

TRAILS AT CROWFOOT SKETCH PLAN

SOUTH PARCEL DEVELOPMENT PLAN

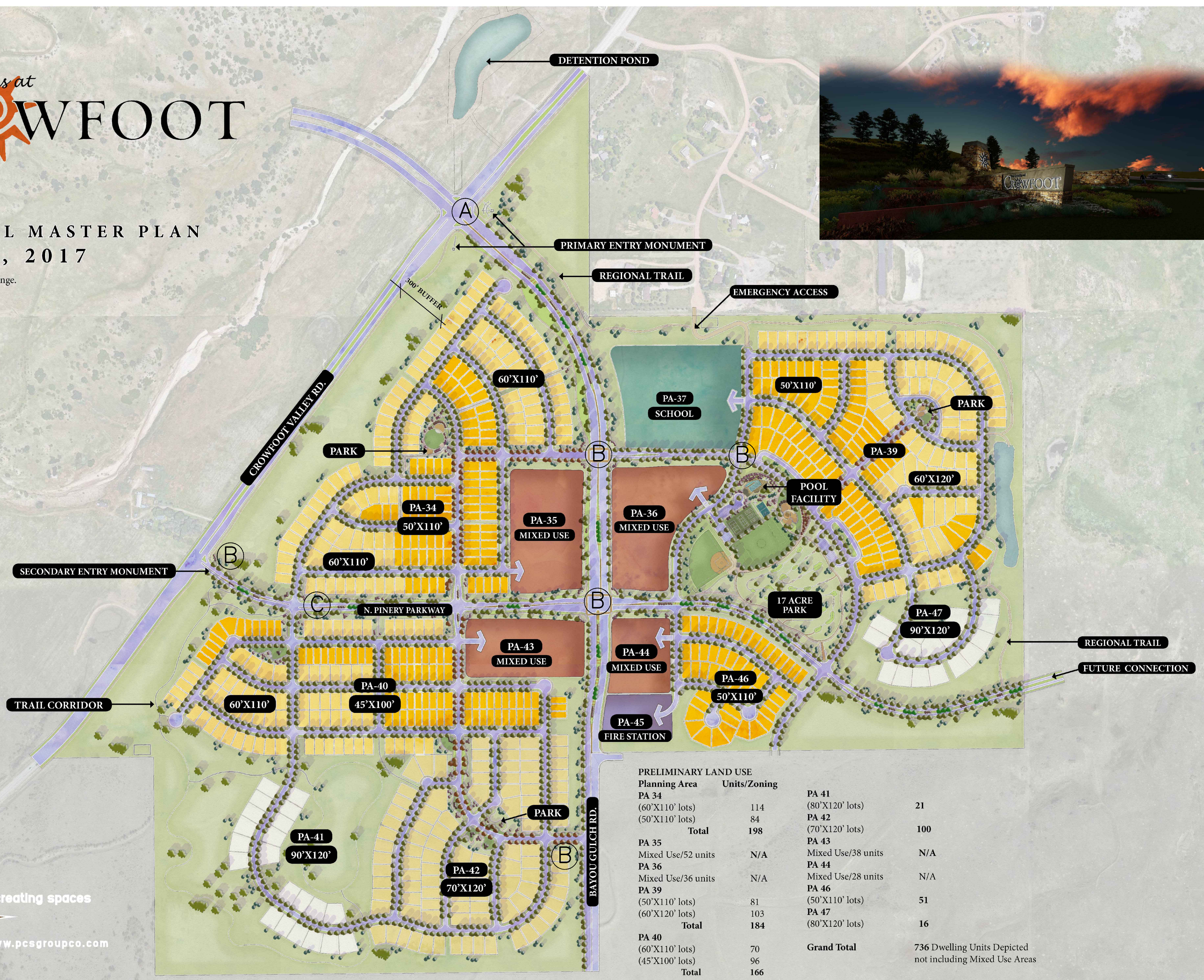
A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



PARKER, CO.

CONCEPTUAL MASTER PLAN
JUNE 27th, 2017

*Illustrative depiction. Subject to change.



PRELIMINARY LAND USE

Planning Area	Units/Zoning		
PA 34	(60'X110' lots) 114	PA 41	(80'X120' lots) 21
	(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) 16
	(60'X120' lots) 103		
	Total 184		
PA 40	(60'X110' lots) 70	Grand Total	736 Dwelling Units Depicted
	(45'X100' lots) 96		not including Mixed Use Areas
	Total 166		

PLANNING & LA

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

ENGINEERING

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CONSULTANTS
10333 E. Dry Creek Road Suite
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

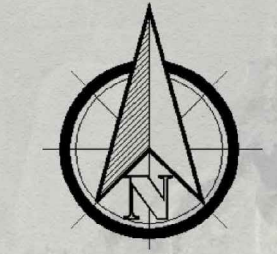
Trails at Crowfoot
Town of Parker, Colorado

SHEET TITLE

SHEET NUMBER

1 of 3

No. Revisions	Date
4	07/5/2017
3	04/25/2017
2	02/8/2017
1	11/10/2016









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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	21	925,002	21.2	5.3%	1.0
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	16	666,468	15.3	3.8%	1.0
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	Area (AC)	% of Total	Ownership			
			HOA	HOA	HOA	
OS-24 TRACT	762,270	17.7%	4.4%			
OS-25 TRACT	835,675	19.4%	4.8%			
OS-26 TRACT	554,091	12.8%	3.2%			
OS-27 TRACT	841,267	19.4%	4.8%			
OS-28 TRACT	397,050	9.3%	2.3%			
OS-29 TRACT	76,267	1.9%	0.5%			
OS-30 TRACT	382,708	8.9%	2.2%			
OS-31 TRACT	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%

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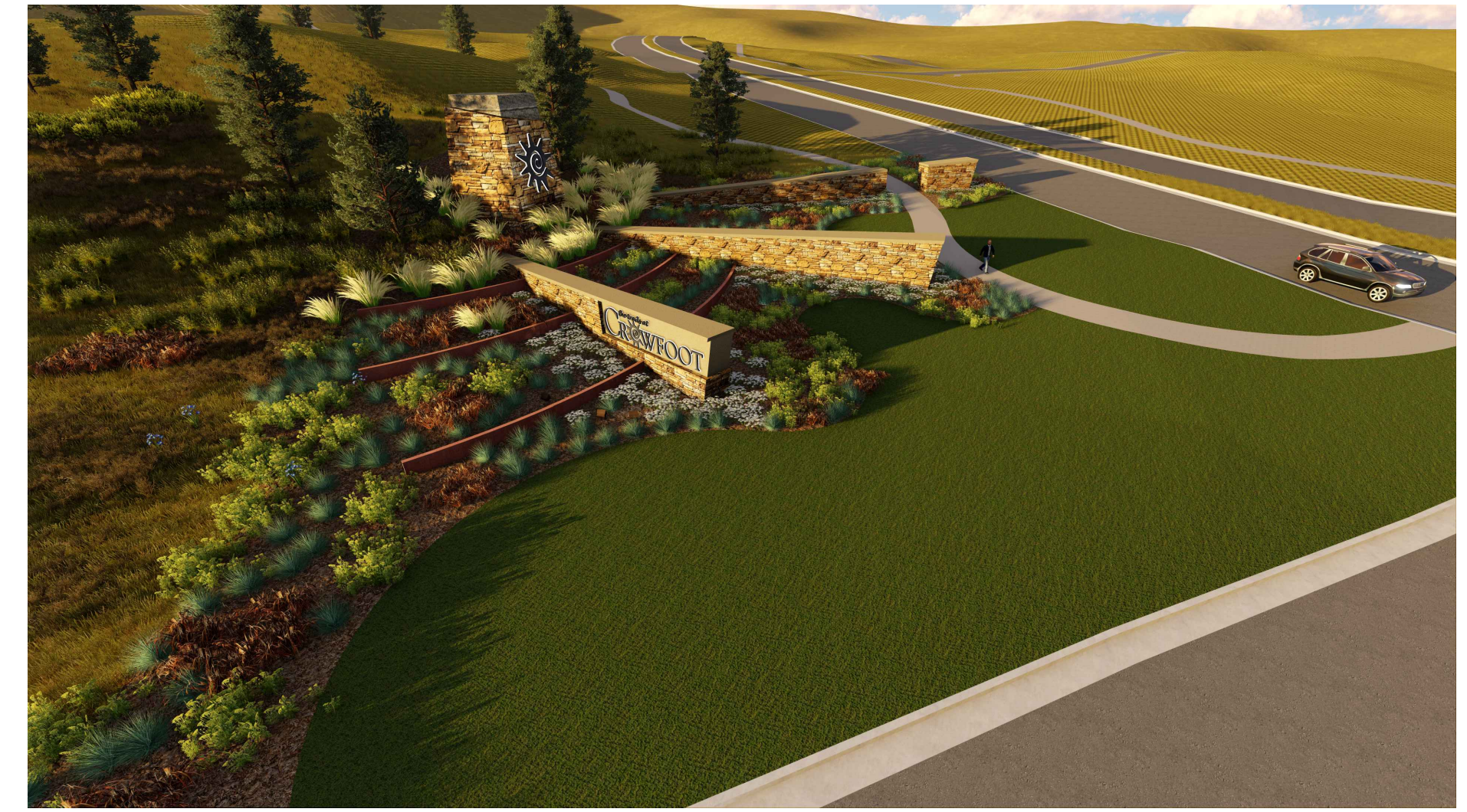


PRIMARY ENTRY MONUMENT TAKES ADVANTAGE OF THE NATURAL TOPOGRAPHY

A PRIMARY_MONUMENT



B SECONDARY_MONUMENT



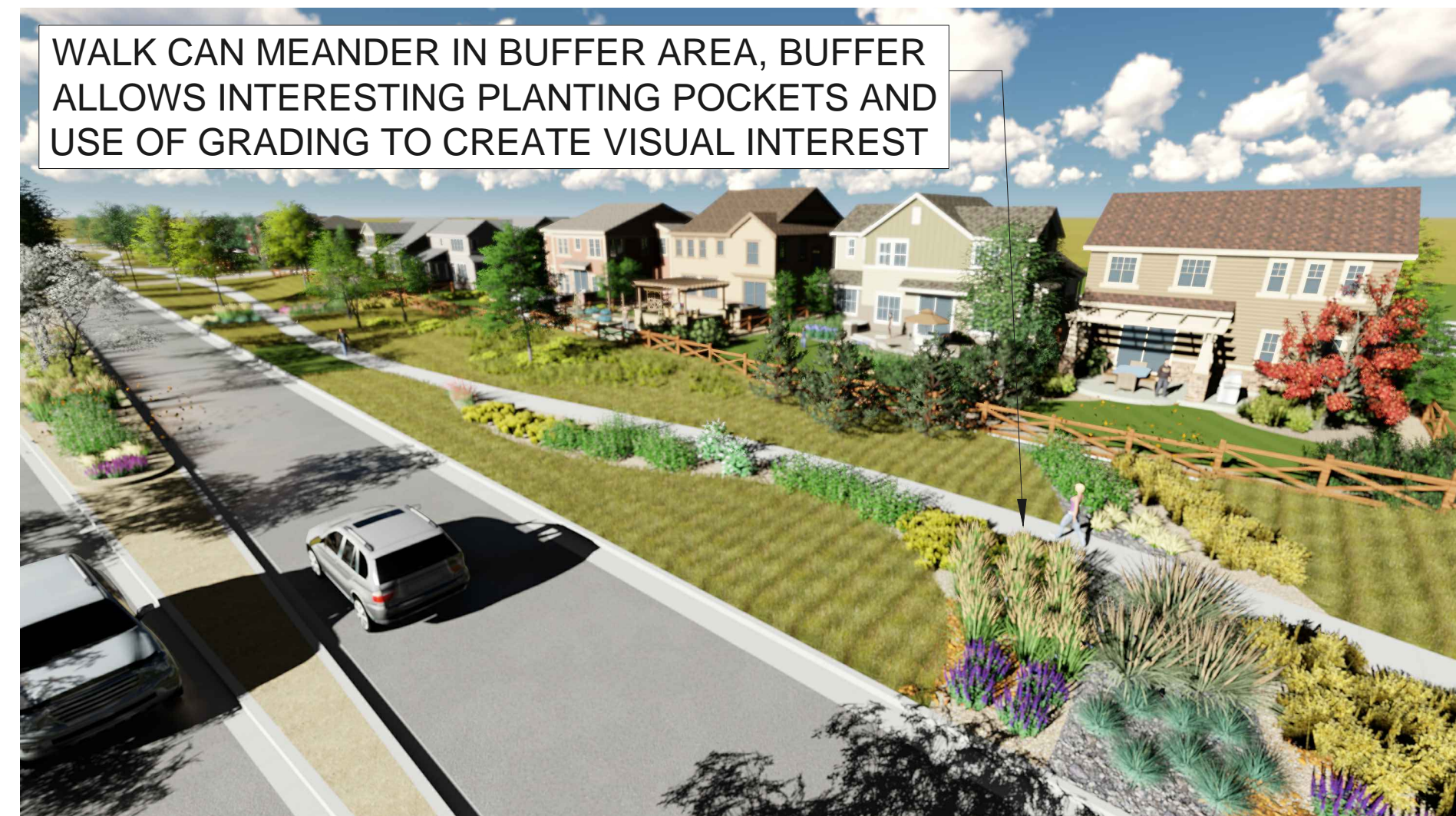
C N_PINERY_PARKWAY_BUFFER



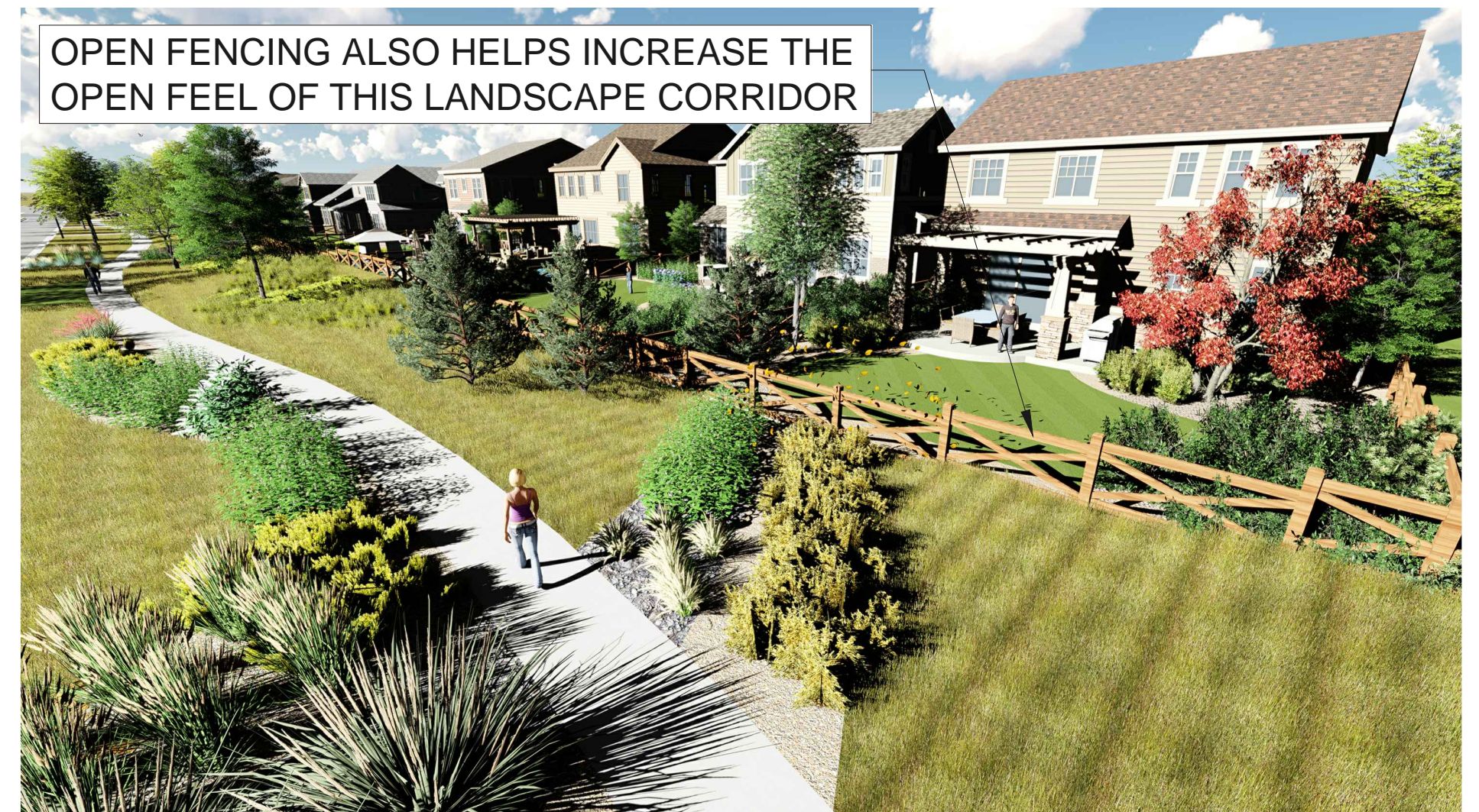
35 FOOT BUFFER BEYOND R.O.W., 48 FEET FROM BACK OF CURB

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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