



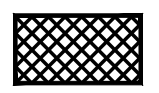



TRAILS AT CROWFOOT SKETCH PLAN

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

Legend

-  Site Boundary
-  Planning Area Line
-  Concrete Trail
-  Contour
-  Proposed Well Site
-  Proposed Detention Pond



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	Area		
			(SF)	(AC)	% of Total
OS-24 TRACT	HOA	HOA	762,270	17.7	4.4%
OS-25 TRACT	HOA	HOA	835,675	19.4	4.8%
OS-26 TRACT	HOA	HOA	554,091	12.8	3.2%
OS-27 TRACT	HOA	HOA	841,267	19.4	4.8%
OS-28 TRACT	HOA	HOA	397,050	9.3	2.3%
OS-29 TRACT	HOA	HOA	76,267	1.9	0.5%
OS-30 TRACT	HOA	HOA	382,708	8.9	2.2%
OS-31 TRACT	HOA	HOA	527,916	12.4	3.1%
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%

PLANNING & LA

people creating spaces

pcs group, inc.
1001 16th street, 3B-180
Denver, Co 80245
tel (303) 531-4905
www.pcsgruopco.com

ENGINEERING



10333 E. Dry Creek Road Suite
240 Englewood, CO 80112
Tel: (720) 249-3527

APPLICANT

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PROJECT NAME

Trails at Crowfoot
Town of Parker, Colorado

SHEET TITLE

SHEET NUMBER

2
of
3

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