

01 OVERALL PLAN

Scale In Feet: 1" = 70'-0"
 0' 35' 70' 105' 175'
 NORTH



NO.	REVISION	BY	DATE	APPR

THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS
 BLVD. GREENWOOD, IN 46143 317-886-7923

DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 02/17/21

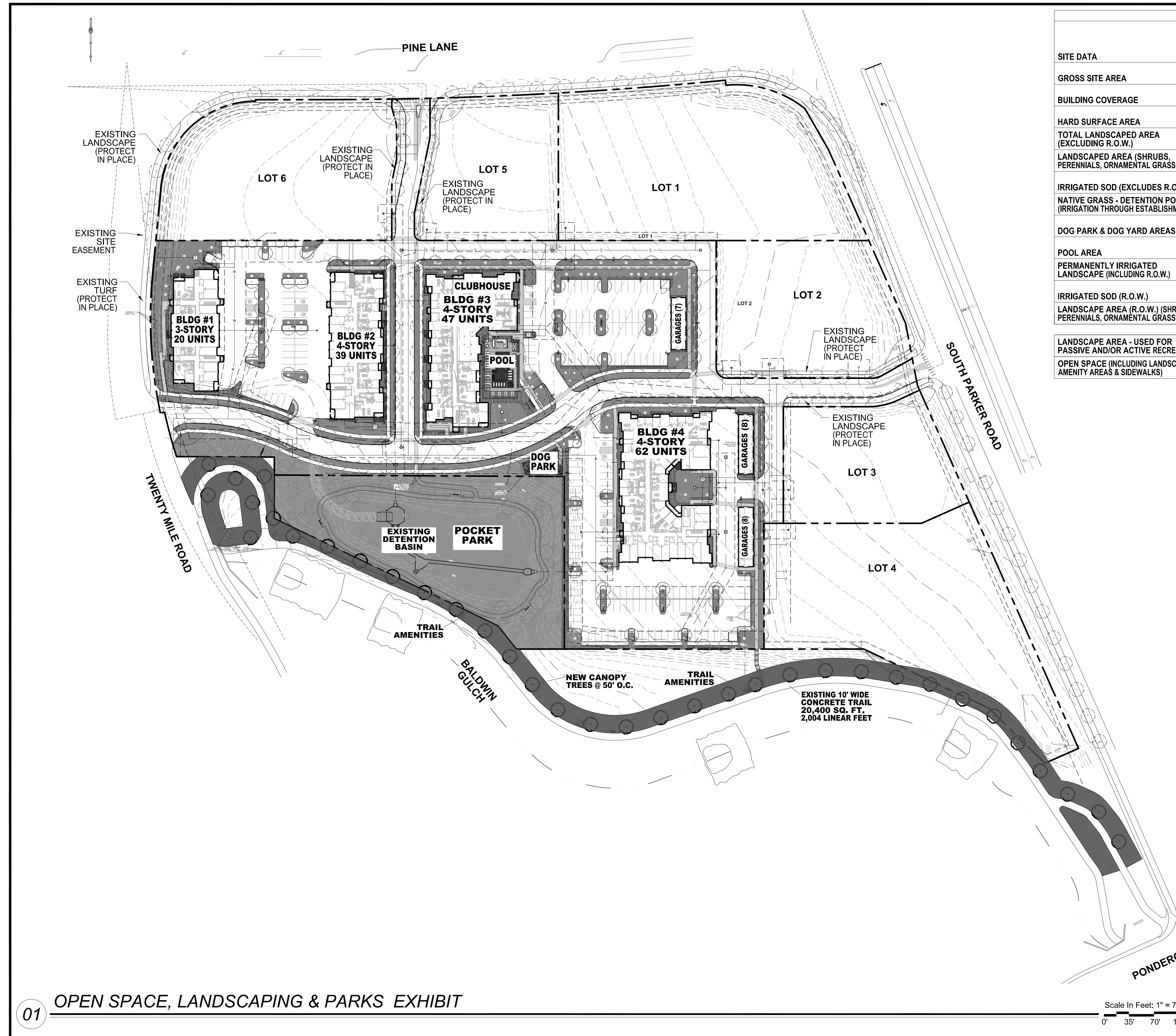
PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 OVERALL PLAN

PRELIMINARY
 FOR REVIEW PURPOSES ONLY
 AND SHALL NOT BE USED FOR
 BIDDING, PERMITTING, OR
 CONSTRUCTION.

Nicholas Allen Smith
 Registered Landscape Architect of the
 State of COLORADO
 Registration Number: 1436

**NOT FOR
 CONSTRUCTION**

PROJECT NO.
 096481002



SITE DATA TABLE						
SITE DATA	ACTUAL SF	MIN. AREA SF REQUIRED	% REQUIRED	% MAX.	% PROVIDED	CY COMPOST REQ'D @ 3/1000 SF
GROSS SITE AREA	413,536	N/A	N/A	N/A	100%	N/A
BUILDING COVERAGE	63,863	N/A	N/A	N/A	15.5%	N/A
HARD SURFACE AREA	220,405	N/A	N/A	N/A	38.0%	N/A
TOTAL LANDSCAPED AREA (EXCLUDING R.O.W.)	192,377	N/A	N/A	N/A	46.5%	SEE BELOW
LANDSCAPED AREA (SHRUBS, PERENNIALS, ORNAMENTAL GRASSES)	16,836	N/A	N/A	N/A	N/A	SEE BELOW
IRRIGATED SOD (EXCLUDES R.O.W.)	31,408	N/A	N/A	N/A	8.1%	N/A
NATIVE GRASS - DETENTION POND (IRRIGATION THROUGH ESTABLISHMENT)	69,855	N/A	N/A	N/A	N/A	175
DOG PARK & DOG YARD AREAS	2,432	N/A	N/A	N/A	.6%	N/A
POOL AREA	6,364	N/A	N/A	N/A	1.6%	N/A
PERMANENTLY IRRIGATED LANDSCAPE (INCLUDING R.O.W.)	53,682	N/A	N/A	N/A	N/A	161
IRRIGATED SOD (R.O.W.)	1,660	N/A	N/A	N/A	N/A	N/A
LANDSCAPE AREA (R.O.W.) (SHRUBS, PERENNIALS, ORNAMENTAL GRASSES)	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL CY OF COMPOST: 325						
LANDSCAPE AREA - USED FOR PASSIVE AND/OR ACTIVE RECREATION	115,426	115,426	60% OF TOTAL LANDSCAPE AREA	N/A	60%	N/A
OPEN SPACE (INCLUDING LANDSCAPE, AMENITY AREAS & SIDEWALKS)	76,951	76,951	40%	N/A	40%	N/A

OPEN SPACE EXHIBIT LEGEND:

- IRRIGATED SOD: (EXCLUDES ROW) 33,781 SQ. FT.
- LANDSCAPED AREA: (SHRUBS, PERENNIALS, ORNAMENTAL GRASSES) 16,836 SQ. FT.
- NATIVE GRASS: (DETENTION BASIN TEMP-IRRIGATED) (PARK) 69,855 SQ. FT.
- POOL AREA: 3,561 SQ. FT.
- DOG PARK & DOG YARD AREAS 2,432 SQ. FT.
- SIDEWALKS & TRAILS: 16,366 SQ. FT.
- OFF-SITE AMENITIES: (LANDSCAPE, SITE FURNISHINGS AND TRAIL IMPROVEMENTS) (PARK) 50,100 SQ. FT.

ACTIVE & PASSIVE AMENITIES:

ON-SITE: 1,150 SQ. FT. POOL, 81 SQ. FT. HOT TUB, TWO NATURAL GAS GRILLS, NATURAL GAS FIRE FEATURE, 1,600 SQ. FT. FENCE DOG PARK, 1,000 LINEAR FEET DECOMPOSED GRANITE WALKING TRAIL WITH THREE BENCHES.

OFF-SITE: TWO BENCHES, FOUR EXERCISE STATIONS AND 35 SHADE TREES LOCATED ADJACENT TO EXISTING BALDWIN GULCH CONCRETE TRAIL. SECTIONS OF THE TRAIL IN NEED OF REPAIR WILL ALSO BE REPLACED AS PART OF THIS PROJECT.

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THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923

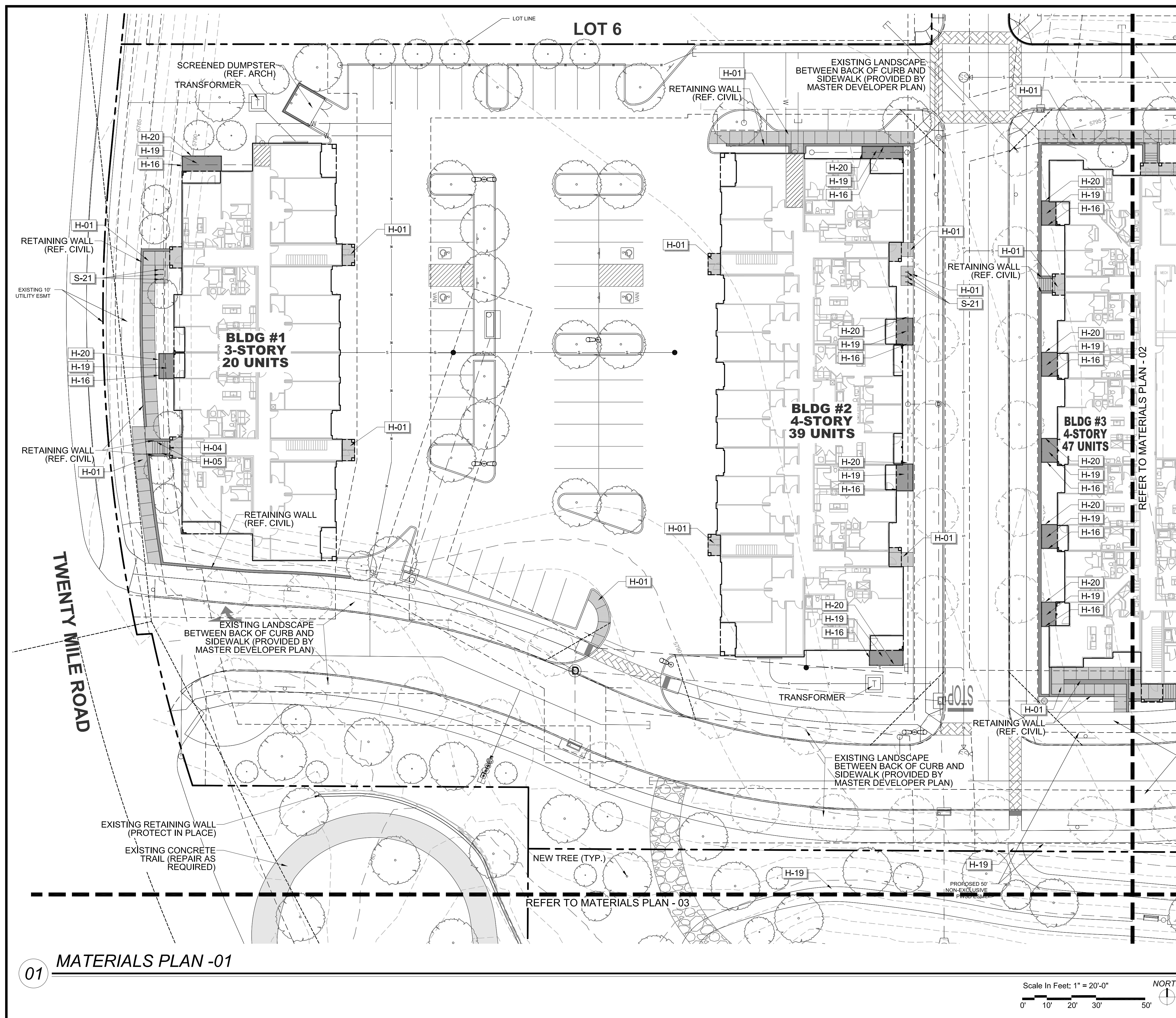
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PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 OPEN SPACE EXHIBIT

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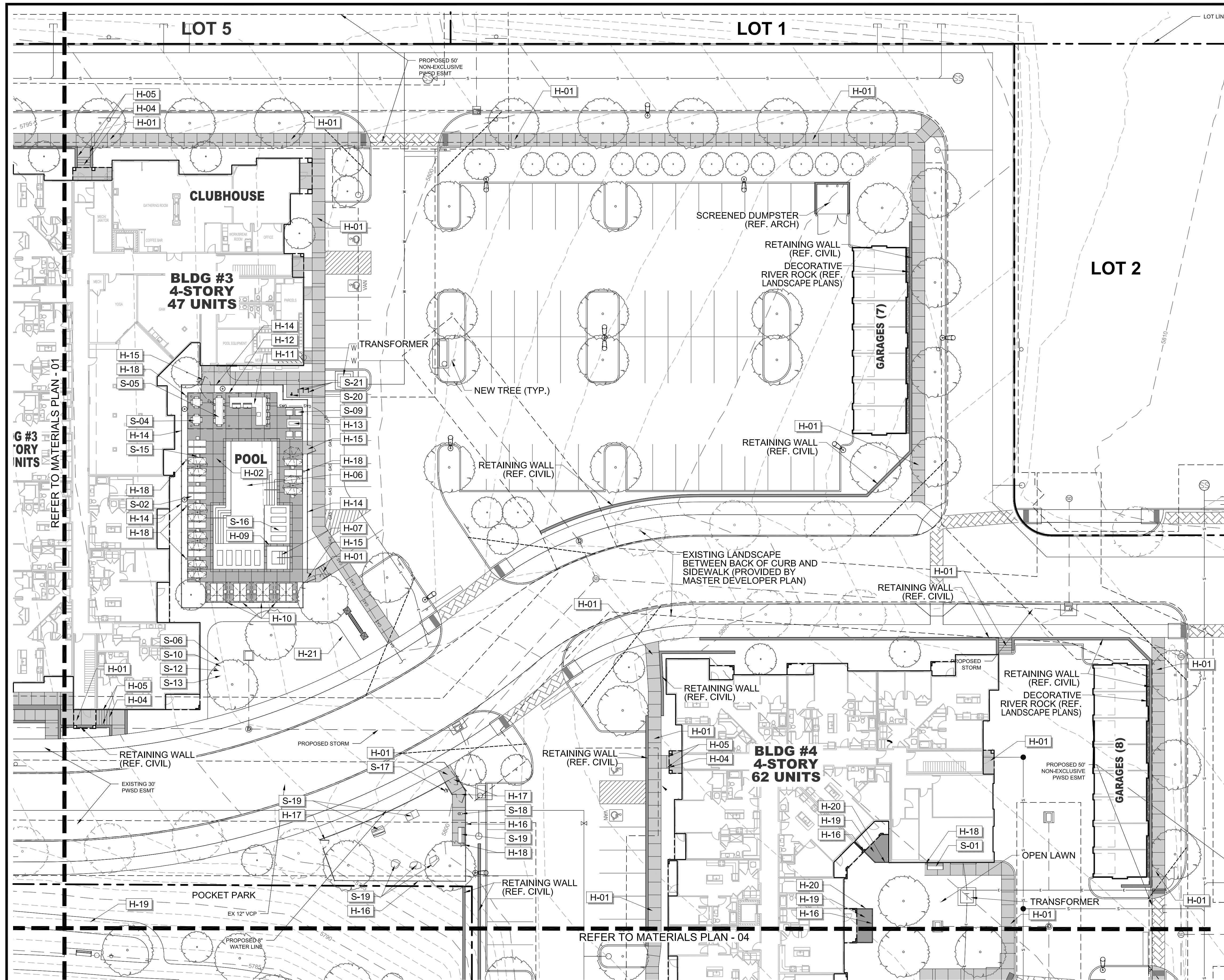


REFERENCE NOTES SCHEDULE

SYMBOL	HARDSCAPE DESCRIPTION
H-01	CONCRETE PAVING - SIDEWALK
H-02	CONCRETE PAVING - POOL DECK
H-04	CONCRETE STEPS
H-05	METAL HANDRAIL
H-06	POOL, TO MEET ALL APPLICABLE ADA AND POOL CODES, 1,150 SQ. FT.
H-07	HOT TUB, AT GRADE, 9' X 9' (81 SQ. FT.)
H-08	METAL POOL HANDRAIL
H-09	POOL COPING - CONCRETE TO MATCH POOL DECK
H-10	CABANAS, PREFAB METAL WITH CANVAS TOP & SIDES
H-11	OUTDOOR KITCHEN TO INCLUDE 2 GAS GRILLS, SINK AND UNDER COUNTER REFRIGERATOR. CMU WITH STONE VENEER TO MATCH BUILDING. (COORDINATE GAS, WATER AND ELECTRICAL WITH MEP AND CIVIL)
H-12	TUBE STEEL SHADE STRUCTURE WITH STANDING SEAM METAL ROOF (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
H-13	FIRE TABLE - NATURAL GAS, BROWN JORDAN FIRES 12"-18" HT. (COORDINATE NATURAL GAS LINE WITH PLUMBING AND CIVIL)
H-14	6' HT. POOL FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-15	6' HT. X 42" WIDTH POOL FENCE GATE, TO MATCH POOL FENCE. ACCESS CONTROL. (COORDINATE WITH MEP)
H-16	4' HT. DOG PARK FENCE, ORNAMENTAL ALUMINUM PICKET, BLACK
H-17	4' HT. X 42" WIDTH GATE, TO MATCH DOG PARK FENCE.
H-18	POWER/USB PEDESTAL (SEE ELECTRICAL PLAN FOR CONDUIT) 7 TOTAL
H-19	DECOMPOSED GRANITE (COMPACTED)
H-20	METAL LANDSCAPE EDGING
H-21	MONUMENT SIGN (COORDINATE ELECTRICAL FOR LIGHTING WITH MEP)
SYMBOL	SITE FURNISHING DESCRIPTION
S-01	BENCH
S-02	CHAISE LOUNGE
S-03	UMBRELLA
S-04	4 TOP TABLE AND CHAIRS
S-05	COMMUNAL TABLE AND CHAIRS
S-06	HAMMOCK
S-08	OUTDOOR LOUNGE COUCH
S-09	OUTDOOR LOUNGE CHAIR
S-10	CORNHOLE
S-11	TRASH RECEPTACLE
S-12	COFFEE TABLE FOR JENGA
S-13	GIANT OUTDOOR JENGA
S-14	FITNESS STATIONS
S-15	SIDE TABLE
S-16	IN POOL CHAISE LOUNGE
S-17	PET WASTE STATION
S-18	PET DRINKING FOUNTAIN
S-19	DOG PARK PLAY STRUCTURES
S-20	BIKE FIX-IT STATION
S-21	BIKE RACKS

01 MATERIALS PLAN -01

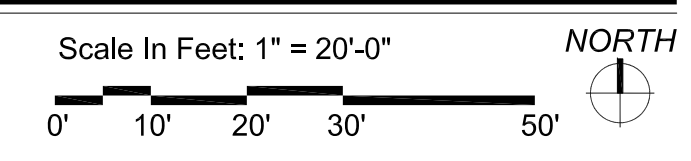
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DESIGNED BY: NAS DRAWN BY: NAS CHECKED BY: TGC DATE: 02/17/21			
PARKER AND PINE FILING NO. 2 LOTS 1-3 PARKER, CO MULTI-FAMILY SITE PLAN MATERIALS PLAN - 01			
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12 OF 47			



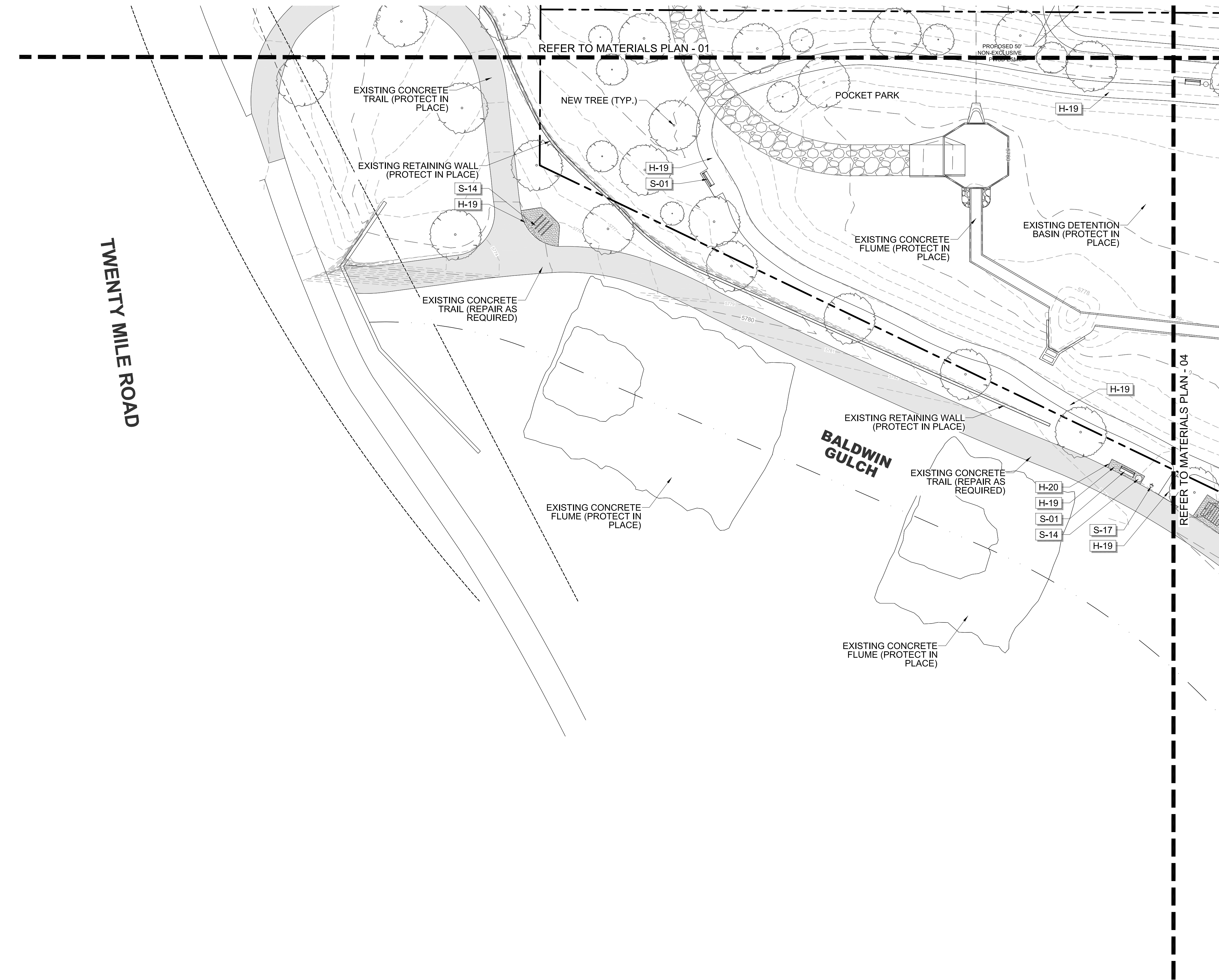
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01 MATERIALS PLAN - 02



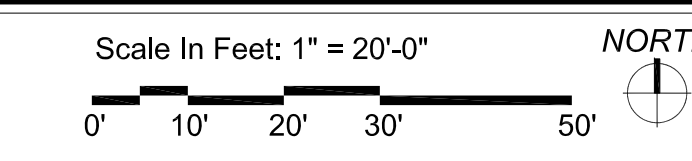
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811 Know what's below. Call before you dig.
 13 OF 47



01 MATERIALS PLAN - 03

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 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46043 317-866-7923

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 MULTI-FAMILY SITE PLAN
 MATERIALS PLAN - 03

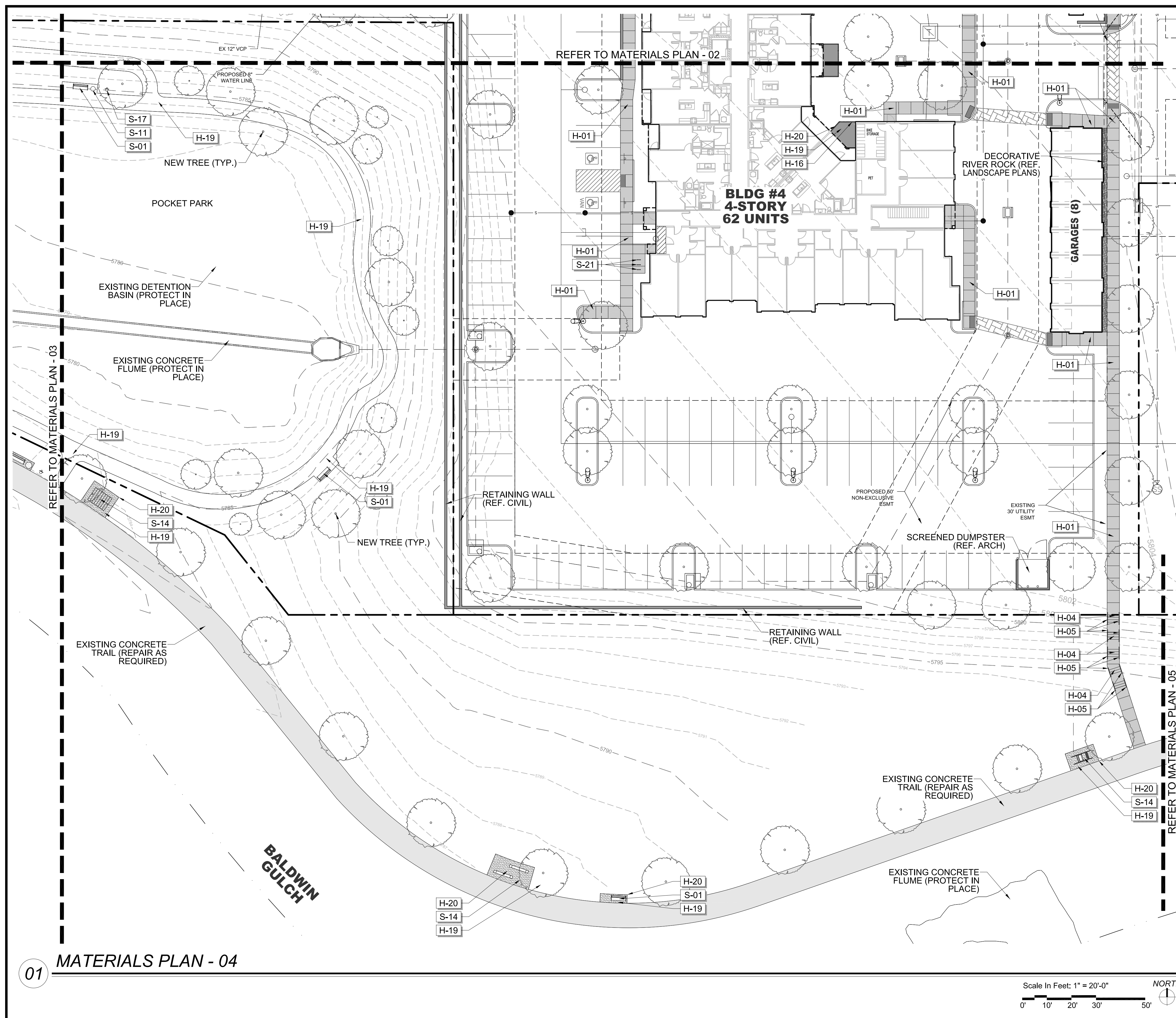
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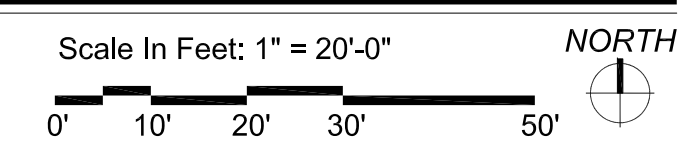




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01 MATERIALS PLAN - 04



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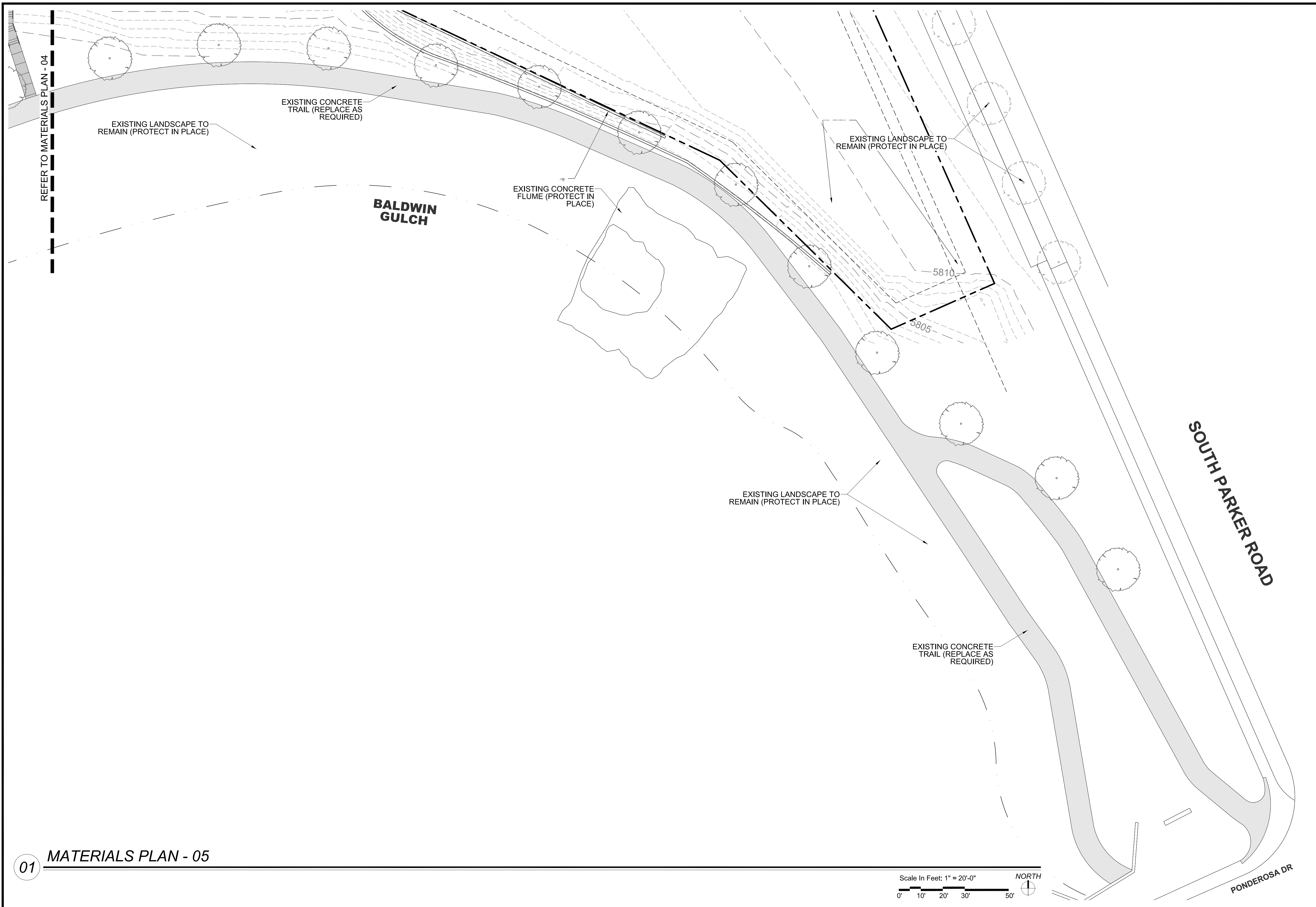
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PARKER AND PINE FILING NO. 2 LOTS 1-3
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MULTI-FAMILY SITE PLAN
MATERIALS PLAN - 04

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01 MATERIALS PLAN - 05

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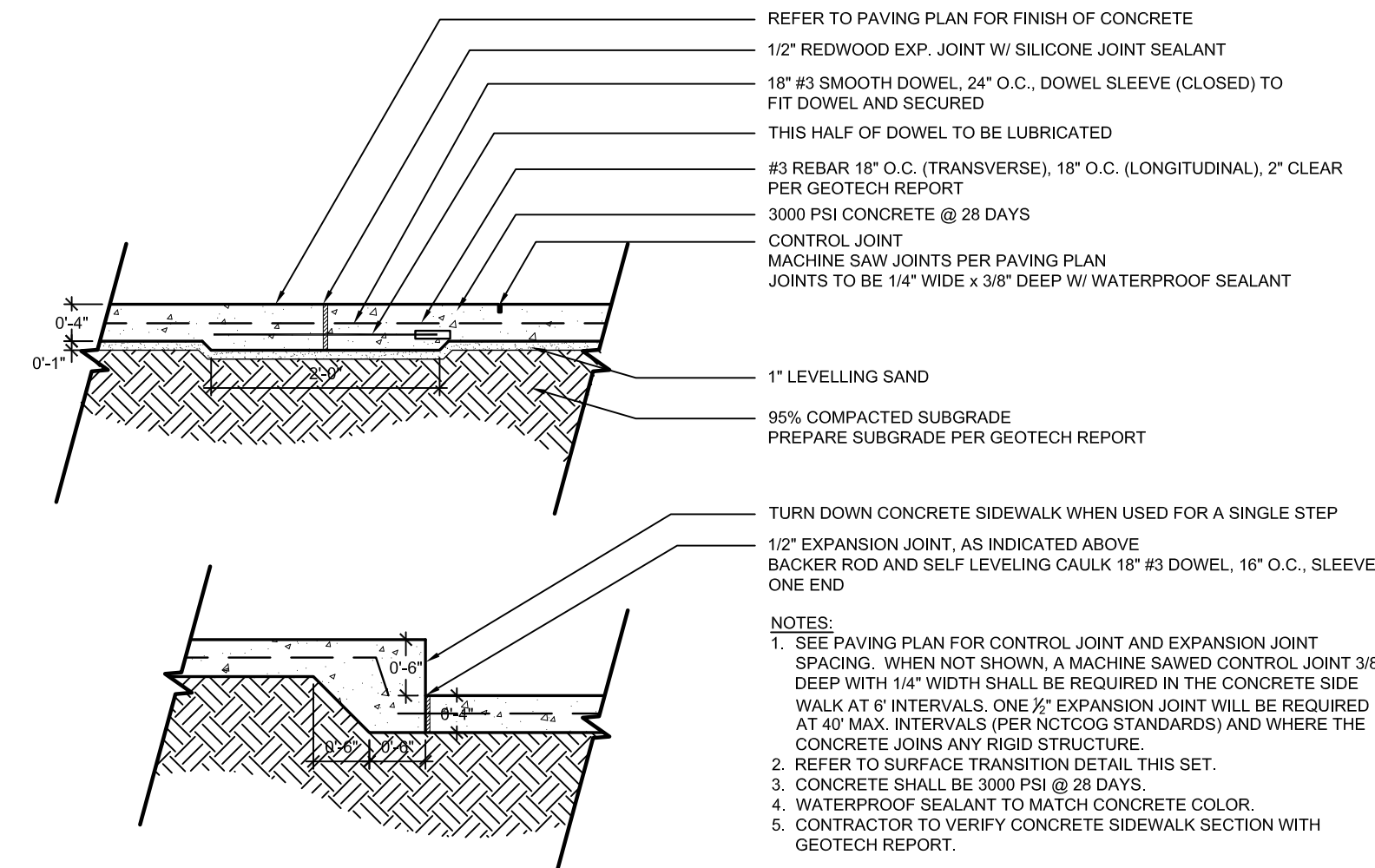
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 MATERIALS PLAN - 05

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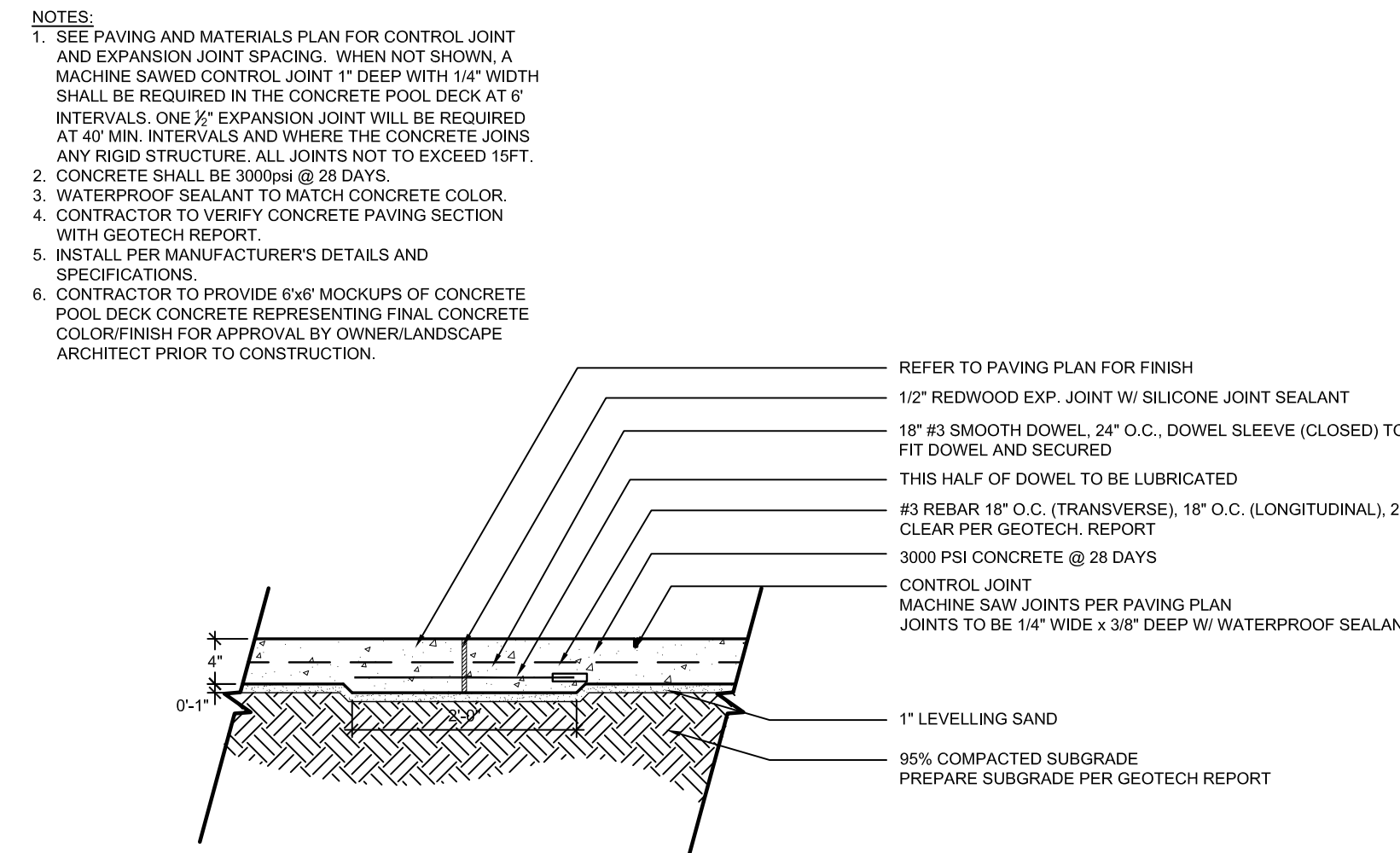
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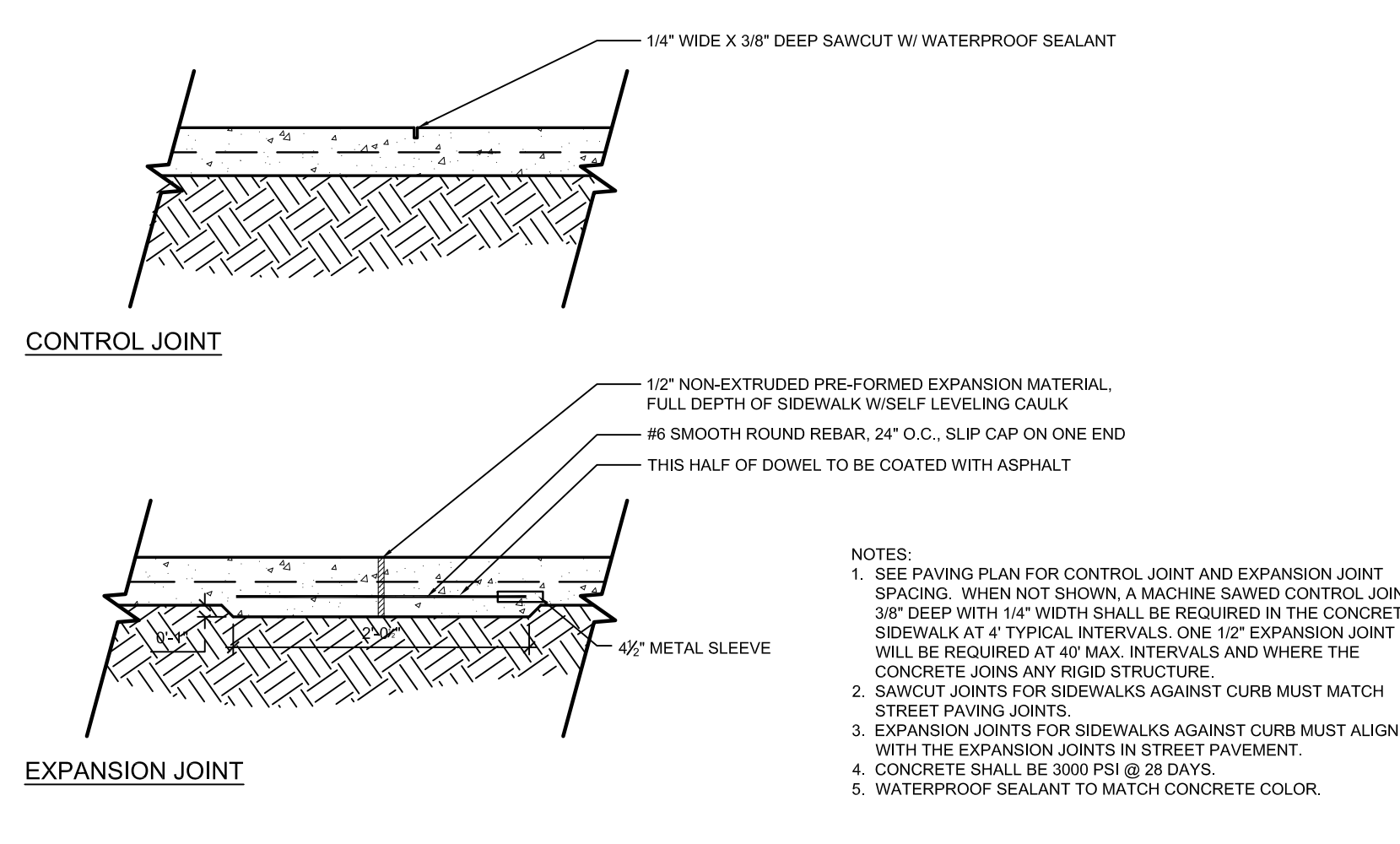
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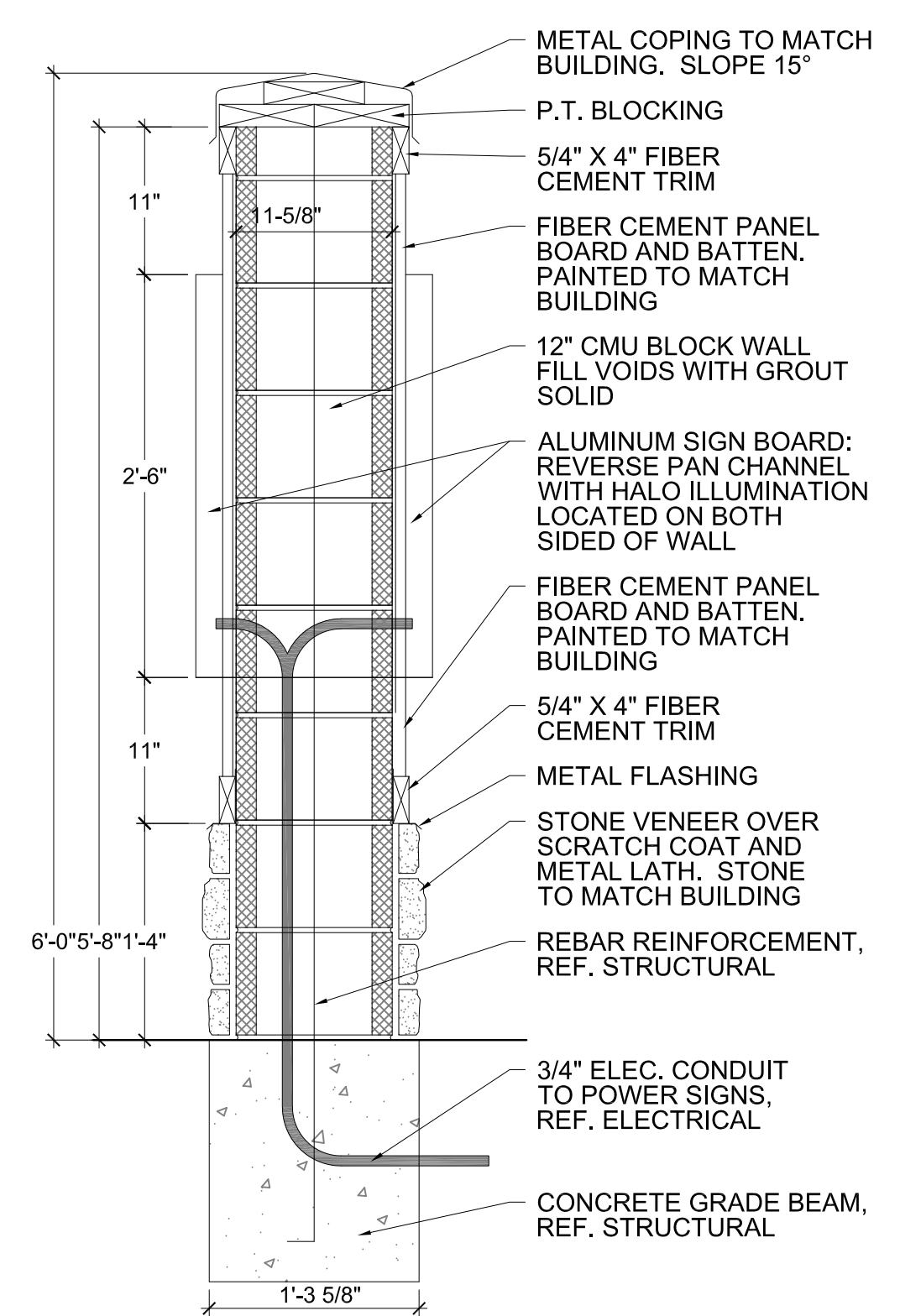
1 CONCRETE PAVING - SIDEWALK (H-01)
SECTION NOT TO SCALE



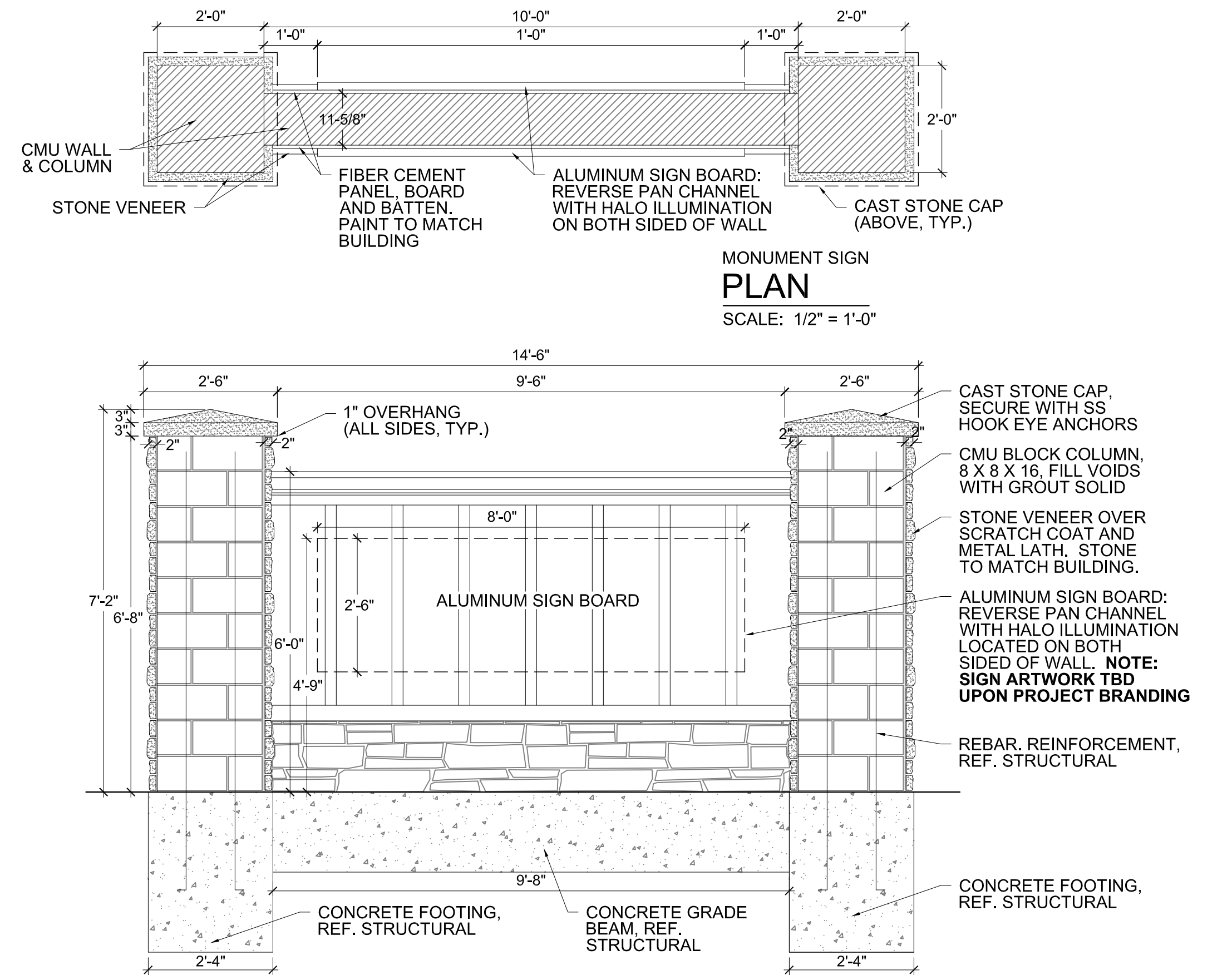
2 CONCRETE PAVING - POOL DECK (H-02)
SECTION NOT TO SCALE



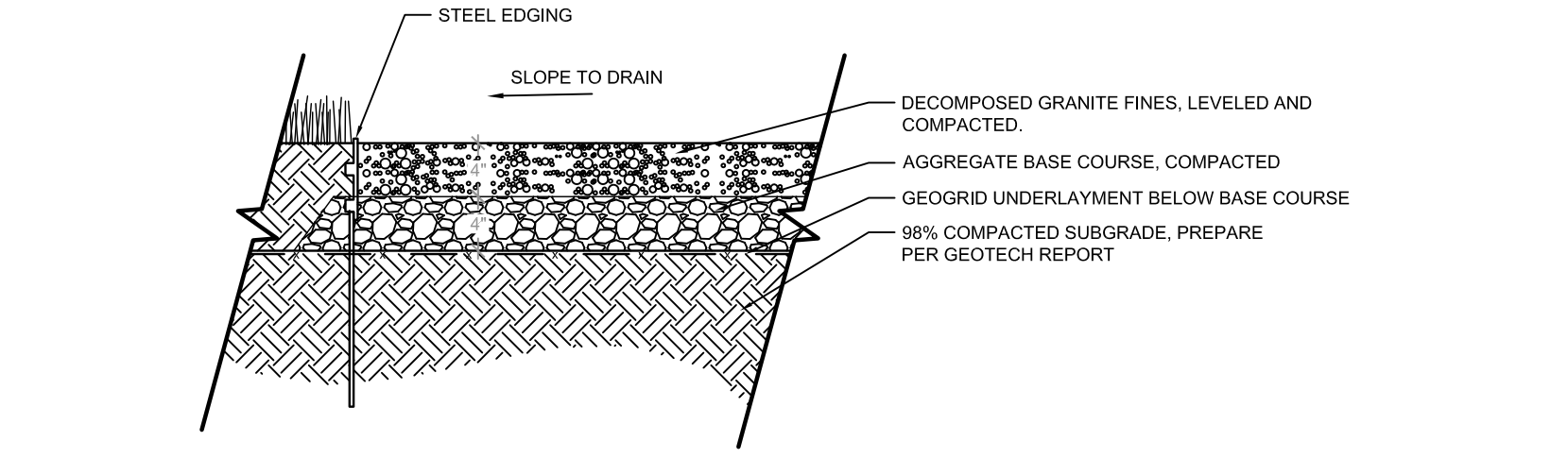
3 CONCRETE JOINTS (H-01 & H-02)
SECTION NOT TO SCALE



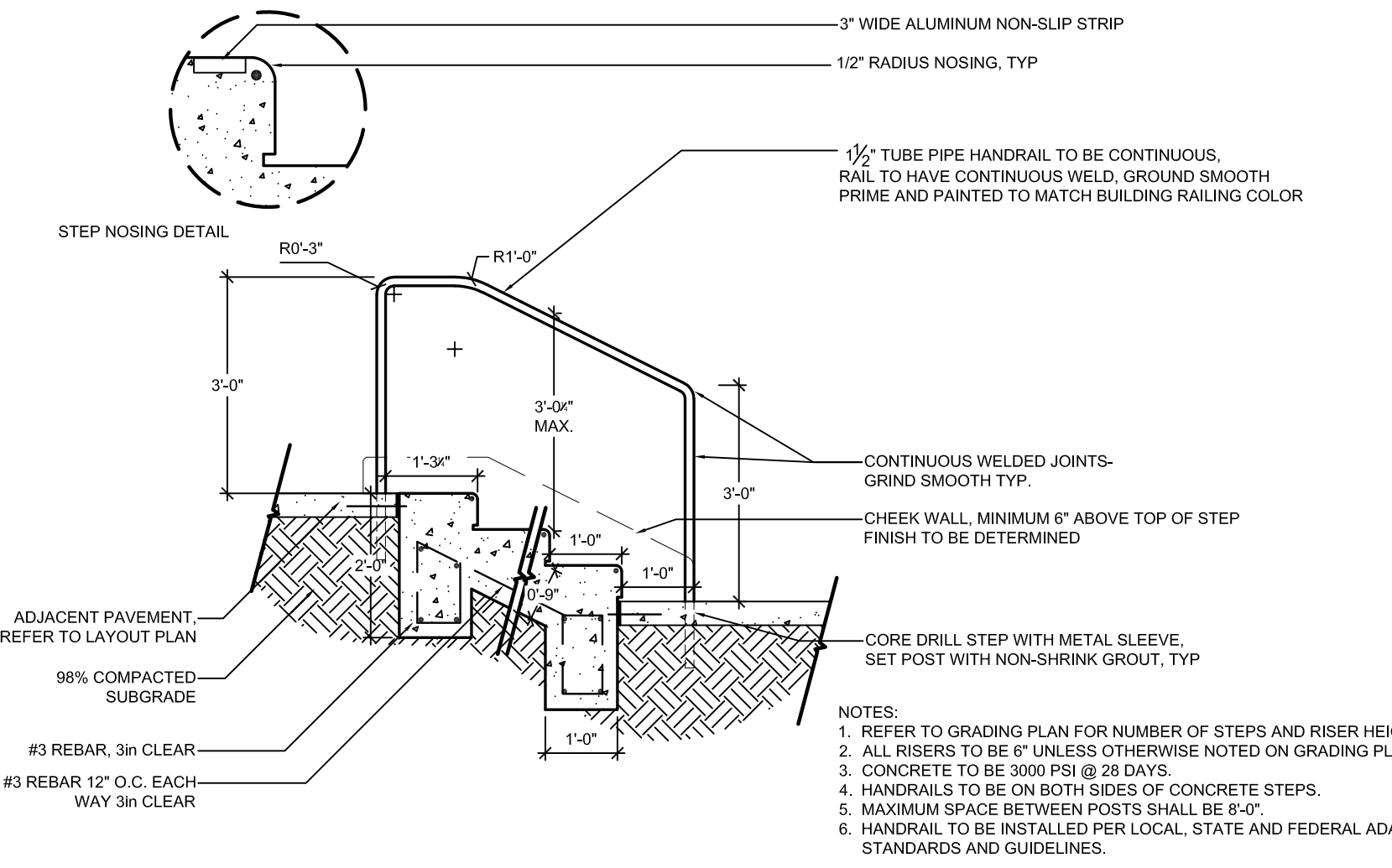
4 MONUMENT SIGN - DOUBLE SIDED (H-21)
PLAN, SECTION & ELEVATION



SCALE VARIES



5 DECOMPOSED GRANITE (H-19)
SECTION NTS



6 CONCRETE STEP (H-04) & METAL HANDRAIL (H-05)
SECTION NOT TO SCALE

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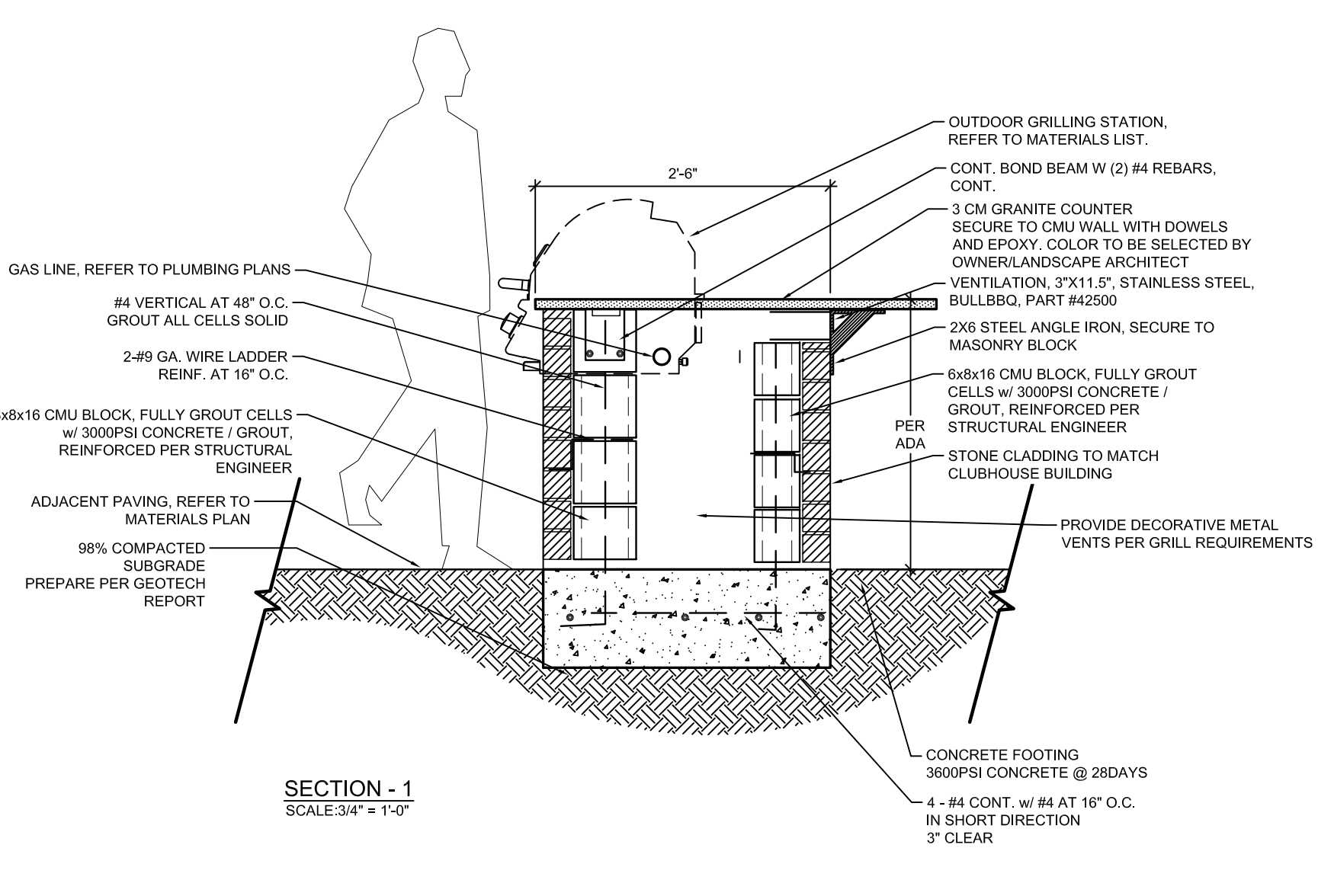
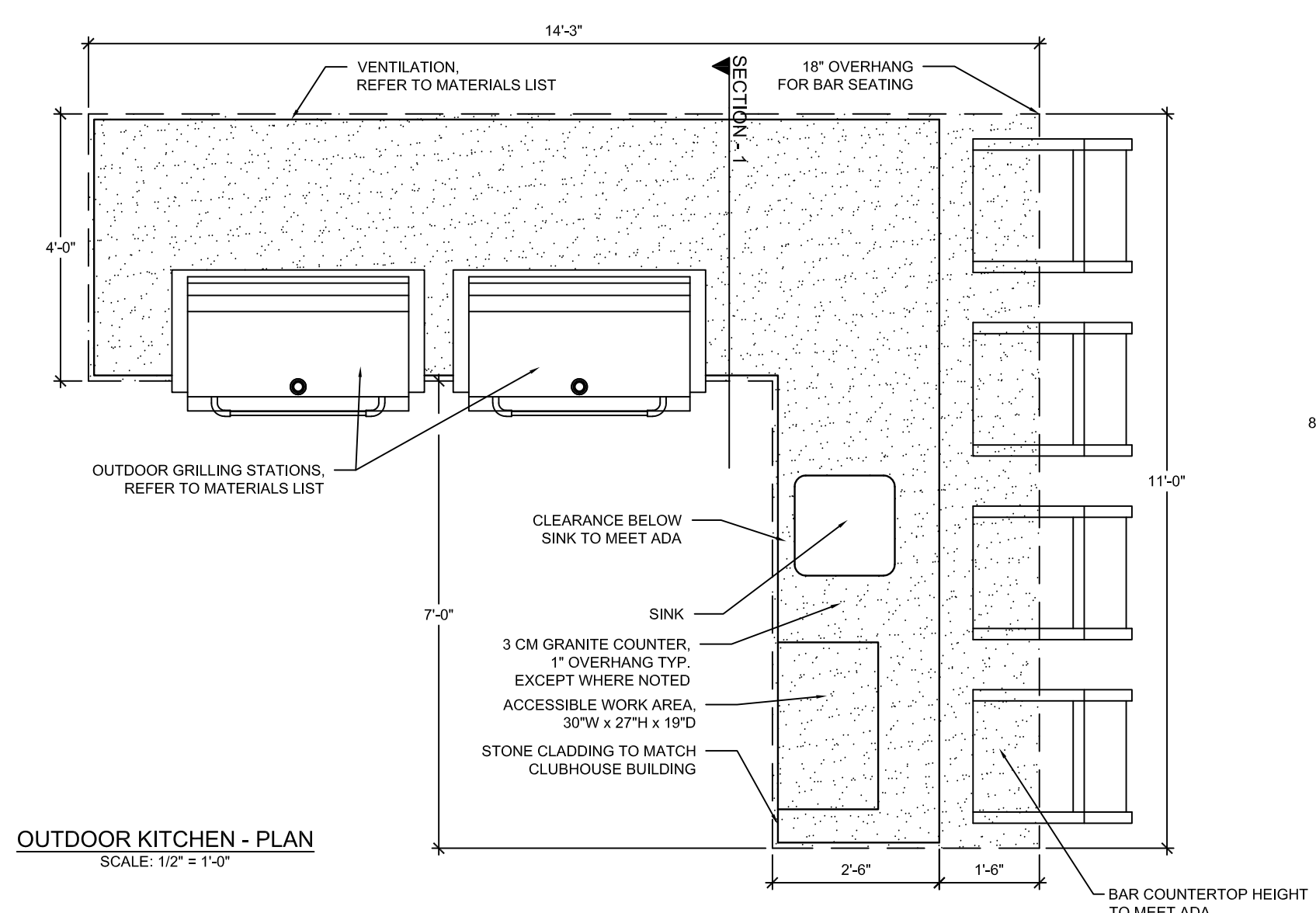
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MULTI-FAMILY SITE PLAN
SITE DETAILS

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MATERIALS LIST

OUTDOOR GRILL STATION
38" BRASSIA STAINLESS STEEL NATURAL GAS GRILL W/SHING FRAME BY BULLBQ

GRILL JACKET
38" GRILL INSULATION JACKET BY BULLBQ

DOUBLE ACCESS DOORS
180X STAINLESS STEEL DOUBLE ACCESS DOORS BY OCI

MANUFACTURERS:
GRILL APPLIANCES AND FURNISHINGS
BULL OUTDOOR PRODUCTS
2465 WEST WALNUT AVE.
RIALTO CA 92376
PHONE: (800) 521-2855

NOTES:

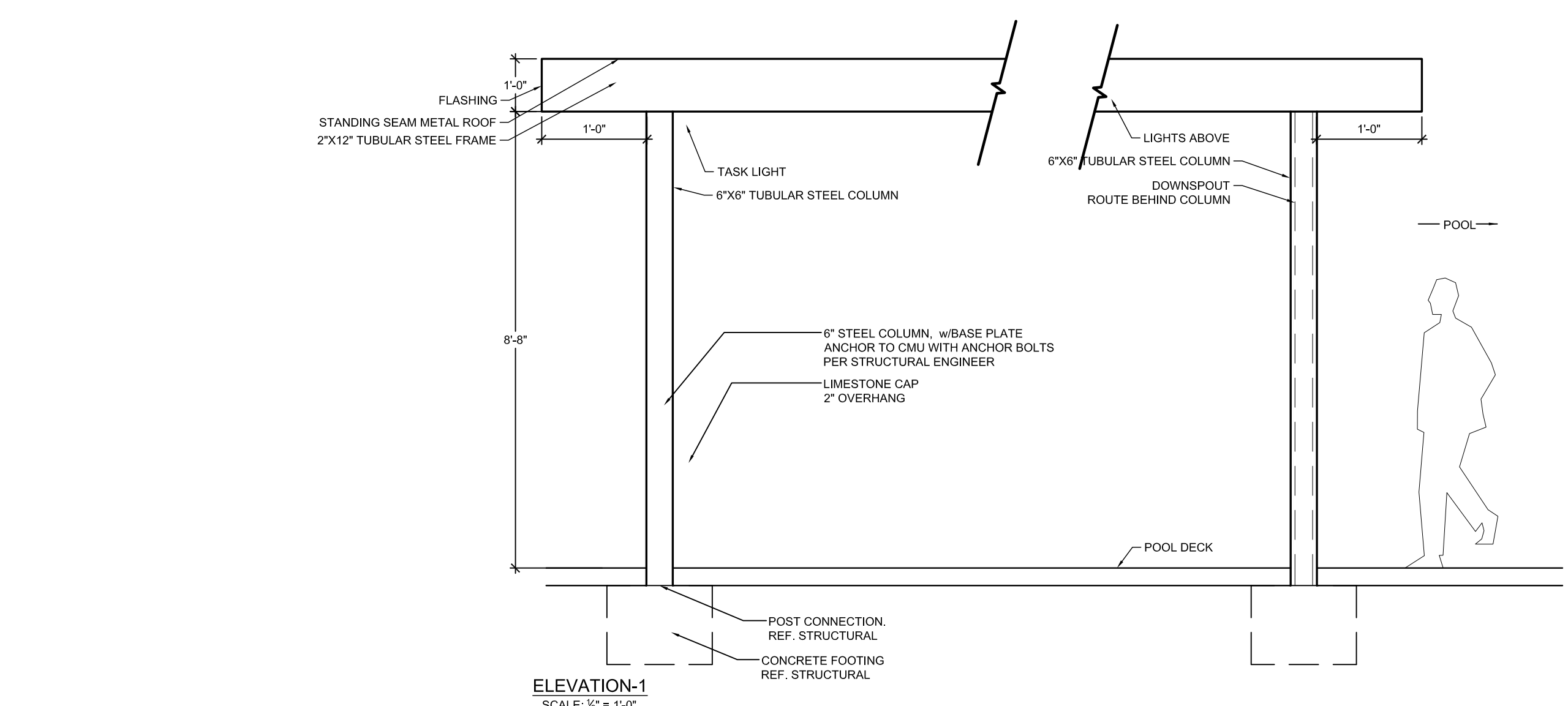
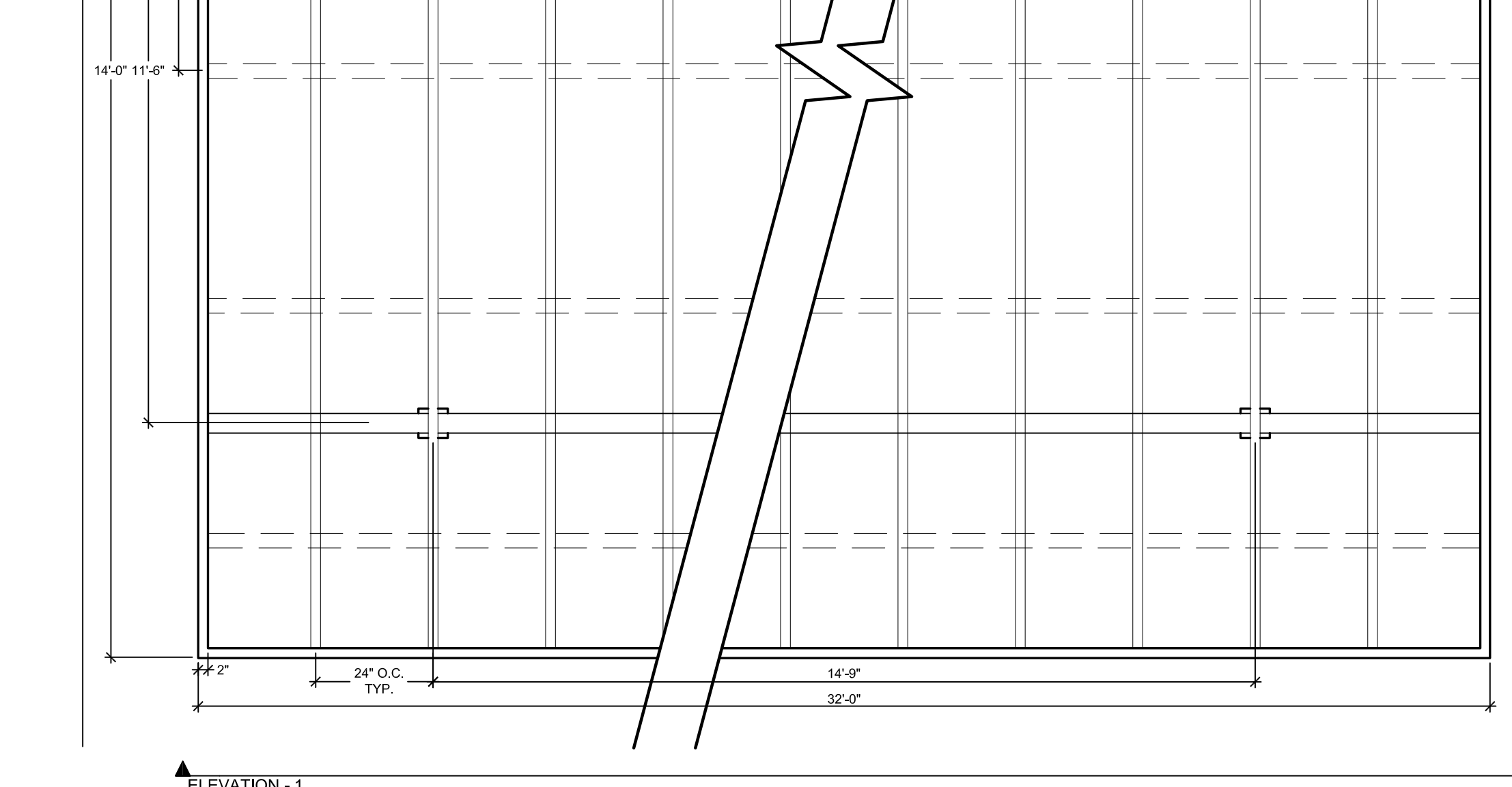
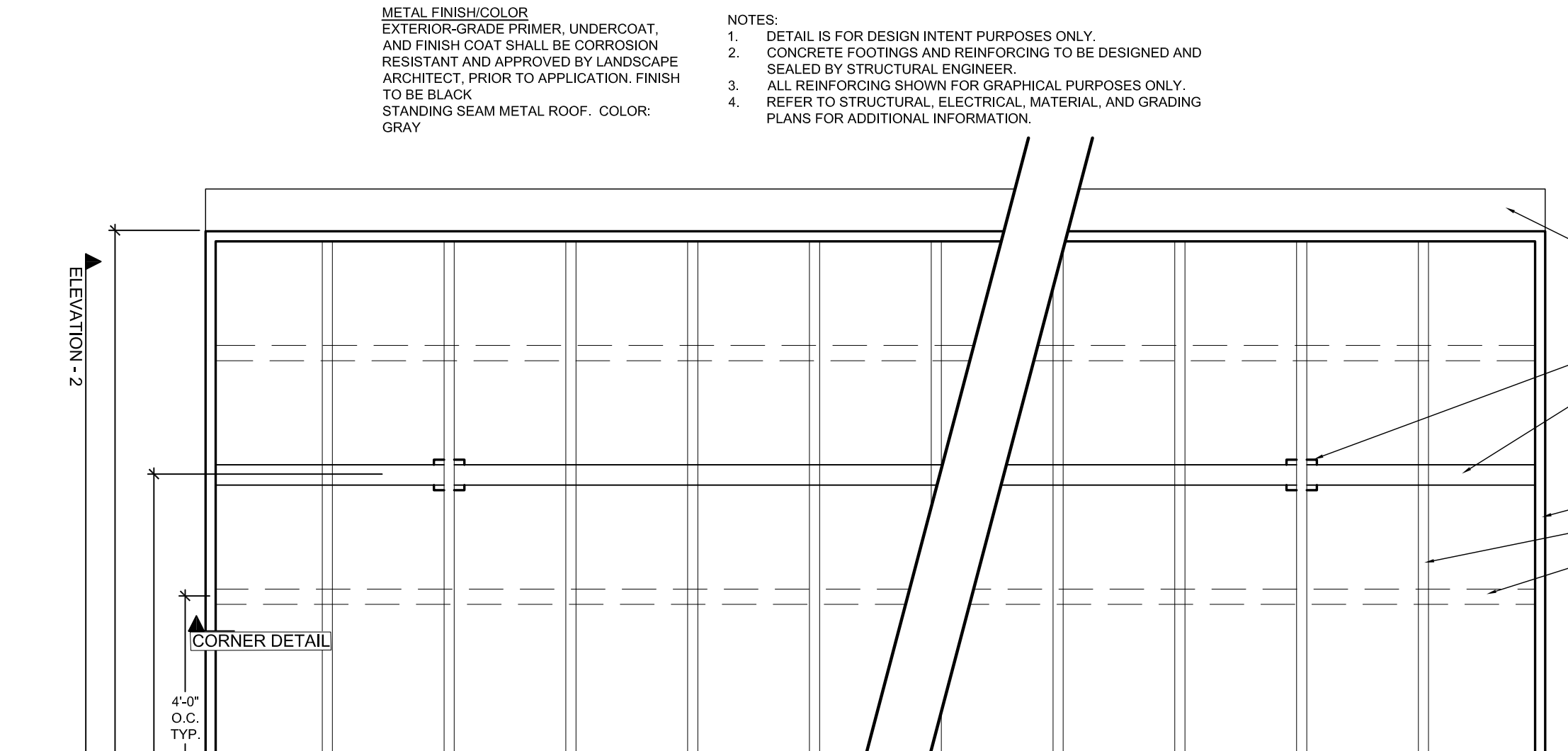
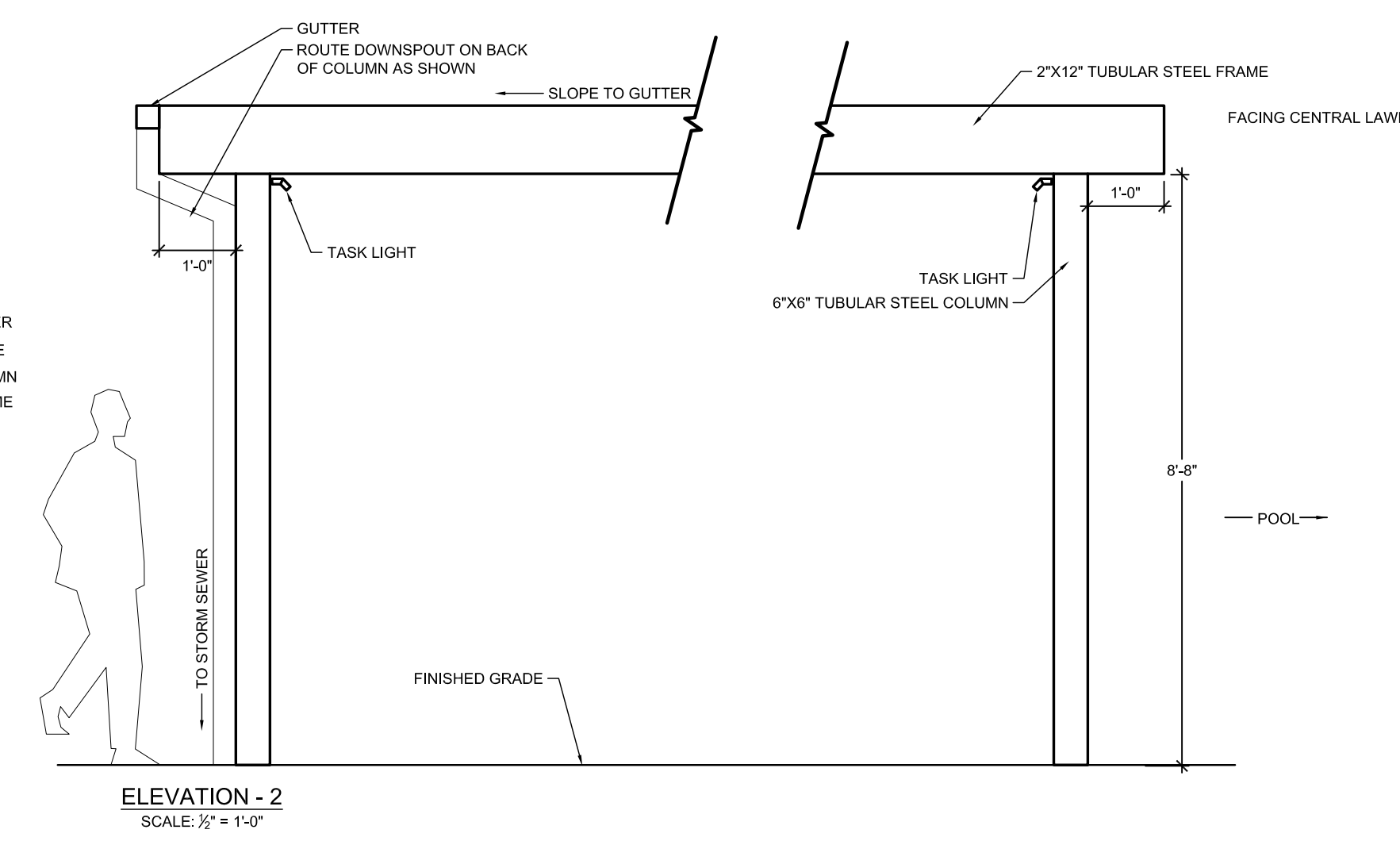
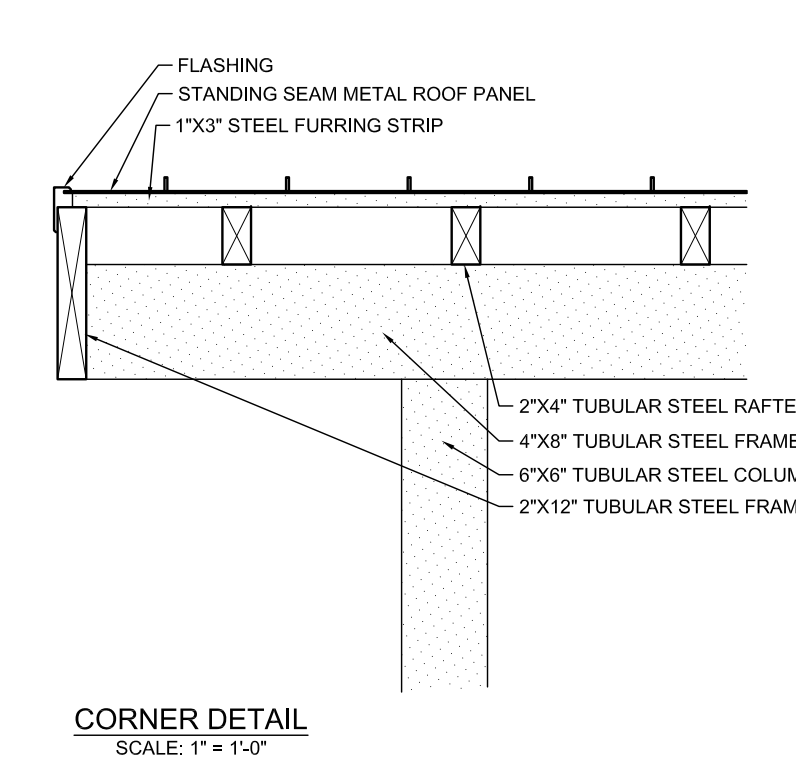
1. ALL WALLS, CONCRETE FOOTINGS AND REINFORCING TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS AND REVIEWED FOR DESIGN INTENT BY OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL REINFORCING SHOWN FOR GRAPHICAL PURPOSES ONLY.
3. CONTRACTOR TO INSTALL CONCRETE COUNTERTOP PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
4. GRILL ASSEMBLY TO INCLUDE BUT NOT LIMITED TO GRILL, GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING, AUTOMATIC SHUT-OFF GAS TIMER SWITCH AND VENTILATION.
5. 1.1. AUTOMATIC SHUT-OFF GAS TIMER SWITCH AND GAS SHUT-OFF VALVE ASSEMBLY TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. SHALL BE MOUNTED WITHIN ACCESSIBLE REACH RANGE OF 15" TO 48" AFF, AND SHALL BE OPERABLE WITH LESS THAN 5 LBS OF FORCE.
6. REFER TO MANUFACTURER'S DETAILS AND INSTRUCTIONS FOR ALL OUT DIMENSIONS FOR GAS GRILL AND ACCESS DOORS.
7. CONTRACTOR TO INSTALL GRILL AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
8. REFER TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MATERIAL, AND GRADING PLANS FOR ADDITIONAL INFORMATION.

GENERAL GRILL INSTALLATION INSTRUCTIONS:

1. CONTRACTOR TO INSTALL GRILL, GRILL AREA COMPONENTS, AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
2. THE GRILL SHOULD NOT BE PLACED UNDER OR ON TOP OF ANY SURFACE THAT WILL BURN.
3. DO NOT OBSTRUCT THE FLOW OF COMBUSTION AND VENTILATION AIR AROUND THE GRILL HOUSING.
4. GAS VALVES ARE PRESET AT THE FACTORY TO OPERATE ON LP OR NATURAL GAS.
5. UPPER AND LOWER LEVEL VENTS MUST BE PROVIDED FOR COMBUSTION AIR ON BOTH SIDES OF BUILT-IN CABINET. VENTS ON BBQ INSERT MUST REMAIN UNOBSTRUCTED TO ALLOW FOR COMBUSTION AIR AND VENTILATION. UPPER VENTS MUST BE LOCATED WITHIN 8 INCHES/217 CM/127 MM FROM THE TOP OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE VENT. LOWER VENTS MUST BE LOCATED WITHIN 1 INCH/2.54CM/25.4 MM FROM THE BOTTOM OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE FIRST VENT OPENINGS AND NO MORE THAN 5 INCHES/127 MM FROM THE BOTTOM OF THE ISLAND ENCLOSURE TO THE TOP OF THE VENT.
6. VENTS MUST BE PROVIDED FOR COMBUSTION AIR AND VENTILATION ON BOTH SIDES OF BUILT-IN CABINET.
7. THE SIDES AND BACK OF THE GRILL SHOULD NOT BE ANY CLOSER THAN 21 INCHES/54 CM/33 MM TO COMBUSTIBLE CONSTRUCTION.

1 OUTDOOR KITCHEN (H-11)
PLAN, SECTION, ELEVATION

SCALE: VARIES



2 TUBE STEEL SHADE STRUCTURE (H-12)
PLAN, ELEVATION, SECTION

SCALE VARIES

THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143
 317-866-7923

DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 02/17/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 SITE DETAILS

PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.
 Nicholas Allen Smith
 Registered Landscape Architect of the State of COLORADO
 Registration Number: 1436
NOT FOR CONSTRUCTION
 PROJECT NO. 096481002

NO.	REVISION	BY	DATE	APPR.

18 OF 47



SPECIFICATIONS:
MANUFACTURER
 VICTOR STANLEY
PRODUCT
 PRSNA-10
 6' LENGTH
COLOR/FINISH
 FRAME: BLACK
 SLATS: RECYCLED PLASTIC- MAPLE
CONTACT
 SARAH KWON
 (P): 410.257.7579
 SARAHK@VICTORSTANLEY.COM
 WWW.VICTORSTANLEY.COM
NOTE:
 1. IMAGE IS FOR DESIGN INTENT PURPOSES ONLY.
 2. REFER TO MATERIALS PLAN FOR BENCH LOCATIONS.
 3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

1 BENCH (S-01)
 IMAGE NOT TO SCALE



SPECIFICATIONS:
MANUFACTURER
 BYO RECREATION
MODEL
 BYO-FE-8295
CONTACT:
 BYO RECREATION, INC.
 425 GOLFWAY WEST DRIVE, STE. 302
 SAINT AUGUSTINE, FL 32095
 (800) 853-6318
 WWW.BYOPLAGROUND.COM
NOTES:
 1. INSTALL DOG WATER STATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
 2. CONTRACTOR TO PROVIDE LEVER STYLE HANDLE IN LIEU OF GATE VALVE SHOWN.
 2. REFER TO MATERIAL PLAN FOR DOG WATER STATION LOCATIONS.

2 PET DRINKING FOUNTAIN (S-18)
 IMAGE NTS



SPECIFICATIONS:
MANUFACTURER
 GREAT AMERICAN PROPERTY MANAGEMENT
MODEL
 METAL DELUXE PET WASTE STATION - DOG ART SKU: RCPAW38
SIGNAGE MESSAGE
 THROW US A BONE, GREEN
CONTACT:
 GREAT AMERICAN PROPERTY MANAGEMENT
 6701 CONCORD PARK DRIVE
 HOUSTON, TX 77040
 P: 1-800-876-3979
NOTES:
 1. REFER TO MATERIAL PLAN FOR PET WASTE STATION LOCATION.
 2. INSTALL PET WASTE STATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
 3. DISPENSER AND POST LOCATION SHALL BE WITHIN ACCESSIBLE REACH (10') FROM ADJACENT ACCESSIBLE ROUTE.

3 PET WASTE STATION (S-17)
 IMAGE NOT TO SCALE



SPECIFICATIONS:
MANUFACTURER
 LIVIN THE DOG LIFE
MODEL
 HAMMIE'S TUNNEL HOUSE
CONTACT:
 LIVIN THE DOG LIFE
 3815 RIVER CROSSING PKWY #100
 INDIANAPOLIS, IN 46240
 800-931-1562
 WWW.LIVINTHEDOGIFE.COM



SPECIFICATIONS:
MANUFACTURER
 BARKPARK
MODEL
 STEPPING STONES
CONTACT:
 BARKPARK
 1675 LOCUST STREET
 RED BLD, ILLINOIS 62278
 800-458-5872
 WWW.DOGPARKPRODUCT.COM



SPECIFICATIONS:
MANUFACTURER
 LIVIN THE DOG LIFE
MODEL
 MINT HILL CLIMB
CONTACT:
 LIVIN THE DOG LIFE
 3815 RIVER CROSSING PKWY #100
 INDIANAPOLIS, IN 46240
 800-931-1562
 WWW.LIVINTHEDOGIFE.COM

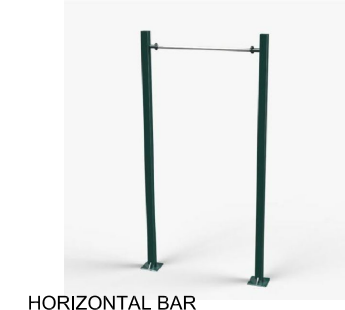
NOTES:
 1. INSTALL DOG PLAY EQUIPMENT PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
 2. REFER TO MATERIALS PLAN FOR DOG PLAY EQUIPMENT LOCATIONS.

4 DOG PARK PLAY STRUCTURES (S-19)
 IMAGE NOT TO SCALE



SPECIFICATIONS:
MANUFACTURER
 LUJO LIVING
 WWW.LUJOLIVING.COM
PRODUCT
 FREE-STANDING HAMMOCK - DOUBLE QUILTED TAJ COLLECTION
MATERIAL/COLOR
 FABRIC COLOR: LEAD CHINE
NOTE:
 1. REFER TO MATERIAL PLAN FOR HAMMOCK LOCATIONS.
 2. INSTALL HAMMOCK PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

5 HAMMOCK (S-06)
 IMAGE NOT TO SCALE



HORIZONTAL BAR



ROWING MACHINE



PARALLEL BARS



SEATED CHEST PRESS



PULL UP & DIP STATION



SEATED LAT PULL

SPECIFICATIONS:
MANUFACTURER
 TRIACTIVE USA
PRODUCT
 PARK & RECREATION/ OUTDOOR FITNESS EQUIPMENT
CONTACT INFORMATION:
 TRIACTIVE USA
 P: 800.509.0597
 WWW.TRIACTIVEUSA.COM
NOTES:
 1. REFER TO MATERIALS PLAN FOR LOCATIONS.
 2. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

6 FITNESS STATIONS (S-14)
 IMAGE NOT TO SCALE



SPECIFICATIONS:
MANUFACTURER
 QCP
PRODUCT
 CORNHOLE
COLOR
 FRENCH GREY
CONTACT INFORMATION:
 ANTHONY VARGAS
 P: 951.256.3228
 anthony.vargas@qcp-corp.com
NOTE:
 1. OR APPROVED EQUAL.
 2. REFER TO MATERIALS PLAN FOR LOCATION.
 3. (2) TWO TOTAL TARGETS

7 CORNHOLE (S-10)
 IMAGE NOT TO SCALE



SPECIFICATIONS:
MANUFACTURER
 VICTOR STANLEY
PRODUCT
 RTH-24
 DOME LID
COLOR/FINISH
 FRAME: BLACK
 SLATS: RECYCLED PLASTIC- MAPLE
CONTACT
 SARAH KWON
 (P): 410.257.7579
 SARAHK@VICTORSTANLEY.COM
 WWW.VICTORSTANLEY.COM
NOTE:
 1. IMAGE IS FOR DESIGN INTENT PURPOSES ONLY.
 2. REFER TO MATERIALS PLAN FOR TRASH RECEPTACLE LOCATIONS.
 3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

8 TRASH RECEPTACLE (S-11)
 IMAGE NOT TO SCALE



SPECIFICATIONS:
MANUFACTURER
 TEXACRAFT
PRODUCT
 NEXUS ROSEWOOD STACK CHAISE LOUNGE
 M7709
 35.5"W X 14.5"D X 14.5"H
COLOR
 WEAVE
CONTACT:
 HEATHER PITTMAN
 PO BOX 868
 HALEYVILLE, AL 35565
 EMAIL: HH@TEXASCRAFT.COM
 PHONE: 800-315-5692
 WWW.TEXASCRAFT.COM

9 CHAISE LOUNGE CHAIR (S-02)



SPECIFICATIONS:
MANUFACTURER
 TEXASCRAFT
PRODUCT
 IN-POOL LOUNGER
 237W X 24.5H
COLOR
 WHITE
CONTACT:
 HEATHER PITTMAN
 PO BOX 868
 HALEYVILLE, AL 35565
 EMAIL: HH@TEXASCRAFT.COM
 PHONE: 800-315-5692
 WWW.TEXASCRAFT.COM
NOTE:
 1. IMAGE IS FOR DESIGN INTENT PURPOSES ONLY.
 2. REFER TO MATERIALS PLAN-FURNITURE FOR LOCATIONS.
 3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

10 IN-POOL CHAISE LOUNGE CHAIR (S-16)
 IMAGE NOT TO SCALE

NO.	REVISION	BY	DATE



DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 02/17/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
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