

TRAILS AT CROWFOOT SKETCH PLAN

SOUTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING & LA



people creating spaces

pcs group, inc.
1001 16th street, 3B-180
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tel (303) 531-4905
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ENGINEERING



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240 Englewood, CO 80112
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APPLICANT

E5X, LLC
Contact Person: Matt Janke
7353 S Alton Way
Centennial, CO. 80112
303.770.9111

PROJECT NAME

Trails at Crowfoot
Town of Parker, Colorado

SHEET TITLE

SHEET NUMBER

1
of
3

1 0/00/2016
No. Revisions Date

TRAILS AT CROWFOOT

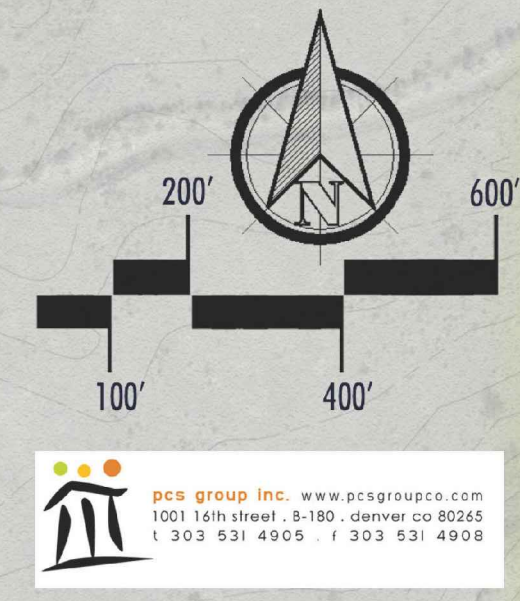
PARKER, CO.

CONCEPT PLAN
November 2016

*Illustrative depiction. Subject to change.



| PRELIMINARY LAND USE | | | |
|--------------------------|--------------|-----------------------------|--------------------------------------|
| Planning Area | Units/Zoning | | |
| PA 34 (60'X110' lots) | 114 | PA 41 (80'X120' lots) | 19 |
| (50'X110' lots) | 84 | PA 42 (70'X120' lots) | 100 |
| Total | 198 | PA 43 Mixed Use/44 units | N/A |
| PA 35 Duplex | 50 | PA 44 Mixed Use/28 units | N/A |
| PA 36 Duplex | 38 | PA 46 (50'X110' lots) | 51 |
| PA 39 (50'X110' lots) | 81 | PA 47 (80'X120' lots) | 18 |
| (60'X120' lots) | 103 | | |
| Total | 184 | | |
| PA 40 (60'X110' lots) | 70 | Grand Total | 824 Dwelling Units Depicted |
| (45'X100' lots) | 96 | | not including Mixed Use Areas |
| Total | 166 | | |



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| LAND SUMMARY CHART | | | | | |
|--------------------------------------|------------|-------------------|--------------|-----------------|-----------------|
| Type | # Of Lots | Area | | % of Total Area | Density DU/Acre |
| | | (SF) | (AC) | | |
| PA-34 RESIDENTIAL LOTS | 198 | 2,104,387 | 48.3 | 12.1% | 4.1 |
| PA-35 RESIDENTIAL LOTS | 50 | 430,873 | 9.9 | 2.5% | 5.1 |
| PA-36 RESIDENTIAL LOTS | 38 | 465,288 | 10.7 | 2.7% | 3.6 |
| PA-39 RESIDENTIAL LOTS | 184 | 1,981,980 | 45.5 | 11.4% | 4.0 |
| PA-40 RESIDENTIAL LOTS | 166 | 1,559,501 | 35.8 | 8.9% | 4.6 |
| PA-41 RESIDENTIAL LOTS | 19 | 925,002 | 21.2 | 5.3% | 0.9 |
| PA-42 RESIDENTIAL LOTS | 100 | 1,402,632 | 32.2 | 8.0% | 3.1 |
| PA-46 RESIDENTIAL LOTS | 51 | 538,749 | 12.4 | 3.1% | 4.1 |
| PA-47 RESIDENTIAL LOTS | 18 | 666,468 | 15.3 | 3.8% | 1.2 |
| Total (Residential Lots): | 824 | 10,074,880 | 231.3 | 57.8% | 3.6 |
| PA-37 SCHOOL | | 483,516 | 11.1 | 2.8% | |
| PA-38 PARK | | 789,092 | 18.1 | 4.5% | |
| PA-43 MIXED USE | | 344,858 | 7.9 | 2.0% | |
| PA-44 MIXED USE | | 197,932 | 4.5 | 1.1% | |
| PA-45 FIRE STATION | | 125,731 | 2.9 | 0.7% | |
| Total (Non-Residential uses): | | 1,941,129 | 44.6 | 11.1% | |
| NORTH PINERY PARKWAY ROW | | 413,820 | 9.5 | 2.4% | |
| BAYOU GULCH RD. ROW | | 574,992 | 13.2 | 3.3% | |
| Total (Public ROW): | | 988,812 | 22.7 | 5.7% | |

| TRACT SUMMARY CHART | | | | | |
|-----------------------------------|-----------|-------------|-------------------|--------------|---------------|
| Use | Ownership | Maintenance | | | |
| | | | | | |
| OS-24 TRACT | HOA | HOA | | | |
| OS-25 TRACT | HOA | HOA | | | |
| OS-26 TRACT | HOA | HOA | | | |
| OS-27 TRACT | HOA | HOA | | | |
| OS-28 TRACT | HOA | HOA | | | |
| OS-29 TRACT | HOA | HOA | | | |
| OS-30 TRACT | HOA | HOA | | | |
| OS-31 TRACT | HOA | HOA | | | |
| Total Open Space (Tracts): | | | 4,377,244 | 101.8 | 25.4% |
| Total Subdivision Area: | | | 17,382,065 | 400.3 | 100.0% |

| PARK & OPEN SPACE | | |
|-----------------------------|--------------|--------------|
| LAND USE | Area (AC) | % of Total |
| Open Space | 101.8 | 25.4% |
| Park Land | | |
| Open Space and Trails/Other | 24.1 | 6.0% |
| Pocket Park | 6.9 | 1.7% |
| Neighborhood Park | 18.1 | 4.5% |
| Total | 150.9 | 37.7% |

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PRIMARY ENTRY MONUMENT TAKES ADVANTAGE OF THE NATURAL TOPOGRAPHY

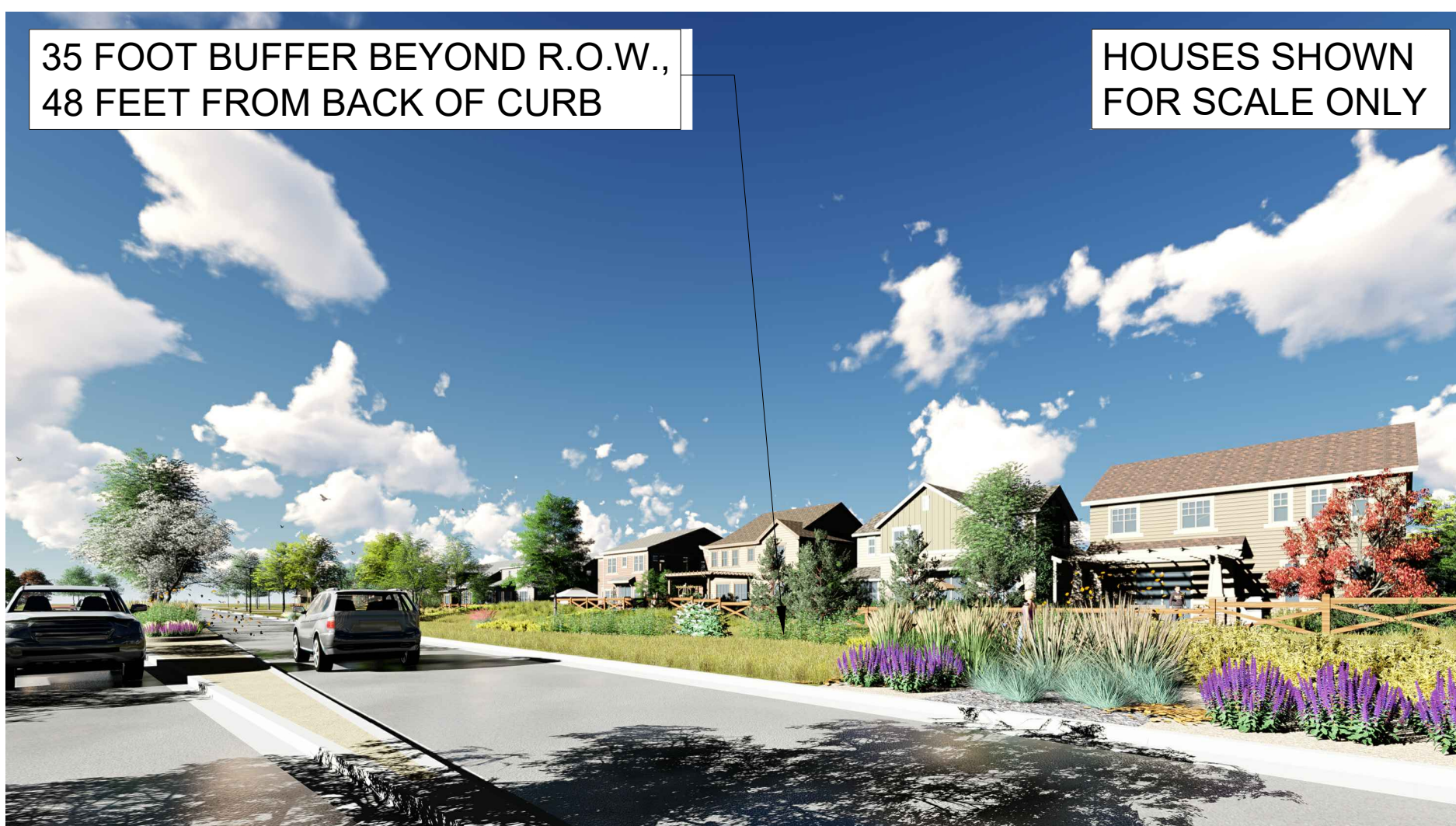
A PRIMARY_MONUMENT



B SECONDARY_MONUMENT



C N_PINERY_PARKWAY_BUFFER

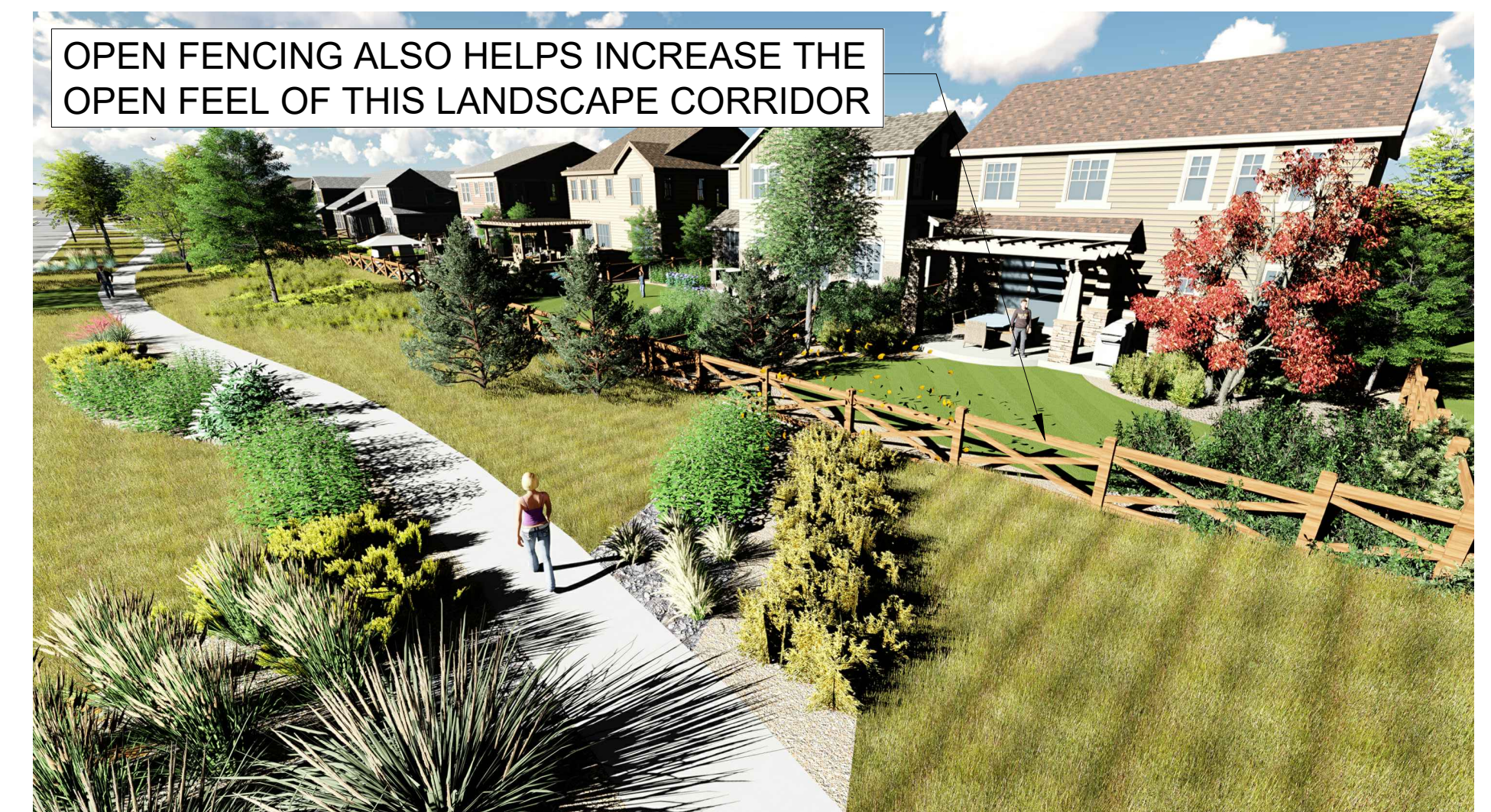


35 FOOT BUFFER BEYOND R.O.W., 48 FEET FROM BACK OF CURB

HOUSES SHOWN FOR SCALE ONLY



WALK CAN MEANDER IN BUFFER AREA, BUFFER ALLOWS INTERESTING PLANTING POCKETS AND USE OF GRADING TO CREATE VISUAL INTEREST



OPEN FENCING ALSO HELPS INCREASE THE OPEN FEEL OF THIS LANDSCAPE CORRIDOR

N_PINERY_PARKWAY_BUFFER

NTS

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