



Salisbury Estates Neighborhood Objective

Neighborhood Objective Mission

To develop a long range plan that will coordinate the potential development of parcels within the area known as 'Salisbury Estates' in a manner that will create a cohesive, seamless and interconnected neighborhood that provides open space, trails and other amenities.

Acknowledgements

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Disclaimer

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1) Introduction

1.1 Salisbury Estates

Salisbury Estates is a large unincorporated area surrounded by the Town of Parker. The area is approximately framed by Hess Road on the south, the Excel power line and sub station on the north, Jordan Road on the west and Cherry Creek on the east. See *Map A: Salisbury Estates Vicinity Map* and *Map B: Salisbury Estates Plan Area* for a more clear description. The study area is located in the ‘Urban Service Area’ as established through an Intergovernmental Agreement and Comprehensive Development Plan between the Town of Parker and Douglas County signed in October 2002.

Surrounding Area

The incorporated areas surrounding Salisbury Estates are zoned for suburban level development, at an overall density of approximately 3.5 dwelling units per acre along with neighborhood commercial areas and open space along Cherry Creek. Much of the area to the north, south and west is currently being developed as single family homes. The study area is framed on the south and west by future arterial roadways (see *Map C: Salisbury Estates Surrounding Land Uses*).

Current Character

Salisbury Estates could currently be described as rural residential in character. Much of the land within Salisbury Estates is held in smaller ownerships ranging from 3.5 acres to 10 acres (see *Map D: Salisbury Estates Existing Zoning* and *Map E: Salisbury Estates Ownership and Lot Sizes in Acres*). Currently these properties are generally used as large lot residential sites. Some of the sites have limited livestock including horses, cattle and sheep. Most homes within the study area were built in the 1970’s and 1980’s. Local roads within Salisbury Estates are gravel. The only paved road within Salisbury Estates is Motsenbocker Road. Motsenbocker Road is currently a two lane road. Jordan Road is currently under construction and will eventually be a four lane facility. Hess Road is currently a two lane gravel road adjacent to the site, but will eventually be a four lane facility.



Development Pressure

The Town of Parker and surrounding areas continue to experience significant changes to our way of life. During the 1980's the Town saw a rapid increase in population that transformed a rural crossroads community to a small town of more than 6,000 people in 1990. The population boom continued to grow to approximately 23,000 people in 2000 and then roughly 38,000 by the end of 2003. The population is expected to continue to increase to nearly 73,000 people by 2020.

The development that comes with population growth has occurred quickly throughout the Town. Annexations have been submitted to the Town for three properties located within Salisbury Estates as of January, 2004. The Annexation requests are an indicator that development pressure is beginning to occur within this sub area. As development pressures and property values increase, there is a high probability that more of these parcels will be developed. Development of smaller parcels, such as these, pose some significant planning problems. Without master planning of the sub area, significant issues with traffic movement, drainage, open space, trails and overall quality of life are eminent. Sub area planning will allow the redevelopment of the properties to create a seamless neighborhood that is a quality addition to the Town.

1.2 Intent of Plan

The Intent of this plan is to:

- To coordinate public and private improvements as development occurs in the Salisbury Estates Plan Area.
- To provide direction to Town Council, the Planning Commission and staff in reviewing annexation, zoning and development proposals.
- To neither increase nor decrease development in the District, nor change the overall land uses permitted under the Town of Parker Master Plan and approved zoning.
- To create a seamless neighborhood that is a quality addition to the Town while balancing the quality of life of the existing residents. This document is intended to help direct Town Council, Planning Commission and Town staff in reviewing developments that are submitted to the Town.

1.3 The Neighborhood Objectives Relationship with Other Documents

This Neighborhood Objective is a plan for a specific portion of the Town of Parker Urban Service Area, Salisbury Estates. The Town of Parker Master Plan provides overall direction to Town Council, the Planning Commission and Town staff. This document is intended to be a more detailed analysis of the site specific area and plan for the future development of this area. The plan is intended to provide direction to Town Council, the Planning Commission, and Town staff on certain action items as they affect this neighborhood and regarding certain issues during annexation and development review. If any portion of this Neighborhood Objective is in conflict with the Master Plan or the Land Development Code, the Master Plan or the Land Development Code shall override the Neighborhood Objective recommendation.

1.4 The Planning Process

In July 2003, the Parker Town Council instructed staff to develop a planning document for this study area because of its status as an unincorporated enclave. Town Council was concerned by the number of proposed annexations being submitted in the area and the impacts that a series of small developments might have on the future of the Town and the residents of Salisbury Estates.

Town Council appointed a Task Force consisting of community representatives, developers, a Planning Commissioner and a Town Council Member. Developers that had projects within Salisbury Estates in 2003 were invited to participate as non-voting members of the Task Force.

The Task Force met with Town staff regularly and provided input and ideas in the development of this document. Once completed, the draft was reviewed by the Task Force. Following their review, the plan was presented to the Planning Commission and Town Council during public meetings. The Planning Commission recommended adoption of Salisbury Estates Neighborhood Objective on August 26, 2004, and the Town Council adopted Salisbury Estates Neighborhood Objective on October 4, 2004.

1.5 Formulation of the Neighborhood Objective

Development of this document included the formulation of a series of recommendations for the future development in Salisbury Estates based on existing conditions, the existing Parker Master Plan (2002), community input and good planning principles. These recommendations are detailed in Chapter 3 of this document. Following the recommendations is Chapter 4: Implementation; this portion of the plan is intended to provide the necessary direction to help Town Council, the Planning Commission and Town staff bring the recommendations to fruition, including Action Items, Items for Consideration, and the establishment of Development Areas and related criteria.



2) Existing Conditions: Analysis and Constraints

2.1 Study Area

Overall Site Description:

Total Acreage	922.8 acres
Total Number of parcels	70
Smallest parcel size	3.35 acres
Largest parcel size	132.17 acres

Existing Park and Open Space Area:

Local Parks and Open Space	55.44 acres
Salisbury Equestrian Park	160 acres

The study area is located on the west bank of Cherry Creek. The low point of the study area is located on the northeast corner and has an elevation of 5,830 feet. The study area rises to a high point of 6,020 on the southwest corner, a total elevation increase of 190 feet. The property can be generally described as hilly with slopes ranging up to 20 percent in some small areas. There are a number of small drainages that generally flow northeast towards Cherry Creek.

2.2 Floodplain and Drainages

The study area generally drains southwest to northeast with a 100-year floodplain (FEMA) delineated along Cherry Creek and the KOA Tributary, otherwise known as the Cherry Creek Highlands Gulch. There is one other significant drainage on the property that feeds into the KOA Tributary from the south. Additionally, there are a number of other smaller drainages. The 100-year floodplain for these remaining tributaries has not been mapped by FEMA. There are small dams on the KOA Tributary and along another smaller drainage; these dams were probably originally used as stock watering reservoirs (see *Map F: Salisbury Estates Drainage and Slope Analysis*). As development occurs, the shapes of these drainages and the overall amount of water that they carry may change; however, their peak flows should not increase. Developments to the west have detention ponds that will detain excess runoff and release it into these drainages at historic rates. These drainages and the floodplain may create constraints on roadway connectivity and development on certain affected parcels. It is understood that there will be some affect on these drainages; however, the natural character of these drainages should be preserved to the greatest extent possible. The Cherry Creek floodplain is large and takes up a significant amount of land area that will be protected.

The Oak Gulch and Stroh Ranch Area Outfall Systems Planning Report, prepared for the Town of Parker, Douglas County and the Urban Drainage and Flood Control District, establishes necessary improvements to the KOA Tributary (Cherry Creek Highlands Gulch) and the Cherry Creek Highlands Tributary (tributary entering from the south) to prevent channel erosion. Under the Town's Land Development Code, a developer is responsible for their share of improvements to these drainages as

development occurs. The developer must also demonstrate that the proposed development does not change the overall character and function of the drainage.

Drainage and detention may be difficult on the smaller lots. The series of detention ponds may create some overall drainage problems and be visually unattractive. Easements for water movement will be required; acquiring these easements may create additional difficulty in developing parcels. All new development within the Town of Parker will need to provide for permanent stormwater quality per the Town's and the Cherry Creek Basin Water Quality Authority's criteria. Any development within stream preservation areas (Cherry Creek Floodplain) will have to provide additional means for permanent stormwater quality, per Town Criteria. Property consolidation and shared drainage facilities should be encouraged.

2.3 Wildlife

The Wildlife Map (*Map G: Salisbury Estates Wildlife*) was developed using data from ERO Resources Corporation. ERO Resources used data from the Colorado Division of Wildlife (CDOW), the Colorado National Heritage Program (CNHP) and existing aerial photographs. The data on the wildlife map was taken from:

- The CDOW statewide Riparian Vegetation Mapping Layer - identifies riparian series of vegetation classes.
- The CNHP data – identifies and highlights sensitive wildlife sites such as the northern leopard frog or the northern pocket gopher subspecies.
- ERO Resources' ecologists - used aerial photography interpretation to supplement the CDOW riparian data.



The combined data from CDOW, CNHP and aerial photographs was ranked based on its ability to support wildlife species. For example, habitat suitable for Preble's meadow jumping mouse was ranked very high because the species is federally endangered. When overlaid with other resource information, wildlife habitat data can help indicate open space opportunity areas.

These mapped resources include a large area of prairie dog habitat in the northeast corner of the sub area. Prairie dogs are currently not listed by the federal government as Endangered or Threatened Species. In the far northeast corner along the KOA Tributary and along Cherry Creek there is potential Preble's Meadow Jumping Mouse Habitat. These areas will be subject to federal restrictions under the Endangered Species Act. The Wildlife Map also depicts wildlife habitat and their quality based on vegetation. According to the vegetation data, there is some moderate quality wildlife habitat along some of the drainages. This habitat should be preserved where possible. This data was compiled on a large scale, covering the entire Cherry Creek Basin, site specific studies are necessary as development occurs to verify this information.

2.4 Existing Lot Lines

Salisbury Estates is currently divided into a number of small ownerships; many of these parcels are less than ten (10) acres in size.

Cherry Creek Highlands:

Total Acreage	253.96 acres
Total Number of lots*	41
Smallest lot size*	5.0 acres
Largest lot size*	7.32 acres
<i>*Not including park lands</i>	

Kings Ranch Estates:

Total Acreage	46.6 acres
Total Number of lots*	8
Smallest lot size*	3.35 acres
Largest lot size*	3.87 acres
<i>*Not including park lands</i>	

Metes and Bounds Properties:

Total Acreage	622.24 acres
Total Number of parcels*	21
Smallest parcel size*	4.98 acres
Largest parcel size*	132.17 acres
<i>*Not including park lands</i>	

Most of these parcels are in separate ownership. Future development and site design for these parcels is limited by the existing property lines unless parcels are consolidated. The purpose of this Plan is to help create a cohesive final development concept to follow if these smaller parcels develop separately. Consolidation of parcels is encouraged by the Town if development does occur. Additionally, consolidation of properties will allow more design flexibility.



2.5 Existing Infrastructure

The sub area is located within the Parker Water and Sanitation District Service Area Boundary, but not within the District Boundary. Water and sewer infrastructure in place as of the date of this plan are as follows:

- 16" water line in the Motsenbocker Road right of way from Hess Road north to Salisbury Equestrian Park.
- 8" water line stub out to Jordan Road right of way at Bradbury Ranch Boulevard.
- 8" sewer line along Jordan Road right of way heading north from Bradbury Ranch Boulevard.

Existing homes and businesses located in Salisbury Estates are served by well and individual sewer systems. Above ground electricity is provided by Inter-Rural Electric Association (IREA). There was no drainage control established with the Cherry Creek Highlands Subdivision.

Existing Road System

- Hess Road
 - Ownership – Public, County road
 - Current design capacity – Local road
 - Gravel road, does not meet Town standards
 - Future design capacity - Arterial
 - Location – Runs east/west along the south side of the study area.
 - Additional information – Roadway is planned as an arterial road. Sunmarke to the south is responsible for developing the southern portion of the road; developers on the north will be responsible for building the northerly half section.

- Jordon Road
 - Ownership – Public, Town road
 - Current design capacity – Under construction
 - Future design capacity - Arterial
 - Location – Runs north/south along the west side of the study area.
 - Additional information – None

- Motsenbocker Road –
 - Ownership – Public, Town/County road
 - Current design capacity - Collector road
 - Paved, but does not meet Town standards
 - Future design capacity – Collector road (Residential Collector Boulevard)
 - Location – Runs north/south and is located through the east side of the sub area and a portion of the northern side of the property.
 - Additional information - Motsenbocker Road currently takes a sharp left turn at the intersection with Todd Drive. A right-of-way reservation is reserved to allow Motsenbocker Road to curve north with a “softer” curve through the Xcel property. This new curve is reserved as an option only at this point. The Parker Master Plan shows Motsenbocker as a minor arterial roadway, the Town has no section for a minor arterial road. Salisbury Estates Task Force has recommended that Motsenbocker Road remain a two lane roadway and the intersection with Todd Drive be a “T” intersection rather than a curve.



- Todd Drive –
 - Ownership – Public, County road
 - Current design capacity – Local road
 - Gravel road, does not meet Town standards
 - Future design capacity – Local or collector road
 - Location – Runs east/west along the northern boundary of Cherry Creek Highlands Subdivision and the study area.
 - Additional information – Right-of-way currently does not connect with Jordan Road; future development should reserve the right-of-way to connect with Jordan Road. The road should not be constructed until traffic movements require it.



- Tammy Lane –
 - Ownership – Public, County road
 - Current design capacity – Local road
 - Gravel road, does not meet Town standards
 - Future design capacity – Local road
 - Location – Runs north south internal to the Cherry Creek Highlands Subdivision and the study area.
 - Additional information – Road goes through 40 acre Douglas County Transfer Station site.
- Patti Lane –
 - Ownership – Public, County road
 - Current design capacity – Local road
 - Gravel road, does not meet Town standards
 - Future design capacity – Local road
 - Location – Runs north south internal to the Cherry Creek Highlands Subdivision and the study area.
 - Additional information – None
- Brian Lane –
 - Ownership – Public, County road
 - Current design capacity – Local road
 - Gravel road, does not meet Town standards
 - Future design capacity – Local Road
 - Location – Runs east/west internal to the Cherry Creek Highlands Subdivision and the study area.

- Additional information – The road currently ends in a cul-de-sac adjacent to Jordon Road due to topographic constraint. If properties adjacent to Brian Lane and Jordon Road are developed, creating this connection should be addressed.

- Randy Drive –
 - Ownership – Public, County road
 - Current design capacity – Local road
 - Gravel road, does not meet Town standards
 - Future design capacity – Local road
 - Location – Runs east/west internal to the Cherry Creek Highlands Subdivision and the study area connecting to the property to the east, proposed Horseshoe Ridge Annexation.
 - Additional information – Roadway right-of-way should be reserved connecting to the property to the east. The road should not be constructed until the adjacent property is developed and traffic movements require the connection.

- Kings Court
 - Ownership – Public, County road
 - Current design capacity – Local road
 - Gravel road, does not meet Town standards
 - Future design capacity – Local road
 - Location – Runs east/west internal to lots within the Kings Ranch Estates Subdivision.
 - Additional information – None

2.6 Town of Parker Master Plan

The Town of Parker Master Plan: General Land Use Plan recommends residential and open space land uses within the sub area. Residential uses are divided into two types; fringe residential at a maximum of 2.0 dwelling units per acre is located generally to the east of Motsenbocker Road in the study area while residential at a maximum of 3.5 dwelling units per acre represents the remainder of the area recommended for residential uses. Open space is recommended along existing gulches and Cherry Creek. The recommended uses are delineated on *Map H: Salisbury Estates General Land Use Plan*. The location of the lines are conceptual in nature and are not intended to be exact. The scope of this Neighborhood Objective did not include addressing amending any of the Master Plan's proposed land uses in the study area.

2.7 Community Perception

The Town incorporated properties surrounding this sub area on all sides in the 1980's; the incorporations have established Salisbury Estates as an unincorporated enclave. Properties surrounding Salisbury Estates are zoned for a number of uses typical of suburban level development and similar to existing development found in the Town. Though annexed and zoned in the 1980's, these parcels are just beginning to be developed. In contrast, the properties located within the sub area are zoned for rural residential and agricultural uses; the current uses on the parcels reflect the existing Douglas County zoning designations (see *Map D: Salisbury Estates Existing Zoning*). The fact that the surrounding properties were not developed until recently had given the area a rural feel contrary to the existing zoning. As the land around Salisbury Estates develops, the character of the area will begin to change with the higher density development and arterial roadways adjacent to the properties. It is not the intent of this plan to force development within Salisbury Estates, but to manage and coordinate development in the sub area should development occur.



3) Neighborhood Objective

3.1 Conceptual Master Plan Recommendations

Transportation:

- Develop a road system that is interconnected throughout the sub area and connected to adjoining arterial and collector roads. Emphasize a modified grid system with blocks ranging from 440 to 880 feet in length where possible.
- Extend roads in developments to property lines as often as possible allowing for future connections. Cul-de-sacs should be discouraged.
- Establish a “T” intersection at Motsenbocker Road and Todd Drive. Development of this intersection may be subject to the extension of Todd Drive to Jordan Road.
- Develop Motsenbocker as a Residential Collector Boulevard, with one travel lane in each direction divided by a median.

Urban Design and Planning Principles:

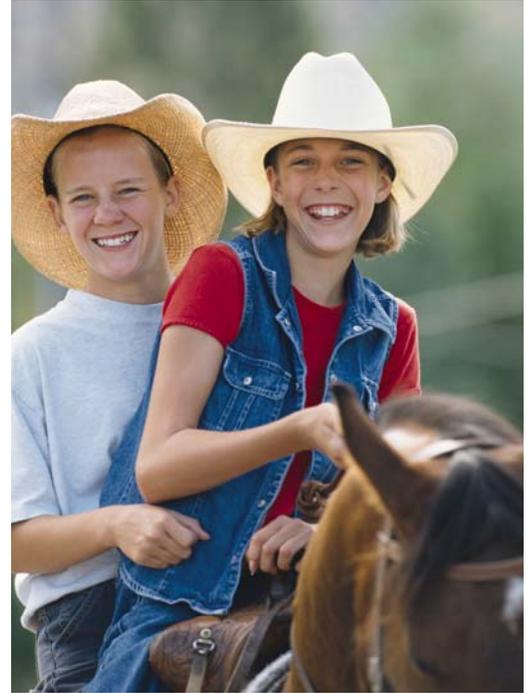
- Consider developing alleyways behind homes.
- Encourage consolidating parcels for development.
- Encourage a variety of housing density, types, styles and price ranges.
- Development shall comply with the Intergovernmental Agreement and Comprehensive Development Plan between the Town of Parker and Douglas County.
- Develop an equitable method to distribute large infrastructure costs between sites. Example – Development adjacent to Hess Road would be more costly than development one parcel in.
- Orient buildings toward roads to create a pedestrian friendly environment.
- Encourage Locating parking lots and garages behind structures.



Open Space and Trails:

- Establish trail corridor connections through the sub area. Trails should connect to (also refer to Open Space, Trails and Greenways Master Plan):
 - East West Trail.
 - Cherry Creek Trail.
 - Oak Gulch Trail.
 - Salisbury Equestrian Park.
- Develop easy pedestrian access from residential developments to neighborhood commercial centers.

- Develop equestrian access from Oak Gulch Trail (Reuter Hess Reservoir) to Salisbury Equestrian Park.
- Develop a process to assure the following:
 - Necessary open space is preserved.
 - Small tracts of open space that have no value are not added to the open space ranks.
 - The cost of open space preservation is fairly distributed.
- Establish two north-south trail and greenway systems, one following the existing gulch and the other a that connect with each other and then with the East-West Regional Trail and Cherry Creek Regional Trail. See *Map J: Salisbury Estates Pedestrian Connections and Open Space* for conceptual locations of greenways and trails.
- Preserve high points and gulches as open space, where possible.
- Create open space corridors that are interconnected for wildlife movement and trail corridors.



Drainage:

- Establish consolidated drainage systems, where possible.
- Require drainage reports to address drainage from the site to Cherry Creek, Cherry Creek Highlands Tributaries, or Oak Gulch.



4) Implementation

The goals, principals and recommendations set forth in this plan create a framework for development within Salisbury Estates. The area will be an extension of the Town while creating its own specific characteristics. To achieve development that is cohesive and functions as a piece of Parker, the Town and landowners will need to work together and pursue the following actions:

4.1 Action Items

- **Roadway Construction and Funding Policy** - Develop a policy for the reservation of road rights of way and the construction of roads shared between properties, this policy should address the funding of construction of these road connections when the properties are developed at different times.



- **Open Space Dedication Policy** - Develop a program that allows developers to use off site open space land dedication to meet on site open space dedication requirements. The off site land dedication would be required to be in the Salisbury Estates plan area and will be subject to the Open Space, Trails and Greenways Master Plan acquisition criteria. Dedicated lands should be a part of the desired open space corridors as described in *Map J: Salisbury Estates Pedestrian Connections and Open Space*. The intent of this program would be to preserve important open space features and not preserve unnecessary pieces with the overall intention to meet the 20% open space goal for the sub area as a whole.
- **Infrastructure Design Requirements** - Develop requirements for infrastructure improvements, including an overall design. Utilities and road infrastructure review should be viewed as a piece of the whole, not limited to the property.
- **Property Consolidation Policies and Incentives** - Define specific opportunities and incentives for landowners to work together or consolidate properties and detention ponds.

4.2 Items for Consideration

- **Special District** - Consider creating an overall special district to manage shared resources within the plan area.
- **Architectural Design** - Consider architectural design guidelines for the sub area.

4.3 Development Areas

Due to the unique layout of existing lots and infrastructure in this area, development must be phased and certain infrastructure and other improvements are necessary prior to development in certain areas occurring. Below is a list of development areas and the improvements that must be completed prior to development of lots located in these areas. *Map K: Development Areas* shows these areas.

Development Area A

Roadway Improvements

- Motsenbocker Road improvements to residential boulevard collector road standard as approved by the Town Public Works Department.
- Hess Road improvements connecting the site to Jordan Road or Motsenbocker Road where Hess Road is necessary for access.
 - Must meet Town of Parker road standards.
- On site road connectivity for the site as described in *Map I: Salisbury Estates Roadway Connections*.
 - Applicant must demonstrate the ability to connect proposed on-site roads with proposed off-site connection roads.

Other

- Establish a process for sharing large infrastructure costs beyond the small parcels immediately adjacent to Hess Road.
- Develop open space dedication program as described in section *4.1 Action Items*.
- On-site trails improvements.
 - Applicant must demonstrate the ability to connect proposed onsite trails with future offsite trails.
 - Contribution to an equestrian trail crossing at Hess Road.
- Contiguity for annexation as required by State Law.

Development Area B

Roadway Improvements

- Motsenbocker Road improvements to residential boulevard collector road standard as approved by the Town Public Works Department.
- Motsenbocker Road and Todd Drive intersection improvements.
- On site road connectivity for the site as described in *Map I: Salisbury Estates Roadway Connections*.

- Applicant must demonstrate the ability to connect proposed onsite roads with proposed offsite connection roads.

Other

- On-site trails improvements.
 - Applicant must demonstrate the ability to connect proposed onsite trails with future offsite trails.
 - Contribution to equestrian trail crossing at Motsenbocker Road curve.
- Develop open space dedication program as described in section *4.1 Action Items*.
- Contiguity for annexation as required by State Law.

Development Area C

Roadway Improvements

- Todd Drive improvements providing access to Jordan Road and reserving right-of-way adequate to access Todd Drive to Motsenbocker.
 - Todd Drive, on-site must be improved to Town of Parker road standards.
- Jordan Road improvements to Town roadway standards where adjacent.
- On Site road connectivity for the site as described in *Map I: Salisbury Estates Roadway Connections*.
 - Applicant must demonstrate the ability to connect proposed on-site roads with proposed offsite connection roads.

Other

- On-site trails improvements.
 - Applicant must demonstrate the ability to connect proposed on-site trails with future offsite trails.
 - Demonstrate ability for East–West Regional Trail to cross Jordon Road to the satisfaction of the Community Development Department.
- Develop open space dedication program as described in section *4.1 Action Items*.
- Continuity for annexation as required by State Law.



Salisbury Estates Neighborhood Objective (7-14-04)

Development Area D

Roadway Improvements

- Todd Drive improvements from the site to the intersection with either Jordan Road or Motsenbocker Road.
- Motsenbocker Road and Todd Drive intersection improvements.
- Jordan Road improvements to Town roadway standards where adjacent.
- Hess Road improvements must be paved and meet Town roadway standards.
- Access from the site to the nearest arterial road shall be paved.
- On-site road connectivity for the site as described in *Map I: Salisbury Estates Roadway Connections*.
 - Applicant must demonstrate the ability to connect proposed onsite roads with proposed off site connection roads.

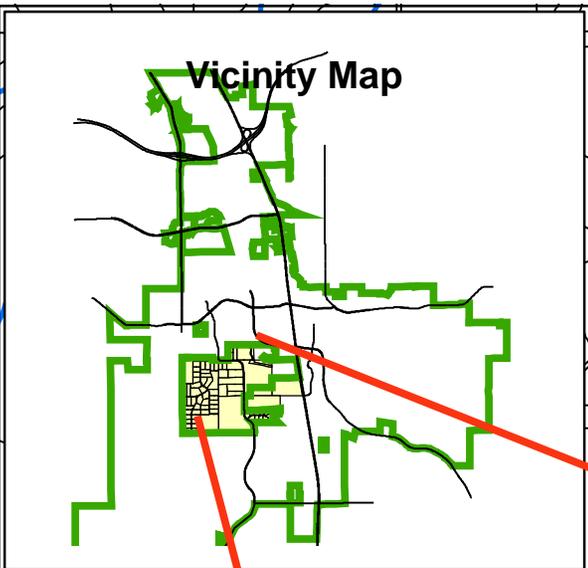
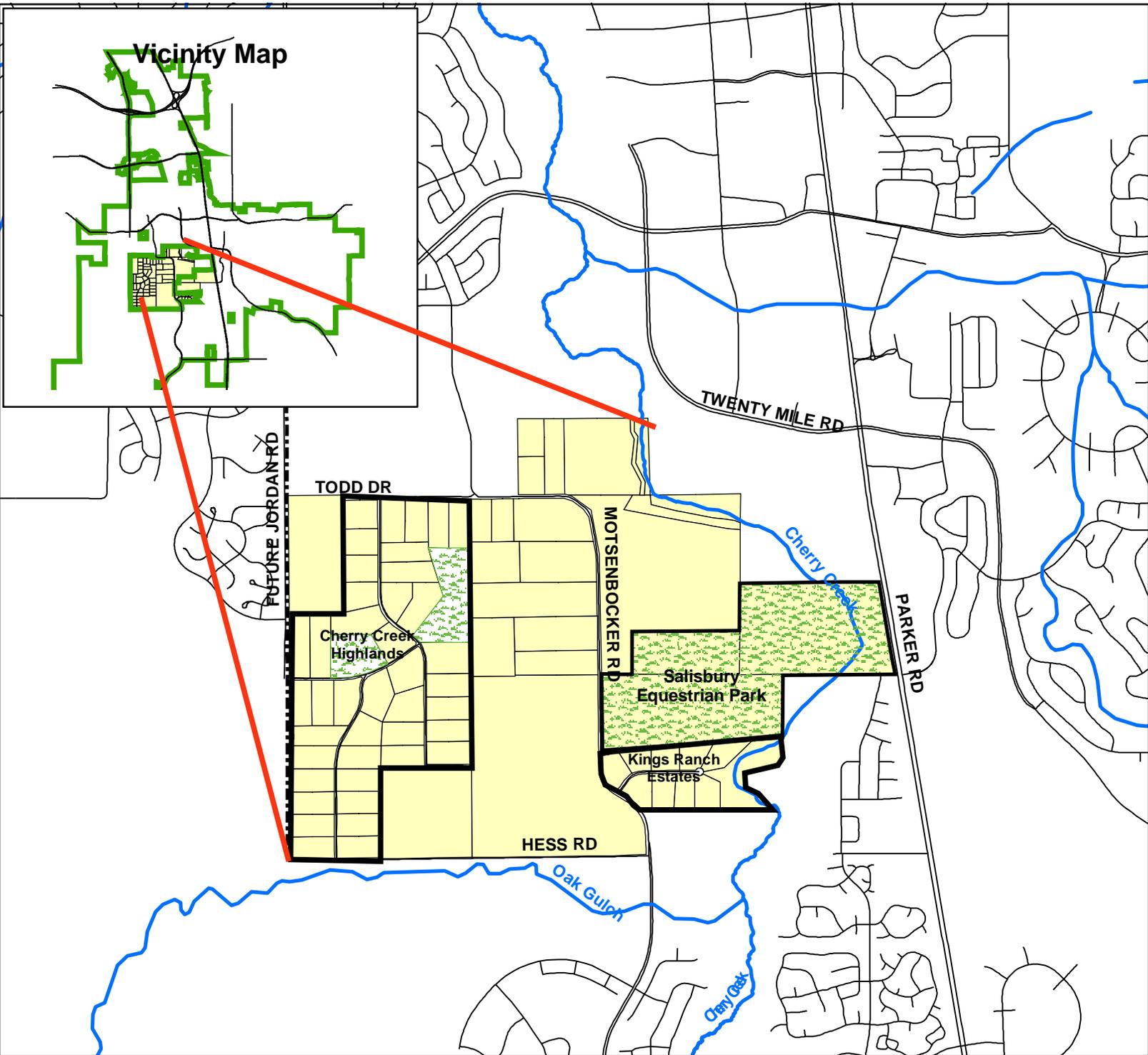
Other

- On-site trails improvements.
 - Applicant must demonstrate the ability to connect proposed on-site trails with future offsite trails.
 - Contribution to an equestrian trail crossing at Hess Road.
- Develop open space dedication program as described in section *4.1 Action Items*.
- Contiguity for annexation as required by State Law.



MAPS

Map A: Salisbury Estates Vicinity Area



Legend

- Parcels
- Parks

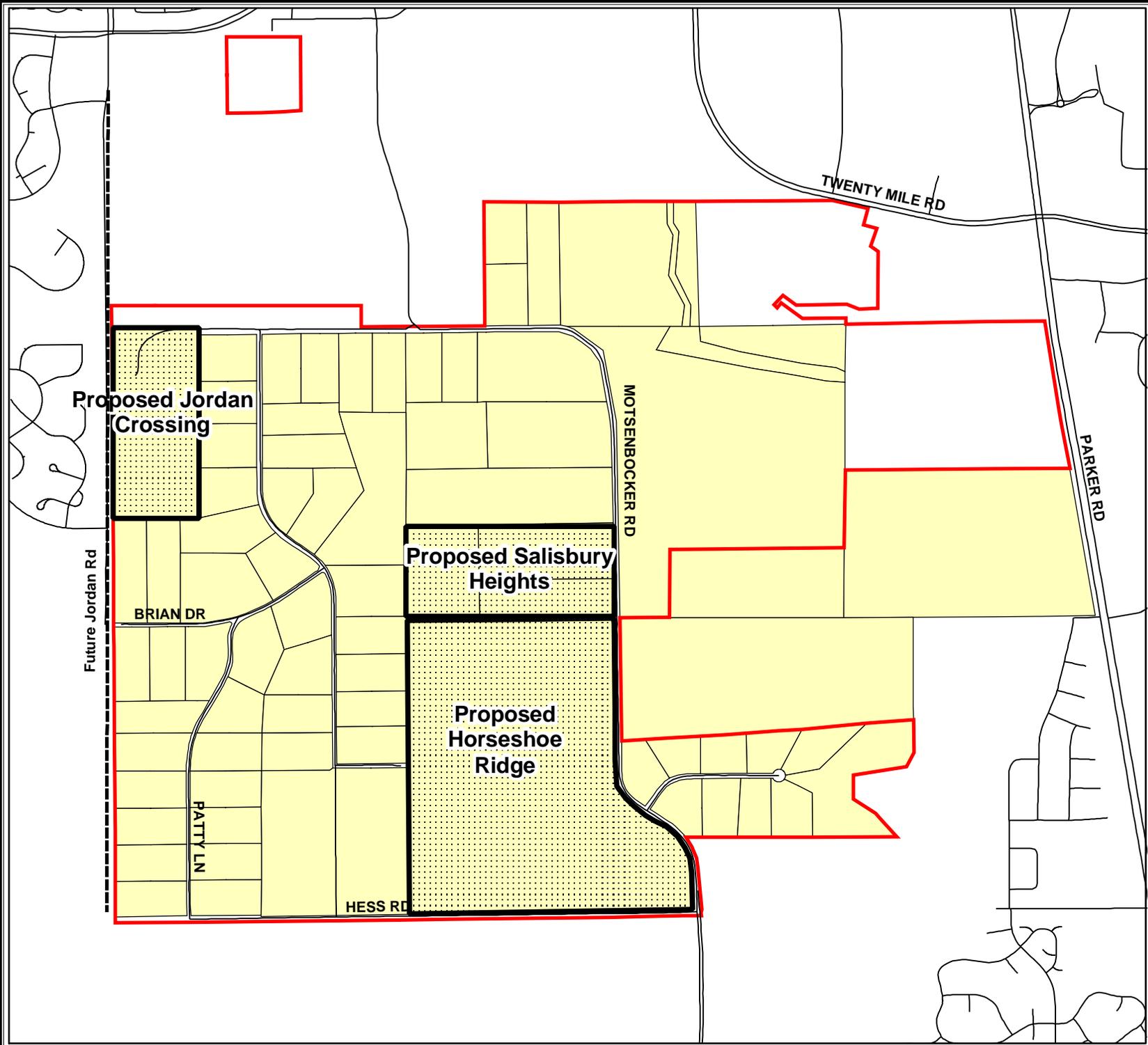


1 inch equals 2,000 feet



Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis are required to verify this data.

Map B: Salisbury Estates Plan Area



Legend

- Streets
- Salisbury Estates Parcels
- Proposed Annexations
- Town Boundary

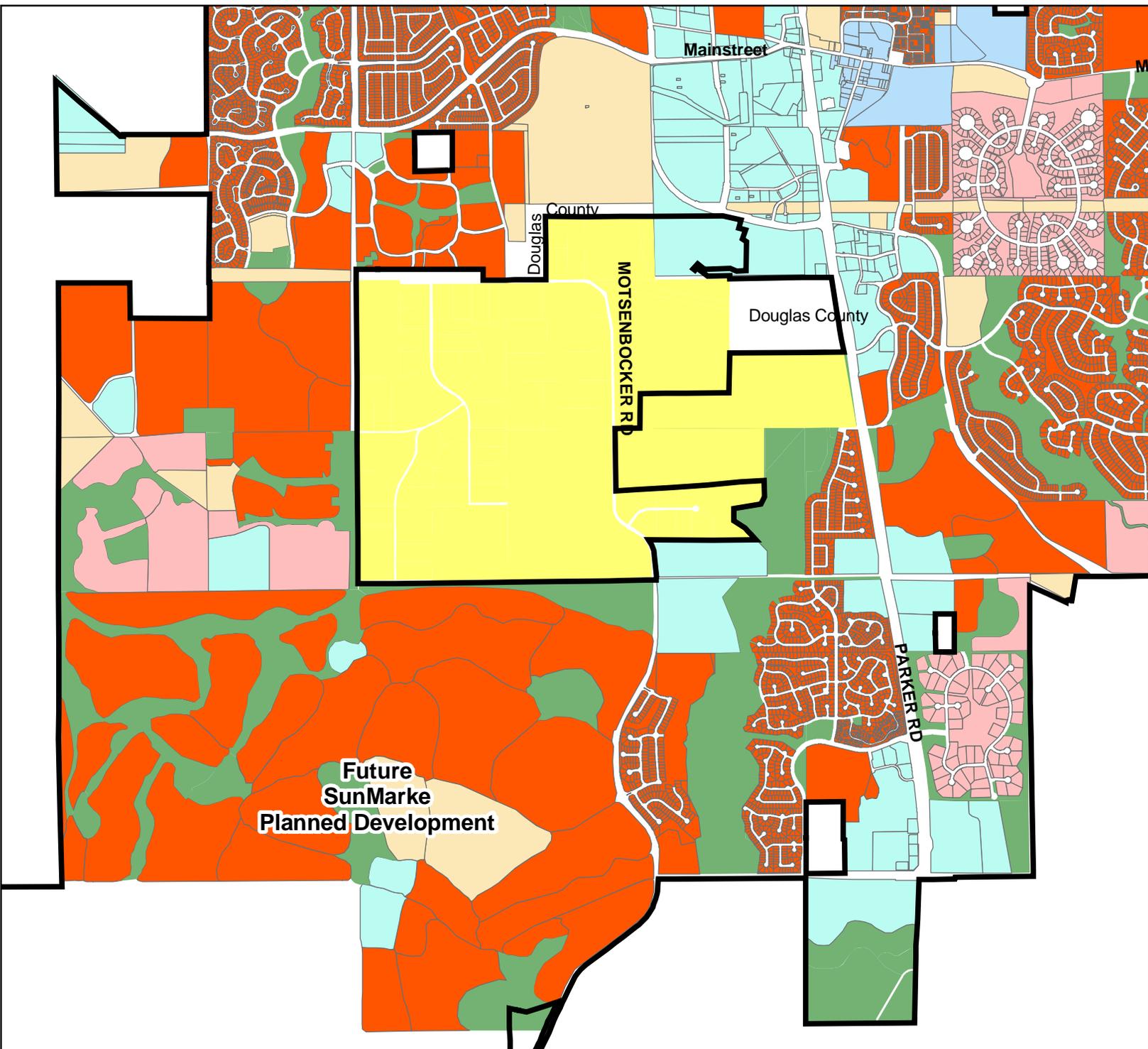


1 inch equals 1,200 feet



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Map C: Salisbury Estates Surrounding Land Use



Legend

- Town Boundary
- Salisbury Estates Parcels

Land Use

- Arterial Roadway Commercial
- Downtown
- Light Industrial
- Fringe Residential (2.0 DU/Ac)
- Residential (3.5 DU/Ac)
- Open Space
- Public Facility

Land uses further defined in Town of Parker Master Plan.

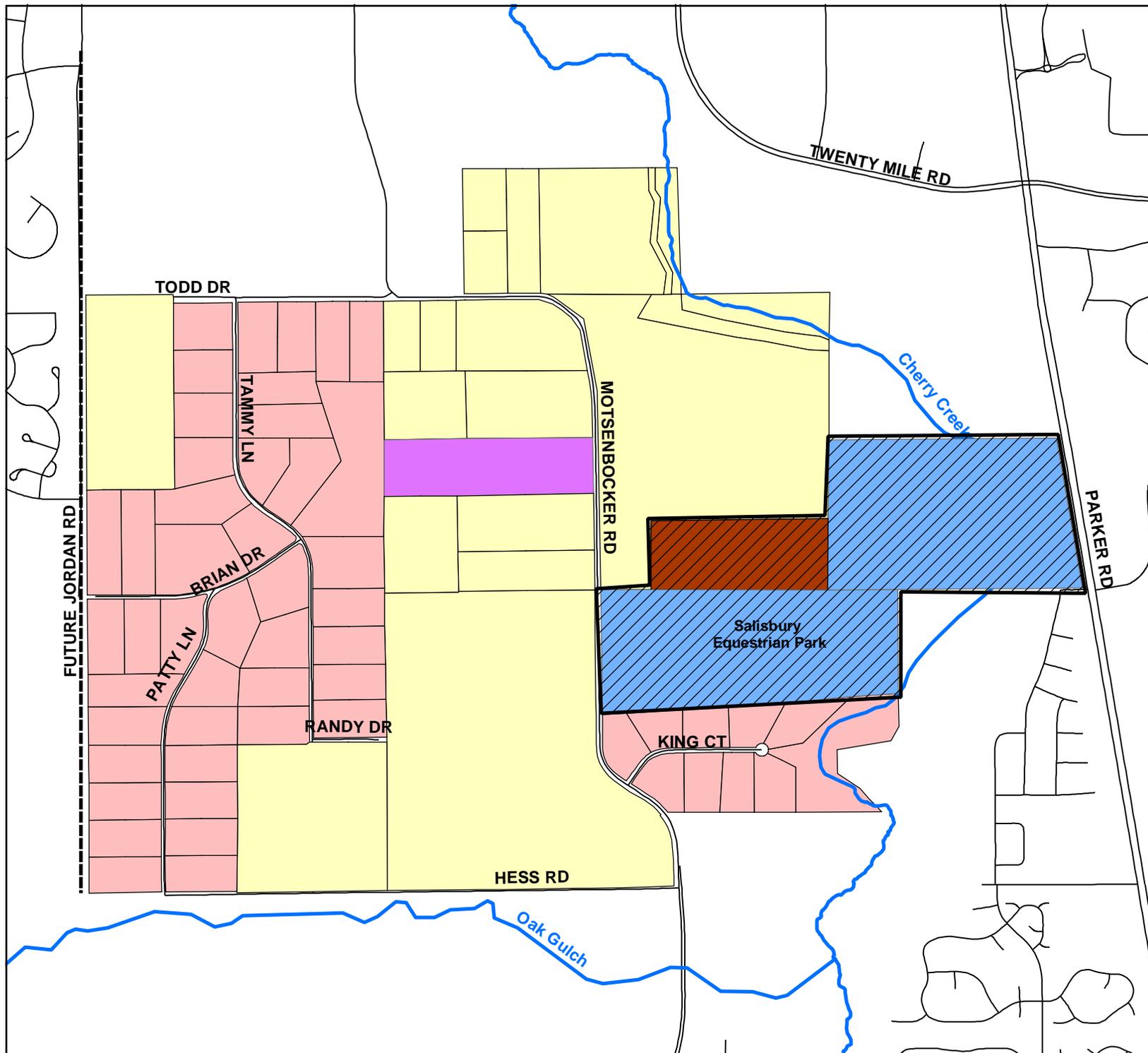


1 inch equals 2,400 feet



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Map D: Salisbury Estates Existing Zoning



Legend

Parker Zoning

- Planned Development
- Public Facilities

Douglas Zoning

- Agricultural One
- Light Industrial
- Rural Residential

Town Incorporated Land

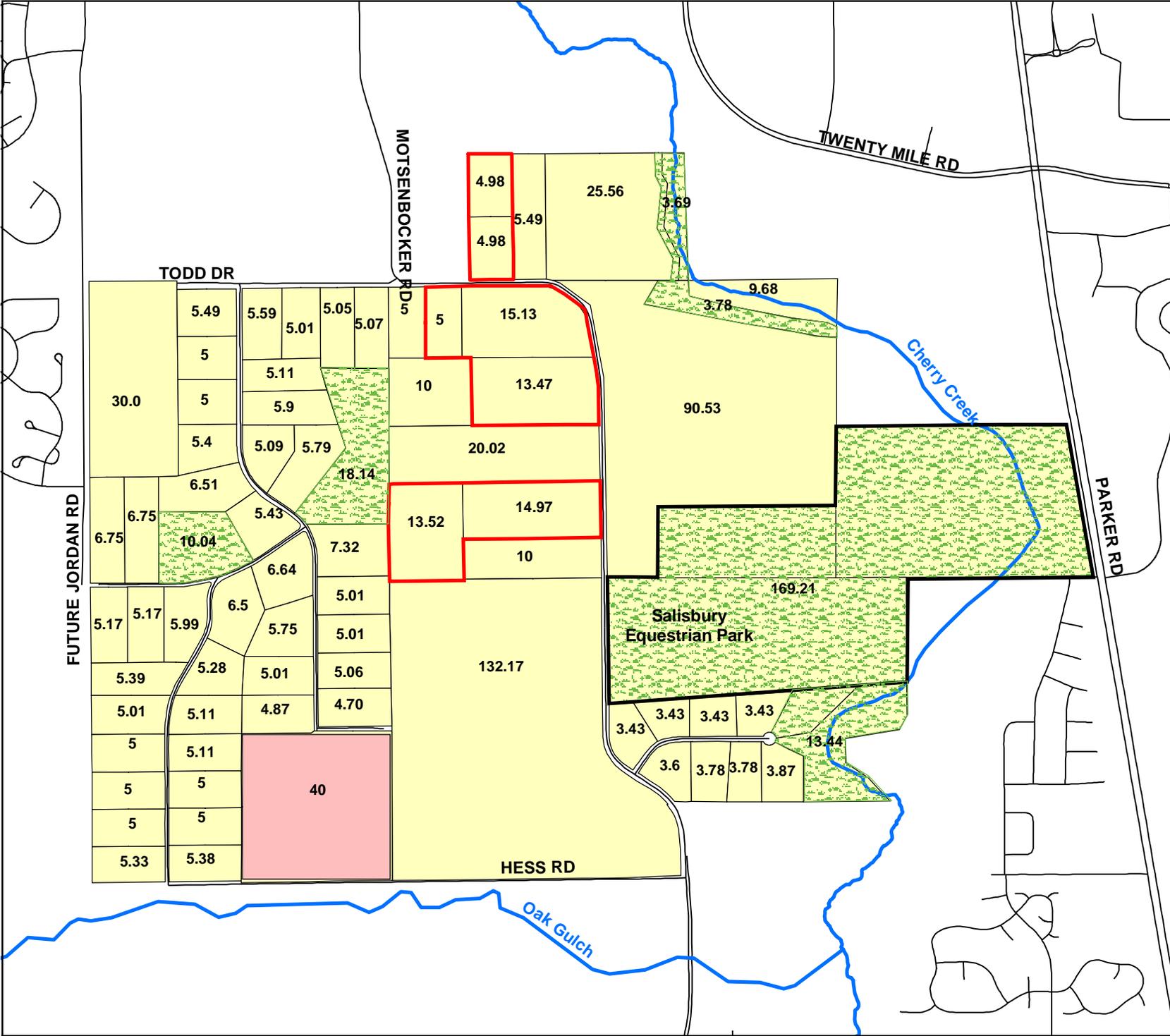


1 inch equals 1,200 feet



Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis are required to verify this data.

Map E: Salisbury Estates Ownership & Lot Sizes in Acres



Legend

- Parcels
- Parks & Open Space
- Douglas County Transfer Station
- Multi-Lot Owners



1 inch equals 1,200 feet



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Map: F Salisbury Estates Drainage and Slope Analysis

Legend

-  100 Year Flood Plain
-  Drainage

Slope Percentage

-  15 to 20
-  20 to 29.4

- ### Elevation
-  5,815 - 5,841
 -  5,842 - 5,868
 -  5,869 - 5,895
 -  5,896 - 5,921
 -  5,922 - 5,948
 -  5,949 - 5,975
 -  5,976 - 6,002
 -  6,003 - 6,028
 -  6,029 - 6,055

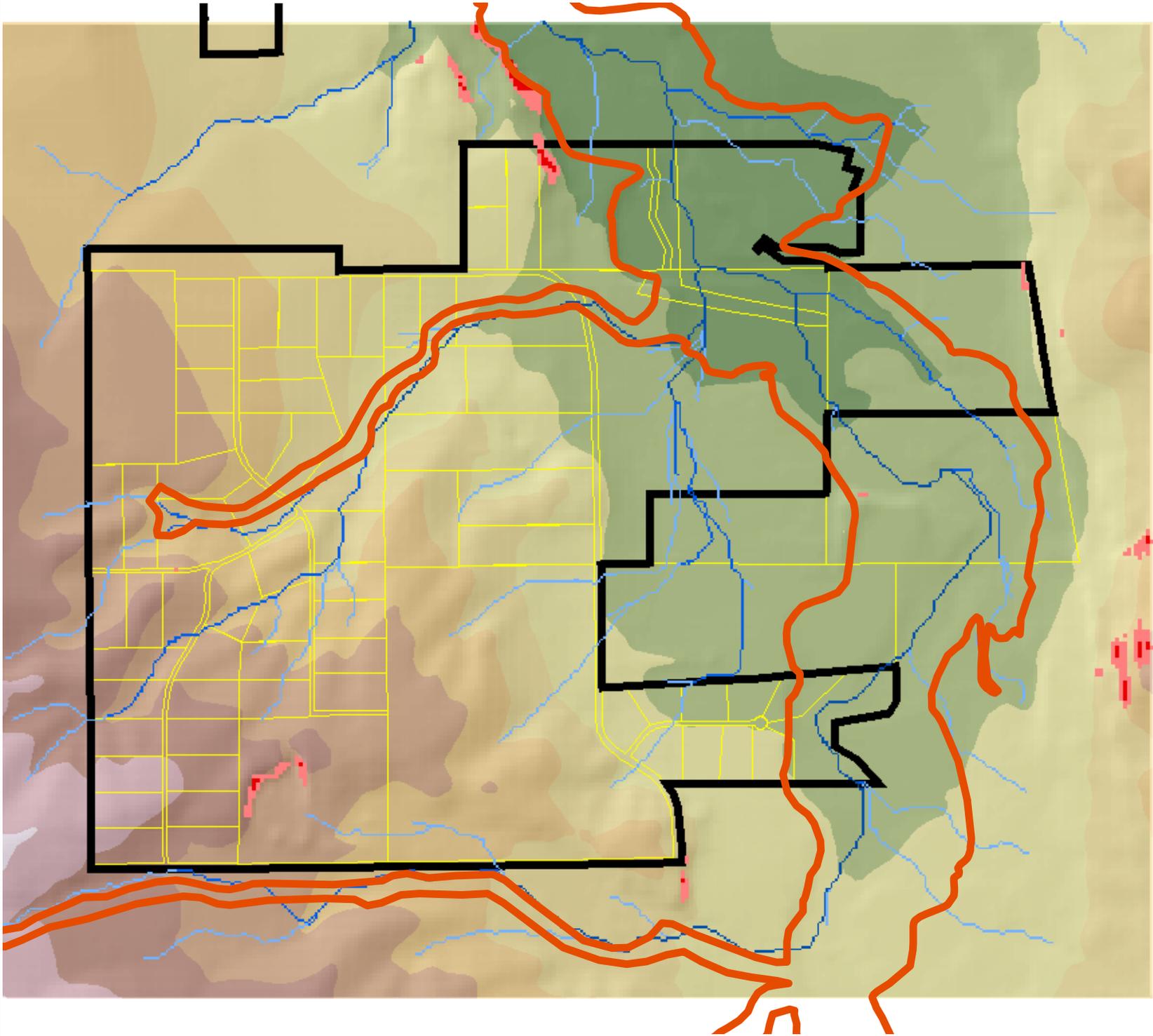
Created 5/21/03



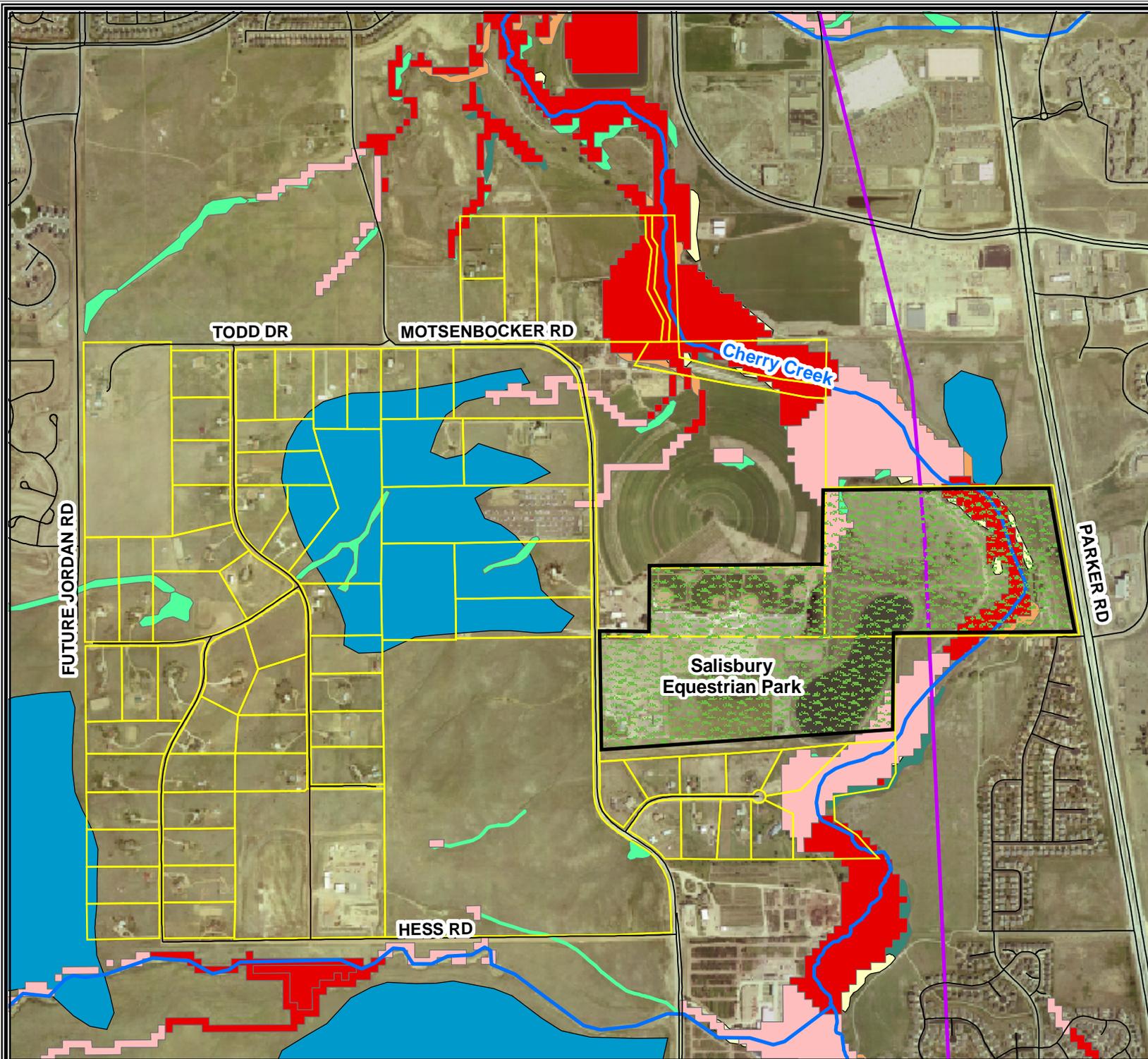
1 inch equals 1,200 feet



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Map G: Salisbury Estates Wildlife



Legend

- Streets
- Wildlife Corridor
- Prebles Medium
- Prebles High
- Prairie Dog

Wildlife Habitat Ranking

- Moderate-Low
- Moderate
- Moderate-High
- High

Riparian Lines

- Moderate-Low
- Moderate
- Moderate-High
- High
- Streams
- Parcels

Data Source: Colorado Division of Wildlife, Colorado Natural Heritage Program 1999

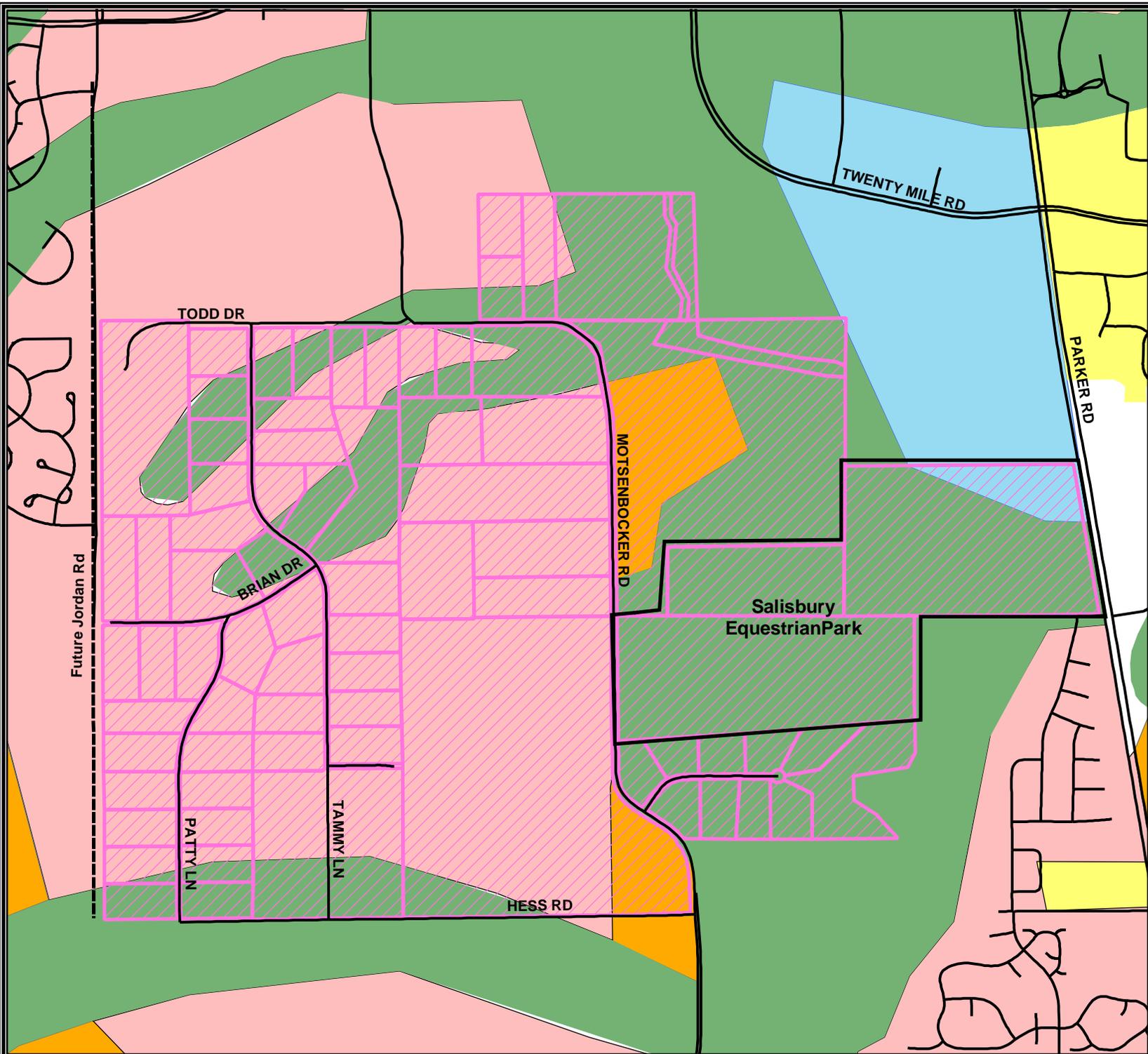


1 inch equals 1,200 feet



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Map H: Salisbury Estates General Land Use Plan



Legend

-  Parcels
-  Streets
-  Open Space
-  Residential
-  Fringe Residential
-  Cherry Creek Corridor
-  Arterial Roadway Commercial
-  Downtown

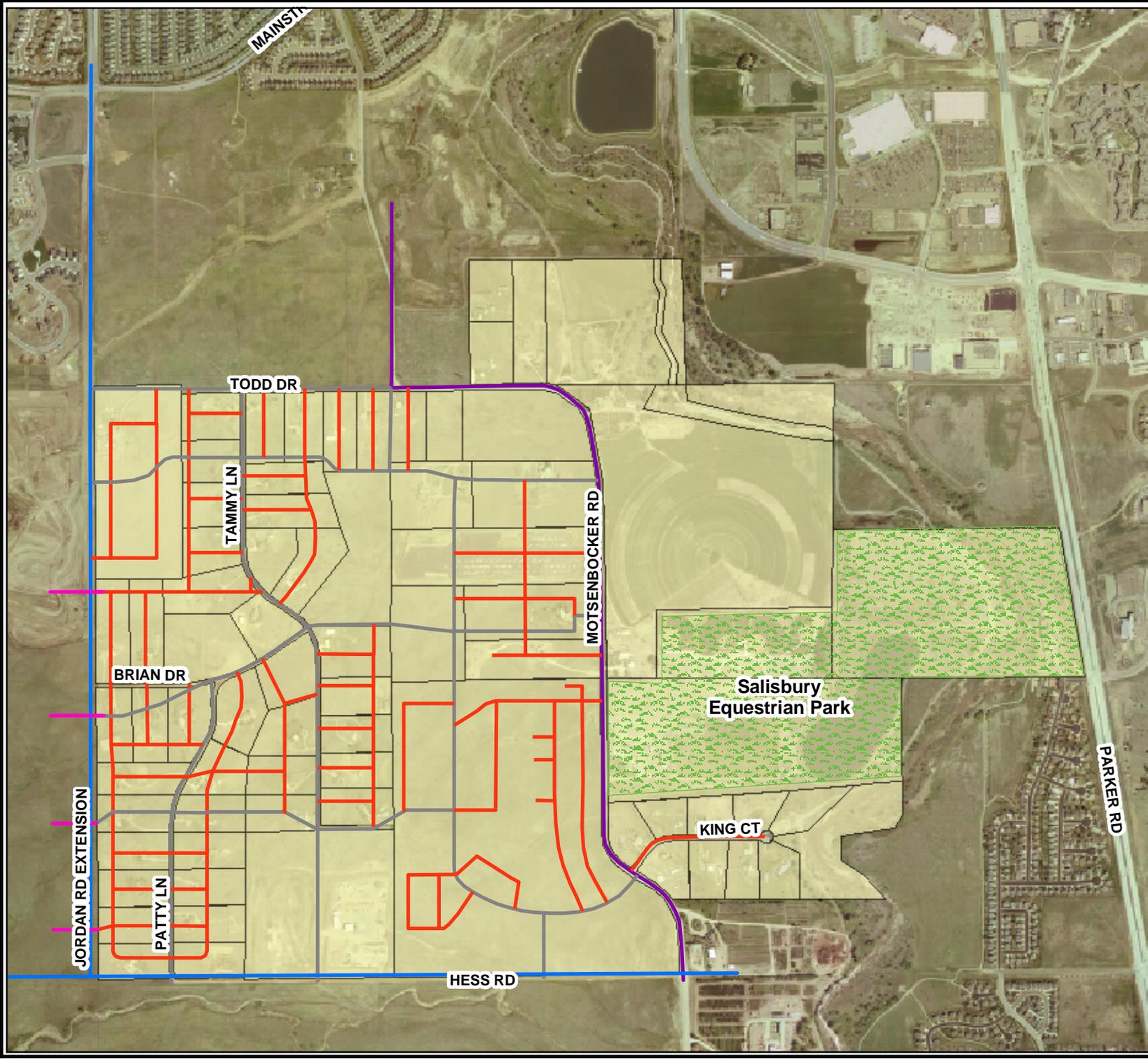


1 inch equals 1,200 feet



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Map I: Salsbury Estates Roadway Connections



Legend

Roads

-  Arterial
-  Conceptual Connections
-  Off-Site Connections
-  Collector Blvd
-  Through Streets
-  Parcels



1 inch equals 1,202 feet



The purpose of this map is to show connectivity. Actual alignments of the circulation network will be determined at the time of platting and during the site plan review process.

Map J: Salisbury Estates Pedestrian Connections & Open Space

Legend

Trails

-  Bridal Trail
-  Salisbury Estate
-  Existing
-  Proposed

Town Open Space

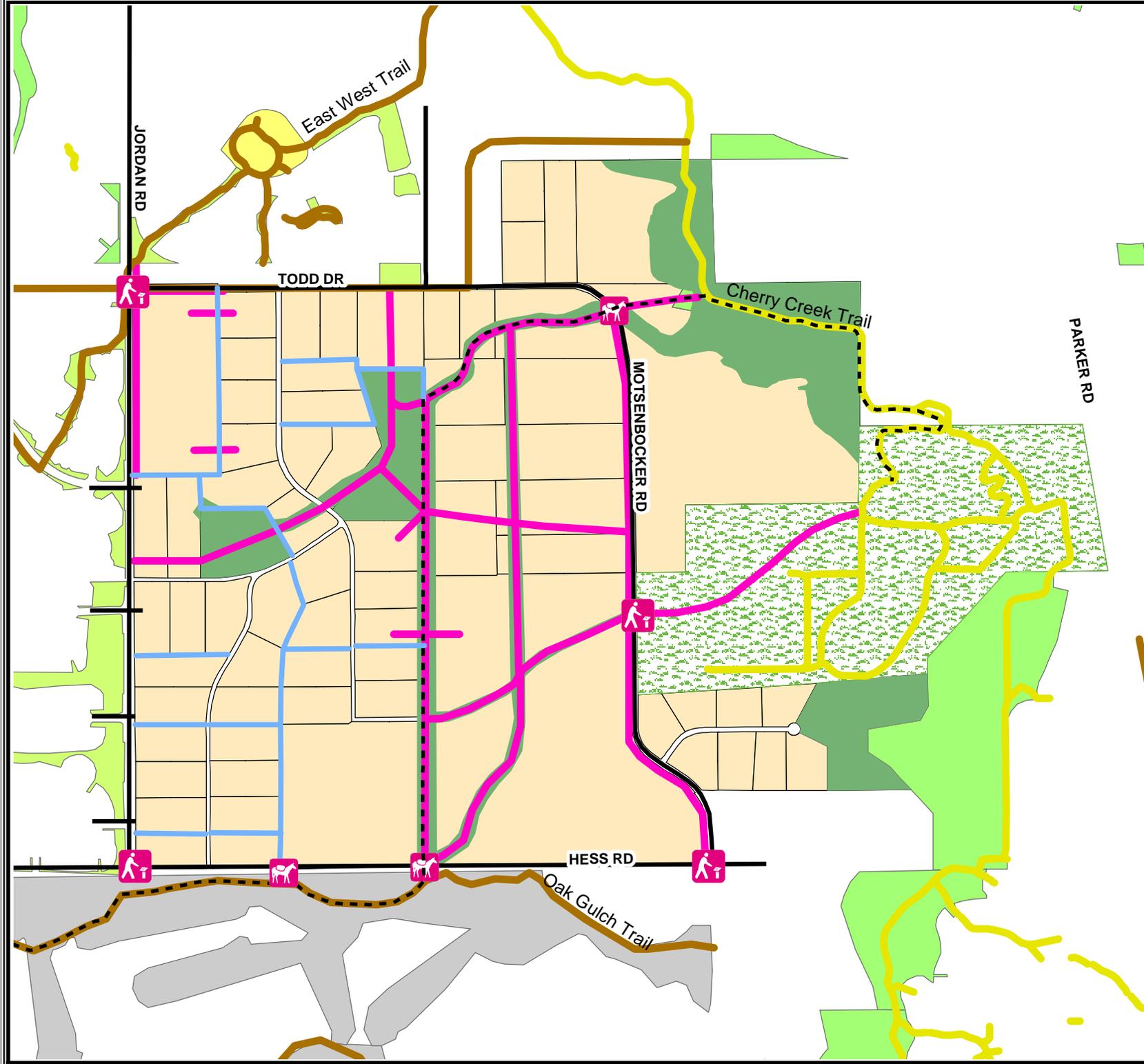
-  DCOS
-  Open Space (OS)
-  Proposed Open Space
-  DC Park
-  Park
-  Proposed Park
-  Future Golf Course/OS
-  DH Open Space
-  Parcels
-  Streets
-  Equestrian Route
-  Horse Crossing
-  Pedestrian Crossing



1 inch equals 1,200 feet



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Map K: Salisbury Estates Development Area Map

Legend

Phases

-  A
-  B
-  C
-  D
-  Streets



1 inch equals 1,200 feet



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