

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:

POOL:	■	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.
BUILDING #4: COURTYARD	■	SITE FURNISHINGS INCLUDING HAMMOCK, TABLE FOR GAMES AND OUTDOOR GAMES INCLUDING CORNHOLE, GIANT JENGA & LANDSCAPING	AREA: 3,140 SQ. FT.
FENCED DOG PARK	■	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.
DETENTION BASIN	■	1,000 LINEAR FEET DECOMPOSED GRANITE WALKING TRAIL, 3 BENCHES, TRASH RECEPTACLE, PET WASTE STATION & LANDSCAPING	AREA: 50,095 SQ. FT.
BALDWIN GULCH	■	IMPROVEMENTS TO EXISTING 10' WIDE CONCRETE TRAIL, TRAILHEAD, 6 BENCHES, 3 TRASH RECEPTACLES, 2 PET WASTE STATIONS, 4 FITNESS STATIONS, PLAYGROUND, PICNIC SHELTER, 2 PICNIC TABLES, D.G. FITNESS LOOP & ARTIFICIAL TURF OPEN TURF PLAY AREA	AREA: 41,933 SQ. FT.
TOTAL AREA: 102,803 SQ. FT. (2.36 ACRES)			

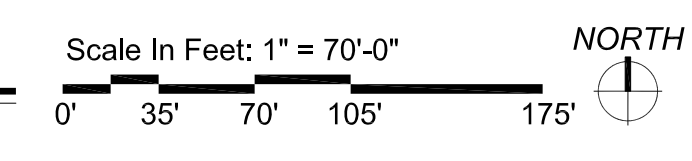
REQUIRED AMENITIES FOR ALL PARKS (PER SECTION 2, PARAGRAPH 13.07.140(c)(10a) OF PARKS DEDICATIONS ORDINANCE NO. 3.231.3)

- (a) REQUIRED AMENITIES FOR ALL PARKS. THE FOLLOWING AMENITIES ARE REQUIRED FOR ALL PARKS REGARDLESS OF THE OPTIONAL AMENITIES SELECTED FROM SUBPARAGRAPH b. BELOW.
- LANDSCAPING SHALL BE PROVIDED FOR ALL IMPERVIOUS AREAS NOT USED FOR OTHER AMENITIES.
 - TABLES AND SEATING SHALL BE PROVIDED, SUCH AS BENCHES, CHAIRS, PICNIC TABLES, AND ADA SEATING.
 - INTERNAL ACCESS PATHWAYS SHALL BE PROVIDED TO AND BETWEEN PARK AMENITIES, PARKING AREAS, AND THE PERIMETER.
 - OPEN TURF PLAY AREAS SHALL BE PROVIDED.
 - UNIVERSAL AND INCLUSIVE PLAY ELEMENTS SHALL BE PROVIDED TO ACCOMMODATE ALL AGES AND ABILITIES.
 - DOG WASTE STATIONS SHALL BE PROVIDED AT ALL SEATING AREAS WITH A MINIMUM OF THREE (3) PER PARK.
 - TRASH RECEPTACLES SHALL BE PROVIDED AT ALL SEATING AREAS WITH A MINIMUM OF THREE (3) PER PARK.
 - ALL NEIGHBORHOOD PARKS SHALL PROVIDE A SMALL SHELTER SERVING A CAPACITY OF BETWEEN FIVE (5) AND TEN (10) USERS.

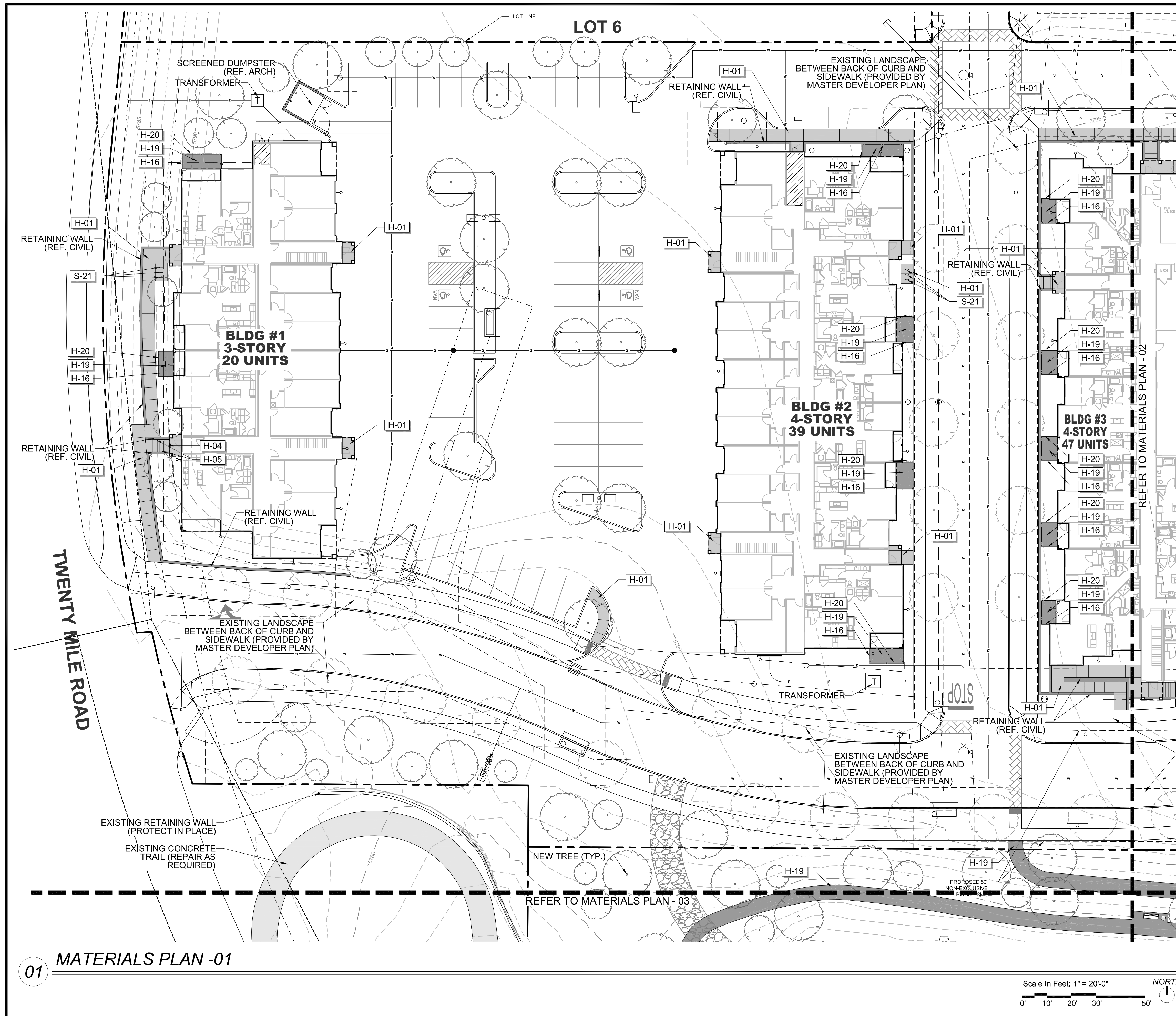
OPTIONS FOR PARKS AND OPEN SPACE AMENITIES (PER SCHEDULE 13.07.140A OF PARKS DEDICATIONS ORDINANCE NO. 3.231.3)

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

PARKER COLORADO
 Final Document
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 Planning Approval By: S. Nerger



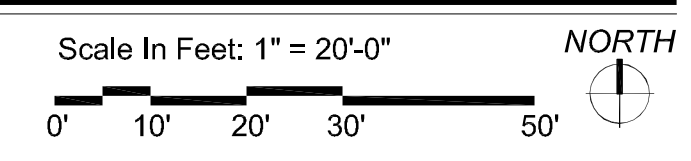
THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923
 DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 07/23/21
 PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 AMENITY PLAN
 PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED 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
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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 (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)
H-22	ARTIFICIAL TURF
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



NO.	REVISION	BY	DATE	APPR.

THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS
 BLD. GREENWOOD, IN 46043 317-866-7923

DESIGNED BY: NAS
 DRAWN BY: NAS
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 DATE: 05/27/21

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MATERIALS PLAN

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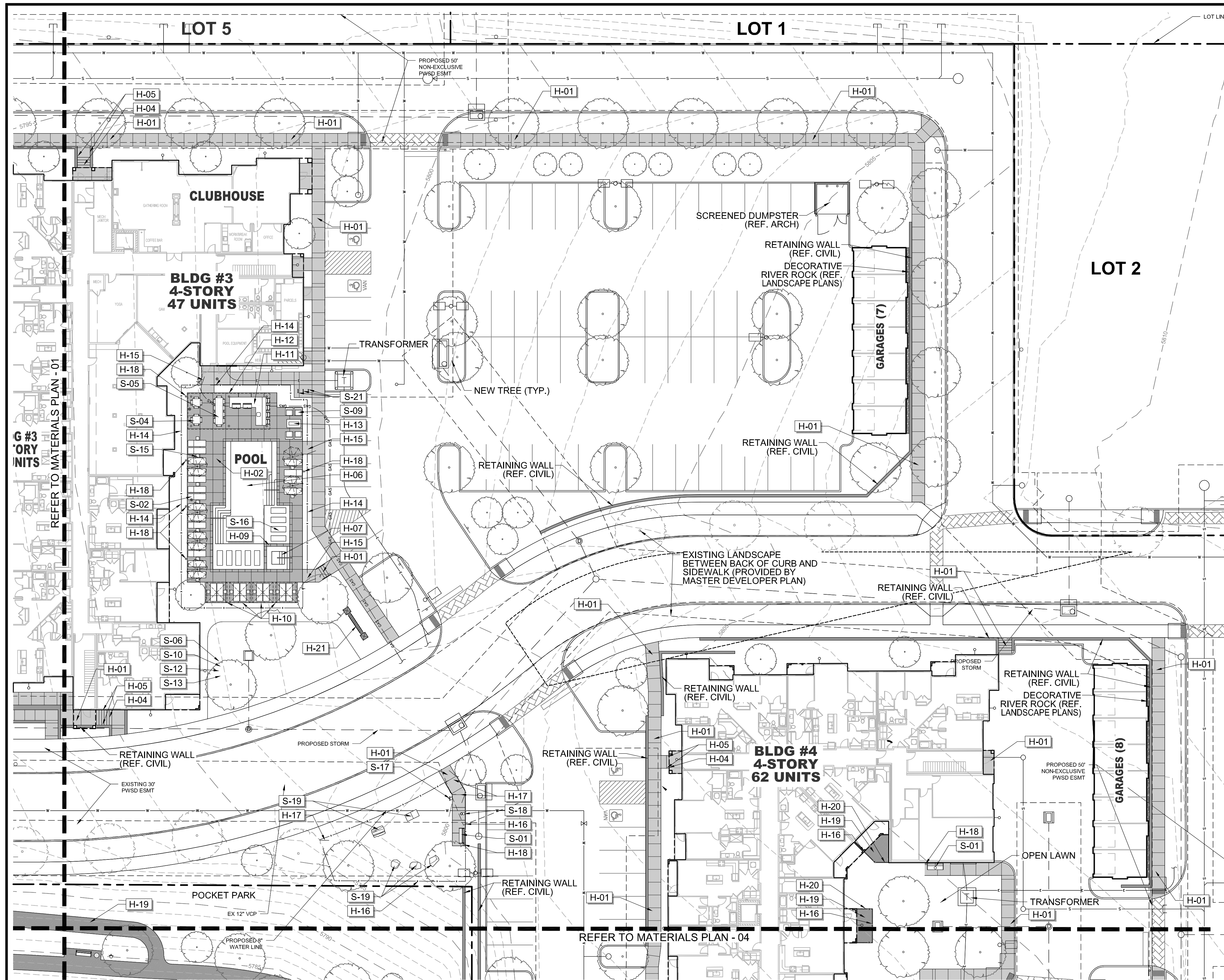
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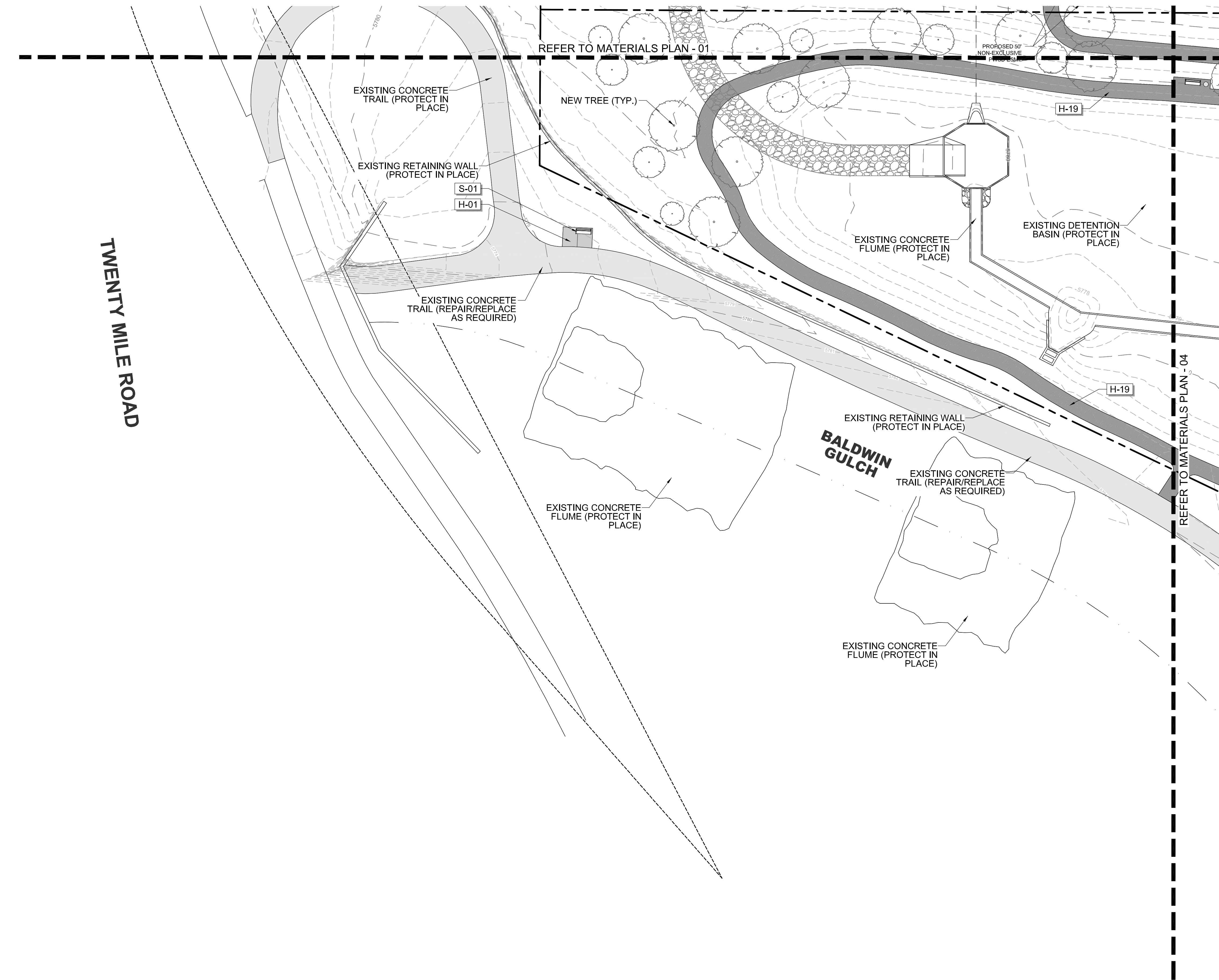
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MATERIALS PLAN

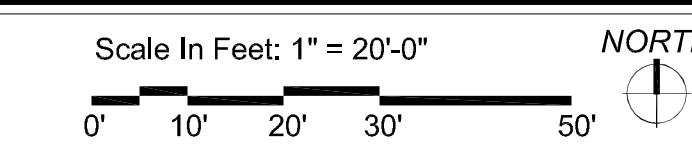
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01 MATERIALS PLAN - 03



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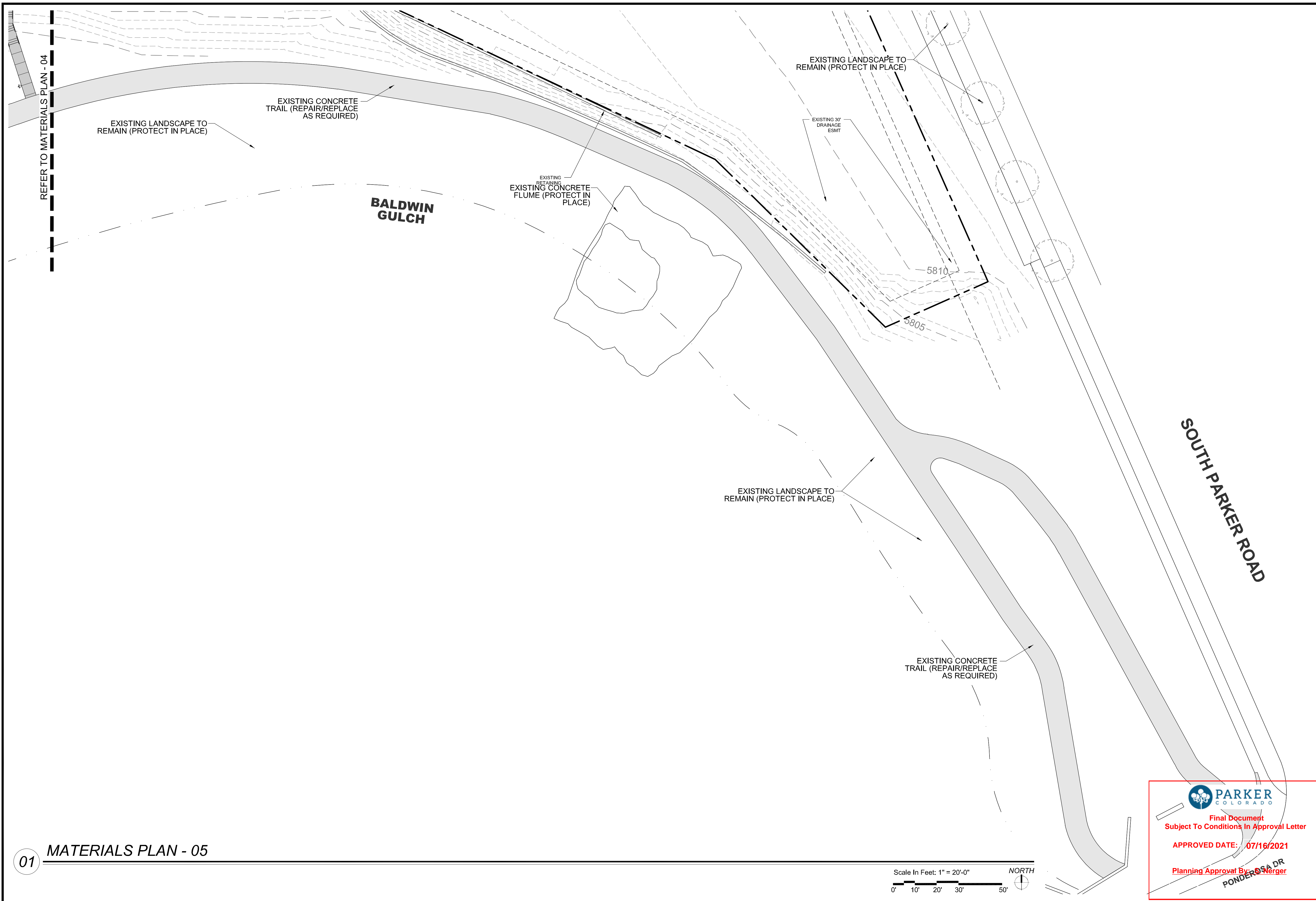
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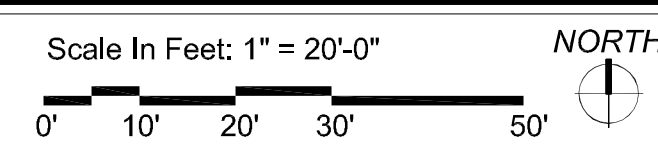
PARKER COLORADO
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NICHOLAS ALLEN SMITH
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01 MATERIALS PLAN - 05




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 BLVD. GREENWOOD, IN 46143 317-866-7923

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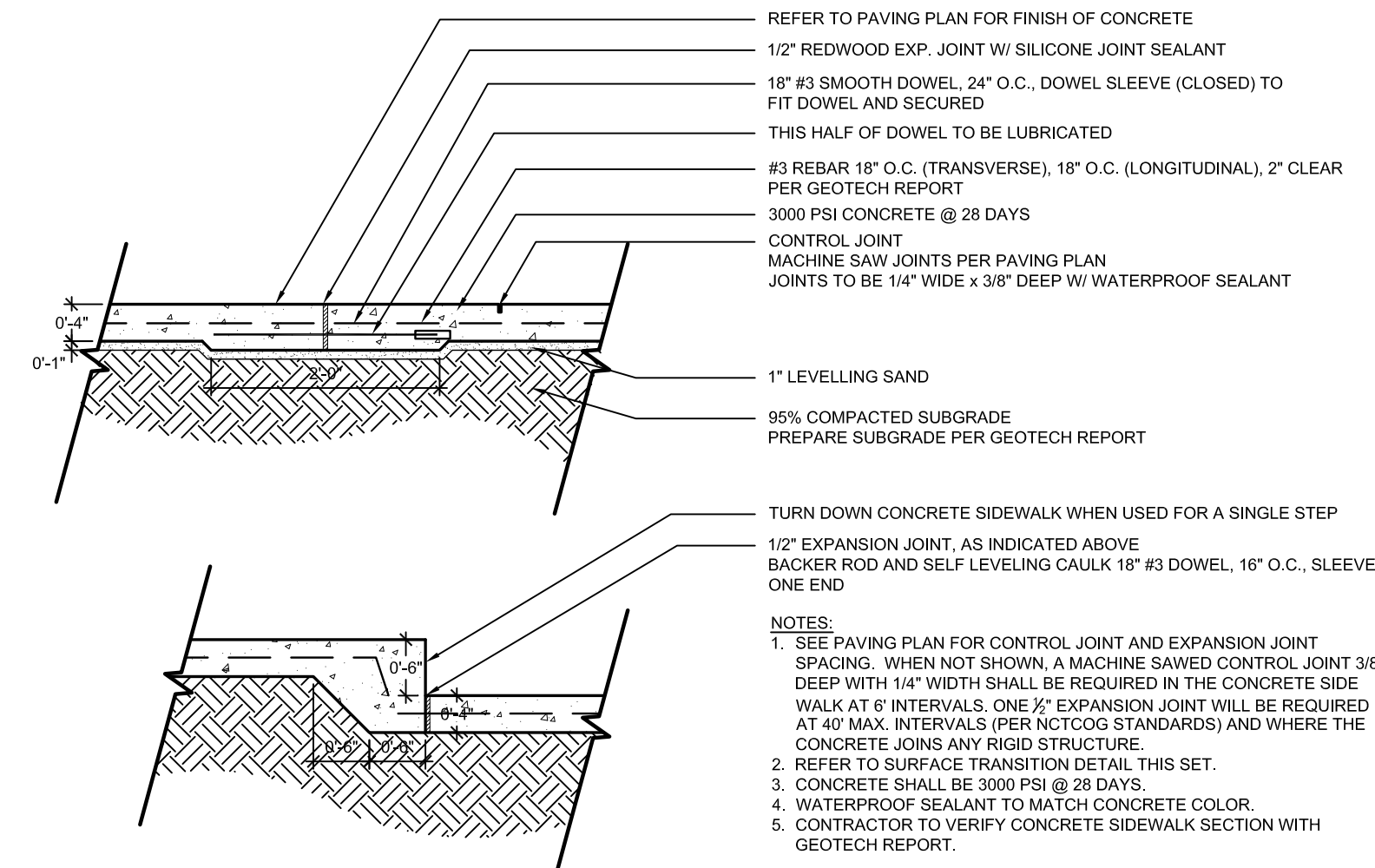
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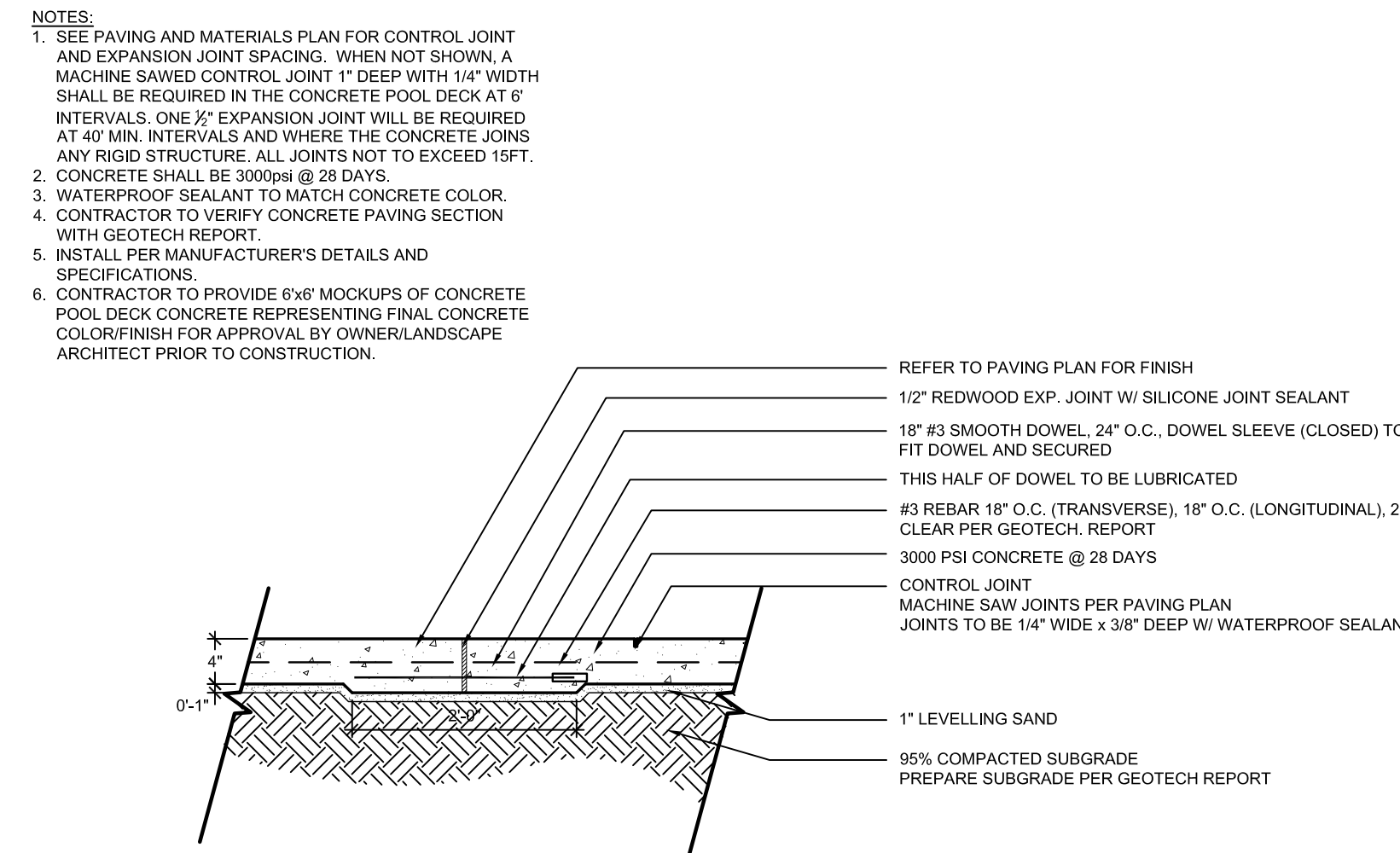
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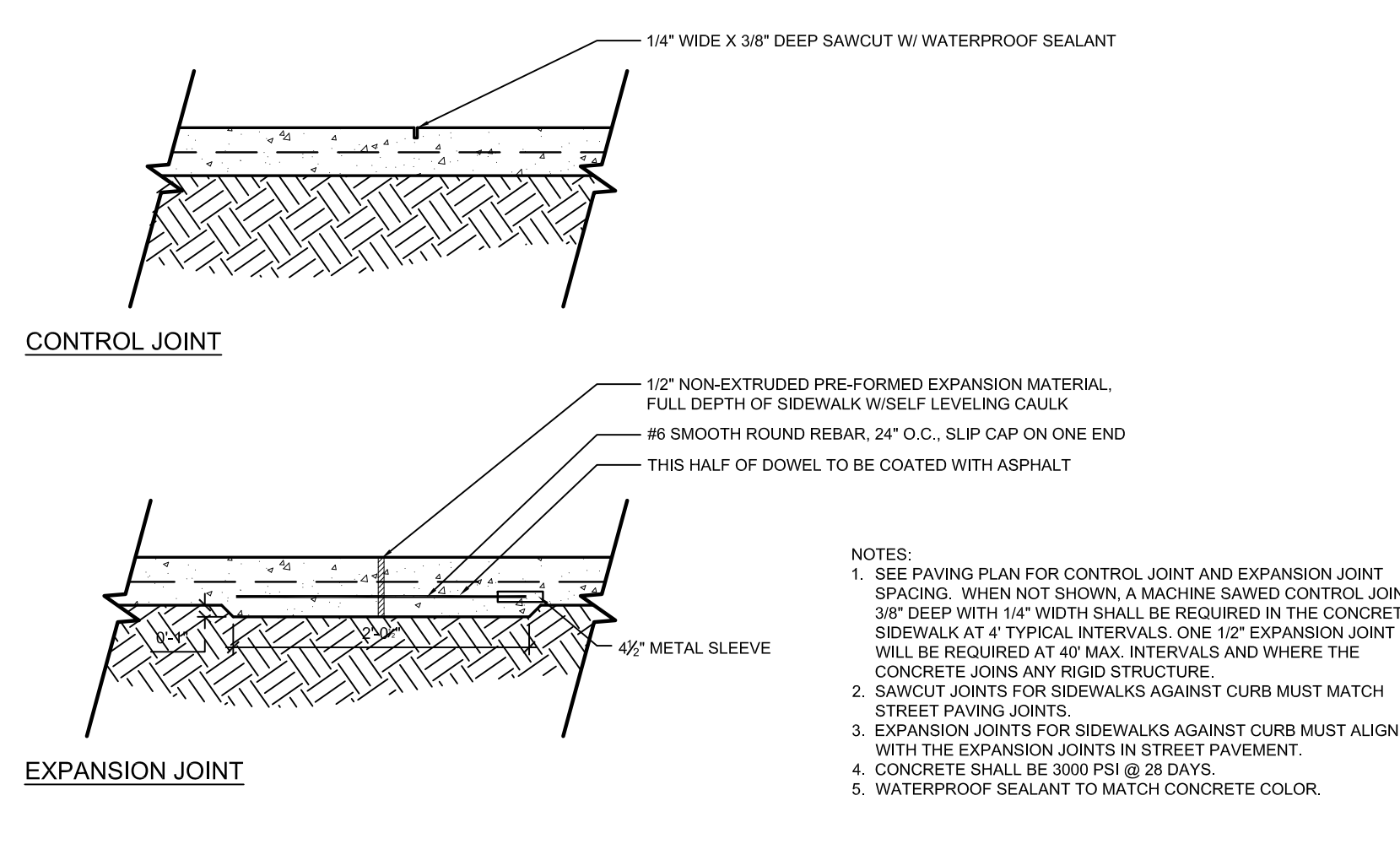
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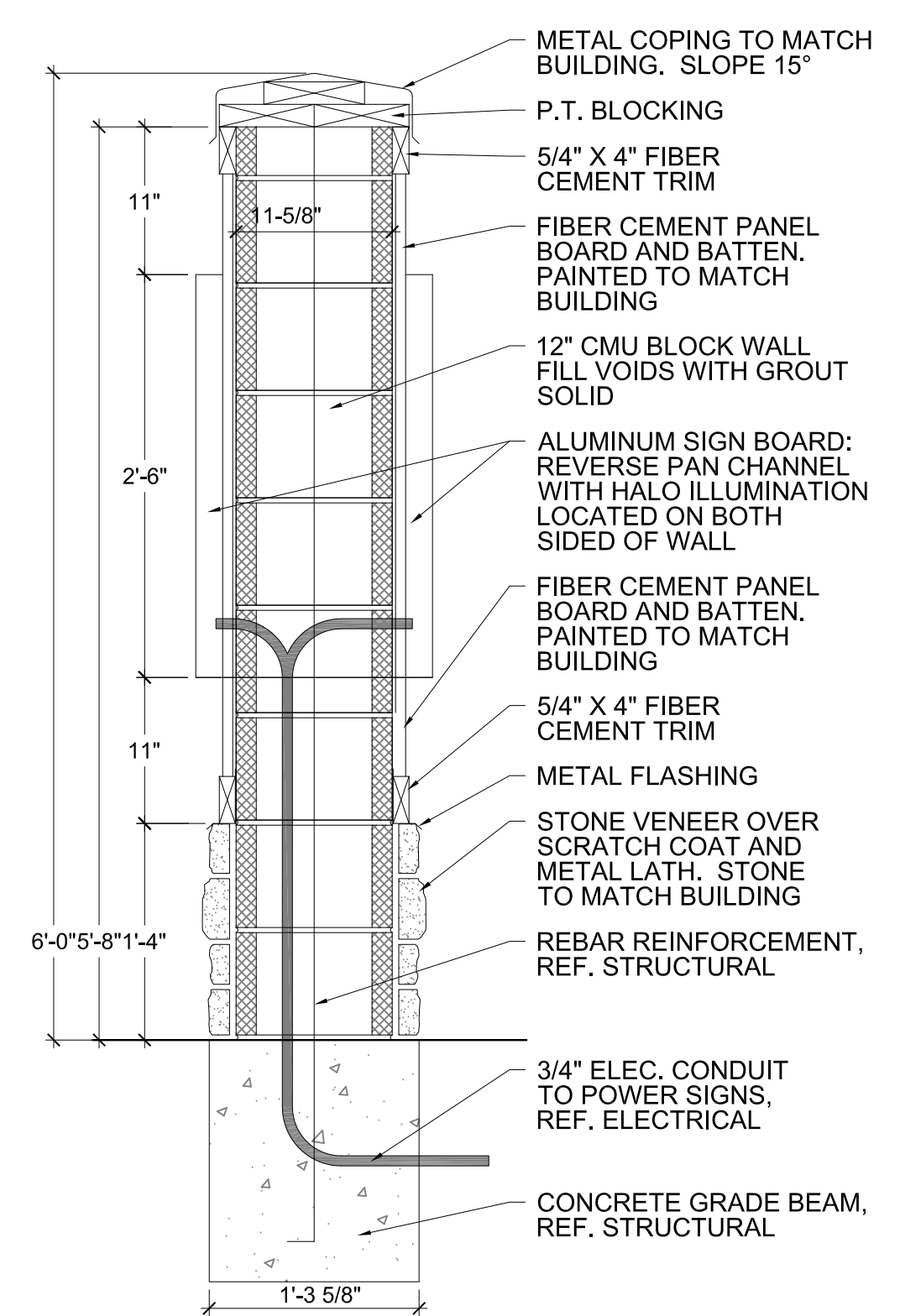
1 CONCRETE PAVING - SIDEWALK (H-01)
SECTION NOT TO SCALE



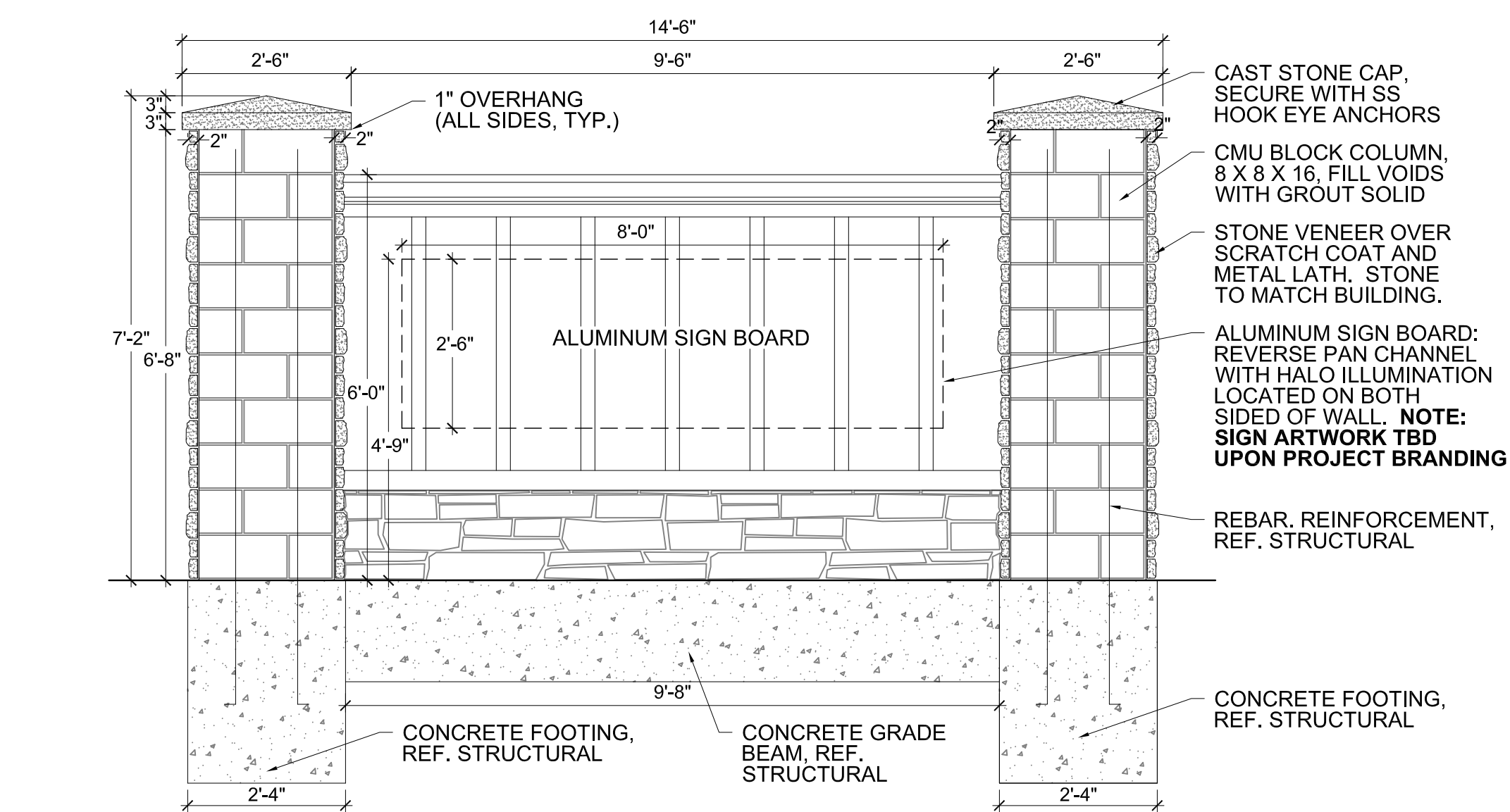
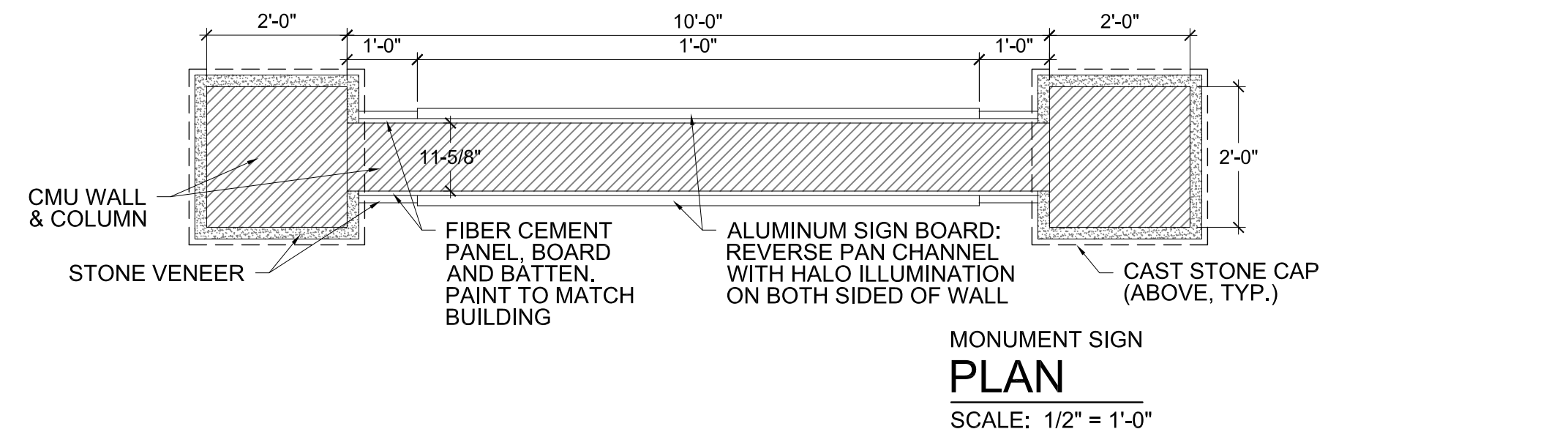
2 CONCRETE PAVING - POOL DECK (H-02)
SECTION NOT TO SCALE



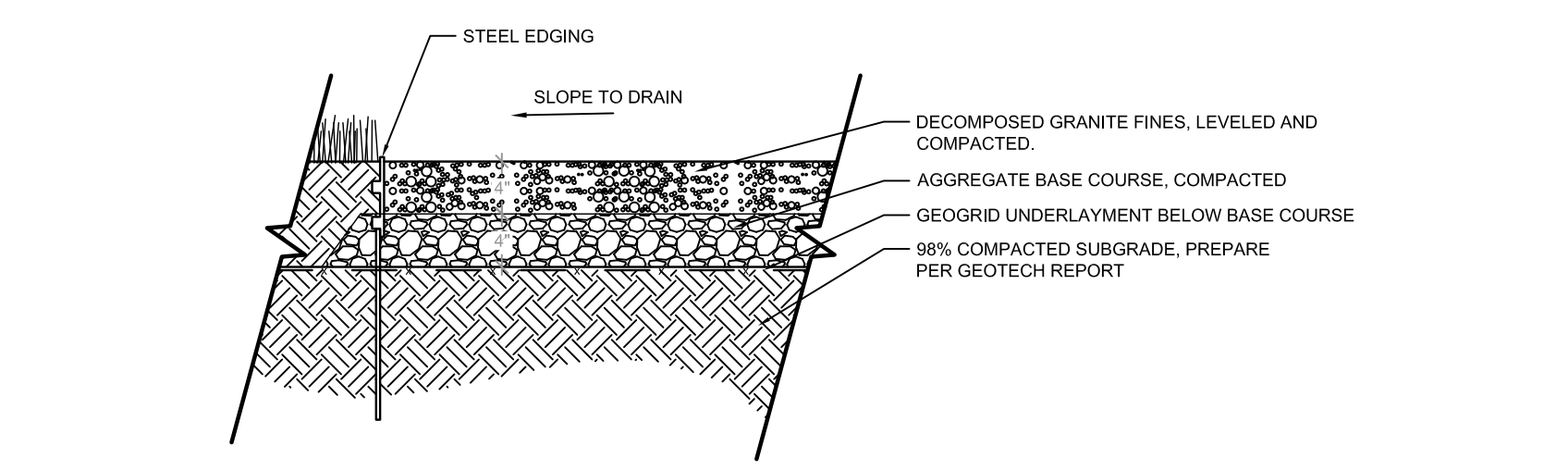
3 CONCRETE JOINTS (H-01 & H-02)
SECTION NOT TO SCALE



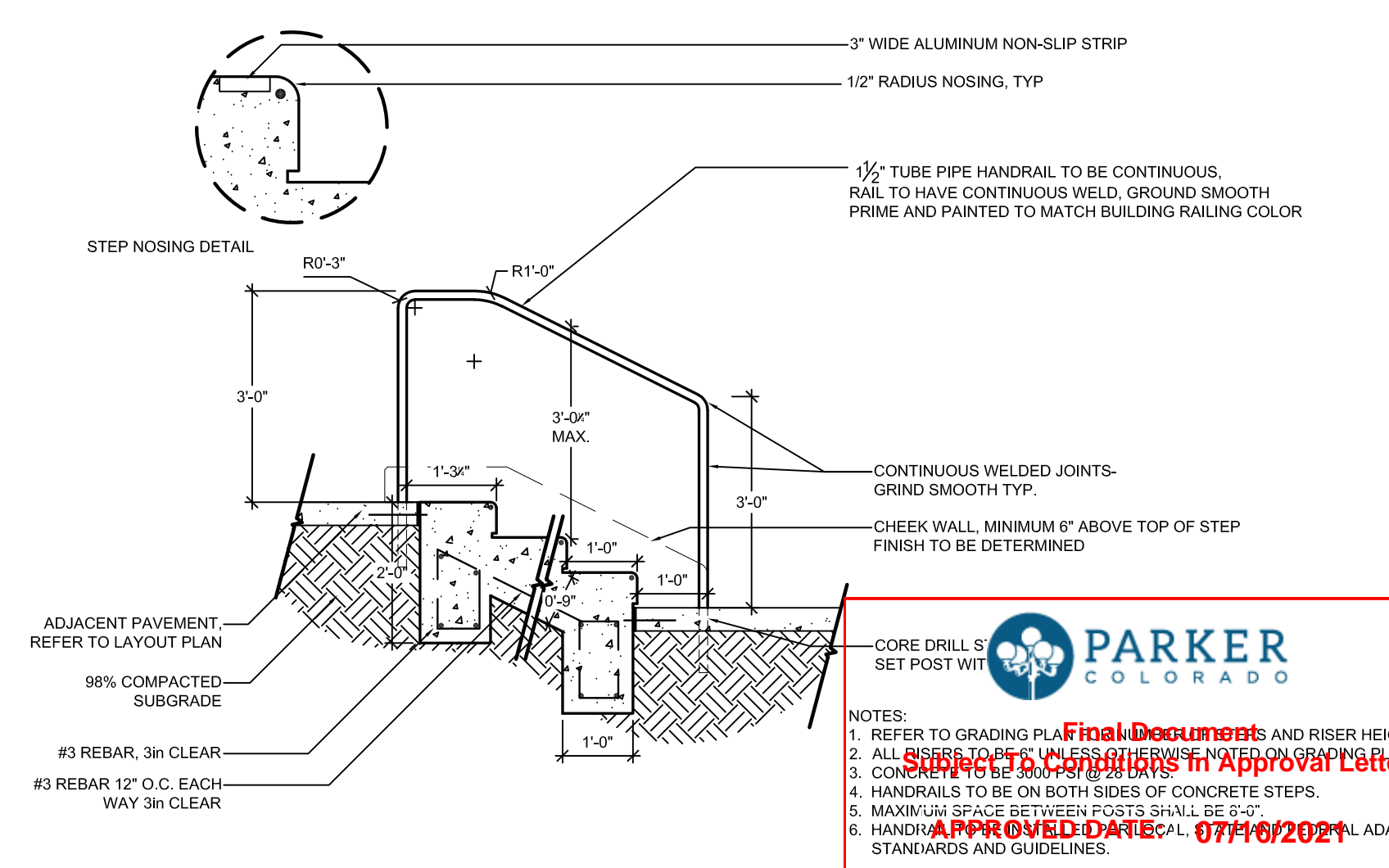
MONUMENT SIGN SECTION
SCALE: 1" = 1'-0"



MONUMENT SIGN SECTION/ELEVATION
SCALE: 1/2" = 1'-0"



5 DECOMPOSED GRANITE (H-19)
SECTION NTS



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

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

NOTE: FOR INFORMATIONAL PURPOSES ONLY. SIGN(S) WILL BE REVIEWED AS PART OF A SIGN PERMIT PACKAGE

NOTES:
1. SEE PAVING AND MATERIALS PLAN FOR CONTROL JOINT AND EXPANSION JOINT SPACING. WHEN NOT SHOWN, A MACHINE SAWS CONTROL JOINT 1" DEEP WITH 1/4" WIDTH SHALL BE REQUIRED IN THE CONCRETE POOL DECK AT 6' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 40' MAX. INTERVALS AND WHERE THE CONCRETE JOINS ANY RIGID STRUCTURE. ALL JOINTS NOT TO EXCEED 15FT.
2. CONCRETE SHALL BE 3000 PSI @ 28 DAYS.
3. WATERPROOF SEALANT TO MATCH CONCRETE COLOR.
4. CONTRACTOR TO VERIFY CONCRETE PAVING SECTION WITH GEOTECH REPORT.
5. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
6. CONTRACTOR TO PROVIDE 6x6" MOCKUPS OF CONCRETE POOL DECK CONCRETE REPRESENTING FINAL CONCRETE COLOR/FINISH FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

NOTES:
1. SEE PAVING PLAN FOR CONTROL JOINT AND EXPANSION JOINT SPACING. WHEN NOT SHOWN, A MACHINE SAWS CONTROL JOINT 3/8" DEEP WITH 1/4" WIDTH SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 4' TYPICAL INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 40' MAX. INTERVALS AND WHERE THE CONCRETE JOINS ANY RIGID STRUCTURE.
2. SAWCUT JOINTS FOR SIDEWALKS AGAINST CURB MUST MATCH STREET PAVING JOINTS.
3. EXPANSION JOINTS FOR SIDEWALKS AGAINST CURB MUST ALIGN WITH THE EXPANSION JOINTS IN STREET PAVEMENT.
4. CONCRETE SHALL BE 3000 PSI @ 28 DAYS.
5. WATERPROOF SEALANT TO MATCH CONCRETE COLOR.

NOTES:
1. REFER TO PAVING PLAN FOR LOCATION AND DIMENSIONS OF DECOMPOSED GRANITE FINES AREA.
2. CONTRACTOR MUST VERIFY THIS PAVEMENT SECTION WITH CONSULTING GEOTECH PRIOR TO INSTALLATION.
3. PRIOR TO CONSTRUCTION, CONTRACTOR TO SUBMIT SAMPLE OF CRUSHED GRAVEL FINES AND STABILIZER TO LANDSCAPE ARCHITECT FOR APPROVAL.
4. ALL GRAVEL BASE, CRUSHED OR FINES SHALL BE FREE OF FOREIGN MATERIAL.

NOTES:
1. REFER TO GRADING PLAN AND RISER HEIGHTS.
2. ALL STEPS TO BE 12" HIGH WITH 1/4" RADIUS NOSING.
3. HANDRAILS TO BE ON BOTH SIDES OF CONCRETE STEPS.
4. MAXIMUM SPACE BETWEEN POSTS SHALL BE 6'-0".
5. HANDRAILS TO BE 3/4" DIA. TUBE PIPE HANDRAILS.
6. HANDRAILS TO BE 3/4" DIA. TUBE PIPE HANDRAILS.

DATE: _____ BY: _____
REVISION: _____ NO. _____

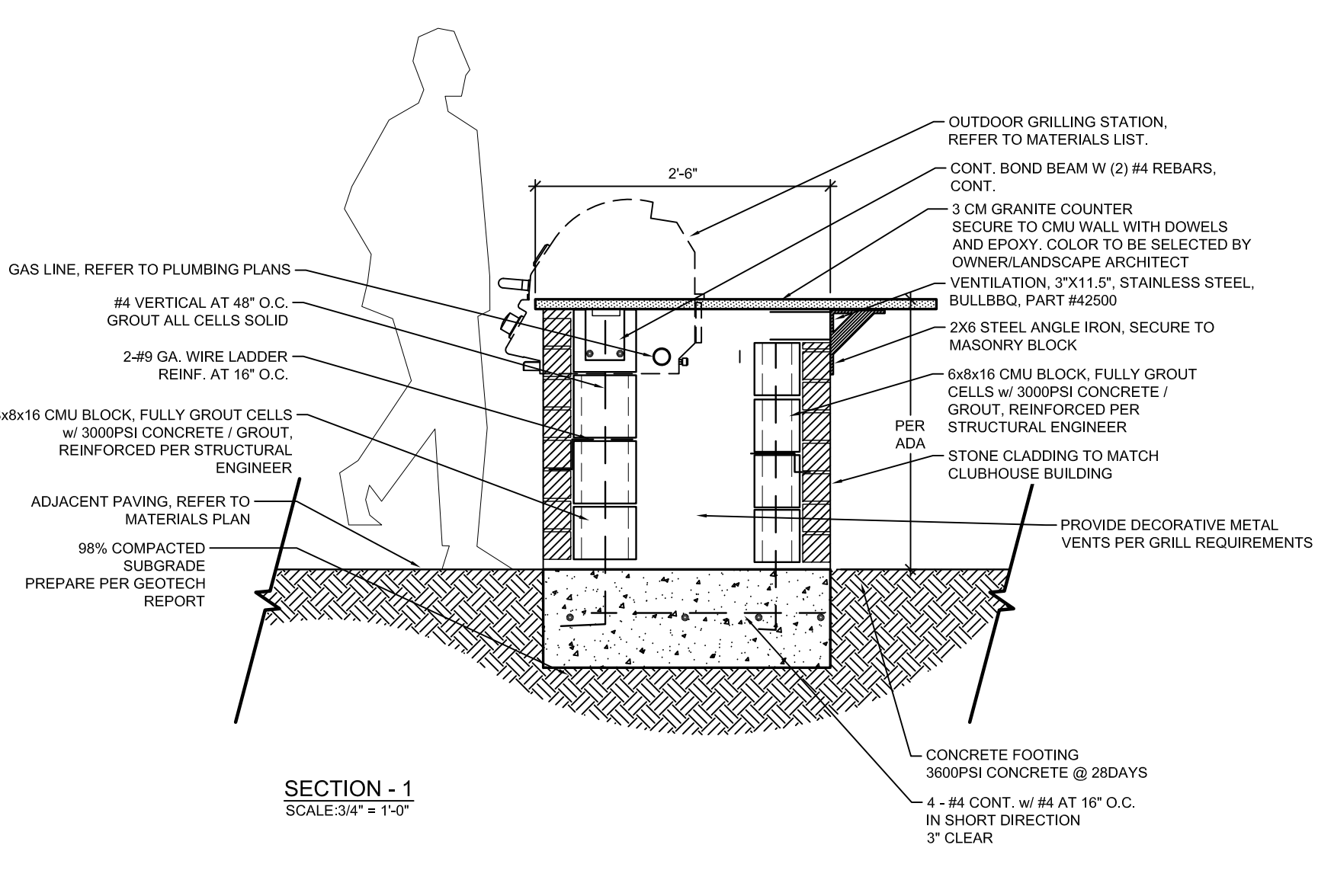
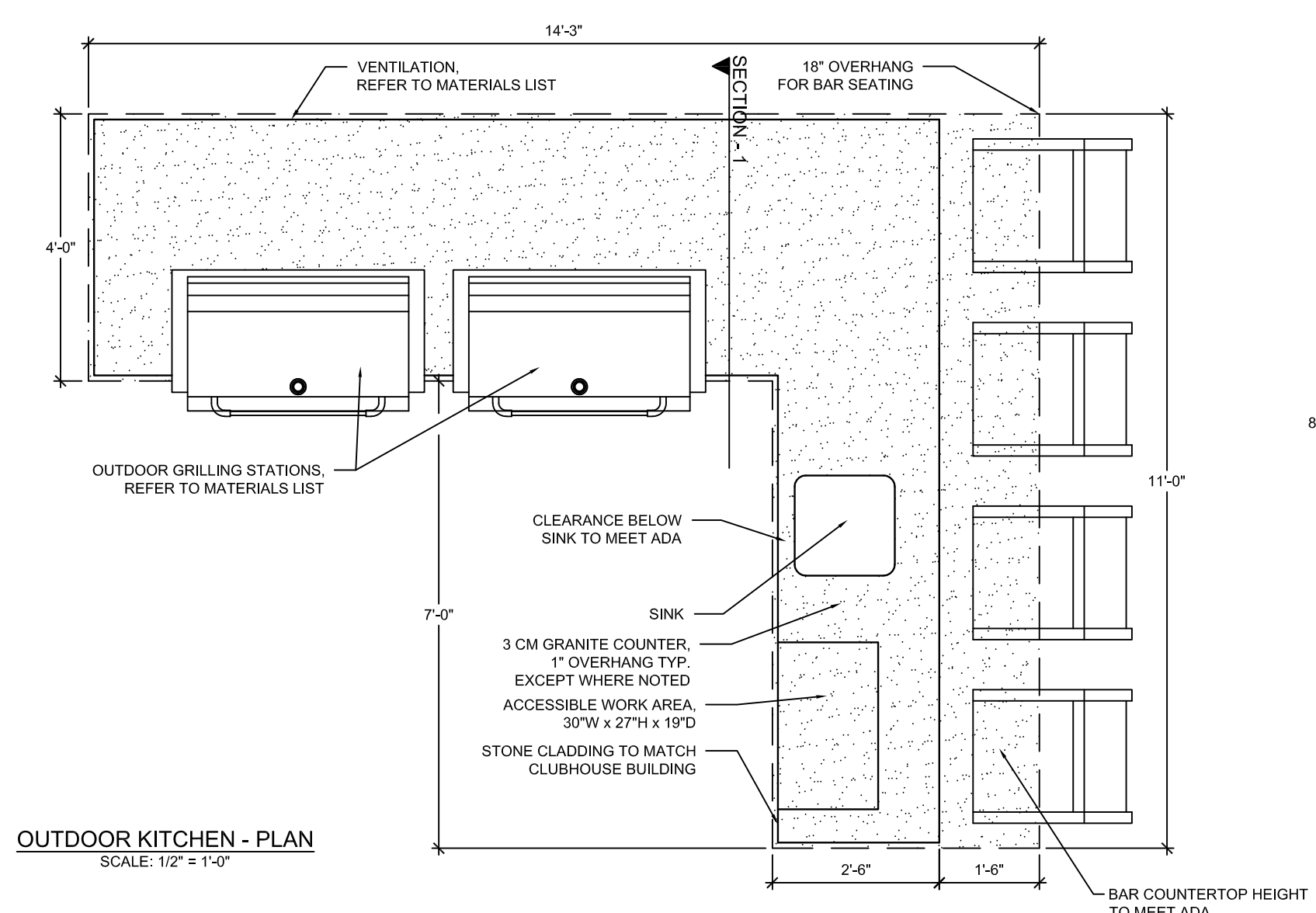
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MATERIALS LIST

OUTDOOR GRILL STATION
38" BRAMMA STAINLESS STEEL NATURAL GAS GRILL WITH WINDSHIELD FRAME BY BULLBDO

GRILL JACKET
38" GRILL INSULATION JACKET BY BULLBDO

DOUBLE ACCESS DOORS
180x24 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

*GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING TO BE LOCATED UNDER GRILL AND BEHIND ACCESS DOORS, PER LOCAL BUILDING CODE (REFER TO NOTE 6.1)

NOTES:

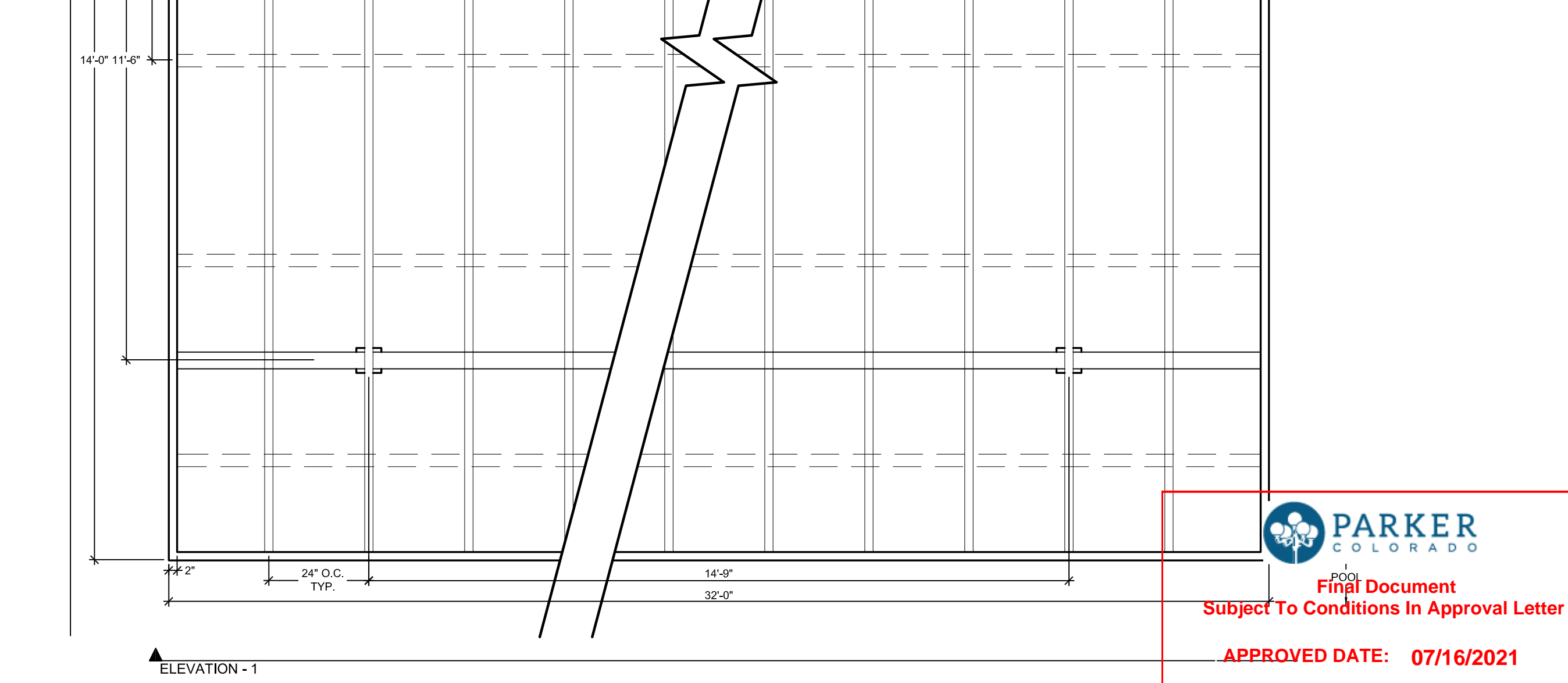
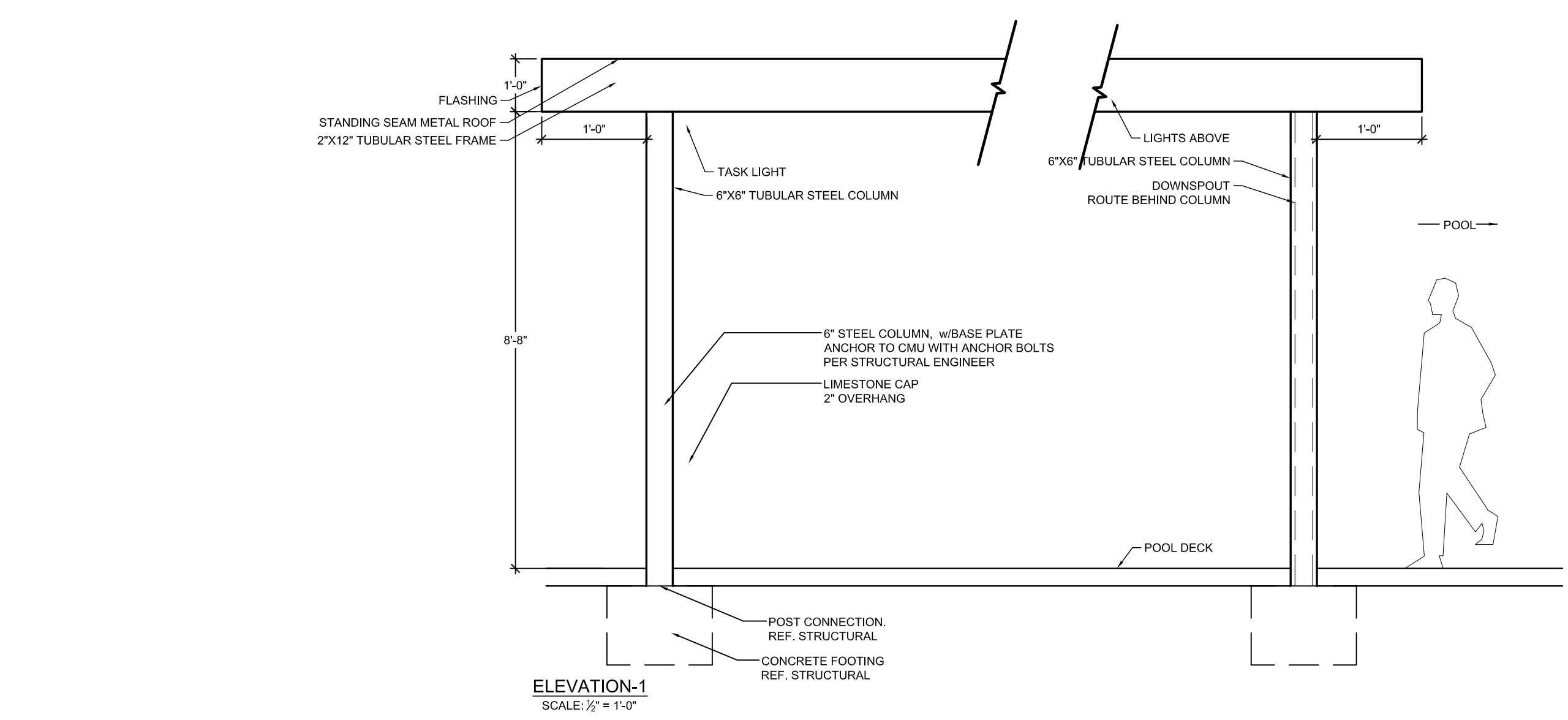
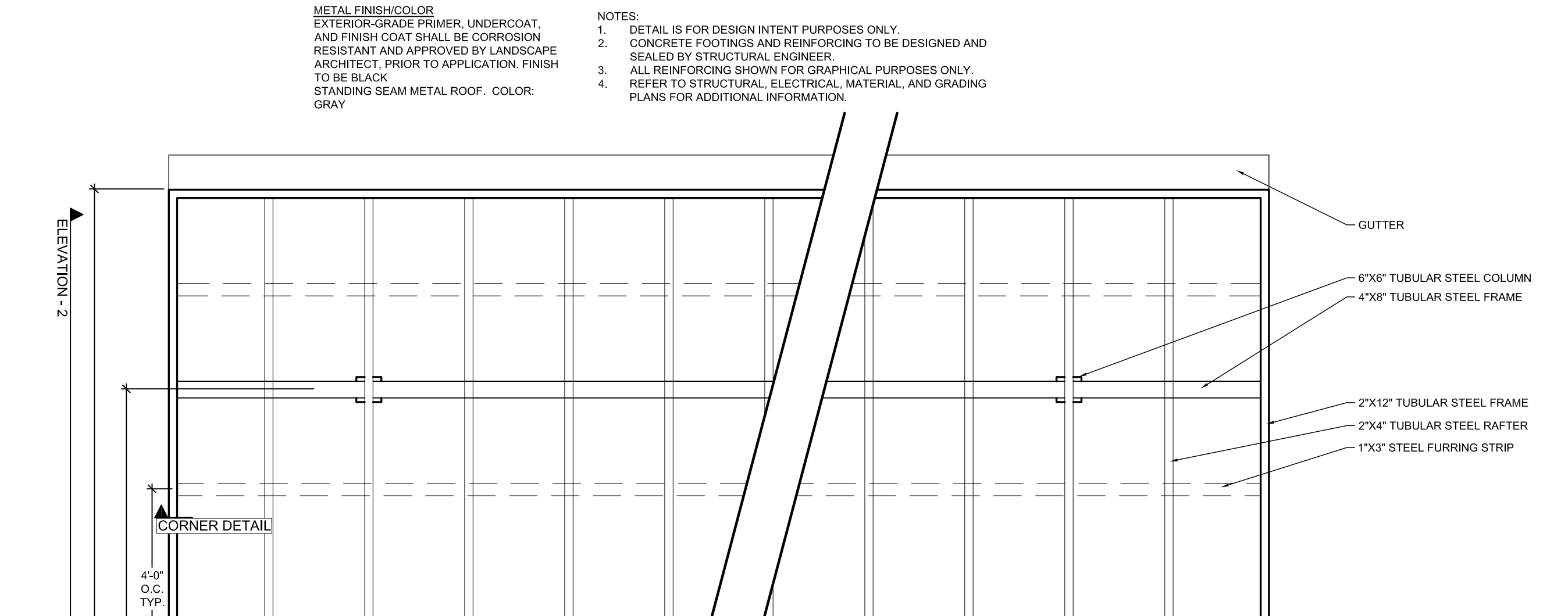
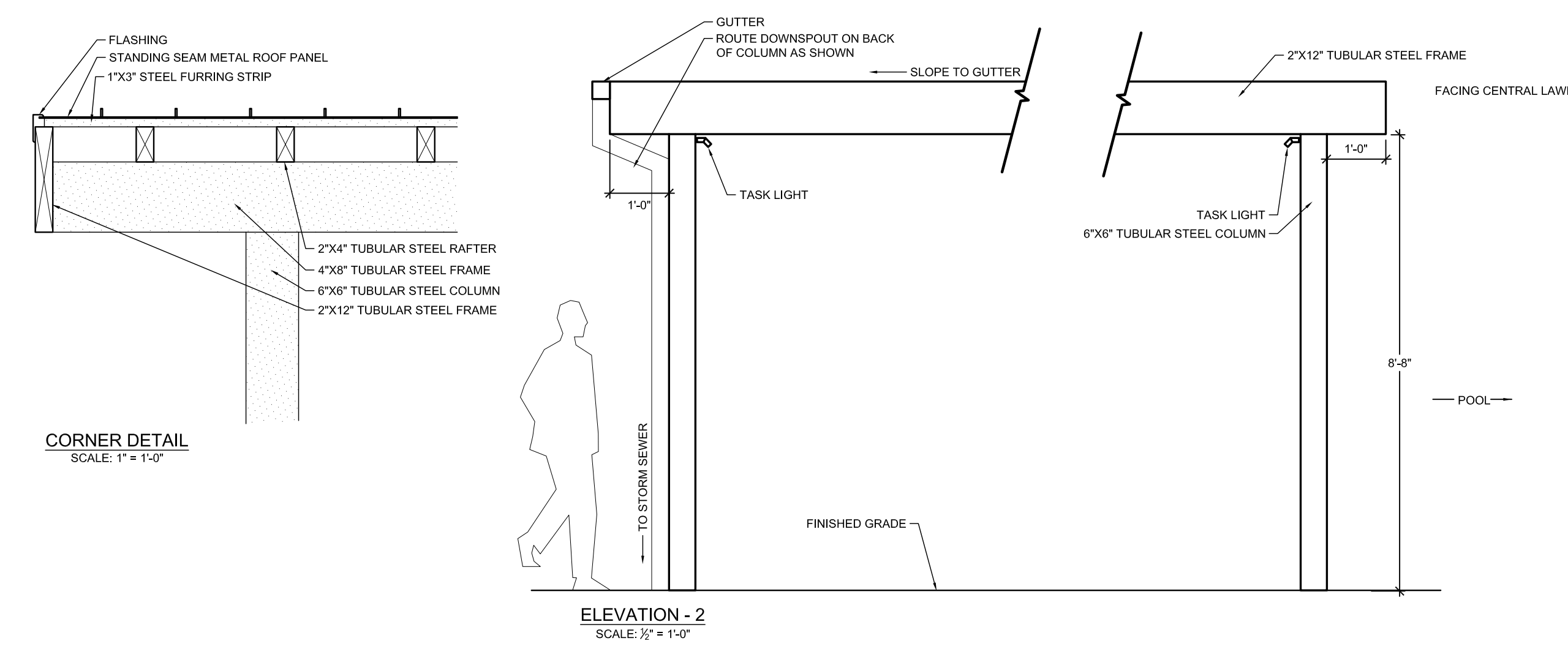
1. ALL WALLS, CONCRETE FOOTINGS AND REINFORCING TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS AND REVIEWED FOR DESIGN INTENT BY OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR 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.
- 4.1. 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.
5. REFER TO MANUFACTURER'S DETAILS AND INSTRUCTIONS FOR ALL OUT DIMENSIONS FOR GAS GRILL AND ACCESS DOORS.
6. CONTRACTOR TO INSTALL GRILL AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
7. 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 BDO INSERT MUST REMAIN UNOBSTRUCTED TO ALLOW FOR COMBUSTION AIR AND VENTILATION. UPPER VENTS MUST BE LOCATED WITHIN 5 INCHES/12.7 CM/1/2" MM FROM THE TOP OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE VENT. LOWER VENTS MUST BE LOCATED WITHIN 1 INCH/2.54 CM/25.4 MM FROM THE BOTTOM OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE FIRST VENT OPENINGS AND NO MORE THAN 5 INCHES/12.7 CM/1/2" 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/533 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

APPR	DATE	
BY		
REVISION		
NO.		

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

DESIGNED BY: NAS
DRAWN BY: NAS
CHECKED BY: TGC
DATE: 04/19/21

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

PARKER COLORADO
Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: 07/16/2021
Planning Approval By: S. Nergler

Nicholas Allen Smith
Registered Landscape Architect of the State of COLORADO
Registration Number: 1436
NOT FOR CONSTRUCTION
PROJECT NO. 096481002

19 OF 49



SPECIFICATIONS:

MANUFACTURER:
BROWN JORDAN FIRES
WWW.BROWNJORDANFIRES.COM

PRODUCT:
FLO FIRE TABLE
SQM: 6.3' FLO.GH.G
65" L x 34.9" W x 13.3" H

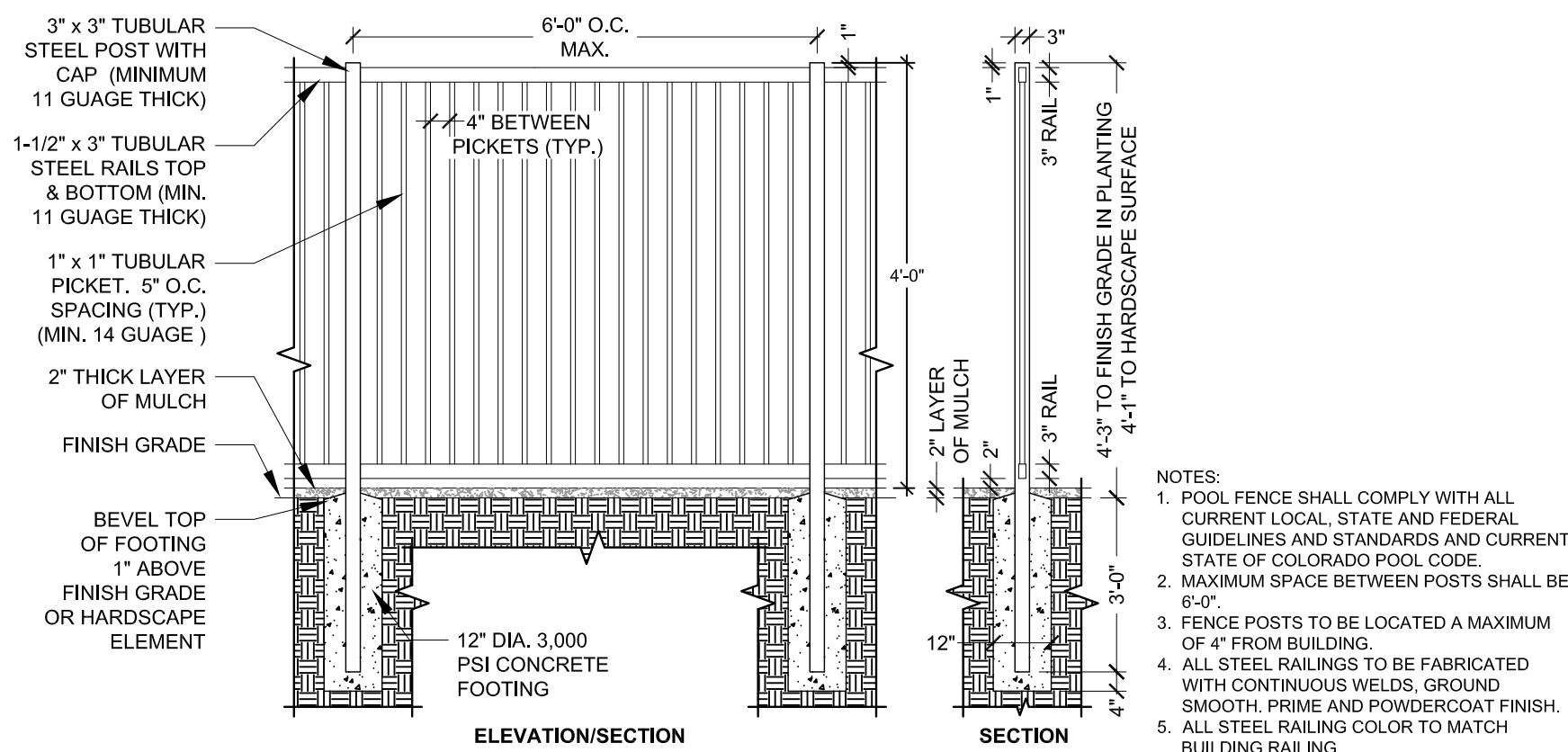
MATERIAL/COLOR:
MATERIAL: CONCRETE
BURNER: STAINLESS STEEL
COLOR: GRAPHITE
FUEL: NATURAL GAS (55,000 BTU/HR)

NOTE:
1. REFER TO MATERIAL PLAN FOR FIRE TABLE LOCATION.
2. INSTALL BENCH PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

1 FIRE TABLE (H-13)

IMAGE

NOT TO SCALE

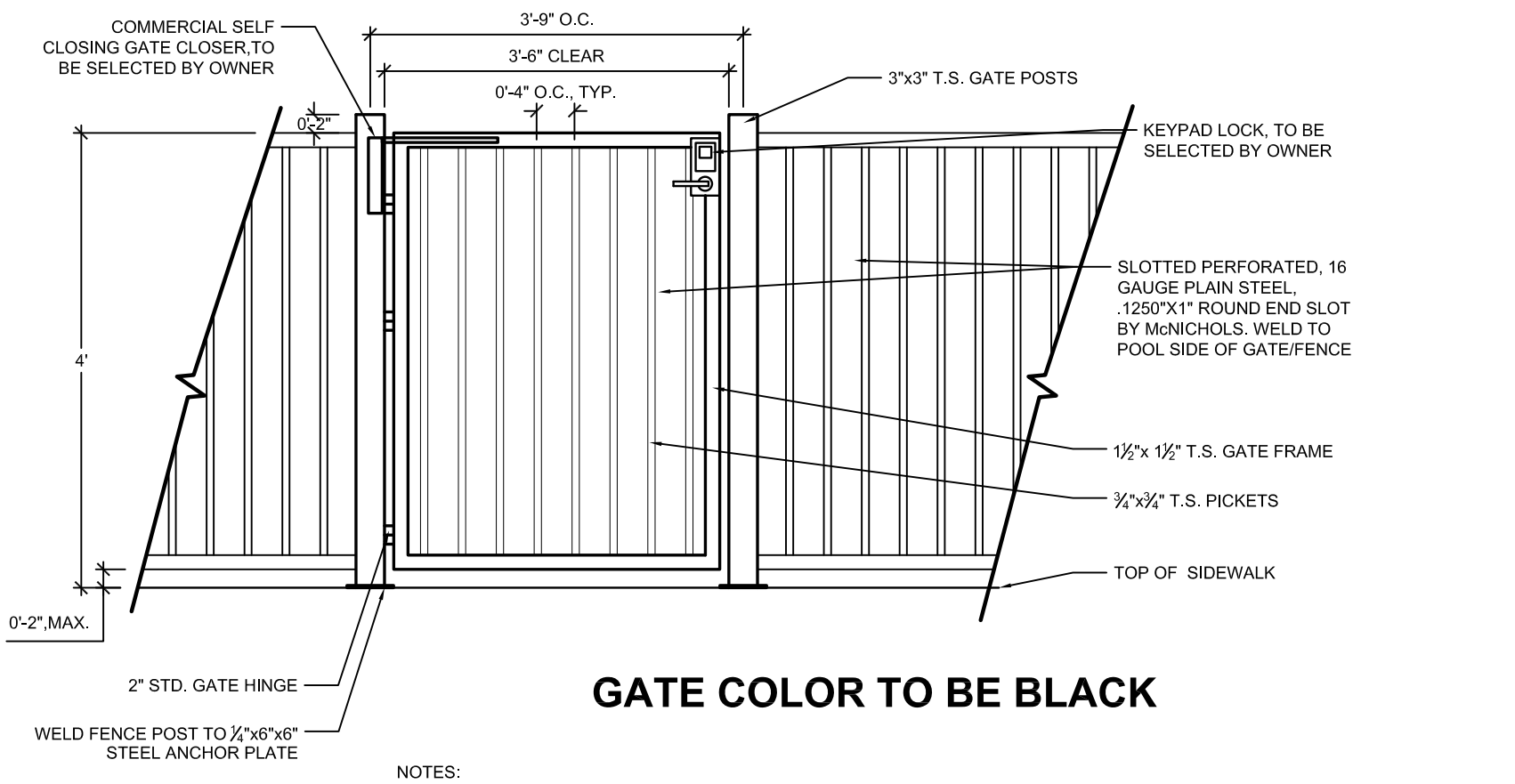


FENCE COLOR TO BE BLACK

2 6' HT. POOL FENCE (H-14)

SECTION ELEVATION

NOT TO SCALE

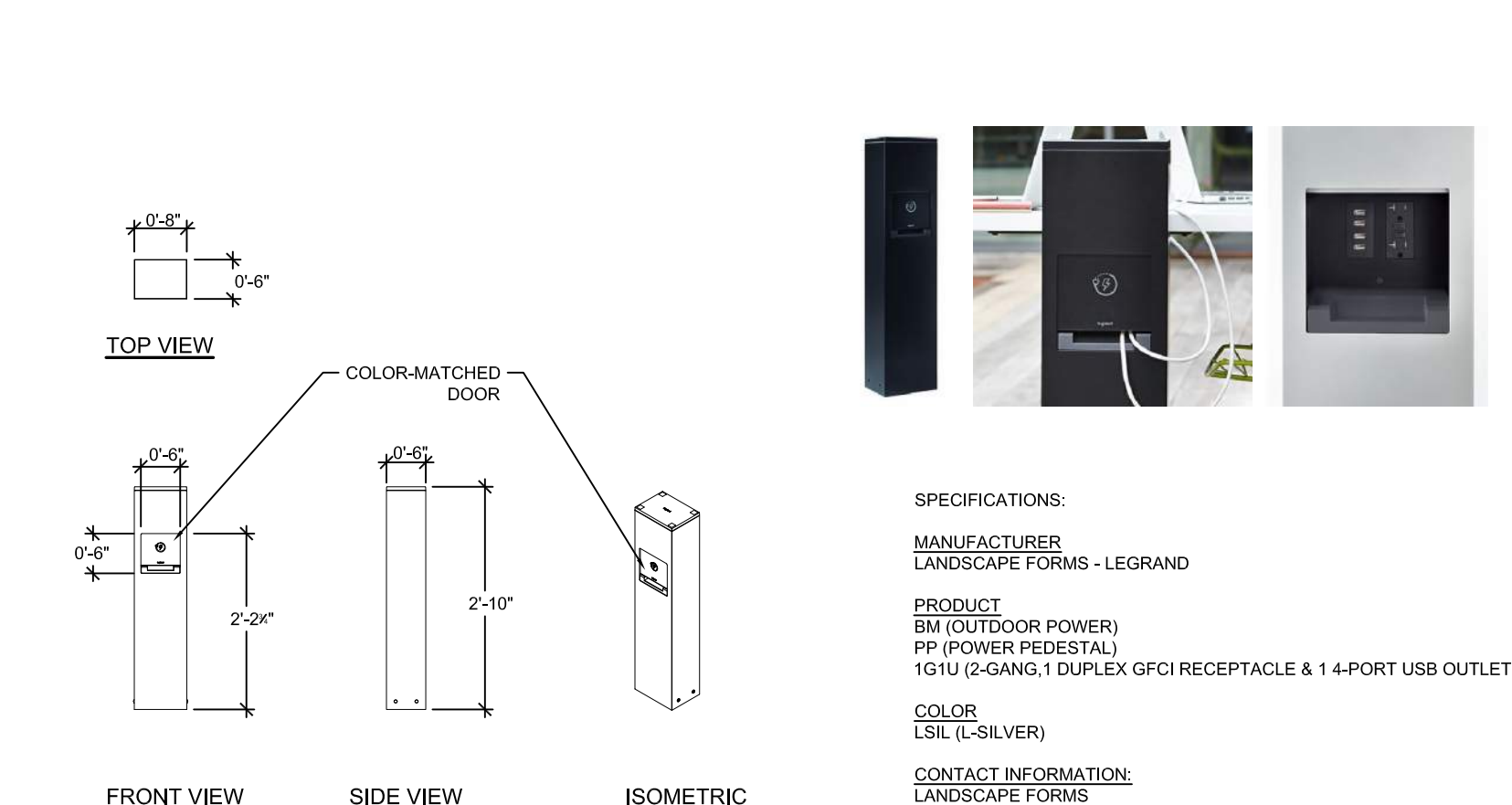


GATE COLOR TO BE BLACK

3 6' HT. X 42" WIDTH POOL GATE (H-15)

ELEVATION

1/2" = 1'-0"



SPECIFICATIONS:

MANUFACTURER:
LANDSCAPE FORMS - LEGRAND

PRODUCT:
BM (OUTDOOR POWER)
PP (POWER PEDESTAL)
1GTU (2-GANG, 1 DUPLICATION RECEPTACLE & 1 4-PORT USB OUTLET)

COLOR:
LSL (SILVER)

CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 972.740.3373

NOTE:
1. REFER TO LIGHTING PLAN FOR LOCATION.
2. INSTALL POWER PEDESTAL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

4 4' HT. DOG PARK FENCE (H-16)

SECTION ELEVATION

NOT TO SCALE

PACIFICA CABANA Most Versatile Cabana Under the Sun

The new name for quality and affordability Pacifica Cabana. Makes any patio look like a million-dollar investment. Elegant yet simple design. Custom privacy. Steel-framed construction. Virtually indestructible. Available in black or white finish. Covered in fade-resistant Sunbrella® fabric for lasting beauty. So cool, it sizzles.

MANUFACTURER:
RESORT CABANAS

STYLE:
PACIFICA CABANAS

SIZE:
8' X 8'

FABRIC:
SUNBRELLA SHADE

COLOR:
SLATE 4084-0000

FRAME:
GALVANIZED STEEL, POWDER COATED BLACK

NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. CONTRACTOR TO PROVIDE PRODUCT SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.
3. METAL COLOR: BLACK
4. CANVAS COLOR:

7 PREFABRICATED CABANA (H-10)

SECTION

NTS

RESORT CABANAS

60201 Resaca Avenue, Corona, California 92626-1926
Phone: (951) 822-9801 (951) 822-9133
Fax: (951) 822-3233 - www.resortcabanas.com

5 4' HT. X 42" WIDTH DOG PARK GATE (H-17)

SECTION

NOT TO SCALE

The Fix includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs. The tools are securely attached to the stand with stainless steel cables and tamper-proof fasteners. Hanging the bike from the hanger arms allows the pedals and wheels to spin freely while making adjustments.

Patents D680,894 and US 9,458,880 B2

PRODUCT: DERO FIXIT, BIKE REPAIR STATION
MANUFACTURER: DERO 1-888-337-6729 WWW.DERO.COM
MOUNTING TYPE: SURFACE
FINISH: GALVANIZED
INCLUDED OPTIONS: AIR KIT BIKE PUMP
QUANTITY: 1
NOTES:
1. FIXIT STATION TO BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.
2. FIXIT STATION FINISH TO BE GALVANIZED.
3. FIXIT STATION SPACING PER MANUFACTURER'S RECOMMENDATIONS.

8 BIKE FIX-IT STATION (S-20)

SECTION

NOT TO SCALE

6 POWER/USB PEDESTAL (H-18)

PLAN, ELEVATION, ISOMETRIC

NOT TO SCALE

Beefed Up Security

For added security and peace of mind, the Heavy Duty Hoop Rack uses a larger, thicker pipe than our standard Hoop Rack. The Heavy Duty Hoop meets ASEP guidelines for u-lock compatibility and two points of support for the bike.

PRODUCT: DERO HOOP RACK HEAVY DUTY BIKE RACK
MANUFACTURER: DERO 1-888-337-6729
WWW.DERO.COM

MOUNTING TYPE: GALVANIZED
FINISH: GALVA
QUANTITY: 3
Final Document
NOT Subject To Conditions In Approval Letter
1. BIKE RACK TO BE IN-GROUND MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.
2. BIKE RACK FINISH TO BE GALVANIZED. **APPROVED DATE: 07/16/2021**
3. BIKE RACK SPACING PER MANUFACTURER'S RECOMMENDATIONS.
Planning Approval By: S. Neger

9 BIKE RACK (S-21)

SECTION

NOT TO SCALE

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

DESIGNED BY: NAS
DRAWN BY: NAS
CHECKED BY: TGC
DATE: 04/19/21

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

20 OF 49



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) 853-5318
 WWW.BYOPLAGROUND.COM
NOTE:
 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-1.800.676.3979
NOTE:
 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.LIVINTHEDOGLIFE.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.LIVINTHEDOGLIFE.COM

NOTE:
 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
NOTE:
 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)
 IMAGE NOT TO SCALE



SPECIFICATIONS:
MANUFACTURER
 TEXASCRAFT
PRODUCT
 IN-POOL LOUNGER
 2374X245H
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

Final Document
Subject to Conditions In Approval Letter
APPROVED DATE: 07/16/2021
Planning Approval By: S. Nergler

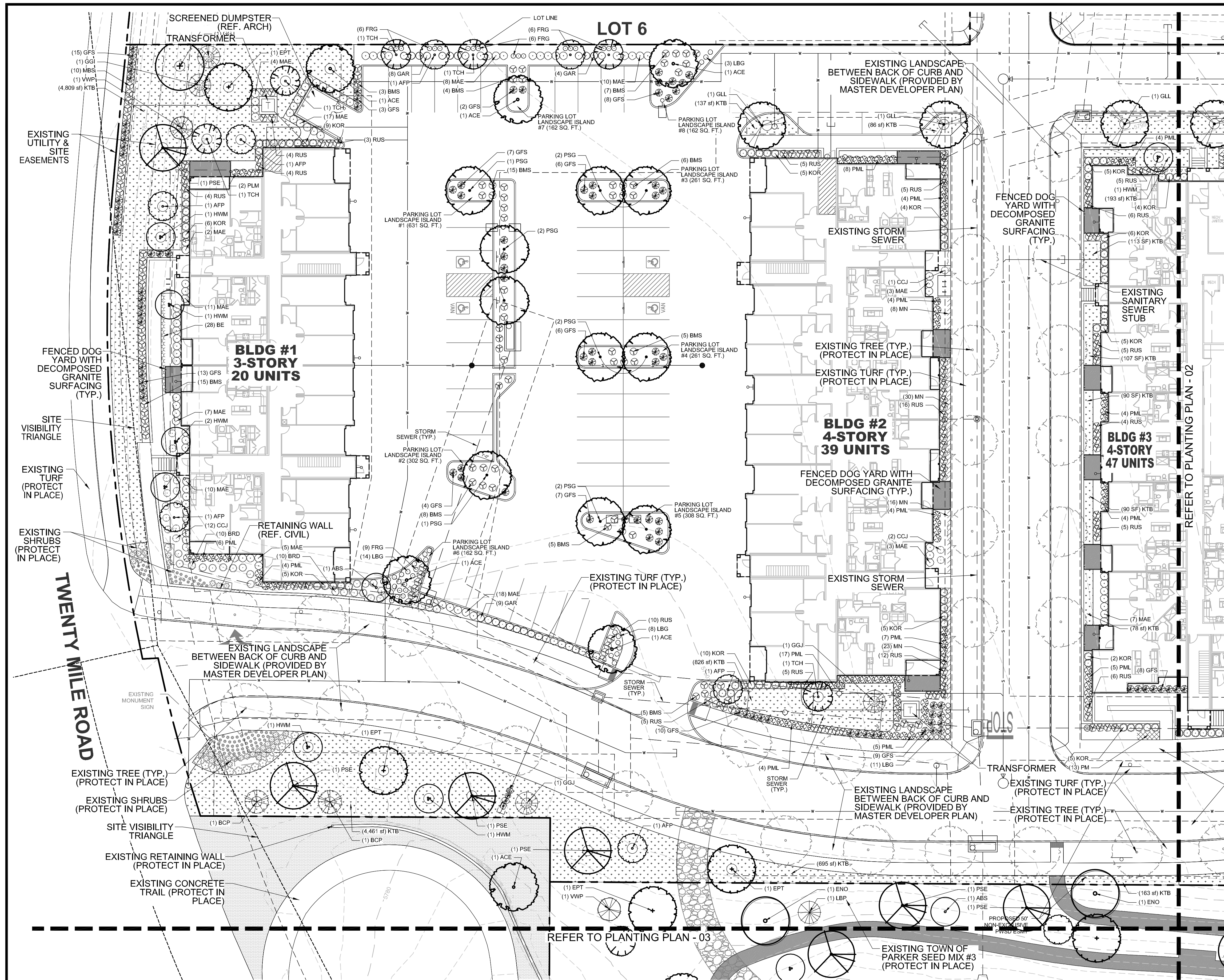
NO.	REVISION	BY	DATE	APPR.



DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 04/19/21

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

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 Nicholas Allen Smith
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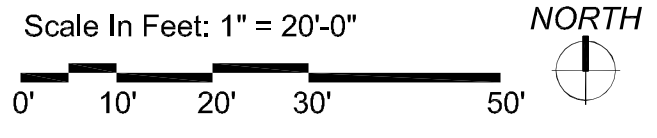


PLANTING LEGEND

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
	ACE	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'
	ENO	ENGLISH OAK	QUERCUS ROBUR
	EPT	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'
	IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'
	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
	GLL	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'
ORNAMENTAL TREES			
	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLIANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'
EVERGREEN/CONIFEROUS TREES			
	VWP	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'
DECIDUOUS & EVERGREEN SHRUBS			
	CPB	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLAUDONENSIS 'BLUE MIST'
	RUS	RUSSIAN SAGE	PROVSKIA ATRIPICIFOLIA
	KOR	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'
	GFS	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
	PML	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'
	KBW	KOREAN BOXWOOD	BUXUS 'KOREAN'
	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'
	GAR	GOLDEN ARBORVITAE	THUJA ORIENTALIS 'AUREA NANA'
LOW/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHEMULTI 'HANCOCK'
PERENNIALS			
	DF	DWARF BLANKETFLOWER	GALLIARDIA X GRANDIFLORA 'GOBLIN'
	PM	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'
ORNAMENTAL GRASSES			
	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'
	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA KARL FOERSTER
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM
TURF GRASSES			
	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND
SEED MIXES			
	SM3	TOWN OF PARKER SEED MIX #3	PARKER COLORADO MIX
DECOMPOSED GRANITE, DECORATIVE RIVER ROCK AND HARDWOOD MULCH			
	CG	DECOMPOSED GRANITE	DECOMPOSED GRANITE
	DRR	DECORATIVE RIVER ROCK	DECORATIVE RIVER ROCK
	HM	HARDWOOD MULCH	HARDWOOD MULCH

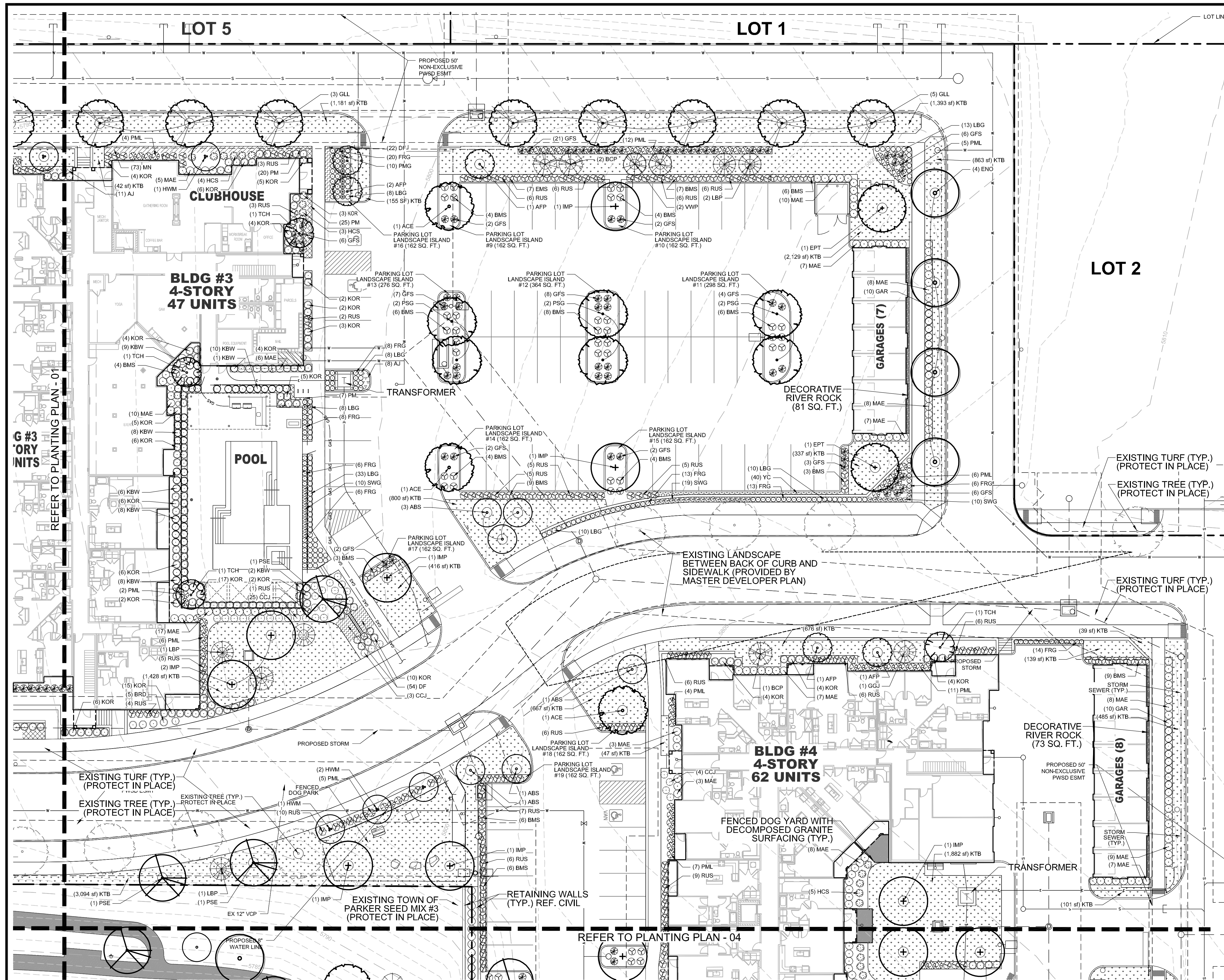
01 PLANTING PLAN - 01

NOTE: CANOPY TREES SHALL MAINTAIN 7' FROM SUBSURFACE UTILITIES. FIELD VERIFY PRIOR TO INSTALLATION



NOTE: REFERENCE SHEET 27 FOR COMPLETE LANDSCAPE SCHEDULE. APPROVED DATE: 02/15/2024. Call before you dig.

THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923
 DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 05/27/21
 PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY SITE PLAN
 PLANTING PLAN
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 Nicholas Allen Smith
 Registered Landscape Architect of the State of COLORADO
 Registration Number: 1436
 NOT FOR CONSTRUCTION
 PROJECT NO. 096481002
 22 OF 49



PLANTING LEGEND

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
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	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'
	ENO	ENGLISH OAK	QUERCUS ROBUR
	EPT	EXCLAMATION PLANE TREE	PLATANUS X ACERIFOLIA 'EXCLAMATION'
	IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'
	PSE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
	GLL	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDOTA 'GREENSPIRE'
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	AFP	ARISTOCRAT FLOWERING PEAR	PYRUS CALLERYANA 'ARISTOCRAT'
EVERGREEN/CONIFEROUS TREES			
	VWP	VANDERWOLF'S PINE	PINUS FLEXILIPIS 'VANDERWOLF'S PYRAMID'
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'
DECIDUOUS & EVERGREEN SHRUBS			
	CPB	REDLEAF CRIMSON BARBERRY	BERBERIS THUNBERGI 'ATROPURPUREA'
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
	KOR	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'
	GFS	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
	PML	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'
	KBW	KOREAN BOXWOOD	BUXUS 'KOREAN'
	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'
	GAR	GOLDEN ARBORVITAE	THUJA ORIENTALIS 'AUREA NANA'
LOW/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	BRD	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	HCS	HANCOCK CORALBERRY	SYMPHORICARPOS X CHEMUNTLI 'HANCOCK'
PERENNIALS			
	DF	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'
	PM	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
	MN	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'
ORNAMENTAL GRASSES			
	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'
	SWG	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA KARL FOERSTER
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM
TURF GRASSES			
	KTB	KEN-TEX BLUEGRASS SOD	DROUGHT TOLERANT TURF GRASS BLEND
SEED MIXES			
	SM3	TOWN OF PARKER SEED MIX	PARKER COLORADO MIX
DECOMPOSED GRANITE, DECORATIVE RIVER ROCK AND HARDWOOD MULCH			
	CG	DECOMPOSED GRANITE	DECOMPOSED GRANITE
	DRR	DECORATIVE RIVER ROCK	DECORATIVE RIVER ROCK
	HM	HARDWOOD MULCH	HARDWOOD MULCH



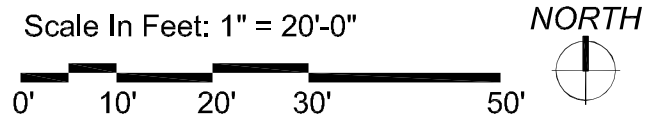
DESIGNED BY: NAS
 DRAWN BY: NAS
 CHECKED BY: TGC
 DATE: 05/27/21

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

01 PLANTING PLAN - 02

NOTE: CANOPY TREES SHALL MAINTAIN 7' FROM SUBSURFACE UTILITIES. FIELD VERIFY PRIOR TO INSTALLATION



NOTE: REFERENCE SHEET 27 FOR COMPLETE LANDSCAPE SCHEDULE. APPROVED DATE: 6/14/21
 Call before you dig.