



REQUIRED IMPROVED PARK LAND PER TOWN CODE SECTION 13.07.140c(2)		
7.5 ACRES OF DEVELOPED PARK LAND PER 1,000 POPULATION BASED ON AN OCCUPANCY FACTOR OF 1.85 PERSONS PER HOUSEHOLD FOR MULTI-FAMILY DEVELOPMENT.		
170 DU's x 314.5 POPULATION	314.5/1,000 = 0.3145	0.3145 x 7.5 = 2.36 ACRES REQ.

**AMENITY DESCRIPTIONS & AREAS:**

<b>BUILDING #1:</b>	BICYCLE RACKS & LANDSCAPING	AREA: 250 SQ. FT.
<b>BUILDING #2:</b>	BICYCLE RACKS & LANDSCAPING	AREA: 250 SQ. FT.
<b>BUILDING #3:</b>	BICYCLE RACKS, BICYCLE FIX-IT STATION & LANDSCAPING	AREA: 300 SQ. FT.
<b>POOL COURTYARD:</b>	POOL (1,150 SQ. FT.), HOT TUB (81 SQ. FT.), 4 CABANAS, SHADE STRUCTURE, OUTDOOR KITCHEN WITH 2 NATURAL GAS GRILLS & SINK, FIRE FEATURE, SITE FURNISHINGS, 6 POWER/USB PEDESTALS, POOL ENCLOSURE FENCE & LANDSCAPING	AREA: 6,035 SQ. FT.
<b>BUILDING #4:</b>	BICYCLE RACKS & LANDSCAPING	AREA: 250 SQ. FT.
<b>BUILDING #4 COURTYARD:</b>	SITE FURNISHINGS INCLUDING HAMMOCK, TABLE FOR GAMES AND OUTDOOR GAMES INCLUDING CORNHOLE, GIANT JENGA & LANDSCAPING	AREA: 3,140 SQ. FT.
<b>FENCED DOG PARK:</b>	1,600 SQ. FT. FENCED DOG PARK WITH A BENCH, PET WASTE STATION, PET DRINKING FOUNTAIN, DOG PLAY STRUCTURES, POWER/USB PEDESTAL & LANDSCAPING	AREA: 1,600 SQ. FT.
<b>DETENTION BASIN:</b>	1,000 LINEAR FEET DECOMPOSED GRANITE WALKING TRAIL, 3 BENCHES, TRASH RECEPTACLE, PET WASTE STATION & LANDSCAPING	AREA: 61,800 SQ. FT.
<b>BALDWIN GULCH:</b>	IMPROVEMENTS TO EXISTING 10' WIDE CONCRETE TRAIL, TRAILHEAD, 3 BENCHES, 3 TRASH RECEPTACLES, 2 PET WASTE STATIONS, 4 FITNESS STATIONS, PLAYGROUND WITH SEATING, PICNIC SHELTER AND 2 PICNIC TABLES	AREA: 29,178 SQ. FT.
<b>TOTAL AREA:</b>		<b>102,803 SQ. FT. (2.36 ACRES)</b>

**OPTIONS FOR PARKS AND OPEN SPACE AMENITIES (PER SCHEDULE 13.07.140A OF PARKS DEDICATIONS ORDINANCE NO. 3.231.3)**

	NEIGHBORHOOD-SERVING PARK
<b>CATEGORY 1 - GATHERING SPACES &amp; SELF-DIRECTED GROUP ACTIVITIES</b>	PICK 1
GATHERING & SOCIAL SPACES	
SEATING AND TABLES	X
SHELTER, SMALL (5-10 USERS)	X
<b>OUTDOOR SPECIALIZED</b>	
ACTIVITY HUBS (CORNHOLE & JENGA)	X
DOG OFF-LEASH AREA (FENCED)	X
<b>CATEGORY 2 - ACTIVE USES</b>	PICK 2, BUT ONLY 1 MAY BE FROM PATHS, TRAILS
<b>PATHS, TRAILS AND TRAILHEADS</b>	PICK 1 PER ACRE
GREENWAY CONNECTION OR TRAILHEAD	X
SOFT-SURFACE JOGGING/HIKING TRAIL	X
<b>PLAY SPACE AND EQUIPMENT</b>	
PLAYGROUND, SMALL-SCALE	X
<b>SPORTS AND FITNESS</b>	
OUTDOOR FITNESS EQUIPMENT	X
<b>CATEGORY 3 - SUPPORT AMENITIES</b>	PICK 1 PER ACRE
<b>SUPPORT AMENITIES</b>	
BARBECUES, SINGLE OR DUAL	X
BIKE RACK AND REPAIR STATION	X
DOG WASTE STATION	X
TRASH RECEPTACLES	X
<b>CATEGORY 4 - SPECIALIZED FACILITIES</b>	OPTIONAL
<b>AQUATICS AND WATER ACCESS</b>	
SWIMMING POOL	X

THE GARRETT COMPANIES  
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923  
 DESIGNED BY: NAS  
 DRAWN BY: NAS  
 CHECKED BY: TGC  
 DATE: 03/09/21  
 PARKER AND PINE FILING NO. 2 LOTS 1-3  
 PARKER, CO  
 MULTI-FAMILY SITE PLAN  
 AMENITY 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