

TOWN OF PARKER COUNCIL AGENDA

October 7, 2024

Notes:

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

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

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

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

PLEASE NOTE: Public participation is NOT available through YouTube.

1. TOWN COUNCIL MEETING SCHEDULE

- A. 4:00 P.M. – Call to Order Town Council Meeting and Roll Call
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)
- C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.

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

3. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

4. CONSENT AGENDA

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

- A. *APPROVAL OF MINUTES - September 16, 2024*
- B. *Assignment and Assumption of Owner/Contractor Contract Construction Management/General Contracting for the Town Hall Expansion & Renovation Project, with JHL Constructors, Inc., dated January 3, 2023, and All Amendments Thereto, to JHL Constructors, LLC*
Department: Engineering and Public Works, Bob Exstrom

C. *ORDINANCE NO. 1.631 - First Reading*

A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Improving the Parker Road Sidewalk – East Side Gaps Project (Between Bucktail Drive and Cockriel Drive), Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply With All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations.

Department: Engineering and Public Works, Patrick Burke

Second Reading: October 21, 2024

D. *ORDINANCE NO. 12.11 - First Reading*

A Bill for an Ordinance to Amend Title 2 of the Parker Municipal Code by the Addition Thereto of a New Chapter 2.09 Concerning the Creation of the Parker Public Art Commission

Department: Cultural, Carrie Glassburn

Second Reading: October 21, 2024

E. *CONTRACTS OVER \$100,000*

1. *2024 Townwide Concrete Replacement Program Contract Modification (CIP 24-003)*

Amount: \$562,692

Contractor: Norra Concrete Construction Corporation

Department: Engineering & Public Works, John Mounier

2. *2024 Townwide Resurfacing Program Contract Modification (CIP24-001)*

Amount: \$335,181.03

Contractor: Brannan Sand & Gravel Company, LLC

Department: Engineering & Public Works, John Mounier

3. *2024 Townwide Concrete Replacement Program - Construction Management (CIP 24-003-CM) Contract Modification*

Amount: \$49,995 Addition for a new contract total of \$140,615

Contractor: Alfred Benesch & Company

Department: Engineering & Public Works, John Mounier

F. *PROCLAMATION - Community Planning Month - October 2024*

5. **RESOLUTIONS**

RESOLUTION NO. 24-045

A Resolution to Appoint Members to the Parker Youth Commission and to Appoint the Vice-Chair

Department: Town Manager's Office, Cheri Sullivan

6. PUBLIC HEARINGS

A. TRACT H, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7C, 5TH AMENDMENT ANNEXATION

Applicant: Nathan Klass, Town of Parker
Location: West side of Chambers Road south of Mainstreet
Department: Community Development, Julia Duncan
TRAKiT No.: ANX24-004

1. RESOLUTION NO. 24-041

A Resolution to Set Forth Town Council's Findings of Fact and Conclusions as to the Eligibility of the Town Tract H, Meridian International Business Center Filing No. 7C, 5th Amendment Right-of-Way Property for Annexation into the Town of Parker

2. ORDINANCE NO. 2.284 - Second Reading

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Town Tract H, Meridian International Business Center Filing No. 7C, 5th Amendment Right-of-Way Property in Douglas County

B. LOOKING GLASS SEGMENT 2B - Sketch and Preliminary Plans

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

C. ANTHOLOGY NORTH

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

1. ORDINANCE NO. 3.308.4 - Second Reading

A Bill for an Ordinance to Amend the Anthology North Development Plan Amendment No. 5 Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith

2. Anthology North Segment 1B & 1C Preliminary Plan Amendment No. 1

7. CONTRACTS OVER \$500,000

Lincoln Avenue Widening Project – CORE Electric Relocation Phase 1

Amount: \$1,058,043
Contractor: CORE Electric Cooperative
Department: Engineering and Public Works, Patrick Burke

8. ORDINANCES

A. ORDINANCE NO. 1.627 - Second Reading

A Bill for an Ordinance to Approve the Memorandum of Agreement By and Between the Town of Parker and Radiant Circle Apartments Investors LLC, Concerning the Parker Road Sidewalk/Trail Improvements south of Parker Square Drive

Department: Engineering and Public Works, Tom Gill

B. ORDINANCE NO. 9.334.3 - Second Reading

A Bill for an Ordinance Approving the Third Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Cherry Creek at Dransfeldt Road (Agreement No. 21-05.04C Project No. 108515) By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District, the Town of Parker, and Cherry Creek Basin Water Quality Authority

Department: Engineering and Public Works, Michael Grabczyk

C. ORDINANCE NO. 9.339.1 - Second Reading

A Bill for an Ordinance Approving the First Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Newlin Gulch at Recreation Drive (Agreement No. 21-05.23A, Project No. 108504) By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District, the Town of Parker, and Douglas County

Department: Engineering and Public Works, Michael Grabczyk

D. ORDINANCE NO. 1.628 - Second Reading

A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Improving Becket Drive and Brompton Way Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations

Department: Town Attorney, Jim Maloney

9. PUBLIC COMMENTS CONTINUED IF NECESSARY

10. ADJOURNMENT

Parker Town Council

Executive Session Agenda

October 7, 2024

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

1. Newlin Crossing Metropolitan District mill levy discussion
2. House Bill 24-1152 (accessory dwelling units) and House Bill 24-1007 (occupancy bill) passed in the 2024 legislative session
3. New Land Development Ordinance, specifically Parker Municipal Code §§13.03.040(N)(5), 13.04.010(b), 13.04.090, and 13.04.080 regarding new zoning districts

**TOWN OF PARKER COUNCIL
MINUTES
SEPTEMBER 16, 2024**

Mayor Pro Tem John Diak called the meeting to order at 5:20 p.m. Mayor Jeff Toborg and Councilmember Joshua Rivero were absent.

Town Attorney Jamie Wynn announced that there were two topics for discussion in the Executive Session to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b). The first topic was an update regarding American Academy litigation and Municipal Court proceeding, and the second item was regarding Douglas County and local municipalities' review of potential litigation related to the City and County of Denver's Migrant Policies.

EXECUTIVE SESSION

Laura Hefta moved and Todd Hendreks seconded to enter into Executive Session at 5:20 p.m. to hold a conference with the Town's Attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Anne Barrington moved and Brandi Wilks seconded to come out of Executive Session at 6:04 p.m.

The motion was approved unanimously.

COUNCIL UPDATES/WORK SESSION

No Work Session was held.

Anne Barrington moved and Brandi Wilks seconded to recess the regular meeting until 7:00 p.m.

The motion was approved unanimously.

REGULAR SESSION

Mayor Pro Tem Diak reconvened the meeting at 7:00 p.m.

Mayor Pro Tem Diak led the Council and audience in the Pledge of Allegiance.

PUBLIC COMMENTS

Mayor Pro Tem Diak read a statement of the Council into the record regarding Pridefest and Council's inability to respond to due to pending criminal proceedings.

Tina De Los Santos, Parker, spoke about FOIA requirements and questioned why the Town was not responding to their requests under the FOIA requirements. She asked for a public meeting to be held where they could ask questions and get answers.

Meredith Rudolph, Parker, spoke about a resolution passed by the Douglas County Republican Party banning adult cabaret performances.

Amy Windju, Castle Rock, spoke regarding CORA requests and the related costs.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

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

CONSENT AGENDA

A. APPROVAL OF MINUTES - September 3, 2024

B. ORDINANCE NO. 2.284 - First Reading

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Town Tract H, Meridian International Business Center Filing No. 7C, 5th Amendment Right-of-Way Property in Douglas County

Department: Community Development, Julia Duncan

TRAKiT No.: ANX24-004

Second Reading: October 7, 2024

C. ORDINANCE NO. 3.308.4 - First Reading

A Bill for an Ordinance to Amend the Anthology North Development Plan Amendment No. 5 Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Community Development, Stacey Nerger

Trakit No.: Z23-016

Second Reading: October 7, 2024

D. ORDINANCE NO. 1.627 - First Reading

A Bill for an Ordinance to Approve the Memorandum of Agreement By and Between the Town of Parker and Radiant Circle Apartments Investors LLC, Concerning the Parker Road Sidewalk/Trail Improvements south of Parker Square Drive

Department: Engineering and Public Works, Tom Gill

Second Reading: October 7, 2024

E. ORDINANCE NO. 1.628 - First Reading

A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Improving Becket Drive and Brompton Way Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations

Department: Town Attorney, Jim Maloney

Second Reading: October 7, 2024

F. *ORDINANCE NO. 9.339.1 - First Reading*

A Bill for an Ordinance Approving the First Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Newlin Gulch at Recreation Drive (Agreement No. 21-05.23A, Project No. 108504) By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District, the Town of Parker, and Douglas County

Department: Engineering and Public Works, Michael Grabczyk

Second Reading: October 7, 2024

G. *ORDINANCE NO. 9.334.3 - First Reading*

A Bill for an Ordinance Approving the Third Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Cherry Creek at Dransfeldt Road (Agreement No. 21-05.04C Project No. 108515) By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District, the Town of Parker, and Cherry Creek Basin Water Quality Authority

Department: Engineering and Public Works, Michael Grabczyk

Second Reading: October 7, 2024

H. *RESOLUTION NO. 24-047*

A Resolution Approving the Release of the Slope Easement By and Between KPS Retail, LLC, and the Town of Parker Concerning a Part of Lot 2, Vantage Point Subdivision Filing No. 1, 1st Amendment

Department: Engineering and Public Works, Alex Mestdagh

I. *CONTRACTS OVER \$100,000*

1. Townwide Traffic Signal Cabinet Purchase (Bid No. 24-006)

Amount: \$266,950

Contractor: Econolite Control Products, Inc.

Department: Engineering and Public Works, David Aden

Brandi Wilks moved and Laura Hefta seconded to approve Consent Agenda Items 4A through 4I.

A roll call vote was taken:

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

ORDINANCES

A. ORDINANCE NO. 9.378 - Second Reading

A Bill for an Ordinance to Approve the Statement of Responsibilities Regarding Preparation of an Environmental Assessment for the Douglas County Regional Habitat Conservation Plan Between the Board of County Commissioners of the County of Douglas, the Town of Castle Rock, the Town of Parker, the United States Fish and Wildlife Service, and ERO Resources Corporation

Department: Engineering and Public Works, Michael Grabczyk

This ordinance was to approve an agreement between the US Fish & Wildlife Service, the Town of Parker, the Town of Castle Rock, and Douglas County regarding the renewal of a Habitat Conservation Plan and Environmental Assessment for the Preble's Meadow Jumping Mouse. This agreement is to formalize the creation of a new Environmental Assessment by ERO Resources Corporation, which will cover a proposed Habitat Conservation Plan amendment.

Public Comments: None.

Laura Hefta moved and Todd Hendreks seconded to approve Ordinance No. 9.378 on second reading.

A roll call vote was taken:

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

B. ORDINANCE NO. 9.379 - Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement by and between the Town of Parker and the Board of County Commissioners of Douglas County Regarding Cost Sharing for a Drone Show

Department: Communications, Brooke Spain

Douglas County offered to partner with the Town and share the cost for the Town's Fall Fest Drone Show Finale on September 28, 2024. This Ordinance approved the Intergovernmental Agreement between the Town and the Board of County Commissioners of Douglas County which was necessary for this partnership and cost sharing.

Public Comments: None.

Todd Hendreks moved and Brandi Wilks seconded to approve Ordinance No. 9.379 on second reading.

A roll call vote was taken:

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta – yes

The motion was approved unanimously.

C. ORDINANCE NO. 9.380 - Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement Regarding Joint Management of Proposition 123 Funding and Credits, by and between the Douglas County Housing Partnership, Douglas County, the City of Castle Pines, the City of Lone Tree, the Town of Parker, and the Town of Castle Rock

Department: Community Development, Bryce Matthews

On October 2, 2023, the Town Council directed staff to prepare and file a Proposition 123 Commitment for affordable housing with the State of Colorado. In addition, the Council directed staff to work with Douglas County Housing Partnership (DCHP) and Douglas County jurisdictions to prepare an Intergovernmental Agreement (IGA) to memorialize their commitment to a regional approach that supports affordable housing opportunities, increases affordable housing units, and establishes a method of distributing Proposition 123 affordable housing credits in excess of each jurisdiction's baseline goal. Passage of this Ordinance approves this IGA.

Public Comments: Lucas Martinell, Parker, asked about the definition of affordable housing and asked how it went from a government mandate to actual construction of housing units.

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 9.380 on second reading.

A roll call vote was taken:

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

ADJOURNMENT

Mayor Pro Tem Diak adjourned the meeting at 8:02 p.m.

Susan L. Irvine, Deputy Town Clerk

Jeff Toborg, Mayor



Request for Town Council Action

Date: October 7, 2024

Submitted By: Bob Exstrom, Project Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **Assignment and Assumption of Owner/Contractor Contract Construction Management/General Contracting for the Town Hall Expansion & Renovation Project, with JHL Constructors, Inc., dated January 3, 2023, and All Amendments Thereto, to JHL Constructors, LLC**

Department: Engineering and Public Works, Bob Exstrom

EXECUTIVE SUMMARY

The Town is currently contracting with JHL Enterprises, Inc., d/b/a/ JHL Constructors (“JHL”) to do the construction work on the Town Hall Expansion Project (the “Project”). JHL has notified the Town that it is undergoing an internal business restructuring, part of which will involve assigning the Town Hall Expansion Project construction contract (the “Contract”) to a new entity, JHL Constructors LLC. The Town must consent to any assignment of the Contract.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On January 3, 2023, the Town and JHL entered into the Owner/Contractor Contract for Construction Management/General Contracting for the Town Hall Expansion Project. The Contract has been amended five times since then, with the Fifth Amendment authorizing JHL to proceed with the construction activities for the Project.

JHL notified the Town that it is undertaking an internal restructuring of its business. This involves the creation of a new entity, JHL Constructors LLC. JHL is requesting the Town’s consent to assign the Contract to JHL Constructors LLC, which is required pursuant to Section 11.2 of the Contract. If the Town approves the assignment, JHL Constructors LLC will assume all of JHL’s obligations and liabilities under the Contract. The Town should not experience any impacts due to the assignment of the Contract.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. JHL - Town of Parker Third Party Consent to Assignment Rev. 1 - JHL Signed

RECOMMENDED MOTION

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



9100 E. Panorama Drive, Suite 300
Englewood, CO 80112

jhlinfo@jhlconstructors.com



P | 303 741 6116
F | 303 741 2785

jhlconstructors.com

September 9, 2024

Mr. Bob Extrom
Project Manager
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Re: Construction Management/General Contractor Agreement Between Owner and Construction Manager as Constructor between Town of Parker and JHL Constructors, Inc. for the following Project:

- **Town Hall Expansion and Renovation dated January 3, 2023**

Mr. Extrom,

As part of an internal business restructuring, JHL Enterprises, Inc. (dba JHL Constructors) intends to assign and transfer to JHL Constructors LLC, a Colorado limited liability company ("**JHL Constructors**"), the above Agreement. As part of such restructuring, JHL Constructors will assume all liabilities under the Agreement upon assignment.

Please sign and date this letter in the space provided below and return it to Mario Cappella by email at mcappella@jhlconstructors.com at your earliest convenience.

Thank you for your assistance in this matter.

Sincerely,

JHL Enterprises, Inc.

Mario Cappella, Vice President

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Town Attorney's Office



Request for Town Council Action

Date: October 7, 2024

Submitted By: Patrick Burke, Project Engineer

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.631 - First Reading**
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Improving the Parker Road Sidewalk – East Side Gaps Project (Between Bucktail Drive and Cockriel Drive), Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply With All Pertinent Provisions of C.R.S. § 38-1-101, *et seq.*, Relating to Good Faith Negotiations.

Department: Engineering and Public Works, Patrick Burke

Second Reading: October 21, 2024

EXECUTIVE SUMMARY

This item is for an ordinance to provide notice of the Town's intent to acquire easements for proposed improvements on Parker Road between Bucktail Drive and Cockriel Drive that are part of the Parker Road Sidewalks - East Side Gaps Project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is progressing with the final design of the upcoming Parker Road sidewalk/trail project, which aims to close two existing gaps in the sidewalk along the east side of Parker Road (SH 83). The project comprises two segments:

1. **Segment 1:** A multi-use trail extending from Pine Drive to the existing multi-use trail at the Town of Parker open space property near Pine Bluffs.
2. **Segment 2:** A multi-use trail extending from the current trail in front of the Big Tool Box property, crossing J. Morgan Blvd., and connecting to the existing multi-use trail south of Robinson Ranch.

A vicinity map showing the boundaries of these two segments is attached for reference. The project will connect to existing sidewalks and trails at both the northern and southern ends and will also link to an existing soft surface trail at J. Morgan Blvd., constructed as part of a nearby

development. Additionally, the project is partially funded by a Denver Regional Council of Governments (DRCOG) multi-modal grant awarded to the Town in 2022.

While most of the project is situated within CDOT right-of-way or Town property, certain areas require sidewalk easements and/or temporary construction easements. This ordinance seeks approval for staff to proceed with good faith negotiations with the affected property owners in order to acquire these necessary easements, affecting two property owners along the southern segment. The northern segment, which lies entirely within CDOT right-of-way and Town property, does not necessitate additional easements.

The required easements are as follows:

1. **Permanent Easement:** 49,615 square feet (1.14 acres)
2. **Temporary Construction Easement:** 46,039 square feet (1.06 acres)

FINANCIAL IMPACT

Funding for these acquisitions is included in the approved funding for the Parker Road Sidewalk - Pine to Robinson Ranch line item of the Highway and Streets Capital Projects accounts (301-4310).

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



ENHANCE ECONOMIC
VITALITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 1.631

RECOMMENDED MOTION

I move to approve Ordinance No. 1.631 on first reading and to schedule second reading for October 21, 2024, as part of the consent agenda.

ORDINANCE NO. 1.631, Series of 2024

TITLE: A BILL FOR AN ORDINANCE STATING THE INTENT OF THE TOWN OF PARKER TO ACQUIRE CERTAIN PROPERTY INTERESTS FOR THE PURPOSE OF CONSTRUCTING AND IMPROVING THE PARKER ROAD SIDEWALK – EAST SIDE GAPS PROJECT (BETWEEN BUCKTAIL DRIVE AND COCKRIEL DRIVE), THROUGH THE UTILIZATION OF THE TOWN'S POWER OF EMINENT DOMAIN AND DIRECTING THE TOWN'S STAFF AND TOWN ATTORNEY TO NOTIFY ALL PERSONS AFFECTED THEREBY OF THE ABOVE-STATED INTENT OF THE TOWN, AND THEREAFTER TO COMPLY WITH ALL PERTINENT PROVISIONS OF C.R.S. § 38-1-101, *ET SEQ.*, RELATING TO GOOD FAITH NEGOTIATIONS.

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

WHEREAS, the Town of Parker wishes to acquire the parcels of property more particularly described in **Exhibit A** (permanent sidewalk easement acquisitions) and **Exhibit B** (temporary construction easement acquisitions), attached hereto and incorporated herein by this reference (collectively, the "Subject Properties"), for the purpose of constructing and improving the Parker Road Sidewalk – East Side Gaps Project (between Bucktail Drive and Cockriel Drive), as generally depicted on **Exhibit C**; and

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

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

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

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

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

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

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

Section 6. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two (2) public places, two (2) days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 8. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

Exhibit "A"

Project Number: CRP M039-010

Parcel Number: PE-01

Project Code: 25906

Date: 9/11/2024

DESCRIPTION

A Tract or Parcel of land No. PE-01 of the Department of Transportation, State of Colorado, Project Code 25906, Project Number CRP M039-10 containing 0.241 Acres (10480 sq. ft.), more or less, located in the East One-Half of the Southeast One-Quarter of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, said Tract or Parcel being a portion of Tract "A", Robinson Ranch Subdivision – Filing No. 1, recorded on November 11th, 1999, at Reception No. 1999095271, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado.

Basis of Bearings Statement:

The East Line of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian. Said line being monumented on the North end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005" and on the South end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 22561 Dated "2018 - Aztec". Said line bears S 00°11'06" E. All bearings being reported hereon are relative to said monumented line.

Beginning at a point on the Easterly Right of Way line of Colorado State Highway 83 (Parker Road) as defined in Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, from said point, the Northeast Corner of said Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005", bears N 07° 16' 27" E, a distance of 3811.58. From said point of beginning, a found 3.25" Aluminum Cap being Colorado Department of Transportation Right of Way Marker No. 404 of Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, and an angle point in said Right of Way, bears S 05° 50' 33" E, a distance of 139.15.

Thence N 28°23'39" E, a distance of 49.06 feet to the point of a tangent curve;

Thence 35.85 feet along the arc of a tangent curve to the left, having a radius of 60.00 feet, a central angle of 34°14'12", having a chord bearing of N 11°16'33" E, and a chord distance of 35.32 feet;

Thence N 05°50'33" W, a distance of 88.03 feet to the point of a tangent curve;

Thence 38.39 feet along the arc of a tangent curve to the left, having a radius of 85.00 feet, a central angle of 25°52'37", having a chord bearing of N 18°46'51" W, and a chord distance of 38.06 feet;

Thence N 31°43'10" W, a distance of 67.54 feet, more or less to a point on the Easterly Right of Way line of Colorado State Highway 83 (Parker Road), from said point a found 3.25" Aluminum Cap being Colorado Department of Transportation Right of Way Marker No. 403 of Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, and an angle point in said Right of Way, bears N 05° 50' 33" W, a distance of 105.29;

Thence N 05°50'33" W, continuing along the Easterly Right of Way line of Colorado State Highway 83 (Parker Road), a distance of 78.41 feet to the point of a tangent curve;

Thence 33.86 feet, departing said Easterly Right of Way line of Colorado State Highway 83 (Parker Road), and along the arc of a tangent curve to the left, having a radius of 135.00 feet, a central angle of 14°22'10", having a chord bearing of S 24°32'05" E, and a chord distance of 33.77 feet;

Thence S 31°43'10" E, a distance of 104.59 feet to the point of a tangent curve;

Thence 51.94 feet along the arc of a tangent curve to the right, having a radius of 115.00 feet, a central angle of 25°52'37", having a chord bearing of S 18°46'51" E, and a chord distance of 51.50 feet;

Thence S 05°50'33" E, a distance of 88.03 feet to the point of a tangent curve;

Thence 53.78 feet along the arc of a tangent curve to the right, having a radius of 90.00 feet, a central angle of 34°14'12", having a chord bearing of S 11°16'33" W, and a chord distance of 52.98 feet;

Thence S 28°23'39" W, a distance of 75.85 feet to the point of a tangent curve;

Thence 26.91 feet along the arc of a tangent curve to the left, having a radius of 60.00 feet, a central angle of 25°41'39", having a chord bearing of S 15°32'50" W, and a chord distance of 26.68 feet, more or less, to a point on the Easterly Right of Way line of said Colorado State Highway 83 (Parker Road), from said point a found 3.25" Aluminum Cap being Colorado Department of Transportation Right of Way Marker No. 404 of Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, and an angle point in said Right of Way, bears S 05° 50' 33" E, a distance of 75.28;

Thence N 05°50'33" W, continuing along said Easterly Right of Way line, a distance of 63.87 feet, more or less, to the **Point of Beginning**.

The above described parcel PE-01 contains 0.241 acres (10480 sq. ft.), more or less.



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Exhibit "A"

Project Number: CRP M039-010

Parcel Number: PE-02

Project Code: 25906

Date: 9/11/2024

DESCRIPTION

A Tract or Parcel of land No. PE-02 of the Department of Transportation, State of Colorado, Project Code 25906, Project Number CRP M039-10 containing 0.898 Acres (39134 sq. ft.), more or less, located in the East One-Half of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, said Tract or Parcel being a portion of Tract "D", Robinson Ranch Subdivision – Filing No. 1, recorded on November 11th, 1999, at Reception No. 1999095271, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado.

Basis of Bearings Statement:

The East Line of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian. Said line being monumented on the North end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005" and on the South end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 22561 Dated "2018 - Aztec". Said line bears S 00°11'06" E. All bearings being reported hereon are relative to said monumented line.

Beginning at a point on the North Line of Tract "D", Robinson Ranch Subdivision – Filing No. 1, recorded on November 11th, 1999, at Reception No. 1999095271, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado, whence the Northeast Corner of said Section 34 bears N 32° 46' 22" E, a distance of 1579.72 feet. From said point of beginning the Northwest Corner of said Robinson Ranch Subdivision – Filing No. 1 bears S 89° 43' 10" W, a distance of 33.05 feet. Said Northwest Corner of Robinson Ranch Subdivision being marked by a found #4 Rebar with no cap;

Thence S 00°16'51" E, a distance of 28.35 feet to an angle point;

Thence S 20°48'37" E, a distance of 22.82 feet to the point of a tangent curve;

Thence 16.16 feet along the arc of a tangent curve to the right, having a radius of 90.00 feet, a central angle of 10°17'14", having a chord bearing of S 15°40'00" E, and a chord distance of 16.14 feet;

Thence S 10°31'22" E, a distance of 253.65 feet to the point of a tangent curve;

Thence 52.85 feet along the arc of a tangent curve to the left, having a radius of 135.00 feet, a central angle of 22°25'42", having a chord bearing of S 21°44'13" E, and a chord distance of 52.51 feet;

Thence S 32°57'04" E, a distance of 167.20 feet to the point of a tangent curve;

Thence 109.01 feet along the arc of a tangent curve to the right, having a radius of 90.00 feet, a central angle of 69°23'54", having a chord bearing of S 01°44'53" W, and a chord distance of 102.47 feet;

Thence S 36°26'50" W, a distance of 45.83 feet to the point of a tangent curve;

Thence 49.12 feet along the arc of a tangent curve to the left, having a radius of 60.00 feet, a central angle of 46°54'37", having a chord bearing of S 12°59'32" W, and a chord distance of 47.76 feet;

Thence S 10°27'47" E, a distance of 491.24 feet to the point of a tangent curve;

Thence 52.86 feet along the arc of a tangent curve to the right, having a radius of 115.00 feet, a central angle of 26°20'06", having a chord bearing of S 02°42'16" W, and a chord distance of 52.39 feet;

Thence S 15°52'19" W, a distance of 31.63 feet to the point of a tangent curve;

Thence 33.38 feet along the arc of a tangent curve to the left, having a radius of 85.00 feet, a central angle of 22°30'02", having a chord bearing of S 04°37'18" W, and a chord distance of 33.17 feet, more or less, to a point on the Easterly Right of Way line of Colorado State Highway 83 (Parker Road), from said point a found 3.25" Aluminum Cap being Colorado Department of Transportation Right of Way Marker No. 415 of Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, and an angle point in said Right of Way, bears S 10° 05' 02" E, a distance of 307.99 feet;

Thence N 10°05'02" W, continuing along the Easterly Right of Way line of Colorado State Highway 83 (Parker Road), a distance of 85.52 feet to a point of a tangent curve;

Thence 26.29 feet, departing said Easterly Right of Way line of Colorado State Highway 83 (Parker Road), along the arc of a tangent curve to the left, having a radius of 85.00 feet, a central angle of 17°43'09", having a chord bearing of N 01°36'12" W, and a chord distance of 26.18 feet;

Thence N 10°27'47" W, a distance of 491.24 feet to the point of a tangent curve;

Thence 73.69 feet along the arc of a tangent curve to the right, having a radius of 90.00 feet, a central angle of 46°54'37", having a chord bearing of N 12°59'32" E, and a chord distance of 71.65 feet;

Thence N 36°26'50" E, a distance of 45.38 feet to the point of a tangent curve;

Thence 72.67 feet along the arc of a tangent curve to the left, having a radius of 60.00 feet, a central angle of 69°23'54", having a chord bearing of N 01°44'53" E, and a chord distance of 68.31 feet;

Thence N 32°57'04" W, a distance of 167.20 feet to the point of a tangent curve;

Thence 64.59 feet along the arc of a tangent curve to the right, having a radius of 165.00 feet, a central angle of 22°25'42", having a chord bearing of N 21°44'13" W, and a chord distance of 64.18 feet;

Thence N 10°31'22" W, a distance of 253.65 feet to the point of a tangent curve;

Thence 10.77 feet along the arc of a tangent curve to the right, having a radius of 60.00 feet, a central angle of 10°17'14", having a chord bearing of N 15°40'00" W, and a chord distance of 10.76 feet;

Thence N 20°48'37" W, a distance of 11.40 feet to an angle point;

Thence N 10°31'22" W, a distance of 50.37 feet to the Northwest Corner of said Robinson Ranch Subdivision – Filing No. 1 (Reception No. 1999095271). Said Northwest Corner of Robinson Ranch Subdivision being marked by a found #4 Rebar with no cap;

Thence N 89°43'09" E, along the North Line of said Robinson Ranch Subdivision – Filing No. 1 (Reception No. 1999095271), distance of 33.05 feet, more or less, to the **Point of Beginning**.

The above described parcel PE-02 contains 0.898 Acres (39134 sq. ft.), more or less.



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Exhibit "B"

Project Number: CRP M039-010

Parcel Number: TE-01

Project Code: 25906

Date: 9/11/2024

DESCRIPTION

A Tract or Parcel of land No. TE-01 of the Department of Transportation, State of Colorado, Project Code 25906, Project Number CRP M039-10 containing 0.167 Acres (7277 sq. ft.), more or less, located in the East One-Half of the Southeast One-Quarter of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, said Tract or Parcel being a portion of Tract "A", Robinson Ranch Subdivision – Filing No. 1, recorded on November 11th, 1999, at Reception No. 1999095271, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado.

Basis of Bearings Statement:

The East Line of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian. Said line being monumented on the North end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005" and on the South end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 22561 Dated "2018 - Aztec". Said line bears S 00°11'06" E. All bearings being reported hereon are relative to said monumented line.

Beginning at a point on the Easterly Right of Way line of Colorado State Highway 83 (Parker Road) as defined in Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, from said point, the Northeast Corner of said Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005", bears N 07° 16' 27" E, a distance of 3811.58. From said point of beginning, a found 3.25" Aluminum Cap being Colorado Department of Transportation Right of Way Marker No. 404 of Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, and an angle point in said Right of Way, bears S 05° 50' 33" E, a distance of 139.15 feet.

Thence N 05°50'33" W, continuing along said Easterly Right of Way line, a distance of 260.22 feet to a point;

Thence S 31°43'10" E, departing said Right of Way, a distance of 67.54 feet to the point of a tangent curve;

Thence 38.39 feet along the arc of a tangent curve to the right, having a radius of 85.00 feet, a central angle of 25°52'37", having a chord bearing of S 18°46'51" E, and a chord distance of 38.06 feet;

Thence S 05°50'33" E, a distance of 88.03 feet to the point of a tangent curve;

Thence 35.85 feet along the arc of a tangent curve to the right, having a radius of 60.00 feet, a central angle of 34°14'12", having a chord bearing of S 11°16'33" W, and a chord distance of 35.32 feet;

Thence S 28°23'39" W, a distance of 49.06 feet, more or less, to the **Point of Beginning**.

The above described parcel TE-01 contains 0.167 acres (7277 sq. ft.), more or less.



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Exhibit "B"

Project Number: CRP M039-010

Parcel Number: TE-02

Project Code: 25906

Date: 9/11/2024

DESCRIPTION

A Tract or Parcel of land No. TE-02 of the Department of Transportation, State of Colorado, Project Code 25906, Project Number CRP M039-10 containing 0.105 Acres (4592 sq. ft.), more or less, located in the East One-Half of the Southeast One-Quarter of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, said Tract or Parcel being a portion of Tract "A", Robinson Ranch Subdivision – Filing No. 1, recorded on November 11th, 1999, at Reception No. 1999095271, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado.

Basis of Bearings Statement:

The East Line of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian. Said line being monumented on the North end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005" and on the South end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 22561 Dated "2018 - Aztec". Said line bears S 00°11'06" E. All bearings being reported hereon are relative to said monumented line.

Beginning at a point whence the Northeast Corner of said Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005", bears N 06° 41' 14" E, a distance of 3794.42. From said point of beginning, a found 3.25" Aluminum Cap being Colorado Department of Transportation Right of Way Marker No. 404 of Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, and an angle point in said Right of Way, bears S 10° 00' 14" W, a distance of 153.05.

Thence N 28°23'39" E, a distance of 18.86 feet to the point of a tangent curve;

Thence 53.78 feet along the arc of a tangent curve to the left, having a radius of 90.00 feet, a central angle of 34°14'12", having a chord bearing of N 11°16'33" E, and a chord distance of 52.98 feet;

Thence N 05°50'33" W, a distance of 88.03 feet to the point of a tangent curve;

Thence 51.94 feet along the arc of a tangent curve to the left, having a radius of 115.00 feet, a central angle of 25°52'37", having a chord bearing of N 18°46'51" W, and a chord distance of 51.50 feet;

Thence N 31°43'10" W, a distance of 83.12 feet to a point;

Thence S 42°18'04" E, a distance of 115.46 feet to a point;

Thence S 05°50'33" E, a distance of 143.09 feet to a point;

Thence S 41°30'44" W, a distance of 63.91 feet, more or less, to the **Point of Beginning**.

The above described parcel TE-02 contains 0.105 acres (4592 sq. ft.), more or less.



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Exhibit "B"

Project Number: CRP M039-010

Parcel Number: TE-03

Project Code: 25906

Date: 9/11/2024

DESCRIPTION

A Tract or Parcel of land No. TE-03 of the Department of Transportation, State of Colorado, Project Code 25906, Project Number CRP M039-10 containing 0.406 Acres (17677 sq. ft.), more or less, located in the East One-Half of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, said Tract or Parcel being a portion of Tract "D", Robinson Ranch Subdivision – Filing No. 1, recorded on November 11th, 1999, at Reception No. 1999095271, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado.

Basis of Bearings Statement:

The East Line of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian. Said line being monumented on the North end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005" and on the South end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 22561 Dated "2018 - Aztec". Said line bears S 00°11'06" E. All bearings being reported hereon are relative to said monumented line.

Beginning at a point on the Easterly Right of Way line of Colorado State Highway 83 (Parker Road) as defined in Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, from said point, the Northeast Corner of said Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005", bears N 14° 44' 24" E, a distance of 2618.29. From said point of beginning, a found 3.25" Aluminum Cap being Colorado Department of Transportation Right of Way Marker No. 414 of Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, and an angle point in said Right of Way, bears N 10° 05' 02" W, a distance of 206.41 feet.

Thence N 10°05'02" W, continuing along said Easterly Right of Way line of Colorado State Highway 83 (Parker Road), a distance of 206.41 feet to a found 3.25" Aluminum Cap being Colorado Department of Transportation Right of Way Marker No. 414 of Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, to an angle point in said Right of Way;

Thence N 10°31'22" W, continuing along said Easterly Right of Way line of Colorado State Highway 83 (Parker Road), a distance of 967.21 feet to a point;

Thence S 20°48'37" E, leaving said Easterly Right of Way line of Colorado State Highway 83 (Parker Road), a distance of 11.40 feet to the point of a tangent curve;

Thence 10.77 feet along the arc of a tangent curve to the right, having a radius of 60.00 feet, a central angle of 10°17'14", having a chord bearing of S 15°40'00" E, and a chord distance of 10.76 feet;

Thence S 10°31'22" E, a distance of 253.65 feet to the point of a tangent curve;

Thence 64.59 feet along the arc of a tangent curve to the left, having a radius of 165.00 feet, a central angle of 22°25'42", having a chord bearing of S 21°44'13" E, and a chord distance of 64.18 feet;

Thence S 32°57'04" E, a distance of 167.20 feet to the point of a tangent curve;

Thence 72.67 feet along the arc of a tangent curve to the right, having a radius of 60.00 feet, a central angle of 69°23'54", having a chord bearing of S 01°44'53" W, and a chord distance of 68.31 feet;

Thence S 36°26'50" W, a distance of 45.38 feet to the point of a tangent curve;

Thence 73.69 feet along the arc of a tangent curve to the left, having a radius of 90.00 feet, a central angle of 46°54'37", having a chord bearing of S 12°59'32" W, and a chord distance of 71.65 feet;

Thence S 10°27'47" E, a distance of 491.24 feet to the point of a tangent curve;

Thence 26.29 feet along the arc of a tangent curve to the right, having a radius of 85.00 feet, a central angle of 17°43'09", having a chord bearing of S 01°36'12" E, and a chord distance of 26.18 feet, more or less, to the **Point of Beginning**.

The above described parcel TE-03 contains 0.406 acres (17,677 sq. ft.), more or less.



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Exhibit "B"

Project Number: CRP M039-010

Parcel Number: TE-04

Project Code: 25906

Date: 9/11/2024

DESCRIPTION

A Tract or Parcel of land No. TE-04 of the Department of Transportation, State of Colorado, Project Code 25906, Project Number CRP M039-10 containing 0.186 Acres (8118 sq. ft.), more or less, located in the East One-Half of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, said Tract or Parcel being a portion of Tract "D", Robinson Ranch Subdivision – Filing No. 1, recorded on November 11th, 1999, at Reception No. 1999095271, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado.

Basis of Bearings Statement:

The East Line of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian. Said line being monumented on the North end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005" and on the South end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 22561 Dated "2018 - Aztec". Said line bears S 00°11'06" E. All bearings being reported hereon are relative to said monumented line.

Beginning at a point on the North Line of Tract "D", Robinson Ranch Subdivision – Filing No. 1, recorded on November 11th, 1999, at Reception No. 1999095271, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado, whence the Northeast Corner of said Section 34 bears N 32° 46' 22" E, a distance of 1579.72 feet. From said point of beginning the Northwest Corner of said Robinson Ranch Subdivision – Filing No. 1 bears S 89° 43' 10" W, a distance of 33.05 feet. Said Northwest Corner of Robinson Ranch Subdivision being marked by a found #4 Rebar with no cap;

Thence N 89°43'09" E, along the North Line of Robinson Ranch – Filing No. 1 (Reception No. 1999095271), a distance of 7.60 feet;

Thence S 10°31'22" E, a distance of 99.58 feet to an angle point;

Thence S 31°56'47" E, a distance of 30.04 feet to an angle point;

Thence S 02°05'00" E, a distance of 74.77 feet to an angle point;

Thence S 10°31'22" E, a distance of 146.69 feet to an angle point;

Thence S 34°01'54" E, a distance of 95.36 feet to an angle point;

Thence S 31°06'16" E, a distance of 136.82 feet to an angle point;

Thence S 12°17'34" W, a distance of 67.40 feet to an angle point;

Thence S 37°53'11" W, a distance of 71.38 feet to an angle point;

Thence S 10°31'22" E, a distance of 31.79 feet to an angle point;

Thence S 09°06'06" E, a distance of 117.85 feet to an angle point;

Thence S 04°16'00" E, a distance of 100.34 feet

Thence N 10°27'47" W, a distance of 222.91 feet to the point of a tangent curve;

Thence 49.12 feet along the arc of a tangent curve to the right, having a radius of 60.00 feet, a central angle of 46°54'37", having a chord bearing of N 12°59'32" E, and a chord distance of 47.76 feet;

Thence N 36°26'50" E, a distance of 45.38 feet to the point of a tangent curve;

Thence 109.01 feet along the arc of a tangent curve to the left, having a radius of 90.00 feet, a central angle of 69°23'54", having a chord bearing of N 01°44'53" E, and a chord distance of 102.47 feet;

Thence N 32°57'04" W, a distance of 167.20 feet to the point of a tangent curve;

Thence 52.85 feet along the arc of a tangent curve to the right, having a radius of 135.00 feet, a central angle of 22°25'42", having a chord bearing of N 21°44'13" W, and a chord distance of 52.51 feet;

Thence N 10°31'22" W, a distance of 253.65 feet to the point of a tangent curve;

Thence 16.16 feet along the arc of a tangent curve to the left, having a radius of 90.00 feet, a central angle of 10°17'14", having a chord bearing of N 15°40'00" W, and a chord distance of 16.14 feet;

Thence N 20°48'37" W, a distance of 22.82 feet to an angle point;

Thence N 00°16'51" W, a distance of 28.35 feet, more or less, to a point on the North Line of Robinson Ranch – Filing No. 1 (Reception No. 1999095271), and to the **Point of Beginning**.

The above described parcel TE-04 contains 0.186 acres (8118 sq. ft.), more or less.



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Exhibit "B"

Project Number: CRP M039-010

Parcel Number: TE-05

Project Code: 25906

Date: 9/11/2024

DESCRIPTION

A Tract or Parcel of land No. TE-05 of the Department of Transportation, State of Colorado, Project Code 25906, Project Number CRP M039-10 containing 0.027 Acres (1159 sq. ft.), more or less, located in the East One-Half of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, said Tract or Parcel being a portion of Tract "D", Robinson Ranch Subdivision – Filing No. 1, recorded on November 11th, 1999, at Reception No. 1999095271, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado.

Basis of Bearings Statement:

The East Line of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian. Said line being monumented on the North end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005" and on the South end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 22561 Dated "2018 - Aztec". Said line bears S 00°11'06" E. All bearings being reported hereon are relative to said monumented line.

Beginning at a point on the Easterly Right of Way line of Colorado State Highway 83 (Parker Road) as defined in Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, from said point, the Northeast Corner of said Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005", bears N 12°57'09" E, a distance of 2809.08. From said point of beginning, a found 3.25" Aluminum Cap being Colorado Department of Transportation Right of Way Marker No. 415 of Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, and an angle point in said Right of Way, bears N 10° 05' 02" W, a distance of 184.80 feet.

Thence N 10°05'02" W, continuing along said Easterly Right of Way line of Colorado State Highway 83 (Parker Road), a distance of 123.20 feet to a point of a tangent curve;

Thence 33.38 feet along the arc of a tangent curve to the right, having a radius of 85.00 feet, a central angle of 22°30'01", having a chord bearing of N 04°37'18" E, and a chord distance of 33.17 feet;

Thence N 15°52'19" E, a distance of 21.33 feet to an angle point;

Thence S 74°07'41" E, a distance of 15.01 feet to an angle point;

Thence S 15°52'19" W, a distance of 26.01 feet to an angle point;

Thence S 86°50'17" W, a distance of 14.97 feet to an angle point;

Thence S 10°05'02" E, a distance of 159.45 feet to the point on a non-tangent curve;

Thence 14.21 feet along the arc of a non-tangent curve to the right, having a radius of 28.43 feet, a central angle of 28°38'56", having a chord bearing of N 30°54'22" W, and a chord distance of 14.07 feet, more or less, to the **Point of Beginning**.

The above described parcel TE-05 contains 0.027 acres (1159 sq. ft.), more or less.



Prepared by:

Darren Leveille, P.L.S. 38051
For and On Behalf of Cobb, Fendley and Associates
8585 Concord Center Drive,
Building 1, Suite 300,
Englewood, CO 80112
Phone: 720.216.1922

Exhibit "B"

Project Number: CRP M039-010

Parcel Number: TE-06

Project Code: 25906

Date: 9/11/2024

DESCRIPTION

A Tract or Parcel of land No. TE-06 of the Department of Transportation, State of Colorado, Project Code 25906, Project Number CRP M039-10 containing 0.028 Acres (1222 sq. ft.), more or less, located in the East One-Half of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, said Tract or Parcel being a portion of Lot 1, Jackalope Subdivision, Filing No. 1, Amendment No. 1, recorded on June 26th, 2020, at Reception No. 2020056088, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado.

Basis of Bearings Statement:

The East Line of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian. Said line being monumented on the North end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005" and on the South end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 22561 Dated "2018 - Aztec". Said line bears S 00°11'06" E. All bearings being reported hereon are relative to said monumented line.

Beginning at a # 4 rebar with no cap marking the Southwest Corner of Lot 1, Jackalope Subdivision, Filing No. 1, Amendment No. 1, recorded on June 26th, 2020, at Reception No. 2020056088, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado, whence the Northeast Corner of said Section 34 bears N 33° 45' 57" E, a distance of 1597.99 feet;

Thence N 10°36'15" W, along the Easterly Right of Way line of Colorado State Highway 83 (Parker Road) as defined in Federal Aid Project No. FR 083-1 (39) & State Project No. CY47-0083-21, a distance of 60.99 feet, from said point, a found #4 rebar with 1" Red Plastic Cap (PLS 37053), being on said Easterly Right of Way of Colorado State Highway 83 (Parker Road), bears N 10°36'15" W, a distance of 110.02 feet;

Thence N 89°43'09" E, departing said Easterly Right of Way line of Colorado State Highway 83 (Parker Road), a distance of 20.41 feet to an angle point;

Thence S 10°31'22" E, a distance of 60.97 feet to the South Line of said Lot 1, Jackalope Subdivision, Filing No. 1 (Rec. No. 2020056088);

Thence S 89°43'09" W, along the South Line of said Lot 1, Jackalope Subdivision, Filing No. 1 (Rec. No. 2020056088), a distance of 20.32 feet, more or less, to the **Point of Beginning**.

The above described parcel TE-06 contains 0.028 acres (1222 sq. ft.), more or less.



Prepared by:

Darren Leveille, P.L.S. 38051
For and On Behalf of Cobb, Fendley and Associates
8585 Concord Center Drive,
Building 1, Suite 300,
Englewood, CO 80112
Phone: 720.216.1922

Exhibit "B"

Project Number: CRP M039-010

Parcel Number: TE-07

Project Code: 25906

Date: 9/11/2024

DESCRIPTION

A Tract or Parcel of land No. TE-07 of the Department of Transportation, State of Colorado, Project Code 25906, Project Number CRP M039-10 containing 0.138 Acres (5992 sq. ft.), more or less, located in the East One-Half of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian, said Tract or Parcel being a portion of Tract "D", Robinson Ranch Subdivision – Filing No. 1, recorded on November 11th, 1999, at Reception No. 1999095271, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado.

Basis of Bearings Statement:

The East Line of Section 34, Township 6 South, Range 66 West of the 6th Principal Meridian. Said line being monumented on the North end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 29412 Dated "2005" and on the South end by a found #6 Rebar with 3.25" Aluminum Cap, PLS 22561 Dated "2018 - Aztec". Said line bears S 00°11'06" E. All bearings being reported hereon are relative to said monumented line.

Beginning at an angle point of Tract "D" and a point on the Northerly Right of Way of J. Morgan (95' Right of Way), Robinson Ranch Subdivision – Filing No. 1, recorded on November 11th, 1999, at Reception No. 1999095271, in the records of the Clerk & Recorder's Office, Douglas County, State of Colorado, whence the Northeast Corner of said Section 34 bears N 03° 41' 42" E, a distance of 2740.52 feet;

Thence along the Northerly Right of Way of said J Morgan (95' Right of Way) the following two (2) courses:

- 1.) **Thence** N 87°18'57" W, a distance of 172.24 feet to a point of a non-tangent curve;
- 2.) **Thence** 84.97 feet along the arc of a non-tangent curve to the left, having a radius of 497.50 feet, a central angle of 09°47'09", having a chord bearing of S 87°47'30" W, and a chord distance of 84.87 feet;

Thence N 08°07'23" W, departing the Northerly Right of Way of said J Morgan (95' Right of Way), a distance of 41.10 feet to an angle point;

Thence S 89°12'52" E, a distance of 104.80 feet to an angle point;

Thence S 56°28'48" E, a distance of 51.90 feet to an angle point;

Thence S 87°18'57" E, a distance of 124.42 feet to a point on the Westerly Right of Way Line of South Robinson Ranch Court (Rec. No. 1999095271);

Thence S 45°23'03" W, along the Westerly Right of Way Line of said South Robinson Ranch Court (Rec. No. 1999095271), a distance of 13.61 feet, more or less, to the **Point of Beginning**.

The above described parcel TE-07 contains 0.138 acres (5992 sq. ft.), more or less.



Prepared by:

Darren Leveille, P.L.S. 38051
For and On Behalf of Cobb, Fendley and Associates
8585 Concord Center Drive,
Building 1, Suite 300,
Englewood, CO 80112
Phone: 720.216.1922



PARKER
COLORADO

**PARKER ROAD SIDEWALKS
EAST SIDE GAPS (STROH ROAD TO PINE DRIVE)**

PROJECT LOCATION MAP

EXHIBIT C

PARKER ROAD SIDEWALKS - EAST SIDE GAPS PROJECT
SEGMENT 2 - PROPOSED PERMANENT & TEMPORARY EASEMENTS



Parcel No.	Owner Name & Mailing Address	Parcel ID	Parcel Area (Ac.)
PE-1	Robinson Parish Community Association (No Address)	2233-344-00-001	10,480.45
TE-1	Robinson Parish Community Association (No Address)	2233-344-00-001	2,277.44
TE-2	Robinson Parish Community Association (No Address)	2233-344-00-001	4,592.45
PE-2	Robinson Parish Community Association (No Address)	2233-341-30-001	3,134.43
TE-3	Robinson Parish Community Association (No Address)	2233-341-30-001	17,677.17
TE-4	Robinson Parish Community Association (No Address)	2233-341-30-001	4,118.35
TE-5	Robinson Parish Community Association (No Address)	2233-341-30-001	1,159.13
TE-6	Robinson Parish Community Association (No Address)	2233-341-30-001	2,222.07
TE-7	Robinson Parish Community Association (No Address)	2233-341-30-001	5,092.41



Request for Town Council Action

Date: October 7, 2024

Submitted By: Carrie Glassburn, Cultural Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 12.11 - First Reading**
A Bill for an Ordinance to Amend Title 2 of the Parker Municipal Code by the Addition Thereto of a New Chapter 2.09 Concerning the Creation of the Parker Public Art Commission
Department: Cultural, Carrie Glassburn
Second Reading: October 21, 2024

EXECUTIVE SUMMARY

Should the Town Council adopt the Public Art Master Plan on October 21, 2024, the responsibilities of the Public Art Committee will grow substantially, along with the scope, budget, and visibility of the projects under their oversight. Given these potential changes, the Cultural Department recommends elevating the committee to a commission that reports directly to the Town Council. Ordinance No. 12.11 will amend the Municipal Code to reflect the creation of this new Public Art Commission.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Public Art Committee is currently one of six committees operating under the Parker Cultural and Scientific Commission (PCSC). Traditionally, these committees have managed smaller events and projects with guidance from the PCSC and Cultural Department staff.

However, with the completion of the Public Art Master Plan, which outlines a unified long-term vision for public art in the Parker community, the role of the Public Art Committee is set to expand significantly should Town Council adopt the Public Art Master Plan. Achieving the plan's ambitious goals will require dedicated funding, time, and resources far beyond what other committees need. Additionally, the projects this committee will oversee will be more prominent and permanent compared to the other committees.

Given these increased responsibilities, the Cultural Department recommends that the Town Council consider elevating the Public Art Committee to a commission.

FINANCIAL IMPACT

There will be no additional impact on the budget, as all expenses for public art projects have

previously been approved as part of the annual budgeting process.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Ordinance No. 12.11

RECOMMENDED MOTION

I move to approve Ordinance No. 12.11 on first reading and to schedule a second reading for October 21, 2024, as part of the consent agenda.

ORDINANCE NO. 12.11, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO AMEND TITLE 2 OF THE PARKER MUNICIPAL CODE BY THE ADDITION THERETO OF A NEW CHAPTER 2.09 CONCERNING THE CREATION OF THE PARKER PUBLIC ART COMMISSION

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

Section 1. The Parker Municipal Code is amended by the addition thereto of a new Chapter 2.09, entitled “Parker Public Art Commission,” to read as follows:

CHAPTER 2.09

Parker Public Art Commission

2.09.010 Purpose.

It is the primary purpose of this Chapter, which is established pursuant to Article VI of the Town Charter, to create a Parker Public Art Commission (the “Commission”) to foster, implement and participate in Public Art for the community of Parker. The responsibilities of this Commission include administering the Public Art Program by recommending the acquisition, development, and maintenance of public artwork for the community of Parker. The Commission shall advise Town Council on the acquisition, development, and maintenance of the Town’s public art collection and work in partnership with staff to make recommendations regarding the administration of the Public Art Program approved by Town Council.

2.09.020 Parker Public Art Commission created; membership; compensation.

The Town Council shall appoint a Parker Public Art Commission composed of as many members as the Town Council may determine sufficient by resolution. The Town Council shall appoint the chair of the Parker Public Art Commission to serve as the chair for a term which is at the discretion of the Town Council. The Chair will usually be appointed when members are appointed, as provided in this Section. After the membership of the Parker Public Art Commission is determined by the Town Council, it may be expanded or contracted from time to time at the discretion of the Town Council by resolution. Members serve at the pleasure of the Town Council and may be removed at any time with or without cause by vote of the Council. All members serve without compensation. At the Town Council's discretion, compensation may be established by resolution. Members and representatives of the Parker Public Art Commission need not reside within the boundaries of the Town.

2.09.030 Terms of office.

Members shall serve for a period of one (1) or two (2) years until a successor takes office. Terms shall be staggered to promote continuity on the Commission.

2.09.040 Bylaws and procedures.

(a) The "Bylaws of the Parker Public Art Commission," dated October 21, 2024, are hereby adopted and made a part of this Title (the "Bylaws"). The Bylaws shall only be amended by Town Council resolution.

(b) The Parker Public Art Commission shall choose one (1) of its members to serve as vice chair and secretary. These positions shall exist for one (1) year after appointment of the chair by the Town Council and appointment of the vice chair and secretary by the Parker Public Art Commission.

(c) Meetings of the Parker Public Art Commission shall be held at least four (4) times during any calendar year at a regularly scheduled time and location. The Parker Public Art Commission may also hold special meetings from time to time as it deems necessary. Special meetings shall be at the call of the chair of the Parker Public Art Commission or on request of a majority of members. A complete record shall be kept of all proceedings of the Parker Public Art Commission, which shall be available for public examination during regular business hours.

(d) In the event there is no business pending before the Parker Public Art Commission, the regular quarterly meeting may be cancelled upon posted notice to the public.

2.09.050 Duties.

(a) The duties and responsibilities of the Parker Public Art Commission shall be to serve in an advisory capacity to the Town Council.

(b) This advisory position is in reference to the Parker Public Art Commission's mission to administer the Public Art Program by recommending the acquisition, development, and maintenance of public artwork for the community of Parker.

(c) The Commission shall make recommendations on artwork to be acquired or commissioned for the collection, and locations for the artwork to be placed.

(d) The Commission shall review and make recommendations on proposed donations of artwork.

(e) The Commission shall work in partnership with staff to appoint selection panels on an as-needed basis for the acquisition of artwork for the Public Art Program.

(f) The Commission shall work in partnership with staff to explore methods of acquiring future funding for public art purposes.

(g) The Commission shall assist with executing the strategies outlined in the Public Art Master Plan.

(h) The Commission shall promote the arts and educate citizens about the Public Art Program.

(i) The Commission shall make recommendations on the deaccession of artwork from the collection.

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney



Request for Town Council Action

Date: October 7, 2024

Submitted By: John Mounier, Associate Project Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **2024 Townwide Concrete Replacement Program Contract Modification (CIP 24-003)**

Amount: **\$562,692**

Contractor: **Norra Concrete Construction Corporation**

Department: **Engineering & Public Works, John Mounier**

EXECUTIVE SUMMARY

This item is to award a contract modification with Norra Concrete Construction Corporation for the 2024 Townwide Concrete Replacement Program (CIP 24-003) in the amount of \$562,692 which results in a revised contract amount of \$2,315,765.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The purpose of this contract modification with Norra Concrete Construction Corporation is to provide the Town with the additional resources and capabilities needed to remove and replace dilapidated concrete infrastructure in the public right of way. Town staff identified additional concrete replacement needs on Hess Road and on Tallman Avenue. This work includes, but is not limited to, the removal and replacement of damaged curb, gutter, sidewalk, median bull-nose and intersection curb ramps. The negotiated pricing and overall additional cost is \$562,692 for this work. Town staff recommends moving forward with this contract modification request.

FINANCIAL IMPACT

Funding for this contract modification has been appropriated in the 2024 Engineering/Public Works, Streets Division Repair and Maintenance (R&M) General Fund Account (101-4310-3445). No other financial impacts are anticipated at this time.

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: October 7, 2024

Submitted By: John Mounier, Associate Project Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **2024 Townwide Resurfacing Program Contract Modification (CIP24-001)**

Amount: \$335,181.03

Contractor: Brannan Sand & Gravel Company, LLC

Department: Engineering & Public Works, John Mounier

EXECUTIVE SUMMARY

This item is to award a contract modification with Brannan Sand & Gravel Company for the 2024 Townwide Resurfacing Program (CIP 24-001) in the amount of \$335,181.03 which results in a revised contract amount of \$3,159,655.08.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On April 15, 2024, Town Council approved the 2024 Townwide Resurfacing Program (CIP 24-001) contractor agreement with Brannan Sand & Gravel. This resurfacing work includes, but is not limited to, cold planing of the existing asphalt roadway, full depth asphalt patching, stone matrix asphalt paving, utility adjustment and updating and replacing traffic markings. The resurfacing work areas include Twenty Mile Road, Tallman Avenue and Hess Road. The Hess Road work limits are Parker Road to Motsenbocker Road.

The Dransfeldt Extension capital improvement project (CIP) began work earlier in the year with an anticipated completion date in July/August 2024. Part of this large CIP required the temporary closure of Motsenbocker Road. This closure put additional traffic on Hess Road during peak and off-peak hours. It was determined that two projects in such proximity would be problematic, causing major traffic delays. Staff determined the best course of action to ensure quality work is to delay the Hess Road resurfacing to the spring of 2025.

The purpose of this contract modification is to adjust for pricing due to the delay in work and minor adjustments to the daily work schedule.

Town staff would also like to include additional funding with this contract modification for emergency asphalt patching in the Regency Filing #1 subdivision. In July and August of this year, we encountered a significant number of unexpected asphalt roadway failures throughout this subdivision. Town staff solicited Brannan Sand & Gravel for asphalt patching pricing to

occur during the month of October. Upon review of the pricing, staff would like to move forward with this emergency asphalt patching.

The cost breakdown for these requested items is as follows:

Hess Road Delay and Working Hours Modification	\$106,956.03
Emergency Asphalt Patching Regency Filing #1 Subdivision	\$228,225.00
Total	\$335,181.03

FINANCIAL IMPACT

Funding for this contract modification has been appropriated in the 2024 Engineering/Public Works, Streets Division Repair & Maintenance (R&M) General Fund Account (101-4310-3446). No other financial impacts are anticipated at this time.

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: October 7, 2024

Submitted By: John Mounier, Associate Project Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **2024 Townwide Concrete Replacement Program - Construction Management (CIP 24-003-CM) Contract Modification**

Amount: \$49,995 Addition for a new contract total of \$140,615

Contractor: Alfred Benesch & Company

Department: Engineering & Public Works, John Mounier

EXECUTIVE SUMMARY

This item is to award a contract modification with Alfred Benesch & Company for the construction management of the 2024 Townwide Concrete Replacement Program. An increase of \$49,995 has been requested, which results in a revised contract amount of \$140,615.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Increased consultant resources are needed as a result of additional concrete replacement identified by Town staff during the 2024 Townwide Concrete Replacement Program. The consultant activities include inspections and material testing to facilitate the removal and replacement of damaged concrete infrastructure in the public right of way. This funding request also includes concrete inspections and quantification for the 2025 Townwide Concrete Replacement Program.

FINANCIAL IMPACT

Funding for this contract modification has been appropriated in the 2024 Engineering and Public Works, Streets Division Repair and Maintenance (R&M) General Fund Account (101-4310-3446).

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

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

Proclamation

Community Planning Month – October 2024

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

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

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

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

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

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

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

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

NOW, THEREFORE, I, Jeff Toborg, Mayor of Parker, Colorado, do designate the month of October 2024 as **Community Planning Month** in the Town of Parker in conjunction with the celebration of National Community Planning Month.

Dated this 7th day of October, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: October 7, 2024
Submitted By: Cheri Sullivan, Community Relations Liaison
Reviewed By: Michelle Kivela, Town Manager
Title: **RESOLUTION NO. 24-045**
A Resolution to Appoint Members to the Parker Youth Commission
and to Appoint the Vice-Chair
Department: Town Manager's Office, Cheri Sullivan

EXECUTIVE SUMMARY

The purpose of this resolution is to appoint members to the Parker Youth Commission and to appoint the Vice-Chair.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Parker Youth Commission (PYC) consists of nine (9) members, initially appointed with staggered terms, so that five (5) members were appointed for two-year terms and four (4) were appointed for one-year terms in 2022. Thereafter, Commissioners are appointed to two-year terms. The Vice-Chair will be appointed for a one-year term, and, upon completion of that term, they will assume the role of the Chair for a one-year term.

The terms for five (5) regular members expired on May 31, 2024. Candidates meeting the requirements for service applied for appointment to the PYC and nine (9) candidates were interviewed on September 17 and 18, 2024. The Review Committee consisted of Town Councilmembers Joshua Rivero and Brandi Wilks and Community Relations Liaison, Cheri Sullivan.

The Review Committee recommends the Town Council approve Resolution No. 24-045, which would accomplish the following:

1. Appoint the following five (5) regular members to the Parker Youth Commission for a two-year term, ending on May 31, 2026:
 - a. Mark Durden
 - b. Suhas Gandham
 - c. Amara Fantl
 - d. Brooke Massey

e. Romir Nautiyal

2. Appoint Suhas Gandham as Vice-Chair of the Parker Youth Commission for a one-year term, ending on May 31, 2025. Upon completion of this term, he will assume the role of the Chair for a one-year term, ending on May 31, 2026.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)

FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT

ATTACHMENTS

1. Resolution No, 24-045

RECOMMENDED MOTION

I move to approve Resolution No. 24-045 as part of the regular agenda.

RESOLUTION NO. 24-045, Series of 2024

TITLE: A RESOLUTION TO APPOINT MEMBERS TO THE PARKER YOUTH COMMISSION AND TO APPOINT THE VICE-CHAIR

WHEREAS, the terms for five (5) regular members of the Parker Youth Commission expired on August 31, 2024;

WHEREAS, on July 15, 2024, by Resolution No. 24-036, the Town Council approved revised Bylaws, in which the end of term of members was changed to May 31st of each year, which resolution went into effect immediately;

WHEREAS, the Town Council of the Town of Parker desires to change the term end date of the members whose term expires August 31, 2025, to May 31, 2025;

WHEREAS, the Town Council of the Town of Parker desires to appoint five (5) regular members to the Parker Youth Commission for the term expiring May 31, 2026;

WHEREAS, the Town Council desires to appoint Suhas Gandham as the Vice-Chair of the Parker Youth Commission.

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

Section 1. The Town Council of the Town of Parker hereby changes the end of term of four (4) regular members to the Parker Youth Commission, from August 31, 2025, to May 31, 2025, as described in **Exhibit A**, which is attached hereto and incorporated by this reference.

Section 2. The Town Council of the Town of Parker hereby appoints five (5) regular members to the Parker Youth Commission, for the term expiring May 31, 2026, as described in **Exhibit A**, which is attached hereto and incorporated by this reference.

Section 3. The Town Council hereby appoints Suhas Gandham as the Vice-Chair of the Parker Youth Commission.

RESOLVED AND PASSED this _____ day of _____, 2024.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

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

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

2. Appointment of five (5) regular Parker Youth Commission members for a term up to and including May 31, 2026.

- a. Mark Durden
- b. Amara Fantl
- c. Suhas Gandham
- d. Brooke Massey
- e. Romir Nautiyal



Request for Town Council Action

Date: October 7, 2024

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

Reviewed By: Michelle Kivela, Town Manager

Title: **TRACT H, MERIDIAN INTERNATIONAL BUSINESS CENTER
FILING NO. 7C, 5TH AMENDMENT ANNEXATION**

Applicant: Nathan Klass, Town of Parker

Location: West side of Chambers Road south of Mainstreet

Department: Community Development, Julia Duncan

Trakit No.: ANX24-004

EXECUTIVE SUMMARY

The Town of Parker is proposing to annex a tract of land for Chambers Road Right-of-Way (ROW). The subject property is located on the west side of Chambers Road, south of the Mainstreet intersection. On August 19, 2024, the Town Council approved Resolution No. 24-040 determining that the property is in substantial compliance with the State law governing annexation and set a public hearing for October 7, 2024. On September 16, 2024, the Town Council approved Ordinance No. 2.284 on first reading so it may proceed to public hearing on October 7, 2024.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Project Description

The Town of Parker and Douglas County entered into an Intergovernmental Agreement (IGA) in August 2015 regarding cost sharing for the Chambers Road improvement project from Mainstreet to Hess Road. The improvements addressed by the IGA were completed in 2018. As part of the IGA, the Town committed to annexing and maintaining the unincorporated section of Chambers Road from the intersection at Mainstreet extending in a southerly direction. The annexation of Chambers Road ROW between Mainstreet and Hess Road was completed in 2019 to comply with the terms of the IGA and clarify jurisdictional boundaries.

In 2021, the developer of the Stepping Stone residential development located at the southwest corner of the intersection of Mainstreet and Chambers Road constructed a southbound acceleration/deceleration lane for improved access to their project. The developer dedicated the ROW for this improvement to Douglas County because the Stepping Stone residential development is located in unincorporated Douglas County. At the end of the improvement

warranty period, Douglas County executed a deed to convey the ROW to the Town. The Town Council approved the acceptance of the ROW by Resolution No. 24-022 at the March 11, 2024 meeting. The ROW that the Town accepted has a total area of 1.33 acres and includes the recently constructed improvements along the west side of Chambers Road, south of the Mainstreet intersection. The proposed annexation is being undertaken to incorporate the additional ROW into the Town boundaries, reflect property ownership and clarify responsibility for operations and maintenance.

Annexation Process

The subject property is eligible for annexation because it is contiguous to the Town, located within the municipal Planning Area (urban growth boundary) and identified as a candidate for future annexation by the adopted Three-Mile Plan and Parker 2035 Master Plan. The Town has submitted an Annexation Petition as required by the Municipal Code and Town Charter. A concurrent zoning is not necessary because the property is a Town-owned ROW.

The Town has submitted the Annexation Petition in accordance with the provisions of the Municipal Annexation Act of 1965 ("the Act"), Title 31, Article 12, Part 1, C.R.S., for annexation of the subject property into the Town. The Town Clerk, as provided by C.R.S. §31-12-107(1)(f), has referred the Annexation to the Town Council as a communication. The Town Council, as provided by C.R.S. §31-12-107(1)(f), is required without undue delay to take appropriate steps to determine if the Annexation is in substantial compliance with C.R.S. §31-12-107(1). Additionally, under Section 13.04.250(c) of the Municipal Code, the Town Council may:

1. Determine that the Annexation substantially complies with the requirements of C.R.S. §31-12-107(1)(a), which will require that the Town Council establish by resolution the date, time and place that the Town Council will hold the public hearing not less than thirty (30) days nor more than sixty (60) days after the resolution setting the public hearing, unless otherwise required by state law; or
2. Determine that the Annexation does not substantially comply with the requirements of C.R.S. §31-12-107(1)(a), which will require no further action; or
3. Table any action on the Annexation Petition for a period of time not to exceed one hundred eighty (180) days.

On August 19, 2024, the Town Council approved Resolution No. 24-040 and determined that the Annexation Petition substantially complies with the requirements of the Act, C.R.S. §31-12-107(1)(a). On September 16, 2024, the Town Council approved Ordinance No. 2.284 on first reading. The October 7, 2024 public hearing is to consider the eligibility of the subject property described in the Annexation Petition to be annexed into the Town as provided by State law. The Town Council will also consider the standards for review in support of an annexation determination found in the Municipal Code and the Town Charter.

Basis for Annexation

The Town has identified the Meridian International Business Center F7C 5th AMD Tract H property as eligible for annexation through the annual Three-Mile Plan and the Parker 2035 Master Plan. Therefore, the proposed annexation is consistent with the Town's land use policy

as expressed in both plans. Further, the subject property is eligible for annexation because it is located within the Town's Planning Area and satisfies the contiguity requirements of the Act, C.R.S. §31-12-104(a). The Town is required to process the Annexation Petition subject to the Act and the standards of review contained in the Municipal Code and Town Charter. The Town Council has the final decision-making authority for the submitted Annexation Petition because annexation is a legislative act.

Colorado State law requires the following minimum standards to be met:

1. At least one-sixth of the property perimeter must touch the current boundary of a municipality.
2. The property cannot be a *flag pole* (an annexation of a long roadway intended to run the boundaries out to serve a single parcel).
3. A community of interests between the particular parcel or property and the municipality can be found to exist. This may be established in several ways, such as a requirement of the IGA between the County and Town or a master plan recommendation to annex the property.
4. The municipality is able to extend municipal services to the property being annexed and integrate the property into the municipality.
5. There are no other municipalities that can annex the property or, if there are other municipalities that can annex the property, no proceeding for annexation has commenced in any other jurisdiction.
6. The annexation will not have the effect of extending the municipal boundaries more than three (3) miles.
7. An Annexation Petition(s) has been properly filed with the municipality by the legal owners of the property requesting annexation into the municipality.

Staff has determined that the above-referenced standards have been satisfied and recommends that the Town Council approve Resolution No. 24-041 and Ordinance No. 2.284.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Vicinity Map
2. Tract H, Meridian International Business Center Filing No. 7C, 5th Amendment Annexation Map
3. Resolution No. 24-041
4. Ordinance No. 2.284
5. Affidavit of Publication

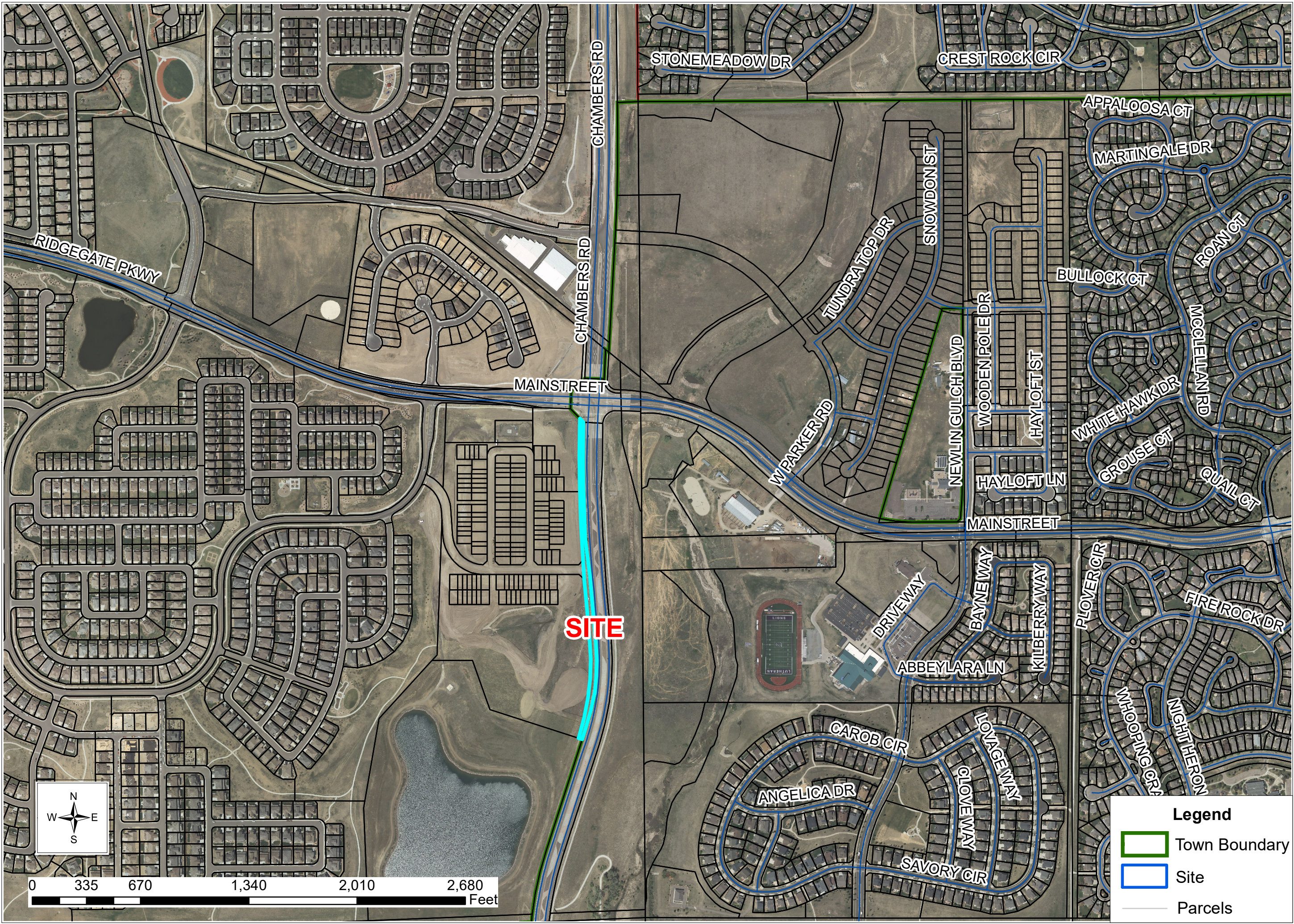
RECOMMENDED MOTION

1. I move to approve Resolution No. 24-041.

2. I move to approve Ordinance No.2.284 on second reading.

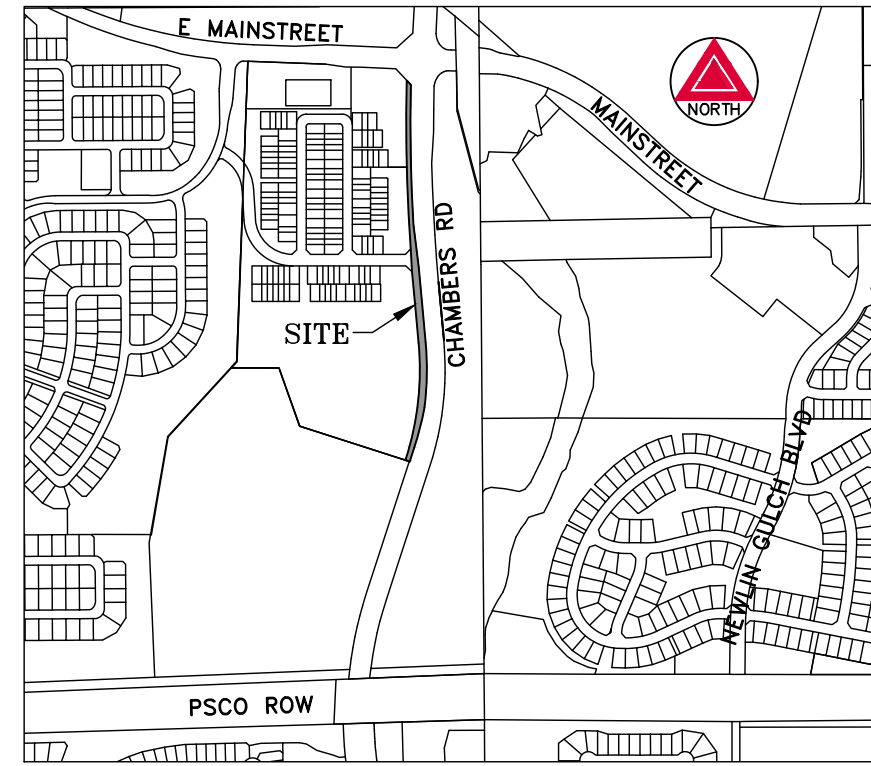
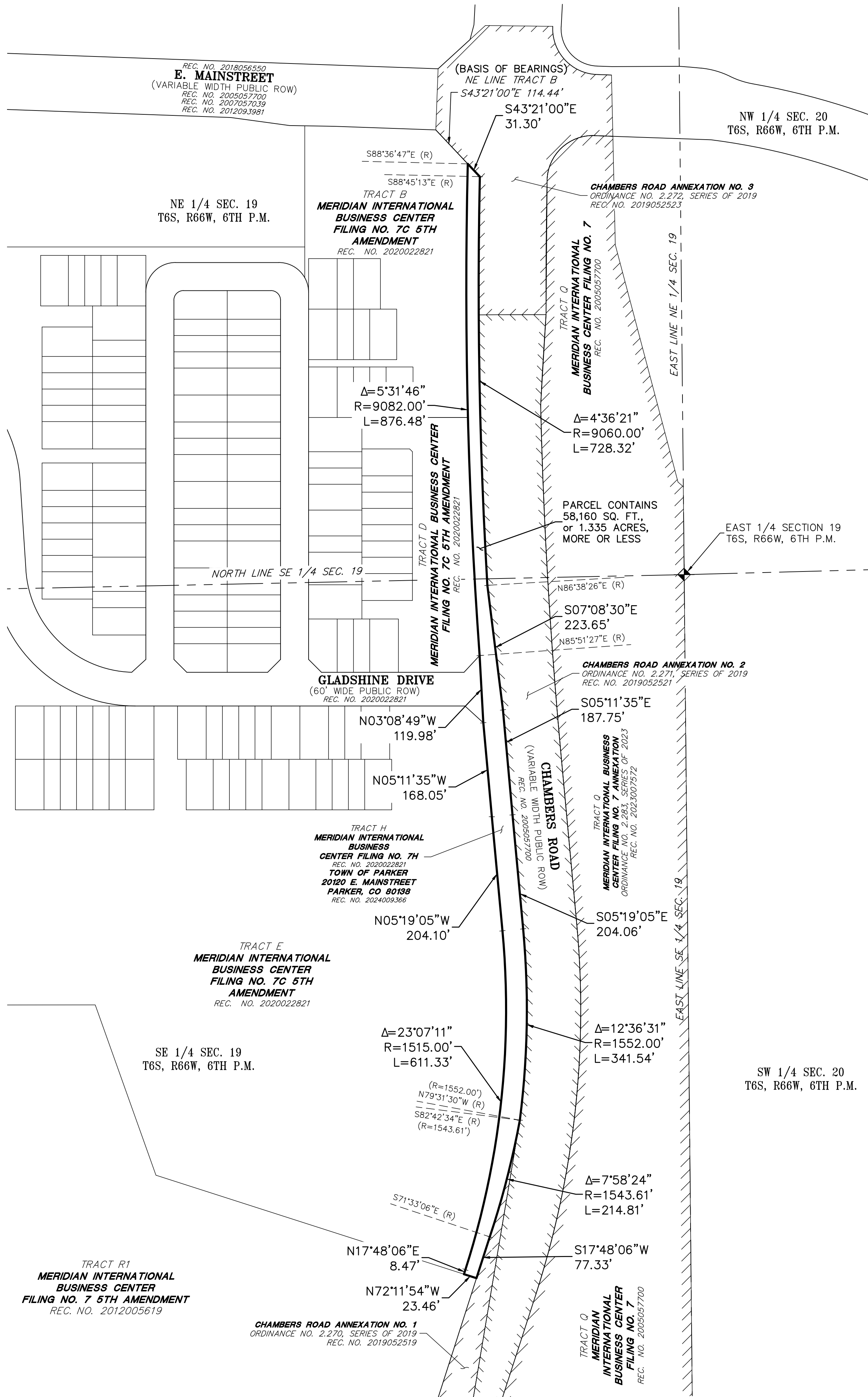
Meridian International Business Center F7C 5th AMD Tract H

Annexation



TRACT H, MIBC FILING NO. 7C, 5TH AMENDMENT ANNEXATION

A PARCEL LOCATED IN THE EAST HALF OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 1000'

CONTIGUITY

TOTAL PERIMETER = 4,020.60'
1/6 TOTAL PERIMETER = 670.10'
CONTIGUOUS PERIMETER = 2,008.76'
CONTIGUOUS PERIMETER PERCENTAGE = 49.96%
TOTAL ANNEXED AREA = 58,160 SQ. FT. OR 1.335 ACRES, MORE OR LESS

LEGAL DESCRIPTION

TRACT H, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7C, 5TH AMENDMENT, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED MARCH 27, 2020 AT RECEPTION NO. 2020022821, IN THE OFFICIAL RECORDS OF THE SAID COUNTY, LOCATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., SAID COUNTY AND STATE.

GENERAL NOTES

- BASIS OF BEARINGS
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
- THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF PARKER, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

DANIEL E. DAVIS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

TOWN COUNCIL ACCEPTANCE

ACCEPTED BY THE PARKER TOWN COUNCIL THIS _____ DAY OF _____, 2024.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2024 A.D., AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

SCALE 1"=120'	DATE 04/18/2024
BY	DATE
REVISION DESCRIPTION	

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

AZTEC
Consultants, Inc.

TRACT H MIBC F-7C, 5TH AM. ANNEX.
E 1/2 SEC. 19, T6S, R66W, SIXTH PM
DOUGLAS COUNTY, COLORADO

PREPARED FOR
TOWN OF PARKER
20120 E. MAINSTREET, PARKER, CO 80138

SHEET 1
OF 1 SHEETS
24924-07
JOB NO.

RESOLUTION NO. 24-041, Series of 2024

TITLE: A RESOLUTION TO SET FORTH TOWN COUNCIL’S FINDINGS OF FACT AND CONCLUSIONS AS TO THE ELIGIBILITY OF THE TOWN TRACT H, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7C, 5th AMENDMENT, RIGHT-OF-WAY PROPERTY FOR ANNEXATION INTO THE TOWN OF PARKER

WHEREAS, an annexation petition was filed with the Town Clerk requesting the annexation of certain unincorporated territory located in the County of Douglas and State of Colorado, otherwise known as the Town Tract H, Meridian International Business Center Filing No. 7C, 5th Amendment Right-of-Way property, and hereafter described in **Exhibit 1** attached hereto and made a part hereof (the “Property”);

WHEREAS, said petition was forwarded by the Town Clerk to the Town Council;

WHEREAS, the Town Council of the Town of Parker, Colorado, found substantial compliance of said petition with Colo. Rev. Stat. § 31-12-107;

WHEREAS, the Town Council of the Town of Parker, Colorado, conducted a public hearing as required by law to determine the eligibility for annexation of the Property;

WHEREAS, public notice of such public hearing was given as required by law;

WHEREAS, the public hearing on the annexation petition was conducted in accordance with the requirements of the law; and

WHEREAS, pursuant to Colo. Rev. Stat. § 31-12-110, the Town Council, sitting as the governing body of the Town of Parker, Colorado, is required to set forth its findings of fact and its conclusion as to the eligibility of the Property for annexation to the Town of Parker.

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

Section 1. A plan for that area encompassing the Property has been adopted by the Town Council, pursuant to Colo. Rev. Stat. § 31-12-105(1)(e).

Section 2. Not less than one-sixth (1/6th) of the perimeter of the Property is contiguous with the existing boundaries of the Town of Parker, as required by law.

Section 3. A community of interest exists between the Property and the Town of Parker, and the Property will be urbanized in the near future.

Section 4. The Property is integrated or is capable of being integrated within the Town of Parker.

Section 5. The limitations of the Municipal Annexation Act and the Constitution of the State of Colorado do not prevent the annexation of the Property or any part thereof since:

a. No land in the territory to be annexed which is held in identical ownership and consists of either a single tract or parcel, or two or more contiguous tracts or parcels, has been divided or portion thereof excluded from the area to be annexed without the written consent of the owners thereof;

b. No land in the territory to be annexed which is held in identical ownership and comprises twenty (20) or more acres, having an assessed valuation for ad valorem tax purposes in excess of \$200,000.00 in the year next preceding the annexation, has been included in the area to be annexed without the written consent of the landowners;

c. No proceedings have been commenced by another municipality for the annexation of all or part of the territory to be annexed by the Town of Parker; and

d. The annexation will not result in the detachment of the area from the school district in which it is currently located.

Section 6. The petition(s) for the annexation of the Property meets the requirements of law and are in proper order for annexation for the Property.

Section 7. No election is required, pursuant to Colo. Rev. Stat. § 31-12-107(2) or any other law of the State of Colorado or the Town of Parker, and no additional terms and conditions within the meaning of Colo. Rev. Stat. § 31-12-111 are to be imposed on the annexation of the Property.

Section 8. The proposed annexation will not have the effect of extending a municipal boundary more than three (3) miles in any direction from any point of the Town boundary in any one year.

Section 9. The entire width of any street or alley to be annexed is included within the annexation.

Section 10. The Property is eligible for annexation to the Town of Parker and all requirements of law have been met for such annexation, including the requirements of section 30 of article II of the state constitution and the applicable requirements of Colo. Rev. Stat. §§ 31-12-104 and 31-12-105, as amended.

Section 11. The ordinances annexing the Property to the Town of Parker shall be considered by this Town Council, pursuant to Colo. Rev. Stat. § 31-12-111.

RESOLVED AND PASSED this _____ day of _____, 2024.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

Legal Description

Tract H, Meridian International Business Center Filing No. 7C, 5th Amendment, County of Douglas, State of Colorado

ORDINANCE NO. 2.284, Series of 2024

TITLE: A BILL FOR AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE TOWN TRACT H, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7C, 5th AMENDMENT, RIGHT-OF-WAY PROPERTY IN DOUGLAS COUNTY

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the Town Council of the Town of Parker, Colorado, a written petition for annexation to and by the Town of Parker, Colorado, of that property described in the attached **Exhibit 1** (the “Property”), being contiguous unincorporated territory situated, lying, and being in the County of Douglas, State of Colorado;

WHEREAS, the Town Council of the Town of Parker, Colorado has conducted a public hearing, as required by law, to determine the eligibility for annexation of the Property; and

WHEREAS, the Town Council of the Town of Parker, Colorado, has satisfied itself concerning the eligibility for annexation of the Property, and concerning the conformance of the proposed annexation to the applicable law and the annexation policy of the Town of Parker, Colorado.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, THAT:

Section 1. The annexation by and to the Town of Parker, State of Colorado, of the Property, situated, lying, and being in the County of Douglas, State of Colorado, meets all requirements of law and the annexation policy of the Town of Parker, and therefore, the said annexation is hereby approved.

Section 2. More than fifty percent (50%) of the owner(s) of more than fifty percent (50%) of the Property have petitioned for annexation.

Section 3. Upon the effective date of this Annexation Ordinance, the Property shall become subject to the Municipal Laws of the State of Colorado pertaining to towns and to the Charter, ordinances, resolutions, rules and regulations of the Town of Parker, except general taxation, which shall be effective on and after January 1 of the next succeeding year following the passage of this Annexation Ordinance.

Section 4. Considering all of the foregoing, and based on the conviction that annexation of the Property to the Town of Parker will serve the best interests of the Town of Parker and the owner(s) of the Property, the Property is hereby annexed to the Town of Parker, Colorado.

Section 5. The Town Clerk shall file for recording three (3) certified copies of the Annexation Ordinance and three (3) certified copies of the Annexation Map for the Property with the Clerk and Recorder of the County of Douglas, State of Colorado.

Section 6. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Douglas County Clerk and Recorder.

Section 7. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 8. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 9. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

Legal Description

Tract H, Meridian International Business Center Filing No. 7C, 5th Amendment, County of Douglas, State of Colorado

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Town Of Parker (town clerk) **
20120 E Mainstreet
Parker CO 80138-7334

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 5 successive week(s), the last of which publication was made 9/26/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



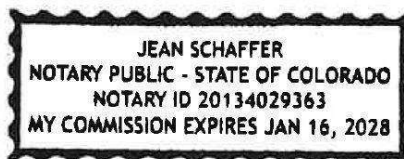
For the Douglas County News-Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 9/26/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-075287

Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

PUBLIC HEARING NOTICE FOR THE COYLE PROPERTY'S ANNEXATION

Notice is hereby given that the Town Council of the Town of Parker, Colorado, has by resolution set a public hearing regarding the Meridian International Business Center F7C 5th AMD Tract H Annexation on October 7, 2024, at 7:00 p.m., or as soon thereafter as this matter can be heard, in the Town of Parker Town Hall, 20120 E. Mainstreet, Parker Colorado 80138. The purpose of the public hearing is to determine if the petition for annexation for the property described in this public notice complies with Article II, Section 30 of the Colorado Constitution and meets the applicable requirements of C.R.S. §§ 31-12-104 and 31-12-105. The Town Council Resolution No. 24-040, Series of 2024, reads as follows:

RESOLUTION NO. 24-040, Series of 2024

**TITLE: A RESOLUTION FINDING
SUBSTANTIAL COMPLIANCE OF THE TOWN
TRACT H, MERIDIAN INTERNATIONAL
BUSINESS CENTER FILING NO. 7C, 5th
AMENDMENT RIGHT-OF-WAY PROPERTY'S
ANNEXATION PETITION WITH C.R.S. §
31-12-107 AND SETTING A PUBLIC HEARING
ON OCTOBER 7, 2024, FOR THE PURPOSE
OF CONSIDERING SAID ANNEXATION**

WHEREAS, the Town of Parker owns certain real property in Douglas County commonly known as the Tract H, Meridian International Business Center Filing No. 7C, 5th Amendment Right-of-Way Property, which is described on attached **Exhibit 1**.

WHEREAS, pursuant to C.R.S. § 31-12-107, this Town Council, sitting as the governing body of the Town of Parker, Colorado, hereby determines that the proposed annexation of the real property described in Exhibit 1 is in substantial compliance with C.R.S. § 31-12-107(1); and

WHEREAS, the Town Council of the Town of Parker, Colorado, has satisfied itself concerning the substantial compliance for the proposed annexation to and by the Town of Parker, Colorado.

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

Section 1. The proposed annexation of the real property described in Exhibit 1 substantially complies with C.R.S. § 31-12-107(1).

Section 2. A public hearing on said annexation will be conducted on October 7, 2024, at the Town of Parker Town Hall, which is located at 20120 East Mainstreet, Parker, Colorado, 80138, to determine if the proposed annexation complies with C.R.S. §§ 31-12-104 and 31-12-105 or such part thereof as may be required to establish eligibility under the terms of Title 31, Article 12, Part 1, as amended, known as the Municipal Annexation Act of 1965, and the Constitution of the State of Colorado, Article II, Section 30, as amended.

Section 3. Any person may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 19th day of August 2024.

TOWN OF PARKER, COLORADO

EXHIBIT A Legal Description

Tract H, Meridian International Business Center Filing No. 7C, 5th Amendment, County of Douglas, State of Colorado

Legal Notice No. 947532
First Publication: August 29, 2024
Last Publication: September 26, 2024
Publisher: Douglas County News-Press



Request for Town Council Action

Date: October 7, 2024

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

Reviewed By: Michelle Kivela, Town Manager

Title: **LOOKING GLASS SEGMENT 2B - Sketch and Preliminary Plans**

Applicant: **Dream Finders Homes**

Location: **Southwest of the future intersection of Chambers Road and Stroh Road**

Department: **Community Development, Julia Duncan**

TRAKiT No.: **SUB23-022 and SUB23-023**

EXECUTIVE SUMMARY

The applicant, Dream Finders Homes, has submitted a Sketch and Preliminary Plan application for Segment 2B of the Hess Ranch Planned Development (PD) that is being marketed as Looking Glass. The proposal would create 907 residential lots, parks and open space, an elementary school site and right-of-way (ROW) for future roads.

The applicant must address, and the Town Council shall consider, the following criteria at Section 13.07.070(d) of the Municipal Code when evaluating the applications:

1. **Consistency with Master Plan:** The proposed subdivision is consistent with the goals and policies of the Parker 2035 Master Plan and the General Land Use Plan.
2. **Consistency with the Land Development Ordinance (LDO) and other minimum standards established by the Town:** The proposed subdivision complies with the Land Development Ordinance, Stormwater Drainage and Environmental Criteria Manual and Roadway Design and Construction Criteria Manual, as well as other applicable standards.
3. **Consistency with Zone District Standards or Planned Development Guide, if applicable:** The proposed subdivision complies with all provisions of the applicable Zone District and Planned Development Guide.
4. **Previous Plans:** The proposed subdivision is consistent with all conditions of any relevant previous plans. The Preliminary Plan also conforms to the Sketch Plan.
5. **Public Notice Requirements:** The applicant has demonstrated that all public notice requirements have been met.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Overview

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

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

The subject property has a total area of 436-acres and is currently undeveloped. The Sketch and Preliminary Plan applications propose the creation of 907 lots for single-family residential development, 54 tracts to be reserved for parks and open space, drainage/stormwater management, ROW for roads and a future elementary school site. The Plans incorporate 44 acres of parks, 99.67 acres of open space and regional trails. This exceeds the amount of parks and open space required by the Hess Ranch PD zoning.

Town Council approval of the Sketch and Preliminary Plan applications will establish the overall development plan and design of Looking Glass Segment 2B. However, this action will not officially create the lots, tracts, improvements and ROW. Instead, Council approval will enable the applicant to proceed to final design and prepare Final Plats that must be consistent with the Sketch and Preliminary Plans. In the future, the submitted Final Plats will create lots, tracts, improvements and ROW when they are approved, security for public improvements is provided and they are recorded with Douglas County.

Hess Ranch PD - Permitted Residential Yield

The proposed Sketch and Preliminary Plan applications create 907 lots for the future development of single-family homes. The proposed residential yield of 907 lots complies with the total number of residential units permitted by the Hess Ranch PD zoning. The PD zoning permits the property owner and their development partners to reallocate (transfer) residential yield from one (1) Planning Area to another provided the total residential yield for the entirety of the Hess Ranch PD does not exceed the approved maximum of 3,379 residential units. The applicant proposes to transfer residential yield from one (1) Planning Area to another in their development proposal for Segment 2B. Please see the attached Planning Commission staff report for more detailed information about this aspect of the proposal.

Parks and Open Space

The Hess Ranch PD zoning requires a total of 39 acres of parks within Segment 2B based upon the approved Development Plan and proposed residential yield. The submitted Sketch and Preliminary Plan applications incorporate a total of 44 acres of parks, exceeding the requirement for Segment 2B.

The Hess Ranch PD zoning and Annexation Agreement requires a minimum of 282.8 acres of open space within Segments 1, 2A and 2B; which is the entirety of the PD west of Crowfoot Valley Road (excluding the Trails at Crowfoot development). With the submitted Sketch and Preliminary Plan applications, a total of 285.27 acres of open space will be provided that exceeds the minimum requirement. The breakdown of open space may be summarized as

follows:

- Segment 1: 136.25 acres of open space provided
- Segment 2A: 53.36 acres of open space provided
- Segment 2B: Minimum open space requirement of 95.67 acres, 99.66 acres proposed. Additional landscape tracts with a total area of 79.42 acres are also proposed.

The total provided open space to be dedicated to the Town in Segments 1, 2A and 2B exceeds the requirement for open space in the Hess Ranch PD zoning and Annexation Agreement.

Prior PD Zoning Amendment and School Location

In 2022, the applicant obtained Town Council approval for an amendment to the Hess Ranch PD zoning to relocate the planned elementary school site. The applicant did this in response to concerns/comments from the Douglas County School District about relocating the elementary school site to a better location that was more developable and met their school standards. With the support of the School District, the elementary school site was relocated from its original location west to Planning Area 31. This action also created a larger school site of 11.95 acres compared to the original school site of 11.38 acres. The School District has provided comments about the elementary school site that may be addressed in the future through the site plan process, if and when the District decides to proceed with the development of a school in Segment 2B.

Staff Review and Comments

Community Development staff have reviewed the proposed Sketch and Preliminary Plan applications and determined that they are consistent with the Parker 2035 Master Plan, Hess Ranch PD zoning, Annexation Agreement, 2019 Partial Waiver Resolution and Land Development Ordinance.

Planning Commission

On September 12, 2024, the Planning Commission voted to unanimously recommend that the Town Council approve the proposed Sketch and Preliminary Plan applications.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. P.C. Report SUB23-022 and SUB23-023
2. Vicinity Map
3. LG2B PLAT
4. LG2B-PART 1 LANDSCAPE
5. LG2B-PART 2 LANDSCAPE
6. LG2B-PART 3 LANDSCAPE

- 7. LG2B-PART 4 PARK SHEETS
- 8. Public Comment

RECOMMENDED MOTION

I move to approve the Looking Glass Segment 2B Sketch and Preliminary Plans, based upon staff findings.



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 99.664 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.

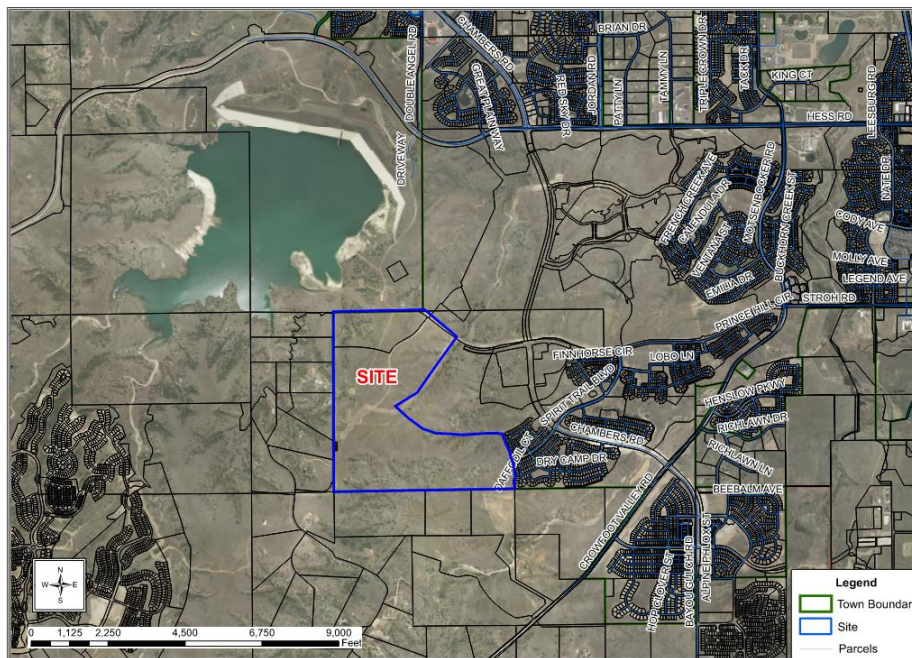
- North-Parcel Segment I has dedicated 136.25 acres of open space
- Segment 2 requires a total of 149.02 acres of open space.
 - 2A and is providing 53.3562 acres of open space.
 - Segment 2B is required to dedicate a minimum of 95.67 acres of open space and 99.664 is being provided. An additional 79.42 acres of landscape tracts are also being provided.

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

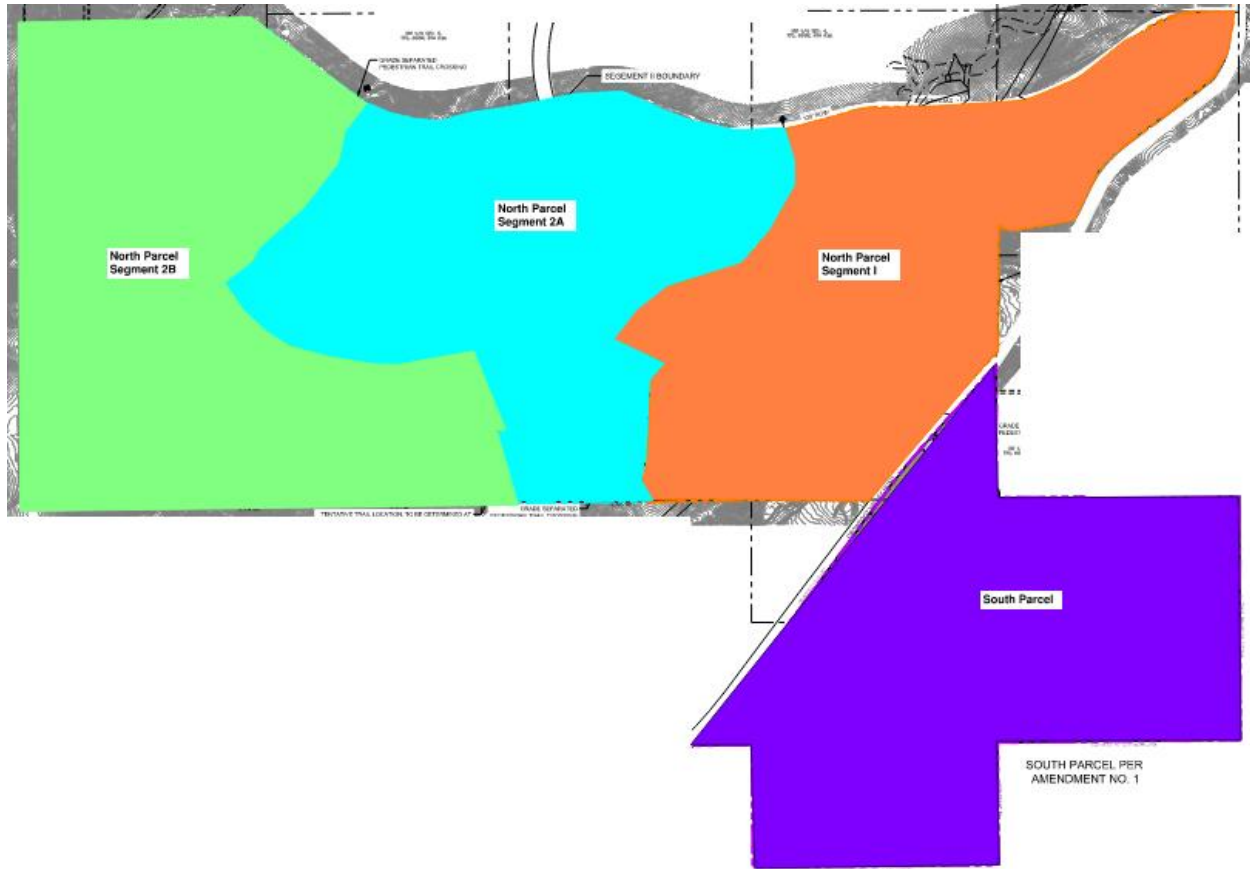
Z22-004 PD Zoning Amendment and School Location

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 location increased the acreage of the previous site from 11.38 acres to 11.95 acres.

Vicinity Map



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.

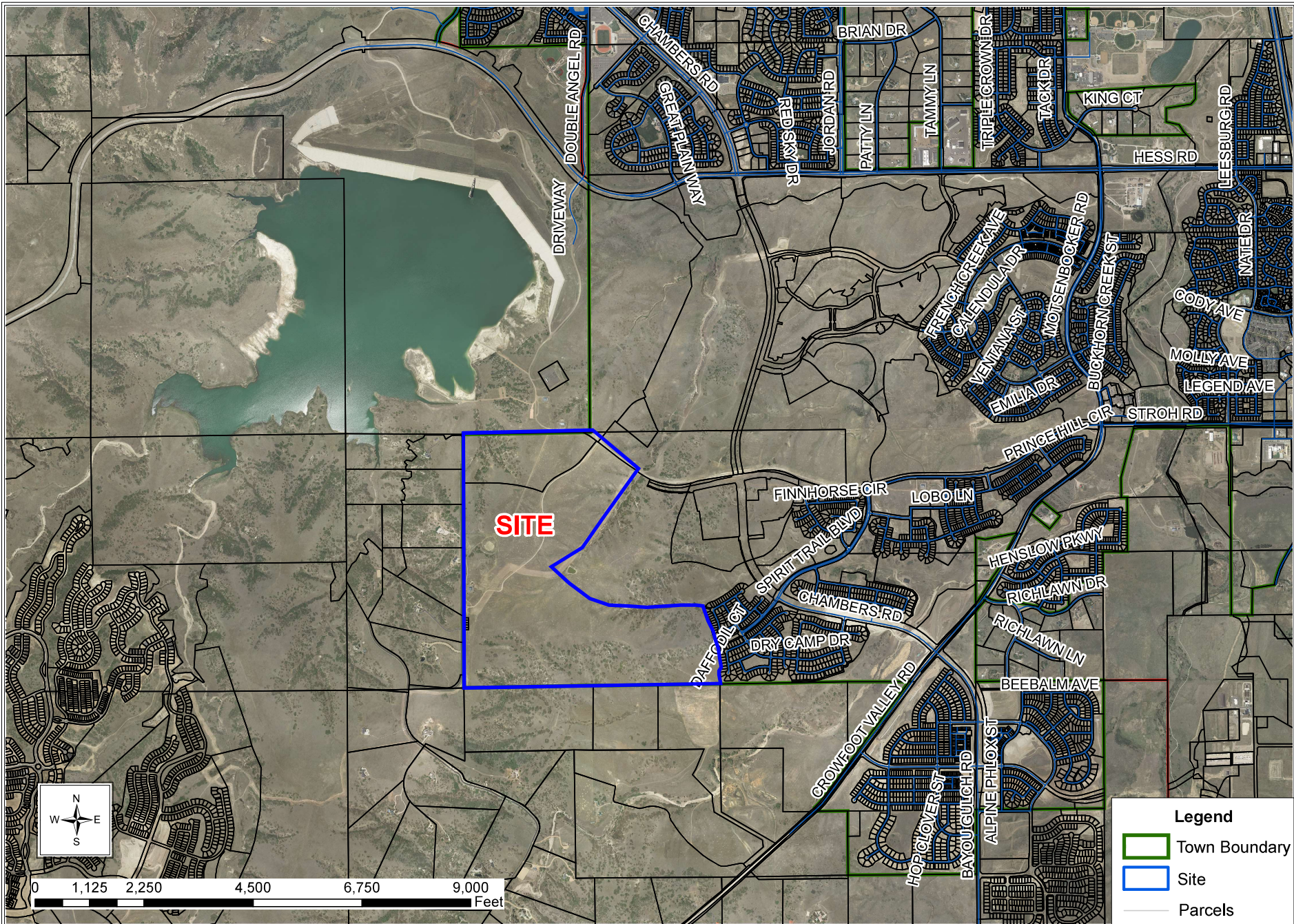
IX. ATTACHMENTS

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 96.64 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:

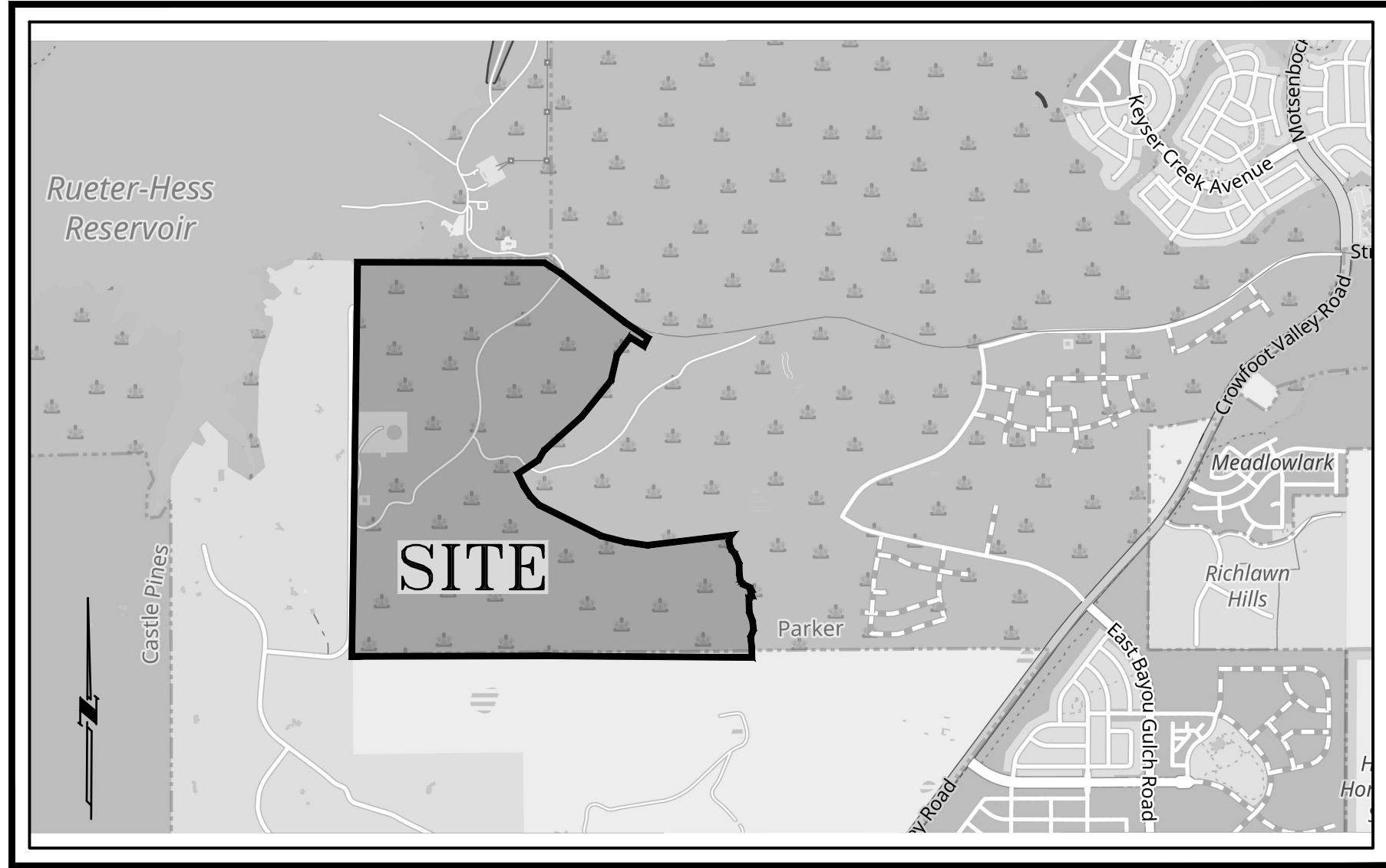
HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, COLORADO 80202
TELE: 303-446-2368

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).
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

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 UNDERGROUNDING 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, SHALLOWNESS OR SHAPE OF A SPECIFIC PIECE OF PROPERTY, OR BY REASON OF EXCEPTIONAL TOPOGRAPHIC CONDITIONS OR OTHER EXTRAORDINARY AND EXCEPTIONAL SITUATION OR CONDITION OF SUCH PIECE OF PROPERTY; OR
 - (2) THE UTILITY HAS REFUSED TO PROVIDE SERVICE AND SAID DECISION IS UPHELD BY THE COLORADO PUBLIC UTILITIES COMMISSION.
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			99.66	
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	6,507	0.149	
LARGEST RESIDENTIAL LOT (LOT 801)	15,240	0.350	

OPEN SPACE SUMMARY	
TRACT	ACRES
A	3.326
AA	19.073
J	2.471
JJ	0.720
K	3.310
LL	2.359
LLL	3.089
P	28.610
PP	3.604
U	33.102
TOTAL	99.664

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

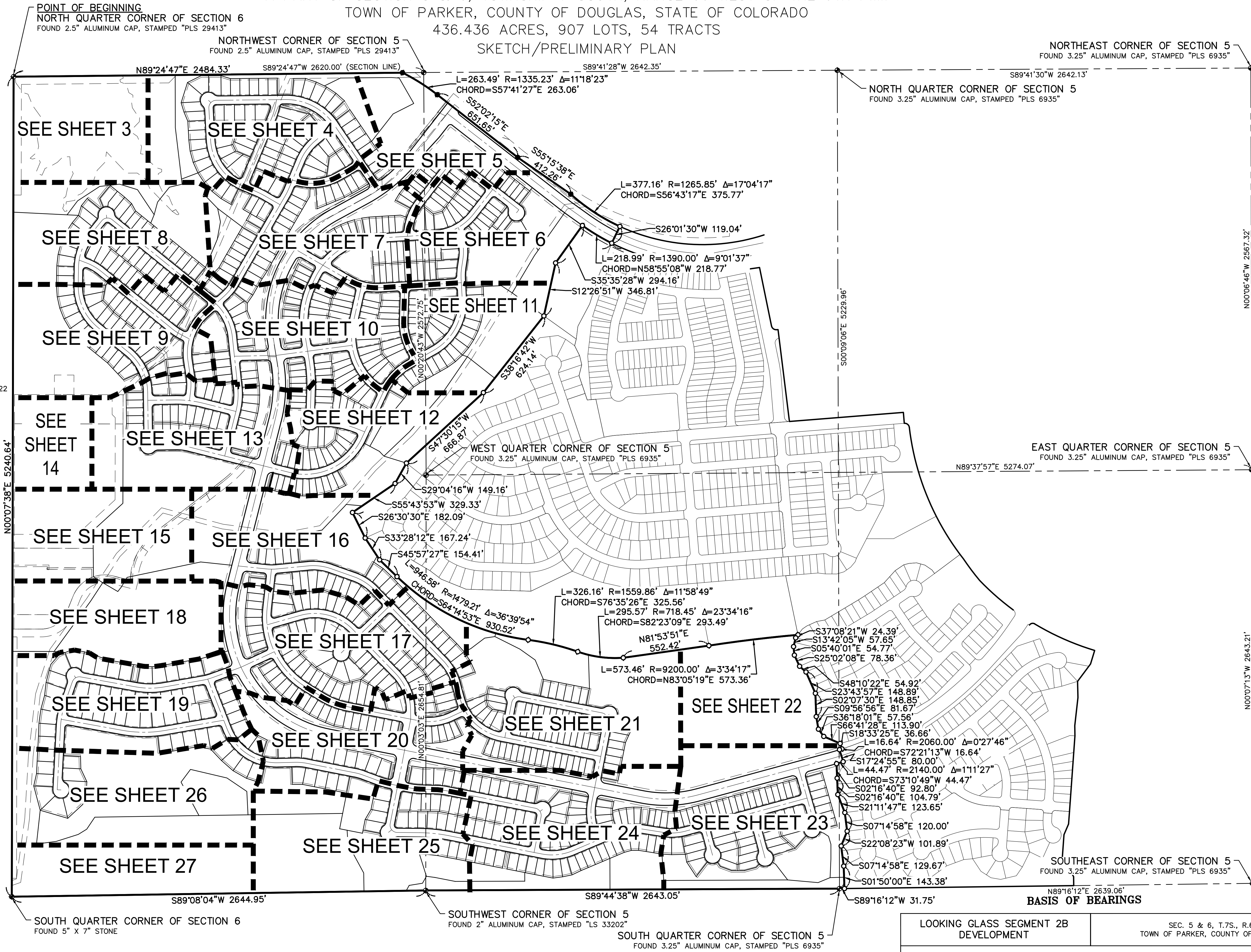
HOA = HOMEOWNERS ASSOCIATION
OS = OPEN SPACE
UA = UTILITY ACCESS
B = BUFFER
LS = LANDSCAPE
CP = COMMUNITY PARK
DR = DRAINAGE
SC = SCHOOL
UT = UTILITY
NP = NEIGHBORHOOD PARK

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: 9/5/2024 DRAWN BY: SLG3 QA/QC: JTH SHEET 1 OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

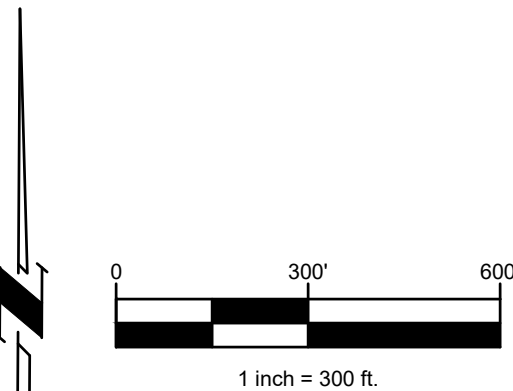
A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS

SKETCH/PRELIMINARY PLAN



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

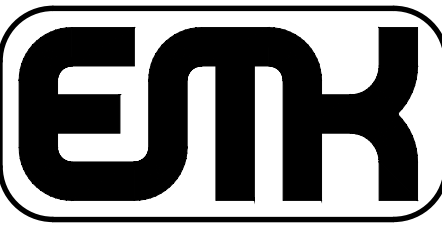


LEGEND

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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

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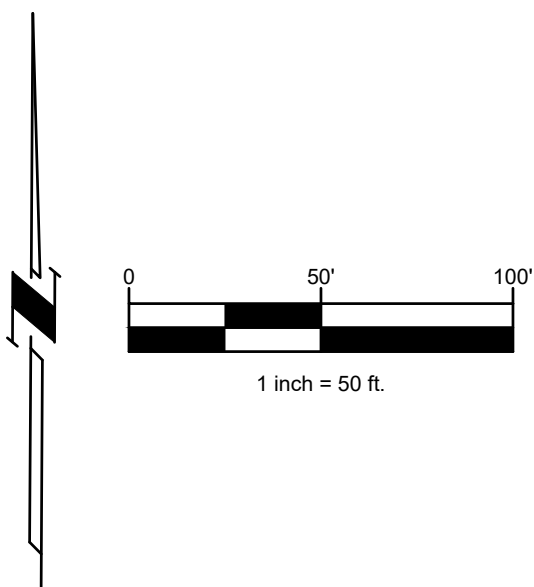
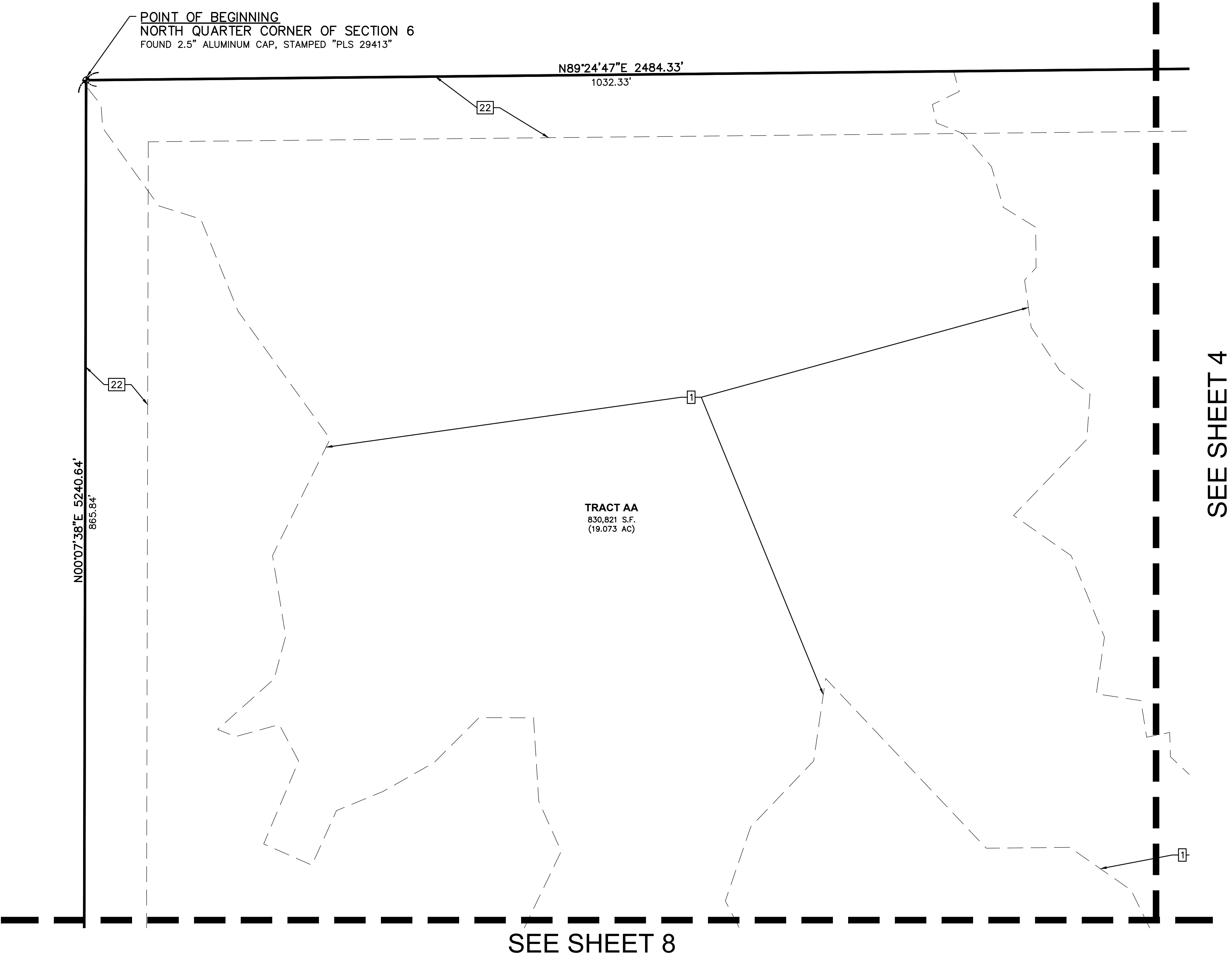
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SUITE 300
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

DATE: ----
DRAWN BY: SLG3
QA/QC: JTH
SHEET 2
OF 30 SHEETS

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SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
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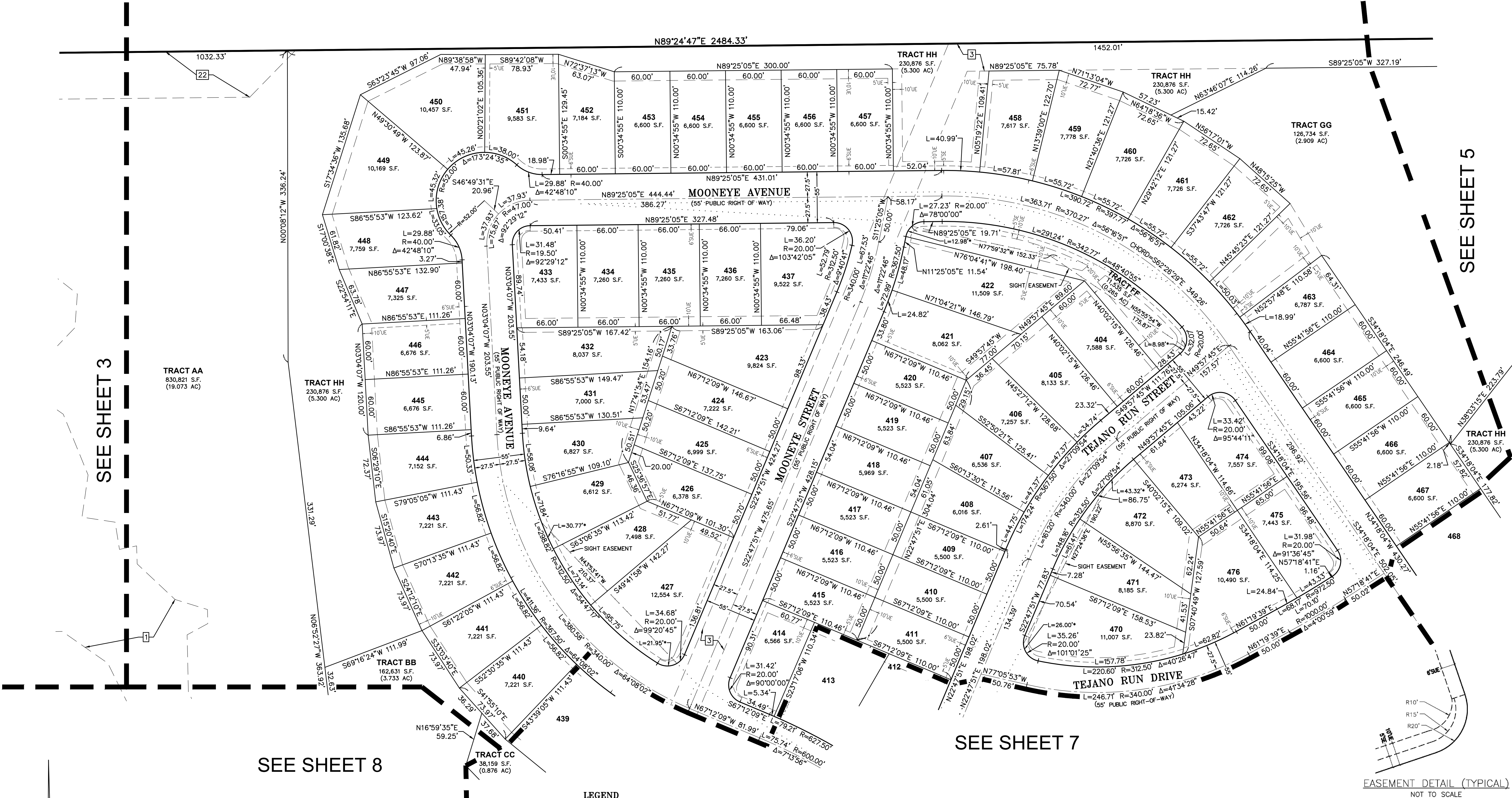
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DATE: 8/6/2024
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SHEET 3
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SEE SHEET 3

SEE SHEET 5

SEE SHEET 7

SEE SHEET 8

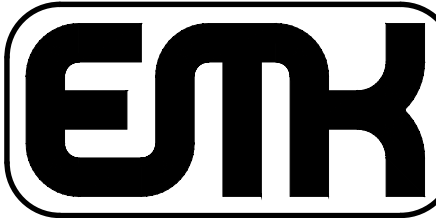
EASEMENT DETAIL (TYPICAL)
NOT TO SCALE

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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

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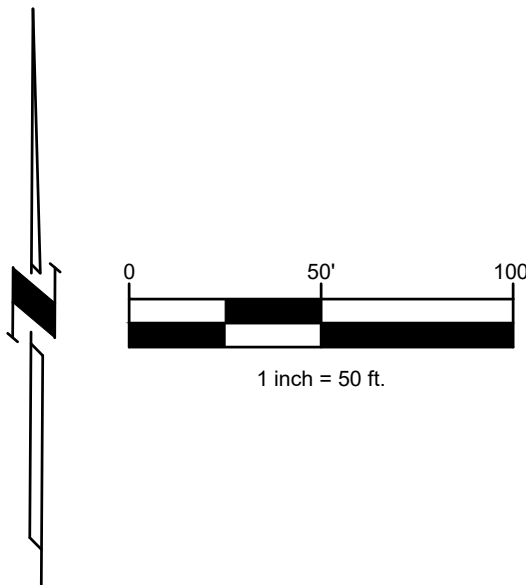
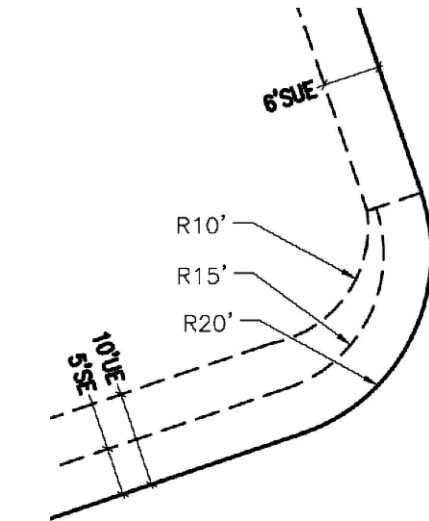
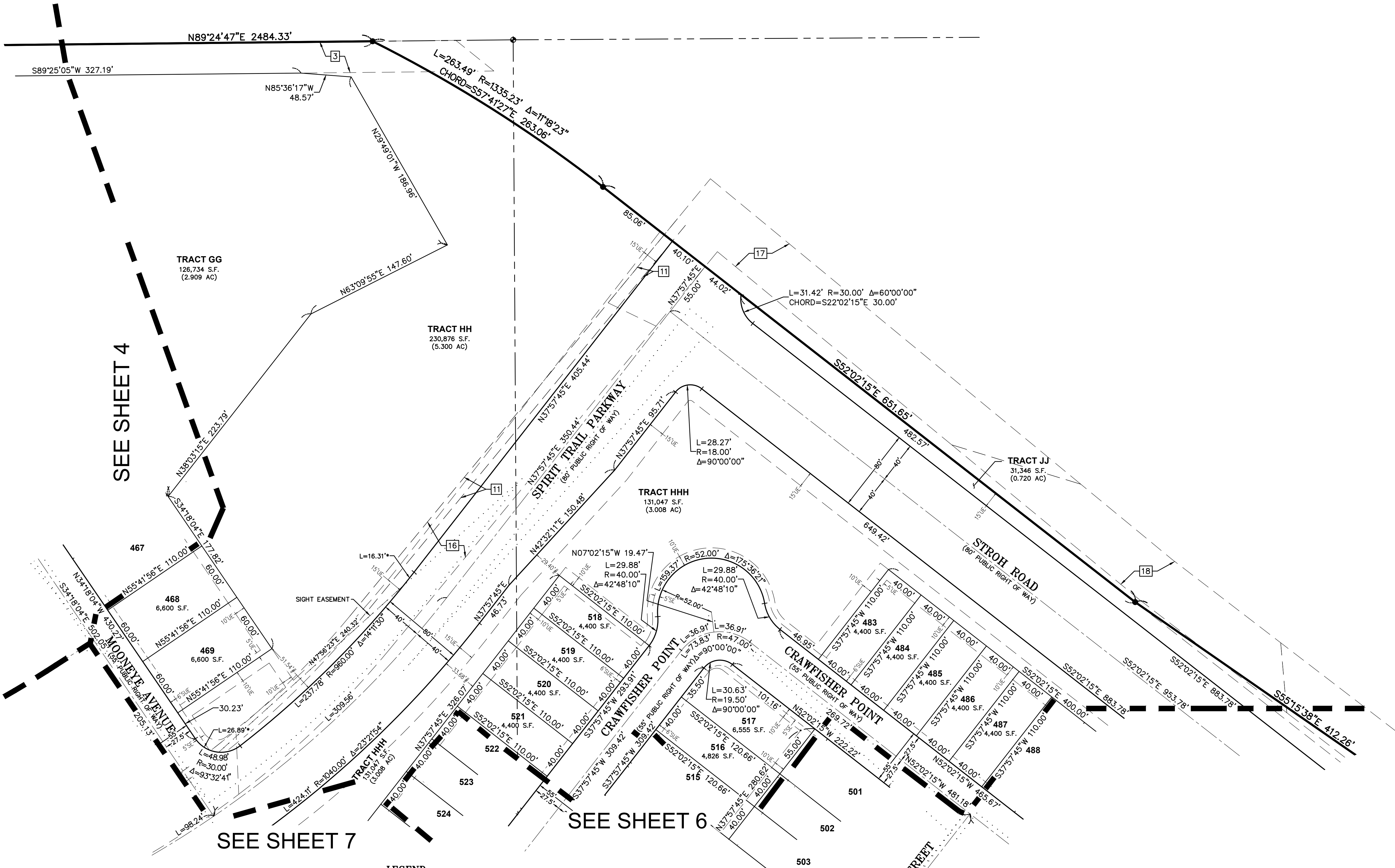
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ATTN: MATT CHILDERS

DATE: 6/27/2024
DRAWN BY: SLG3
QA/QC: JTH
SHEET 4
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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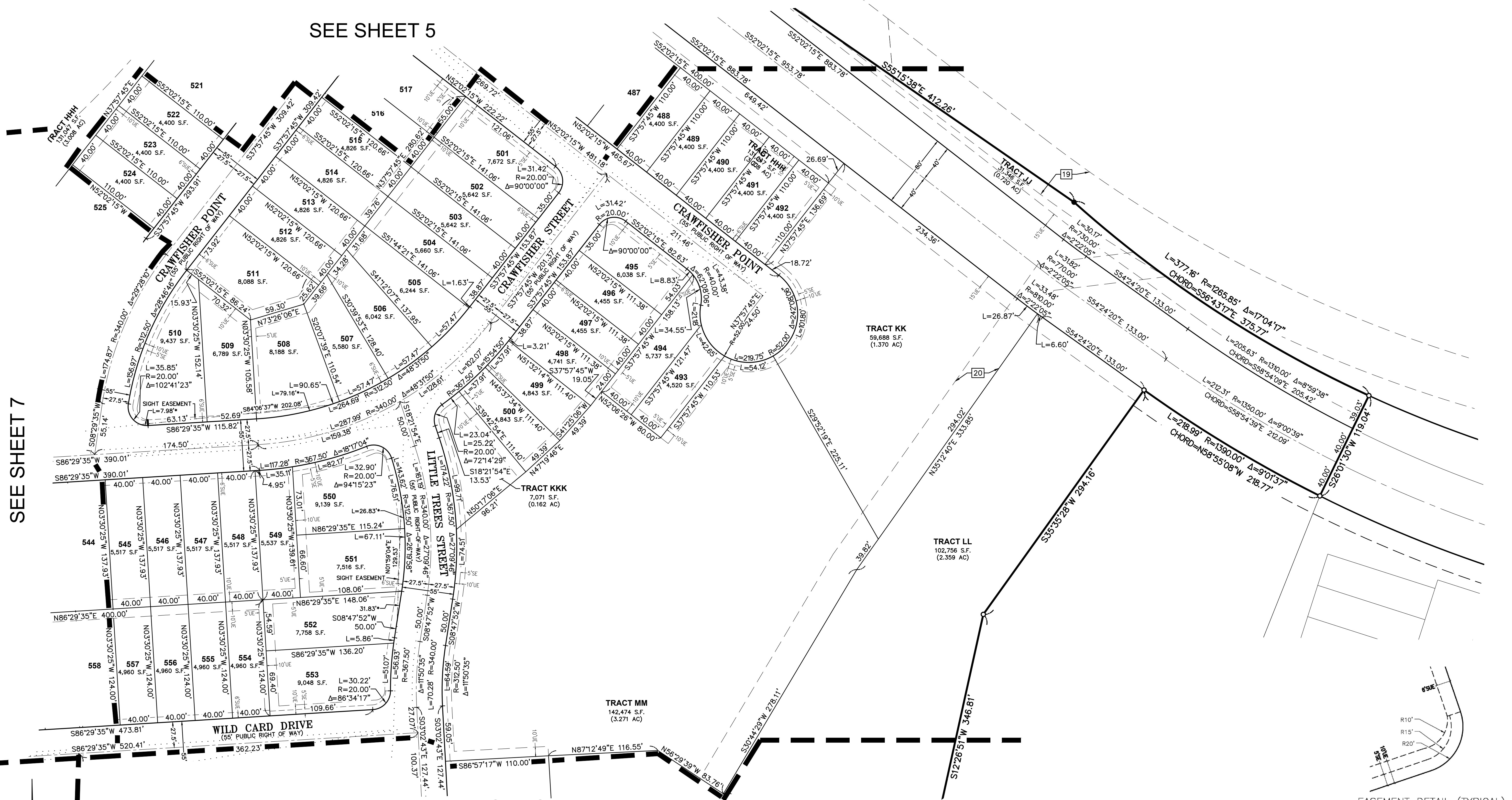
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 - SIGHT LINE
 - * INDICATES TIES TO SIGHT LINE EASEMENT
 - # INDICATES DIMENSION TO SPIRIT TRAIL PARKWAY (25' BUFFER)
 - SUE SIDEWALK & UTILITY EASEMENT
 - UE UTILITY EASEMENT
 - SE SIDEWALK EASEMENT

LOOKING GLASS SEGMENT 2B DEVELOPMENT		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: 8/6/2024 DRAWN BY: SLG3 QA/QC: JTH SHEET 5 OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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SEE SHEET 5



SEE SHEET 7

SEE SHEET 11

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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

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TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



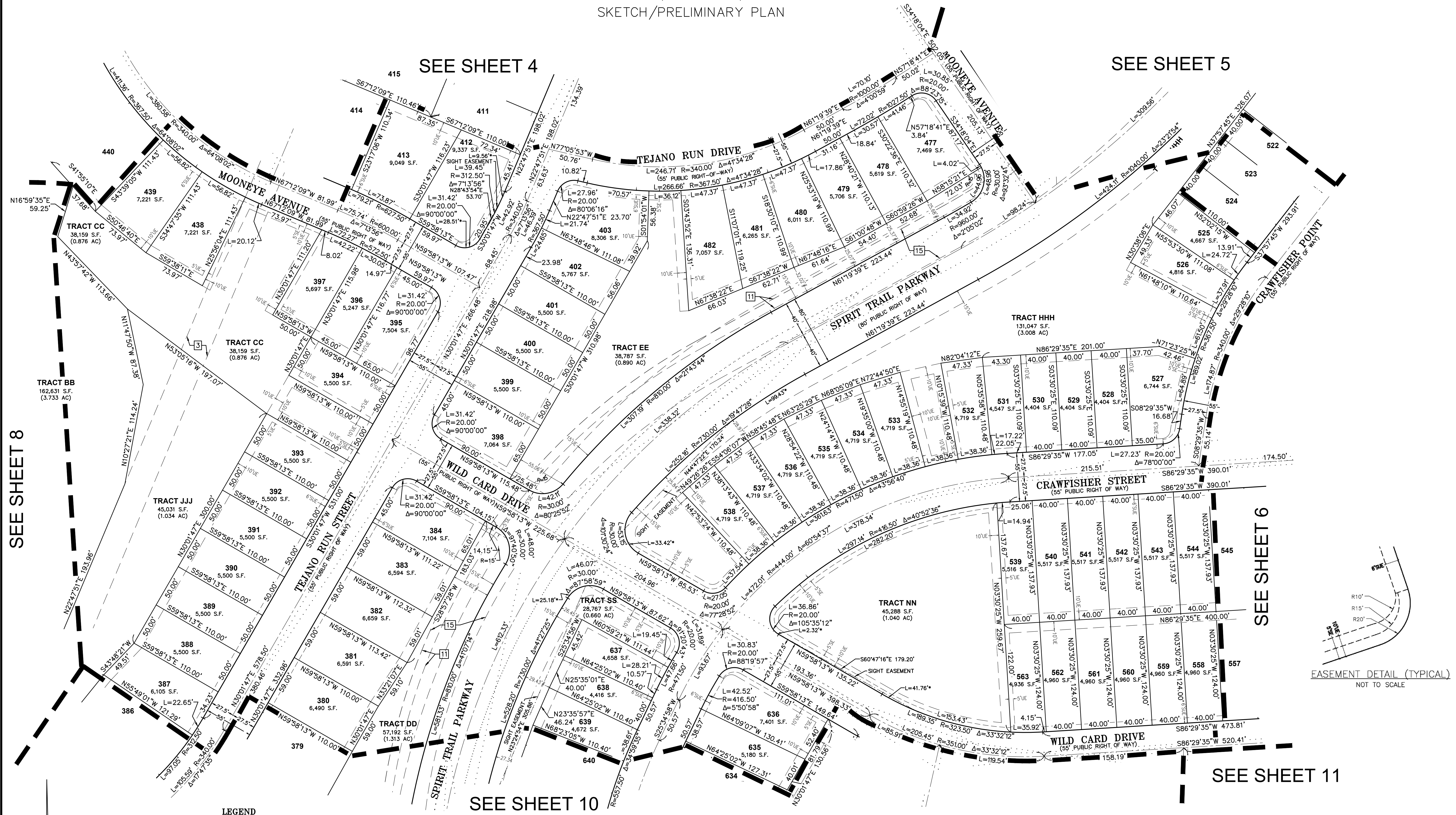
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SHEET 6
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

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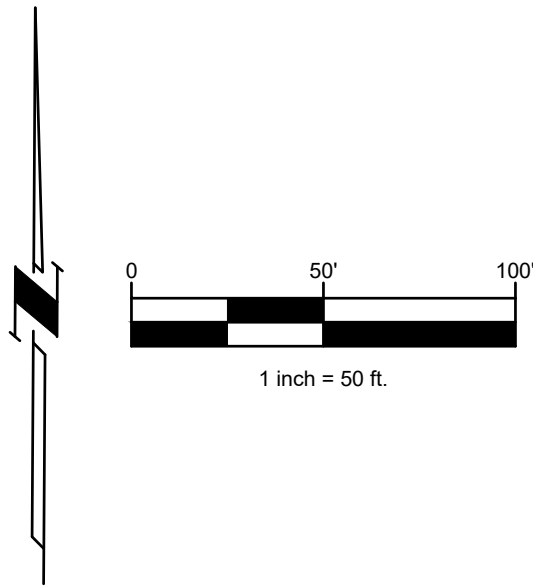
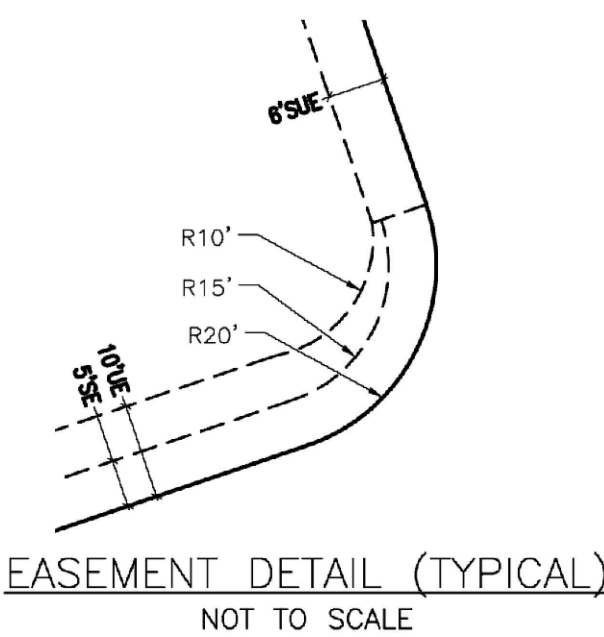
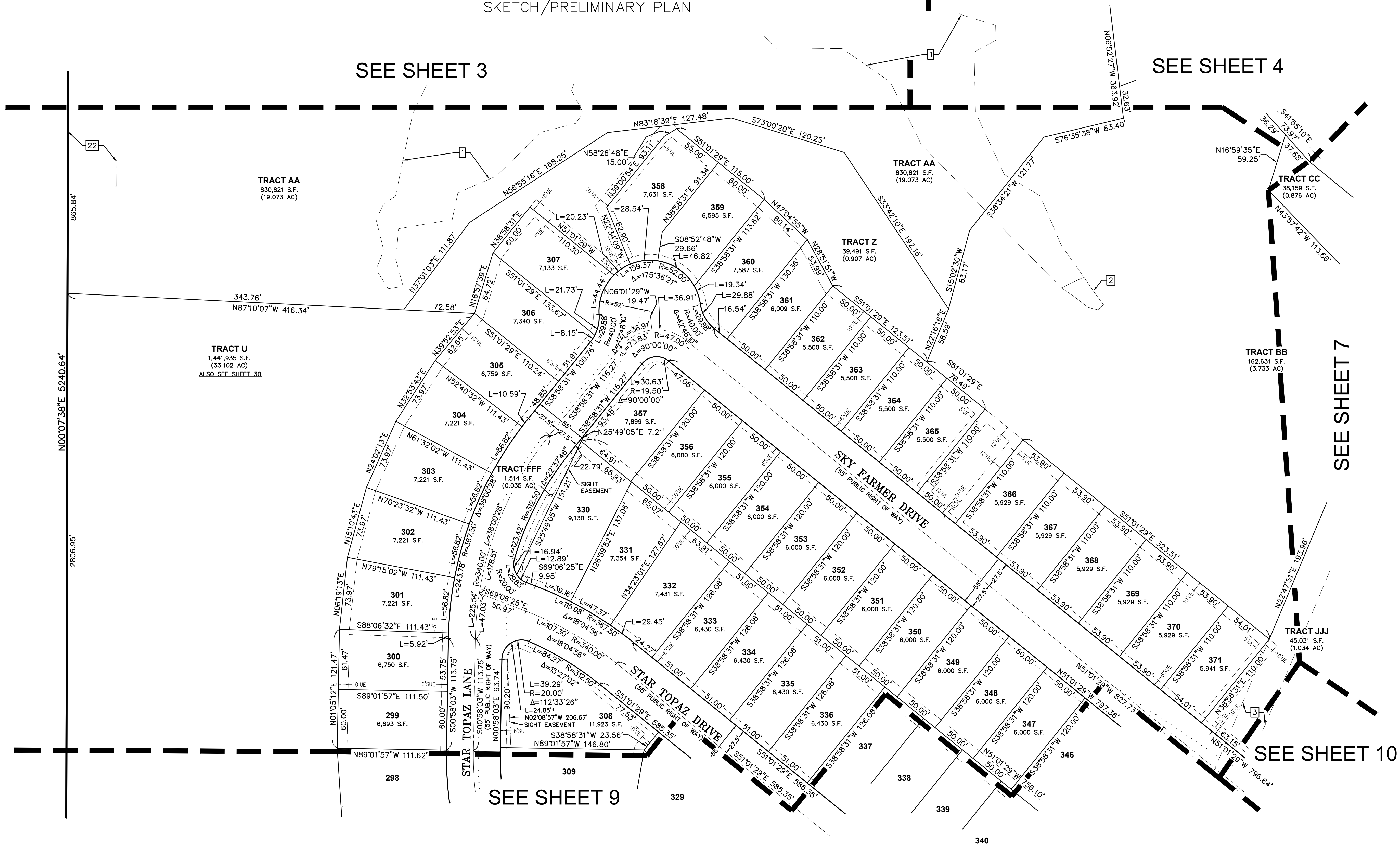
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SHEET 7
OF 30 SHEETS

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

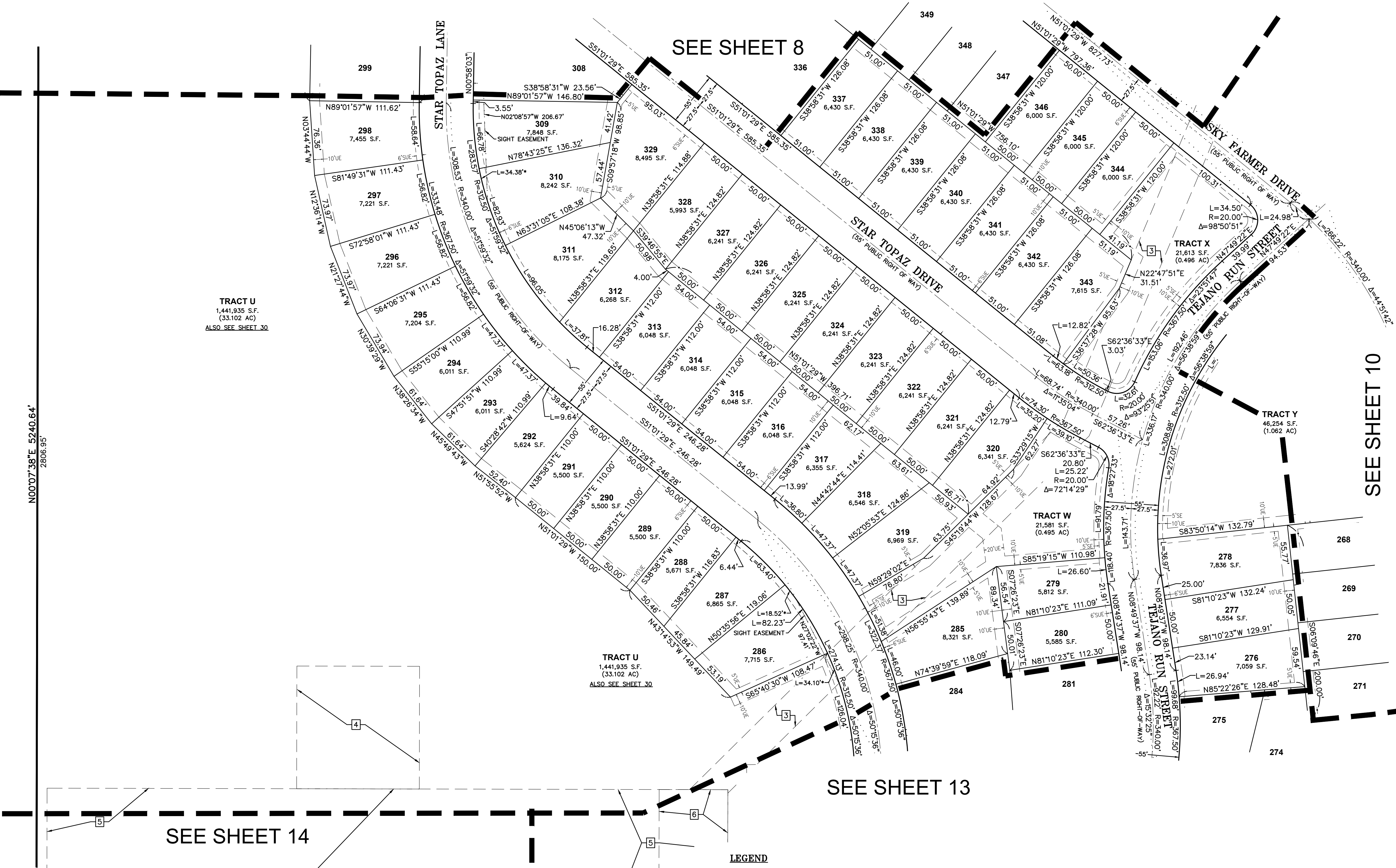


- LEGEND**
- FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584", UNLESS OTHERWISE NOTED
 - ◆ FOUND PLSS CORNER, AS NOTED
 - SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584"
 - SIGHT LINE
 - * INDICATES TIES TO SIGHT LINE EASEMENT
 - SUE SIDEWALK & UTILITY EASEMENT
 - UE UTILITY 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 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

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



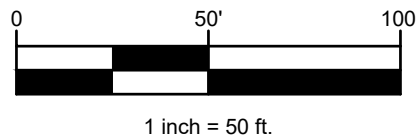
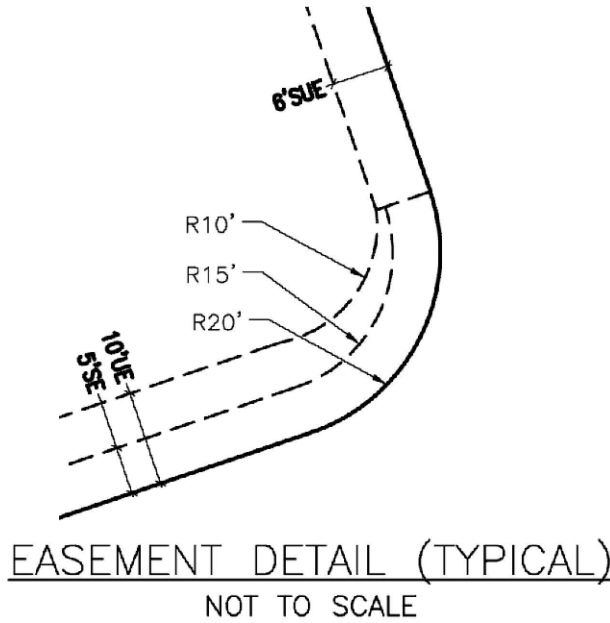
SEE SHEET 10

SEE SHEET 13

SEE SHEET 14

LEGEND

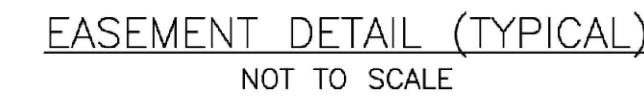
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- UE UTILITY EASEMENT
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LOOKING GLASS SEGMENT 2B DEVELOPMENT		SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
	EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & 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 9 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
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SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
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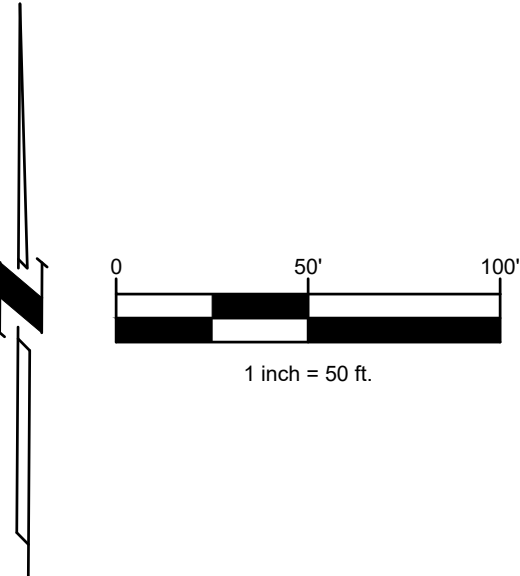
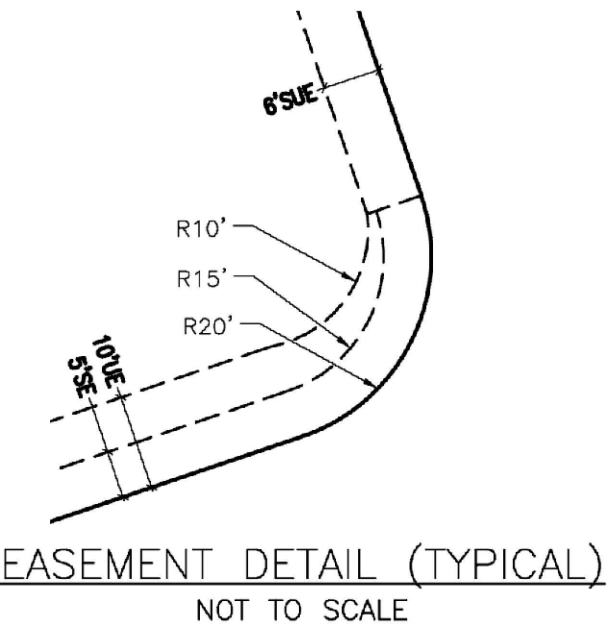
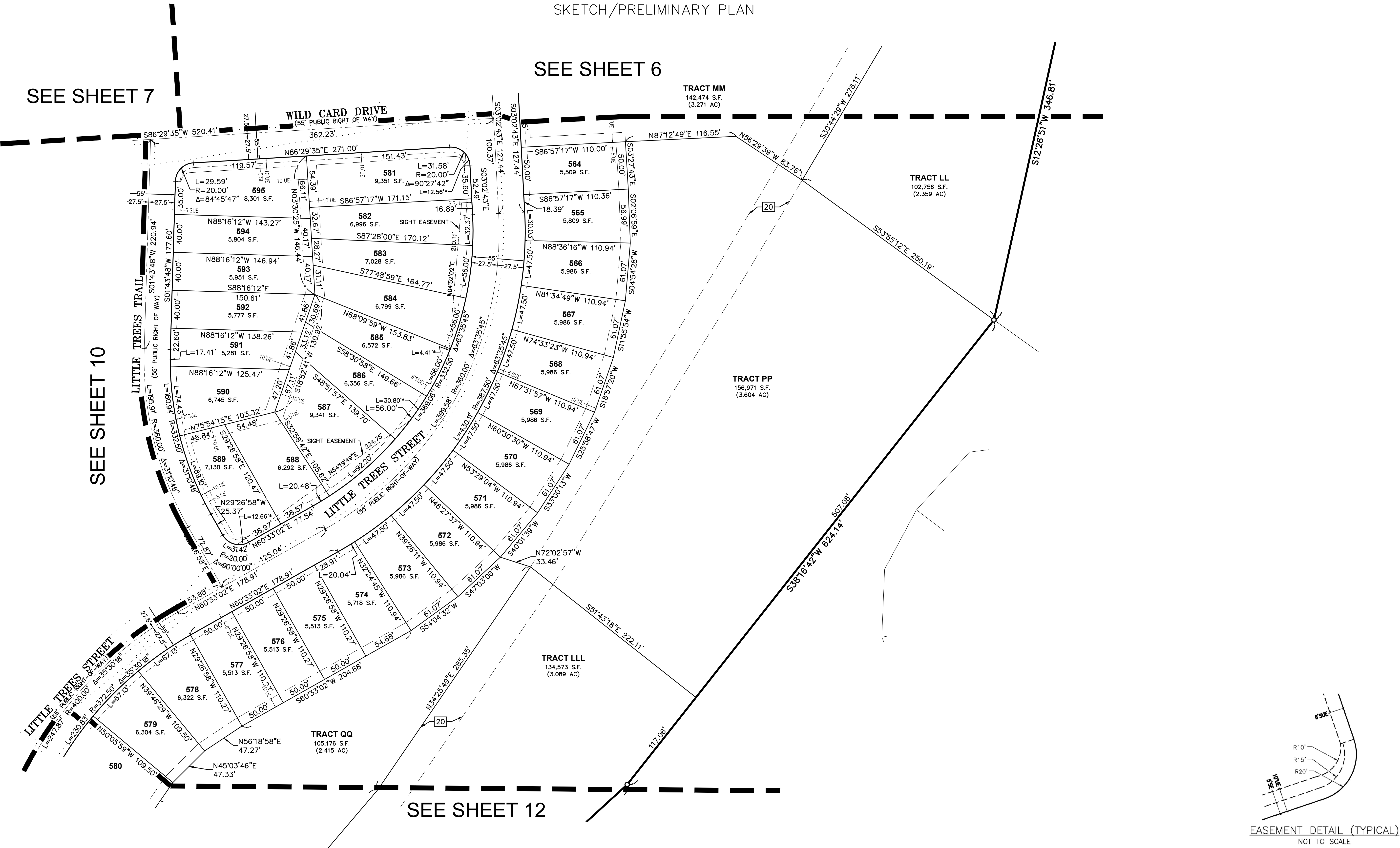
APPLICANT/DEVELOPER
DREAM FINDERS
HOMES
2000 NORTH CLAY STREET,
SUITE 300
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

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

SHEET 10
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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



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 - SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584"
 - SIGHT LINE
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 - SUE SIDEWALK & UTILITY EASEMENT
 - UE UTILITY EASEMENT
 - SE SIDEWALK EASEMENT

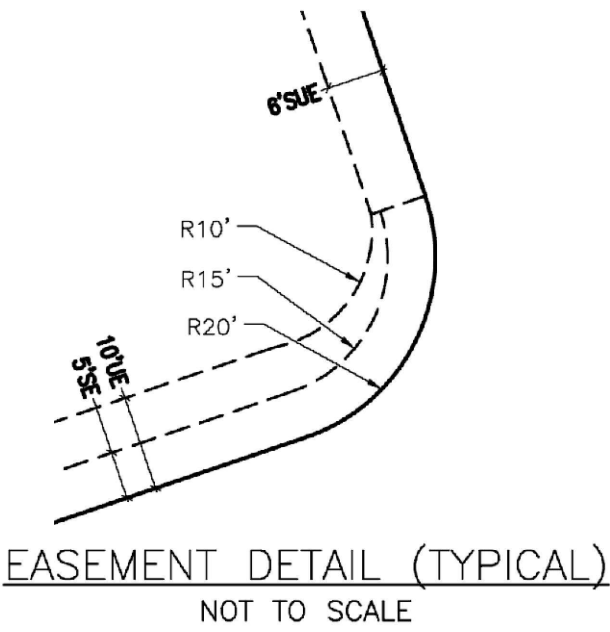
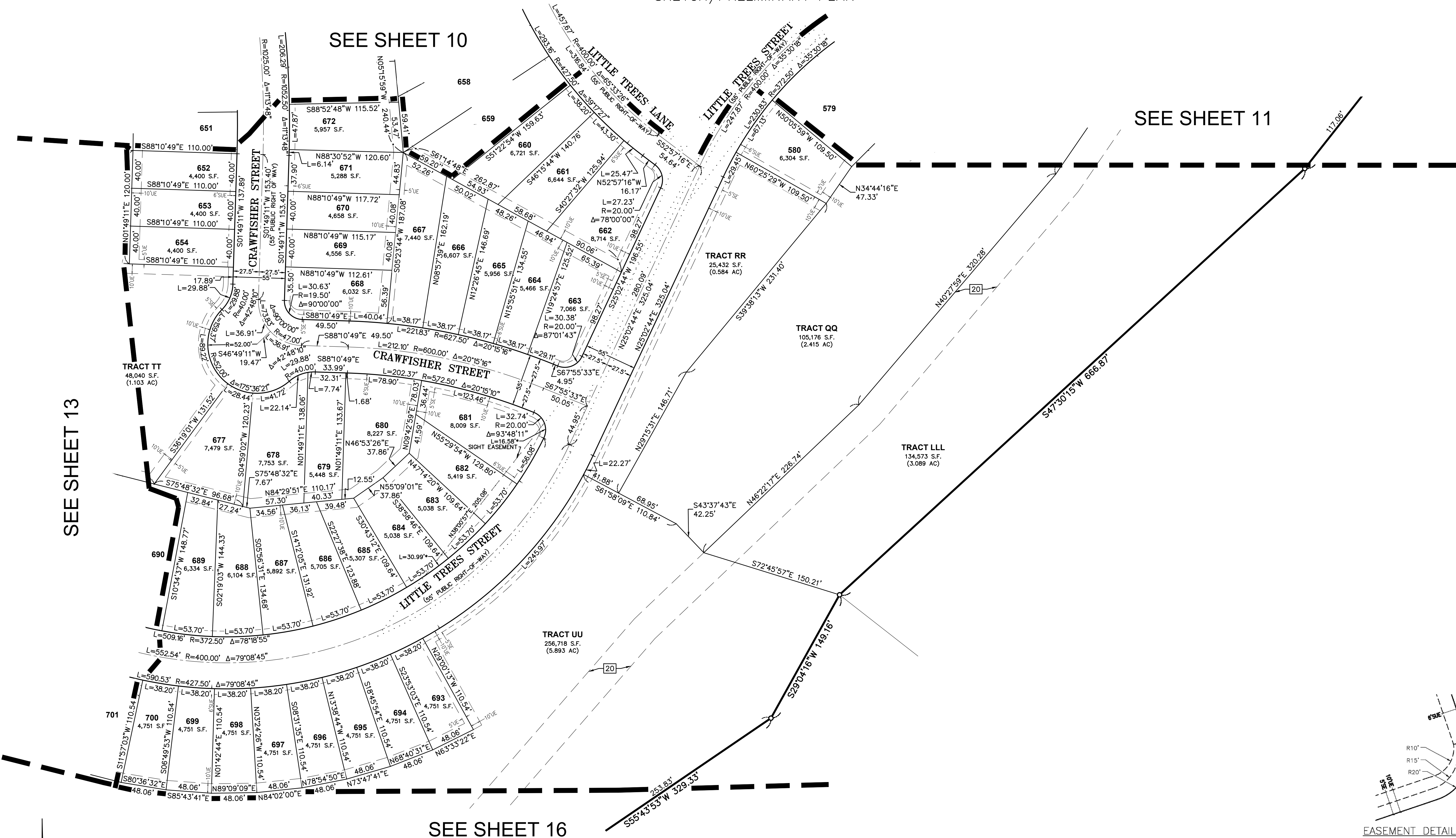
LOOKING GLASS SEGMENT 2B DEVELOPMENT	SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
	APPLICANT/DEVELOPER DREAM FINDERS HOMES 2000 NORTH CLAY STREET, SUITE 300 DENVER, COLORADO 80211 ATTN: MATT CHILDERS	DATE: 6/27/2024 DRAWN BY: SLG3 QA/QC: JTH SHEET 11 OF 30 SHEETS



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
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7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
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JOB NO. 13363

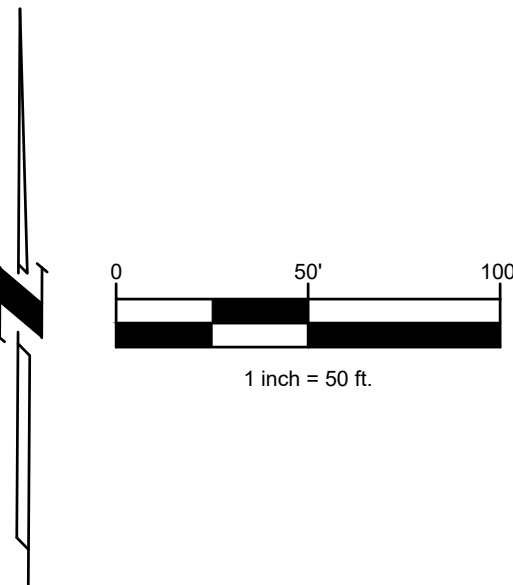
LOOKING GLASS SEGMENT 2B DEVELOPMENT

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

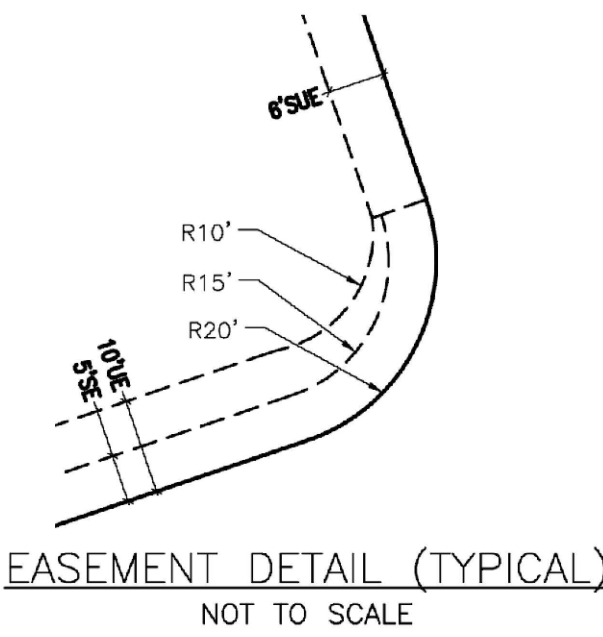
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LOOKING GLASS SEGMENT 2B DEVELOPMENT

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SEE SHEET 9

SEE SHEET 10

SEE SHEET 14

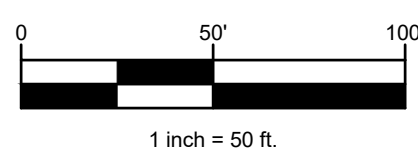
SEE SHEET 12

SEE SHEET 15

SEE SHEET 16

LEGEND

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- # 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



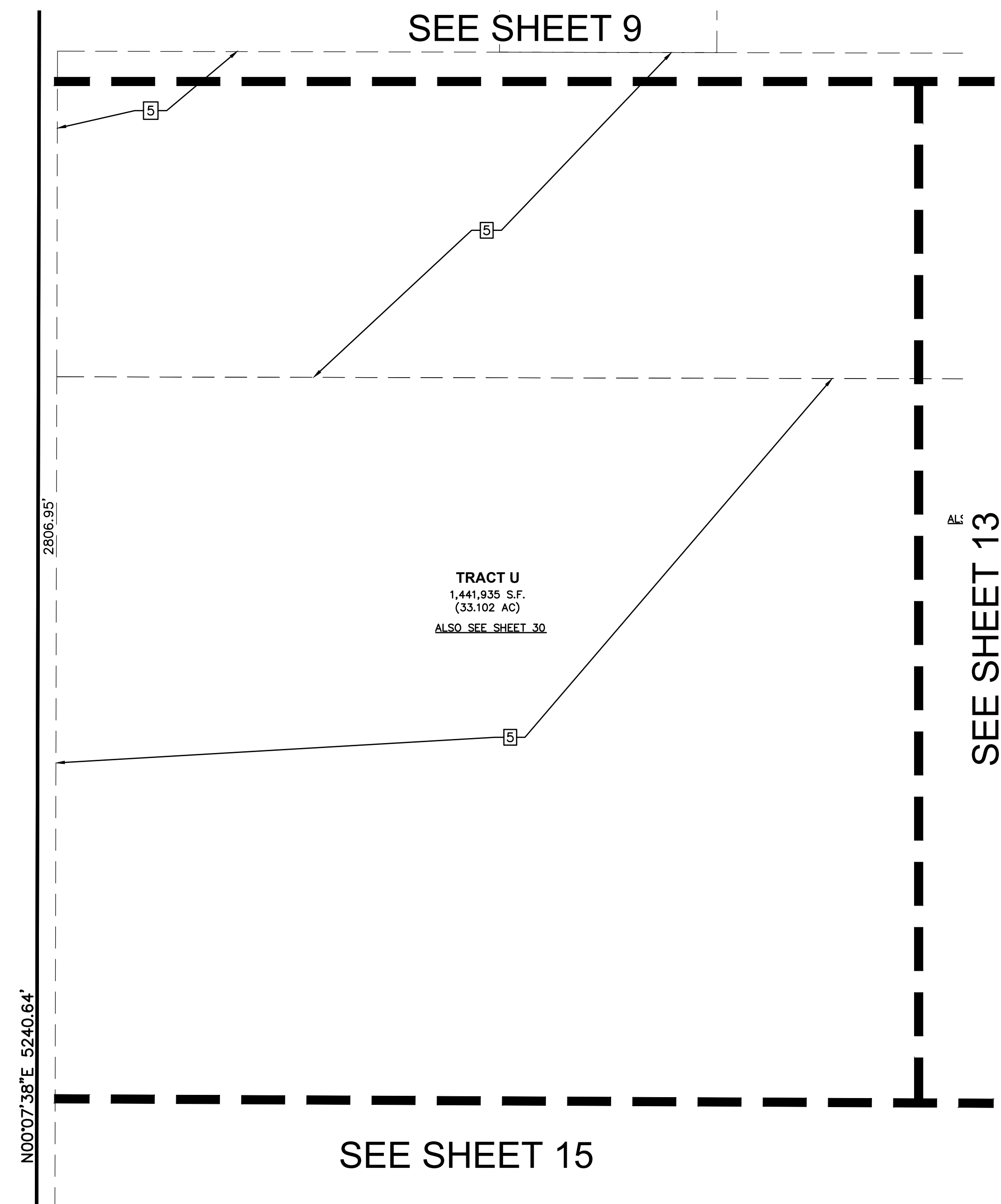
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
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7008 SOUTH ALTON WAY, BLDG. F
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JOB NO. 13363

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 13
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

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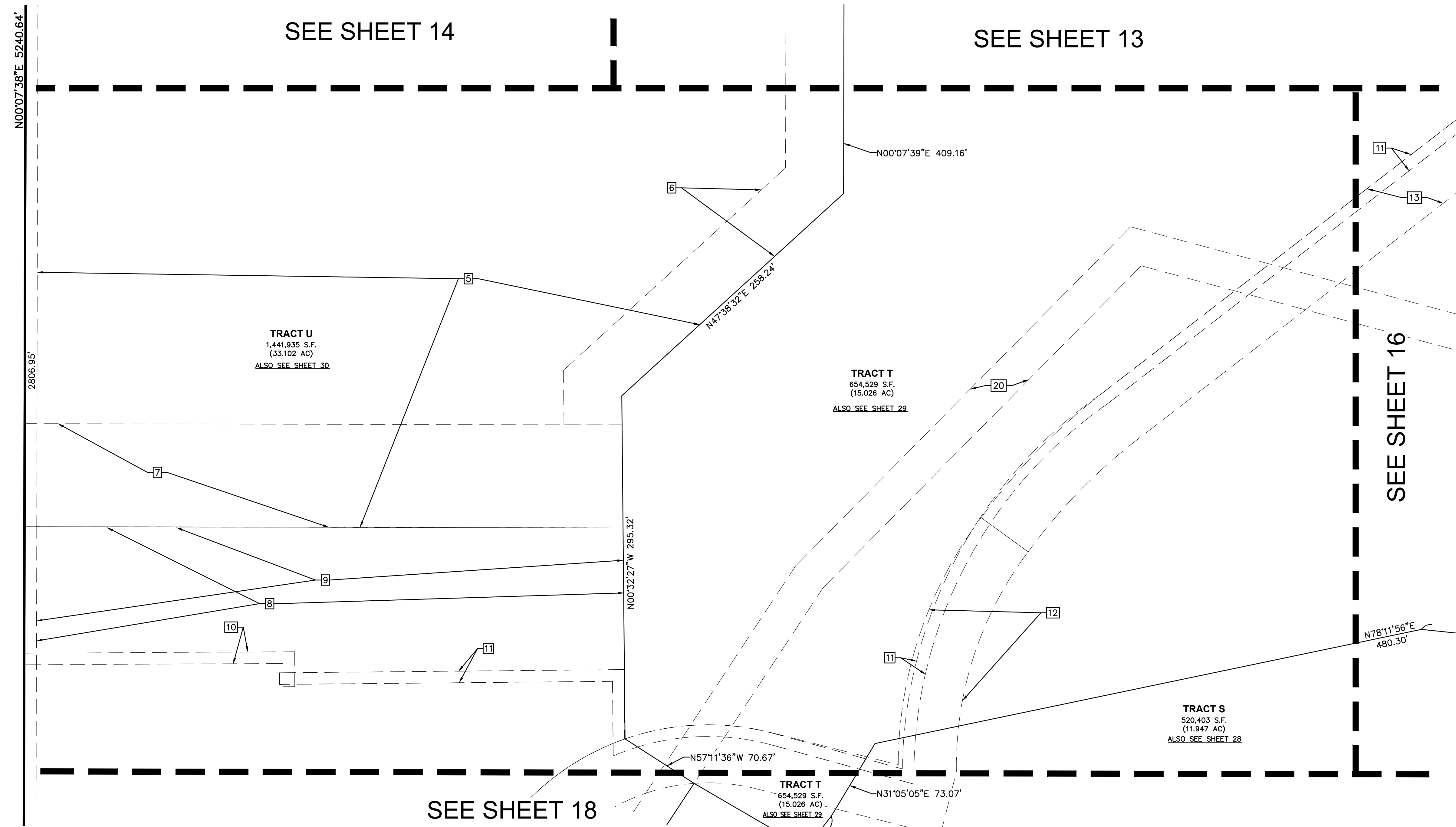
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SHEET 14
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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

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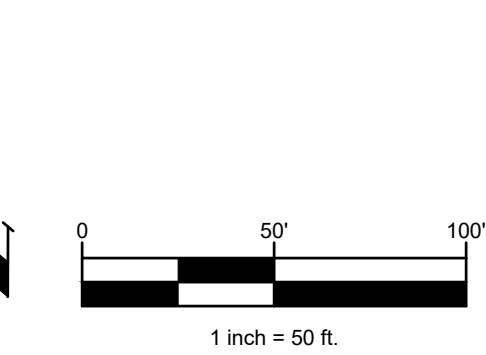
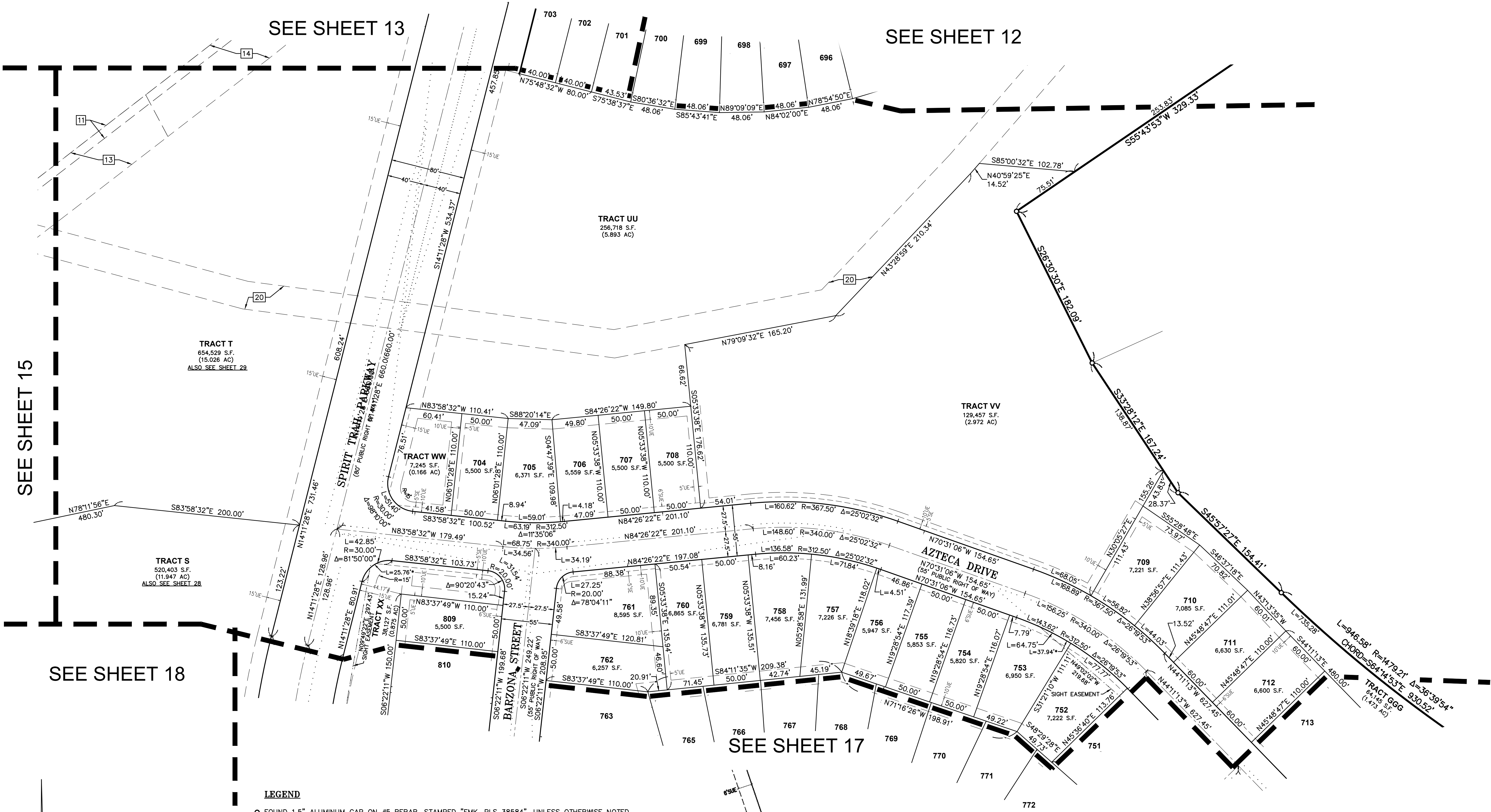
JOB NO. 13363

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

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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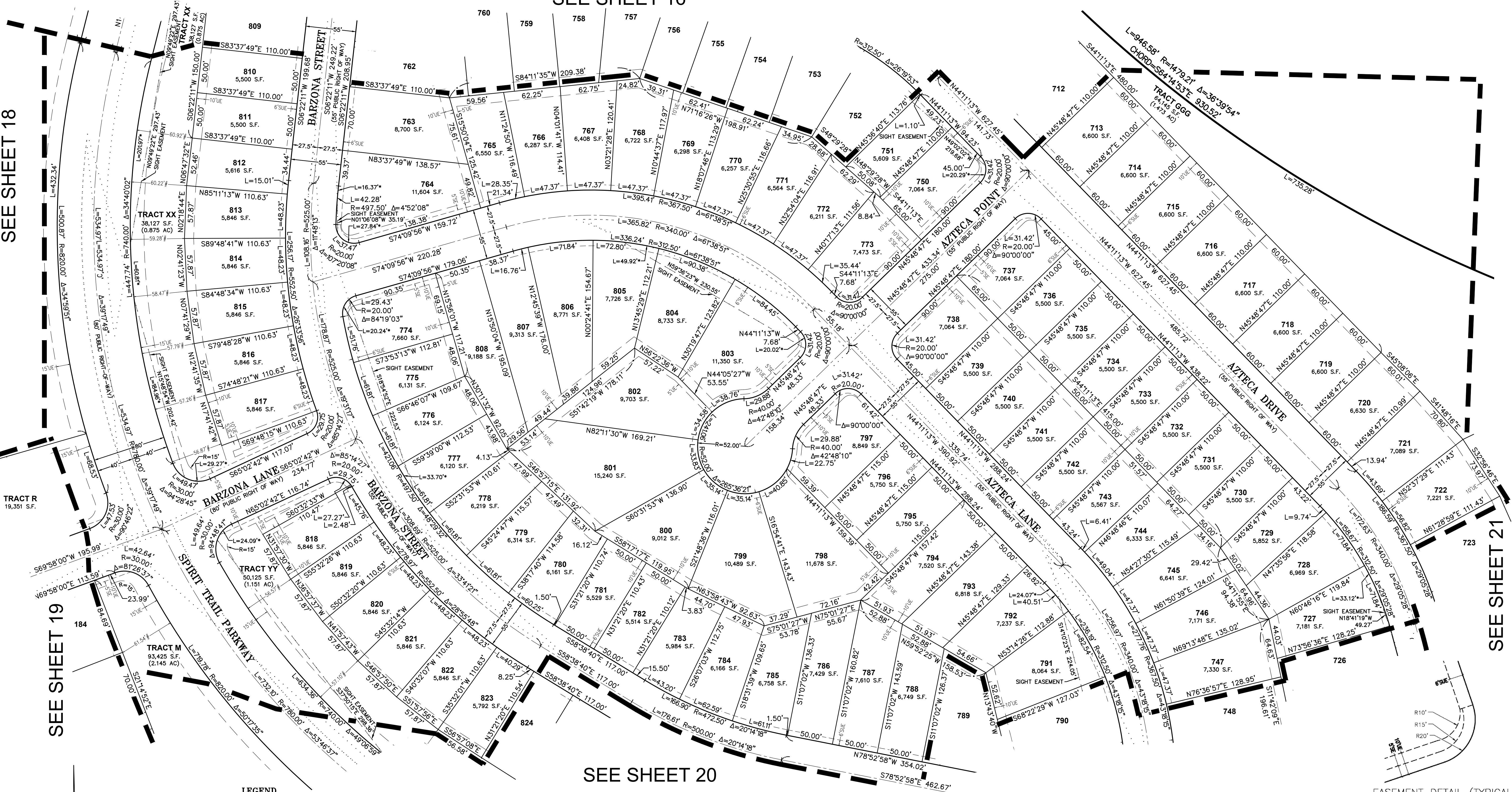
EASEMENT DETAIL (TYPICAL)
NOT TO SCALE

LOOKING GLASS SEGMENT 2B DEVELOPMENT		SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
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	DATE: 6/27/2024 DRAWN BY: SLG3 QA/QC: JTH SHEET 16 OF 30 SHEETS		

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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SEE SHEET 16



SEE SHEET 20

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EASEMENT DETAIL (TYPICAL)
NOT TO SCALE

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DEVELOPMENT

SEC. 5 & 6, T.7S., R.66W., 6TH P.M.
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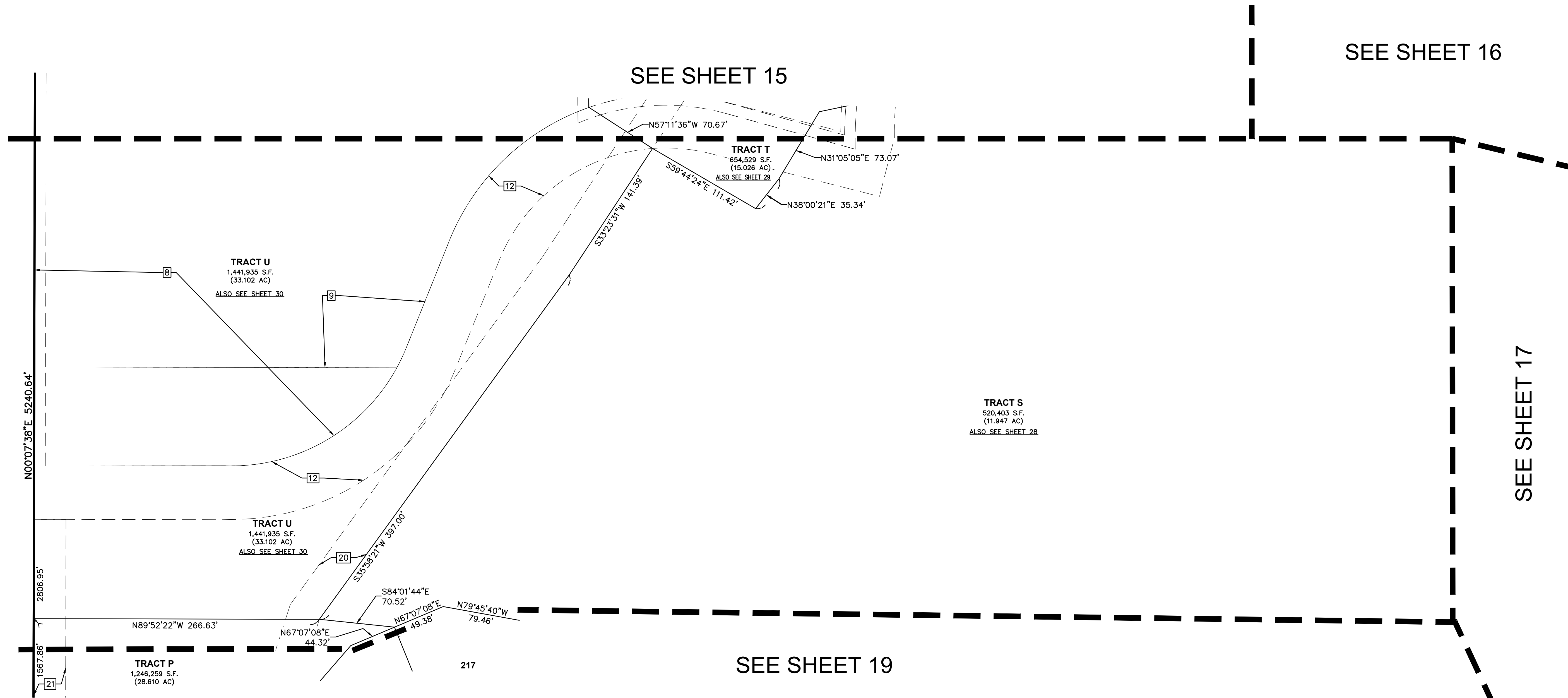
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SHEET 17
OF 30 SHEETS

JOB NO. 13363

LOOKING GLASS SEGMENT 2B DEVELOPMENT

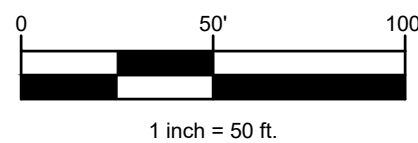
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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

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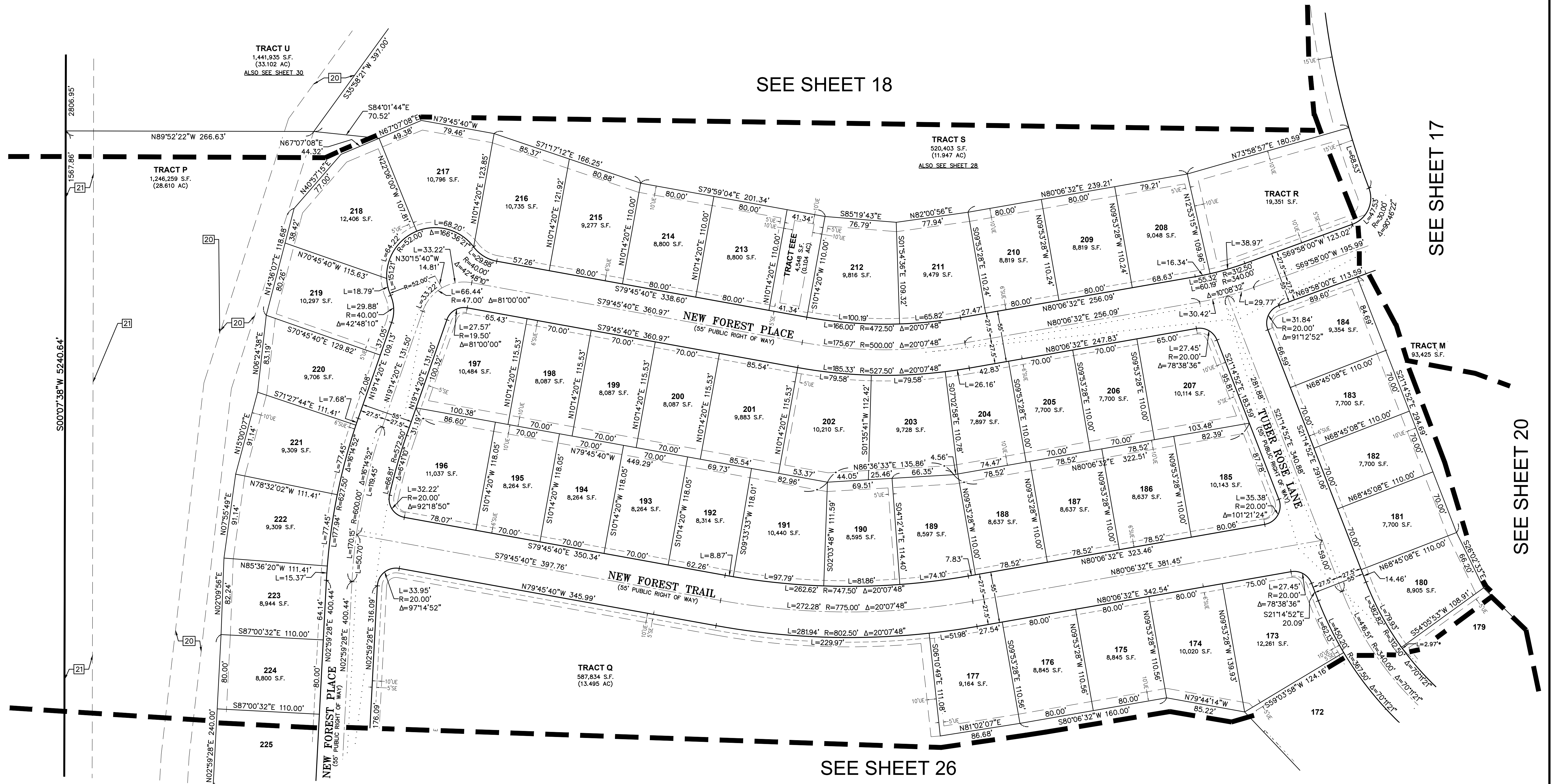
APPLICANT/DEVELOPER
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SHEET 18
OF 30 SHEETS

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LOOKING GLASS SEGMENT 2B DEVELOPMENT

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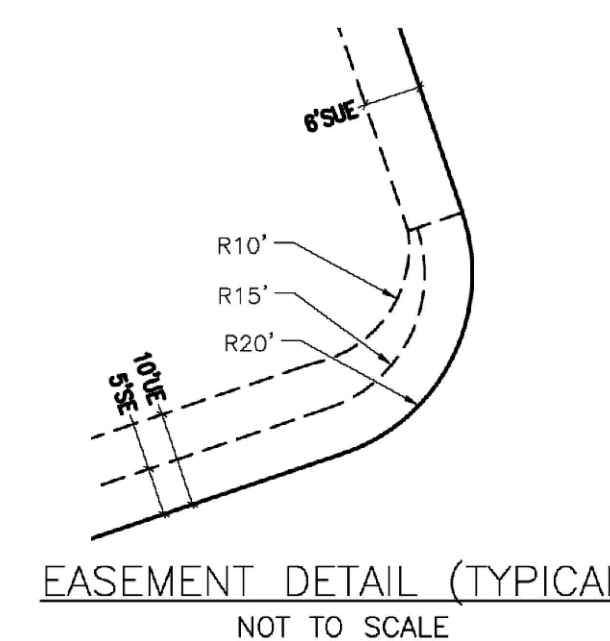
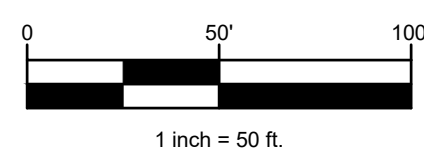
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LOOKING GLASS SEGMENT 2B
DEVELOPMENT



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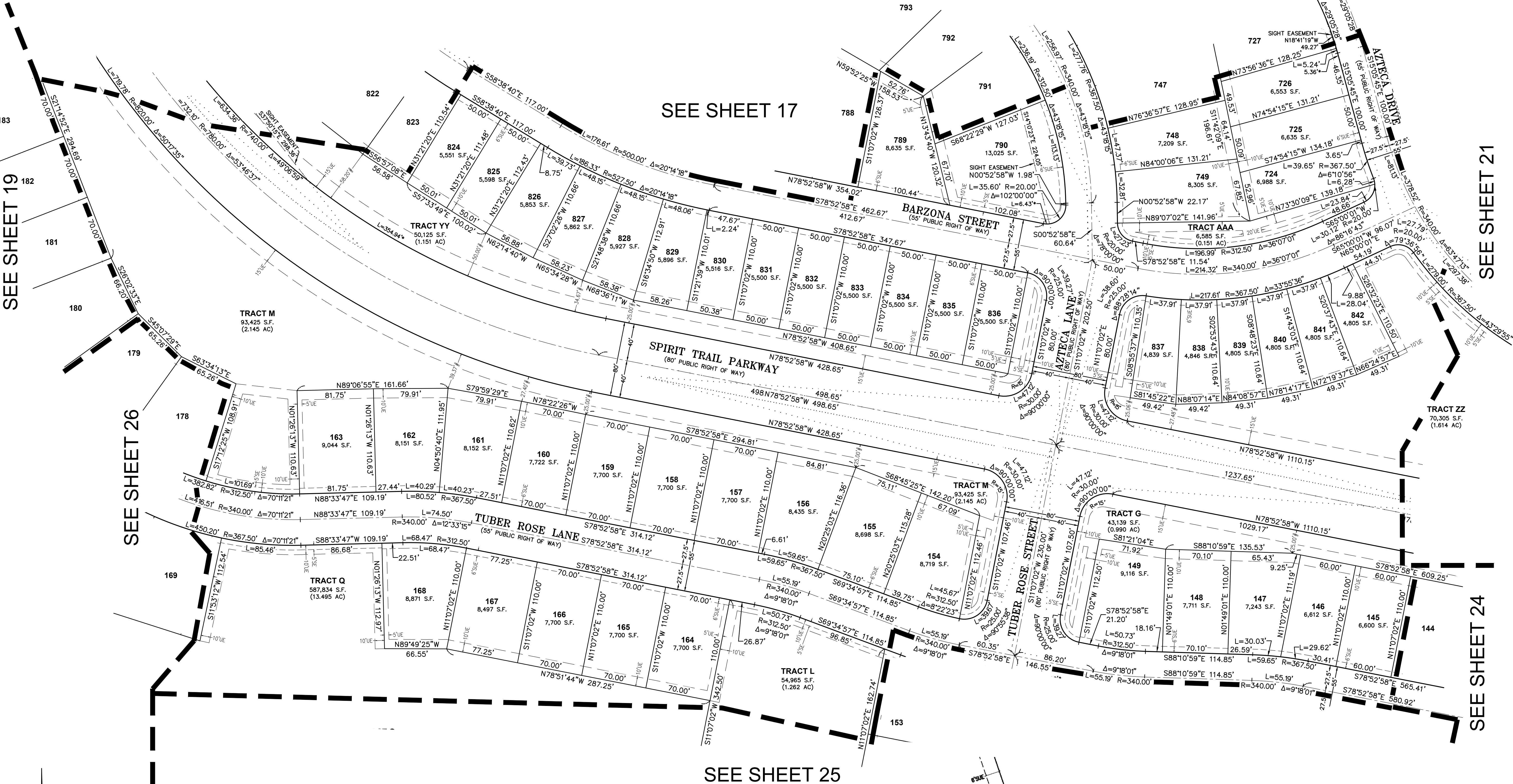
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SHEET 19
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LOOKING GLASS SEGMENT 2B DEVELOPMENT

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SEE SHEET 17

SEE SHEET 19

SEE SHEET 26

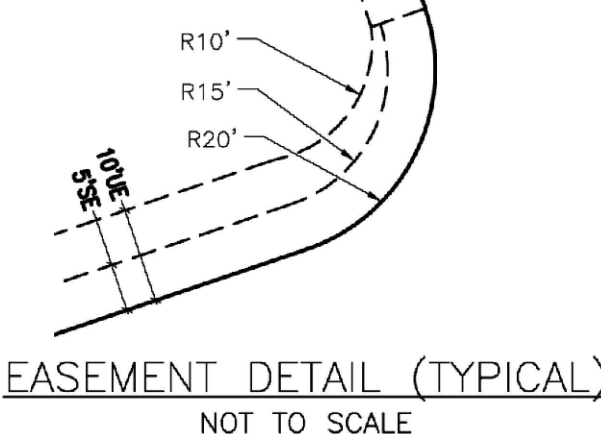
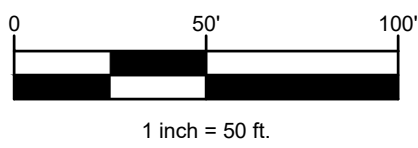
SEE SHEET 21

SEE SHEET 24

SEE SHEET 25

LEGEND

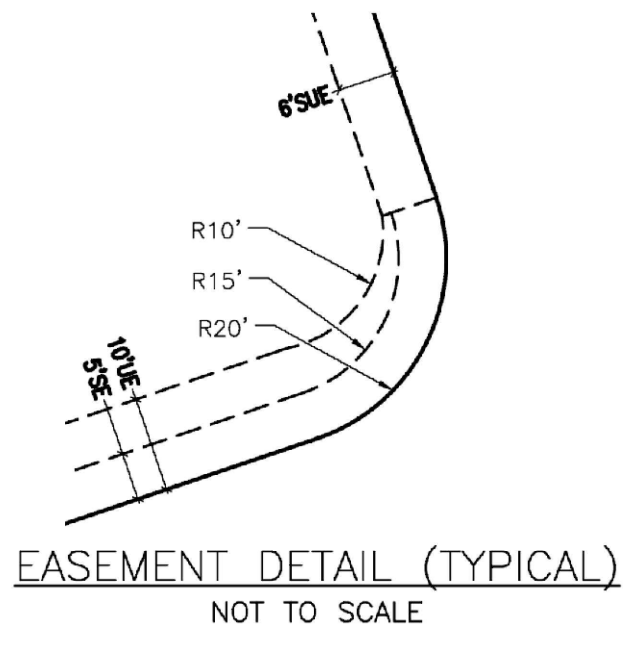
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- ◆ FOUND PLSS CORNER, AS NOTED
- SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584"
- SIGHT LINE
- * INDICATES TIES TO SIGHT LINE EASEMENT
- # INDICATES DIMENSION TO SPIRIT TRAIL PARKWAY (25' BUFFER)
- SUE SIDEWALK & UTILITY EASEMENT
- UE 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.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 20 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



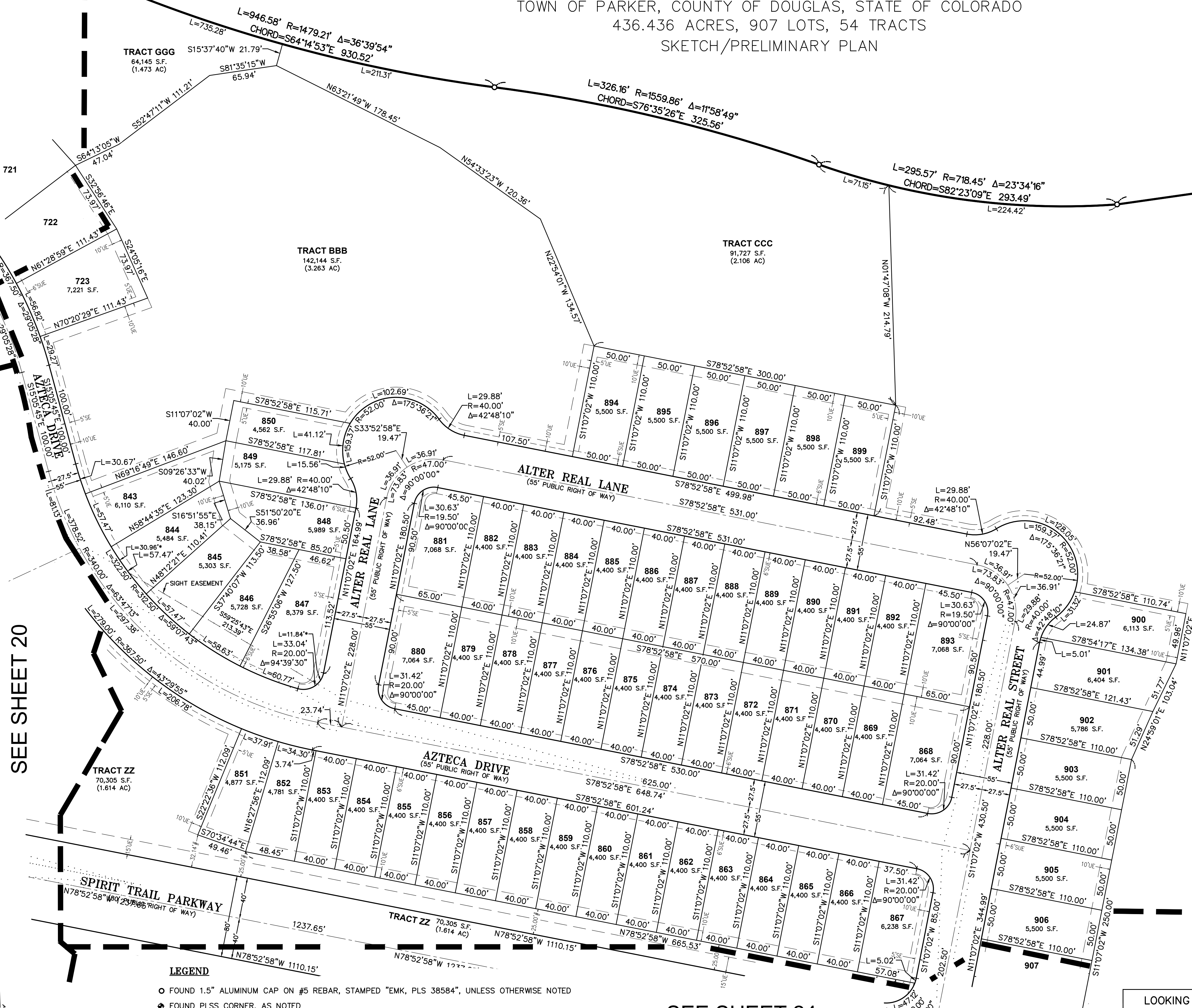
SEE SHEET 17

SEE SHEET 20

SEE SHEET 22

SEE SHEET 23

SEE SHEET 24



LEGEND

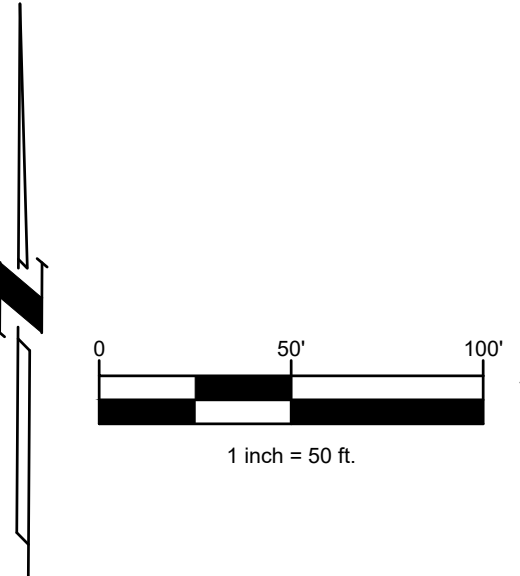
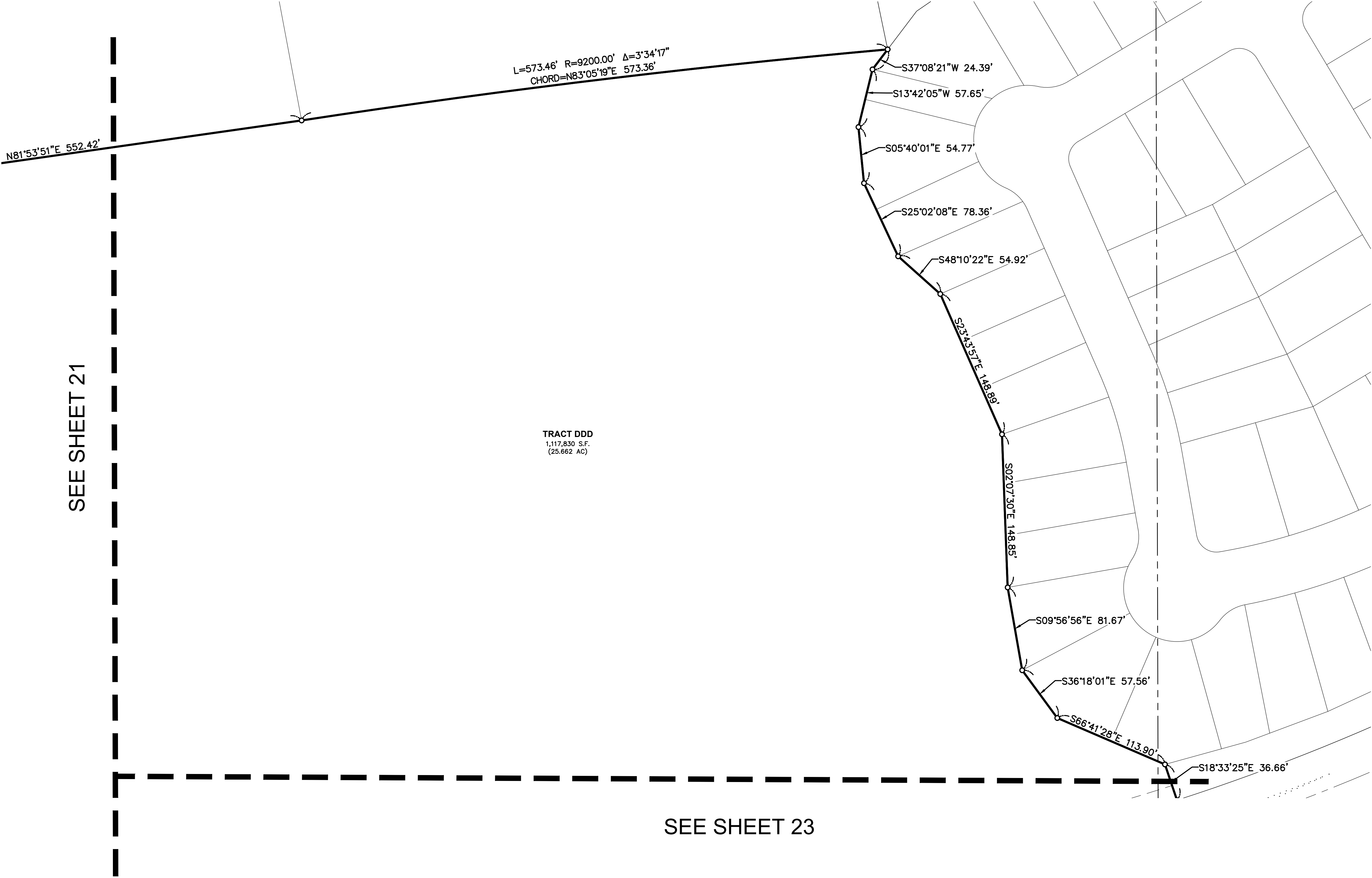
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- SE UTILITY EASEMENT
- SE SIDEWALK EASEMENT

1 inch = 50 ft.

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 21 OF 30 SHEETS		

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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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 22 OF 30 SHEETS

JOB NO. 13363

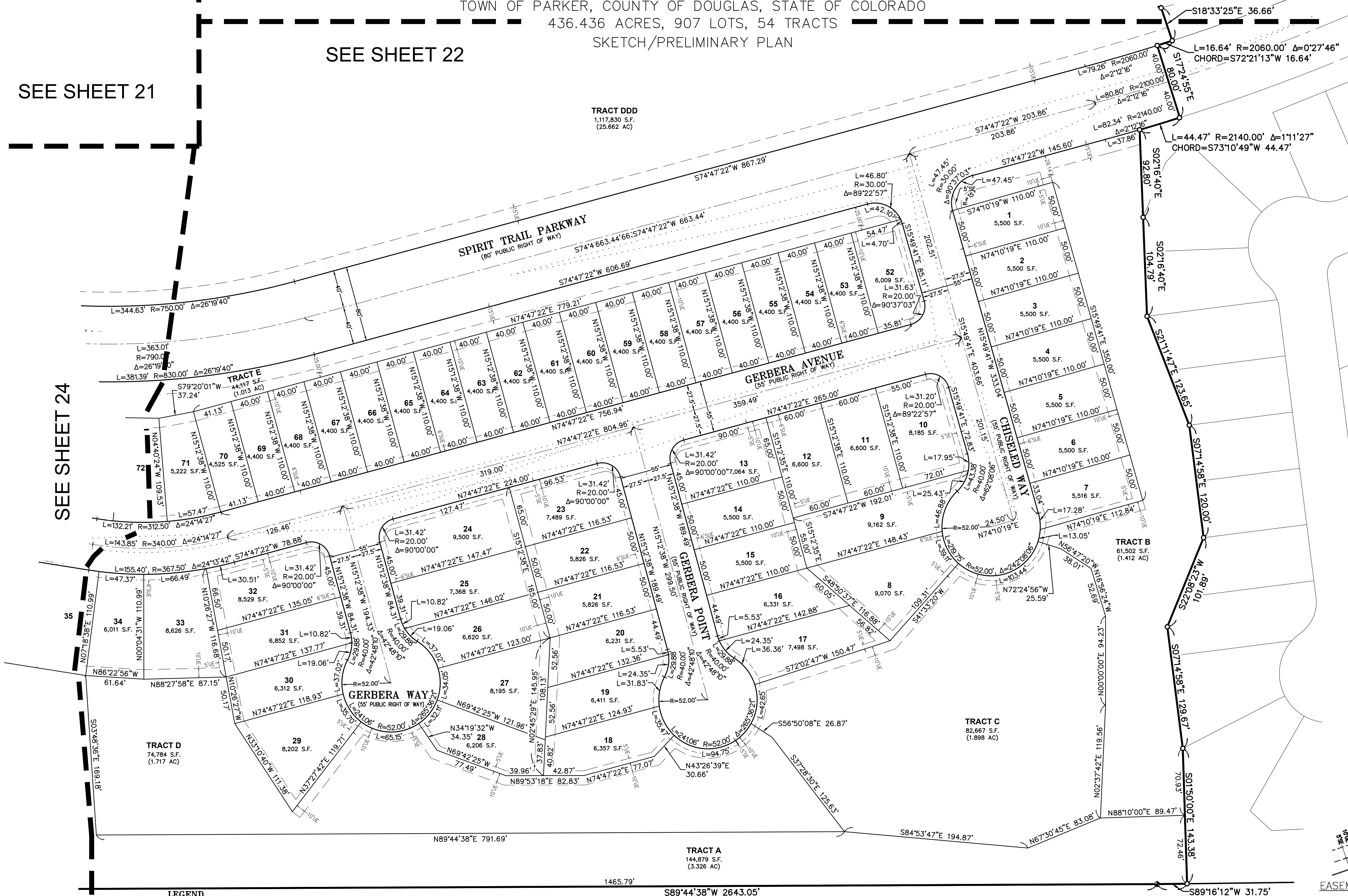
LOOKING GLASS SEGMENT 2B DEVELOPMENT

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

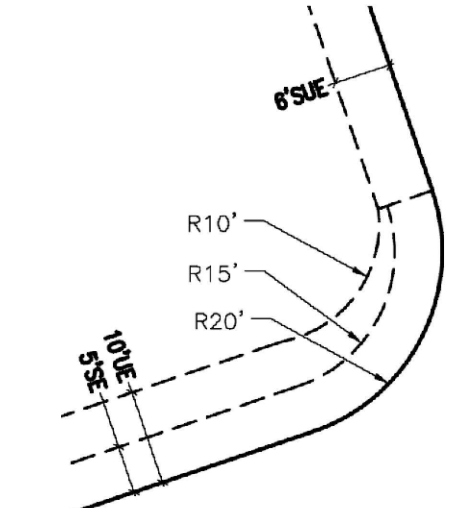
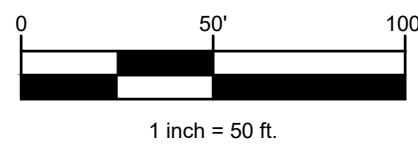
SEE SHEET 22

SEE SHEET 24



LEGEND

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- UE UTILITY EASEMENT
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LOOKING GLASS SEGMENT 2B
DEVELOPMENT

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7008 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
www.EMKC.com
JOB NO. 13363

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

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 23
OF 30 SHEETS

LOOKING GLASS SEGMENT 2B DEVELOPMENT

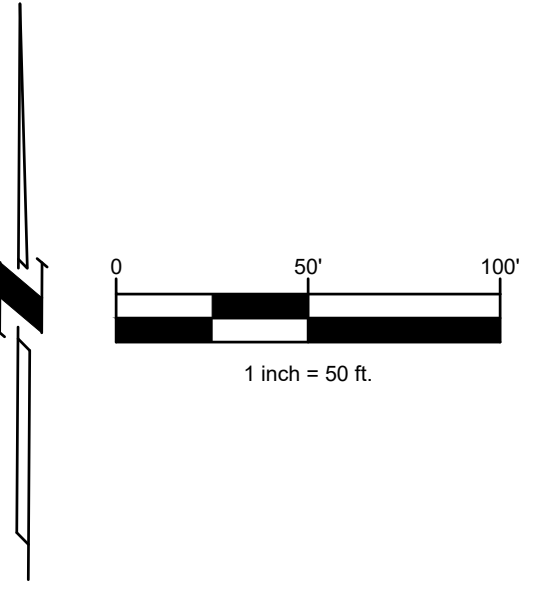
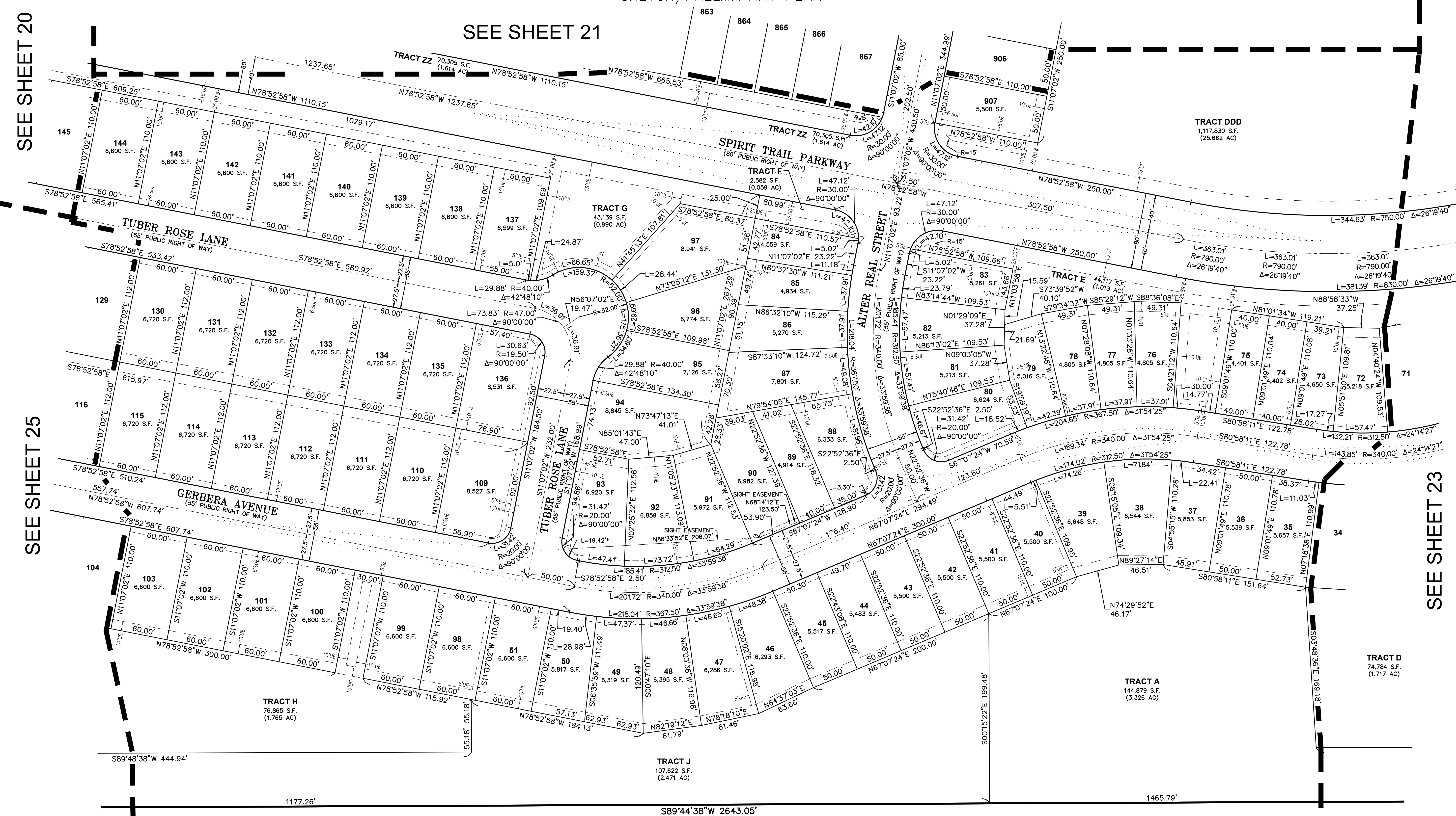
A PART OF SECTION 5 & 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN

SEE SHEET 20

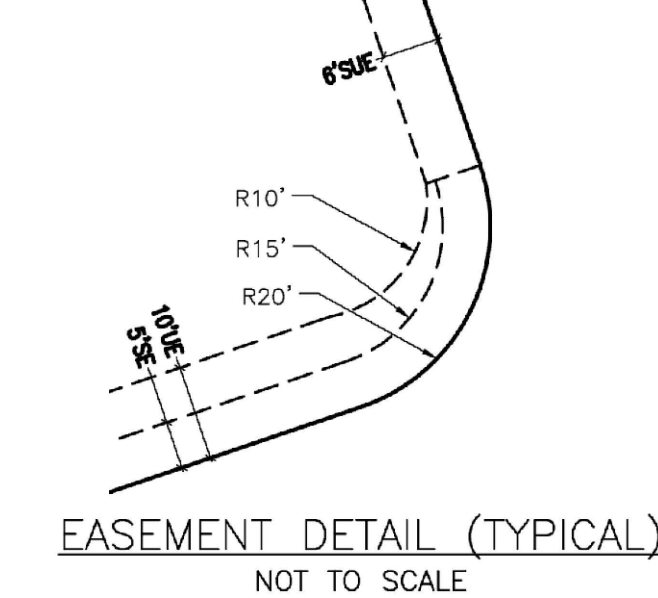
SEE SHEET 25

SEE SHEET 21

SEE SHEET 23



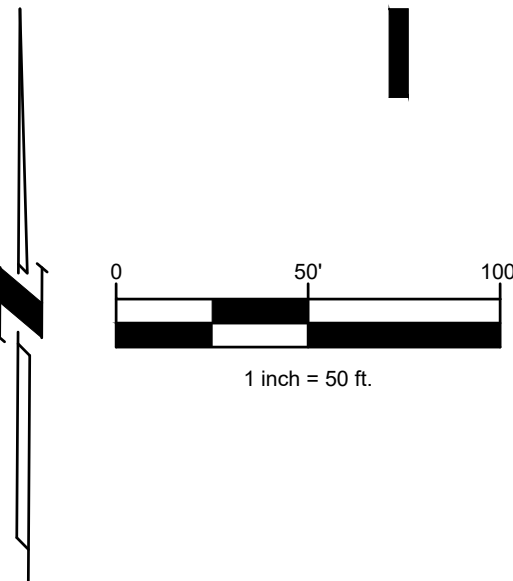
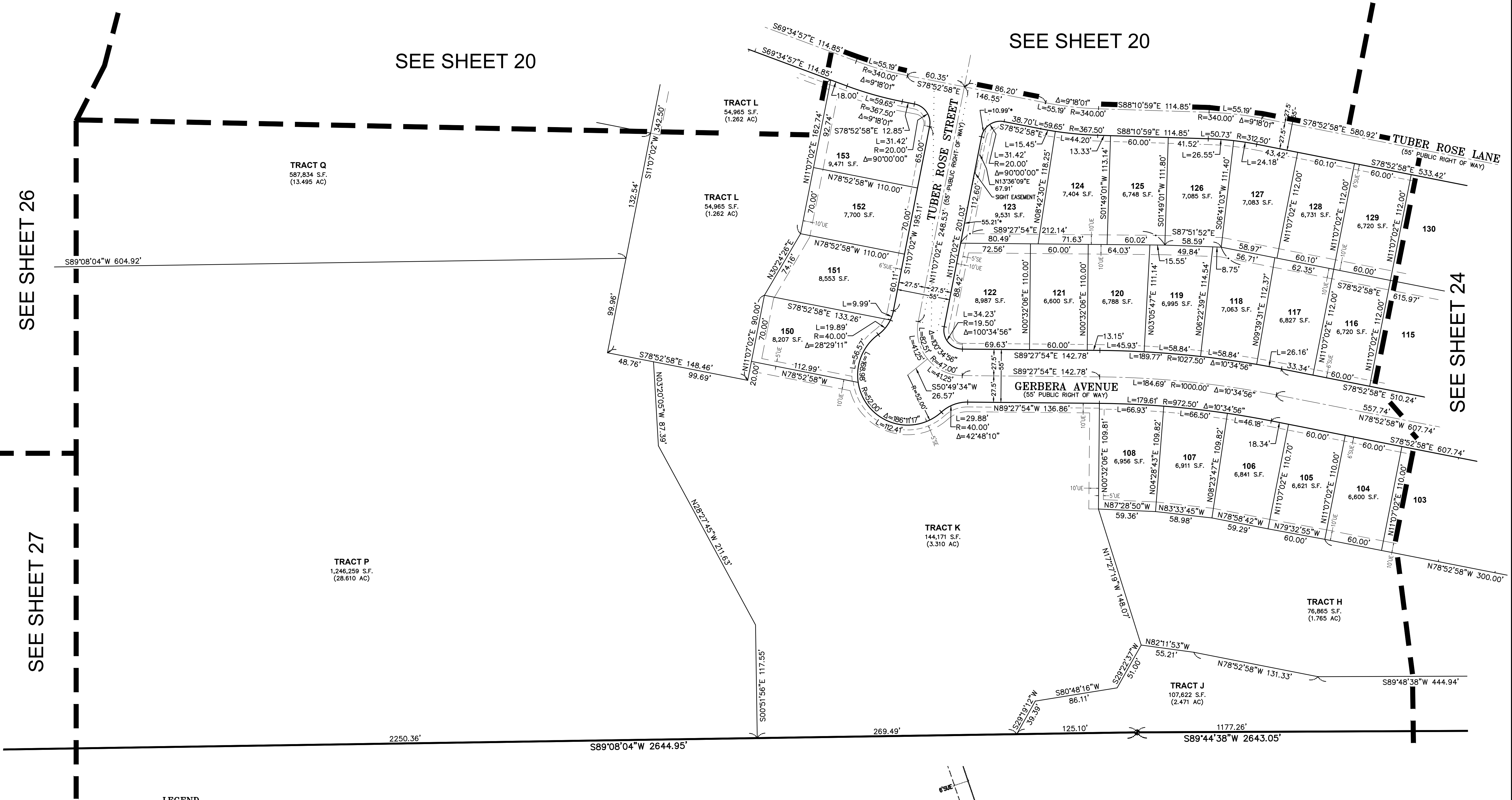
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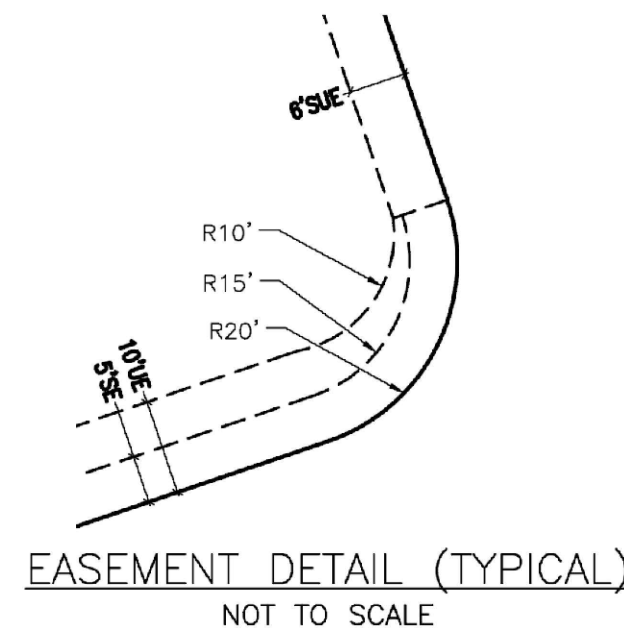
LOOKING GLASS SEGMENT 2B DEVELOPMENT		SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
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LOOKING GLASS SEGMENT 2B DEVELOPMENT

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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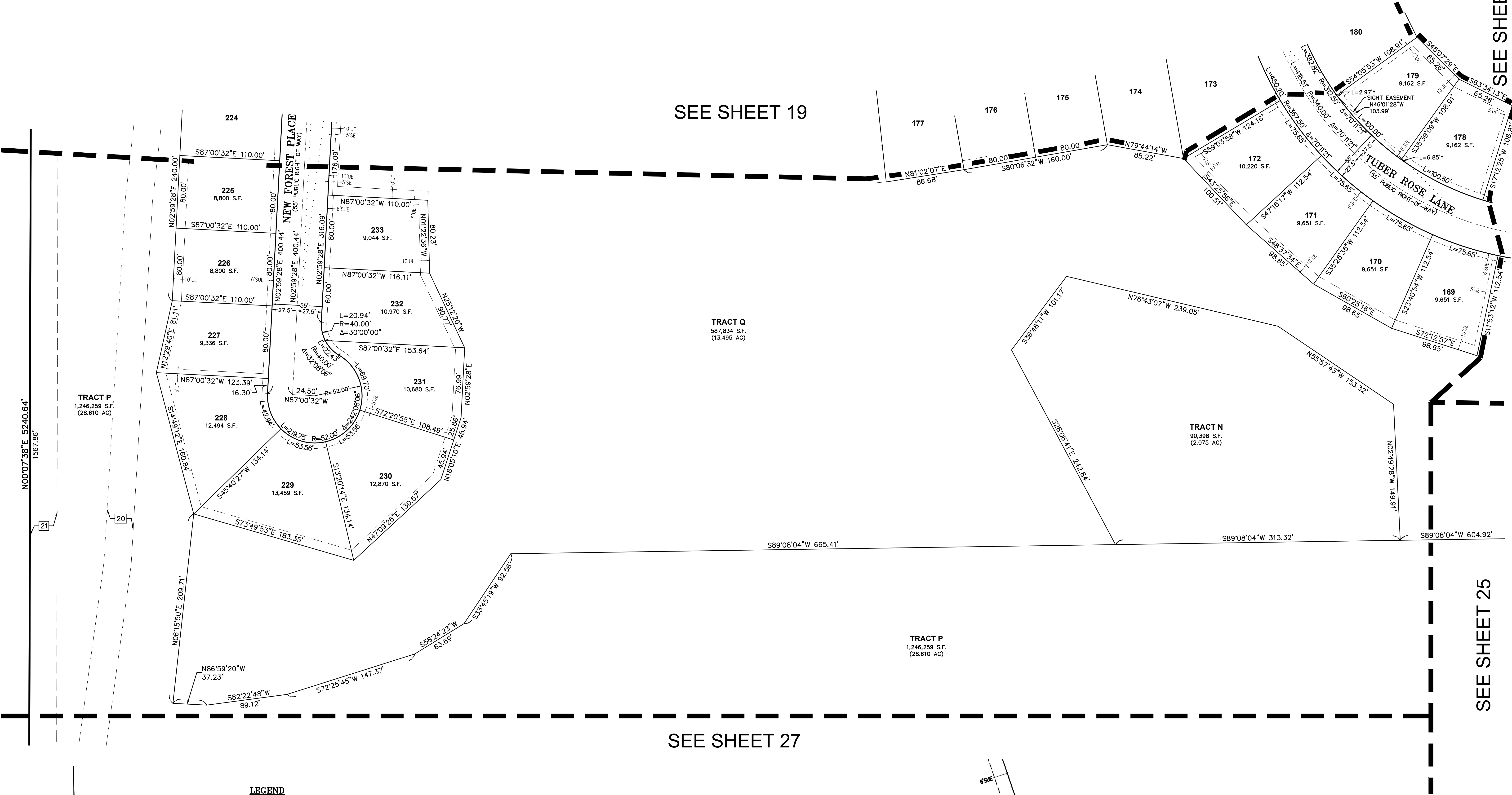
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		SHEET 25 OF 30 SHEETS	

LOOKING GLASS SEGMENT 2B DEVELOPMENT

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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SEE SHEET 20

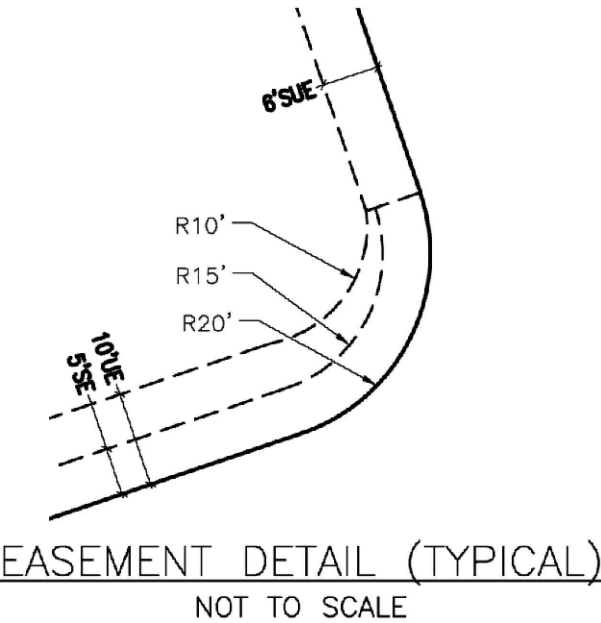
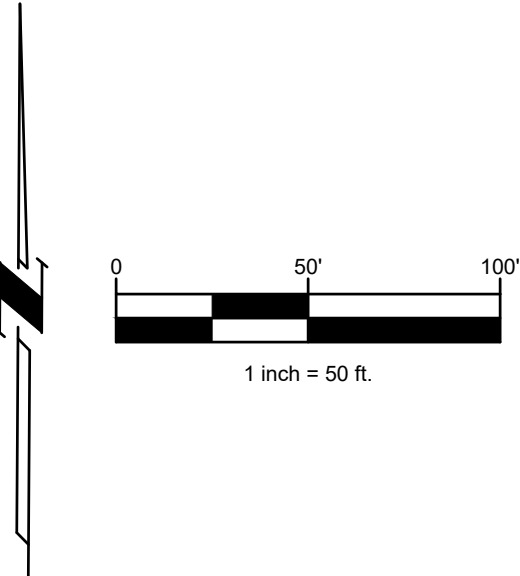
SEE SHEET 19

SEE SHEET 25

SEE SHEET 27

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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 26

SEE SHEET 25

TRACT P
1,246,259 S.F.
(28.610 AC)

N00°07'38"E 5240.64'
1567.86'

21

20

2250.36'

S89°08'04"W 2644.95'

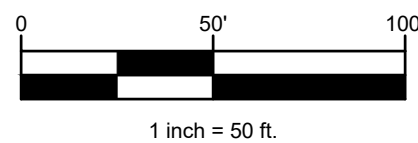
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..... SIGHT LINE

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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
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7006 SOUTH ALTON WAY, BLDG. F
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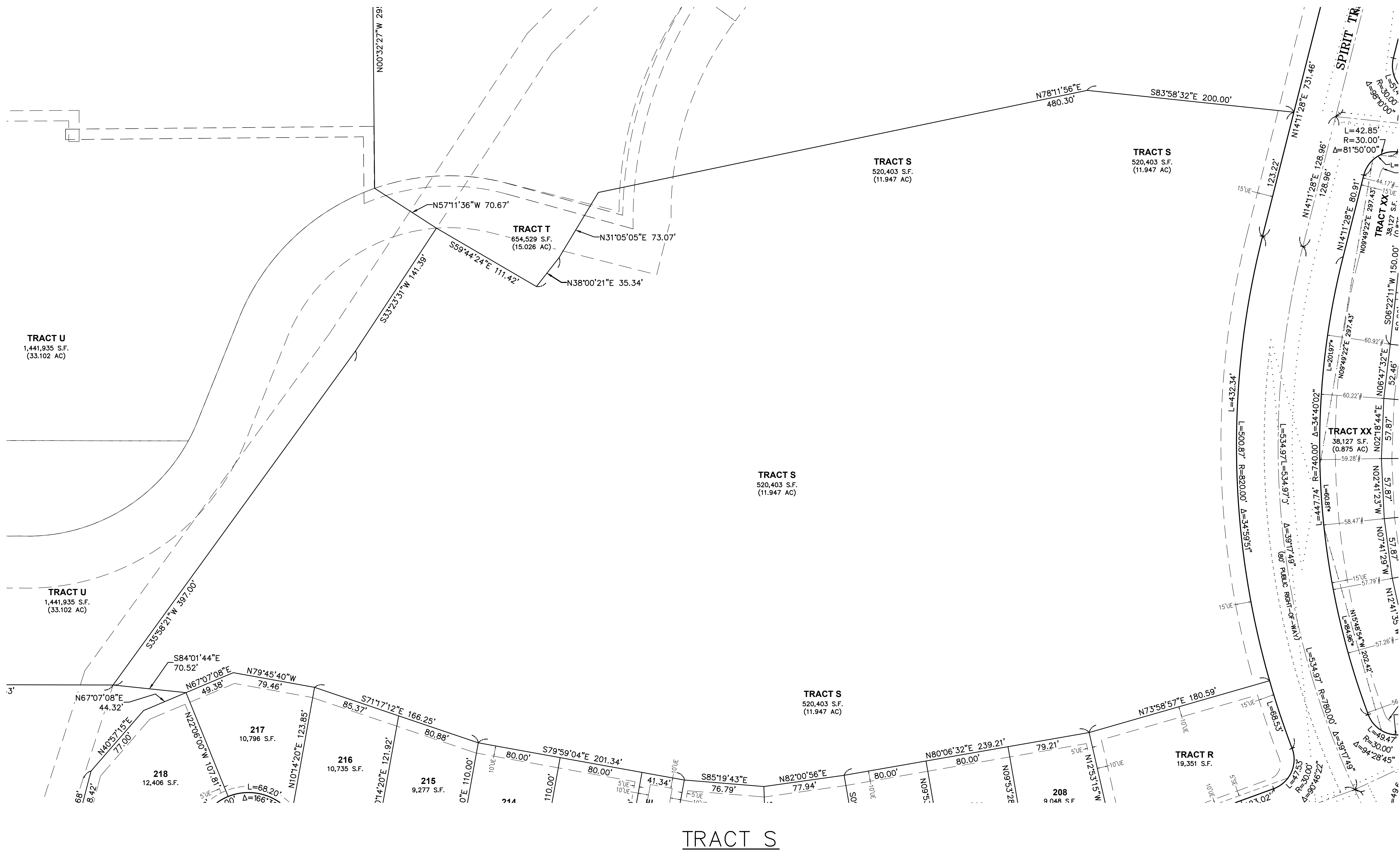
APPLICANT/DEVELOPER
DREAM FINDERS
HOMES
2000 NORTH CLAY STREET,
SUITE 300
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

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

SHEET 27
OF 30 SHEETS

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
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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



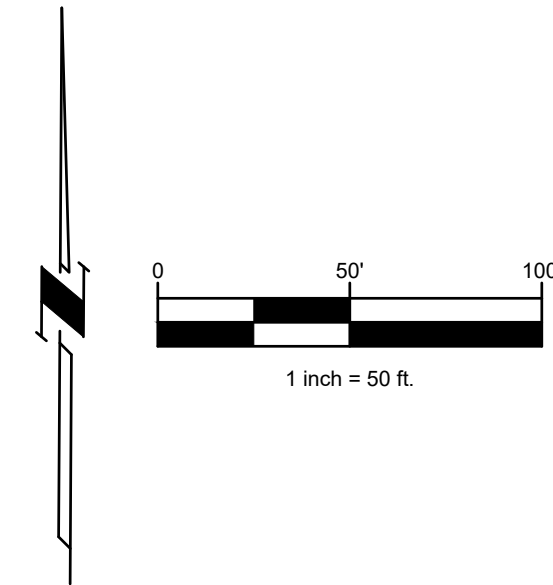
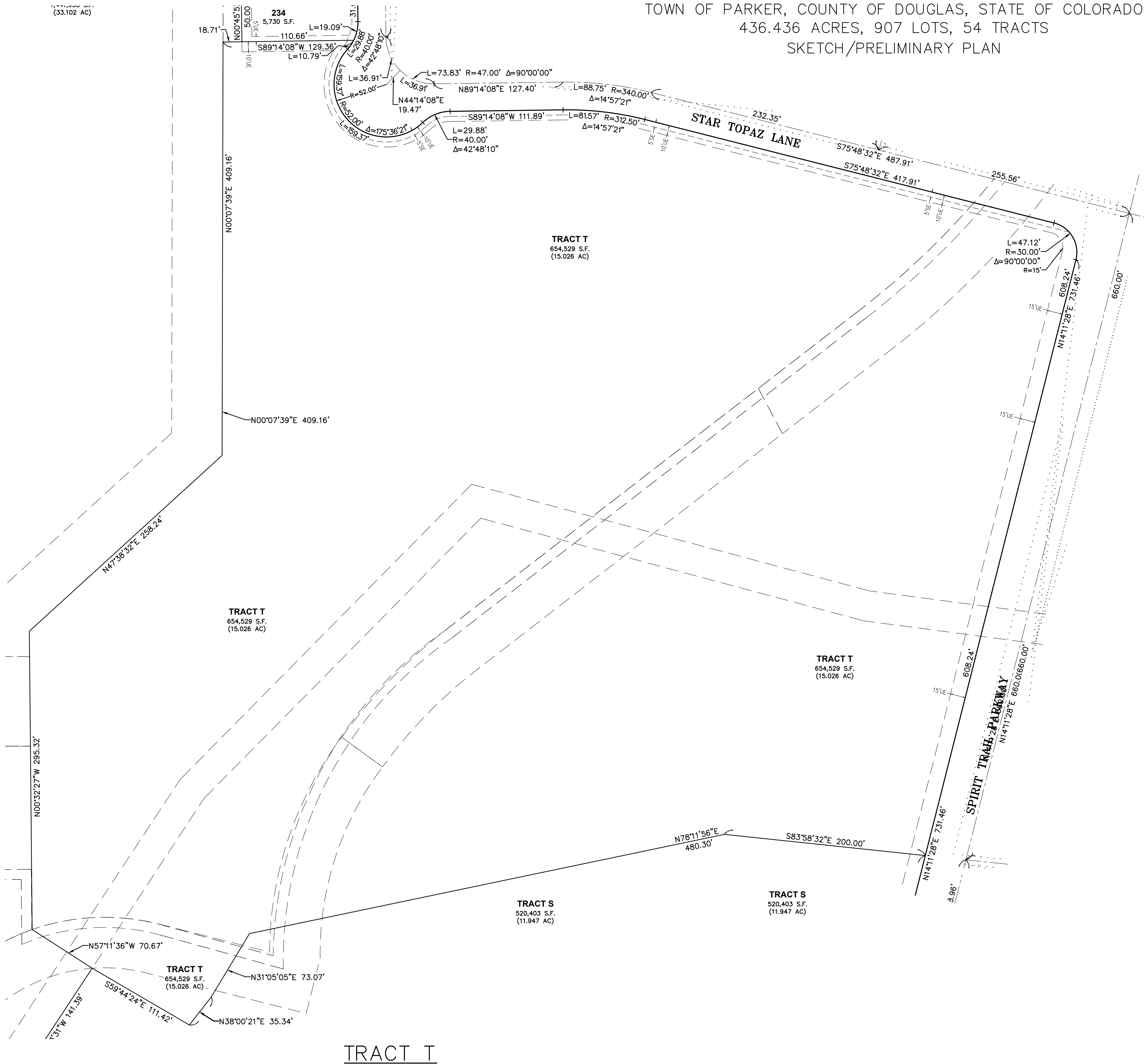
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DREAM FINDERS
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SUITE 300
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

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QA/QC: JTH
SHEET 28
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LOOKING GLASS SEGMENT 2B DEVELOPMENT

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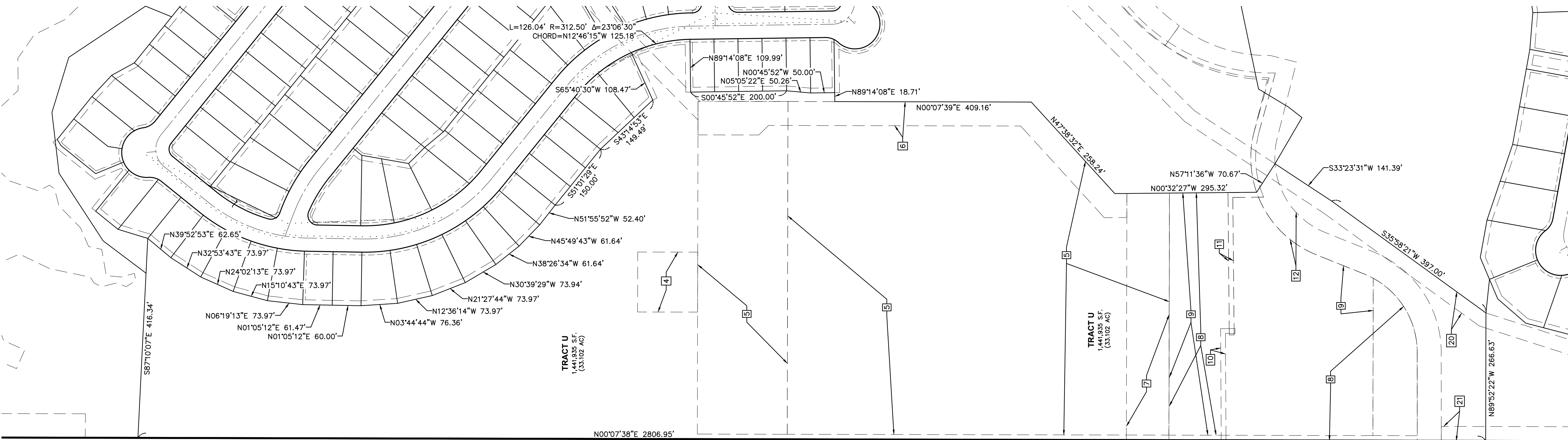
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LOOKING GLASS SEGMENT 2B DEVELOPMENT	SEC. 5 & 6, T.7S., R.66W., 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520 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

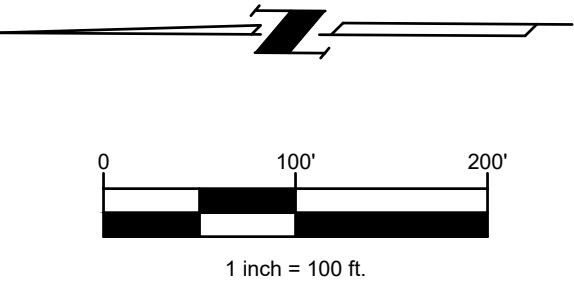
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
436.436 ACRES, 907 LOTS, 54 TRACTS
SKETCH/PRELIMINARY PLAN



TRACT U

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

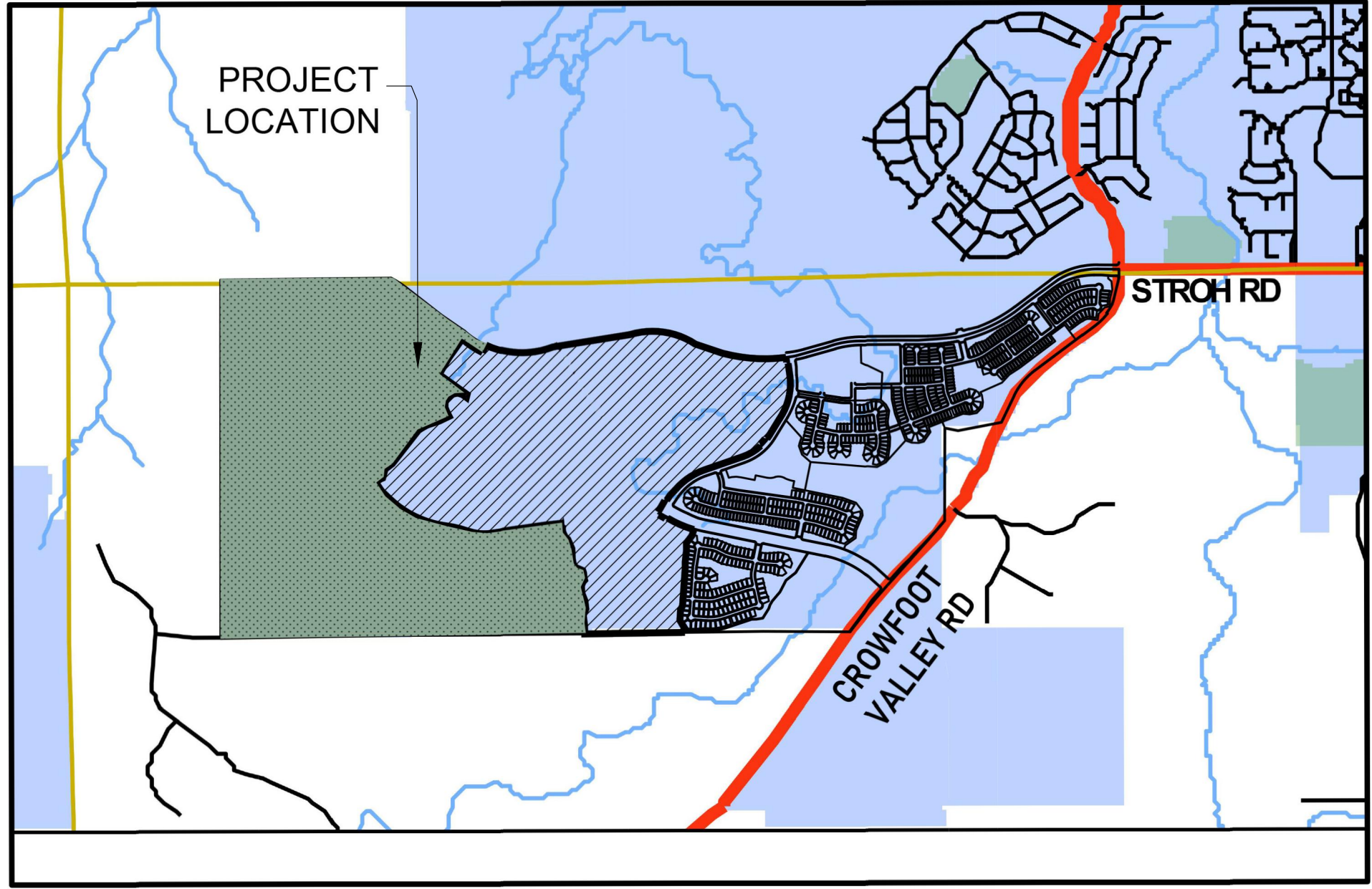
APPLICANT/DEVELOPER
DREAM FINDERS
HOMES
2000 NORTH CLAY STREET,
SUITE 300
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

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

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



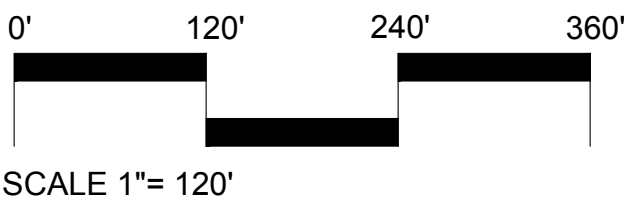
OVERALL PLAN
SCALE: 1"= 300'-0"



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

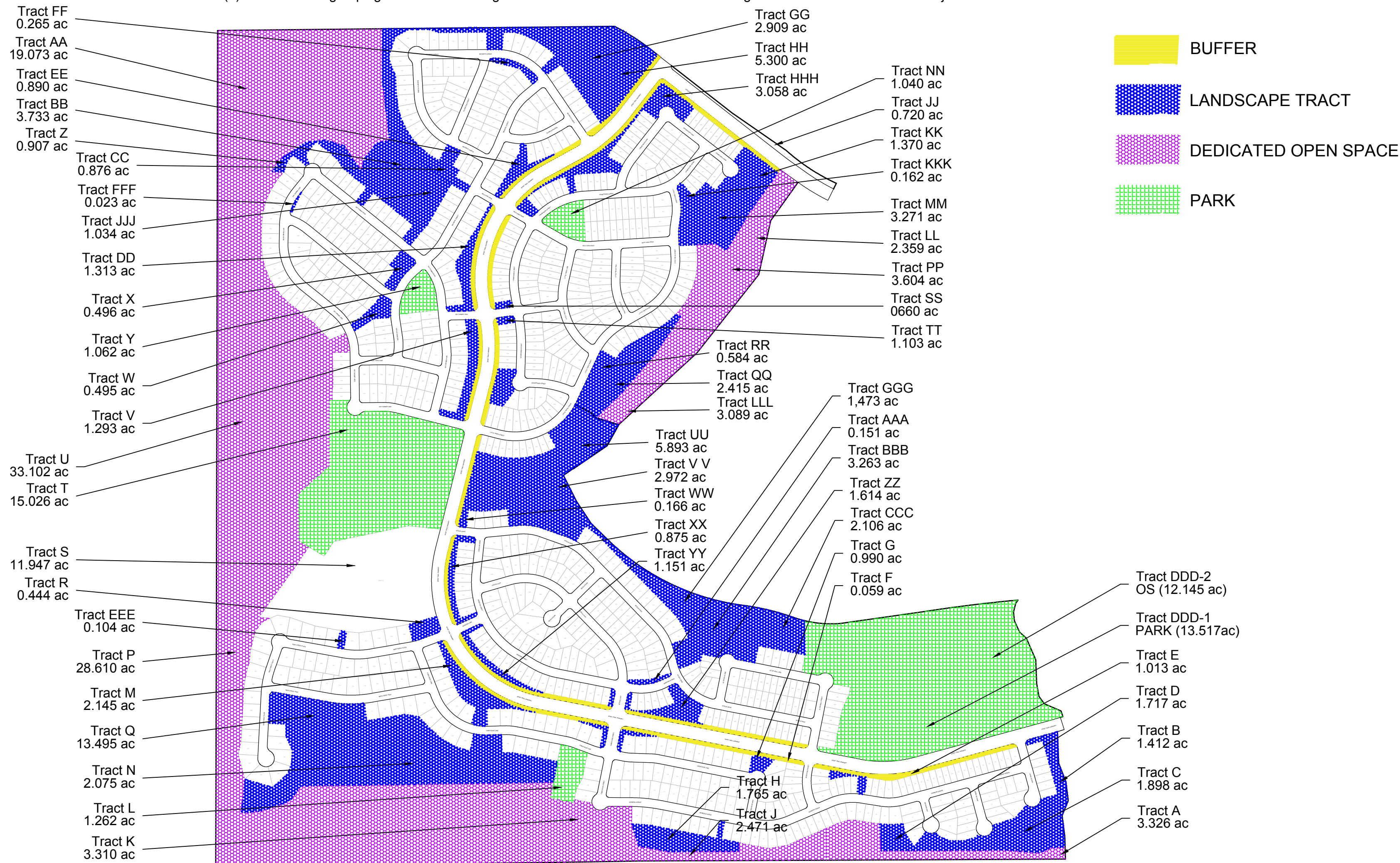
TOWN OF PARKER LANDSCAPE REGULATIONS-13.06.070

- (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 JJ		0.72			
Tract LL		2.359			
Tract NN				1.040	
Tract PP		3.604			
Tract DDD			25.662		
Tract LLL		3.089			
Total proposed	907	99.664	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

DATE: 09/05/2023
01/26/2024
05/10/2024
06/27/2024

REVISION
1 SKETCH PLAN- 1ST SUBMITTAL
2 SKETCH PLAN- 2ND SUBMITTAL
3 SKETCH PLAN- 3RD SUBMITTAL
4 SKETCH PLAN- 4TH SUBMITTAL

NO
1
2
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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

DREAM FINDERS HOMES

Civil Engineer
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303.694.1520

EMK

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: -

LS REQUIREMENTS
L0.02

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	
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



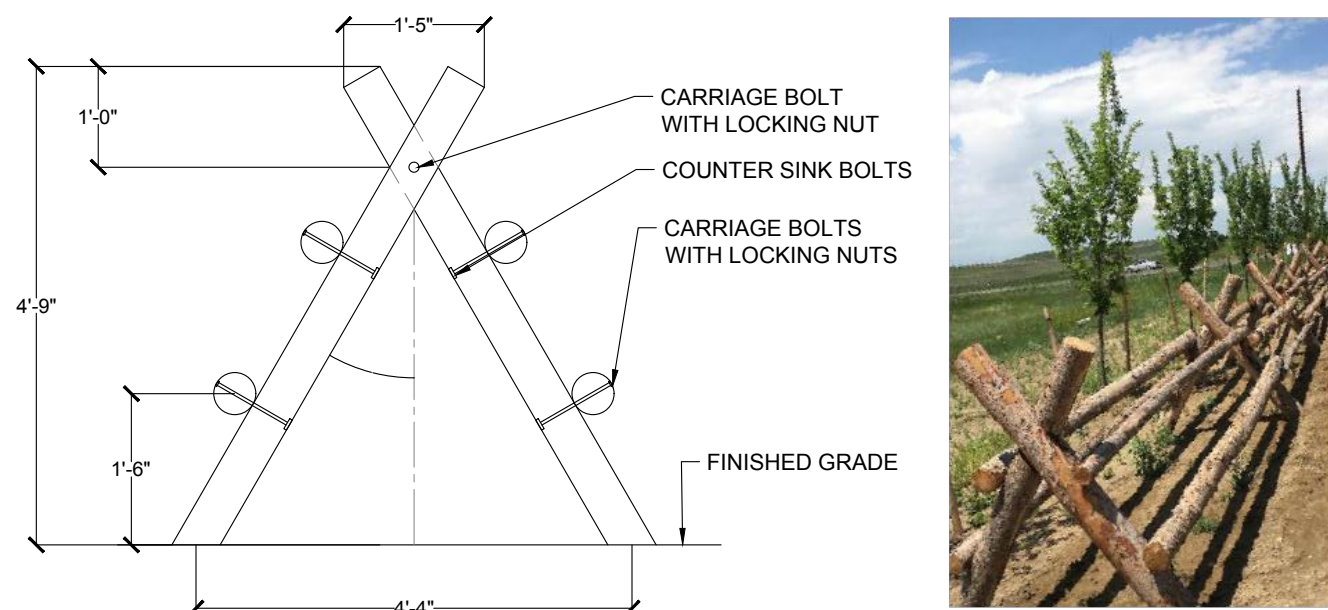
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



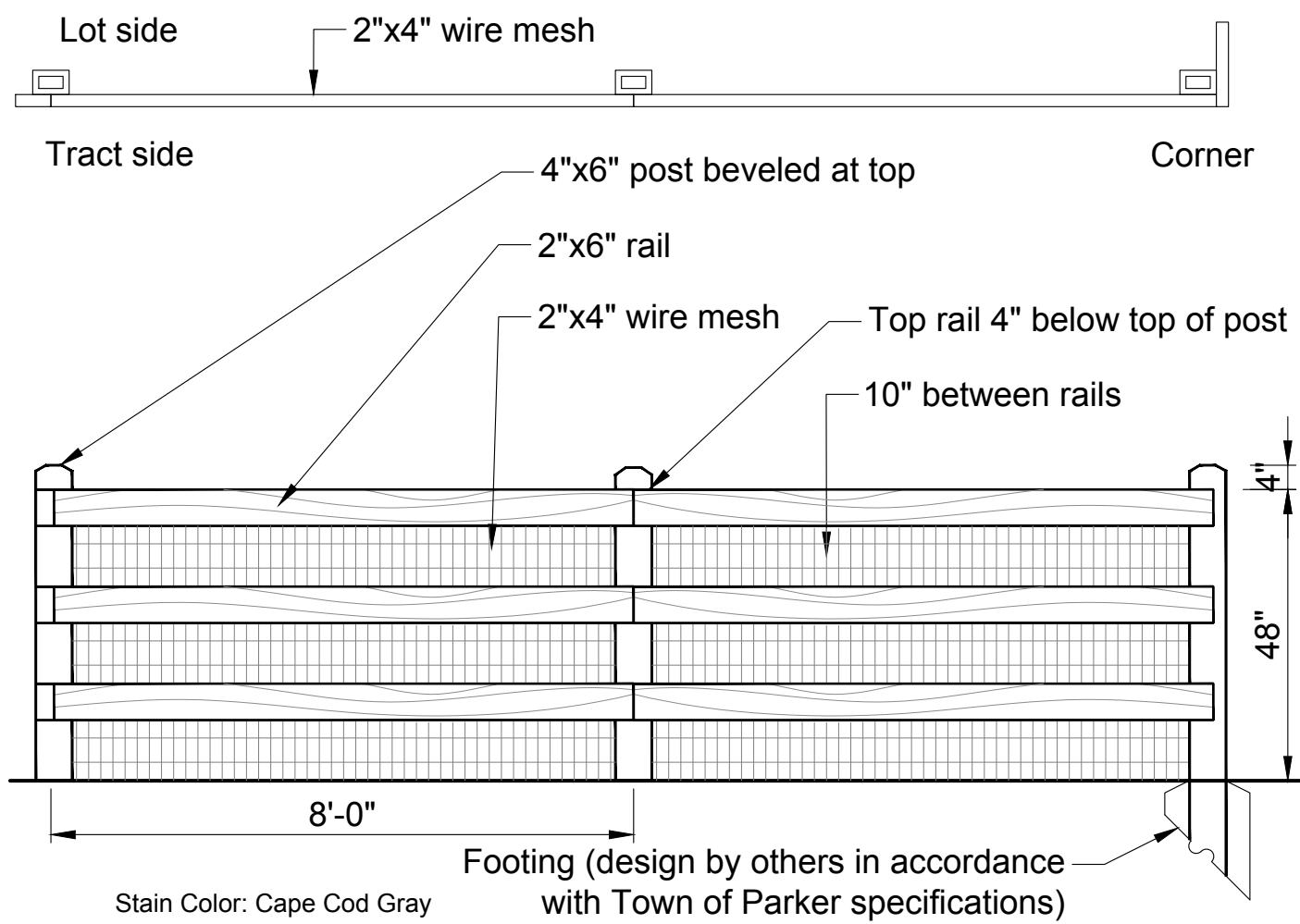
DATE: 2023-05-23
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: - KH
CADD FILE: -

LS REQUIREMENTS
L0.03

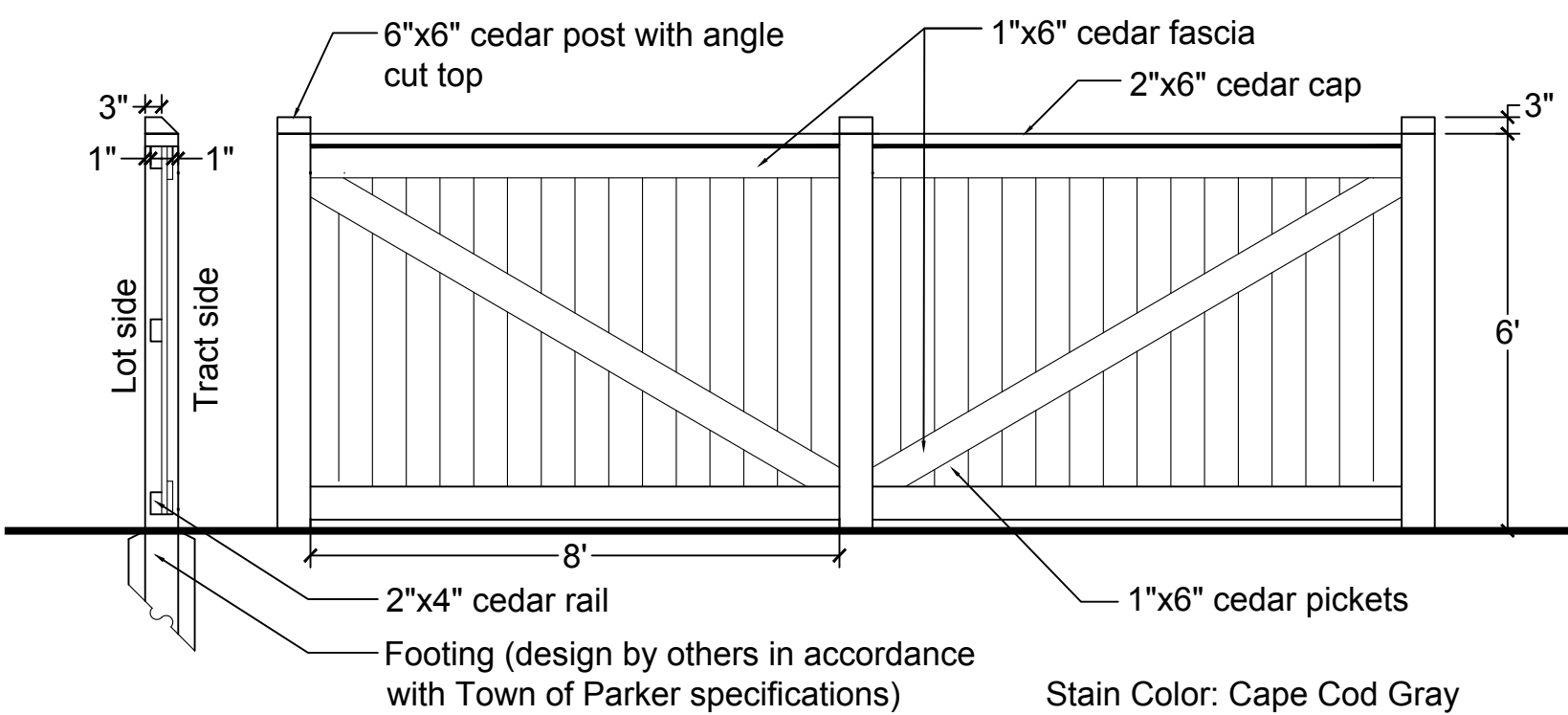
LOOKING GLASS SEGMENT 2B - OVERALL FENCING PLAN



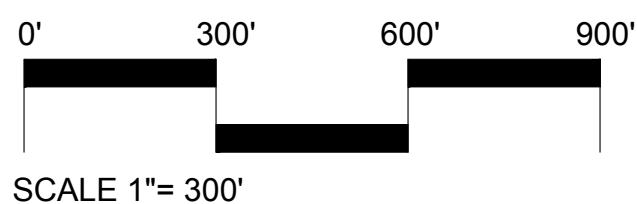
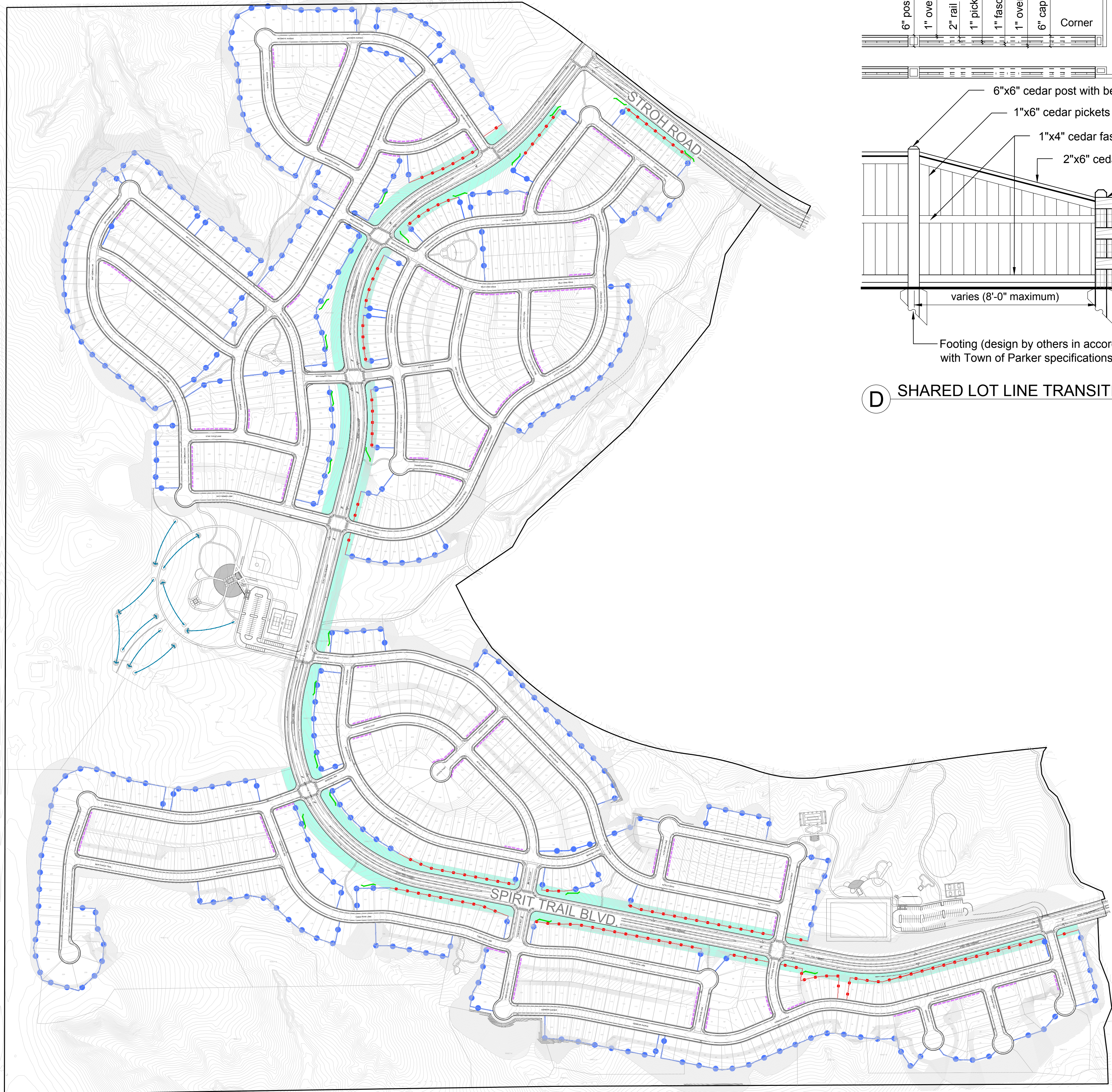
A BUCK & RAIL FENCE- SECTION DETAIL



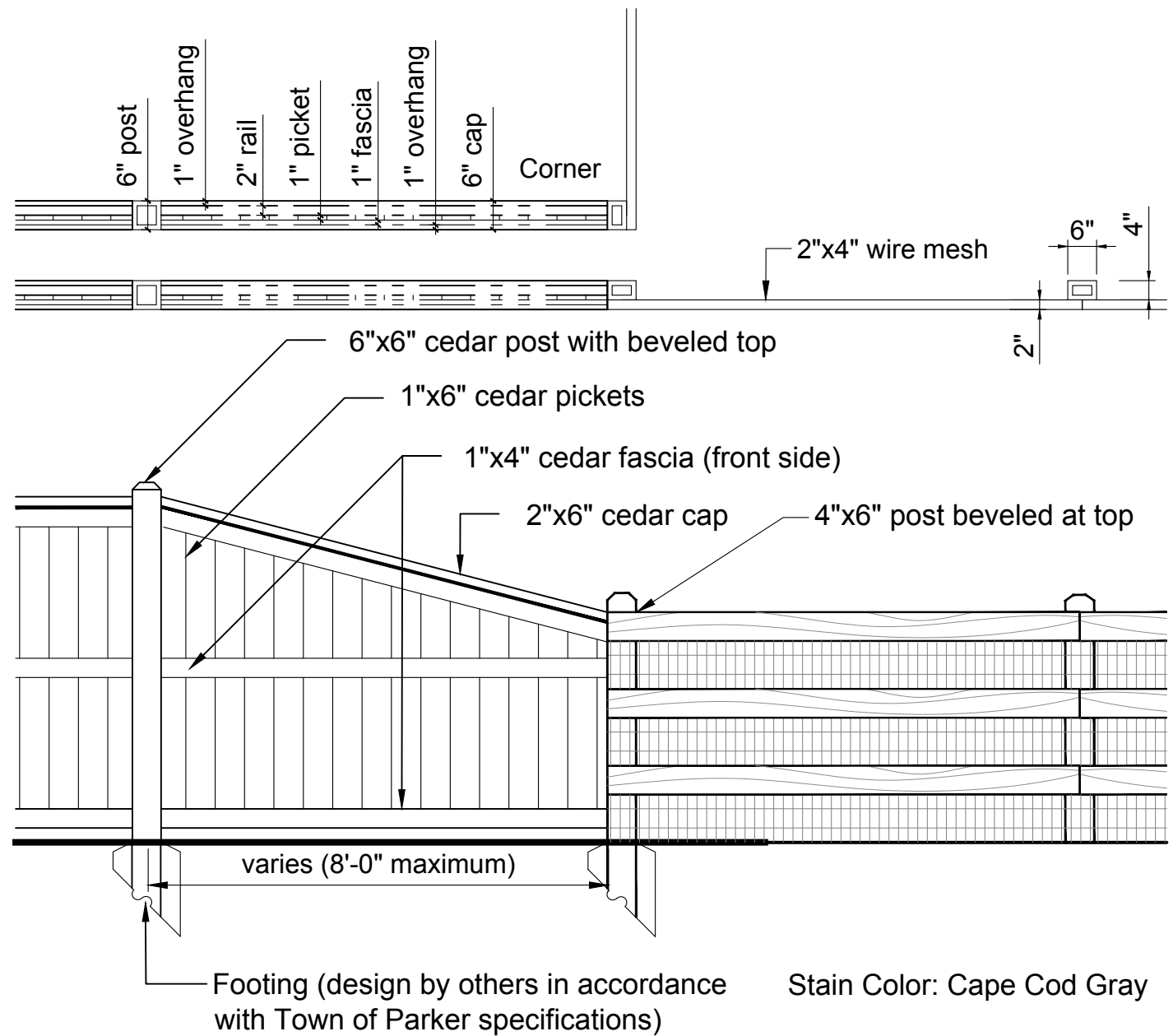
B OPEN RAIL FENCE



C SOLID PRIVACY FENCE



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



D SHARED LOT LINE TRANSITION FENCE

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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SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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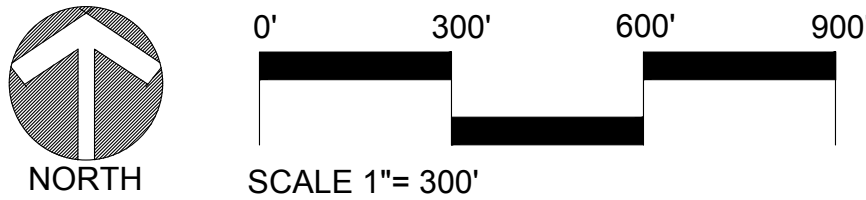
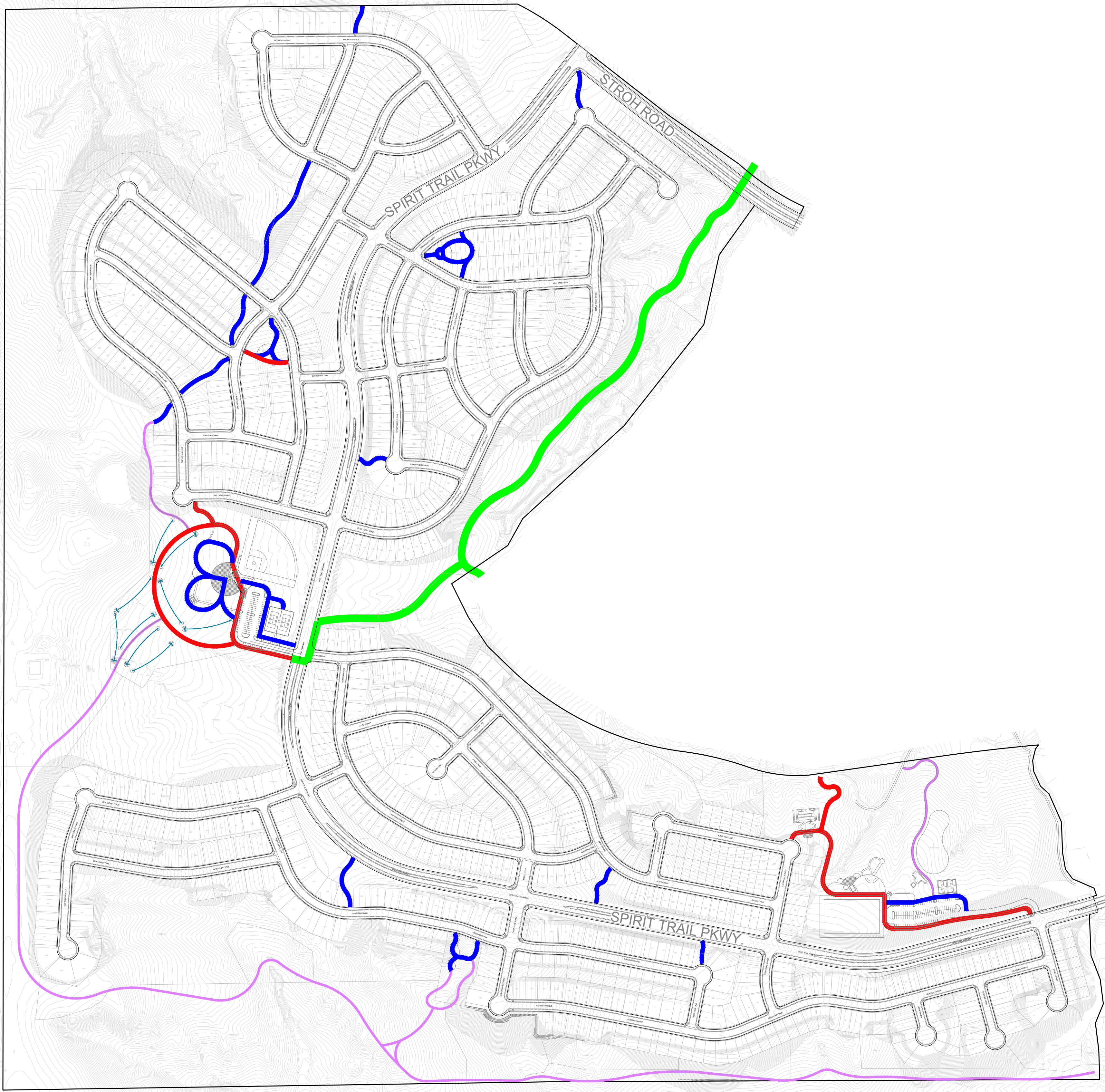
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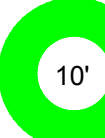
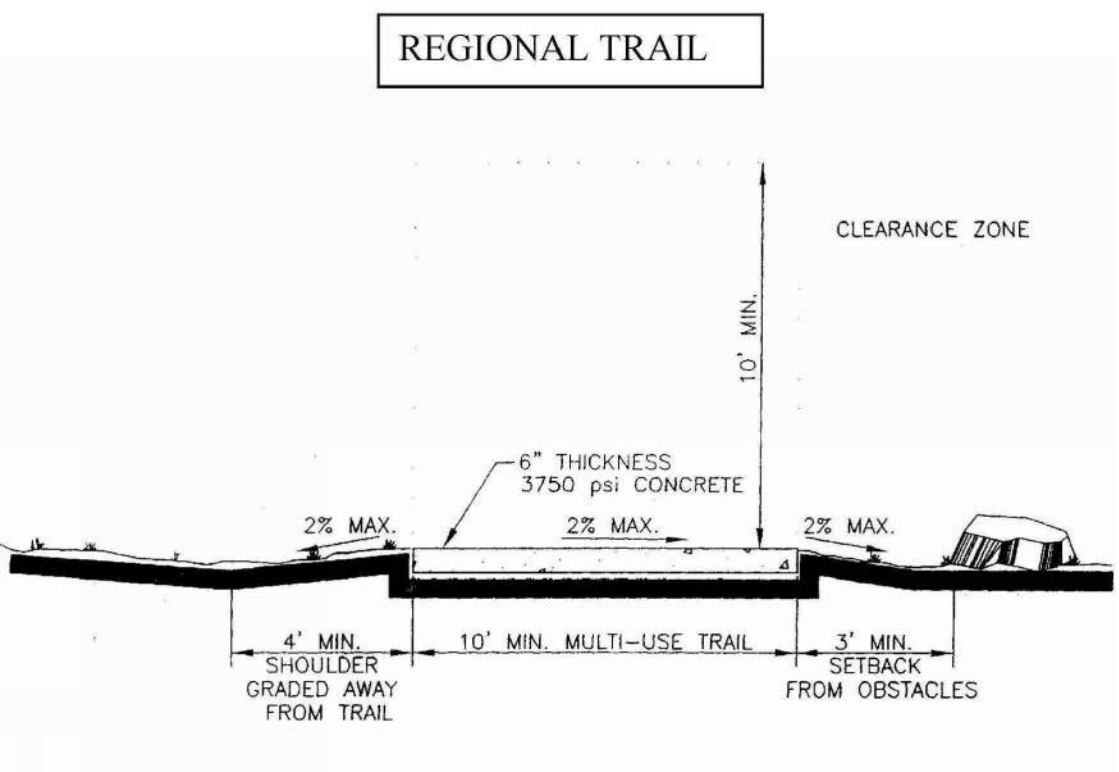
DATE: 2023-05-23
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

FENCING PLAN
L0.04

LOOKING GLASS SEGMENT 2B - OVERALL TRAIL PLAN



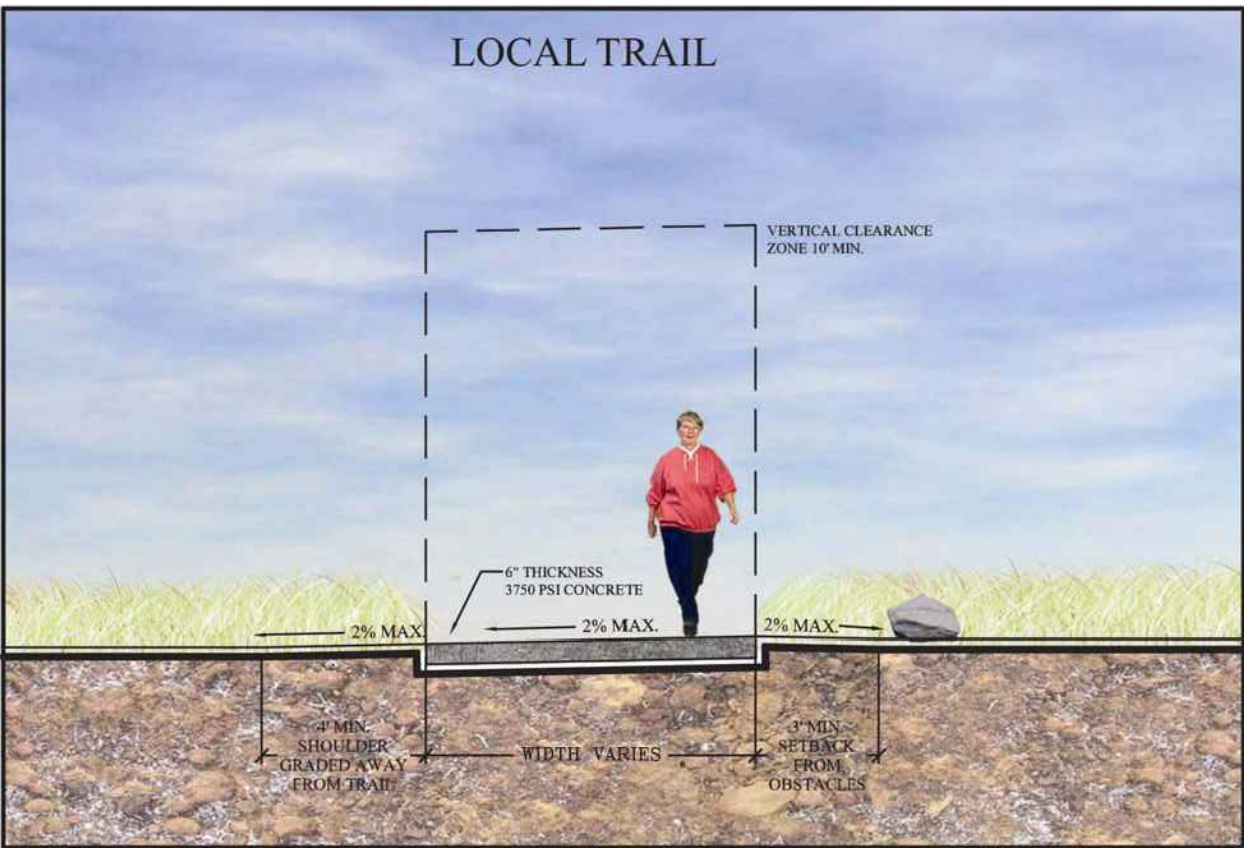
NOTE:
LOCAL AND SOFT SURFACE TRAILS SHOWN ON INDIVIDUAL FILING PLANS.



REGIONAL TRAIL

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

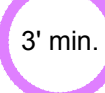
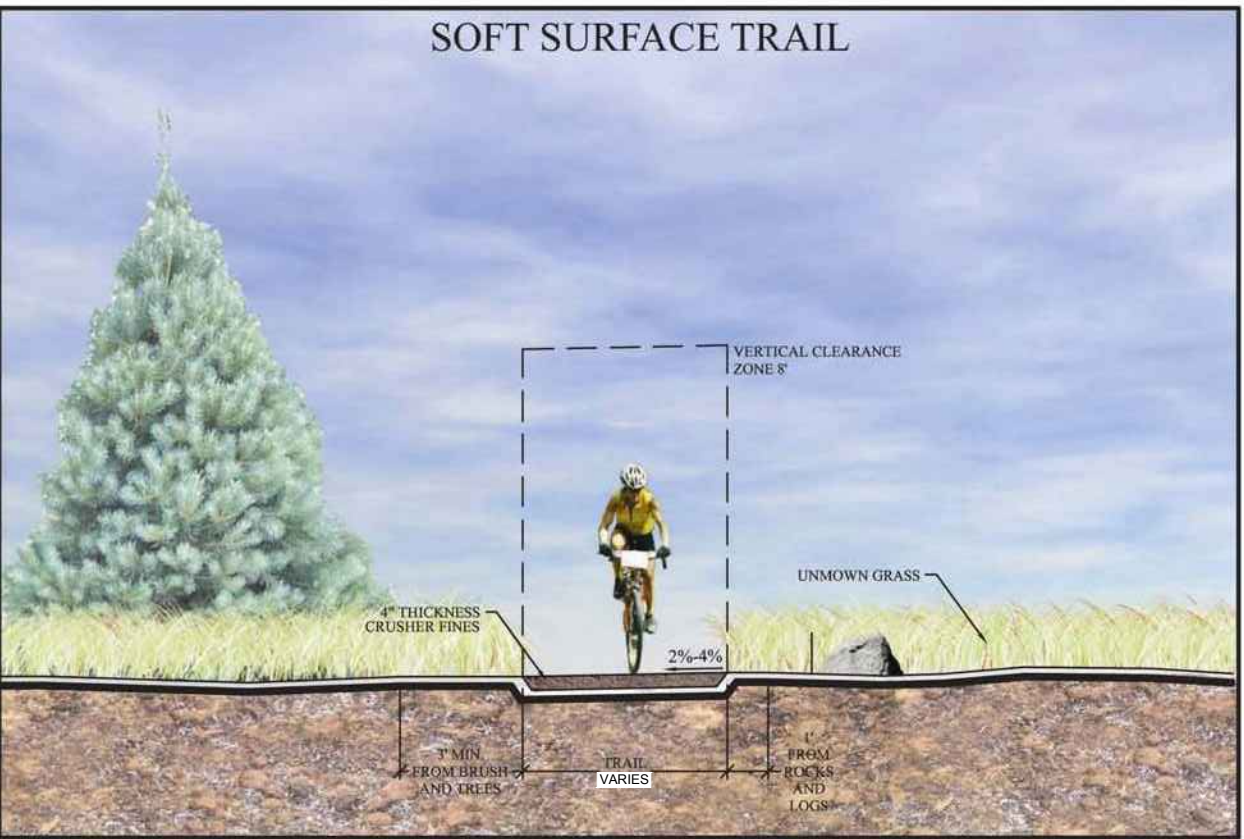
NOT TO SCALE



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

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.

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

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

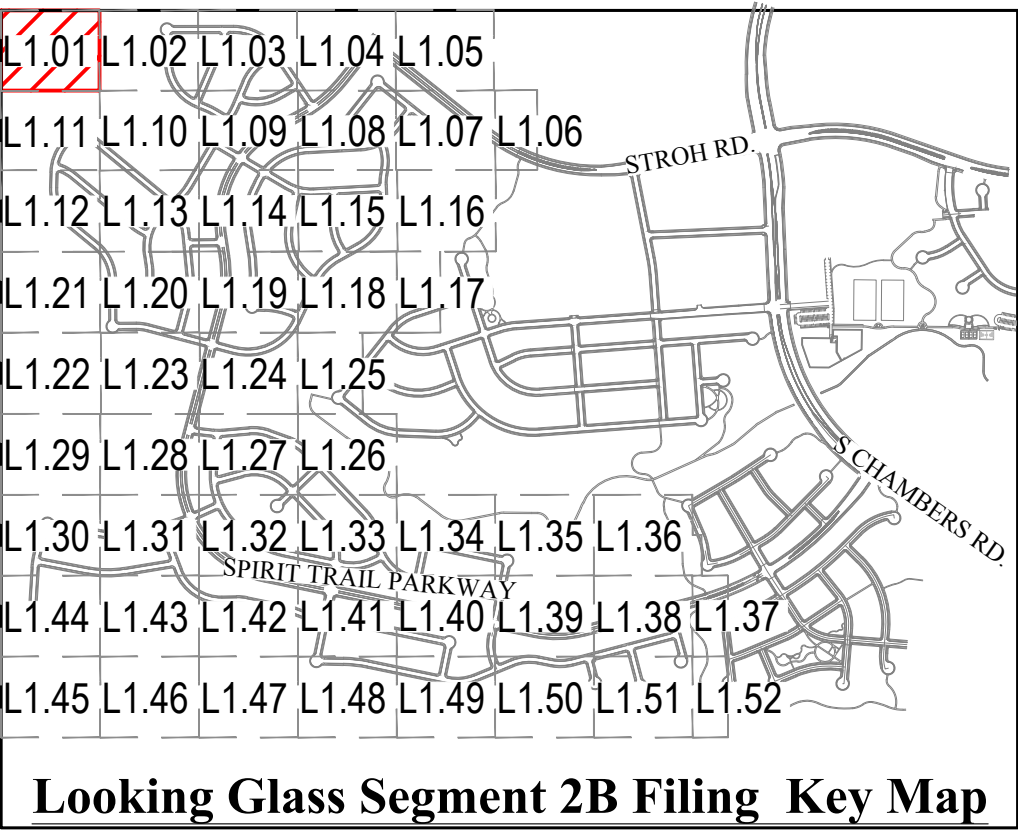
LANDSCAPE NOTES

L0.06

LOOKING GLASS - SEGMENT 2B OVERALL PLANT SCHEDULE

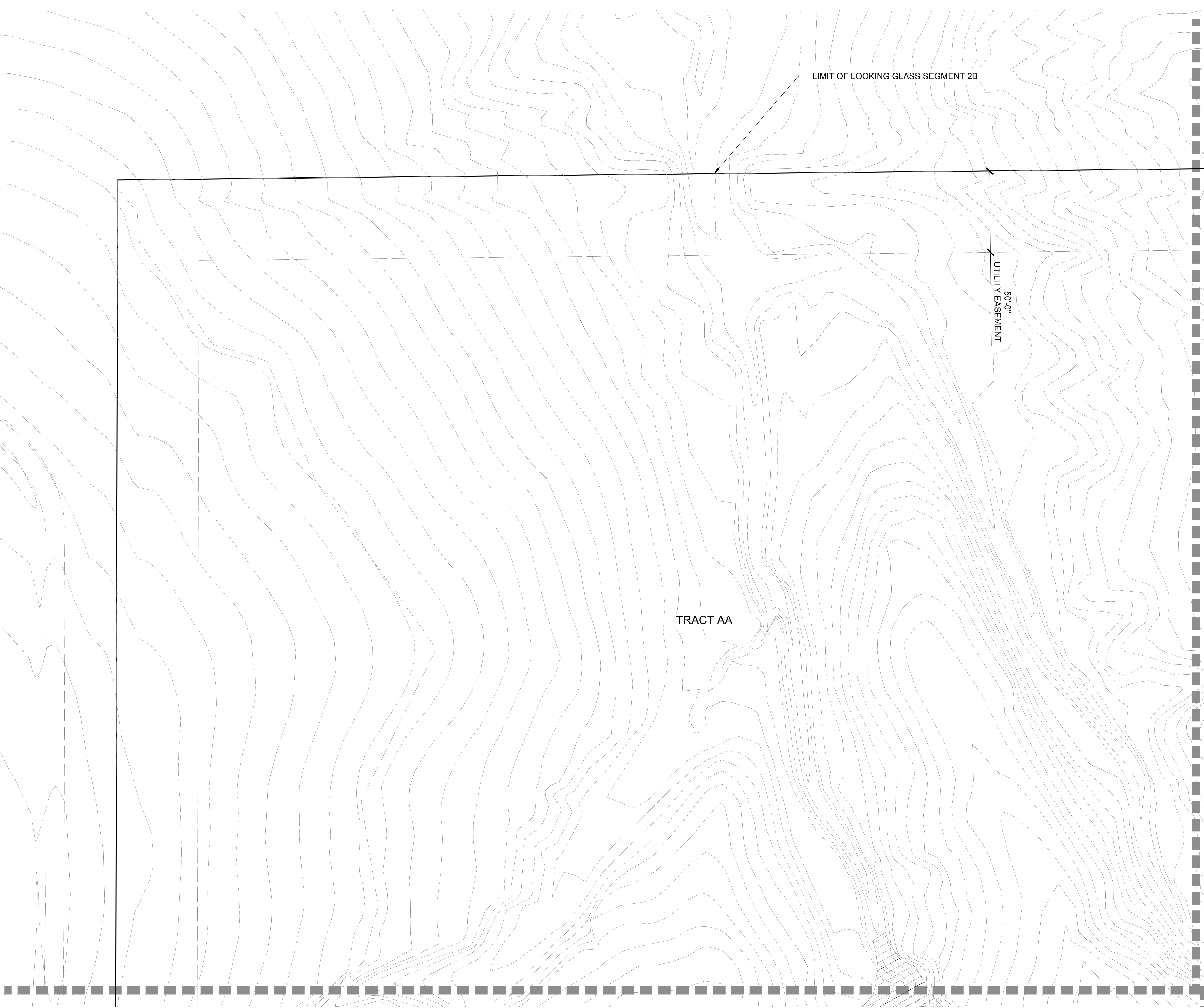
QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	WATER USE
TRACT TREES							
SHADE TREES							
27	ASL	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2.5" CAL	35' x 30'	B&B	MODERATE
37	BO	BURR OAK	QUERCUS MACROCARPA	2.5" CAL.	50' x 35'	B&B	LOW
26	CO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	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						



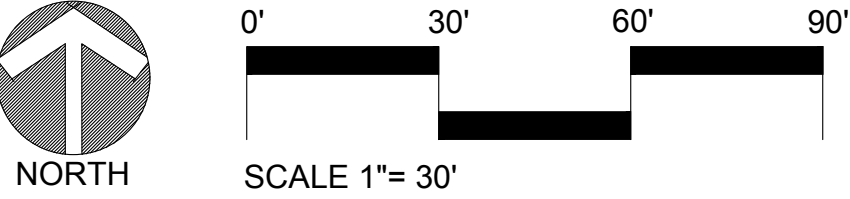
- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL 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



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

MATCHLINE- REFER TO SHEET L1.11



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



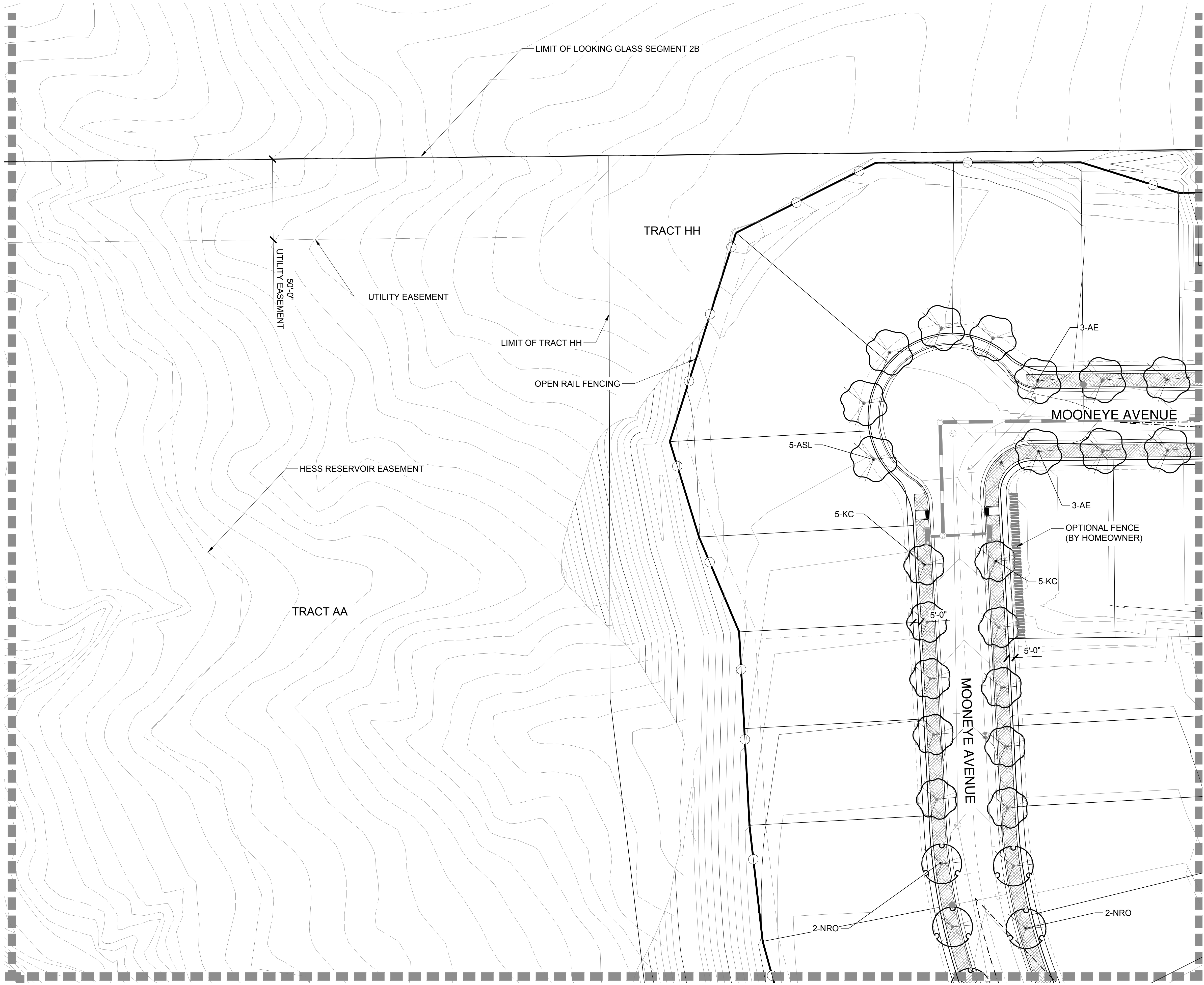
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



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



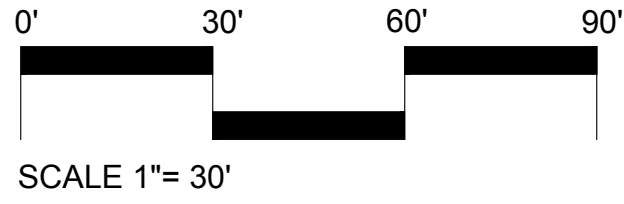
MATCHLINE- REFER TO L1.10

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

- 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



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
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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
L1.02

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

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L1.51

L1.52

STROH RD

CHAMBERS RD

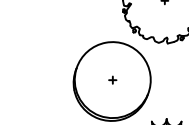
SPIRIT TRAIL PARKWAY

Looking Glass Segment 2B Filing Key Map

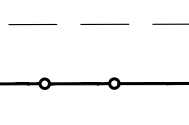
LEGEND

 SHADE TREE

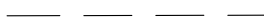
 ORNAMENTAL TREE

 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

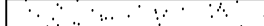
 OPEN RAIL FENCE

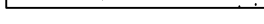
 PRIVACY FENCE

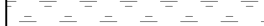
 OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)

 SOD (NATURE'S PRAIRIE)

 SOD (ENVIROTURF)

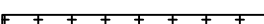
 NATIVE SEED

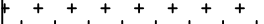
 STABILIZED CRUSHER FINES

 2"-4" ROCK COBBLE MULCH

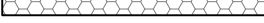
 2" RIVER ROCK MULCH

 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)

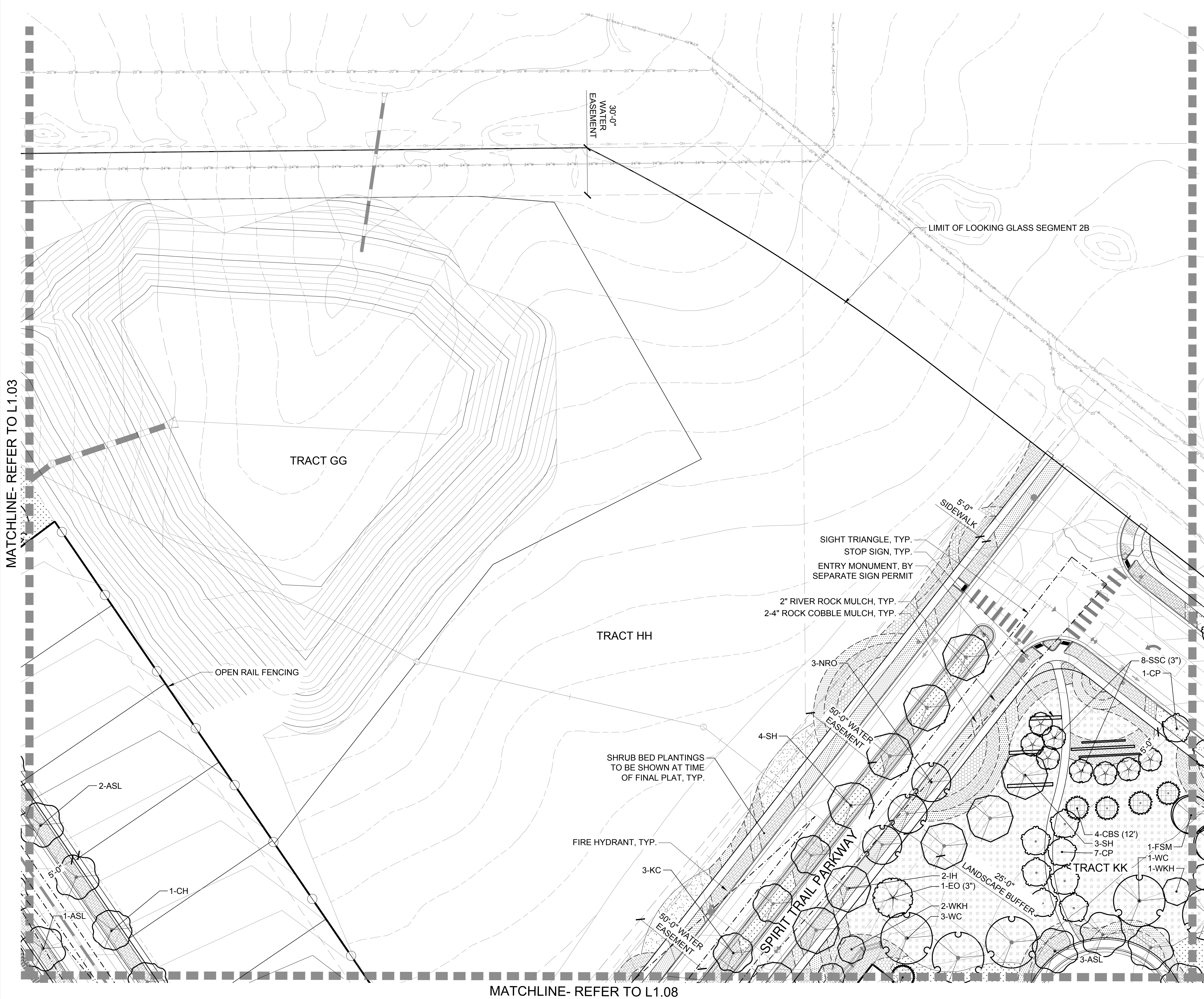
Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211

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

Planner / Landscape Architect
The Henry Design Group
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303.446.2368

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JOB NO: 1431-10
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APPROVED: -KH
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Landscape Plan
L1.03

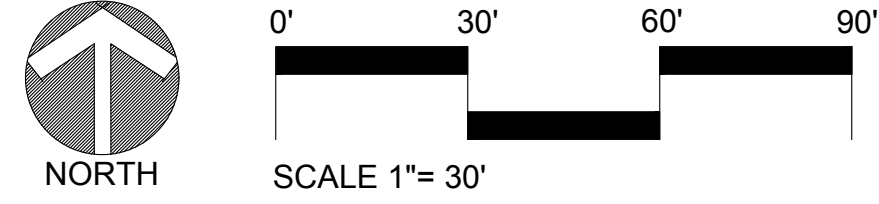


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L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
			L1.50	L1.51
		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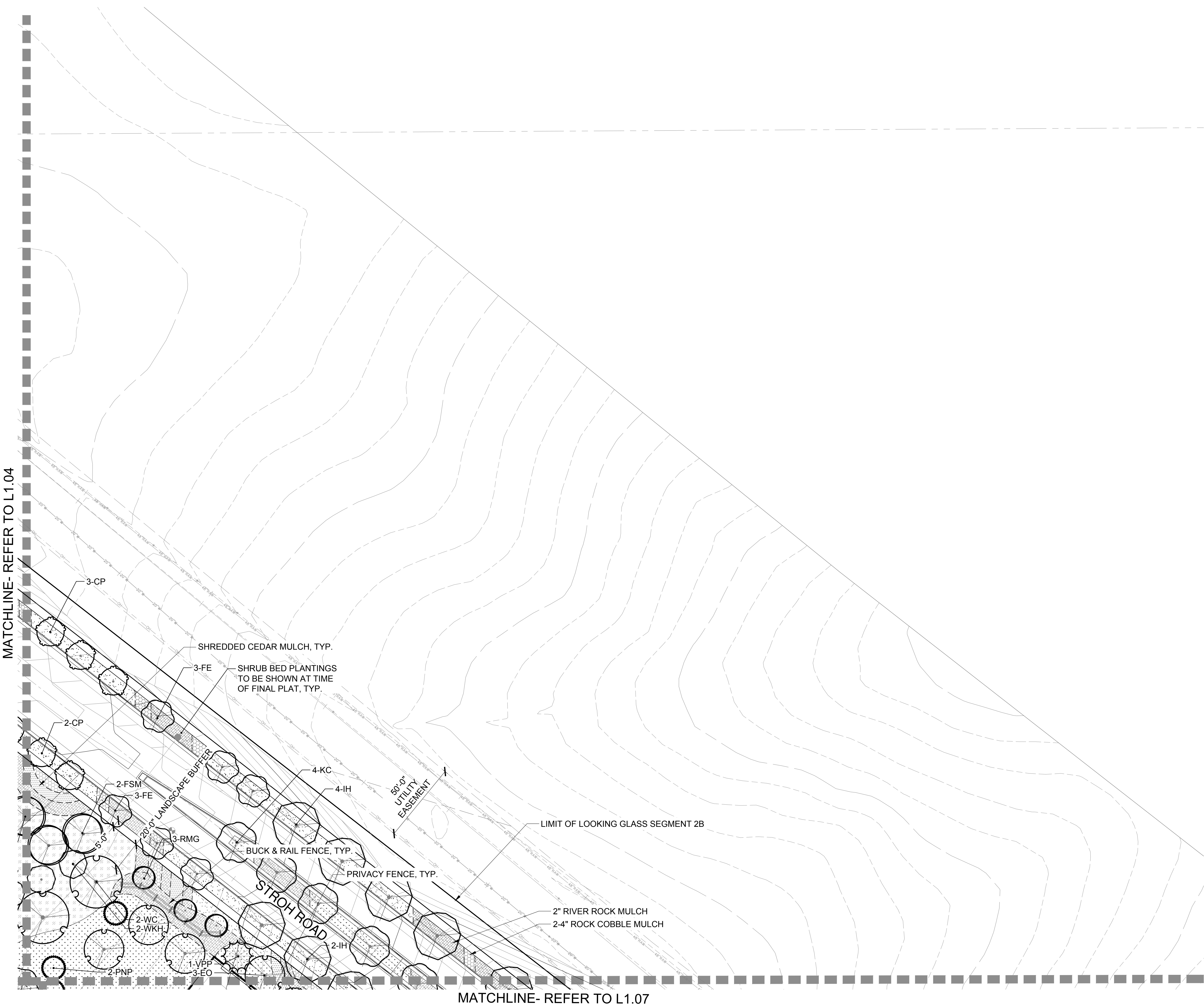


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303.446.2368



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Landscape Plan
L1.04



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
L1.07	L1.06
L1.16	
L1.17	
L1.25	
L1.26	
L1.36	
L1.37	
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
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 - 2"-4" ROCK COBBLE MULCH
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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"

SCALE 1"= 30'

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

Owner/Developer
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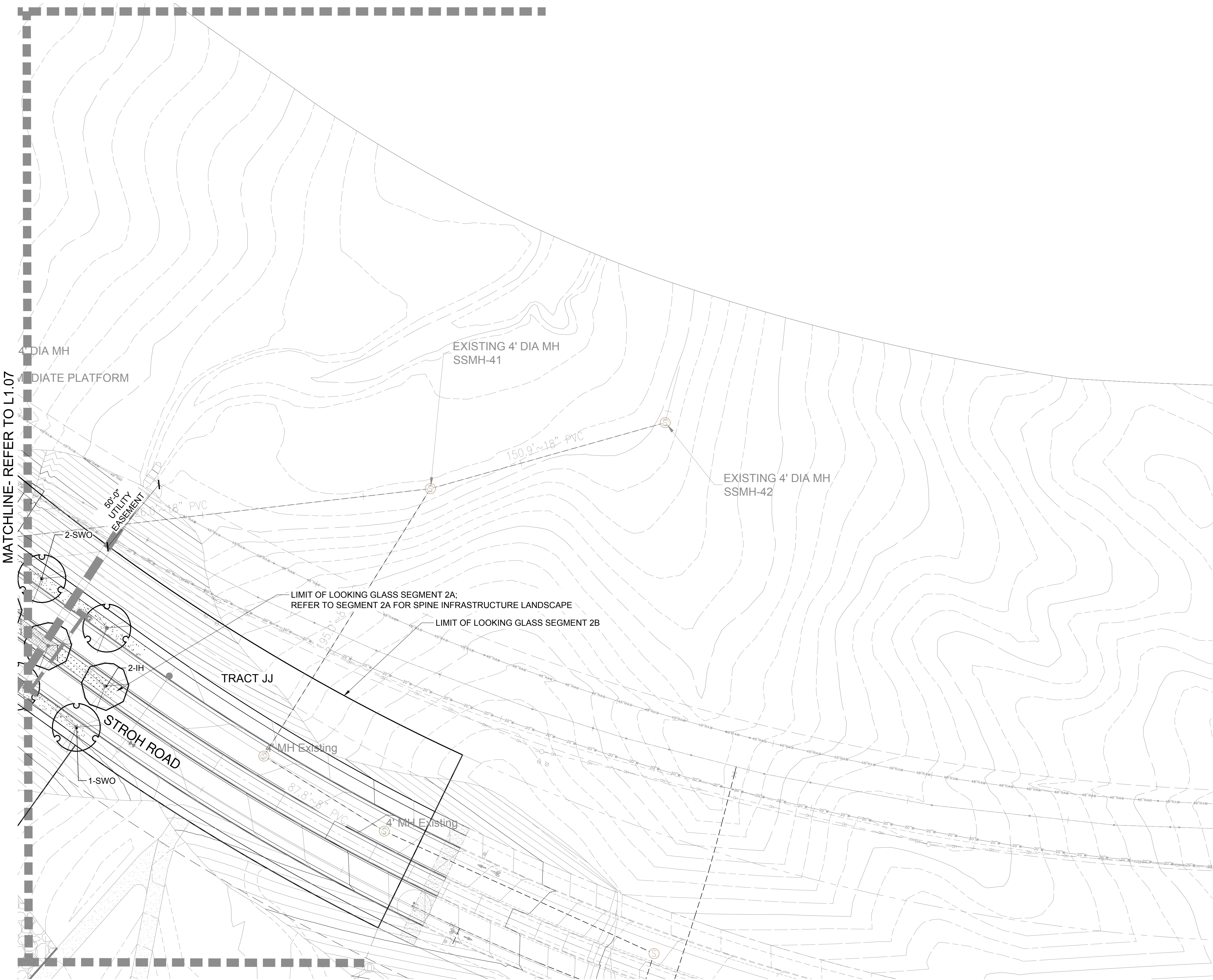


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Landscape Plan
L1.05



NO.		REVISION	DATE
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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
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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"

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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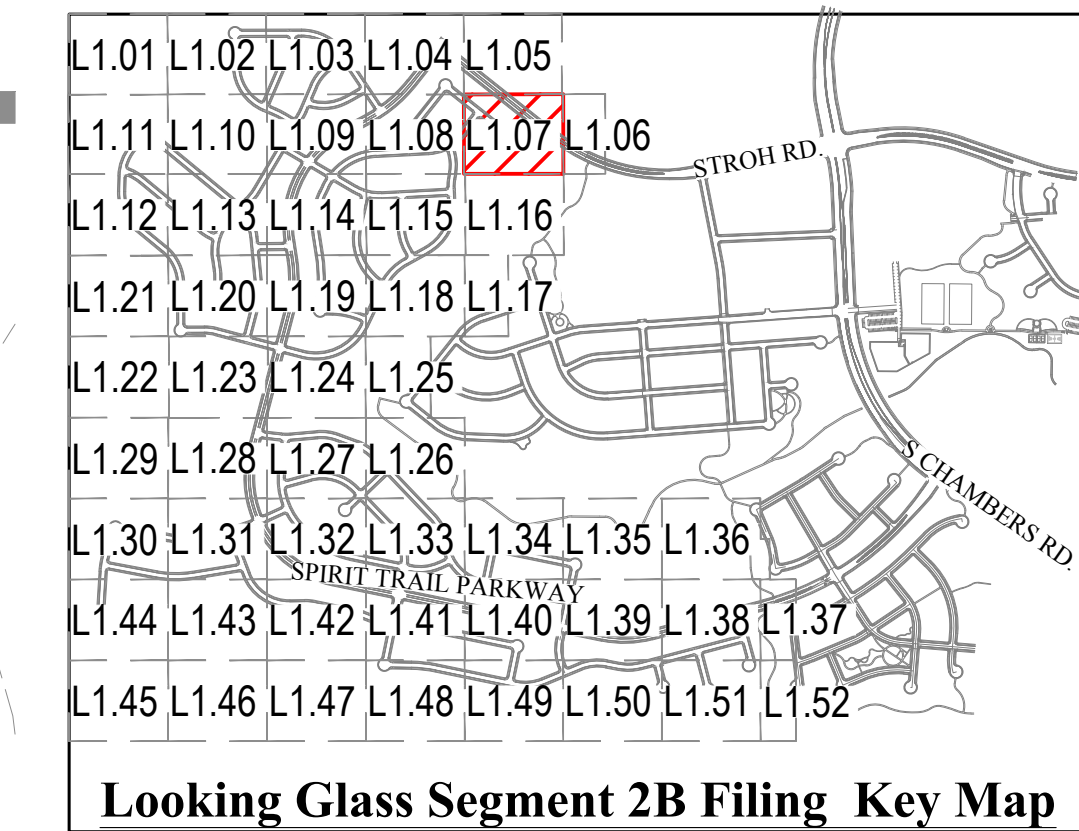


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Landscape Plan
L1.06



NO.	REVISION	DATE
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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		

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



DREAM FINDERS HOMES

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303.694.1520

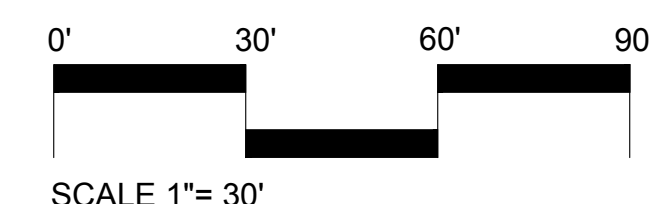


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group

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Landscape Plan
L1.07



The map displays a grid of lots, with the following labels:

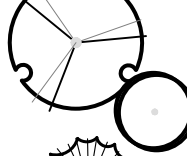
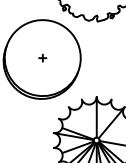
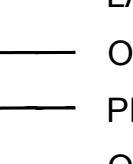
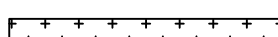
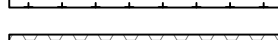
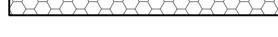
- L1.01 L1.02 L1.03 L1.04 L1.05
- L1.11 L1.10 L1.09 L1.08 L1.07 L1.06
- L1.12 L1.13 L1.14 L1.15 L1.16
- L1.21 L1.20 L1.19 L1.18 L1.17
- L1.22 L1.23 L1.24 L1.25
- L1.29 L1.28 L1.27 L1.26
- L1.30 L1.31 L1.32 L1.33 L1.34 L1.35 L1.36
- L1.44 L1.43 L1.42 L1.41 L1.40 L1.39 L1.38 L1.37
- L1.45 L1.46 L1.47 L1.48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

Surrounding roads and features include:

- STROTH RD
- SPIRIT TRAIL PARKWAY
- S CHAMBERS RD
- A building and parking area to the right of the grid.

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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	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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DREAM FINDERS HOMES

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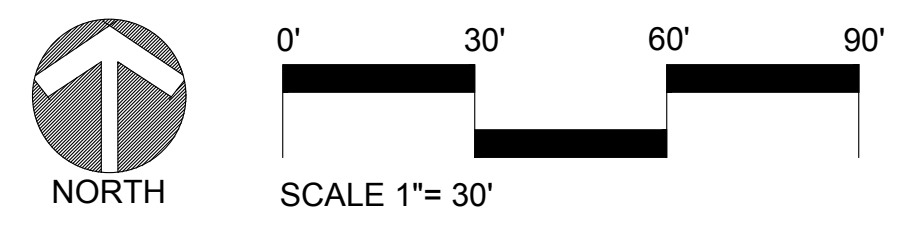
Planner / Landscape Architect
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 Denver, CO 80202
 303.446.2368

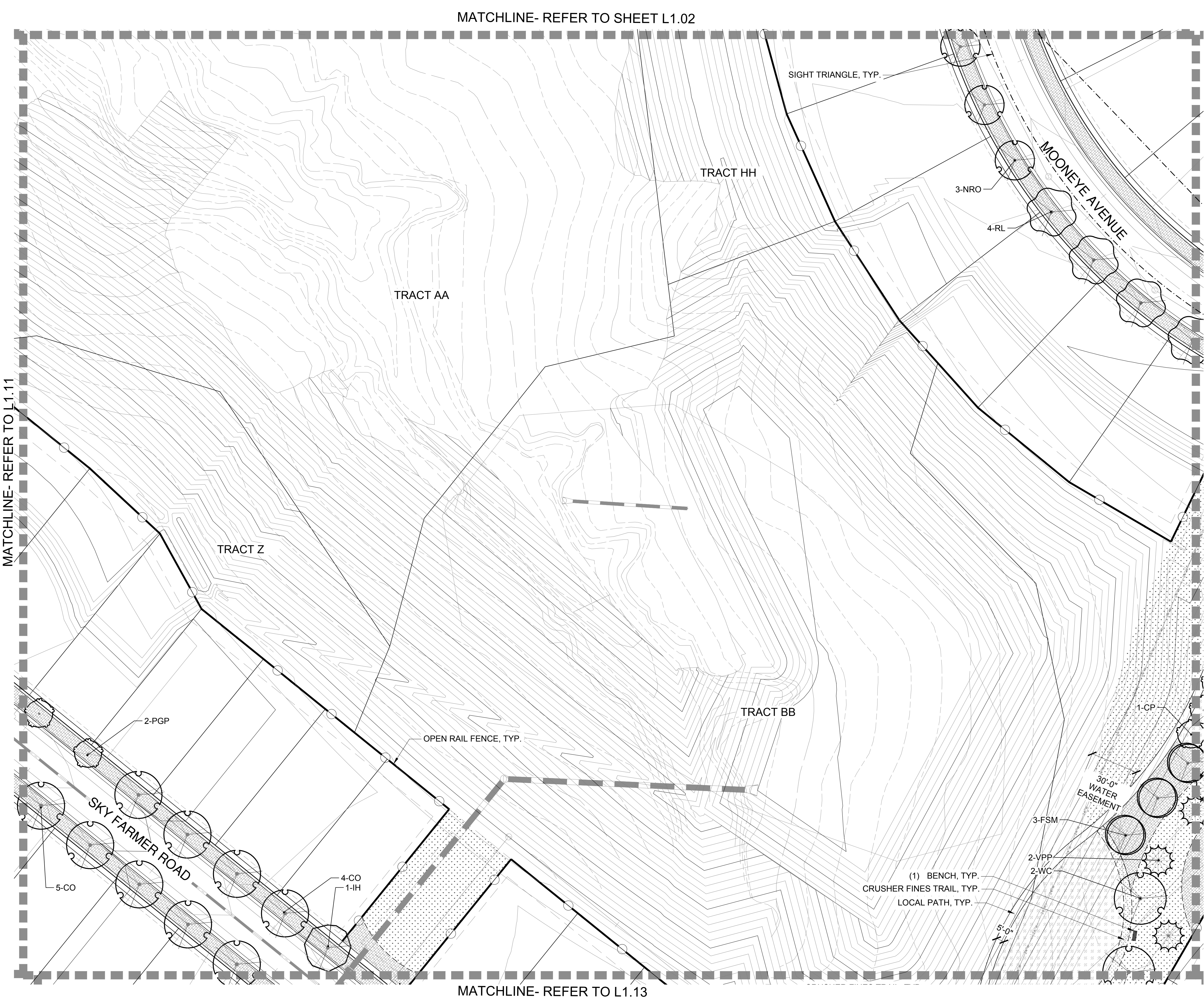
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Landscape Plan
L1.09

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





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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- 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'

LOOKING GLASS SEGMENT 2B

PARKER, COLORADO

SEGMENT 2B DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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Landscape Plan

L1.10

50'-0" UTILITY EASEMENT

TRACT AA

TRACT U

STAR TOPAZ LANE

OPEN RAIL FENCE, TYP.

3-VPP
2-HWM

5-RL

1-PGP

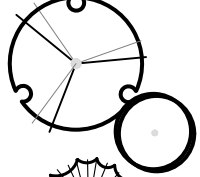
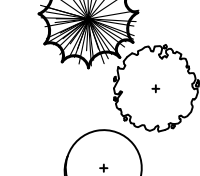
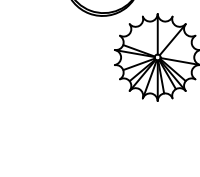
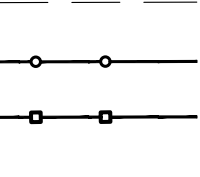
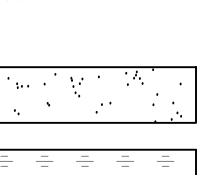
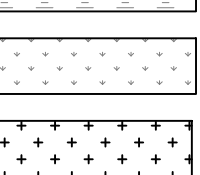
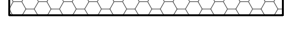
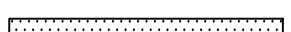
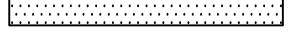
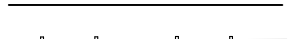
SIGHT TRIANGLE, TYP.

1-PGP
5-AE

5-PGP

LIMIT OF LOOKING GLASS SEGMENT 2B

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

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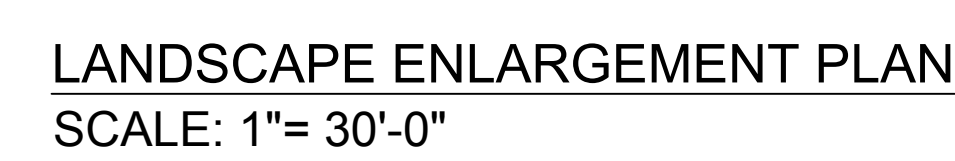


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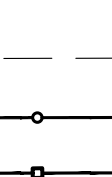
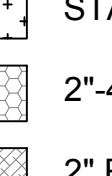
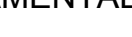
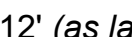
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JOB NO:	1431-10
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APPROVED:	- KH
CADD FILE:	-

Landscape Plan

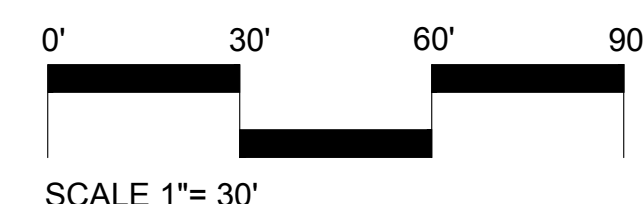
L1.11



LEGEND

-  SHADE TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
-  MITIGATION ORNAMENTAL TREE
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-  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 L1.13



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

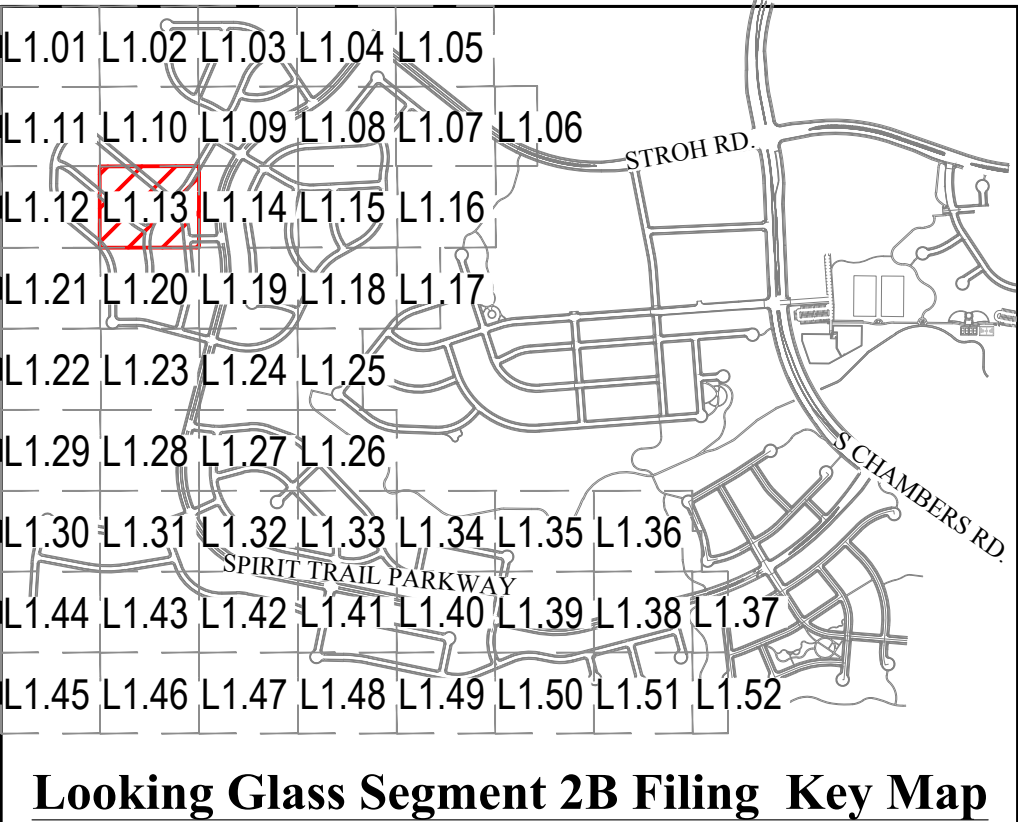
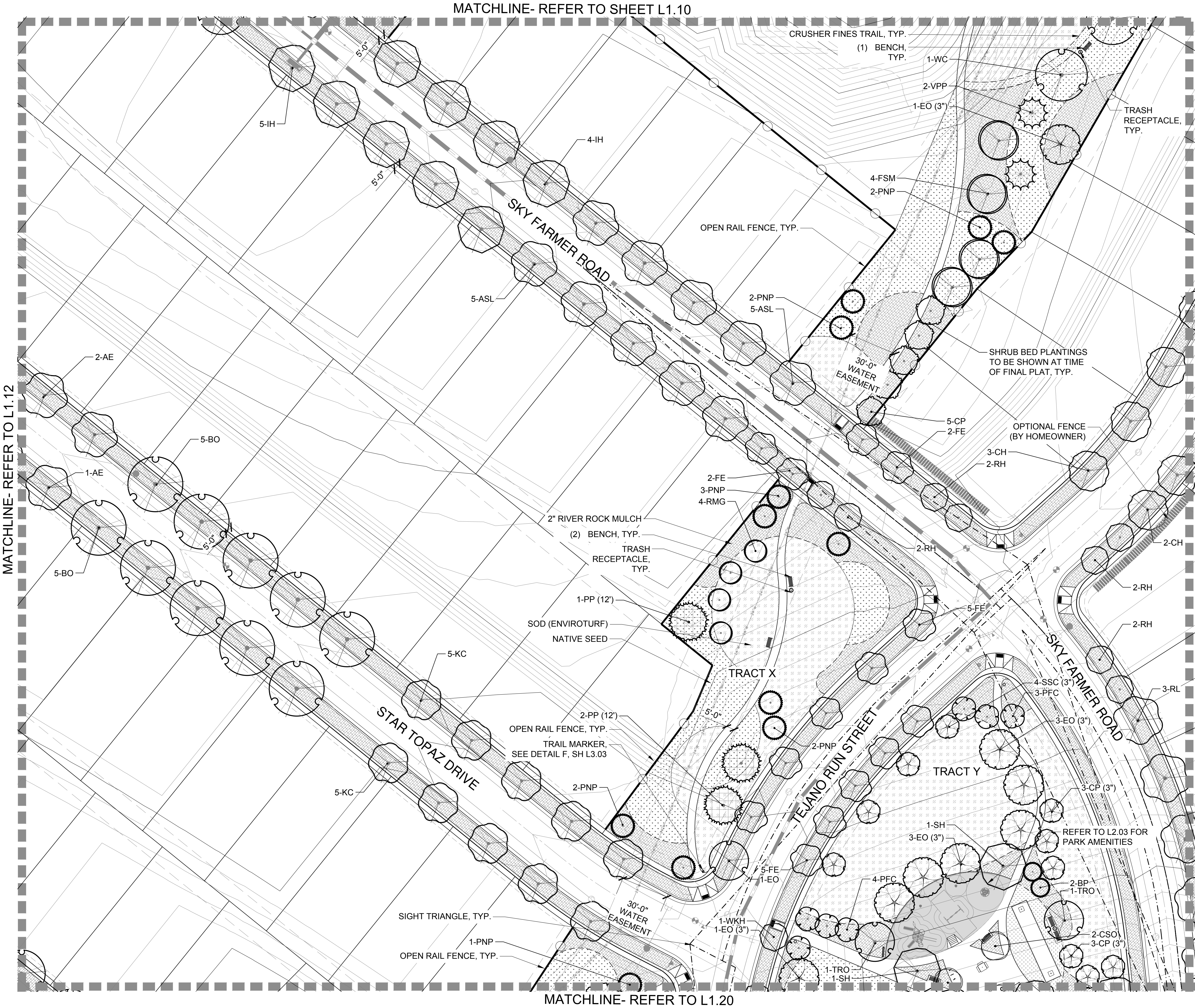


DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: - SA/MK/AKH
APPROVED: - KH
CADD FILE: -

Landscape Plan

L1.12

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)
 - 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 L1.14

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



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

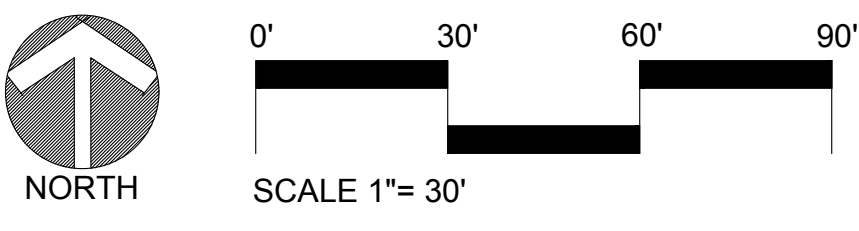


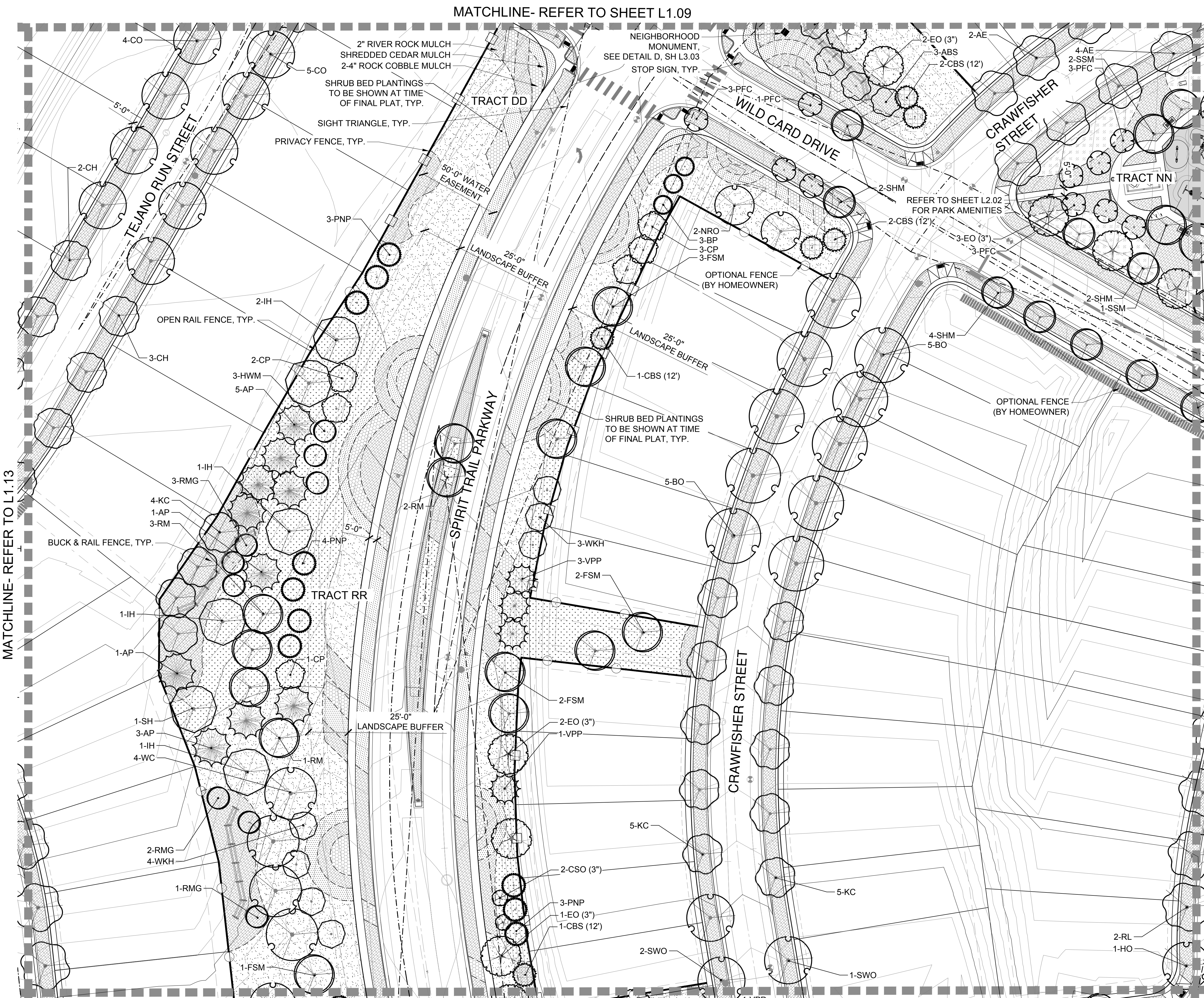
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



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

Landscape Plan
L1.13



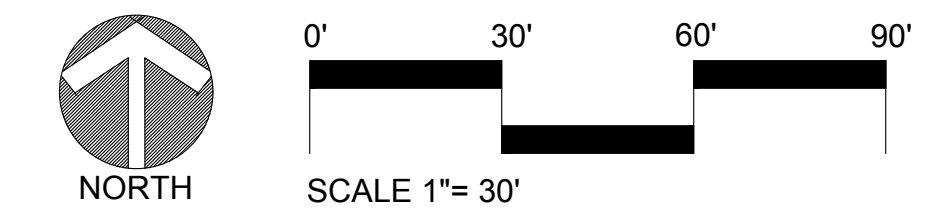


L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
L1.50	L1.51	L1.52		

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



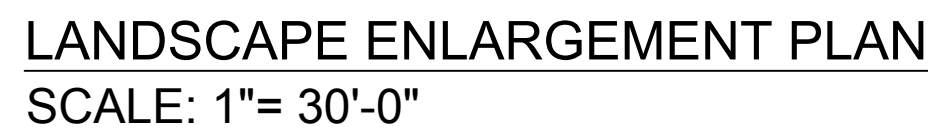
Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



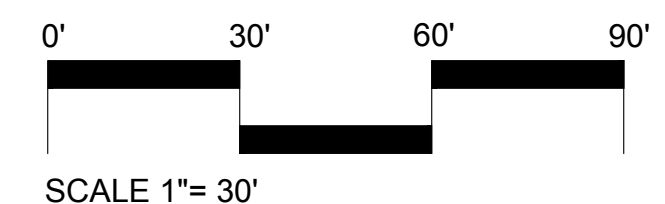
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

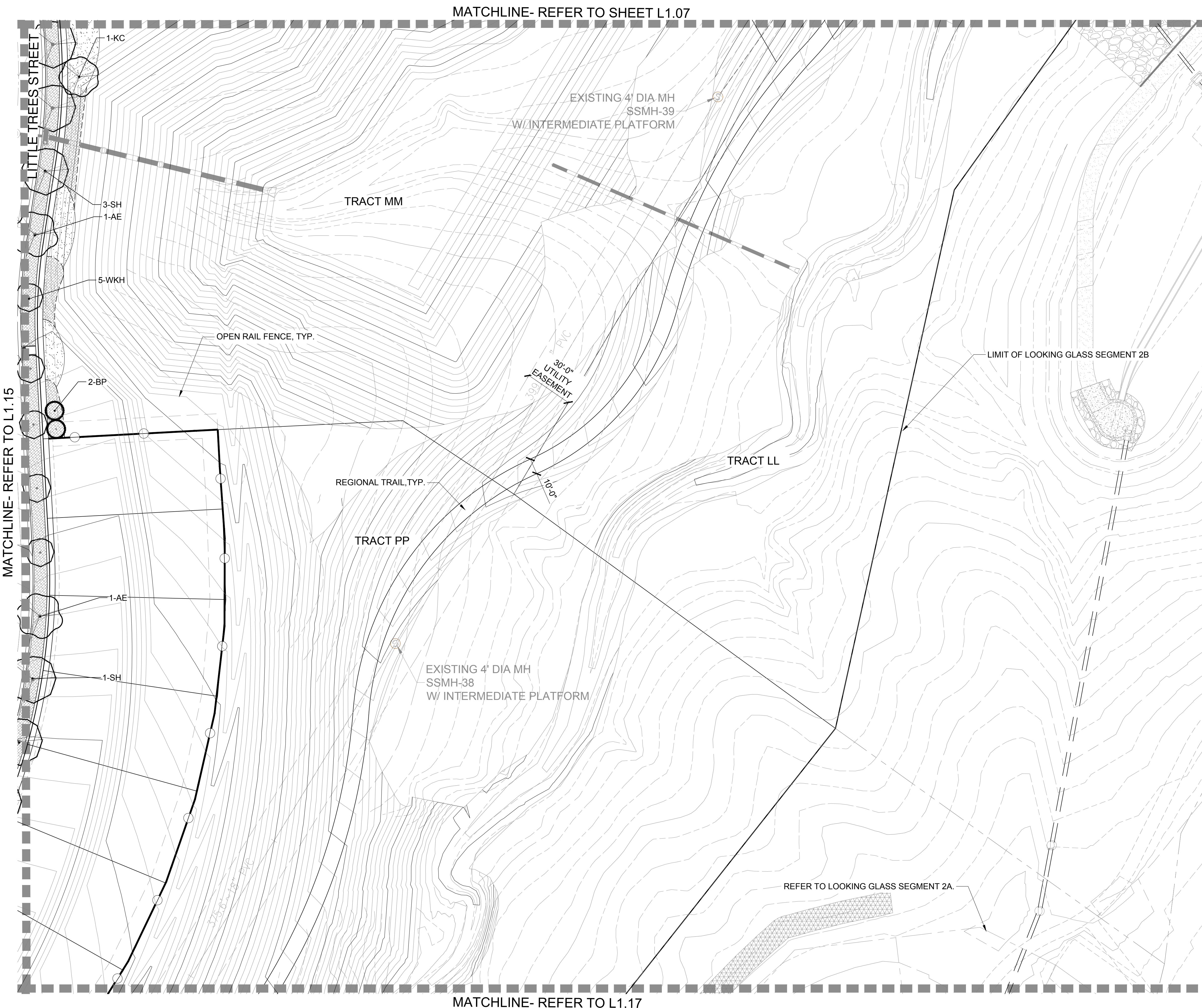


DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -



Landscape Plan
L1.15





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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- 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"

NORTH

0' 30' 60' 90'
SCALE 1"= 30'

LOOKING GLASS SEGMENT 2B
PARKER, COLORADO

**SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
(NOT FOR CONSTRUCTION)

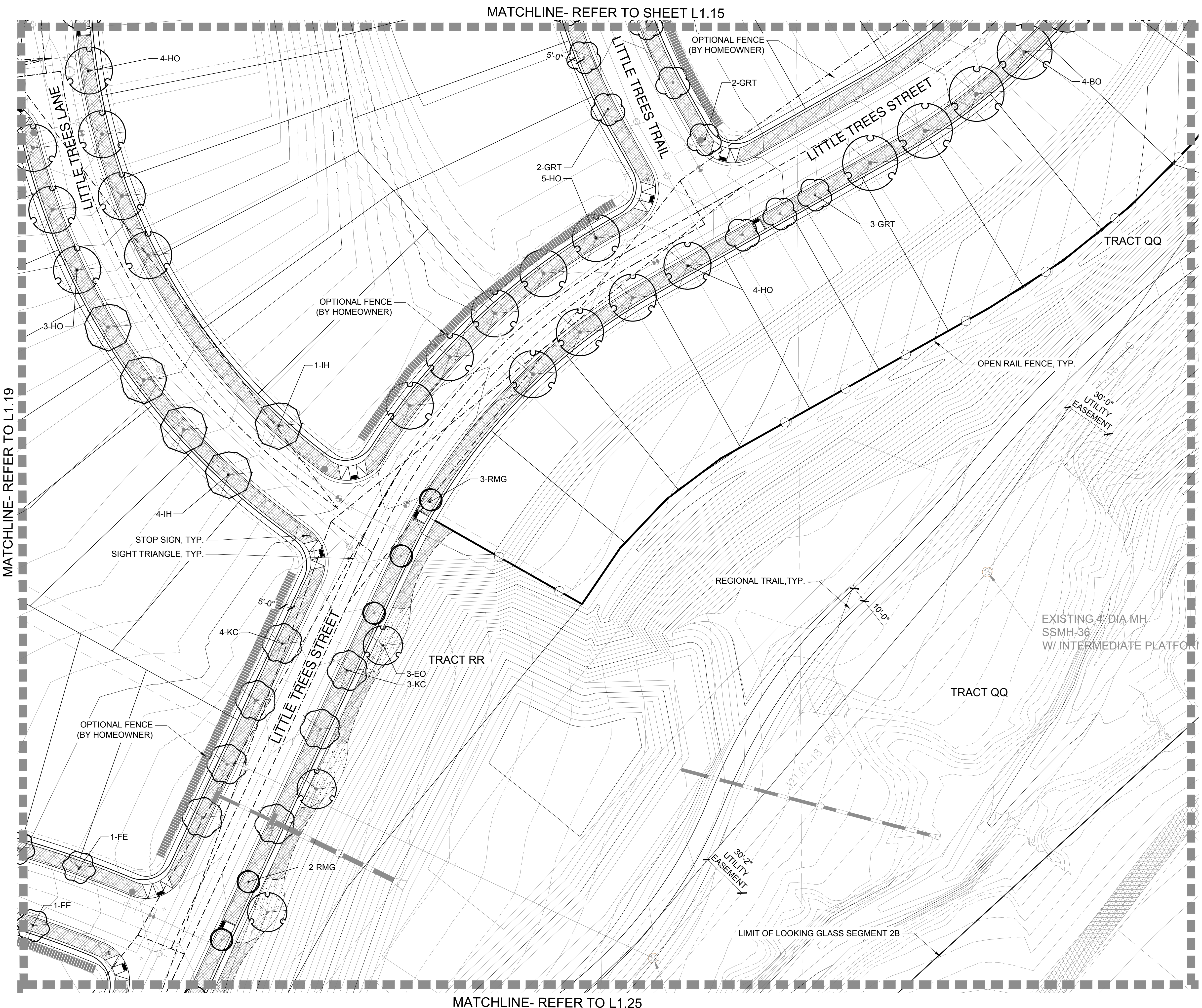
Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211

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

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
L1.16



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 project location relative to Stroth Rd, Chambers Rd, Spirit Trail Parkway, and Little Trees Lane. The segment 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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- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF -WAY

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

North Arrow

Scale
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
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Denver, CO 80211



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Centennial, CO 80112
303.694.1520

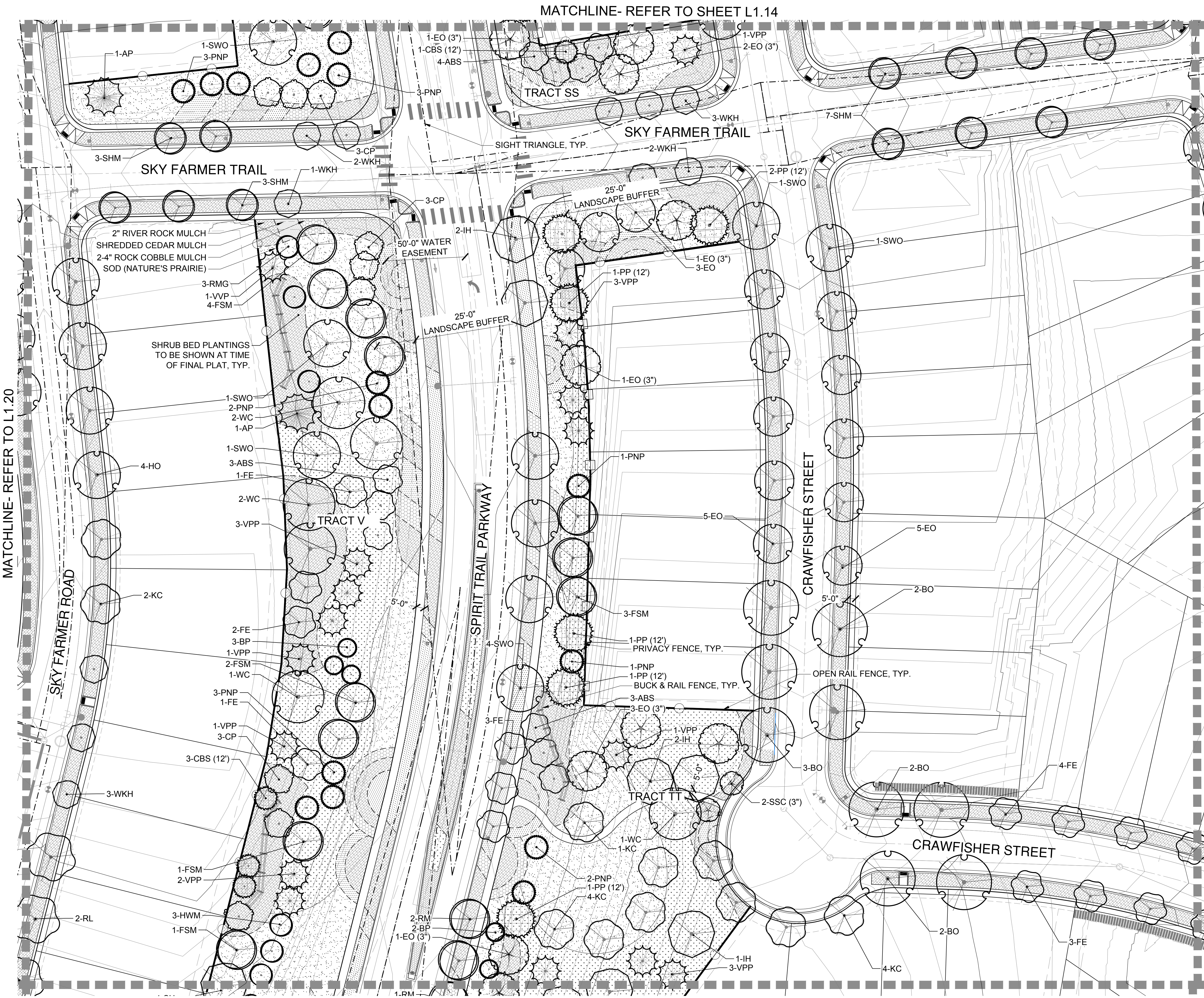


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The Henry Design Group
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Denver, CO 80202
303.446.2368



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

Landscape Plan
L1.18

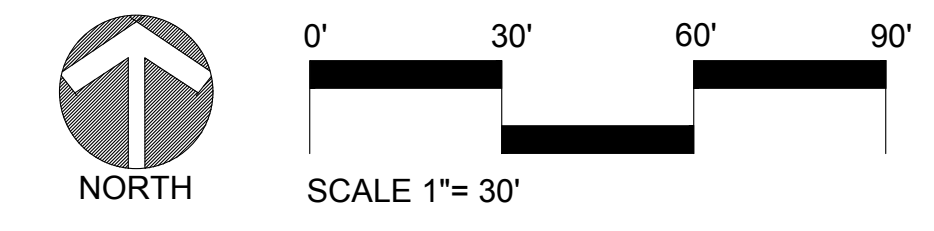


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L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
	L1.50	L1.51	L1.52	

Looking Glass Segment 2B Filing Key Map

- LEGEND**
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 - 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

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



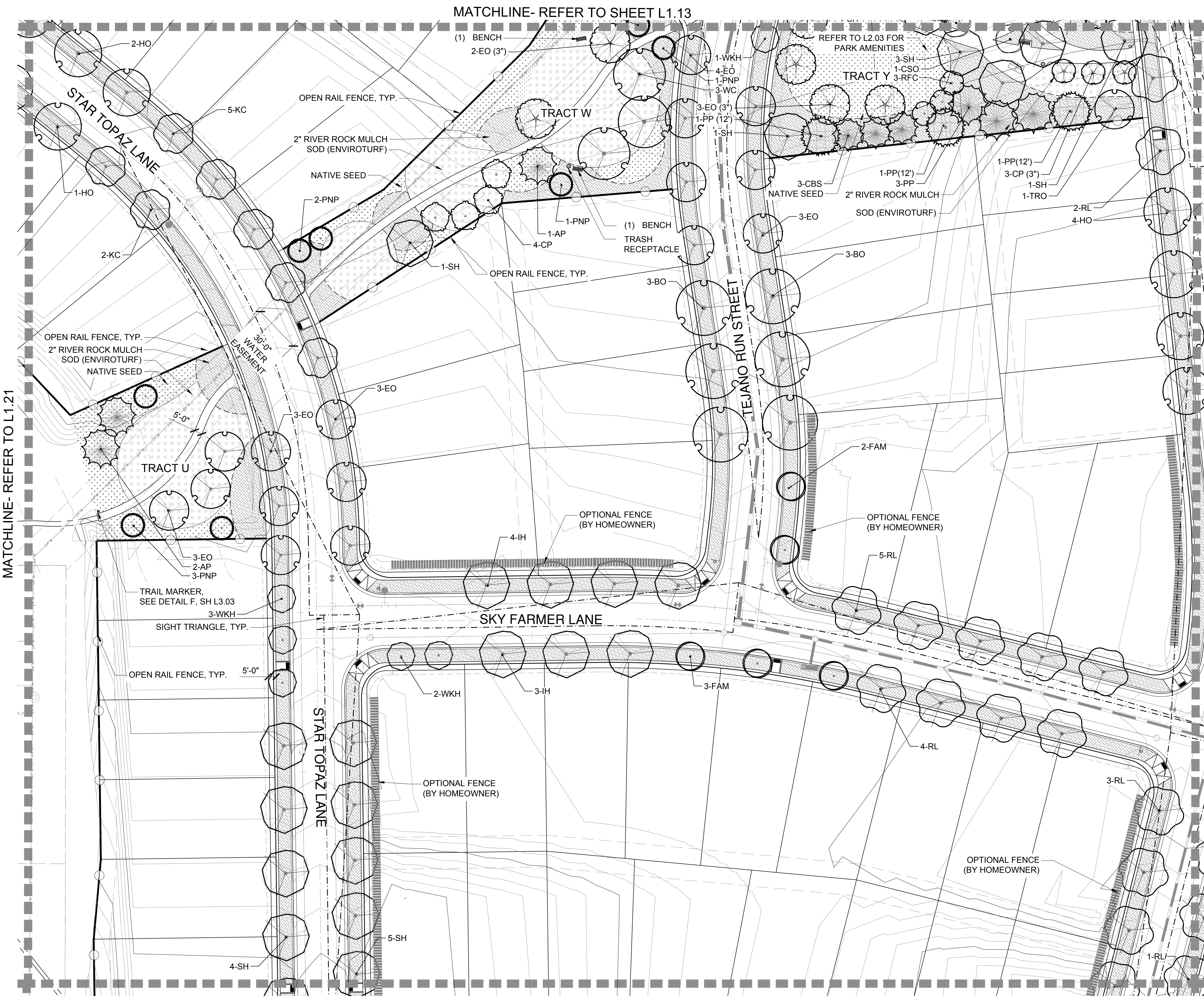
Civil Engineer
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Centennial, CO 80112
303.694.1520



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The Henry Design Group
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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: -



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		

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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

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
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Civil Engineer
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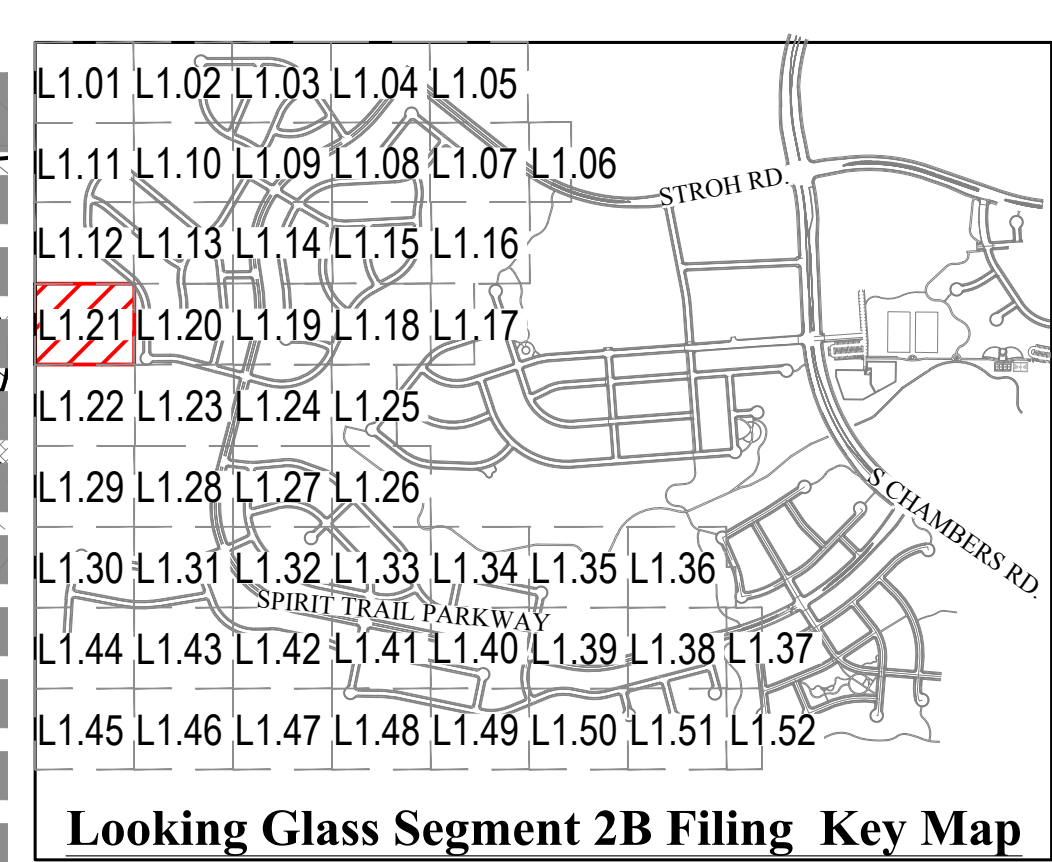
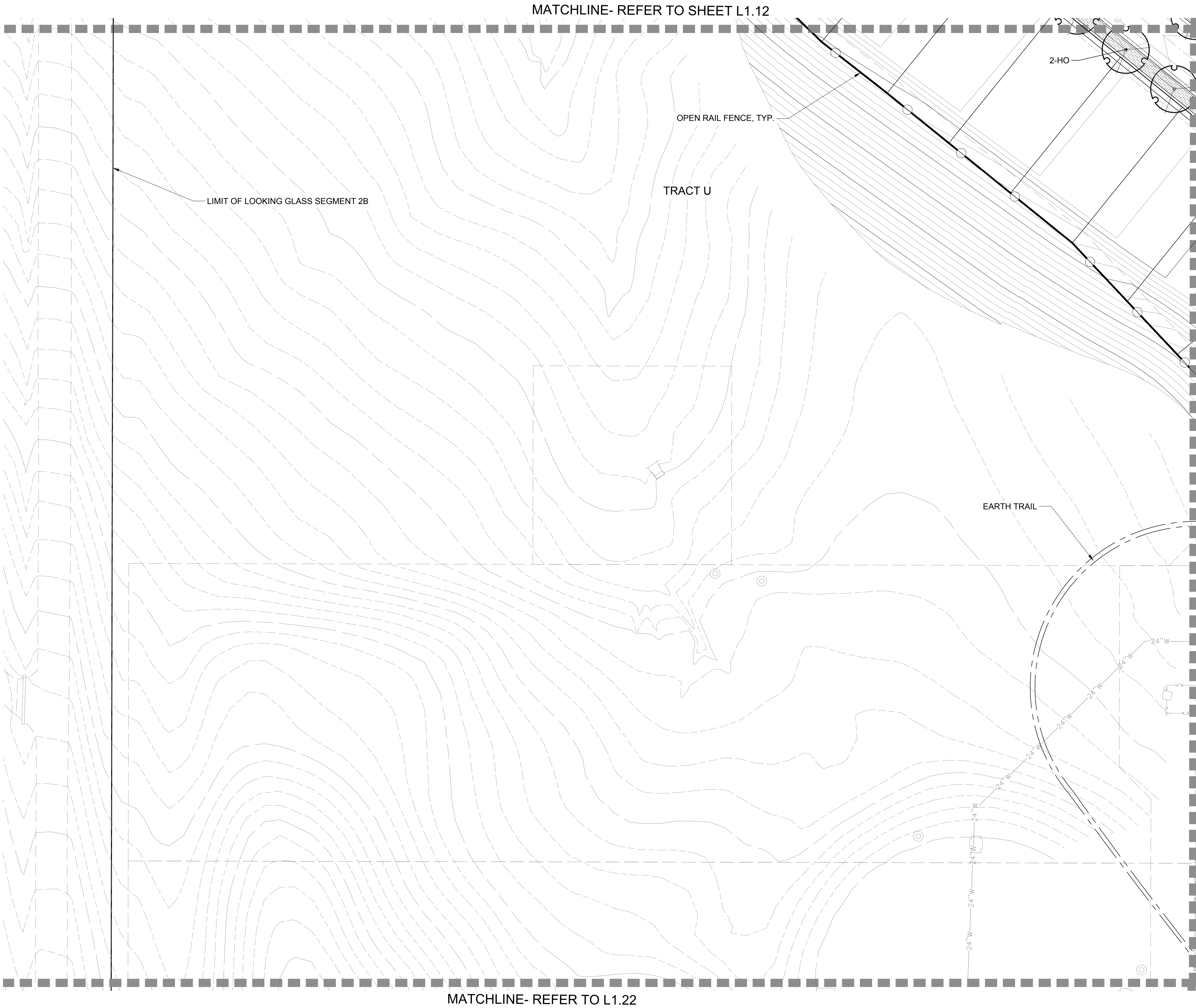


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303.446.2368

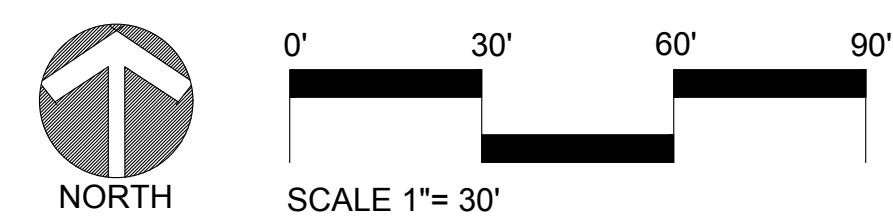


DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.20



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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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

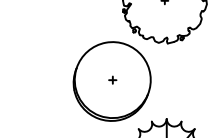
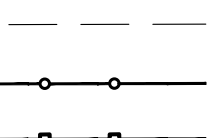
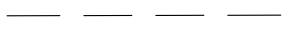
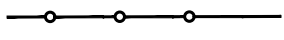
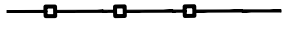
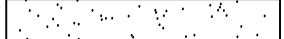
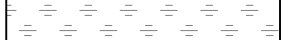
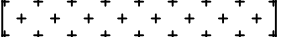
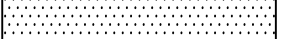
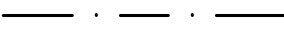
FOR COMMUNITY PARK
PROGRAMMING
REFER TO SHEET LS 2.05

MATCHLINE- REFER TO L1.24

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

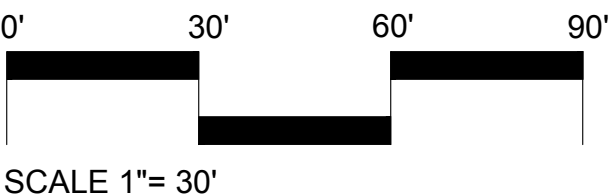
Looking Glass Segment 2B Filing Key Map

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)
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-  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
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



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APPROVED: -KH
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Landscape Plan
L1.22

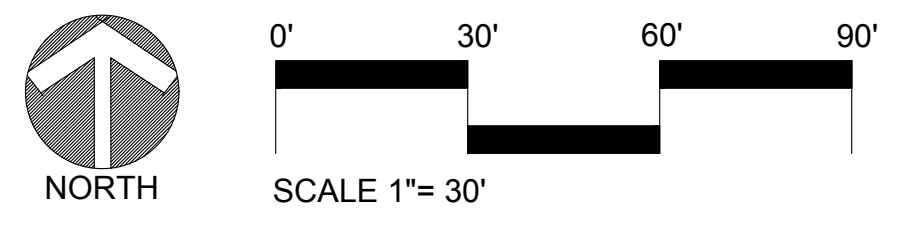


Looking Glass Segment 2B Filing Key Map

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
- 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)

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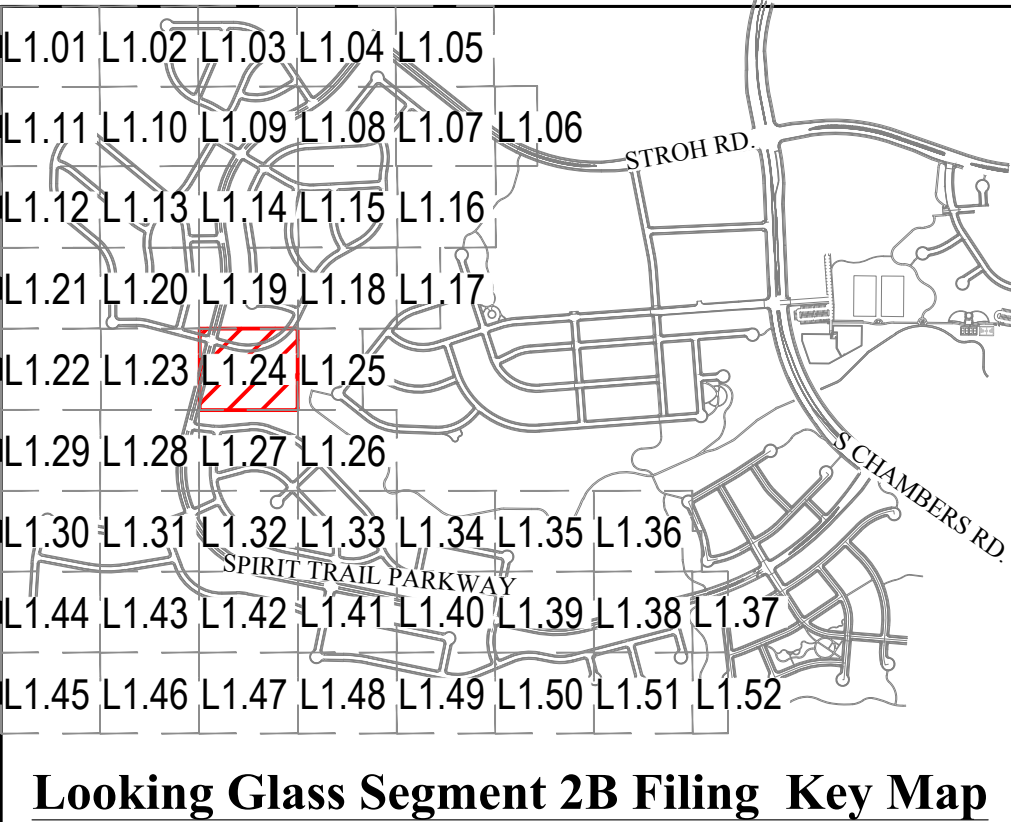
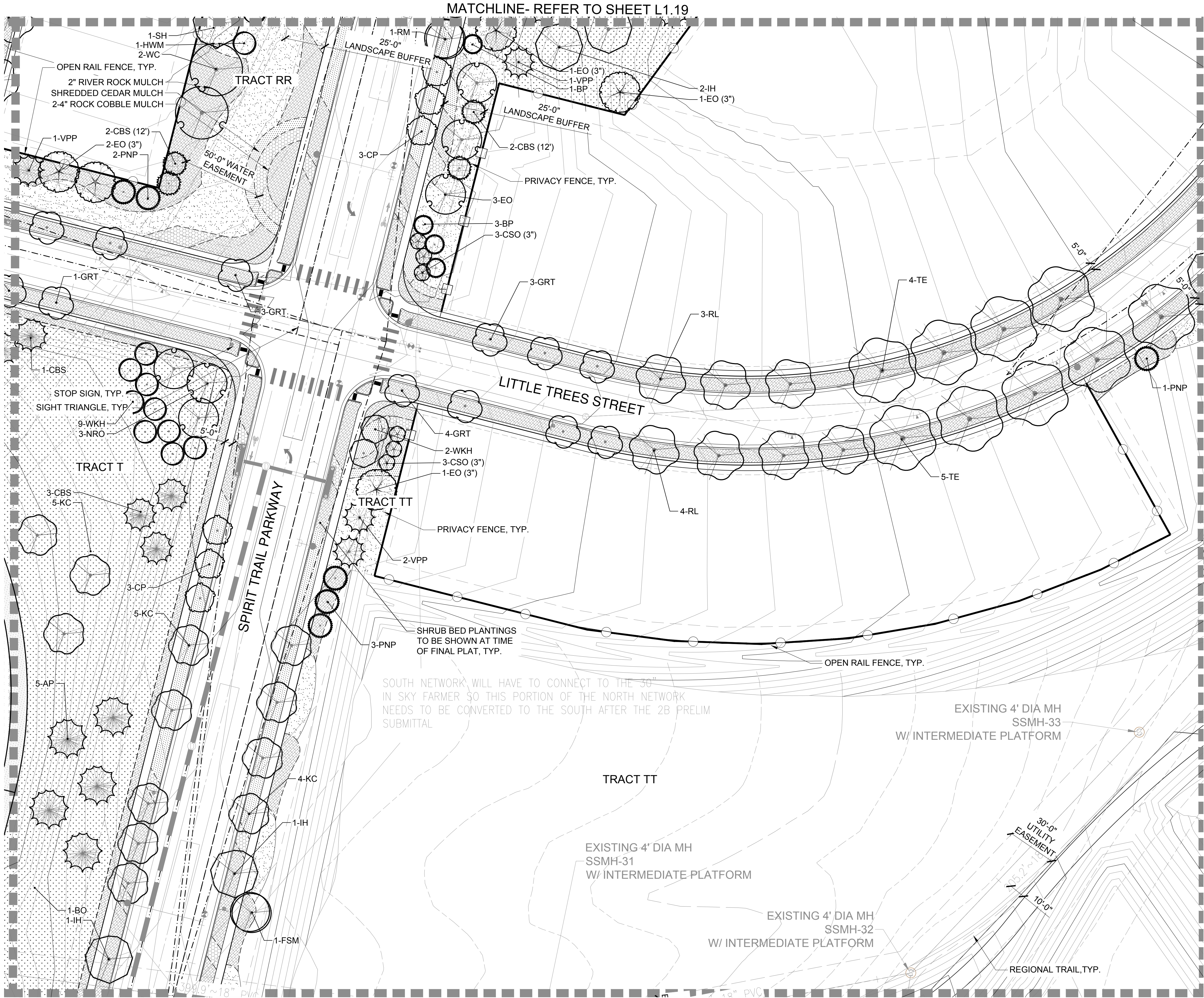


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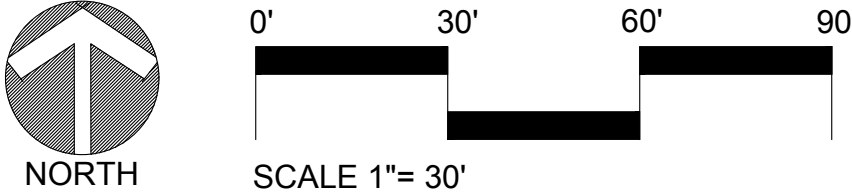
Landscape Plan
L1.23



- 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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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
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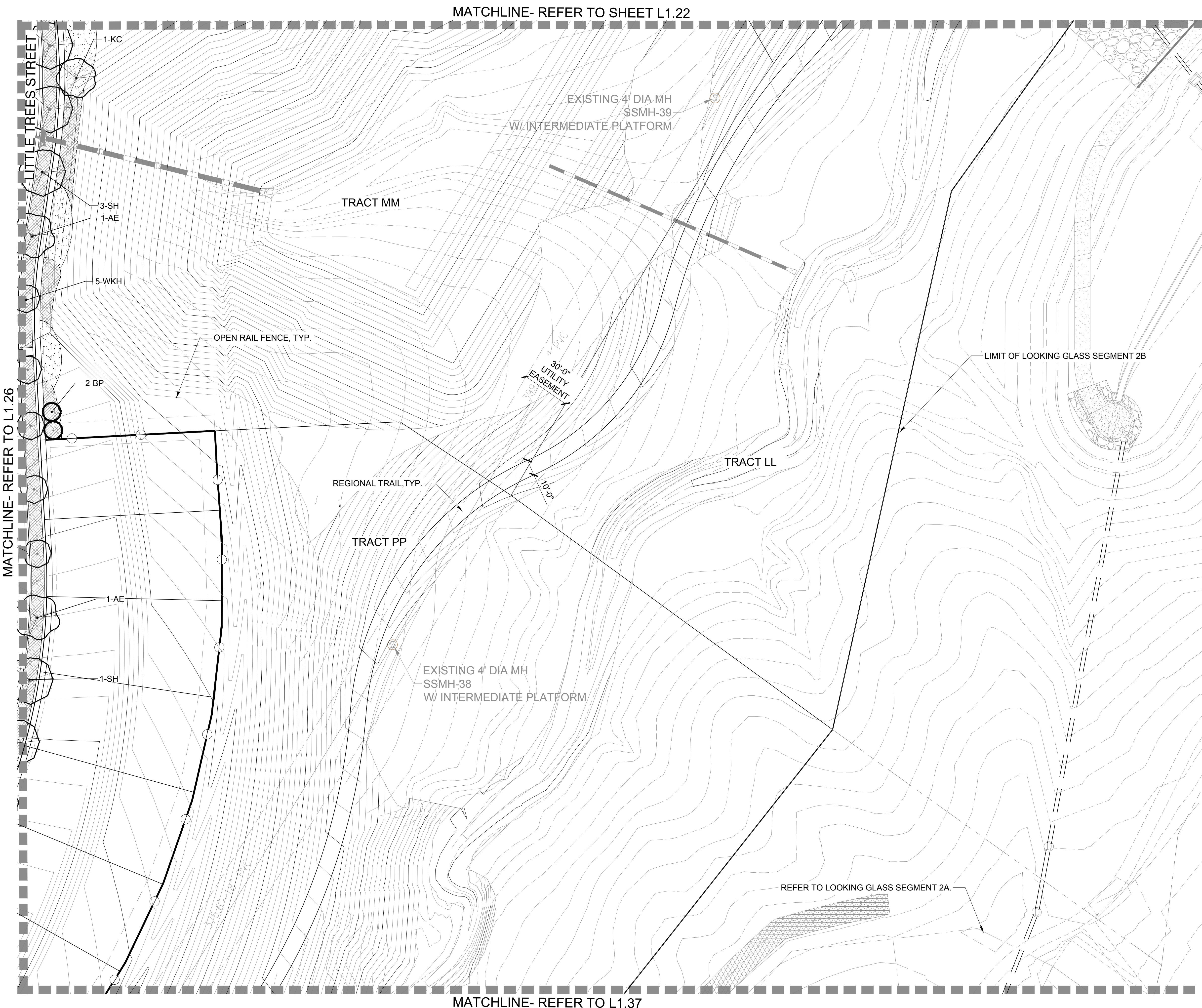


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DATE: 2023-09-05
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Landscape Plan
L1.24



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 L1.25 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
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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

0' 30' 60' 90'

SCALE 1"= 30'

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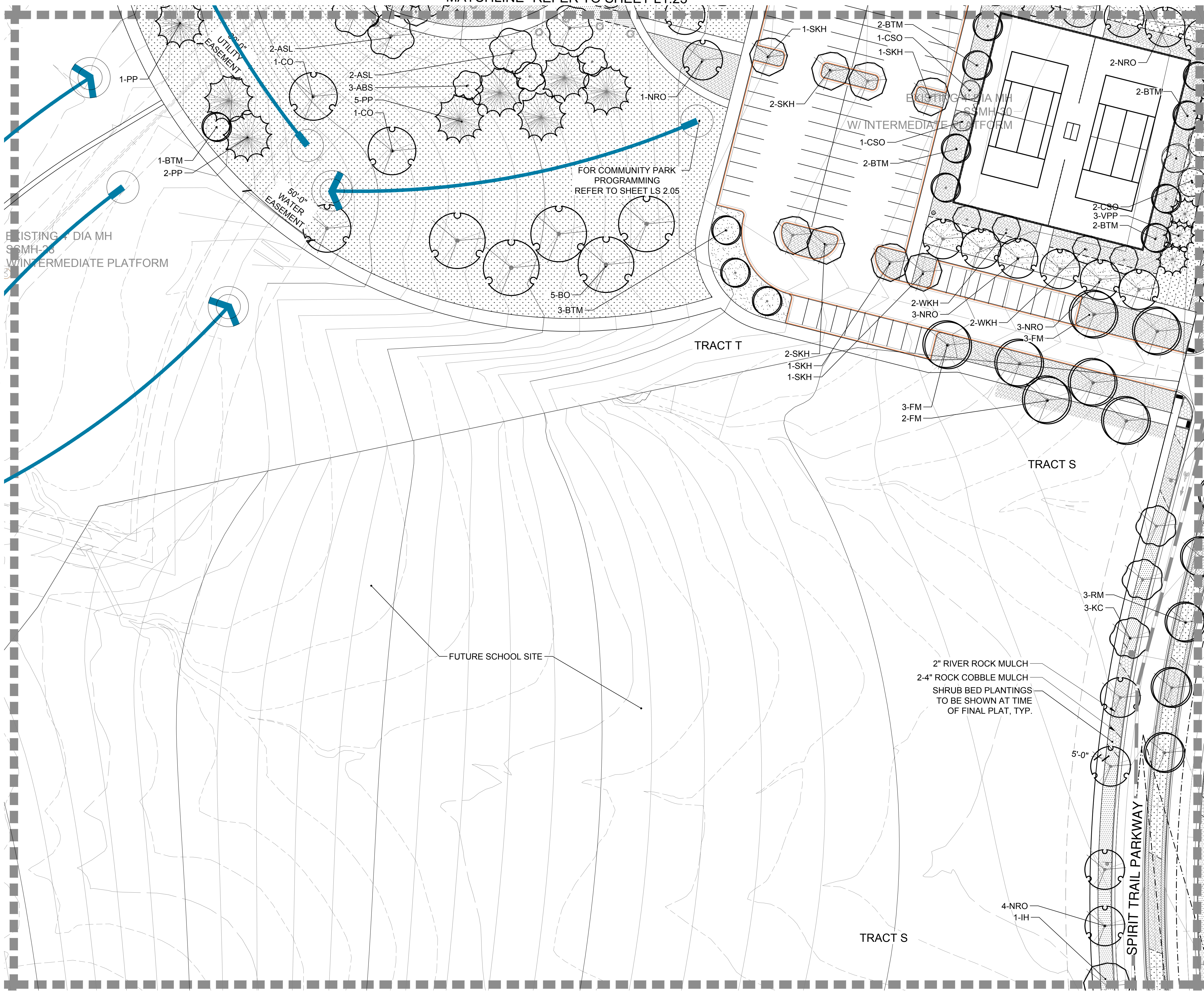


DATE: 2023-09-05
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Landscape Plan
L1.25

MATCHLINE- REFER TO L1.29

MATCHLINE- REFER TO SHEET L1.23



MATCHLINE- REFER TO L1.31

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
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- 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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- BUCK & RAIL FENCE
- SIGHT DISTANCE
TRIANGLE
- RIGHT-OF -WAY

MATCHLINE- REFER TO L1.27

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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Landscape Plan
L1.28

FOR COMMUNITY PARK PROGRAMMING
REFER TO SHEET LS 2.05

24" W 24" W 24" W 24" W 24" W 24" W 24" W 24" W 24" W 24" W 24" W

PARKER WATER AND SANITATION BUILDING

50'-0" WATER EASEMENT

EARTH TRAIL

30'-0" UTILITY EASEMENT

EXISTING 4' DIA MH SSMH-27 W/INTERMEDIATE PLATFORM

LIMIT OF LOOKING GLASS SEGMENT 2B

MATCHLINE-REFER TO L128

MATCHLINE- REFER TO L1.30

LEGEND

The legend is organized into two columns. The left column contains various symbols: a large circle with a triangle inside (Shade Tree), a small circle with a dot (Ornamental Tree), a circle with a star (Evergreen Tree), a circle with a cross (Mitigation Shade Tree), a circle with a plus sign (Mitigation Ornamental Tree), a circle with a star and a cross (Mitigation Evergreen Tree), a dashed line (Landscape Edger), a line with circles (Open Rail Fence), a line with squares (Privacy Fence), a dotted line (Optional Open Rail or Solid Privacy Fencing), a pattern of small dots (Sod), a pattern of small circles (Sod), a pattern of small triangles (Native Seed), a pattern of small squares (Stabilized Crusher Fines), a pattern of small diamonds (2"-4" Rock Cobble Mulch), a pattern of small crosses (2" River Rock Mulch), a pattern of small stars (Shredded Cedar Mulch), a solid line (10' Concrete Regional Trail), a line with vertical bars (Buck & Rail Fence), a dashed line (Sight Distance Triangle), and a line with diagonal bars (Right-of-Way).

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

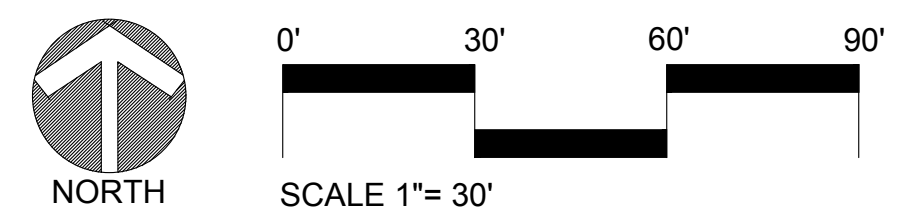
10' CONCRETE REGIONAL TRAIL

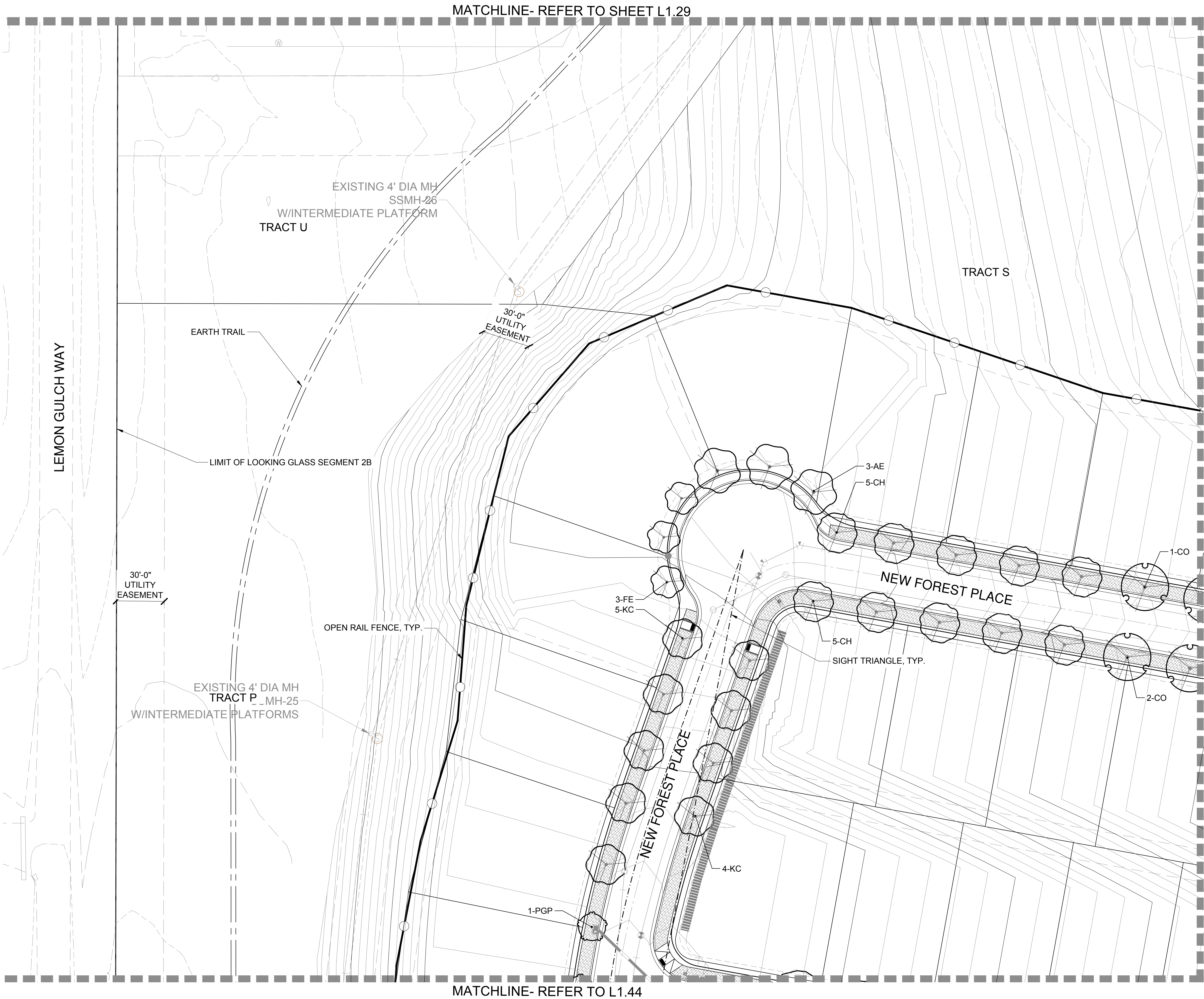
BUCK & RAIL FENCE

SIGHT DISTANCE
TRIANGLE

RIGHT-OF -WAY

Landscape Plan
L1.29





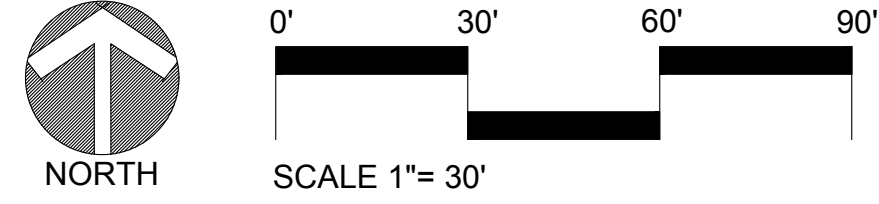
L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
L1.50	L1.51	L1.52		

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)
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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)

Owner/Developer
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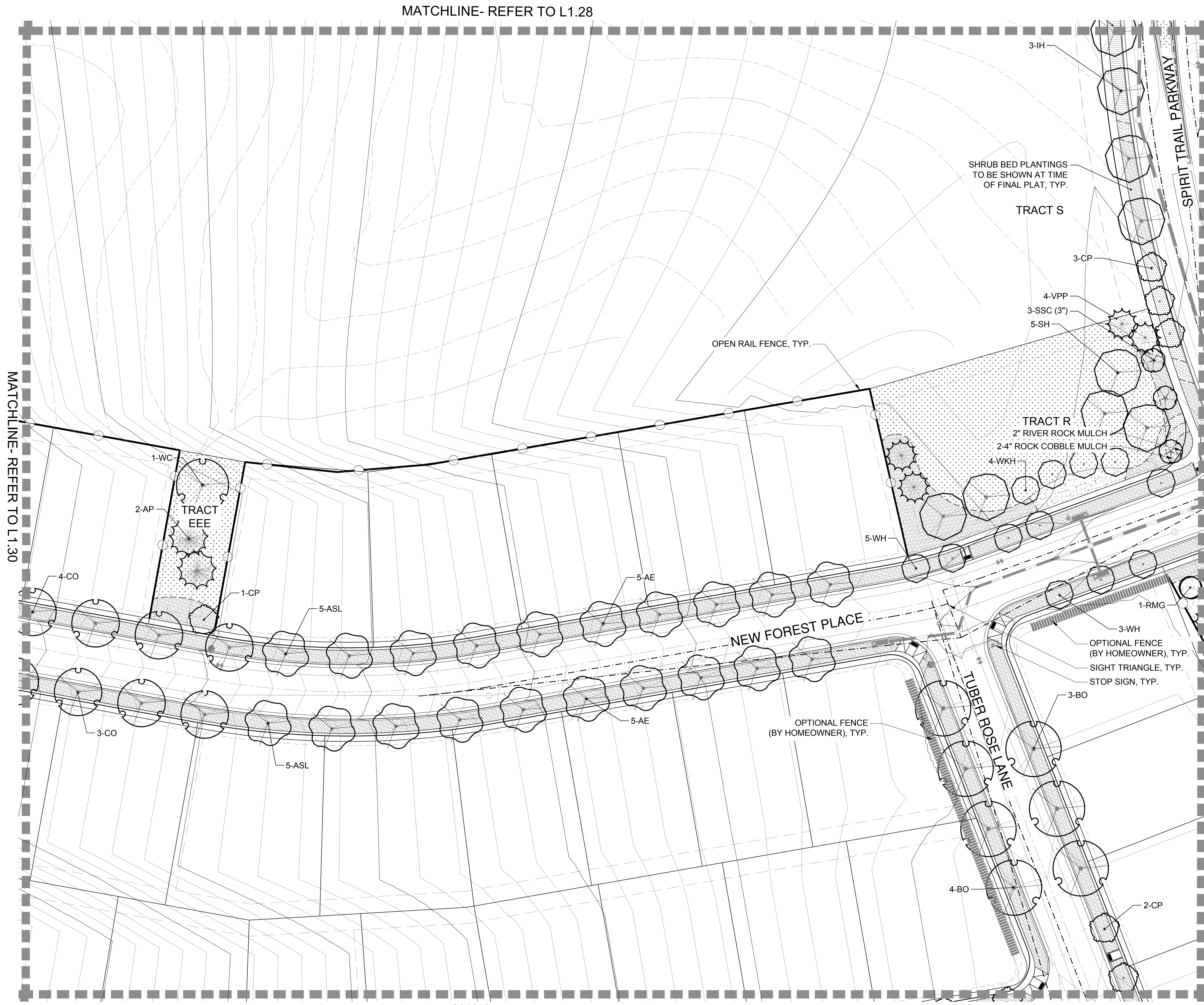


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Landscape Plan
L1.30



NO.		REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/05/2023	
2	SKETCH PLAN- 2ND SUBMITTAL	01/26/2024	
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5			
6			
7			
8			

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)
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12' (as labeled on plan)
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 - 2"-4" ROCK COBBLE MULCH
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 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

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

MATCHLINE- REFER TO L1.43

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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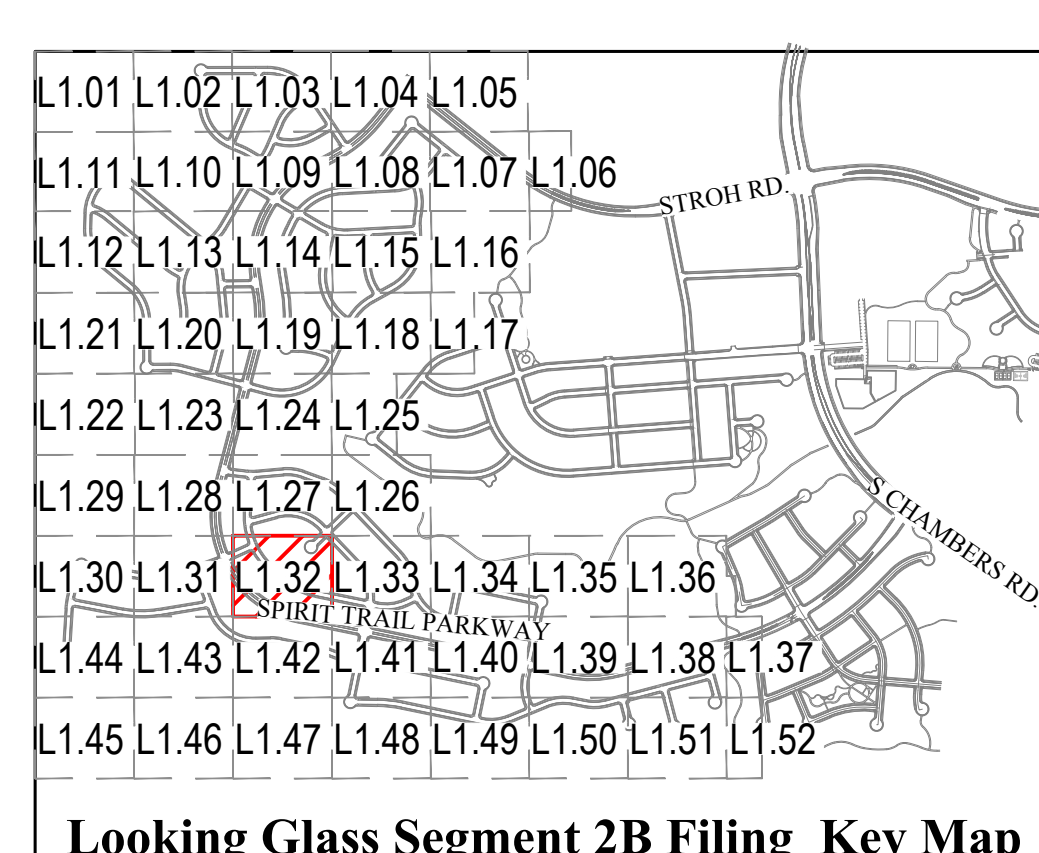
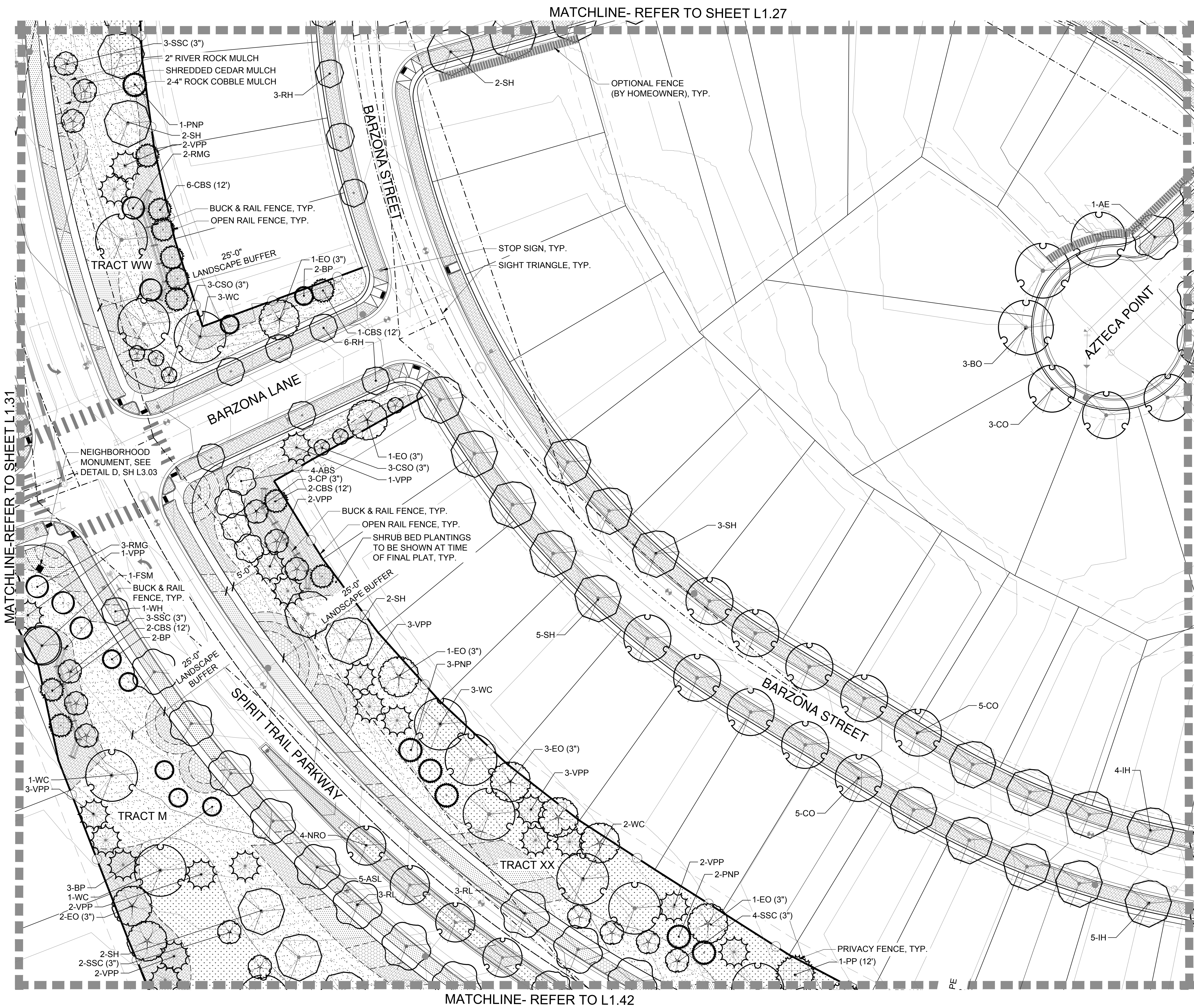


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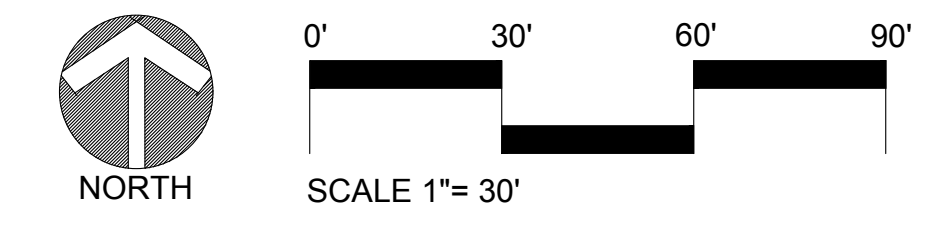
DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.31



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
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LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



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6		
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LOOKING GLASS SEGMENT 2B
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MATCHLINE- REFER TO L1.32

MATCHLINE- REFER TO SHEET L1.26

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

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

Looking Glass Segment 2B Filing Key Map

LEGEND

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ORNAMENTAL TREE

EVERGREEN TREE

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12' (as labeled on plan)

LANDSCAPE EDGER

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PRIVACY FENCE

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PRIVACY FENCING (BY HOMEOWNER)

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NATIVE SEED

STABILIZED CRUSHER FINES

2"-4" ROCK COBBLE MULCH

2" RIVER ROCK MULCH

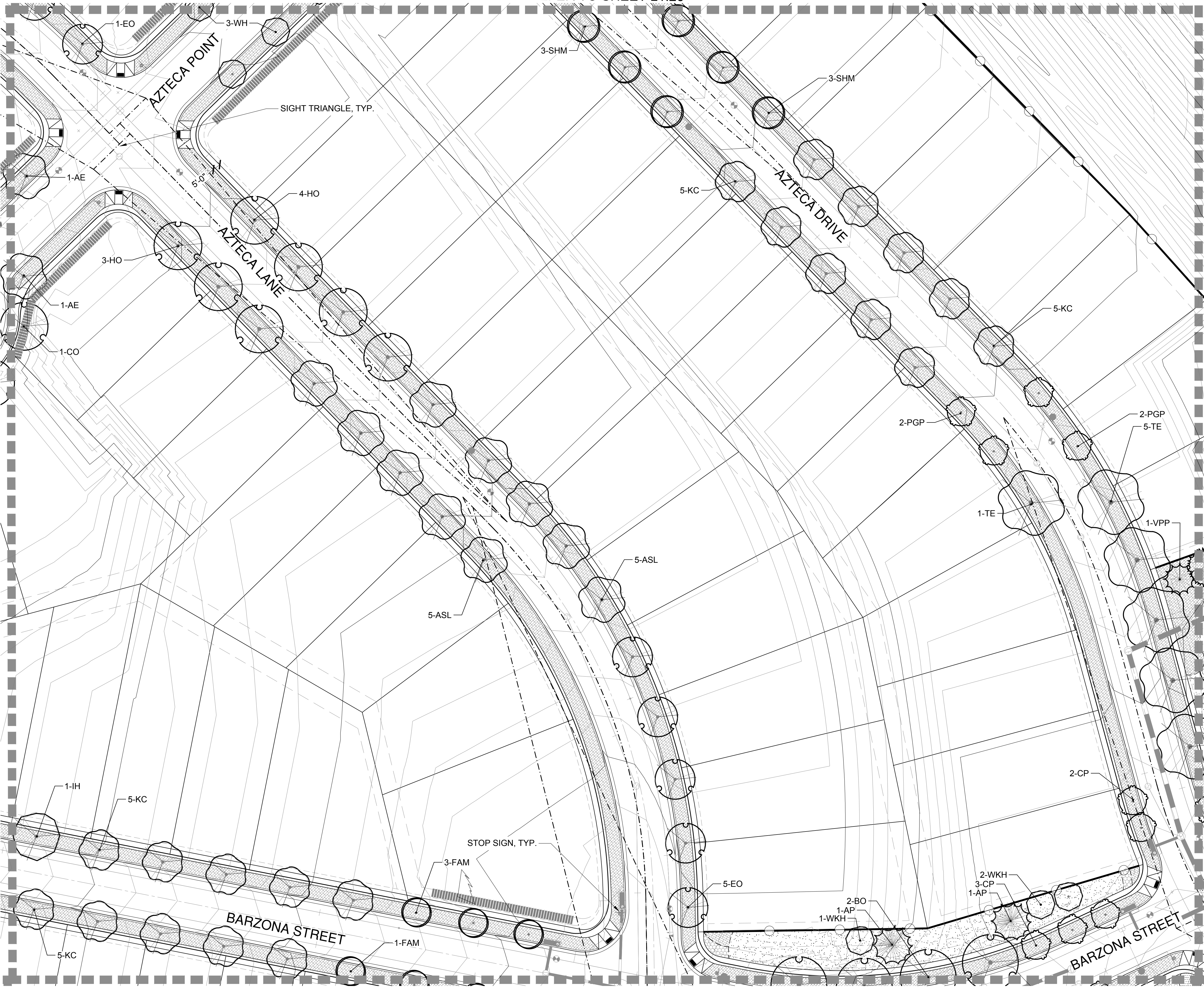
SHREDDED CEDAR MULCH

10' CONCRETE REGIONAL TRAIL

BUCK & RAIL FENCE

SIGHT DISTANCE
TRIANGLE

RIGHT-OF -WAY



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

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303.694.1520



Planner / Landscape Architect
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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
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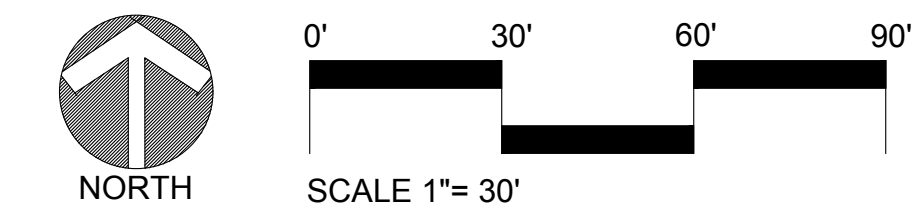


L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
L1.50	L1.51	L1.52		

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

DREAM FINDERS HOMES

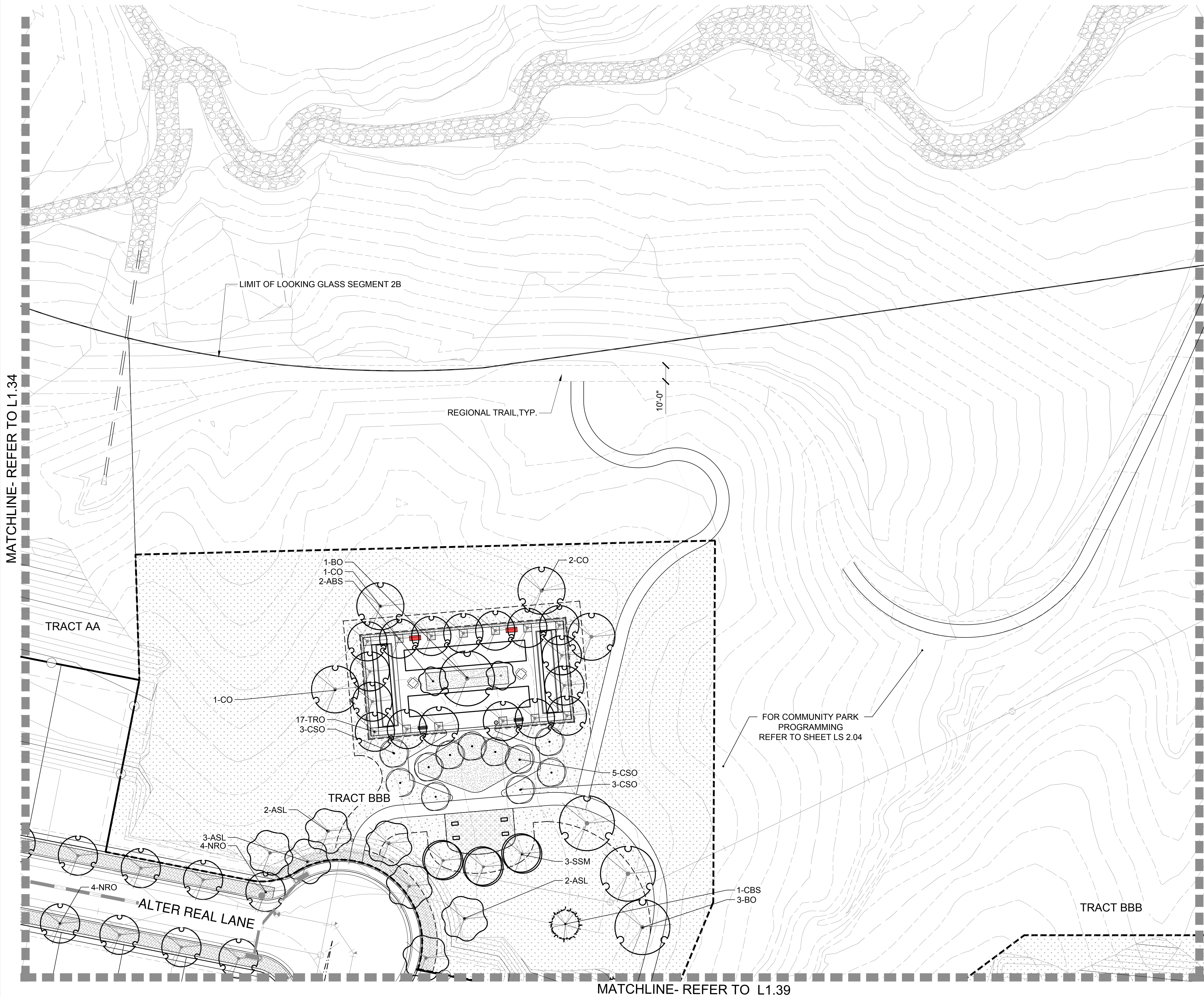
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303.446.2368



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Landscape Plan
L1.34



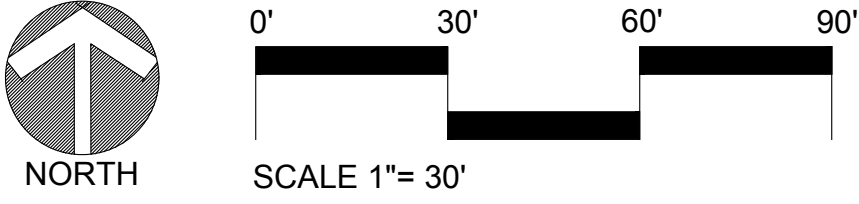
NO.		REVISION	DATE
1	SKETCH PLAN - 1ST SUBMITTAL	09/05/2023	
2	SKETCH PLAN - 2ND SUBMITTAL	01/26/2024	
3	SKETCH PLAN - 3RD SUBMITTAL	05/10/2024	
4	SKETCH PLAN - 4TH SUBMITTAL	06/27/2024	
5			
6			
7			
8			

Looking Glass Segment 2B Filing Key Map

- 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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 - 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
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Owner/Developer
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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)
- 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 L1.37

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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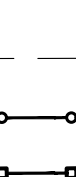
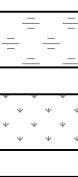
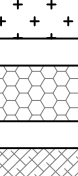
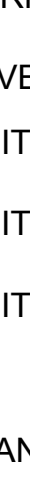
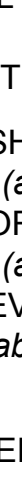
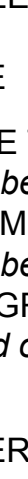
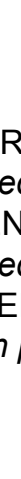
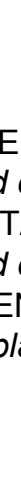


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Landscape Plan
L1.36



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

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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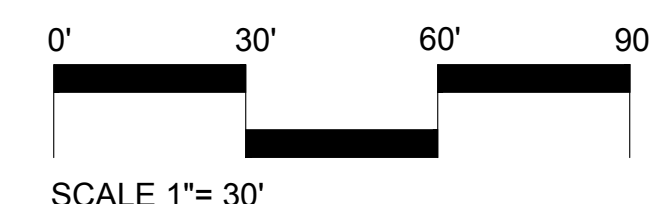


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 303.446.2368



DATE:	<u>2023-09-05</u>
JOB NO:	<u>1431-10</u>
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APPROVED:	<u>- KH</u>
CADD FILE:	<u>-</u>

Landscape Plan
L1.37



The map displays a grid of lots in the Looking Glass Segment 2B Filing area. The lots are labeled as follows:

- Row 1: L1.01, L1.02, L1.03, L1.04, L1.05
- Row 2: L1.11, L1.10, L1.09, L1.08, L1.07, L1.06
- Row 3: L1.12, L1.13, L1.14, L1.15, L1.16
- Row 4: L1.21, L1.20, L1.19, L1.18, L1.17
- Row 5: L1.22, L1.23, L1.24, L1.25
- Row 6: L1.29, L1.28, L1.27, L1.26
- Row 7: L1.30, L1.31, L1.32, L1.33, L1.34, L1.35, L1.36
- Row 8: L1.44, L1.43, L1.42, L1.41, L1.40, L1.39, L1.38, L1.37
- Row 9: L1.45, L1.46, L1.47, L1.48, L1.49, L1.50, L1.51, L1.52

The roads shown are TROH RD, CHAMBERS RD, and SPIRIT TRAIL PARKWAY. A red rectangle highlights the area containing lots L1.38 and L1.39.

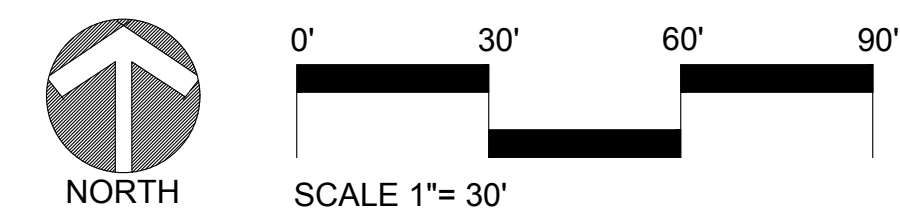
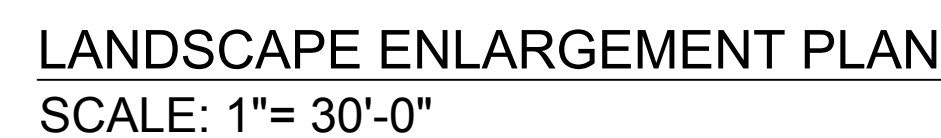
LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
**SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
(NOT FOR CONSTRUCTION)

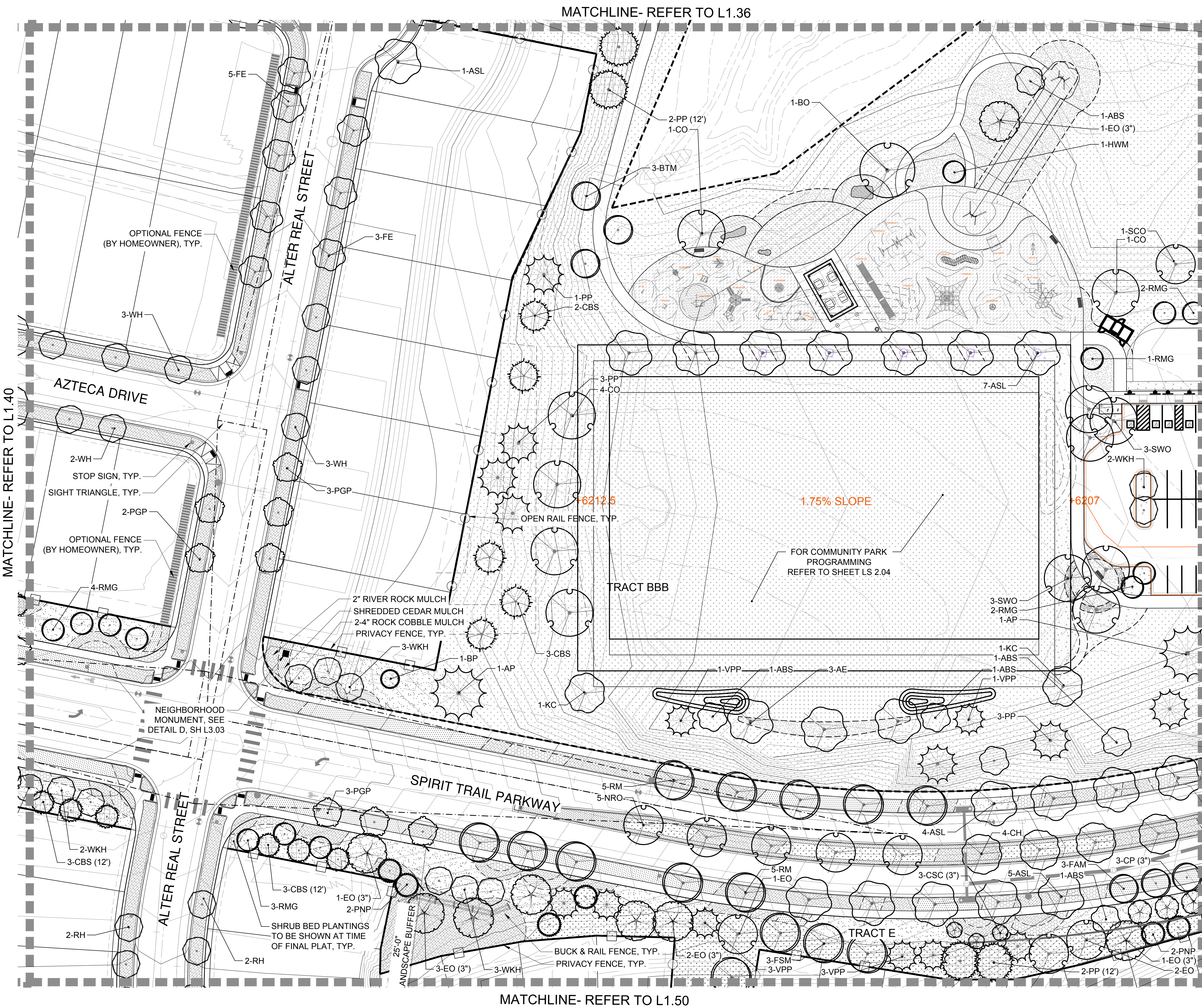
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303.694.1520



DATE: 2023-09-05
JOB NO: 1431-10
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Landscape Plan
L1.38



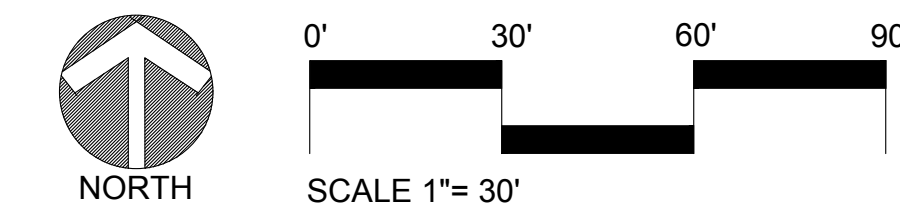


NO.	REVISION	DATE
1	SKETCH PLAN - 1ST SUBMITTAL	09/05/2023
2	SKETCH PLAN - 2ND SUBMITTAL	01/26/2024
3	SKETCH PLAN - 3RD SUBMITTAL	05/10/2024
4	SKETCH PLAN - 4TH SUBMITTAL	06/27/2024
5		
6		
7		
8		

Looking Glass Segment 2B Filing Key Map

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



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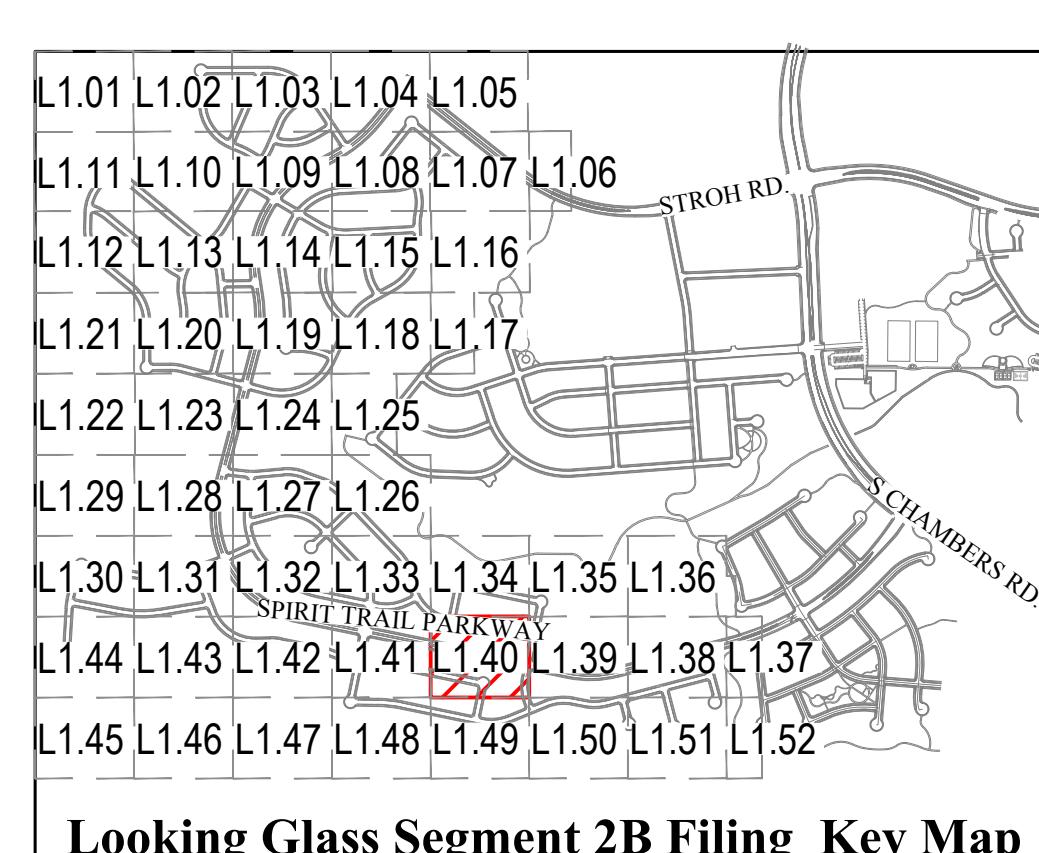
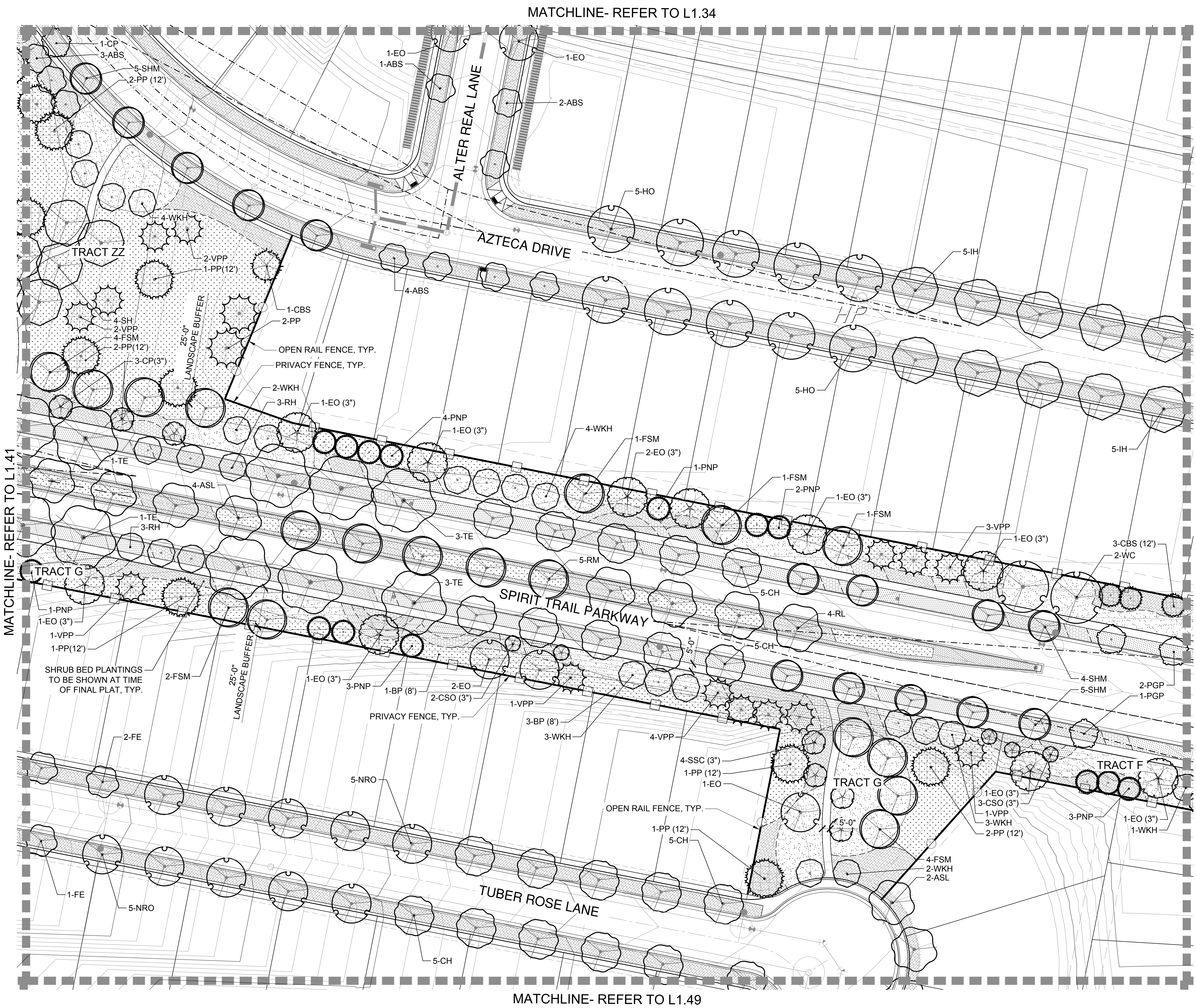


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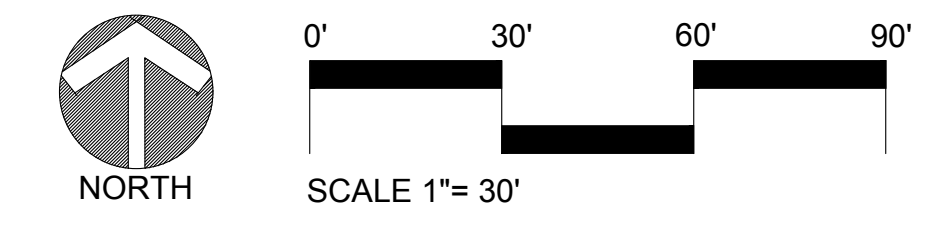
DATE: 2023-09-05
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Landscape Plan
L1.39



- 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
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 - 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
LB Parker Owner, LLC
Dream Finders Homes
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Landscape Plan
L1.40

[illegible]

The map displays a grid of lots numbered L1.01 through L1.52. The lots are arranged in a roughly rectangular pattern, with some variations in size and shape. The streets shown are STROH RD, SPIRIT TRAIL PARKWAY, and CHAMBERS RD. A red rectangle is drawn around lot L1.41, indicating the specific area of interest for the filing.

A north arrow pointing upwards, labeled "NORTH". To its right is a graphic scale bar with markings at 0', 30', 60', and 90'. Below the scale bar is the text "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
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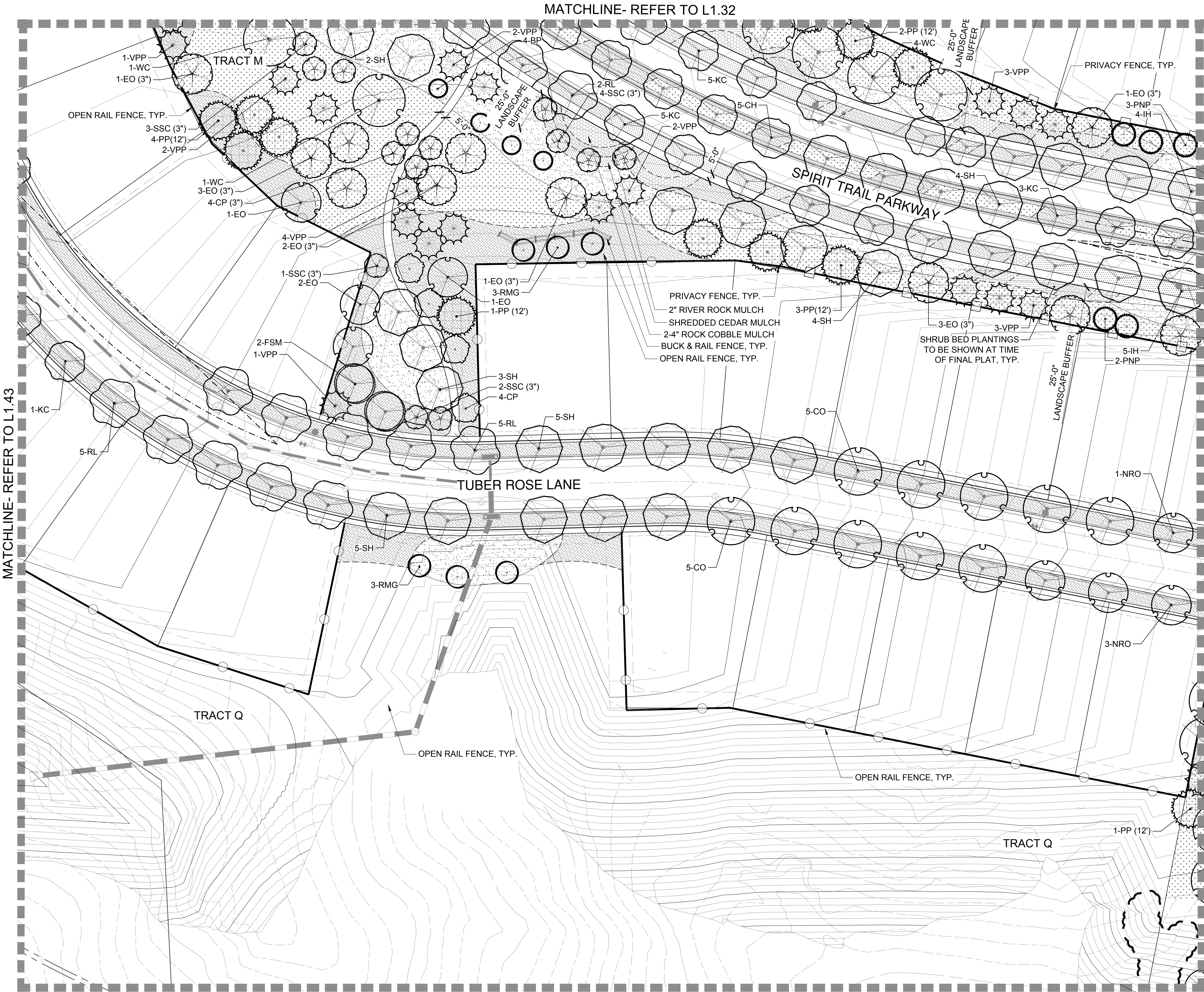
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design
group

DATE: 2023-09-05
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Landscape Plan
L1.41

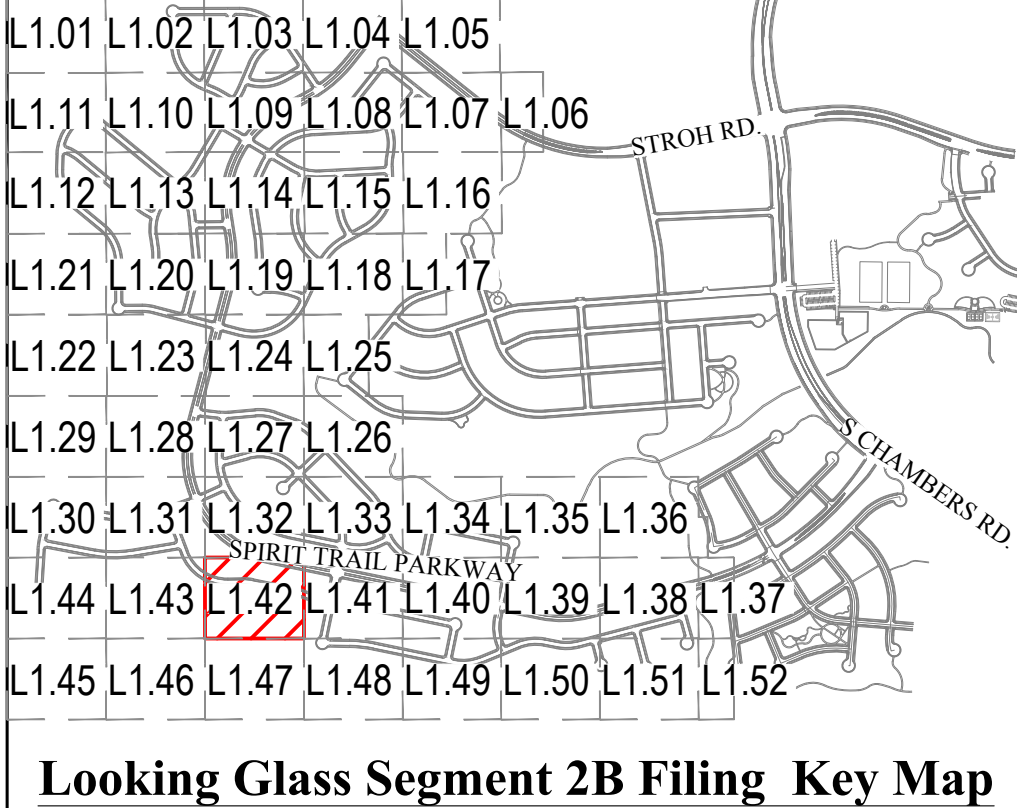
MATCHLINE- REFER TO L1.43



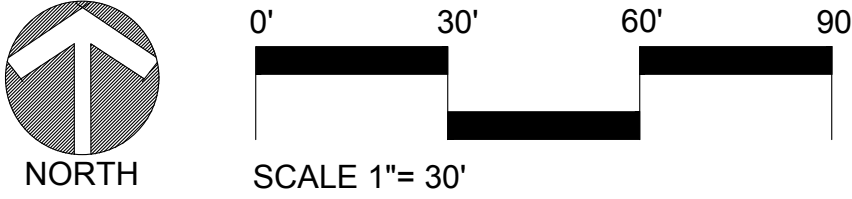
LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"

MATCHLINE- REFER TO L1.47

MATCHLINE- REFER TO SHEET L1.41



- 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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 - LANDSCAPE EDGER
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TRIANGLE
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LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
**SEGMENT 2B DEVELOPMENT
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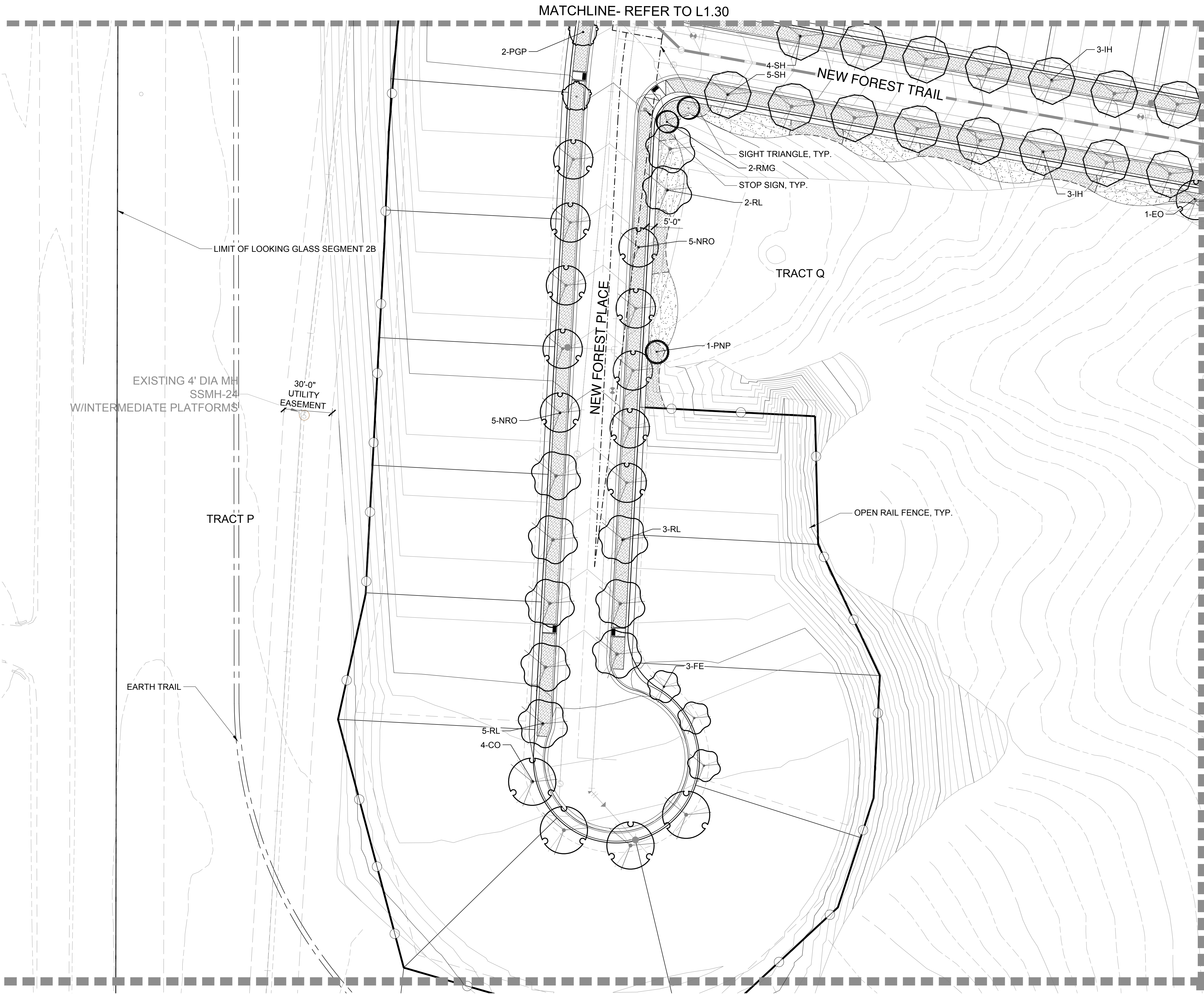


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303.446.2368



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

Landscape Plan
L1.42



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
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- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
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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

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: -

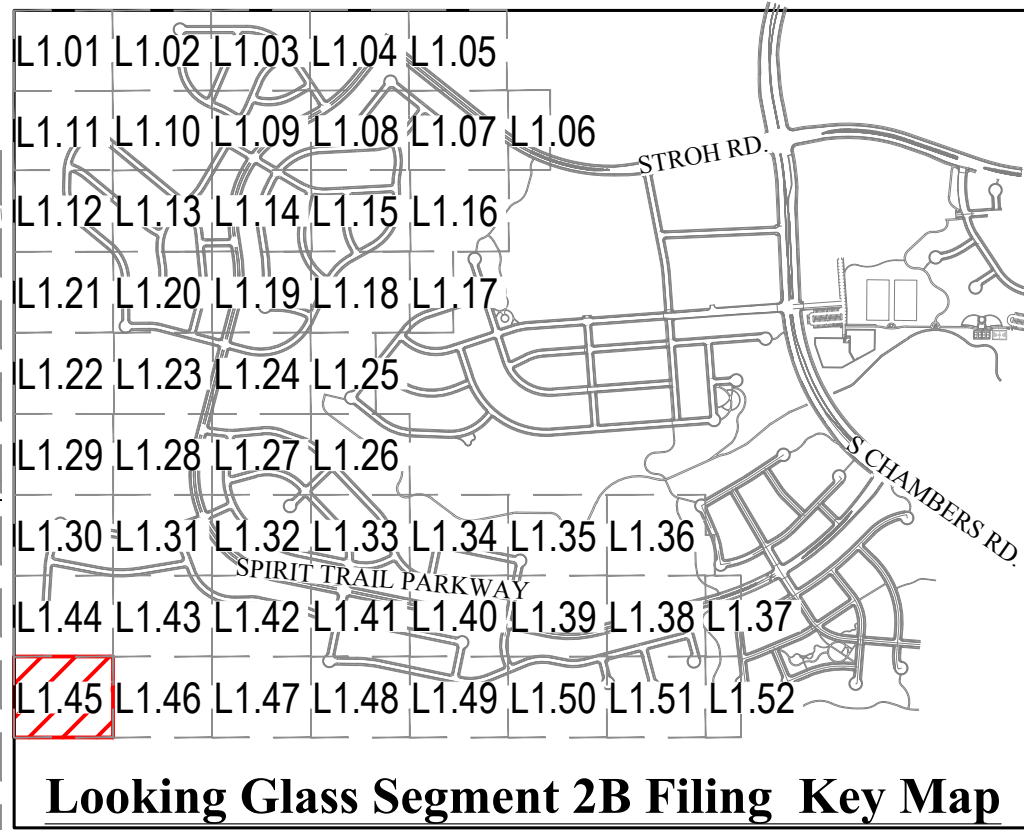
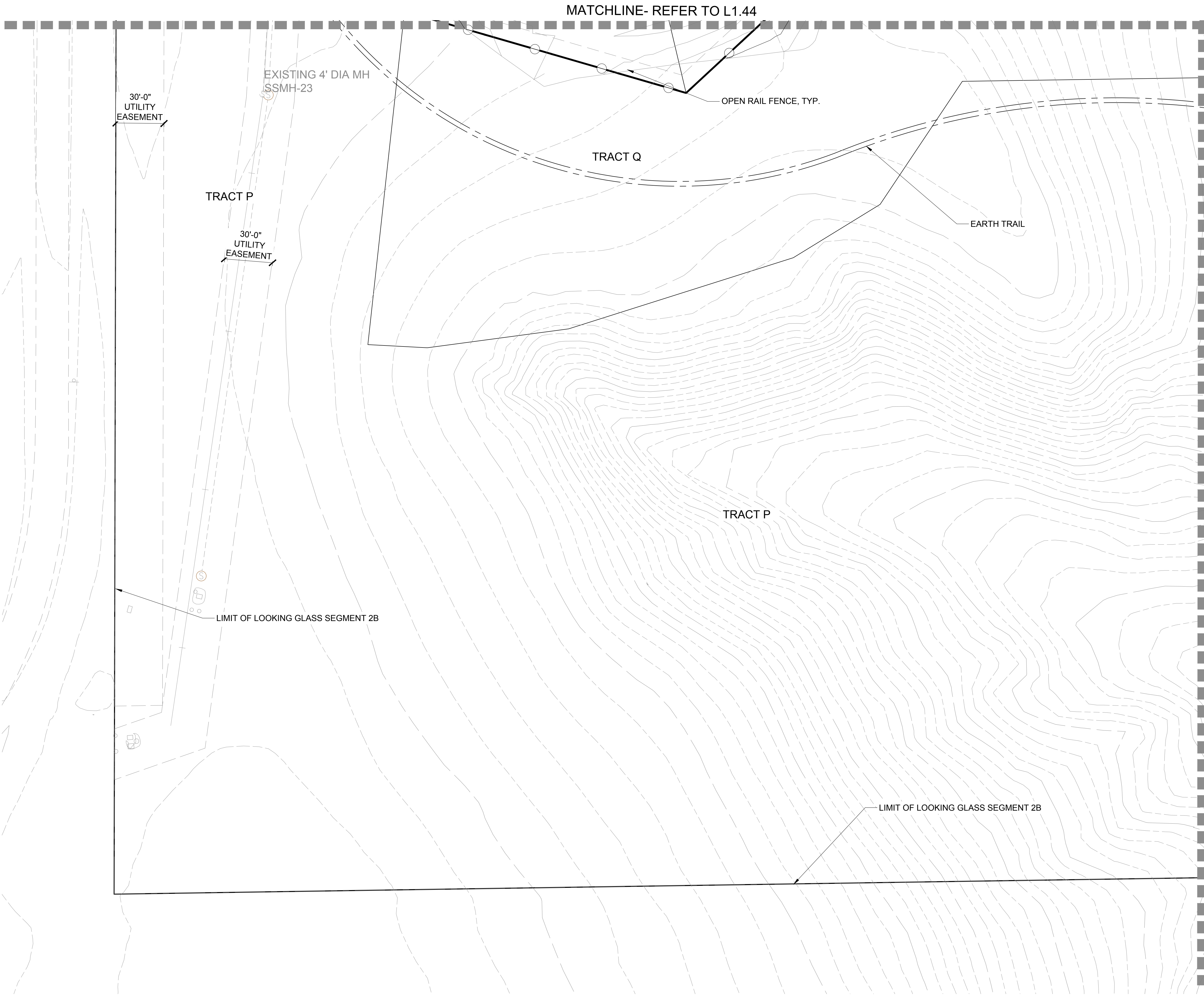
Landscape Plan
L1.44

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

North arrow pointing up.

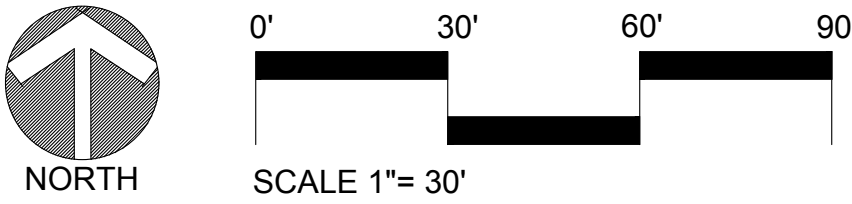
Scale bar: 0' 30' 60' 90'

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)
 - 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**
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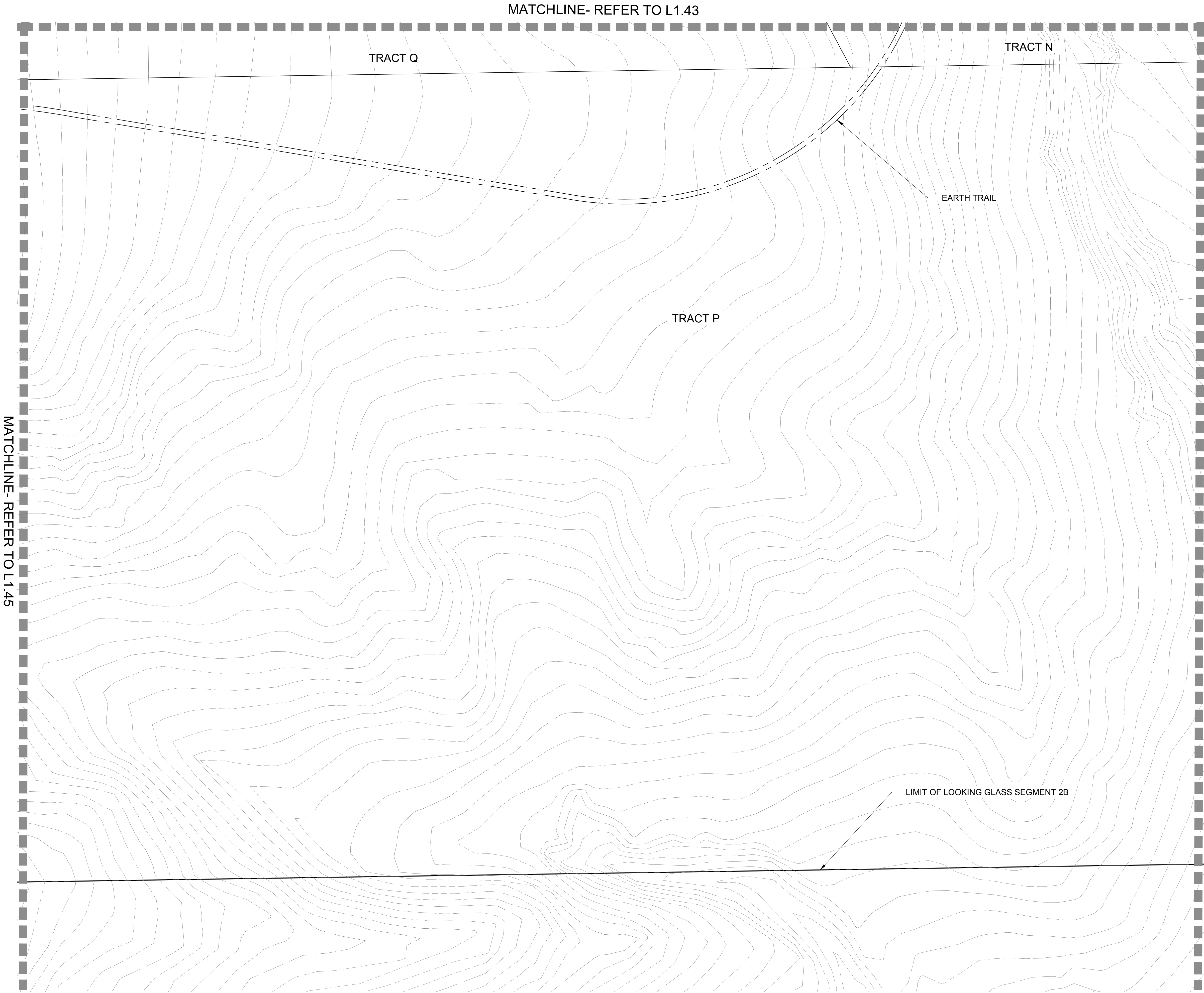


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303.446.2368



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

Landscape Plan
L1.45



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)
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- SOD (ENVIROTURF)
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- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE
TRIANGLE
- RIGHT-OF -WAY

MATCHLINE- REFER TO L1.45

MATCHLINE- REFER TO L1.43

MATCHLINE- REFER TO L1.47

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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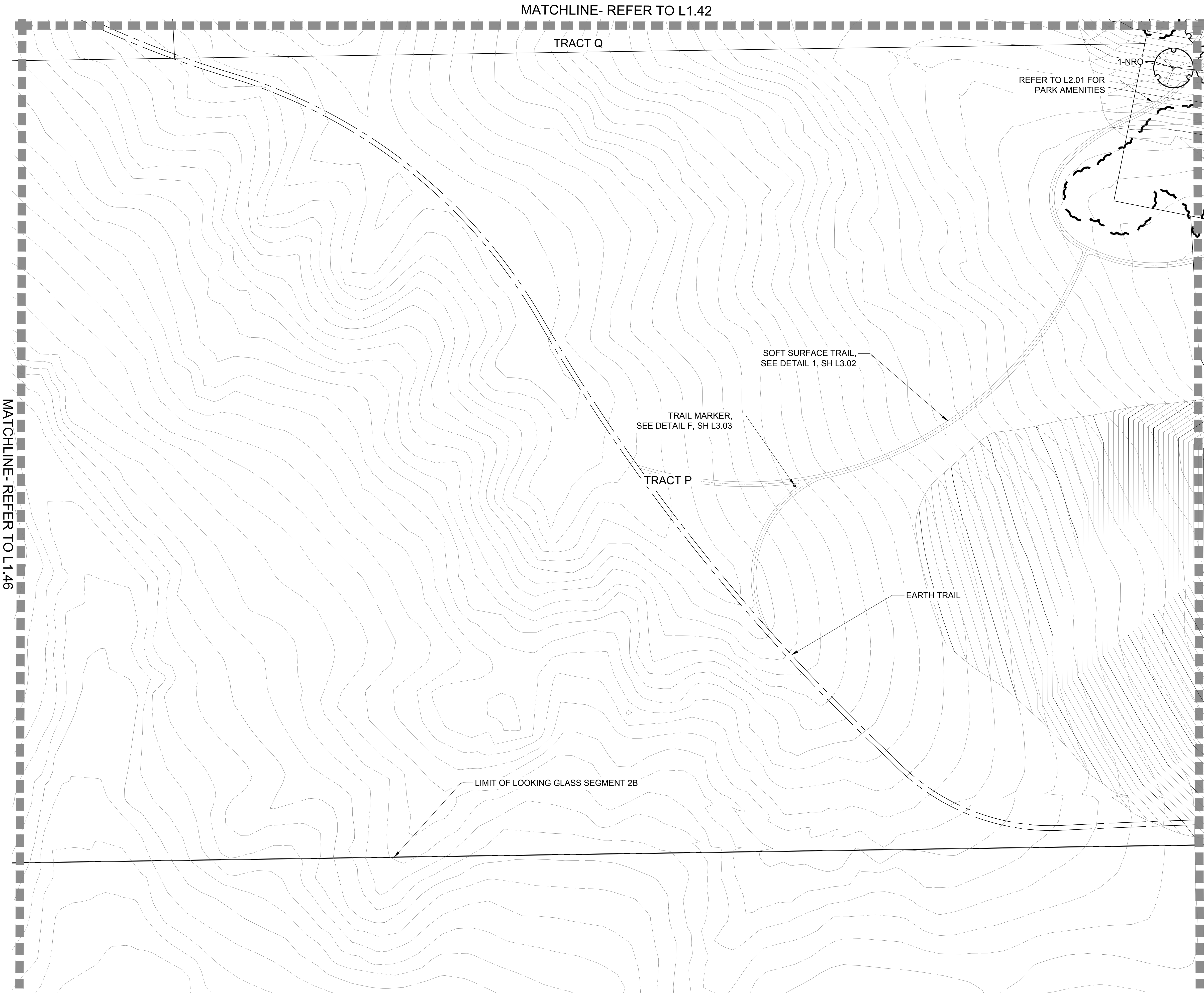
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Denver, CO 80202
303.446.2368



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

Landscape Plan
L1.46



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		

Key map showing sheet locations L1.01 through L1.52. Sheet L1.47 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
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 - OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
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 - RIGHT-OF -WAY

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

North arrow pointing up.

Scale bar: 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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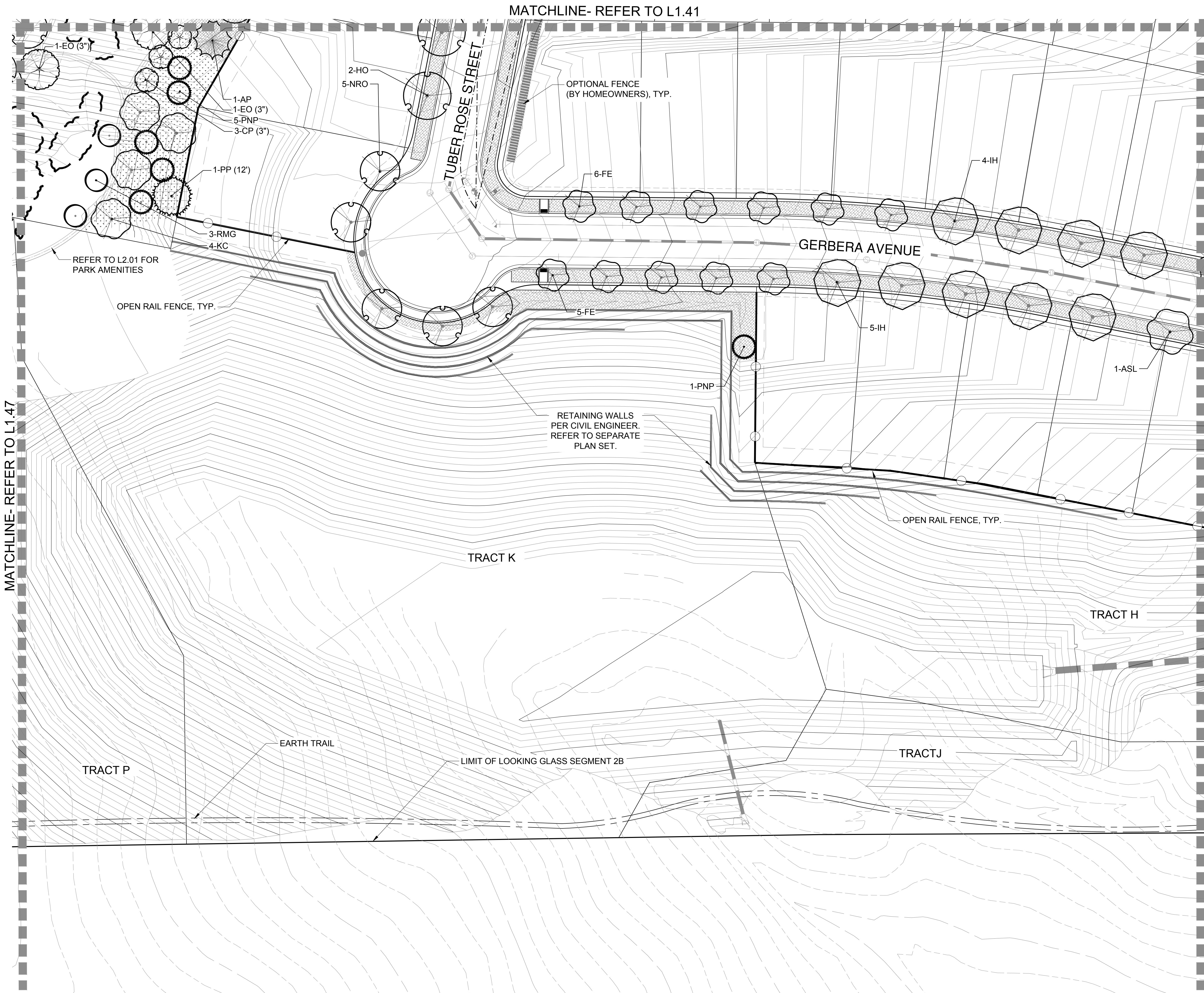
Civil Engineer
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CADD FILE: -

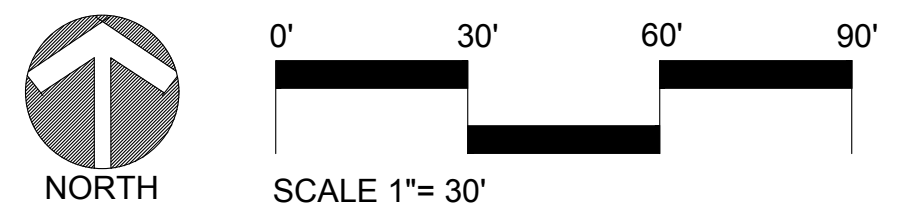


L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	L1.48	L1.49
				L1.50
				L1.51
				L1.52

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

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



LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
SEGMENT 2B DEVELOPMENT
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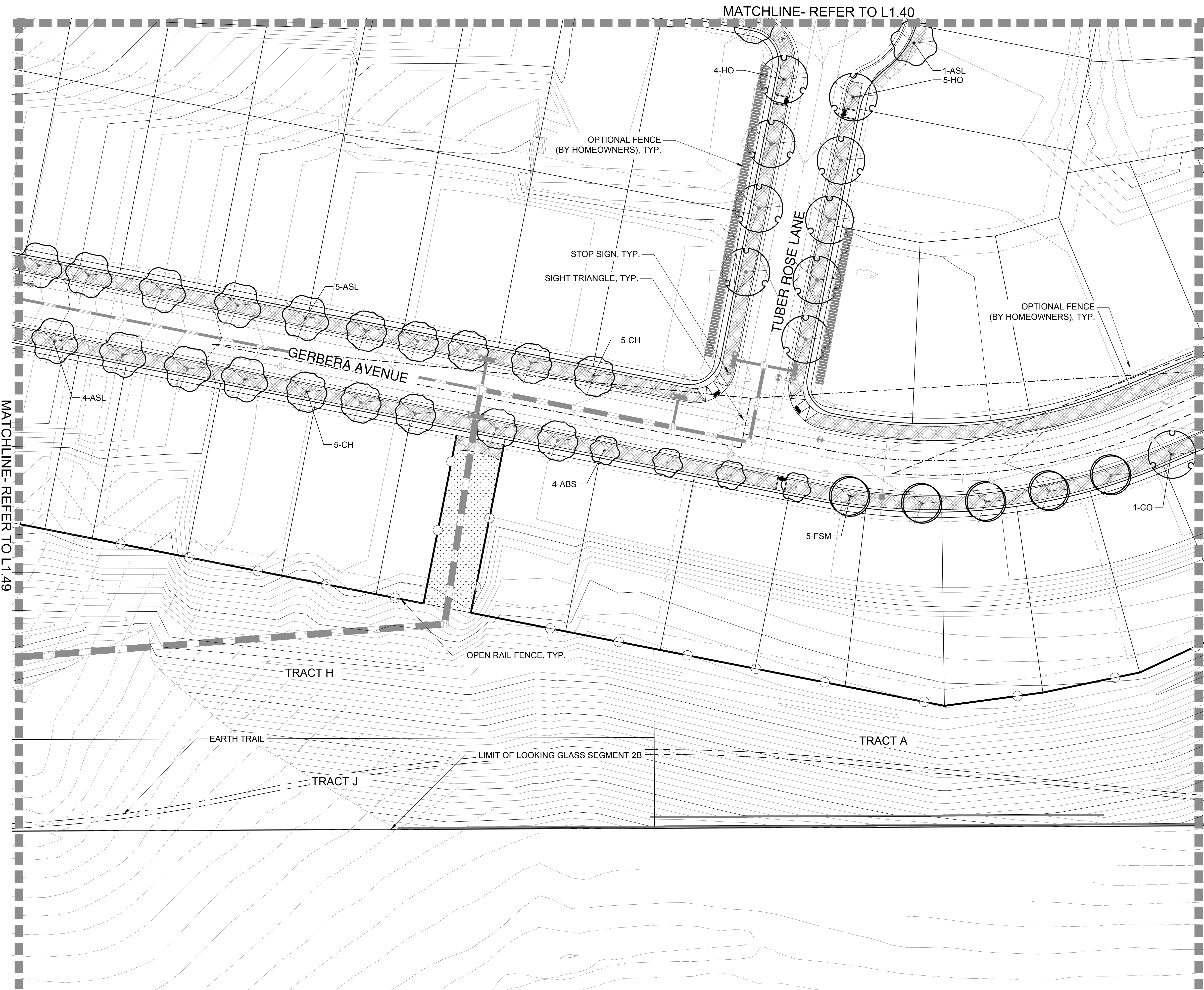


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303.446.2368



DATE: 2023-09-05
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Landscape Plan
L1.48



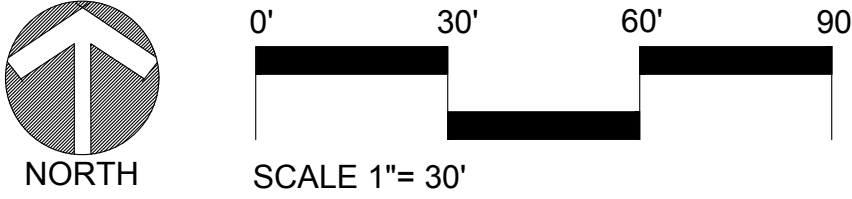
Looking Glass Segment 2B Filing Key Map

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

Key Map showing project location with labels: 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. A red box highlights the area around L1.40-L1.49.

- LEGEND**
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 - 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
 - PRIVACY 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
Dream Finders Homes
Matt Childers
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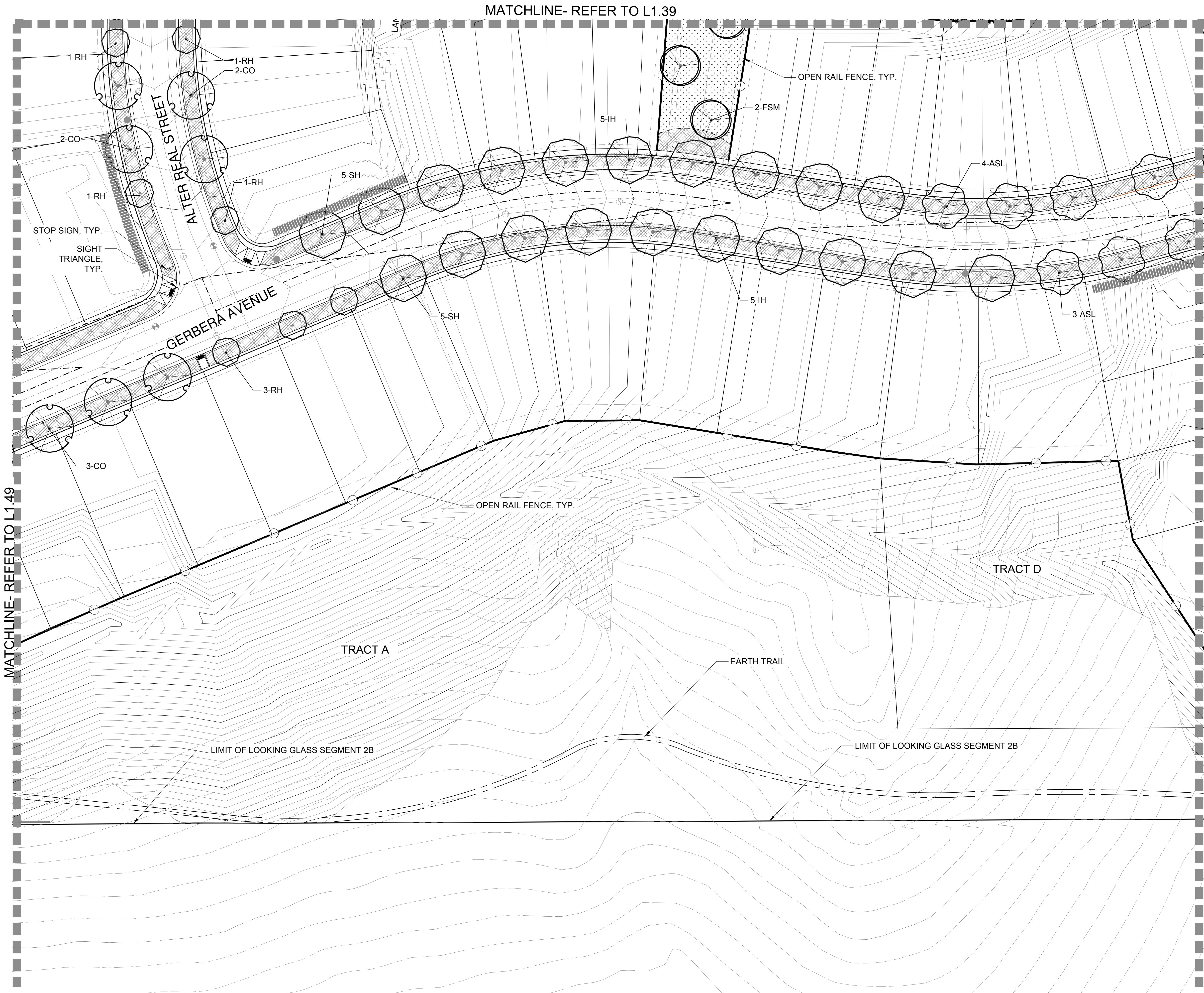
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L1.01	L1.02	L1.03	L1.04	L1.05
L1.11	L1.10	L1.09	L1.08	L1.07
L1.12	L1.13	L1.14	L1.15	L1.16
L1.21	L1.20	L1.19	L1.18	L1.17
L1.22	L1.23	L1.24	L1.25	
L1.29	L1.28	L1.27	L1.26	
L1.30	L1.31	L1.32	L1.33	L1.34
L1.44	L1.43	L1.42	L1.41	L1.40
L1.45	L1.46	L1.47	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
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TRIANGLE
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LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
SEGMENT 2B DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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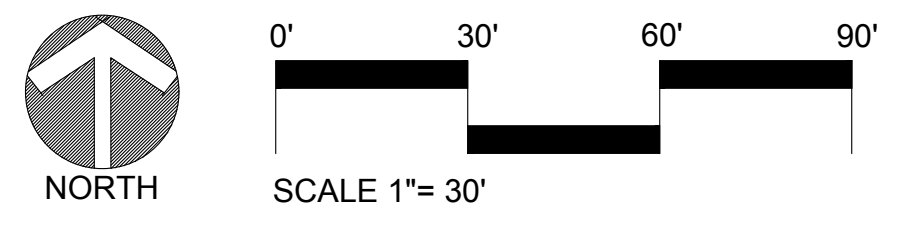
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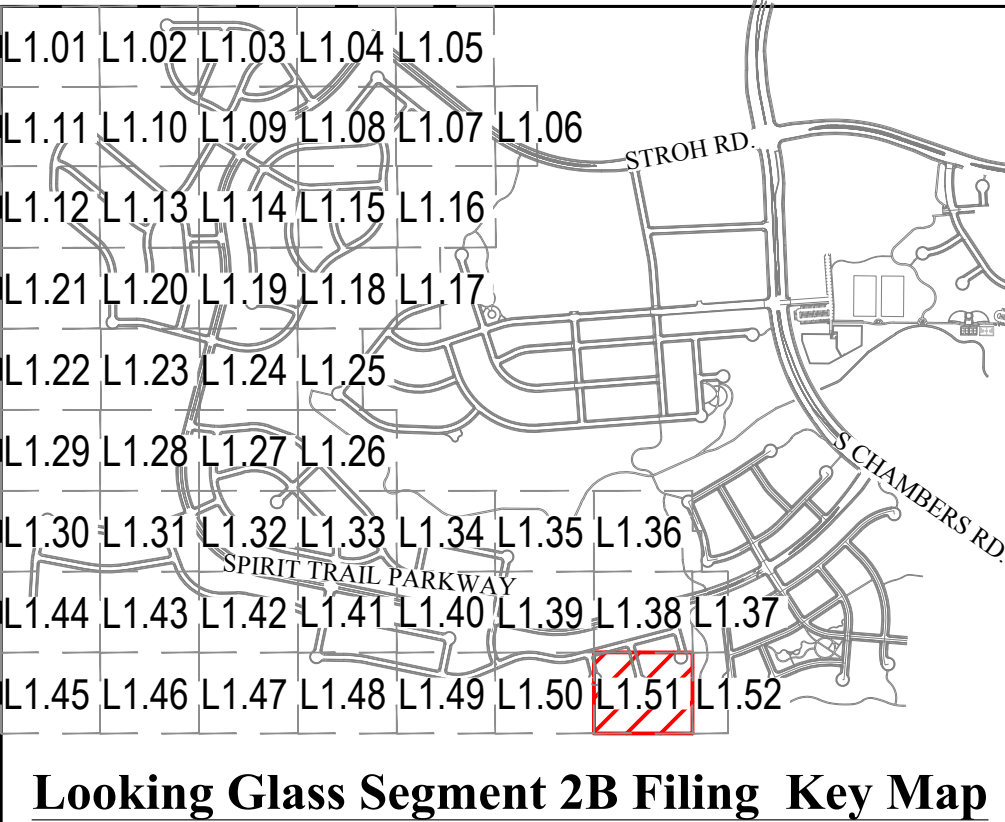
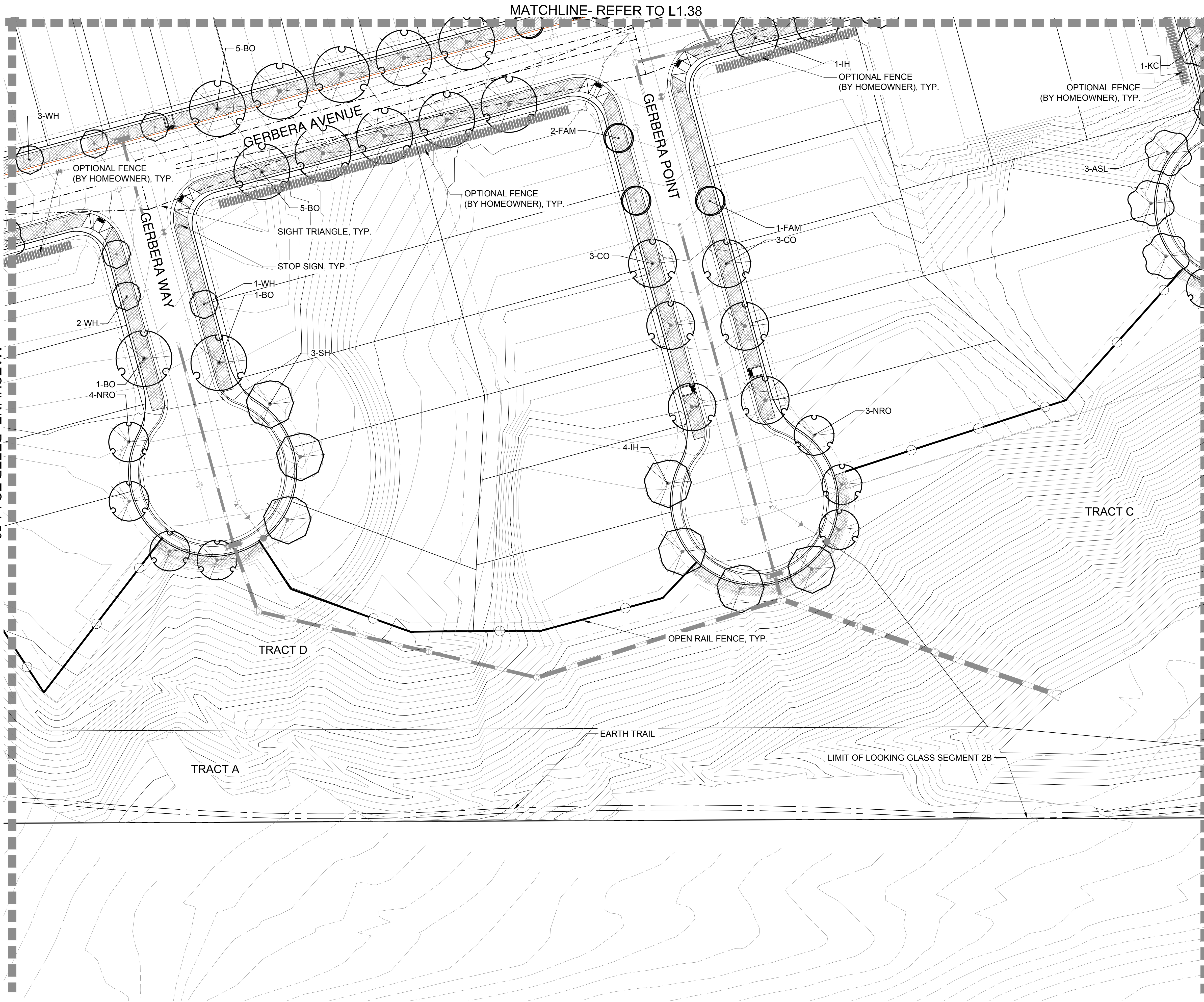


DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.50

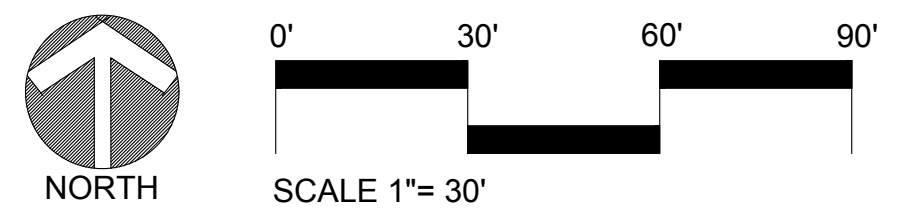
LANDSCAPE ENLARGEMENT PLAN- C
SCALE: 1"= 30'-0"





- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
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TRIANGLE
 - RIGHT-OF -WAY

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



LOOKING GLASS SEGMENT 2B
PARKER, COLORADO
**SEGMENT 2B DEVELOPMENT
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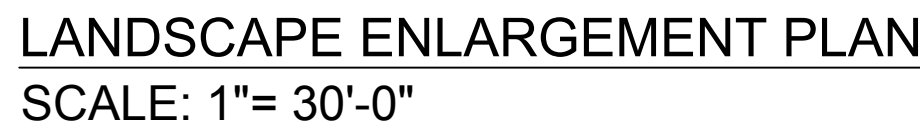


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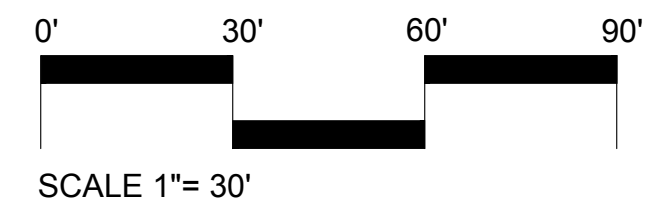


DATE: 2023-09-05
JOB NO: 1431-10
DRAWN BY: -SA/MK/AKH
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.51



Landscape Plan
L1.52





A SPINNER PLATE
MANUFACTURER: KOMPAN
MODEL: ROBINIA NRO110



B DAISY SWING
MANUFACTURER: KOMPAN
MODEL: ROBINIA NRO616



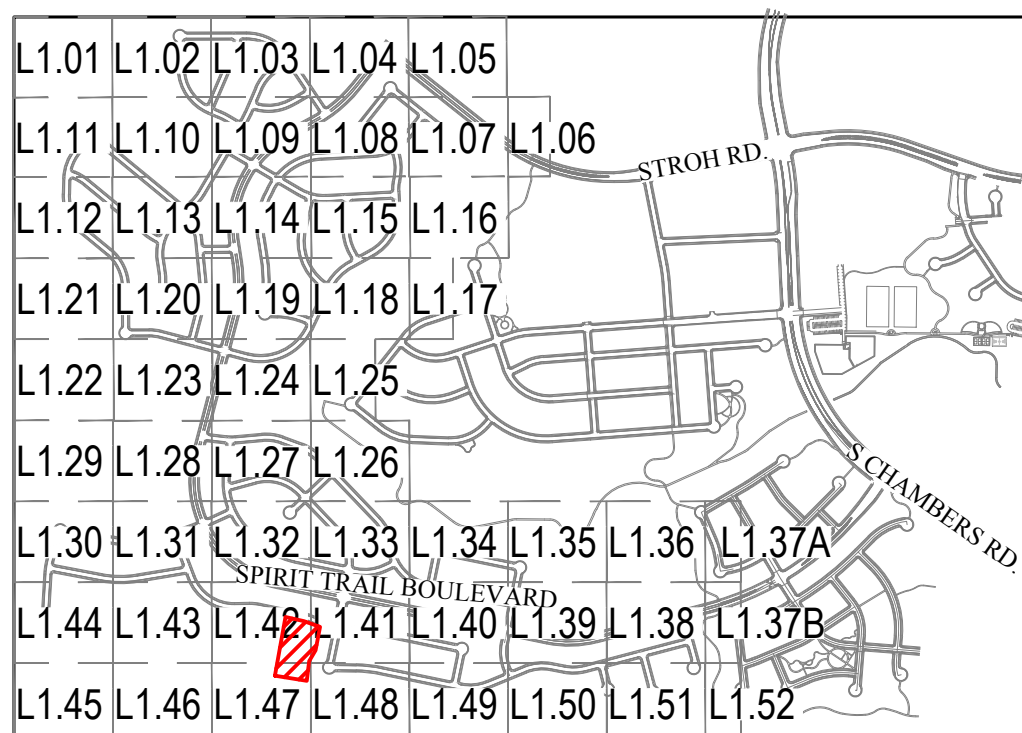
C WOBBLE BRIDGE
MANUFACTURER: KOMPAN
MODEL: ROBINIA NRO810



D HAMMOCK
MANUFACTURER: KOMPAN
MODEL: ROBINIA NRO815



E BEE SPRING RIDER
MANUFACTURER: KOMPAN
MODEL: ROBINIA NRO815

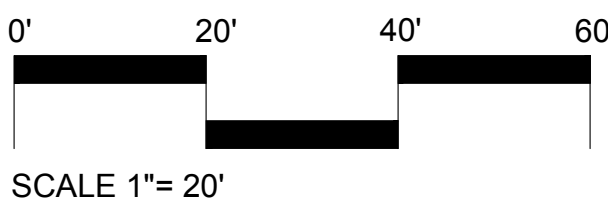


LEGEND

- 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)
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- NATIVE SEED
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- 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 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	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 Section 13.07.140A	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
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Matt Childers
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DREAM FINDERS HOMES

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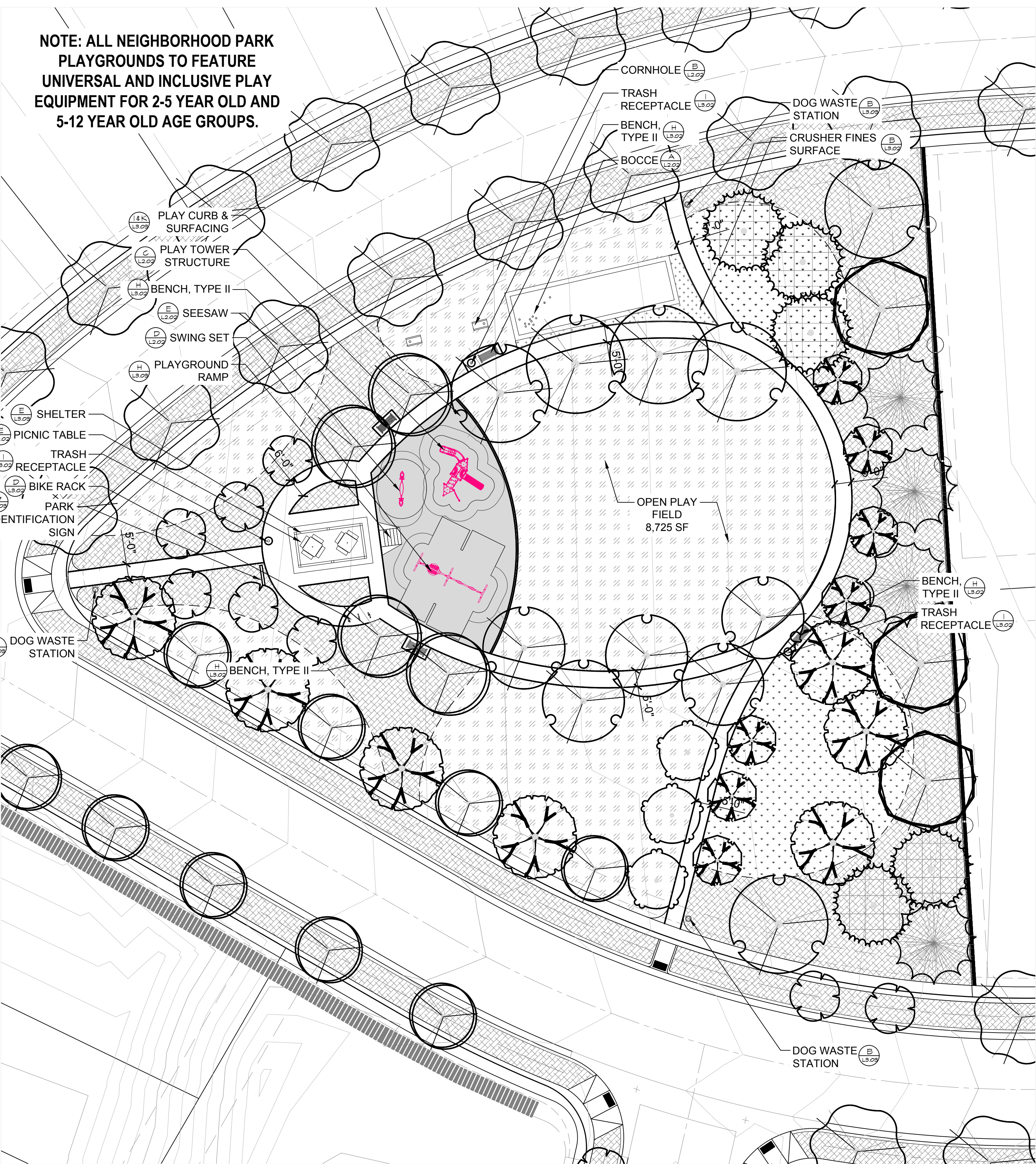
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



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 BOCCCE
CONSTRUCTION DETAILS TO BE SHOWN AT TIME OF FINAL PLAT



B CORNHOLE (BAG TOSS)
CONSTRUCTION DETAILS TO BE SHOWN AT TIME OF FINAL PLAT



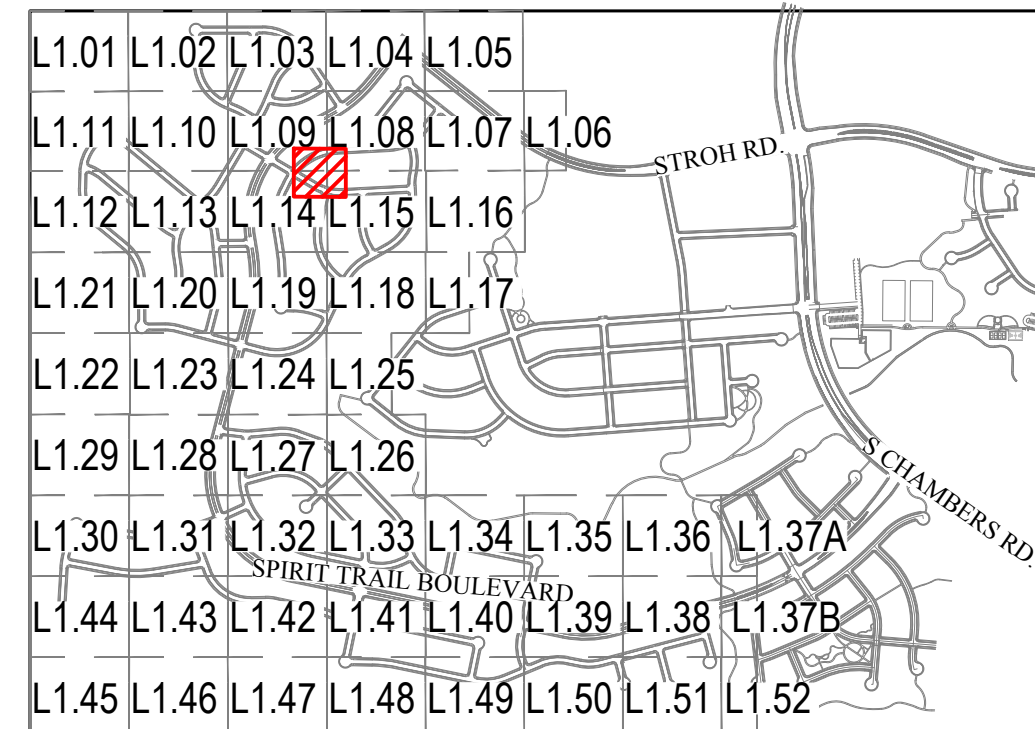
C PLAY TOWER STRUCTURE
MANUFACTURER: KOMPAN
MODEL: PCM114231



D SWING SET
MANUFACTURER: KOMPAN
MODEL: KSW92011



E SEESAW
MANUFACTURER: KOMPAN
MODEL: ELE400022

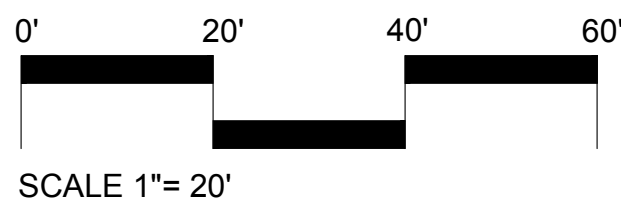


Looking Glass Segment 2B Filing Key Map

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
- 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



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

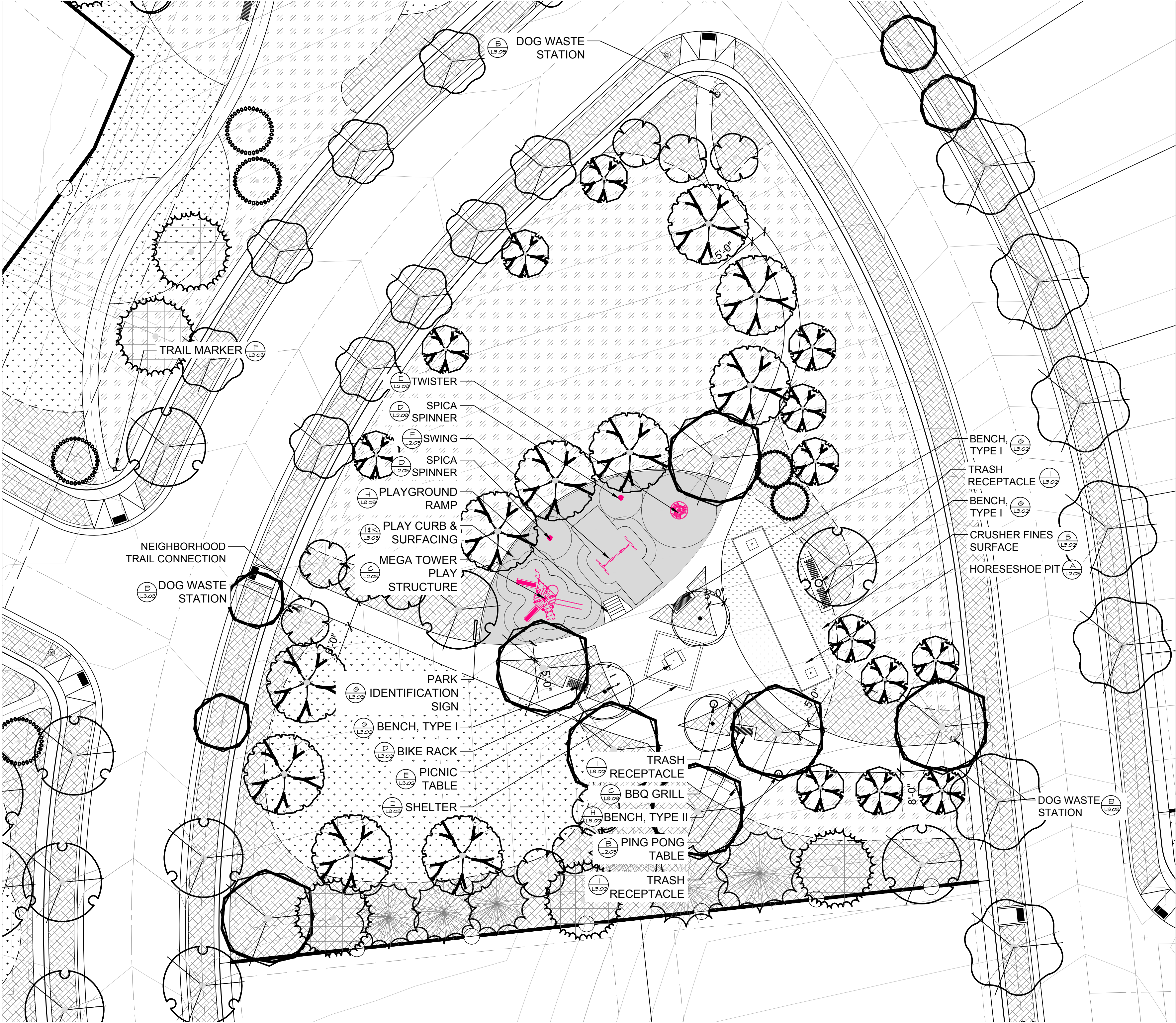


DATE: 9-5-2023
JOB NO: 1431-10
DRAWN BY: -SA/MK/AS/AG
APPROVED: -KH
CADD FILE: -

PARK AMENITY PLAN
L2.02

Neighborhood Park Requirements:		TRACT Y (1.06 acres)
#	Requirements	Section 13.07.140(c)10
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



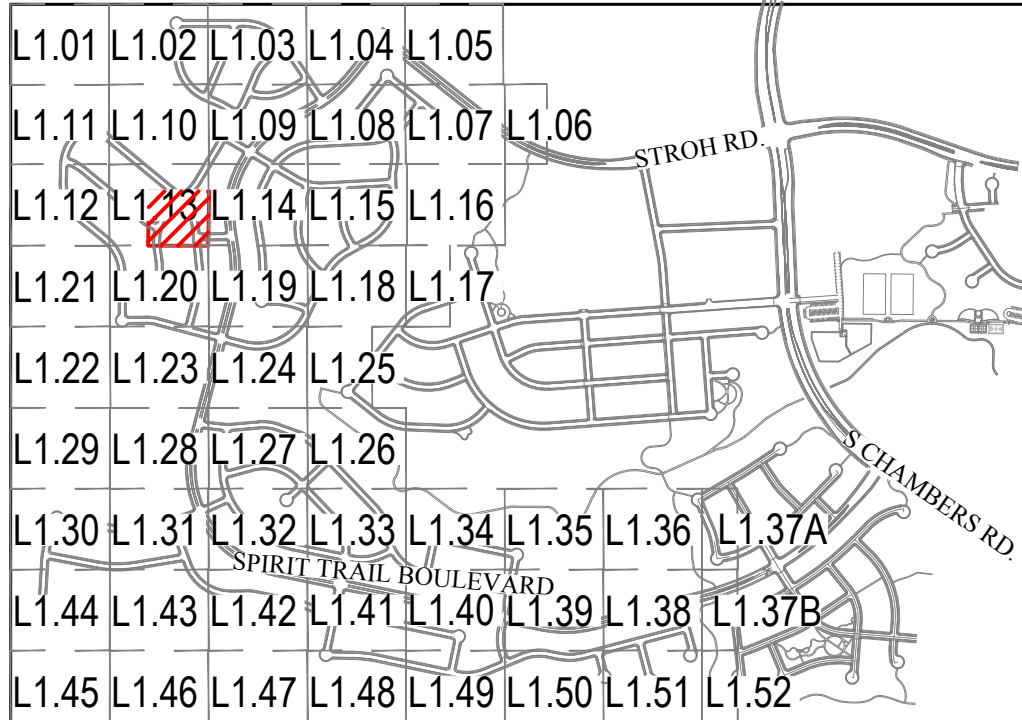
D SPICA 1 SPINNER
MANUFACTURER: KOMPAN
MODEL: GXY8014



E TWISTER
MANUFACTURER: KOMPAN
MODEL: COR20330

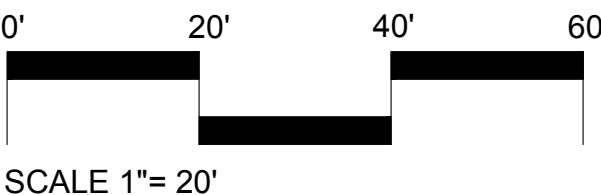


F SWING SET
MANUFACTURER: KOMPAN
MODEL: KSW92003



- 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
 - 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

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
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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

L2.03

COMMUNITY PARK PLAY AMENITIES - CONCEPTUAL IMAGERY



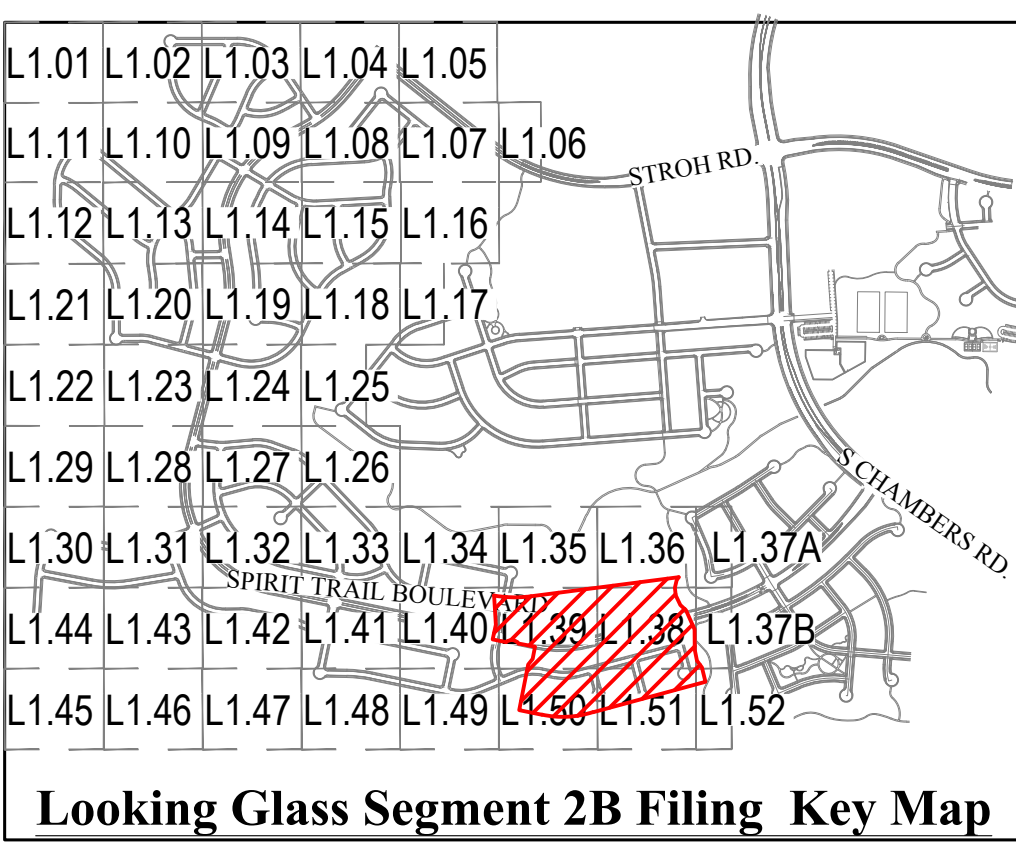
Zipline



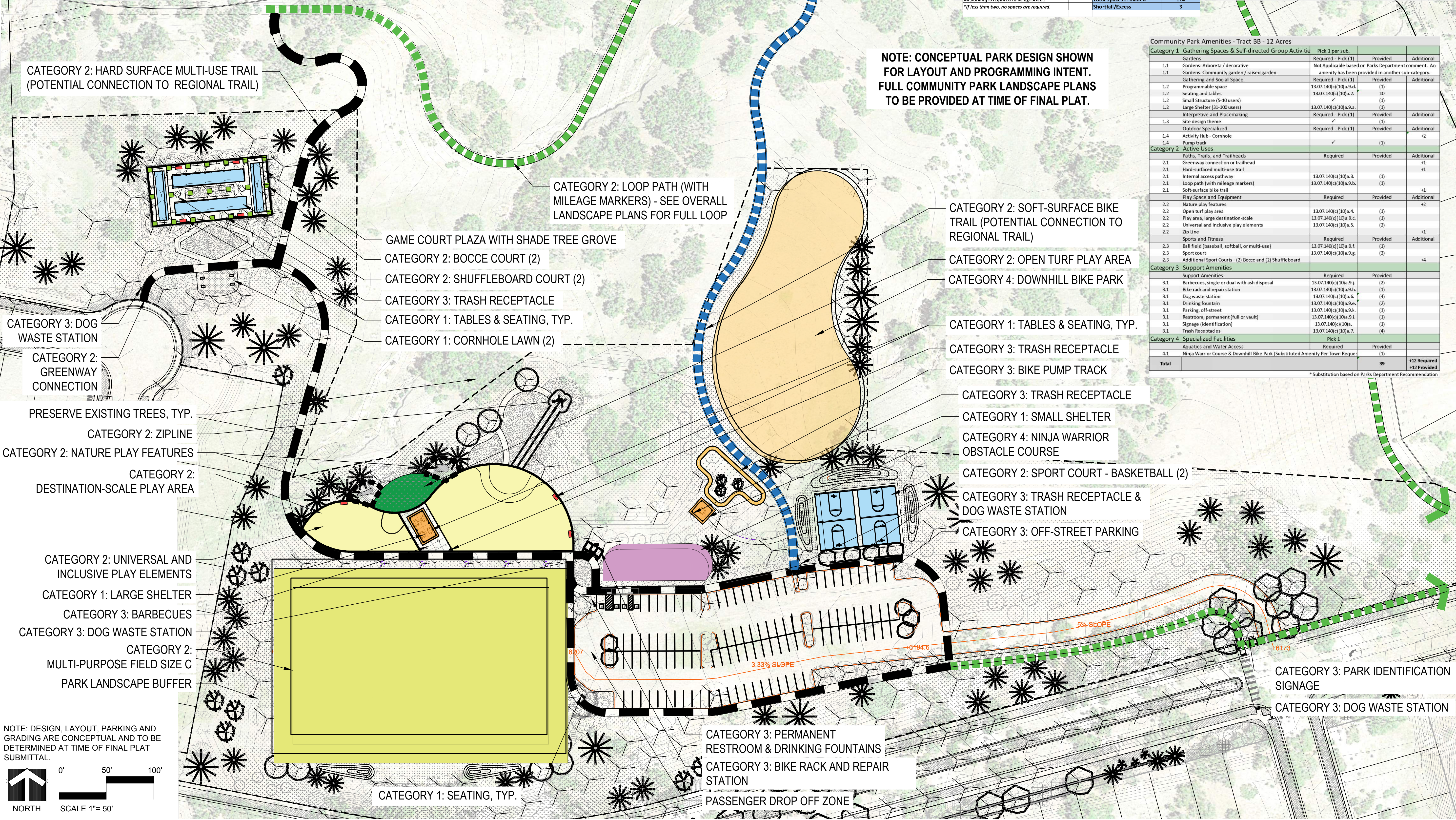
Ninja Course

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 receptacles (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	✓	Basketball	
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		3 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		



NOTE: CONCEPTUAL PARK DESIGN SHOWN FOR LAYOUT AND PROGRAMMING INTENT. FULL COMMUNITY PARK LANDSCAPE PLANS TO BE PROVIDED AT TIME OF FINAL PLAT.

Community Park Amenities - Tract BB - 12 Acres			
Category 1 Gathering Spaces & Self-directed Group Activities			
Gardens	Required - Pick (1)	Provided	Additional
1.1 Gardens: Arboreta / decorative	Not Applicable based on Parks Department comment. An amenity has been provided in another sub-category.		
1.1 Gardens: Community garden / raised garden	Required - Pick (1)	Provided	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.	30	
1.2 Small Structure (5-10 users)	13.07.140(c)(10)a.2.	(1)	
1.2 Large 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 Activity Hub - Comhole	✓	(1)	+2
1.4 Pump track	✓	(1)	
Category 2 Active Uses			
Paths, Trails, and Trailheads	Required	Provided	Additional
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			+1
Play Space and Equipment	Required	Provided	Additional
2.2 Nature play features	13.07.140(c)(10)a.4.	(1)	
2.2 Open turf play area	13.07.140(c)(10)a.9.c.	(1)	
2.2 Play area, large destination-scale	13.07.140(c)(10)a.5.	(2)	
2.2 Universal and inclusive play elements			+1
2.2 Zip Line			
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 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			
Support Amenities	Required	Provided	Additional
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.	(1)	
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.	(4)	
Category 4 Specialized Facilities			
Aquatics and Water Access	Required	Provided	Additional
4.1 Ninja Warrior Course & Downhill Bike Park (Substituted Amenity Per Town Request)		(1)	+12 Required
Total		39	+12 Provided

* Substitution based on Parks Department Recommendation

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

Owner/Developer
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DATE: 9-5-2023
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DRAWN BY: -SA/MK/AS/AG
APPROVED: -KH
CADD FILE: -

PARK AMENITY PLAN

L2.04

COMMUNITY PARK - TRACT BB - DIAGRAMMATIC PROGRAMMING

SCALE: 1"=100'

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

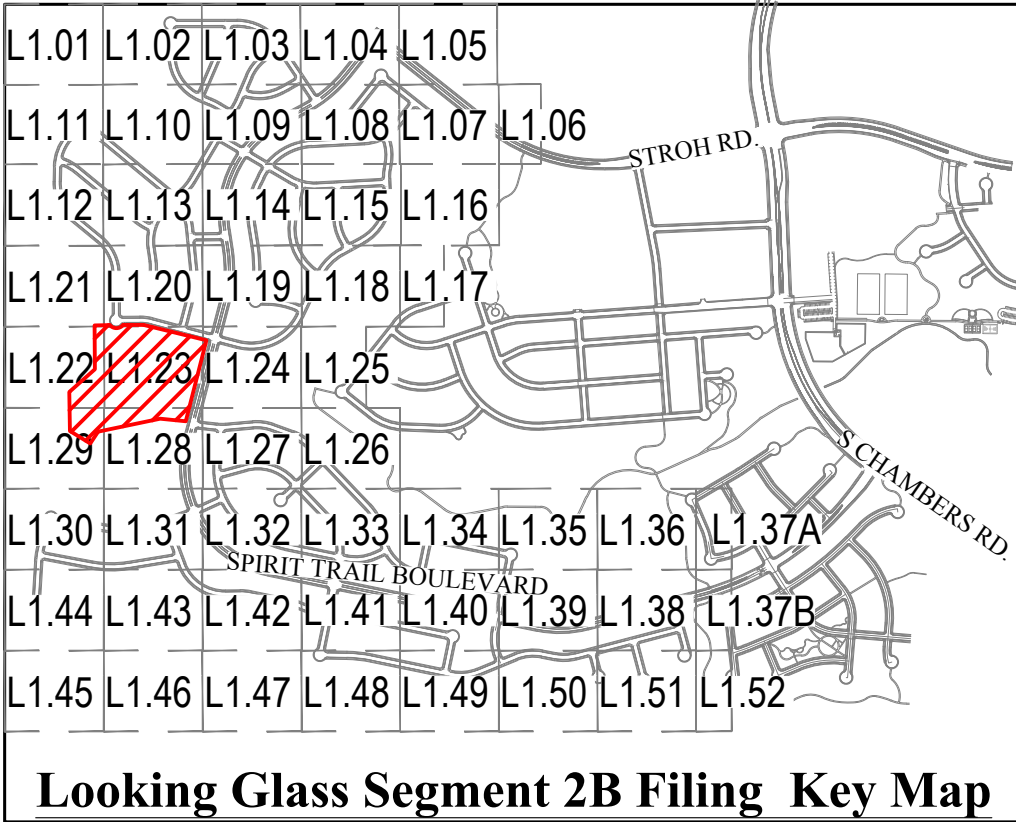


Climbing Spire

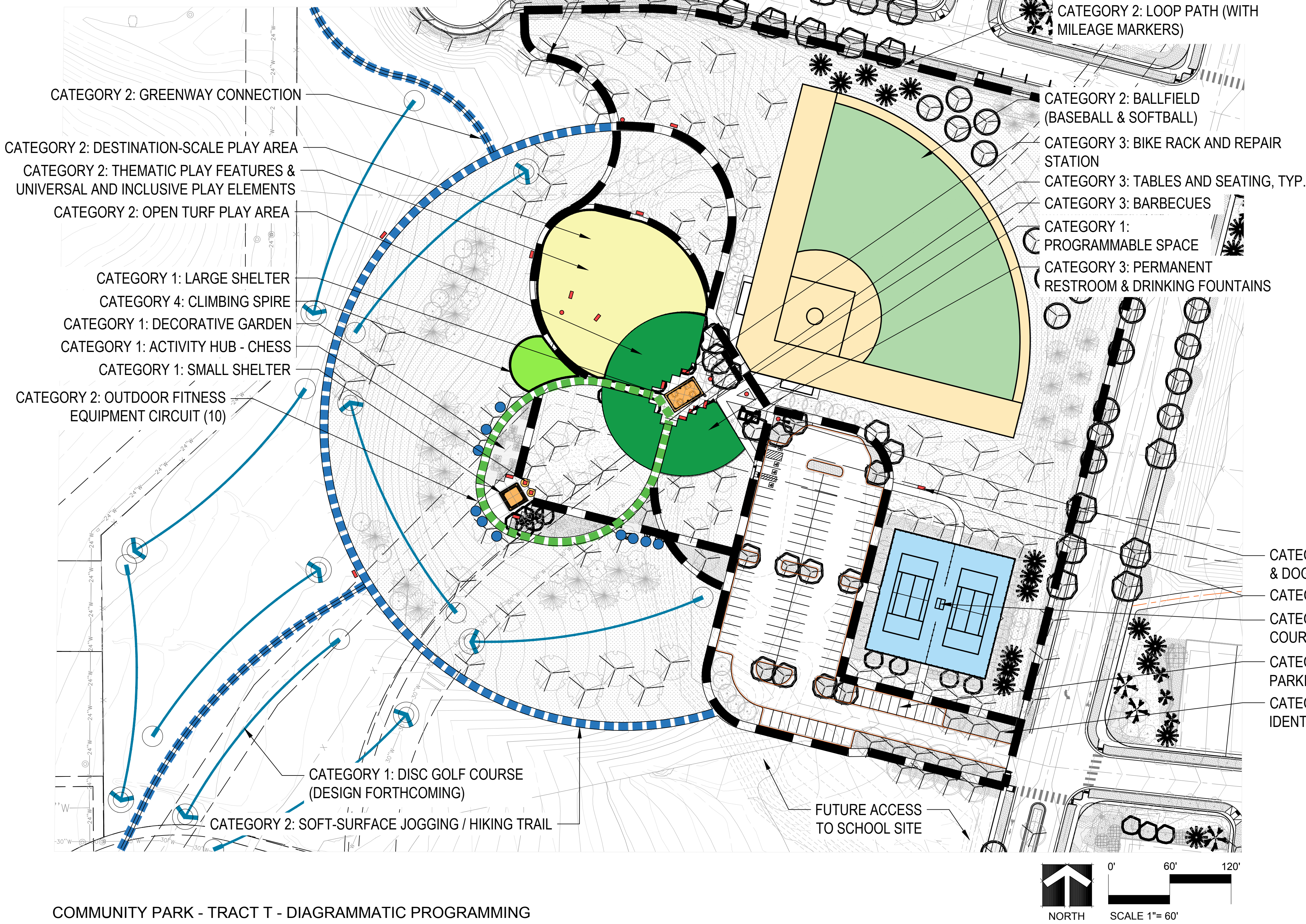


Hillside Embankment Slide

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.	
1.1 Gardens: Arboreta / decorative	Required - Pick (1)	Provided (1)	Additional
1.1 Gardens: Community garden / raised garden			
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:		Tract T (14.9 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 community-serving parks shall provide:			
9a)	Large Shelter (31-100 users)		✓ ✓
9b)	Loop path with mileage markers		✓ ✓
9c)	Large Destination Play Area		✓ ✓
9d)	Programmable 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		✓ ✓

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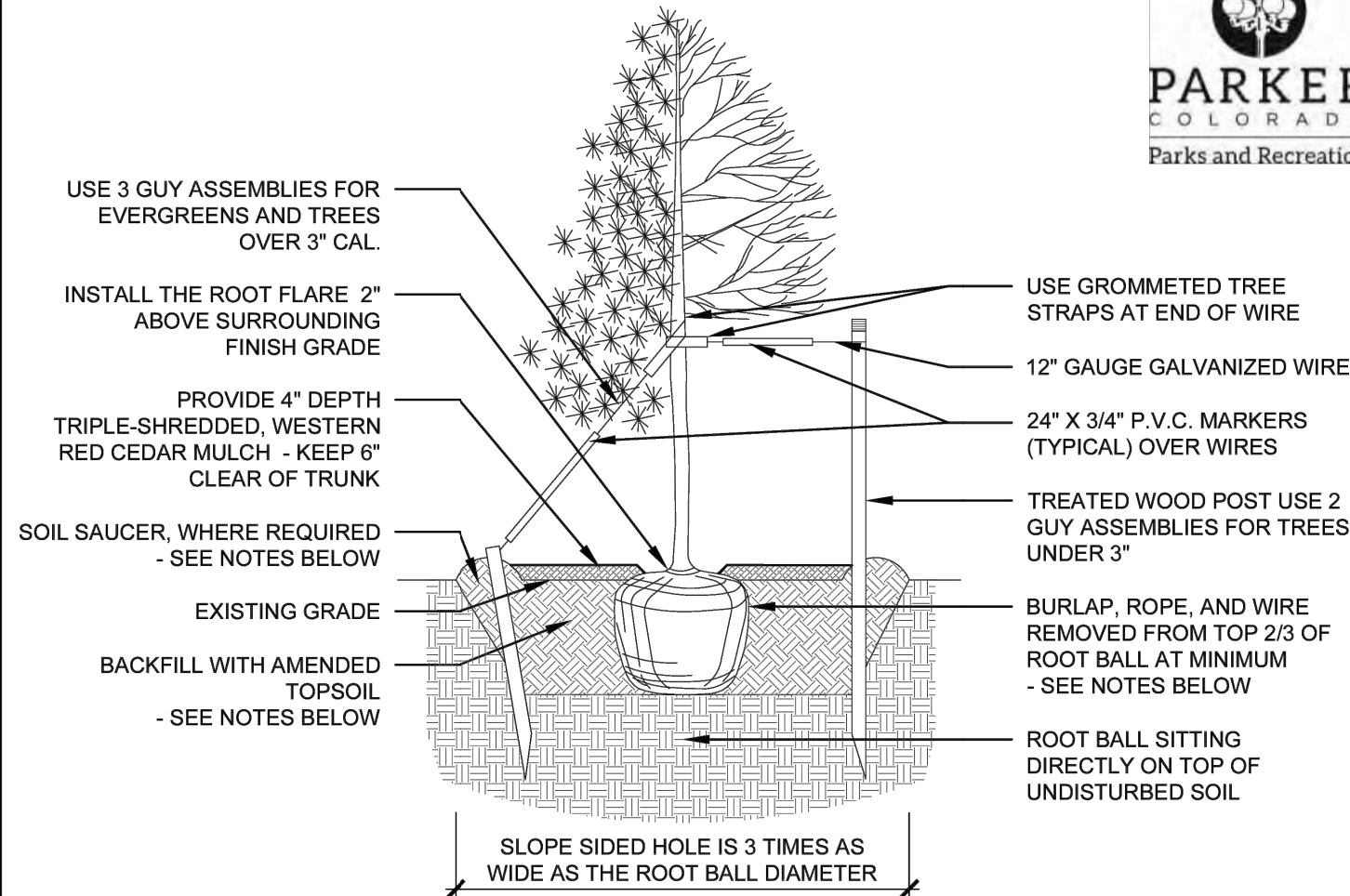


DATE: 9-5-2023
JOB NO: 1431-10
DRAWN BY: -SA/MK/AS/AG
APPROVED: -KH
CADD FILE: -

PARK AMENITY PLAN

L2.05

TOWN OF PARKER STANDARD DETAILS



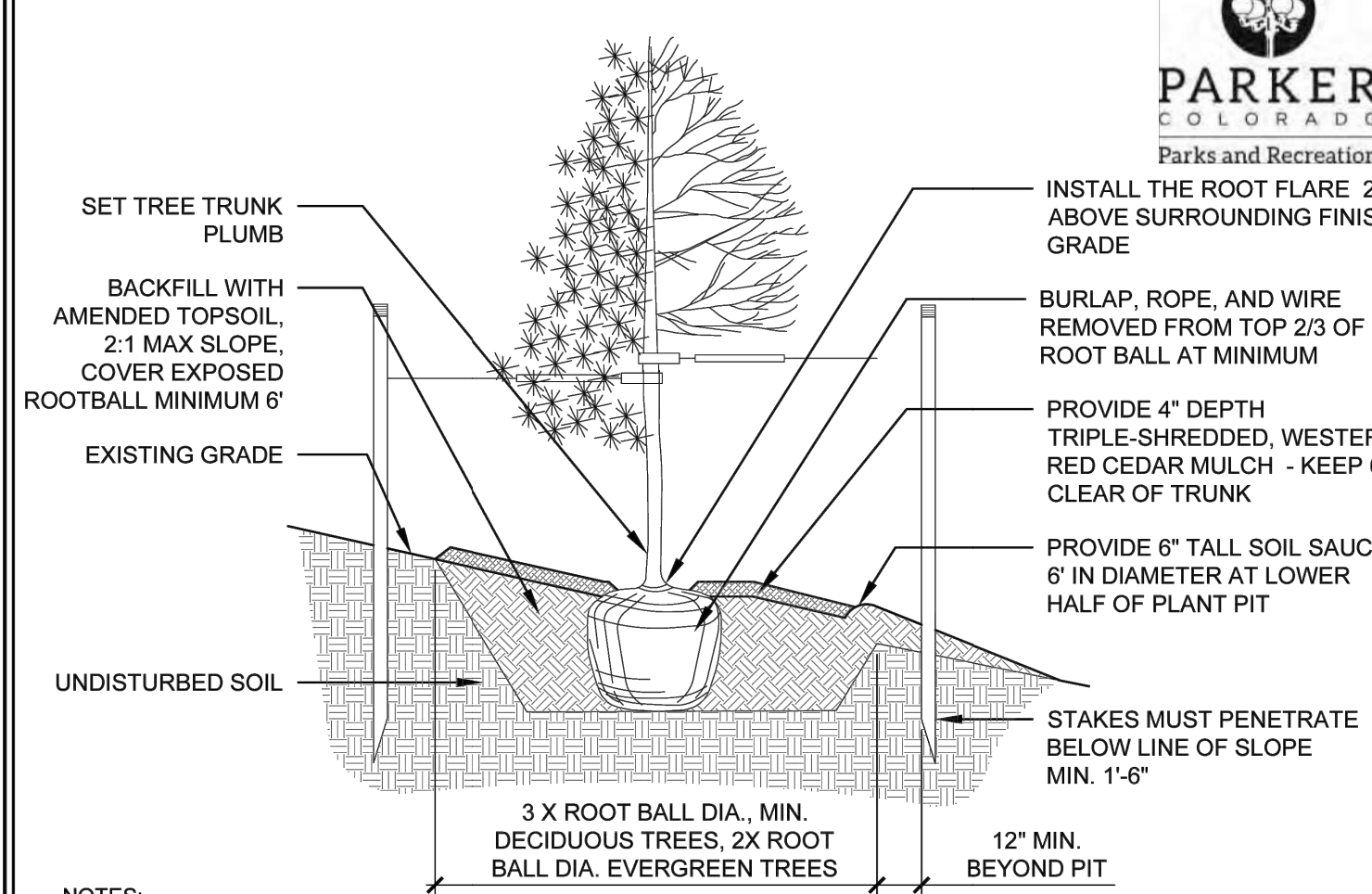
- NOTES:**
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES, MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING 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\"/>

DATE: FEB. 2023 | DETAIL SD-3

TOWN OF PARKER STANDARD DETAILS



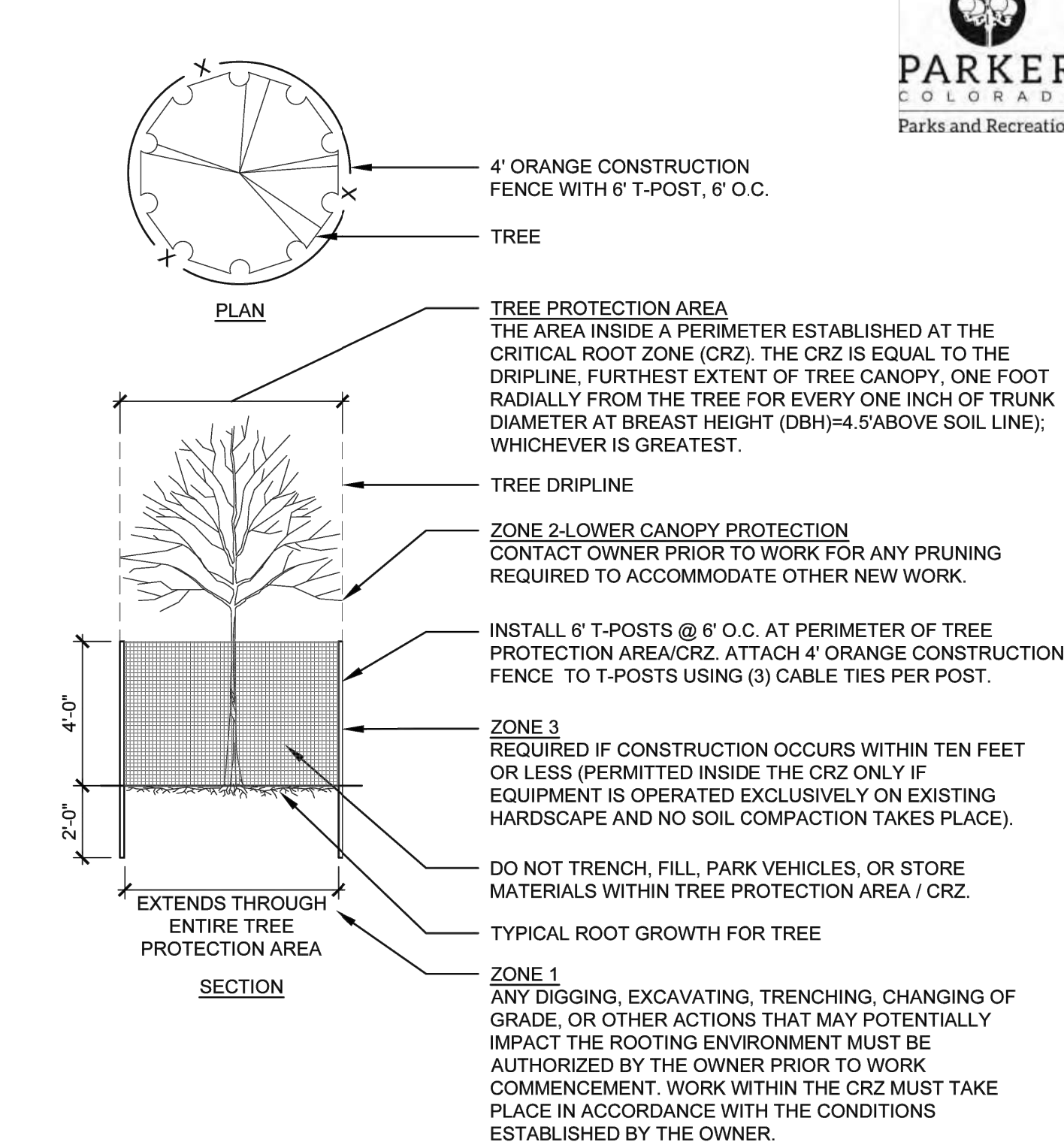
- NOTES:**
- THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES 4:1 OF GREATER.
 - EXCAVATE PLANTING HOLES WITH SLOPING SIDES, MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP OF THE ROOT BALL TO ALLOW FOR SETTLING. 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\"/>

DATE: MARCH 2023 | DETAIL SD-4

TOWN OF PARKER STANDARD DETAILS

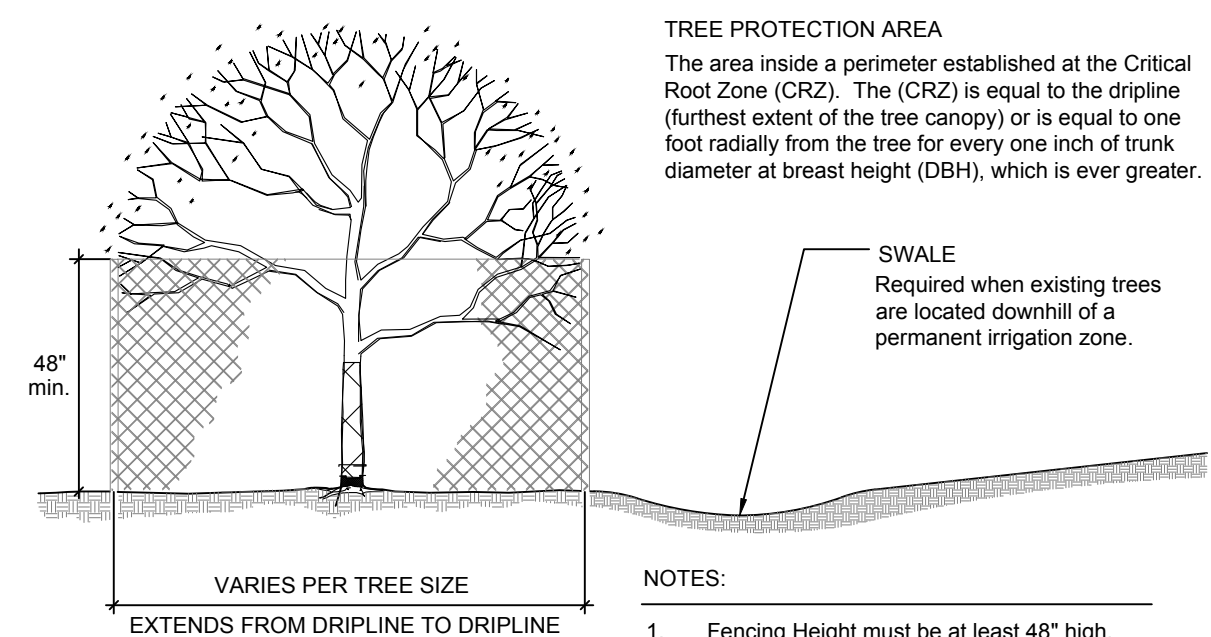


- NOTES:**
- FENCING HEIGHT MUST BE A MINIMUM OF 48\"/>

C TREE PROTECTION FENCING

1/4\"/>

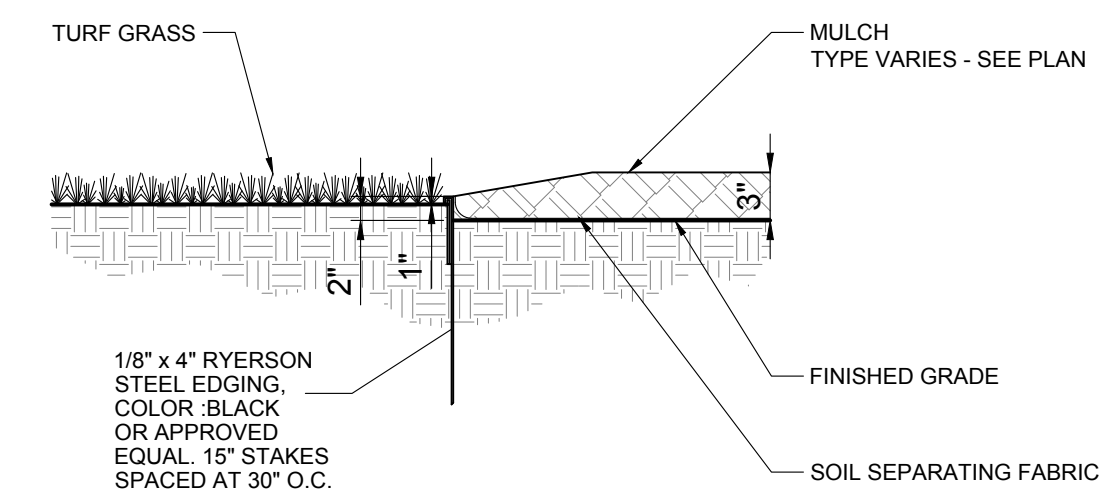
DATE: MARCH 2023 | DETAIL SD-1



- NOTES:**
- Fencing Height must be at least 48\"/>

D TREE PROTECTION SWALE

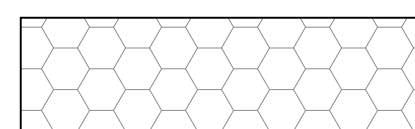
SCALE: NTS



- NOTES:**
- FINISHED GRADE FOR SOD TO BE 1/2\"/>

H LANDSCAPE EDGER

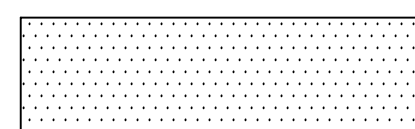
SCALE: 1\"/>



2\"/>



2\"/>



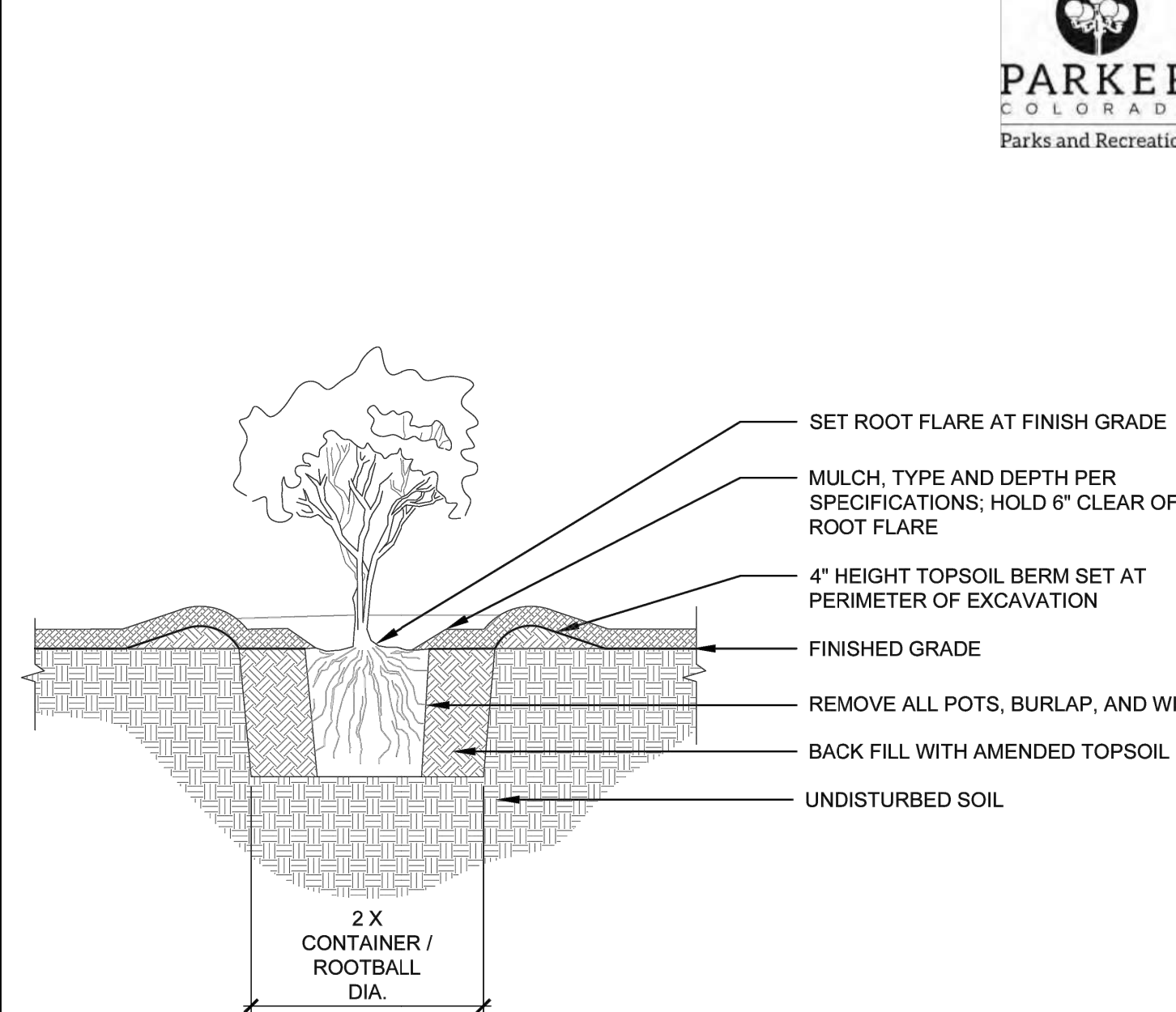
SHREDDED CEDAR MULCH

I MULCH SPECIFICATIONS

NOT TO SCALE

NOTE: DESIGNS AND DETAILS ARE CONCEPTUAL AND TO BE DETERMINED AT FINAL PLAT.

TOWN OF PARKER STANDARD DETAILS



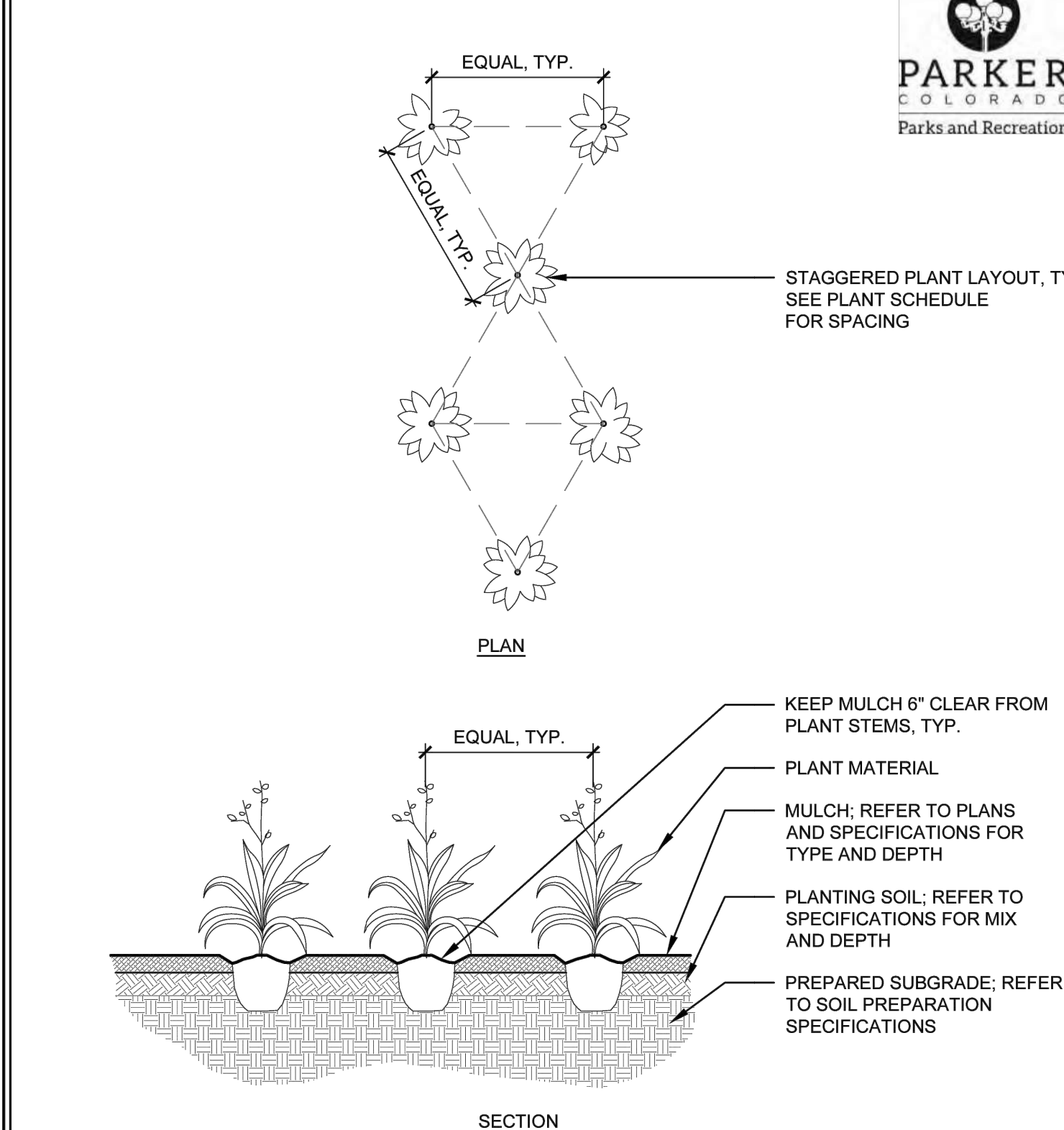
- NOTES:**
- PRUNE ALL DAMAGED, DISEASED OR WEAK LIMBS.
 - CLEANLY PRUNE ALL DAMAGED ROOT ENDS.
 - DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS.
 - DEEP WATER AFTER PLANTING.

E SHRUB PLANTING

1/2\"/>

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\"/>

DATE: MARCH 2023 | DETAIL SD-6

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



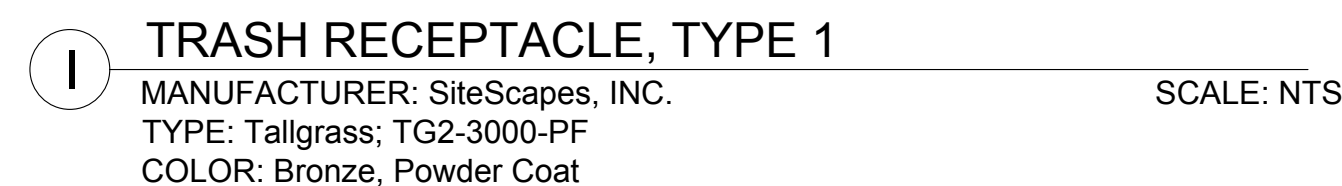
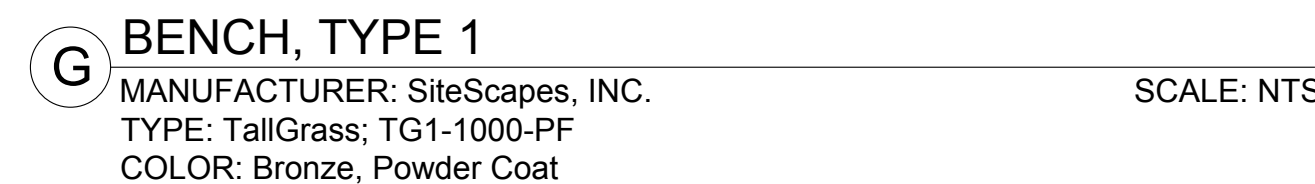
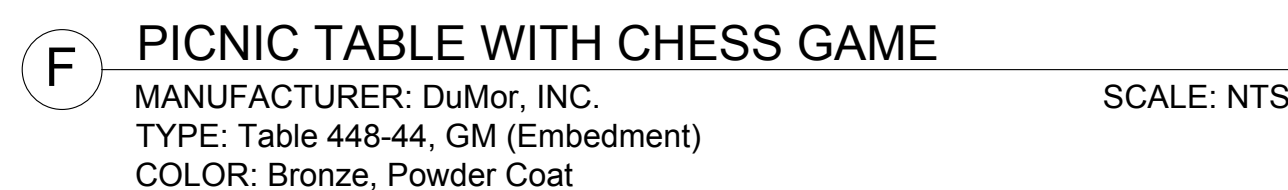
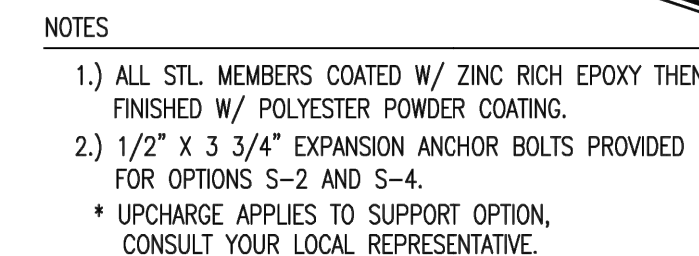
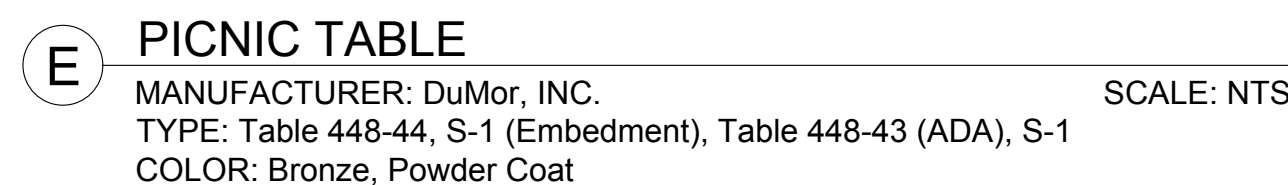
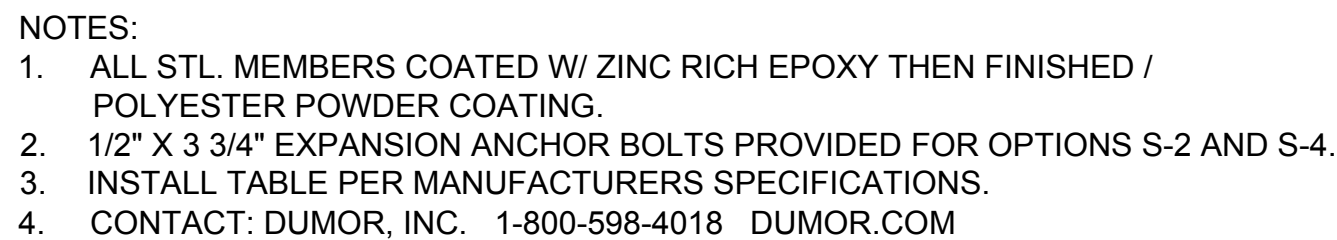
DATE: 9-5-2023
JOB NO: 1431-10
DRAWN BY: -SA/MK/AS/AG
APPROVED: -KH
CADD FILE: -

PARK AMENITY PLAN

L3.01



-



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



DREAM FINDERS HOMES



henry
design
group

PARK AMENITY PLAN

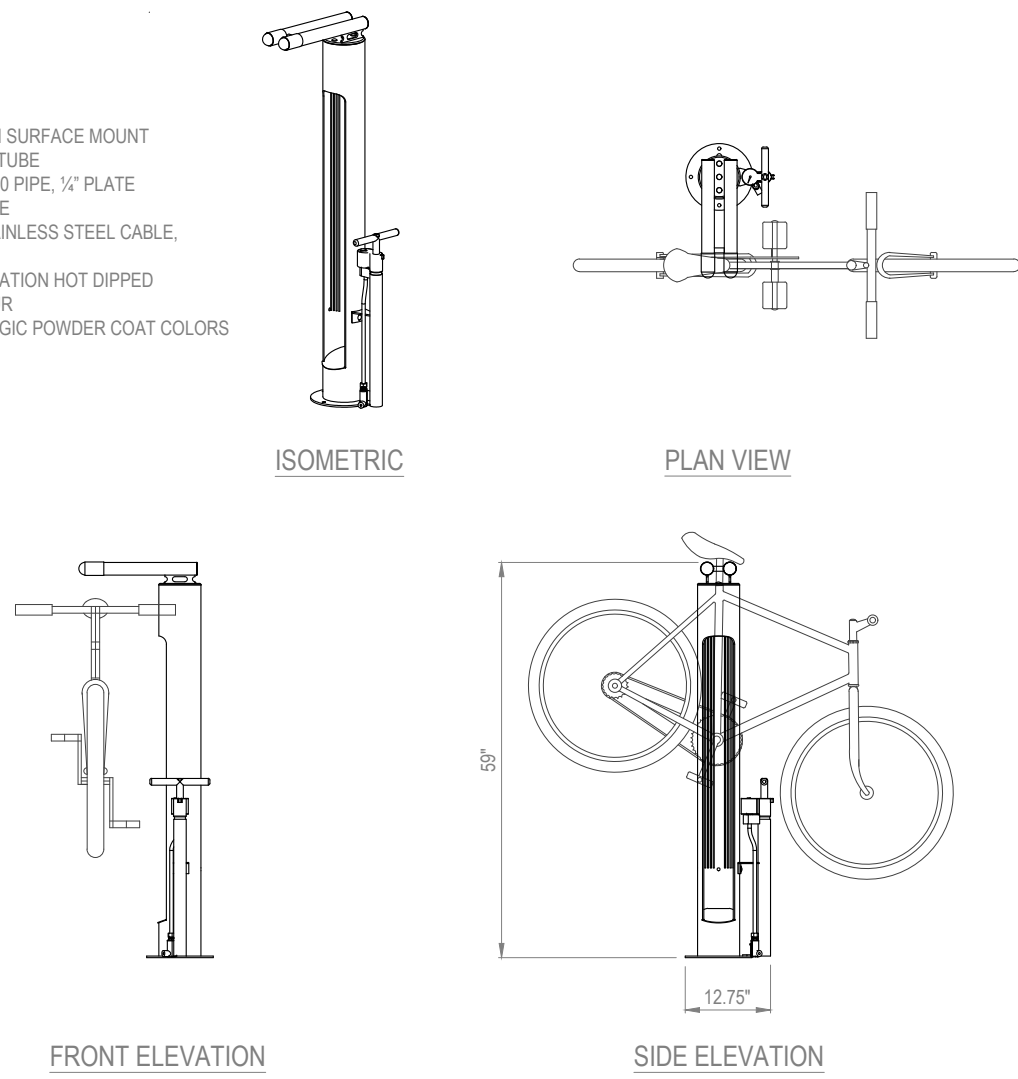
PARK AMENITY PLAN

1999

L3.02

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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 TGIC POWDER COAT COLORS
ARE ALSO
AVAILABLE.

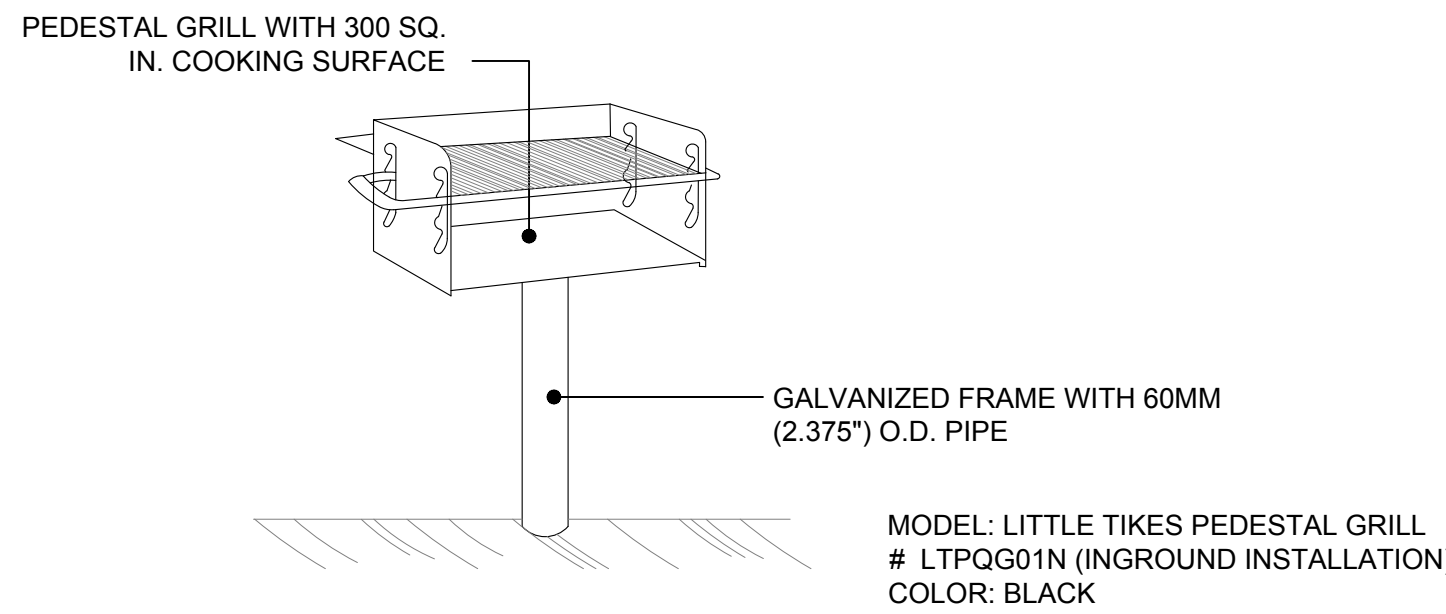


A BIKE FIX-IT STATION
MANUFACTURER: Dero, A Playcore Company
TYPE: Fix-it with attached Air Kit
COLOR: Iron Gray, Powder Coat
SCALE: NTS

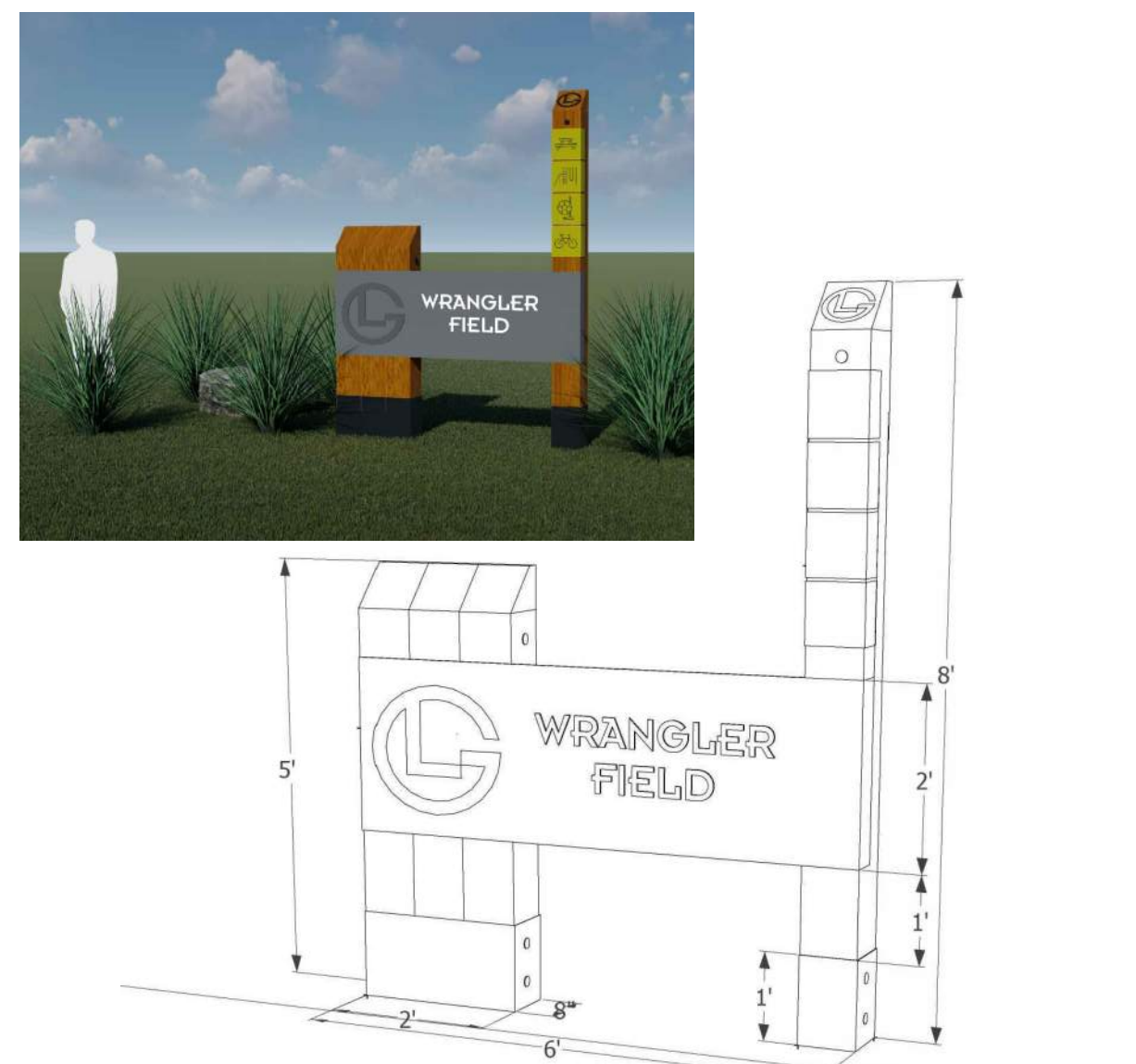
- Notes
- One Dog Waste ordinance sign (2 wood lags for install)
 - One Dog Bag Dispenser (SKU #E44) (<http://www.leisuremore.com>)
- Town of Parker Sticker (supplied by Town)
 - Master lock 0536 (supplied by Town)
 - Max height of bag opening ** (48")**
- One 22-gallon capacity waste receptacle Hunter 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)



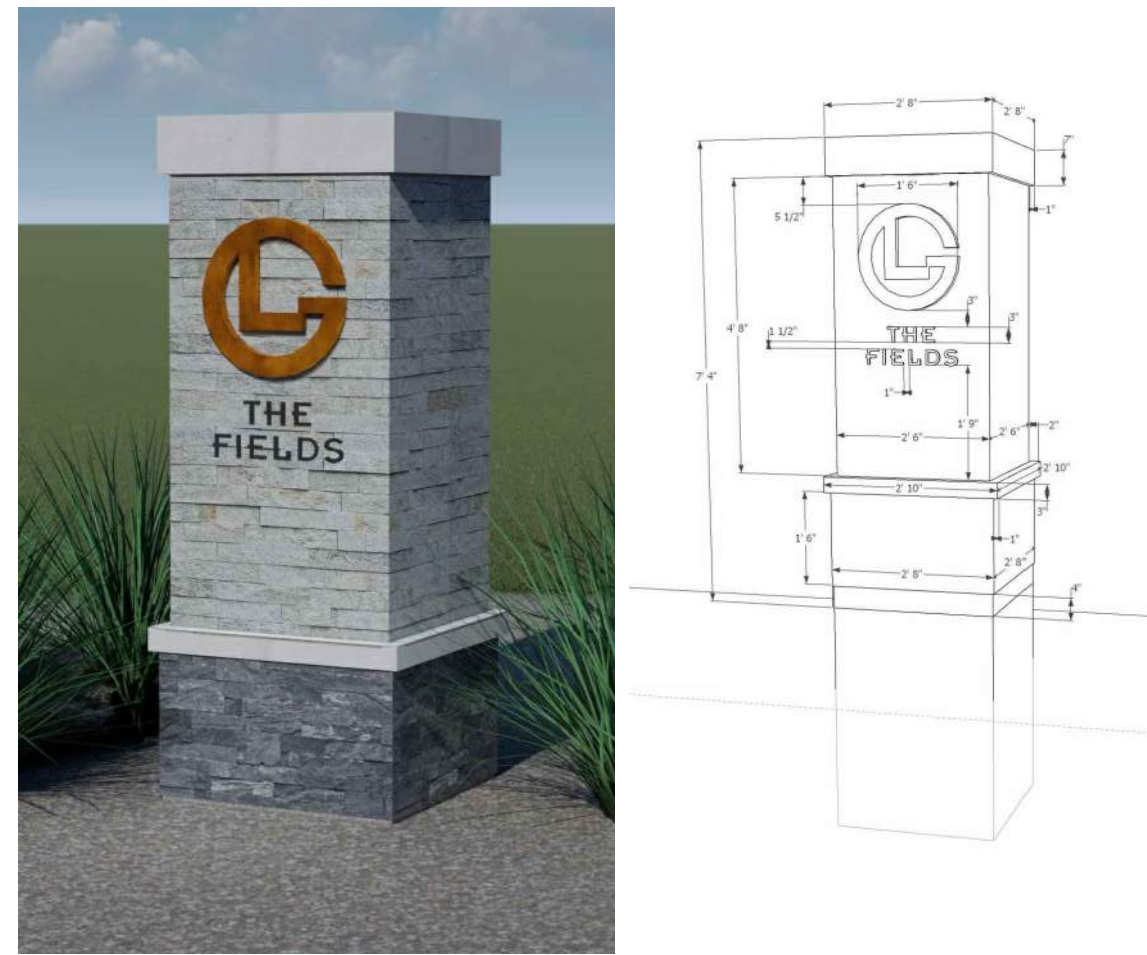
B DOG STATION



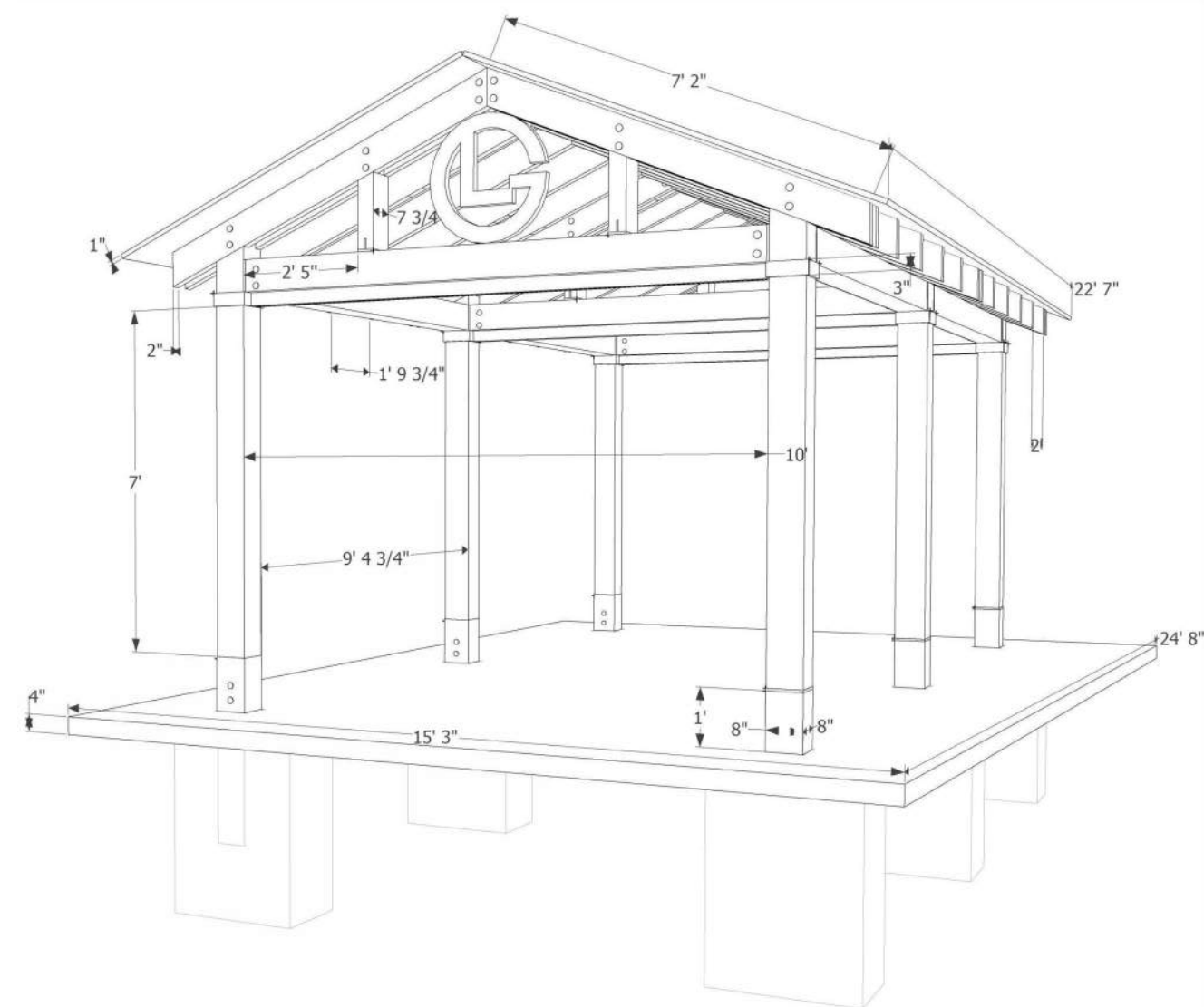
C COMMUNITY BBQ GRILL
SCALE: NTS
SCALE: NTS



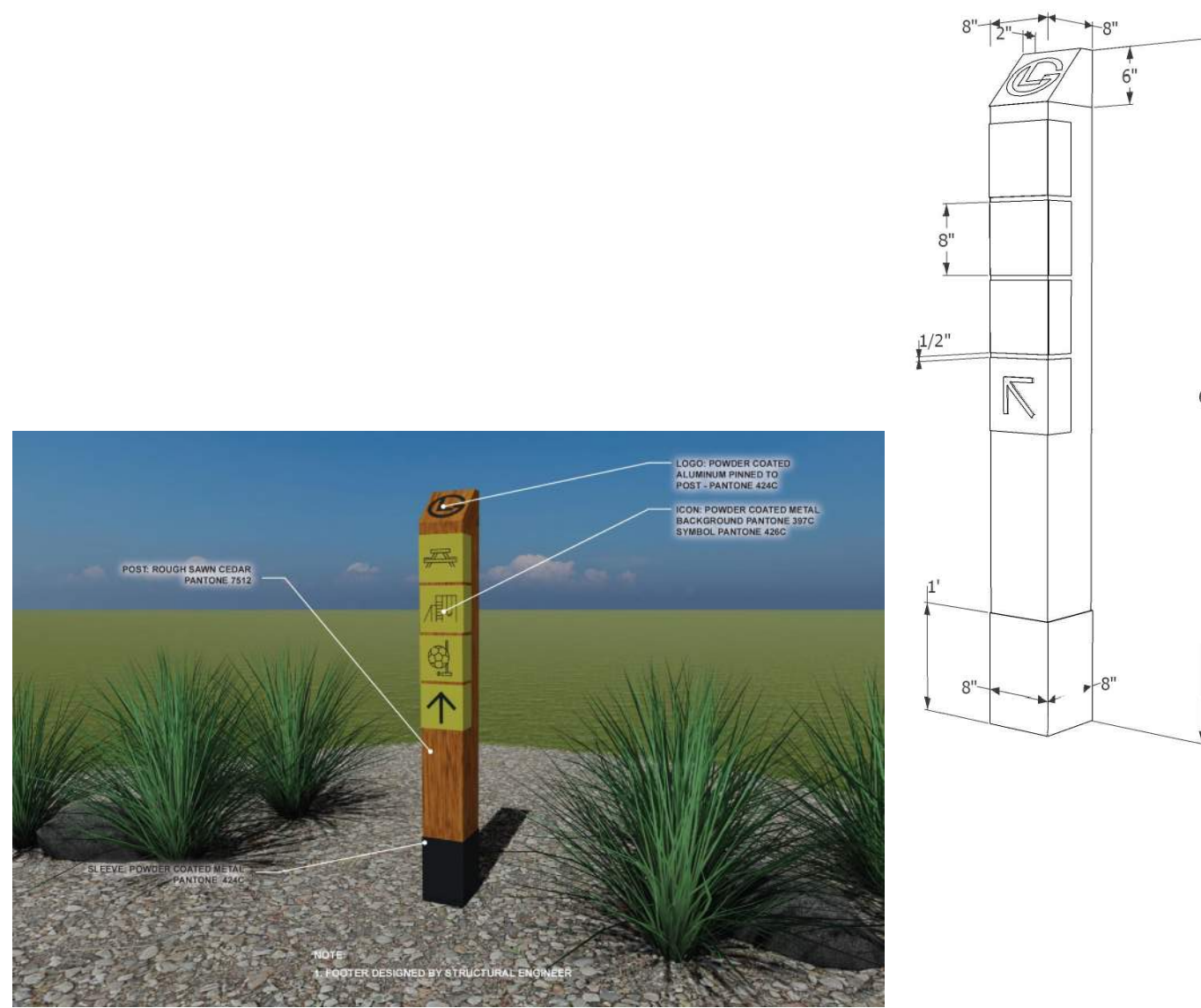
G PARK IDENTITY SIGN



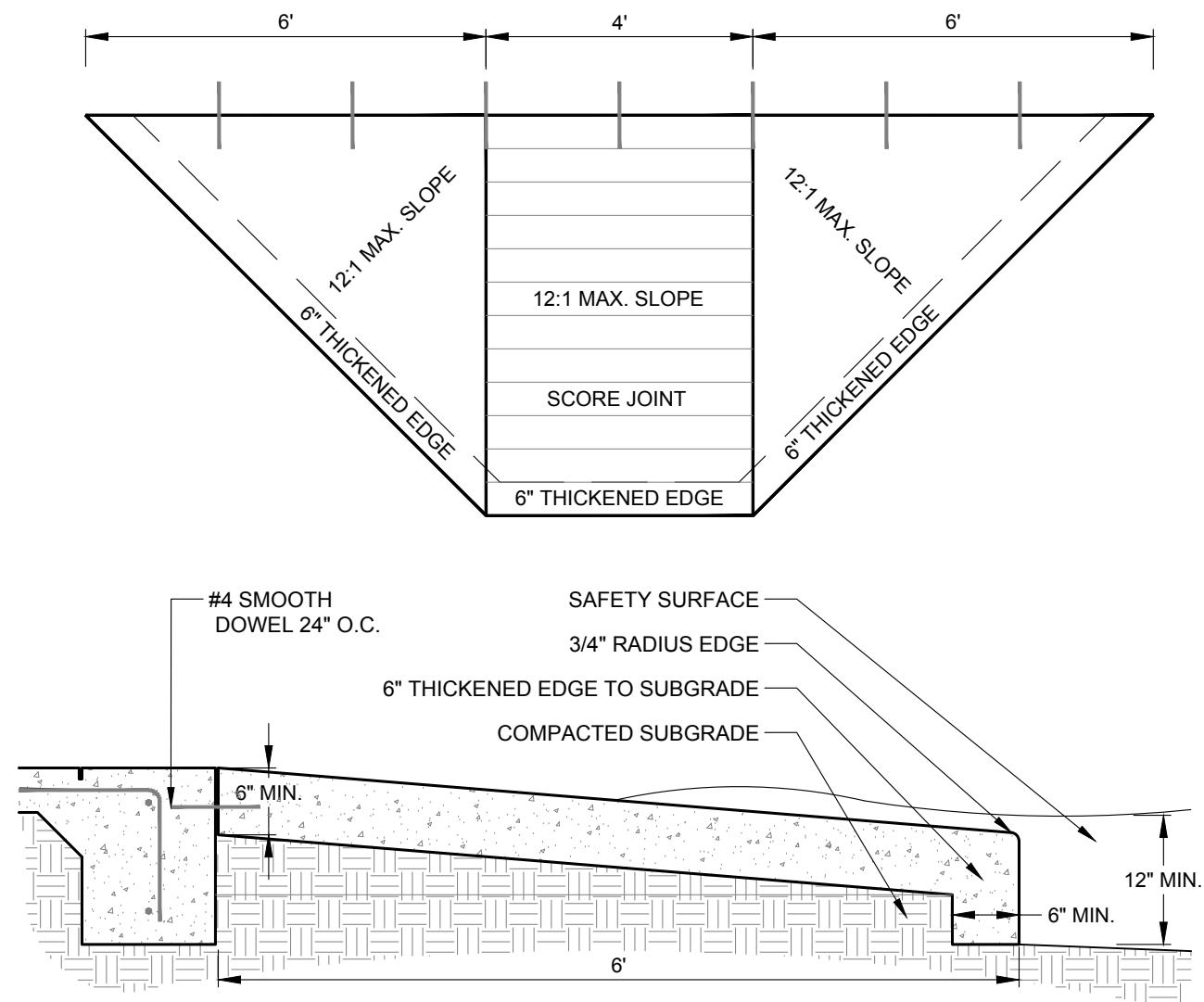
D NEIGHBORHOOD ENTRY MONUMENT
NOTE: SIGNAGE IS NOT REVIEWED OR APPROVED AS A PART OF THIS PROCESS. SIGNAGE SHALL BE APPROVED DURING A SEPARATE PROCESS.
SCALE: NTS



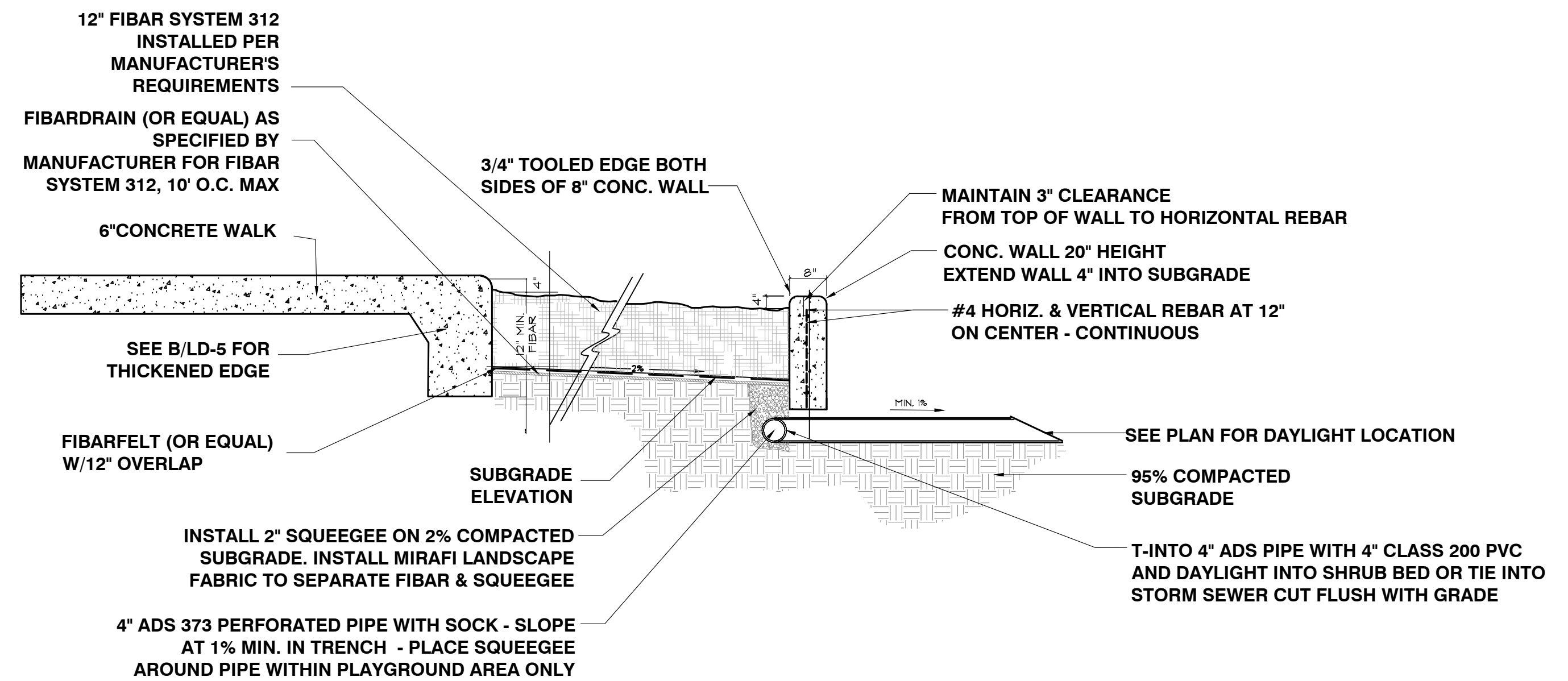
E SHELTER
NOTE: Semi-custom shelter with custom medallion
SCALE: NTS



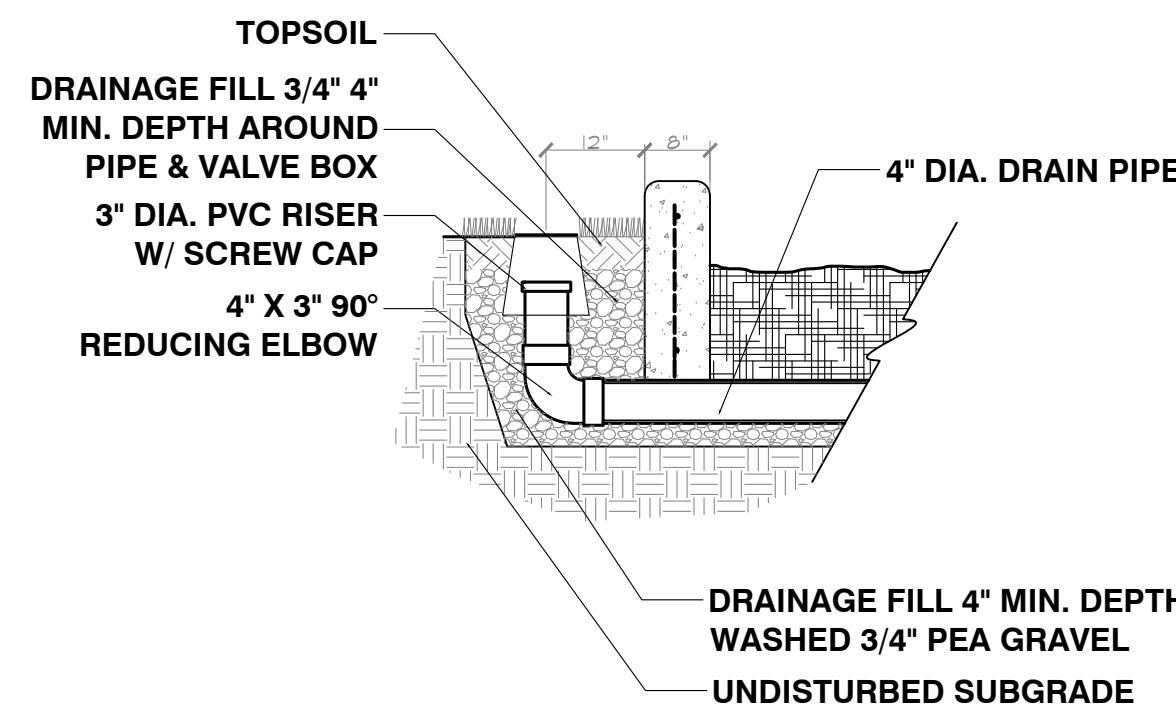
F TRAIL MARKER
SCALE: NTS



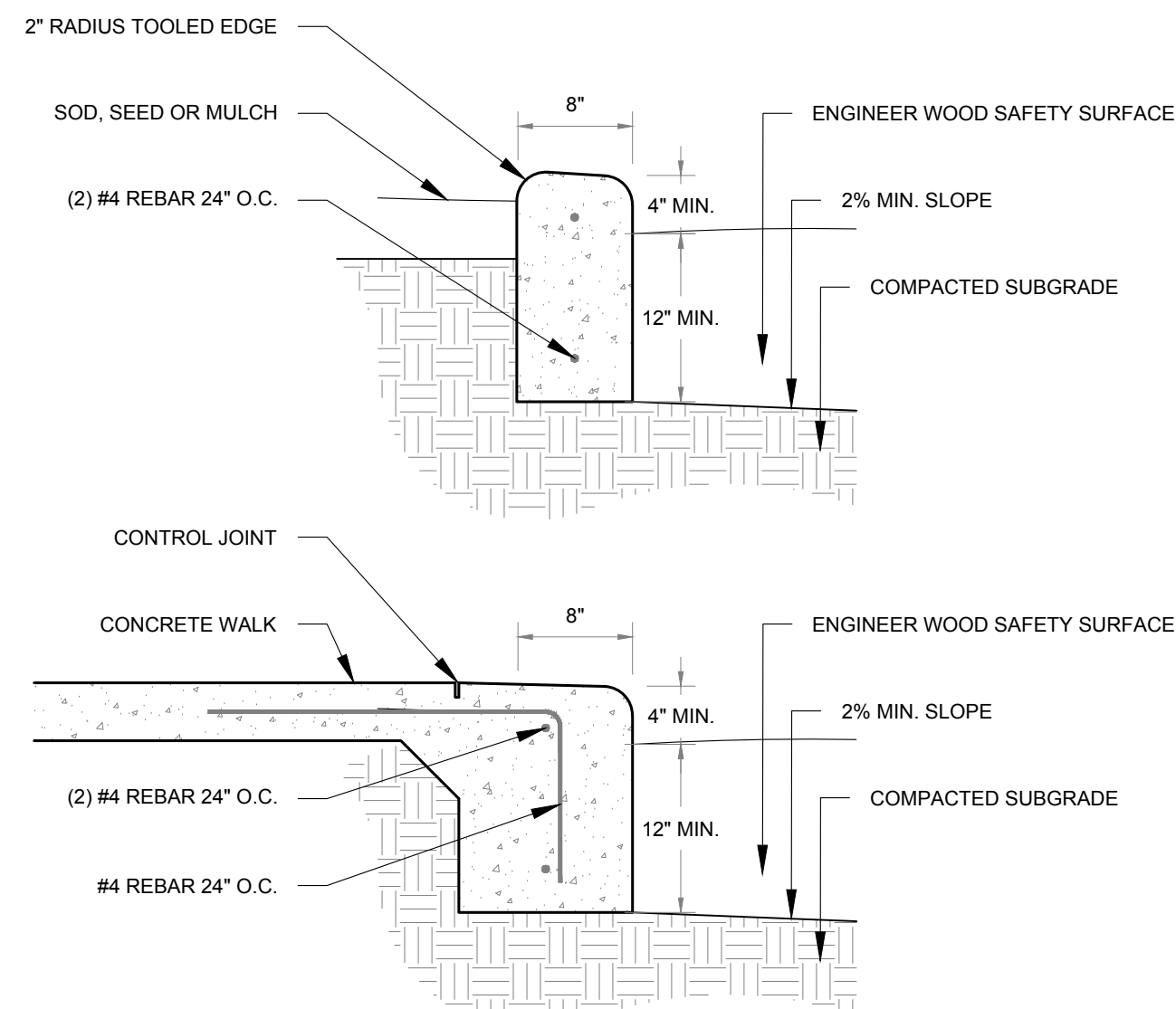
H PLAYGROUND RAMP
SCALE: 3/4"=1'-0"



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

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

L3.03

FREDERICK W. NEWALL, ESQ
Attorney at Law

730 N. Weber, Suite 101
Colorado Springs, CO 80903
Phone: (719) 633-5211 Fax: (719) 635-6503
frednewall@gmail.com

September 30, 2024

VIA EMAIL: elected@parkeronline.org

VIA EMAIL: matt.childers@dreamfindershomes.com

Re: Dream Finders Homes Plan

Dear Mr. Childers:

I am representing Peter Kyte, the owner of 7407 Lemon Gulch Way whose property along with three other owners abouts the Dream Finders Homes Plan, which as proposed, includes both single family residences and a school.

Mr. Kyte suggests that it would improve security and allay complaints by the prospective members of the community if the following modifications/mitigations were integrated:

- An electric lawful fence installed to keep livestock out.
- A berm and trees erected and planted along the adjoining properties to mitigate noise.

This is due to 9 or 10 bison and additional steers grazing on the adjacent county land of the neighbors here concerned. Given the City's obligation for and welfare of its citizens, we request an enforcement of Colorado fence law, pursuant to which Dream Finders Homes is required to construct and maintain a "lawful fence" as defined by §35-46-101(1) to keep the bison and cattle out. Given the proximity of the families, it may well be advisable to electrify it as an added security measure, for who would not want to prevent a possible stampede causing potential mayhem or loss of life to Parker residents wrought by lightning or another force.

These adjoining neighbors have a lawful shooting range. Due to the noise of gunfire, the sheriff's department in the future may grow weary of gunfire noise complaints by the neighborhood. My client as well as his neighbors suggest that peace and enjoyment may well be served by the building of a sound barrier berm and some hearty variety of conifer trees planted quite near the property boundary at 15 feet intervals so as to mitigate noise. Some enjoy the 4th of July noise; others find it stressful.

Sincerely,
/s/Frederick W. Newall
Frederick W. Newall Esq.



Request for Town Council Action

Date: October 7, 2024

Submitted By: Stacey Nerger, Senior Planner
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ANTHOLOGY NORTH**

Applicant: John Prestwich, PCS Group

Location: Southeast corner of Hess Road and Chambers Road

Department: Community Development, Stacey Nerger

TRAKiT No.: Z23-016 and SUB23-038

EXECUTIVE SUMMARY

The owner, E5X Management, is developing and marketing Segment 1 of the Anthology North Planned Development (PD) as Tanterra. They have submitted two (2) applications for Town Council consideration: (1) a Rezoning application to amend the Anthology North PD by transferring approved residential units between Planning Area 44 and Planning Area 46 while revising Planning Area 39 and (2) a Preliminary Plan Amendment to align with the proposed transfer of residential units.

Review and Approval Criteria

The Town Council, in reviewing the Rezoning application, shall consider the following criteria for approval as required by the Land Development Ordinance (LDO):

1. A need exists for the proposal;
2. The particular parcel of ground is indeed the correct site for the proposed development;
3. There has been an error in the original zoning; or
4. There have been significant changes in the area to warrant a zone change;
5. Adequate circulation exists and traffic movement would not be impeded by development; and
6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.
7. There are minimal environmental impacts or impacts can be mitigated.
8. The proposal is consistent with the Town Master Plan maps, goals and policies.
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.

The Town Council, in reviewing the Preliminary Plan Amendment application, shall consider the following criteria for approval as required by the LDO:

1. Consistency with Master Plan: The proposed Preliminary Plan Amendment is consistent with the goals and policies of the Town of Parker Master Plan and the General Land Use Plan in the Master Plan.
2. Consistency with the Land Development Ordinance and other minimum standards established by the Town: The proposed Preliminary Plan Amendment complies with the LDO and other Town standards such as the Town's Stormwater Drainage and Environmental Criteria Manual and Roadway Design and Construction Criteria Manual.
3. Consistency with Zone District Standards or Planned Development Guide, if applicable: The proposed Preliminary Plan Amendment complies with all provisions of the applicable Zone District and PD Development Guide.
4. Previous plans: The applicant has addressed conditions of approval and the Preliminary Plan Amendment plan is in substantial conformance with the approved Sketch Plan.
5. Public notice requirements: The applicant has met all public notice requirements.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The subject property consists of Planning Area 44 and Planning Area 46 in Segment 1 of the Anthology North PD with a total area of approximately 61 acres. The property is located near the southern boundary of the PD to the east of the future Chambers Road extension and north of the future Stroh Road extension, as shown on the attached Vicinity Map. It is currently undeveloped while the applicant grades the site and installs infrastructure.

The applicant is requesting the approval of a PD Amendment to reallocate 26 residential units from Planning Area 46 to Planning Area 44. This proposal will transfer approved residential units from one (1) Planning Area to another but will not increase the total number of residential units (residential yield). The applicant also proposes to reduce the size of Planning Area 39, which is an elementary school site, from 12.96 acres to 12.10 acres. The Douglas County School District (DCSD) has indicated that it supports the proposed PD Amendment subject to its referral review comments.

Rezoning Application - Reallocation of Residential Units

The existing Anthology North PD permits a total of 234 residential units in Planning Area 44 and a total of 139 residential units in Planning Area 46. The proposed Rezoning application will amend the PD to reallocate 26 permitted residential units from Planning Area 46 to Planning Area 44 as follows:

- **Planning Area 44:** The total permitted residential units will increase from 234 units to 260 units (+26 units).
- **Planning Area 46:** The total permitted residential units will decrease from 139 units to 113 units (-26 units).

- **Net Change:** The net change in total residential yield is 0 residential units.

The existing PD zoning permits the reallocation of residential units from one (1) Planning Area to another Planning Area. An applicant may process this type of revision administratively if the total number of units transferred is less than 10 percent of the total in any Planning Area. However, the proposed PD Amendment will exceed the 10 percent threshold for administrative action and must be approved by the Town Council at a public hearing. The proposed PD Amendment will not increase the total number of permitted residential units as shown above.

The applicant also proposes to reduce the size of Planning Area 39, which is a future elementary school site, from 12.96 acres to 12.10 acres. The 12.10 acre school site would still satisfy the DCSD requirements for land dedication in accordance with their standards and the Annexation Agreement. They have indicated their support for this revision subject to their request for additional site preparation work from the applicant.

Preliminary Plan Amendment - Align PD Zoning and Preliminary Plan

The proposed Preliminary Plan Amendment application is intended to align the PD zoning with the Preliminary Plan if the Town Council approves the reallocation of approved residential units from Planning Area 46 to Planning Area 44 as described above. This will ensure that the approved Preliminary Plan and future Final Plat(s) reflect the transfer of 26 residential lots from one (1) Planning Area to another.

The proposed Preliminary Plan Amendment will incorporate the following residential development:

- Planning Area 46: The proposed residential yield will be reduced from 139 residential lots to 113 lots, a decrease of 26 lots. This change will result in increased lot size.
- Planning Area 44: The proposed residential yield will be increased from 234 units to 260 units with lots for 121 townhomes, 106 duplexes and 33 single-family detached homes.

The proposed Preliminary Plan Amendment will satisfy the park and open space requirements of the PD zoning and Annexation Agreement. It does not change the total amount of parks and open space to be provided.

Community Development staff have reviewed the proposal for consistency with the Parker 2035 Master Plan, LDO, 2019 partial waiver resolution and Annexation Agreement. Staff finds that the proposal is consistent with these guiding documents.

The Planning Commission held a public hearing on the proposed Rezoning and Preliminary Plan Amendment applications on September 12, 2024. The Commission voted unanimously to recommend that the Town Council approve the applications.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

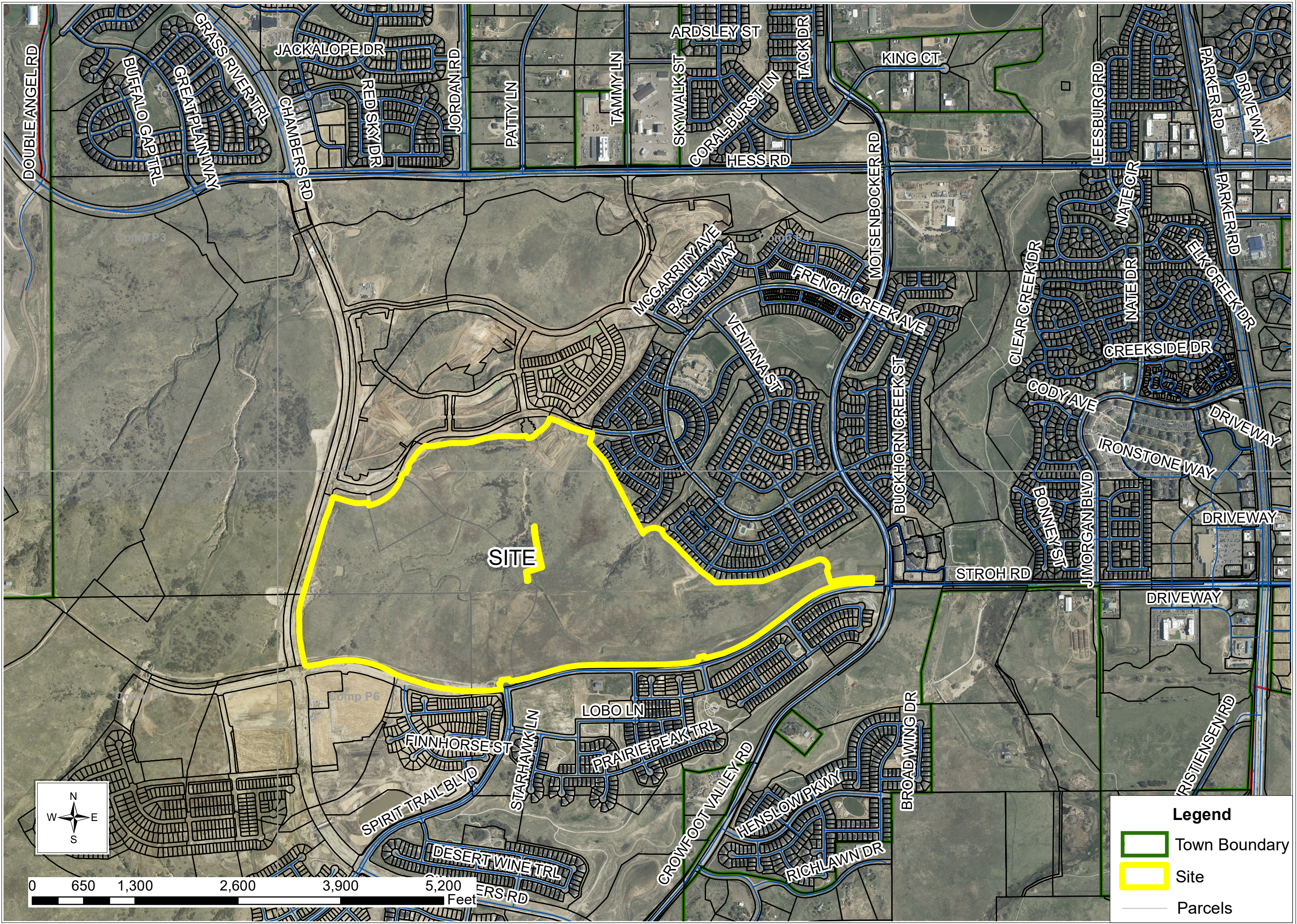
1. Vicinity Map
2. Ordinance 3.308.4
3. Anthology North PD Amd 6
4. Anthology North Segment 1B 1C Preliminary Plan Amendment

RECOMMENDED MOTION

1. I move to approve Ordinance No. 3.308.4 on second reading.
2. I move to approve the Anthology North Segment 1B and 1C Preliminary Plan Amendment No. 1, based on staff findings.

Anthology North PD Amendment No. 6

Rezoning



ORDINANCE NO. 3.308.4, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO AMEND THE ANTHOLOGY NORTH DEVELOPMENT PLAN AMENDMENT NO. 5 PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE, AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

WHEREAS, on May 5, 2014, Town Council passed Ordinance No. 3.308, Series of 2014, approving the Anthology North Development Plan and which was recorded in the Office of the Douglas County Clerk and Recorder on January 6, 2015, at Reception No. 2015001479 (the “Development Plan”);

WHEREAS, on September 21, 2015, Town Council passed Ordinance No. 3.308.1, Series of 2015, approving Anthology North Plan Amendment No. 1, which amended the original Development Plan, and which was recorded in the Office of the Douglas County Clerk and Recorder on December 15, 2015, at Reception No. 2015089144;

WHEREAS, on November 16, 2020, Town Council passed Ordinance No. 3.308.2, Series of 2020, approving Anthology North Plan Amendment No. 2, which amended Anthology North Plan Amendment No. 1, and which was recorded in the Office of the Douglas County Clerk and Recorder on December 10, 2020, at Reception No. 2020121823;

WHEREAS, on September 7, 2021, Town Council passed Ordinance No. 3.308.3, Series of 2021, approving Anthology North Plan Amendment No. 3, which amended Anthology North Plan Amendment No. 2, and which was recorded in the Office of the Douglas County Clerk and Recorder on September 9, 2021, at Reception No. 2021103995;

WHEREAS, on March 16, 2022, the Town administratively approved Anthology North Plan Amendment No. 4, which amended Anthology North Plan Amendment No. 3, and which was recorded in the Office of the Douglas County Clerk and Recorder, on March 21, 2022, at Reception No. 2022020233, pursuant to the Town of Parker Land Development Ordinance, in order to adjust a firehouse location; and

WHEREAS, on October 6, 2022, the Town administratively approved Anthology North Plan Amendment No. 5, which amended Anthology North Plan Amendment No. 4, and which was recorded in the Office of the Douglas County Clerk and Recorder on October 14, 2022, at Reception No. 2022067138, pursuant to the Town of Parker Land Development Ordinance, for a trail adjustment.

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

Section 1. Finding of Fact.

a. Application has been made for amending the PD-Planned Development zoning for the “Anthology North Development Plan Amendment No. 5,” administratively approved by

the Town on October 6, 2022, and recorded in the Office of the Douglas County Clerk and Recorder on October 14, 2022, at Reception No. 2022067138, pursuant to the Town of Parker Land Development Ordinance.

b. Public notice has been given of such zoning by publication on the Town’s website at least fifteen (15) days prior to the public hearing of such zoning.

c. Written notice was sent by first class mail to all owners of property that abut the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

e. The requirements contained in Section 13.03.040(n) of the Parker Land Development Ordinance for amending the PD-Planned Development zoning the property described in **Exhibit A**, which is attached hereto and incorporated by this reference (the “Property”), have been satisfied.

Section 2. Amendment of Development Plan. The Anthology North Development Plan Amendment No. 5 for the Property is hereby amended as provided in the “Anthology North Development Plan Amendment No. 6,” which is attached hereto as **Exhibit B** and incorporated by this reference.

Section 3. Amendment of Zoning Ordinance and Map. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the property.

Section 4. No Vested Property Rights. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue pursuant to the provisions of Ordinance No. 3.65.1, as amended, of the Town of Parker.

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____,
2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT A

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION**PARCEL C:**

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4,
THENCE SOUTH 89 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 72.69 FEET TO
A POINT ON THE WESTERLY RIGHT OF WAY OF CROWFOOT VALLEY ROAD, AS RECORDED IN
THE DOUGLAS COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT OF WAY SURVEYS, SURVEY
NO. LSP-2474;

THENCE NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, ALONG THE WESTERLY RIGHT OF
WAY OF SAID CROWFOOT VALLEY ROAD, A DISTANCE OF 21.60 FEET TO THE POINT OF
BEGINNING;

THENCE NORTH 89 DEGREES 30 MINUTES 54 SECONDS WEST, A DISTANCE OF 314.70 FEET TO
A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32
DEGREES 01 MINUTES 27 SECONDS, A RADIUS OF 1,070.97 FT, AND AN ARC LENGTH OF
598.59 FEET, (CHORD BEARS SOUTH 74 DEGREES 28 MINUTES 22 SECONDS WEST, A
DISTANCE OF 590.83 FEET);

THENCE SOUTH 54 DEGREES 06 MINUTES 08 SECONDS WEST, A DISTANCE OF 556.22
FEET;

THENCE SOUTH 52 DEGREES 19 MINUTES 22 SECONDS WEST, A DISTANCE OF 242.53 FEET TO
A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL
ANGLE OF 24 DEGREES 24 MINUTES 53 SECONDS, A RADIUS OF 2,197.49 FEET, AND AN
ARC LENGTH OF 936.39 FEET, (CHORD BEARS SOUTH 66 DEGREES 58 MINUTES 35 SECONDS
WEST, A DISTANCE OF 929.33 FEET) TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL
ANGLE OF 02 DEGREES 43 MINUTES 59 SECONDS, A RADIUS OF 11,639.30 FEET, AND AN
ARC LENGTH OF 555.20 FEET, (CHORD BEARS SOUTH 85 DEGREES 41 MINUTES 11 SECONDS
WEST, A DISTANCE OF 555.17 FEET);

THENCE NORTH 89 DEGREES 40 MINUTES 01 SECONDS WEST, A DISTANCE OF 307.11
FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 44 SECONDS WEST, A DISTANCE OF 543.29 FEET TO
A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL
ANGLE OF 20 DEGREES 01 MINUTES 18 SECONDS, A RADIUS OF 1,374.23 FEET, AND AN
ARC LENGTH OF 480.22 FT, (CHORD BEARS SOUTH 79 DEGREES 53 MINUTES 13 SECONDS
WEST, A DISTANCE OF 477.78 FEET);

THENCE SOUTH 74 DEGREES 13 MINUTES 58 SECONDS WEST, A DISTANCE OF 480.67 FEET TO
A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL
ANGLE OF 25 DEGREES 57 MINUTES 29 SECONDS, A RADIUS OF 2408.42 FEET, AND AN ARC
LENGTH OF 1,091.14 FEET, (CHORD BEARS NORTH 88 DEGREES 01 MINUTES 55 SECONDS
WEST, A DISTANCE OF 1,081.84 FEET);

THENCE NORTH 71 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 415.03 FEET TO
A POINT OF NON-TANGENT CURVATURE;

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 50 DEGREES 07 MINUTES 52 SECONDS, A RADIUS OF 1142.75 FEET, AND AN ARC LENGTH OF 999.85 FEET, (CHORD BEARS NORTH 81 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 968.27 FEET);

THENCE SOUTH 81 DEGREES 02 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,141.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 62 DEGREES 35 MINUTES 02 SECONDS, A RADIUS OF 1,265.85 FEET, AND AN ARC LENGTH OF 1382.68 FEET, (CHORD BEARS NORTH 79 DEGREES 28 MINUTES 34 SECONDS WEST, A DISTANCE OF 1,314.97 FEET);

THENCE NORTH 55 DEGREES 15 MINUTES 32 SECONDS WEST, A DISTANCE OF 412.26 FEET;

THENCE NORTH 52 DEGREES 02 MINUTES 09 SECONDS WEST, A DISTANCE OF 651.65 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 18 MINUTES 24 SECONDS, A RADIUS OF 1335.23 FEET, AND AN ARC LENGTH OF 263.49 FEET, (CHORD BEARS NORTH 57 DEGREES 41 MINUTES 21 SECONDS WEST, A DISTANCE OF 263.06 FEET) TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6;

THENCE NORTH 89 DEGREES 24 MINUTES 48 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 135.95 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32 MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED: LS 22088;

THENCE NORTH 00 DEGREES 11 MINUTES 12 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,662.24 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32 MONUMENTED BY A STONE MATCHING MONUMENT RECORDS;

THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,659.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32 MONUMENTED BY A 3 1/2" ALUMINUM CAP STAMPED: LS 28286;

THENCE NORTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1,693.37 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HESS ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING TWENTY (20) COURSES:

1. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 55 MINUTES 25 SECONDS, A RADIUS OF 335.00 FEET, AND AN ARC LENGTH OF 93.11 FEET, (CHORD BEARS SOUTH 28 DEGREES 57 MINUTES 53 SECONDS EAST, A DISTANCE OF 92.80 FEET);
2. SOUTH 36 DEGREES 55 MINUTES 38 SECONDS EAST, A DISTANCE OF 115.29 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 41 MINUTES 07 SECONDS, A RADIUS OF 789.50 FEET, AND AN ARC LENGTH OF 93.22 FEET, (CHORD BEARS SOUTH 49 DEGREES 41 MINUTES 21 SECONDS WEST, A DISTANCE OF 23.22 FEET);
4. SOUTH 41 DEGREES 09 MINUTES 12 SECONDS EAST, A DISTANCE OF 89.50 FEET TO A POINT OF NON-TANGENT CURVATURE;
5. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40 DEGREES 31 MINUTES 44 SECONDS, A RADIUS OF 700.00 FEET, AND AN ARC LENGTH

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Our Order No. ABC70378536*2

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OF 495.15 FEET, (CHORD BEARS NORTH 69 DEGREES 06 MINUTES 40 SECONDS EAST, A DISTANCE OF 484.89 FEET);

6. NORTH 89 DEGREES 22 MINUTES 32 SECONDS EAST, A DISTANCE OF 137.07 FEET;

7. NORTH 88 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 145.43 FEET;

8. NORTH 85 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF 113.19 FEET;

9. NORTH 88 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 243.94 FEET;

10. SOUTH 51 DEGREES 12 MINUTES 49 SECONDS EAST, A DISTANCE OF 75.83 FEET;

11. SOUTH 10 DEGREES 31 MINUTES 47 SECONDS EAST, A DISTANCE OF 322.84 FEET TO A POINT OF CURVATURE;

12. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 01 MINUTES 03 SECONDS, A RADIUS OF 1,285.00 FEET, AND AN ARC LENGTH OF 22.82 FEET, (CHORD BEARS SOUTH 11 DEGREES 02 MINUTES 19 SECONDS EAST, A DISTANCE OF 22.82 FEET);

13. NORTH 78 DEGREES 27 MINUTES 10 SECONDS EAST, A DISTANCE OF 170.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

14. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 01 MINUTES 03 SECONDS, A RADIUS OF 1,115.00 FEET, AND AN ARC LENGTH OF 19.80 FEET, (CHORD BEARS NORTH 11 DEGREES 02 MINUTES 19 SECONDS WEST, A DISTANCE OF 19.80 FEET);

15. NORTH 10 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 297.03 FEET;

16. NORTH 38 DEGREES 47 MINUTES 11 SECONDS EAST, A DISTANCE OF 65.19 FEET;

17. NORTH 88 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 712.96 FEET TO A POINT OF CURVATURE;

18. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 19 MINUTES 28 SECONDS, A RADIUS OF 5,661.50 FEET, AND AN ARC LENGTH OF 427.31 FEET, (CHORD BEARS SOUTH 89 DEGREES 44 MINUTES 07 SECONDS EAST, A DISTANCE OF 427.20 FEET);

19. SOUTH 87 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 829.68 FEET TO A POINT OF CURVATURE;

20. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 01 MINUTES 07 SECONDS, A RADIUS OF 2,360.50 FEET, AND AN ARC LENGTH OF 124.36 FEET, (CHORD BEARS SOUTH 89 DEGREES 04 MINUTES 57 SECONDS EAST, A DISTANCE OF 124.35 FEET);

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 58 SECONDS, A RADIUS OF 2,360.50 FEET, AND AN ARC LENGTH OF 88.55 FEET, (CHORD BEARS NORTH 88 DEGREES 19 MINUTES 58 SECONDS EAST, A DISTANCE OF 88.55 FEET);

2. NORTH 87 DEGREES 15 MINUTES 29 SECONDS EAST, A DISTANCE OF 352.50 FEET;

3. NORTH 02 DEGREES 44 MINUTES 31 SECONDS WEST, A DISTANCE OF 7.50 FEET;

4. NORTH 87 DEGREES 15 MINUTES 29 SECONDS EAST, A DISTANCE OF 290.82 FEET TO A POINT OF CURVATURE;

5. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 07 SECONDS, A RADIUS OF 2,945.00 FEET, AND AN ARC LENGTH OF 119.18 FEET, (CHORD BEARS NORTH 88 DEGREES 25 MINUTES 02 SECONDS EAST, A DISTANCE OF 119.17 FEET) TO A POINT ON A LINE BEING 70 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23;

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LEGAL DESCRIPTION

6. NORTH 89 DEGREES 34 MINUTES 38 SECONDS EAST, PARALLEL WITH AND 70 FEET SOUTHERLY OF SAID NORTH LINE, A DISTANCE OF 1,799.34 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

7. NORTH 89 DEGREES 34 MINUTES 39 SECONDS EAST, PARALLEL WITH AND 70 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2,579.25 FEET TO THE WESTERLY LINE OF STROH RANCH FILING NO. 11 AS RECORDED AT RECEPTION NO. 99012788 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID POINT ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF MOTSENBOCKER ROAD;

THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID MOTSENBOCKER ROAD THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 03 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 256.18 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 46 MINUTES 16 SECONDS, A RADIUS OF 760.00 FEET, AND AN ARC LENGTH OF 50.02 FEET, (CHORD BEARS SOUTH 01 DEGREES 40 MINUTES 22 SECONDS EAST, A DISTANCE OF 50.01 FEET);
3. SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, A DISTANCE OF 218.19 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53 DEGREES 08 MINUTES 20 SECONDS, A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 162.30 FEET, (CHORD BEARS NORTH 63 DEGREES 13 MINUTES 04 SECONDS WEST, A DISTANCE OF 156.55 FEET);

THENCE SOUTH 65 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 90.91 FEET;

THENCE SOUTH 77 DEGREES 51 MINUTES 49 SECONDS WEST, A DISTANCE OF 101.33 FEET;

THENCE SOUTH 86 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 130.98 FEET;

THENCE SOUTH 79 DEGREES 36 MINUTES 20 SECONDS WEST, A DISTANCE OF 114.37 FEET;

THENCE SOUTH 67 DEGREES 16 MINUTES 44 SECONDS WEST, A DISTANCE OF 92.37 FEET;

THENCE SOUTH 65 DEGREES 03 MINUTES 57 SECONDS WEST, A DISTANCE OF 146.84 FEET;

THENCE NORTH 59 DEGREES 52 MINUTES 53 SECONDS WEST, A DISTANCE OF 311.08 FEET;

THENCE SOUTH 63 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 712.05 FEET;

THENCE NORTH 86 DEGREES 38 MINUTES 38 SECONDS WEST, A DISTANCE OF 480.66 FEET;

THENCE SOUTH 43 DEGREES 43 MINUTES 39 SECONDS WEST, A DISTANCE OF 865.32 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 67 DEGREES 55 MINUTES 20 SECONDS, A RADIUS OF 175.00 FEET, AND AN ARC

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LENGTH OF 207.46 FEET, (CHORD BEARS SOUTH 73 DEGREES 16 MINUTES 15 SECONDS WEST, A DISTANCE OF 195.52 FEET);

THENCE SOUTH 34 DEGREES 33 MINUTES 03 SECONDS WEST, A DISTANCE OF 242.55 FEET;

THENCE SOUTH 22 DEGREES 45 MINUTES 33 SECONDS WEST, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 67 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 22.61 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 57 MINUTES 39 SECONDS, A RADIUS OF 465.00 FEET, AND AN ARC LENGTH OF 170.11 FEET, (CHORD BEARS SOUTH 56 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 169.17 FEET);

THENCE SOUTH 46 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 125.78 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 35 SECONDS, A RADIUS OF 335.00 FEET, AND AN ARC LENGTH OF 21.98 FEET, (CHORD BEARS SOUTH 48 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 21.98 FEET);

THENCE SOUTH 46 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 25.04 FEET TO A POINT ON THE NORTHERLY LINE OF STROH RANCH FILING NO. 18A AS RECORDED AT RECEPTION NO. 2003022326 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE SOUTH 27 DEGREES 34 MINUTES 49 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID STROH RANCH FILING NO. 18A, A DISTANCE OF 203.52 FEET TO A POINT ON THE WESTERLY LINE OF STROH RANCH FILING NO. 18A AS RECORDED AT RECEPTION NO. 2003092248 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE WESTERLY LINE OF SAID STROH RANCH FILING NO. 18B, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 27 DEGREES 34 MINUTES 49 SECONDS WEST, A DISTANCE OF 405.99 FEET;
2. SOUTH 42 DEGREES 57 MINUTES 30 SECONDS WEST, A DISTANCE OF 600.52 FEET;
3. SOUTH 37 DEGREES 28 MINUTES 51 SECONDS WEST, A DISTANCE OF 217.29 FEET;
4. SOUTH 14 DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 318.98 FEET;
5. SOUTH 40 DEGREES 44 MINUTES 41 SECONDS EAST, A DISTANCE OF 298.72 FEET;
6. SOUTH 27 DEGREES 11 MINUTES 54 SECONDS EAST, A DISTANCE OF 875.11 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF STROH RANCH FILING NO. 17C AS RECORDED AT RECEPTION NO. 2003092246 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID STROH RANCH FILING NO. 17C, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 27 DEGREES 11 MINUTES 54 SECONDS EAST, A DISTANCE OF 154.51 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91 DEGREES 10 MINUTES 03 SECONDS, A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 278.46 FEET, (CHORD BEARS NORTH 82 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 250.00 FEET);
3. SOUTH 00 DEGREES 53 MINUTES 54 SECONDS WEST, A DISTANCE OF 23.45 FEET;
4. SOUTH 34 DEGREES 07 MINUTES 59 SECONDS EAST, A DISTANCE OF 67.94 FEET;

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Our Order No. ABC70378536*2

LEGAL DESCRIPTION

5. SOUTH 52 DEGREES 25 MINUTES 22 SECONDS EAST, A DISTANCE OF 120.48 FEET;
 6. SOUTH 43 DEGREES 41 MINUTES 47 SECONDS EAST, A DISTANCE OF 468.56 FEET;
 7. SOUTH 50 DEGREES 01 MINUTES 36 SECONDS EAST, A DISTANCE OF 74.07 FEET TO THE
 SOUTHWESTERLY CORNER OF STROH RANCH FILING NO. 17B AS RECORDED AT RECEPTION NO.
 2003092244 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID STROH RANCH FILING NO. 17B, THE
 FOLLOWING SEVEN (7) COURSES:

1. SOUTH 50 DEGREES 01 MINUTES 36 SECONDS EAST, A DISTANCE OF 202.61 FEET;
 2. NORTH 88 DEGREES 12 MINUTES 52 SECONDS EAST, A DISTANCE OF 600.55 FEET;
 3. NORTH 68 DEGREES 31 MINUTES 42 SECONDS EAST, A DISTANCE OF 738.42 FEET TO A
 POINT OF CURVATURE;
 4. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 140
 DEGREES 27 MINUTES 40 SECONDS, A RADIUS OF 100.00 FEET, AND AN ARC LENGTH OF
 245.15 FEET, (CHORD BEARS SOUTH 41 DEGREES 14 MINUTES 28 SECONDS EAST, A
 DISTANCE OF 188.21 FEET);
 5. SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 149.94 FEET TO A
 POINT OF NON-TANGENT CURVATURE;
 6. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE
 OF 17 DEGREES 22 MINUTES 04 SECONDS, A RADIUS OF 1,100.00 FEET, AND AN ARC
 LENGTH OF 333.44 FEET, (CHORD BEARS NORTH 81 DEGREES 11 MINUTES 42 SECONDS
 EAST, A DISTANCE OF 332.16 FEET);
 7. NORTH 89 DEGREES 52 MINUTES 44 SECONDS EAST, A DISTANCE OF 363.34 FEET TO A
 POINT ON THE WESTERLY RIGHT OF WAY LINE OF MOTSENBOCKER ROAD;

THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF
 WAY LINE, A DISTANCE OF 103.80 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS CONVEYED TO THE TOWN OF PARKER BY DEEDS RECORDED APRIL 26,
 2005 UNDER RECEPTION NO. 2005036076 AND FEBRUARY 25, 2009 UNDER RECEPTION NO.
 2009012692 AND FEBRUARY 15, 2012 UNDER RECEPTION NO. 2012010974.

ALSO EXCEPT THAT PORTION LYING WITHIN TRACT A-1 OF STROH RANCH FILING NO. 17B,
 1ST AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2006 UNDER
 RECEPTION NO. 2006085225.

OUT PARCEL C:

A PARCEL OF LAND BEING A PART OF NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6
 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE
 OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32;
 THENCE SOUTH 89 DEGREES 43 MINUTES 54 SECONDS WEST, ALONG THE NORTH LINE OF THE
 NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 519.56 FEET TO A POINT OF
 NON-TANGENT CURVATURE BEING THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL
 ANGLE OF 22 DEGREES 45 MINUTES 46 SECONDS, A RADIUS OF 801.50 FEET, AND AN ARC

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Our Order No. ABC70378536*2

LEGAL DESCRIPTION

LENGTH OF 318.42 FEET, (CHORD BEARS SOUTH 66 DEGREES 57 MINUTES 25 SECONDS WEST, A DISTANCE OF 316.33 FEET);
THENCE NORTH 36 DEGREES 55 MINUTES 38 SECONDS WEST, A DISTANCE OF 103.28 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 04 MINUTES 15 SECONDS, A RADIUS OF 265.00 FEET, AND AN ARC LENGTH OF 46.58 FEET, (CHORD BEARS NORTH 31 DEGREES 53 MINUTES 34 SECONDS WEST, A DISTANCE OF 46.51 FEET) TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;
THENCE NORTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 377.72 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE TOWN OF PARKER BY DEED RECORDED FEBRUARY 25, 2009 UNDER RECEPTION NO. 2009012692.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING NORTH 89 DEGREES 52 MINUTES 44 SECONDS EAST. THE SOUTHWEST CORNER OF SAID SECTION 34 IS MONUMENTED BY A 3" ALUMINUM CAP IN RANGE BOX STAMPED: LS 17666 AND THE SOUTH QUARTER CORNER OF SAID SECTION 34 IS MONUMENTED BY A 3" ALUMINUM CAP IN RANGE BOX STAMPED: LS 22098.

EXHIBIT B

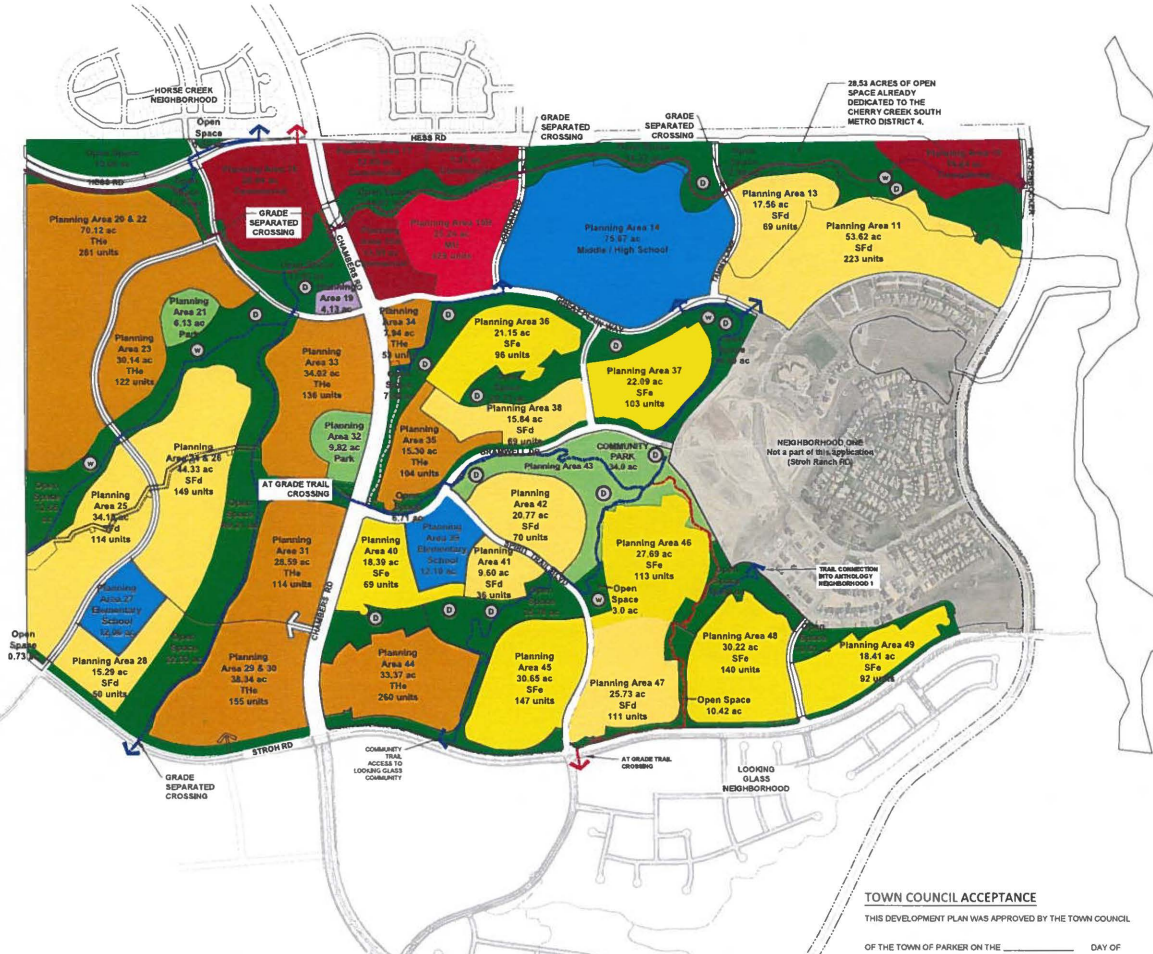
ANTHOLOGY NORTH DEVELOPMENT PLAN AMENDMENT NO. 6 COUNTY OF DOUGLAS, STATE OF COLORADO 1207.9 ACRES - 3,305 UNITS

- 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.

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COUNTY OF VAIL
10333 E. DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
720-482-9526

PREPARED FOR
OEO, LLC
7355 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.707.8111



Parcel #	Land Use	Gross Acres	Max. Density (per Dev. Guide)	Net Acres	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	7.13	-
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	Tha	70.12	14.00	68.04	281
Pa - 21	Park	6.13	-	6.13	-
Pa - 23	Tha	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	-	10.93	-
Pa - 28	Sfd	15.29	4.50	14.69	50
Pa - 29 & 30	Tha	38.34	14.00	35.55	155
Pa - 31	Tha	28.59	14.00	25.23	114
Pa - 32	Park	9.82	-	8.34	-
Pa - 33	Tha	34.02	14.00	31.24	136
Pa - 34	Tha	27.94	14.00	25.95	111
Pa - 35	Tha	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	19.79	70
Pa - 43	Park	34.00	-	31.55	-
Pa - 44	Tha	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		921.06	-	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	1,007.04	-	1,112.17	3,305
Sfe Total	186.32	6.00	180.06	829
Sfd Total	219.36	4.50	210.75	822
Tha 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

W WELL SITE (ACTUAL LOCATIONS TO BE DETERMINED. WELL SITES ARE SUBJECT TO USE BY SPECIAL REVIEW)

D DETENTION (ACTUAL LOCATIONS TO BE DETERMINED)

PROPERTY OWNER SIGNATURE:
North Parker Investments, LLC,
By: Anthology Management, L.L.C., Manager
By: Scott Selldin, 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

ATTTEST

TOWN CLERK

PLANNING COMMISSION ACCEPTANCE

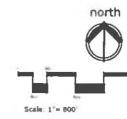
THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR

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



ANTHOLOGY
PARKER, COLORADO

DRAWN BY
DESIGNED BY
JP
SCALE
AS SHOWN
REVISION ON
1/22/2024

1 of 1

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:

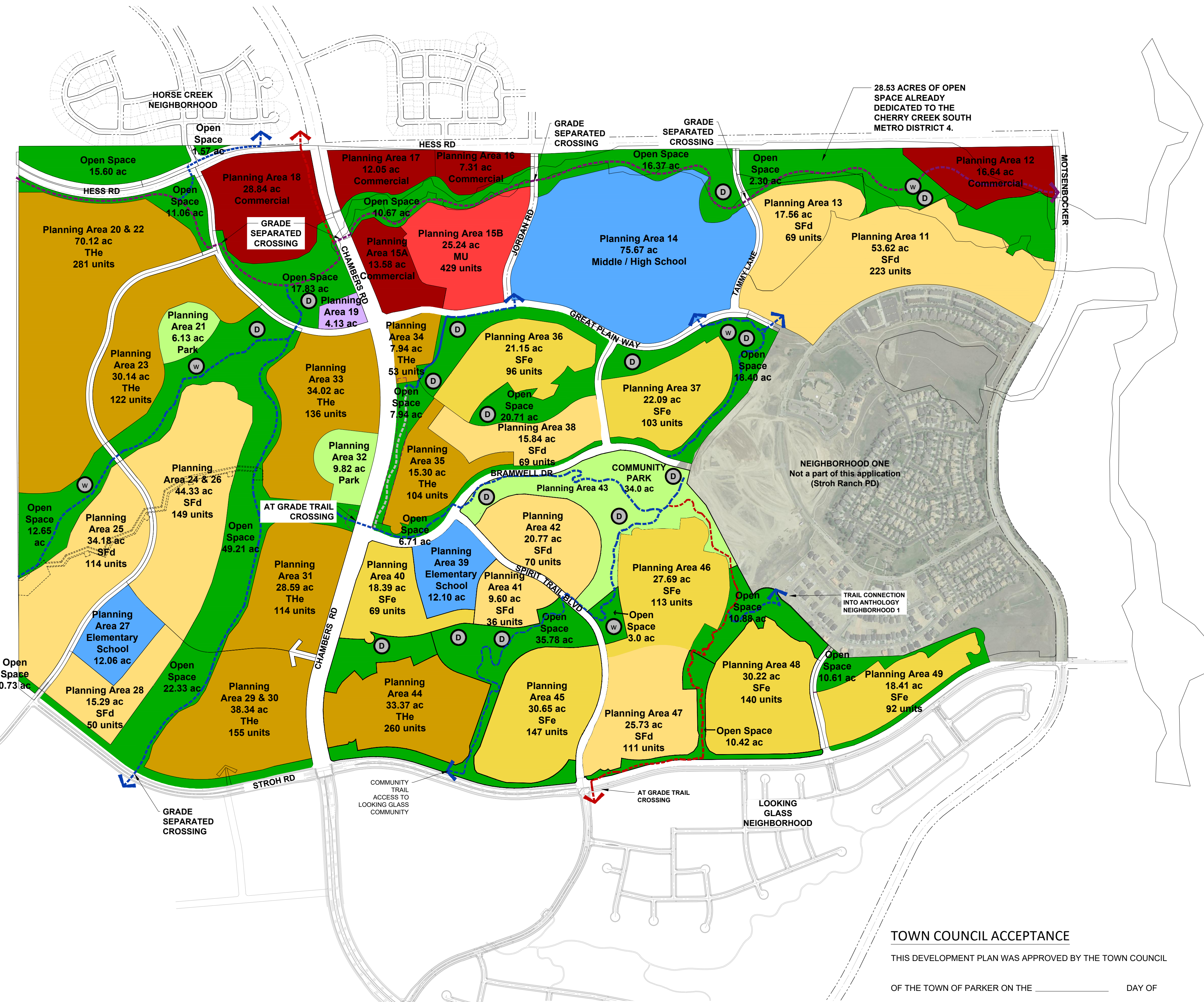


10333 E. DRY CREEK RD.
#240
ENGLEWOOD, CO 80112
720-482-9526

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 HERON 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

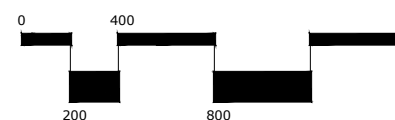
APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION

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;

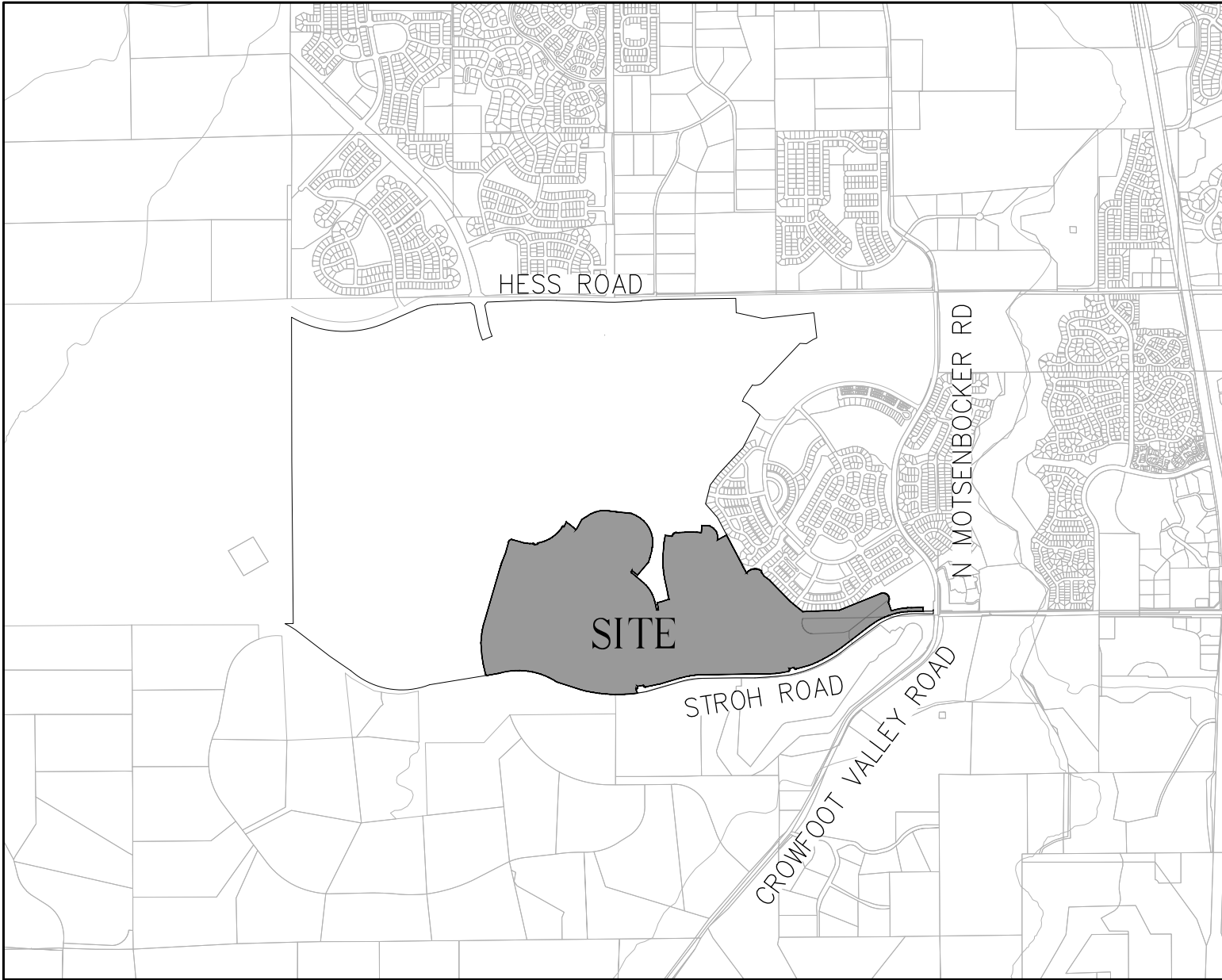
THENCE NORTH 00°13'40" WEST, A DISTANCE OF 160.74 FEET;

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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Westwood

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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

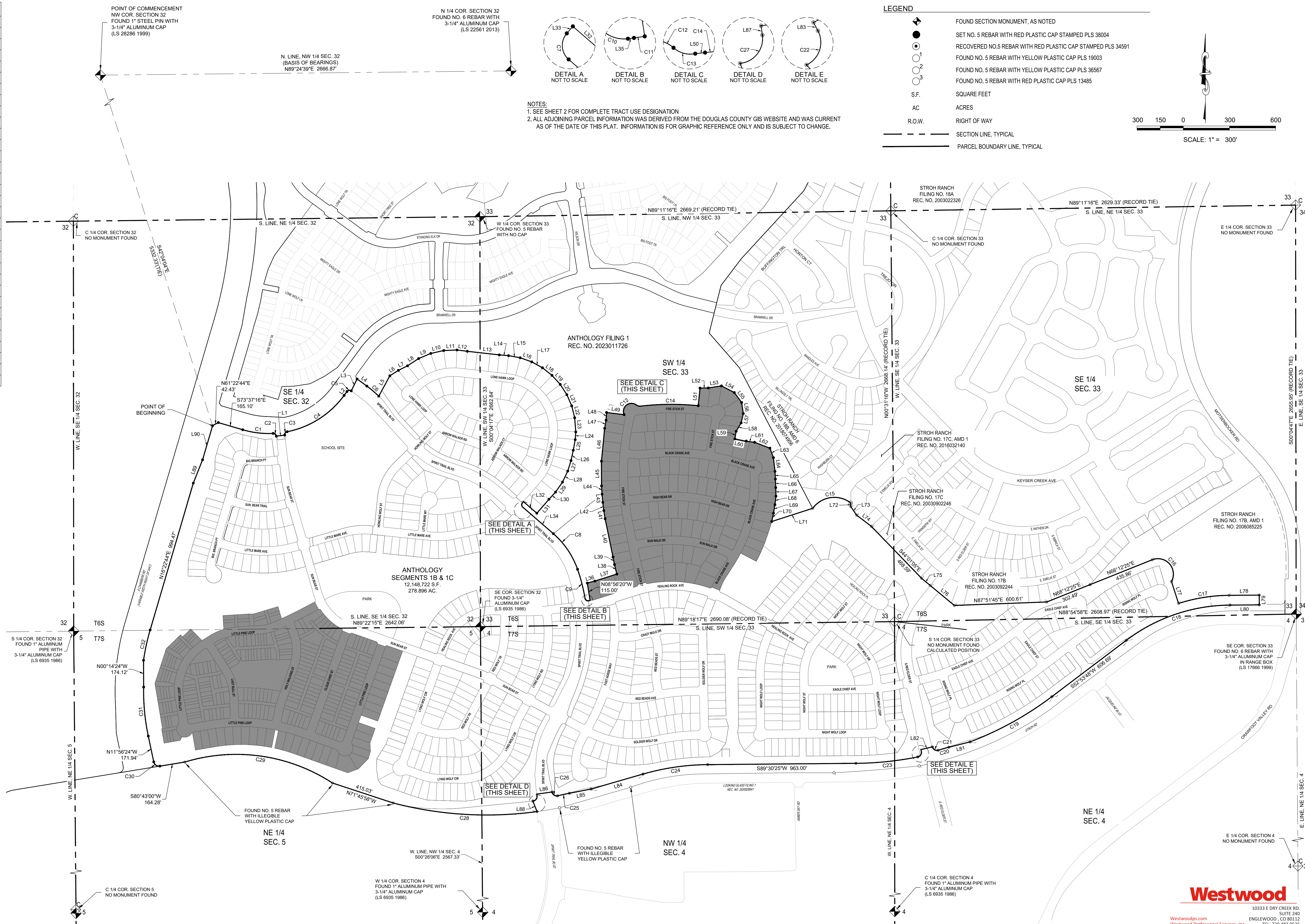
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

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

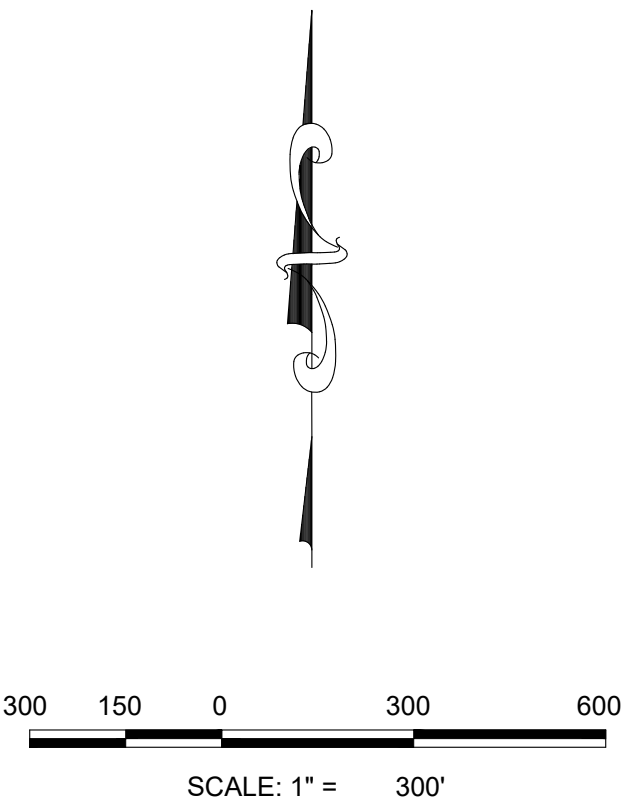
CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	605.00'	18°55'33"	199.84'	S83°05'03"E
C2	20.00'	85°38'29"	29.89'	S49°43'35"E
C3	20.00'	85°38'29"	29.89'	N35°54'54"E
C4	605.00'	42°31'09"	448.97'	N57°28'34"E
C5	20.00'	90°00'00"	31.42'	N81°12'59"E
C6	750.00'	7°44'33"	101.35'	S49°49'56"E
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'

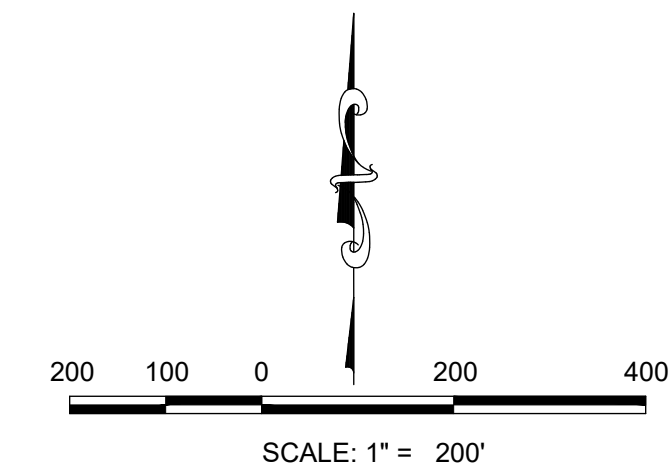


A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 4 OF 13



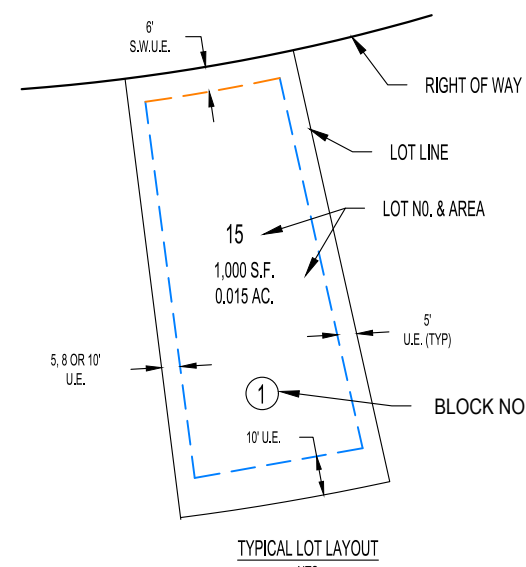
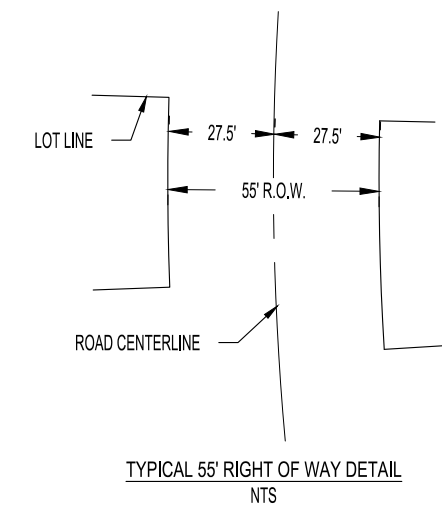
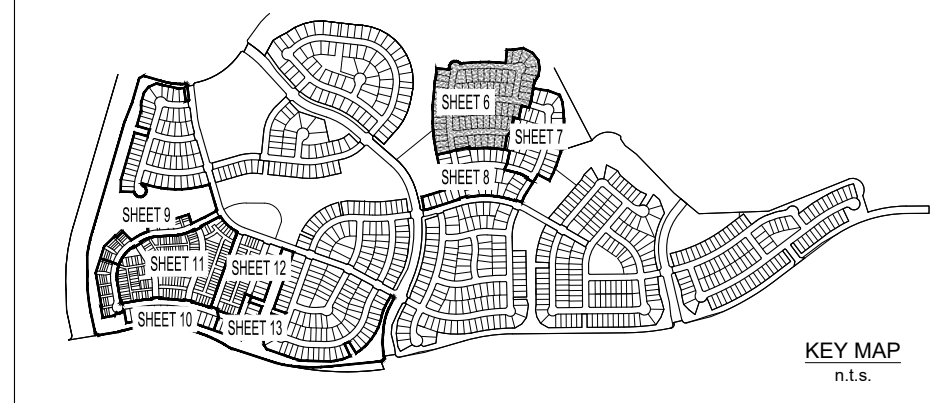
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Westwood Professional Services, Inc.

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

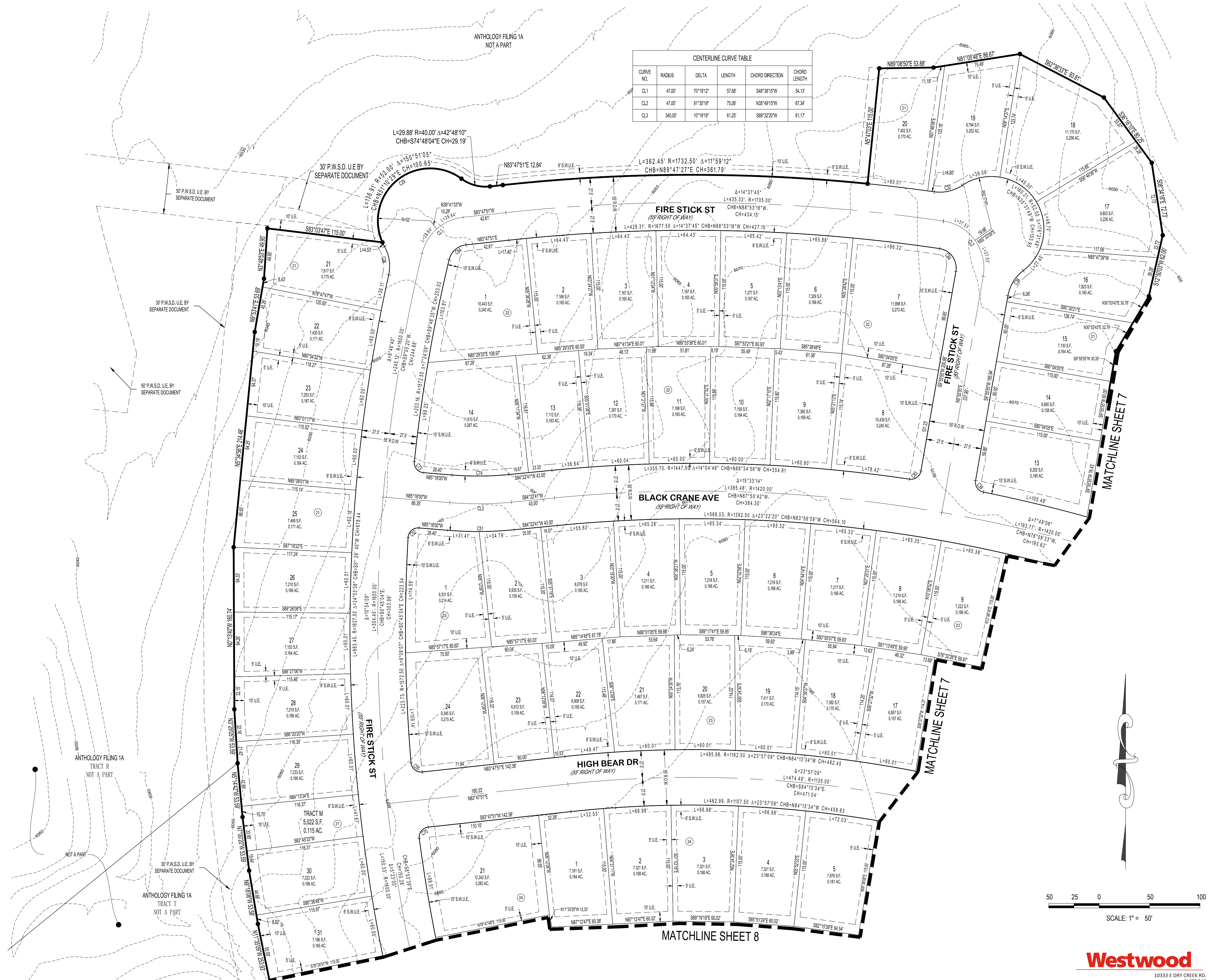
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AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 6 OF 13



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
- 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

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°48'07"W	101.70
C14	40.00	4°14'39"	29.12	N17°05'46"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	91°22'31"	15.95	S48°10'44"W	14.31
C19	10.00	91°22'31"	15.95	S50°30'53"E	14.31
C20	10.00	91°22'31"	15.95	S31°19'59"W	14.31
C21	10.00	91°22'31"	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



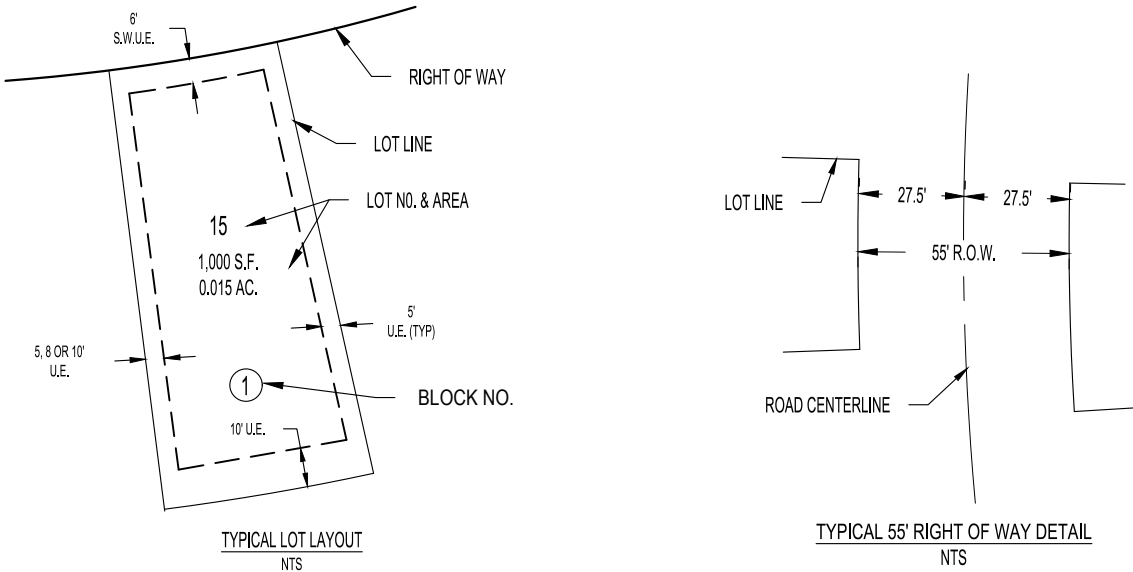
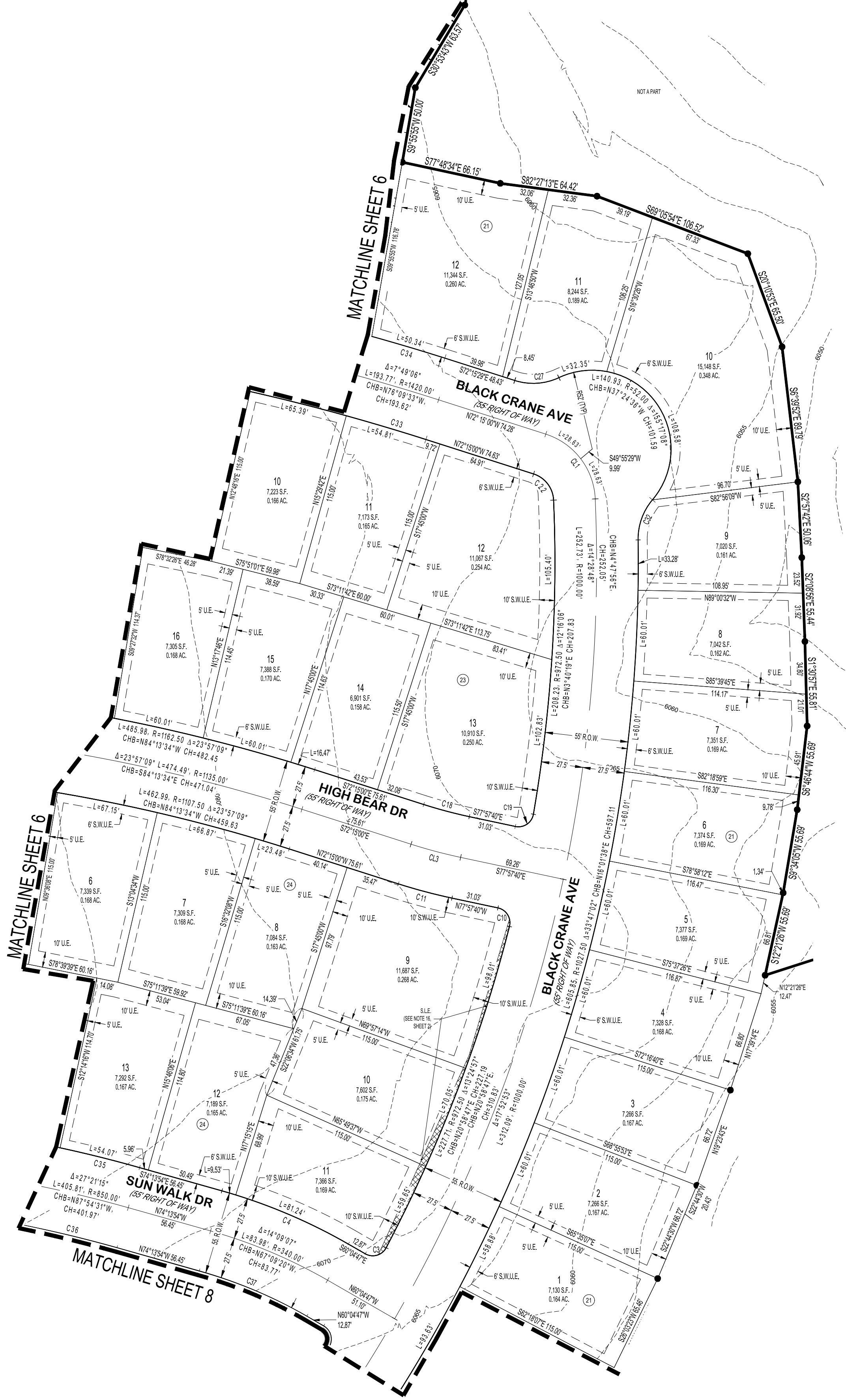
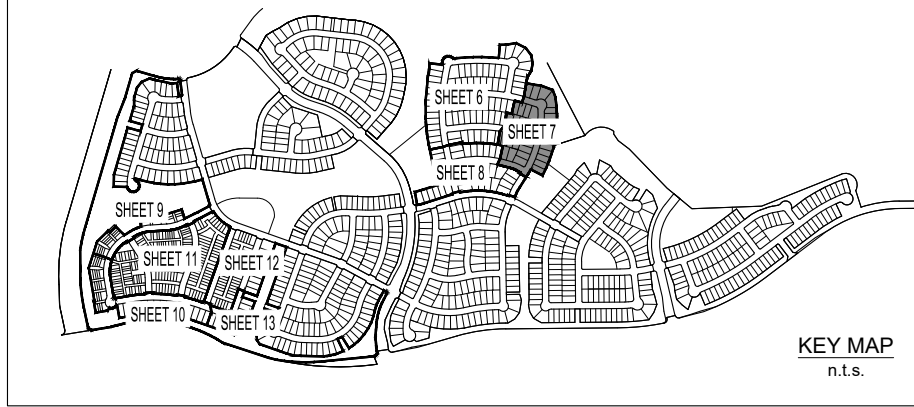
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SCALE: 1" = 50'

Westwood

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

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

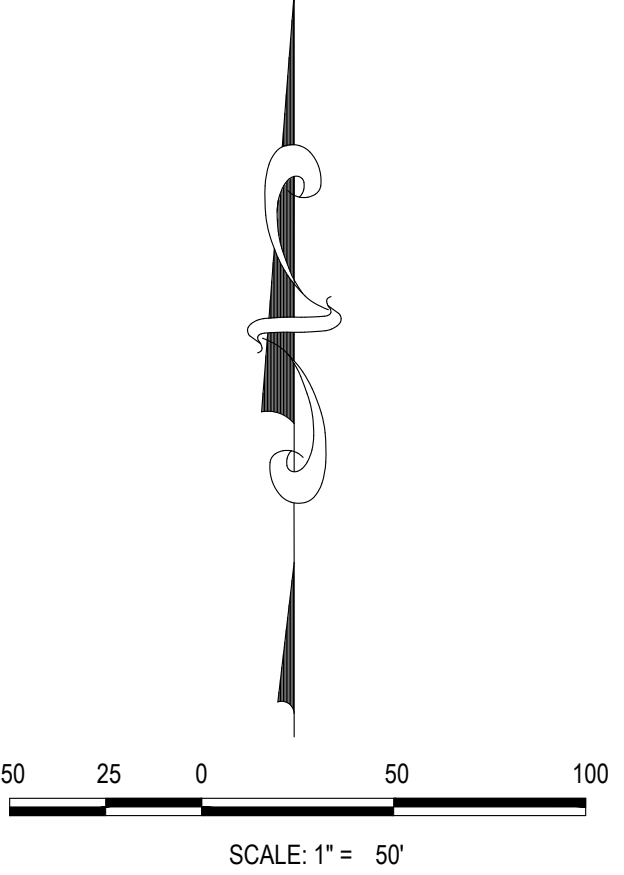
A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 7 OF 13



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°12'22"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"	418.84'	N87°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'

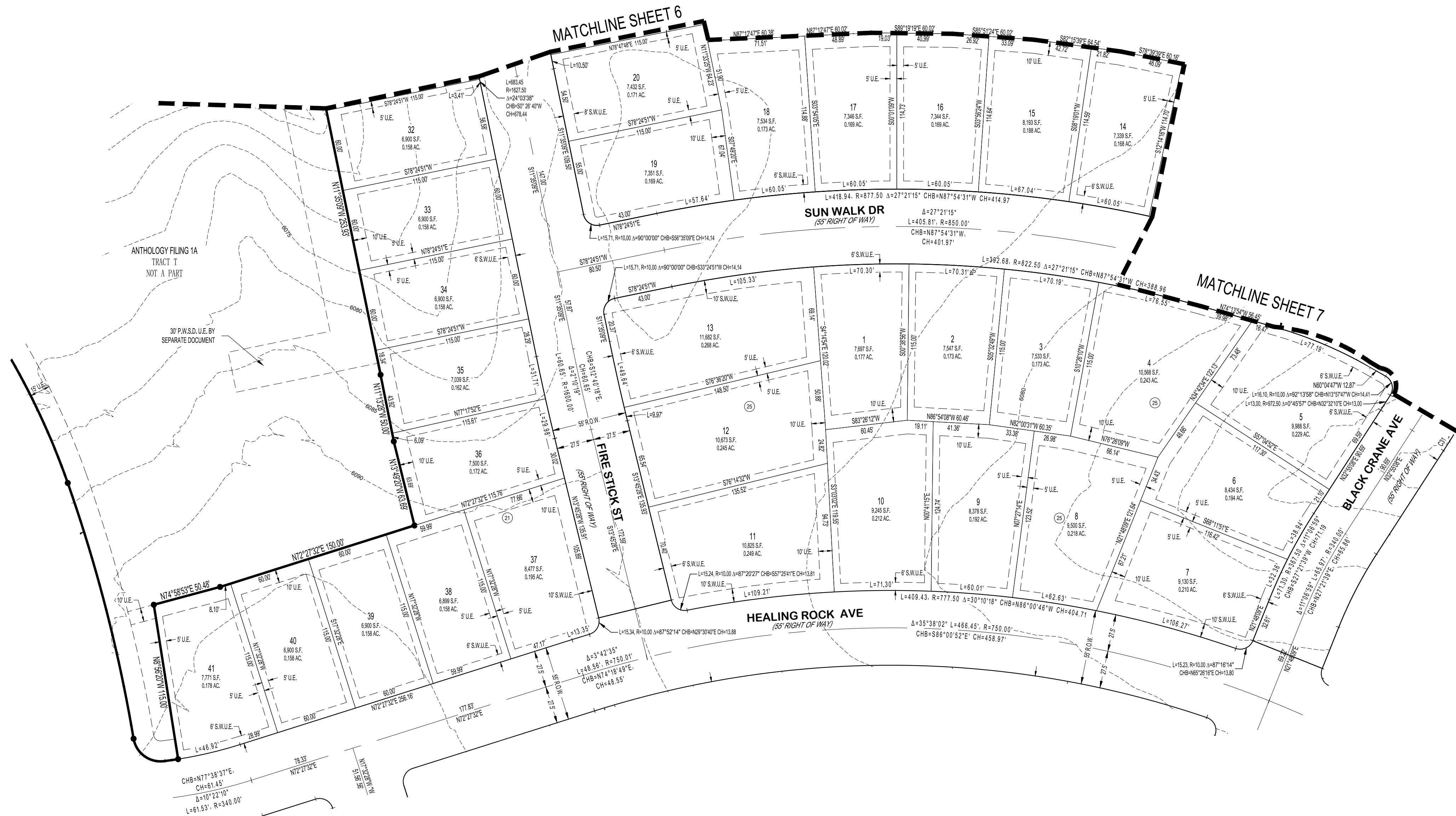
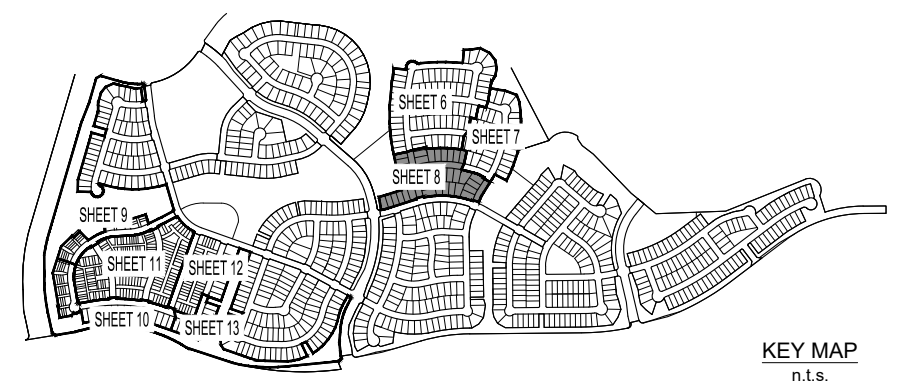
CENTERLINE CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
CL1	47.00'	69°48'31"	57.26'	N37°20'44"W	53.79'
CL2	1155.00'	23°57'09"	474.69'	S84°13'34"E	471.04'
CL3	340.00'	5°42'40"	33.89'	S75°08'20"E	33.88'

- 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

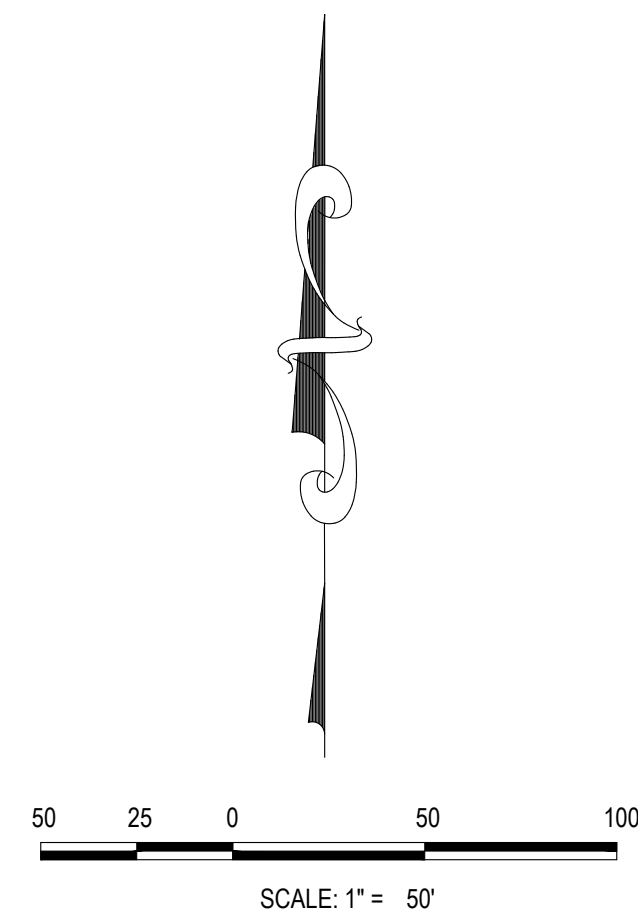
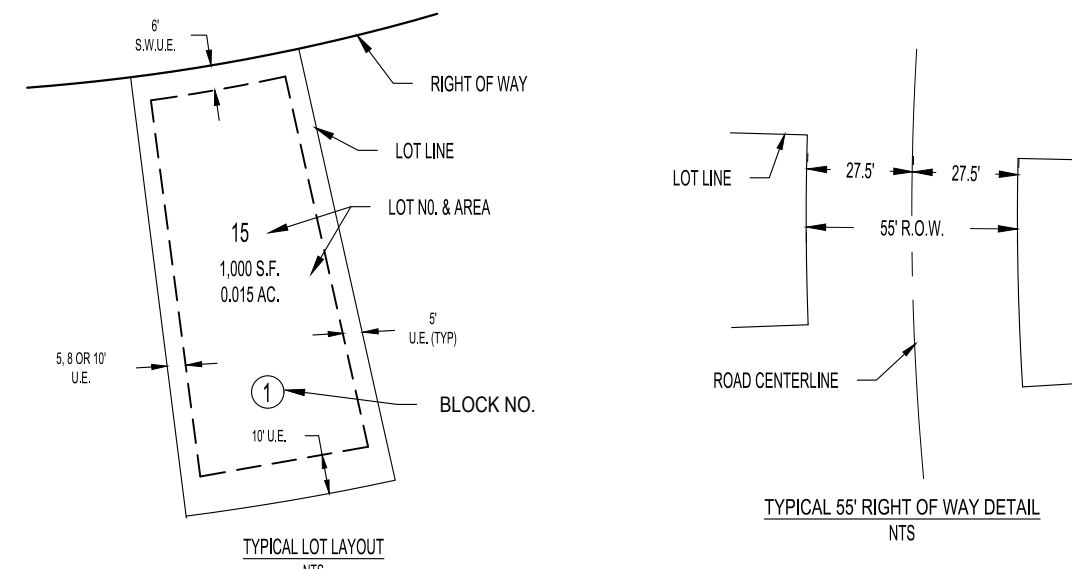


CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	802.5'	9°12'52"	45.02	N60°10'45"E	45.02
C2	802.5'	9°12'52"	45.02	N62°5'35"E	45.02
C3	802.5'	9°12'52"	45.02	N62°10'30"W	45.02
C4	802.5'	9°12'52"	45.02	N62°12'52"W	45.02
C5	802.5'	9°11'59"	44.82	N62°47'16"W	44.81
C6	10.0'	81°08'59"	15.90	S33°06'42"W	14.28
C7	20.0'	81°08'59"	30.33	N62°50'39"W	28.52
C8	1065.00'	22°46'40"	433.38	N62°02'15"E	433.80
C9	1158.00'	22°21'17"	581.83	N62°06'15"E	575.48
C10	20.0'	87°42'32"	36.63	S38°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°27'30"	55.17	N62°06'45"E	55.16
C16	1286.00'	2°27'30"	55.17	N62°36'15"E	55.16
C17	1286.00'	2°27'30"	55.17	N62°05'15"E	55.16
C18	1286.00'	2°27'30"	55.17	N01°34'23"W	55.16
C19	1286.00'	2°27'30"	55.17	N62°22'45"E	55.01
C20	1346.00'	2°12'30"	47.33	N62°06'25"E	47.33
C21	10.0'	81°23'50"	15.90	N62°04'17"W	14.31
C22	307.50'	10°44'18"	136.61	N62°06'05"E	133.98
C23	10.0'	80°00'00"	15.71	N62°05'09"W	14.14
C24	10.0'	80°28'11"	14.12	S32°17'11"W	14.12
C25	312.50'	10°03'50"	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"	188.98	S10°20'46"W	187.84
C28	10.0'	80°01'01"	14.23	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	93.63
C32	872.50'	0°49'57"	13.80	N62°32'10"E	13.80
C33	10.0'	80°13'50"	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	S27°41'30"W	47.39
C36	307.50'	2°11'52"	14.80	S22°53'59"W	14.80
C37	10.0'	81°18'14"	13.23	N62°36'15"E	13.80
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	46.48
C41	777.50'	3°41'14"	46.47	N62°51'07"W	46.48
C42	777.50'	3°39'27"	46.07	S68°39'29"W	46.08
C43	777.50'	7°33'59"	101.52	S20°51'20"W	101.44
C44	10.0'	81°08'48"	22.78	S57°10'21"E	20.85
C45	1972.50'	0°59'11"	22.86	S27°20'22"E	22.86

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"	62.85	S60°34'32"W	62.84
C49	802.50'	5°34'11"	78.90	S60°12'32"W	75.93
C50	802.50'	4°28'52"	63.78	N62°28'27"W	63.78
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	75.89
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	50.68
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°03'00"	62.85	S60°26'54"W	62.84
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°27'00"	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°17'20"	15.90	N62°16'48"E	15.88
C67	312.50'	8°30'00"	48.82	N10°48'05"E	48.87
C68	478.00'	20°48'00"	246.07	N34°10'00"W	243.27
C69	1865.00'	0°35'04"	177.82	N14°33'59"W	177.82
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	725.50'	11°12'54"	15.32	S17°03'59"W	15.32
C73	725.50'	4°42'16"	58.53	S19°10'54"W	58.52
C74	725.50'	5°15'01"	66.23	S61°01'15"W	66.23
C75	725.50'	5°15'01"	66.23	S68°16'22"W	66.23
C76	725.50'	4°42'16"	58.53	N62°47'44"W	58.52
C77	725.50'	6°45'01"	85.77	N62°06'45"E	85.72
C78	725.50'	6°13'50"	125.47	N15°24'41"W	125.37
C79	10.0'	80°01'01"	14.23	N24°42'01"W	14.31
C80	477.50'	7°52'22"	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°09'57"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	15.84
C88	1166.60'	3°16'12"	66.78	N62°08'01"W	66.75
C89	307.50'	0°25'00"	56.40	N62°26'11"E	56.34
C90	307.50'	0°23'48"	41.82	N14°20'00"W	41.80

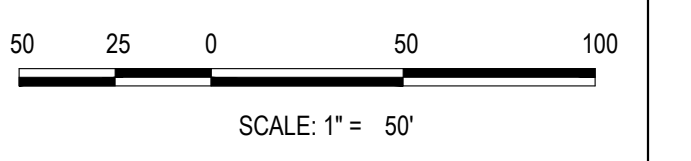
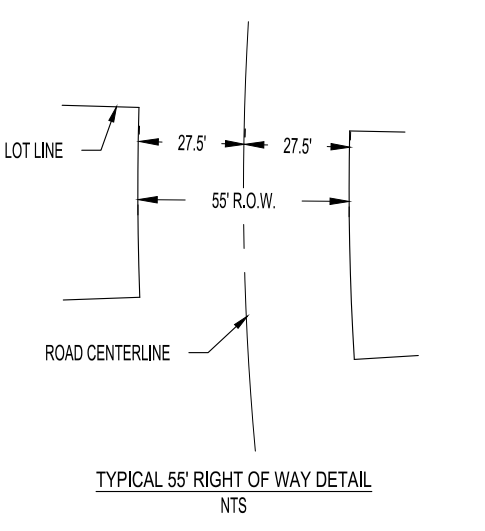
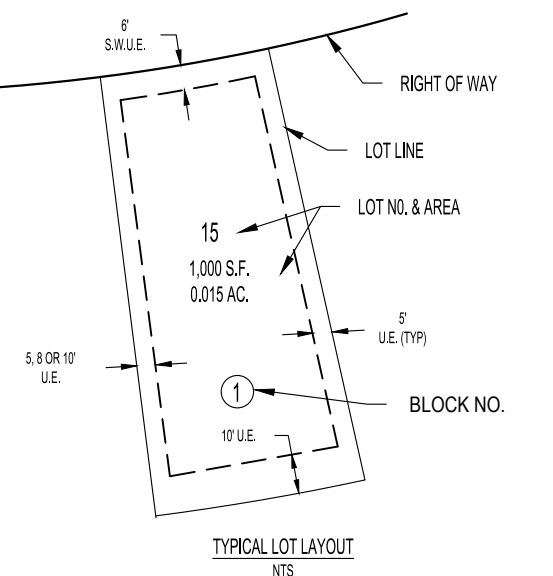
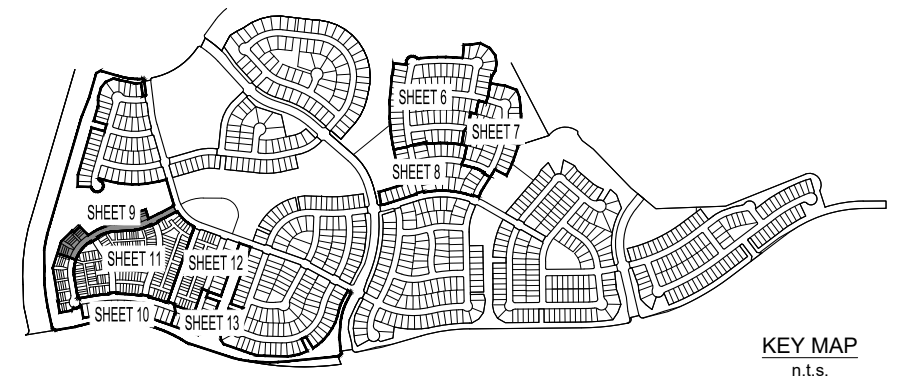
LEGEND

- 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
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- 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
 - 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

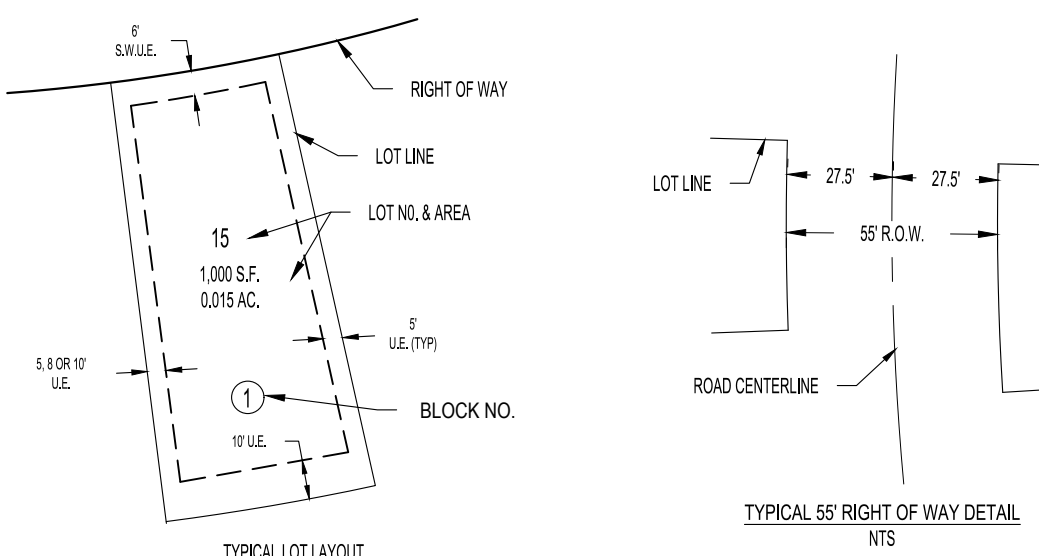
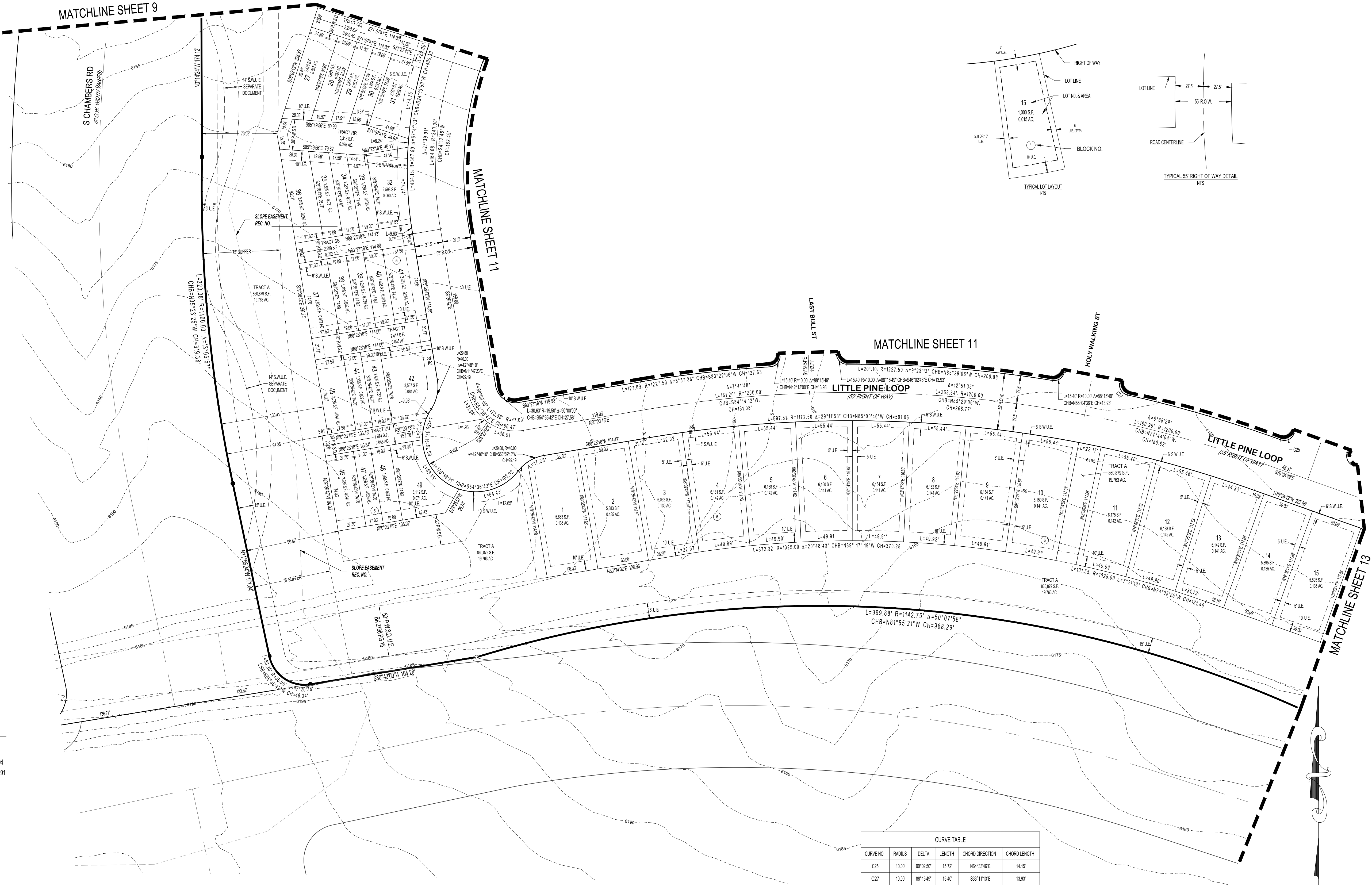
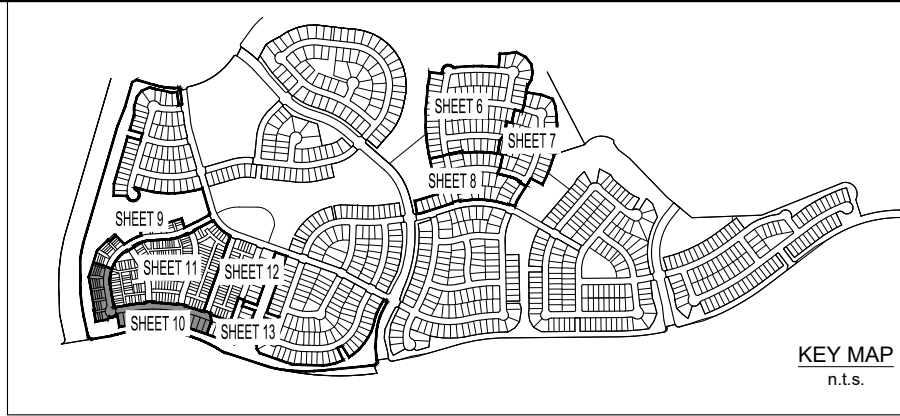
CENTERLINE CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
CL1	340.00	14°31'47"	86.22	85.99
CL2	340.00	17°02'00"	101.08	100.71
CL3	340.00	11°28'35"	67.80	67.79
CL4	340.00	13°28'39"	80.08	79.89
CL5	340.00	8°45'40"	51.89	51.94
CL6	800.00	2°00'00"	27.83	27.92

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°56'12"	26.93	26.92
C26	40.00	28°46'57"	20.69	19.88
C27	40.00	40°36'59"	26.33	27.79
C28	52.00	226°17'33"	205.38	95.63
C29	52.00	12°06'56"	11.00	10.98
C30	354.81	0°44'55"	4.60	4.60
C31	354.81	7°12'27"	45.12	45.09
C32	354.81	7°12'27"	45.12	45.09
C33	354.81	0°46'51"	4.16	4.16

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



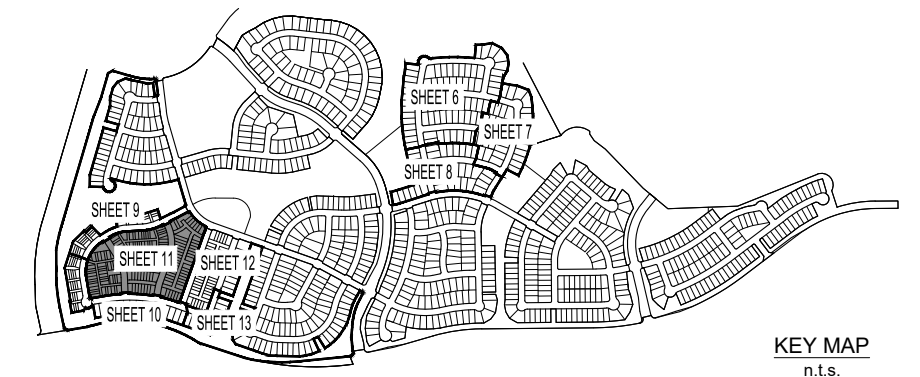
- LEGEND**
- FOUND SECTION MONUMENT, AS NOTED
 - SET 18" LONG NO.5 REBAR WITH 1-1/4"Ø RED PLASTIC CAP STAMPED PLS 38004
 - RECOVERED NO.5 REBAR WITH 1-1/4"Ø RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4"Ø YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR WITH 1-1/4"Ø YELLOW PLASTIC CAP PLS 36567
 - FOUND NO. 5 REBAR WITH 1-1/4"Ø RED PLASTIC CAP PLS 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
 - S.L.E. SIGHT LINE EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - SIGHT TRIANGLE

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C25	10.07	90°02'29"	15.72	N64°33'48"E
C27	10.07	88°15'48"	15.40	S33°11'13"E

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

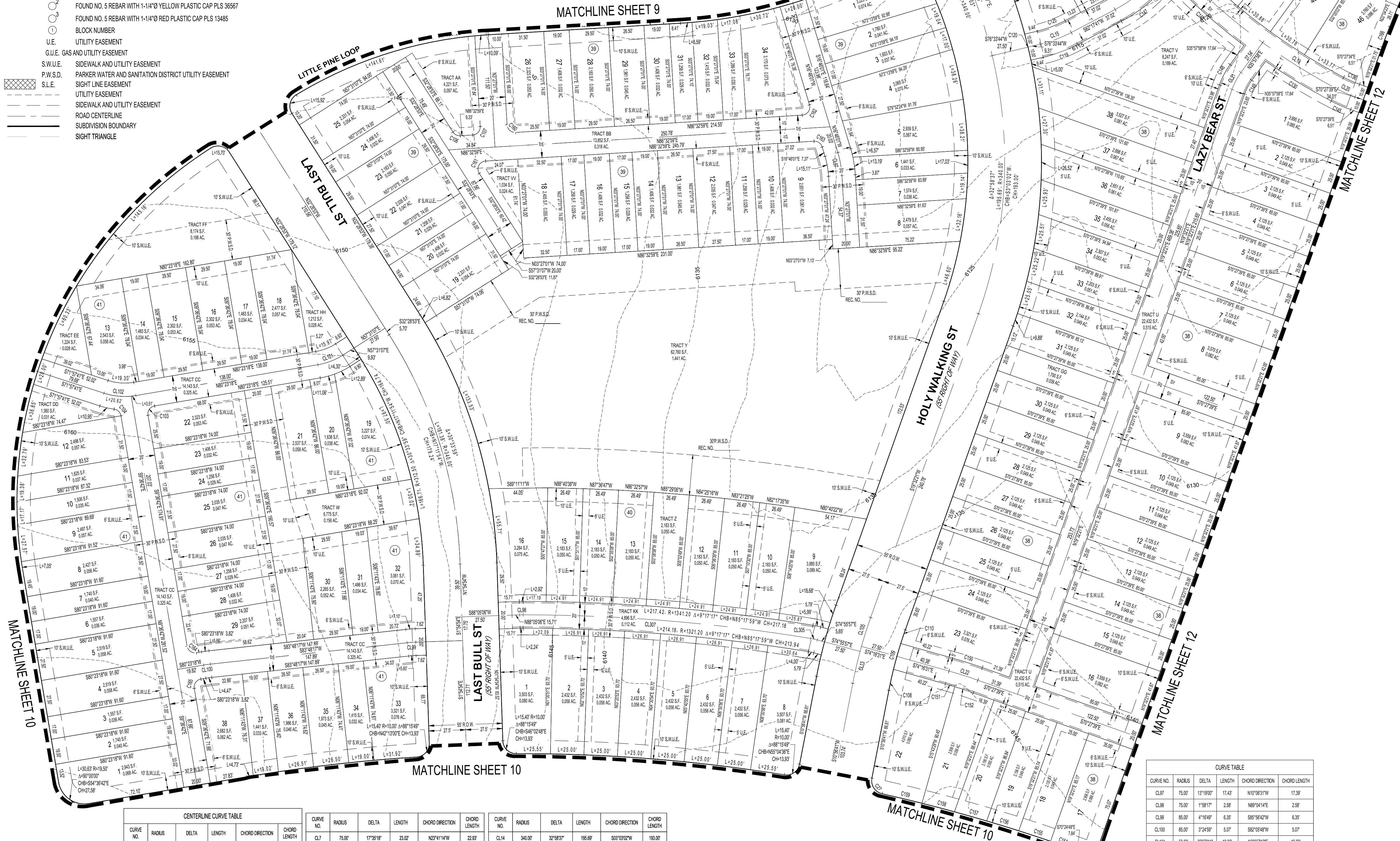
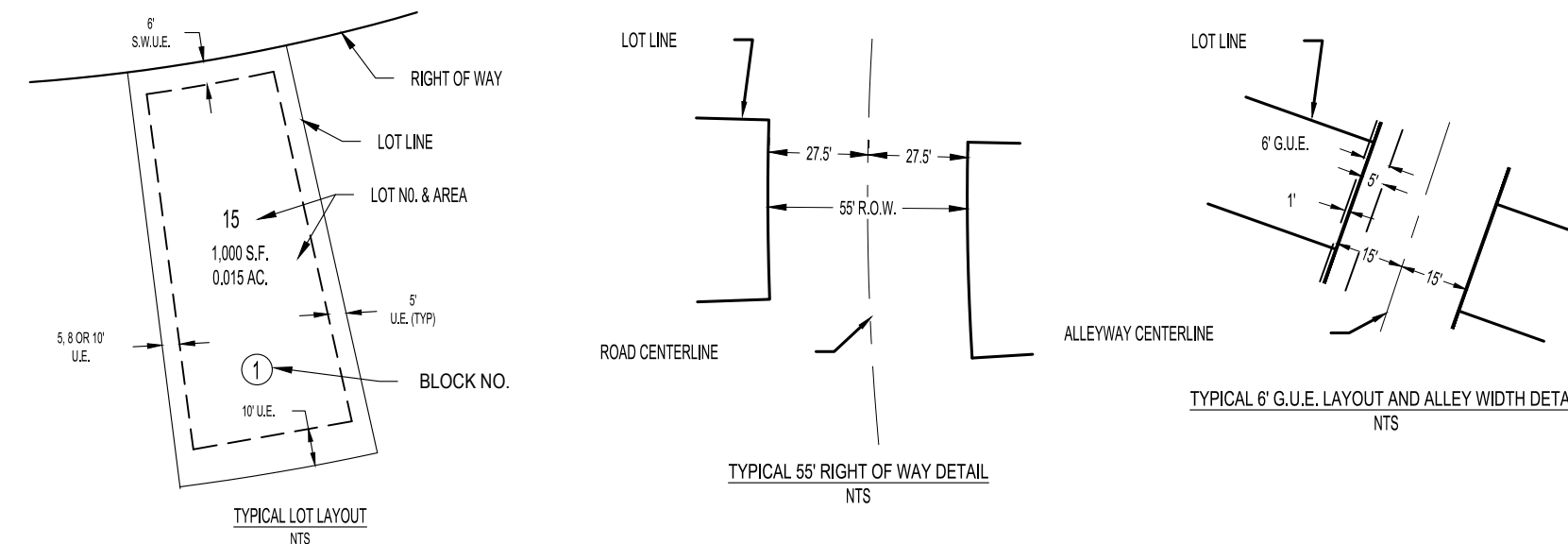
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

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

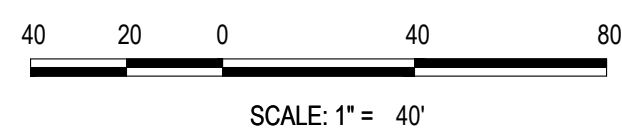


LEGEND

- 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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- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 13485
- BLOCK NUMBER
- UTILITY EASEMENT
- G.U.E. GAS AND 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



CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C127	10.00	87°19'49"	15.49	S87°11'17"E
C146	10.00	84°17'05"	14.71	N07°32'21"W
C147	10.00	86°07'00"	15.71	S07°14'10"W
C148	10.00	86°07'00"	15.71	N07°42'10"W
C103	6.00	86°07'00"	9.42	S87°23'10"W
C104	6.00	72°48'19"	7.62	N86°05'59"E
C106	6.00	86°07'00"	6.30	S82°53'57"E
C107	6.00	86°07'00"	9.42	N87°10'30"E
C108	312.50	2°36'40"	16.07	S02°25'01"W
C109	312.50	3°30'00"	30.01	S07°43'09"W
C110	312.50	1°30'00"	10.80	S07°43'09"W
C119	115.00	14°10'00"	27.38	N86°24'47"E
C120	307.50	4°34'00"	30.01	N07°21'10"W
C121	307.50	9°55'42"	63.68	N07°42'09"E
C126	90.00	14°10'00"	22.41	N87°24'47"E
C127	90.00	2°48'19"	1.21	N87°14'31"E
C128	475.00	5°15'14"	43.57	S87°12'10"E
C129	475.00	6°30'40"	57.28	S87°12'10"E
C130	90.00	8°30'40"	12.89	S86°10'31"E
C137	10.00	84°17'05"	14.71	N07°32'21"W
C146	115.00	8°30'40"	15.87	S86°10'31"E
C147	475.00	8°44'42"	72.12	S86°10'31"E
C148	115.00	15°00'00"	28.19	N85°40'00"E
C149	60.00	10°00'00"	17.23	S87°40'00"W
C140	40.00	10°00'00"	11.47	S87°40'00"W
C150	300.00	3°45'00"	23.30	N07°20'00"W
C151	312.50	1°37'00"	7.34	N07°42'10"W
C152	312.50	2°45'00"	14.82	N07°42'10"W
C153	10.00	86°07'00"	15.72	N86°10'30"E
C154	122.50	0°45'00"	11.30	N07°40'00"E
C155	122.50	1°00'00"	25.01	N07°42'10"W
C156	122.50	1°00'00"	25.02	N07°42'10"W
C157	122.50	1°00'00"	25.03	N07°42'10"W
C158	122.50	1°00'00"	25.04	N07°42'10"W
C159	122.50	1°00'00"	25.05	N07°42'10"W
C160	6.00	86°07'00"	9.42	S87°23'10"W
C161	6.00	11°00'00"	12.49	S07°10'00"W
C162	6.00	10°10'00"	10.82	N07°30'00"E
C163	6.00	79°41'00"	8.82	N87°03'10"E
C164	6.00	86°07'00"	9.42	S87°24'47"E
C165	6.00	86°07'00"	9.42	S87°23'10"W
C166	307.50	2°12'00"	16.20	S87°40'00"W



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"	19.86	S86°57'12"W
C3	222.50	1°35'02"	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°32'04"	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	18°13'27"	66.81	N01°17'12"W	66.54
CL9	213.88	6°39'27"	24.66	N13°37'09"W	24.65
CL10	50.00	20°51'50"	25.33	N72°02'00"E	25.06
CL11	50.00	6°57'38"	5.87	N83°10'40"E	5.87
CL12	340.00	1°46'47"	26.36	S12°22'09"W	26.36
CL13	340.00	3°48'52"	22.84	S17°37'58"W	22.83

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
CL14	340.00	32°58'30"	156.68	S03°10'02"W	153.07
CL15	100.00	14°16'00"	24.90	S89°23'42"W	24.84
CL16	100.00	15°09'28"	26.46	S84°43'56"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°28'50"E	90.03
CL19	462.50	9°29'31"	65.86	S88°06'47"E	65.82
CL20	100.00	8°16'06"	14.43	S86°15'58"E	14.42

CENTERLINE CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
CL21	50.00	10°23'20"	14.34	N07°45'00"E	14.29
CL22	340.00	3°48'52"	22.84	S12°22'09"E	22.82
CL23	75.00	15°59'59"	18.13	N25°32'40"W	18.08

CURVE NO.					
RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	
CL101	50.00	22°58'00"	12.50	S86°51'00"E	12.50
CL102	50.00	27°38'00"	13.27	N11°51'00"E	13.27
CL105	340.00	3°48'55"	10.00	S86°01'05"E	10.00
CL305	50.00	5°43'02"	8.54	S85°56'58"E	8.54
CL307	1331.20	9°17'11"	23.00	S80°52'49"E	23.00
CL309	1331.20	9°17'11"	23.00	S80°52'49"E	23.00

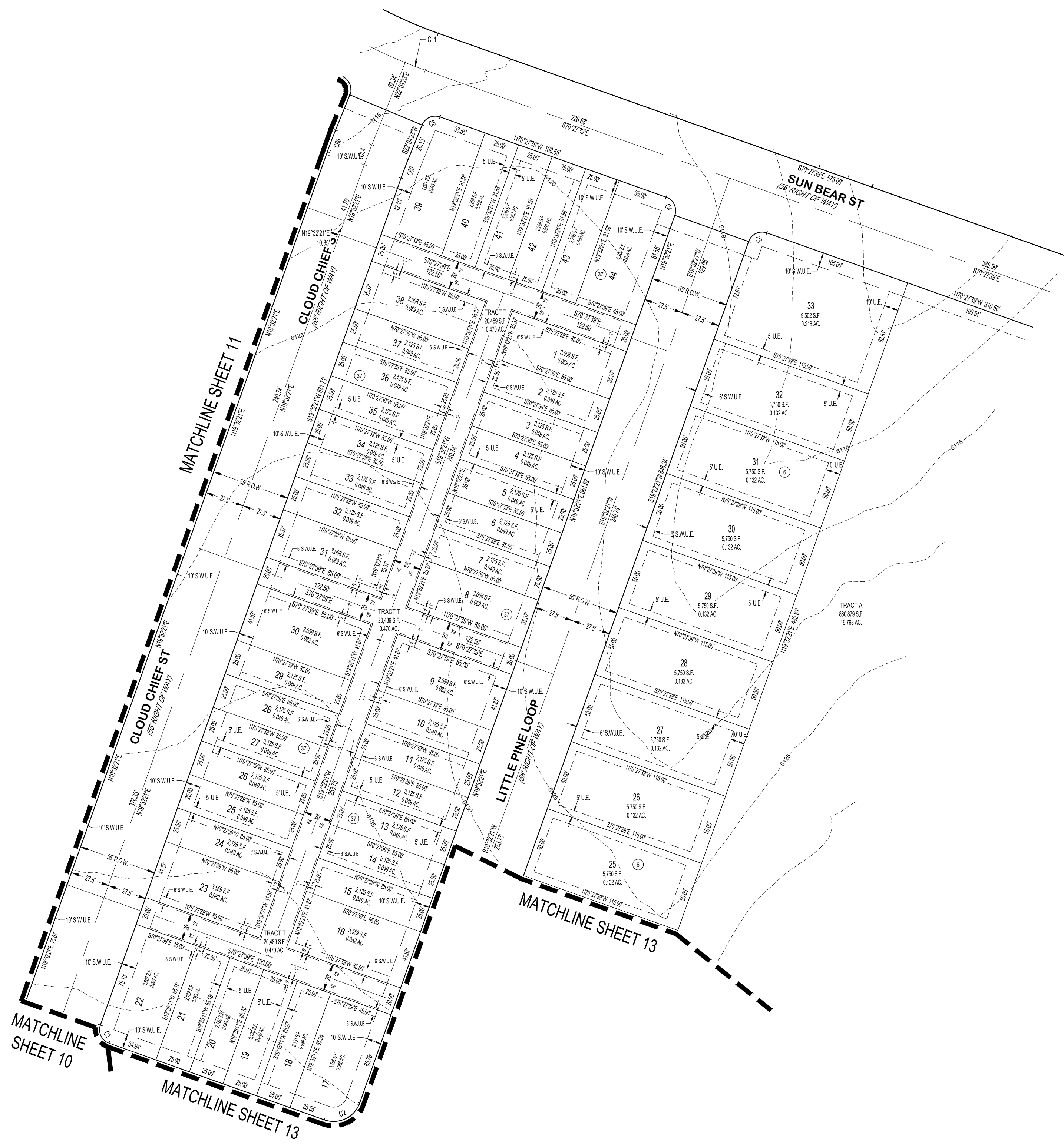
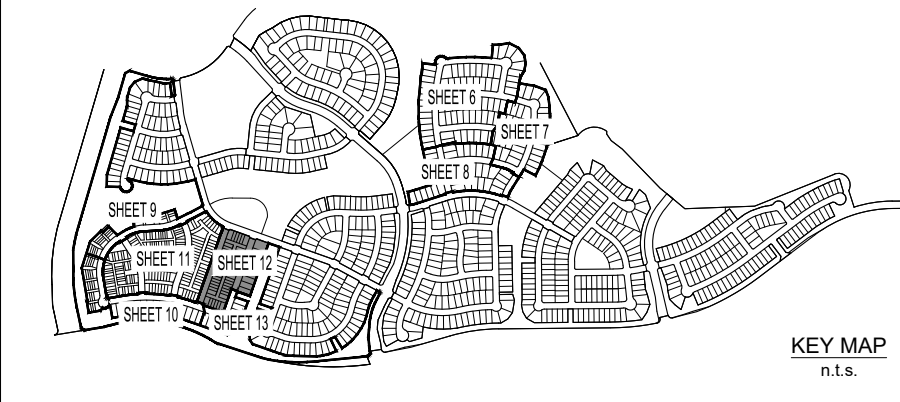
CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
CL27	75.00	13°18'02"	17.43	N10°16'31"W
CL28	75.00	1°58'11"	2.58	N89°04'14"E
CL29	65.00	4°16'48"	6.35	S85°56'42"W
CL100	65.00	3°24'59"	5.07	S82°05'48"W
CL101	50.00	22°52'11"	19.86	N86°57'12"E
CL102	50.00	27°39'01"	24.13	S85°47'12"E
CL115	340.00	3°48'52"	22.84	S17°37'50"W
CL105	50.00	5°43'24"	4.99	S17°47'38"E
CL107	1331.20	9°17'17"	215.87	S85°17'59"E
CL109	1331.20	9°17'17"	215.87	S85°17'59"E

Westwood

Westwoods.com
Westwood Professional Services, Inc.
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
SHEET 11 OF 13

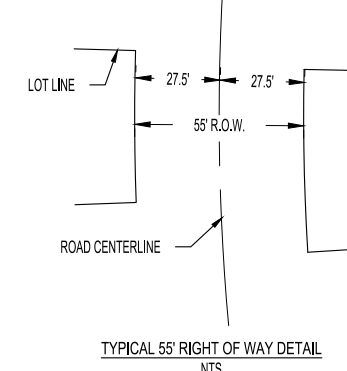
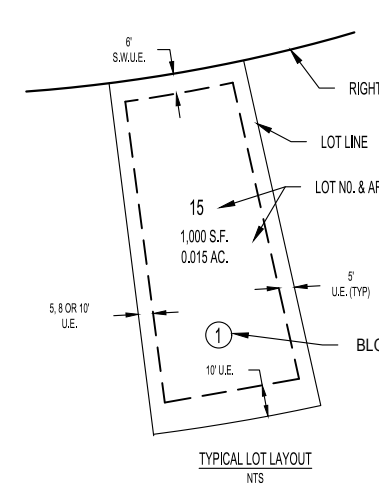
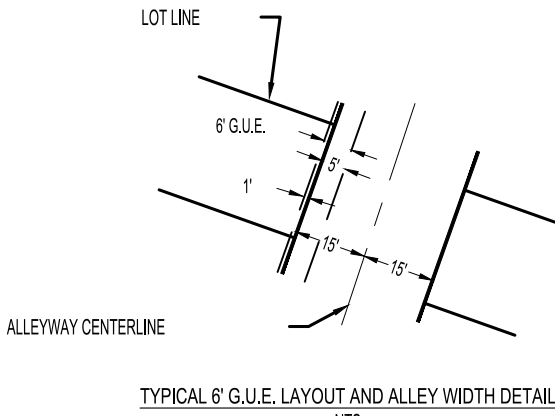
ANTHOLOGY PRELIMINARY PLAN SEGMENT 1B AND 1C AMENDMENT NO. 1

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 12 OF 13

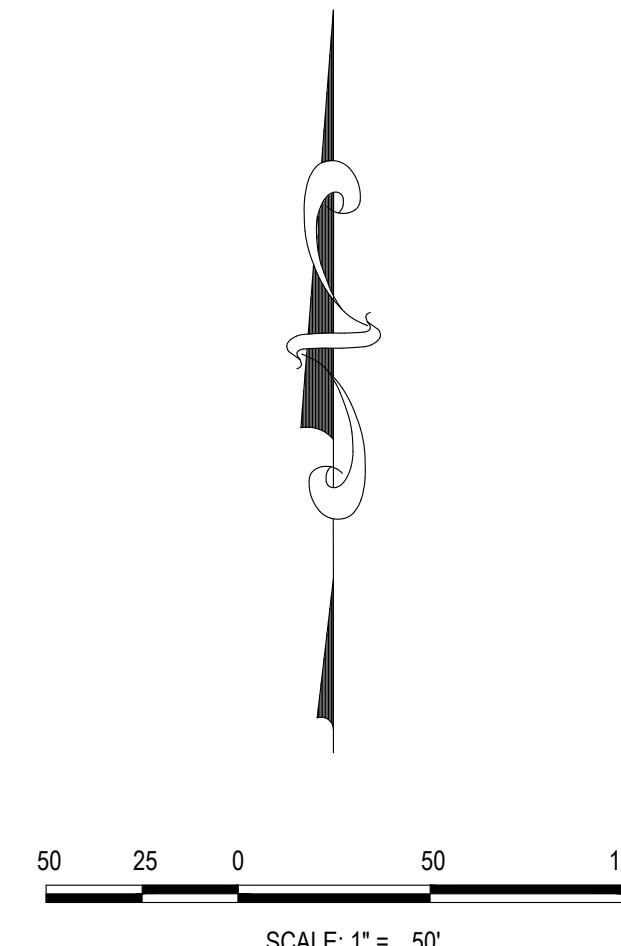


CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	10.00	89°51'10"	15.70	S29°29'14"E
C2	15.50	90°02'50"	30.89	N64°33'46"E
C3	10.00	89°27'58"	15.27	S65°49'22"W
C4	10.00	90°00'00"	15.71	N25°27'39"W
C5	10.00	90°00'00"	15.71	S64°32'21"W
C6	10.00	90°02'50"	15.72	N25°29'14"W
C7	10.00	90°00'00"	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	59°02'16"	16.38	N69°23'51"E
C12	312.50	14°22'10"	76.37	S86°23'50"E
C13	312.50	10°47'58"	98.80	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°47'38"W
C16	367.50	4°45'57"	39.09	S20°34'03"W
C17	367.50	6°24'42"	41.12	S31°57'22"W
C18	367.50	6°39'12"	42.88	S32°29'22"W
C19	10.00	90°02'50"	15.72	S25°29'14"E
C20	312.50	9°12'58"	90.26	S24°11'39"W
C21	312.50	14°15'41"	77.78	S35°59'57"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	S76°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°41'59"E
C37	10.00	89°55'55"	15.20	N72°00'22"E
C38	367.50	6°05'34"	36.09	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	S16°14'03"W
C45	10.00	90°00'00"	15.71	S72°24'49"W
C46	10.00	90°00'00"	15.71	S16°31'11"E
C47	10.00	90°00'00"	15.71	N72°24'49"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	86°39'14"	15.12	N51°49'48"W
C57	1027.50	2°44'58"	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	512.50	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	N86°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°49'22"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	86°02'16"	45.87	N69°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



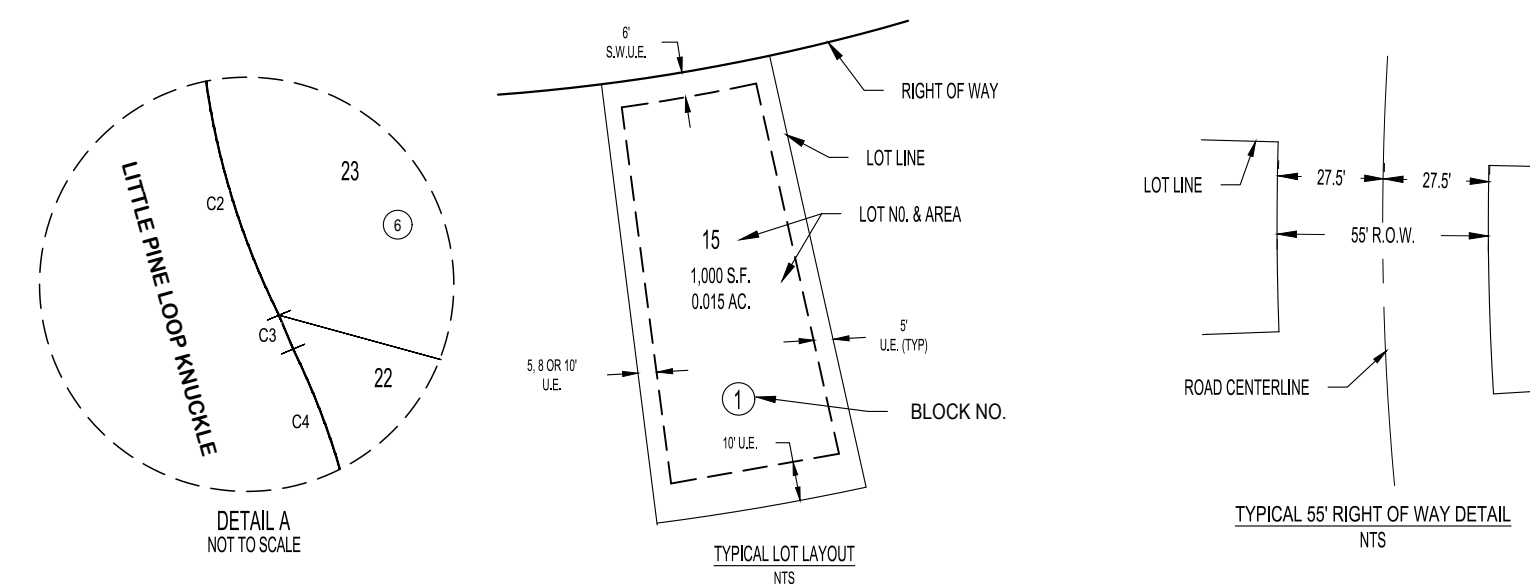
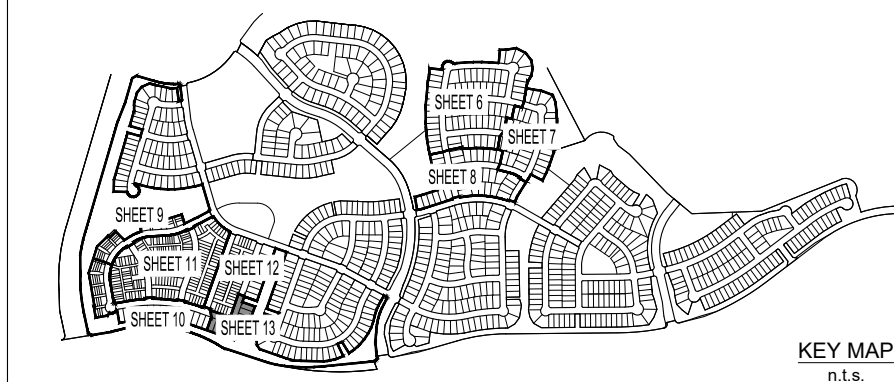
- LEGEND
- FOUND SECTION MONUMENT, AS NOTED
 - SET 18" LONG NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
 - RECOVERED NO. 5 REBAR WITH 1-1/4" Ø RED PLASTIC CAP STAMPED PLS 34591
 - FOUND MONUMENT, AS NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" Ø YELLOW PLASTIC CAP PLS 19003
 - FOUND NO. 5 REBAR 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
 - UTILITY EASEMENT
 - S.W. U.E. SIDEWALK AND UTILITY EASEMENT
 - 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

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

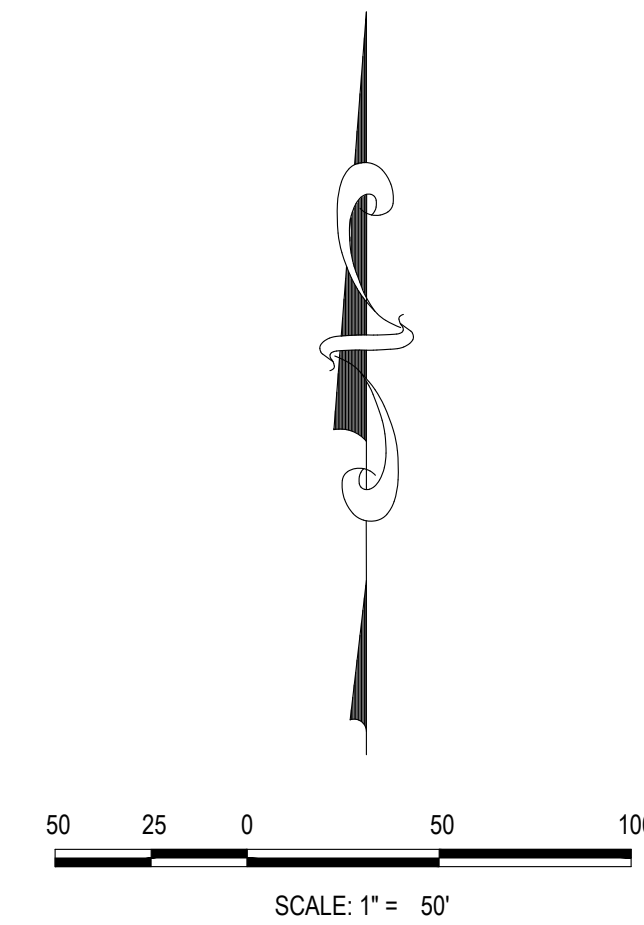


CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C2	40.00	41°25'59"	28.93	S01°10'39"E
C3	40.00	1°22'12"	0.96	S22°34'44"E
C4	52.00	1°15'38"11"	158.42	N64°33'48"E
C8	40.00	42°48'12"	29.88	N49°00'44"W
C9	40.00	42°48'12"	29.88	N49°00'48"E
C10	52.00	41°37'02"	31.77	S41°34'50"W
C11	52.00	48°50'48"	44.33	S03°39'58"E
C12	52.00	76°59'31"	69.88	S88°34'19"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	6°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°09'04"E
C34	312.50	13°10'13"	71.83	N43°19'18"E
C35	312.50	13°10'13"	71.83	N56°29'31"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°08'10"E
C40	312.50	7°28'52"	40.62	S74°08'15"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	6°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°28'56"	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	N59°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 34551
 - 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.I.E.
 - 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



Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9926



Request for Town Council Action

Date: October 7, 2024
Submitted By: Patrick Burke, Project Engineer
Reviewed By: Michelle Kivela, Town Manager
Title: **Lincoln Avenue Widening Project – CORE Electric Relocation Phase 1**
Amount: **\$1,058,043**
Contractor: **CORE Electric Cooperative**
Department: **Engineering and Public Works, Patrick Burke**

EXECUTIVE SUMMARY

This agenda item is for the approval of a contract with CORE Electric Cooperative to relocate existing underground power lines related to the proposed Lincoln Avenue Widening project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is nearing completion of the design phase for the Lincoln Avenue Widening project and preparing to bid the project for construction. The project will widen Lincoln Avenue from Keystone Boulevard to Parker Road from a 4-lane section to a 6-lane section. Additional improvements include: adding multiple dedicated right-turn lanes at select major intersections, improving sidewalks and curb ramps along the corridor, and improving drainage infrastructure and water quality facilities within the project area.

There are existing underground CORE power lines within the project area. These power lines existed prior to CORE executing a franchise agreement with the Town, therefore the Town is required to pay for any relocation costs. To accommodate the proposed improvements, the majority of power lines along the corridor owned by CORE must be relocated outside the project limits. This work will be done in two phases. This contract is for the first phase of work and will relocate the underground power lines between Keystone Boulevard and Newlin Gulch. The second phase of work will continue the underground power line relocation effort from Newlin Gulch to Parker Road and that contract will come to the Town Council for approval after CORE has completed the design and cost estimate.

These underground power lines are owned by CORE and any work affecting them must be completed by CORE. CORE provided the design and cost estimate for the work and intends to subcontract to one of their approved contractors.

FINANCIAL IMPACT

Funding for this work is included in the approved funding for the Lincoln Avenue Widening - Keystone Boulevard to Parker Road line item of the Highway and Streets Capital Projects accounts (301-4310).

STRATEGIC GOAL(S)

ENHANCE ECONOMIC
VITALITY



SUPPORT AN
ACTIVE COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: October 7, 2024

Submitted By: Tom Gill, Associate Project Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.627 - Second Reading**
A Bill for an Ordinance to Approve the Memorandum of Agreement By and Between the Town of Parker and Radiant Circle Apartments Investors LLC, Concerning the Parker Road Sidewalk/Trail Improvements south of Parker Square Drive

Department: Engineering and Public Works, Tom Gill

EXECUTIVE SUMMARY

This item is to approve an ordinance for the memorandum of agreement for the conveyance of real property necessary to construct the Parker Road Sidewalk - East Side (Sulphur Gulch to South of Parker Square Drive). This agreement is needed for planned sidewalk/trail improvements to the east side of Parker Road, south of Parker Square Drive.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

As part of the Parker Road Sidewalk East Side Multi-Use Trail Connection Project that commenced earlier this year, a sidewalk/trail will be constructed along the east side of Parker Road between Sulphur Gulch and to the south of the Parker Square Drive intersection. This stretch of Parker Road is shown on the attached vicinity map for reference. The project will link to existing sidewalk/trails at the north project limit and the south project limit. In addition, the project will also fill an existing sidewalk gap in the middle of the project limits.

The project's construction is being partially funded by a Colorado Department of Transportation "Safer Main Streets" grant that the Town successfully applied for in 2021. On July 17, 2023, Town Council approved Ordinance 1.587, which authorized staff to proceed with good faith negotiations regarding acquiring permanent easements and temporary construction easements along the east side of Parker Road necessary to construct the project.

The Radiant Circle Apartments Investors LLC, a Delaware limited company, owns the subject property. It consists of one (1) parcel and is located approximately 400 feet south of the Parker Road/Parker Square Drive intersection along the east side of Parker Road (see vicinity map). The acquisition includes 6,700 square feet (SF) of permanent sidewalk easement and 7,291 SF of temporary construction easement needed to accommodate the proposed sidewalk.

FINANCIAL IMPACT

The purchase price for this acquisition is \$53,166.10. Funding for this acquisition has been appropriated in the Highway and Street Capital Projects Fund (301-4310).

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Parker Road Sidewalk-East Side (Village Inn to Sulphur Gulch) Vicinity Map
2. Radiant Circle Apartments Investors LLC Trail Easements Vicinity Map
3. Ordinance No. 1.627

RECOMMENDED MOTION

I move to approve Ordinance No. 1.627 on second reading.

Parker Road Sidewalk-East Side (Village Inn to Sulphur Gulch)



Radiant Circle Apartments Investors LLC Trail Easements - Vicinity Map

Future Multi-Use
Trail

Temporary
Construction
Easement

Permanent Trail
Easement

PARKER SQUARE DR

SUNWAY

PARKER RD

SOLAR CIR

Radiant Circle Apartments
Investors LLC Property

RADIANT CIR

PINE DR

RADIANT CIR



0 100 200 Feet

ORDINANCE NO. 1.627, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE MEMORANDUM OF AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND RADIANT CIRCLE APARTMENTS INVESTORS LLC, CONCERNING THE PARKER ROAD SIDEWALK/TRAIL IMPROVEMENTS SOUTH OF PARKER SQUARE DRIVE

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

Section 1. The Town Council of the Town of Parker hereby approves the Memorandum of Agreement by and between the Town of Parker and Radiant Circle Apartments Investors LLC concerning the Parker Road Sidewalk/Trail Improvements South of Parker Square Drive, which Agreement is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

TOWN OF PARKER, COLORADO MEMORANDUM OF AGREEMENT (Local Public Agency)	Project Code: 24457	Parcel No: PE-1, TE-1
	Project No: C M039-008	
	Location: Parker Road Sidewalk Improvements (Sulphur Gulch)	
	County: Douglas	State Highway No: 86

This Agreement made on _____ (date) is between the **Town of Parker, Colorado**, a Colorado municipal corporation (GRANTEE) for the purchase of the parcel(s) listed above from the Owner(s) **Radiant Circle Apartments Investors LLC, a Delaware limited liability company** (GRANTOR).

GRANTOR and GRANTEE may be referred to hereafter, collectively, as the PARTIES.
Just compensation was determined by an appropriate valuation procedure prepared in accordance with Colorado state laws and regulations. The amount of money and/or compensation listed below is full consideration for the following land, easements, improvements, and damages of any kind.

Land (described in attached exhibits)	naSq.ft ☐ /acres ☐	\$
Permanent and Slope Easements (described and illustrated in attached Exhibits "A" and "B", respectively)	6,700 Sq.ft ☒ /acres ☐	\$33,500
Temporary Easements (described and illustrated in attached Exhibits "C" and "D", respectively)	7,291 Sq.ft ☒ /acres ☐	\$7,291
Improvements 7 medium sized shrubs		\$ 926
Administrative Settlement		\$11,446.10
	Gross Total	\$53,166.10
	Less Credit	\$0
	Net Total (rounded)	\$53,166.10

Other conditions: See attached Exhibit "E"

The GRANTOR:

- 1) Will, at the closing, pay all taxes (including prorated taxes for the current year) and special assessments for the current year;
- 2) Has entered into this agreement only because the GRANTEE has the power of eminent domain and requires the property for public purposes;
- 3) Be responsible for securing releases from all liens, judgments and encumbrances to deliver clear, unencumbered title to GRANTEE. Any encumbrance required to be paid by GRANTOR shall be paid at or before closing from the proceeds of the transaction hereby contemplated or from any other source;
- 4) Will execute and deliver to GRANTEE those documents indicated below;
- 5) Excepts from the subject property described herein in the attached Exhibits, the mineral estate and including all coal, oil, gas and other hydrocarbons, and all clay and other valuable mineral in and under said subject property. The GRANTOR hereby covenants and agrees that the GRANTEE shall forever have the right to take and use, without payment of further compensation to the GRANTOR, any and all sand, gravel, earth, rock, and other road building materials found in or upon said subject property and belonging to the GRANTOR; and
- 6) The GRANTOR further covenants and agrees that no exploration for, or development of any of the products, as described above, and owned by the GRANTOR heretofore or hereafter the date set forth above and hereby excepted will ever be conducted on or from the surface of the premises described in the attached Exhibits, and that in the event any of such operations may hereafter be carried on beneath the surface of said premises, the GRANTOR shall perform no act which may impair the subsurface or lateral support of said premises. These covenants and agreements hereunder, shall inure to and be binding upon the GRANTOR and its heirs, personal and legal representatives, successors and assigns forever.

NOTE: At GRANTOR'S sole discretion, the GRANTOR may convey the underlying mineral estate owned by GRANTOR to the GRANTEE. GRANTEE makes no representations about the nature, title or value of the mineral estate. In transactions where GRANTOR conveys the underlying mineral estate to GRANTEE, Paragraphs 5 and 6, as set forth above, will be deleted from this Memorandum of Agreement and the conveyance document.

☐ GRANTOR conveys the underlying mineral estate to GRANTEE. Paragraphs 5 and 6 are hereby deleted from the Memorandum of Agreement and the conveyance document.

The GRANTEE:

- 1) Will be entitled to specific performance of this agreement upon tender of the agreed consideration;
- 2) Will be held harmless from any claims against the property or to any interest in the property, except for any benefits due under relocation law;
- 3) Will make payment after receiving acceptable conveyance instruments from the GRANTOR;
- 4) Will take possession and use of the parcel(s) when it deposits the consideration, as set forth above, into an escrow account for the benefit of the GRANTOR, or when GRANTEE disburses funds to GRANTOR. Transfer of title to the parcel(s) shall occur upon performance of any and all terms under this agreement, and release of the payment from escrow to the GRANTOR, unless other arrangements are made that follow Title III of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended; and
- 5) Will prepare the following documents:

- | | |
|--|---|
| ☐ General Warranty Deed | ☐ Utility Easement |
| ☐ Access Deed | ☒ Public Sidewalk Easement Slope Easement |
| ☐ Full Release(s) Book/Page: | ☒ Temporary |
| ☐ Easement Partial Release(s) Book/Page: | ☐ |
| ☐ Or (specify) | |
| ☐ Title Company to prepare documents except | |

Order Check \$41,720	Payable to: Fidelity National Title						
Order Check \$	Payable to:						
Real Estate Specialist 	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">GRANTOR signature</td> <td style="width: 40%; text-align: right;">Attach form</td> </tr> <tr> <td colspan="2">  </td> </tr> <tr> <td colspan="2">GRANTOR (if applicable)</td> </tr> </table>	GRANTOR signature	Attach form			GRANTOR (if applicable)	
GRANTOR signature	Attach form						
							
GRANTOR (if applicable)							
The Town of Parker, Colorado, a Colorado Home Rule Municipality By: _____ Title: _____							

cc: Town of Parker (original)
Property Owner
CDOT Region ROW Office

EXHIBIT A
PROPERTY DESCRIPTION
PERMANENT EASEMENT PARCEL NUMBER: PE-1
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A permanent easement (PE-1) of Project No. C M039-008 over and across that parcel of land described as Lot 1, Block 1, Pine Bluffs Filing No. 2 recorded at Reception No. 2017047079 in the records of Douglas County, located in the Northeast Quarter of Section 27 and the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north Line of the Northeast Quarter of Section 27, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°29'37" East, a distance of 2652.24 feet. Monumented by a 3 1/4" alum cap marked PLS 9133 1990 on a 2 3/8" pipe at the North Quarter Corner of said Section 27 and by a 3 1/4" aluminum cap marked PLS 23516 2002 on a #6 rebar at the Northeast Corner of said Section 27.

Commencing at the North Quarter Corner of Section 27, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE North 89°29'37" East, along the north line of said Northeast Quarter, a distance of 627.29 feet to a point on the westerly line of Lot 1, Block 1, Pine Bluffs Filing No. 2 recorded at Reception No. 2017047079 in the records of Douglas County, the existing easterly right of way line of S. Parker Road (January 2023) and the Point of Beginning;

THENCE along said easterly right of way line the following two (2) courses:

1. North 27°19'52" West, a distance of 35.12 feet;
2. North 05°43'54" West, a distance of 44.55 feet to the northerly line of said Lot 1, Block 1;

THENCE North 82°41'22" East, along said northerly line, a distance of 2.27 feet;

THENCE South 07°15'29" East, a distance of 3.71 feet;

THENCE South 23°14'13" East, a distance of 78.38 feet to said north line of the Northeast Quarter;

THENCE continuing South 23°14'13" East, a distance of 7.92 feet;

THENCE South 43°01'23" East, a distance of 81.84 feet;

THENCE South 12°51'01" East, a distance of 74.07 feet;

THENCE South 10°38'12" East, a distance of 35.49 feet;

THENCE South 77°09'45" West, a distance of 36.34 feet to said existing easterly right of way line;

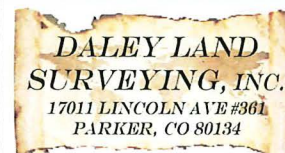
THENCE along said easterly right of way line the following two (2) courses:

1. North 12°55'52" West, a distance of 123.33 feet;
2. North 27°19'52" West, a distance of 69.75 feet to the Point of Beginning.

Containing 6700 Square Feet, or 0.154 Acres, more or less.



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.



OWNER

**RADIANT CIRCLE APTS.
INVESTORS LLC**

APN. 2233-271-20-001

CALC: AVV

DATE: 3/10/2023

DRWN: AVV

JOB No. 1701-053

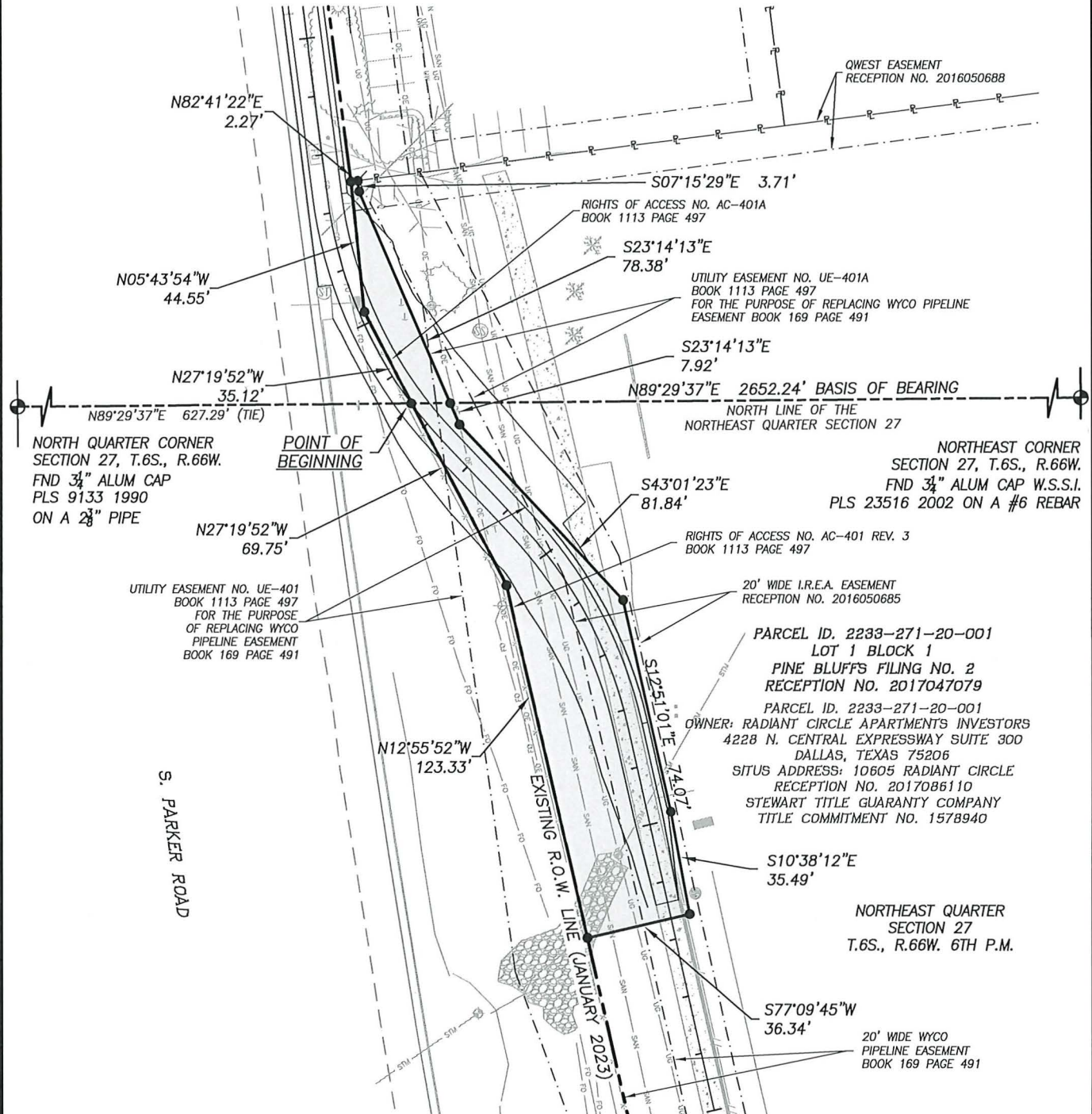
SHEET 1 OF 2

**PERMANENT EASEMENT
PARCEL NO. PE-1**

NE 1/4 SEC. 27, T.6S., R.66W.
SE 1/4 SEC. 22, T.6S., R.66W.

DOUGLAS COUNTY, COLORADO

ILLUSTRATION TO EXHIBIT AB



OWNER

RADIANT CIRCLE APTS.
INVESTORS LLC

APN. 2233-271-20-001

CALC: AVV

DATE: 3/10/2023

DRWN: AVV

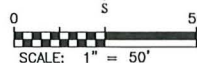
JOB No. 1701-053

SHEET 2 OF 2

PERMANENT EASEMENT PARCEL NO. PE-1

NE 1/4 SEC. 27, T.6S., R.66W.
SE 1/4 SEC. 22, T.6S., R.66W.

DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.



EXHIBIT B C
PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT PARCEL NUMBER: TE-1
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A temporary easement (TE-1) of Project No. C M039-008 over and across that parcel of land described as Lot 1, Block 1, Pine Bluffs Filing No. 2 recorded at Reception No. 2017047079 in the records of Douglas County, located in the Northeast Quarter of Section 27 and the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north Line of the Northeast Quarter of Section 27, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°29'37" East, a distance of 2652.24 feet. Monumented by a 3 1/4" alum cap marked PLS 9133 1990 on a 2 3/8" pipe at the North Quarter Corner of said Section 27 and by a 3 1/4" aluminum cap marked PLS 23516 2002 on a #6 rebar at the Northeast Corner of said Section 27.

Commencing at the North Quarter Corner of Section 27, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE North 89°29'37" East, along the north line of said Northeast Quarter, a distance of 640.36 feet to the Point of Beginning;

THENCE North 23°14'13" West, a distance of 78.38 feet;

THENCE North 07°15'29" West, a distance of 3.71 feet to the northerly line of Lot 1, Block 1, Pine Bluffs Filing No. 2 recorded at Reception No. 2017047079 in the records of Douglas County;

THENCE North 82°41'22" East, along said northerly line, a distance of 62.54 feet;

THENCE South 12°55'52" East, a distance of 262.83 feet;

THENCE South 77°09'45" West, a distance of 7.66 feet;

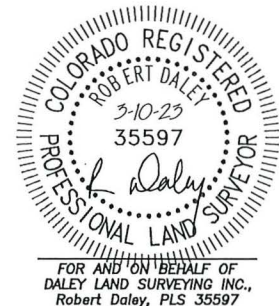
THENCE North 10°38'12" West, a distance of 35.49 feet;

THENCE North 12°51'01" West, a distance of 74.07 feet;

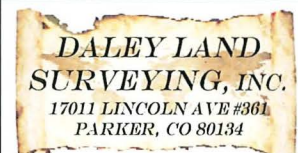
THENCE North 43°01'23" West, a distance of 81.84 feet;

THENCE North 23°14'13" West, a distance of 7.92 feet to the Point of Beginning.

Containing 7291 Square Feet, or 0.167 Acres, more or less.



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.



OWNER

**RADIANT CIRCLE APTS.
INVESTORS LLC**

APN. 2233-271-20-001

CALC: AVV

DATE: 3/10/2023

DRWN: AVV

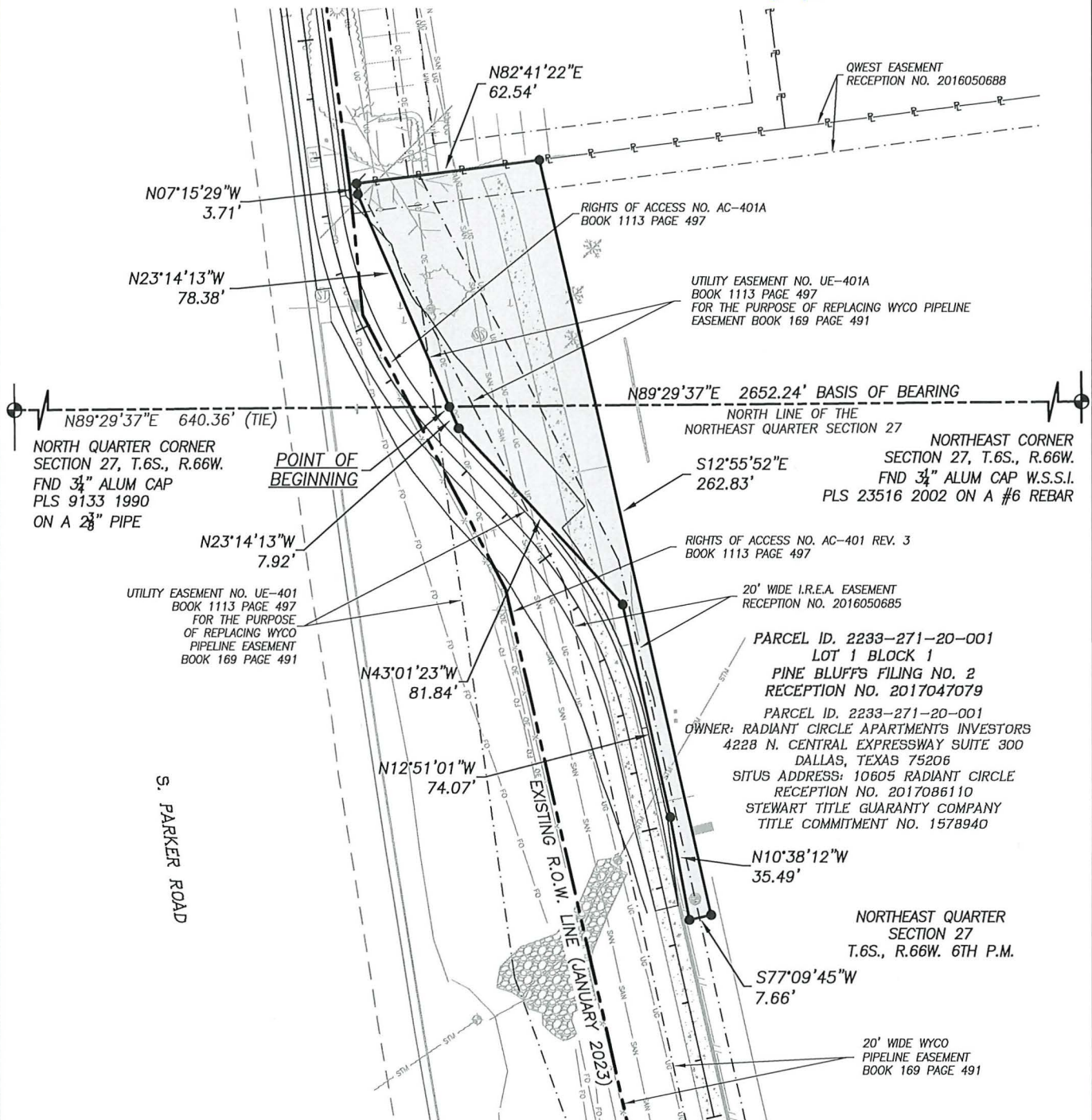
JOB No. 1701-053

SHEET 1 OF 2

**TEMPORARY EASEMENT
PARCEL NO. TE-1**

NE 1/4 SEC. 27, T.6S., R.66W.
SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO

ILLUSTRATION TO EXHIBIT **B D**

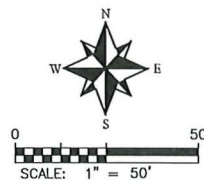


OWNER
RADIANT CIRCLE APTS. INVESTORS LLC

APN. 2233-271-20-001
CALC: AVV DATE: 3/10/2023
DRWN: AVV JOB No. 1701-053
SHEET 2 OF 2

**TEMPORARY EASEMENT
PARCEL NO. TE-1**

NE 1/4 SEC. 27, T.6S., R.66W.
SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

**DALEY LAND
SURVEYING, INC.**
17011 LINCOLN AVE #361
PARKER, CO 80134

EXHIBIT "E"

1. The PARTIES have come to an agreement on the use, acquisition and conveyance a Public Sidewalk Easement and a Temporary Construction Easement (collectively, the "Easements"), and surface improvements, if any, identified in this Memorandum of Agreement for the construction of certain public improvements known as the Parker Road Sidewalk Improvements (the "Project");
2. GRANTEE through its right-of-way negotiators and GRANTOR have negotiated the terms of this Agreement through negotiations in good faith which have resulted in an agreement as to just compensation for the Easements, but such Agreement is subject to formal approval by the Town Council of the Town; and
3. GRANTEE desires to begin construction within the Easements in advance of the formal approval of this Agreement and thus before the closing date of this Agreement, and thus the PARTIES agree that GRANTOR shall be granted a temporary right of entry to the Easements ("Temporary Right of Entry") to expedite construction.
4. GRANTOR does hereby grant this Temporary Right of Entry for use during construction of the Project, together with all rights and privileges as are necessary or incidental to the reasonable and proper use in and to, over, under and across the Easements.
5. Said Temporary Right of Entry shall expire and be of no further force or effect once the closing on the Easements has occurred. To the extent permitted by law, and subject to No. 6 below, the PARTIES will adhere to all the terms negotiated in this Agreement.
6. In the event the Town Council does not approve the Purchase and Sale Agreement, the Town will be required as a matter of law to pay just compensation for the Easements in accordance with this Agreement.



Request for Town Council Action

Date: October 7, 2024

Submitted By: Michael Grabczyk, Project Engineer

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.334.3 - Second Reading**
A Bill for an Ordinance Approving the Third Amendment to
Agreement Regarding Design and Construction of Drainage and Flood
Control Improvements for Cherry Creek at Dransfeldt Road
(Agreement No. 21-05.04C Project No. 108515) By and Between Urban
Drainage and Flood Control District d/b/a Mile High Flood District, the
Town of Parker, and Cherry Creek Basin Water Quality Authority
Department: Engineering and Public Works, Michael
Grabczyk

EXECUTIVE SUMMARY

The Town of Parker, the Mile High Flood District (MHFD - formerly the Urban Drainage and Flood Control District), and the Cherry Creek Basin Water Quality Authority (CCBWQA) previously executed an intergovernmental agreement (IGA) to design and permit improvements to Cherry Creek at Dransfeldt Road adjacent to Flat Acres Farms. This project is currently under construction with substantial completion anticipated this winter. Plantings and an establishment period will follow through the next several springs until federal permits are closed out. This amendment will allow the MHFD to contribute additional construction funds to ensure an adequate budget for additional plantings if necessary.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker, the MHFD, and the CCBWQA have partnered previously to design and construct several major drainage projects within the Cherry Creek Corridor. This reach of Cherry Creek adjacent to Dransfeldt Road and Flat Acres Farms has been identified as unstable with various locations of bank and bed erosion, in addition to requiring a realignment of the stream and some utilities to accommodate a future roadway crossing of Dransfeldt Road. A preliminary design for several reaches of Cherry Creek, including this project, was completed in 2017. Final design and permitting efforts for this project were initiated in 2021 and construction began in 2024. This amendment to the IGA is intended to provide project contingency and fund the establishment period for permit-required plantings. It is anticipated that construction will be complete this winter with plantings beginning in the following spring.

FINANCIAL IMPACT

None. MHFD is providing all of the funding associated with this agreement.

STRATEGIC GOAL(S)



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT



PROMOTE A SAFE AND
HEALTHY COMMUNITY

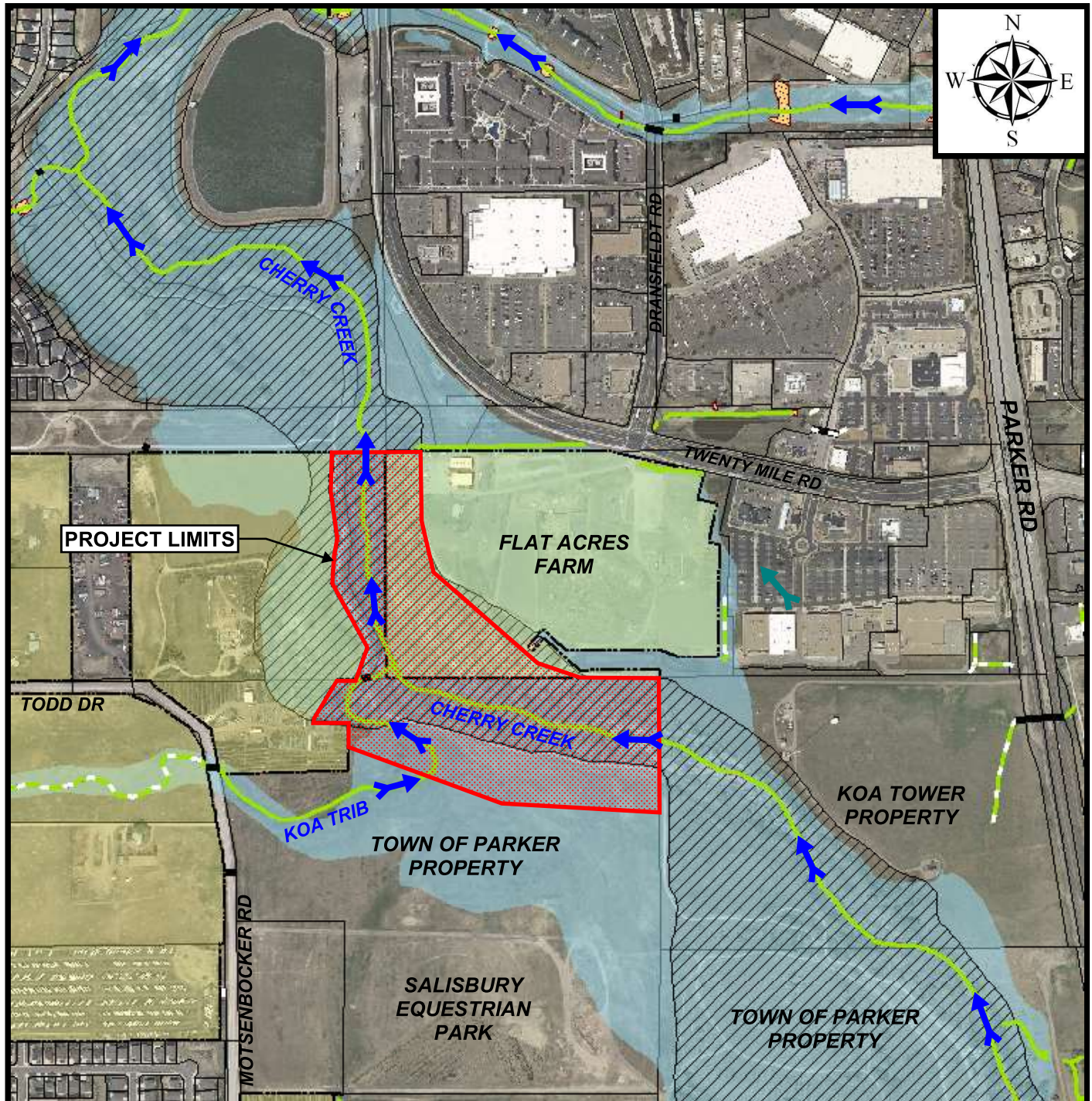
ATTACHMENTS

1. Location Map
2. Ordinance No. 9.334.3

RECOMMENDED MOTION

I move to approve Ordinance No. 9.334.3 on second reading.

VICINITY MAP
CHERRY CREEK AT KOA



ORDINANCE NO. 9.334.3, Series of 2024

TITLE: A BILL FOR AN ORDINANCE APPROVING THE THIRD AMENDMENT TO AGREEMENT REGARDING DESIGN AND CONSTRUCTION OF DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR CHERRY CREEK AT DRANSFELDT ROAD (AGREEMENT NO. 21-05.04C PROJECT NO. 108515) BY AND BETWEEN URBAN DRAINAGE AND FLOOD CONTROL DISTRICT d/b/a MILE HIGH FLOOD DISTRICT, THE TOWN OF PARKER, AND CHERRY CREEK BASIN WATER QUALITY AUTHORITY

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

Section 1. The Town Council of the Town of Parker hereby approves the Third Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Cherry Creek at Dransfeldt Road (Agreement No. 21-05.04C Project No. 108515) by and between Urban Drainage and Flood Control District d/b/a Mile High Flood District, the Town of Parker, and Cherry Creek Basin Water Quality Authority, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

THIRD AMENDMENT TO AGREEMENT REGARDING DESIGN AND CONSTRUCTION OF DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR CHERRY CREEK AT DRANSFELDT ROAD TOWN OF PARKER

Agreement No. 21-05.04C
Project No. 108515

THIS THIRD AMENDMENT TO AGREEMENT (hereinafter called "THIRD AMENDMENT"), by and between URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT (hereinafter called "DISTRICT") and TOWN OF PARKER (hereinafter called "TOWN"), and CHERRY CREEK BASIN WATER QUALITY AUTHORITY (hereinafter called "CCBWQA") and collectively known as "PARTIES";

WITNESSETH:

WHEREAS, PARTIES have entered into "Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Cherry Creek at Dransfeldt Road" (Agreement No. 21- 05.04) dated June 23, 2021, as amended by First Amendment and Second Amendment (hereinafter collectively called "AGREEMENT"); and

WHEREAS, PARTIES now desire to proceed with design and construction of drainage and flood control improvements for Cherry Creek at Dransfeldt Road (hereinafter called "PROJECT"); and

WHEREAS, PARTIES desire to increase the level of funding by \$775,000.00 which amount shall be provided by DISTRICT; and

WHEREAS, the Town Council of TOWN, Board of Directors of CCBWQA, and Board of Directors of DISTRICT have authorized, by appropriation or resolution their respective shares of the PROJECT costs as defined in paragraph 4 below.

NOW, THEREFORE, in consideration of the mutual promises contained herein, PARTIES hereto agree as follows:

1. Paragraph 4. PROJECT COSTS AND ALLOCATION OF COSTS is deleted and replaced as follows:

4. PROJECT COSTS AND ALLOCATION OF COSTS

- A. PARTIES agree that for the purposes of this AGREEMENT, PROJECT costs shall consist of and be limited to the following:

1. Final design services;
 2. Construction of improvements;
 3. Contingencies mutually agreeable to PARTIES.

- B. It is understood that PROJECT costs as defined above are not to exceed \$8,049,031.06 without amendment to this AGREEMENT. PROJECT costs for the various elements of the effort are estimated as follows:

<u>ITEM</u>	<u>AS AMENDED</u>	<u>PREVIOUSLY AMENDED</u>
1. Final Design	\$ 800,000.00	\$ 800,000.00
2. Construction	\$ 6,724,031.06	\$ 6,224,031.06
3. Contingency	\$ 525,000.00	\$ 250,000.00
Grand Total	\$ 8,049,031.06	\$ 7,274,031.06

- C. At the request of TOWN and CCBWQA, the following MHFD, TOWN and CCBWQA funds, pursuant to the Second Amendment, were transferred to PROJECT from separate special funds held by DISTRICT (“Special Fund Transfer”):

Project Name	Twenty Mile Detention	Crown Pont Detention	Cherry Creek at Norton Farms	Cherry Creek at Hess Road	Totals
Account No	4104	5302	5614	5608	
Agreement No	99-04.01 A	15-02.04	13-01.40 C	10-10.05 C	
Total Amount	\$10,361.40	\$3,286.39	\$49,179.47	\$104,215.63	
Agreement DISTRICT %	50.00%	50.00%	50.00%	48.55%	
DISTRICT \$	\$5,180.70	\$1,643.19	\$24,589.74	\$50,596.69	\$82,010.32
Agreement TOWN %	50.00%	50.00%	27.60%	23.56%	
TOWN \$	\$5,180.70	\$1,643.20	\$13,573.53	\$24,553.20	\$44,950.63
Agreement CCBWQA %	0.00%	0.00%	22.40%	25.00%	
CCBWQA \$	\$-	\$-	\$11,016.20	\$26,053.91	\$37,070.11
Agreement Douglas County %	0%	0%	0%	2.89%	
Douglas County \$	-	-	-	\$ 3,011.83**	**
Total Special Funds Transfer					\$ 164,031.06

** Douglas County share of Cherry Creek at Hess Road Agreement 10-10.05 as amended was not part of the Special Fund Transfer and is reflected for transparency only. Douglas County share of funds will be refunded by DISTRICT.

- D. Based on total PROJECT costs, the maximum percent and dollar contribution by each PARTY shall be as set forth below, which includes DISTRICT’S additional \$775,000.00:

	<u>Percentage Share</u>	<u>Previously Contributed ***</u>	<u>Additional Contribution</u>	<u>Maximum Contribution</u>
DISTRICT	23.8%	\$1,142,010.32	\$775,000.00	\$1,917,010.32
TOWN	65.8%	\$5,294,950.63	\$0.00	\$5,294,950.63
CCBWQA	10.4%	\$837,070.11	\$0.00	\$837,070.11
TOTAL	100.00%	\$7,274,031.06	\$775,000.00	\$8,049,031.06

*** The amounts shown are as of the Second Amendment.

E. DISTRICT Acknowledges that (i) CCBWQA does not by this Agreement irrevocably pledge present cash reserves for payments in future fiscal years, and (ii) It is understood and agreed that notwithstanding any other provision contained herein to the contrary, any additional contribution obligation of CCBWQA hereunder, whether direct or contingent, shall extend only to funds duly and lawfully appropriated and encumbered by the Board of Directors of CCBWQA for the purposes of the Agreement, and paid into the Treasury of CCBWQA, and shall under no circumstances exceed \$837,070.11 without CCBWQA's prior express written consent.

2. Paragraph 5. MANAGEMENT OF FINANCES is deleted and replaced as follows:

5. MANAGEMENT OF FINANCES

As set forth in DISTRICT policy (Resolution No. 11, Series of 1973, Resolution No. 49, Series of 1977, and Resolution No. 37, Series of 2009), the funding of a local body's share may come from its own revenue sources or from funds received from state, federal or other sources of funding without limitation and without prior DISTRICT approval.

Payment of the balance of each PARTY's full share (TOWN - \$5,294,950.63; CCBWQA - \$837,070.11; DISTRICT - \$1,917,010.32) shall, to the extent not already paid, be made to DISTRICT subsequent to execution of this AGREEMENT and within 30 days of request for payment by DISTRICT. The payments by PARTIES shall be held by DISTRICT in a special fund to pay for increments of PROJECT as authorized by PARTIES, and as defined herein. DISTRICT shall provide a periodic accounting of PROJECT funds as well as a periodic notification to TOWN and CCBWQA of any unpaid obligations. Any interest earned by the monies contributed by PARTIES shall be accrued to the special fund established by DISTRICT for PROJECT and such interest shall be used only for PROJECT upon approval by the contracting officers (Paragraph 13).

Within one year of completion of PROJECT if there are monies including interest earned remaining which are not committed, obligated, or disbursed, each party shall receive a share of such monies, which shares shall be computed as were the original shares; or at TOWN or CCBWQA request, TOWN or CCBWQA share of remaining monies shall be transferred to another special fund held by DISTRICT.

3. All other terms and conditions of this AGREEMENT shall remain in full force and effect.

WHEREFORE, PARTIES hereto have caused this THIRD AMENDMENT to be executed by properly authorized signatories as of the date and year written below.

URBAN DRAINAGE AND
FLOOD CONTROL DISTRICT D/B/A MILE
HIGH FLOOD DISTRICT

By _____

Name Laura A. Kroeger

Title Executive Director

Date _____

Checked By

TOWN OF PARKER

Jeff Toborg, Mayor

ATTEST:

Date _____

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM AND SUFFICIENCY:

Jamie Wynn, Town Attorney

CHERRY CREEK BASIN
WATER QUALITY AUTHORITY

CCBWQA Checked by

By_____

Name_ Joshua Rivero _____

Title_ CCBWQA Chairman _____

Date_____

Attest: John McCarty, CCBWQA Secretary

APPROVED AS TO FORM:

Timothy J. Flynn, General Counsel for CCBWQA



Request for Town Council Action

Date: October 7, 2024

Submitted By: Michael Grabczyk, Project Engineer

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.339.1 - Second Reading**
A Bill for an Ordinance Approving the First Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Newlin Gulch at Recreation Drive (Agreement No. 21-05.23A, Project No. 108504) By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District, the Town of Parker, and Douglas County

Department: Engineering and Public Works, Michael Grabczyk

EXECUTIVE SUMMARY

The Town of Parker, the Mile High Flood District (MHFD - formerly the Urban Drainage and Flood Control District), and Douglas County previously executed an intergovernmental agreement (IGA) to design and permit improvements to Newlin Gulch at Recreation Drive. This amendment will allow the MHFD and Douglas County to bring in additional funds to the project to complete the design phase of the project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker and the MHFD have partnered previously to design and construct several major drainageway projects within the Town. This reach is adjacent to both the Parker Recreation Center and Challenger Park and includes the existing stream crossing at Recreation Drive. The reach is prone to flooding the surrounding parks, drive aisles, and parking lots during minor storm events due to a bottleneck downstream of the roadway crossing. This bottleneck has been exacerbated as the system has aggraded over time, reducing the already limited capacity. A conceptual design was completed in 2022 in order to better inform budgeting for the project. This amendment will allow the MHFD and Douglas County to bring in additional funds to complete the final design phase of the project.

FINANCIAL IMPACT

None. Additional funding is being provided by the MHFD and Douglas County.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Location Map
2. Ordinance No. 9.339.1

RECOMMENDED MOTION

I move to approve Ordinance No. 9.339.1 on second reading.

NEWLIN GULCH AT RECREATION DR.

CENTENNIAL

AURORA

MERIDIAN

PROJECT
LOCATION

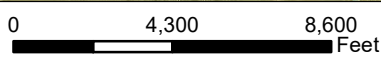
LONE TREE

CHERRY CREEK

PARKER ROAD
(SH-83)

TOWN OF
PARKER

CHERRY CREEK



Stormwater

-  Inlet
-  Inlet - by Others
-  Outfall
-  Outfall - by Others
-  Manhole
-  Manhole - by Others
-  Storm Pipe
-  Storm Pipe - by Others
-  Culvert
-  Culvert - by Others
-  Channel or Swale
-  Channel or Swale - by Others

-  Drop or Check
-  Drop or Check - by Others
-  Streams
-  Pond
-  Pond - by Others
-  Retention Pond
-  Retention Pond - by Others

Other Features

-  Floodway
-  100 Year Floodplain
-  Riparian Conservation Zone
-  Maintenance Regions
-  Town Boundary

* Layers displayed in the map image are dependent on active layers at the time of print and may not reflect all layers shown in this legend.

ORDINANCE NO. 9.339.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE APPROVING THE FIRST AMENDMENT TO AGREEMENT REGARDING DESIGN AND CONSTRUCTION OF DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR NEWLIN GULCH AT RECREATION DRIVE (AGREEMENT NO. 21-05.23A, PROJECT NO. 108504) BY AND BETWEEN URBAN DRAINAGE AND FLOOD CONTROL DISTRICT d/b/a MILE HIGH FLOOD DISTRICT, THE TOWN OF PARKER, AND DOUGLAS COUNTY

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

Section 1. The Town Council of the Town of Parker hereby approves the First Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Newlin Gulch at Recreation Drive (Agreement No. 21-05.23A, Project No. 108504) by and between Urban Drainage and Flood Control District d/b/a Mile High Flood District, the Town of Parker, and Douglas County, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

FIRST AMENDMENT TO AGREEMENT REGARDING DESIGN AND CONSTRUCTION OF DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR NEWLIN GULCH AT RECREATION DRIVE

Agreement No. 21-05.23A
Project No. 108504

THIS FIRST AMENDMENT TO AGREEMENT (hereinafter called "FIRST AMENDMENT"), by and between URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT (hereinafter called "DISTRICT"); TOWN OF PARKER (hereinafter called "TOWN"); and DOUGLAS COUNTY (hereinafter called "COUNTY") and collectively known as "PARTIES";

WITNESSETH:

WHEREAS, PARTIES have entered into "Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Newlin Gulch at Recreation Drive" (Agreement No. 21-05.23) dated October 4, 2021, (hereinafter called "AGREEMENT"); and

WHEREAS, PARTIES now desire to proceed with design and construction of drainage and flood control improvements for Newlin Gulch at Recreation Drive (hereinafter called "PROJECT"); and

WHEREAS, PARTIES desire to increase the level of funding by \$300,000; and

WHEREAS, DISTRICT's Board of Directors has authorized additional DISTRICT financial participation for PROJECT (Resolution No. 65, Series of 2024); and

WHEREAS, the TOWN Council of TOWN, the County Commissioners of COUNTY, and the Board of Directors of DISTRICT have authorized, by appropriation or resolution, all of PROJECT costs of the respective PARTIES.

NOW, THEREFORE, in consideration of the mutual promises contained herein, PARTIES hereto agree as follows:

1. Paragraph 4. PROJECT COSTS AND ALLOCATION OF COSTS is deleted and replaced as follows:

4. PROJECT COSTS AND ALLOCATION OF COSTS

A. PARTIES agree that for the purposes of this AGREEMENT, PROJECT costs shall consist of and be limited to the following:

1. Final design services;
2. Construction of improvements;
3. Contingencies mutually agreeable to PARTIES.

B. It is understood that PROJECT costs as defined above are not to exceed \$500,000.00 without amendment to this AGREEMENT.

PROJECT costs for the various elements of the effort are estimated as follows:

	<u>ITEM</u>	<u>AS AMENDED</u>	<u>ORIGINAL</u>
1.	Final Design	\$ 400,000.00	\$ 200,000.00
2.	Construction*	\$ 100,000.00	\$ -0-
3.	Contingency	\$	\$ -0-
	Grand Total	\$ 500,000.00	\$ 200,000.00

* It is anticipated that funds for construction shall be added to this Agreement at a future date.

This breakdown of costs is for estimating purposes only. Costs may vary between the various elements of the effort without amendment to this AGREEMENT provided the total expenditures do not exceed the maximum contribution by all PARTIES plus accrued interest.

- C. Based on total PROJECT costs, the maximum percent and dollar contribution by each party shall be:

	<u>Percentage Share</u>	<u>Previously Contributed</u>	<u>Additional Contribution</u>	<u>Maximum Contribution</u>
DISTRICT	50%	\$100,000.00	\$150,000.00	\$250,000.00
TOWN	20%	\$100,000.00	-0-	\$100,000.00
COUNTY	30%	-0-	\$150,000.00	\$150,000.00
TOTAL	100.00%	\$200,000.00	\$300,000.00	\$500,000.00

2. Paragraph 5. MANAGEMENT OF FINANCES is deleted and replaced as follows:

5. MANAGEMENT OF FINANCES

As set forth in DISTRICT policy (Resolution No. 11, Series of 1973, Resolution No. 49, Series of 1977, and Resolution No. 37, Series of 2009), the funding of a local body's share may come from its own revenue sources or from funds received from state, federal or other sources of funding without limitation and without prior DISTRICT approval.

Payment of each PARTY's full share (TOWN - \$100,000.00; COUNTY - \$150,000; DISTRICT - \$250,000.00) shall be made to DISTRICT subsequent to execution of this AGREEMENT and within 30 days of request for payment by DISTRICT. The payments by PARTIES shall be held by DISTRICT in a special fund to pay for increments of PROJECT as authorized by PARTIES, and as defined herein. DISTRICT shall provide a periodic accounting of PROJECT funds as well as a periodic notification to TOWN and COUNTY of any unpaid obligations. Any interest earned by the monies contributed by PARTIES shall be accrued to the special fund established by DISTRICT for PROJECT and such interest shall be used only for PROJECT upon approval by the contracting officers (Paragraph 13).

Within one year of completion of PROJECT if there are monies including interest earned remaining which are not committed, obligated, or disbursed, each party shall receive a share of such monies, which shares shall be computed as were the original shares; or at TOWN or COUNTY request, TOWN or COUNTY share of remaining monies shall be transferred to another special fund held by DISTRICT.

3. All other terms and conditions of this AGREEMENT shall remain in full force and effect.

WHEREFORE, PARTIES hereto have caused this FIRST AMENDMENT to be executed by properly authorized signatories as of the date and year written below.

URBAN DRAINAGE AND
FLOOD CONTROL DISTRICT D/B/A
MILE HIGH FLOOD DISTRICT

By _____

Name Laura A. Kroeger

Title Executive Director

Date _____

Checked By

TOWN OF PARKER

ATTEST:

By: _____

Date _____

Town Clerk's Office

APPROVED AS TO FORM AND SUFFIECIENCY:

Town Attorney's Office

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS

ATTEST:

By: _____
Chair

Date _____

Deputy Clerk to the Board

APPROVED AS TO CONTENT:

County Manager

APPROVED AS TO LEGAL FORM:

APPROVED AS TO FISCAL CONTENT:

Director of Finance



Request for Town Council Action

Date: October 7, 2024

Submitted By: Jim Maloney, Assistant Town Attorney
Nathan Klass, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.628 - Second Reading**
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Improving Becket Drive and Brompton Way Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations

Department: Town Attorney, Jim Maloney

EXECUTIVE SUMMARY

This item is for an ordinance to provide notice of the Town's intent to acquire right-of-way for proposed improvements to Becket Drive and Brompton Way that are part of the Becket and Woodman Drive connectivity project (the "Project").

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Vehicular access to the one hundred seventy-one (171) residential units (the "Residential Units") that are part of the Parker Meadows Condominium Association, Inc. (the "Association"), is limited to one (1) point of access through Becket Drive, which is a private street managed and controlled by the Association. Under the Town's public safety standards, the Residential Units should be served by two (2) points of access when there are thirty (30) or more dwelling units. In order to establish two (2) points of access for the Residential Units, Becket Drive and a parking lot owned by the Association will need to be acquired by the Town and improved as public streets to be named Becket Drive and Brompton Way, which will connect to Woodman Drive as described in the attach vicinity map. The Project includes, but is not limited to, milling of existing asphalt pavement, asphalt overlay and patching, curb, gutter, and sidewalk replacement, in areas with poor drainage, removal and trimming of trees and other improvements to establish a connection to Woodman Drive, which will result in two (2) points of access for the Residential Units.

The ordinance is needed to acquire the real property from the Association to complete the Project.

FINANCIAL IMPACT

Funding for these acquisitions is accounted for in the 301-4310 Highway and Streets Capital Projects Fund.

STRATEGIC GOAL(S)

PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 1.628

RECOMMENDED MOTION

I move to approve Ordinance No. 1.628 on second reading.

ORDINANCE NO. 1.628, Series of 2024

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

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

WHEREAS, the Town of Parker wishes to acquire the parcels of property more particularly described in **Exhibit A** (right-of-way acquisitions), attached hereto and incorporated herein by this reference (collectively, the "Subject Properties"), for the purpose of constructing and improving Becket Drive and Brompton Way to be Town roadways; and

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

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

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

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

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

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

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

Section 6. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two (2) public places, two (2) days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 8. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT A

LEGAL DESCRIPTION ACCESS PARCEL

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, PARKER MEADOWS SUBDIVISION FILING NO. 1 AMENDED, IN THE TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED MAY 13, 1986 AT RECEPTION NO. 8607160, IN THE OFFICIAL RECORDS OF SAID COUNTY, A PORTION OF PARKER MEADOWS CONDOMINIUMS PHASE II PER PLAT RECORDED DECEMBER 17, 1985 AT RECEPTION NO. 370486, IN SAID OFFICIAL RECORDS, A PORTION OF PARKER MEADOWS CONDOMINIUMS PHASE III PER PLAT RECORDED MAY 29, 1986 AT RECEPTION NO. 8608525, IN SAID OFFICIAL RECORDS, A PORTION OF LOTS 1, 2, AND 3, BLOCK 1, THE RANCH AT COTTONWOOD, PER PLAT RECORDED OCTOBER 20, 1998, AT RECEPTION NO. 9883442 IN SAID OFFICIAL RECORDS, AND A PORTION OF BECKET DRIVE (A VARIABLE WIDTH PRIVATE DRIVE), AS SHOWN ON SAID PLAT OF PARKER MEADOWS SUBDIVISION FILING NO. 1 AMENDED, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID TOWN, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK1, PARKER MEADOWS SUBDIVISION FILING NO. 1 AMENDED;

THENCE ALONG THE SOUTH LINE OF SAID PARKER MEADOWS SUBDIVISION FILING NO. 1 AMENDED, NORTH 89°02'47" EAST, A DISTANCE OF 636.51 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 01°01'10" WEST, A DISTANCE OF 130.85 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 88°36'59" WEST, A DISTANCE OF 247.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 137.31 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°57'13" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°41'16", AN ARC LENGTH OF 32.80 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 75°21'31" WEST, A DISTANCE OF 131.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 179.31 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°41'16", AN ARC LENGTH OF 42.84 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°02'47" WEST, A DISTANCE OF 187.00 FEET TO THE WEST LINE OF SAID LOT 1, BLOCK 1, PARKER MEADOWS SUBDIVISION FILING NO. 1 AMENDED;

THENCE ALONG SAID WEST LINE, NORTH 00°57'13" WEST, A DISTANCE OF 36.00 FEET TO THE NORTH LINE OF SAID BECKET DRIVE;

THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID BECKET DRIVE THE FOLLOWING 5 COURSES:

- 1) NORTH 89°02'47" EAST, A DISTANCE OF 187.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 143.31 FEET;
- 2) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°41'16", AN ARC LENGTH OF 34.24 FEET;

- 3) THENCE TANGENT TO SAID CURVE, NORTH 75°21'31" EAST, A DISTANCE OF 131.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 173.31 FEET;
- 4) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°41'16", AN ARC LENGTH OF 41.40 FEET;
- 5) NON-TANGENT TO SAID CURVE, NORTH 88°17'29" EAST, A DISTANCE OF 246.73 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 01°34'52" EAST, A DISTANCE OF 37.40 FEET TO THE **POINT OF BEGINNING**.

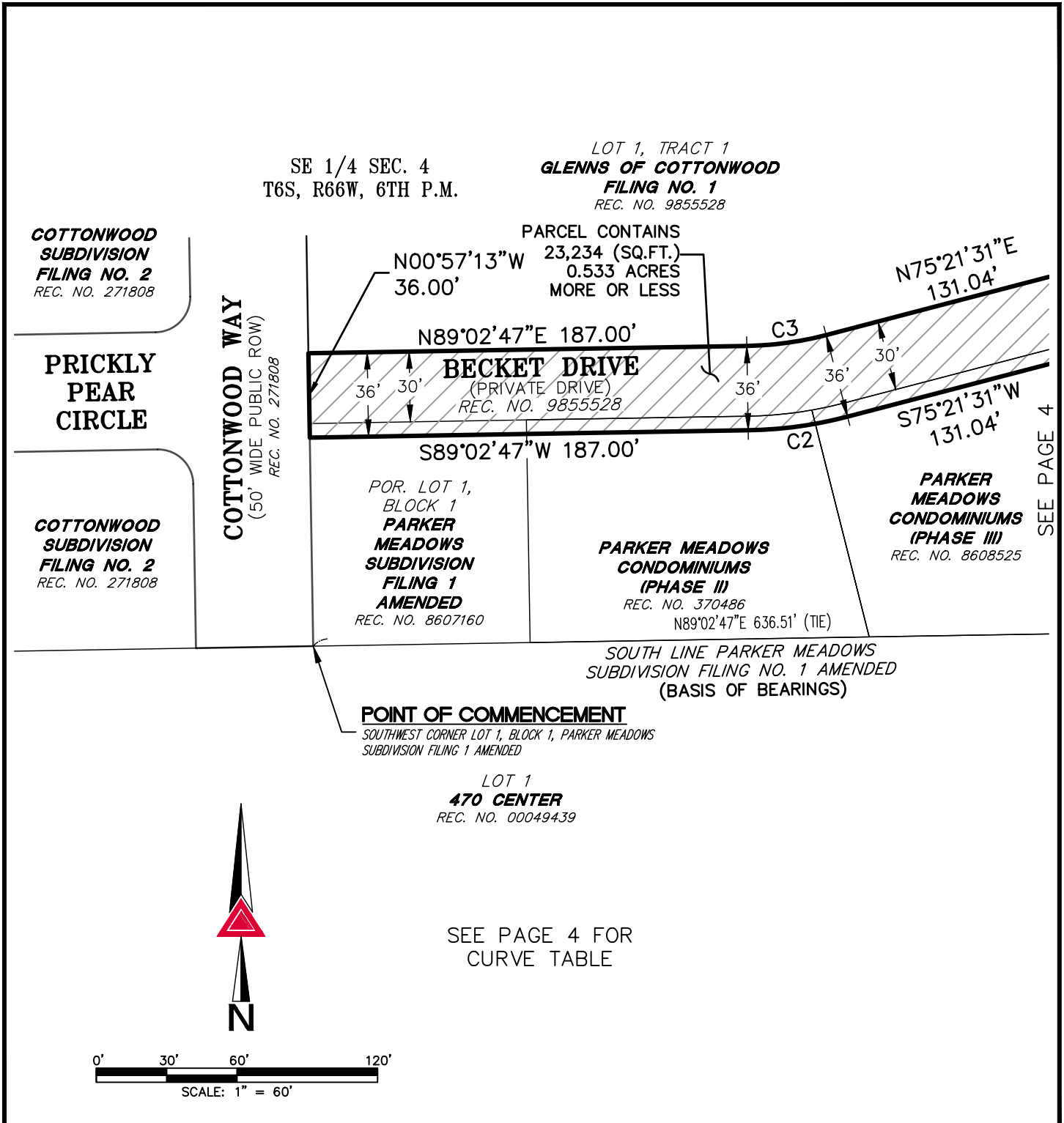
CONTAINING AN AREA OF 23,234 SQUARE FEET OR 0.533 ACRES, MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



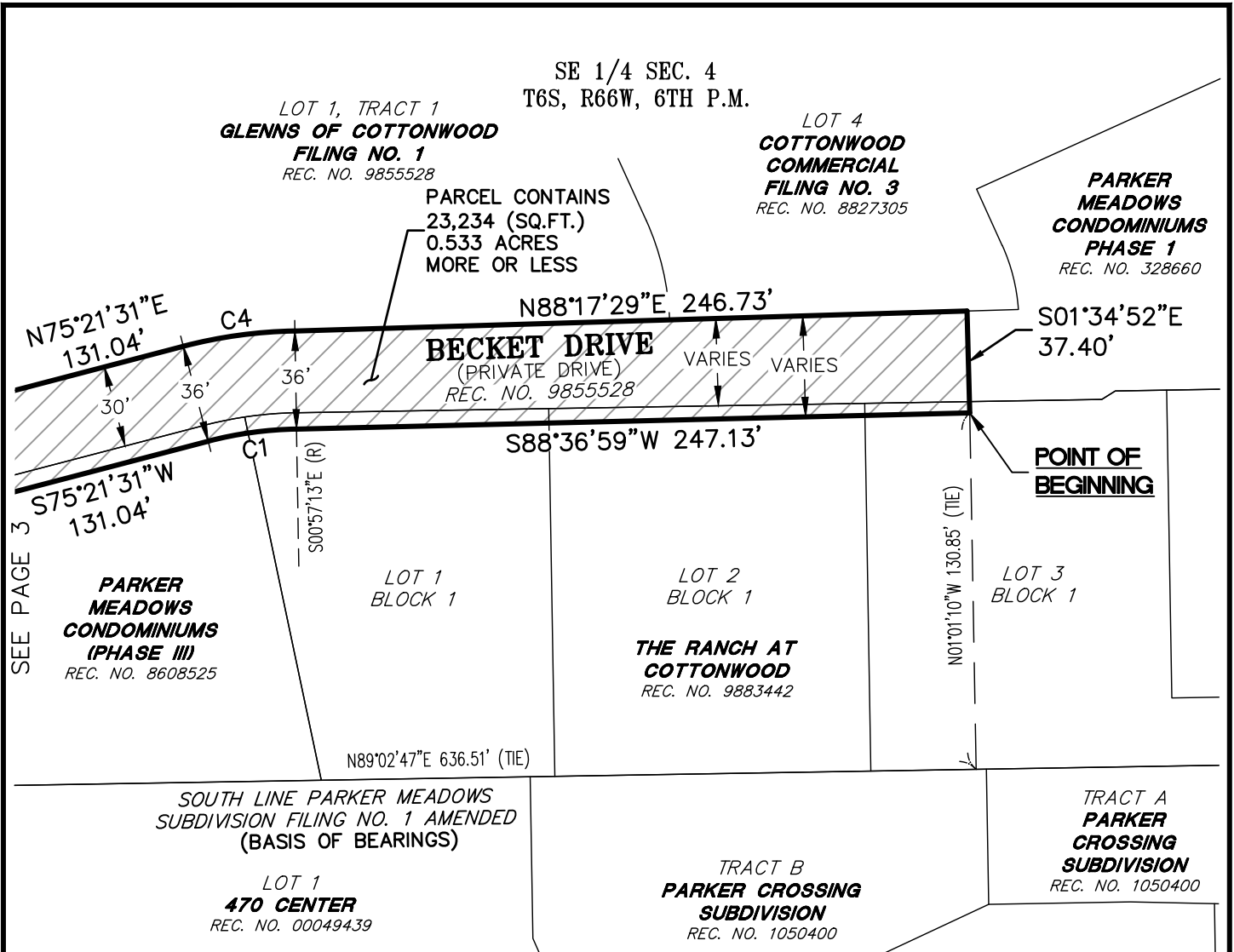
DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



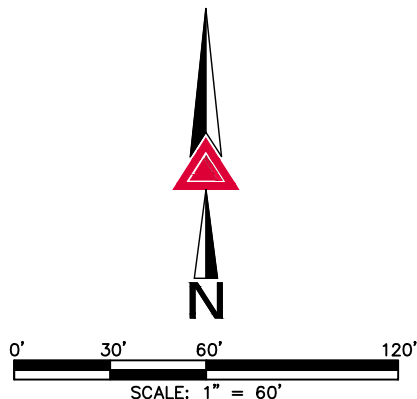
NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

ILLUSTRATION TO EXHIBIT A



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	13°41'16"	137.31'	32.80'
C2	13°41'16"	179.31'	42.84'
C3	13°41'16"	143.31'	34.24'
C4	13°41'16"	173.31'	41.40'



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COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK1, PARKER MEADOWS SUBDIVISION FILING NO. 1 AMENDED, PER PLAT RECORDED MAY 13, 1986, AT RECEPTION NO. 8607160, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID PARKER MEADOWS SUBDIVISION FILING NO. 1 AMENDED, NORTH 89°02'47" EAST, A DISTANCE OF 636.51 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH LINE, NORTH 01°01'10" WEST, A DISTANCE OF 130.85 FEET;

THENCE SOUTH 88°36'59" WEST, A DISTANCE OF 51.36 FEET;

THENCE SOUTH 00°55'13" EAST, A DISTANCE OF 130.47 FEET TO SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE, NORTH 89°02'47" EAST, A DISTANCE OF 51.58 FEET TO THE **POINT OF BEGINNING**.

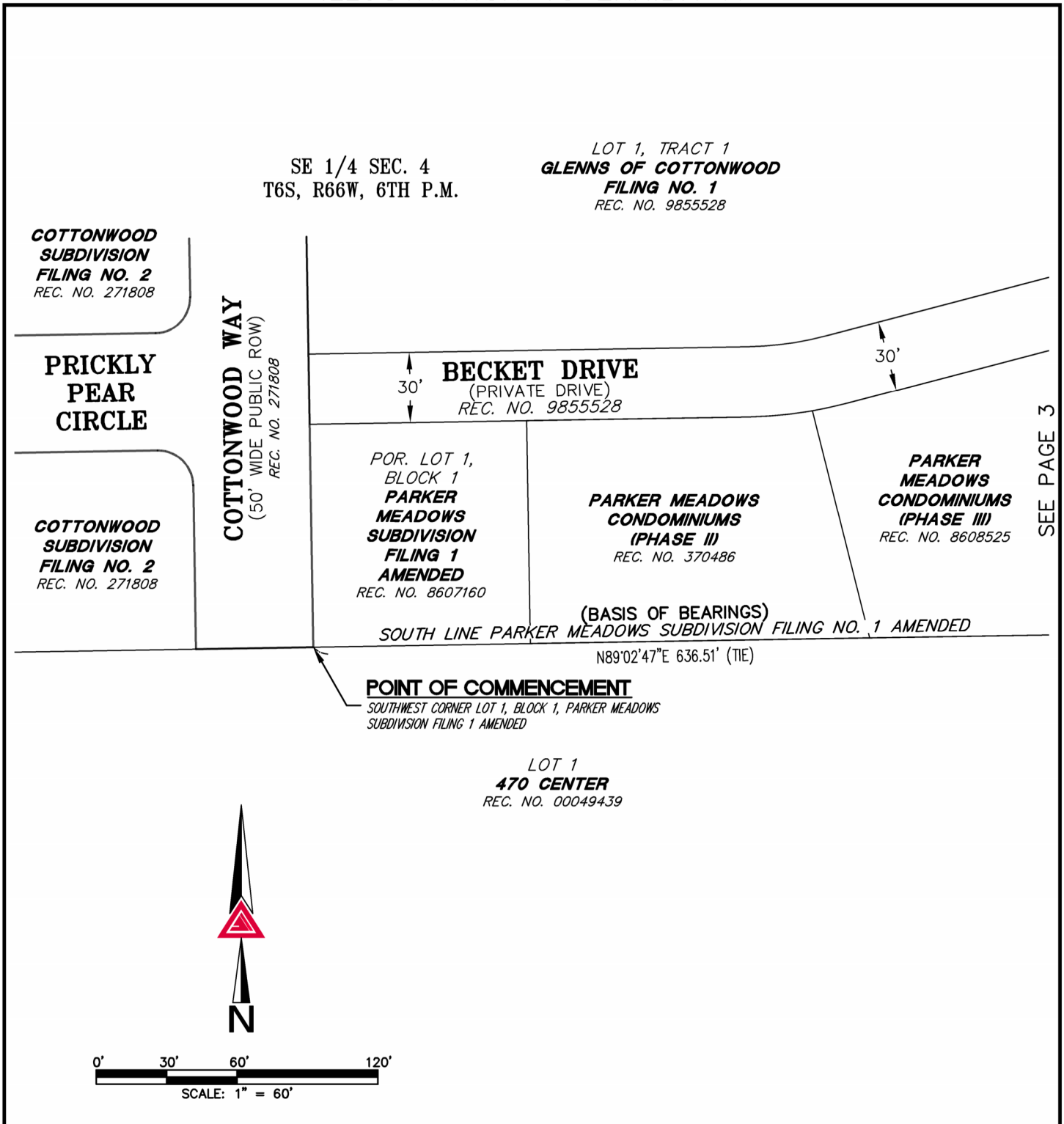
CONTAINING AN AREA OF 6,725 SQUARE FEET OR 0.154 ACRES, MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

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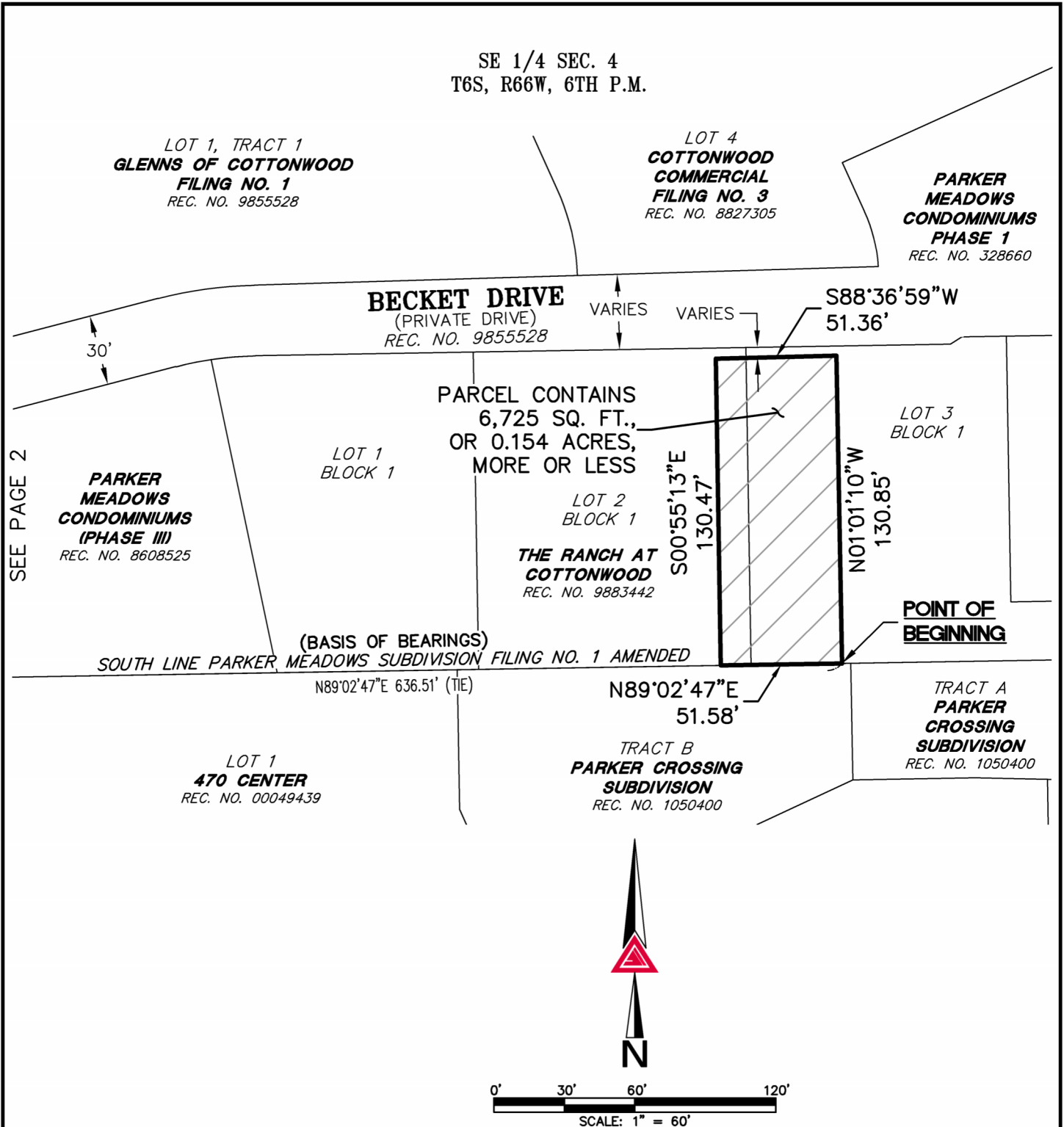
AZTEC
CONSULTANTS, INC.

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

ACCESS PARCEL
SOUTHEAST QUARTER SECTION 4, T6W, R66W, 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

PATH: Q:\24922-19 - BECKETT DRIVE\DWG\EXHIBITS\BECKETT DRIVE ACCESS PARCEL 2.DWG
JOB NUMBER: 24922-19 DATE: 09/14/2023 DWG: RDS CHK: DED 2 OF 3 PAGES

ILLUSTRATION TO EXHIBIT A



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