

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

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ENGINEERING



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240 Englewood, CO 80112
Tel: (720) 249-3527

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

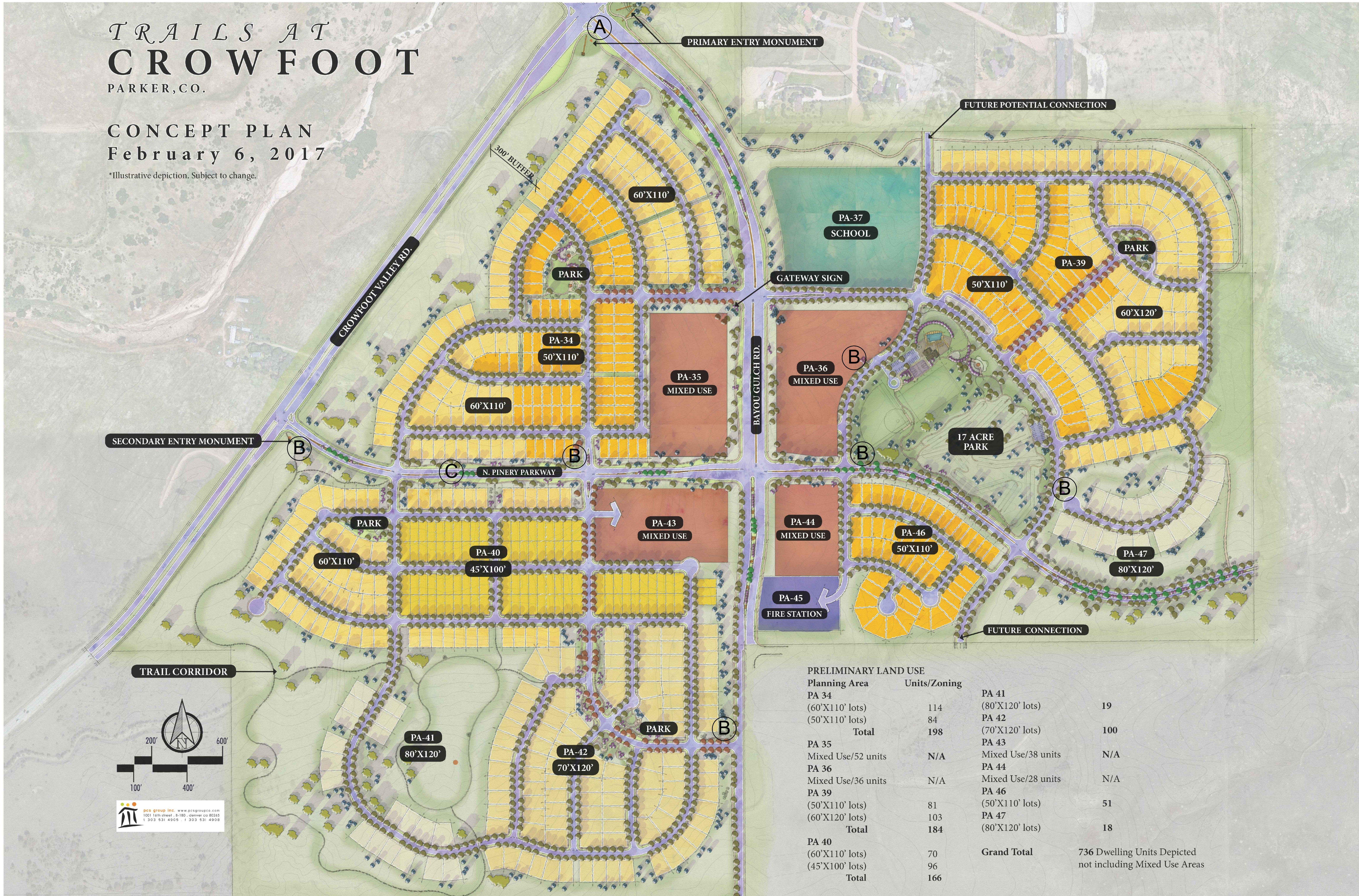
2	02/8/2017
1	11/10/2016
No. Revisions	Date

TRAILS AT CROWFOOT

PARKER, CO.

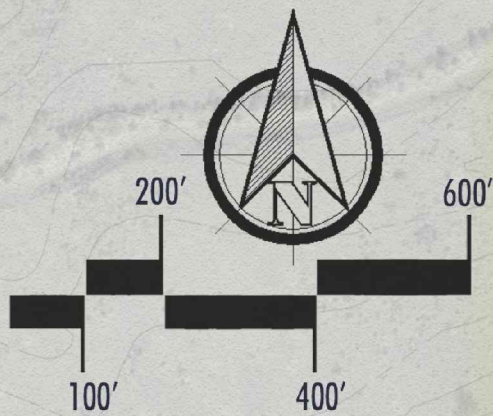
CONCEPT PLAN
February 6, 2017

*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/38 units	N/A
PA 35 Mixed Use/52 units	N/A	PA 44 Mixed Use/28 units	N/A
PA 36 Mixed Use/36 units	N/A	PA 46 (50'X110' lots)	51
PA 39 (50'X110' lots)	81	PA 47 (80'X120' lots)	18
(60'X120' lots)	103		
Total	184	Grand Total	736 Dwelling Units Depicted not including Mixed Use Areas
PA 40 (60'X110' lots)	70		
(45'X100' lots)	96		
Total	166		

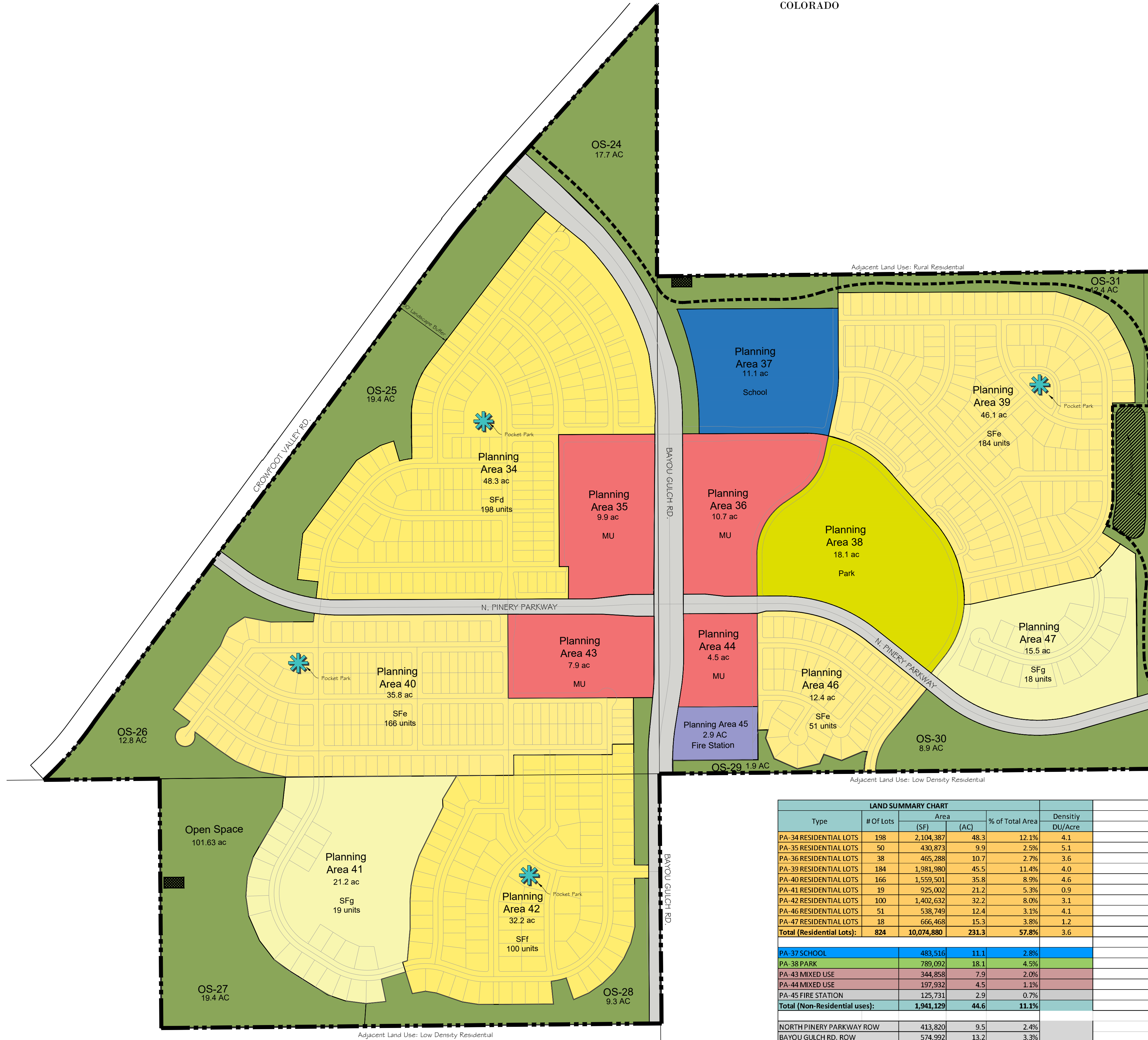


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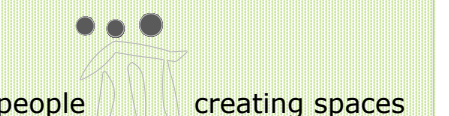


LAND SUMMARY CHART					
Type	# Of Lots	Area (SF)	Area (AC)	% of Total Area	Density DU/Acre
PA-34 RESIDENTIAL LOTS	198	2,104,387	48.3	12.1%	4.1
PA-35 RESIDENTIAL LOTS	50	430,873	9.9	2.5%	5.1
PA-36 RESIDENTIAL LOTS	38	465,288	10.7	2.7%	3.6
PA-39 RESIDENTIAL LOTS	184	1,981,980	45.5	11.4%	4.0
PA-40 RESIDENTIAL 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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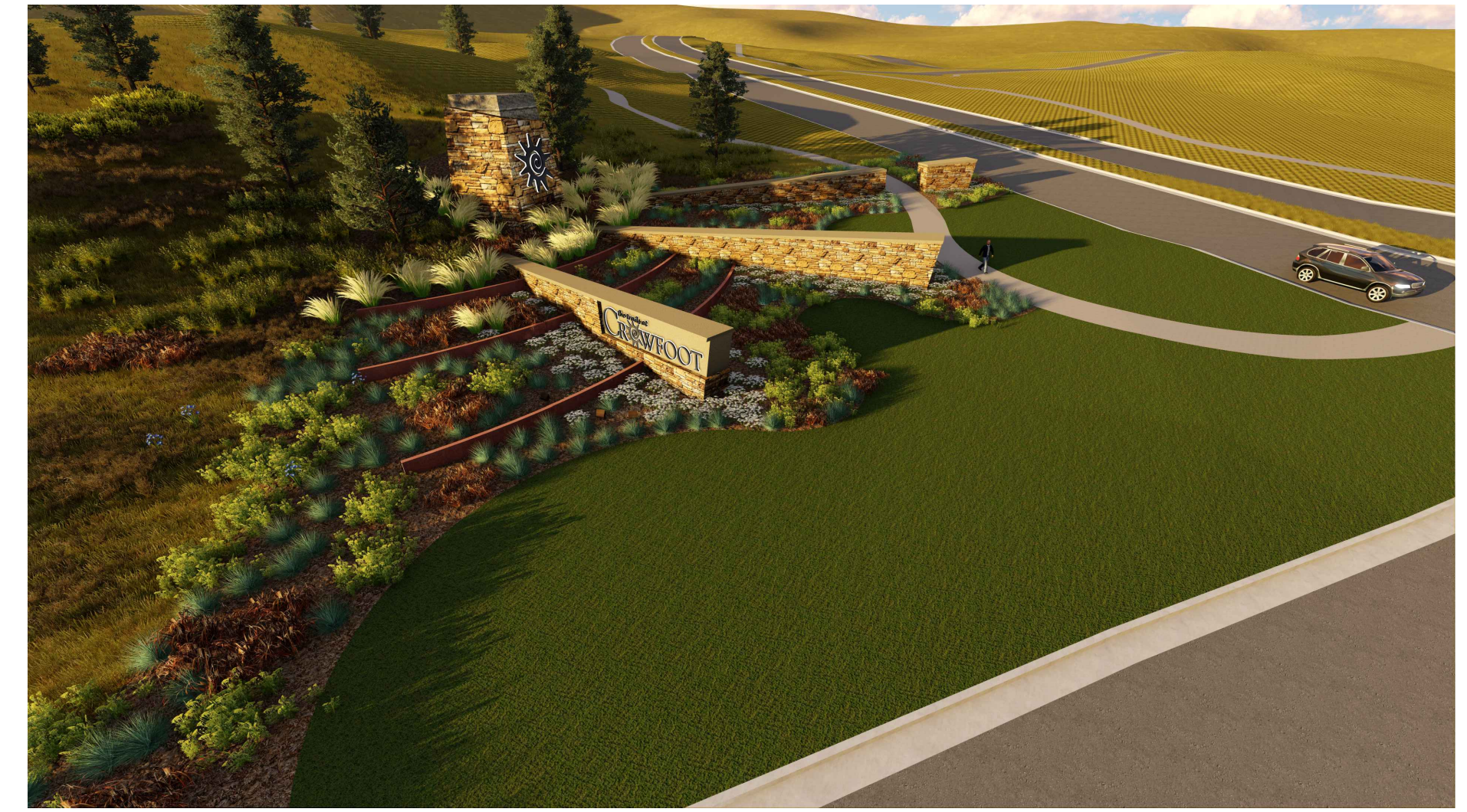


PRIMARY ENTRY MONUMENT TAKES ADVANTAGE OF THE NATURAL TOPOGRAPHY

A PRIMARY_MONUMENT



B SECONDARY_MONUMENT



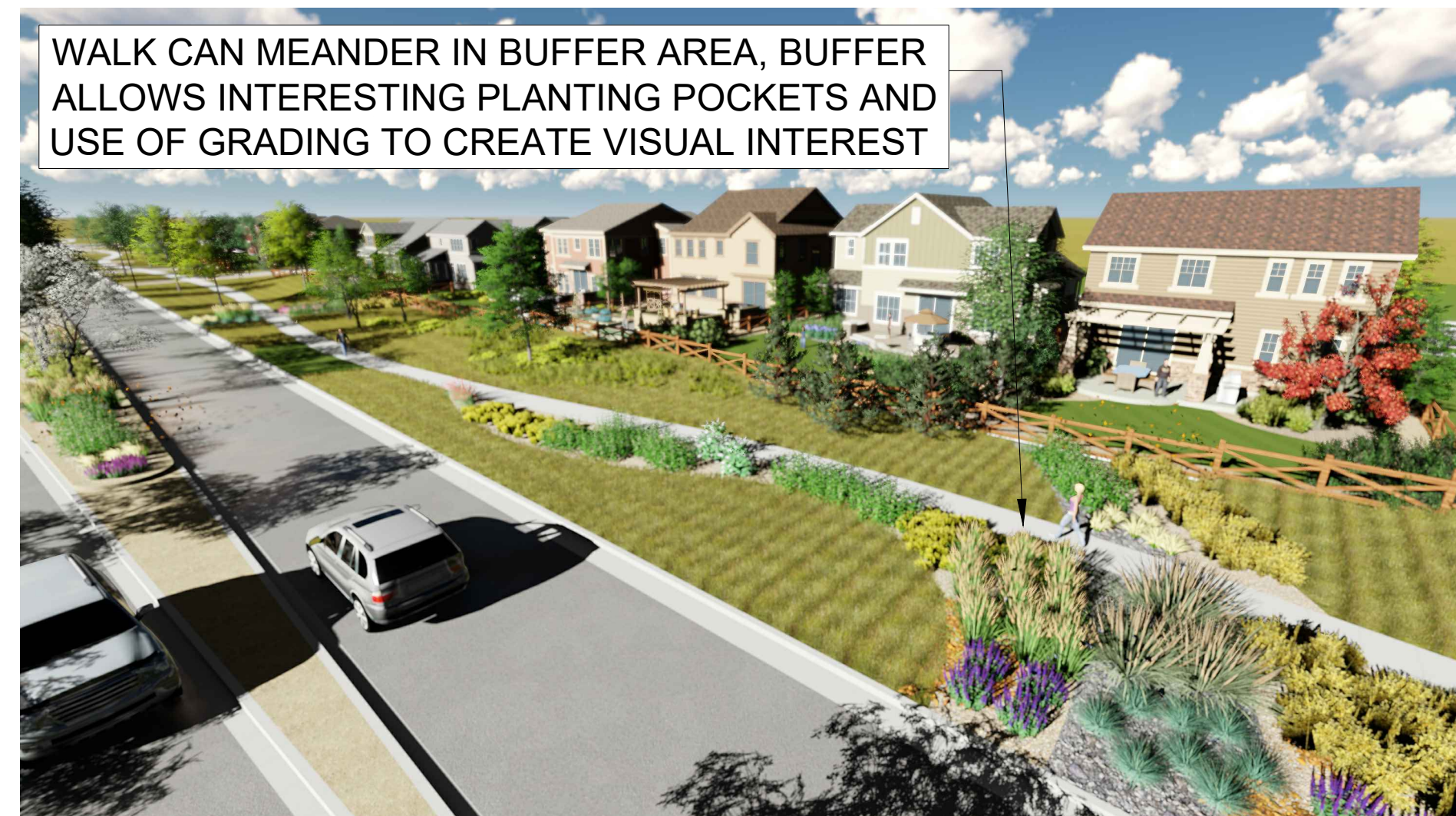
C N_PINERY_PARKWAY_BUFFER



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

HOUSES SHOWN FOR SCALE ONLY

N_PINERY_PARKWAY_BUFFER



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

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