

Location and Extent Staff Report

Date: August 5, 2026

To: Douglas County Planning Commission

From: Eric Pavlinek, Chief Planner *EP*
Brett Thomas, AICP, Planning Manager *BT*
Steven E. Koster, AICP, Deputy Director of Community Development *CW for SK*

Subject: Highlands Ranch Filing 159, Lot 1 – Location and Extent

Project File: LE2026-010

Planning Commission Hearing:

August 17, 2026 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

The Highlands Ranch Metropolitan District (HRMD) requests approval of a Location and Extent application (L & E) to construct a community park, known as “Kaos Park.” The park is generally located northwest of the intersection of Plaza Drive and Kendrick Castillo Way within the Highlands Ranch Planned Development (Highlands Ranch PD). Improvements include a community garden, outdoor fitness station, lawn area, sensory garden, and other amenities.

Shea Properties, the current property owner, has an administrative Site Improvement Plan (SIP) currently in process for development of a senior housing apartment project. The proposed park site is located in the Primary Urban Area as designated in the 2040 Douglas County Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

HRMD
62 Plaza Drive
Highlands Ranch, Colorado 80129

B. Applicant’s Representative

Rob Oglesby, Redland
1500 West Canal Court
Littleton, Colorado 80120

C. Request

The applicant requests L & E approval to construct a community park on Lot 1 of Highlands Ranch Filing 159. Park improvements include approximately one acre of the 9.69-acre lot.

D. Location

The park site is generally located on Plaza Drive, approximately ¼ mile west of the intersection of Plaza Drive and Greensborough Drive within Planning Area 79 of the Highlands Ranch PD. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

E. Project Description

The applicant is requesting approval of an L & E application to construct an approximate 1-acre park. Proposed amenities within the park include a community garden, outdoor ping pong, horseshoe pits, bocce ball, outdoor fitness class space, sensory garden, lawn area and other amenities as depicted on the L & E exhibit.

Other improvements include a park pavilion with grill, precast vault restroom, bike racks, benches, pathways, community garden pergola, two sheds and other site improvements as depicted on the L & E exhibit.

A conceptual landscape plan was included with the submittal and depicts tree and shrub plantings surrounding the park. Minor modifications to final park landscaping and amenities are anticipated to occur during the park construction process. Lighting is proposed within the park and will conform to the County's lighting standards.

Park construction is expected to occur with the construction of the senior affordable apartments. Anticipated impacts from construction of the park will be concurrent with the apartment project.

III. CONTEXT

A. Background

The final plat for Highlands Ranch Filing 159 was approved by the Board in March of 2026 for future development of a senior apartment complex.

B. Adjacent Land Uses and Zoning

The site is bound by multi-family residential development to the east, the Highlands Ranch Water and Sanitation District's water treatment facility to the south, State Highway C-470 to the north and vacant tracts located to the west, owned by HRMD and RTD. Wind Crest senior living is located southwest of the site. The lot is surrounded by other property zoned Planned Development within the Highlands Ranch PD. The Wind Crest development is zoned Erickson Planned Development.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain construction of the proposed park improvements.

B. Access

Site access will be provided from Plaza Drive. The L & E application includes 24 parking spaces along the northern perimeter of the park. A 13-space parking lot is shown for reference and is being constructed with the SIP application for the senior housing apartment project. In addition to these parking areas, residents and the public may access the park via the existing and planned sidewalk connections.

C. Drainage and Erosion

A Grading, Erosion, and Sediment Control (GESC) plan and report for the park must be approved by Public Works Engineering (Engineering) prior to construction permits being issued for the project. A drainage conformance letter for the project will also need to be accepted by Engineering.

D. Floodplain

No floodplain is present on-site.

V. PROVISION OF SERVICES

A. Fire Protection

Fire protection within the area is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and had no objection to the project.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. At the writing of this staff report, no response has been received from DCSO.

C. Water and Sanitation

Water and sanitation service in Highlands Ranch is provided by Highlands Ranch Water. At the writing of this staff report, no response had been received from Highlands Ranch Water.

D. Utilities

Area utility service providers were provided a referral on this application. Xcel Energy noted that they own and operate existing electrical distribution facilities along and within the lot. No other utility provider issued comments at the writing of this staff report.

E. Other Required Processes and Permits

In addition to the L & E approval, a GESC plan, GESC report, and construction plans for the park will be required by Engineering. Building permits from the Douglas County Building Division will also be necessary.

VI. PUBLIC NOTICE AND INPUT

Courtesy Notices of an application in process were sent to adjacent property owners. No adjacent property owners or members of the public commented on the proposal at the writing of the staff report. Referral response requests were sent to referral agencies on July 27, 2026. Referral responses are due at the conclusion of the referral period on August 10, 2026, or prior to the Planning Commission hearing.

Agency responses that have been received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the proposed improvements will provide a valuable amenity for recreation and enjoyment of all users. Should the Planning Commission approve the Location and Extent request, the applicant will be required to obtain all necessary permits prior to commencement of construction.

<u>ATTACHMENTS</u>	<u>PAGE</u>
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Zoning Map	11
Aerial Map	12
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Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: Location & Extent

Marketing Name: Kaos Park

Presubmittal Review Project Number: PS2026-106

PROJECT SITE

Address: Highlands Ranch - Filing No. 159 - A portion of Planning Area 79

State Parcel Number(s): 222905100009

Subdivision/Block#/Lot# (if platted): Highlands Ranch - Filing No. 159 / Planning Area 79

PROPERTY OWNER(S)

Name(s): Central Park at Highlands Ranch LLC

Address: 8351 E. Belleview Ave. Denver, CO 80237

Phone: 303-486-1367

Email: [REDACTED]

AUTHORIZED REPRESENTATIVE

Name: Travis Frazier

Company: Redland

Address: 1500 W. Canal Ct. Littleton, CO 80120

Phone: 720-283-6783

Email: [REDACTED]

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.


Applicant's Signature

7.22.2026
Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglas.co.us.

Project Number (Office Use Only):



May 14, 2026

Jeanette Bare
Planning Manager, Current Planning
Douglas County Department of Community Development
Planning Services
100 Third Street
Castle Rock, CO 80104

RE: Location and Extent for a new park in Highlands Ranch Filing 159, Lot 1

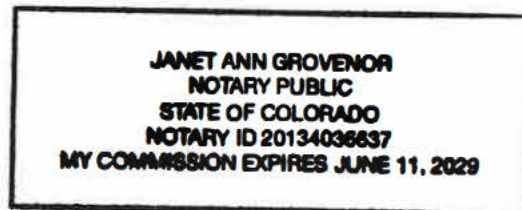
Dear Jeanette,

Please accept this letter as authorization by Highlands Ranch Metropolitan District, for Central Park at Highlands Ranch, LLC. to represent Highlands Ranch Metropolitan District in processing the Location and Extent for the above listed Lot in Highlands Ranch Filing 159.

Highlands Ranch Metropolitan District

Sincerely,
By: Ken Standen

Director of Operations & Maintenance



State of Colorado)
) ss
County of Denver)

The foregoing instrument acknowledged before me this 14 day of May
2026, by Ken Standen of Highlands Ranch Metropolitan District.

Witness my hand and official seal:

Notary Public Janet Ann Grovenor
My commission expires: 6/11/2029

July 22, 2026

Jeanette Bare
Douglas County Community Development Department
Planning Services Division
100 Third St., Castle Rock, CO 80104

Re: Lot 1, Highlands Ranch Filing No. 159 Location and Extent Narrative Request

Dear Jeanette,

Please accept this letter on behalf of Central Park at Highlands Ranch, LLC, a Colorado limited liability company, by Shea Properties Management Company, Inc., a Delaware corporation, the applicant for Lot 1, Highlands Ranch Filing No. 159. Shea Properties is proposing to develop a community park within the 9.86-acre site that sits north of Plaza Drive and east of the Highline Canal.

The following is a narrative per Section 3202.01 of the Douglas County Zoning Resolution.

Owner / Developer:

Central Park Retail at Highlands Ranch LLC
6380 S. Fiddlers Green Cir., Ste. 400
Greenwood Village, CO 80111
(303) 486-1371
Contact: Dave Witte

Representative and Location and Extent Preparer:

Redland
1500 W Canal Court
Littleton, Co 80120
(720) 282-6783
Contact: Travis Frazier

The proposed project will develop a community park in partnership with Highlands Ranch Metropolitan District (HRMD). Ultimately the park will be conveyed to the District who will own and maintain it. The west half of the park will be a community garden while the east half is comprised of outdoor spaces for corn hole, ping pong and bocce ball. Along with a lawn area, sensory garden and outdoor fitness station.

The primary impact to the area will be increased vehicular and pedestrian traffic. The provided traffic study discusses this and the ability of the transportation network to support the project. Overall, the project will be of benefit to the community by creating additional outdoor space for recreational opportunities for Highlands Ranch residents.

The project is part of Highlands Ranch PA79 which allows public parks, plazas and pedestrians areas as a use by right.

Please let me know if you need any clarifications. We look forward to working with you on the success of the project.

Sincerely,

A handwritten signature in blue ink, appearing to be 'T. Frazier', with a stylized, cursive script.

Travis Frazier, PE
Sr. Project Manager

July 22, 2026

Jeanette Bare
Douglas County Department of Community Development
Planning Services Division
100 Third St., Castle Rock, CO 80104

**Re: Lot 1, Highlands Ranch Filing No. 159 Location and Extent Report
 Community Impact**

Dear Jeanette,

This letter is submitted to satisfy the requirements of Section 3206 of the Douglas County Zoning Resolution for the Location and Extent Report.

The proposed project consists of the development of a public park, including a parking area to serve park users. Site access will be provided through a proposed roadway within Highlands Ranch Filing No. 159, with primary access from Plaza Drive.

The proposed improvements will provide a valuable community amenity by creating public park space for recreation and enjoyment. Stormwater runoff from the site will be conveyed into the existing Highlands Ranch Filing No. 159 storm drainage system and routed to the existing detention facility located west of the site.

Highlands Ranch Metropolitan District (HRMD) will provide water and sewer service to the project. A bathroom is proposed but will not connect to the existing sanitary system.

No improvements to Plaza Drive are proposed as part of this project. The proposed parking area will provide convenient access to the new park.

We appreciate your review of this Location and Extent Report and believe the proposed improvements will provide a lasting benefit to the surrounding community.

Sincerely,

Travis Frazier, PE
Sr. Project Manager

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

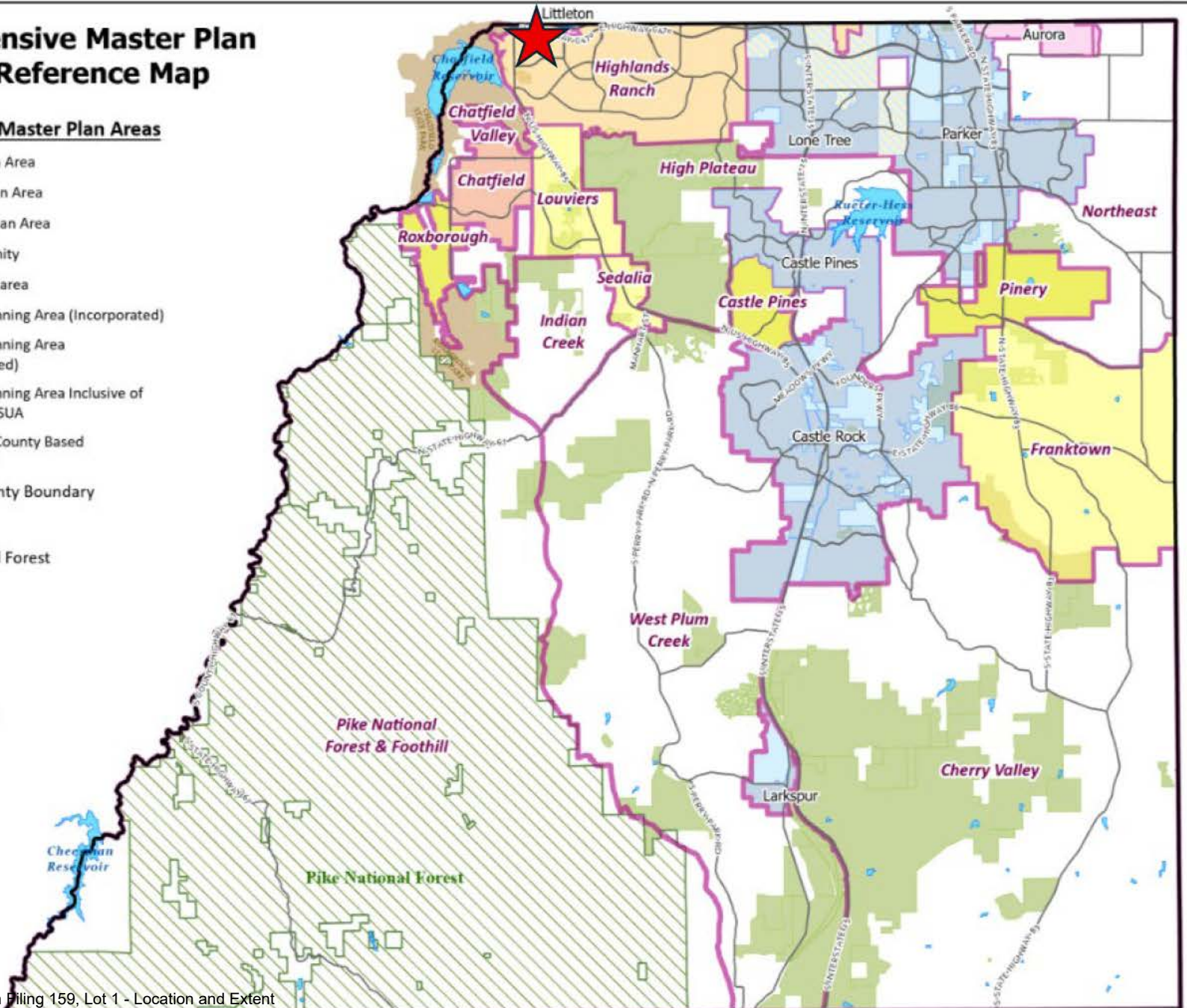
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

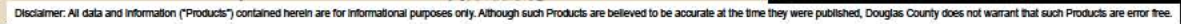
Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads





 A1 - AGRICULTURAL ONE

 PD - PLANNED DEVELOPMENT



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 8/3/2026 3:11 PM

 PD - PLANNED DEVELOPMENT

Initial Referral Agency Response Report**Page 1 of 3****Project Name:** Highlands Ranch Filing 159, Lot 1**Project File #:** LE2026-010**Date Sent:** 07/27/2026**Date Due:** 08/10/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/28/2026	Received (verbatim response): The proposed address is 2565 PLAZA DRIVE. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglasco.gov or 303.660.7411 with questions.	Comments provided to applicant.
Arapahoe County Engineering Services Division		No response received as of staff report preparation.	
Arapahoe County PWD/ Planning		No response received as of staff report preparation.	
AT&T Long Distance - ROW		No response received as of staff report preparation.	
Building Services		No response received as of staff report preparation.	
CenturyLink		No response received as of staff report preparation.	
Colorado Department of Transportation CDOT-Region # 1	07/28/2026	Received: Following is a summary of the referral response from CDOT. See email for detail. - Any work in the state highway right-of-way will require a permit. - Signage related to the park should be located on the property and not within CDOT right-of-way.	Comments provided to applicant. Applicant's drainage conformance letter was provided to CDOT on August 3, 2026.
Comcast		No Response Received.	
Denver Water Board	08/03/2026	Received: Following is a summary of the referral response from Denver Water. See email for detail. - Denver Water has a large water line and easement on the western portion of the site and the proposed access point to the park will cross this easement. - If we need to work in this easement, we can fully close this access during construction which may impact the park, trailhead parking, and development. Establish alternative primary access points to the park that serve residents and emergency services.	Comments provided to applicant.
Douglas County Parks and Trails		No response received as of staff report preparation.	No action necessary.

Initial Referral Agency Response Report**Page 2 of 3****Project Name:** Highlands Ranch Filing 159, Lot 1**Project File #:** LE2026-010**Date Sent:** 07/27/2026**Date Due:** 08/10/2026

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	08/3/2026	Received (verbatim response): Please submit construction plans, GESC plans and the drainage conformance letter.	Comments provided to applicant. Drainage conformance letter was provided to Engineering on August 3, 2026.
High Line Canal Conservancy		No response received as of staff report preparation.	
Highlands Ranch Community Association		No response received as of staff report preparation.	
Highlands Ranch Golf Club HOA		No response received as of staff report preparation.	
Highlands Ranch Metro District		No response received as of staff report preparation.	
Highlands Ranch Water and Sanitation District		No response received as of staff report preparation.	
Jefferson County Planning and Zoning		No response received as of staff report preparation.	
Littleton	08/3/2026	Received: (verbatim response): No comment.	No action necessary.
Mile High Flood District		No response received as of staff report preparation.	
Office of Emergency Management	07/31/2026	Received: (verbatim response): No comment.	No action necessary.
Sheriff's Office		No response received as of staff report preparation.	
Sheriff's Office E911		No response received as of staff report preparation.	
South Metro Fire Rescue	07/30/2026	Received (verbatim response): South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No action necessary.

Initial Referral Agency Response Report**Page 3 of 3****Project Name:** Highlands Ranch Filing 159, Lot 1**Project File #:** LE2026-010**Date Sent:** 07/27/2026**Date Due:** 08/10/2026

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy- Right of Way & Permits	08/4/2026	Received: Following is a summary of the referral response from Xcel Energy. See letter for detail. - Xcel Energy owns and operates existing electric distribution facilities along and within the property.	Comments provided to applicant.

Eric Pavlinek

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Tuesday, July 28, 2026 2:11 PM
To: Eric Pavlinek
Cc: Aaron Eyl
Subject: Re: Douglas County eReferral (LE2026-010) Is Ready For Review

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated outside the organization. Be cautious with links and attachments.

Eric,

I have reviewed the referral for a location and extent for a new public park of about 9.7 acres and located between Plaza Drive and C470 and have the following comments.

- Due to the proximity of this development to C470 we will want to review the drainage report.
- Any work in the State Highway Right of Way will require a permit from our office. This includes, but is not limited to landscaping, utilities, or survey. Application is made online at the following link: <https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>
- Any signing for this park should be on premise. No signing can be partly or wholly in the Highway Right of Way. And all signing should comply with state rules governing outdoor advertising, 2 CCR 601-3

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



On Mon, Jul 27, 2026 at 9:21 AM <epavlinek@douglasco.gov> wrote:

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!YxO5_AxA1JlhPYGsH0MRHqMEKbqAasNg3bq6jSs9hFKPGvVGM4fJqp6MCQ0mm7MnZ1zJjy-akNRJyChM4ZAeTSPmAVJnoxWQ\\$](https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!YxO5_AxA1JlhPYGsH0MRHqMEKbqAasNg3bq6jSs9hFKPGvVGM4fJqp6MCQ0mm7MnZ1zJjy-akNRJyChM4ZAeTSPmAVJnoxWQ$)

Project Number: LE2026-010

Project Title: Highlands Ranch Filing 159, Lot 1

Project Summary: Location and Extent (L & E) approval of a new public park. The subject property totals approximately 9.7 acres in size and is zoned Planned Development (PD), located within the Highlands Ranch PD.

This referral will close on Monday, August 10, 2026.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

Eric Pavlinek

From: Begly, Gina <Gina.Begly@denverwater.org>
Sent: Monday, August 3, 2026 3:22 PM
To: Eric Pavlinek
Cc: Boothe, Gary W.
Subject: RE: [EXTERNAL]: Douglas County eReferral (LE2026-010) Is Ready For Review

Caution: This email originated outside the organization. Be cautious with links and attachments.

Thank you for the sending this referral, we have the following comments:

Denver Water has a large waterline and easement on the west side of the development. This line is integral to our waterworks system and goes under E470.

The proposed access drive to the park will cross this easement. If we need to work in the easement, we can fully close this access during construction. This may impact the public park, trailhead parking lot and development.

Establish alternative primary access points to the park that adequately serve both the residents and emergency services.
Thank you,

Gina Begly | Real Estate Sr Specialist
PROPERTY MANAGEMENT
1600 W 12TH Ave
Denver, CO 80204-3412
Denver Water | t: 303-628-6219
denverwater.org | denverwater.org/TAP

-----Original Message-----

From: epavlinek@douglasco.gov <epavlinek@douglasco.gov>
Sent: Monday, July 27, 2026 9:20 AM
To: Begly, Gina <Gina.Begly@denverwater.org>
Subject: [EXTERNAL]: Douglas County eReferral (LE2026-010) Is Ready For Review

[You don't often get email from epavlinek@douglasco.gov. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Number: LE2026-010

Project Title: Highlands Ranch Filing 159, Lot 1

Project Summary: Location and Extent (L & E) approval of a new public park. The subject property totals approximately 9.7 acres in size and is zoned Planned Development (PD), located within the Highlands Ranch PD.

This referral will close on Monday, August 10, 2026.

If you have any questions, please contact me.

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

 Date sent: July 27, 2026

 Comments due by: August 10, 2026

Project Name:	Highlands Ranch Filing 159, Lot 1
Project File #:	LE2026-010
Project Summary:	Location and Extent (L & E) approval of a new community park. The subject property totals approximately 9.7 acres in size and is zoned Planned Development (PD), located within the Highlands Ranch PD.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment	
☒ Please be advised of the following concerns:	
Please submit Construction Plans, GESC Plans (these can be the same document, and the Drainage Conformance Letter	
☐ See letter attached for detail.	
Agency: PW - Engineering	Phone #: (303) 660-7490
Your Name: Jacob Gabel (please print)	Your Signature: 
	Date: 8/3/2026

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **August 17, 2026, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,



 Eric Pavlinek, Project Planner
 Enclosure

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Eric Pavlinek, Project Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Highlands Ranch Filing 159, Lot 1
Project File #: **LE2026-010**
S Metro Review #: REFOTH26-00167

Review date: July 30, 2026

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: Location and Extent (L & E) approval of a new community park. The subject property totals approximately 9.7 acres in size and is zoned Planned Development (PD), located within the Highlands Ranch PD.

Code Reference: Douglas County Fire Code, 2024 International Fire Code, and 2024 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 4, 2026

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

RE: Highlands Ranch Filing 159, Lot 1, Case # LE2026-010

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application. Please be aware PSCo owns and operates existing electric distribution facilities along and within the property lines.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [Building and Remodeling | Partner Resources | Xcel Energy](#). It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

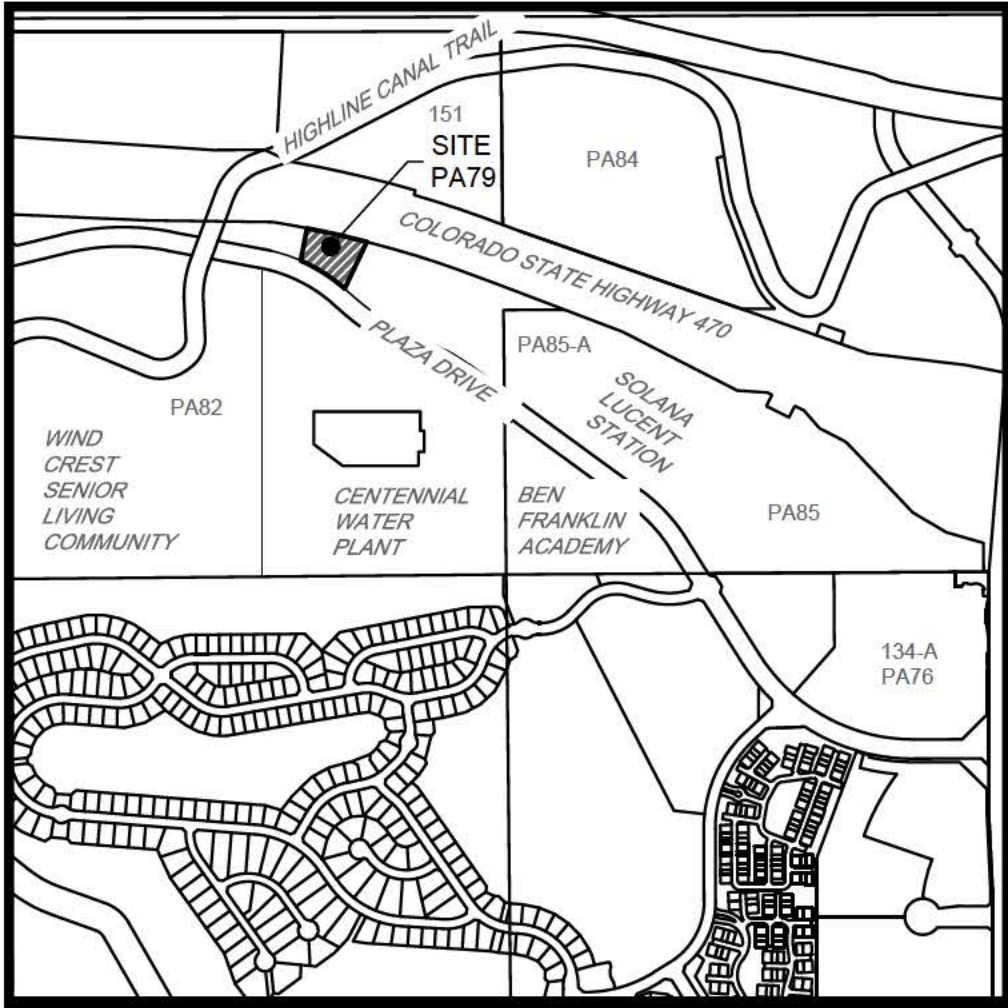
As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy

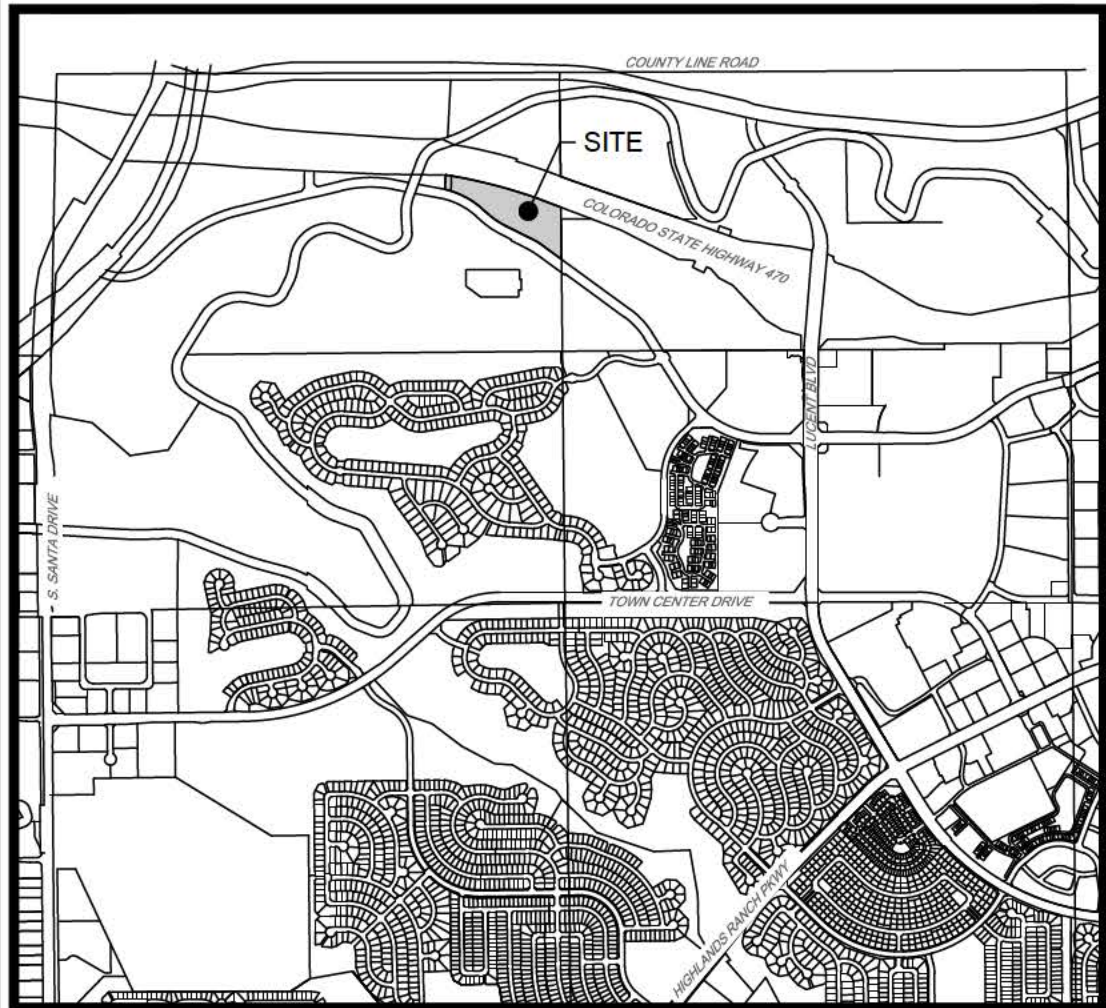
HIGHLANDS RANCH FILING NO. 159, LOT 1

LOCATION AND EXTENT PLAN

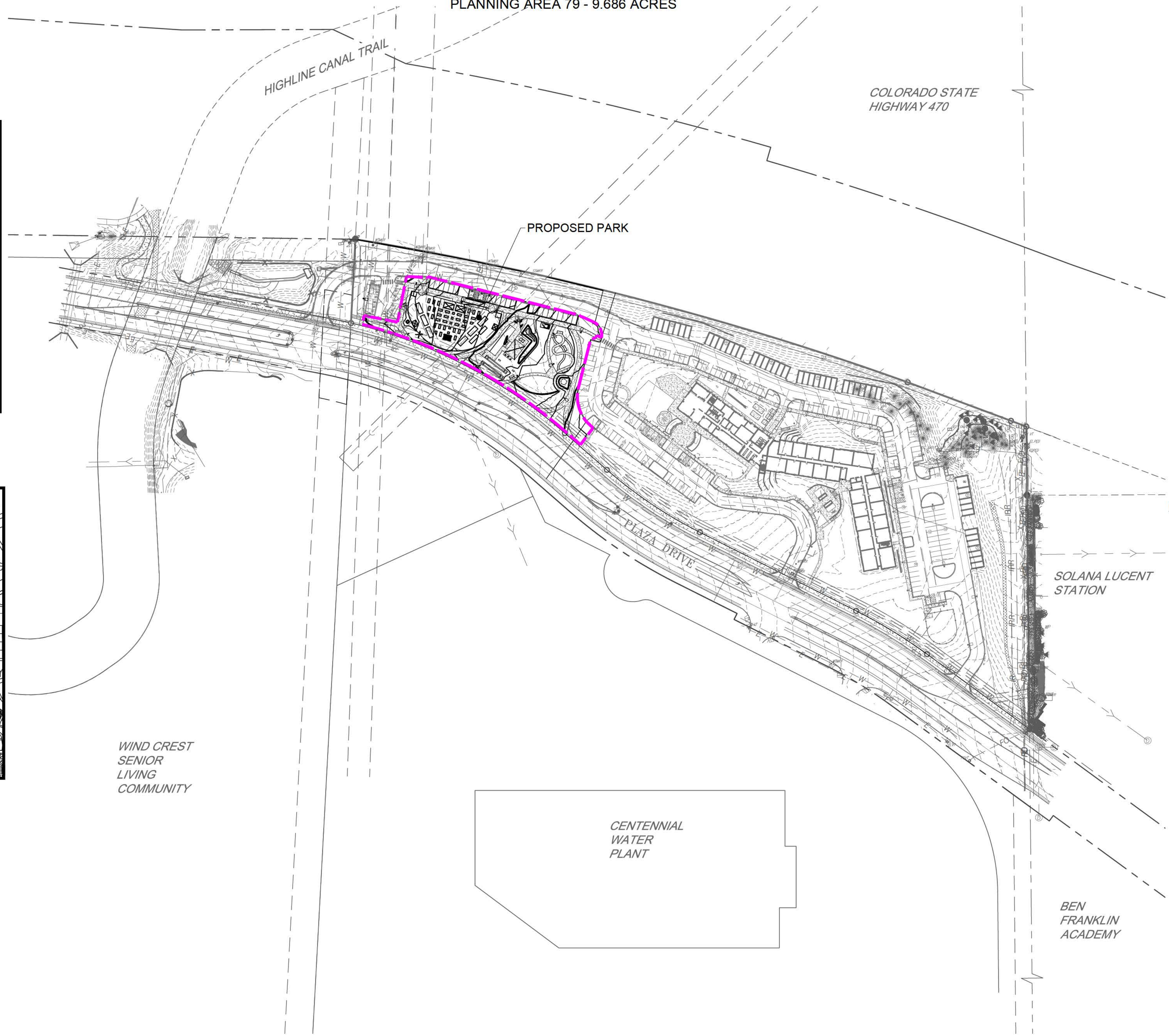
LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 68 W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 79 - 9.686 ACRES



PLANNED DEVELOPMENT
SCALE: 1" = 1000'



VICINITY MAP
SCALE: 1" = 1000'



OVERALL SITE PLAN

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1 OF 4	COVER SHEET
2 OF 4	SITE PLAN
3 OF 4	LANDSCAPE PLAN
4 OF 4	LANDSCAPE DETAILS

PROJECT TEAM

OWNER / DEVELOPER	CIVIL ENGINEER
SHEA PROPERTIES 8351 E BELLEVUE AVE DENVER, CO 80237 303.486.1371 voice CONTACT: DAVE WITTE, P.E.	REDLAND 1500 W. CANAL CT. LITTLETON, CO 80120 720.283.6783 voice CONTACT: TRAVIS FRAZIER, P.E.
GEOTECHNICAL ENGINEER	ARCHITECT
SCTC-GEOTECK, INC. 155 S NAVAJO ST DENVER, CO 80223 303.698.1050 voice CONTACT: BOB SCAVUZZO, P.E.	RATIO 8155 GRANT ST DENVER, CO 80203 303.607.0040 voice CONTACT: ERIC DONER, AIA.
SURVEYOR	LANDSCAPE ARCHITECT
AZTEC CONSULTANTS 300 E. MINERAL AVE, SUITE 1 LITTLETON, CO 80122 303.713.1898 voice CONTACT: TONY PEALL	BRITINA 1760 N. GAYLORD ST, SUITE 3M DENVER, CO 80206 303.456.2887 voice CONTACT: BOB COURI

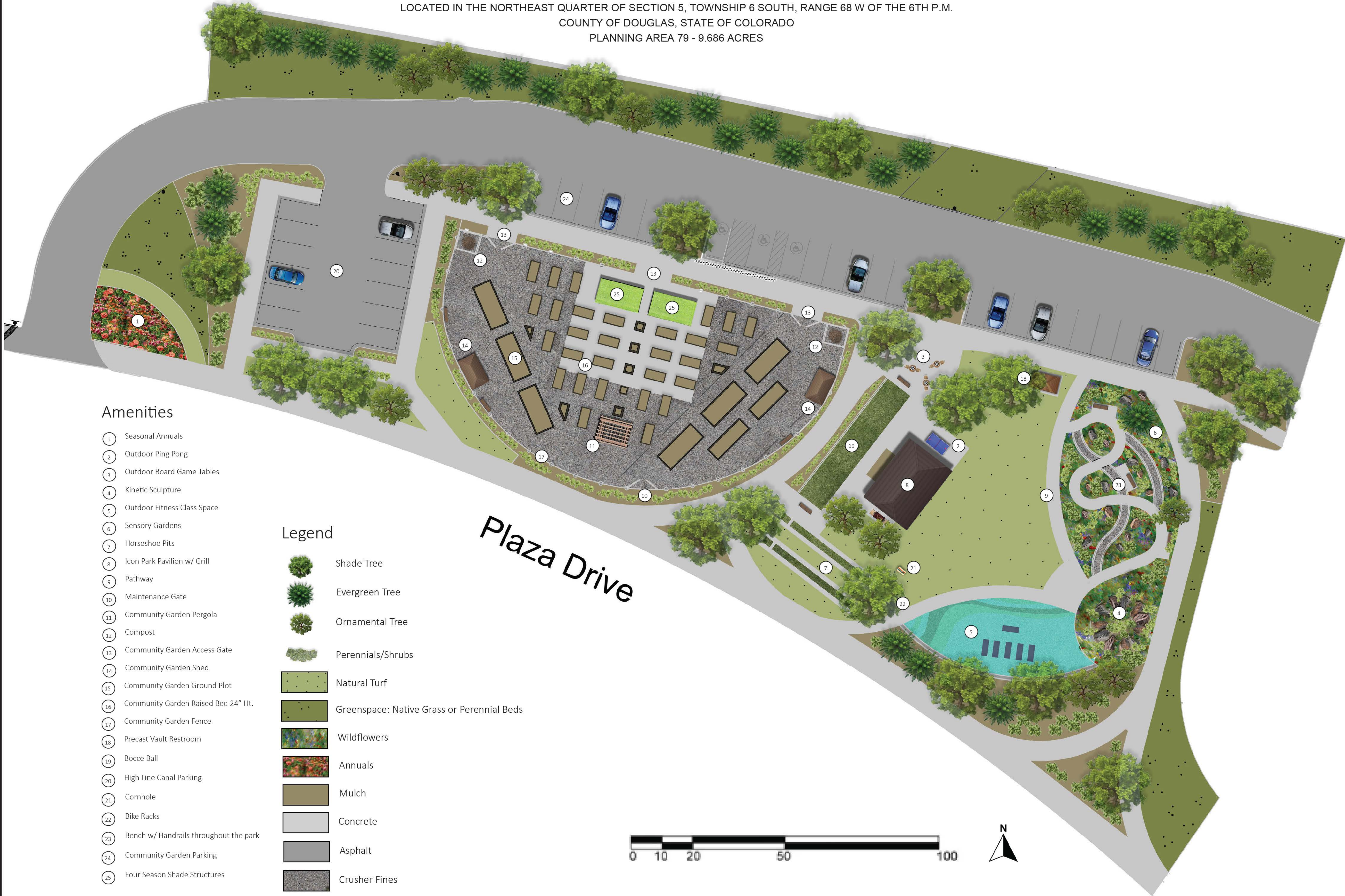
LEGAL DESCRIPTION:

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING SOUTH 89°29'31" WEST, THE CENTER QUARTER CORNER OF SAID SECTION 5 BEING MONUMENTED BY A 2-1/2" IRON PIPE WITH A 3" BRASS CAP STAMPED "U.S. DEPT. OF THE INTERIOR UNLAWFUL TO DISTURB CADASTRAL SURVEY BUR. OF LAND MANAGEMENT" AND THE EAST QUARTER CORNER OF SAID SECTION BEING MONUMENTED BY A NO. 6 REBAR WITH 3-1/4" AL MINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T65 S5/S4 ¼ R68W 2003 PLS 22103"

HIGHLANDS RANCH FILING NO. 159, LOT 1

LOCATION AND EXTENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 68 W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 79 - 9.686 ACRES



Amenities

- 1 Seasonal Annuals
- 2 Outdoor Ping Pong
- 3 Outdoor Board Game Tables
- 4 Kinetic Sculpture
- 5 Outdoor Fitness Class Space
- 6 Sensory Gardens
- 7 Horseshoe Pits
- 8 Icon Park Pavilion w/ Grill
- 9 Pathway
- 10 Maintenance Gate
- 11 Community Garden Pergola
- 12 Compost
- 13 Community Garden Access Gate
- 14 Community Garden Shed
- 15 Community Garden Ground Plot
- 16 Community Garden Raised Bed 24" Ht.
- 17 Community Garden Fence
- 18 Precast Vault Restroom
- 19 Bocce Ball
- 20 High Line Canal Parking
- 21 Cornhole
- 22 Bike Racks
- 23 Bench w/ Handrails throughout the park
- 24 Community Garden Parking
- 25 Four Season Shade Structures

Legend

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Perennials/Shrubs
- Natural Turf
- Greenspace: Native Grass or Perennial Beds
- Wildflowers
- Annuals
- Mulch
- Concrete
- Asphalt
- Crusher Fines

159 Highlands Ranch Filing No. 159, Lot 1 - Location and Extent Plan
Project File: LE2026-010
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PROJECT NO.	DATE	NO.	NOTES
1	07/22/2026	1	1ST SUBMITTAL TO DOUGLAS COUNTY

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LOCATION AND EXTENT PLAN
DOUGLAS COUNTY, COLORADO

LOCATION AND EXTENT PLAN

NOTES:

- NOTES:
1001184

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ICON PARK PAVILION
SCALE: NTS

-
- 15'-0"
- WEST
- 1'-0"
- 2" x 6" PURLIN AT 30 DEGREE ANGLE, TYP.
- 2" x 6" RAFTER
- 2" x 8" BEAM
- 4" x 4" POST, TYP.
- 8'-0"
- FINISHED GRADE

10'-0"

9'-0"

8'-6"

2" x 6" PURLIN 30 DEGREE ANGLE,
TYP. SEE FRONT DETAIL FOR 30
DEGREE TILT

2" x 8" BEAM, TYP.

4" x 4" POST, TYP.

FINISHED GRADE

NOTES:

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- A large blue canopy structure covers a basketball court area. In the foreground, there are several black picnic tables. The basketball court has white lines and some text on it. In the background, there is a school building and a line of trees.

NOTES:

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HIGHLANDS RANCH FILING NO. 159, LOT 1

LOCATION AND EXTENT PLAN
DOUGLAS COUNTY, COLORADO

SHEET

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