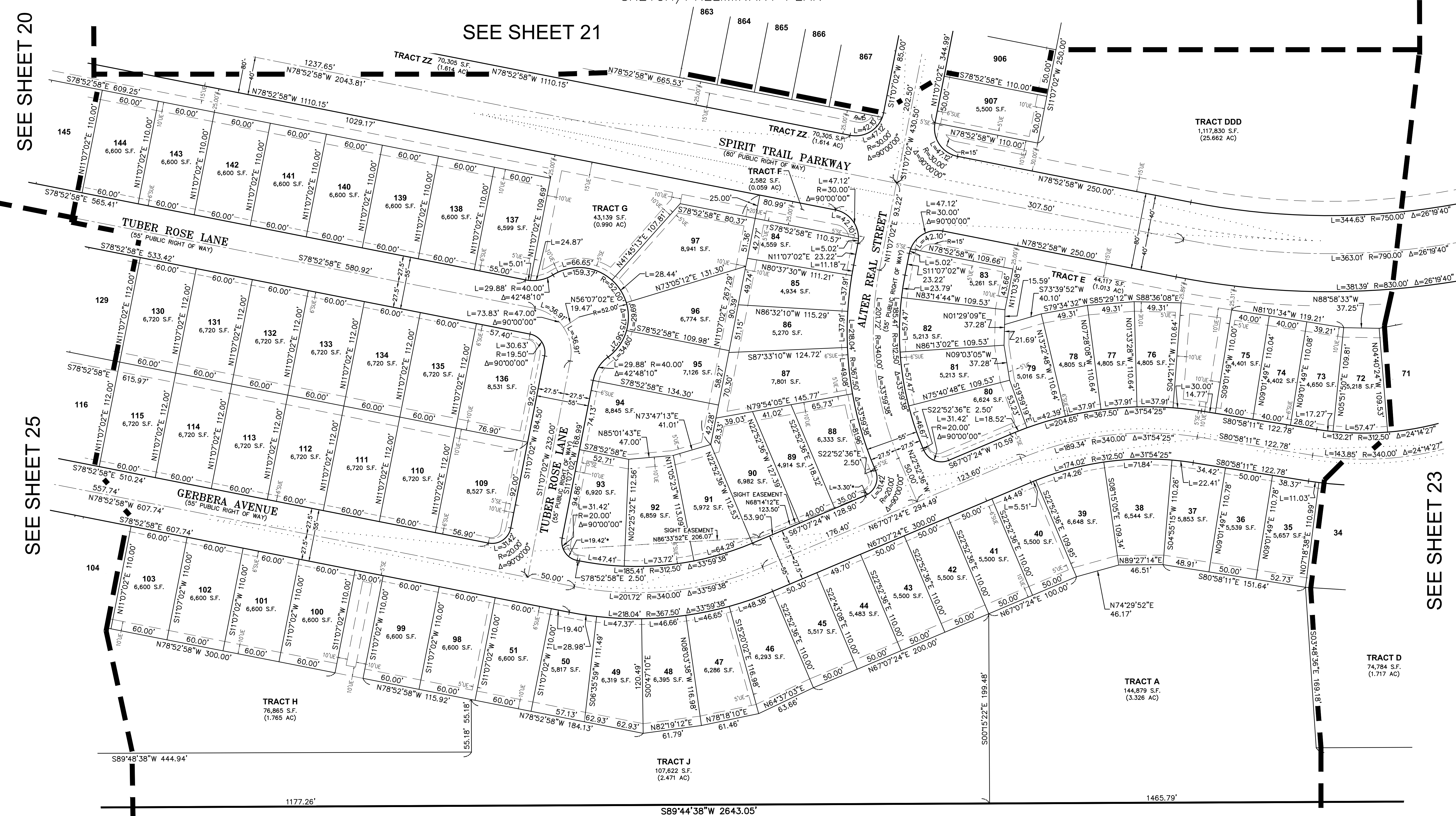
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SEE SHEET 20

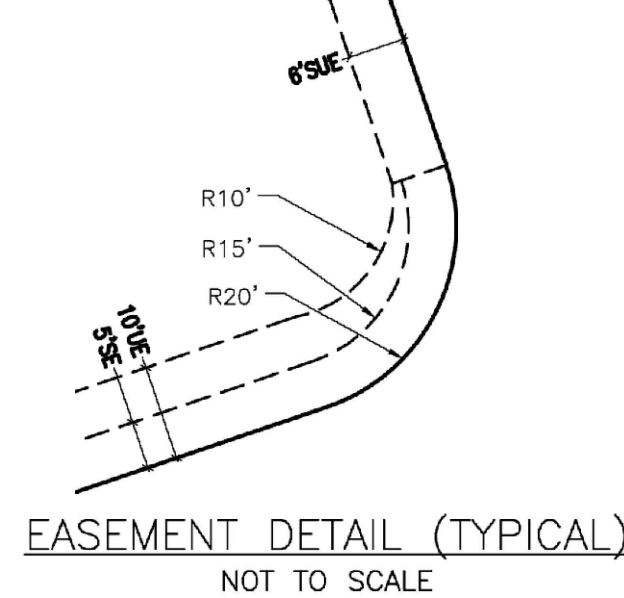
SEE SHEET 21

SEE SHEET 25

SEE SHEET 23

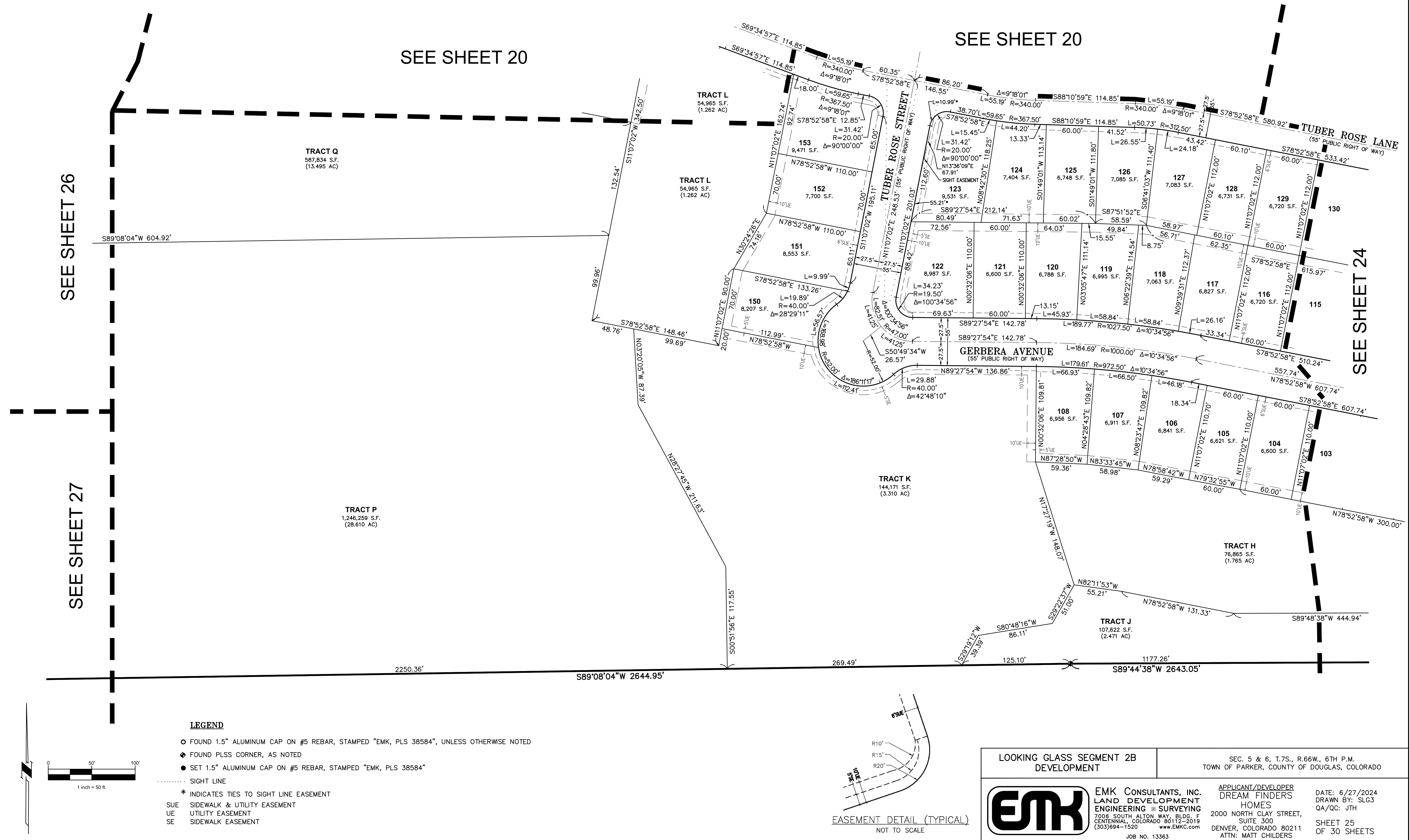


- LEGEND**
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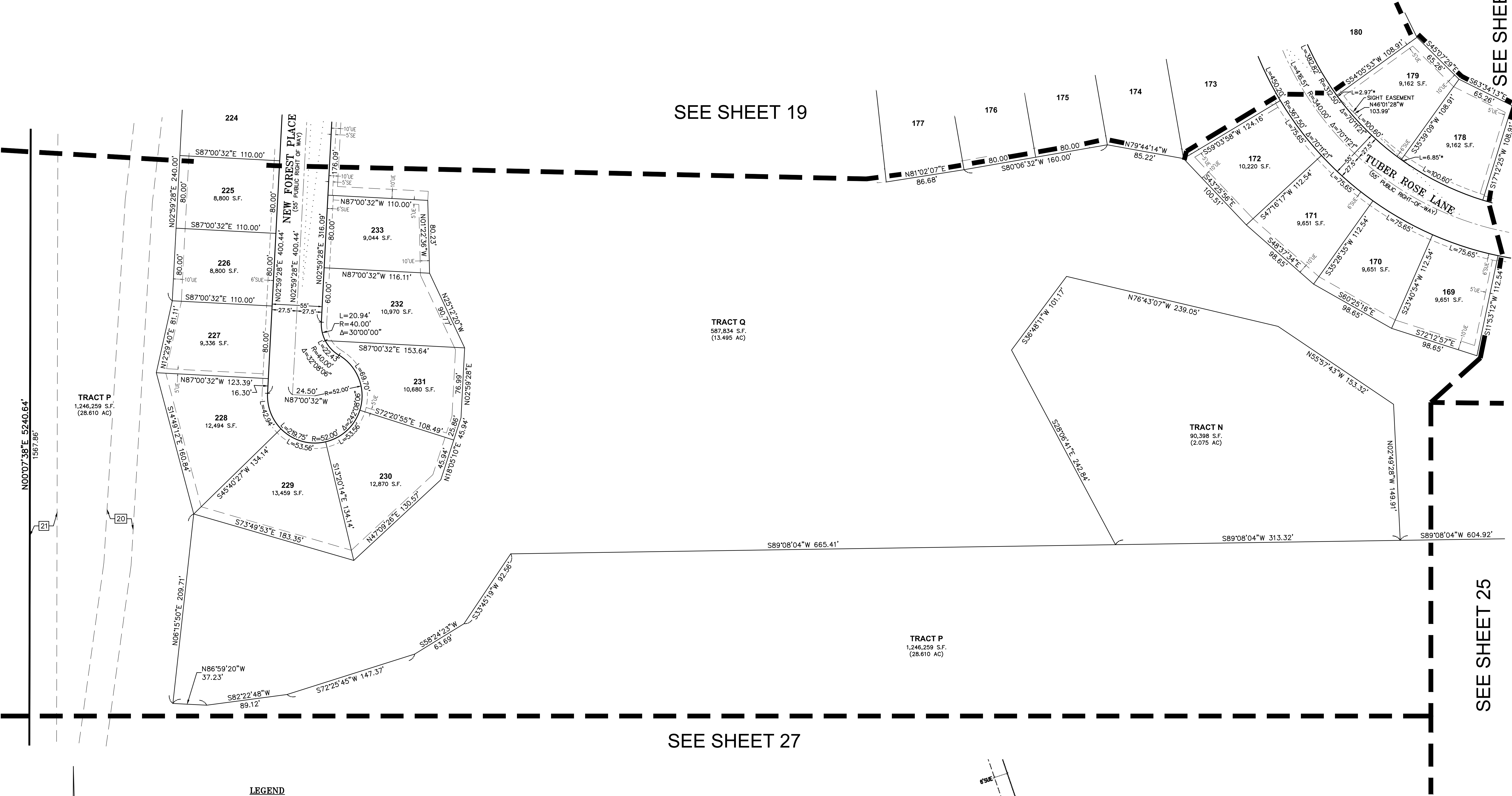
LOOKING GLASS SEGMENT 2B DEVELOPMENT		SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
	EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520 www.EMKco.com JOB NO. 13363	APPLICANT/DEVELOPER DREAM FINDERS HOMES 2000 NORTH CLAY STREET, SUITE 300 DENVER, COLORADO 80211 ATTN: MATT CHILDERS	DATE: 6/27/2024 DRAWN BY: SLG3 QA/QC: JTH SHEET 24 OF 30 SHEETS

A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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SKETCH/PRELIMINARY PLAN



SEE SHEET 19

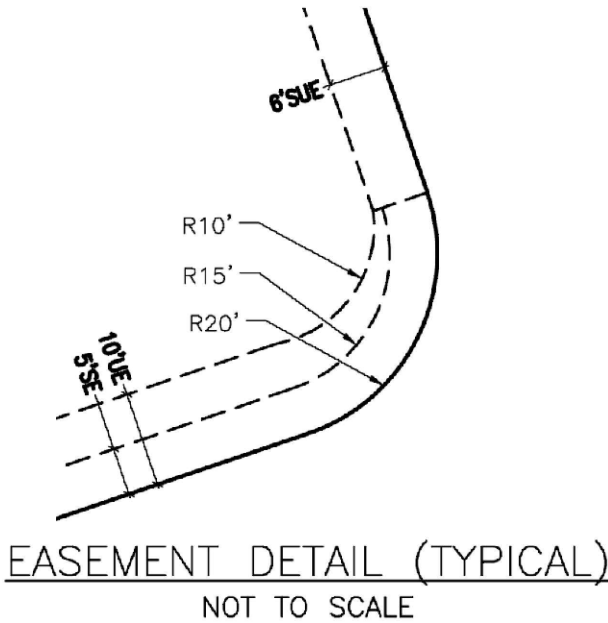
SEE SHEET 20

SEE SHEET 27

SEE SHEET 25

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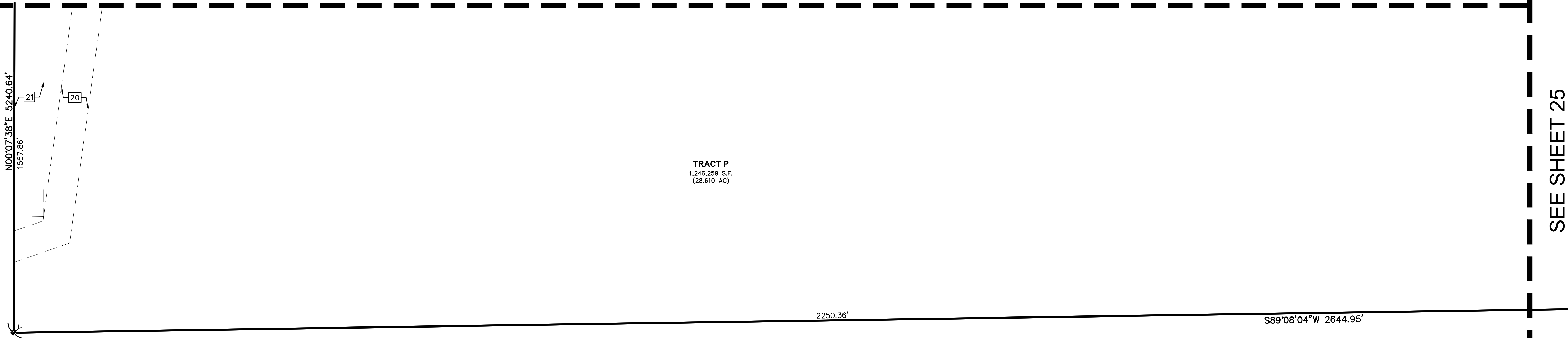
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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SEE SHEET 26

SEE SHEET 25



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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

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JOB NO. 13363

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DREAM FINDERS

HOMES

2000 NORTH CLAY STREET,

SUITE 300

DENVER, COLORADO 80211

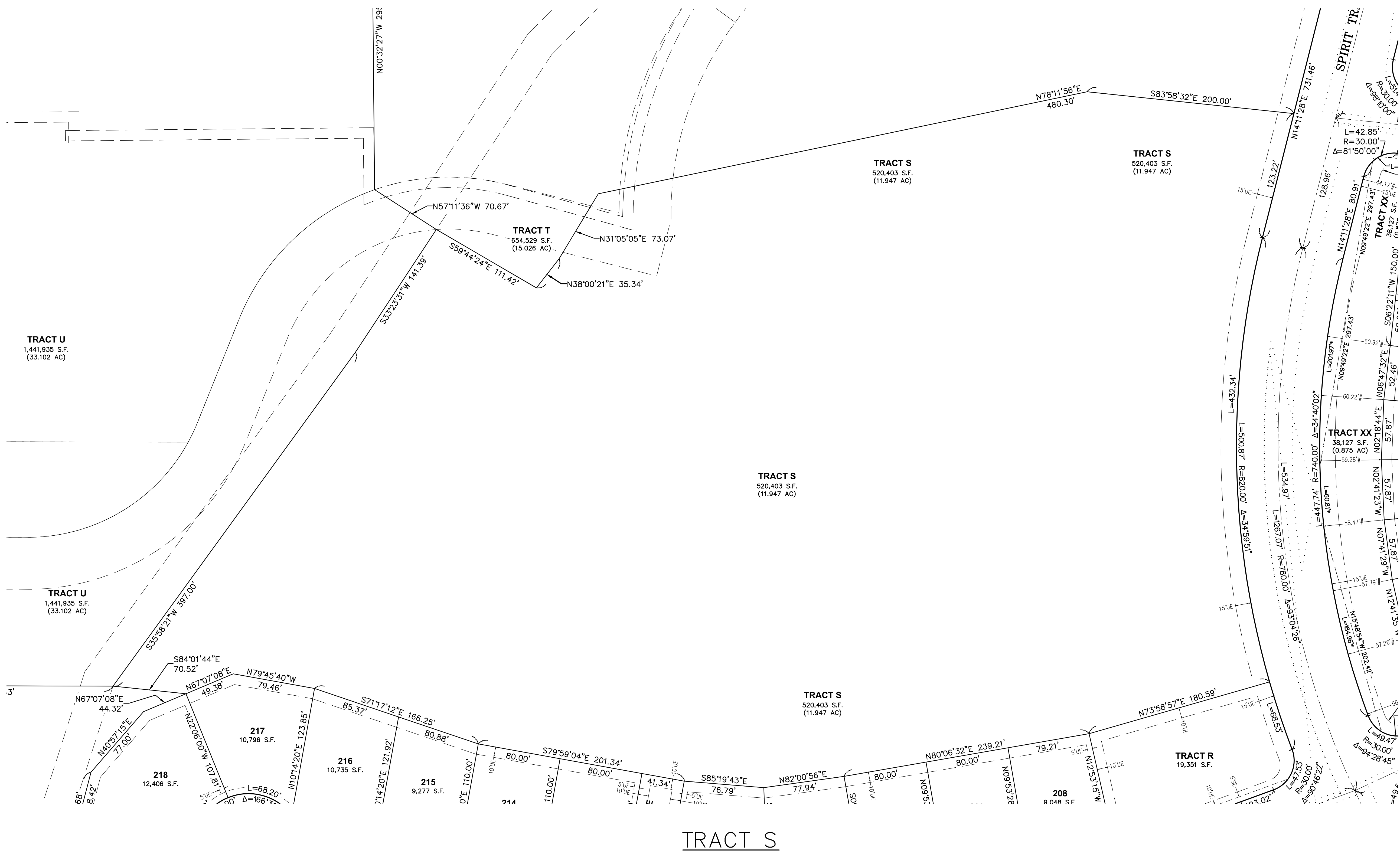
ATTN: MATT CHILDERS

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SHEET 27
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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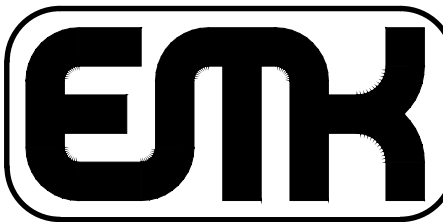


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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



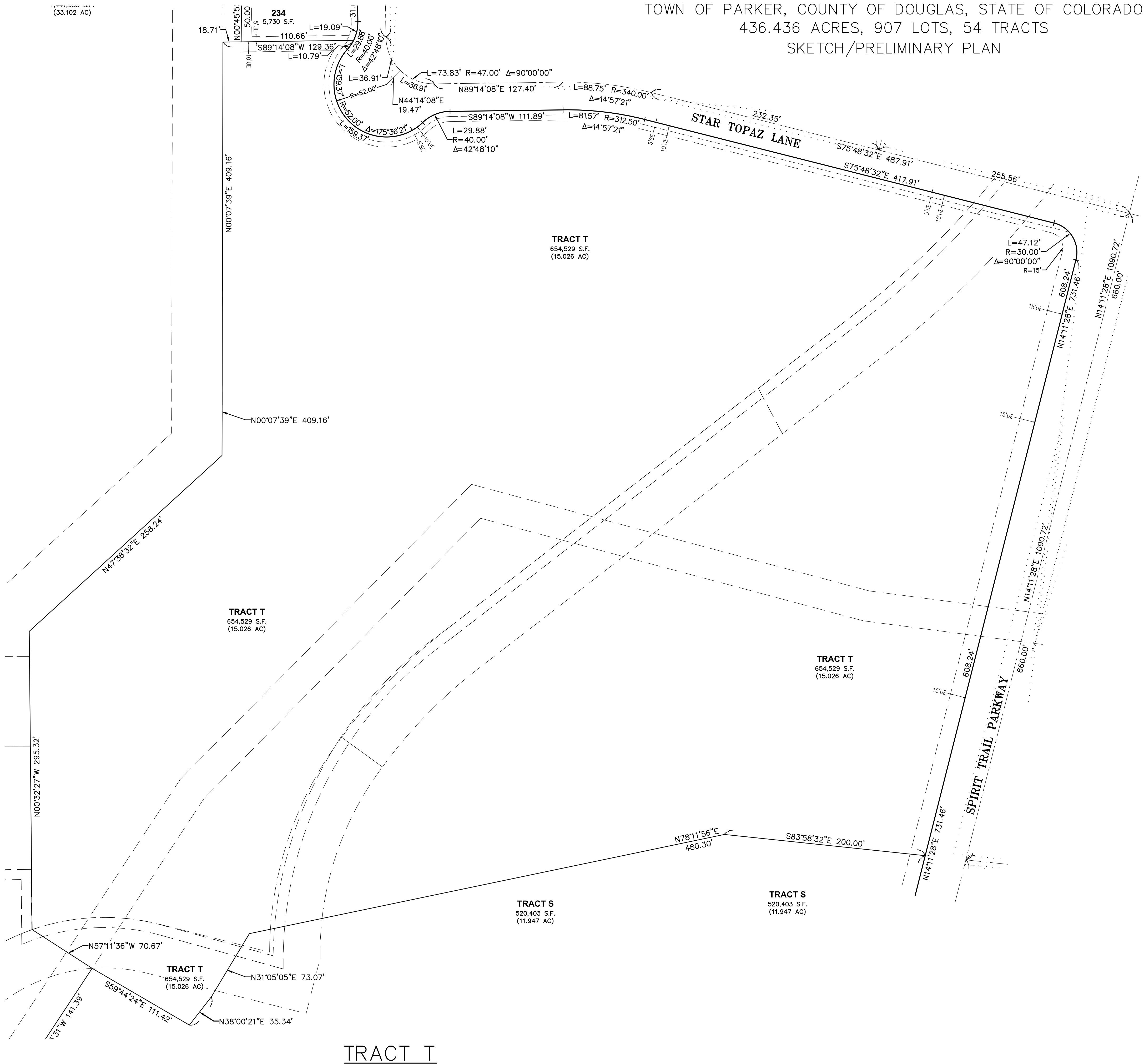
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SHEET 28
OF 30 SHEETS

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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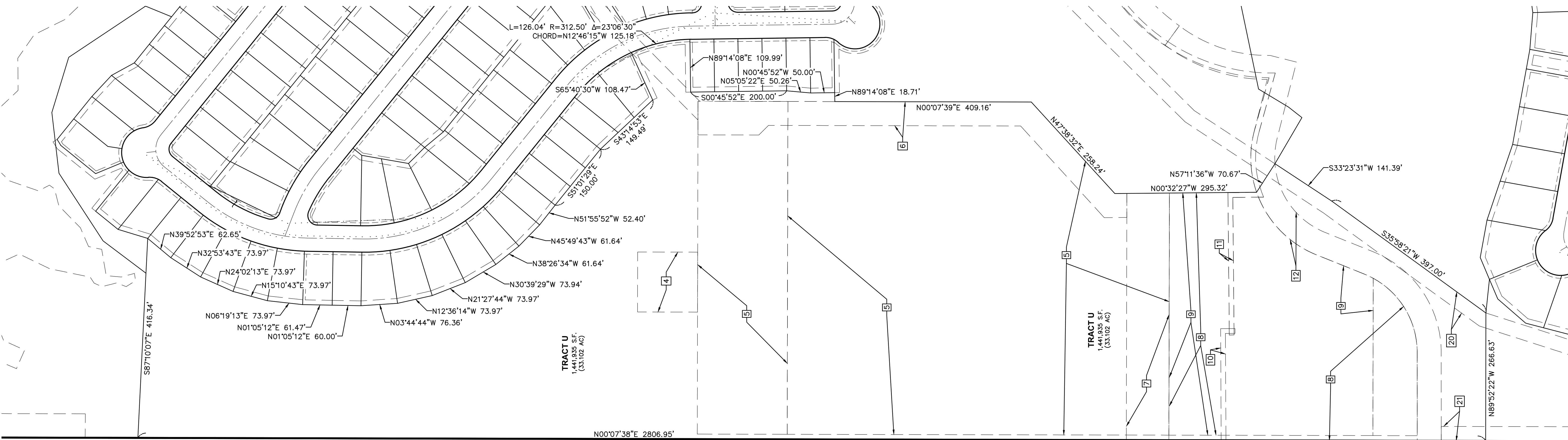
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LOOKING GLASS SEGMENT 2B DEVELOPMENT	SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303) 694-1520 www.EMKC.com JOB NO. 13363	APPLICANT/DEVELOPER DREAM FINDERS HOMES 2000 NORTH CLAY STREET, SUITE 300 DENVER, COLORADO 80211 ATTN: MATT CHILDERS DATE: 6/27/2024 DRAWN BY: SLG3 QA/QC: JTH SHEET 29 OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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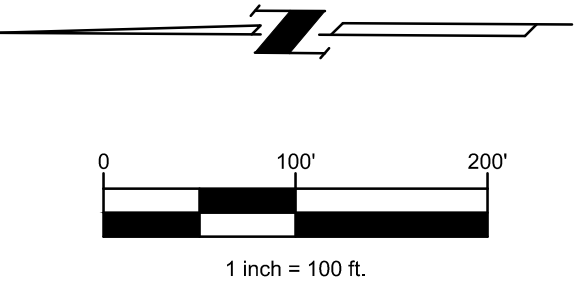


TRACT U

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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



EMK CONSULTANTS, INC.
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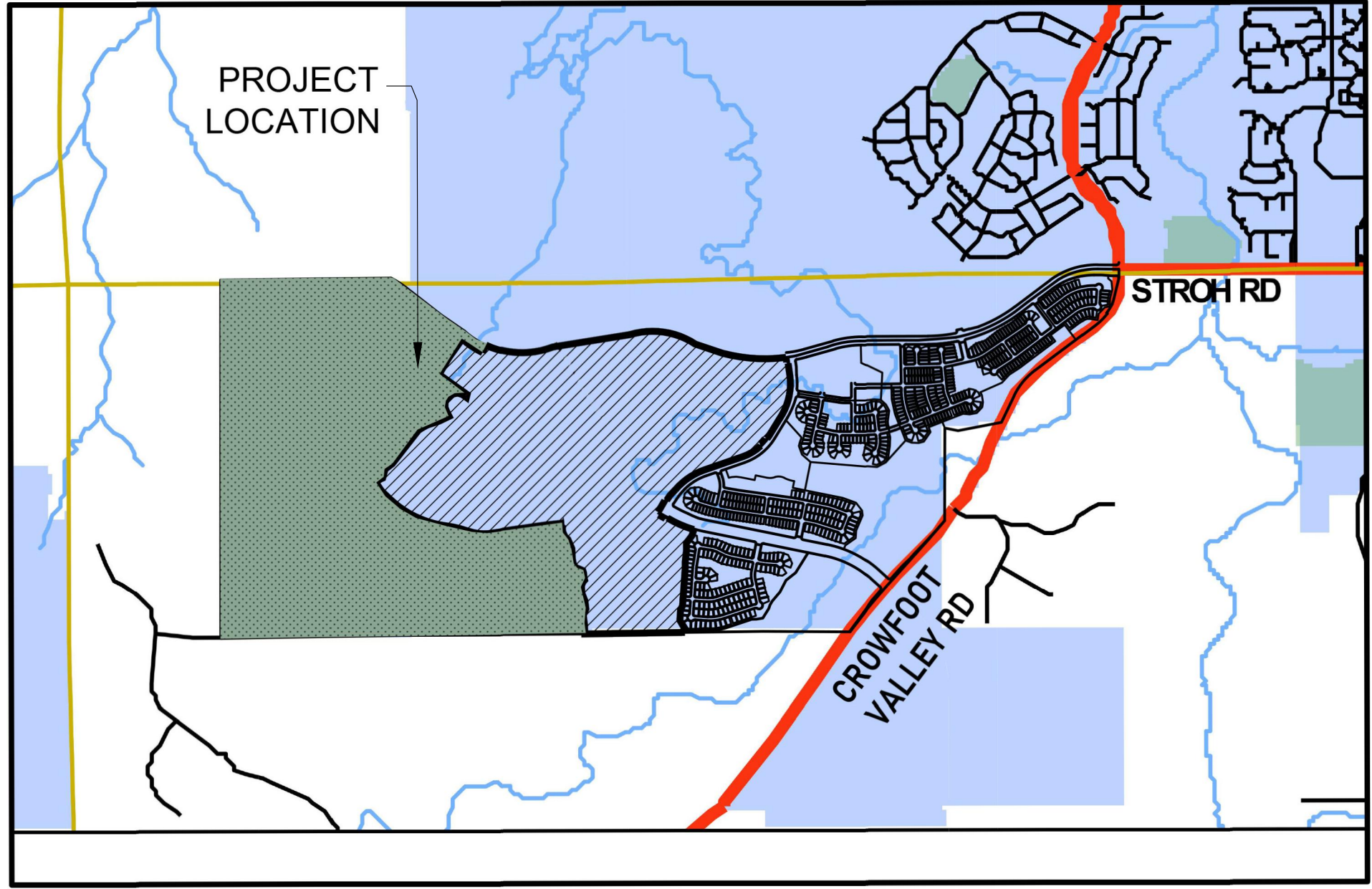
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DENVER, COLORADO 80211
ATTN: MATT CHILDERS

DATE: 6/27/2024
DRAWN BY: SLG3
QA/QC: JTH
SHEET 30
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B
SEGMENT 2B DEVELOPMENT SKETCH
& PRELIMINARY PLAN
COVER SHEET



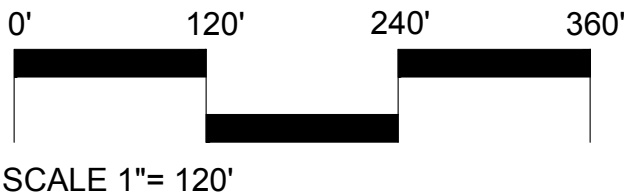
OVERALL PLAN
SCALE: 1"= 300'-0"



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

L0.01	COVER SHEET
L0.02	GENERAL NOTES
L0.03	LANDSCAPE REQUIREMENTS
L0.04	FENCING PLAN
L0.05	TRAIL PLAN
L0.06	LANDSCAPE NOTES
L0.07	PLANT SCHEDULE
L1.01 - L1.52	LANDSCAPE PLAN
L2.01 - L2.05	PARK AMENITY PLAN
L3.01 - L3.03	LANDSCAPE DETAILS



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

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



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: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

Cover Sheet
L0.01

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

LOOKING GLASS SEGMENT 2B - OVERALL REQUIREMENTS

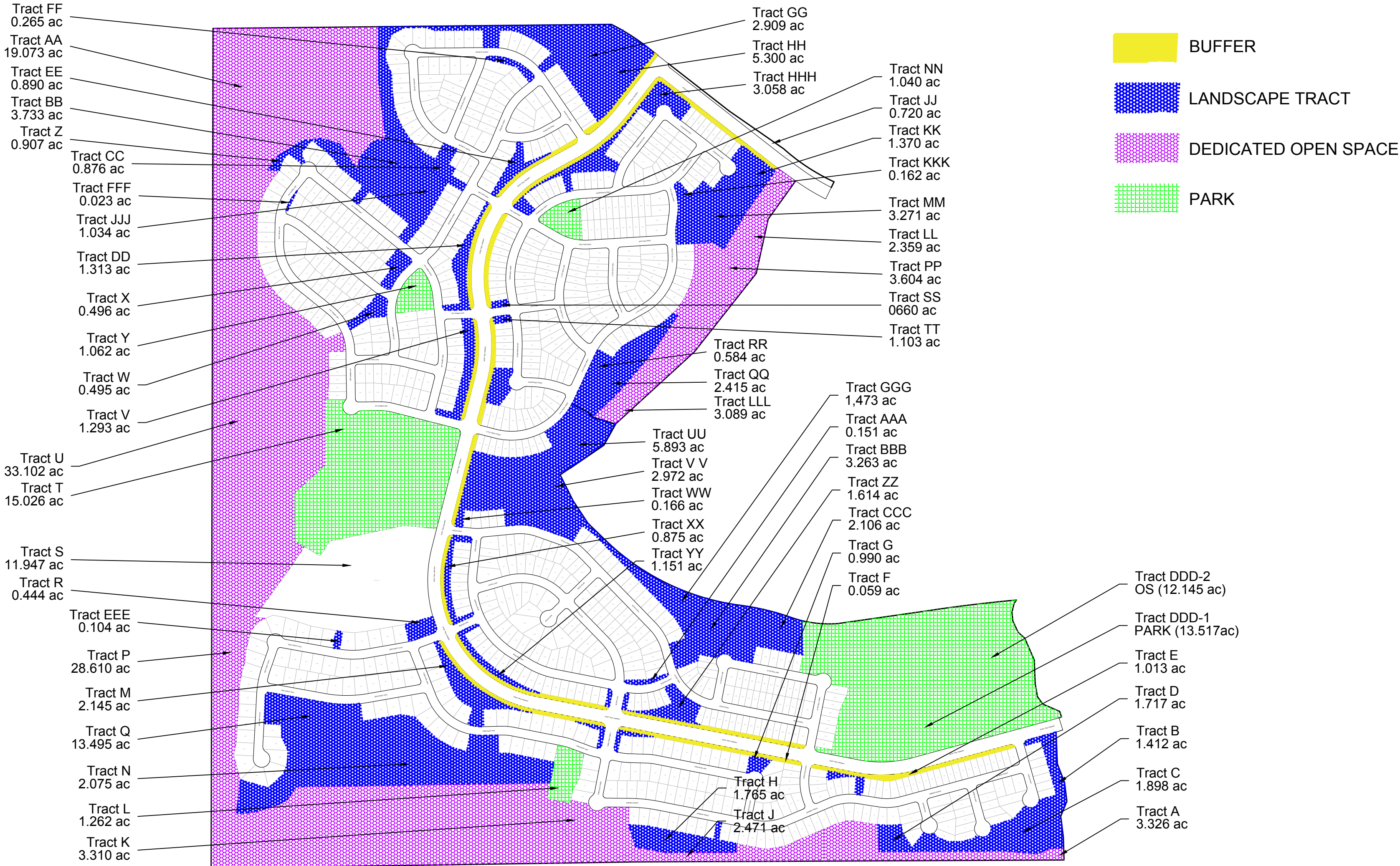
TOWN OF PARKER LANDSCAPE REGULATIONS-13.06.070

- (g)Plant material specifications.
- (1)Plant materials shall be selected from the Town's recommended plant list. Species not included in the recommended plant list may be submitted for consideration, so long as the species is not on the excluded list. All plants shall meet or exceed the plant quality and species standards of the American Standard for Nursery Stock ANSI Z60.1-2004, as amended. Selected plant materials shall be healthy and shall be nursery-grown and adapted to the local area. Artificial plant materials are prohibited within landscaped areas; this includes synthetic turf.
- (2)All plant materials must meet the following requirements:
- a. Deciduous shade trees: between 2-inch caliper and 2½-inch caliper (measured six [6] inches above the ground).
- b. Ornamental and flowering trees: between 1½-inch caliper and 2-inch caliper (measured six [6] inches above the ground).
- c. Evergreens: between six (6) feet tall and eight (8) feet tall (measured to mid-point of most recent year's growth).
- d. Shrubs: five-gallon container (two [2] to three [3] feet in height for deciduous, eighteen- to twenty-four-inch spread for junipers, or as provided by the American Standard for Nursery Stock ANSI Z60.1-2004, as amended).
- (1)Landscaping shall be provided in a sufficient variety of species to ensure the continued appeal of a project in those instances where a particular species is killed through insect or disease activity.
- (2)To the maximum extent practicable, landscaping shall include well-adapted, drought-tolerant vegetation, which generally requires less water and landscape maintenance.
- (3)Due to excessive watering requirements, seed mixtures or sod containing traditional Bluegrass, fescue or ryegrass cultivars are discouraged. Native grasses (such as Blue Grama and Buffalo Grass) are encouraged as replacements.
- (h)Planting standards.
- (1)Landscaping shall comply with the planting standards as provided in the Town's Public Works Technical Reference Manual, as amended.
- (2)Plant materials shall be spaced appropriately to allow adequate room for the plant at maturity.
- (3)Tree pits and cutouts must meet the criteria set forth in the Town's Public Works Technical Reference Manual, as amended.
- (4)Landscaping shall be protected from vehicles by the placement of wheel stops, curbs or other acceptable means, approved by the Town.
- (5)All trees shall be spaced appropriately from light poles, signs, structures, etc.
- (6)Trees shall not be eliminated through the location of light poles in parking lot islands and within the parking lot perimeter landscaping.
- (i) Irrigation requirements.
- (1)All landscaped areas shall be served by a functioning automatic irrigation system, except on individual single-family residential lots.
- (2)Landscaped areas in excess of five thousand (5,000) square feet shall have a properly designed irrigation system providing full coverage to all turf and plant material areas from rotary/gear-drive sprinklers, pop-up and surface spray sprinklers, bubblers, drip or trickle irrigation, as appropriate for the area to be landscaped. Residential landscaped areas less than five thousand (5,000) square feet may be irrigated by hand, so long as an adequate water source, such as outdoor hose bibs, is within fifty (50) feet of the landscaped area.
- a. Landscape plantings are to be grouped according to water needs.
- b. Trees, shrubs and plantings in bed areas shall be irrigated by drip, bubbler systems, low volume spray heads or subsurface irrigation systems, which may include the product Netafim or approved equivalent. Subsurface irrigation systems are strongly encouraged due to their efficiency and minimized runoff potential.
- c. High-water-use turf areas, which may include Bluegrass, Fescue or other high-water-use turf, may be irrigated using pop-up or rotary/gear-drive sprinklers. Pop-up heights on sprinkler heads should be adequate to clear the grass height when extended.
- d. The use of subsurface irrigation for alternative low-water-use turf grass areas, which may include Buffalo Grass, Blue Grama or other low-water-use turf, is encouraged.
- e. Temporary or permanent irrigation must be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards as provided in the Storm Drainage and Environmental Criteria Manual, as amended. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one (1) year.
- f. c. Undeveloped lots planned for development, roadways and/or other capital improvement projects may not require temporary or permanent irrigation as determined by the Department of Engineering.
- (1)Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks and parking lots.
- (2)Rainfall or soil moisture sensors, check valves, pressure reducers, water-efficient sprinkler heads, which may include Hunter MP Rotators or approved equivalent, and flow sensor valves are all desirable to reduce unnecessary water usage.
- (k)Maintenance requirements.

LOOKING GLASS SEGMENT 2B					
Tract Area	Dwelling Units	Dedicated Open Space - PLD (ac)	Park Land Dedication (ac)	Neighborhood Parks (ac)	School Site (ac)
Looking Glass - Segment 2B					
Tract A		3.326			
Tract J		2.471			
Tract K		3.31			
Tract L				1.262	
Tract P		28.61			
Tract S (School)					11.947
Tract T			15.026		
Tract U		33.102			
Tract Y				1.062	
Tract AA		19.073			
Tract LL		2.359			
Tract NN				1.040	
Tract PP		3.604			
Tract DDD			25.662		
Total proposed	907	95.855	40.688	3.364	11.947
Total required (per PD)*		95.67	39.00		

*Segment 2 requires 149.02 acres of open space. Segment 2a provided 53.3562 acres of open space.

- (1)All plantings shall be maintained in a healthy and attractive manner, as determined by the Town. Maintenance shall be conducted by the property owner of record, the property owner's agent or tenant or a homeowners' association which has assumed landscape maintenance responsibility. All ornamental landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include, but not be limited to, watering, fertilizing, weeding, cleaning, mowing, edging, mulching, pruning, trimming, spraying, cultivating or other maintenance as needed and in accordance with acceptable horticultural practices. Areas of native or naturalized landscape are exempt from this level of maintenance. Acceptable maintenance of native plants includes, but is not limited to, removal of dead or diseased plants, weed control and seasonal mowing.
- (2)Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days of their death, unless seasonal conditions prohibit removal and replacement. In such case, the removal and replacement shall occur within a reasonable period of time approved by the Town.
- (3)Nonliving landscape materials such as rock, stone, bark chips and shavings which no longer cover the area in which they were originally deposited shall be regularly replenished to maintain the full coverage to a minimum depth of three (3) inches for rock mulches and four (4) inches for wood mulch.
- (4)Landscaping structural features (e.g. , fencing, walls, planter boxes) and site furnishings shall be maintained in a sound, structural and attractive condition.
- (5)Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials are being met.
- (6)Irrigation system repairs shall be made within seven (7) days of discovery of damage, unless seasonal conditions prohibit repairs.
- (7)Landscaped areas shall be free from trash and debris.
- (8)Failure to replace dead landscape materials within a reasonable period of time, as specified in Paragraph (2) above, shall be considered a violation of the site plan approval and is subject to the enforcement and penalty provisions of this Title.
- (5)In all required landscaped areas, except within public rights-of-way, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.
- a. Ten (10) shrubs may be substituted for one (1) tree when approved during the site plan process. An administrative finding that strict compliance with the tree requirement cannot be reasonably accomplished on site, and is not the result of a self-imposed hardship, will be required.
- b. One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub.
- c. A mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees.
- d. The landscaping materials required by these provisions shall be distributed throughout the areas to be landscaped in such a manner as to avoid an overmassing of plant materials or, except where desirable, to obstruct views.
- (1)Landscaping proposed in the public right-of-way to fulfill a standard of this Section for on-site landscaping shall not be permitted.
- (m) Streetscape landscaping.
- (1)The intent of this Subsection is to create a uniform street landscape character and to reinforce the pedestrian environment established along streets and internal vehicle access drives.
- (2)General requirements.
- a. The streetscape landscaping scheme at intersections shall be interrupted to address site distance triangles.
- b. Site distance triangles shall be maintained and are to be designed based upon projected traffic level and speeds.
- (1)Streetscape plantings.
- a. Streetscape and median landscaping shall be in compliance with the Town's Construction Specifications and Design Considerations for Parks, Trails and Streetscapes, as amended.
- b. Additional requirements may be required, as outlined in this Subsection.
- c. No trees or groups of trees shall be farther apart than forty (40) feet.
- (p)Site perimeter landscaping requirements.
- (1)The intent of this Subsection is to establish minimum requirements for plantings around the perimeter of a site.
- (2)Site perimeters shall be landscaped according to the standards shown in Schedule 13.06.070A below.
- (3)Of the amount of trees required by Schedule 13.06.070A below, a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.
- (4)Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Informal groups shall be a minimum of five (5) trees for each grouping to achieve massing in a manner which limits obstruction of significant views and/or screens objectionable views.



OVERALL PLAN - BUFFERS, OPEN SPACE, AND PARKS

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

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



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
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Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2023-05-23
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: - KH
CADD FILE: -

LS REQUIREMENTS
L0.02

NO	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

LOOKING GLASS SEGMENT 2B - LANDSCAPE REQUIREMENTS

MITIGATION TREE CHART SEGMENT 2B						
DEC. 3"	ORN. 3"	EVG. 8'	EVG. 10'	EVG. 12'	TOTAL #	TOTAL \$
116	140	20	0	122	398	351,400

LOOKING GLASS SEGMENT 2B - LANDSCAPE REQUIREMENTS - BUFFERS (1 tree and 5 shrubs per 30 lf)								
STREET	QUANTITY	UNIT	TREES REQUIRED	TREES PROVIDED	EV TREES REQUIRED (50%)	EV TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
SPIRIT TRAIL BOULEVARD (25')	11,542	LF	385	385	196	196	1924	1924
STROH ROAD (30')	654	LF	22	22	11	11	109	109
BUFFER TOTAL	12,196	LF	407	407	207	207	2033	2033

LOOKING GLASS SEGMENT 2B - LANDSCAPE REQUIREMENTS - TRACTS (1 tree and 5 shrubs per 1,500 sf)								
TRACT	USE	TRACT AREA	LANDSCAPE AREA	UNIT	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
A	PLD OPEN SPACE, UA	144,879	0	SF	0	0	0	0
AA	PLD OPEN SPACE, UA	830,821	0	SF	0	0	0	0
AAA	OPEN SPACE, LANDSCAPE, UA	6,585	6,585	SF	5	5	22	22
B	OPEN SPACE, LANDSCAPE, UA	61,502	454	SF	1	1	2	2
BB	OPEN SPACE, DRAINAGE, UA	162,631	5,329	SF	4	0*	18	18
BBB	OPEN SPACE, DRAINAGE, UA	142,144	9,746	SF	7	7	33	33
C	OPEN SPACE, DRAINAGE, UA	82,667	0	SF	0	0	0	0
CC	OPEN SPACE, LANDSCAPE, UA	38,159	26,598	SF	18	18	89	89
CCC	OPEN SPACE, LANDSCAPE, UA	91,727	0	SF	0	0	0	0
D	PLD OPEN SPACE, UA	74,784	0	SF	0	0	0	0
DD	OS, BUFFER, LANDSCAPE, UTILITY, UA	57,192	40,042	SF	27	27 (+12) **	134	134
DDD	PLD COMMUNITY PARK, UA	1,117,830	307,323	SF	205	206	1025	1025
E	OPEN SPACE, BUFFER, LANDSCAPE, UA	44,117	12,742	SF	9	9	43	43
EE	OPEN SPACE, BUFFER, LANDSCAPE, UA	38,787	22,962	SF	16	16 (+12) **	77	77
EEE	OPEN SPACE, LANDSCAPE, UA	4,548	4,548	SF	4	4	16	16
F	OPEN SPACE, BUFFER, LANDSCAPE, UA	2,582	2,582	SF	2	4	9	9
FF	OPEN SPACE, LANDSCAPE, UA	11,535	11,535	SF	8	8	39	39
FFF	OPEN SPACE, LANDSCAPE, UA	1,514	1,001	SF	1	0*	4	4
G	PEN SPACE, BUFFER, LANDSCAPE, UA	43,139	20,139	SF	14	14	68	68
GG	OPEN SPACE, DRAINAGE, UA	126,734	6,454	SF	5	5	22	22
GGG	OPEN SPACE, LANDSCAPE, UA	64,145	0	SF	0	0	0	0
H	OPEN SPACE, LANDSCAPE	76,865	3,198	SF	3	0*	11	11
HH	OPEN SPACE, UA	230,876	17,091	SF	12	3*	57	57
HHH	NEIGHBORHOOD PARK, UA	133,188	97,963	SF	66	74	327	327
J	PLD OPEN SPACE, UA	107,622	0	SF	0	0	0	0
JJ	OPEN SPACE, LANDSCAPE, UA	31,346	0	SF	0	0	0	0
JJJ	OPEN SPACE, LANDSCAPE, UA	45,031	40,372	SF	27	27	135	135
K	PLD OPEN SPACE, DRAINAGE, UA	144,171	454	SF	1	1	2	2
KK	PEN SPACE, BUFFER, LANDSCAPE, UA	59,688	0	SF	0	0	0	0
KKK	OPEN SPACE, DRAINAGE, UA	7,071	2,306	SF	2	2	8	8
L	NEIGHBORHOOD PARK, UA	54,965	54,965	SF	37	37	184	184
LL	PLD OPEN SPACE, UTILITY, UA	102,756	0	SF	0	0	0	0
LLL	PLD OPEN SPACE, DRAINAGE, UT, UA	134,573	0	SF	0	0	0	0
M	OPEN SPACE, BUFFER, LANDSCAPE, UA	93,425	62,675	SF	42	43	209	209
MM	OPEN SPACE, DRAINAGE, UA	142,474	3,073	SF	3	3	11	11
N	PLD OPEN SPACE, DRAINAGE, UA	90,398	0	SF	0	0	0	0
NN	NEIGHBORHOOD PARK, UA	45,288	45,288	SF	31	35	151	151
P	PLD OPEN SPACE, UA	1,246,259	0	SF	0	0	0	0
PP	PLD OPEN SPACE, UTILITY, UA	156,971	0	SF	0	0	0	0
Q	PLD OPEN SPACE, UA	587,834	9,069	SF	7	7	31	31
QQ	OPEN SPACE, DRAINAGE, UA	105,176	0	SF	0	0	0	0
R	OPEN SPACE, BUFFER, LANDSCAPE, UA	19,351	19,351	SF	13	13	65	65
RR	OPEN SPACE, DRAINAGE, UA	25,432	4,165	SF	3	4	14	14
S	PLD SCHOOL, UA	520,403	0	SF	0	0	0	0
SS	OPEN SPACE, LANDSCAPE, UA	28,767	14,367	SF	10	10	48	48
T	PLD COMMUNITY PARK, UA	654,529	272,258	SF	182	200	908	908
TT	OPEN SPACE, LANDSCAPE, UA	48,040	36,290	SF	25	25	121	121
U	PLD OPEN SPACE, UTILITY, UA	1,441,935	10,947	SF	8	8	37	37
UU	OPEN SPACE, DRAINAGE, UTILITY, UA	256,718	4,526	SF	4	4	16	16
V	OPEN SPACE, LANDSCAPE, UTILITY, UA	56,329	40,354	SF	27	27 (+9) **	135	135
VV	OPEN SPACE, DRAINAGE, UA	129,457	6,233	SF	5	5	21	21
W	OPEN SPACE, LANDSCAPE, UTILITY, UA	21,581	21,581	SF	15	14*	72	72
WW	OPEN SPACE, LANDSCAPE	7,245	7,245	SF	5	5	25	25
X	OPEN SPACE, LANDSCAPE, UTILITY, UA	21,613	21,613	SF	15	11*	73	73
XX	OPEN SPACE, BUFFER, LANDSCAPE, UA	38,127	23,952	SF	16	16	80	80
Y	NEIGHBORHOOD PARK, UA	46,254	46,254	SF	31	31	155	155
YY	OPEN SPACE, BUFFER, LANDSCAPE, UA	50,125	22,675	SF	16	16	76	76
Z	PLD OPEN SPACE, UA	39,491	6,496	SF	5	5	22	22
ZZ	OPEN SPACE, BUFFER, LANDSCAPE, UA	70,305	44,880	SF	30	30	150	150
TOTAL LS AREA			1,021,604	SF	967	980 (+33) **	3,422	3,422

* (22) TREES WERE RELOCATED FROM TRACTS WITH UTILITY CONFLICTS TO TRACT T & TRACT NN.
** (33) STREET TREES WERE RELOCATED FROM RIGHT OF WAYS WITH SIGHT DISTANCE AND UTILITY CONFLICTS TO TRACTS V, DD & EE.

LOOKING GLASS SEGMENT 2B - STREET TREE REQUIREMENTS (1 tree per 40 lf)				
STREET NAME	LENGTH	UNIT	TREES REQUIRED	TREES PROVIDED
SPIRIT TRAIL PARKWAY	11,542	LF	289	289
SPIRIT TRAIL PARKWAY MEDIAN	3,185	LF	80	80
STROH ROAD	2,240	LF	56	56
STROH ROAD MEDIAN	870	LF	22	22
MOONEYE AVENUE	3,305	LF	119	119
MOONEYE STREET	760	LF	19	19
TEJANO RUN STREET	3,280	LF	82	82
TEJANO RUN DRIVE	960	LF	24	24
WILD CARD DRIVE (WEST)	240	LF	6	6
STAR TOPAZ DRIVE	1,440	LF	36	36
STAR TOPAZ LANE	3,973	LF	100	100
SKY FARMER DRIVE	2,840	LF	71	71
SKY FARMER TRAIL	675	LF	17	17
SKY FARMER LANE	783	LF	20	20
CRAWFISHER POINT	2,031	LF	51	51
CRAWFISHER STREET	4,120	LF	103	103
LITTLE TREES STREET	3,080	LF	77	77
WILD CARD DRIVE (EAST)	1,680	LF	42	42
LITTLE TREES TRAIL	840	LF	21	21
LITTLE TREES LANE	1,280	LF	32	32
AZTECA DRIVE	4,520	LF	113	113
BARZONA STREET	2,800	LF	70	70
AZTECA POINT	720	LF	18	18
AZTECA LANE	2,160	LF	54	54
BARZONA LANE	202	LF	6	6
ALTER REAL LANE	1,632	LF	41	41
ALTER REAL STREET	656	LF	17	17
NEW FOREST PLACE	3,325	LF	84	84
NEW FOREST TRAIL	1,793	LF	45	45
TUBER ROSE LANE	4,600	LF	115	115
TUBER ROSE STREET	657	LF	17	17
GERBERA AVENUE	4,680	LF	117	117
ALTER REAL STREET (SOUTH)	480	LF	12	12
GERBERA WAY	480	LF	12	12
GERBERA POINT	640	LF	16	16
CHISELED WAY	600	LF	15	15
TOTAL	79,069	LF	2,019	2,019

(33) STREET TREES WERE RELOCATED TO ADJACENT TRACTS DUE TO SIGHT TRIANGLE AND UTILITY CONFLICTS.

NO	REVISION	DATE	
		1	2
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023	
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5			
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7			
8			

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

Owner/Developer
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Dream Finders Homes
Matt Childers
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Denver, CO 80211



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



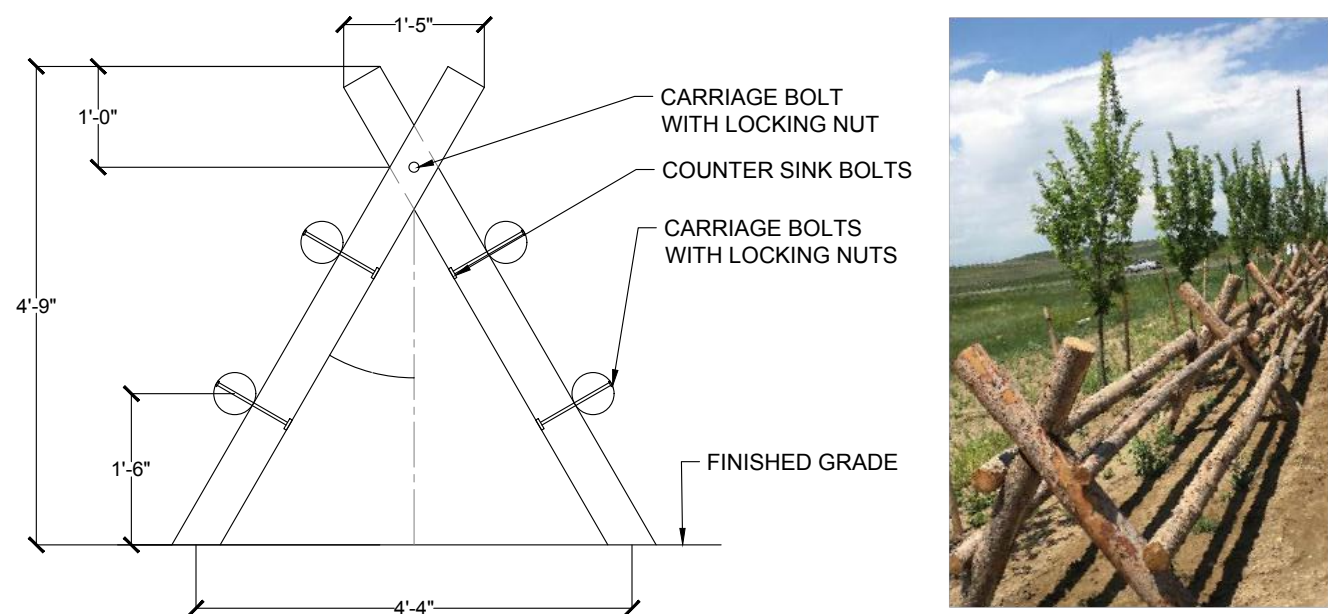
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



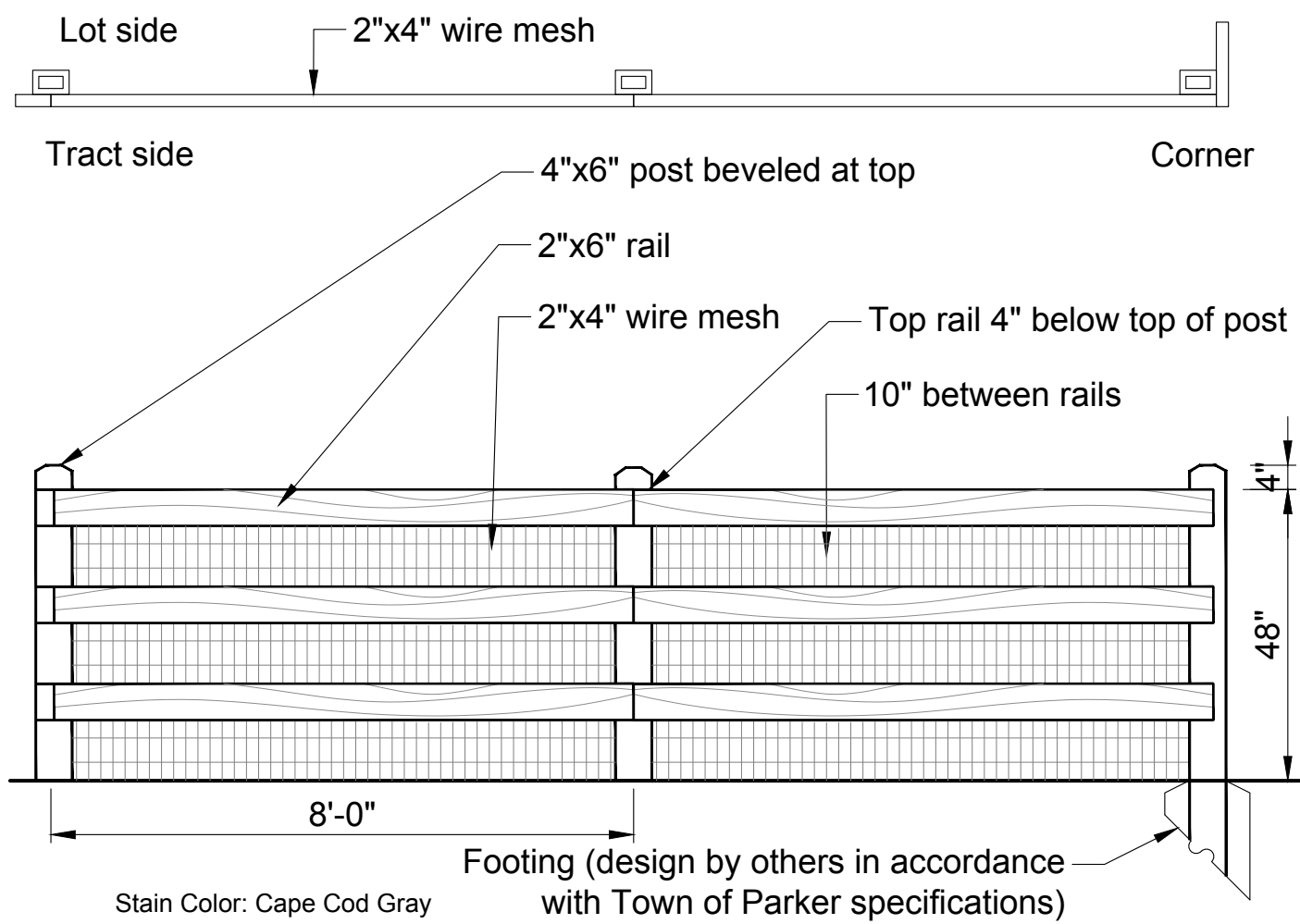
DATE: 2023-05-23
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: - KH
CADD FILE: -

LS REQUIREMENTS
L0.03

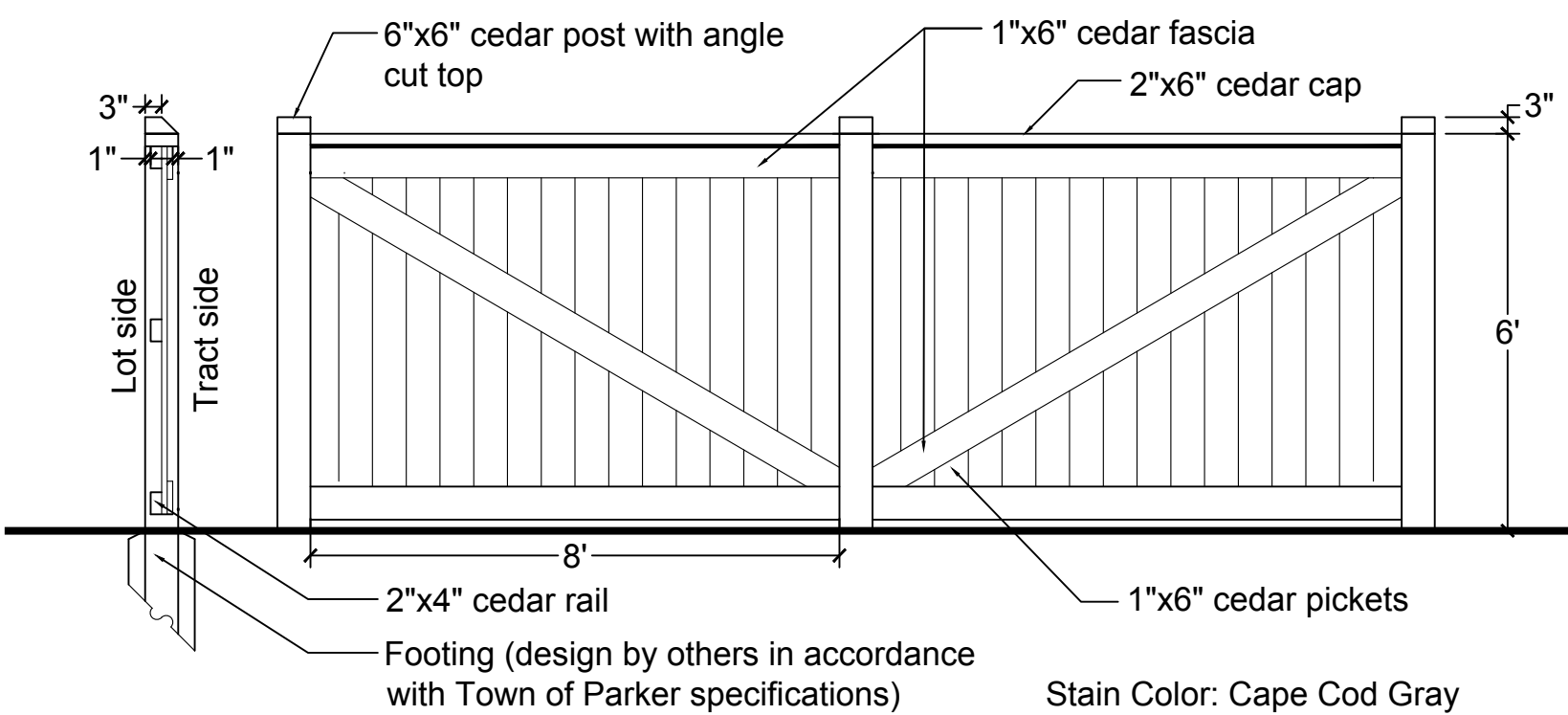
LOOKING GLASS SEGMENT 2B - OVERALL FENCING PLAN



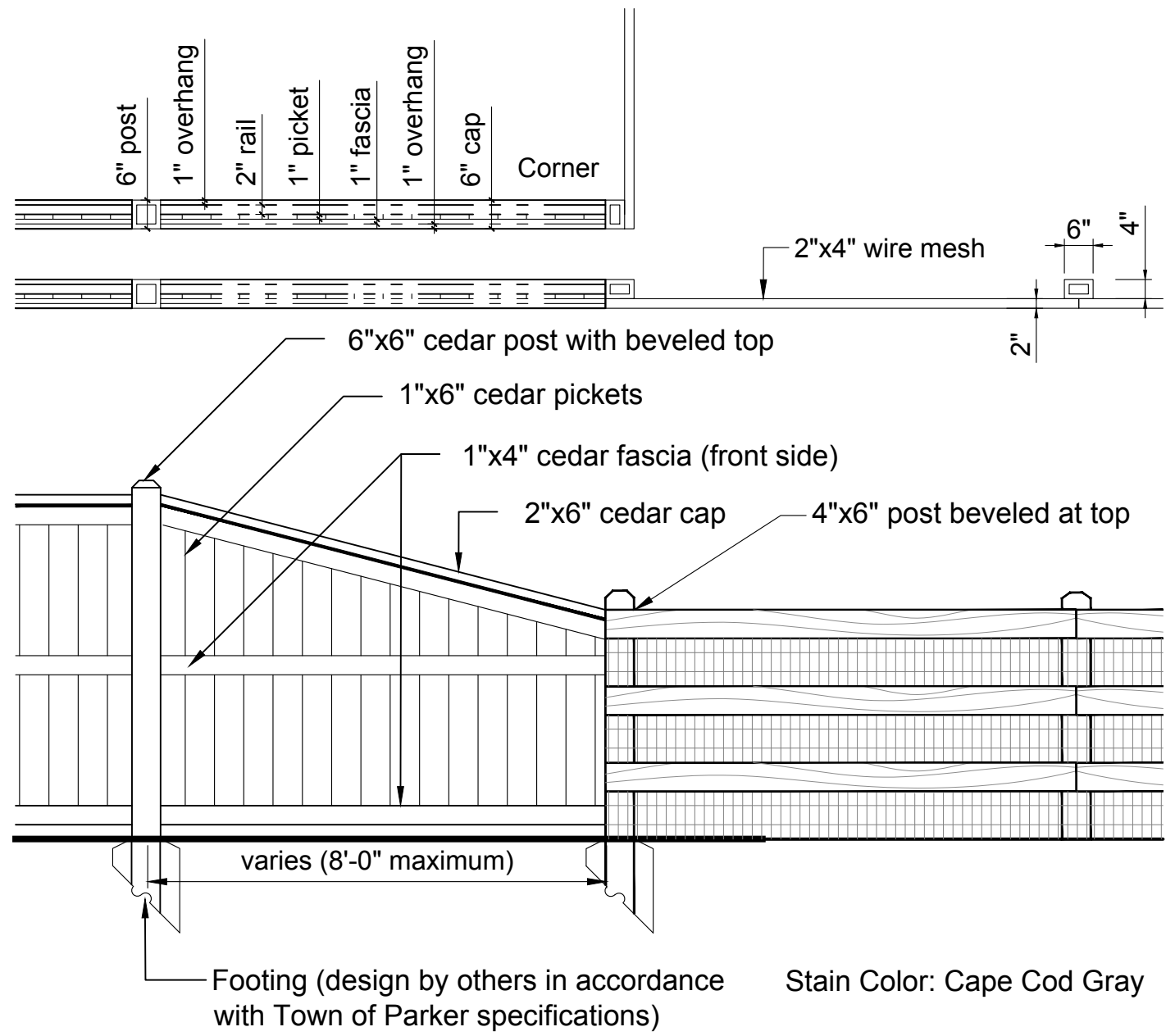
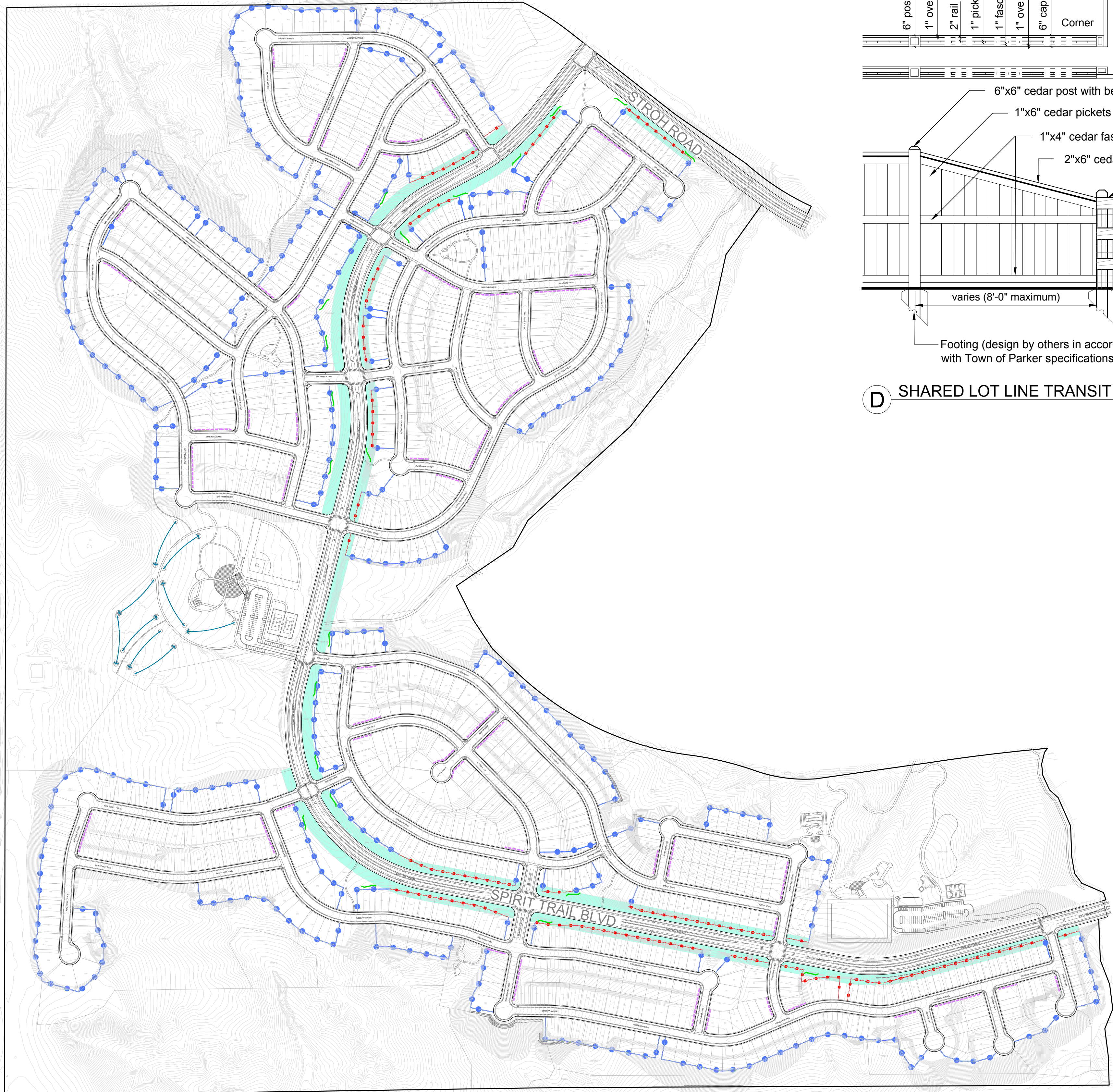
A BUCK & RAIL FENCE- SECTION DETAIL



B OPEN RAIL FENCE



C SOLID PRIVACY FENCE



D SHARED LOT LINE TRANSITION FENCE

LEGEND

- 50' OFFSET FROM ROW
- OPEN RAIL FENCE
- PRIVACY FENCE
- BUCK & RAIL FENCE
- OPTIONAL FENCING (BY HOMEOWNER)

NOTE:

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

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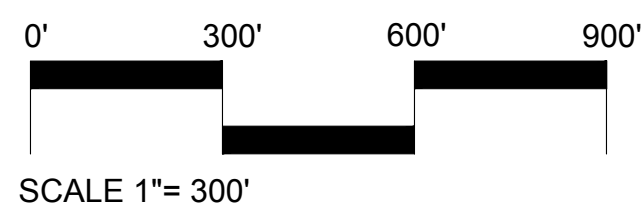
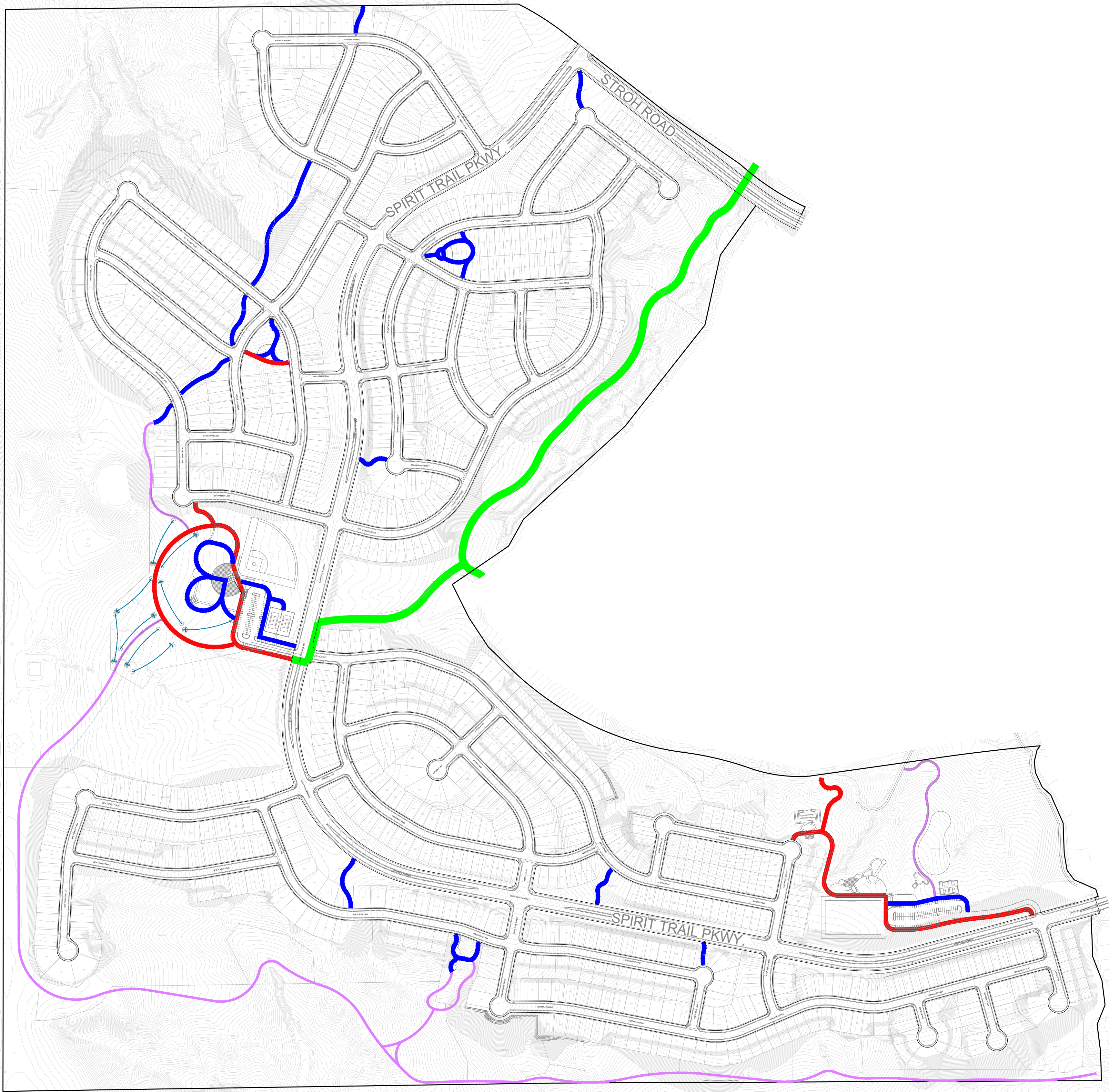
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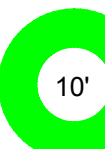
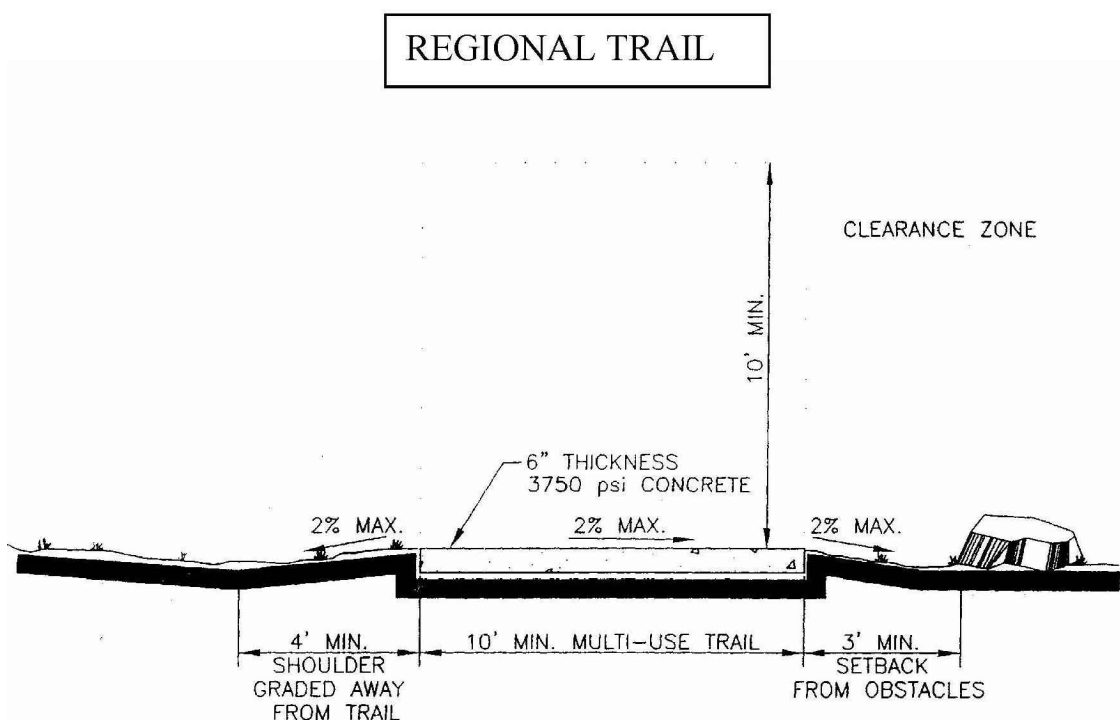
DATE: 2023-05-23
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DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

FENCING PLAN
L0.04

LOOKING GLASS SEGMENT 2B - OVERALL TRAIL PLAN



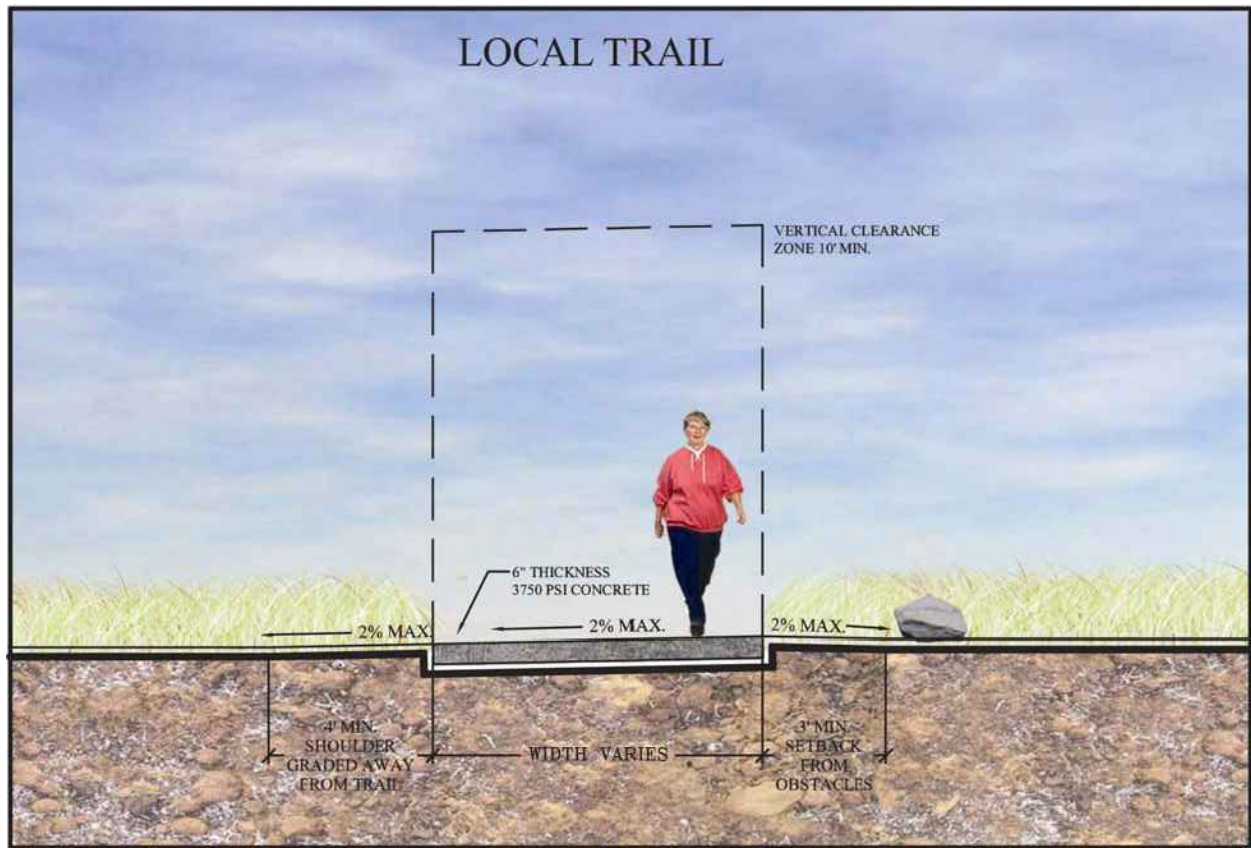
NOTE:
LOCAL AND SOFT SURFACE TRAILS SHOWN ON INDIVIDUAL FILING
PLANS.



REGIONAL TRAIL

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

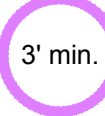
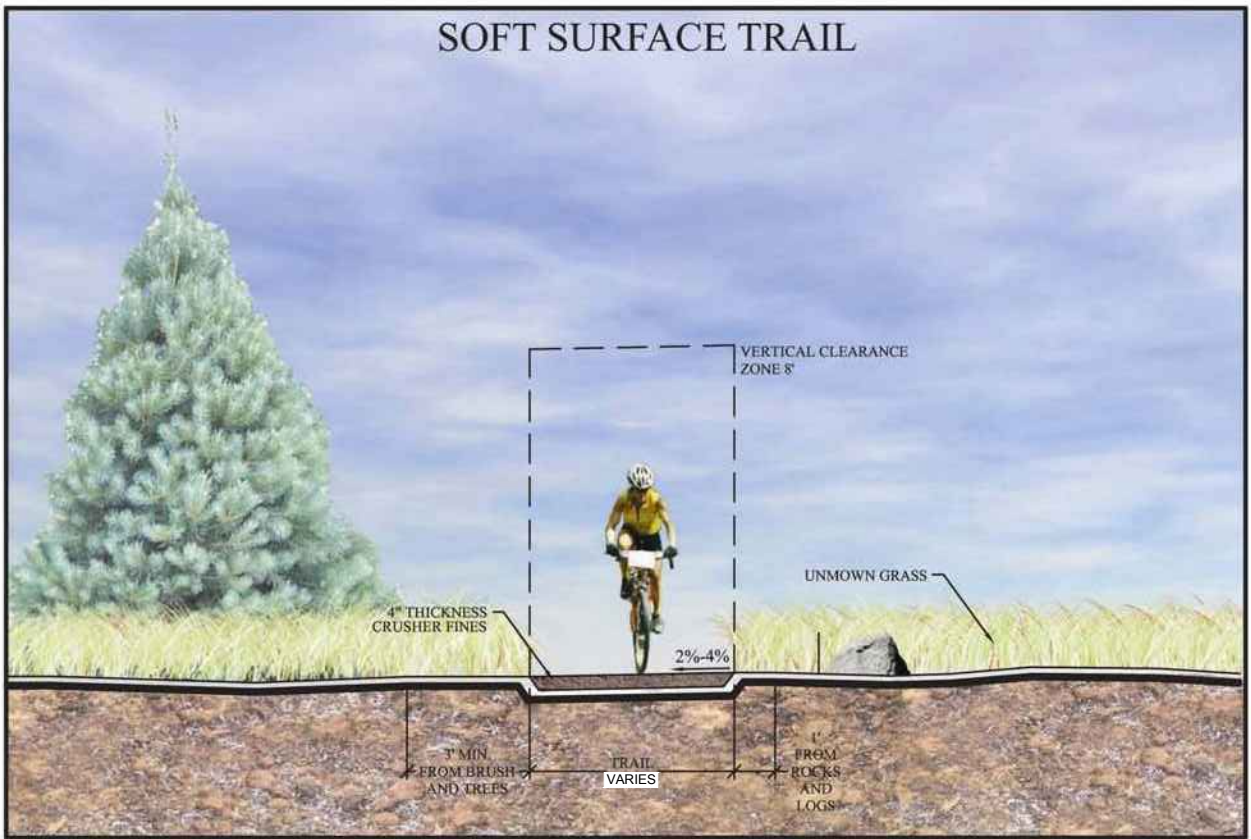
NOT TO SCALE



LOCAL TRAIL

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

NOT TO SCALE



SOFT SURFACE TRAIL

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

NOT TO SCALE

LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
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TRAIL PLAN
L0.05

LOOKING GLASS - SEGMENT 2B OVERALL- LANDSCAPE NOTES

TOWN OF PARKER LANDSCAPE REGULATIONS-13.06.070

(g)Plant material specifications.

- (1)Plant materials shall be selected from the Town's recommended plant list. Species not included in the recommended plant list may be submitted for consideration, so long as the species is not on the excluded list. All plants shall meet or exceed the plant quality and species standards of the American Standard for Nursery Stock ANSI Z60.1-2004, as amended. Selected plant materials shall be healthy and shall be nursery-grown and adapted to the local area. Artificial plant materials are prohibited within landscaped areas; this includes synthetic turf.
- (2)All plant materials must meet the following requirements:
- a. Deciduous shade trees: between 2-inch caliper and 2½-inch caliper (measured six [6] inches above the ground).
 - b. Ornamental and flowering trees: between 1½-inch caliper and 2-inch caliper (measured six [6] inches above the ground).
 - c. Evergreens: between six (6) feet tall and eight (8) feet tall (measured to mid-point of most recent year's growth).
 - d. Shrubs: five-gallon container (two [2] to three [3] feet in height for deciduous, eighteen- to twenty-four-inch spread for junipers, or as provided by the American Standard for Nursery Stock ANSI Z60.1-2004, as amended).

- (1)Landscaping shall be provided in a sufficient variety of species to ensure the continued appeal of a project in those instances where a particular species is killed through insect or disease activity.
- (2)To the maximum extent practicable, landscaping shall include well-adapted, drought-tolerant vegetation, which generally requires less water and landscape maintenance.
- (3)Due to excessive watering requirements, seed mixtures or sod containing traditional Bluegrass, fescue or ryegrass cultivars are discouraged. Native grasses (such as Blue Grama and Buffalo Grass) are encouraged as replacements.

(h)Planting standards.

- (1)Landscaping shall comply with the planting standards as provided in the Town's Public Works Technical Reference Manual, as amended.
- (2)Plant materials shall be spaced appropriately to allow adequate room for the plant at maturity.
- (3)Tree pits and cutouts must meet the criteria set forth in the Town's Public Works Technical Reference Manual, as amended.
- (4)Landscaping shall be protected from vehicles by the placement of wheel stops, curbs or other acceptable means, approved by the Town.
- (5)All trees shall be spaced appropriately from light poles, signs, structures, etc.
- (6)Trees shall not be eliminated through the location of light poles in parking lot islands and within the parking lot perimeter landscaping.

(j) Irrigation requirements.

- (1)All landscaped areas shall be served by a functioning automatic irrigation system, except on individual single-family residential lots.
- (2)Landscaped areas in excess of five thousand (5,000) square feet shall have a properly designed irrigation system providing full coverage to all turf and plant material areas from rotary/gear-drive sprinklers, pop-up and surface spray sprinklers, bubblers, drip or trickle irrigation, as appropriate for the area to be landscaped. Residential landscaped areas less than five thousand (5,000) square feet may be irrigated by hand, so long as an adequate water source, such as outdoor hose bibs, is within fifty (50) feet of the landscaped area.
- a. Landscape plantings are to be grouped according to water needs.
 - b. Trees, shrubs and plantings in bed areas shall be irrigated by drip, bubbler systems, low volume spray heads or subsurface irrigation systems, which may include the product Netafim or approved equivalent. Subsurface irrigation systems are strongly encouraged due to their efficiency and minimized runoff potential.
 - c. High-water-use turf areas, which may include Bluegrass, Fescue or other high-water-use turf, may be irrigated using pop-up or rotary/gear-drive sprinklers. Pop-up heights on sprinkler heads should be adequate to clear the grass height when extended.
 - d. The use of subsurface irrigation for alternative low-water-use turf grass areas, which may include Buffalo Grass, Blue Grama or other low-water-use turf, is encouraged.
 - e. Temporary or permanent irrigation must be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards as provided in the Storm Drainage and Environmental Criteria Manual, as amended. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one (1) year.
 - f. c. Undeveloped lots planned for development, roadways and/or other capital improvement projects may not require temporary or permanent irrigation as determined by the Department of Engineering.

- (1)Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks and parking lots.
- (2)Rainfall or soil moisture sensors, check valves, pressure reducers, water-efficient sprinkler heads, which may include Hunter MP Rotators or approved equivalent, and flow sensor valves are all desirable to reduce unnecessary water usage.

(k)Maintenance requirements.

- (1)All plantings shall be maintained in a healthy and attractive manner, as determined by the Town. Maintenance shall be conducted by the property owner of record, the property owner's agent or tenant or a homeowners' association which has assumed landscape maintenance responsibility. All ornamental landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include, but not be limited to, watering, fertilizing, weeding, cleaning, mowing, edging, mulching, pruning, trimming, spraying, cultivating or other maintenance as needed and in accordance with acceptable horticultural practices. Areas of native or naturalized landscape are exempt from this level of maintenance. Acceptable maintenance of native plants includes, but is not limited to, removal of dead or diseased plants, weed control and seasonal mowing.
- (2)Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days of their death, unless seasonal conditions prohibit removal and replacement. In such case, the removal and replacement shall occur within a reasonable period of time approved by the Town.
- (3)Nonliving landscape materials such as rock, stone, bark chips and shavings which no longer cover the area in which they were originally deposited shall be regularly replenished to maintain the full coverage to a minimum depth of three (3) inches for rock mulches and four (4) inches for wood mulch.
- (4)Landscaping structural features (e.g. , fencing, walls, planter boxes) and site furnishings

- shall be maintained in a sound, structural and attractive condition.
- (5)Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials are being met.
- (6)Irrigation system repairs shall be made within seven (7) days of discovery of damage, unless seasonal conditions prohibit repairs.
- (7)Landscaped areas shall be free from trash and debris.
- (8)Failure to replace dead landscape materials within a reasonable period of time, as specified in Paragraph (2) above, shall be considered a violation of the site plan approval and is subject to the enforcement and penalty provisions of this Title.
- (5)In all required landscaped areas, except within public rights-of-way, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.
- a. Ten (10) shrubs may be substituted for one (1) tree when approved during the site plan process. An administrative finding that strict compliance with the tree requirement cannot be reasonably accomplished on site, and is not the result of a self-imposed hardship, will be required.
 - b. One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub.
 - c. A mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees.
 - d. The landscaping materials required by these provisions shall be distributed throughout the areas to be landscaped in such a manner as to avoid an overmassing of plant materials or, except where desirable, to obstruct views.

- (1)Landscaping proposed in the public right-of-way to fulfill a standard of this Section for on-site landscaping shall not be permitted.
- (m) Streetscape landscaping.
- (1)The intent of this Subsection is to create a uniform street landscape character and to reinforce the pedestrian environment established along streets and internal vehicle access drives.
- (2)General requirements.
- a. The streetscape landscaping scheme at intersections shall be interrupted to address site distance triangles.
 - b. Site distance triangles shall be maintained and are to be designed based upon projected traffic level and speeds.
- (1)Streetscape plantings.
- a. Streetscape and median landscaping shall be in compliance with the Town's Construction Specifications and Design Considerations for Parks, Trails and Streetscapes, as amended.
 - b. Additional requirements may be required, as outlined in this Subsection.
 - c. No trees or groups of trees shall be farther apart than forty (40) feet.
- (p)Site perimeter landscaping requirements.
- (1)The intent of this Subsection is to establish minimum requirements for plantings around the perimeter of a site.
- (2)Site perimeters shall be landscaped according to the standards shown in Schedule 13.06.070A below.
- (3)Of the amount of trees required by Schedule 13.06.070A below, a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.
- (4)Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Informal groups shall be a minimum of five (5) trees for each grouping to achieve massing in a manner which limits obstruction of significant views and/or screens objectionable views.

GENERAL NOTES

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

SOD & SEED DETAILS

SOD

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

DOUGLAS COUNTY PERMANENT DRILL SEEDING MIX

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

LANDSCAPE NOTES

- 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.
- 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.
- All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the Town of Parker Code.
- All fencing shall be as indicated on the landscape plans and details.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Cut off bottom ⅓ of wire basket before placing tree in hole, cut off remainder of basket after tree is set in hole, remove basket completely. Remove all nylon ties, twine, rope and burlap as possible. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 3" to 4" depth of cedar mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polyspun geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
- 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.
- 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.
- 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.
- All relocated trees must be healthy and undamaged prior to relocation.
- All sod areas shall be NATURE'S PRAIRIE TURF by TurfMaster (R), or approved equal.
- Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
- 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.
- The contractor is responsible for seeding any non seeded areas disturbed during construction.
- 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.
- 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.
- Call for utility locations prior to any excavation.
- The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
- The contractor is responsible for verifying all plant quantities.
- 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.
- When seeding in the ROW, use Douglas County Permanent Drill Seed Mix.

TOWN OF PARKER, SEED MIX 2

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

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

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

SEEDING NOTES

- Seeding rates: drilled: 25 lbs/ acre or broadcast: 50 lbs/ acre)
- Seeding shall be done with a brillion drill or approved mechanical seeder. Seed shall be evenly distributed on a still day into a slightly moist seed bed. Seed shall be drilled ¼ inch into the prepared seed bed. If the slope is too steep to drill, seed shall be broadcast at double the application rate and covered 1/8 inch of soil with a harrow or hand rake for small areas. The seeding shall be done in two separated applications crossing the area at right angles to guarantee proper coverage. Drill seed across slopes rather than up and down, following the contour to reduce erosion.
- 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.
- Protect seeded slopes (greater than 2.5 horizontal to 1 vertical) with erosion control netting or other methods acceptable to the director. Cover netting with straw or other acceptable mulch.

GENERAL PLANTING NOTES:

- Disturbed areas to be re-vegetated per the grading and erosion control plans.
- Per tree conservation plan, all mitigated shrubs from removal of existing shrub masses shall be planted within the proposed landscape.
- Landscape placement in the tree lawn adjacent to lots is not final and may change based upon driveway and utility locations.
- No fences or structures will be allowed within sight triangles.
- Shrubs and plantings will be no taller than 3 feet, and tree canopies will be no lower than 8 feet within the site triangle.
- 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.
- No trees can be placed within (7) feet of any storm sewer.

FINE GRADING NOTES:

- Slopes not to exceed 4:1 max. - 1% min.
- Satisfactory soils: astm d 2487 soil classification groups gp, gw, 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.
- Strip topsoil to whatever depths are encountered in a manner to prevent intermingling with underlying subsoil or other waste materials.
- Strip existing surfaces of unsuitable topsoil, including trash, debris, weeds, roots, and other waste materials.
- stockpile topsoil materials on-site without intermixing with subsoil.
- Remove existing vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface before placing fills.
- Plow, scarify, bench, or break up sloped surfaces steeper than 1 vertical to 4 horizontal so fill material will bond with existing material.
- Place and compact fill material in layers to required cross-sections, elevations and grades with satisfactory soil material.
- 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.
- Provide a smooth transition between adjacent existing grades and new grades.
- Cut out soft spots, fill low spots and trim high spots to comply with required surface tolerances.
- Site grading: slope grades to direct water away from adjacent structures and to prevent ponding. finish subgrades to required elevations within the following tolerances:
 - at locations designated for lawn or unpaved areas: plus or minus 1 inch (25 mm).
 - at designated pavement locations: plus or minus 1/2 inch (13 mm).
- 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.
- Contractor will engage a qualified independent geotechnical engineering testing agency to perform field quality-control testing.
- Protect newly graded areas from traffic, freezing, and erosion. keep free of trash and debris.
- 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.
- Where settling occurs before project correction period elapses, remove finished surface grading, backfill with additional soil material, compact, and reconstruct surface grading.
- Transport surplus satisfactory soil to designated storage areas on owner's property. Stockpile or spread soil as directed by owner.

LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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

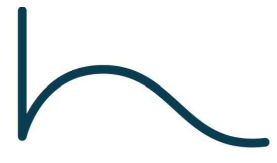

DREAM FINDERS HOMES

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



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

henry
design
group



DATE: 2023-05-23

JOB NO: 1431-10

DRAWN BY: -SA/MK/AKH

APPROVED: -KH

CADD FILE: -

LANDSCAPE NOTES

L0.06

LOOKING GLASS - SEGMENT 2B OVERALL PLANT SCHEDULE

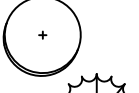
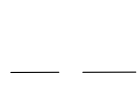
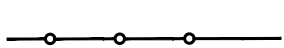
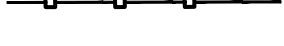
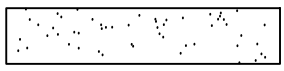
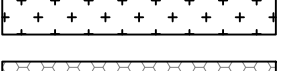
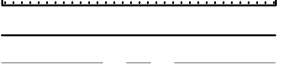
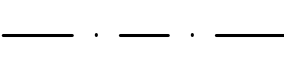
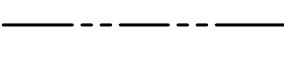
QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	WATER USE
TRACT TREES							
SHADE TREES							
27	ASL	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2.5" CAL	35' x 30'	B&B	MODERATE
37	BO	BURR OAK	QUERCUS MACROCARPA	2.5" CAL	50' x 35'	B&B	LOW
26	CO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.5" CAL	55' x 45'	B&B	LOW
49	EO	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL	50' x 35'	B&B	MODERATE
68	FSM	FLASHFIRE SUGAR MAPLE	ACER SACCHARUM 'JFS-CADDO2'	2.5" CAL	40' x 30'	B&B	MODERATE
7	FE	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL	50' x 35'	B&B	MODERATE
14	FM	FAIRVIEW MAPLE	ACER RUBRUM 'FAIRVIEW'	2.5" CAL	35' x 30'	B&B	LOW
16	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL	35' x 30'	B&B	LOW
37	KC	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	2.5" CAL	55' x 45'	B&B	LOW
41	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL	50' x 35'	B&B	LOW
6	RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR.'	2.5" CAL	35' x 30'	B&B	LOW
83	SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	2.5" CAL	35' x 30'	B&B	LOW
4	SHM	SHANTUNG MAPLE	ACER TRUNCATUM	2.5" CAL	20' x 15'	B&B	LOW
6	SCO	SCARLET OAK	QUERCUS COCCINEA	2.5" CAL	50' x 35'	B&B	LOW
14	SKH	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	2.5" CAL	35' x 30'	B&B	LOW
13	SSM	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2.5" CAL	35' x 30'	B&B	LOW
21	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL	50' x 35'	B&B	LOW
20	TRO	TEXAS RED OAK	QUERCUS BUCKLEYI	2.5" CAL	50' x 35'	B&B	LOW
63	WC	WESTERN CATALPA	CATALPA SPECIOSA	2.5" CAL	50' x 35'	B&B	LOW
ORNAMENTAL TREES							
56	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL	15' x 15'	B&B	MODERATE
28	BTM	BIG TOOTH MAPLE	ACER GRANDIDENTATUM	2"	20' x 15'	B&B	LOW
60	CP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL	20' x 15'	B&B	LOW
35	CSO	CRIMSON SPIRE OAK	QUERCUS 'CRIMSCHMIDT'	2" CAL	45' x 15'	B&B	MODERATE
26	HWM	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	2" CAL	20' x 20'	B&B	LOW
16	PFC	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	2" CAL	15' x 15'	B&B	MODERATE
0	PGP	PRAIRIE GEM PEAR	PYRUS USSURIENSIS	2" CAL	20' x 15'	B&B	LOW
83	RMG	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'	2" CAL	20' x 15'	B&B	LOW
6	WH	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL	20' x 15'	B&B	MODERATE
102	WKH	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL	30' x 20'	B&B	MODERATE
EVERGREEN TREES							
38	AP	AUSTRIAN PINE	PINUS NIGRA	6'	50' x 35'	B&B	LOW
29	BP	BOSNIAN PINE	PINUS HELDREICHII	6'	20' x 12'	B&B	LOW
19	CBS	COLORADO SPRUCE	PICEA PUNGENS	6'	70' x 35'	B&B	LOW
134	PNP	PINION PINE	PINUS EDULIS	6'	40' x 25'	B&B	MODERATE
45	PP	PONDEROSA PINE	PINUS PONDEROSA	6'	70' x 35'	B&B	LOW
191	VPP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6'	20' x 10'	B&B	LOW
1420	TOTAL						
STREET TREES							
SHADE TREES							
115	AE	ACCOLADE ELM	ULMUS 'MORTON' ACCOLADE	2.5" CAL	50' x 35'	B&B	MODERATE
132	ASL	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2.5" CAL	35' x 30'	B&B	MODERATE
83	BO	BURR OAK	QUERCUS MACROCARPA	2.5" CAL	50' x 35'	B&B	LOW
70	CH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL	50' x 35'	B&B	LOW
84	CO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.5" CAL	55' x 45'	B&B	LOW
47	EO	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL	50' x 35'	B&B	MODERATE
111	FE	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL	50' x 35'	B&B	MODERATE
25	FSM	FLASHFIRE SUGAR MAPLE	ACER SACCHARUM 'JFS-CADDO2'	2.5" CAL	40' x 30'	B&B	MODERATE
74	HO	HERITAGE OAK	QUERCUS X MACDANIELII 'CLEMONS'	2.5" CAL	50' x 35'	B&B	MODERATE
160	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL	35' x 30'	B&B	LOW
141	KC	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	2.5" CAL	55' x 45'	B&B	LOW
111	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL	50' x 35'	B&B	LOW
117	RL	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.5" CAL	45' X 35'	B&B	MODERATE
27	RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR.'	2.5" CAL	35' x 30'	B&B	LOW
102	SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	2.5" CAL	35' x 30'	B&B	LOW
15	SCO	SCARLET OAK	QUERCUS COCCINEA	2.5" CAL	50' x 35'	B&B	LOW
51	SHM	SHANTUNG MAPLE	ACER TRUNCATUM	2.5" CAL	20' x 15'	B&B	LOW
26	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL	50' x 35'	B&B	LOW
39	TE	TRIUMPH ELM	ULMUS 'MORTON GLOSSY'	2.5" CAL	45' X 35'	B&B	LOW
ORNAMENTAL TREES							
32	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL	20' x 15'	B&B	LOW
57	CP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL	20' x 15'	B&B	LOW
50	FAM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL	20' x 15'	B&B	LOW
36	GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL	30' x 20'	B&B	LOW
11	PFC	PRAIRIEFIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'	2" CAL	20' x 20'	B&B	MODERATE
45	PGP	PRAIRIE GEM PEAR	PYRUS USSURIENSIS	2" CAL	20' x 15'	B&B	LOW
35	RH	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	2" CAL	15' x 15'	B&B	LOW
6	RMG	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'	2" CAL	20' x 15'	B&B	LOW
42	WH	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL	15' x 15'	B&B	LOW
39	WKH	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL	20' x 20'	B&B	MODERATE
1883	TOTAL						
MEDIAN STREET TREES							
SHADE TREES							
10	ASL	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2.5" CAL	35' x 30'	B&B	MODERATE
10	CH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL	50' x 35'	B&B	LOW
16	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL	35' x 30'	B&B	LOW
19	KC	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	2.5" CAL	55' x 45'	B&B	LOW
19	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL	50' x 35'	B&B	LOW
4	RL	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.5" CAL	45' X 35'	B&B	MODERATE
12	RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR.'	2.5" CAL	35' x 30'	B&B	LOW
13	SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	2.5" CAL	35' x 30'	B&B	LOW
103	TOTAL						

MITIGATION TREES							
SHADE TREES							
116	EO	ENGLISH OAK	QUERCUS ROBUR	3" CAL.	50' x 35'	B&B	MODERATE
ORNAMENTAL TREES							
44	CP	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL.	35' x 30'	B&B	LOW
29	CSO	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	2.5" CAL.	55' x 45'	B&B	LOW
67	SSC	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	50' x 35'	B&B	LOW
EVERGREEN TREES							
20	BP	BOSNIAN PINE	PINUS HELDREICHII	6'	20' x 12'	B&B	LOW
56	CBS	COLORADO SPRUCE	PICEA PUNGENS	6'	70' x 35'	B&B	LOW
66	PP	PONDEROSA PINE	PINUS PONDEROSA	6'	70' x 35'	B&B	LOW
398	TOTAL						
SYMBOL	COMMON NAME		LATIN NAME	MATURE SIZE (HxW)		CONTAINER	WATER USE
SUGGESTED SHRUBS							
ACJ	ALPINE CARPET JUNIPER		JUNIPERUS COMMUNIS	.75 X 3.5'		5 GALLON	LOW
AJ	ANDORRA JUNIPER		JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	1' x 6'		5 GALLON	LOW
AJN	AMBER JUBILEE NINEBARK		PHYSOCARPUS OPULIFOLIUS 'JEFAM'	5' x 5'		5 GALLON	MODERATE
APL	APACHE PLUME		FALLUGIA PARADOXA	5' x 5'		5 GALLON	VERY LOW
AWS	ANTHONY WATERER SPIREA		SPIRAEA JAPONICA 'ANTHONY WATERER'	2.5' x 3'		5 GALLON	MEDIUM
BRD	BAILEYS RED TWIG DOGWOOD		CORNUS SERICEA 'BAILEY'	7' x 7'		5 GALLON	MEDIUM
CAJ	COMPACT ANDORRA JUNIPER		JUNIPERUS 'ANDORRA COMPACTA'	1.5' x 4.5'		5 GALLON	MODERATE
CCJ	CALGARY CARPET JUNIPER		JUNIPERUS SABINA 'CALGARY CARPET'	1.5' x 7'		5 GALLON	MODERATE
CPL	COMMON PURPLE LILAC		SYRINGA VULGARIS	15' x 10'		5 GALLON	MODERATE
CMD	CAROL MACKIE DAPHNE		DAPHNE X BURKWOODII 'CAROL MACKIE'	3' x 3'		5 GALLON	MODERATE
CSC	CREEPING WESTERN SAND CHERRY		PRUNUS BESSEYI PAWNEE BUTTES	1.5' x 5'		5 GALLON	MODERATE
CWL	COMMON WHITE LILAC		SYRINGA VULGARIS ALBA	15' x 10'		5 GALLON	MODERATE
DBU	DWARF BURNING BUSH		EUONYMUS ALATUS 'COMPACTUS'	7' x 7'		5 GALLON	MEDIUM
DGN	DARTS GOLD NINEBARK		PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5' x 5'		5 GALLON	MODERATE
DKL	DWARF KOREAN LILAC		SYRINGA MEYERI 'PALIBIN'	5' x 5'		5 GALLON	MODERATE
DKS	DARK KNIGHT SPIREA		CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	3' x 3'		5 GALLON	MODERATE
DN	DWARF NINEBARK		PHYSOCARPUS OPULIFOLIUS 'NANUS'	4.5' x 4.5'		5 GALLON	MODERATE
DSM	DWARF SNOWFLAKE MOCKORANGE		PHILADELPHUS VIRGINALIS 'MINNESOTA DWARF SNOWFLAKE'	3' x 3'		5 GALLON	MODERATE
ECB	EMERALD CAROUSEL BARBERRY		BERBERIS EMERALD CAROUSEL	5' x 5'		5 GALLON	MODERATE
FB	FERNBRUH		CHAMAEBATIARA MILLEFOLIUM	4' x 4'		5 GALLON	MODERATE
FSU	FRAGRANT SUMAC		RHUS AROMATICA	5' x 5'		5 GALLON	MODERATE
GBS	GLOBE BLUE SPRUCE		PICEA PUNGENS 'GLOBOSA'	4' x 6'		5 GALLON	HIGH
GLS	GRO LOW SUMAC		RHUS AROMATICA 'GRO-LOW'	2.5' x 7'		5 GALLON	VERY LOW
GMS	GOLDMOUND SPIREA		SPIRAEA JAPONICA 'GOLDMOUND'	2.5' x 4'		5 GALLON	MEDIUM
GO	GAMBEL OAK		QUERCUS GAMBELII	14' X 9'		5 GALLON	MODERATE
HC	HEDGE COTONEASTER		COTONEASTER LUCIDUS	7' x 7'		5 GALLON	MEDIUM
IHD	IVORY HALO DOGWOOD		CORNUS ALBA 'BAILHALO'	5' x 5'		5 GALLON	MODERATE
JML	JAMES MACFARLANE LILAC		SYRINGA x PRESTONIAE 'JAMES MACFARLANE'	8' x 6'		5 GALLON	LOW
KOR	KNOCK OUT ROSE		ROSA x KNOCK OUT	3' x 3'		5 GALLON	MODERATE
KOW	WHITE KNOCK OUT ROSE		ROSA x 'RADWHITE'	3' x 3'		5 GALLON	MODERATE
LDP	LODENSE PRIVET		LIGUSTRUM VULGARE 'LODENSE'	4' x 3'		5 GALLON	MODERATE
MMV	MINI MAN DWARF MANCHURIAN VIBURNUM		VIBURNUM BUREJACTICUM 'MINI MAN'	5' x 5'		5 GALLON	LOW
MOM	MOUNTAIN MAHOGANY		CERCOCARPUS MONTANUS	10' x 9'		5 GALLON	MODERATE
MV	MOHICAN VIBURNUM		VIBURNUM LANTANA 'MOHICAN'	7' x 7'		5 GALLON	MODERATE
NC	NANKING CHERRY		PRUNUS TOMENTOSA	8' x 9'		5 GALLON	MODERATE
NCC	NATIVE CHOKEBERRY		PRUNUS VIRGINIANA MELANOCARPA	14' x 10'		5 GALLON	MODERATE
NN	NATIVE NINEBARK		PHYSOCARPUS MONOGYNUS	3' x 3'		5 GALLON	MODERATE
NPR	NATIVE PINK ROSE		ROSA WOODSII	4.5' x 4.5'		5 GALLON	MODERATE
NWR	NEARLY WILD ROSE		ROSA x 'NEARLY WILD'	2.5' x 2.5'		5 GALLON	MODERATE
PCE	PEKING COTONEASTER		COTONEASTER LUCIDUS	7' x 7'		5 GALLON	MEDIUM
PHB	PURPLE HAZE BUTTERFLY BUSH		BUDDLEIJA x 'PURPLE HAZE'	6' x 5'		5 GALLON	MODERATE
PLP	PURPLE LEAF PLUM		PRUNUS CERASIFERA 'THUNDERCLOUD'	20' x 20'		5 GALLON	MODERATE
RGS	REGENT SERVICEBERRY		AMELANCHIER ALNIFOLIA 'REGENT'	6' x 5'		5 GALLON	LOW
RS	RUSSIAN SAGE		PEROVSKIA ATRIPLICIFOLIA	3' x 3'		5 GALLON	LOW
RSR	ROCK SPIREA		HOLODISCUS DUMOSUS	5' x 5'		5 GALLON	LOW
SS	SASKATOON SERVICEBERRY		AMERLANCHIER ALNIFOLIA	5' x 5'		5 GALLON	MODERATE
SWN	SUMMER WINE NINEBARK		PHYSOCARPUS OPULIFOLIUS 'SEWARD'	4.5' x 4.5'		5 GALLON	MODERATE
TLS	THREE LEAF SUMAC		RHUS TRILOBATA	5' x 5'		5 GALLON	VERY LOW
TMM	TRUELEAF MOUNTAIN MAHOGANY		CERCOCARPUS MONTANUS	6' X 6'		5 GALLON	VERY LOW
TWS	TALL WESTERN SAGEBRUSH		ARTEMISIA TRIDENTATA	8' X 8'		5 GALLON	VERY LOW
WSC	WESTERN SAND CHERRY		PRUNUS BESSEYI	5' X 5'		5 GALLON	LOW
SUGGESTED ORNAMENTAL GRASSES							
BAG	BLUE OAT GRASS		HELICTOTRICHON SEMPERVIRENS	2.5' x 2'		1 GALLON	LOW
BLG	BLONDE AMBITION GRAMMA GRASS		BOUTELLOUA GRACILIS 'BLONDE AMBITION'	2' x 2'		1 GALLON	LOW
DFG	DWARF FOUNTAIN GRASS		PENNISSETUM ALPECUROIDES 'HAMELN'	1.5' x 1.5'		1 GALLON	MODERATE
KFG	KARL FOERSTER FEATHER REED GRASS		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	4.5' x 2'		1 GALLON	MODERATE
OFG	OVERDAM VARIEGATED FEATHER REED GRASS		CALAMAGROSTIS 'OVERDAM'	4' x 2'		1 GALLON	MODERATE
LBG	LITTLE BLUESTEM GRASS		SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	3' x 1.5'		1 GALLON	LOW
SSG	SHENANDOAH SWITCH GRASS		PANICUM VIRGATUM 'SHENANDOAH'	4' x 3.5'		1 GALLON	MODERATE
SWG	SWITCH GRASS		PANICUM VIRGATUM	4' x 2'		1 GALLON	MODERATE
TMG	THIN MAN INDIANGRASS		SORGHASTRUM NUTANS 'THIN MAN'	4' x 2.5'		1 GALLON	LOW
VMG	VARIEGATED MAIDEN GRASS		MISCANTHUS SINENSIS 'VARIEGATUS'	4' x 2.5'		1 GALLON	LOW
5455	TOTAL; Individual Shrub and Ornamental Grass quantities will be shown at time of Final Plat						

L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
			L1.50	L1.51
				L1.52

Looking Glass Segment 2B Filing Key Map

LEGEND

-  SHADE TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
-  MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
-  MITIGATION EVERGREEN TREE
12' (as labeled on plan)
-  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

MATCHLINE- REFER TO SHEET L1.02

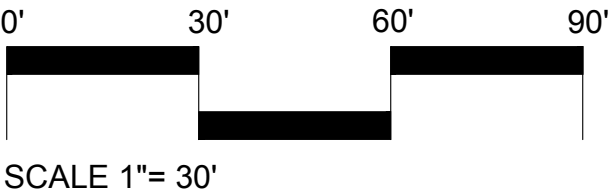
LIMIT OF LOOKING GLASS SEGMENT 2B

50'-0"
UTILITY EASEMENT

TRACT AA

MATCHLINE- REFER TO SHEET L1.11

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



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

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

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



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



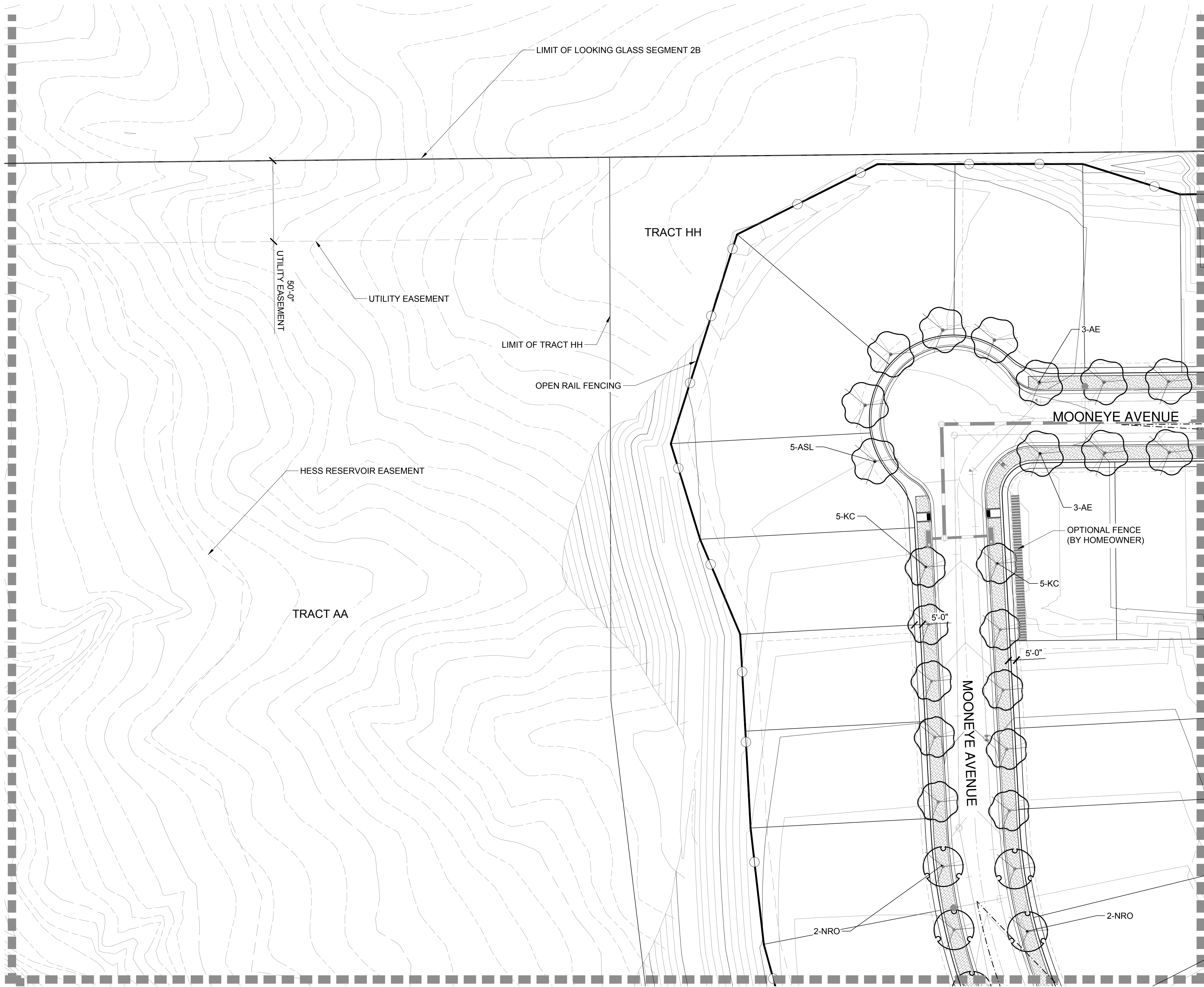
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.01

MATCHLINE- REFER TO L1.01



MATCHLINE- REFER TO L1.10

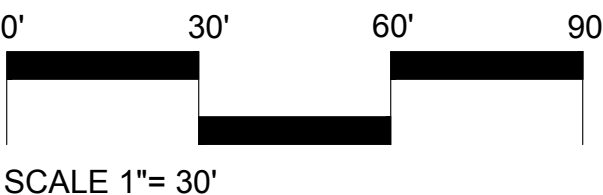
LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"

L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
			L1.50	L1.51
			L1.52	

Looking Glass Segment 2B Filing Key Map

- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - 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

MATCHLINE- REFER TO L1.03



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

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

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
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Civil Engineer
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DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: - SA/MK/AKH
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.02

MATCHLINE- REFER TO L1.02

MATCHLINE- REFER TO L1.04

MATCHLINE- REFER TO L1.09

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

L1.01

L1.02

L1.03

L1.04

L1.05

L1.11

L1.10

L1.09

L1.08

L1.07

L1.06

L1.12

L1.13

L1.14

L1.15

L1.16

L1.17

L1.21

L1.20

L1.19

L1.18

L1.17

L1.16

L1.22

L1.23

L1.24

L1.25

L1.26

L1.27

L1.29

L1.28

L1.27

L1.26

L1.25

L1.24

L1.30

L1.31

L1.32

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L1.34

L1.35

L1.36

L1.44

L1.43

L1.42

L1.41

L1.40

L1.39

L1.38

L1.37

L1.45

L1.46

L1.47

L1.48

L1.49

L1.50

L1.51

L1.52

STROH RD

CHAMBERS RD

SPIRIT TRAIL PARKWAY

Looking Glass Segment 2B Filing Key Map

LEGEND

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

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

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

MITIGATION EVERGREEN TREE
12' (as labeled on plan)

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

LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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APPROVED: -KH
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Landscape Plan
L1.03

NORTH

0'

30'

60'

90'

SCALE 1"= 30'



MATCHLINE-REFER TO L1.05

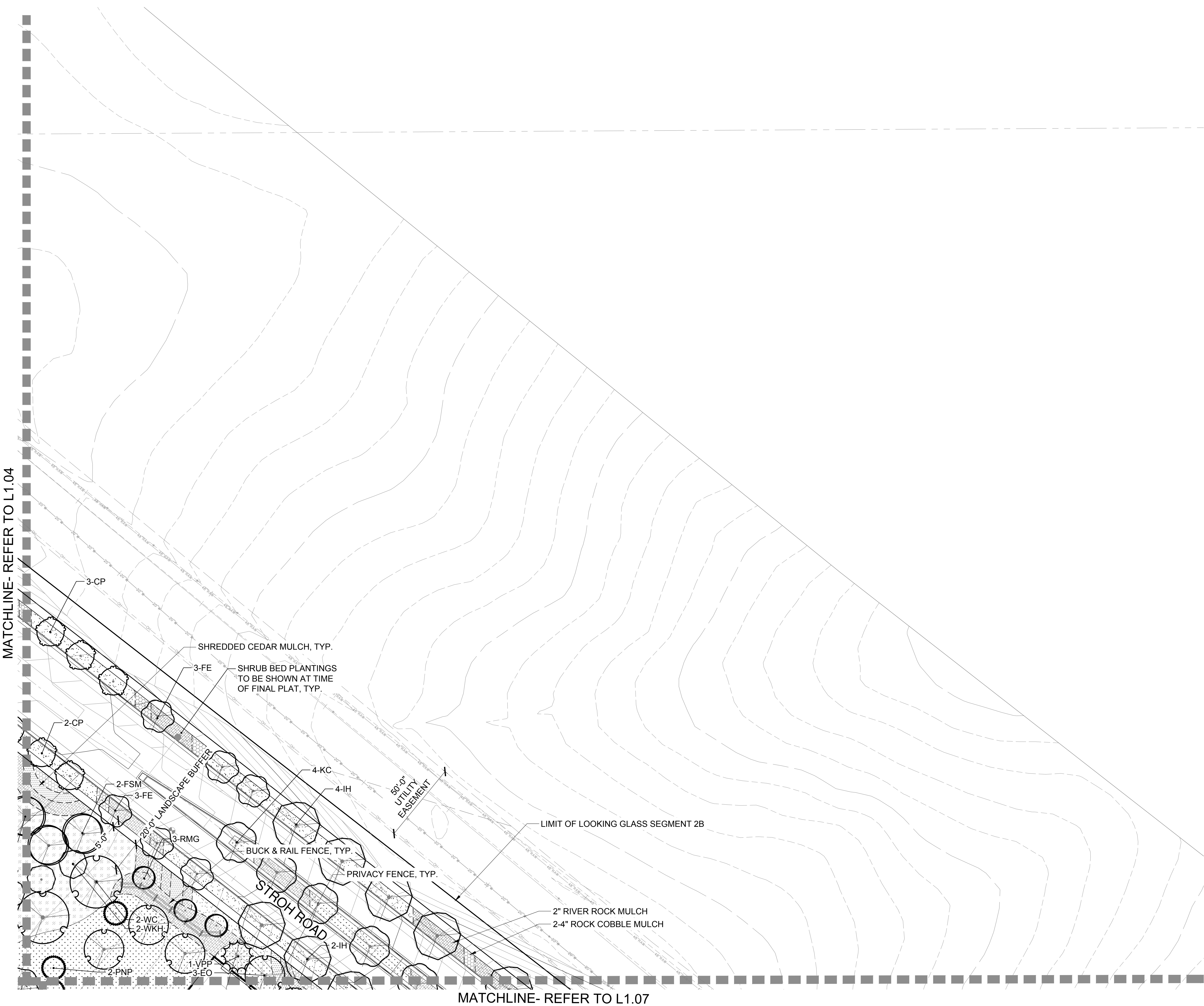
0' 30' 60' 90'

SCALE 1" = 30'

Landscape Plan

L1.04

MATCHLINE- REFER TO L1.04



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

MATCHLINE- REFER TO L1.07

L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
			L1.50	L1.51
				L1.52

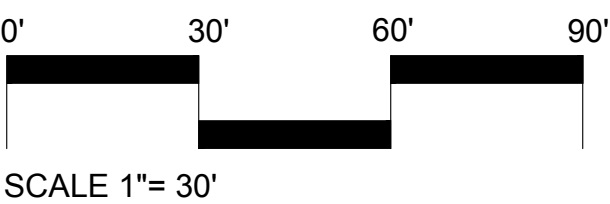
STROH RD

CHAMBERS RD

SPIRIT TRAIL PARKWAY

Looking Glass Segment 2B Filing Key Map

LEGEND	
	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MITIGATION SHADE TREE
	3" CAL. (as labeled on plan)
	3" CAL. (as labeled on plan)
	12' (as labeled on plan)
	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

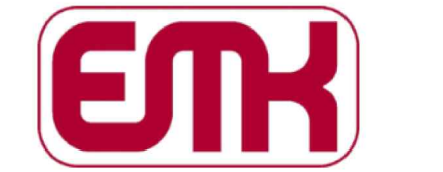


LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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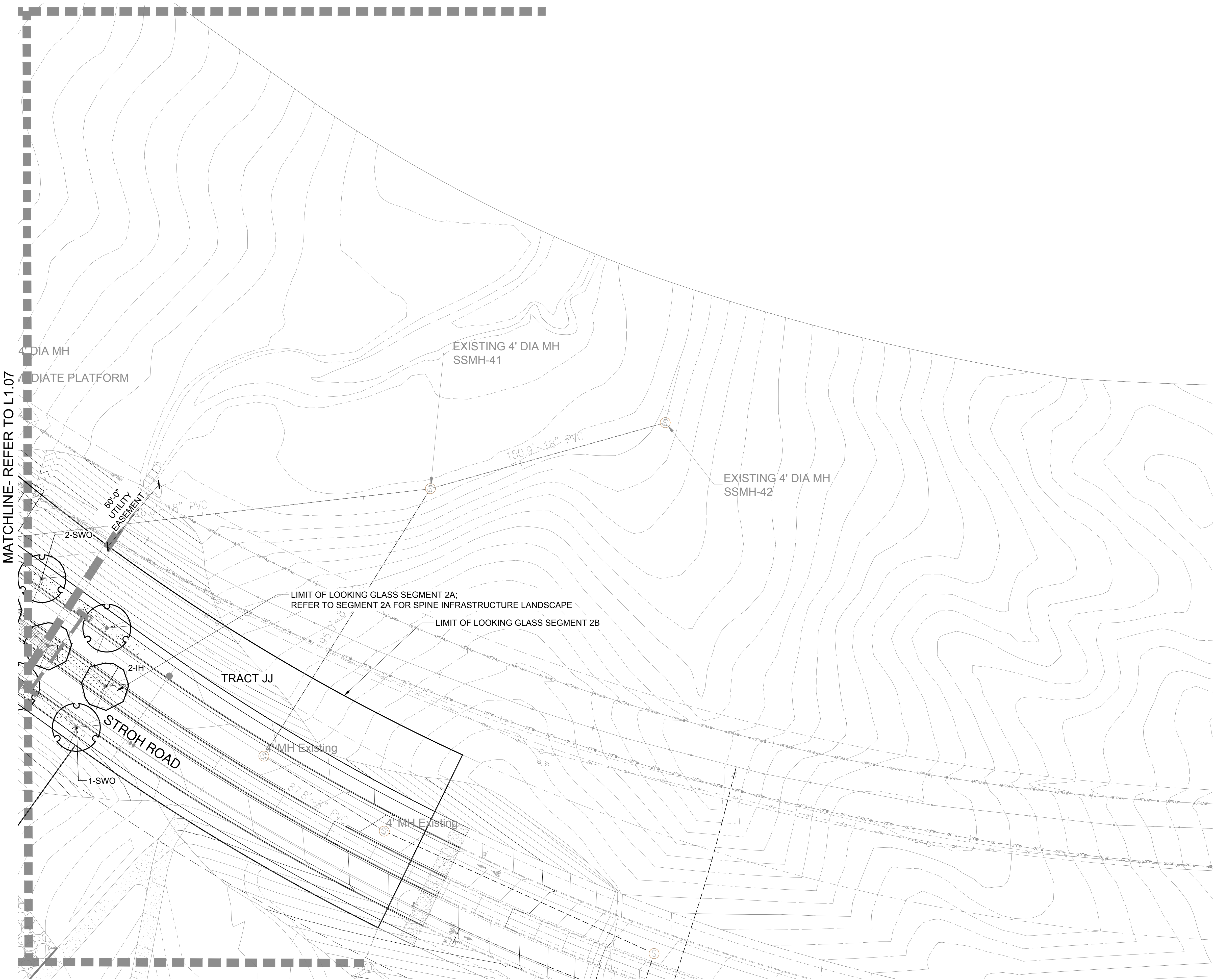


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DATE: 2023-09-05
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APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.05



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2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024	
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024	
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024	
5			
6			
7			
8			

Looking Glass Segment 2B Filing Key Map

- LEGEND
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
- MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
- MITIGATION EVERGREEN TREE
12' (as labeled on plan)
- 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

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

0'30'60'90'

SCALE 1"= 30'

LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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

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: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: - KH
CADD FILE: -

The map displays a grid of lots in the Looking Glass Segment 2B area. The lots are labeled with numbers from L1.01 to L1.52. A red rectangle highlights the area around lot L1.08, which is the subject of the filing. The map includes labels for major roads: STROH RD. to the north, SCHAMBERS RD. to the east, and SPIRIT TRAIL PARKWAY to the south. The map also shows a river or stream on the left side.

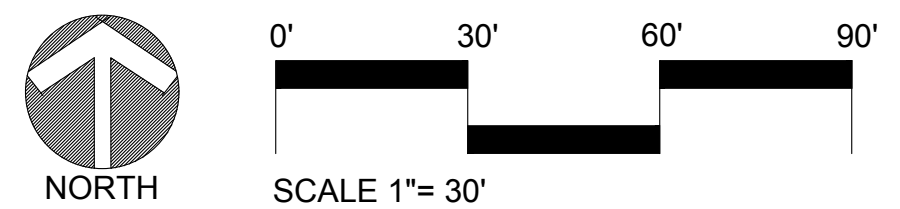
LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
**SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
(NOT FOR CONSTRUCTION)

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

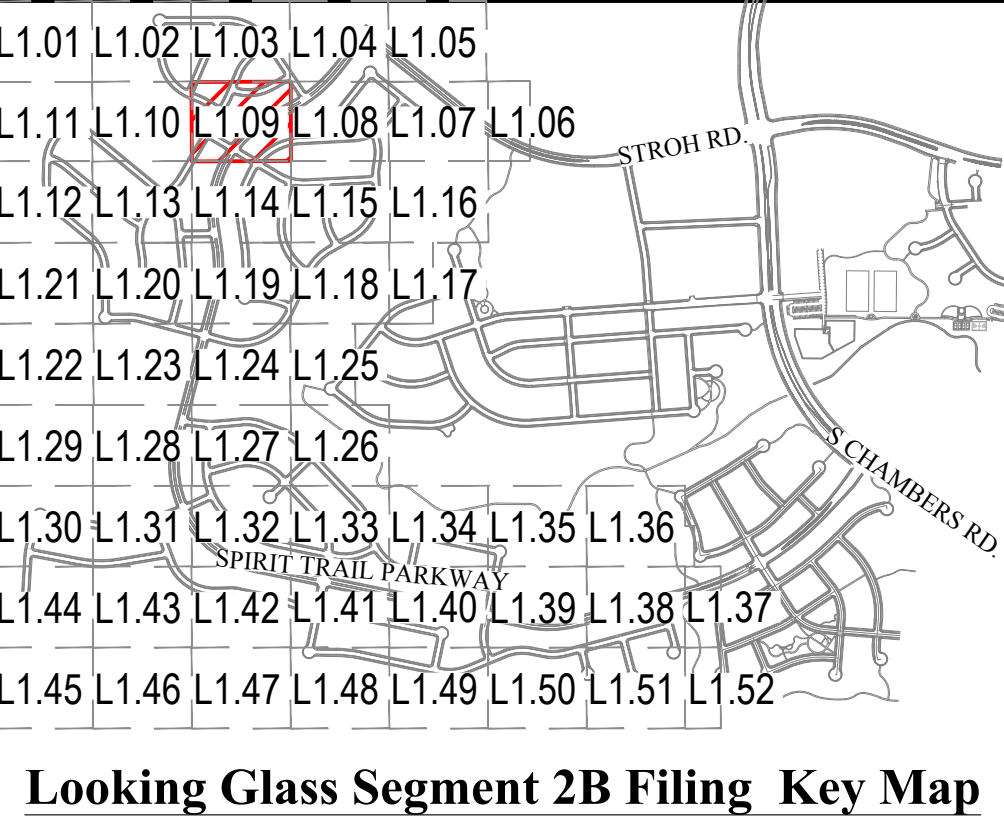
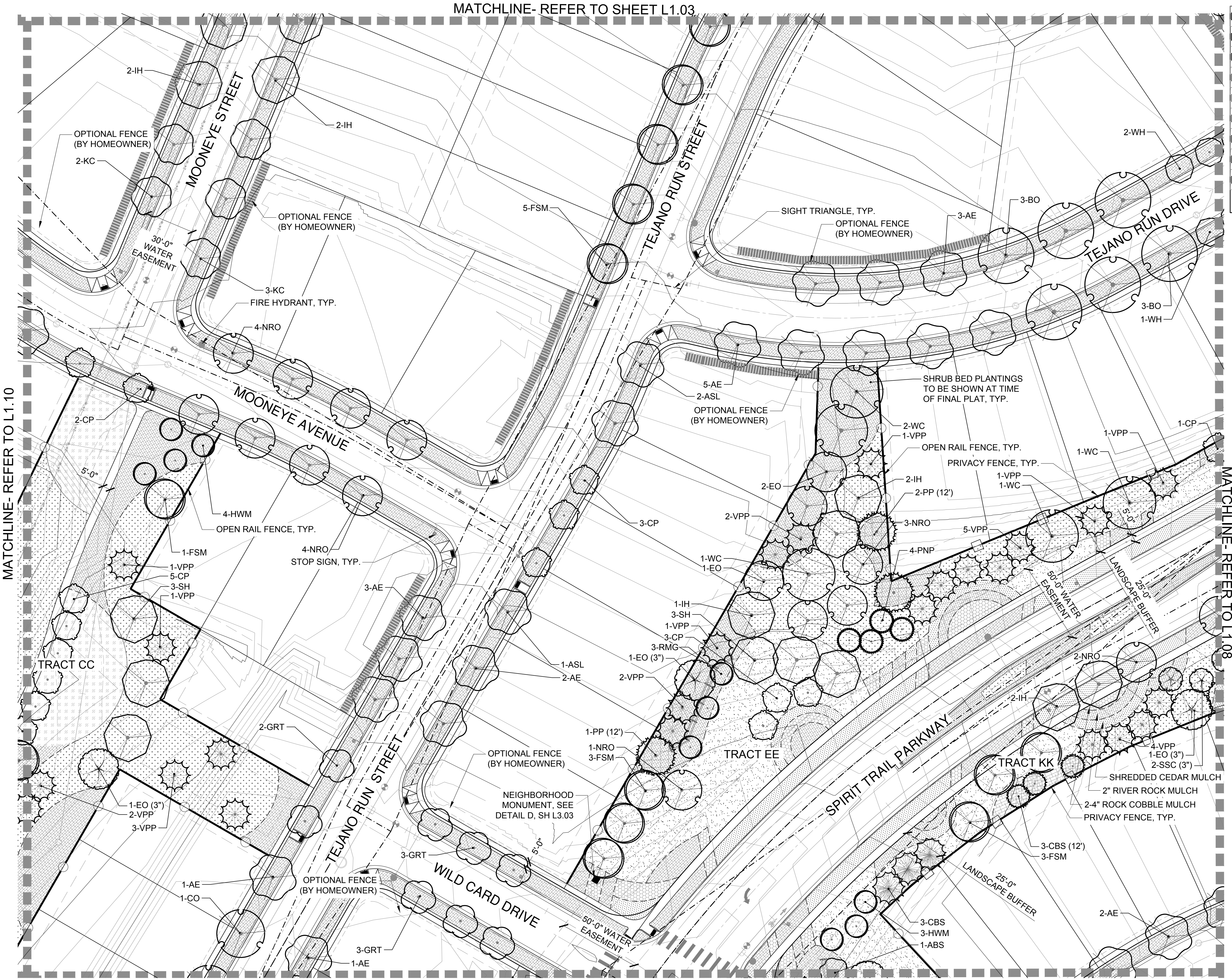
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 Denver, CO 80202
 303.446.2368

DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: - SA/MK/AKH
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.08



LANDSCAPE ENLARGEMENT PLAN
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
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 - OPEN RAIL FENCE
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 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

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

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



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

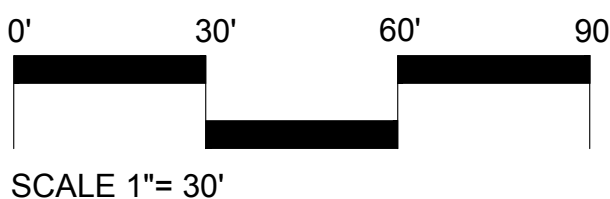


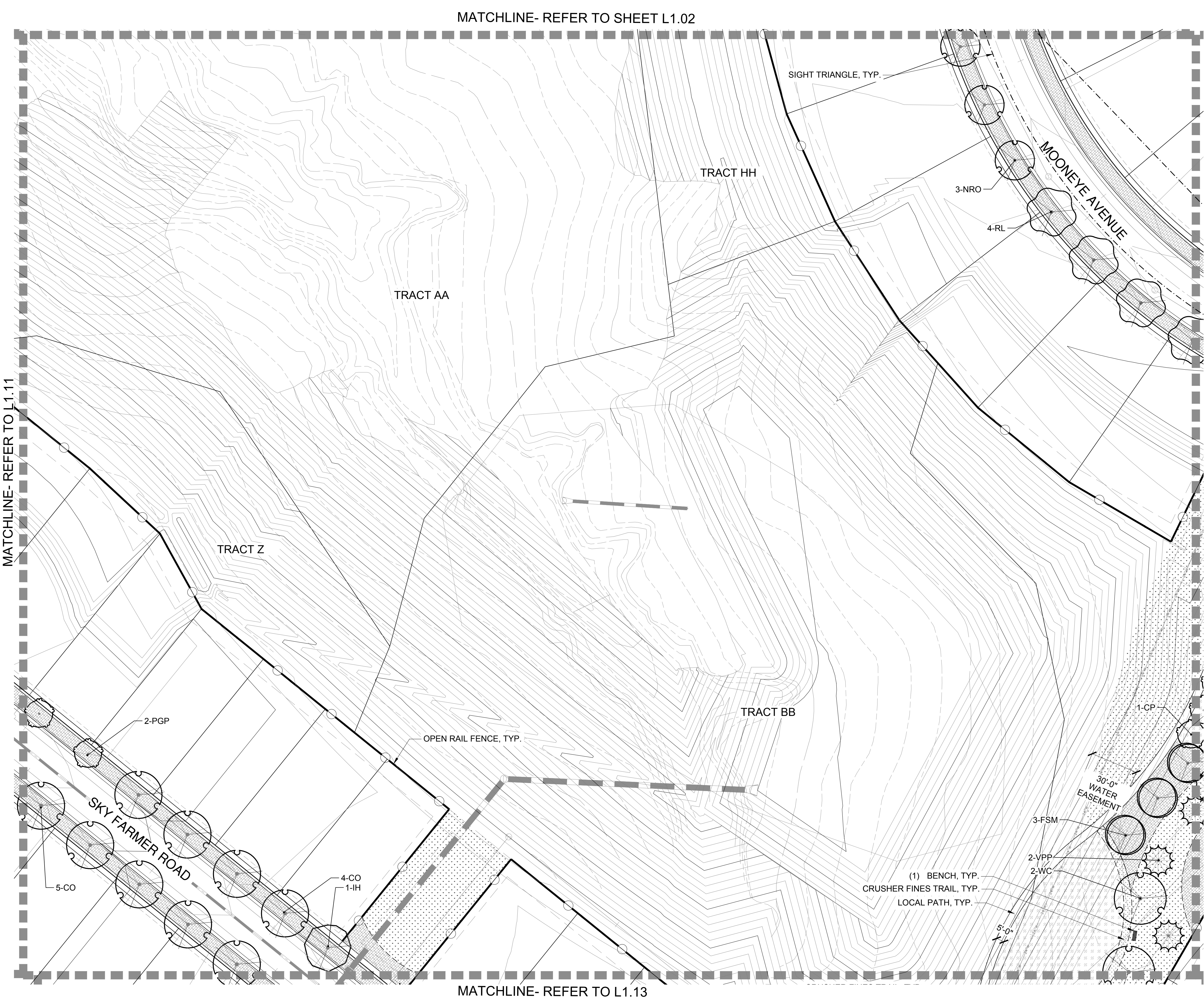
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Denver, CO 80202
303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
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Landscape Plan
L1.09





Looking Glass Segment 2B Filing Key Map

L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
L1.50	L1.51	L1.52		

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)
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- 2" RIVER ROCK MULCH
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- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

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

North arrow and scale bar.

0' 30' 60' 90'

SCALE 1"= 30'

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

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

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



Civil Engineer
EMK Consultants
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Denver, CO 80202
303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
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APPROVED: -KH
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MATCHLINE- REFER TO SHEET L1.01



NO.		REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023	
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024	
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024	
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024	
5			
6			
7			
8			

Looking Glass Segment 2B Filing Key Map

L1.01 L1.02 L1.03 L1.04 L1.05

L1.11 L1.10 L1.09 L1.08 L1.07 L1.06

L1.12 L1.13 L1.14 L1.15 L1.16

L1.21 L1.20 L1.19 L1.18 L1.17

L1.22 L1.23 L1.24 L1.25

L1.29 L1.28 L1.27 L1.26

L1.30 L1.31 L1.32 L1.33 L1.34 L1.35 L1.36

L1.44 L1.43 L1.42 L1.41 L1.40 L1.39 L1.38 L1.37

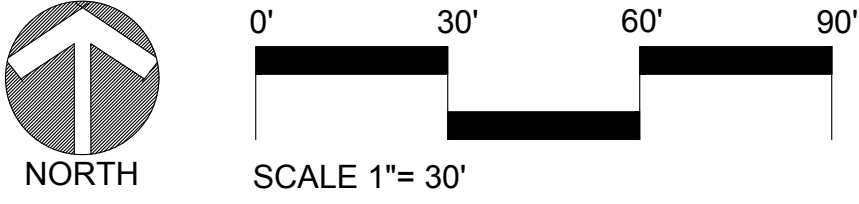
L1.45 L1.46 L1.47 L1.48 L1.49 L1.50 L1.51 L1.52

- LEGEND
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
- MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
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- BUCK & RAIL FENCE
- SIGHT DISTANCE
TRIANGLE
- RIGHT-OF -WAY

MATCHLINE- REFER TO L1.10

MATCHLINE- REFER TO L1.12

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



LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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



Civil Engineer
EMK Consultants
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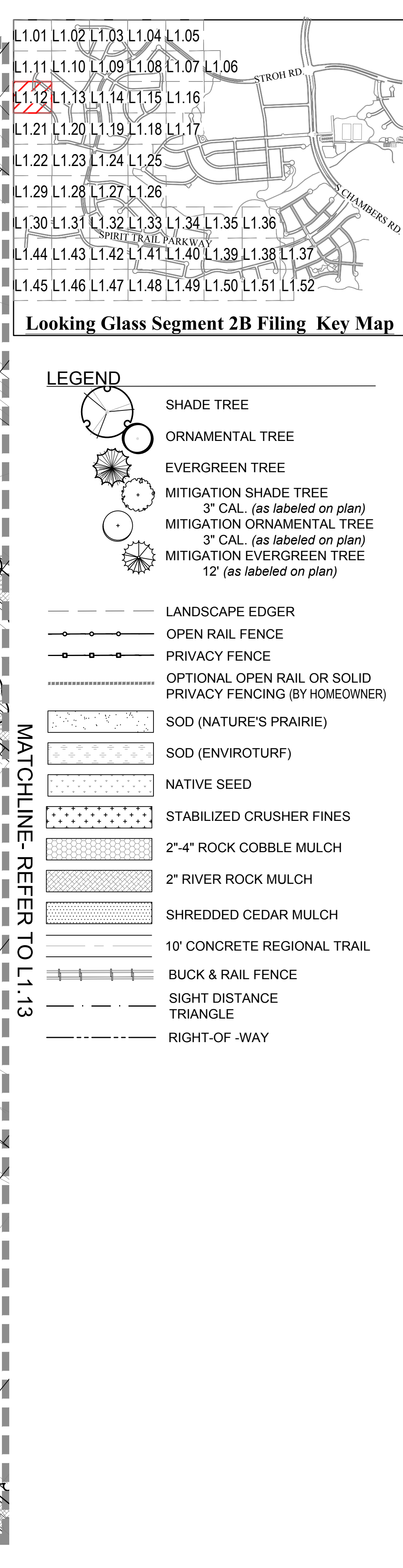


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Denver, CO 80202
303.446.2368



DATE: 2023-09-05
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APPROVED: -KH
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Landscape Plan
L1.11



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

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

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
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Centennial, CO 80112
303.694.1520



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

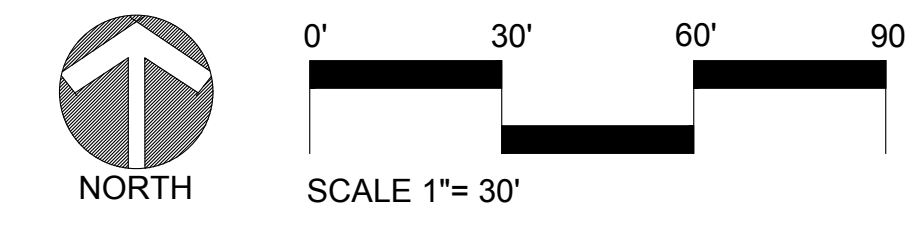


DATE:	2023-09-05
JOB NO:	1431-10
DRAWN BY:	- SA/MK/AKH
APPROVED:	- KH
CADD FILE:	-

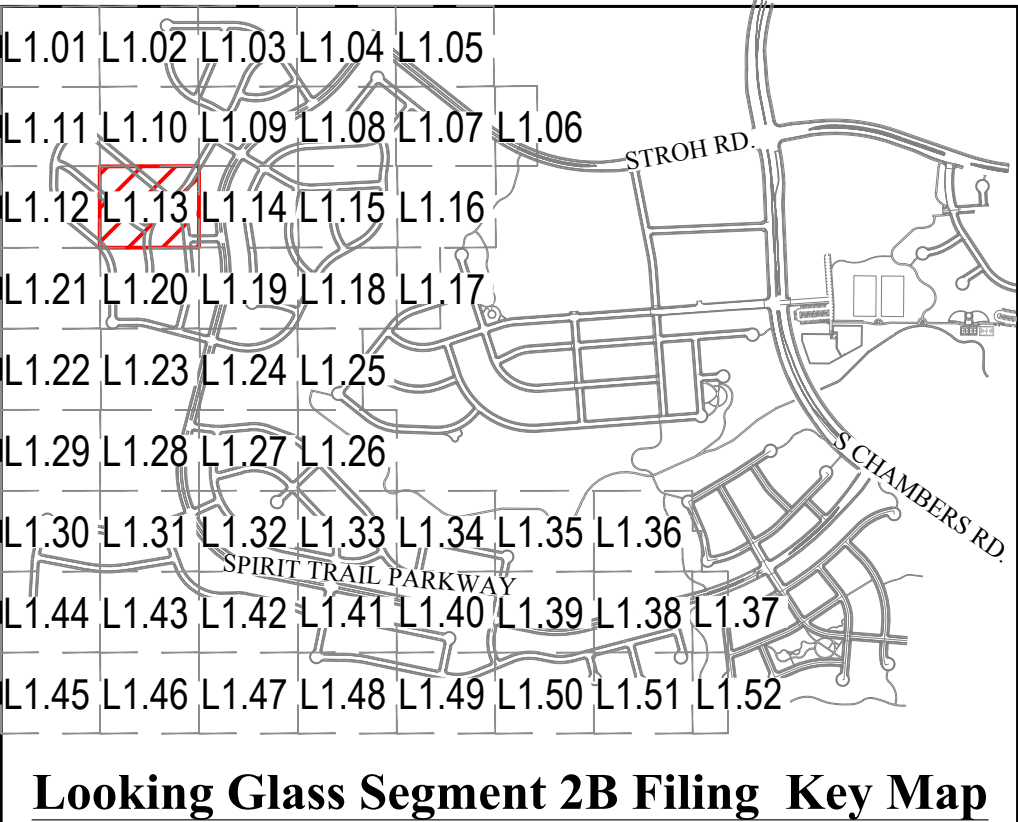
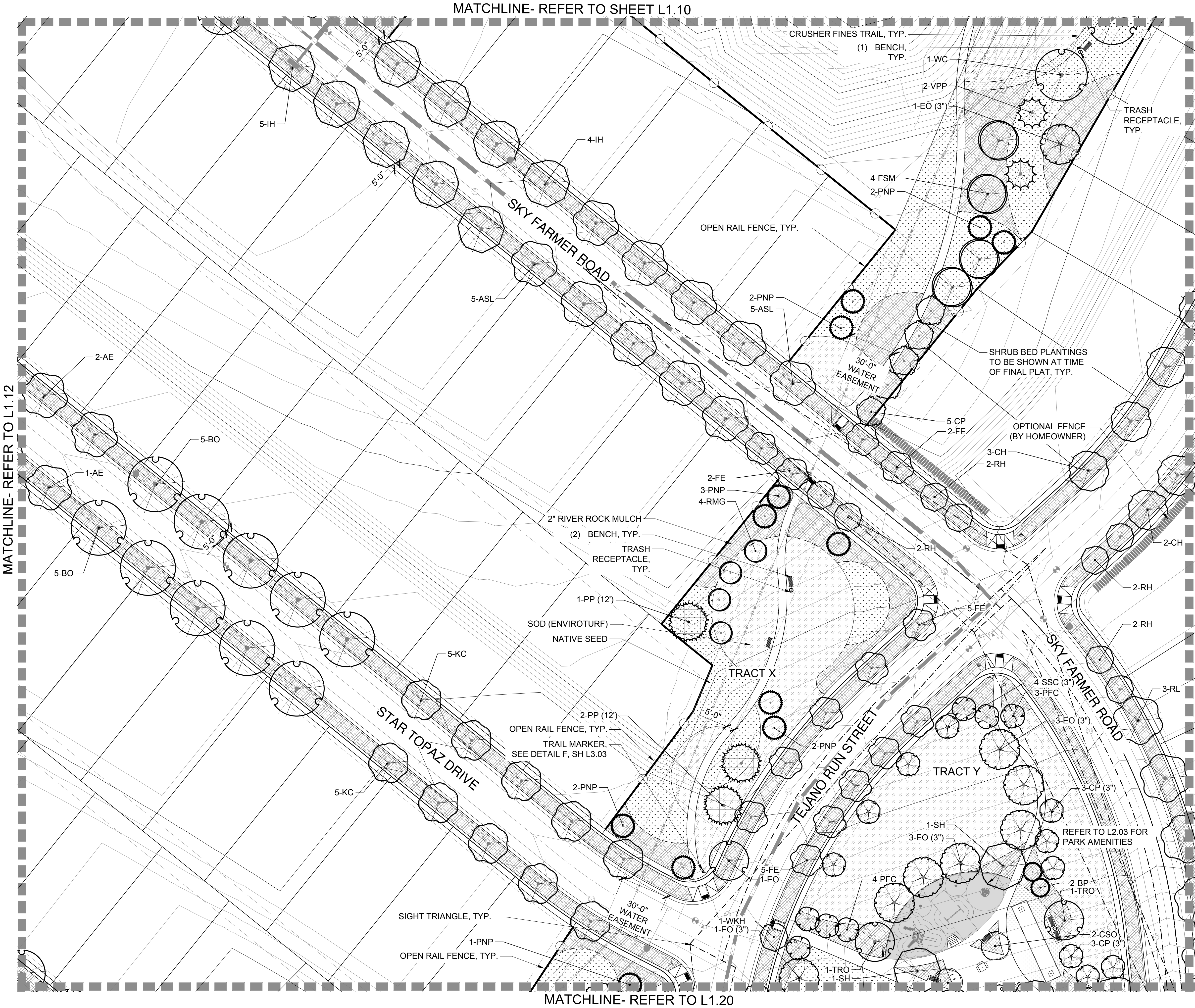
Landscape Plan

L1.12

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



MATCHLINE- REFER TO L1.12



- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
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 - SHREDDED CEDAR MULCH
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

MATCHLINE- REFER TO L1.14

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

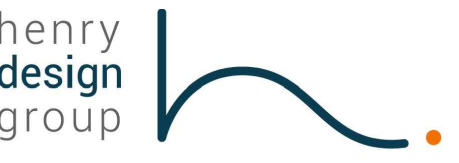
Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

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

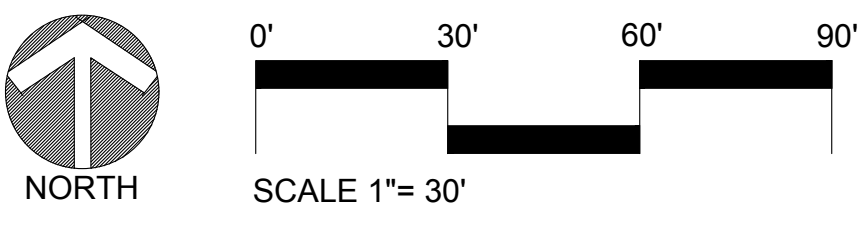


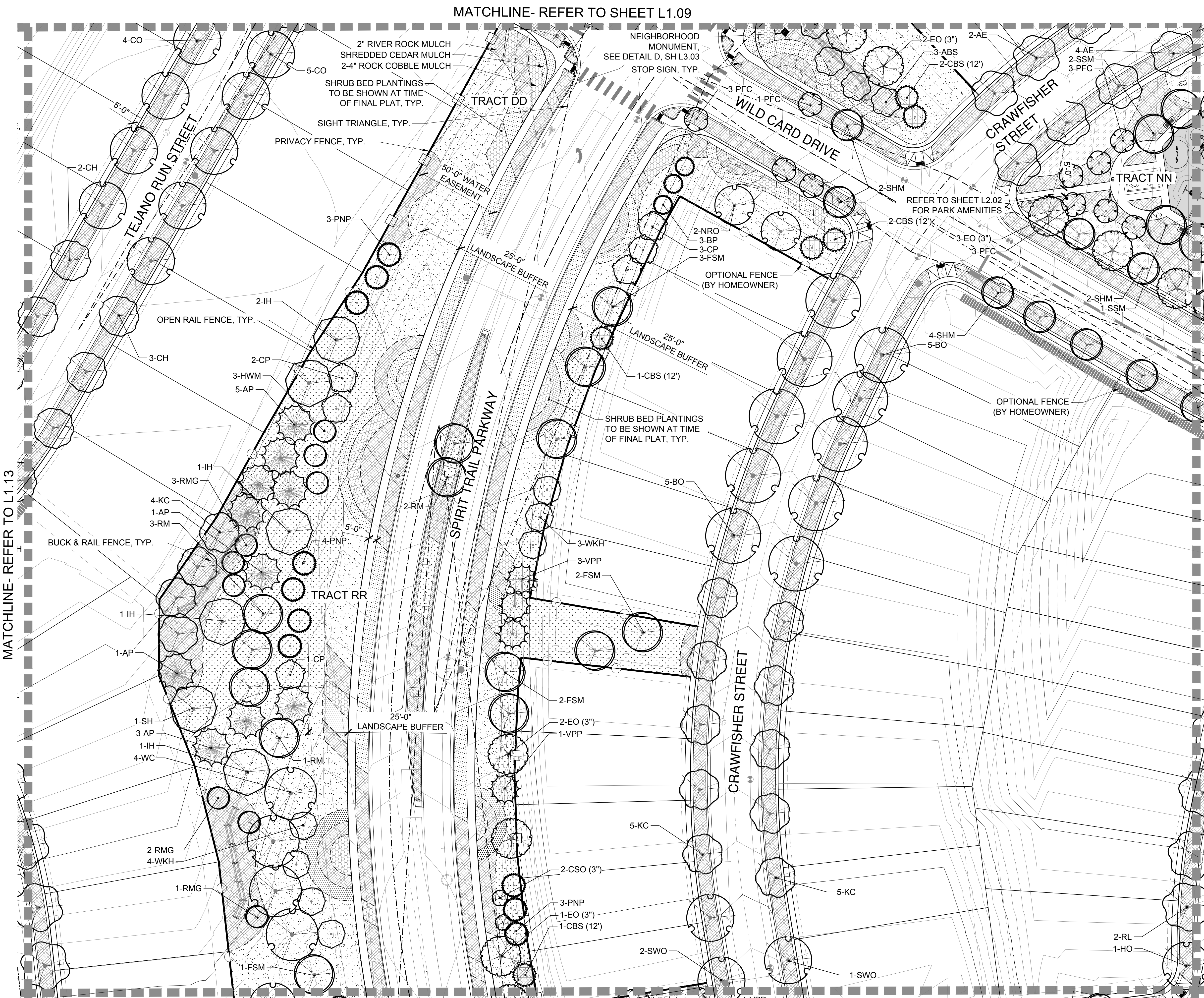
Planner / Landscape Architect
The Henry Design Group
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Denver, CO 80202
303.446.2388



DATE: 2023-09-05
JOB NO: 1431-10
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APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.13





L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
L1.50	L1.51	L1.52		

Looking Glass Segment 2B Filing Key Map

- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
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 - SHREDDED CEDAR MULCH
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE TRIANGLE
 - RIGHT-OF -WAY

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

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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

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



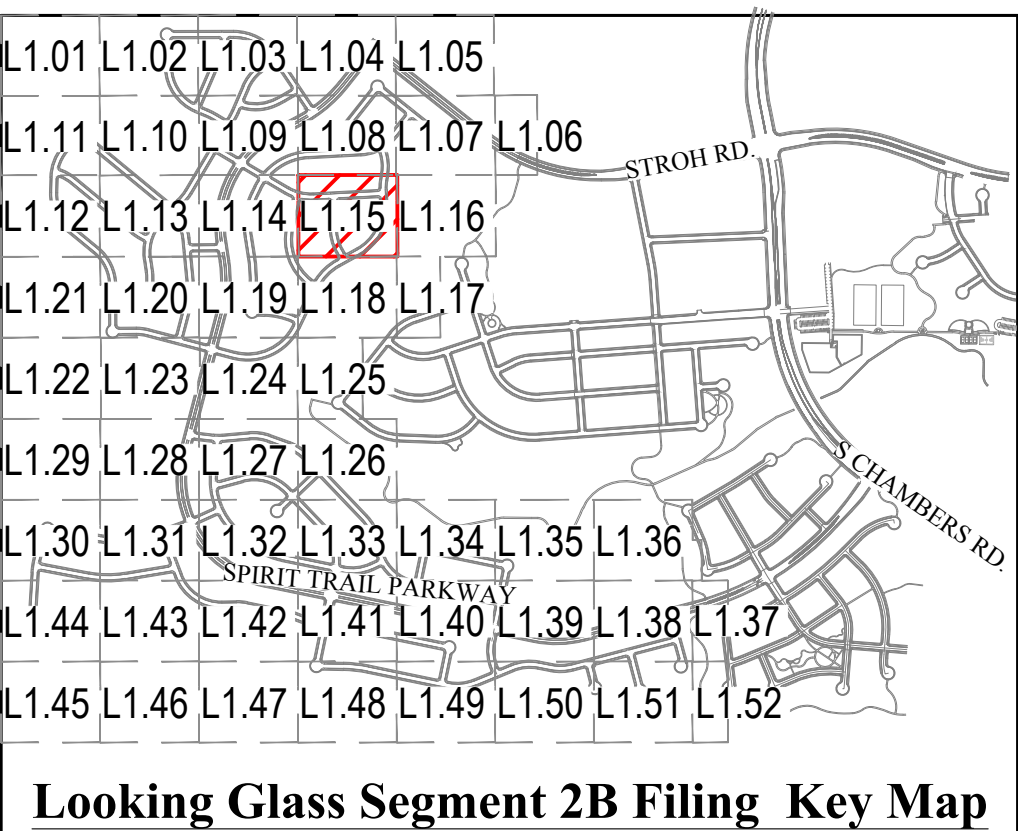
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The Henry Design Group
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NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

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

Owner/Developer
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Matt Childers
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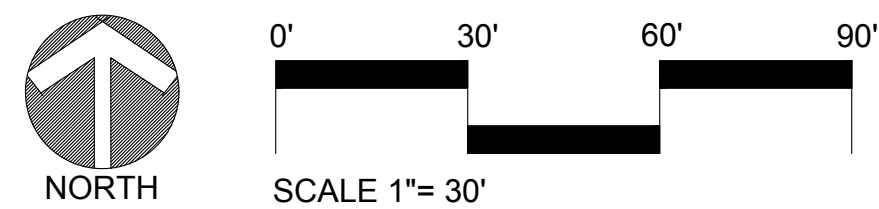


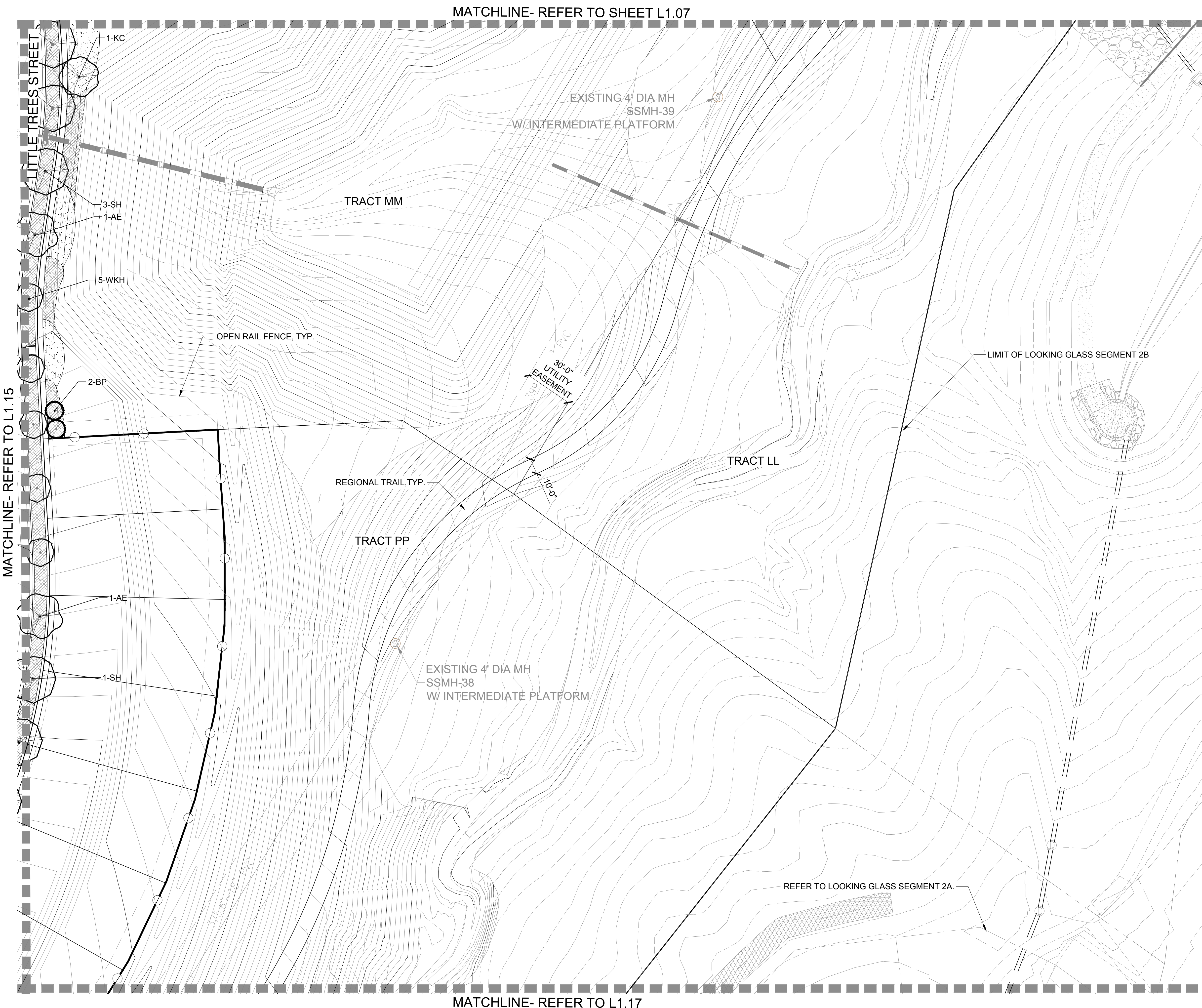
Planner / Landscape Architect
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Denver, CO 80202
303.446.2368



DATE: 2023-09-05
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DRAWN BY: - SA/MK/AKH
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.15





Looking Glass Segment 2B Filing Key Map

NO.	REVISION	DATE
1	SKETCH PLAN - 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN - 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN - 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN - 4TH SUBMITTAL	06/27/2024

Key map showing the project location within a grid of sheets L1.01 to L1.52. Sheet L1.16 is highlighted in red.

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)
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- OPEN RAIL FENCE
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- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

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

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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

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DREAM FINDERS HOMES

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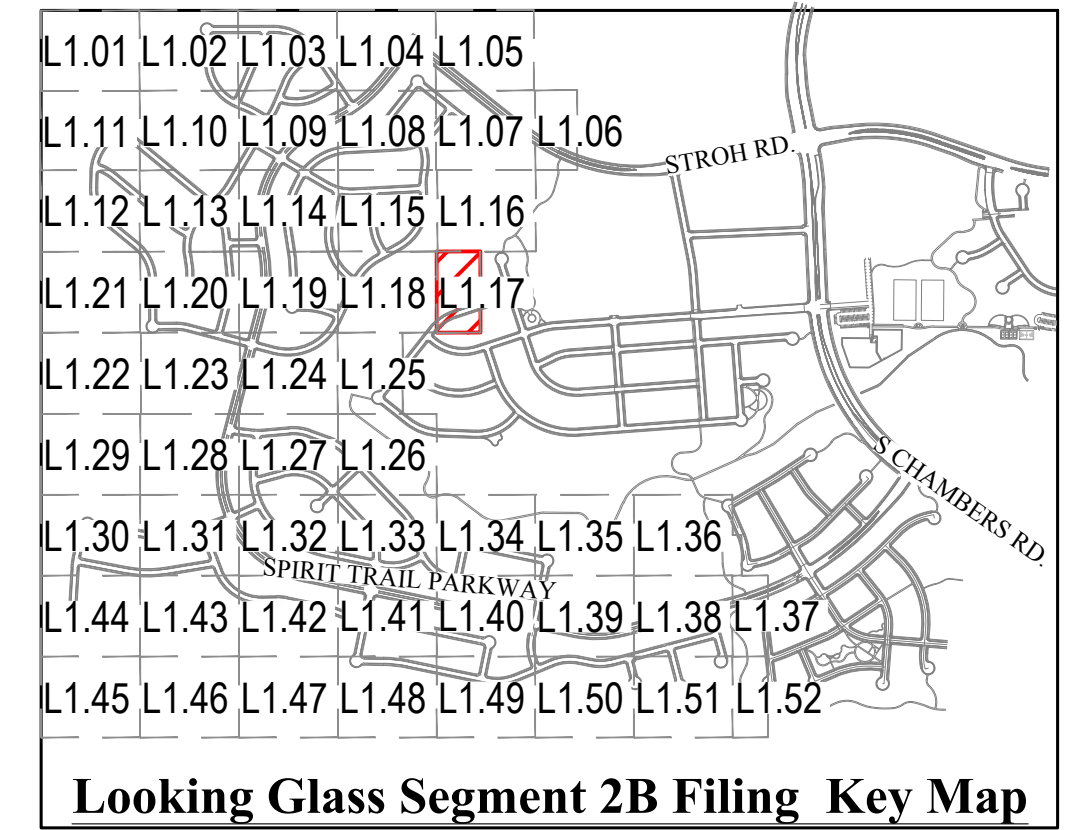
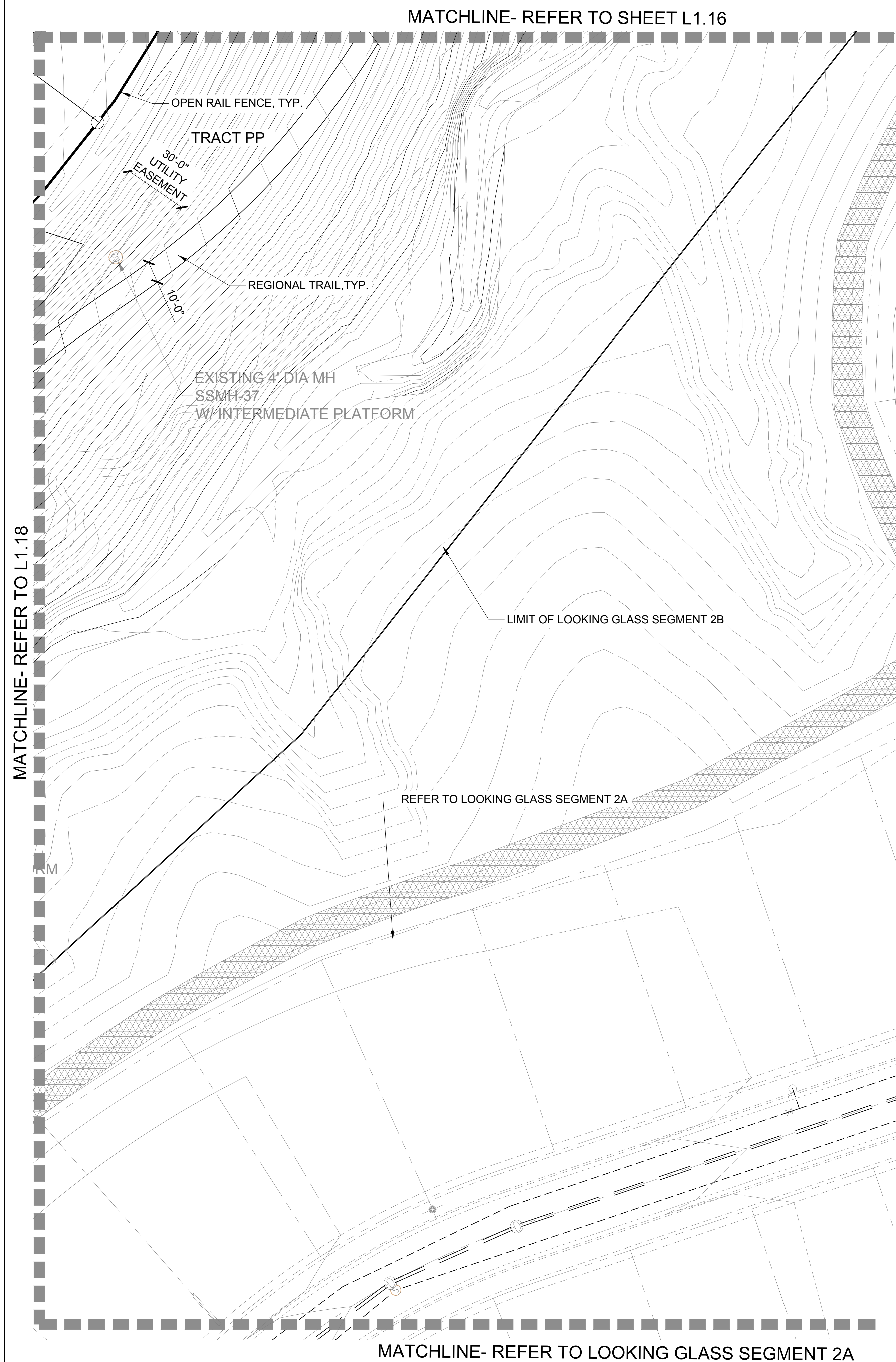


Planner / Landscape Architect
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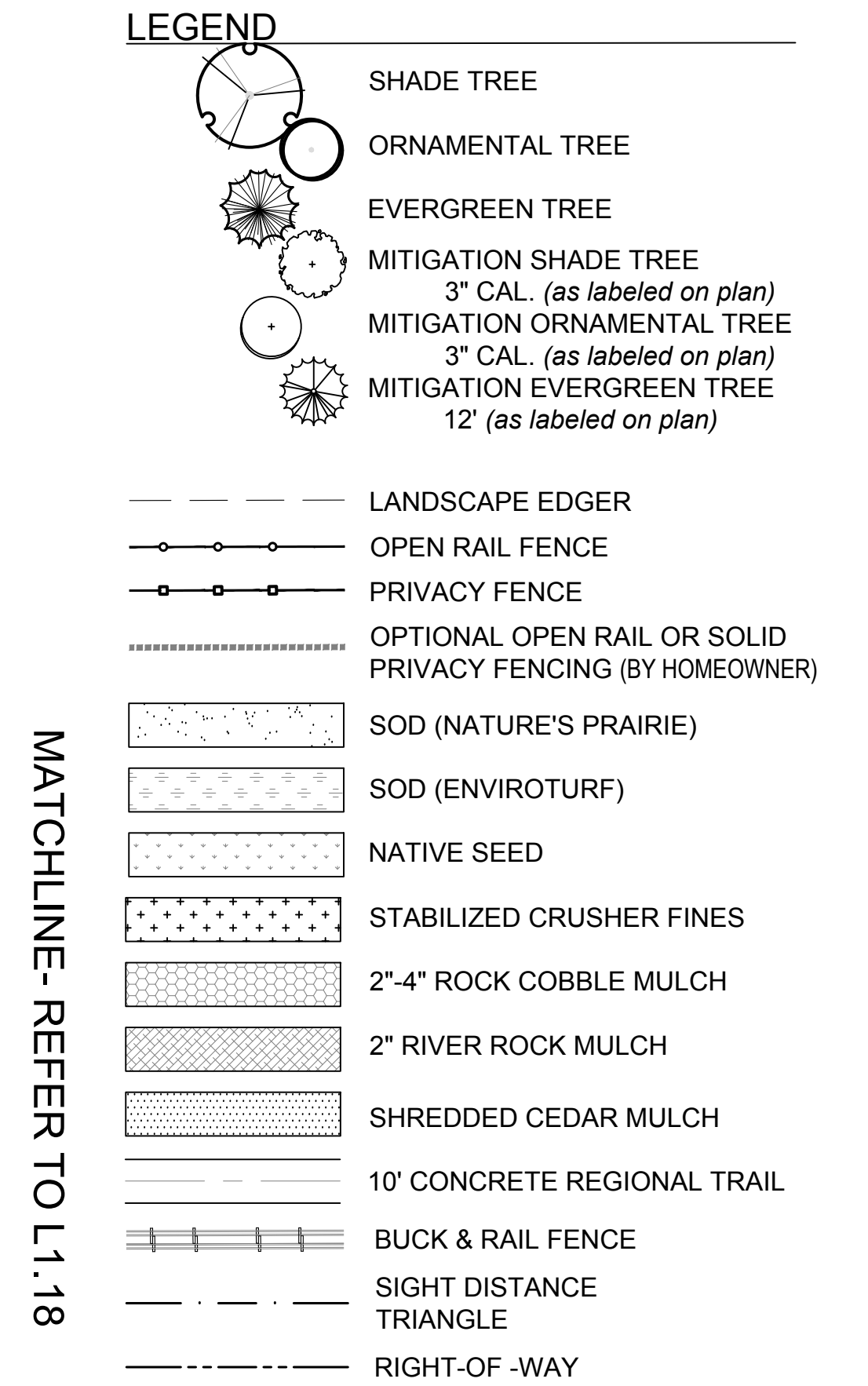


DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.16



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		



LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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Civil Engineer
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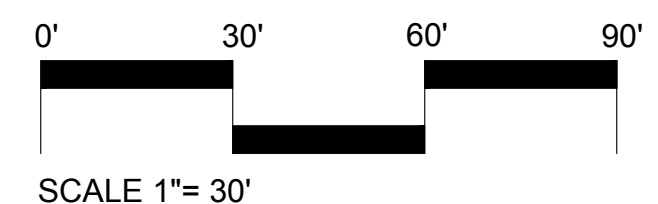
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303.446.2368

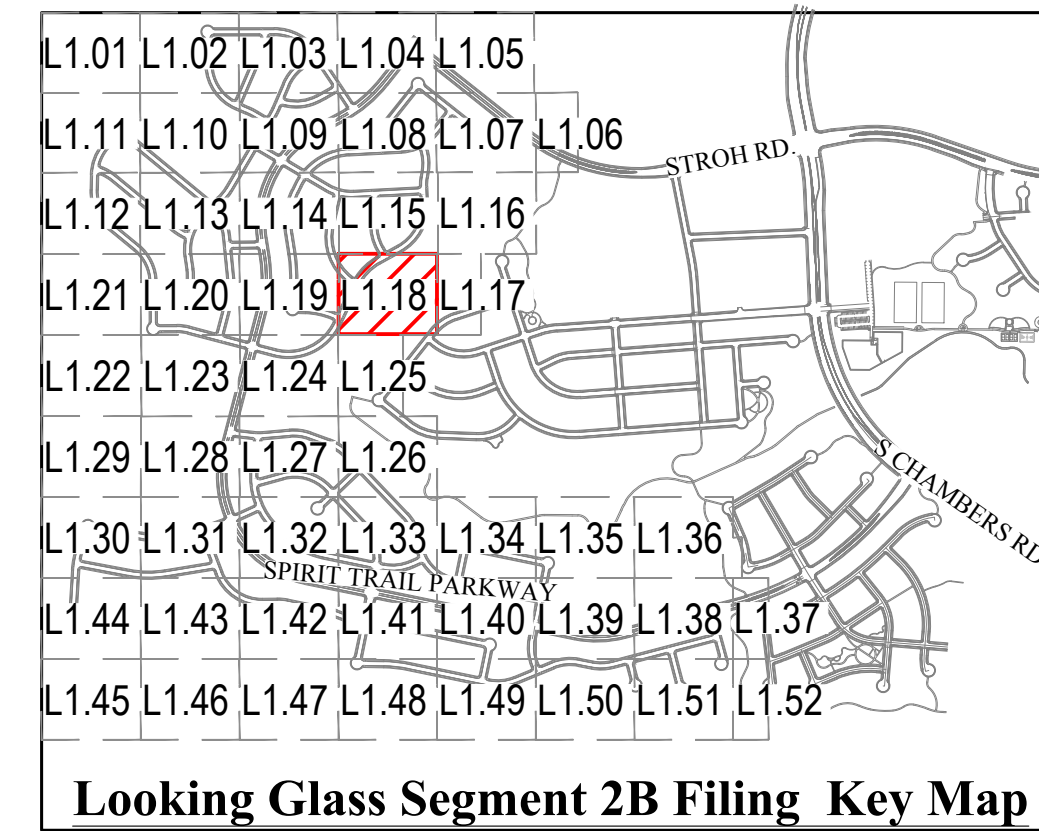
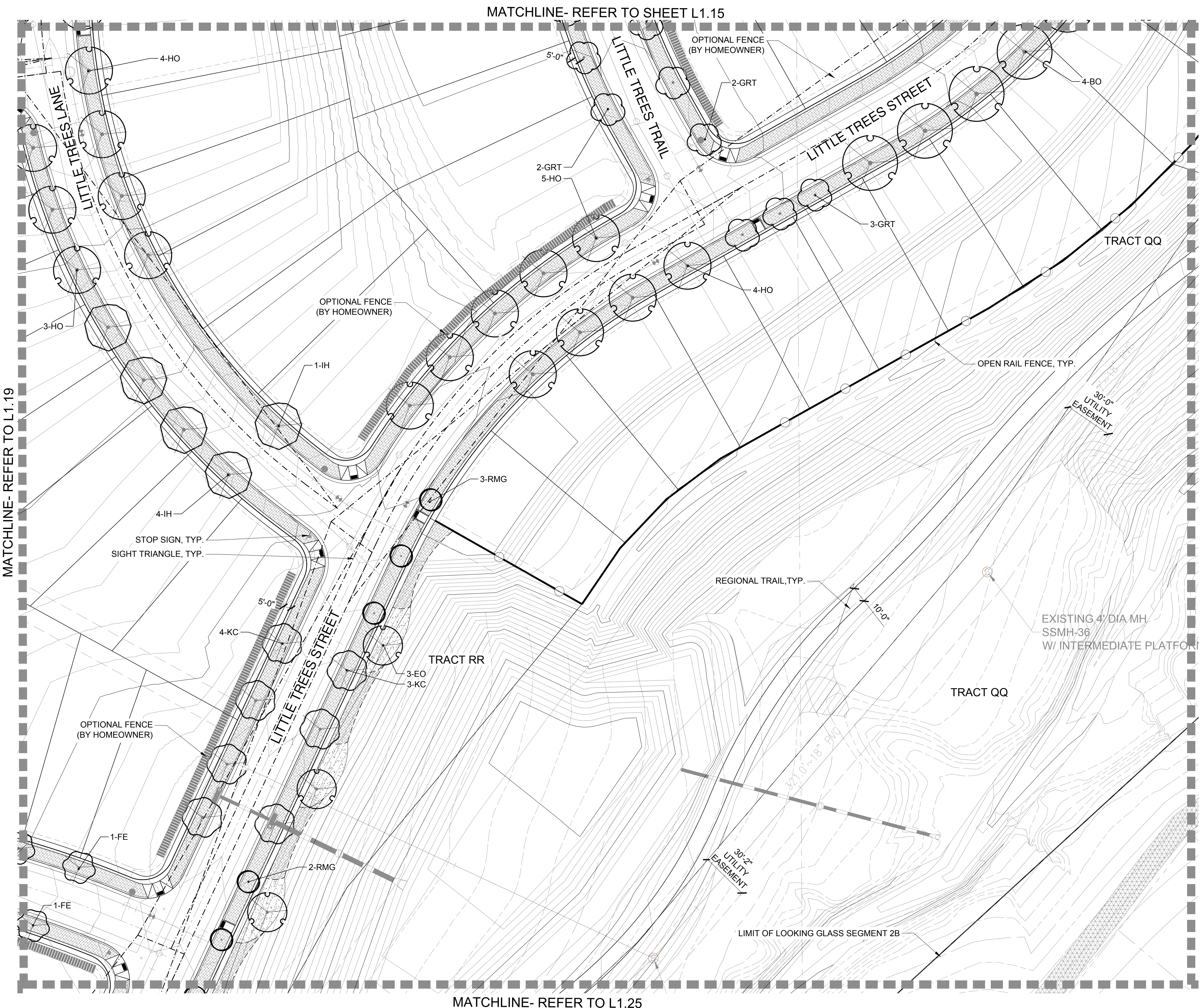


DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: - SA/MK/AKH
APPROVED: - KH
CADD FILE: -

Landscape Plan

L1.17





- 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)
 - 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

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

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



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

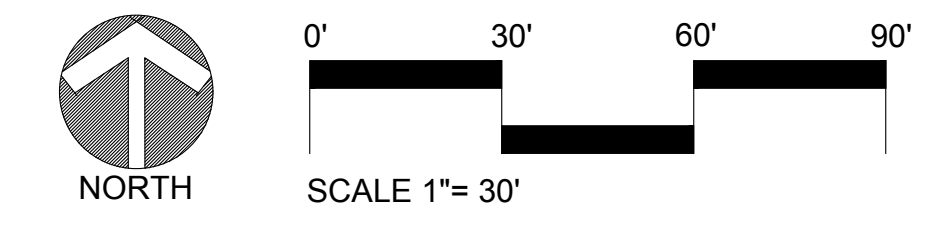


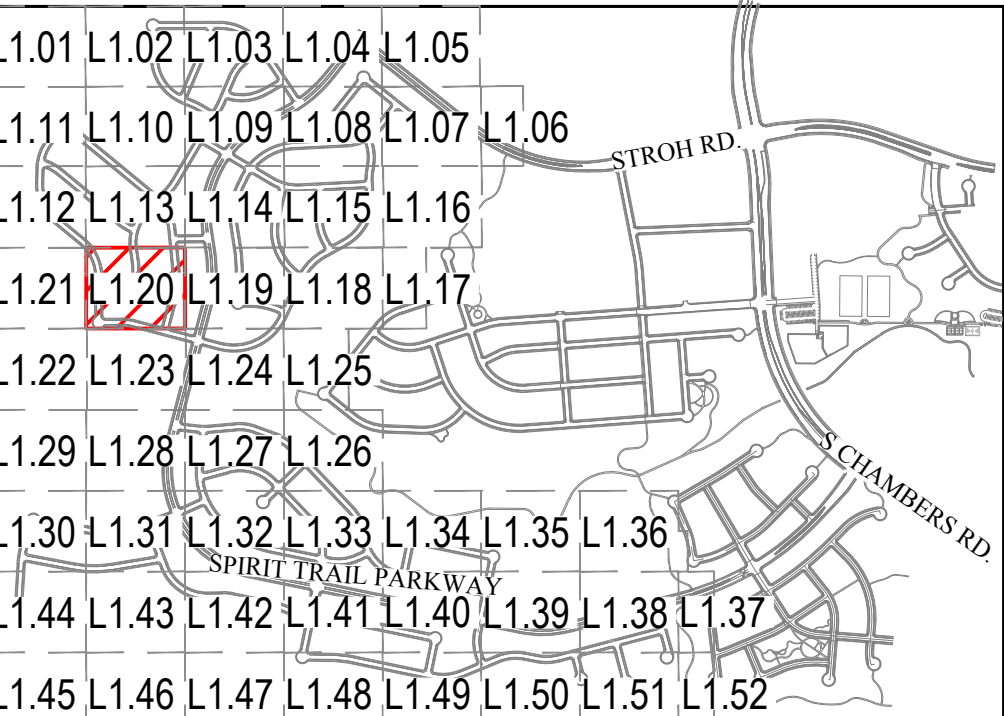
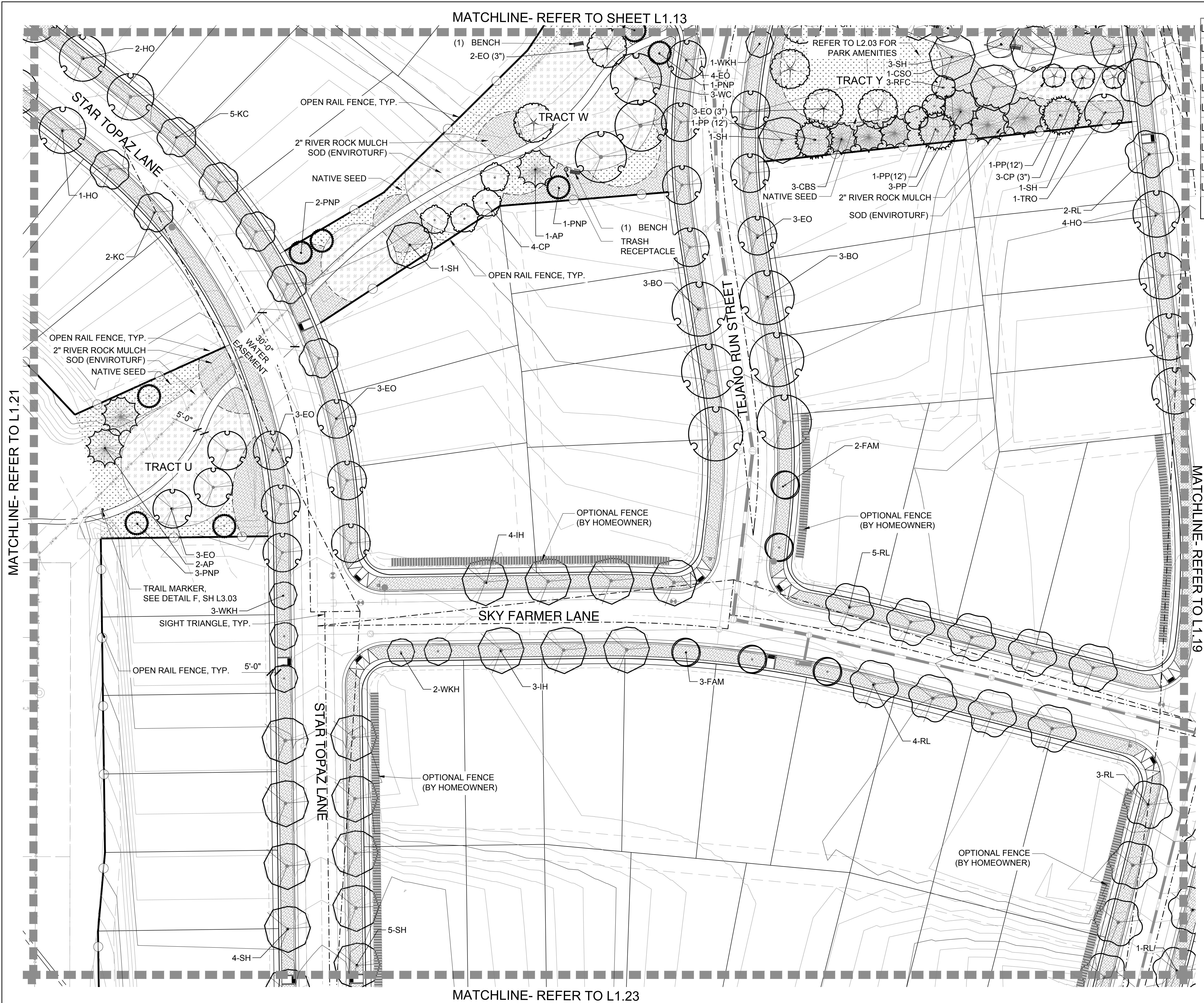
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.18





- 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)
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
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 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

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

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Centennial, CO 80112
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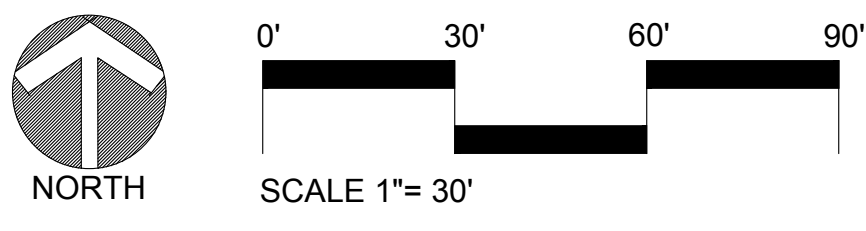


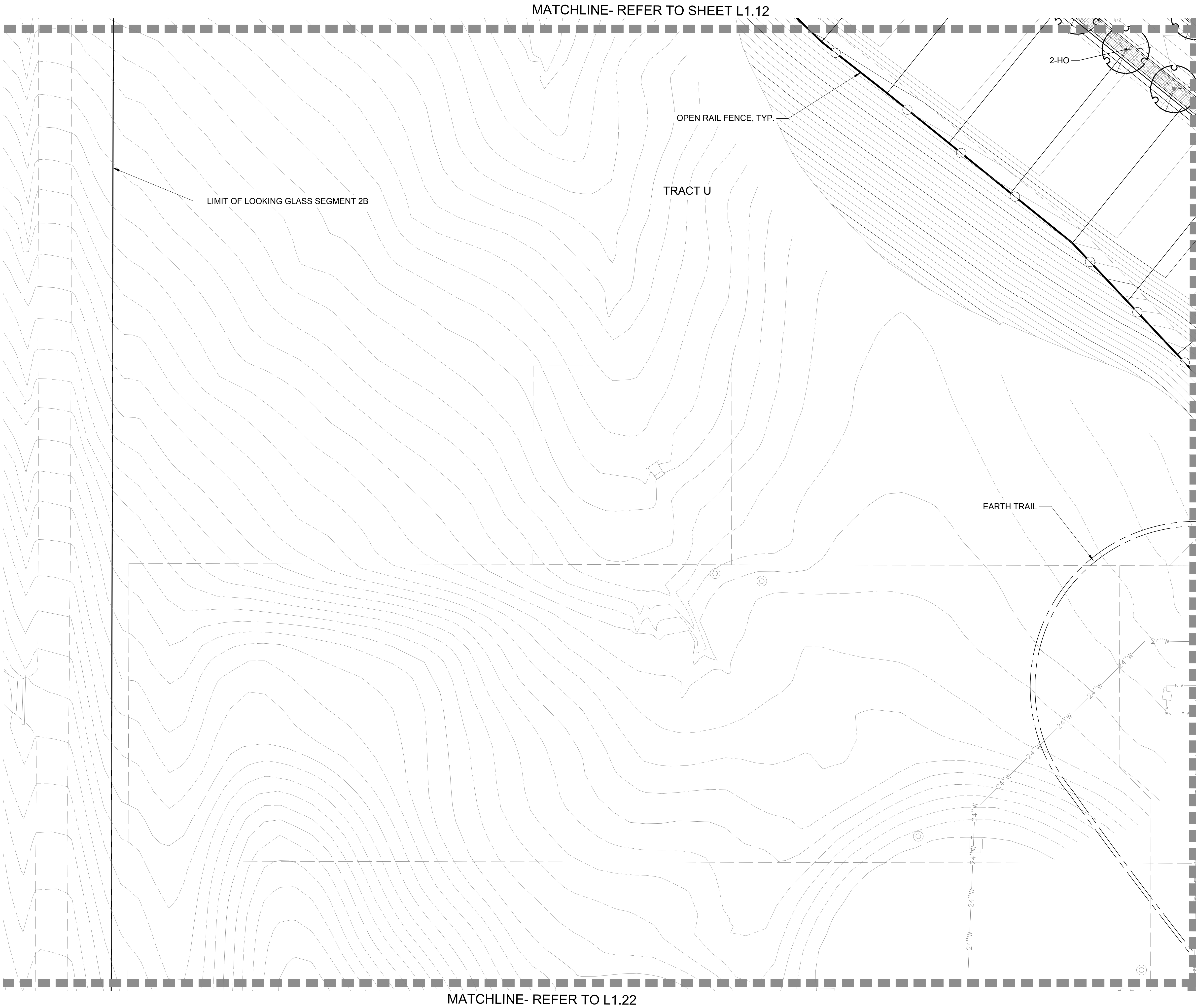
Planner / Landscape Architect
The Henry Design Group
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Denver, CO 80202
303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
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APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.20



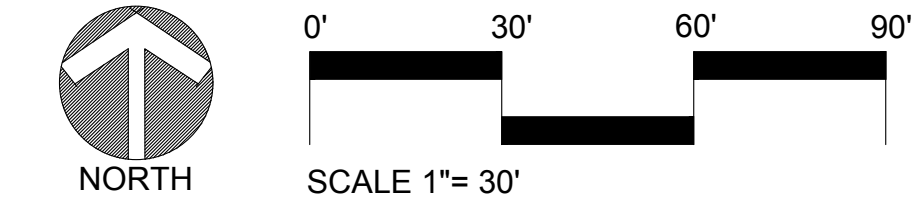


L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
L1.50	L1.51	L1.52		

Looking Glass Segment 2B Filing Key Map

LEGEND	
	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
	MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
	MITIGATION EVERGREEN TREE 12' (as labeled on plan)
	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

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



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

Owner/Developer
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Centennial, CO 80112
303.694.1520



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Denver, CO 80202
303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.21

MATCHLINE- REFER TO L1.21

MATCHLINE- REFER TO SHEET L1.09

LIMIT OF LOOKING GLASS SEGMENT 2B

TRACT U

EARTH TRAIL

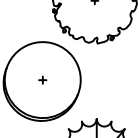
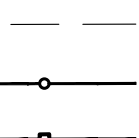
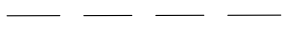
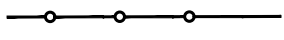
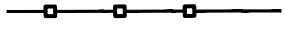
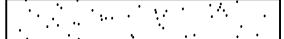
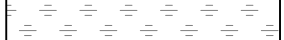
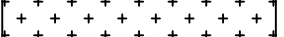
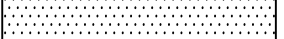
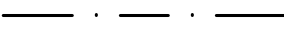
FOR COMMUNITY PARK
PROGRAMMING
REFER TO SHEET LS 2.05

MATCHLINE- REFER TO L1.24

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L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
			L1.50	L1.51
				L1.52

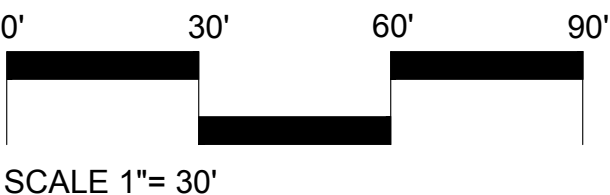
Looking Glass Segment 2B Filing Key Map

LEGEND

-  SHADE TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
-  MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
-  MITIGATION EVERGREEN TREE
12' (as labeled on plan)
-  LANDSCAPE EDGER
-  OPEN RAIL FENCE
-  PRIVACY FENCE
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-  2" RIVER ROCK MULCH
-  SHREDDED CEDAR MULCH
-  10' CONCRETE REGIONAL TRAIL
-  BUCK & RAIL FENCE
-  SIGHT DISTANCE
TRIANGLE
-  RIGHT-OF -WAY

MATCHLINE- REFER TO L1.23

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



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

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
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Denver, CO 80202
303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.22

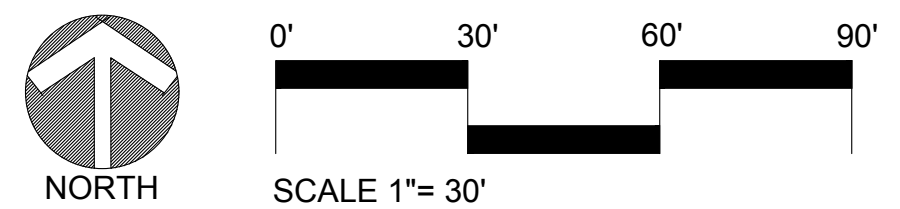


Looking Glass Segment 2B Filing Key Map

L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
L1.50	L1.51	L1.52		

- LEGEND
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 - SIGHT DISTANCE TRIANGLE
 - RIGHT-OF -WAY

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



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

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Centennial, CO 80112
303.694.1520

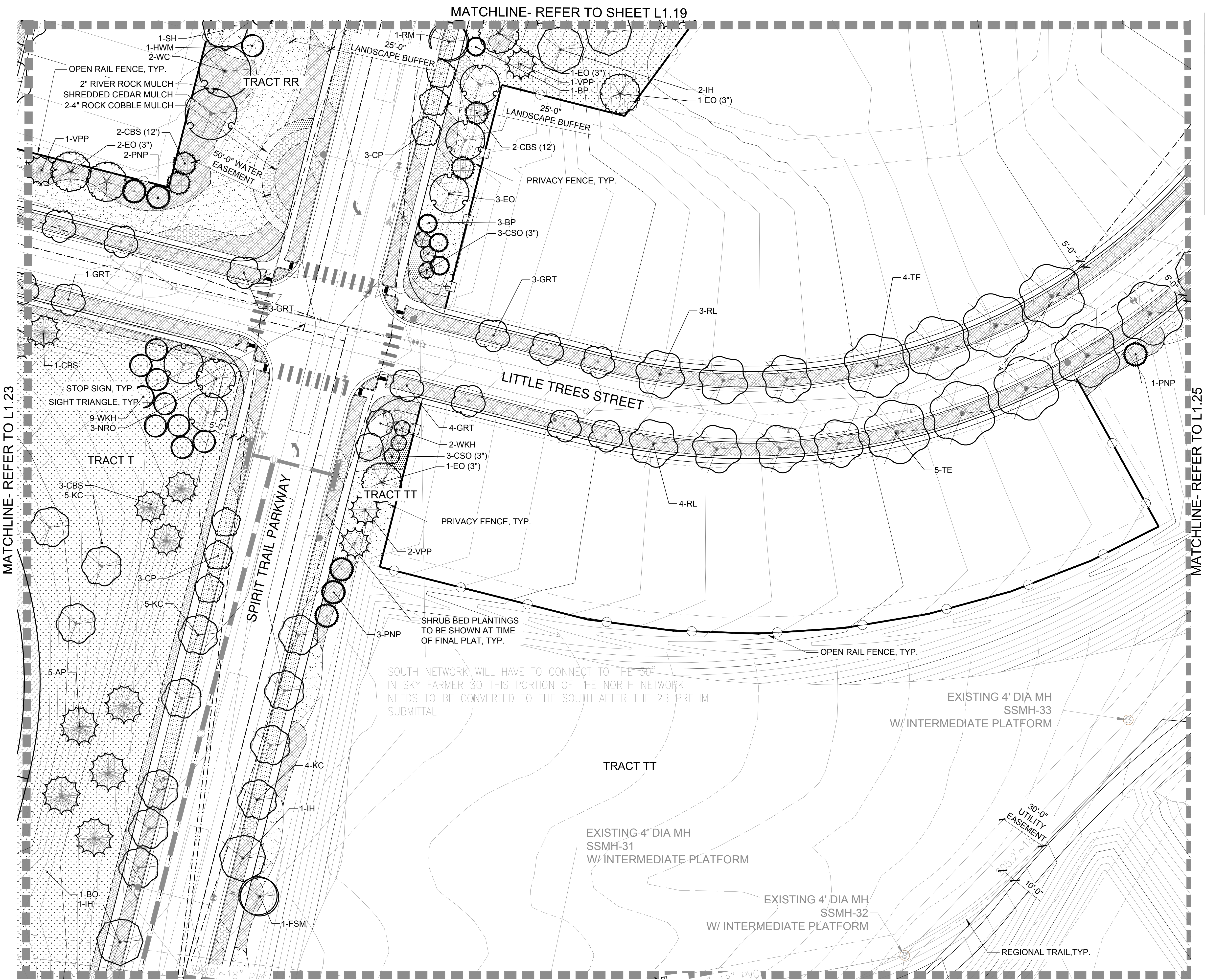


Planner / Landscape Architect
The Henry Design Group
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303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
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APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.23



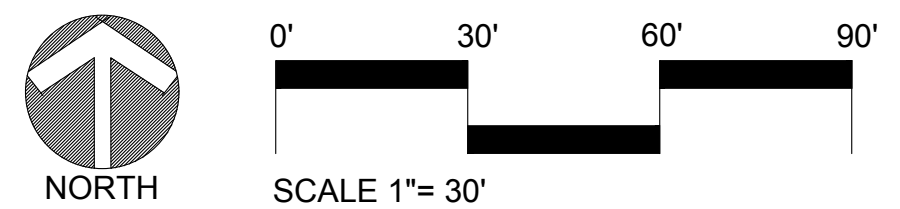
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L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
L1.50	L1.51	L1.52		

Looking Glass Segment 2B Filing Key Map

- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
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 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE TRIANGLE
 - RIGHT-OF -WAY

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

MATCHLINE- LOOKING GLASS SEGMENT 1



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

Owner/Developer
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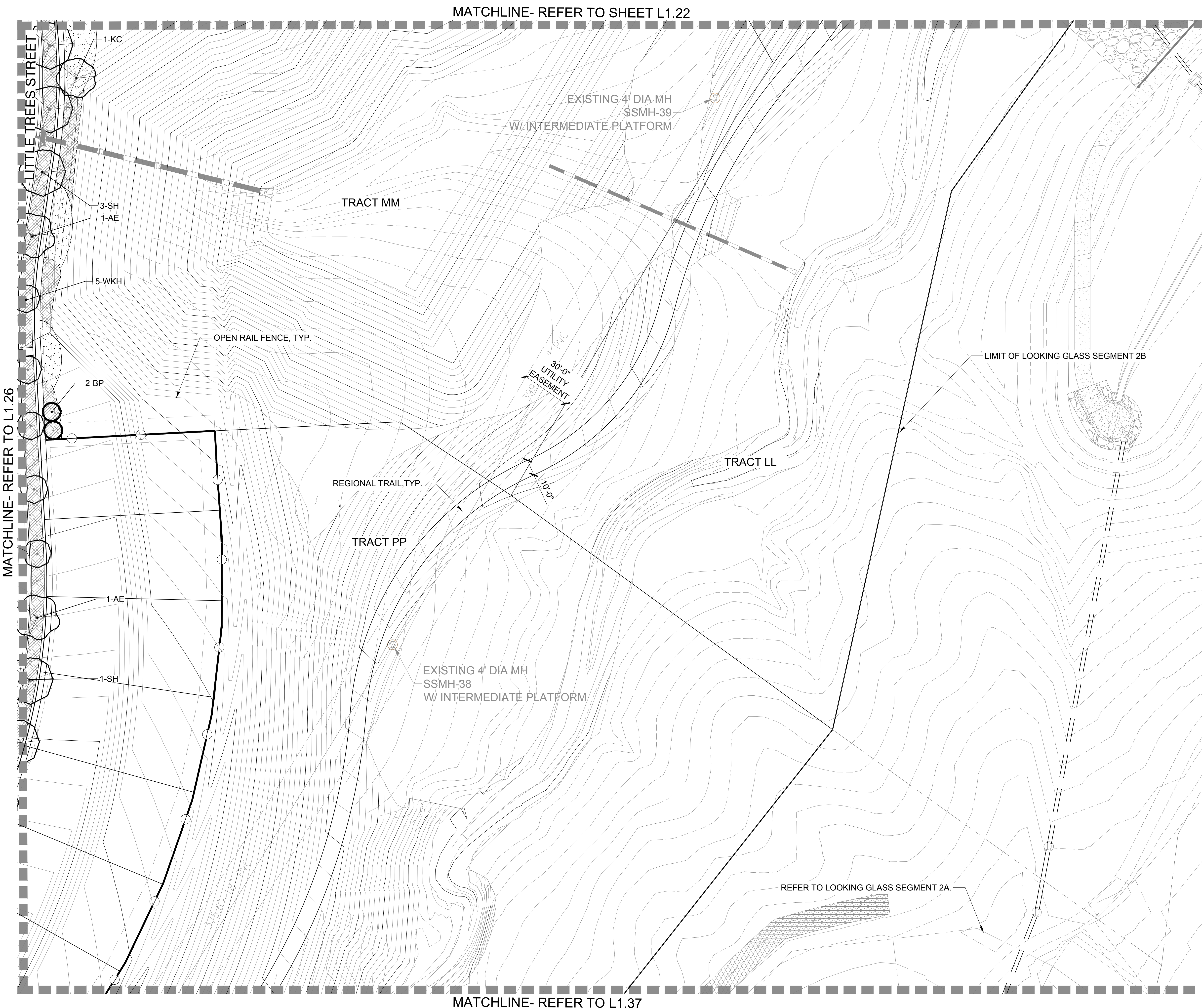


Planner / Landscape Architect
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303.446.2368



DATE: 2023-09-05
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APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.24



NO.		REVISION	DATE
1	SKETCH PLAN - 1ST SUBMITTAL	09/05/2023	
2	SKETCH PLAN - 2ND SUBMITTAL	01/26/2024	
3	SKETCH PLAN - 3RD SUBMITTAL	05/10/2024	
4	SKETCH PLAN - 4TH SUBMITTAL	06/27/2024	

Looking Glass Segment 2B Filing Key Map

- LEGEND

 - SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
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 - MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
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 - RIGHT-OF -WAY

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

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
SEGMENT 2B DEVELOPMENT
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JOB NO: 1431-10
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APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.25

MATCHLINE- REFER TO L1.27

MATCHLINE- REFER TO SHEET L1.25

L1.01 L1.02 L1.03 L1.04 L1.05
L1.11 L1.10 L1.09 L1.08 L1.07 L1.06
L1.12 L1.13 L1.14 L1.15 L1.16
L1.21 L1.20 L1.19 L1.18 L1.17
L1.22 L1.23 L1.24 L1.25
L1.29 L1.28 L1.27 L1.26
L1.30 L1.31 L1.32 L1.33 L1.34 L1.35 L1.36
L1.44 L1.43 L1.42 L1.41 L1.40 L1.39 L1.38 L1.37
L1.45 L1.46 L1.47 L1.48 L1.49 L1.50 L1.51 L1.52

STROH RD
CHAMBERS RD
SPIRIT TRAIL PARKWAY

Looking Glass Segment 2B Filing Key Map

LEGEND

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

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

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

MITIGATION EVERGREEN TREE
12' (as labeled on plan)

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

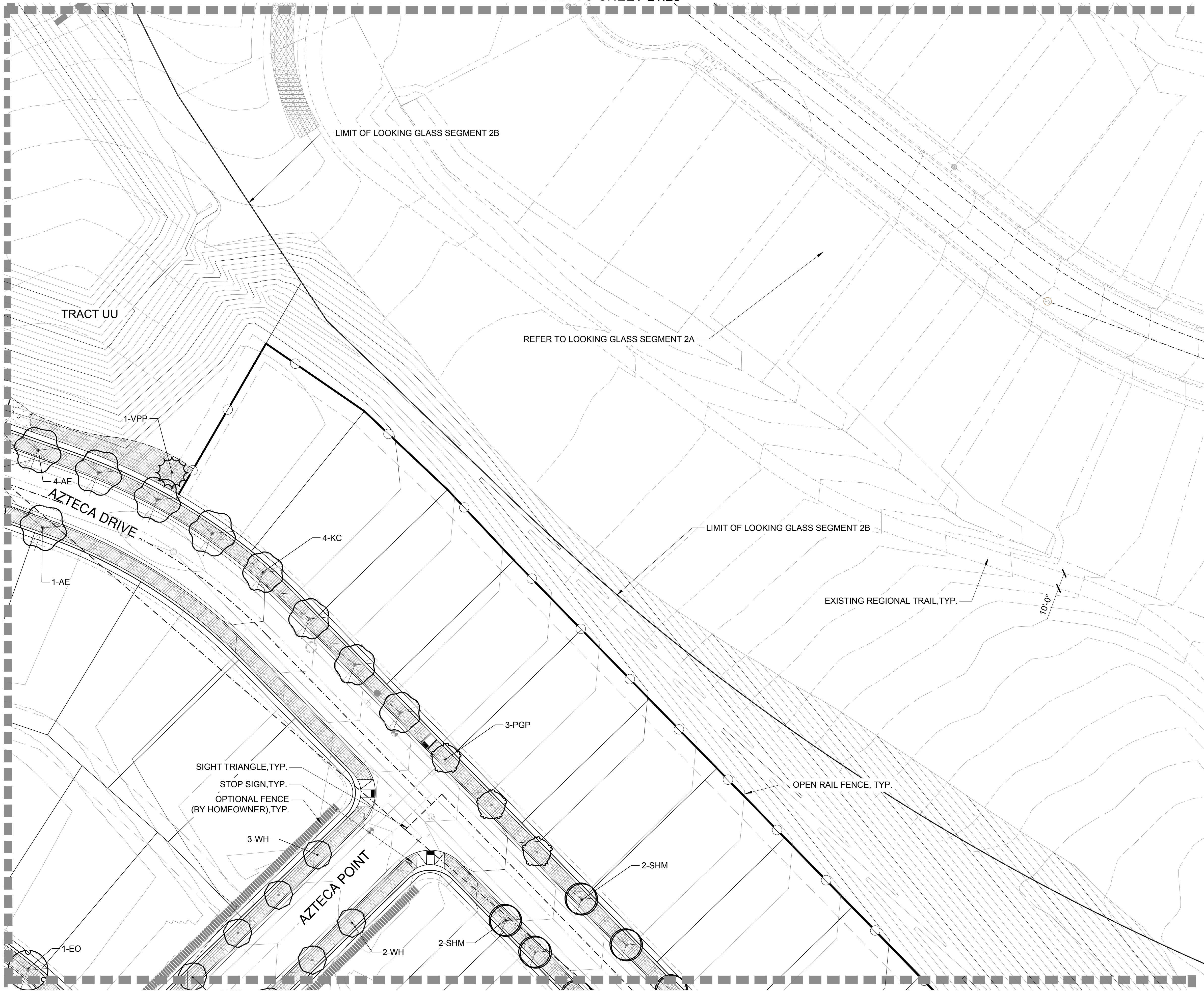
SHREDDED CEDAR MULCH

10' CONCRETE REGIONAL TRAIL

BUCK & RAIL FENCE

SIGHT DISTANCE
TRIANGLE

RIGHT-OF -WAY



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

MATCHLINE- REFER TO L1.33

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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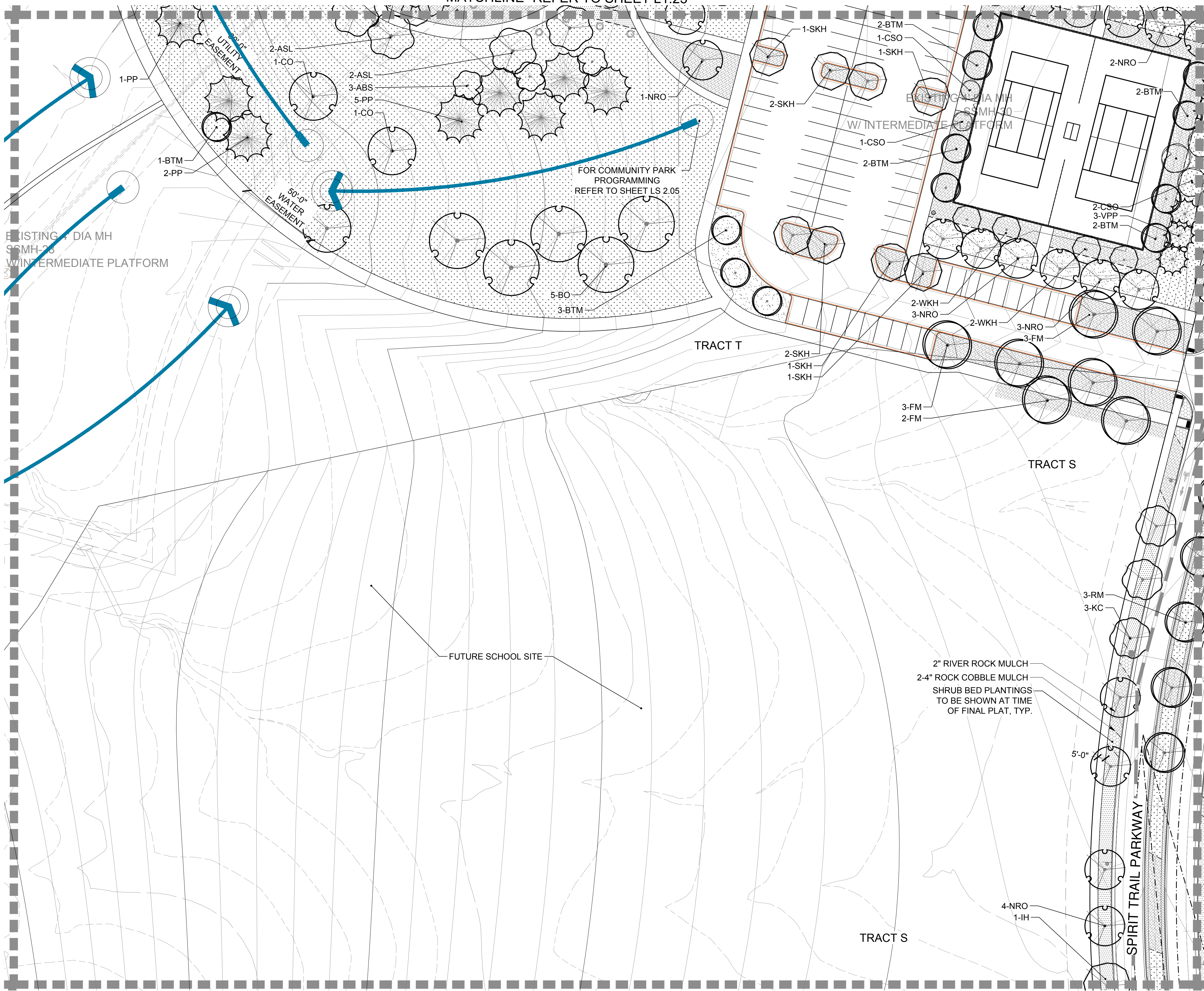


DATE: 2023-09-05
JOB NO: 1431-10
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APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.26

MATCHLINE- REFER TO L1.29

MATCHLINE- REFER TO SHEET L1.23



L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
L1.50	L1.51	L1.52		

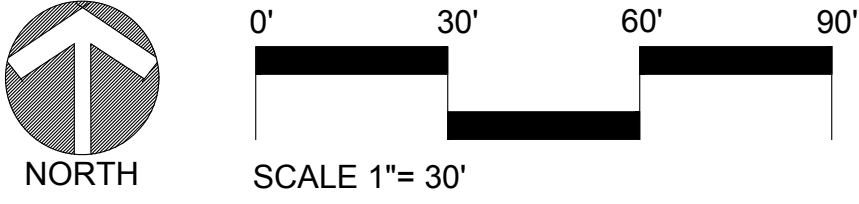
Looking Glass Segment 2B Filing Key Map

- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - 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

MATCHLINE- REFER TO L1.27

MATCHLINE- REFER TO L1.31

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



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

Owner/Developer
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Dream Finders Homes
Matt Childers
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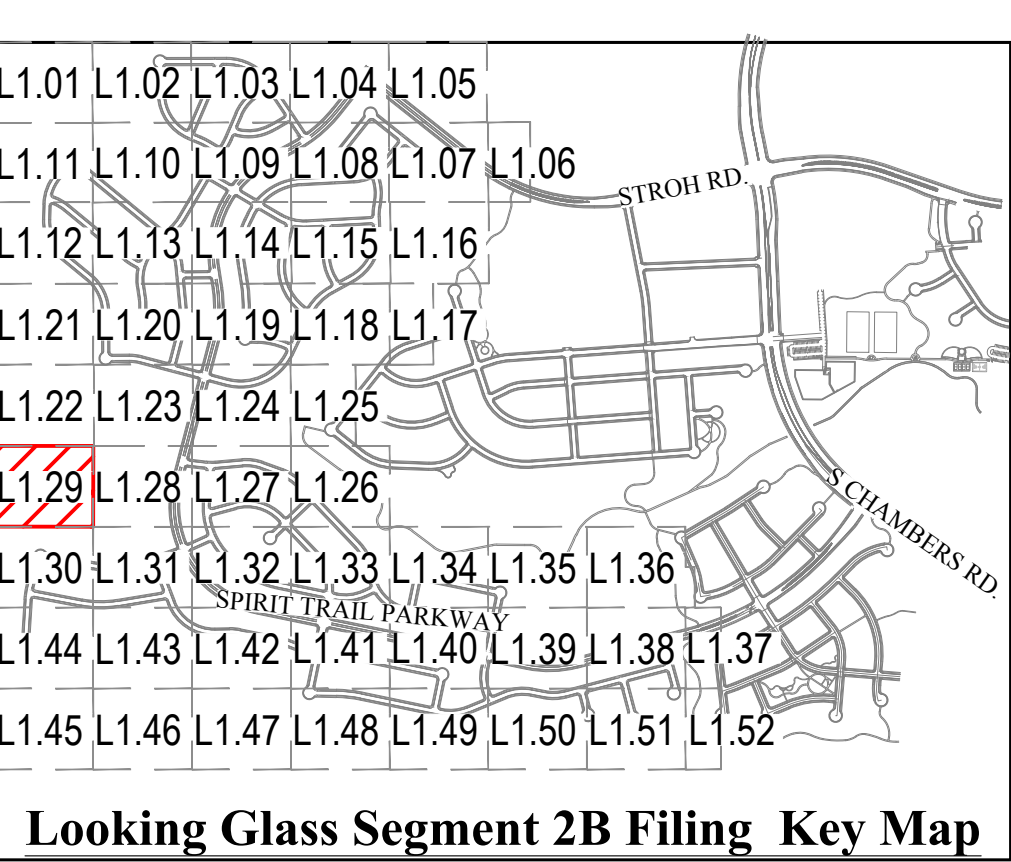
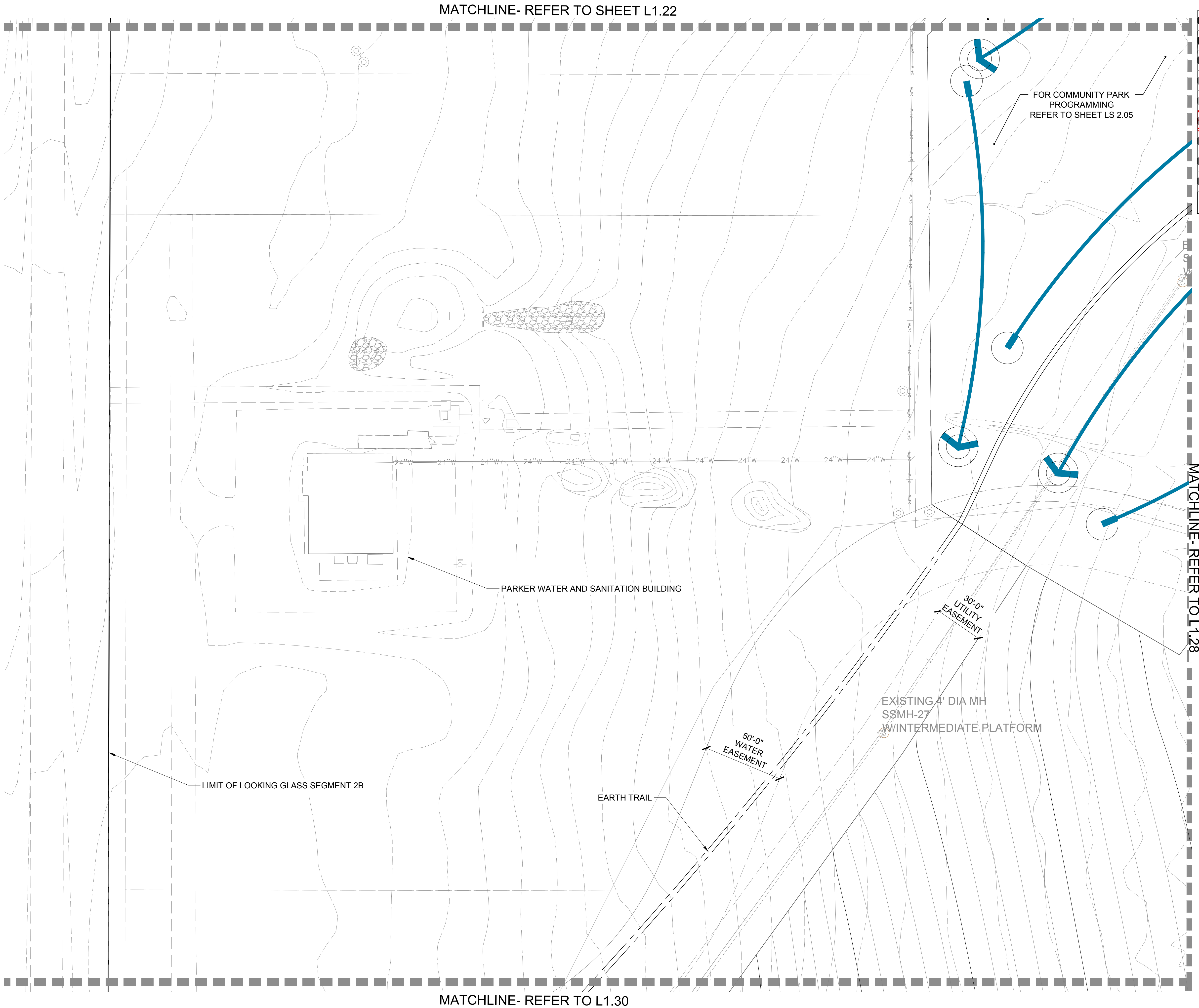
Civil Engineer
EMK Consultants
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303.694.1520



Planner / Landscape Architect
The Henry Design Group
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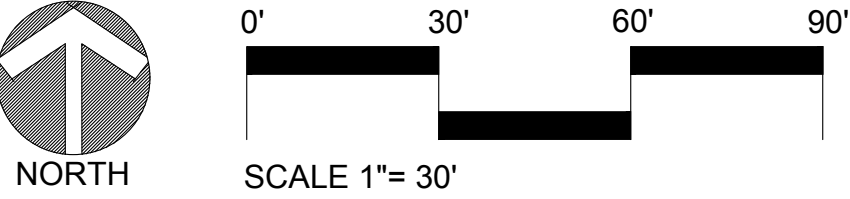


DATE: 2023-09-05
JOB NO: 1431-10
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APPROVED: -KH
CADD FILE: -



- 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)
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
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 - OPTIONAL OPEN RAIL OR SOLID
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 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

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

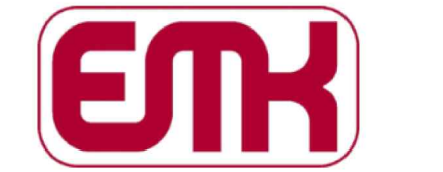


LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
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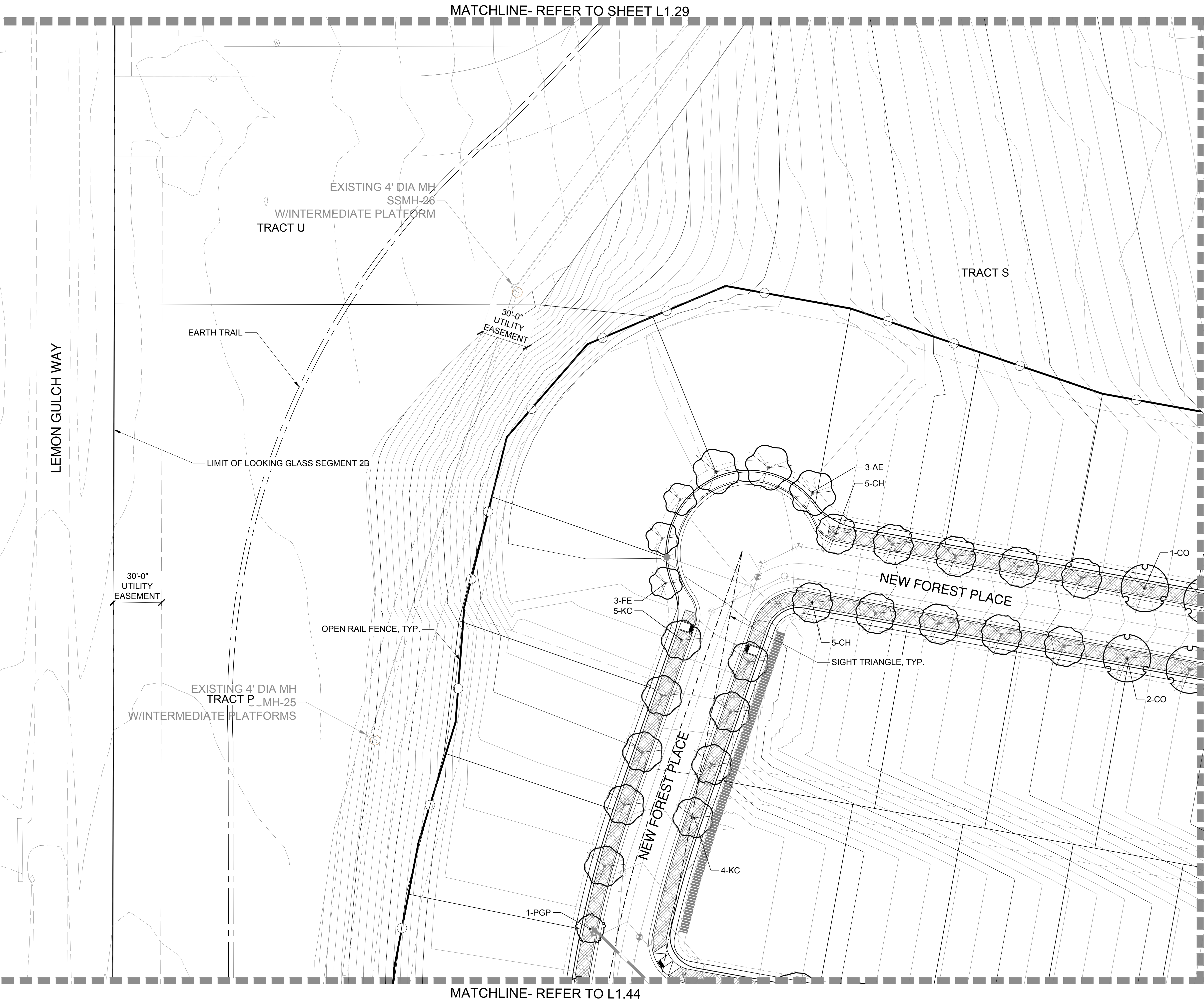


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Landscape Plan
L1.29

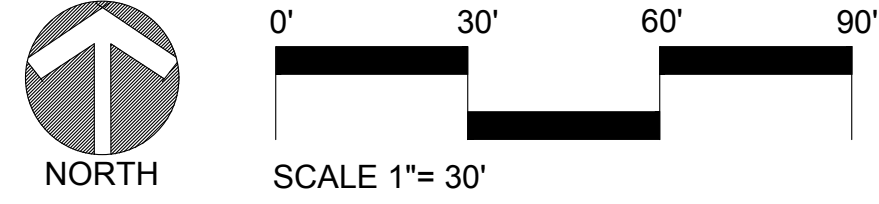


L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
L1.50	L1.51	L1.52		

Looking Glass Segment 2B Filing Key Map

- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE 12' (as labeled on plan)
 - 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

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



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

Owner/Developer
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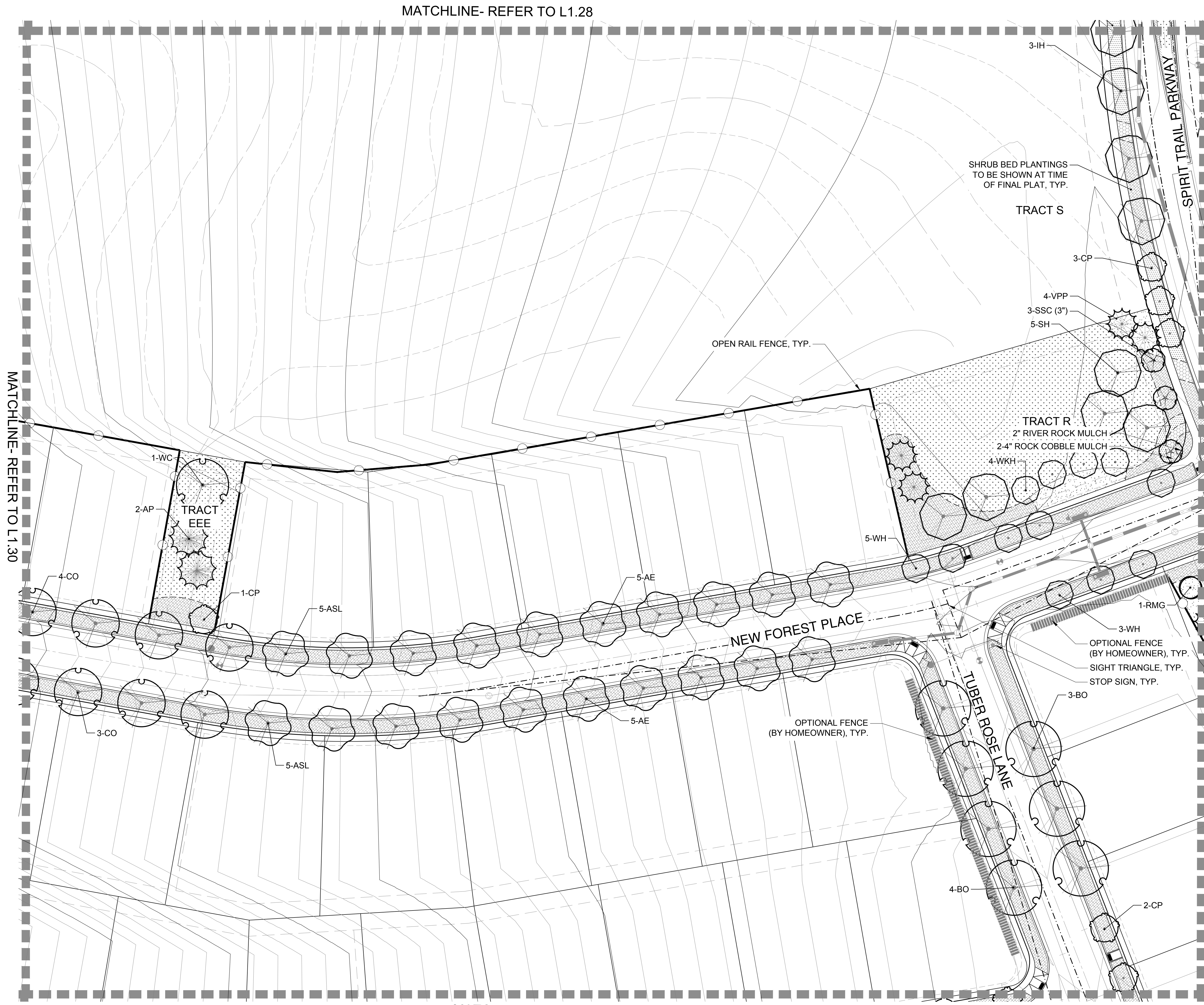


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Landscape Plan
L1.30



Looking Glass Segment 2B Filing Key Map

L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
			L1.50	L1.51
			L1.52	

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)
	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

LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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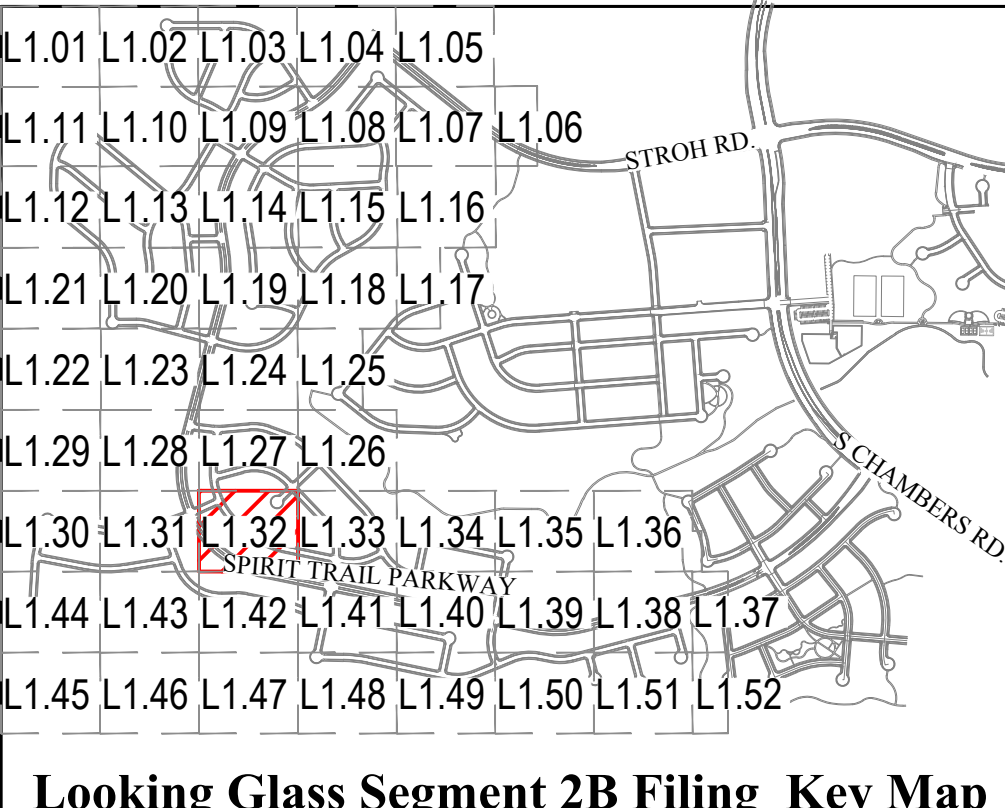
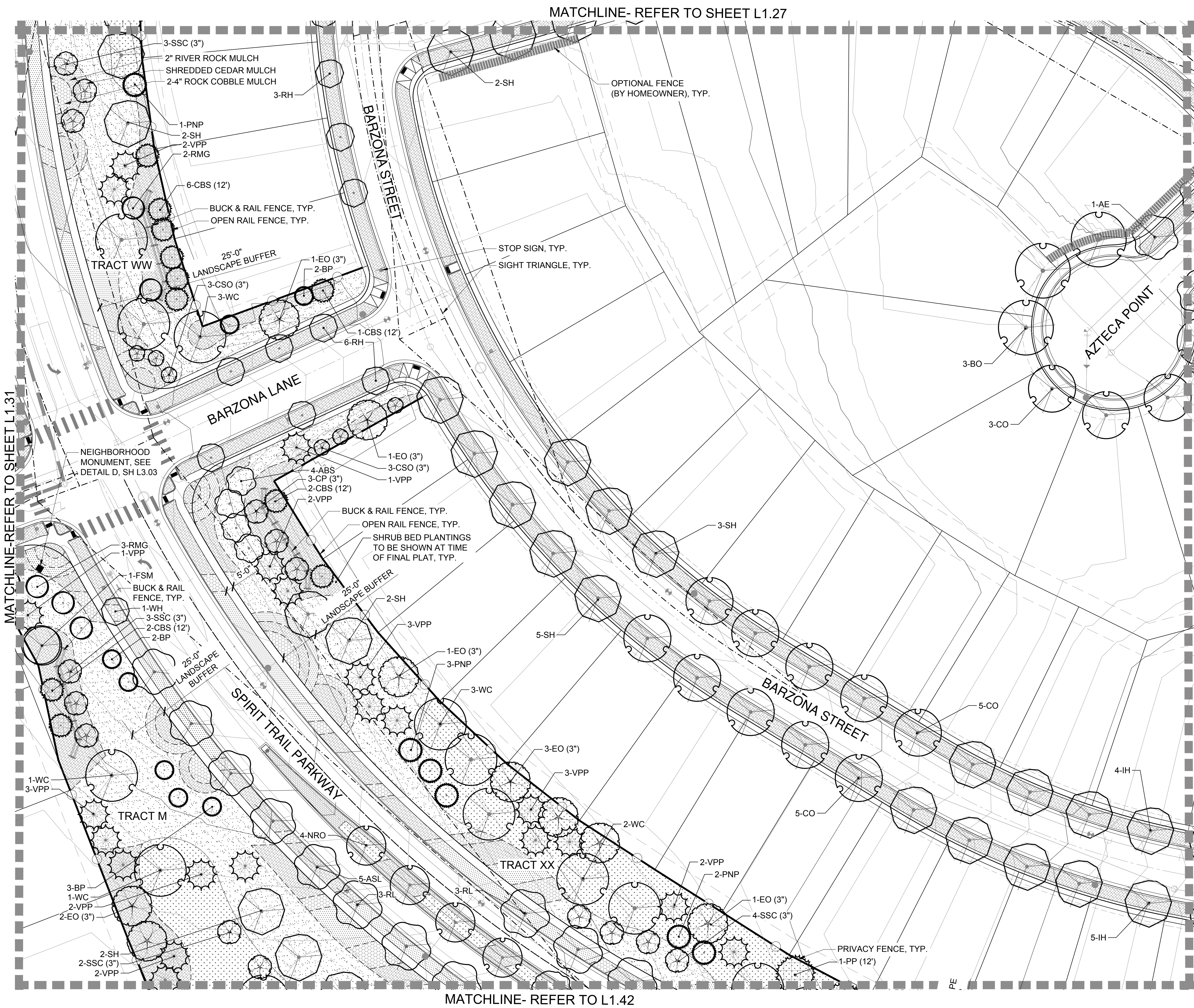


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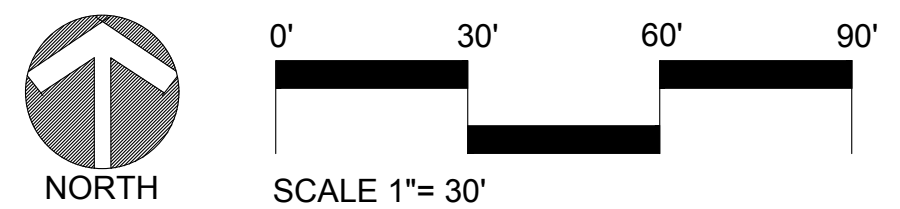
DATE: 2023-09-05
JOB NO: 1431-10
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APPROVED: -KH
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Landscape Plan
L1.31



- 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)
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 - OPEN RAIL FENCE
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 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

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



NO.	REVISION	DATE
1	SKETCH PLAN - 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN - 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN - 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN - 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

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

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APPROVED: -KH
CADD FILE: -

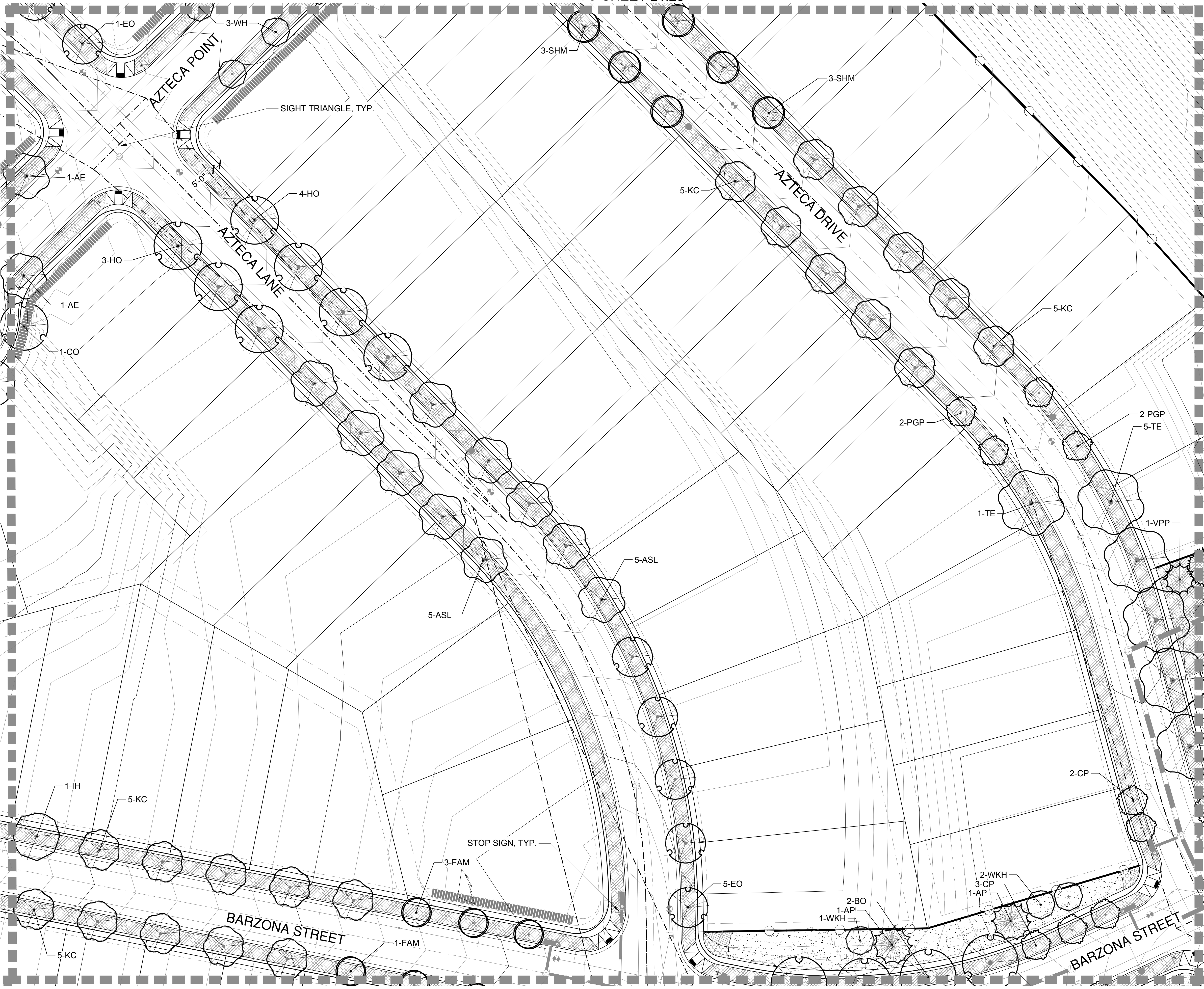
MATCHLINE- REFER TO L1.32

MATCHLINE- REFER TO SHEET L1.26

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L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
L1.50	L1.51	L1.52		

Looking Glass Segment 2B Filing Key Map

- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
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 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY



MATCHLINE- REFER TO L1.34

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

MATCHLINE- REFER TO L1.41

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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

Owner/Developer
LB Parker Owner, LLC
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303.446.2368



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APPROVED: -KH
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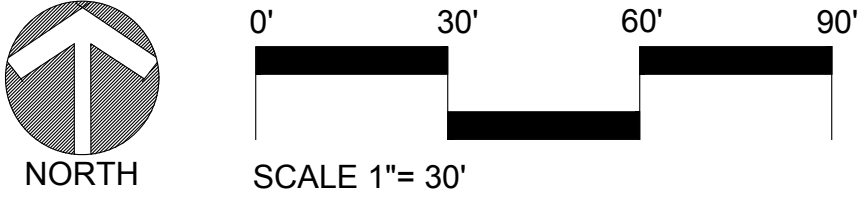
Landscape Plan
L1.33



Looking Glass Segment 2B Filing Key Map	
L1.01	L1.02
L1.11	L1.10
L1.12	L1.13
L1.21	L1.20
L1.22	L1.23
L1.29	L1.28
L1.30	L1.31
L1.44	L1.43
L1.45	L1.46
L1.03	L1.04
L1.09	L1.08
L1.14	L1.15
L1.19	L1.18
L1.24	L1.25
L1.27	L1.26
L1.32	L1.33
L1.42	L1.41
L1.47	L1.48
L1.05	L1.06
L1.16	L1.17
L1.18	L1.17
L1.25	
L1.26	
L1.34	L1.35
L1.39	L1.38
L1.50	L1.51
L1.52	

- 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)
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
- SOD (NATURE'S PRAIRIE)
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- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE
TRIANGLE
- RIGHT-OF -WAY

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



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

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



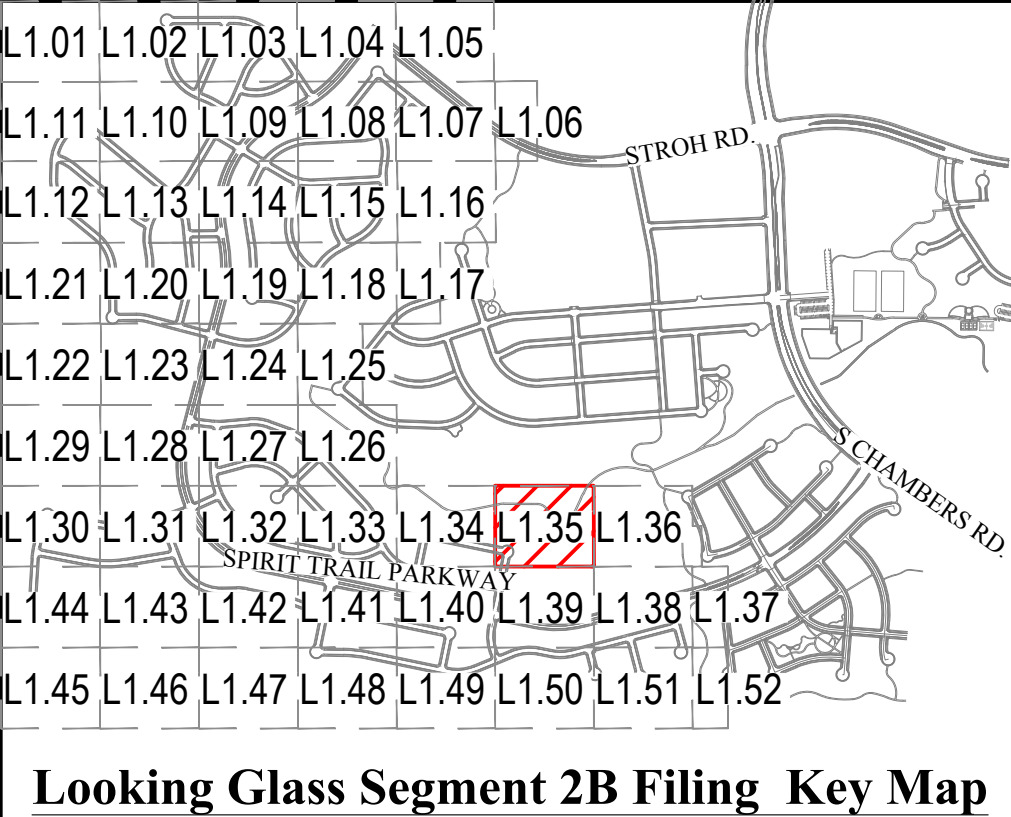
Civil Engineer
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Centennial, CO 80112
303.694.1520



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



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NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

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

Owner/Developer
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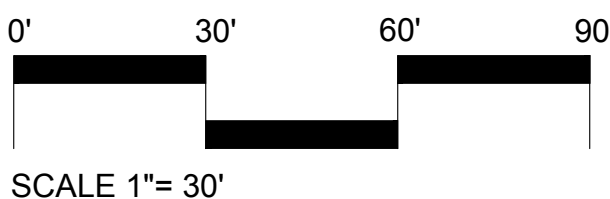
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Landscape Plan

L1.35





Looking Glass Segment 2B Filing Key Map

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024

Key Map showing sheet locations L1.01 through L1.52. Sheet L1.36 is highlighted in red.

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)
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
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- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF-WAY

MATCHLINE- REFER TO L1.37

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

MATCHLINE- REFER TO L1.37

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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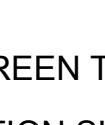
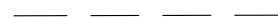
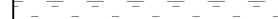
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303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
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Landscape Plan
L1.36



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)
	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

Owner/Developer
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Denver, CO 80211



DREAM FINDERS HOMES

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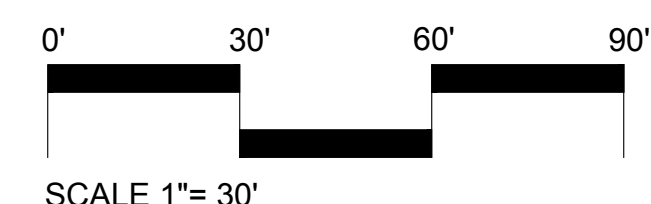


Planner / Landscape Architect
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 Denver, CO 80202
 303.446.2368

henry
design
group

DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: - SA/MK/AKH
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.37



L1.01 L1.02 L1.03 L1.04 L1.05

L1.11 L1.10 L1.09 L1.08 L1.07 L1.06

L1.12 L1.13 L1.14 L1.15 L1.16

L1.21 L1.20 L1.19 L1.18 L1.17

L1.22 L1.23 L1.24 L1.25

L1.29 L1.28 L1.27 L1.26

L1.30 L1.31 L1.32 L1.33 L1.34 L1.35 L1.36

L1.44 L1.43 L1.42 L1.41 L1.40 L1.39 L1.38 L1.37

L1.45 L1.46 L1.47 L1.48 L1.49 L1.50 L1.51 L1.52

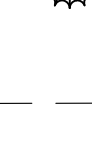
TROH RD

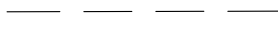
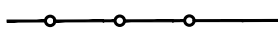
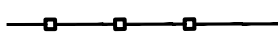
SCHAMBERS RD

SPIRIT TRAIL PARKWAY


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

 EVERGREEN TREE
 3" CAL. (as labeled on plan)

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

 MITIGATION EVERGREEN TREE
 12' (as labeled on plan)

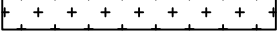
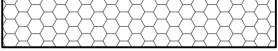

 LANDSCAPE EDGER

 OPEN RAIL FENCE

 PRIVACY FENCE

 OPTIONAL OPEN RAIL OR SOLID
 PRIVACY FENCING (BY HOMEOWNER)

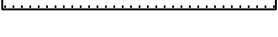
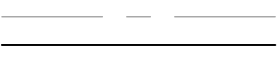

 SOD (NATURE'S PRAIRIE)

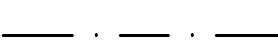
 SOD (ENVIROTURF)

 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

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
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Denver, CO 80211



DREAM FINDERS HOMES

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EMK Consultants
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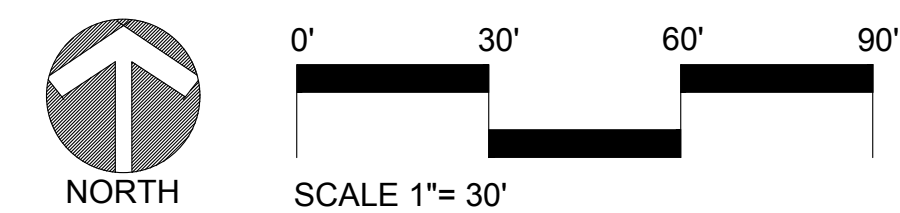
Landscape Plan

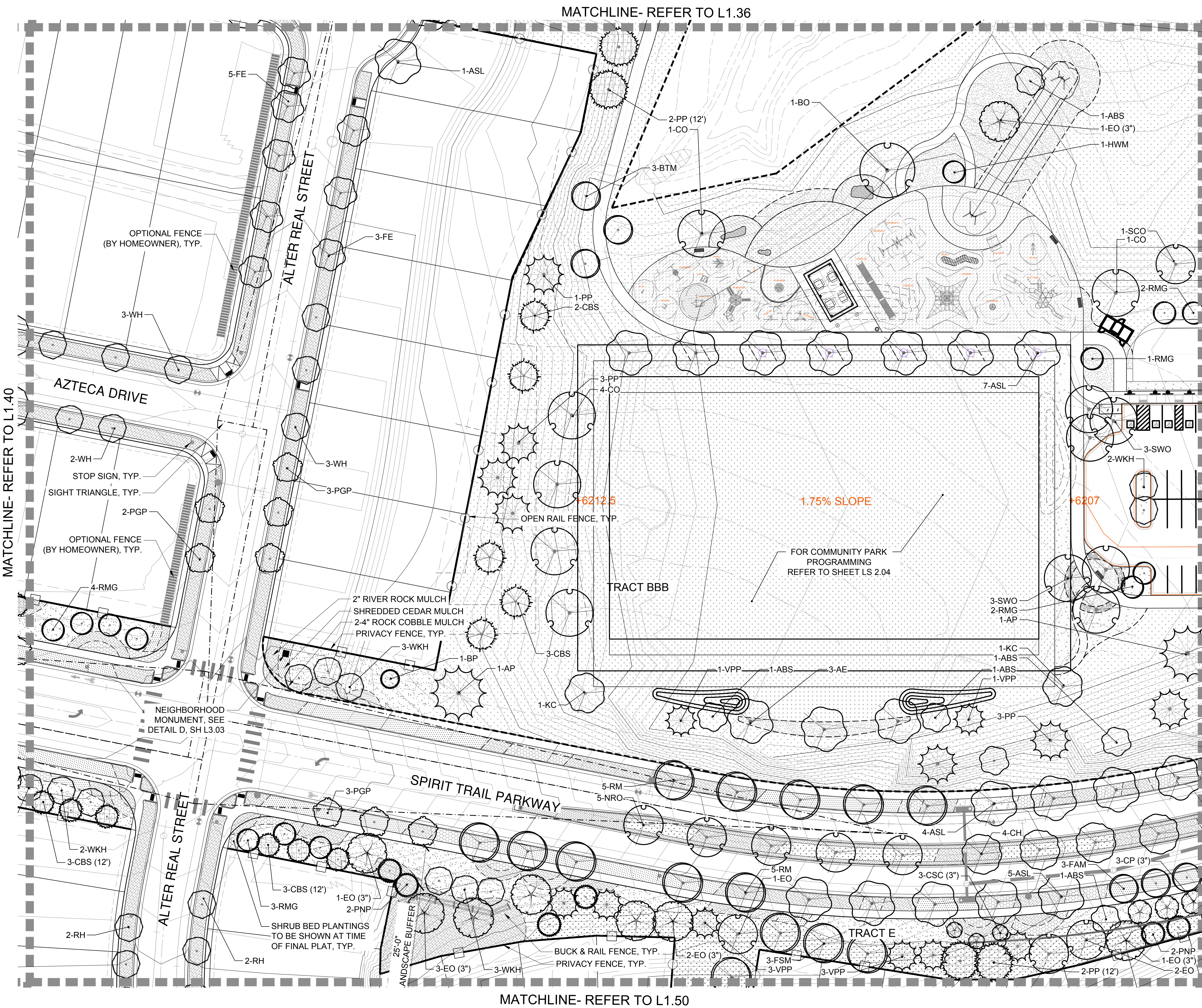
L1.38

MATCHLINE- REFER TO L1.37

MATCHLINE- REFER TO L1.51

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



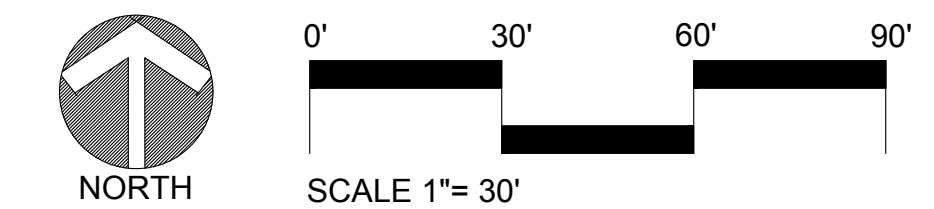


L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
				L1.50
				L1.51
				L1.52

Looking Glass Segment 2B Filing Key Map

- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE 12' (as labeled on plan)
 - 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

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



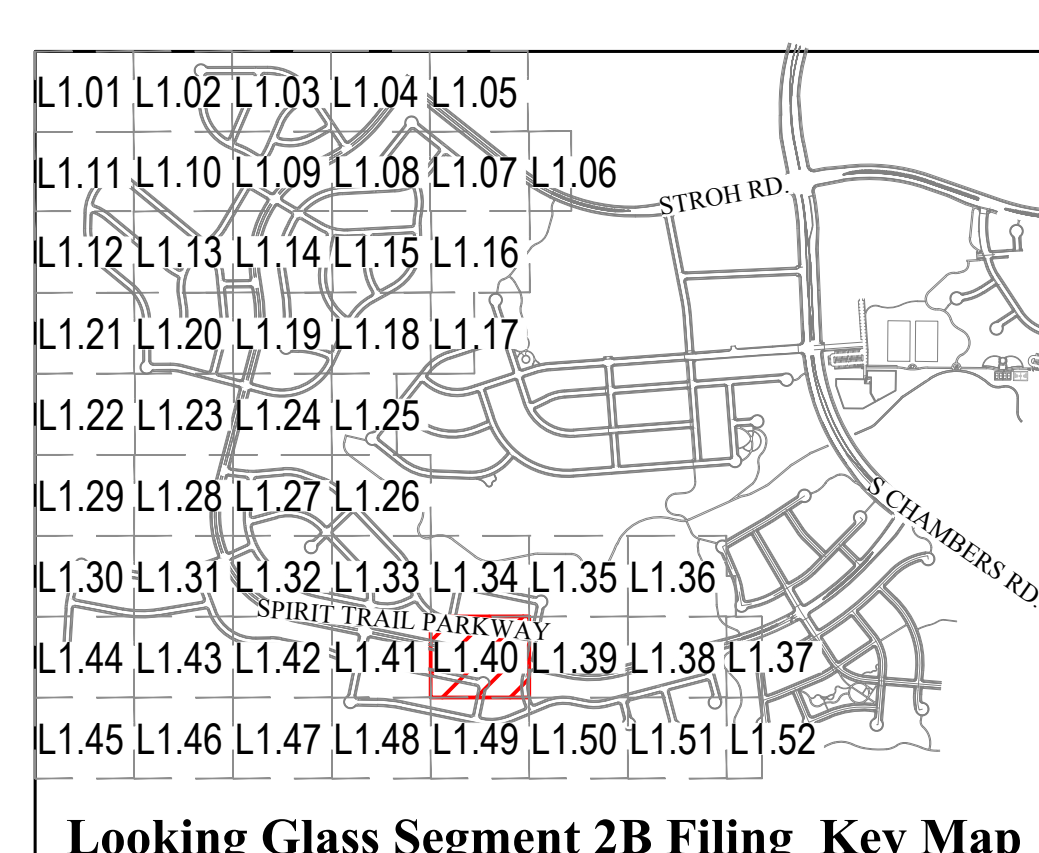
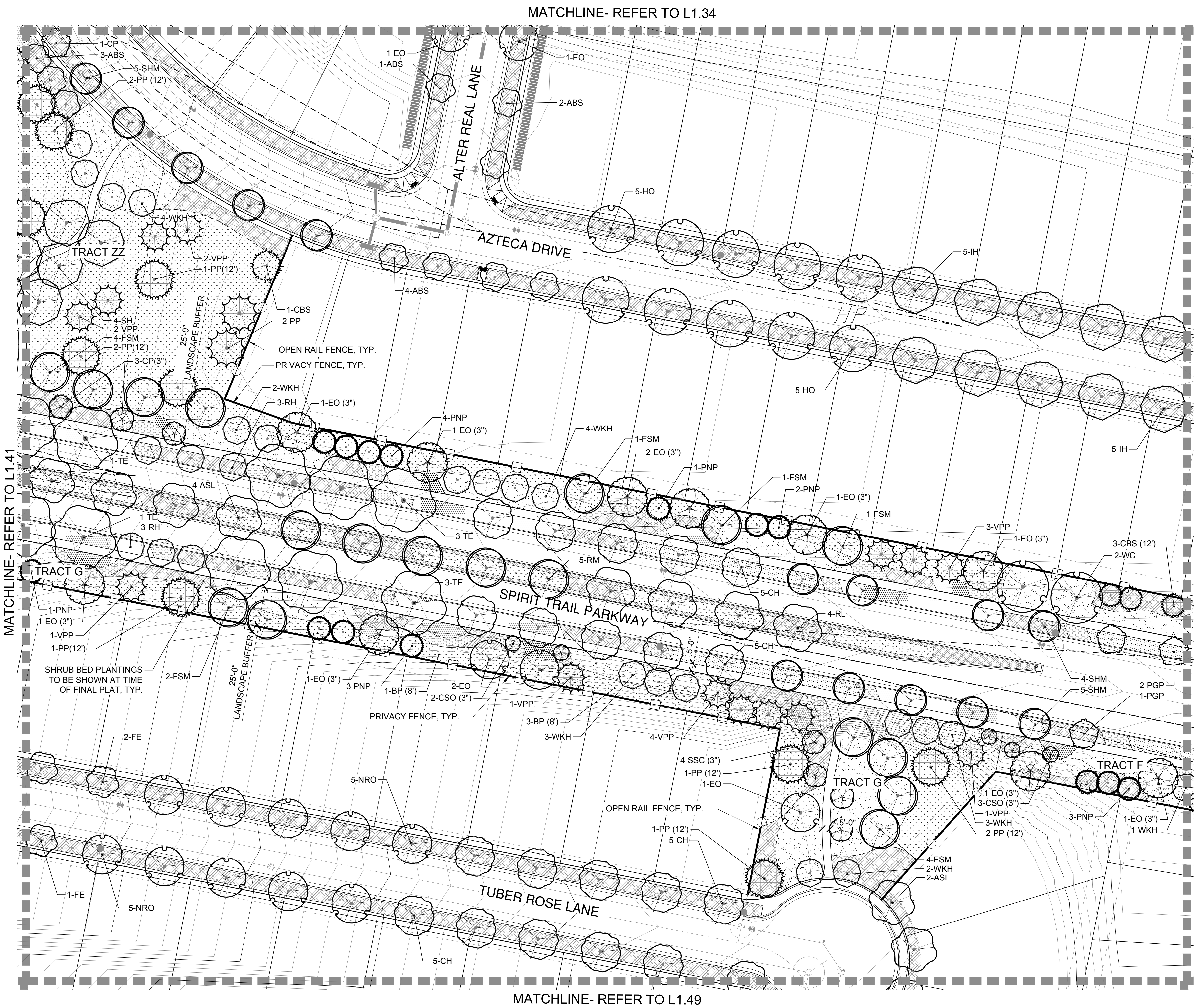
LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
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303.694.1520

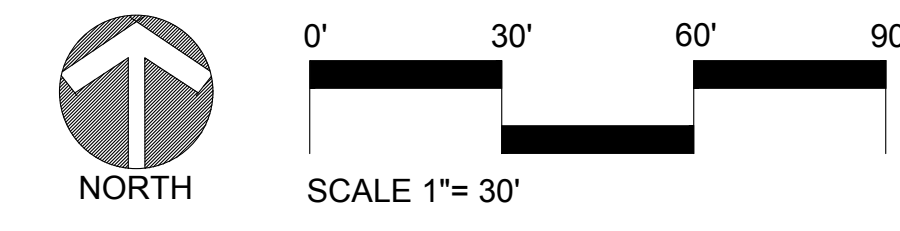
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DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -
Landscape Plan
L1.39



- 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)
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
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 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
 - TRIANGLE
 - RIGHT-OF -WAY

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



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

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

Owner/Developer
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DATE: 2023-09-05
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APPROVED: -KH
CADD FILE: -

Map showing the proposed Spirit Trail Parkway and surrounding lots. The map includes a grid of lot numbers (L1.01 to L1.52) and street names (STROTH RD, CHAMBERS RD, SPIRIT TRAIL PARKWAY). A red 'X' marks the intersection of Spirit Trail Parkway and Stroth Rd.

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)
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID
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- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE
TRIANGLE
- RIGHT-OF-WAY

LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT SKETCH & PRELIMINARY PLAN

IS A REMAINING " (NOT FOR CONSTRUCTION)

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DATE: 2023-09-05
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DRAWN BY: - SA/MK/AKH
APPROVED: - KH
CADD FILE: -

Landscape Plan

L1.41

MATCHLINE- REFER TO L1.42

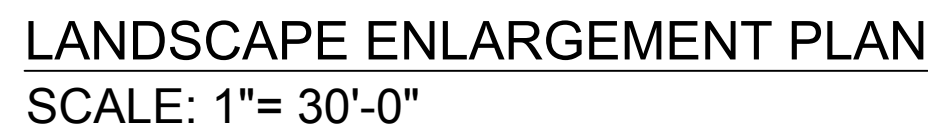
MATCHLINE- REFER TO L1.40

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

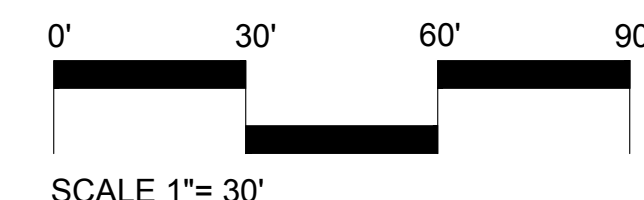


0' 30' 60' 90'

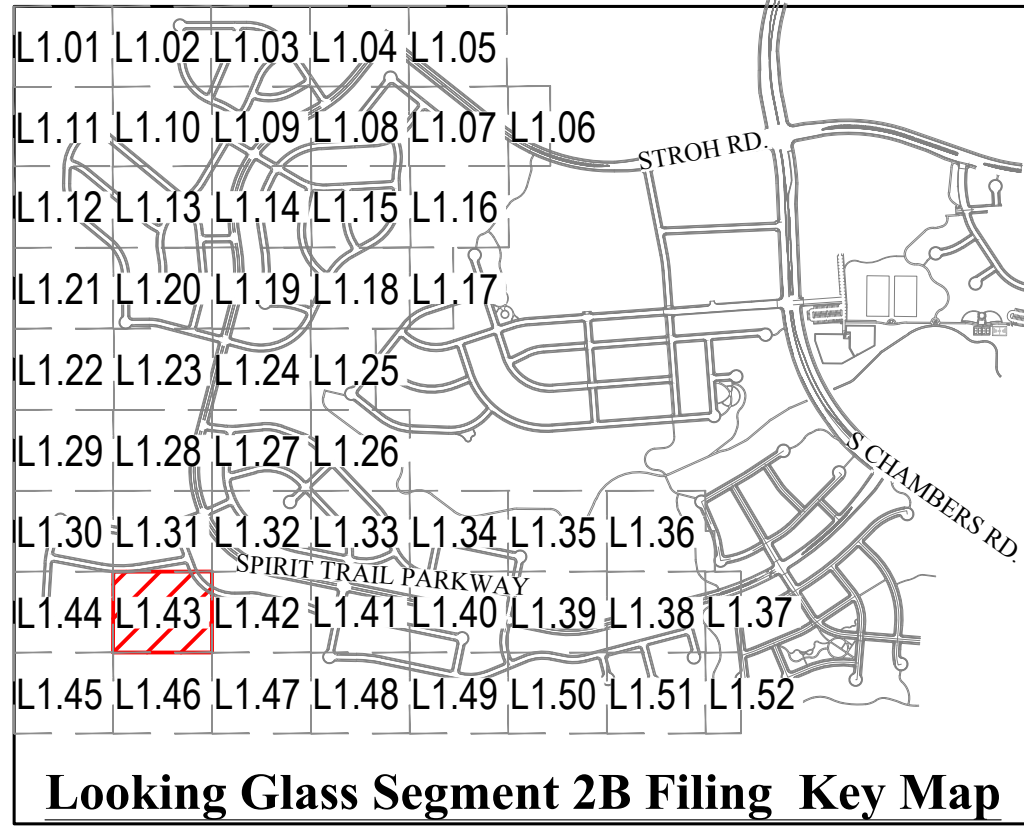
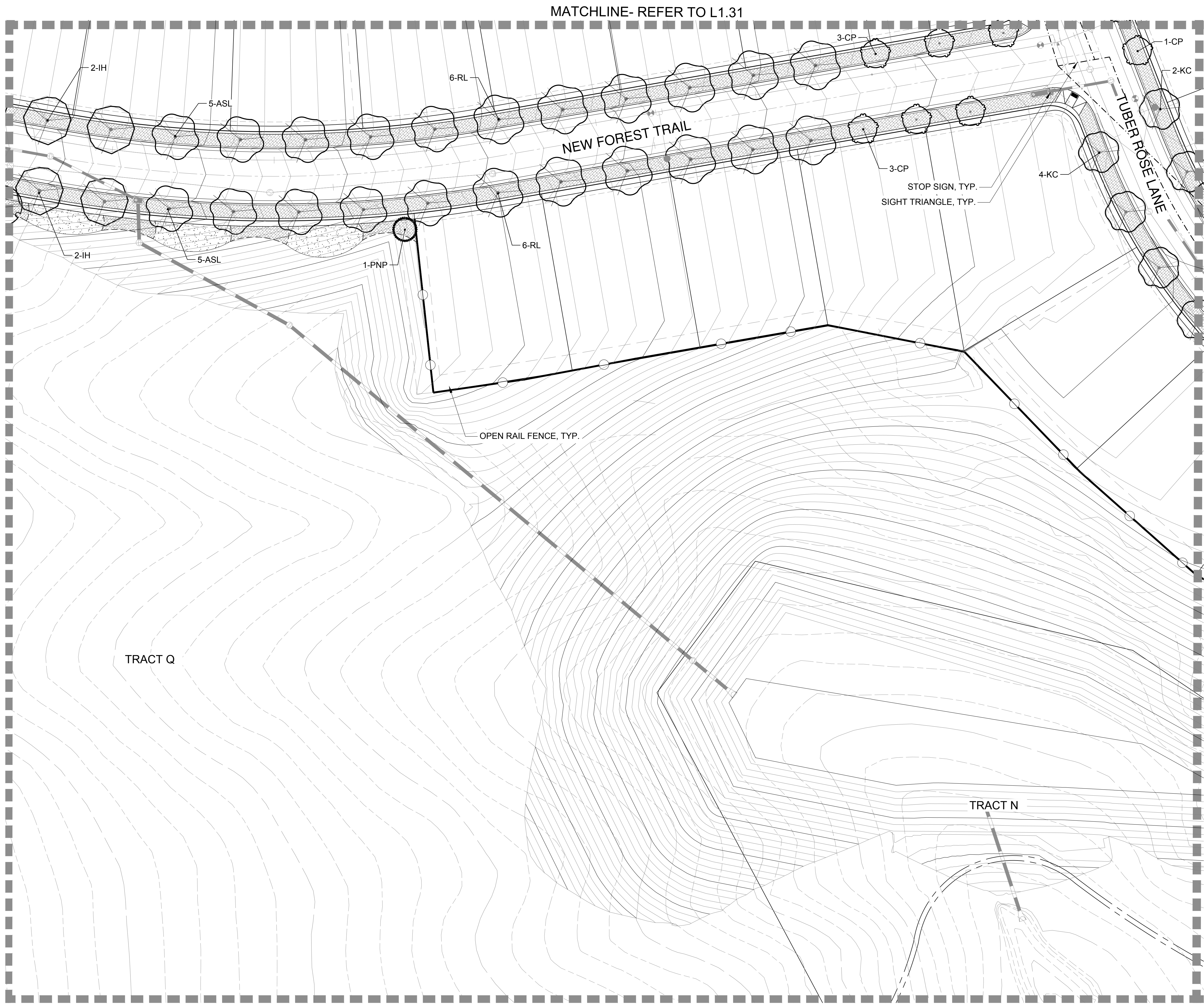
SCALE 1" = 30'



Landscape Plan
L1.42

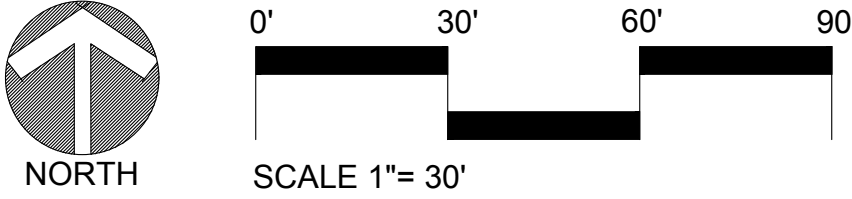


MATCHLINE- REFER TO L1.44



- 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)
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
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 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE TRIANGLE
 - RIGHT-OF -WAY

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



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

Owner/Developer
LB Parker Owner, LLC
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Matt Childers
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Denver, CO 80211



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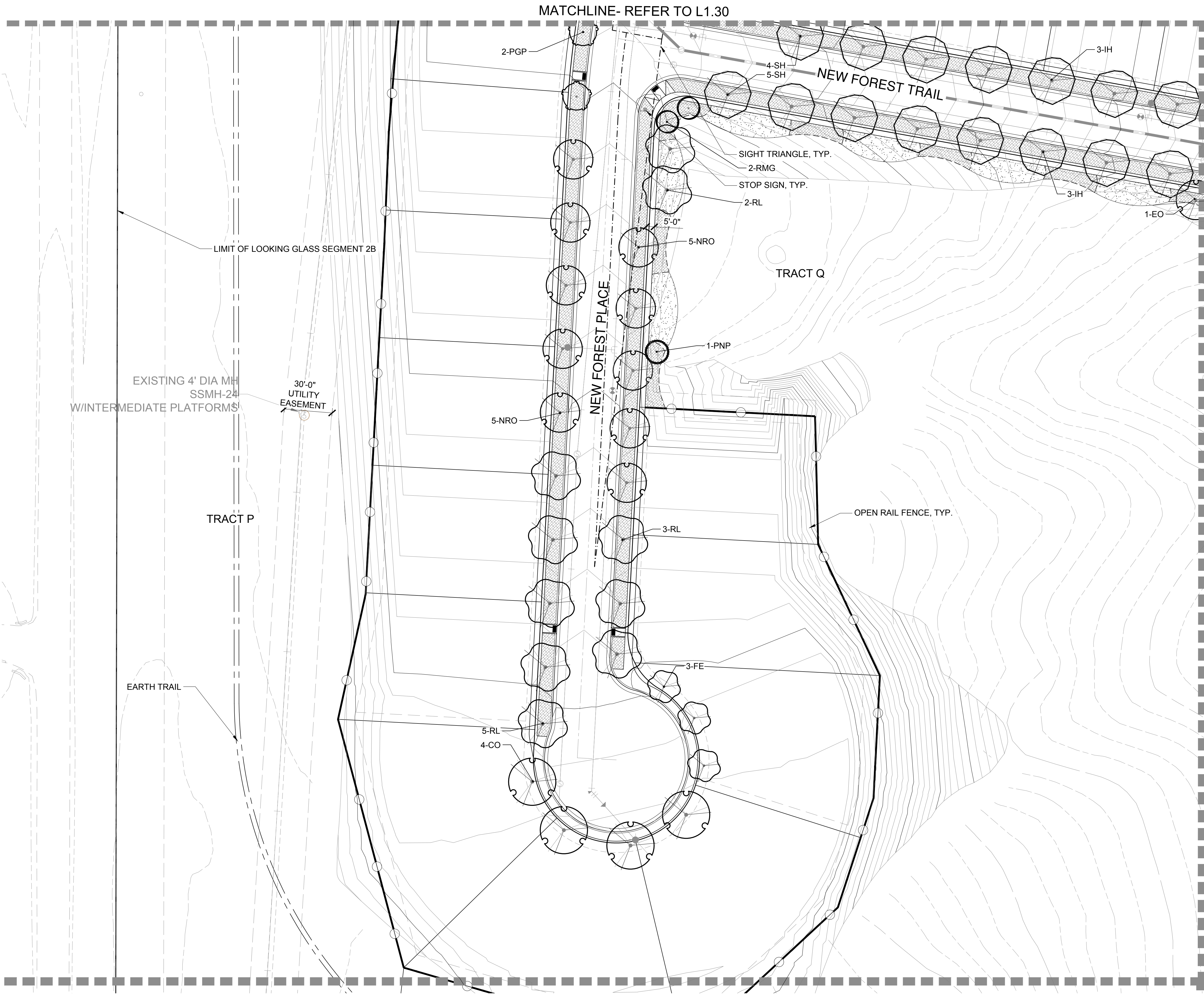


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DATE: 2023-09-05
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APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.43



Looking Glass Segment 2B Filing Key Map

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/27/2024

Key Map showing the location of Looking Glass Segment 2B within the larger project area, including streets like STROH RD, CHAMBERS RD, and SPIRIT TRAIL PARKWAY.

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)
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
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- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

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

Owner/Developer
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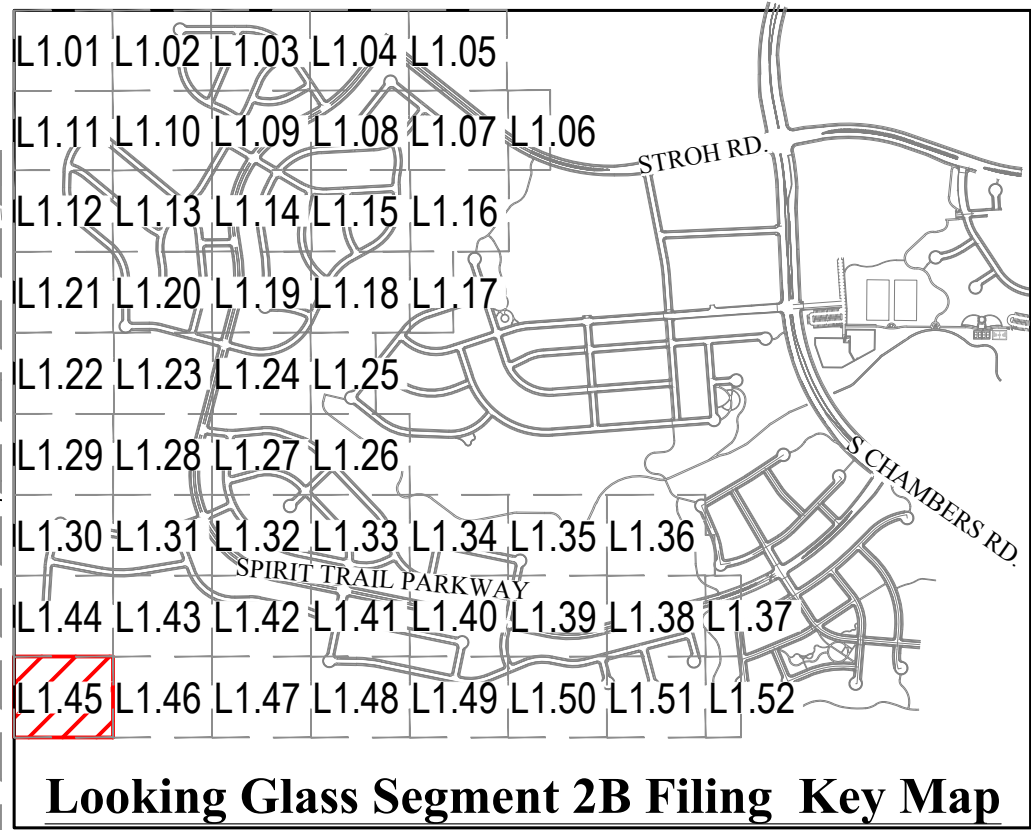
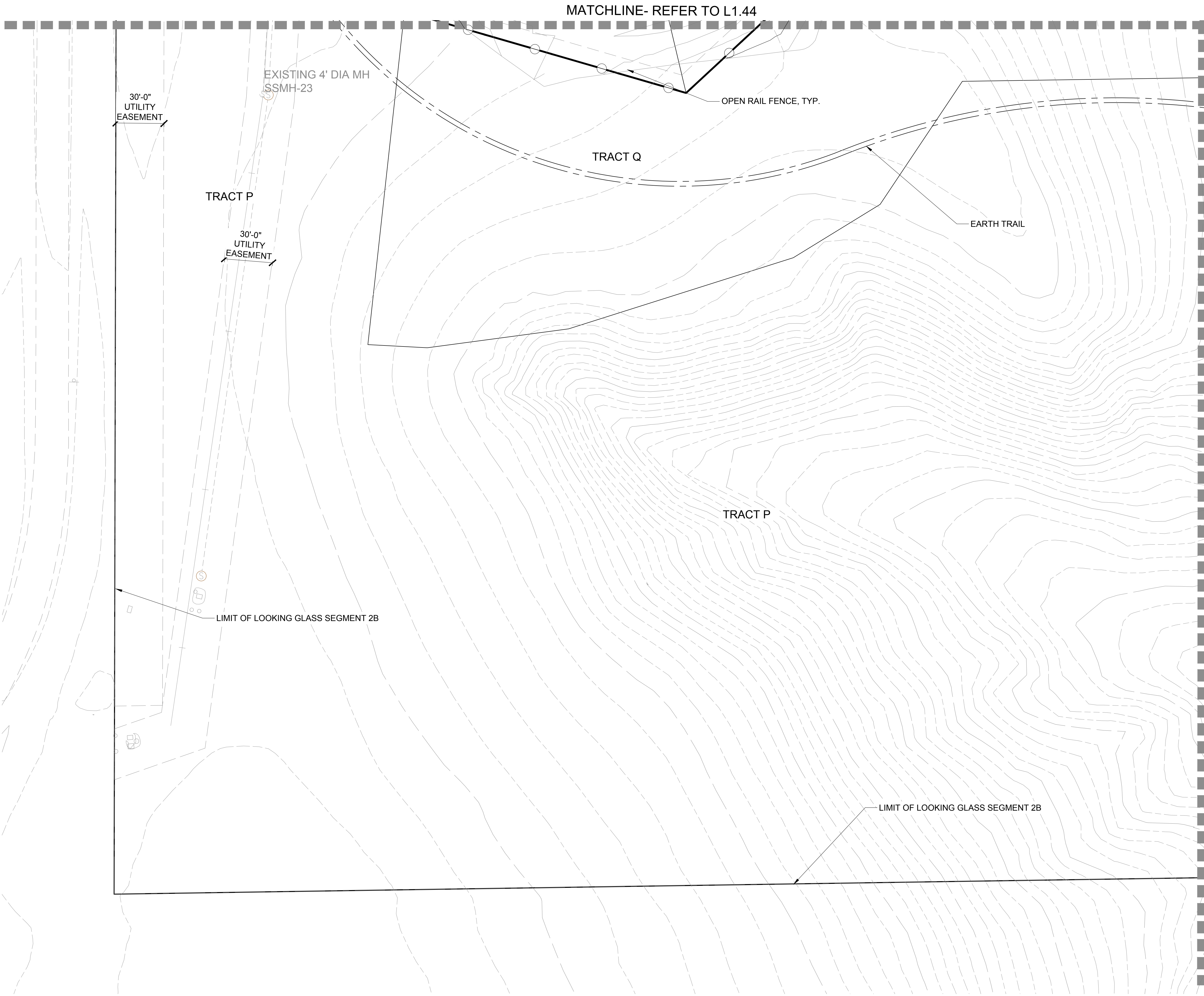
Landscape Plan
L1.44

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

North arrow pointing up.

Scale bar: 0' 30' 60' 90'

SCALE 1"= 30'



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
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 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
**SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
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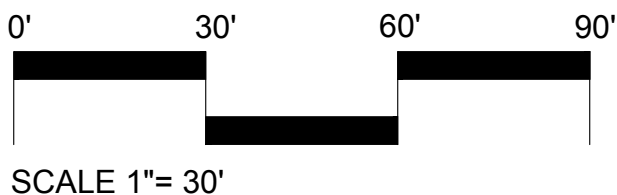
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CADD FILE: -

Landscape Plan
L1.45

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



MATCHLINE- REFER TO L1.45

MATCHLINE- REFER TO L1.43

TRACT Q

TRACT N

TRACT P

EARTH TRAIL

LIMIT OF LOOKING GLASS SEGMENT 2B

L1.01 L1.02 L1.03 L1.04 L1.05
L1.11 L1.10 L1.09 L1.08 L1.07 L1.06
L1.12 L1.13 L1.14 L1.15 L1.16
L1.21 L1.20 L1.19 L1.18 L1.17
L1.22 L1.23 L1.24 L1.25
L1.29 L1.28 L1.27 L1.26
L1.30 L1.31 L1.32 L1.33 L1.34 L1.35 L1.36
L1.44 L1.43 L1.42 L1.41 L1.40 L1.39 L1.38 L1.37
L1.45 L1.46 L1.47 L1.48 L1.49 L1.50 L1.51 L1.52

Looking Glass Segment 2B Filing Key Map

LEGEND

SHADE TREE
 ORNAMENTAL TREE
 EVERGREEN TREE
 MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 MITIGATION EVERGREEN TREE
12' (as labeled on plan)

LANDSCAPE EDGER
 OPEN RAIL FENCE
 PRIVACY FENCE
 OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
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 BUCK & RAIL FENCE
 SIGHT DISTANCE
TRIANGLE
 RIGHT-OF -WAY

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

0' 30' 60' 90'

SCALE 1"= 30'

LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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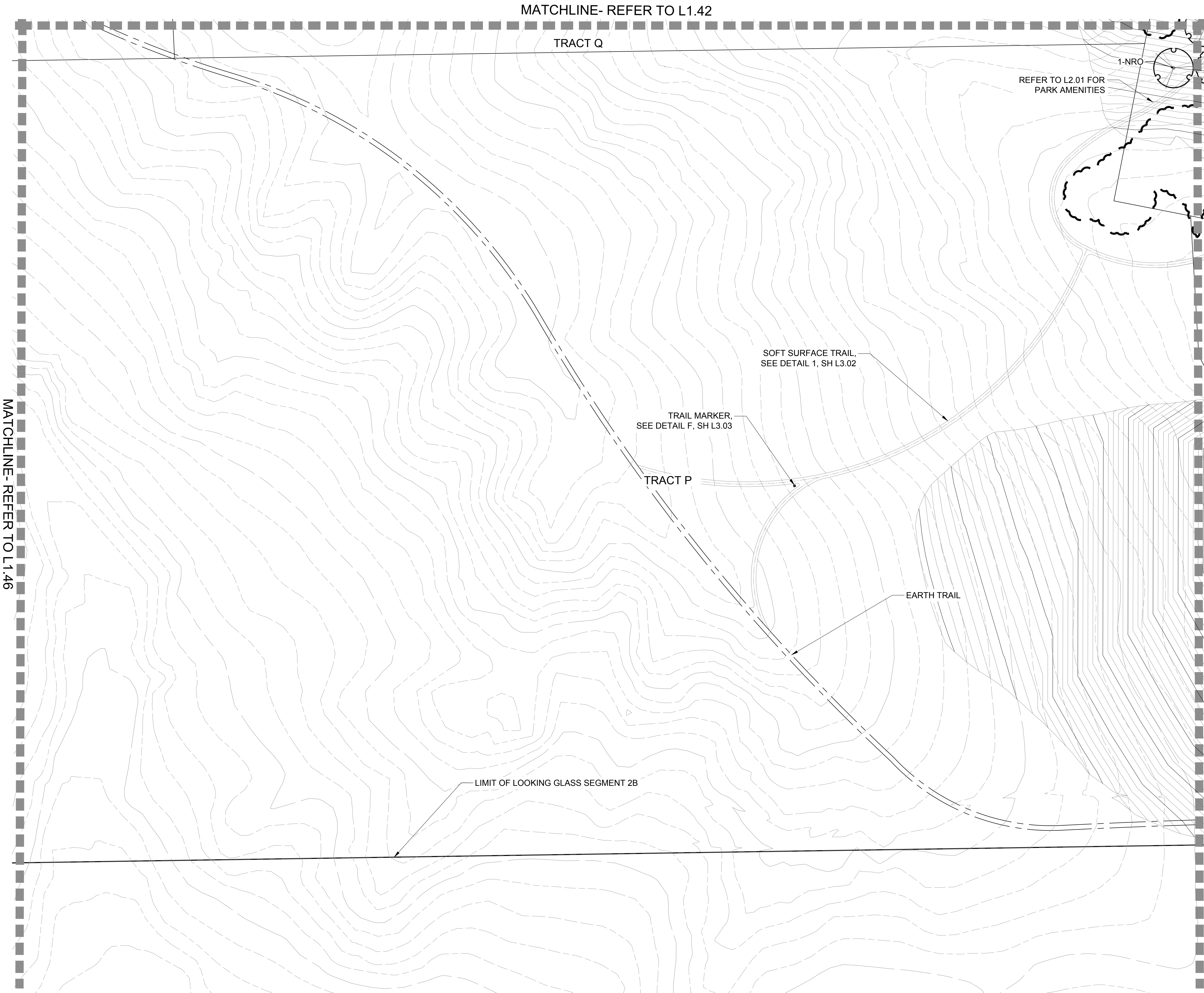


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DATE: 2023-09-05
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CADD FILE: -

Landscape Plan
L1.46



L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
				L1.50
				L1.51
				L1.52

Looking Glass Segment 2B Filing Key Map

- LEGEND

 - SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
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 - 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

LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

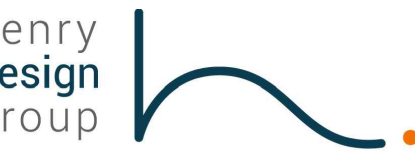
Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211



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



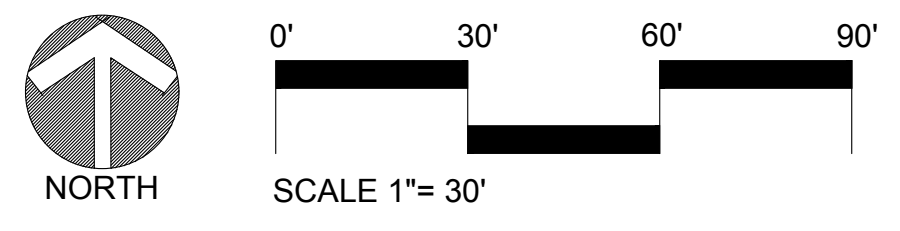
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

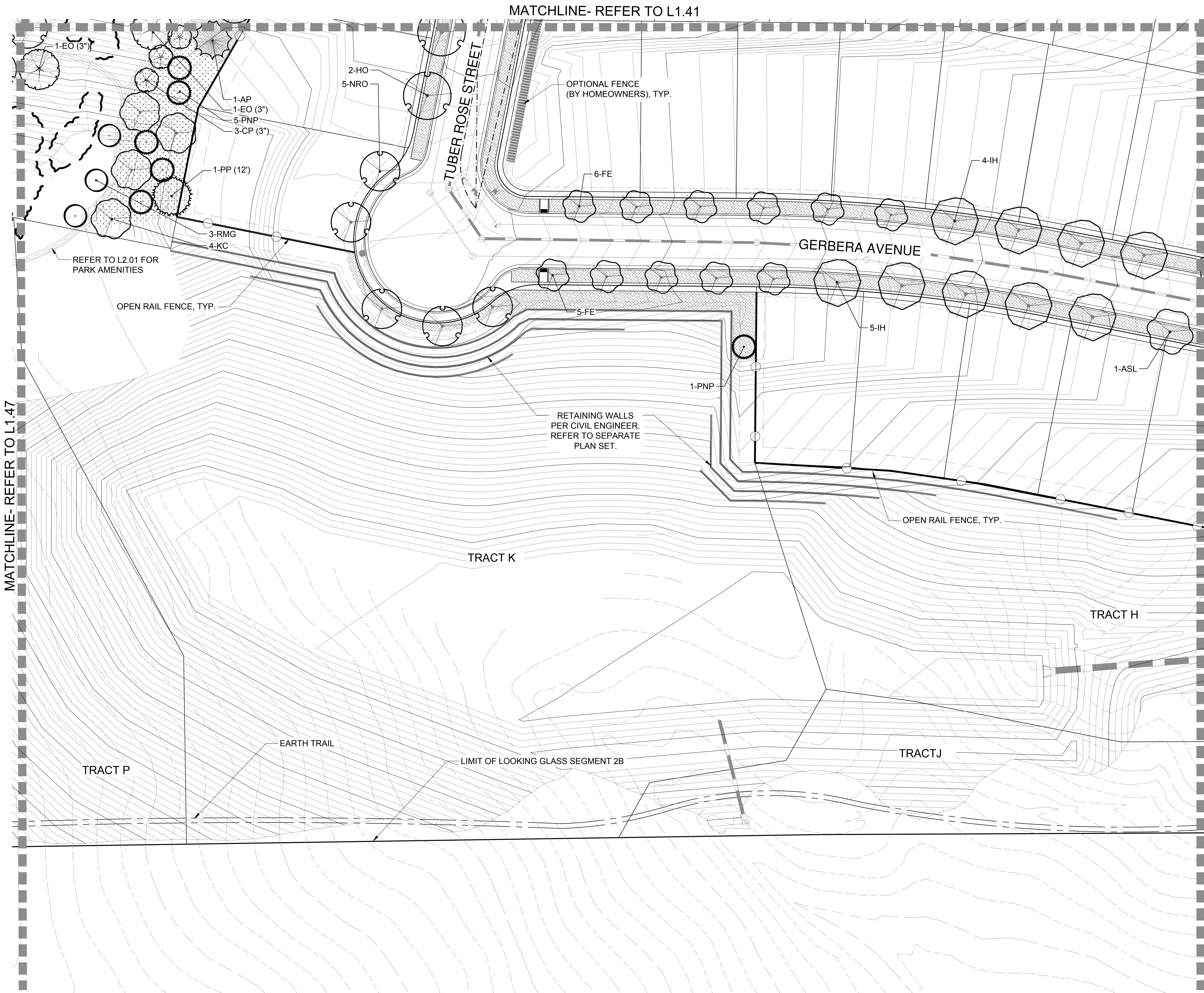


DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.47

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



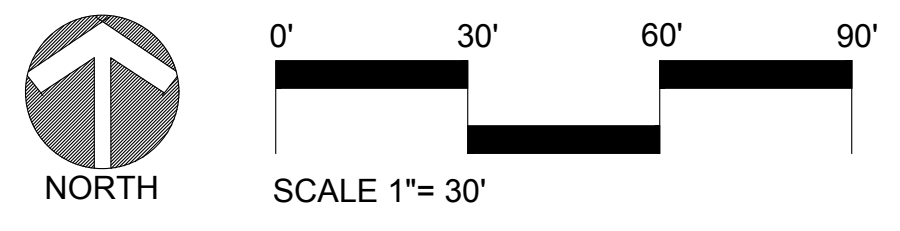


L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
				L1.50
				L1.51
				L1.52

Looking Glass Segment 2B Filing Key Map

- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE 12' (as labeled on plan)
 - 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

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



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

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



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

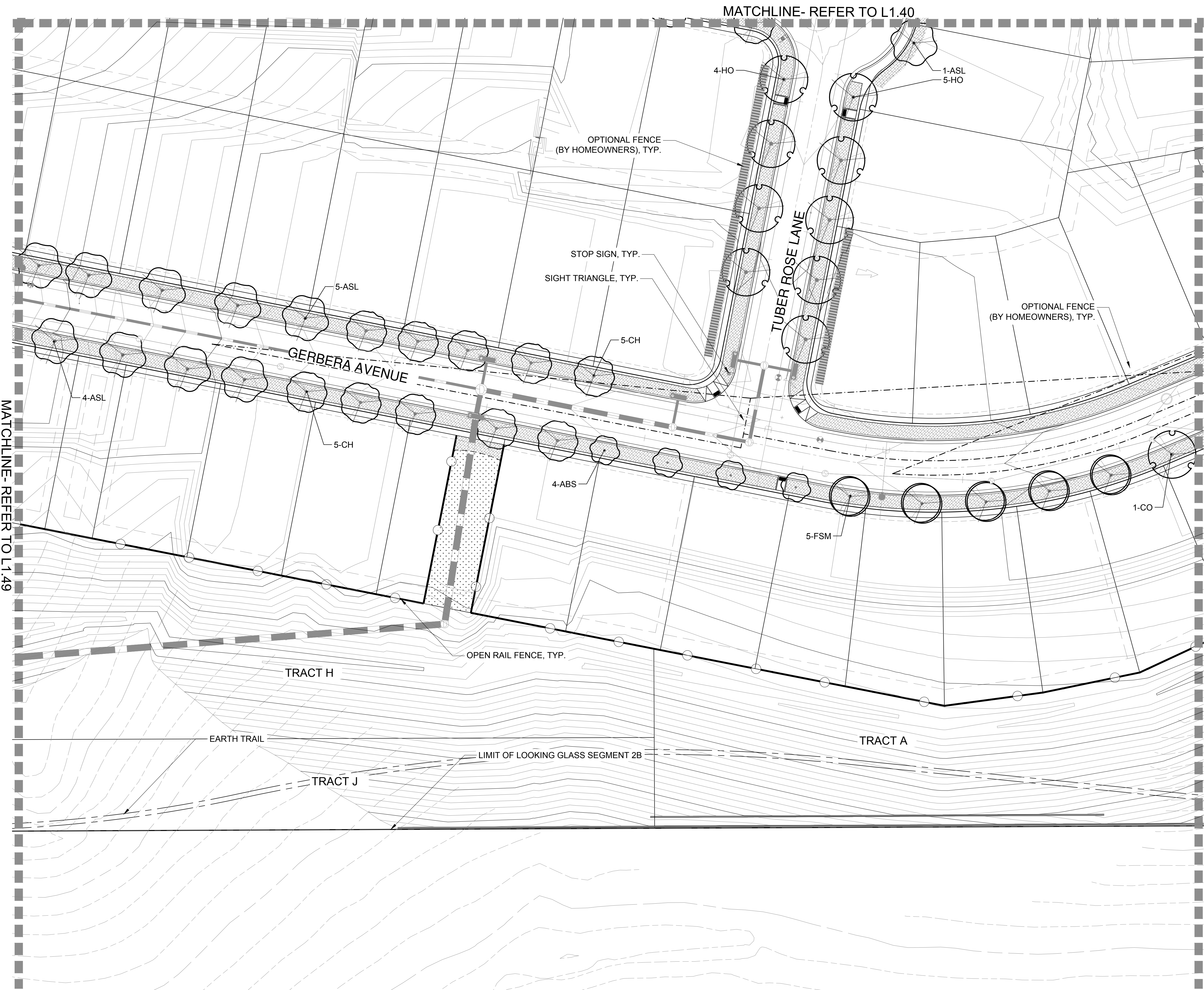


Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.48



Looking Glass Segment 2B Filing Key Map

NO.	REVISION	DATE
1	SKETCH PLAN - 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN - 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN - 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN - 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

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)
- LANDSCAPE EDGER
- OPEN RAIL FENCE
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- 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

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

NORTH

0' 30' 60' 90'

SCALE 1"= 30'

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

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



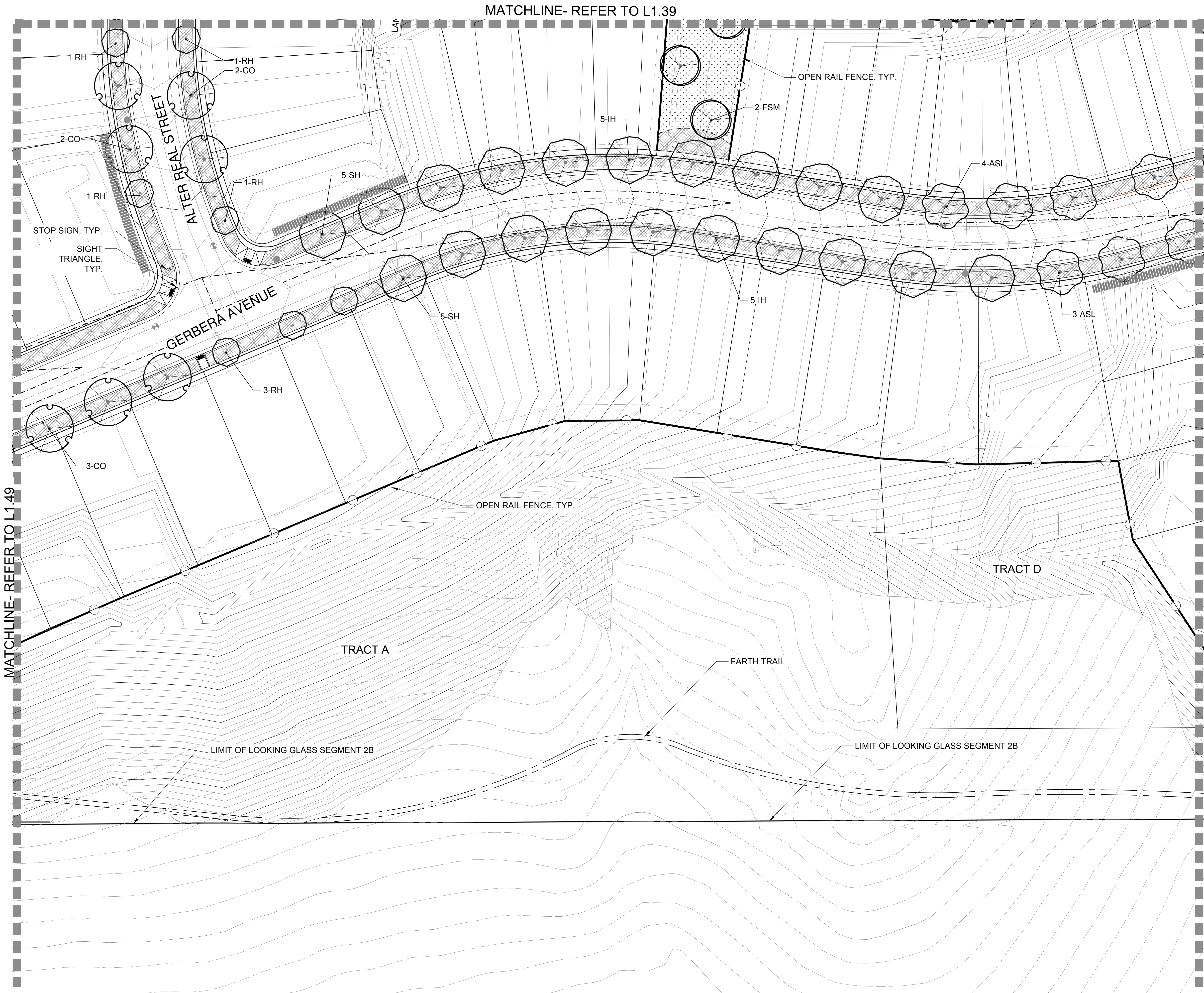
Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



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1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -



Looking Glass Segment 2B Filing Key Map

L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
				L1.50
				L1.51
				L1.52

- 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)
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
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 - OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
 - SOD (NATURE'S PRAIRIE)
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 - 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

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

North arrow and scale bar (0' to 90').
SCALE 1"= 30'

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

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
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Denver, CO 80211



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

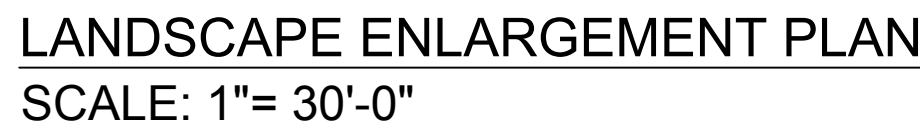


Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.50



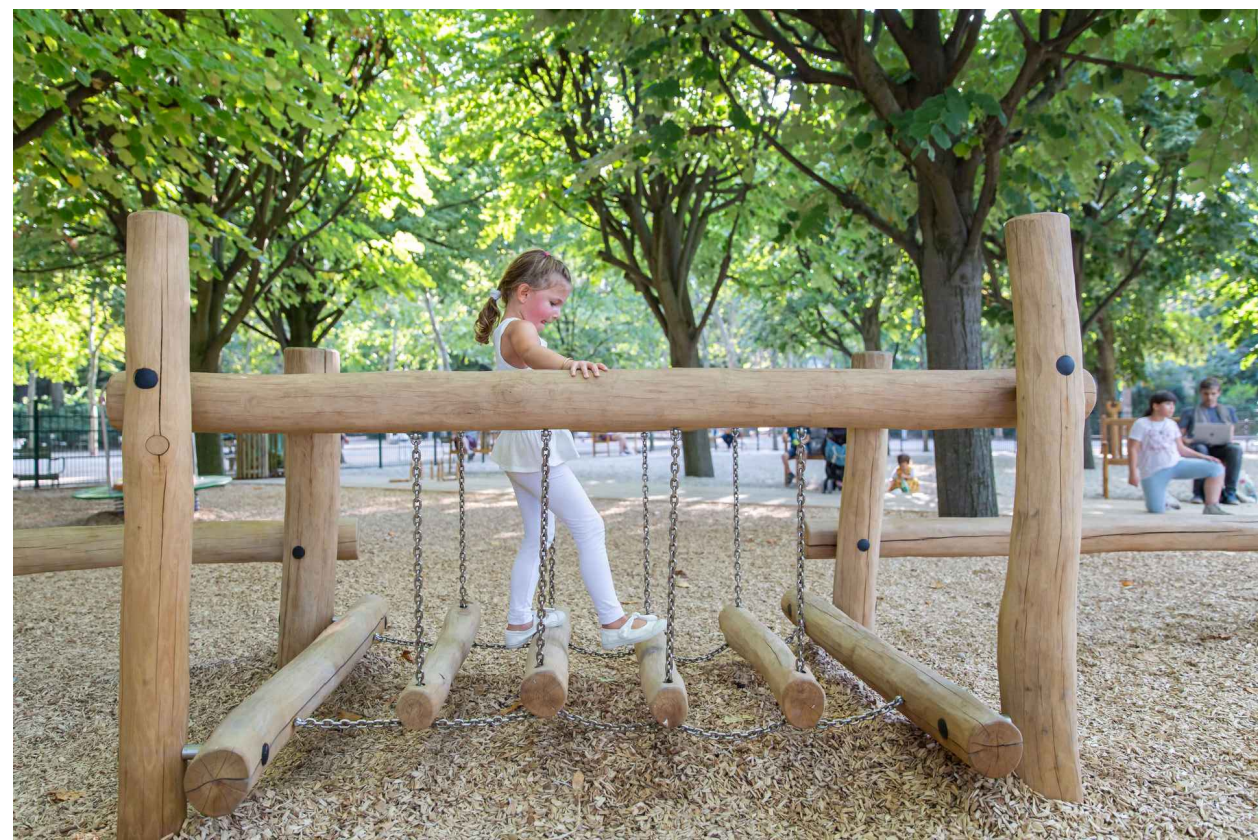
Landscape Plan
L1.52



A SPINNER PLATE
MANUFACTURER: KOMPAN
MODEL: ROBINIA NRO110



B DAISY SWING
MANUFACTURER: KOMPAN
MODEL: ROBINIA NRO616



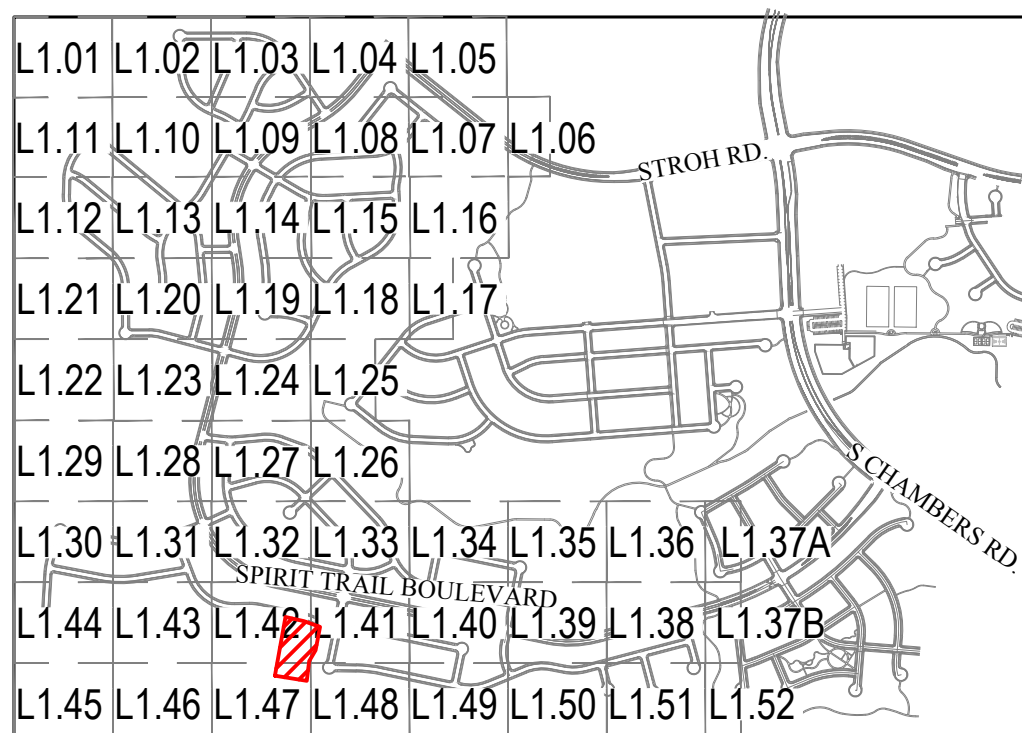
C WOBBLE BRIDGE
MANUFACTURER: KOMPAN
MODEL: ROBINIA NRO810



D HAMMOCK
MANUFACTURER: KOMPAN
MODEL: ROBINIA NRO815



E BEE SPRING RIDER
MANUFACTURER: KOMPAN
MODEL: ROBINIA NRO815

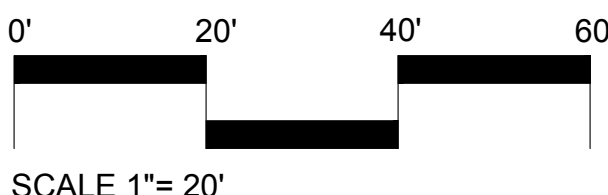


LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
- MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
- MITIGATION EVERGREEN TREE 8', 10', 12' (as labeled on plan)
- SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
- SOD (NATURE'S PRAIRIE)
- SOD (ENVIROTURF)
- NATIVE SEED
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- 2" - 4" ROCK COBBLE MULCH
- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- PLAY SURFACING
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF-WAY

Neighborhood Park Requirements:		Tract L (1.25 acres)
#	Requirements	Required / Provided
Required amenities for all parks		
1	Landscaping	✓
2	Tables and Seating	✓
3	Internal access pathway	✓
4	Open turf play areas	not provided (exist. Vegetation)
5	Universal and inclusive play elements	✓
6	Dog waste stations (3)	✓
7	Trash receptacle (3)	✓
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	✓
Category Additional Amenities		Amenity Provided
1	Gathering Spaces & Self-directed activities	Chess Table
2	Paths, Trails and Trailheads	Loop Path (soft surface)
2	Play Space and Equipment	Nature Play Features
3	Support Amenity (1 per acre)	Bike Rack and Repair station
4	Optional - Specialized Facilities	Not Required

NOTE: DESIGN, LAYOUT, PARKING AND GRADING ARE CONCEPTUAL AND TO BE DETERMINED AT TIME OF SUBMITTAL.



LOOKING GLASS SEGMENT 2B

PARKER, COLORADO
SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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



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



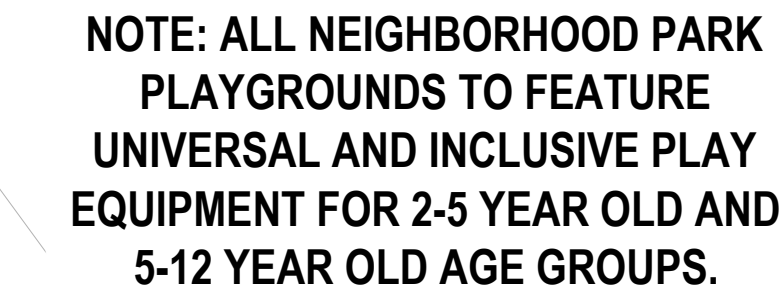
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 9-5-2023
JOB NO: 1431-10
DRAWN BY: -SA/MK/AS/AG
APPROVED: -KH
CADD FILE: -

PARK AMENITY PLAN

L2.01



NEIGHBORHOOD PARK TRACT NN - AMENITIES
SCALE: 1"= 20'-0"

NOTE: DESIGN, LAYOUT, PARKING AND GRADING ARE CONCEPTUAL AND TO BE DETERMINED AT TIME OF SUBMITTAL.



A BOCCE
CONSTRUCTION DETAILS TO BE SHOWN AT TIME OF FINAL PLAT



B CORNHOLE (BAG TOSS)
CONSTRUCTION DETAILS TO BE SHOWN AT TIME OF FINAL PLAT



C **PLAY TOWER STRUCTURE**
MANUFACTURER: KOMPAN
MODEL: PCM114231



D SWING SET
MANUFACTURER: KOMPAN
MODEL: KSW92011



E SEESAW
MANUFACTURER: KOMPAN
MODEL: ELE400022

The map displays a grid of streets with lot numbers. The streets shown are Stroth Road, Spirit Trail Boulevard, and Chambers Road. The lot numbers are arranged in a grid pattern, with L1.01 at the top left and L1.52 at the bottom right. A red square highlights the intersection of L1.13 and L1.14.

Stroth Road	Spirit Trail Boulevard	Chambers Road
L1.01	L1.02	L1.03
L1.04	L1.05	
L1.11	L1.10	L1.09
L1.08	L1.07	L1.06
L1.12	L1.13	L1.14
L1.15	L1.16	
L1.21	L1.20	L1.19
L1.18	L1.17	
L1.22	L1.23	L1.24
L1.25		
L1.29	L1.28	L1.27
L1.26		
L1.30	L1.31	L1.32
L1.33	L1.34	L1.35
L1.36	L1.37A	
L1.44	L1.43	L1.42
L1.41	L1.40	L1.39
L1.38	L1.37B	
L1.45	L1.46	L1.47
L1.48	L1.49	L1.50
L1.51	L1.52	

Looking Glass Segment 2B Filing Key Map

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

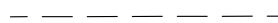
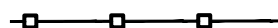
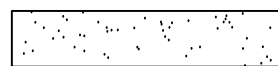
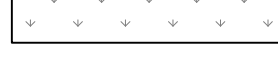
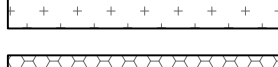
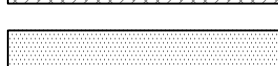
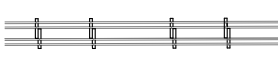
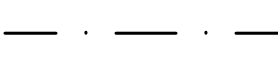
MITIGATION SHADE TREE
3" CAL. (as labeled on plan)

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

MITIGATION EVERGREEN TREE
8', 10', 12' (as labeled on plan)

SHRUB

ORNAMENTAL GRASS

- | | |
|---|---|
|  | LANDSCAPE EDGER |
|  | OPEN RAIL FENCE |
|  | PRIVACY FENCE |
|  | OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER) |
|  | SOD (NATURE'S PRAIRIE) |
|  | SOD (ENVIROTURF) |
|  | NATIVE SEED |
|  | STABILIZED CRUSHER FINES |
|  | 2"- 4" ROCK COBBLE MULCH |
|  | 2" RIVER ROCK MULCH |
|  | SHREDDED CEDAR MULCH |
|  | PLAY SURFACING |
|  | 10' CONCRETE REGIONAL TRAIL |
|  | BUCK & RAIL FENCE |
|  | SIGHT DISTANCE
TRIANGLE |
|  | RIGHT-OF -WAY |

Neighborhood Park Requirements:		TRACT NN (1.04 acres)
#	Requirements Section 13.07.140(c)(10)	Required / Provided
Required amenities for all parks.		
1	Landscaping	✓
2	Tables and Seating	✓
3	Internal access pathway	✓
4	Open turf play areas	✓
5	Universal and inclusive play elements	✓
6	Dog waste stations (3)	✓
7	Trash receptacle (3)	✓
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	✓
Category	Additional Amenities Section 13.07.140	Amenity Provided
1	Gathering and Self-directed Activities	Cornhole
2	Active Uses	Bocce
2	Active Uses	Small Playground
3	Support Amenity (1 per acre)	On street parking
4	Optional - Specialized Facilities	Not Required



0' 20' 40' 60'

SCALE 1" = 20'

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN- 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN- 4TH SUBMITTAL	06/25/2024
5		
6		
7		
8		

LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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



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

henry
design
group

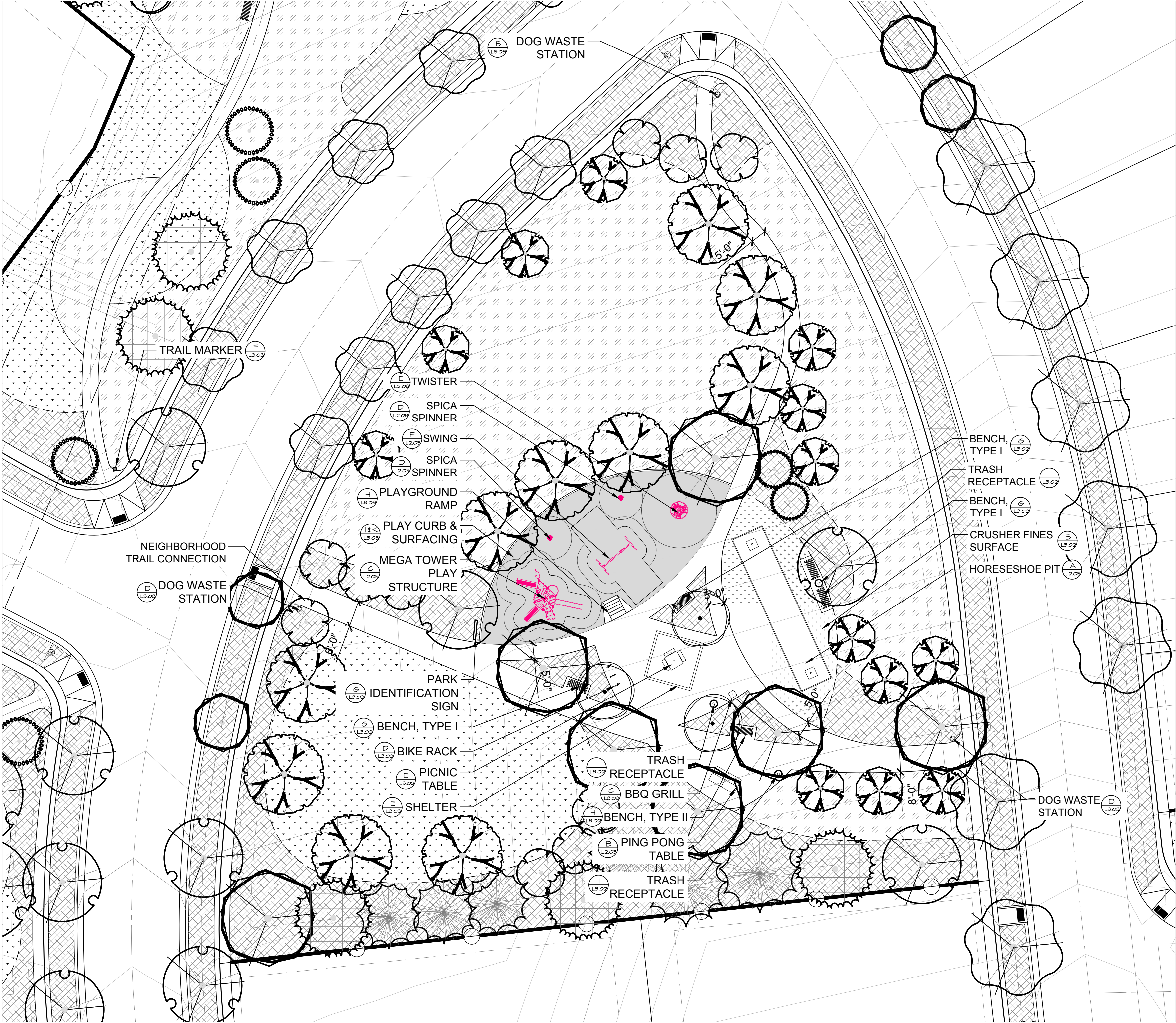
DATE: 9-5-2023
JOB NO: 1431-10
DRAWN BY: - SA/MK/AS/AG
APPROVED: - KH
CADD FILE: -

PARK AMENITY PLAN

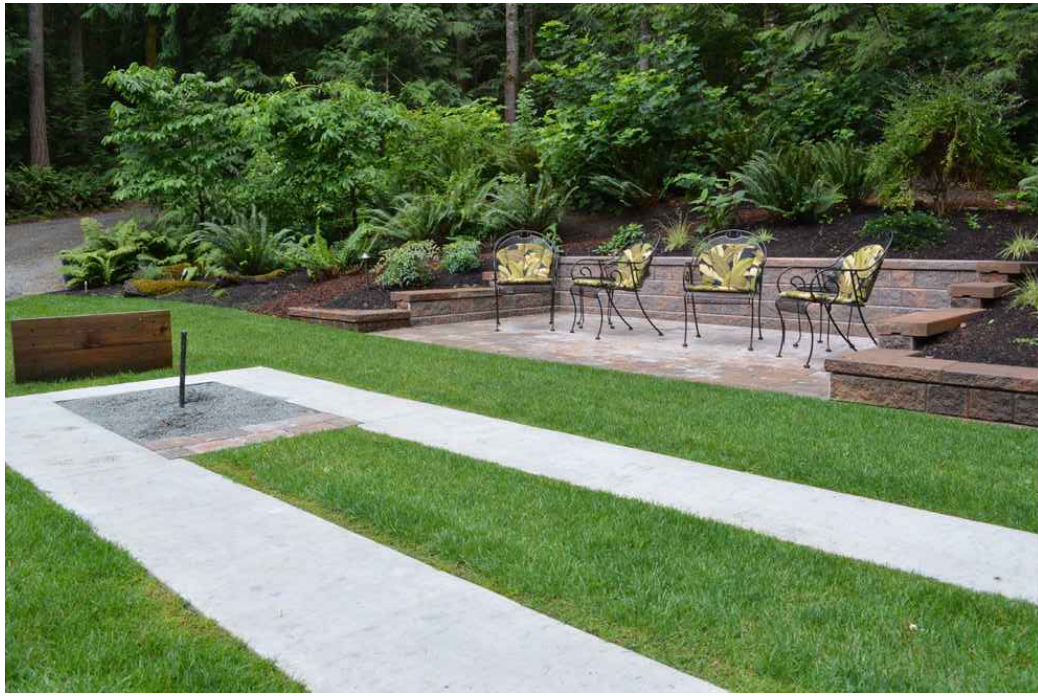
L2.02

Neighborhood Park Requirements:		TRACT Y (1.06 acres)
#	Requirements	Required / Provided
Required amenities for all parks.		
1	Landscaping	✓
2	Tables and Seating	✓
3	Internal access pathway	✓
4	Open turf play areas	✓
5	Universal and inclusive play elements	✓
6	Dog waste stations (3)	✓
7	Trash receptacle (3)	✓
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	✓
Category	Additional Amenities	Amenity Provided
1	Gathering and Self-directed Activities	Ping Pong
2	Active Uses	Greenway connection
2	Active Uses	Small Playground
3	Support Amenity (1 per acre)	On street parking
4	Optional - Specialized Facilities	Not Required

NOTE: ALL NEIGHBORHOOD PARK
PLAYGROUNDS TO FEATURE
UNIVERSAL AND INCLUSIVE PLAY
EQUIPMENT FOR 2-5 YEAR OLD AND
5-12 YEAR OLD AGE GROUPS.



NEIGHBORHOOD PARK TRACT Y - AMENITIES
SCALE: 1"= 20'-0"



A HORSESHOE PIT
CONSTRUCTION DETAILS TO BE SHOWN AT TIME OF FINAL PLAT



B PING PONG TABLE
CONSTRUCTION DETAILS TO BE SHOWN AT TIME OF FINAL PLAT



C MEGA TOWER PLAY STRUCTURE
MANUFACTURER: KOMPAN
MODEL: PCM111831



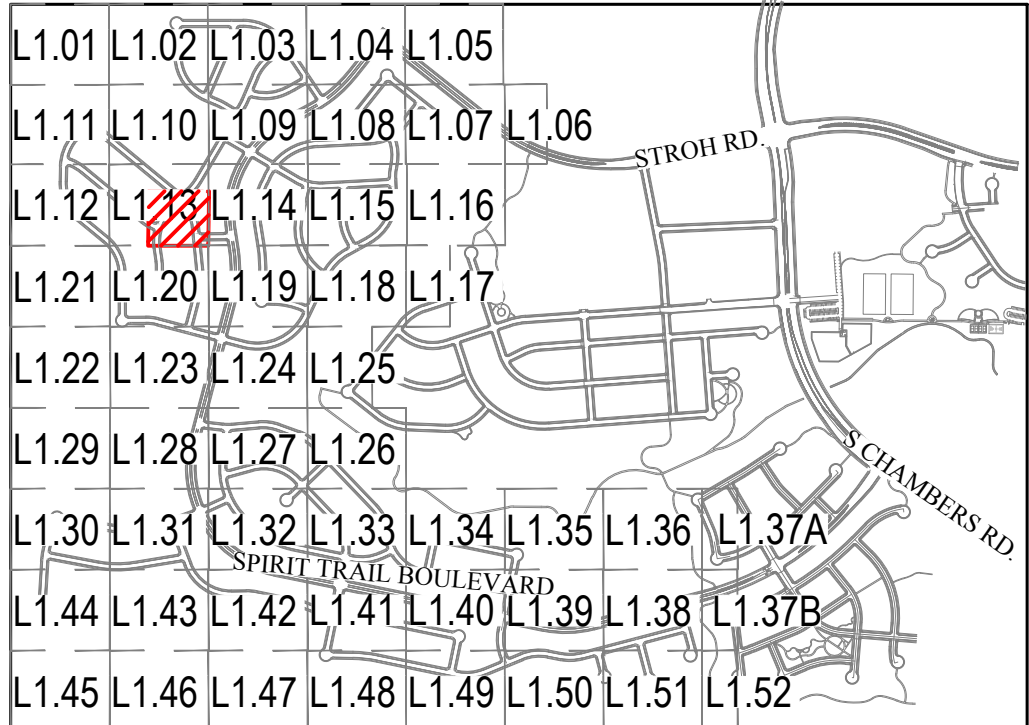
D SPICA 1 SPINNER
MANUFACTURER: KOMPAN
MODEL: GXY8014



E TWISTER
MANUFACTURER: KOMPAN
MODEL: COR20330



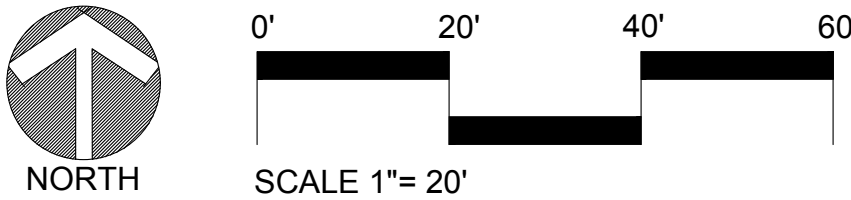
F SWING SET
MANUFACTURER: KOMPAN
MODEL: KSW92003



Looking Glass Segment 2B Filing Key Map

- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
8', 10', 12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
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 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
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 - 2" RIVER ROCK MULCH
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 - PLAY SURFACING
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

NOTE: DESIGN, LAYOUT, PARKING AND
GRADING ARE CONCEPTUAL AND TO BE
DETERMINED AT TIME OF SUBMITTAL.



LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
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The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 9-5-2023
JOB NO: 1431-10
DRAWN BY: -SA/MK/AS/AG
APPROVED: -KH
CADD FILE: -

PARK AMENITY PLAN

L2.03

COMMUNITY PARK PLAY AMENITIES - CONCEPTUAL IMAGERY



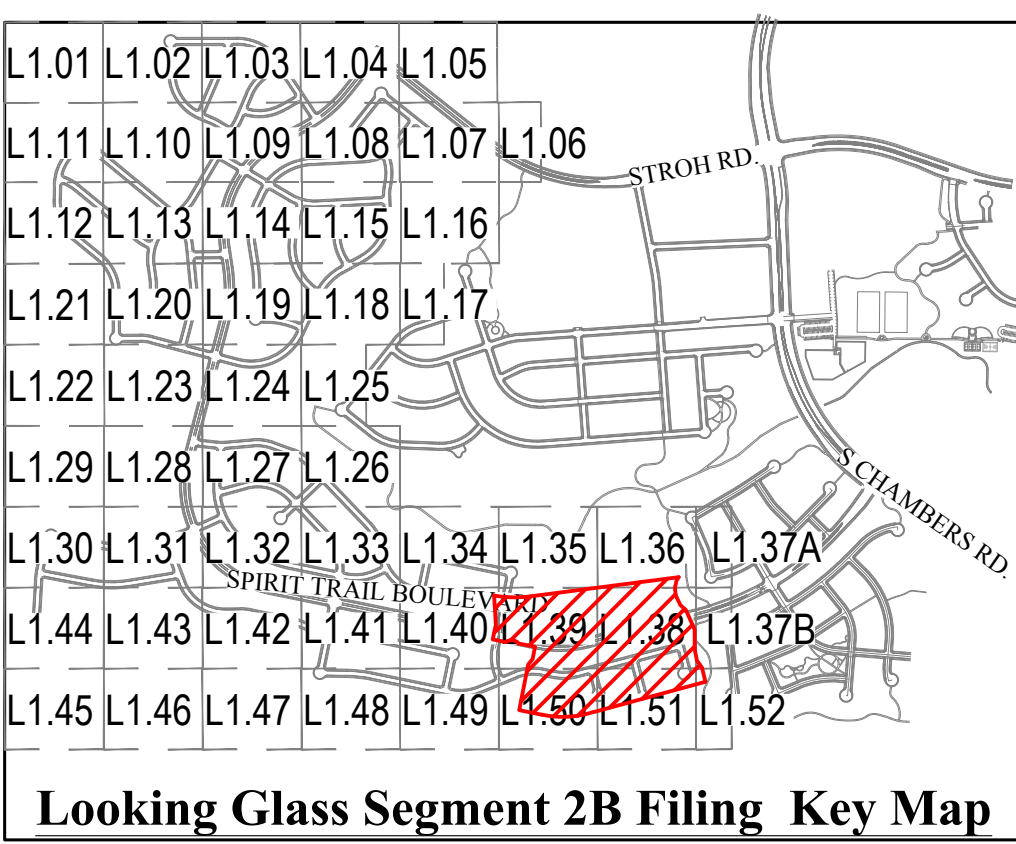
Zipline



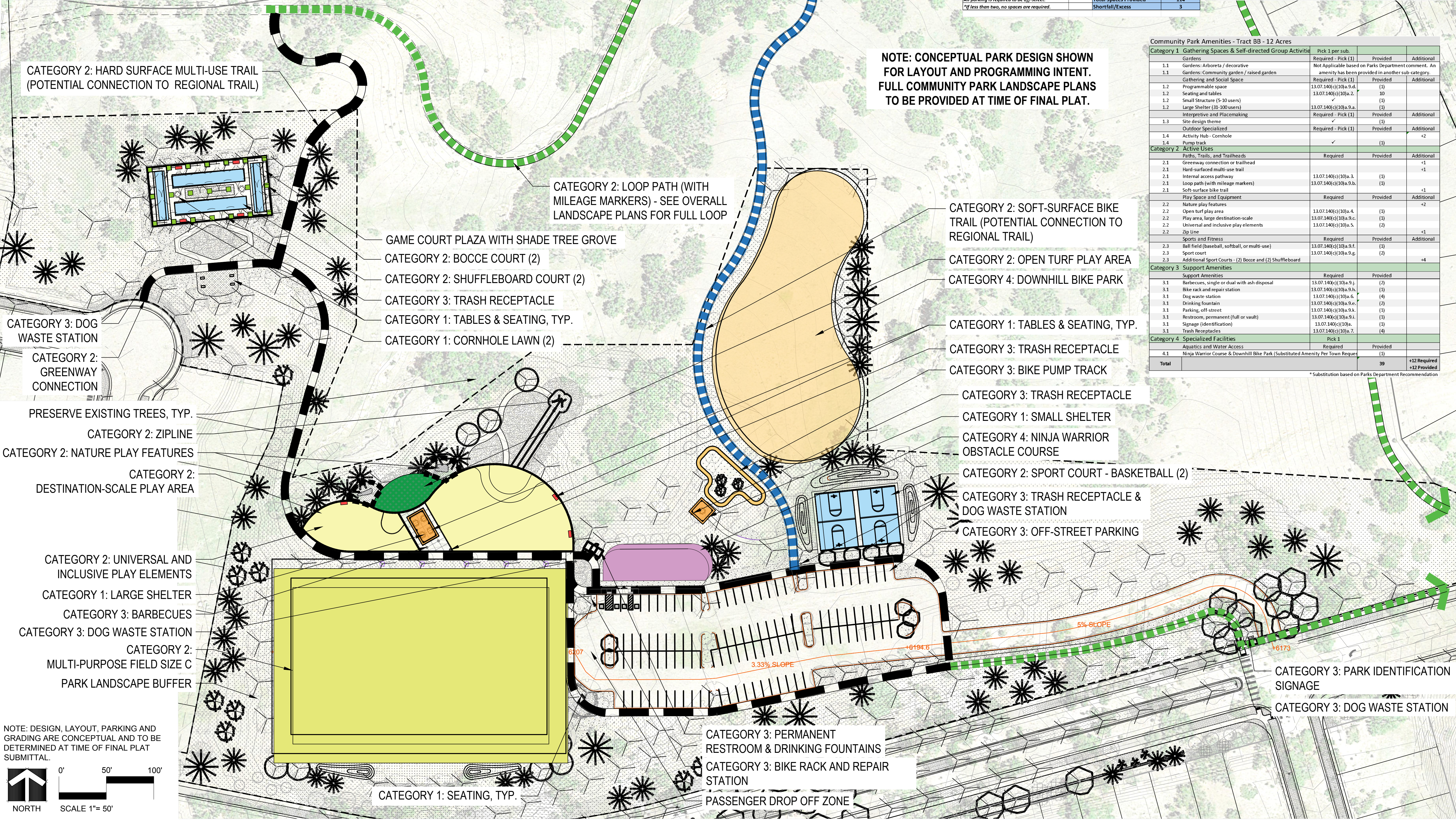
Ninja Course

Community-Serving Park Requirements:			Tract BB	12.76 acres
#	Requirements (Section 13.07.140(c)10)	Provided		
Required amenities for all parks:				
1	Landscaping	✓		
2	Tables and Seating	✓		
3	Internal access pathway	✓		
4	Open turf play areas	✓		
5	Universal and inclusive play elements	✓		
6	Dog waste stations (3)	✓		
7	Trash receptacle (3)	✓		
All community-serving parks shall provide:				
9a)	Large Shelter	✓		
9b)	Loop path with mileage markers	✓		
9c)	Large Destination Play Area	✓		
9d)	Programmed Space	✓		
9e)	Drinking fountain	✓		
9f)	Diamond or Rectangular Ball Field	✓	Ball Field	
9g)	Sport Courts	✓		
9h)	Bike rack and repair station	✓		
9i)	Restrooms	✓		
9j)	Barbecues	✓		
9k)	Off Street Parking	✓		80 spaces

Community Park Parking Spaces Guidelines			
Park Name:	Quantity	Minimum Parking Spaces Required	Parking Spaces Required
Multi-Purpose Soccer/Football Field			
225' x 300' (College)		60 per field	0
165' x 300' (High School)	1	60 per field	60
150' x 225' (Youth)		40 per field	0
Multi-Purpose Baseball/Softball Field			
3 per court		3 per court	0
Pickleball Courts			
3 per court		3 per court	0
Basketball Courts	2	5 per court	10
Horseshoe Pit		1 per two pits *	0
Bocce Ball	1	1 per two courts *	1
Trail Heads	1	5 per mile of trail	5
Swimming Pool Deck		5 per 1,000 square feet	0
Playgrounds	15,000	1 per 600 square feet	25
Picnic Shelters	3	2 per picnic table	6
Amphitheater/Outdoor Performance Venue	0	1 per 50 sf of seating area	0
Off Leash Dog Parks		10 per acre	0
Disc Golf		5 per 9 holes	0
Skatepark		5 per 1,000 square feet	0
Bike Skills Area	1	5 Per Acre	5
Community/Decorative Garden		1 per 600 square feet	0
Outdoor Fitness Equipment	0	1 per 5 pieces of equipment	0
Activity Building/Clubhouse		1 per 300 sf	0
Recreation Center/Fieldhouse		1 per 300 sf	0
Note:		Total Spaces Required	112
All parking is required to be off-street.		Total Spaces Provided	114
*If less than two, no spaces are required.		Shortfall/Excess	3



NO.	REVISION	DATE
1	SKETCH PLAN - 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN - 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN - 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN - 4TH SUBMITTAL	06/25/2024
5		
6		
7		
8		



Community Park Amenities - Tract BB - 12 Acres			
Category 1 Gathering Spaces & Self-directed Group Activities			
1.1	Gardens - Arboreta / decorative	Required - Pick (1)	Provided
1.1	Gardens - Community garden / raised garden	Not Applicable based on Parks Department comment. An amenity has been provided in another sub-category.	Additional
1.2	Gathering and Social Space	Required - Pick (1)	Provided
1.2	Programmable space	13.07.140(c)(10)a.9.d.	(1)
1.2	Seating and tables	13.07.140(c)(10)a.2.	30
1.2	Small Structure (5-10 users)	13.07.140(c)(10)a.2.	(3)
1.2	Large Shelter (31-100 users)	13.07.140(c)(10)a.9.a.	(1)
1.3	Interpretive and Placemaking	Required - Pick (1)	Provided
1.3	Site design theme	✓	(1)
1.4	Outdoor Specialized	Required - Pick (1)	Provided
1.4	Activity Hub - Comhole	✓	(1)
1.4	Pump track	✓	(1)
Category 2 Active Uses			
2.1	Paths, Trails, and Trailheads	Required	Provided
2.1	Greenway connection or trailhead		+1
2.1	Hard-surfaced multi-use trail	13.07.140(c)(10)a.3.	(1)
2.1	Internal access pathway	13.07.140(c)(10)a.9.b.	(1)
2.1	Loop path (with mileage markers)	13.07.140(c)(10)a.9.b.	+1
2.1	Soft-surface bike trail		
2.2	Nature play features	Required	Provided
2.2	Open turf play area	13.07.140(c)(10)a.4.	(1)
2.2	Play area, large destination-scale	13.07.140(c)(10)a.9.c.	(1)
2.2	Universal and inclusive play elements	13.07.140(c)(10)a.5.	(2)
2.2	Zip Line		+1
2.3	Sports and Fitness	Required	Provided
2.3	Ball field (baseball, softball, or multi-use)	13.07.140(c)(10)a.9.f.	(1)
2.3	Sport court	13.07.140(c)(10)a.9.g.	(2)
2.3	Additional Sport Courts - (2) Bocce and (2) Shuffleboard		+4
Category 3 Support Amenities			
3.1	Support Amenities	Required	Provided
3.1	Barbecues, single or dual with ash disposal	13.07.140(c)(10)a.9.j.	(2)
3.1	Bike rack and repair station	13.07.140(c)(10)a.9.h.	(1)
3.1	Dog waste station	13.07.140(c)(10)a.5.	(6)
3.1	Drinking fountain	13.07.140(c)(10)a.9.e.	(2)
3.1	Parking, off-street	13.07.140(c)(10)a.9.k.	(3)
3.1	Restroom, permanent (full or vault)	13.07.140(c)(10)a.9.i.	(1)
3.1	Signage (identification)	13.07.140(c)(10)a.	(1)
3.1	Trash Receptacles	13.07.140(c)(10)a.7.	(6)
Category 4 Specialized Facilities			
4.1	Aquatics and Water Access	Required	Provided
4.1	Ninja Warrior Course & Downhill Bike Park (Substituted Amenity Per Town Request)		(1)
Total			39
			+12 Required
			+22 Provided

* Substitution based on Parks Department Recommendation

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

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



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



Planner / Landscape Architect
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PARK AMENITY PLAN

Community Park Parking Spaces Guidelines			
Park Name:			
Park Amenity	Quantity	Minimum Parking Spaces Required	Parking Spaces Required
Multi-Purpose Soccer/Football Field			
225' x 360' (College)		60 per field	0
165' x 300' (High School)		60 per field	0
150' x 225' (Youth)		40 per field	0
Multi-Purpose Baseball/Softball Field	1	40 per field	40
Tennis Courts	2	3 per court	6
Pickleball Courts		3 per court	0
Basketball Courts		5 per court	0
Horseshoe Pit		1 per two pits*	0
Bocce Ball		1 per two courts*	0
Trail Heads	1	5 per mile of trail	5
Swimming Pool Deck		3 per 1,000 square feet	0
Playgrounds	15,000	1 per 600 square feet	25
Picnic Shelters	5	2 per picnic table	10
Amphitheater/Outdoor Performance Venue		1 per 50 sf of seating area	0
Outdoor Fitness Equipment	2	1 per 5 pieces of equipment	2
Off Leash Dog Parks		10 per acre	0
Disc Golf	1	5 per 9 holes	5
Skatepark		5 per 1,000 square feet	0
Asphalt Pump Track		2 per 1,000 square feet	0
Community/Decorative Garden	2000	1 per 600 square feet	3
Outdoor Fitness Equipment		1 per 5 pieces of equipment	0
Activity Building/Clubhouse		1 per 300 sf	0
Recreation Center/Fieldhouse		1 per 300 sf	0
Total Spaces Required			96
Total Spaces Provided			101

COMMUNITY PARK PLAY AMENITIES - CONCEPTUAL IMAGERY

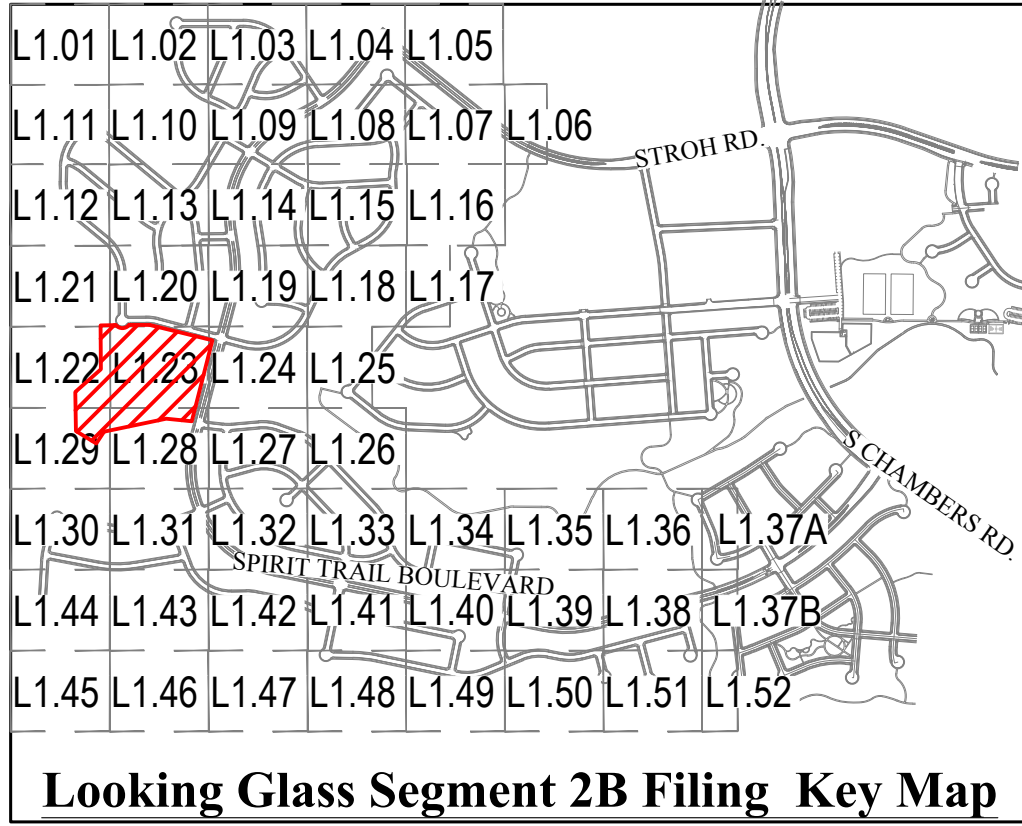


Climbing Spire

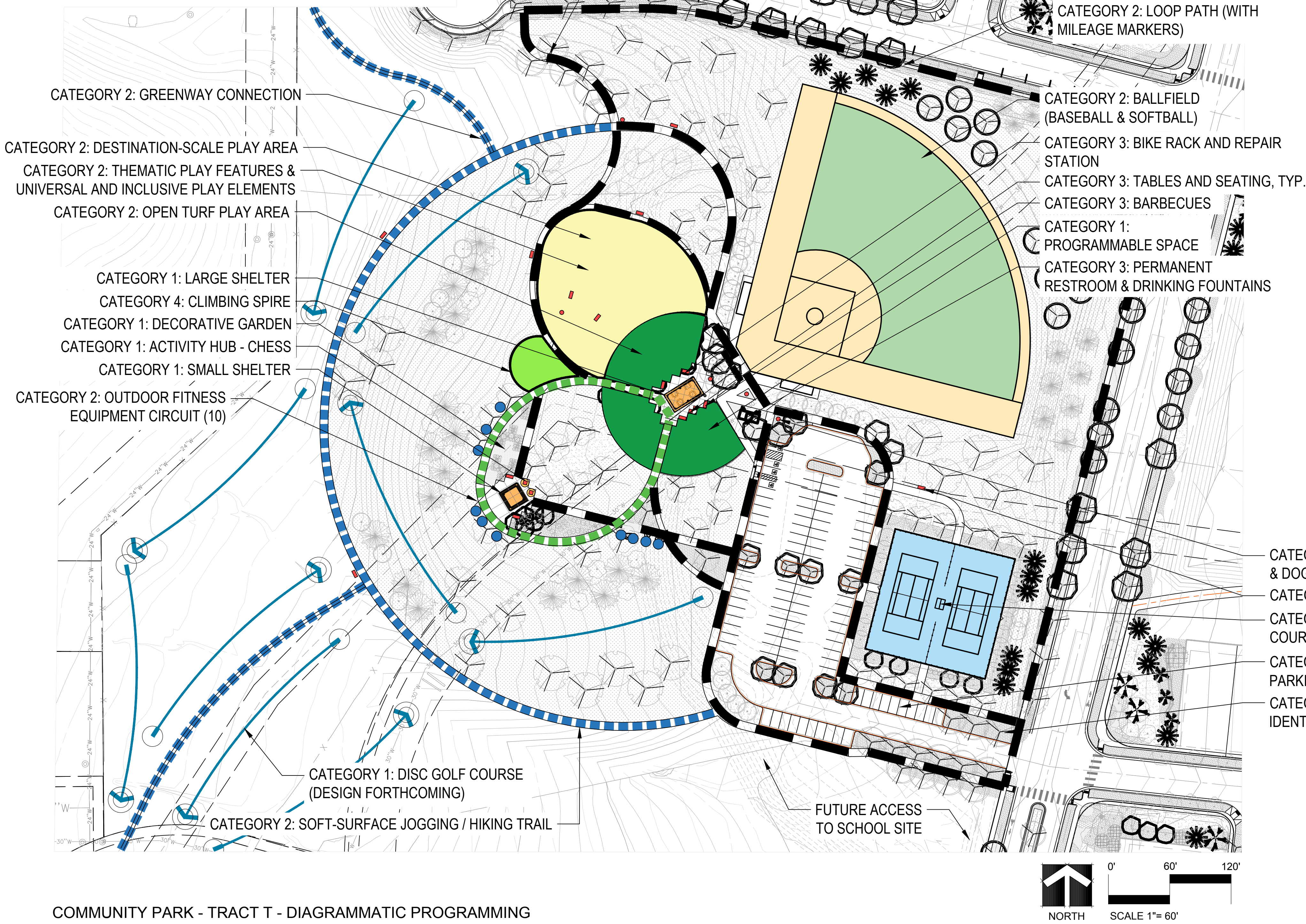


Hillside Embankment Slide

NOTE: CONCEPTUAL PARK DESIGN SHOWN FOR LAYOUT AND PROGRAMMING INTENT. FULL COMMUNITY PARK LANDSCAPE PLANS TO BE PROVIDED AT TIME OF FINAL PLAT.



Looking Glass Segment 2B Filing Key Map



Community Park Amenities - Tract T - 15 acres			
Category 1 Gathering Spaces & Self-directed Group Activities	Pick 1 per sub.		
Gardens	Required - Pick (1)	Provided	Additional
1.1 Gardens: Arboreta / decorative	✓	(1)	
1.1 Gardens: Community garden / raised garden			Additional
Gathering and Social Space	Required - Pick (1)	Provided	Additional
1.2 Programmable space	13.07.140(c)(10)a.9.d.	(1)	
1.2 Seating and tables	13.07.140(c)(10)a.2.	15	
1.2 Shade Structure (5-10 users)	✓	(1)	
1.2 Shelter (31-100 users)	13.07.140(c)(10)a.9.a.	(1)	
Interpretive and Placemaking	Required - Pick (1)	Provided	Additional
1.3 Site design theme	✓	(1)	
Outdoor Specialized	Required - Pick (1)	Provided	Additional
1.4 Disc golf course	✓	(1)	
1.4 Activity Hub - Chess			+2
Category 2 Active Uses			
Paths, Trails, and Trailheads	Required	Provided	Additional
2.1 Greenway connection or trailhead			+1
2.1 Internal access pathway	13.07.140(c)(10)a.3.	(1)	
2.1 Loop path (with mileage markers)	13.07.140(c)(10)a.9.b.	(1)	
2.1 Soft-surface jogging / hiking trail			+1
Play Space and Equipment	Required	Provided	Additional
2.2 Open turf play area	13.07.140(c)(10)a.4.	(1)	
2.2 Play area, large destination-scale	13.07.140(c)(10)a.9.c.	(1)	
2.2 Thematic play features			+1
2.2 Universal and inclusive play elements	13.07.140(c)(10)a.5.	(2)	
Sports and Fitness	Required	Provided	Additional
2.3 Ball field (baseball, softball, or multi-use)	13.07.140(c)(10)a.9.f.	(1)	
2.3 Outdoor fitness equipment			+10
2.3 Sport court	13.07.140(c)(10)a.9.g.	(2)	
Category 3 Support Amenities			
Support Amenities	Required	Provided	
3.1 Barbecues, single or dual with ash disposal	13.07.140(c)(10)a.9.j.	(2)	
3.1 Bike rack and repair station	13.07.140(c)(10)a.9.h.	(1)	
3.1 Dog waste station	13.07.140(c)(10)a.6.	(3)	
3.1 Drinking fountain	13.07.140(c)(10)a.9.e.	(2)	
3.1 Parking, off-street	13.07.140(c)(10)a.9.k.	(1)	
3.1 Parking, on-street			
3.1 Restroom, permanent (full or vault)	13.07.140(c)(10)a.9.i.	(1)	
3.1 Signage (identification)	13.07.140(c)(10)a.	(1)	
3.1 Trash Receptacles	13.07.140(c)(10)a.7.	(3)	
Category 4 Specialized Facilities	Pick 1		
Aquatics and Water Access	Required	Provided	Additional
4.1 Climbing Spire (Substituted Amenity Per Town Request)	✓	(1)	
Total		44	+15 Required +15 Provided
* Substitution based on Parks Department Recommendation			

Community-Serving Park Requirements:			
#	Requirements	Section 13.07.140(c)10	Tract T (14.9 acres)
		Required	Provided
Required amenities for all parks.			
1	Landscaping	✓	✓
2	Tables and Seating	✓	✓
3	Internal access pathway	✓	✓
4	Open turf play areas	✓	✓
5	Universal and inclusive play elements	✓	✓
6	Dog waste stations (3)	✓	✓
7	Trash receptacle (3)	✓	✓
All community-serving parks shall provide:			
9a)	Large Shelter (31-100 users)	✓	✓
9b)	Loop path with mileage markers	✓	✓
9c)	Large Destination Play Area	✓	✓
9d)	Programmed Space	✓	✓
9e)	Drinking fountain	✓	✓
9f)	Diamond or Rectangular Ball Field	✓	✓
9g)	Two Sport Courts	✓	✓
9h)	Bike rack and repair station	✓	✓
9i)	Restrooms	✓	✓
9j)	Barbecues	✓	✓
9k)	Off-Street Parking	✓	✓

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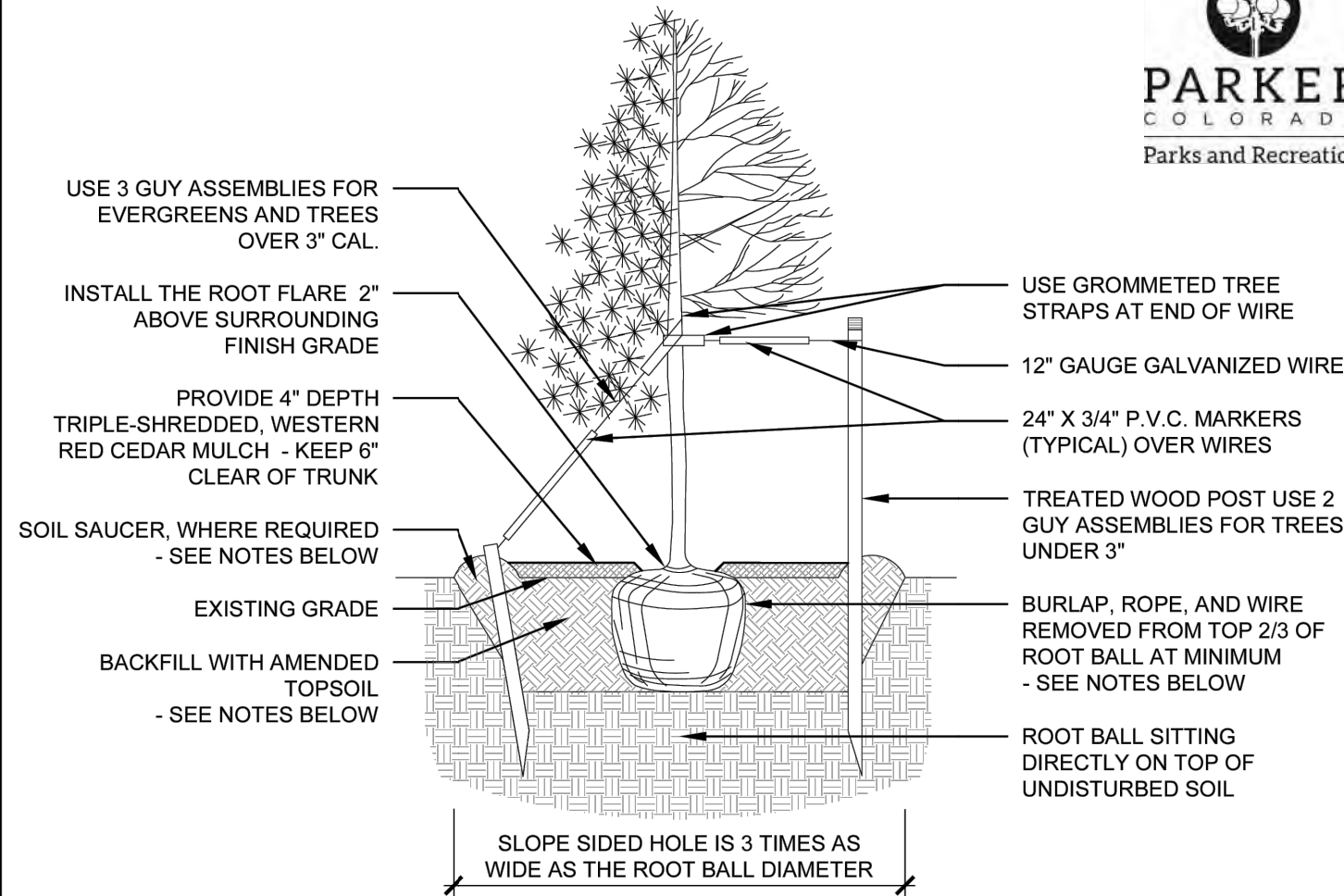


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PARK AMENITY PLAN

L2.05

TOWN OF PARKER STANDARD DETAILS



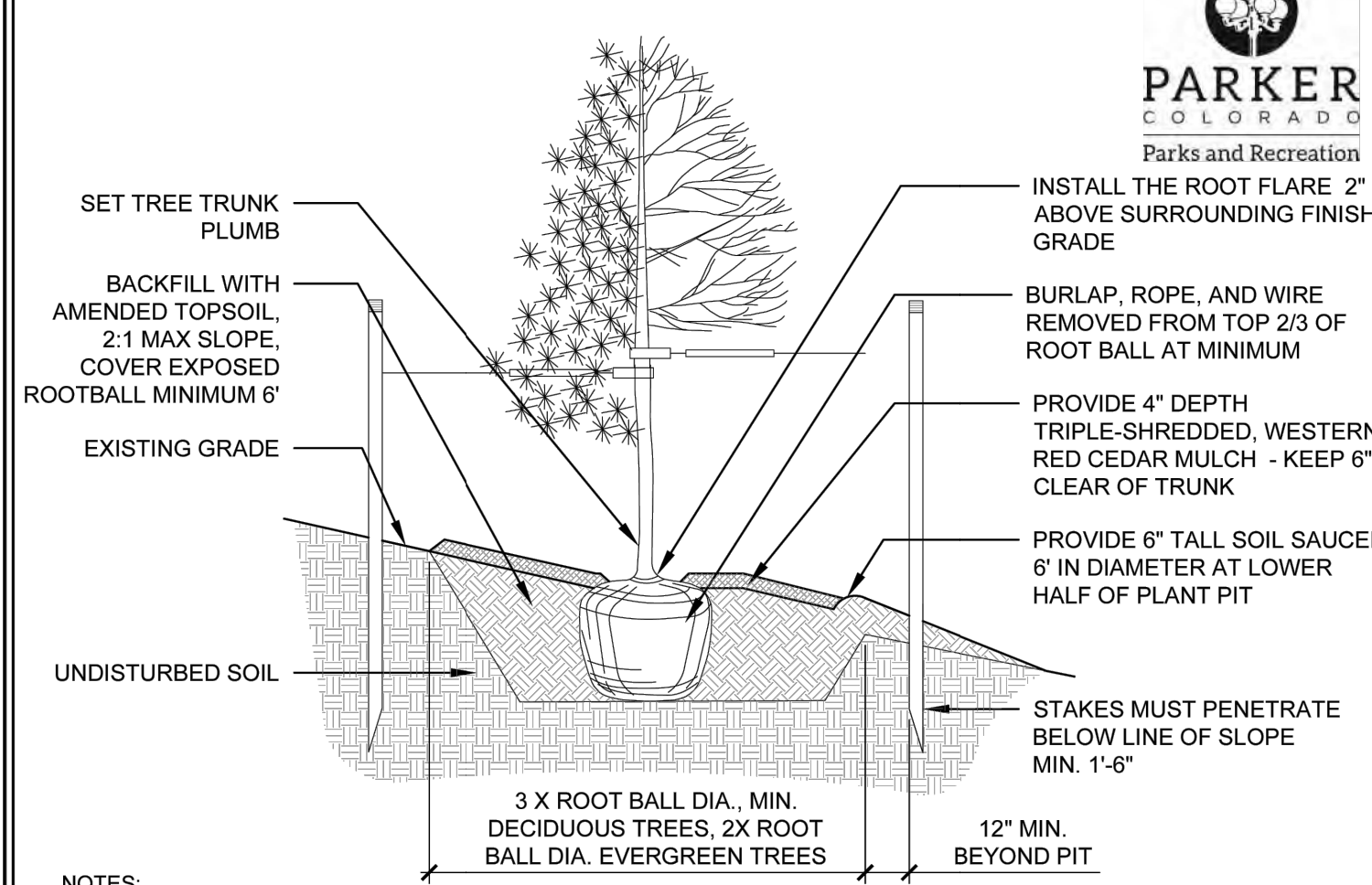
- NOTES:
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES, MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL.
 - BACKFILL SHALL CONSIST OF APPROVED ON-SITE TOPSOIL BLENDED W/ COMPOST AMENDMENT. IF ON-SITE TOPSOILS ARE NOT APPROVED FOR USE, BACKFILL W/ IMPORTED TOPSOIL BLENDED WITH COMPOST AMENDMENT. REFER TO SPECIFICATION SECTION 329113 FOR ADDITIONAL INFORMATION.
 - TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1\"/>

A TREE PLANTING

1/4\" = 1'-0"

DATE: FEB. 2023 | DETAIL SD-3

TOWN OF PARKER STANDARD DETAILS



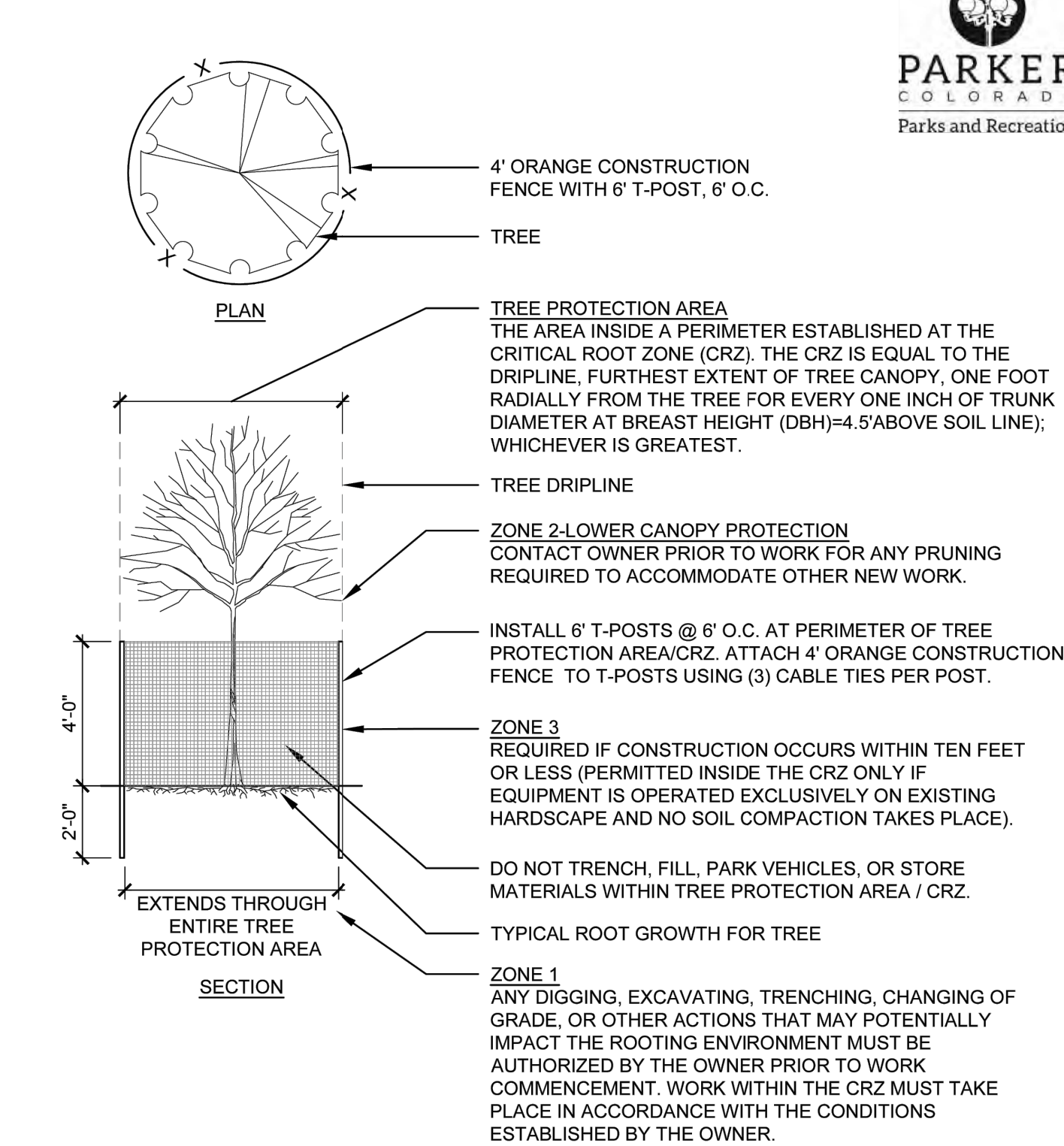
- NOTES:
- THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES 4:1 OF GREATER.
 - EXCAVATE PLANTING HOLES WITH SLOPING SIDES, MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL.
 - BACKFILL SHALL CONSIST OF APPROVED ON-SITE TOPSOIL BLENDED W/ COMPOST AMENDMENT. IF ON-SITE TOPSOILS ARE NOT APPROVED FOR USE, BACKFILL W/ IMPORTED TOPSOIL BLENDED WITH COMPOST AMENDMENT. REFER TO SPECIFICATION SECTION 329113 FOR ADDITIONAL INFORMATION.
 - TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1\"/>

B TREE PLANTING ON SLOPE

1/4\" = 1'-0"

DATE: MARCH 2023 | DETAIL SD-4

TOWN OF PARKER STANDARD DETAILS

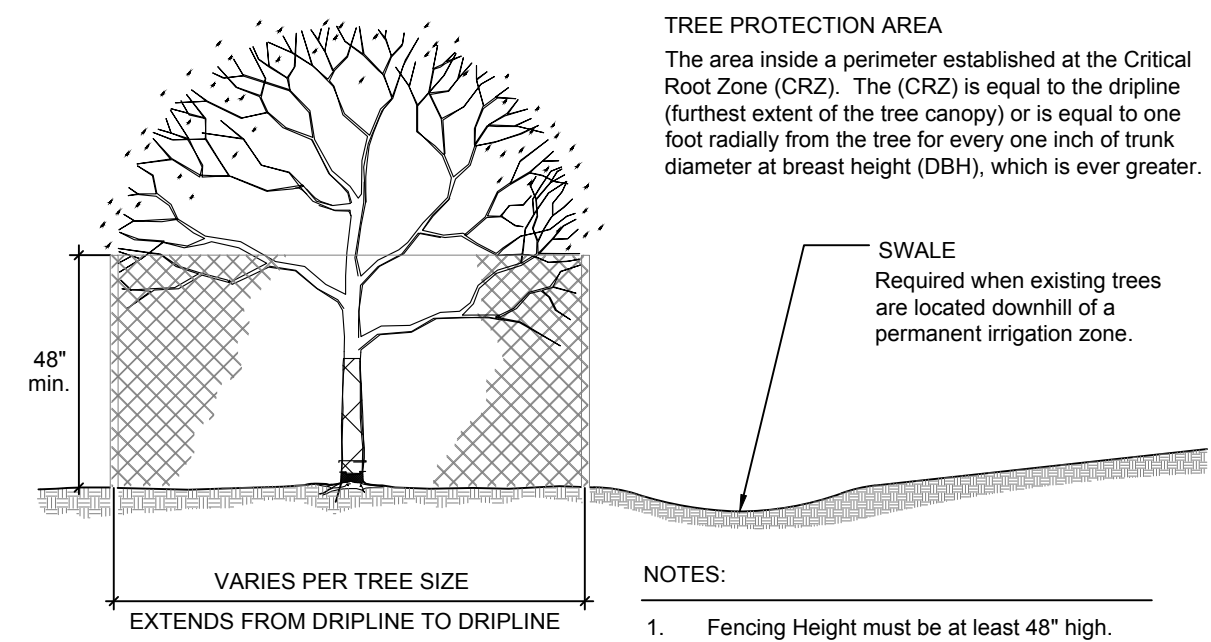


- NOTES:
- FENCING HEIGHT MUST BE A MINIMUM OF 48\"/>

C TREE PROTECTION FENCING

1/4\" = 1'-0"

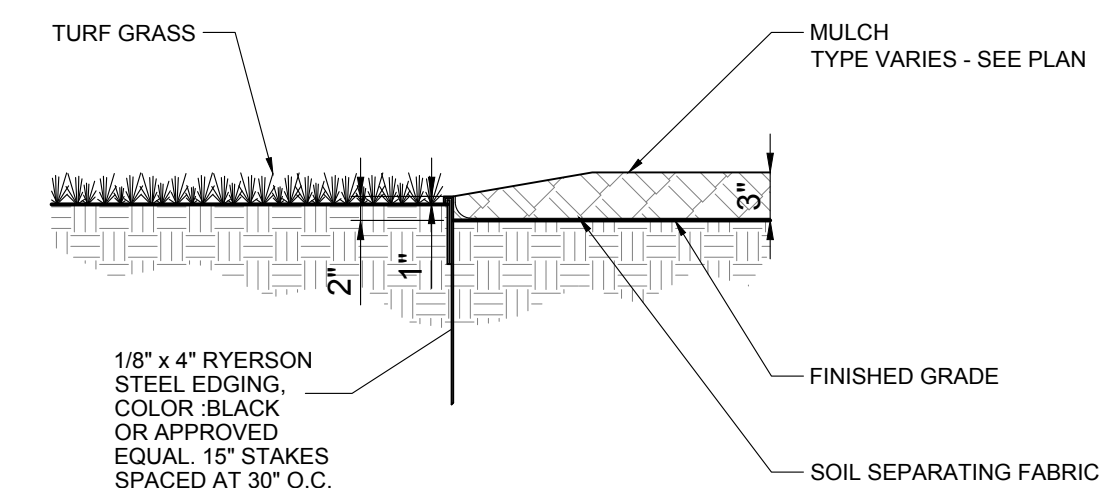
DATE: MARCH 2023 | DETAIL SD-1



- NOTES:
- Fencing Height must be at least 48\"/>

D TREE PROTECTION SWALE

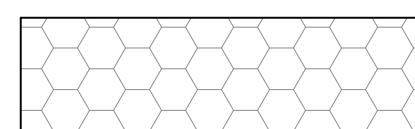
SCALE: NTS



- NOTES:
- FINISHED GRADE FOR SOD TO BE 1/2\"/>

H LANDSCAPE EDGER

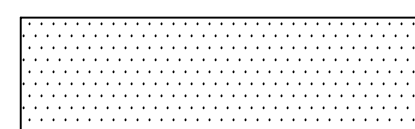
SCALE: 1\" = 1'-0"



2"-4" COBBLE MULCH



2" RIVER ROCK MULCH



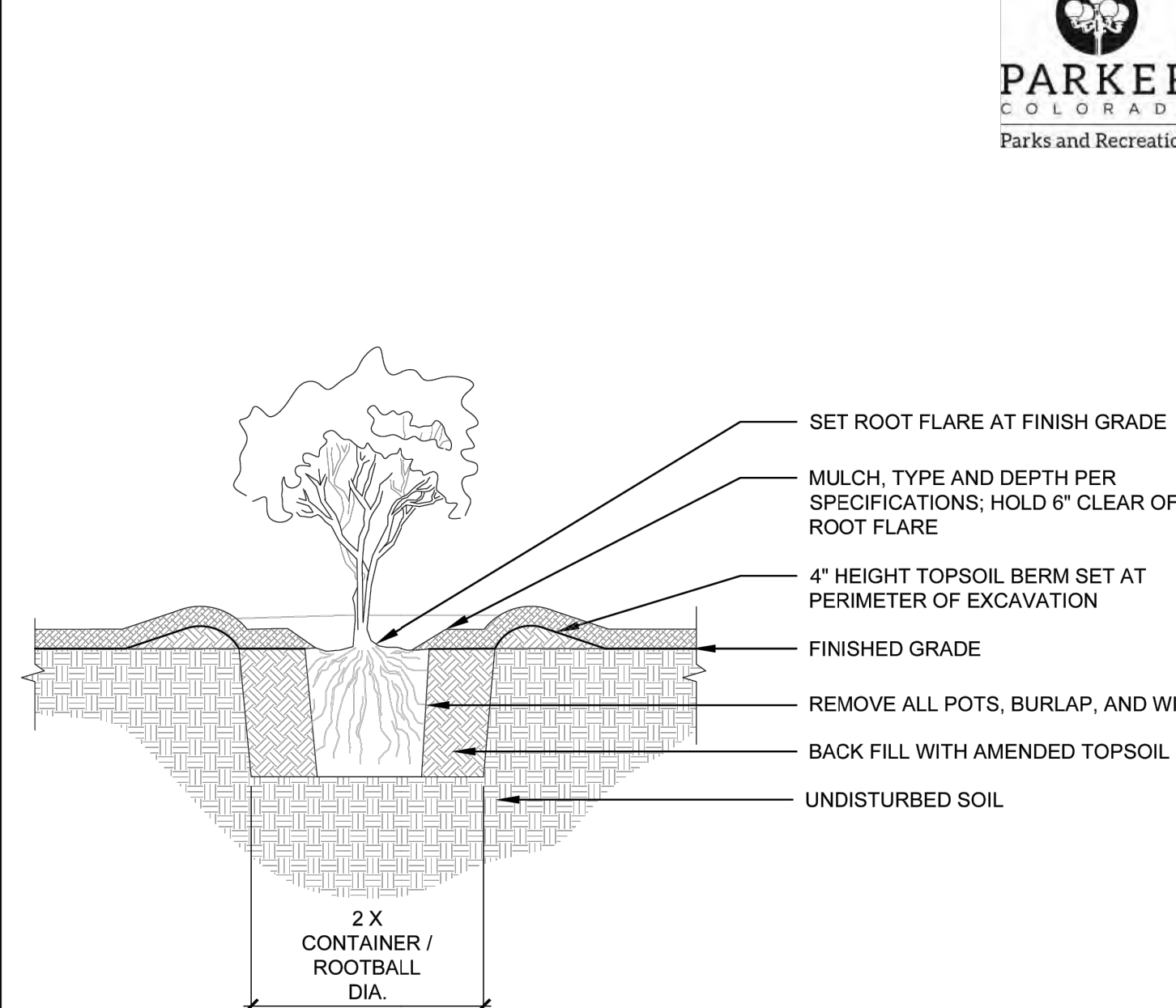
SHREDDED CEDAR MULCH

I MULCH SPECIFICATIONS

NOT TO SCALE

NOTE: DESIGNS AND DETAILS ARE CONCEPTUAL AND TO BE DETERMINED AT FINAL PLAT.

TOWN OF PARKER STANDARD DETAILS



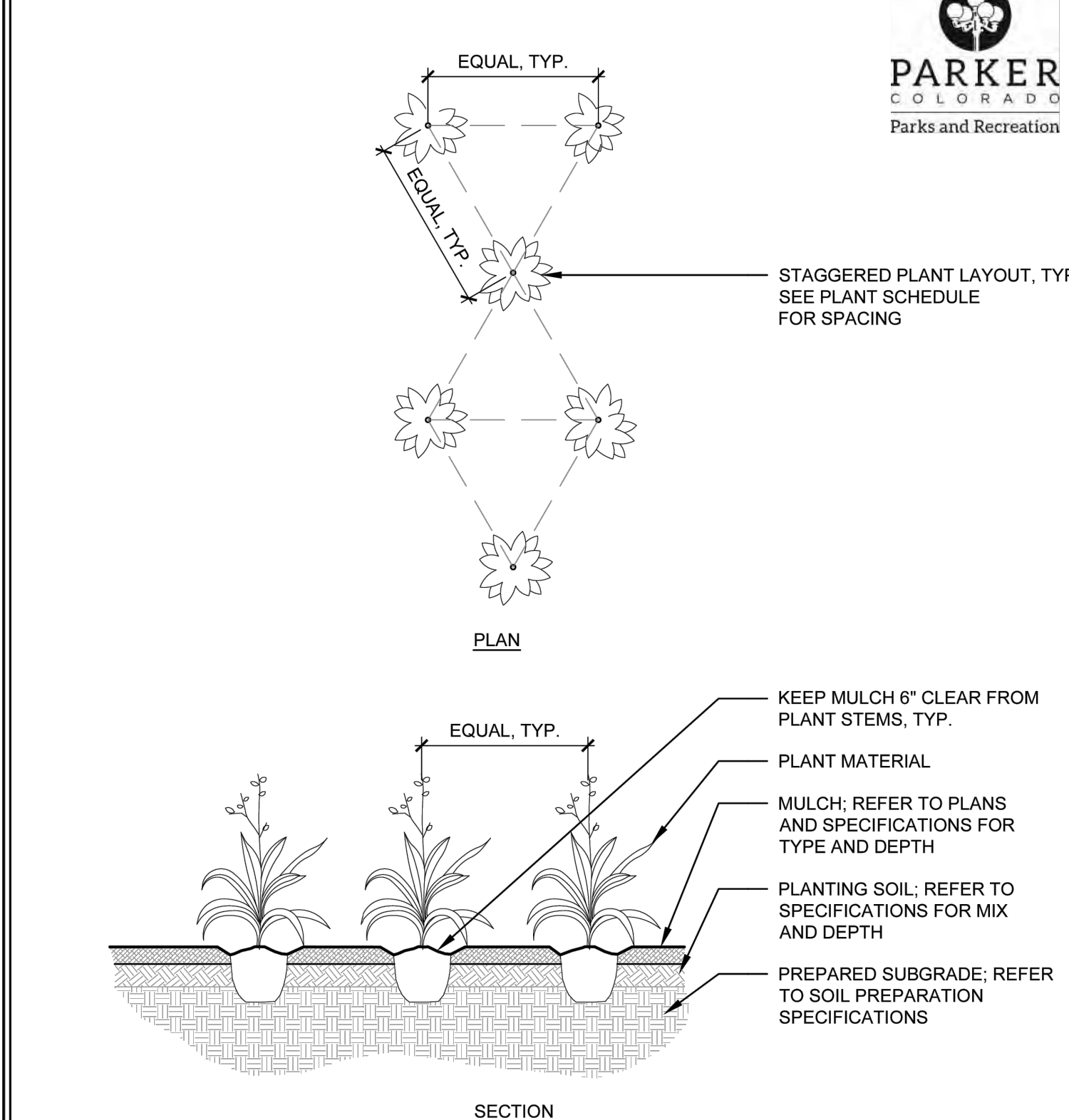
- NOTES:
- PRUNE ALL DAMAGED, DISEASED OR WEAK LIMBS.
 - CLEANLY PRUNE ALL DAMAGED ROOT ENDS.
 - DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS.
 - DEEP WATER AFTER PLANTING.

E SHRUB PLANTING

1/2\" = 1'-0"

DATE: FEB. 2023 | DETAIL SD-5

TOWN OF PARKER STANDARD DETAILS

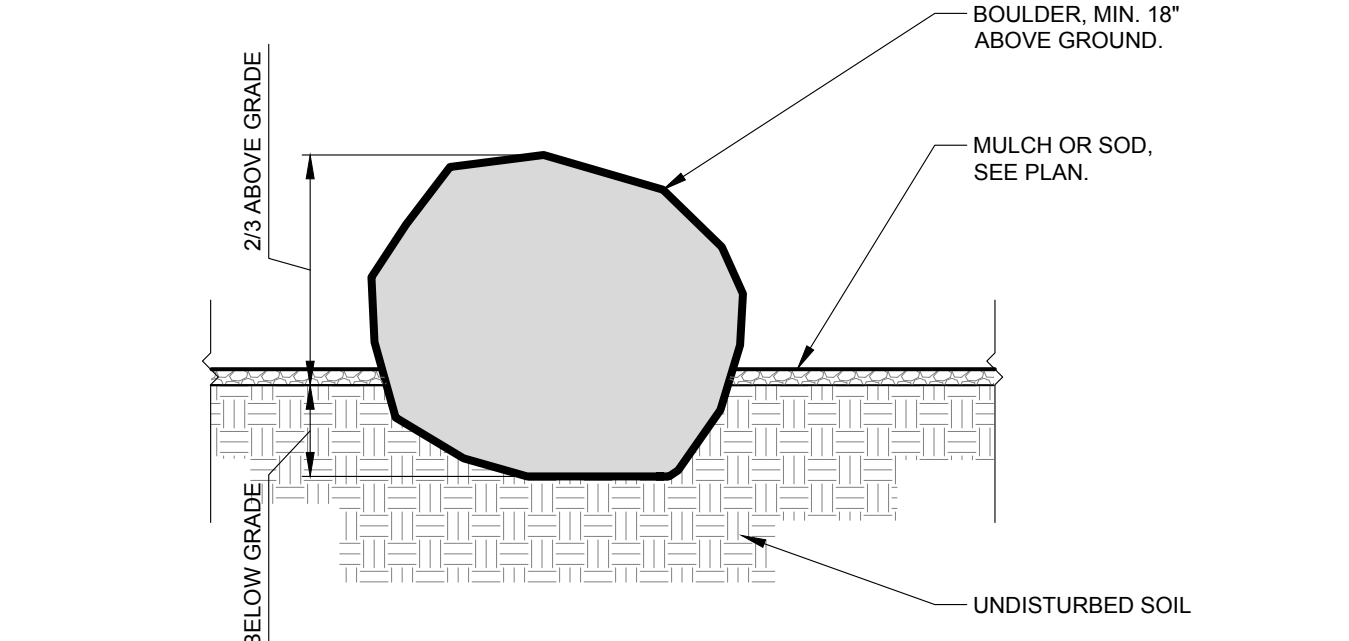


- NOTES:
- WHEN BACKFILLING AROUND PLANTS, DO NOT ALLOW AIR POCKETS TO FORM.
 - AFTER PLANTING, WATER THOROUGHLY.

F PERENNIAL PLANTING

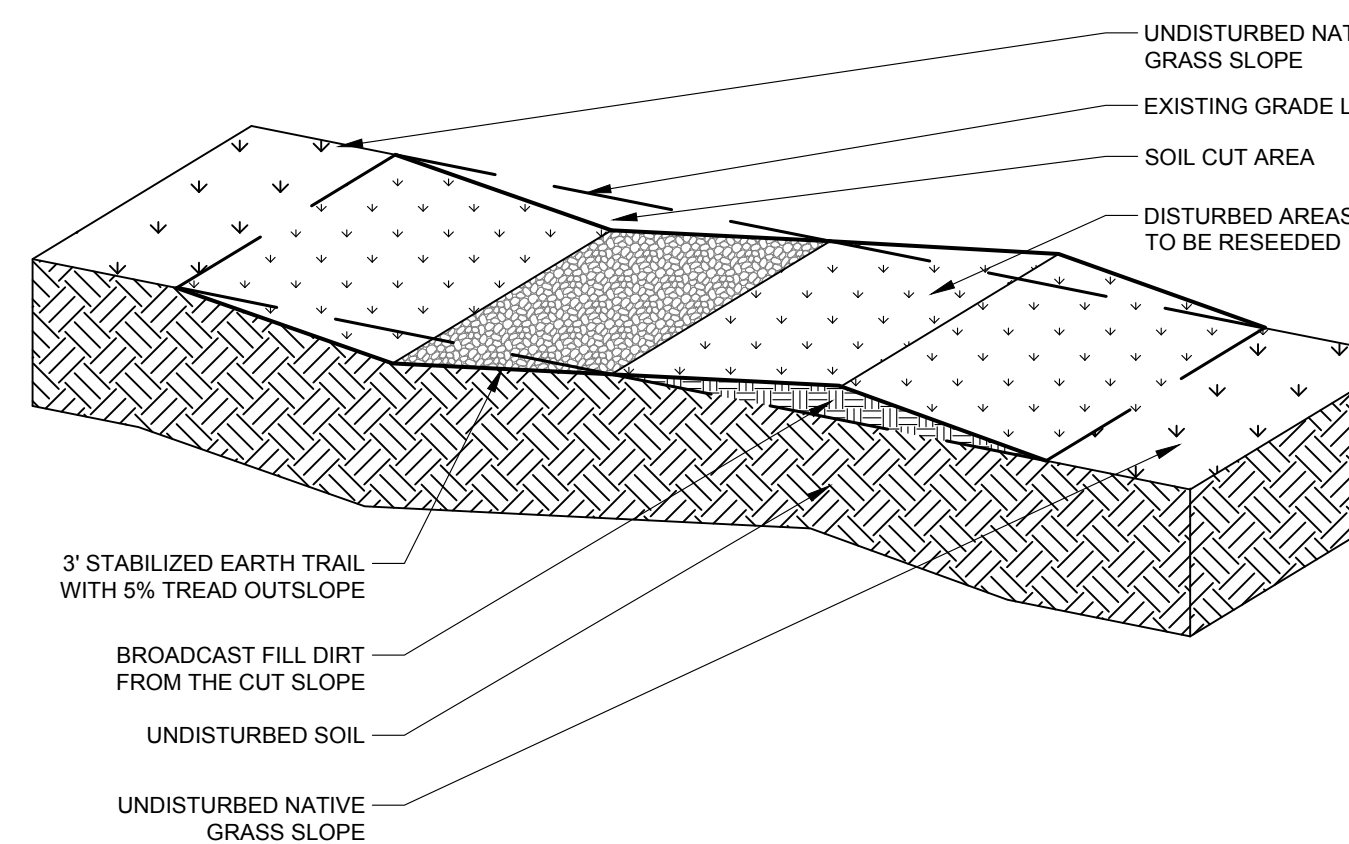
1/4\" = 1'-0"

DATE: MARCH 2023 | DETAIL SD-6



G BOULDER IN LANDSCAPE AREA

SCALE: NTS



NOTE: PRIOR TO TRAIL BUILDING A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT TO REVIEW BEST PRACTICES CONTAINED IN Sustainable Trail Development. A Guide to Designing and Constructing Native-surface Trails. <https://www.americantrails.org/images/documents/Sustainable-Trail-Development-Guidelines-PDF> <http://cr.gov.com/DocumentCenter/View/1430/Sustainable-Trail-Development-Guidelines-PDF?bid=1>

STABILIZED EARTH TRAIL (SINGLE TRACK HIKING / BIKING)

SCALE: NTS

LOOKING GLASS SEGMENT 2B

PARKER, COLORADO SEGMENT 2B DEVELOPMENT SKETCH & PRELIMINARY PLAN (NOT FOR CONSTRUCTION)

Owner/Developer
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Dream Finders Homes
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DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
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PARK AMENITY PLAN

L3.01



1. 6" DEPTH 4,500 PSI CONCRETE WITH A LIGHT BROOM FINISH, FIBERMESH REINFORCED. CONCRETE THICKNESS TO BE DETERMINED BY CIVIL ENGINEER.
2. CONSTRUCTION JOINTS SHALL BE LOCATED 8' O.C. MIN. AND EXPANSION JOINTS SHALL BE PLACED EVERY 100 L.F. MAX.
3. ¼"x1" SAWCUT JOINTS APROX. 5'O.C.



MANUFACTURER: Forms + Surfaces
TYPE: Bike Garden Bike Rack, Surface Mounted, Configuration A
COLOR: Dark Corten Texture, Powder Coat

Orthographic projections of a wooden bench:

- Top View:** Shows the bench's width as $20\frac{1}{4}$ inches. A callout '2' points to the left end.
- Front View:** Shows the bench's length as $84\frac{5}{8}$ inches and its height as $35\frac{3}{4}$ inches. A callout '1' points to the top rail.
- Right Side View:** Shows the bench's height as $28\frac{3}{8}$ inches. A callout '1' points to the side rail. A dimension line indicates a $1''$ center-to-center distance between holes.

A perspective drawing of the bench is shown to the right, featuring decorative carvings on the ends.

H BENCH, TYPE 2
MANUFACTURER: SiteScapes, INC.
TYPE: TallGrass; TG1-1100-PF
COLOR: Bronze, Powder Coat

NOTES:

1. ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED / POLYESTER POWDER COATING.
2. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 AND S-4.
3. INSTALL TABLE PER MANUFACTURERS SPECIFICATIONS.
4. CONTACT: DUMOR, INC. 1-800-598-4018 DUMOR.COM

NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 AND S-4.

* UPCHARGE APPLIES TO SUPPORT OPTION, CONSULT YOUR LOCAL REPRESENTATIVE.

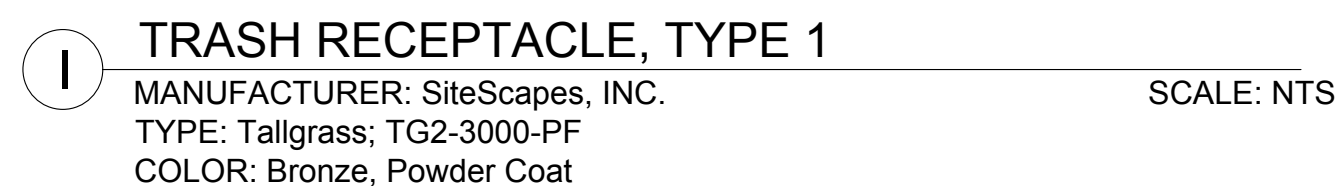
G BENCH, TYPE 1
MANUFACTURER: SiteScapes, INC
TYPE: TallGrass; TG1-1000-PF
COLOR: Bronze. Powder Coat

MATERIALS LIST:

- (1) Container - 7 Gauge Laser Cut Steel
- (2) Backing Plate- 1/16" Aluminum Sheet
- (3) Support Bars - 1" x 3/4" Steel Flat Bar
- (4) Lid - Ø 24" x .075" Wall Steel Lid

Attached to Backing with Stainless Steel Aircraft Cable

- (5) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate
- with 3/16" Mounting Holes
- (6) Mounted with Three Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)
- (7) 36 Gallon Rigid Plastic Liner with Handles Included



J TRASH RECEPTACLE, TYPE 2
 MANUFACTURER: SiteScapes, INC. SCALE: NTS
 TYPE: Tallgrass; TG2-2000-PF
 COLOR: Bronze, Powder Coat

NOTE: DESIGNS AND DETAILS ARE CONCEPTUAL
AND TO BE DETERMINED AT FINAL PLAT.

LOOKING GLASS SEGMENT 2B

**PARKER, COLORADO
SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)**

(NOT FOR CONSTRUCTION)

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

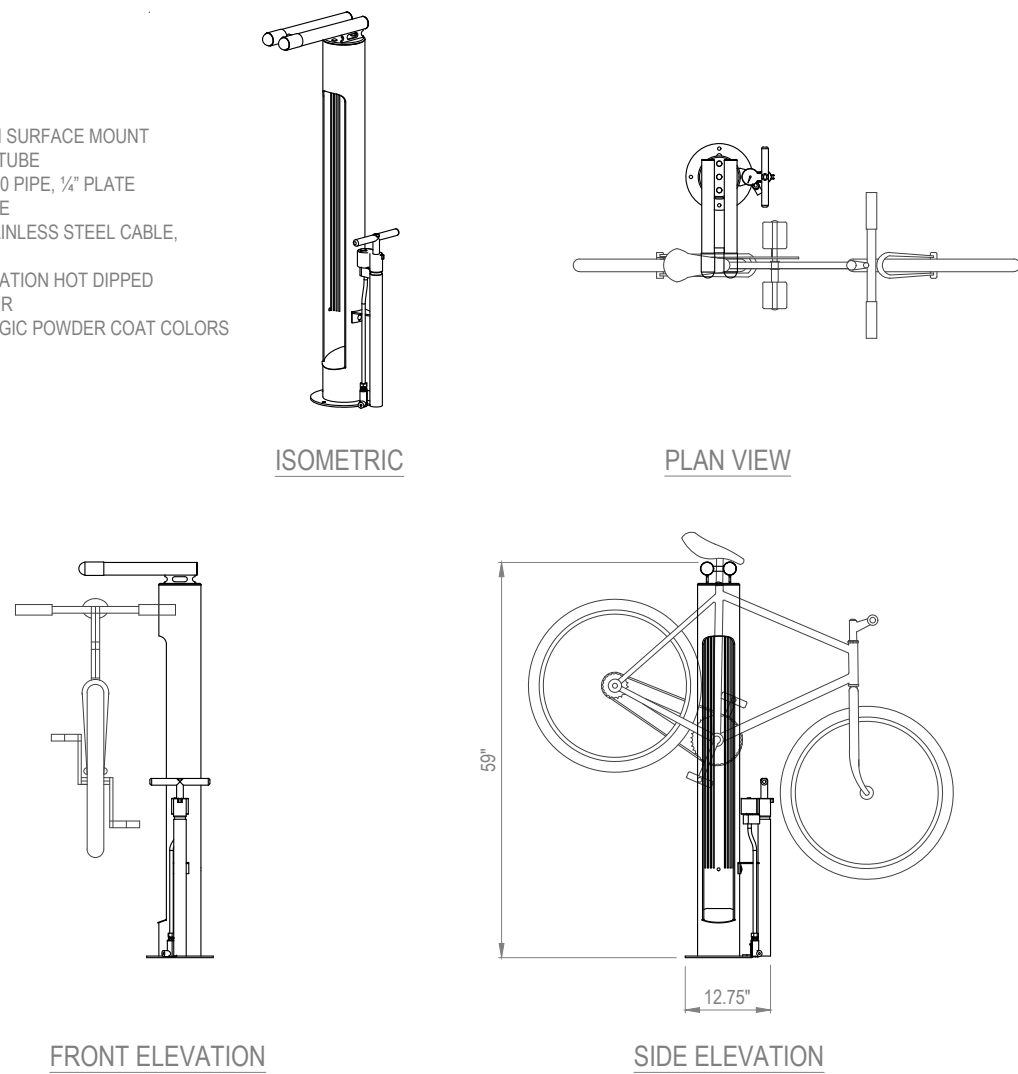
henry
design
group

DATE: 9-5-2023
JOB NO: 1431-10
DRAWN BY: - SA/MK/AS/AG
APPROVED: - KH
CADD FILE: -

PARK AMENITY PLAN

L3.02

SPECIFICATIONS
CAPACITY: 1 BIKE
MATERIAL: AIR KIT 3 WITH SURFACE MOUNT
MAIN BODY: 6.308 X 154" TUBE
BIKE HANGER: 1 5" SCH 40 PIPE, 1/2" PLATE
FOOT: 10" DIA. X 25" PLATE
TOOL TETHERS: 5/32" STAINLESS STEEL CABLE
MANUAL AIR PUMP
FINISH: AN AFTER FABRICATION HOT DIPPED
GALVANIZED FINISH IS OUR
STANDARD OPTION. 250 T/GC POWDER COAT COLORS
ARE ALSO
AVAILABLE.

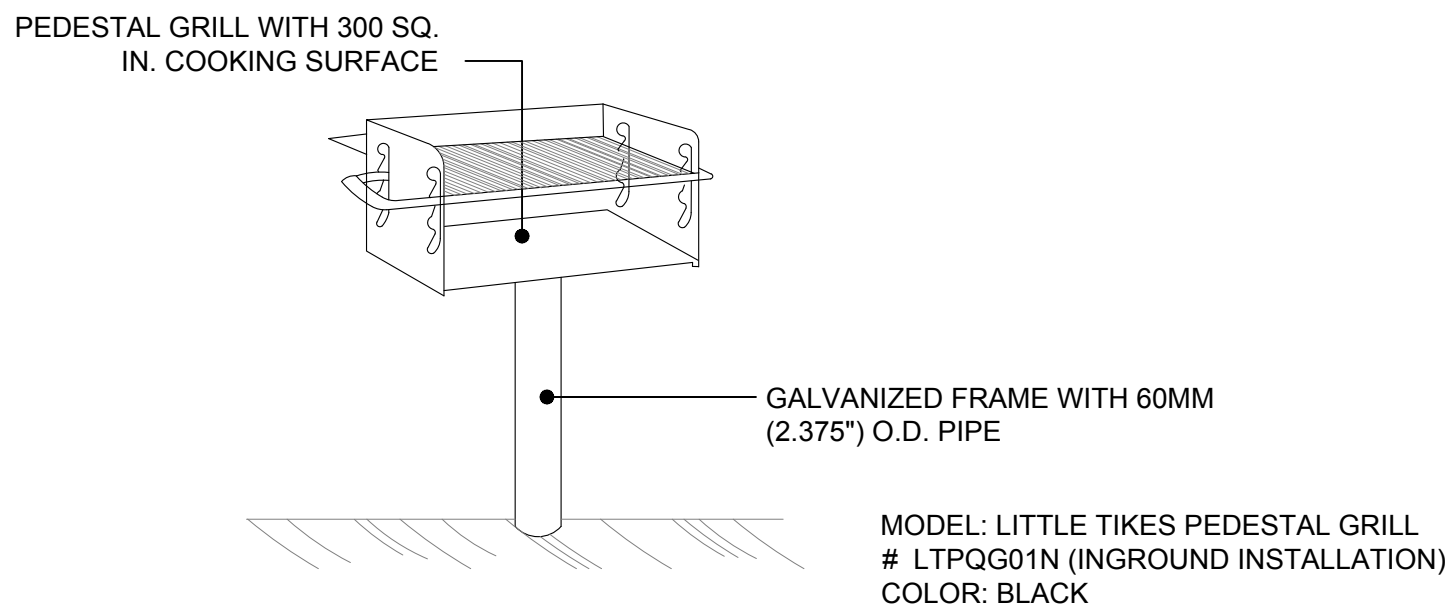


A BIKE FIX-IT STATION
MANUFACTURER: Dero, A Playcore Company
TYPE: Fix-it with attached Air Kit
COLOR: Iron Gray, Powder Coat
SCALE: NTS

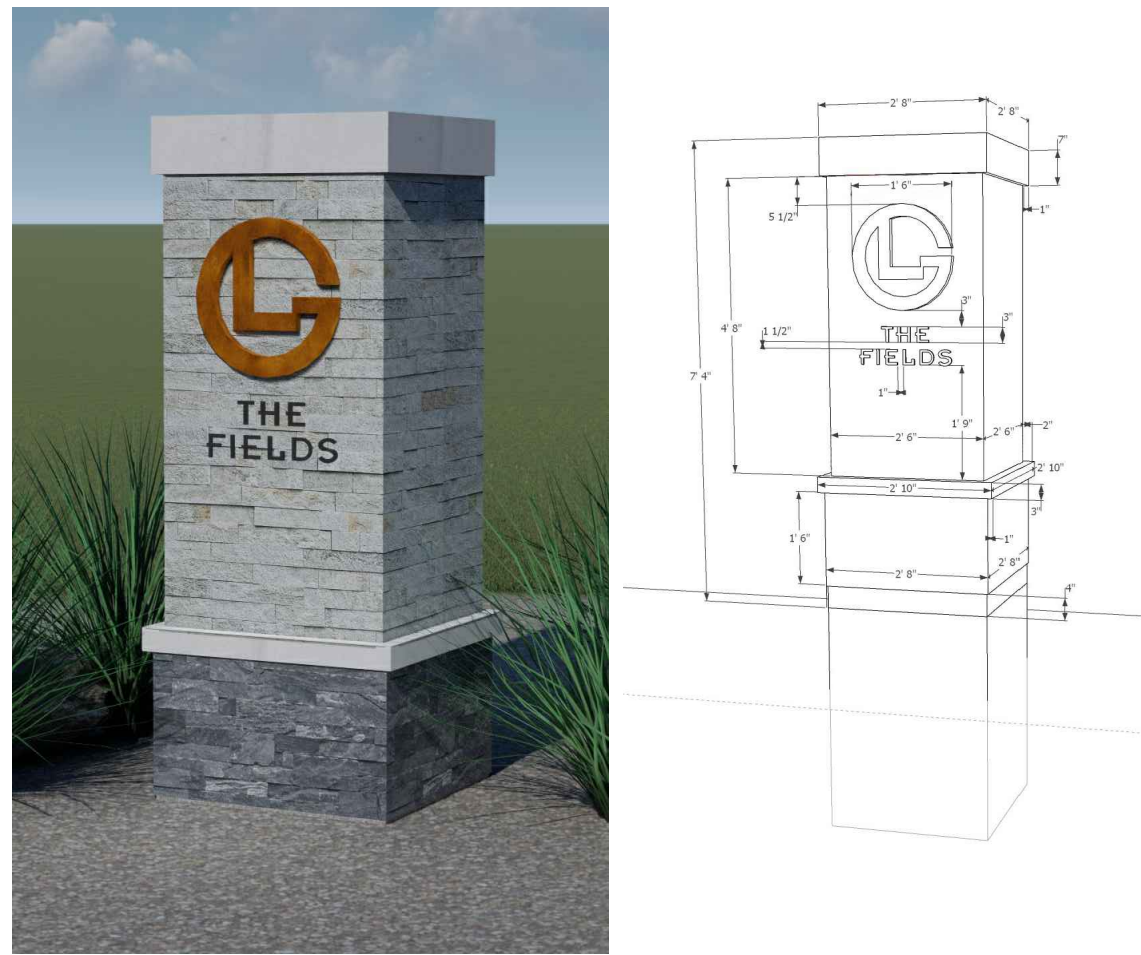
- Notes
- One Dog Waste ordinance sign (2 wood lags for install)
 - One Dog Bag Dispenser (SKU #E44) (<http://www.leisuremore.com>)
- Town of Parker Sticker (supplied by Town)
 - Master lock 0536 (supplied by Town)
 - Max height of bag opening ** (48")**
- One 22-gallon capacity waste receptacle Hunter Green (Model #2100) (22 gallon trash receptacle)
 - Install 60" from edge of trail/sidewalk to front of waste receptacle for ADA compliance.
 - Install dispenser, trash receptacle and sign on an eight-foot 4"x4" cedar post. (24" in the ground)



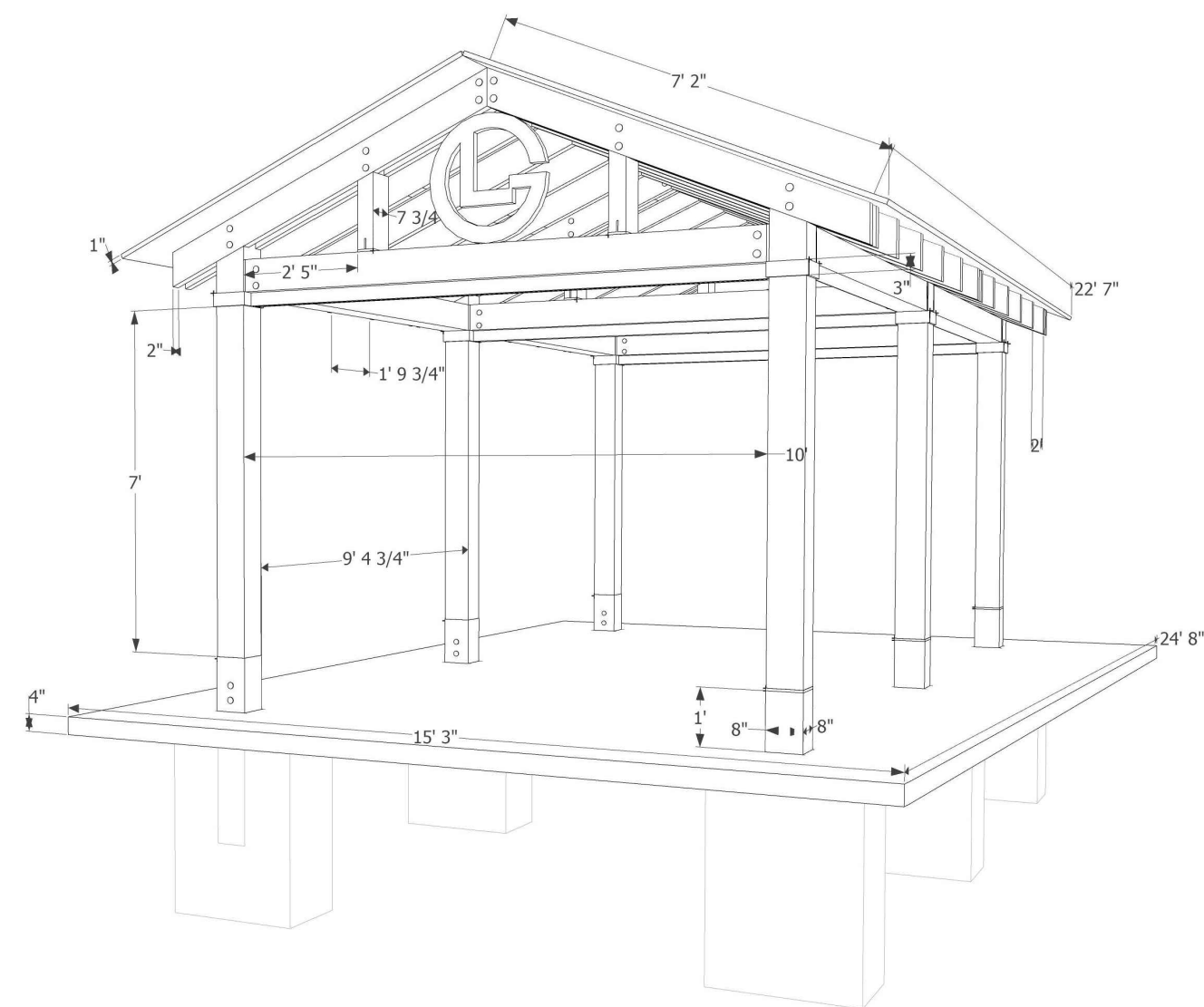
B DOG STATION



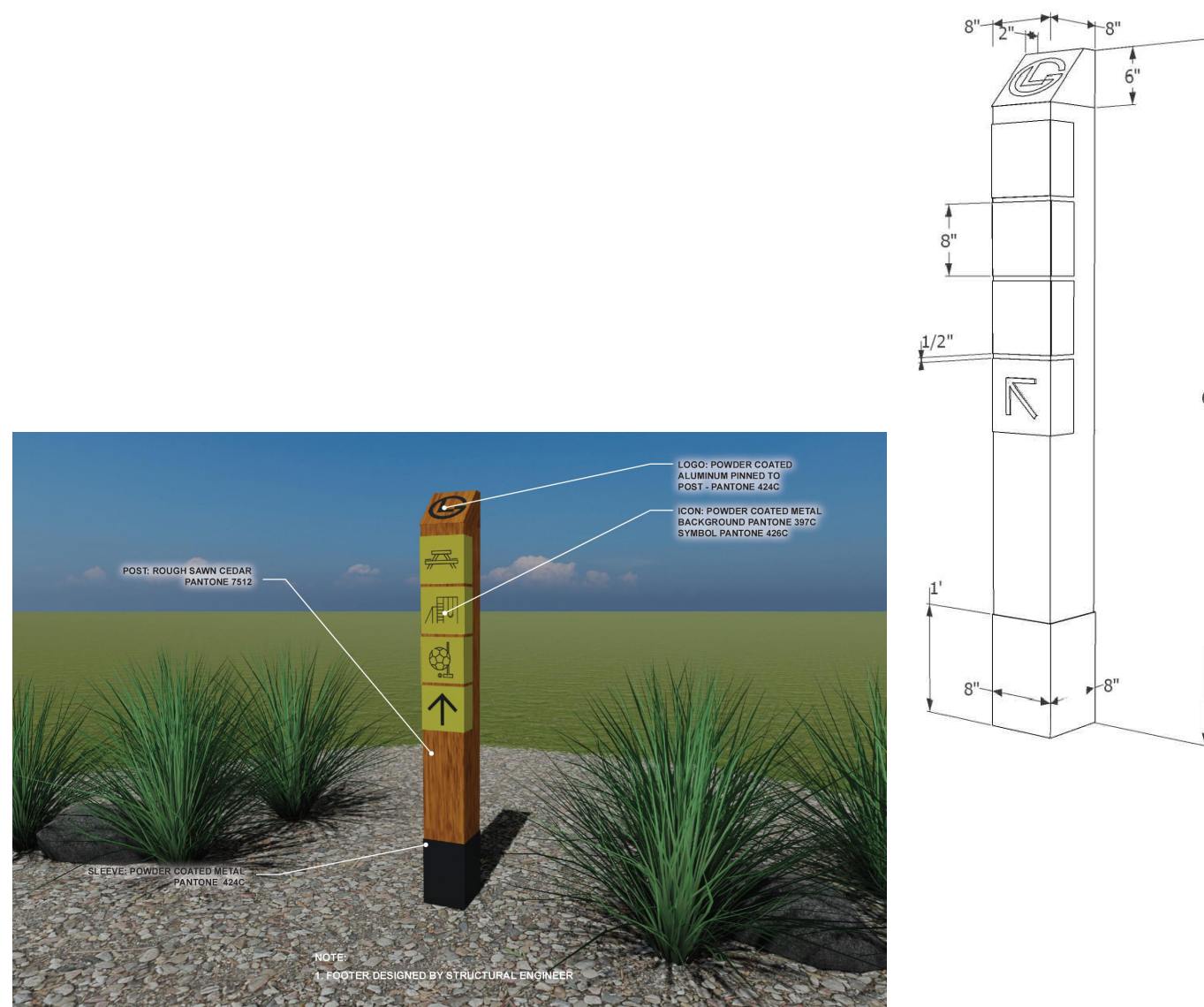
C COMMUNITY BBQ GRILL
SCALE: NTS
MODEL: LITTLE TIKES PEDESTAL GRILL
LTPQG01N (INGROUND INSTALLATION)
COLOR: BLACK



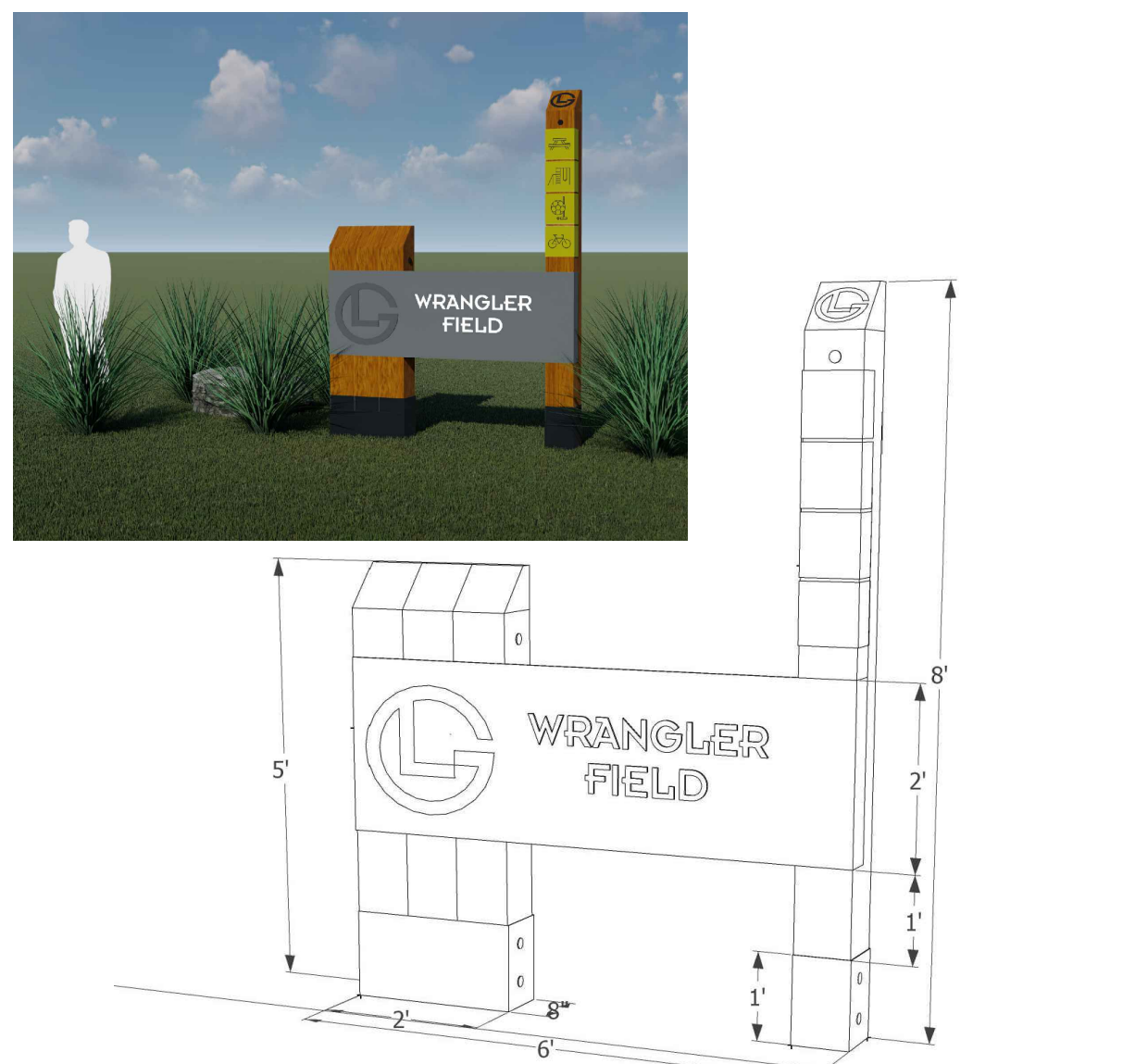
D NEIGHBORHOOD ENTRY MONUMENT
NOTE: SIGNAGE IS NOT REVIEWED OR APPROVED AS A PART OF THIS PROCESS. SIGNAGE SHALL BE APPROVED DURING A SEPARATE PROCESS.
SCALE: NTS



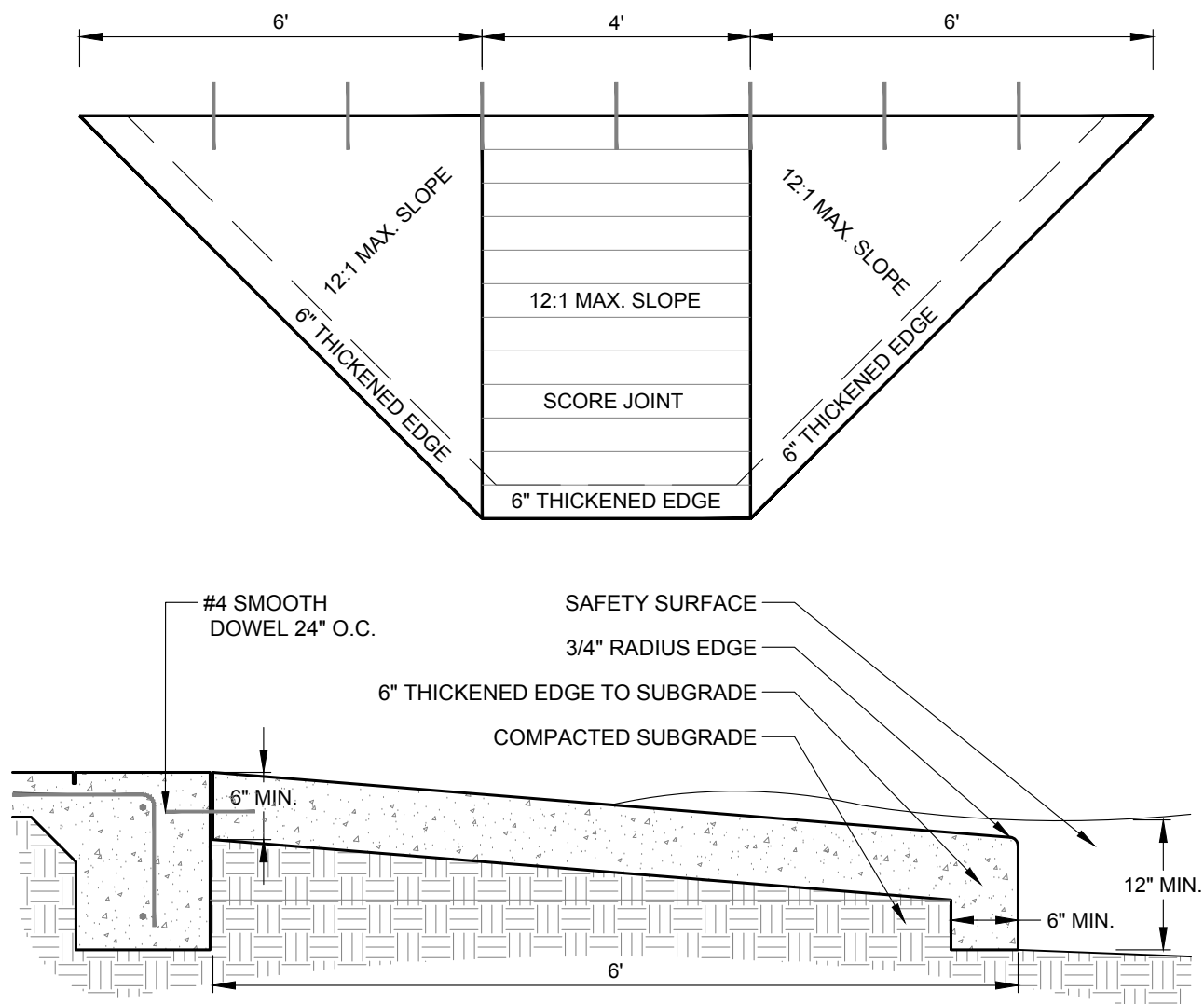
E SHELTER
NOTE: Semi-custom shelter with custom medallion
SCALE: NTS



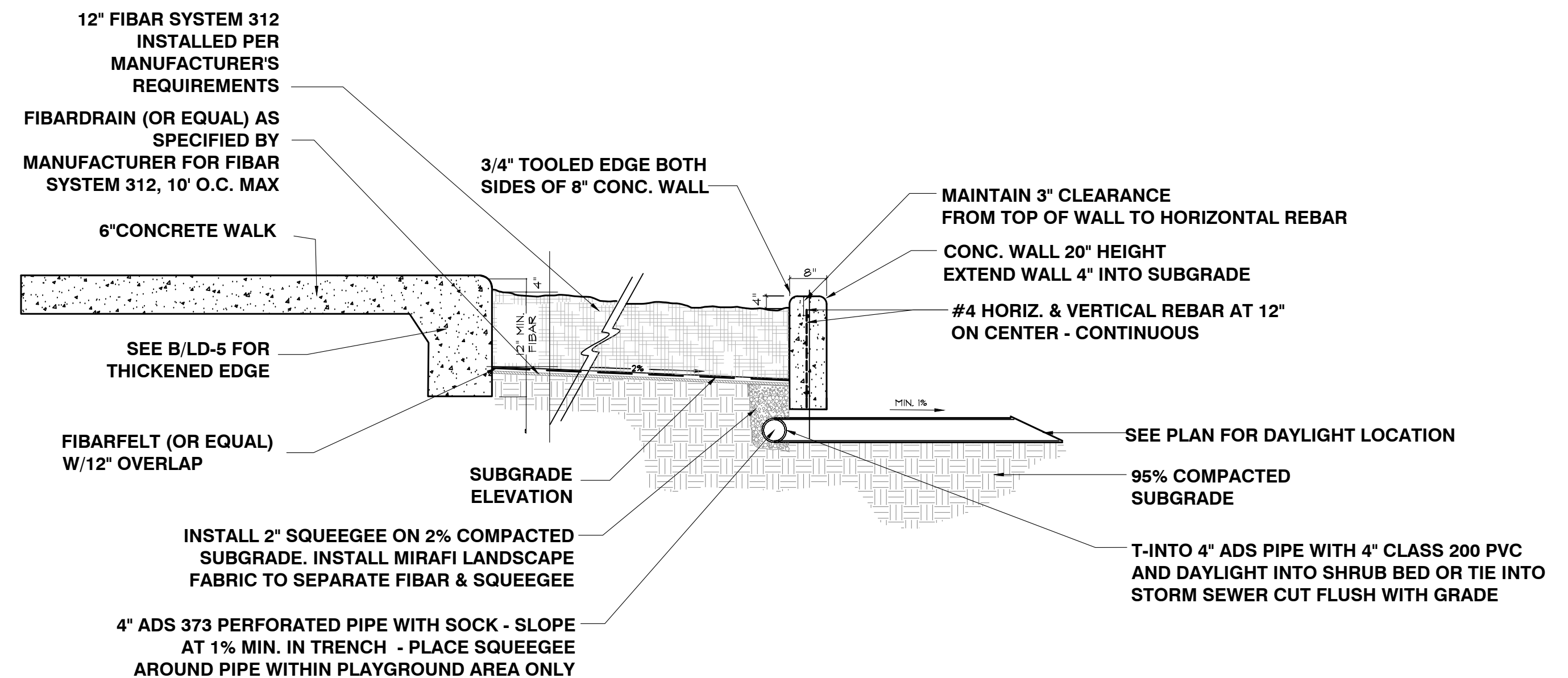
F TRAIL MARKER
SCALE: NTS



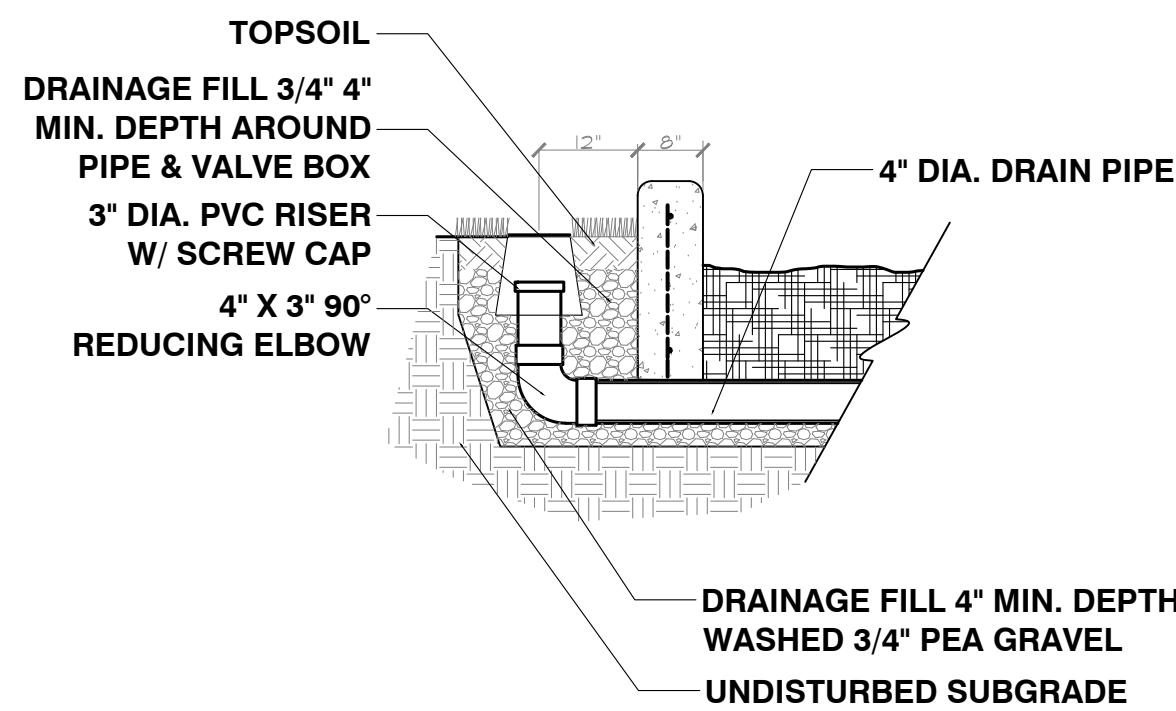
G PARK IDENTITY SIGN



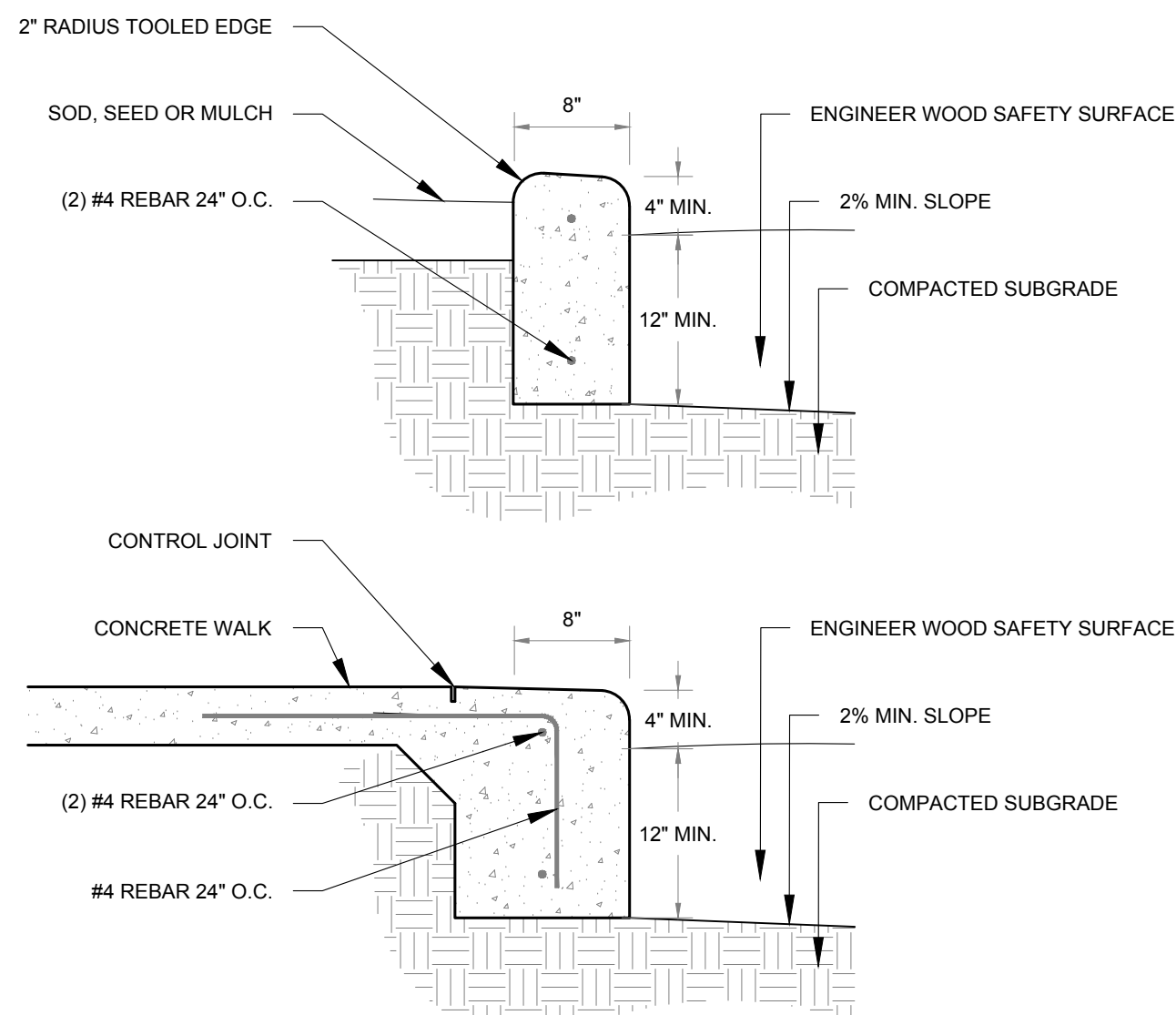
H PLAYGROUND RAMP
SCALE: 3/4"=1'-0"



I PLAYGROUND CURB & DRAIN DETAIL
NOT TO SCALE



J DRAIN CLEANOUT
NOT TO SCALE



K PLAYGROUND CURB
NOT TO SCALE

LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT

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PARK AMENITY PLAN

L3.03