

TRAILS AT CROWFOOT SKETCH PLAN

SOUTH PARCEL DEVELOPMENT PLAN

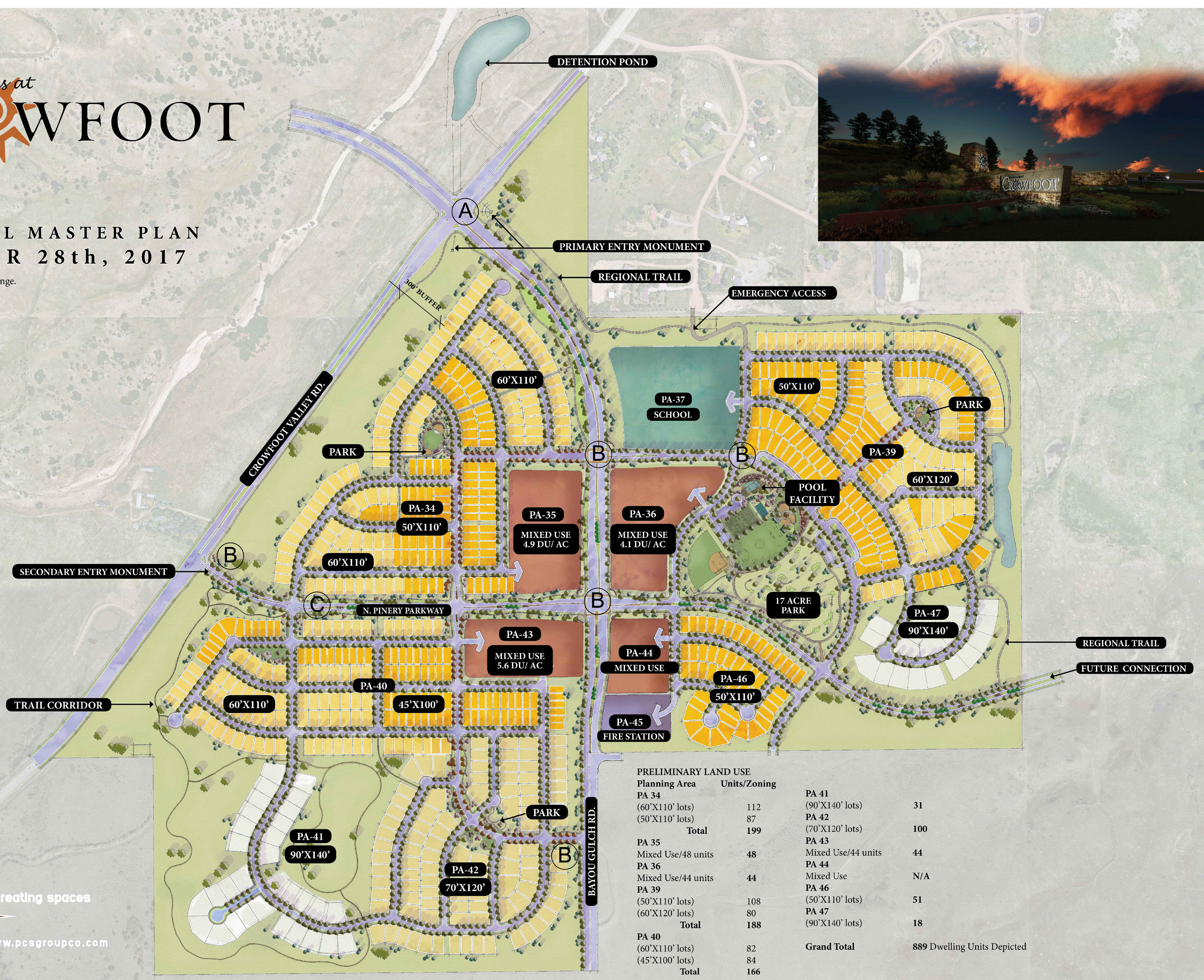
A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



PARKER, CO.

CONCEPTUAL MASTER PLAN
SEPTEMBER 28th, 2017

*Illustrative depiction. Subject to change.



PRELIMINARY LAND USE

Planning Area	Units/Zoning		
PA 34		PA 41	
(60'X110' lots)	112	(90'X140' lots)	31
(50'X110' lots)	87	PA 42	
Total	199	(70'X120' lots)	100
PA 35		PA 43	
Mixed Use/48 units	48	Mixed Use/44 units	44
PA 36		PA 44	
Mixed Use/44 units	44	Mixed Use	N/A
PA 39		PA 46	
(50'X110' lots)	108	(50'X110' lots)	51
(60'X120' lots)	80	PA 47	
Total	188	(90'X140' lots)	18
PA 40		Grand Total	889 Dwelling Units Depicted
(60'X110' lots)	82		
(45'X100' lots)	84		
Total	166		



PLANNING & LA

people creating spaces
pcs group, inc.
1001 16th street, 3B-180
Denver, Co 80265
tel (303) 531-4905
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ENGINEERING



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

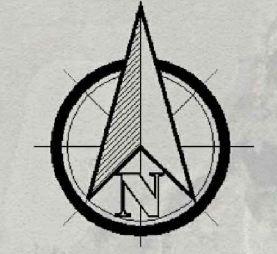
Trails at Crowfoot
Town of Parker, Colorado

SHEET TITLE

SHEET NUMBER

1 of 3

No. Revisions	Date
5	09/28/2017
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	199	2,101,657	48.2	12.1%	4.1
PA-35 RESIDENTIAL LOTS	48	427,161	9.8	2.5%	4.9
PA-36 RESIDENTIAL LOTS	44	465,288	10.7	2.7%	4.1
PA-39 RESIDENTIAL LOTS	188	1,979,567	45.4	11.4%	4.1
PA-40 RESIDENTIAL LOTS	166	1,564,470	35.9	9.0%	4.6
PA-41 RESIDENTIAL LOTS	31	1,045,381	24.0	6.0%	1.3
PA-42 RESIDENTIAL LOTS	100	1,398,138	32.1	8.0%	3.1
PA-43 MIXED USE	44	344,858	7.9	2.0%	5.6
PA-46 RESIDENTIAL LOTS	51	538,749	12.4	3.1%	4.1
PA-47 RESIDENTIAL LOTS	18	667,233	15.3	3.8%	1.2
Total (Residential Lots):	889	10,532,502	241.8	60.4%	3.7
PA-37 SCHOOL		510,985	11.7	2.9%	
PA-38 PARK		789,462	18.1	4.5%	
PA-44 MIXED USE		197,932	4.5	1.1%	
PA-45 FIRE STATION		125,731	2.9	0.7%	
Total (Non-Residential uses):		1,624,110	37.3	9.3%	
NORTH PINERY PARKWAY ROW		427,268	9.8	2.5%	
BAYOU GULCH RD. ROW		587,619	13.5	3.4%	
Total (Public ROW):		1,014,887	23.3	5.8%	

TRACT SUMMARY CHART					
TRACT	Area (AC)	% of Total Area	Use	Ownership	
				HOA	Maintenance
OS-24 TRACT	762,268	17.5	4.4%	Open Space/Trail	HOA
OS-25 TRACT	841,872	19.3	4.8%	Open Space/Trail	HOA
OS-26 TRACT	550,539	12.6	3.2%	Open Space/Trail	HOA
OS-27 TRACT	740,622	17.0	4.2%	Open Space/Trail	HOA
OS-28 TRACT	376,924	8.7	2.2%	Open Space/Trail	HOA
OS-29 TRACT	76,267	1.8	0.4%	Open Space/Trail	HOA
OS-30 TRACT	382,708	8.8	2.2%	Open Space/Trail	HOA
OS-31 TRACT	527,916	12.1	3.0%	Open Space/Trail	HOA
Total Open Space (Tracts):	4,259,116	97.8	24.4%		
Total Subdivision Area:	17,430,615	400.2	100.0%		

PARK & OPEN SPACE		
LAND USE	Area (AC)	% of Total
Open Space	97.8	24.4%
Park Land		
Open Space and Trails/Other	24.1	6.0%
Pocket Park	0.5	0.1%
Neighborhood Park	18.1	4.5%
Total	140.5	35.1%

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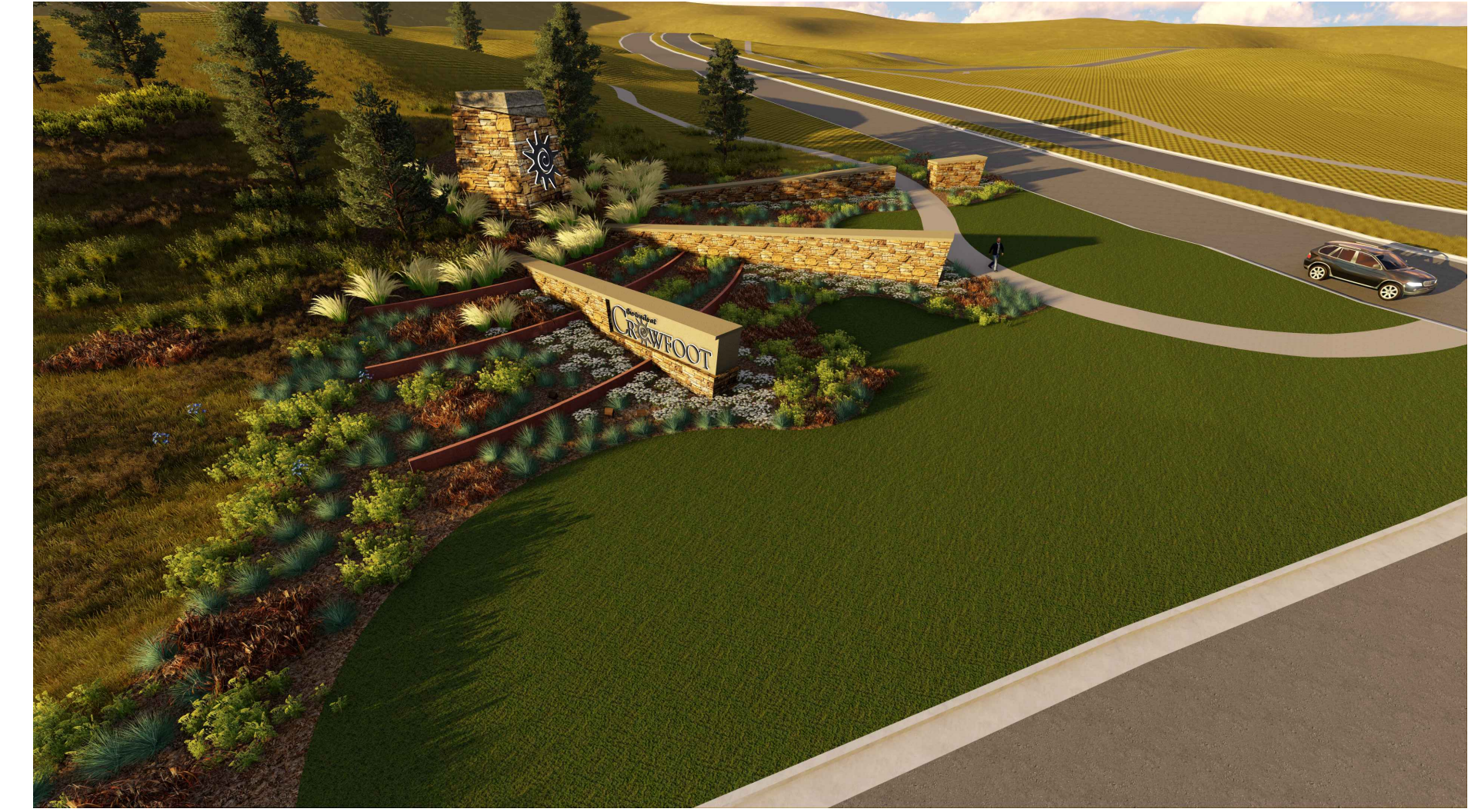


PRIMARY ENTRY MONUMENT TAKES ADVANTAGE OF THE NATURAL TOPOGRAPHY

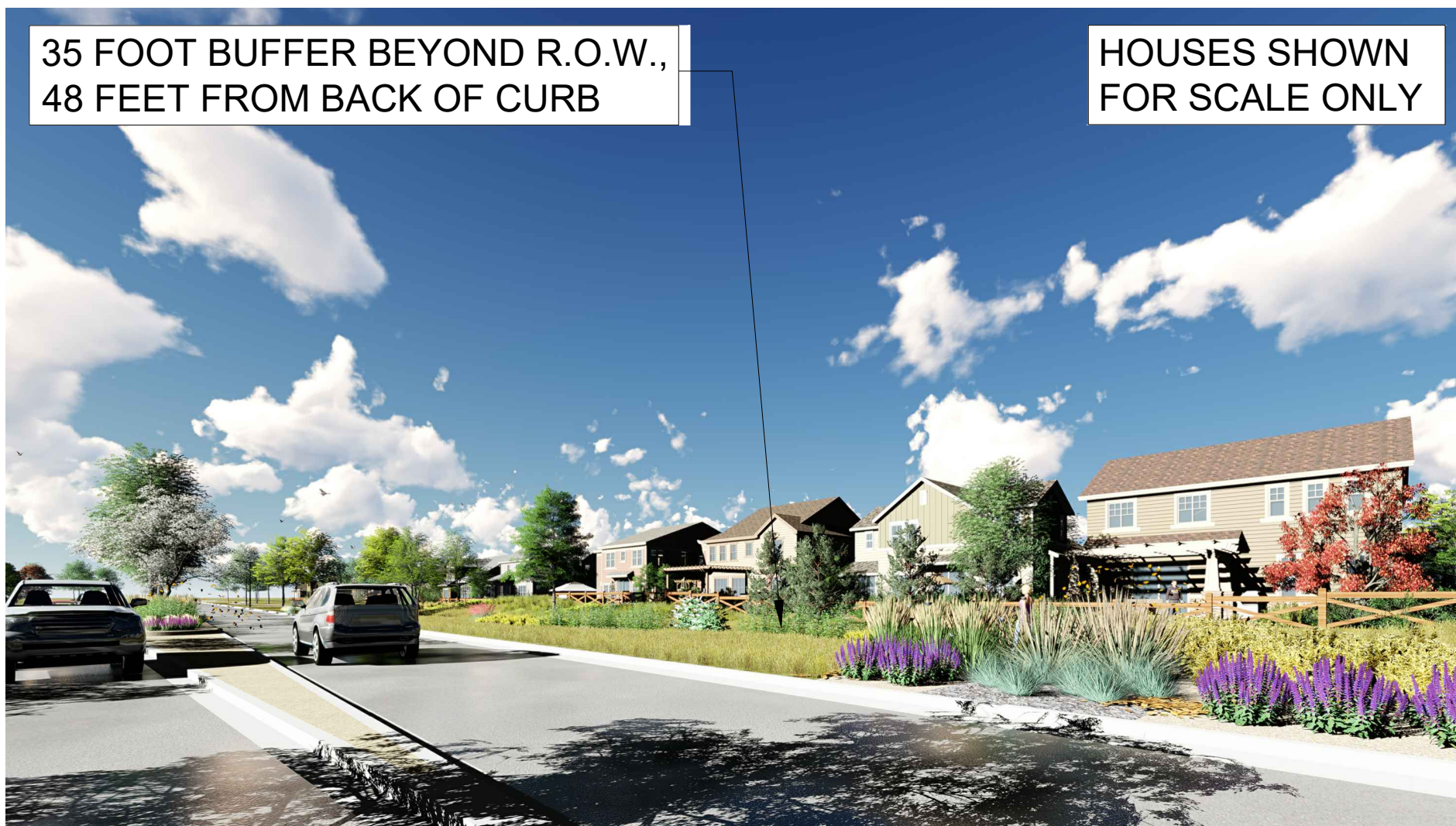
A PRIMARY_MONUMENT



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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