

SITE PLAN SUBMITTAL

RAY J. HARVIE OPEN SPACE

Situated in the North 1/2 & Northeast 1/4 of Section 24,
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

**20120 EAST MAINSTREET
PARKER, COLORADO**

PROJECT COORDINATES

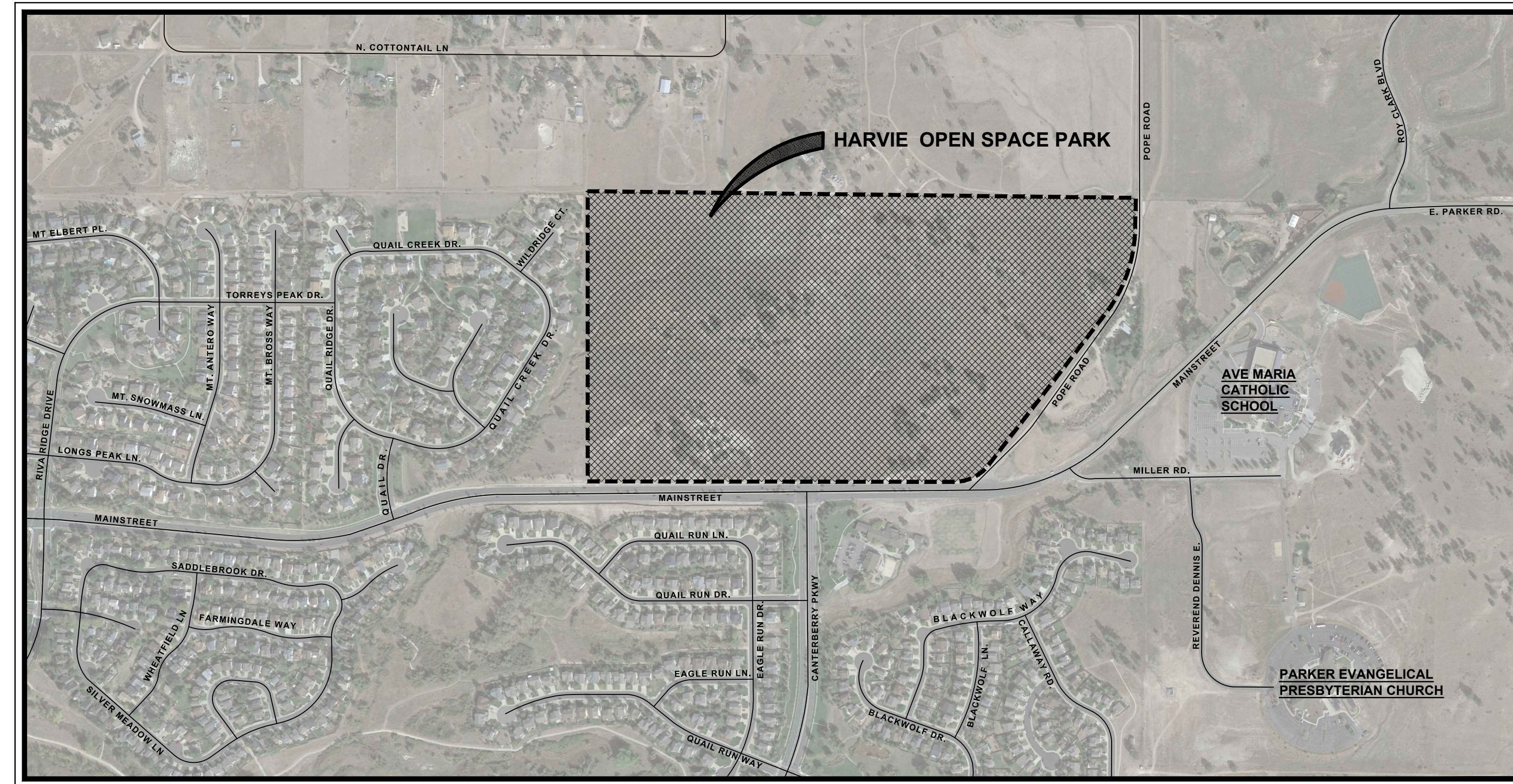
PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING * 1.0003179891) - 1000000.03'
PROJECT EASTING = (STATE PLANE EASTING * 1.0003179891) - 3000000.03'

PROJECT BENCHMARK

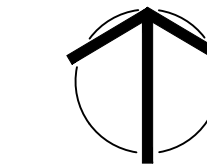
LOCATED BENCHMARK: DOUGLASS COUNTY GIS CONTROL POINT 1.090035 BEING A 3 1/4" ALUMINUM CAP LOCATED NEAR THE NORTHEAST CORNER OF THE PARKER CROSSROADS STRIP MALL AT THE INTERSECTION OF S. CROSSROADS DRIVE AND SOUTH PARKER ROAD. MONUMENT IS 4.3 FEET EAST OF THE NORTHERNMOST PARKING SPOT AT THE NORTHEAST CORNER OF THE TREADS BICYCLE SHOP. ELEVATION = 5883.72' (NAVD88)

CONSERVATION EASEMENT

THIS PARCEL OF LAND IS RESTRICTED BY A CONSERVATION EASEMENT. ALL MANDATES AND REGULATIONS STATED WITHIN THE CONSERVATION EASEMENT DOCUMENT SHALL TAKE PRECEDENCE OVER THESE PLANS.



VICINITY MAP



SCALE: NTS

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	SIGNAGE PLAN & DETAILS

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C1.14	NATURALIZED CROSSING DETAILS
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C3.0	STORM LATERAL
D1.0	DRAINAGE BASIN MAP

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EP1.0	SITE PHOTOMETRIC PLAN

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S2.0	SHADE STRUCTURE FOUNDATION PLANS
S3.0	SHADE STRUCTURE ROOF FRAMING PLANS
S4.0	SHADE STRUCTURE STRUCTURAL SECTIONS & DETAILS



PREPARED FOR

TOWN OF PARKER
PARKS AND RECREATION DEPARTMENT
CONTACT:
BRETT COLLINS, PLA
PARK PROJECT MANAGER
20120 E. MAINSTREET
PARKER, CO. 80134
303.805.3276



PROJECT TEAM

LANDSCAPE ARCHITECT

DHM DESIGN CORPORATION
900 SOUTH BROADWAY, SUITE 300
DENVER, CO 80209
PHONE: 303-892-5566
CONTACT: MATTHEW WHIPPLE

CIVIL ENGINEER

WESTWOOD ENGINEERING
10333 E. DRY CREEK RD., SUITE 240
ENGLEWOOD, CO 80112
PHONE: 720-482-9526
CONTACT: JIM JANNICKE

ELECTRICAL ENGINEER

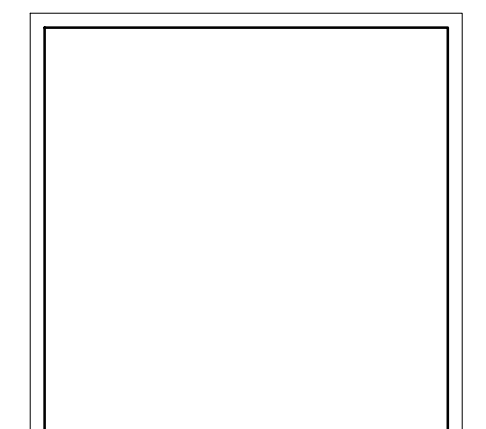
JCAA ENGINEERING
4100 WADSWORTH BLVD.
WHEAT RIDGE, CO 80033
PHONE: 303-985-3260
CONTACT: FRANK DAVENPORT

IRRIGATION DESIGNER

HYDROSYSTEMS KDI
13949 WEST COLFAX AVE., ST 260
LAKEWOOD, CO. 80401
PHONE: 303-980-5327
CONTACT: JILL BERSANO

STRUCTURAL ENGINEER

SAN ENGINEERING, L.L.C.
1150 W. LITTLETON BLVD, SUITE 200
LITTLETON, CO 80120
PHONE: 303-953-9014
CONTACT: JOHN MIGLIACCIO

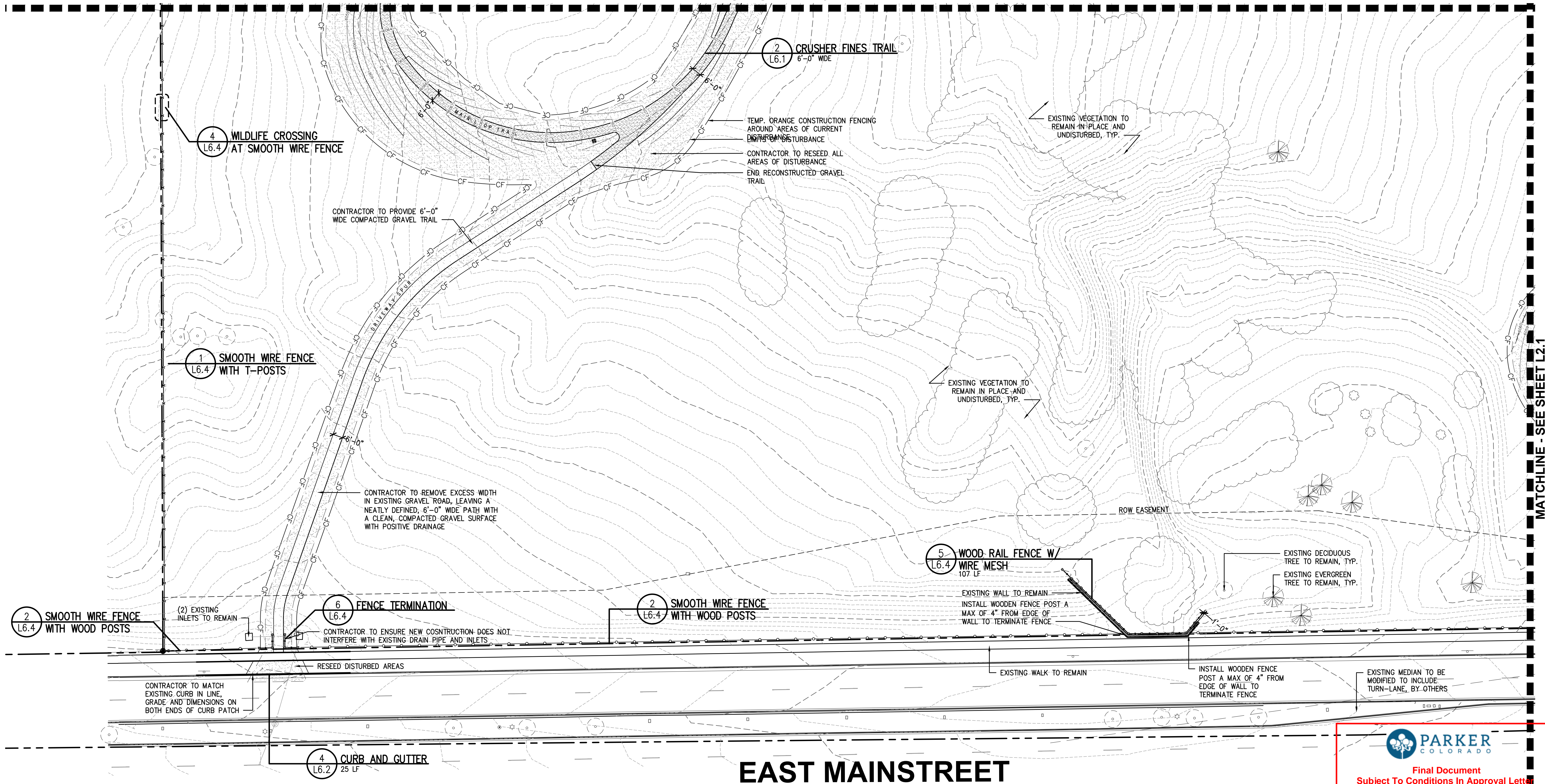


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DATE: 01.22.2023

MATCHLINE - SEE SHEET L2.5



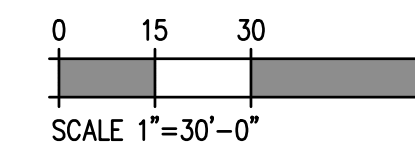
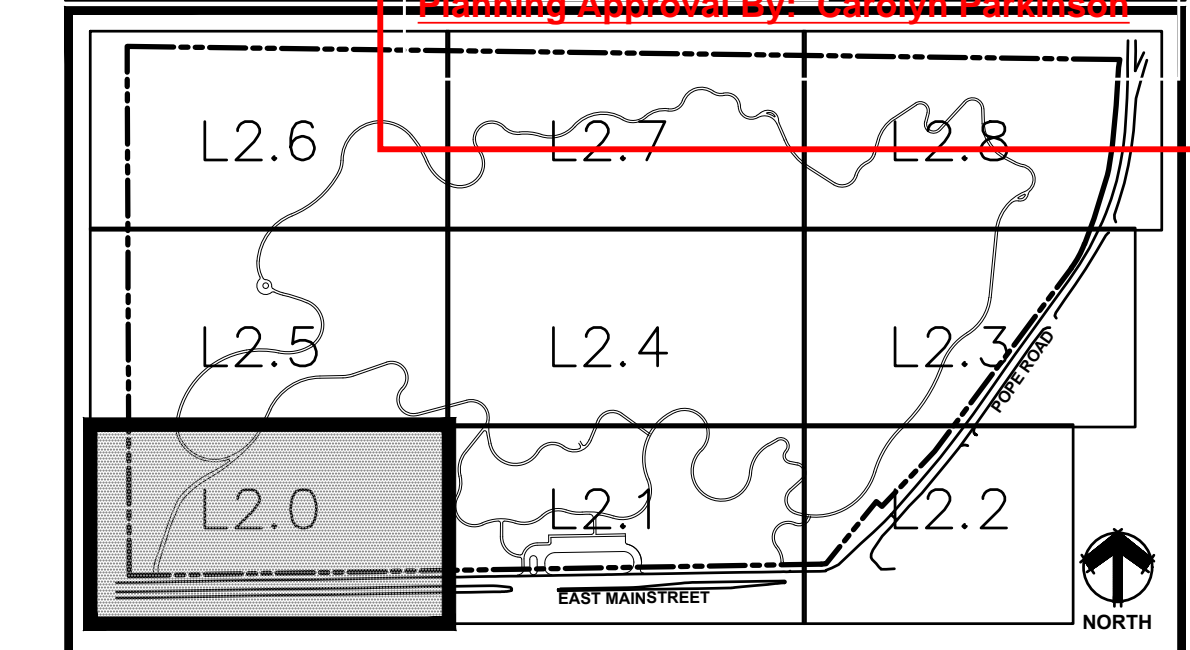
MATERIALS PLAN NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO MOVING FORWARD WITH ANY WORK. FAILURE TO IMMEDIATELY NOTIFY THE OWNER AND LANDSCAPE ARCHITECT WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY FOR ADJUSTMENTS TO THE DESIGN, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO CAREFULLY STRIP & STOCKPILE TOPSOIL IN AREAS OF DISTURBANCE PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION TO ENSURE MINIMAL IMPACT TO AREAS BEYOND LIMITS OF DISTURBANCE
- REFER TO SITE SURVEY FOR ADDITIONAL INFORMATION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING OR PERFORMING ANY CONSTRUCTION OPERATIONS. SURVEY PROVIDED BY THE TOWN OF PARKER TO DHM DESIGN.
- IT IS ASSUMED THAT UNDERGROUND UTILITIES EXIST ON SITE THAT ARE NOT SHOWN ON THE SURVEY. CONTRACTOR TO LOCATE UTILITIES PRIOR TO BEGINNING ANY WORK BELOW EXISTING GRADE, AND IF NECESSARY, ADJUST UTILITIES IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS THAT ARE A PART OF THIS PROJECT. CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS, AND PROVIDE PRIOR NOTIFICATION WHEN WORK IS OCCURRING THAT MAY IMPACT THEIR SERVICE LINES.
- PROVIDE SLOPE AWAY FROM THE BUILDING STRUCTURES AS INDICATED ON DRAWINGS. ¼" PER 1 FOOT MINIMUM.
- CONTRACTOR TO REPAIR ANY ASPHALT, CONCRETE AND OTHER SITE FEATURES DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THIS PROJECT.
- ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE SELECTED CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY ALSO BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES
- DUE TO SCALE OF DRAWINGS, NOT ALL CONDITIONS/ITEMS CARRY A DETAIL CALLOUT ON THE PLAN. THIS DOES NOT EXCLUDE THIS CONDITION/ITEM FROM THE PROJECT OR RESULT IN ADDITIONAL CHARGES TO THE OWNER
- CONSTRUCTION FENCING: CONTRACTOR IS REQUIRED TO INSTALL CONSTRUCTION FENCING AROUND EXISTING AREAS THAT ARE TO REMAIN UNDISTURBED WHEN WORKING IN THE IMMEDIATE AREA. CONTRACTOR WILL BE REQUIRED TO FULLY REHABILITATE SOIL AND VEGETATION OF ALL AREAS THAT ARE DISTURBED AS A PART OF THEIR WORK, WITH NO EXCEPTIONS. ANY TREES THAT ARE DAMAGED OR REMOVED WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED IN-KIND OR BETTER, TO THE SATISFACTION OF THE TOWN OF PARKER.
- EXISTING PERIMETER FENCING: ALL PERIMETER FENCE, WITH EXCEPTION OF PORTION OF FENCING ALONG WEST PROPERTY LINE, TO BE REMOVED AND REPLACED. ANY FENCING, OR ASSOCIATED CONSTRUCTION THAT IS BEING ADJUSTED OR NEWLY CONSTRUCTED, SHALL BE INSTALLED WITHIN THE SITE PROPERTY LINES, REGARDLESS OF ITS EXISTING LOCATION, BUT SHALL NOT BACK INTO EXISTING FENCING.

LEGEND

	EXISTING FENCING		EXISTING DRAINAGE DITCH
	EXISTING GRAVEL		VEGETATED SWALE
	EXISTING STORM DRAIN		PROPOSED SMOOTH WIRE FENCE
	EXISTING STORM INLET		PROPOSED THREE RAIL FENCE
	EXISTING STORM FEES		6'-0" WIDE STABILIZED CRUSHER FINES TRAIL
	EXISTING STORM MANHOLE		6'-0" WIDE CRUSHER FINES TRAIL
	EXISTING ELECTRIC POLE		4'-0" MOWED TRAIL
	EXISTING LIGHT POLE		CONCRETE
	EXISTING WELL		NATIVE SEED IN AREAS OF DISTURBANCE
	EXISTING POLE		EXISTING EVERGREEN TREE
	EXISTING SIGN		EXISTING DECIDUOUS TREE
	EASEMENT LINE		EXISTING VEGETATION
	PROPERTY LINE		WAYFINDING MARKER
	TOPO MAJOR		TRAIL MARKER
	TOPO MINOR		
	TEMP. ORANGE CONSTRUCTION FENCING		
	LIMITS OF DISTURBANCE		

KEYMAP

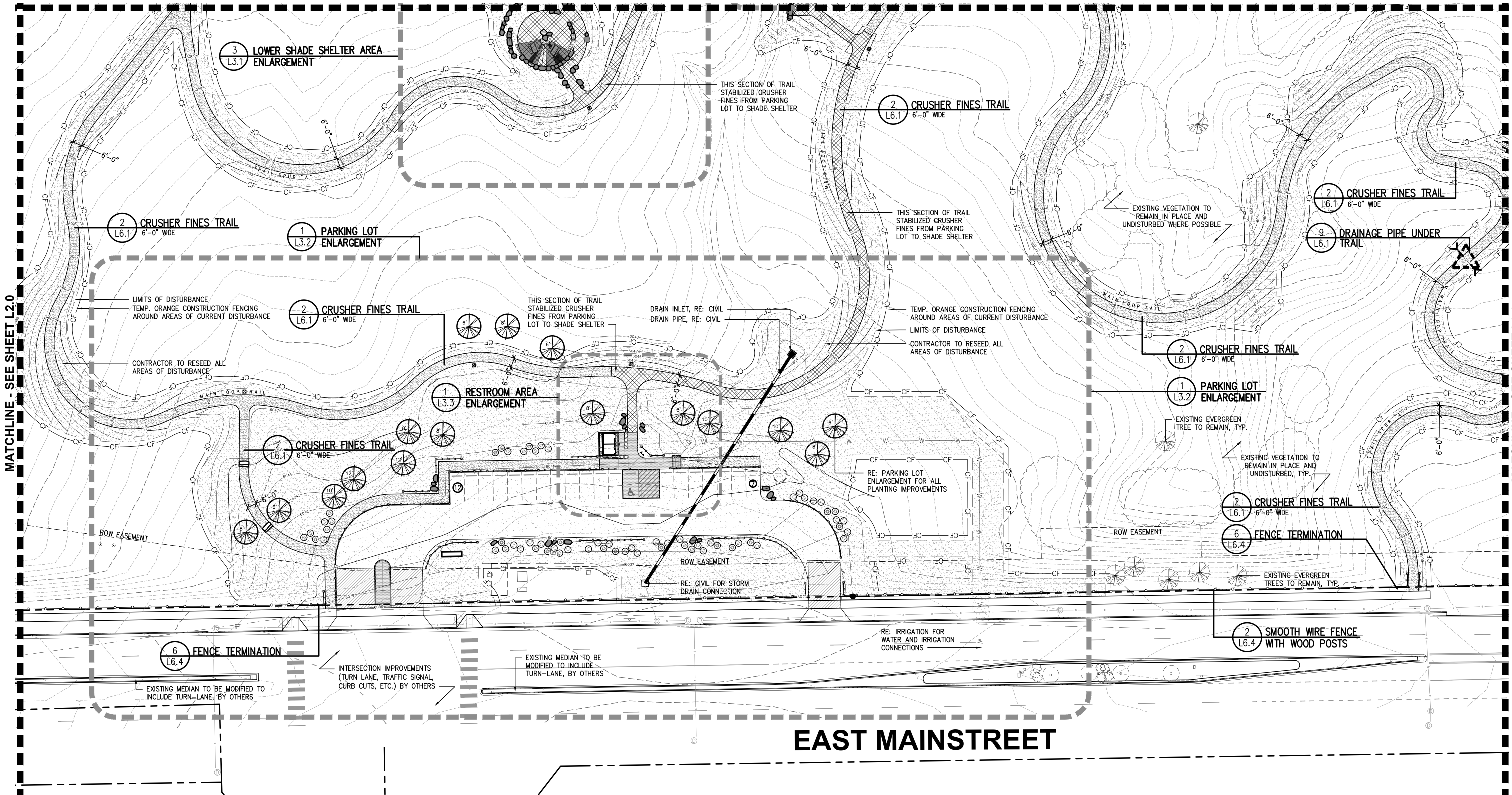


MATCHLINE - SEE SHEET L2.4

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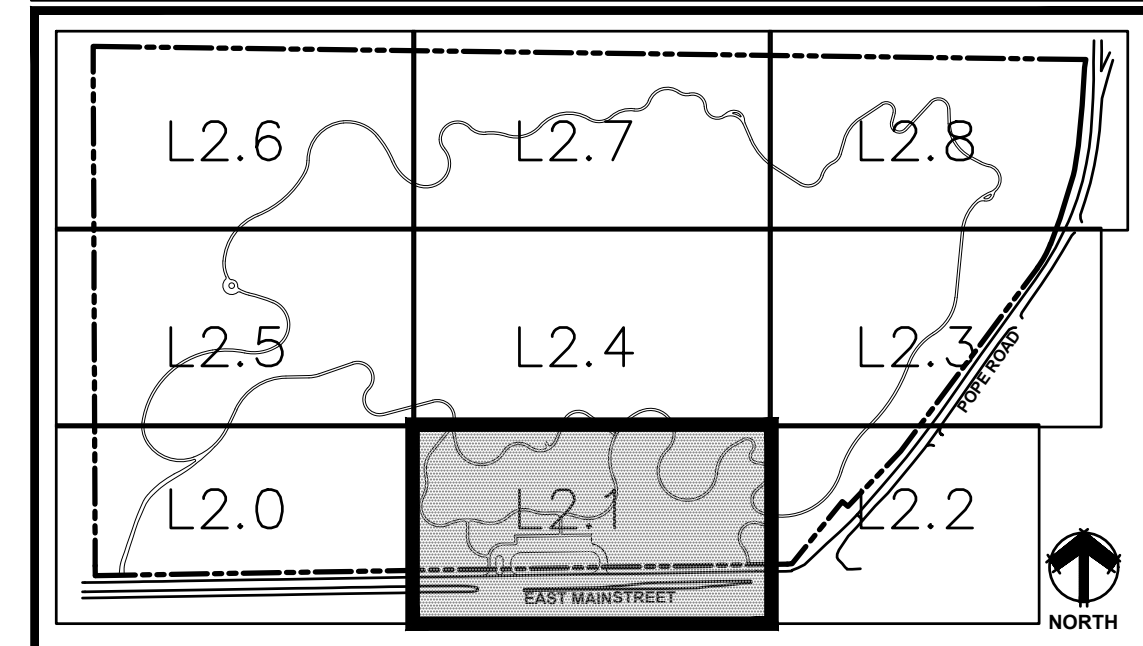
MATCHLINE - SEE SHEET L2.2

EAST MAINSTREET

LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> --- EXISTING FENCING --- EXISTING GRAVEL --- EXISTING STORM DRAIN --- EXISTING STORM INLET --- EXISTING STORM FEES --- EXISTING STORM MANHOLE --- EXISTING ELECTRIC POLE --- EXISTING LIGHT POLE --- EXISTING WELL --- EXISTING POLE --- EXISTING SIGN --- EASEMENT LINE --- PROPERTY LINE --- TOPO MAJOR --- TOPO MINOR --- CF TEMP. ORANGE CONSTRUCTION FENCING AROUND ALL AREAS OF DISTURBANCE --- LIMITS OF DISTURBANCE | <ul style="list-style-type: none"> --- EXISTING DRAINAGE DITCH --- VEGETATED SWALE --- PROPOSED SMOOTH WIRE FENCE --- PROPOSED THREE RAIL FENCE --- 6'-0" WIDE STABILIZED CRUSHER FINES TRAIL --- 6'-0" WIDE CRUSHER FINES TRAIL --- 4'-0" MOWED TRAIL --- CONCRETE --- NATIVE SEED IN AREAS OF DISTURBANCE --- EXISTING EVERGREEN TREE --- EXISTING DECIDUOUS TREE --- EXISTING VEGETATION --- WAYFINDING MARKER --- TRAIL MARKER |
|---|--|

KEYMAP



PARKER
COLORADO

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APPROVED DATE: 02/01/2023

Planning Approval By: **Carolyn Parkinson**

NORTH

SCALE 1"=30'-0"

811
Know what's below.
Call before you dig.

RAY J. HARVIE OPEN SPACE
SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00 DATE: 01.11.2023
 DESIGNED: MTW
 DRAWN: MTW
 CHECKED: MTW

REVISIONS:

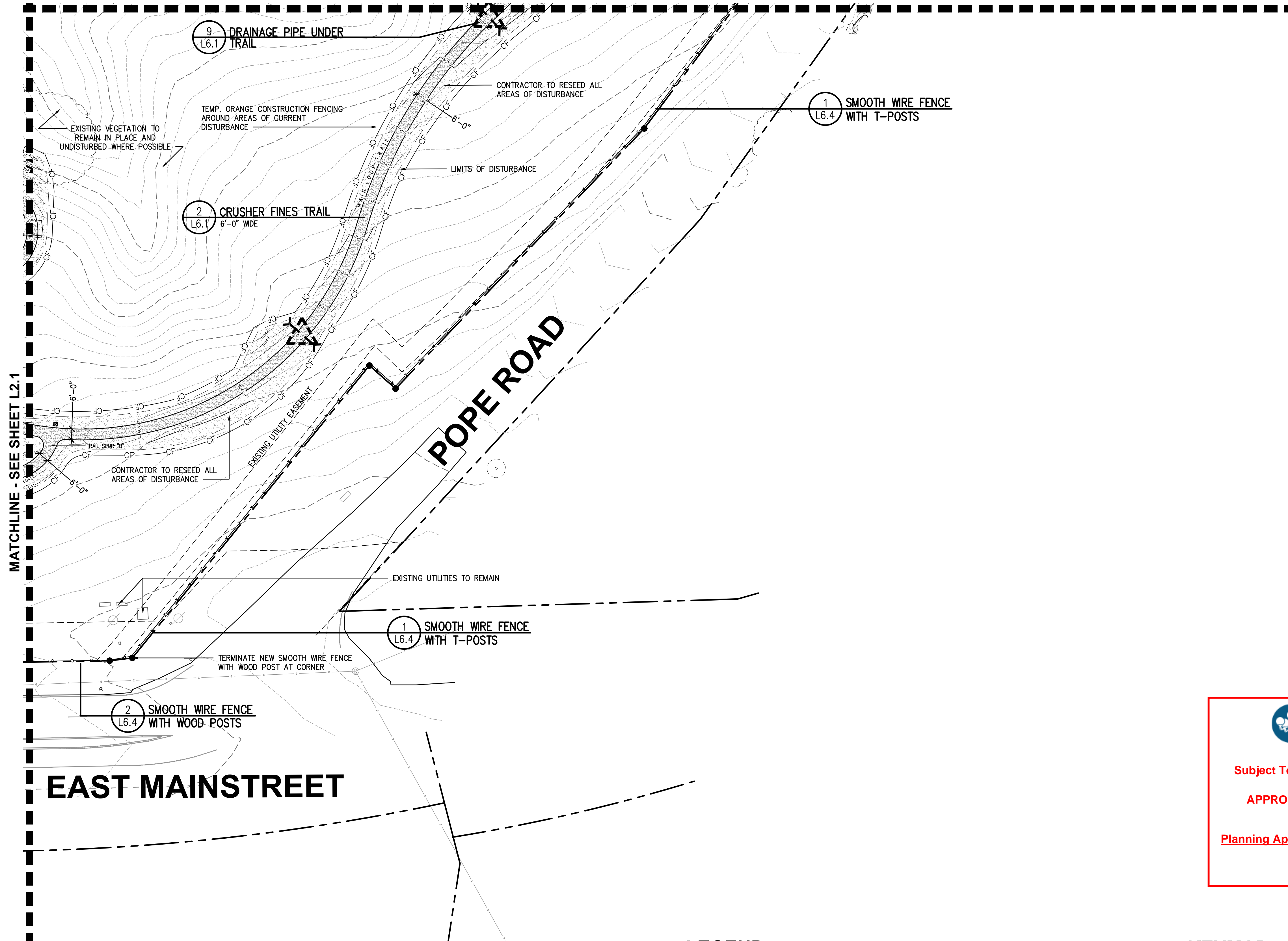
JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
MATERIALS & LAYOUT PLAN

SCALE: 1"=30'-0"
SHEET NUMBER:

L2.1

MATCHLINE - SEE SHEET L2.3



MATCHLINE - SEE SHEET L2.1

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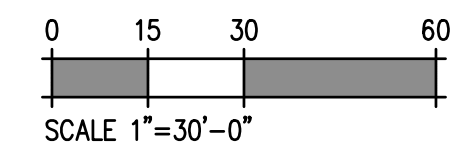
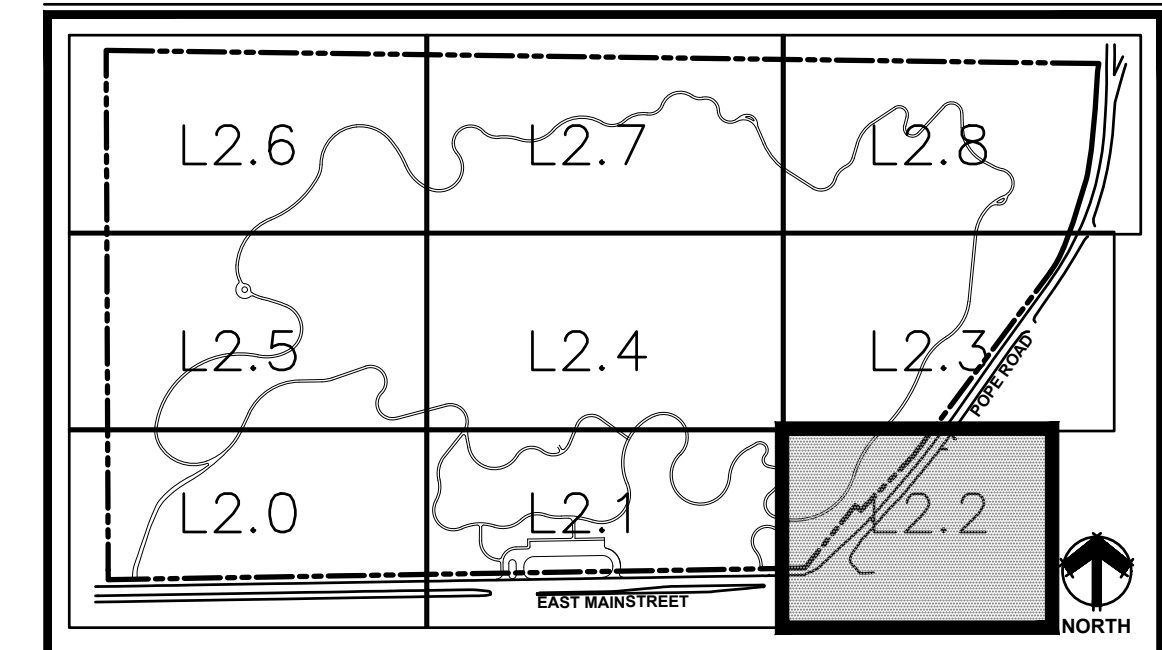
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LEGEND

---	EXISTING FENCING	---	EXISTING DRAINAGE DITCH
---	EXISTING GRAVEL	---	VEGETATED SWALE
---	EXISTING STORM DRAIN	---	PROPOSED SMOOTH WIRE FENCE
---	EXISTING STORM INLET	---	PROPOSED THREE RAIL FENCE
---	EXISTING STORM FES	---	6'-0" WIDE STABILIZED CRUSHER FINES TRAIL
---	EXISTING STORM MANHOLE	---	6'-0" WIDE CRUSHER FINES TRAIL
---	EXISTING ELECTRIC POLE	---	4'-0" MOWED TRAIL
---	EXISTING LIGHT POLE	---	CONCRETE
---	EXISTING WELL	---	NATIVE SEED IN AREAS OF DISTURBANCE
---	EXISTING POLE	---	EXISTING EVERGREEN TREE
---	EXISTING SIGN	---	EXISTING DECIDUOUS TREE
---	EASEMENT LINE	---	EXISTING VEGETATION
---	PROPERTY LINE	---	WAYFINDING MARKER
---	TOPO MAJOR	---	TRAIL MARKER
---	TOPO MINOR	---	
---	TEMP. ORANGE CONSTRUCTION FENCING AROUND ALL AREAS OF DISTURBANCE	---	
---	LIMITS OF DISTURBANCE	---	

KEYMAP



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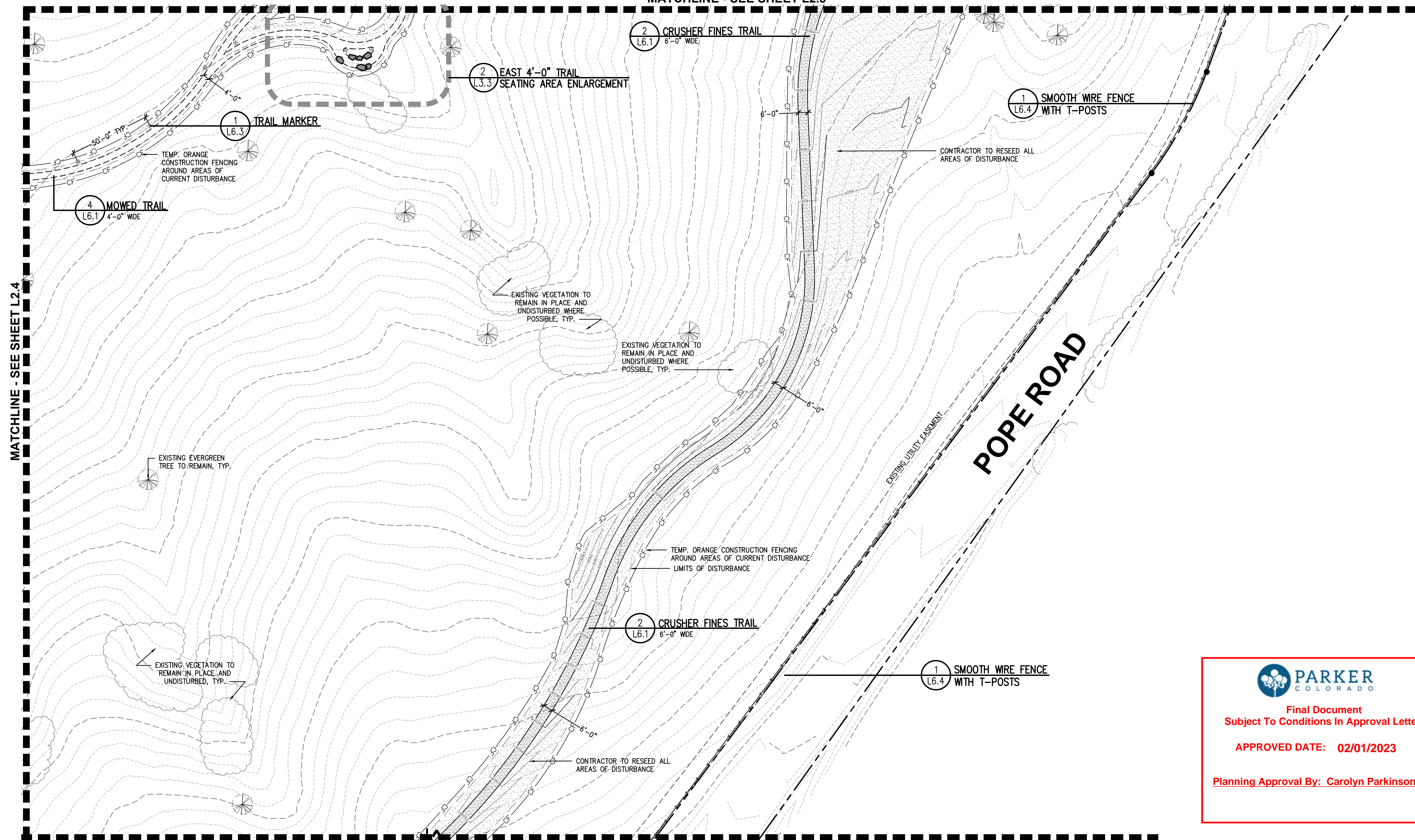
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SHEET TITLE:
MATERIALS & LAYOUT PLAN

SCALE: 1"=30'-0"
SHEET NUMBER:

L2.2

MATCHLINE - SEE SHEET L2.8



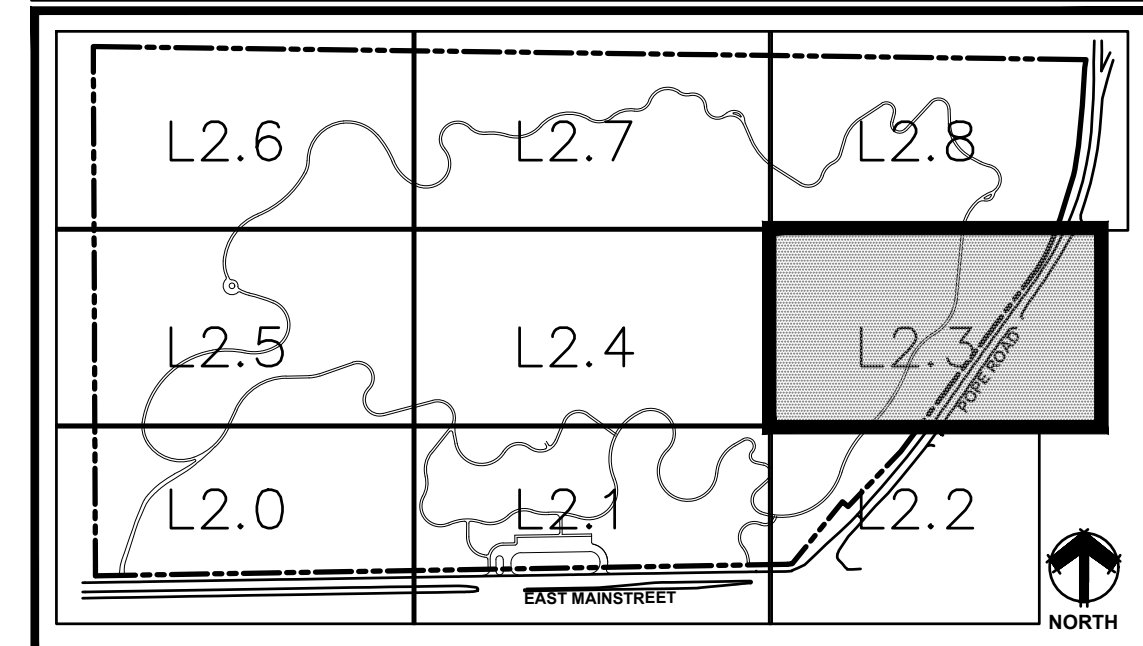
MATCHLINE - SEE SHEET L2.4

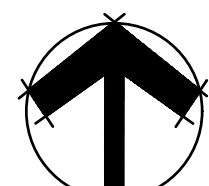

MATCHLINE - SEE SHEET L2.2

LEGEND

---	EXISTING FENCING	---	EXISTING DRAINAGE DITCH
---	EXISTING GRAVEL	---	VEGETATED SWALE
---	EXISTING STORM DRAIN	---	PROPOSED SMOOTH WIRE FENCE
---	EXISTING STORM INLET	---	PROPOSED THREE RAIL FENCE
---	EXISTING STORM FES	---	6'-0" WIDE STABILIZED CRUSHER FINES TRAIL
---	EXISTING STORM MANHOLE	---	6'-0" WIDE CRUSHER FINES TRAIL
---	EXISTING ELECTRIC POLE	---	4'-0" MOWED TRAIL
---	EXISTING LIGHT POLE	---	CONCRETE
---	EXISTING WELL	---	NATIVE SEED IN AREAS OF DISTURBANCE
---	EXISTING POLE	---	EXISTING EVERGREEN TREE
---	EXISTING SIGN	---	EXISTING DECIDUOUS TREE
---	EASEMENT LINE	---	EXISTING VEGETATION
---	PROPERTY LINE	---	WAYFINDING MARKER
---	TOPO MAJOR	---	TRAIL MARKER
---	TOPO MINOR	---	
---	TEMP. ORANGE CONSTRUCTION FENCING AROUND ALL AREAS OF DISTURBANCE	---	
---	LIMITS OF DISTURBANCE	---	

KEYMAP



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 Planning Approval By: Carolyn Parkinson

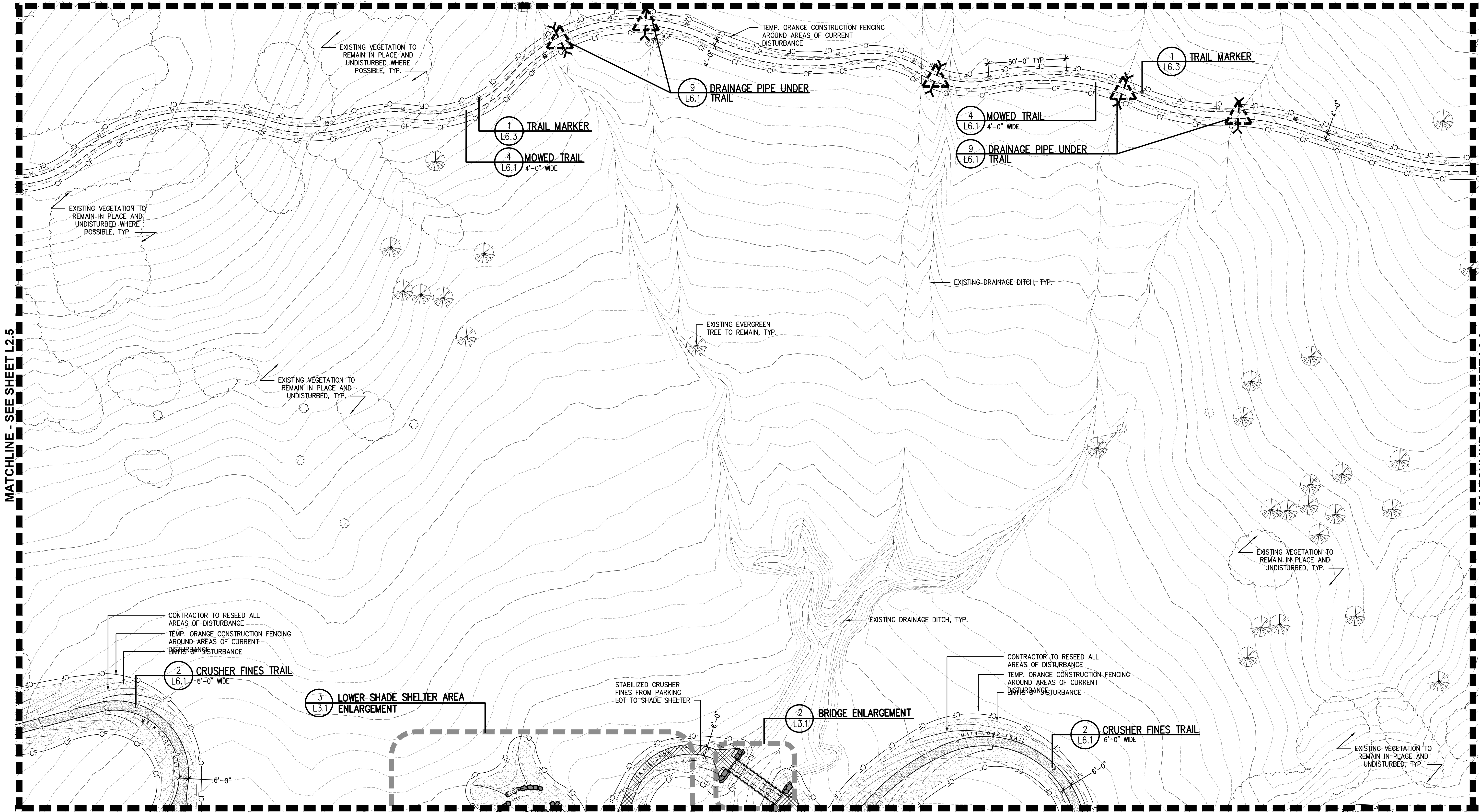
PROJECT NUMBER: 17279.00 DATE: 01.11.2023
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 CHECKED: MTW
 REVISIONS:
 JOB DESCRIPTION: SITE PLAN SUBMITTAL
 SHEET TITLE: MATERIALS & LAYOUT PLAN
 SCALE: 1"=30'-0"
 SHEET NUMBER:

L2.3

MATCHLINE - SEE SHEET L2.7

MATCHLINE - SEE SHEET L2.5

MATCHLINE - SEE SHEET L2.3



CONTRACTOR TO RESEED ALL AREAS OF DISTURBANCE
 TEMP. ORANGE CONSTRUCTION FENCING AROUND AREAS OF CURRENT DISTURBANCE

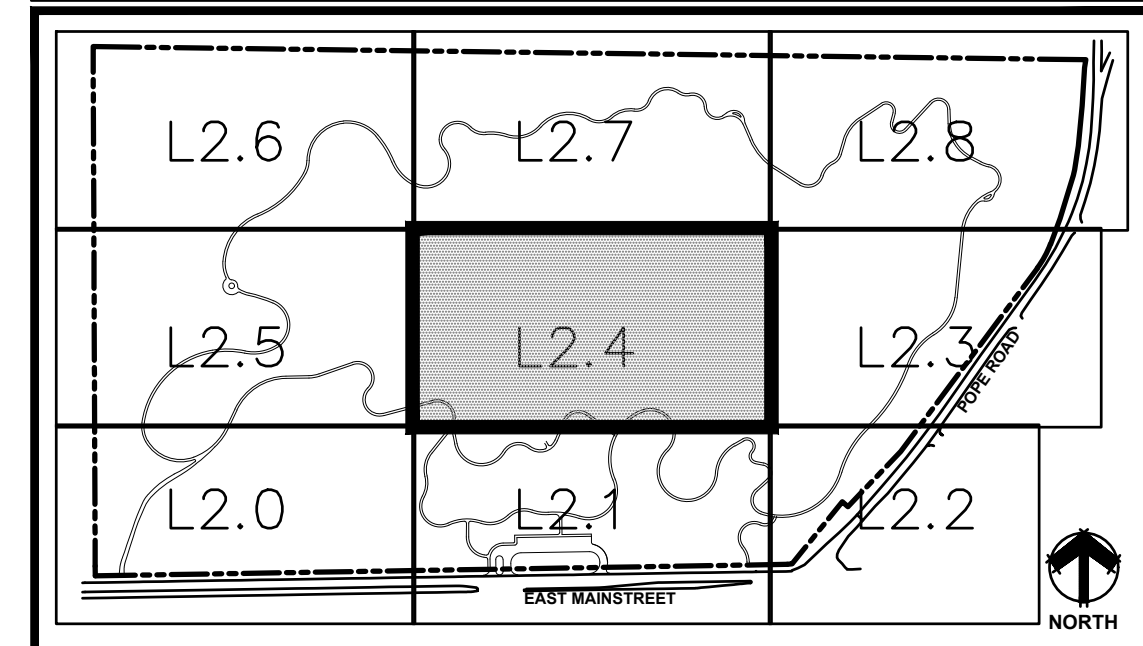
CONTRACTOR TO RESEED ALL AREAS OF DISTURBANCE
 TEMP. ORANGE CONSTRUCTION FENCING AROUND AREAS OF CURRENT DISTURBANCE

MATCHLINE - SEE SHEET L2.1

LEGEND

	EXISTING FENCING		EXISTING DRAINAGE DITCH
	EXISTING GRAVEL		VEGETATED SWALE
	EXISTING STORM DRAIN		PROPOSED SMOOTH WIRE FENCE
	EXISTING STORM INLET		PROPOSED THREE RAIL FENCE
	EXISTING STORM FEES		
	EXISTING STORM MANHOLE		
	EXISTING ELECTRIC POLE		
	EXISTING LIGHT POLE		
	EXISTING WELL		CONCRETE
	EXISTING POLE		NATIVE SEED IN AREAS OF DISTURBANCE
	EXISTING SIGN		EXISTING EVERGREEN TREE
	EASEMENT LINE		EXISTING DECIDUOUS TREE
	PROPERTY LINE		WAYFINDING MARKER
	TOPO MAJOR		TRAIL MARKER
	TOPO MINOR		
	TEMP. ORANGE CONSTRUCTION FENCING AROUND ALL AREAS OF DISTURBANCE		
	LIMITS OF DISTURBANCE		

KEYMAP

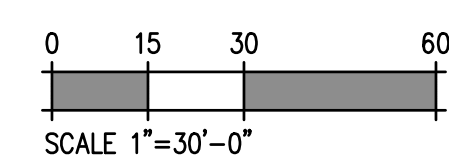




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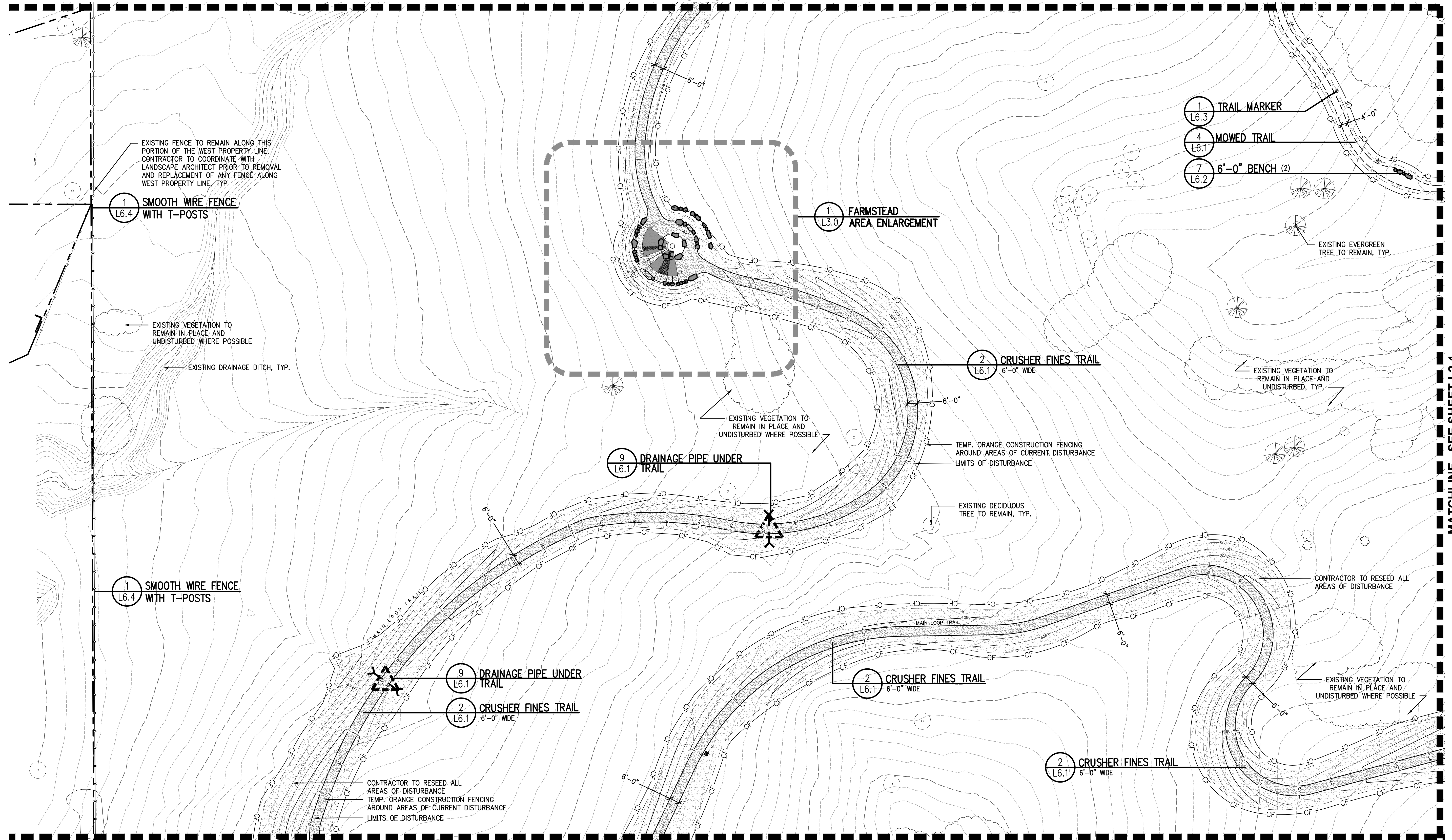
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 MATERIALS & LAYOUT PLAN

SCALE: 1"=30'-0"
 SHEET NUMBER:

L2.4

MATCHLINE - SEE SHEET L2.6



MATCHLINE - SEE SHEET L2.0

MATCHLINE - SEE SHEET L2.4

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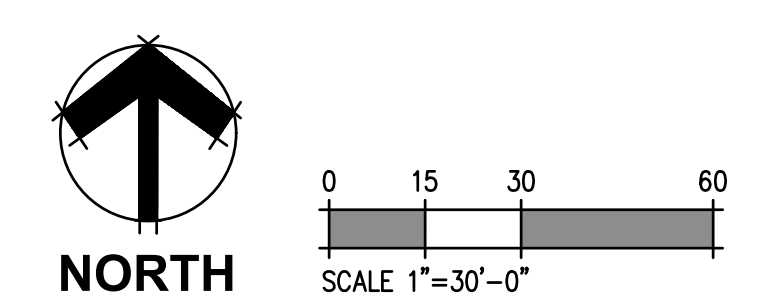
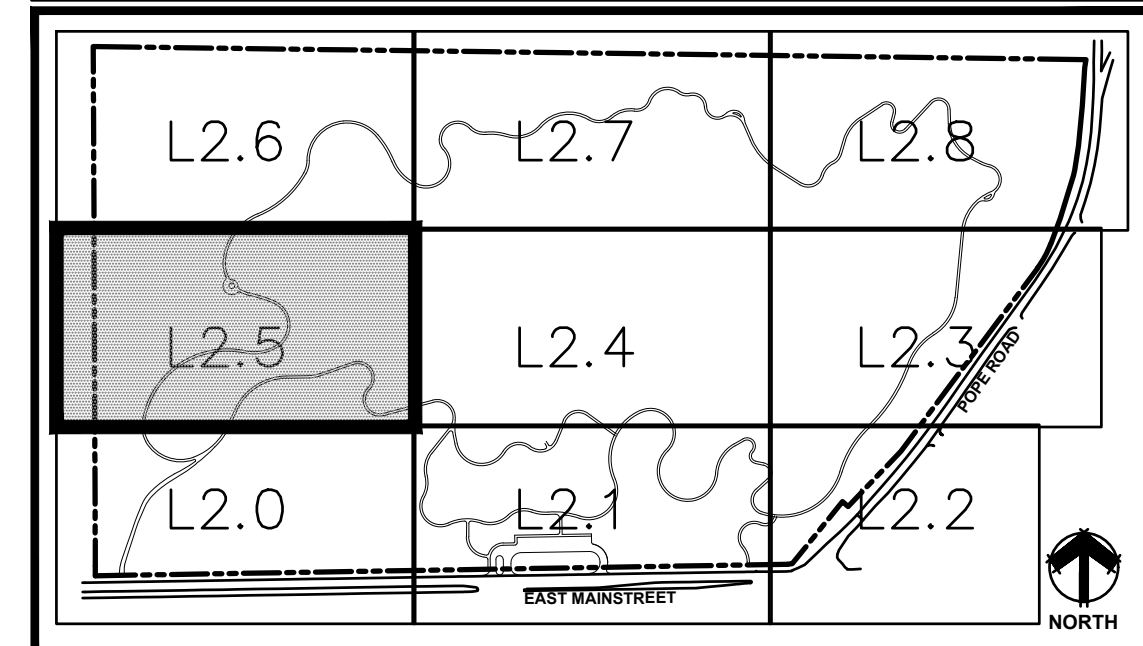
SCALE: 1"=30'-0"
 SHEET NUMBER:

L2.5

LEGEND

- EXISTING FENCING
- EXISTING GRAVEL
- EXISTING STORM DRAIN
- EXISTING STORM INLET
- EXISTING STORM FES
- EXISTING STORM MANHOLE
- EXISTING ELECTRIC POLE
- EXISTING LIGHT POLE
- EXISTING WELL
- EXISTING POLE
- EXISTING SIGN
- EASEMENT LINE
- PROPERTY LINE
- TOPO MAJOR
- TOPO MINOR
- TEMP. ORANGE CONSTRUCTION FENCING AROUND ALL AREAS OF DISTURBANCE
- LIMITS OF DISTURBANCE
- EXISTING DRAINAGE DITCH
- VEGETATED SWALE
- PROPOSED SMOOTH WIRE FENCE
- PROPOSED THREE RAIL FENCE
- 6'-0" WIDE STABILIZED CRUSHER FINES TRAIL
- 6'-0" WIDE CRUSHER FINES TRAIL
- 4'-0" MOWED TRAIL
- CONCRETE
- NATIVE SEED IN AREAS OF DISTURBANCE
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING VEGETATION
- WAYFINDING MARKER
- TRAIL MARKER

KEYMAP



PARKER
COLORADO

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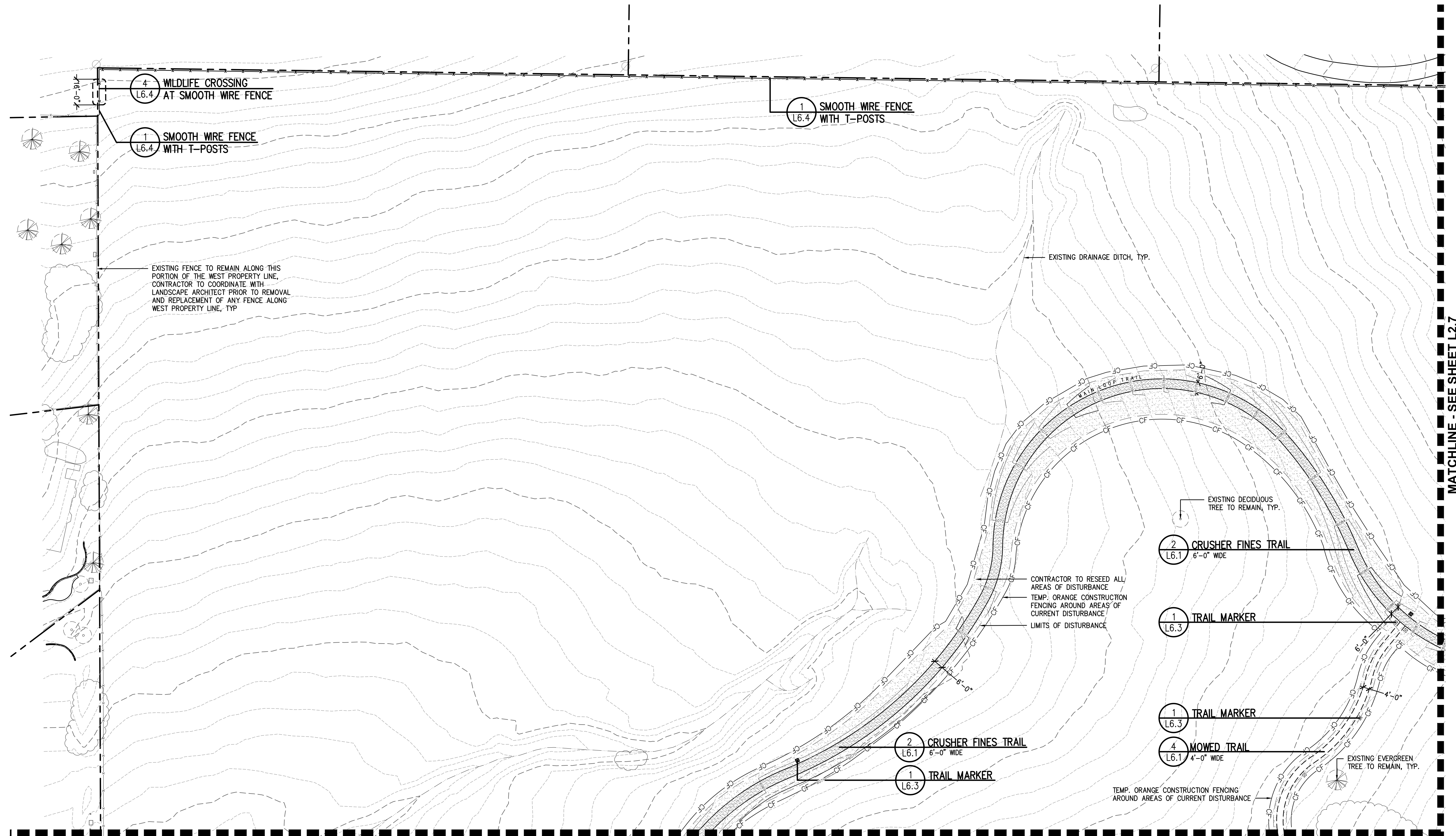
REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

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MATERIALS & LAYOUT PLAN

SCALE: 1"=30'-0"
SHEET NUMBER:

L2.6

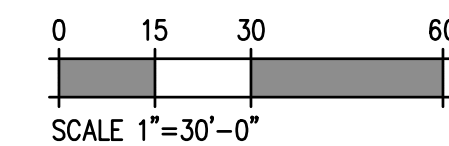
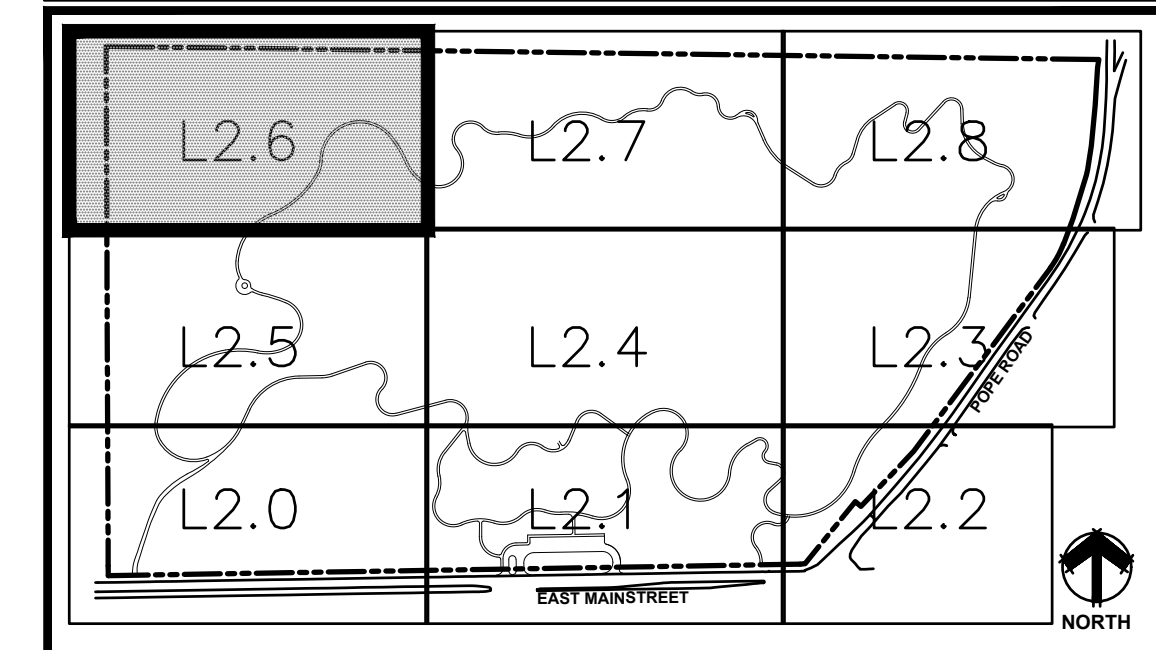


MATCHLINE - SEE SHEET L2.5

LEGEND

---	EXISTING FENCING	---	EXISTING DRAINAGE DITCH
---	EXISTING GRAVEL	---	VEGETATED SWALE
---	EXISTING STORM DRAIN	---	PROPOSED SMOOTH WIRE FENCE
---	EXISTING STORM INLET	---	PROPOSED THREE RAIL FENCE
---	EXISTING STORM FES	---	6'-0" WIDE STABILIZED CRUSHER FINES TRAIL
---	EXISTING STORM MANHOLE	---	6'-0" WIDE CRUSHER FINES TRAIL
---	EXISTING ELECTRIC POLE	---	4'-0" MOWED TRAIL
---	EXISTING LIGHT POLE	---	CONCRETE
---	EXISTING WELL	---	NATIVE SEED IN AREAS OF DISTURBANCE
---	EXISTING POLE	---	EXISTING EVERGREEN TREE
---	EXISTING SIGN	---	EXISTING DECIDUOUS TREE
---	EASEMENT LINE	---	EXISTING VEGETATION
---	PROPERTY LINE	---	WAYFINDING MARKER
---	TOPO MAJOR	---	TRAIL MARKER
---	TOPO MINOR	---	
---	TEMP. ORANGE CONSTRUCTION FENCING AROUND ALL AREAS OF DISTURBANCE	---	
---	LIMITS OF DISTURBANCE	---	

KEYMAP

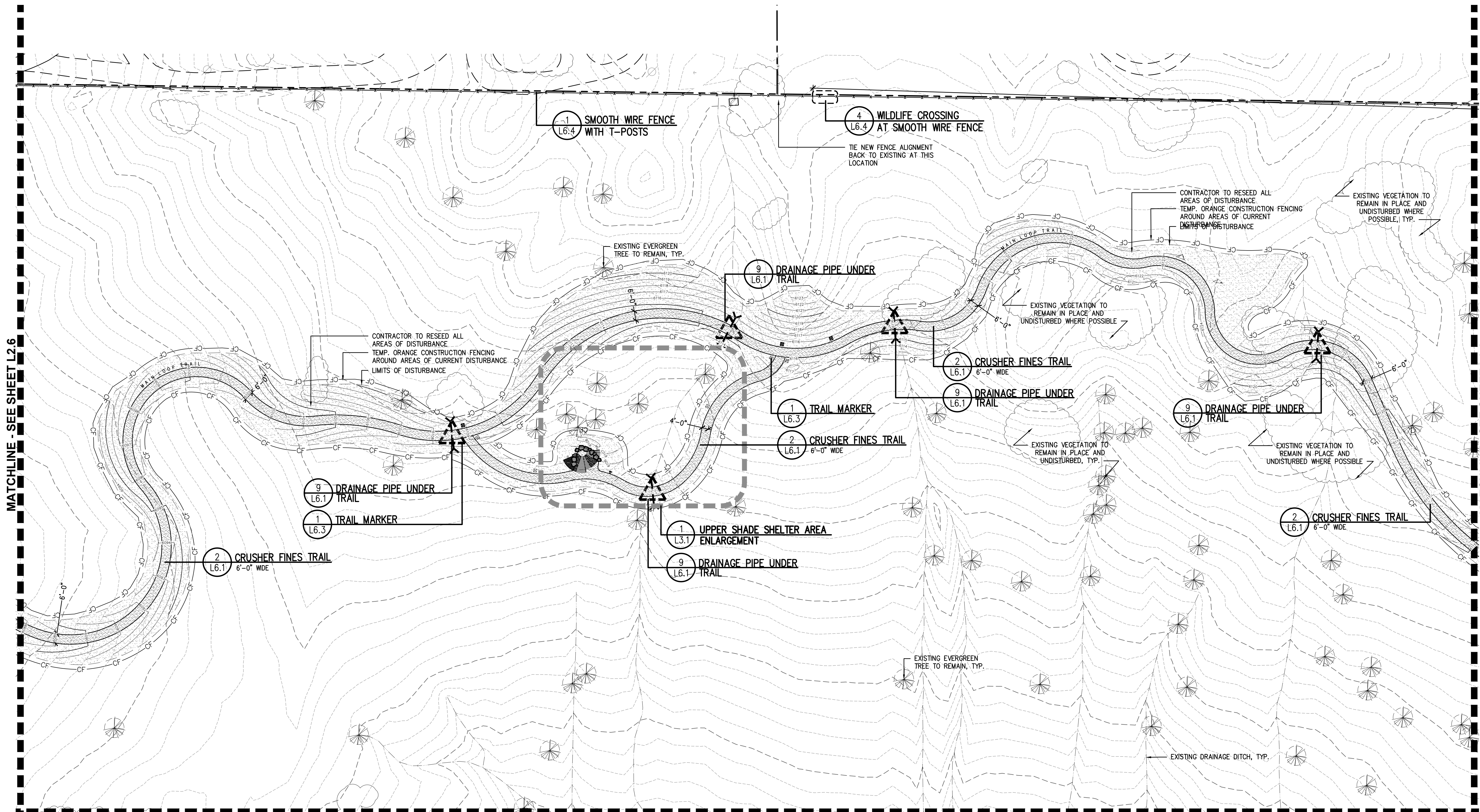




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MATCHLINE - SEE SHEET L2.6

MATCHLINE - SEE SHEET L2.8

MATCHLINE - SEE SHEET L2.4

RAY J. HARVIE OPEN SPACE
SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138



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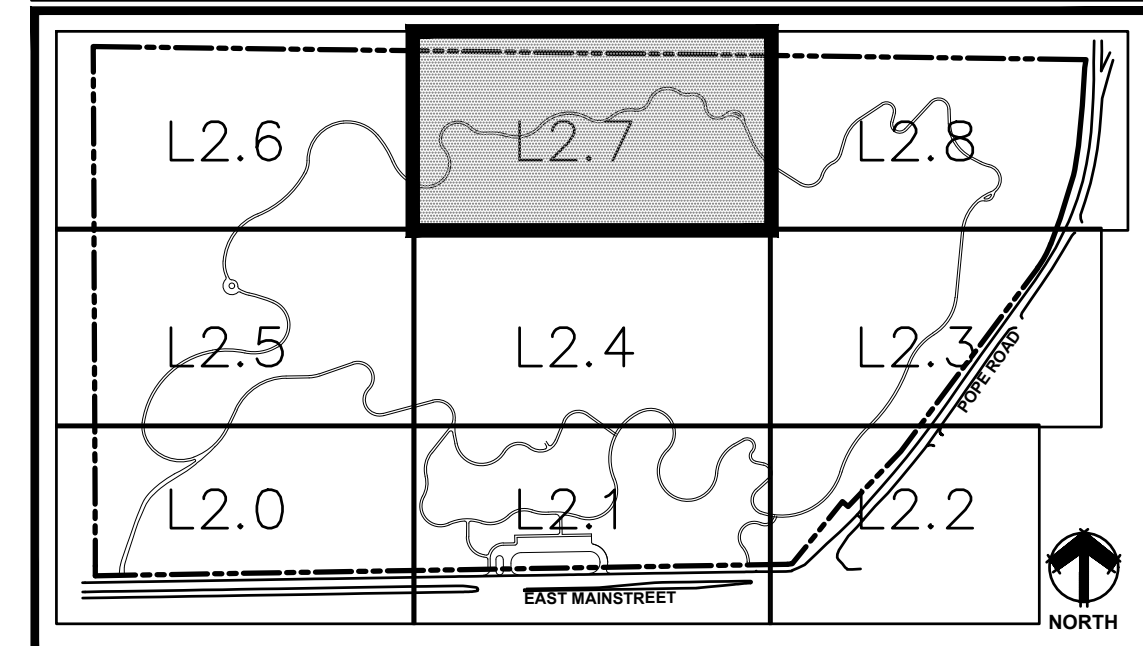
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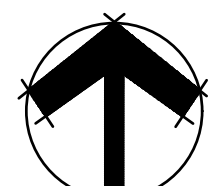
Planning Approval By: Carolyn Parkinson

LEGEND

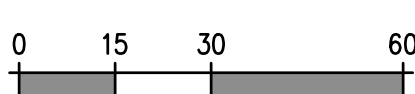
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--	--

KEYMAP






NORTH

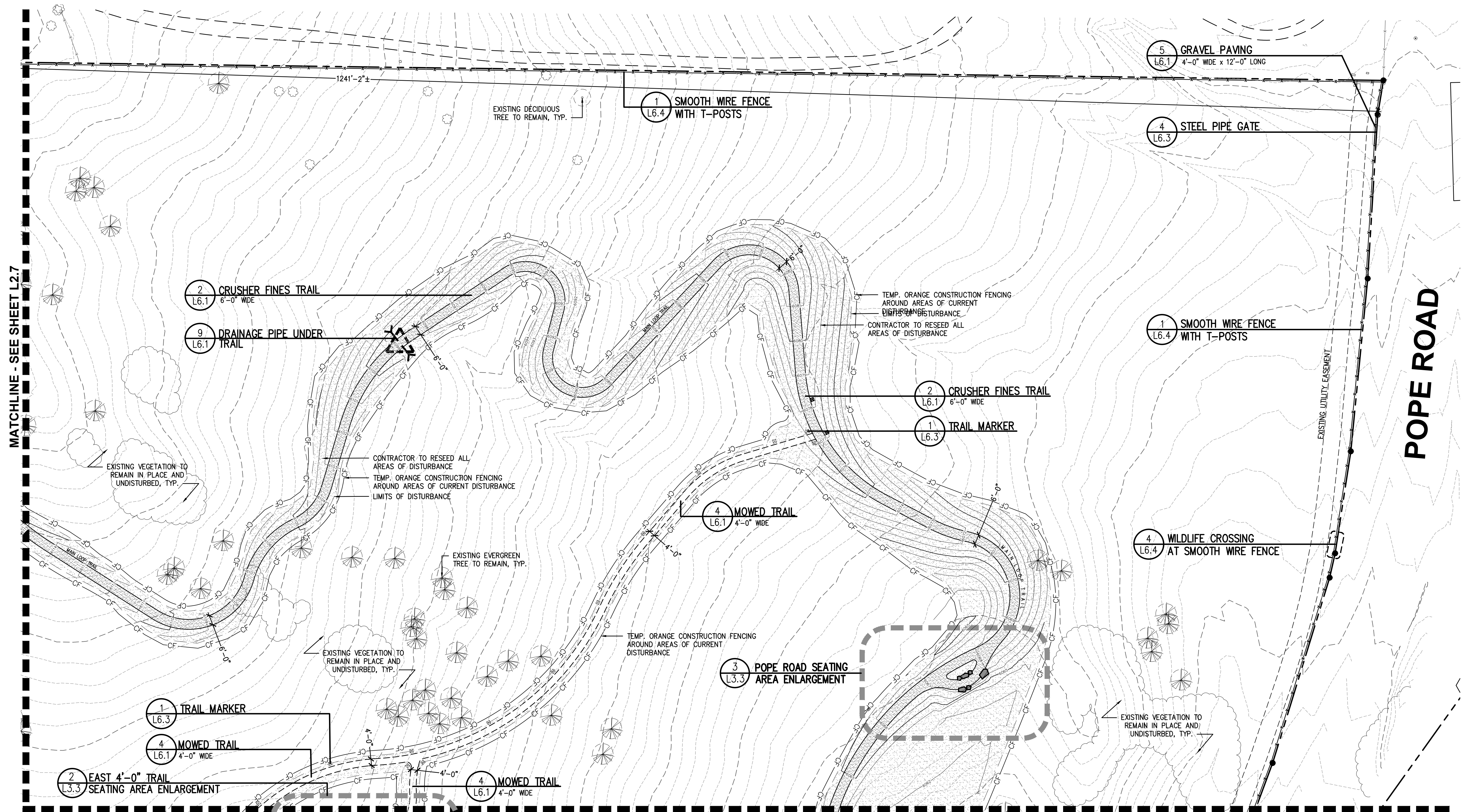


SCALE 1"=30'-0"



811
Know what's below.
Call before you dig.

PROJECT NUMBER: 17279.00	DATE: 01.11.2023
DESIGNED: MTW	
DRAWN: MTW	
CHECKED: MTW	
REVISIONS:	
JOB DESCRIPTION: SITE PLAN SUBMITTAL	
SHEET TITLE: MATERIALS & LAYOUT PLAN	
SCALE: 1"=30'-0"	
SHEET NUMBER:	



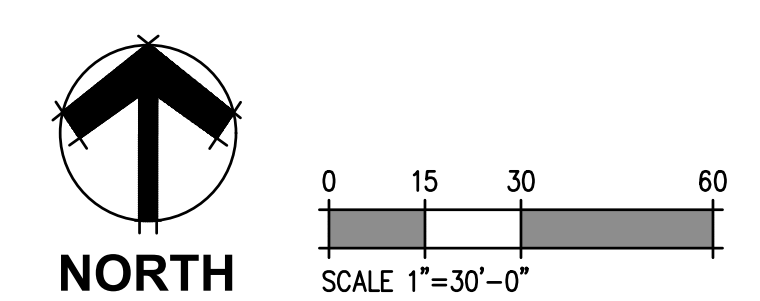
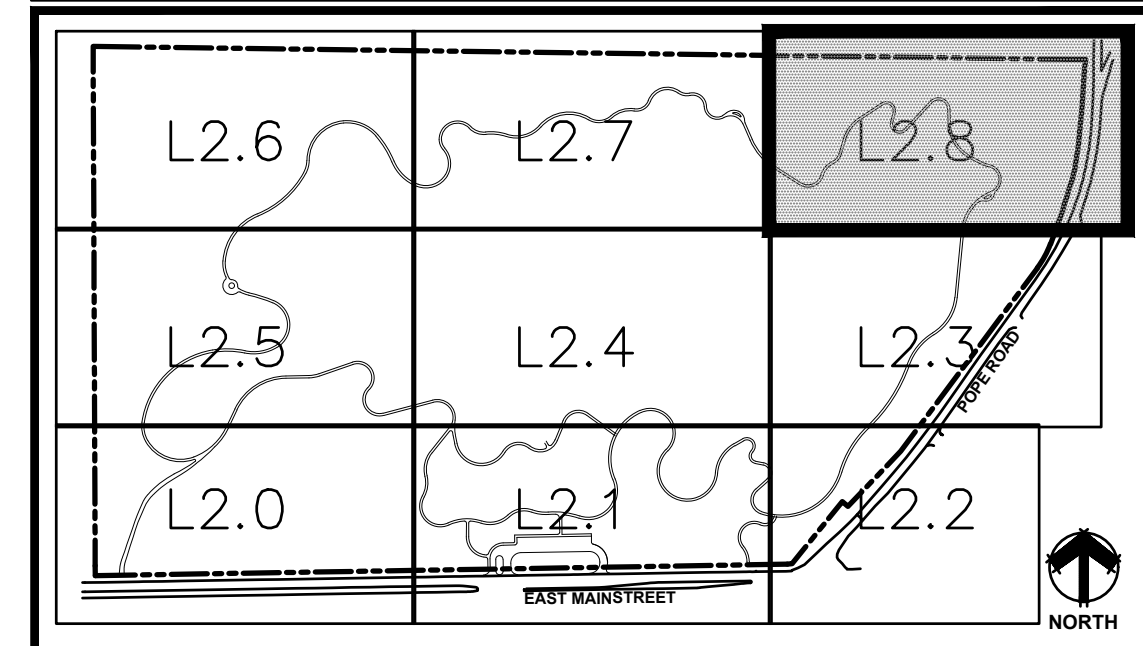
MATCHLINE - SEE SHEET L2.7

MATCHLINE - SEE SHEET L2.3

LEGEND

	EXISTING FENCING		EXISTING DRAINAGE DITCH
	EXISTING GRAVEL		VEGETATED SWALE
	EXISTING STORM DRAIN		PROPOSED SMOOTH WIRE FENCE
	EXISTING STORM INLET		PROPOSED THREE RAIL FENCE
	EXISTING STORM MANHOLE		6'-0" WIDE STABILIZED CRUSHER FINES TRAIL
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	EXISTING POLE		NATIVE SEED IN AREAS OF DISTURBANCE
	EXISTING SIGN		EXISTING EVERGREEN TREE
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	PROPERTY LINE		EXISTING VEGETATION
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	TEMP. ORANGE CONSTRUCTION FENCING AROUND ALL AREAS OF DISTURBANCE		
	LIMITS OF DISTURBANCE		

KEYMAP





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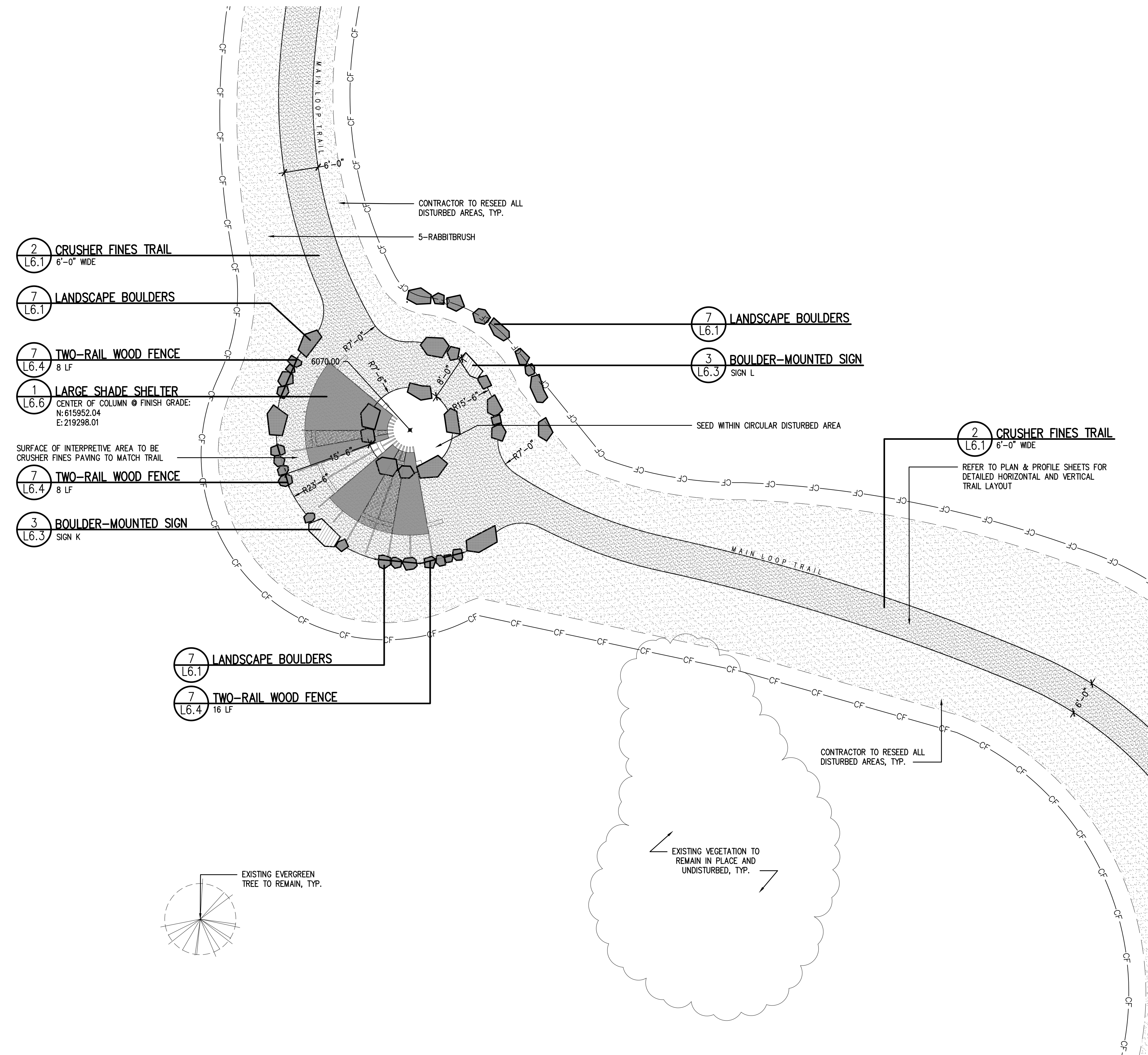
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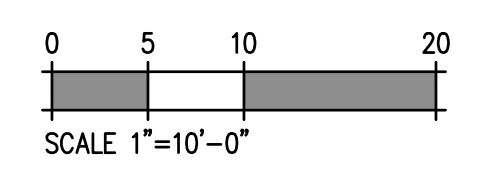
20120 East Main Street, Parker, CO 80138

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SHEET TITLE: MATERIALS & LAYOUT PLAN	
SCALE: 1"=30'-0"	
SHEET NUMBER: L2.8	



1 FARMSTEAD INTERPRETIVE AREA ENLARGEMENT

SCALE: 1"=10'-0"



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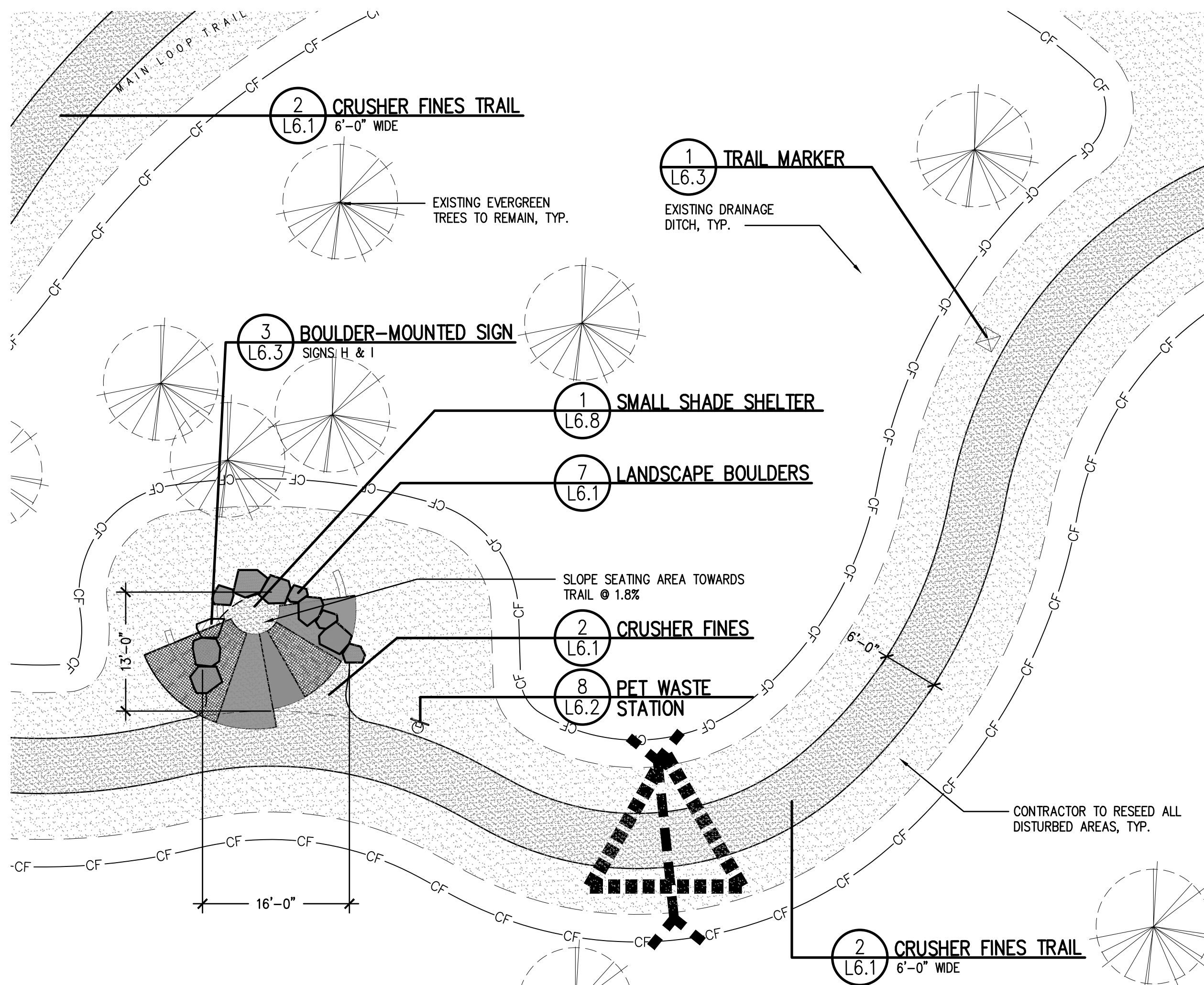
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SITE PLAN SUBMITTAL

SHEET TITLE:
ENLARGEMENT PLANS

SCALE: 1"=10'-0"
SHEET NUMBER:

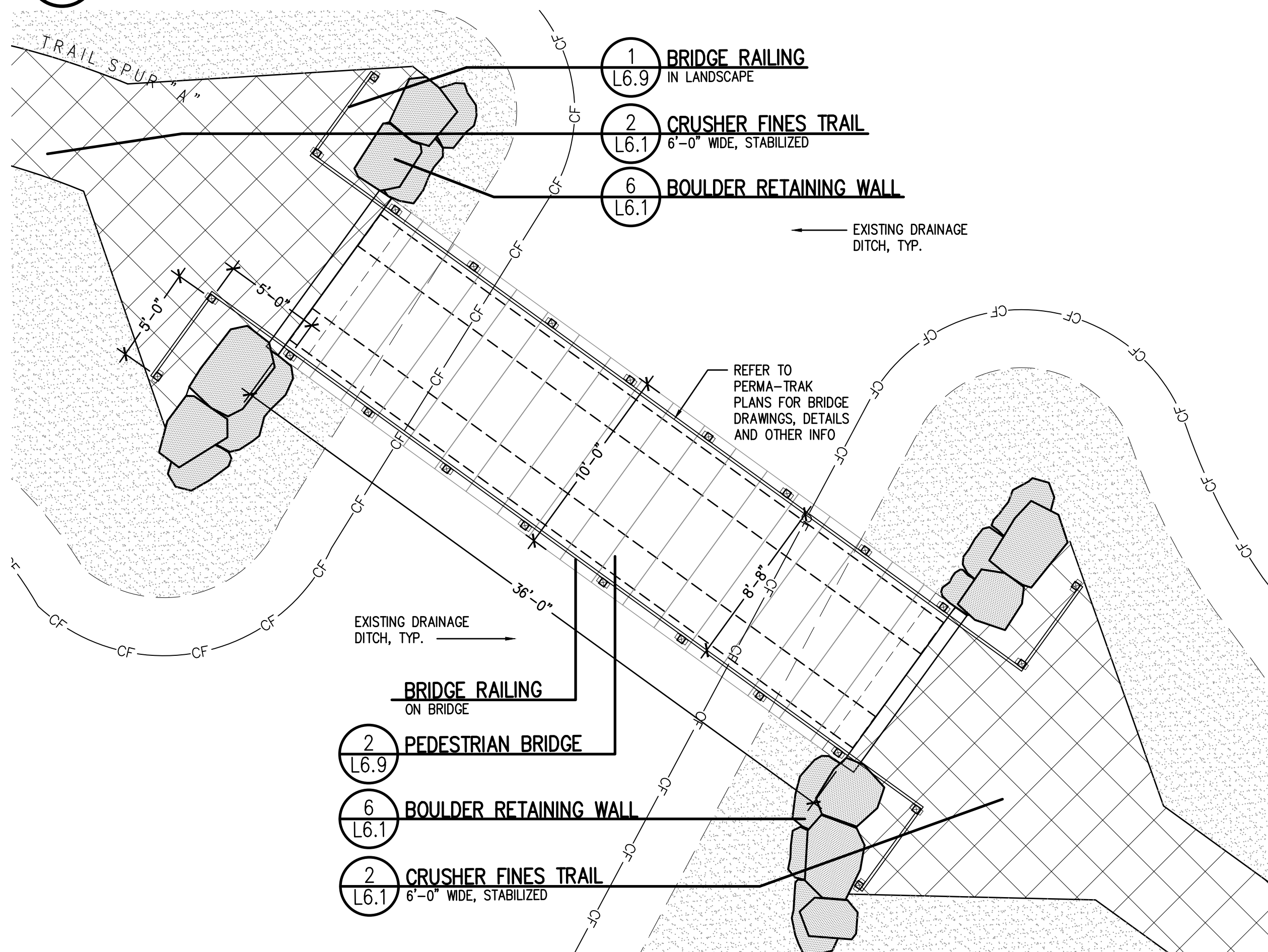
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PARKER COLORADO
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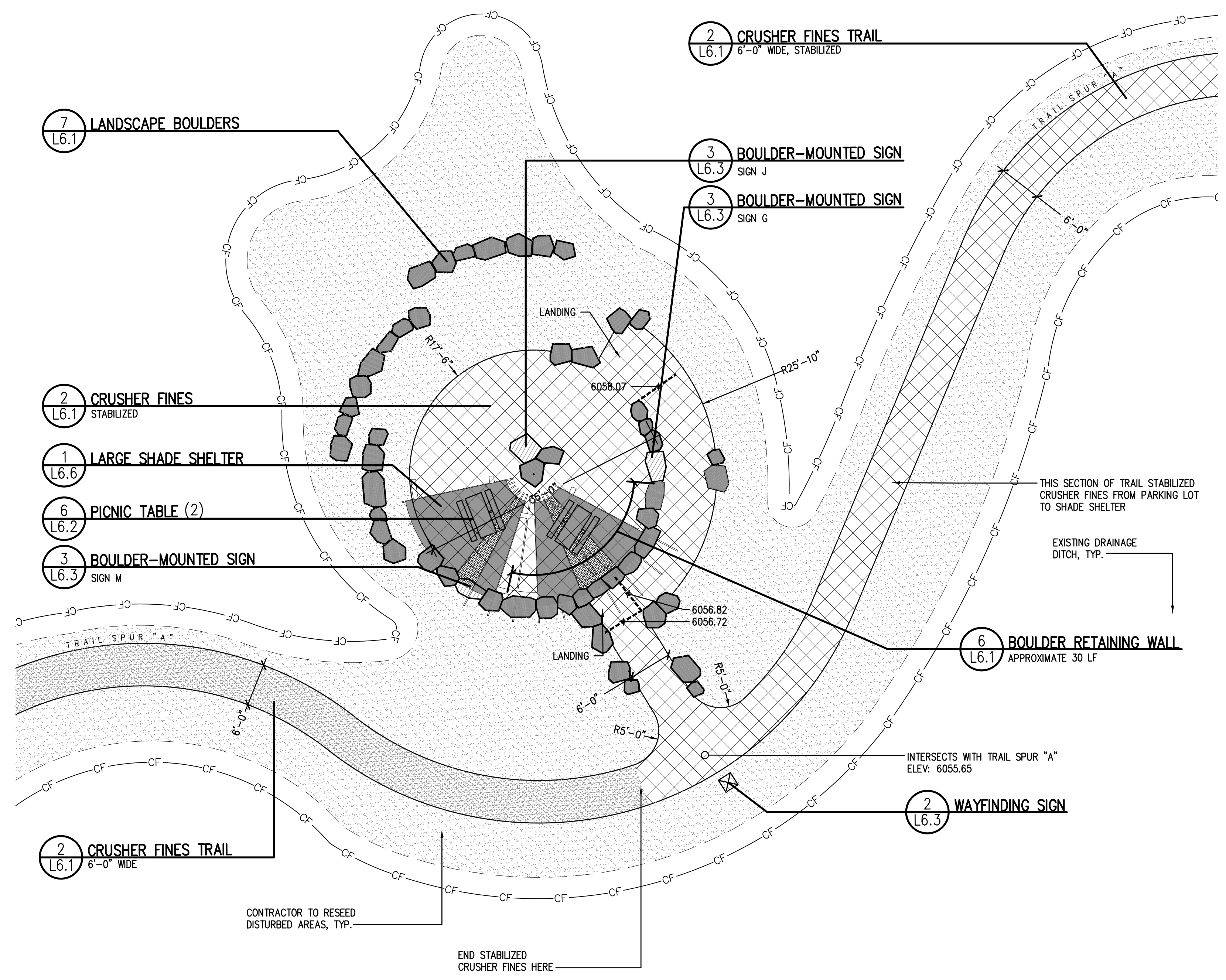
1 UPPER SHADE SHELTER AREA ENLARGEMENT

SCALE: 1"=10'-0"



2 BRIDGE ENLARGEMENT

SCALE: 1"=5'-0"



3 LOWER SHADE SHELTER AREA ENLARGEMENT

SCALE: 1"=10'-0"


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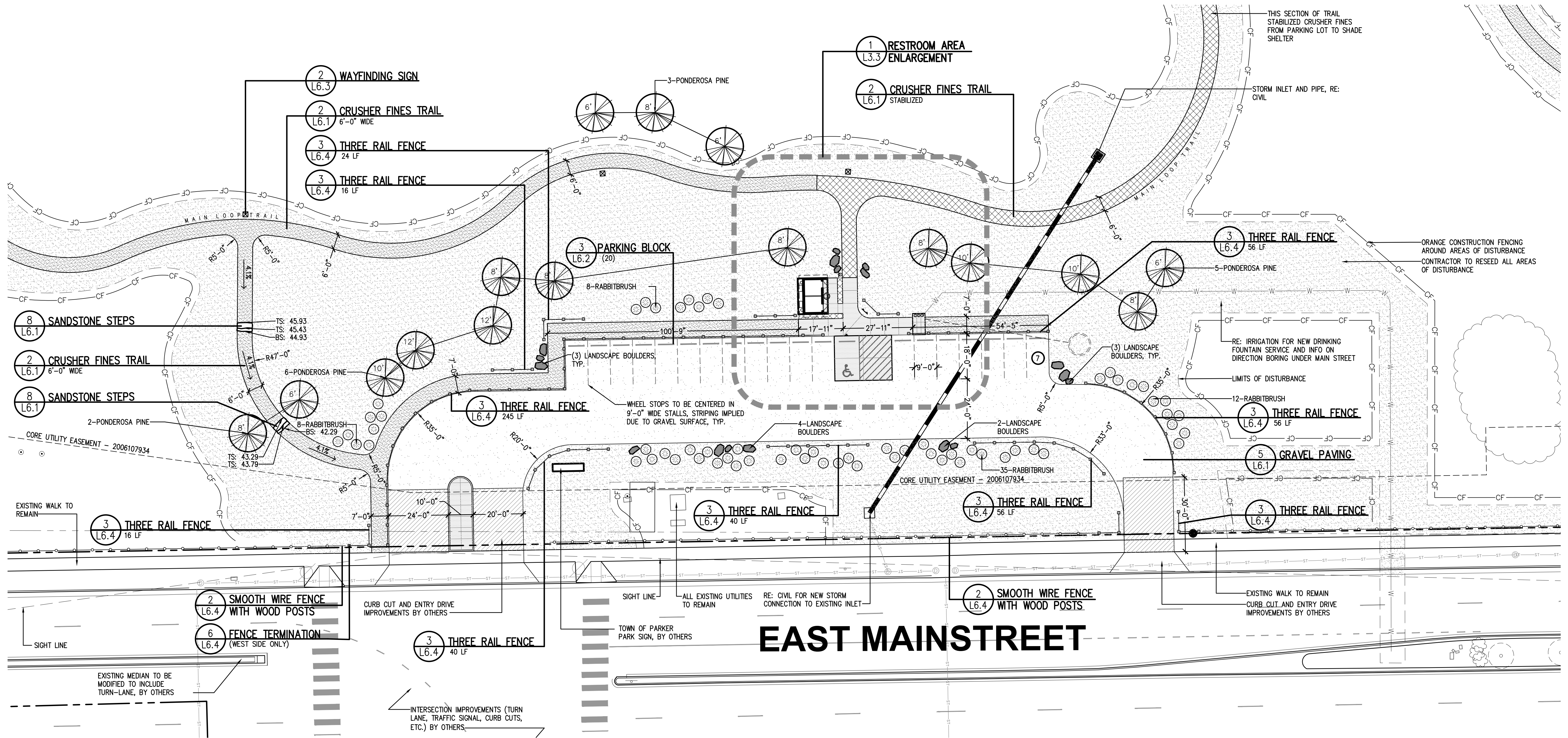
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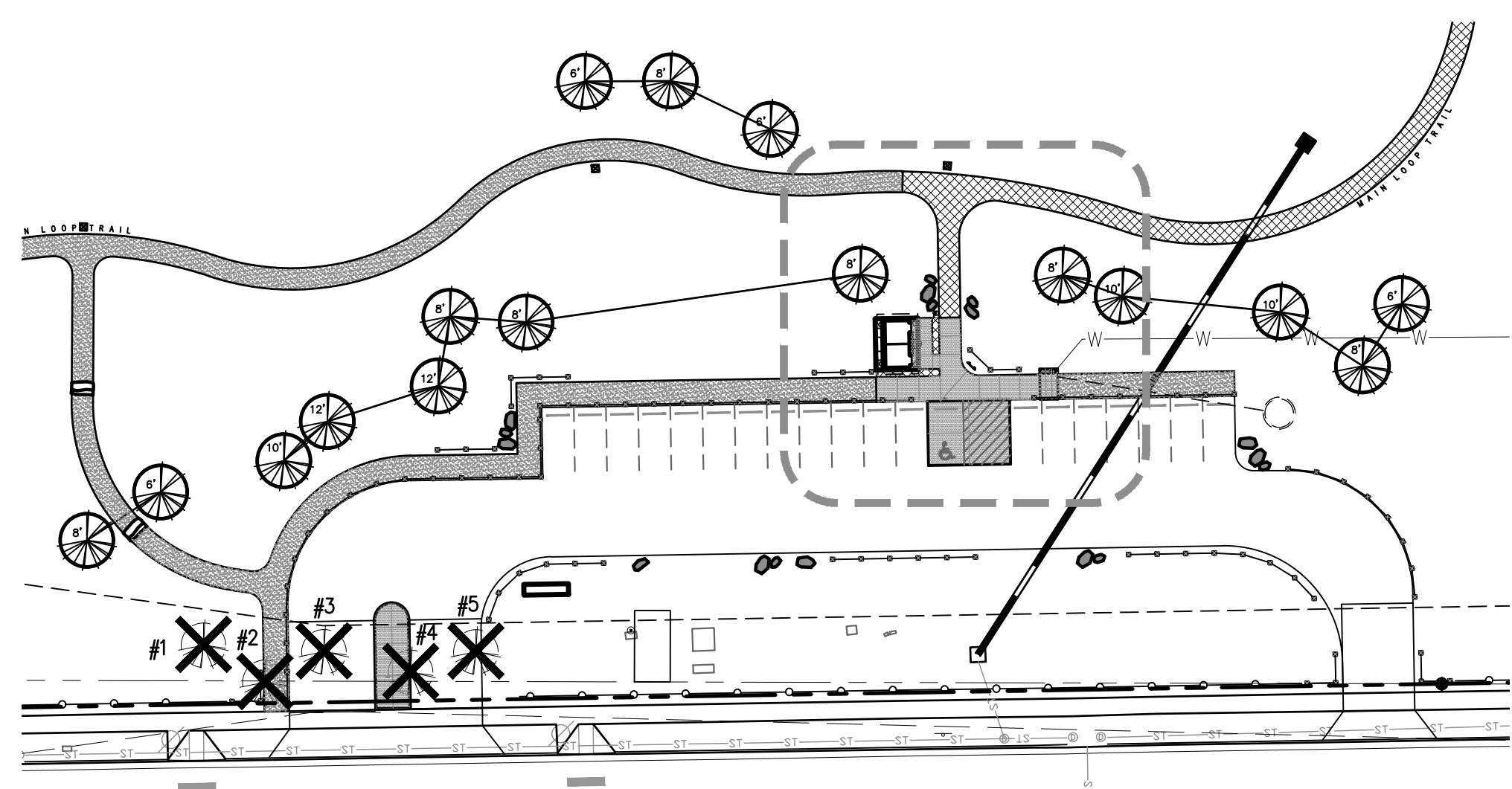
SHEET TITLE:
 ENLARGEMENT PLANS

SCALE: AS SHOWN
 SHEET NUMBER:



1 PARKING LOT ENLARGEMENT

SCALE: 1"=20'-0"



2 TREE CONSERVATION EXHIBIT

SCALE: 1"=40'-0"

TREE LEGEND

- EXISTING EVERGREEN TREE
- EXISTING EVERGREEN TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE
- EXISTING DECIDUOUS TREE TO BE REMOVED

TREE CONSERVATION NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, ALL TREES AND SHRUBS ON THE SITE SHALL BE CLEARLY IDENTIFIED IN THE FIELD AS EITHER "PRESERVE," "RELOCATE" OR "REMOVE" BY THE PROPERTY OWNER. TOWN STAFF SHALL VERIFY THE IDENTIFICATION OF TREES AND SHRUBS ACCORDING TO THE APPROVED TREE CONSERVATION PLAN. TREE OR SHRUB REMOVAL OR REPLACEMENT SHALL NOT COMMENCE UNTIL THE LANDOWNER HAS OBTAINED WRITTEN VERIFICATION OF THE FIELD IDENTIFICATIONS IN ACCORDANCE WITH THE APPROVED TREE CONSERVATION PLAN WITHIN THIRTY (30) DAYS OF WRITTEN NOTIFICATION OF FIELD STAKING. TREES AND SHRUBS TO BE SAVED MAY BE IDENTIFIED IN GROUPS.
2. DURING DEVELOPMENT OR RAZING ACTIVITY, THE LANDOWNER SHALL CAUSE TO BE INSTALLED EFFECTIVE PROTECTION AROUND ALL TREE PRESERVATION AREAS AND SHALL FURTHER INSTALL MECHANISMS SUCH AS TREE WELLS (DEPENDENT UPON SPECIES), RETAINING WALLS OR OTHER STRUCTURES NECESSARY TO PROTECT INDIVIDUAL TREES AND SHRUBS DESIGNATED FOR PRESERVATION. SUCH PROTECTIVE MEASURES SHALL BE SPECIFIED ON THE TREE CONSERVATION PLAN AND SHALL BE DESIGNED AND INSTALLED IN A MANNER CONSISTENT WITH GOOD HORTICULTURAL PRACTICES AND SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR, WITH A RECOMMENDATION FROM THE PARKS AND RECREATION DEPARTMENT.
3. THE TOWN SHALL FIELD VERIFY ALL LOCATIONS, SIZES AND QUANTITIES OF REPLACEMENT OR RELOCATED TREES AND SHRUBS PRIOR TO THE WARRANTY PERIOD ACCEPTANCE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT. IF NO PUBLIC IMPROVEMENTS ARE INVOLVED, VERIFICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WARRANTY PERIOD ACCEPTANCE OR CERTIFICATES OF OCCUPANCY SHALL NOT BE AUTHORIZED UNTIL WRITTEN VERIFICATION OF COMPLIANCE WITH THE TREE CONSERVATION PLAN IS OBTAINED FROM THE TOWN.
4. ANY REPLACEMENT OR RELOCATED TREE OR SHRUB WHICH DIES WITHIN ONE (1) YEAR OF WRITTEN VERIFICATION OF COMPLIANCE SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT GROWING SEASON WITH THE SAME APPROVED SIZE AND SPECIES OF THE TREE OR SHRUB WHICH DIED.

TREE EVALUATION						
Tree	Species	DBH	TA or ATA (in^2)	Status	Condition Rating%	Appraised Value
1	AP	5	20	Remove	NA	NA/below 6"
2	AP	7	38	Remove	75	\$830.00
3	AP	8	50	Remove	75	\$1,050.00
4	AP	7.5	44	Remove	75	\$940.00
5	AP	6	28	Remove	75	\$640.00
Total Appraised Value						\$3,460.00
Total Trees to be Removed						\$3,460.00
Tree Replacement Value (13 Trees)						\$12,800.00



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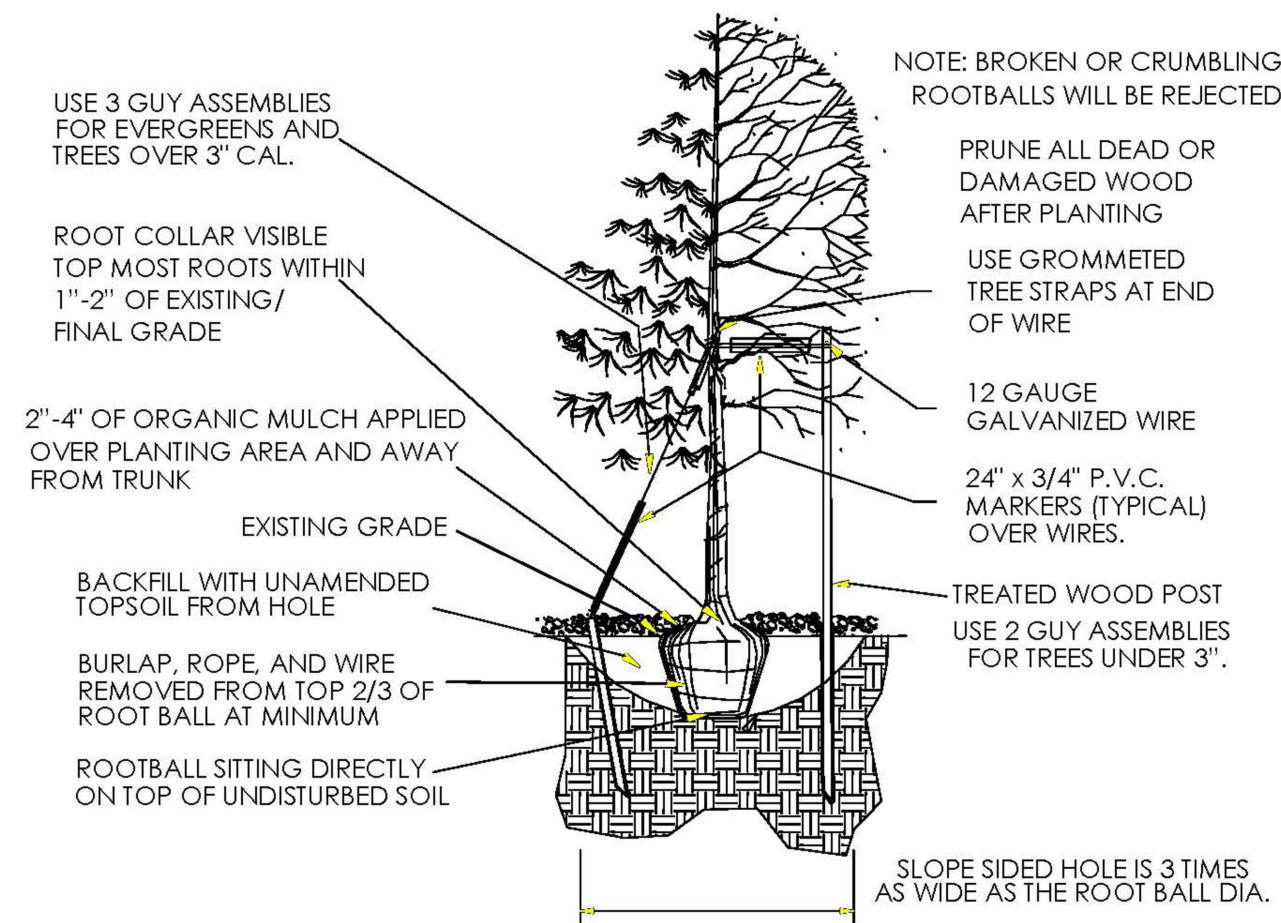
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SHEET TITLE: ENLARGEMENT PLANS

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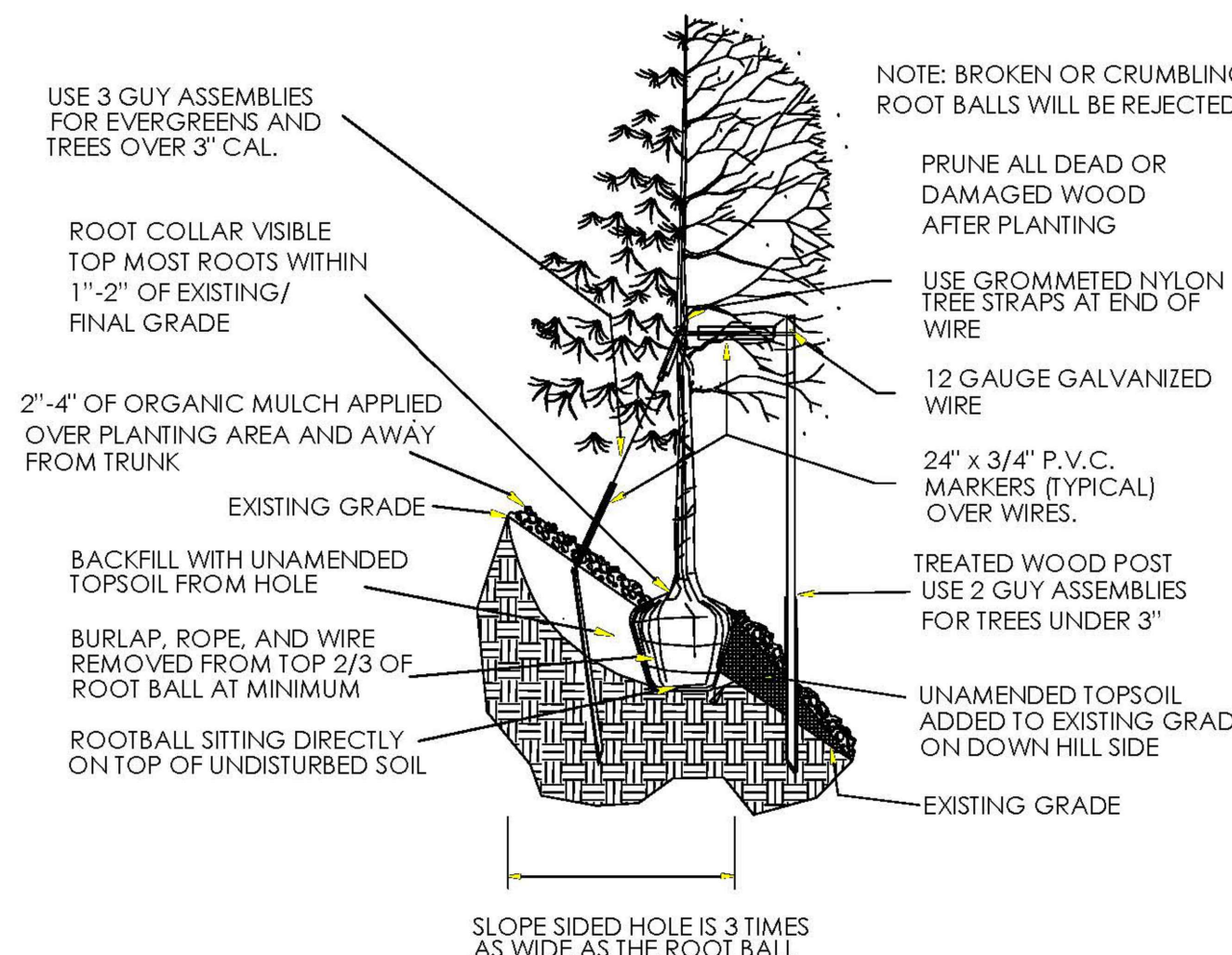
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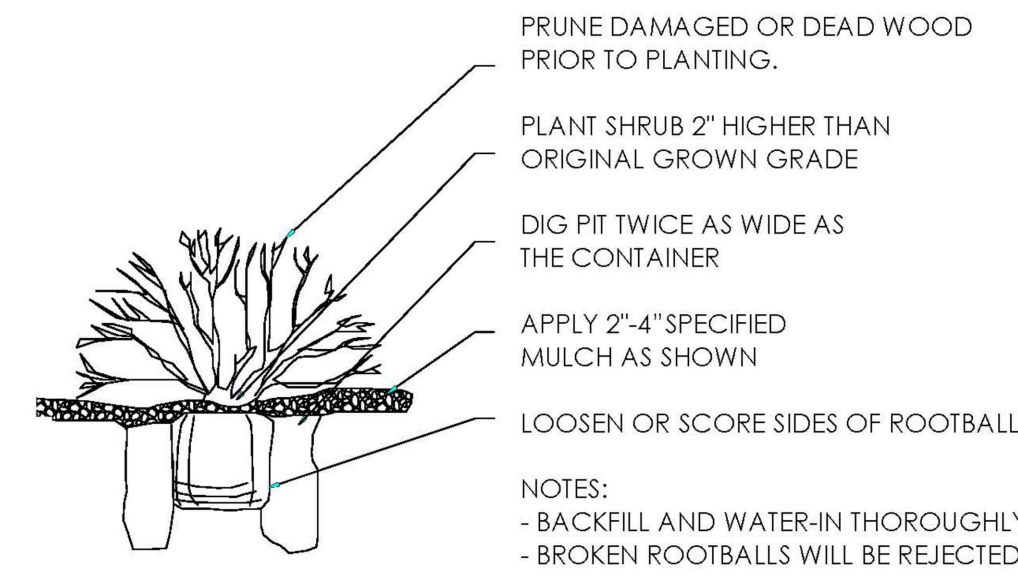
TREE PLANTING NOTES:

- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSEND AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1' TO 2' OF THE ROOT BALL/FINISHED GRADE MEASURED 3' TO 4' FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO A 3' TO 5' TALL WATERING RING (SAUCEP) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF. APPLY 2' TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
- STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
- RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.



1 TYPICAL DECIDUOUS AND EVERGREEN TREE PLANTING
TOWN OF PARKER STANDARD DETAIL SCALE: NTS

2 TYPICAL TREE PLANTING - SLOPES
TOWN OF PARKER STANDARD DETAIL SCALE: NTS



3 TYPICAL SHRUB PLANTING
TOWN OF PARKER STANDARD DETAIL SCALE: NTS

GENERAL PLANTING & LANDSCAPE NOTES

- ALL PLANT MATERIAL IS TO BE APPROVED BY TOWN OF PARKER STAFF AND LANDSCAPE ARCHITECT PRIOR TO ARRIVING ON SITE FOR INSTALLATION. NO LESS THAN ONE WEEK NOTICE TO REVIEW AT NURSERY IS REQUIRED.
- ALL TREE LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SUB-SOIL ALONG FLATWORK AND WALKWAYS TO ACCOMMODATE TOPSOIL, SOIL AMENDMENTS AND, IF APPLICABLE, MULCH DEPTH.
- ALL AREAS TO BE PLANTED OR SEEDED WILL HAVE THE TOPSOIL INSTALLED. THESE AREAS WILL THEN BE TILLED TO A MINIMUM 6" DEPTH INCORPORATING A-1 ORGANICS BIOCOMP CLASS 1 COMPOST AT A MINIMUM RATE OF 4 C.Y. PER 1000 S.F. DURING THE TILLING PROCESS. THE DISTURBED AREAS OF THE SITE WILL THEN BE FINE GRADED IN PREPARATION FOR SEEDING, OR PLANTING AS SPECIFIED IN PLANS.
- ALL SHRUB PLANTINGS AND TREE PLANTINGS WILL RECEIVE A MINIMUM OF 4" OF WESTERN RED CEDAR MULCH ("GORILLA HAIR") OR APPROVED SUBSTITUTE. REFER TO TREE DETAIL FOR MULCH REQUIREMENTS, SHRUBS SHALL HAVE 12" WIDE MULCH RING INSTALLED AROUND EACH SHRUB. THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL ON ALL SEEDED AND/OR PLANTED AREAS UNTIL FINAL PROJECT ACCEPTANCE.
- ALL PLANT MATERIALS WILL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN AND STATE OF COLORADO INDUSTRY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. SYMBOLS ON ALL SHRUBS AND TREES SHALL TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. ALL FINE GRADING APPROVED BY TOWN OF PARKER AND LANDSCAPE ARCHITECT PRIOR TO SEEDING.
- CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK AND MARK ALL LOCATIONS WHEN SLEEVE IS PLACED UNDER CONCRETE WALK OR CURB & GUTTER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALKWAYS, IRRIGATION SYSTEM AND OTHER EXISTING STRUCTURES THAT IS A RESULT OF HIS WORK, AT NO ADDITIONAL COST TO THE OWNER.

NATIVE SEEDING NOTES

- THE STATED APPLICATION RATES ARE FOR DRILL-SEEDING. A RANGELAND DRILL WITH THREE SEED BOXES, DOUBLE DISC OPENERS, AND PACKER WHEELS IS REQUIRED. SMALL SEED AND FLUFFY SEED MUST BE SEEDED IN SEPARATE DRILL BOXES FROM THE WHEATGRASSES AND OTHER NORMAL SEED AND SHALL BE PLACED NEAR THE SOIL SURFACE AND LIGHTLY COVERED WITH SOIL.
- IF HAND BROADCASTING SEED, **DOUBLE THE STATED APPLICATION RATES FOR BROADCAST SEEDING.** IF BROADCAST SEEDING, BE SURE TO RAKE, OR OTHERWISE COVER, THE BROADCAST OR HYDROSEEDED SEEDS WITH A THIN LAYER OF SOIL.
- THE APPLICATION RATE IS HIGHER THAN NORMAL TO ACCOUNT FOR THE SEVERAL SOIL TYPES AND HABITATS ON THE HARVIE OPEN SPACE SITE. SOME OF THE SPECIES WILL NOT RESPOND IN SOME SOIL TYPES BUT WILL GROW IN OTHERS. AS A RESULT, THE ACTUAL PLS/ACRE IS LESS THAN APPEARS ON A SITE-BY-SITE AND SOIL TYPE-BY-SOIL TYPE BASIS.
- VNS = VARIETY NOT STATED. MUST BE FROM NORTHERN LATITUDE COLLECTIONS THAT ARE AS SIMILAR AS POSSIBLE IN ELEVATION AND LATITUDE TO THE PROJECT SITE.
- PRIOR TO SEEDING, CONTRACTOR TO APPLY SOIL CONDITIONER, RICHLAWN ORGANIC 100 3:6:3 OR APPROVED EQUAL, AT 2,000 LBS./ACRE AND ENDO-MYCORRHIZA, MYCOAPPLY ENDO OR APPROVED EQUAL, AT 40 LBS./ACRE (60,000 PROPAGULES/ LB. MINIMUM GUARANTEE). INCORPORATE SOIL CONDITIONER TO A 4" DEPTH. THEN, APPLY ENDO-MYCORRHIZA IMMEDIATELY PRIOR TO OR WITH SEEDING AND COVER WITH A LIGHT LAYER OF SOIL (1/8 - 1/4").
- AFTER SEEDING IS COMPLETE OF NATIVE SEED AREAS, CONTRACTOR TO INSTALL BIODEGRADABLE 100% COCONUT DITCHLINER EROSION CONTROL BLANKET, NAG C1258N OR APPROVED SUBSTITUTE. USE MANUFACTURER'S SUGGESTED STAPLE PATTERN AND SEAM OVERLAP. REFER TO CIVIL'S EROSION CONTROL PLAN FOR FURTHER INFORMATION. WHEN CIVIL REFERS TO "EROSION CONTROL BLANKET" THAT IS THE 100% COCONUT DITCHLINER DESCRIBED IN THIS NOTE, AND SHALL BE INSTALLED WHERE CIVIL CALLS FOR IT, AS WELL AS ALL OTHER AREAS THAT EXPERIENCE DISTURBANCE DURING CONSTRUCTION.

PLANT LIST

Symbol	Common Name	Botanical Name	Min. Size
	EVERGREEN TREES Ponderosa Pine	Pinus ponderosa	6-12' ht, B&B, Specimen
	DECIDUOUS SHRUBS Rabbitbrush	Ericameria nauseosa	# 5, container

SEED MIXES

HARVIE OPEN SPACE SPECIAL NATIVE UPLAND SEED MIXTURE

COMMON NAME	VARIETY	PLS/ACRE
Western Wheatgrass	Rosana	3
Thickspike Wheatgrass	Critana	1
Streambank Wheatgrass	Sodar	2
Slender Wheatgrass	Revenue	2
Snake River Wheatgrass	Secar	1
Beardless Bluebunch Wheatgrass	Whitmar	1.5
Indian Ricegrass	Nezpar, Rimrock, Paloma	2
Sheep Fescue	Azure, Covar	0.5
Arizona Fescue	Redondo	0.6
Prairie Sandreed	Goshen	1.25
Needleandthread Grass	VNS	3
Green Needlegrass	Lodorm	1
Prairie Junegrass	VNS	0.2
Sandberg Bluegrass	High Plains	0.2
Canby Bluegrass	Canbar	0.4
Blue Grama	Bad River	0.5
Sideoats Grama	Butte, Pierre	2
Little Bluestem	Cimarron, Camper	1.5
Big Bluestem	Bison, Champ, Pawnee	1
Blue Flax	Maple Grove	2
Indian Blanketflower	VNS	2
Yellow Prairie Coneflower	VNS	0.4
Prairie Aster	VNS	0.2
Fringed Sagewort	VNS	0.1
Prairie (Louisiana) Sagewort	VNS	0.1
Common Winterfat	VNS	0.1
Douglas Rabbitbrush	VNS	0.3
Rubber Rabbitbrush	VNS	0.5
Total PLS Pounds/Acre		30.35



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SHEET TITLE:
SITE DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

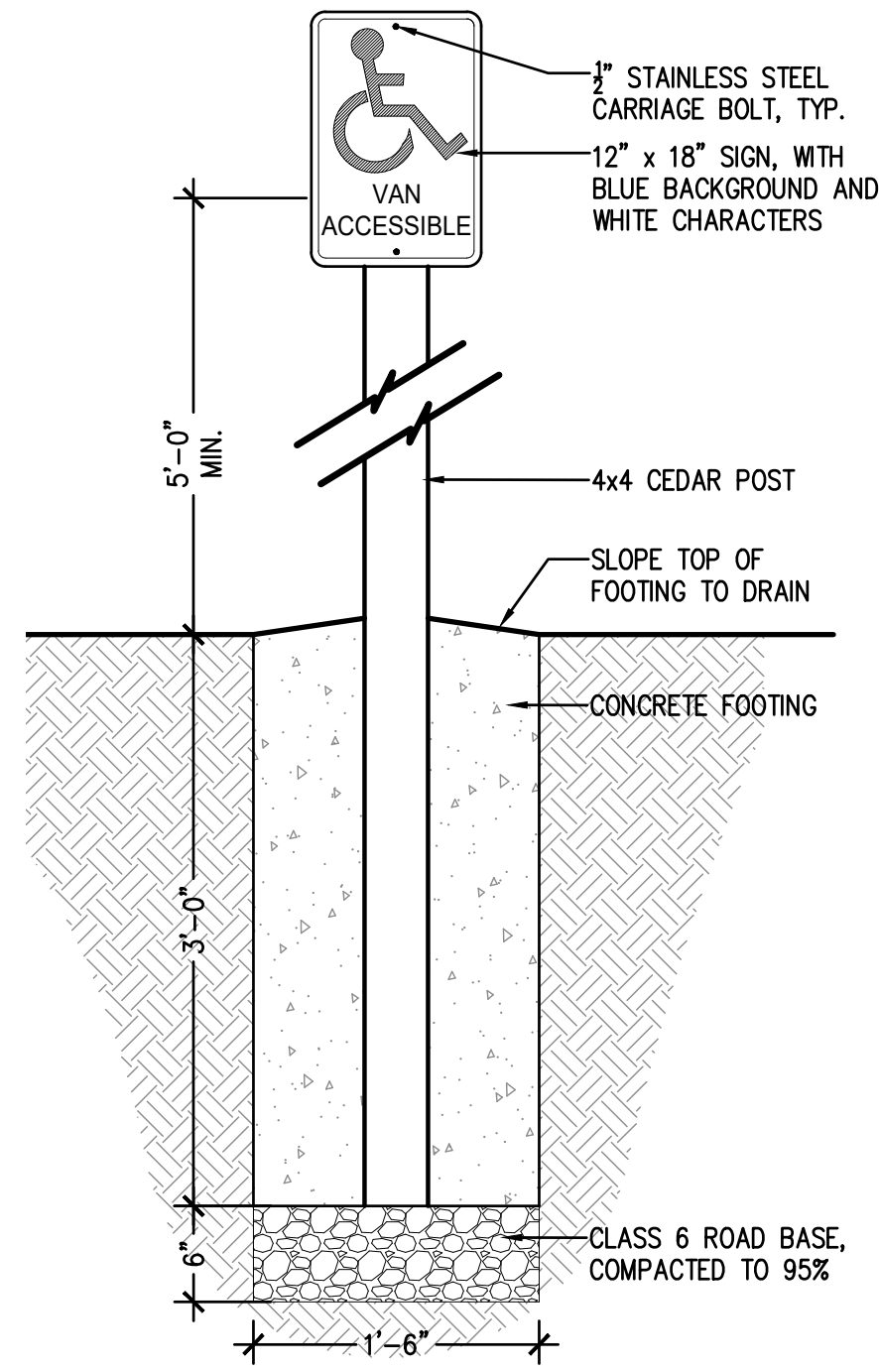
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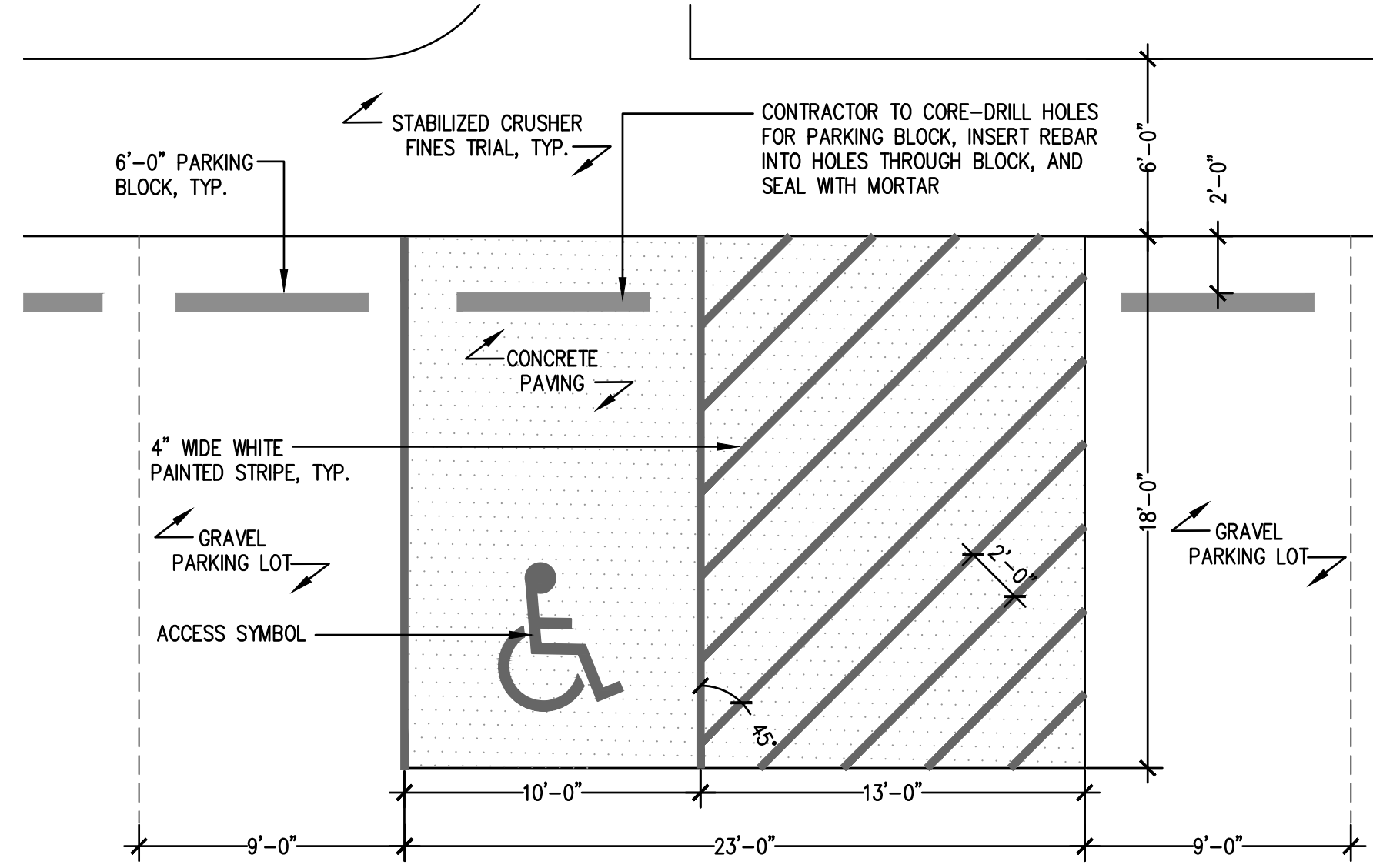
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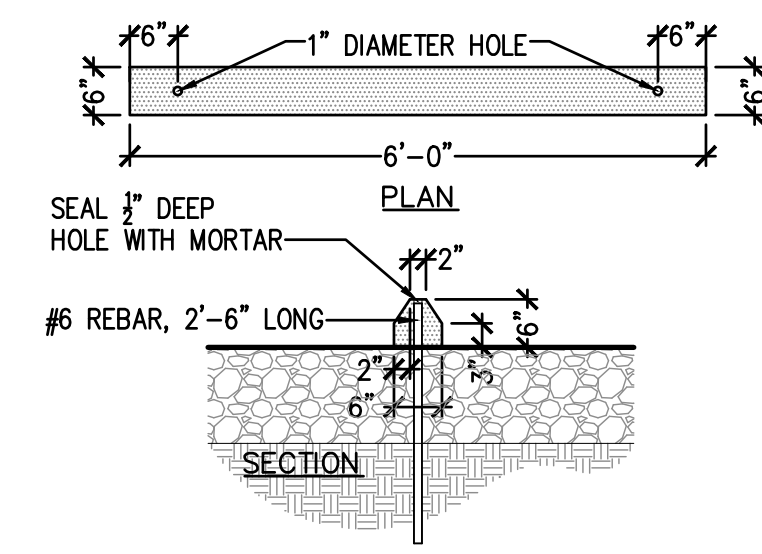




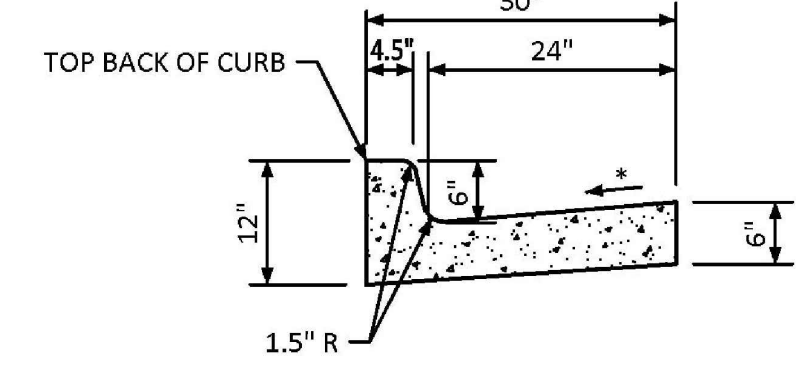
1 ACCESSIBLE PARKING SIGN
NOT TO SCALE



2 ACCESSIBLE PARKING SPACE LAYOUT
NOT TO SCALE



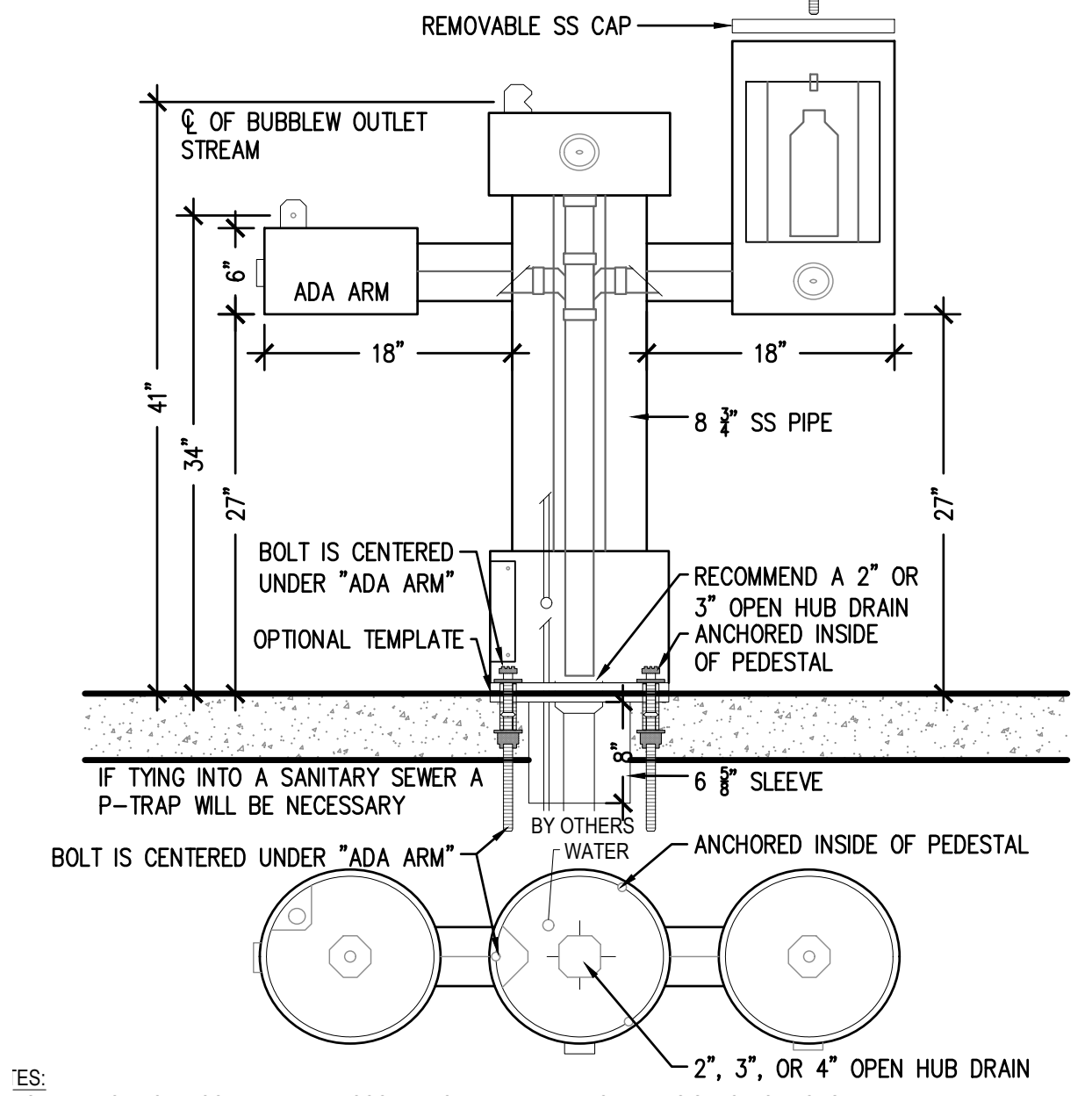
3 PARKING BLOCK
NOT TO SCALE



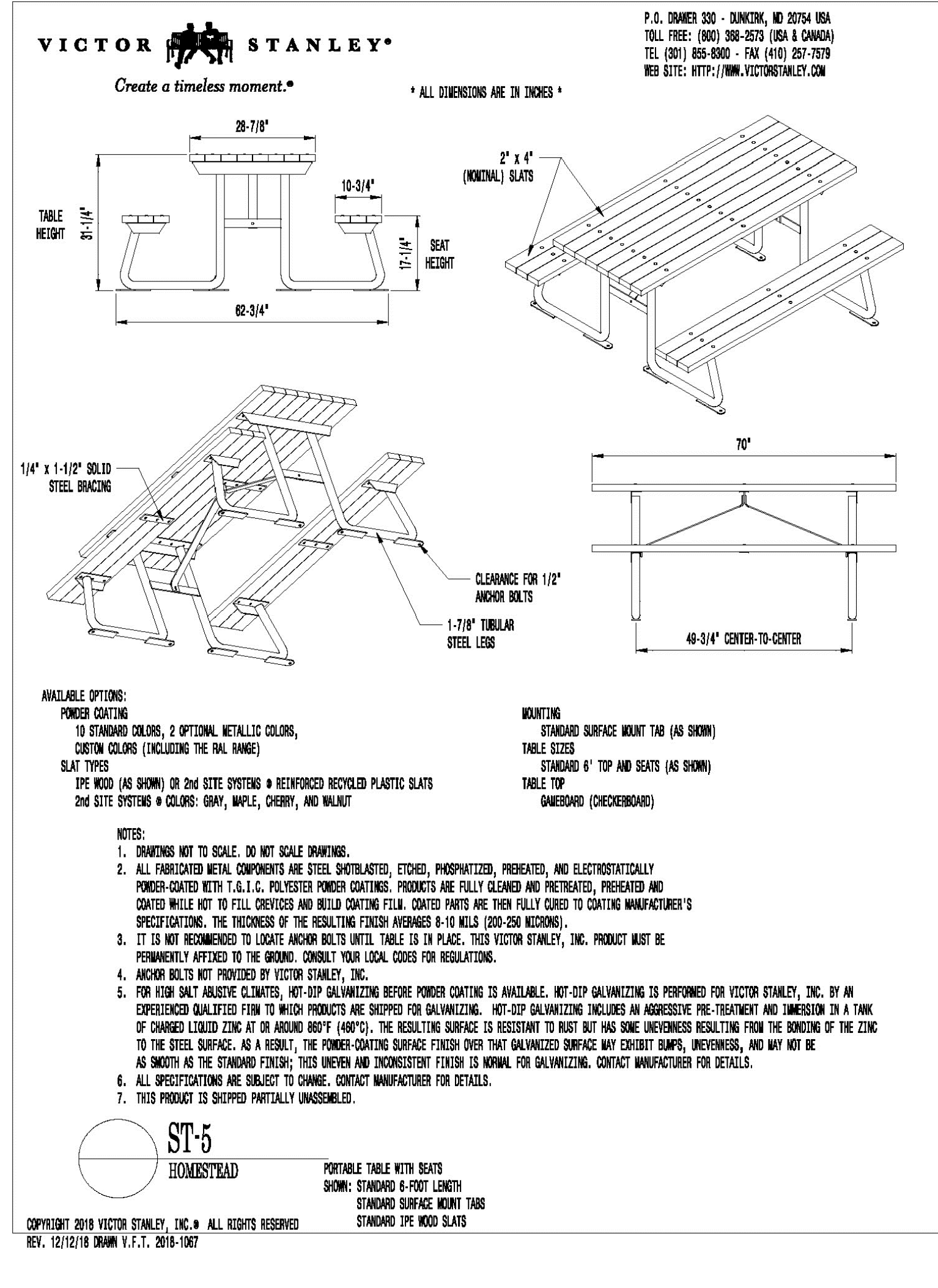
4 CURB AND GUTTER
(TOWN OF PARKER STANDARD DETAIL) NOT TO SCALE

PARKER COLORADO
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APPROVED DATE: 02/01/2023
Planning Approval By: Carolyn Parkinson

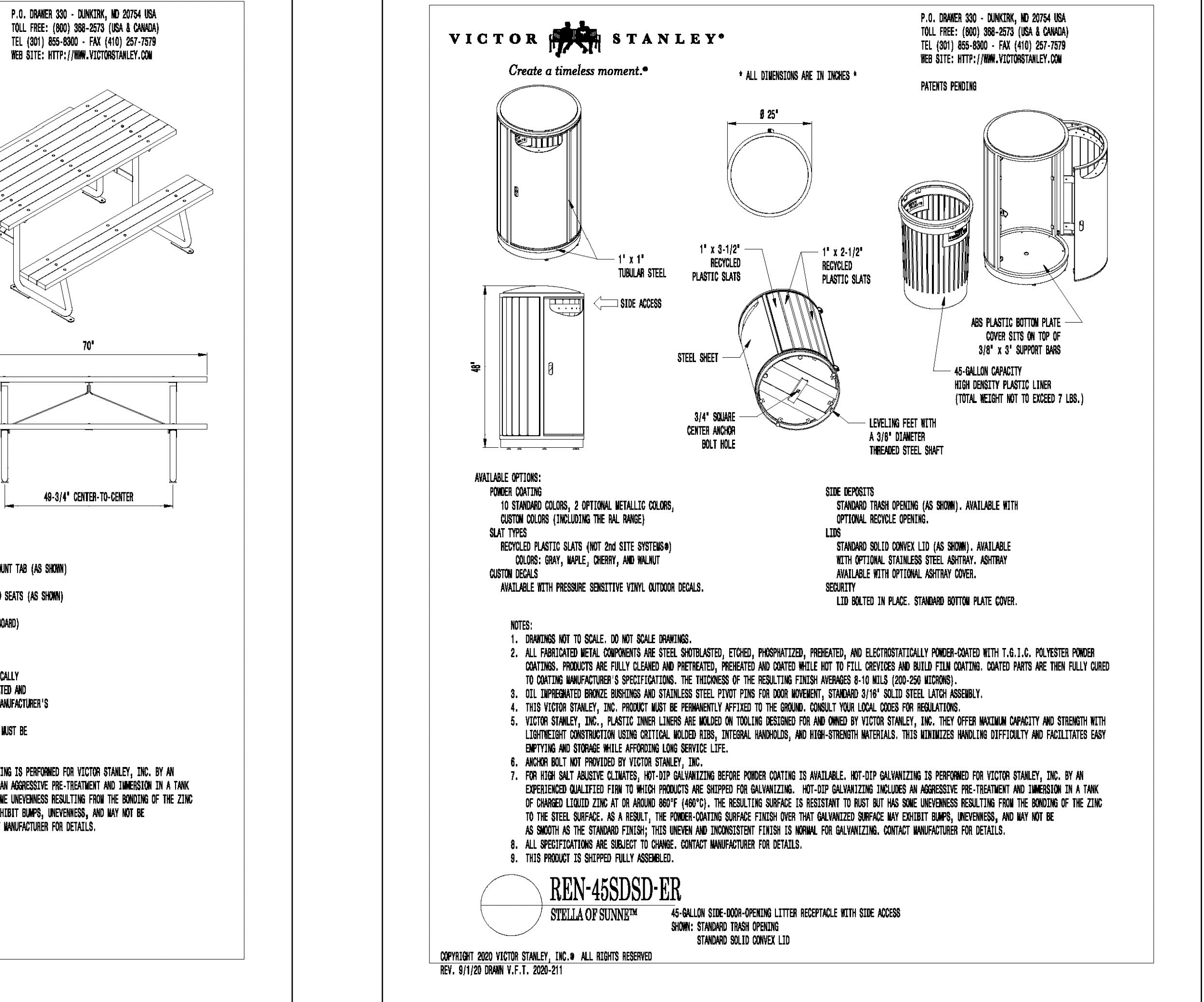
NOTE:
1. DETAIL TO PROVIDE INFO ON SPECIFIC FOUNTAIN MODEL ONLY
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
3. REFER TO IRRIGATION PLANS FOR SERVICE AND WASTE INFO, AMONG OTHER INFORMATION



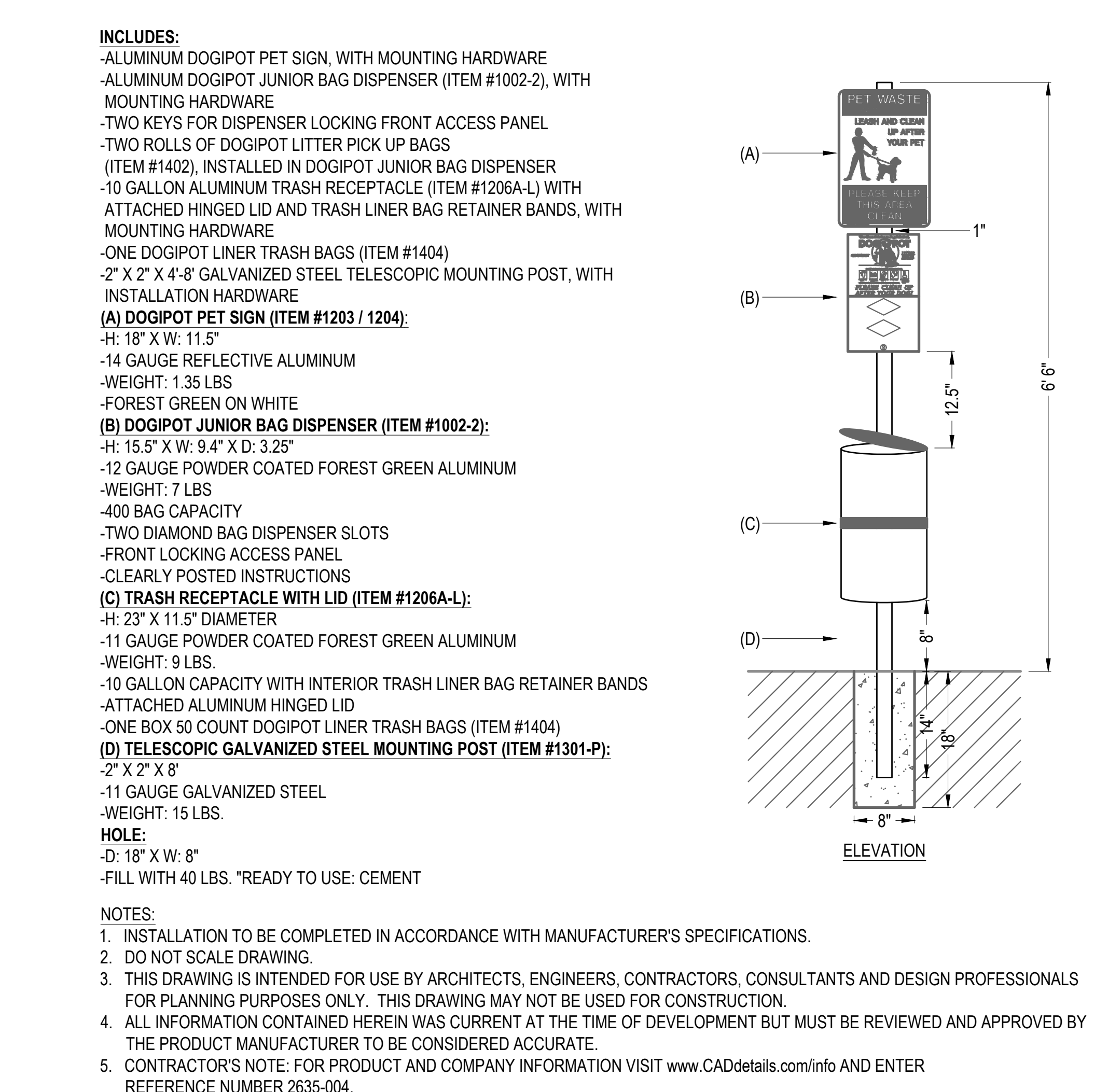
5 DRINKING FOUNTAIN
MANUFACTURER: MOST DEPENDABLE FOUNTAINS, INC. NOT TO SCALE
MODEL: 2440 SMSS W/ BOTTLE FILLER
COLOR: ORANGE
MOUNTING: ANCHORED TO CONCRETE FLATWORK
SUPPLIED BY: MOST DEPENDABLE FOUNTAINS, INC. OR APPROVED SUBSTITUTE



6 PICNIC TABLE
MANUFACTURER: VICTOR STANLEY
MODEL: ST-5
COLOR: TOP & SEATS: IPE WOOD
SUPPLIED BY: VICTOR STANLEY (301)-855-8300
OR APPROVED SUBSTITUTE



7 TRASH RECEPTACLE
MANUFACTURER: VICTOR STANLEY
MODEL: REN-45SDSD-ER
COLOR: IPE WOOD & BLACK
MOUNTING: SURFACE MOUNT
SUPPLIED BY: VICTOR STANLEY (301)-855-8300
OR APPROVED SUBSTITUTE



8 PET WASTE STATION
MANUFACTURER: DOGIPOT
MODEL: #1003-L
COLOR: BLACK
(407) 855-8300 - WWW.DOGIPOT.COM
OR APPROVED SUBSTITUTE

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RAY J. HARVIE OPEN SPACE
SITE PLAN SUBMITTAL
20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00 DATE: 01.11.2023
DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW
REVISIONS:
JOB DESCRIPTION: SITE PLAN SUBMITTAL
SHEET TITLE: SITE DETAILS
SCALE: AS SHOWN
SHEET NUMBER:
L6.2
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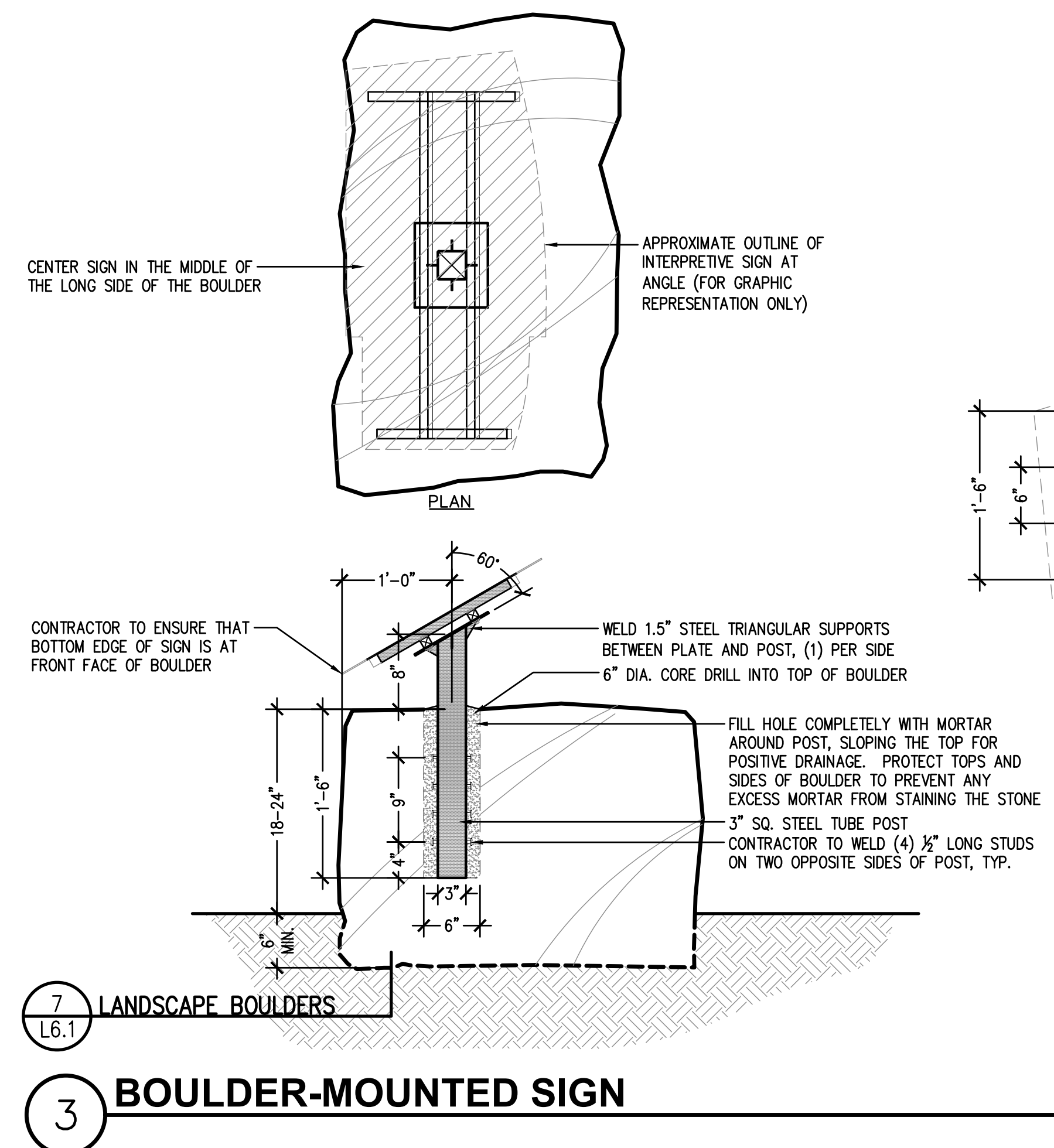
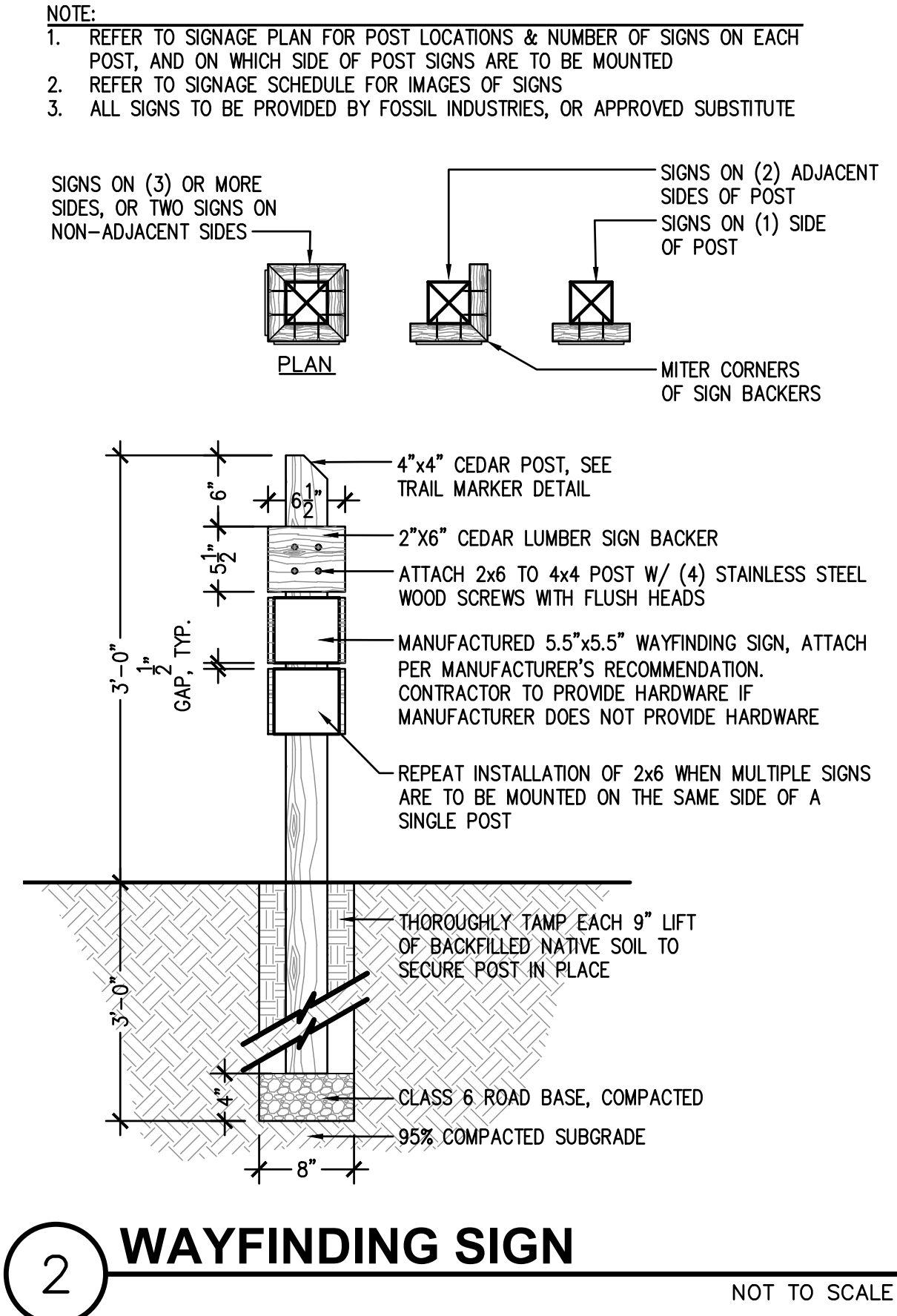
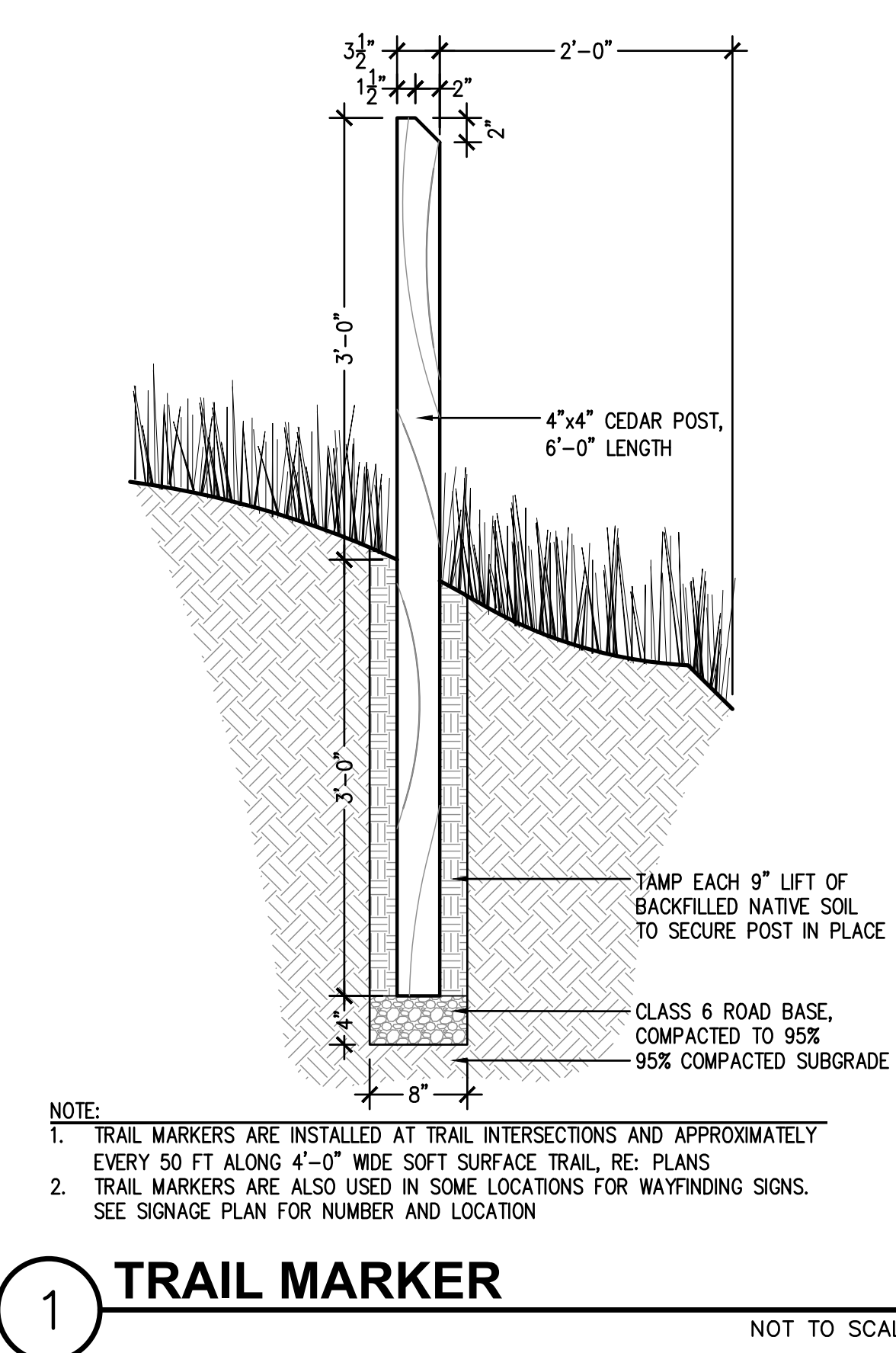
REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

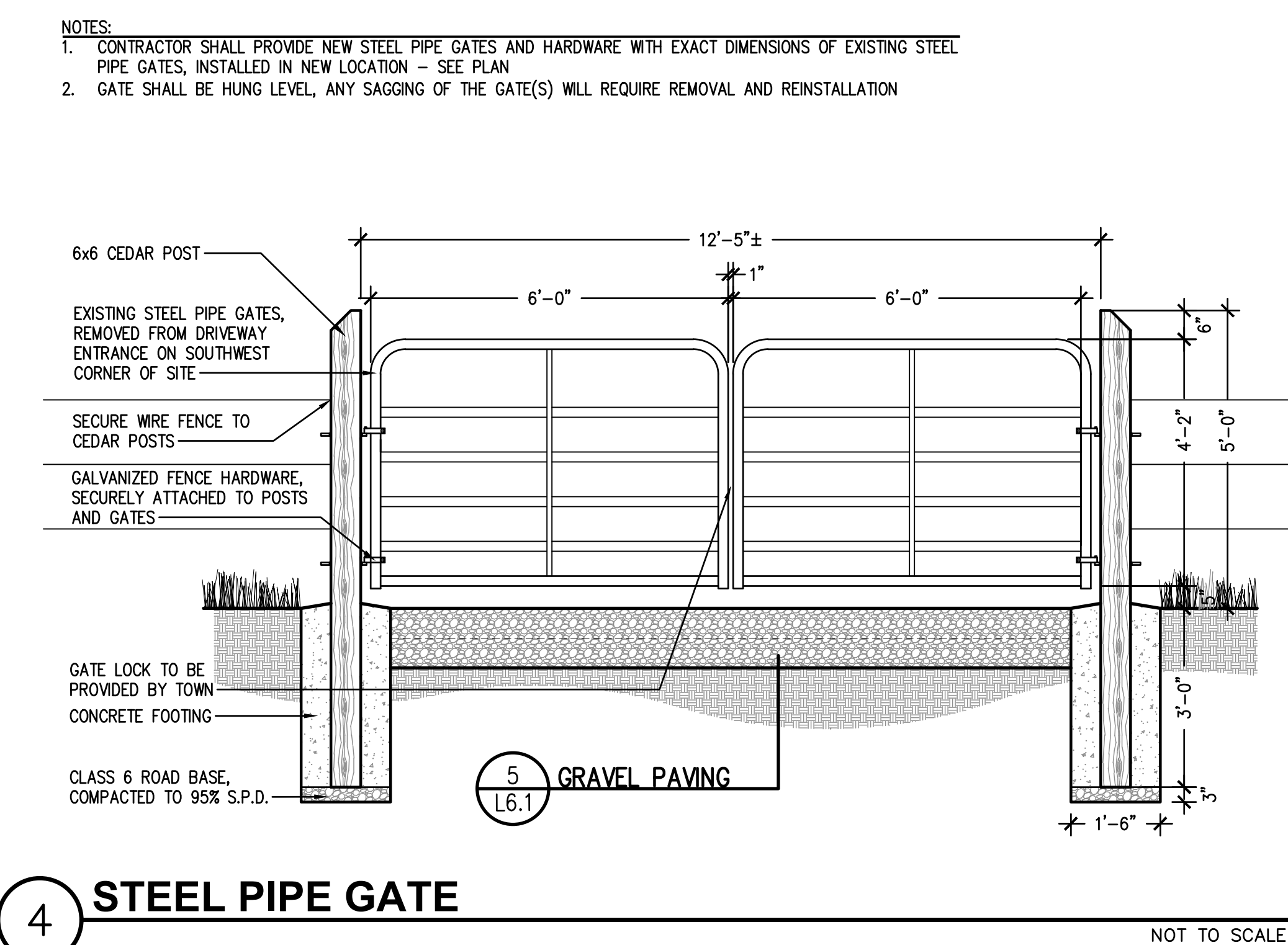
SHEET TITLE:
SITE DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

L6.3



- NOTES:
1. ALL SIGN PANELS TO BE PROVIDED BY FOSSIL INDUSTRIES, OR APPROVED SUBSTITUTE. CONTRACTOR TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL
2. PROVIDE SHOP DRAWINGS FOR SIGN POST & FRAME TO LANDSCAPE ARCHITECT FOR APPROVAL
3. PROVIDE SUBMITTAL FOR MORTAR TO LANDSCAPE ARCHITECT FOR APPROVAL
4. BOULDERS USED FOR SIGN MOUNTING SHALL HAVE A MINIMUM SIZE OF 4'-0"W x 2'-0"L x 2'-0"H
5. BOULDER SELECTION, LOCATION, AND ORIENTATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CORE-DRILLING FOR INSTALLATION
6. GRIND ALL WELDS SMOOTH PRIOR TO POWDERCOATING
7. ALL STEEL COMPONENTS OF SIGN MOUNT TO BE POWDERCOATED BLACK, 100% GLOSS

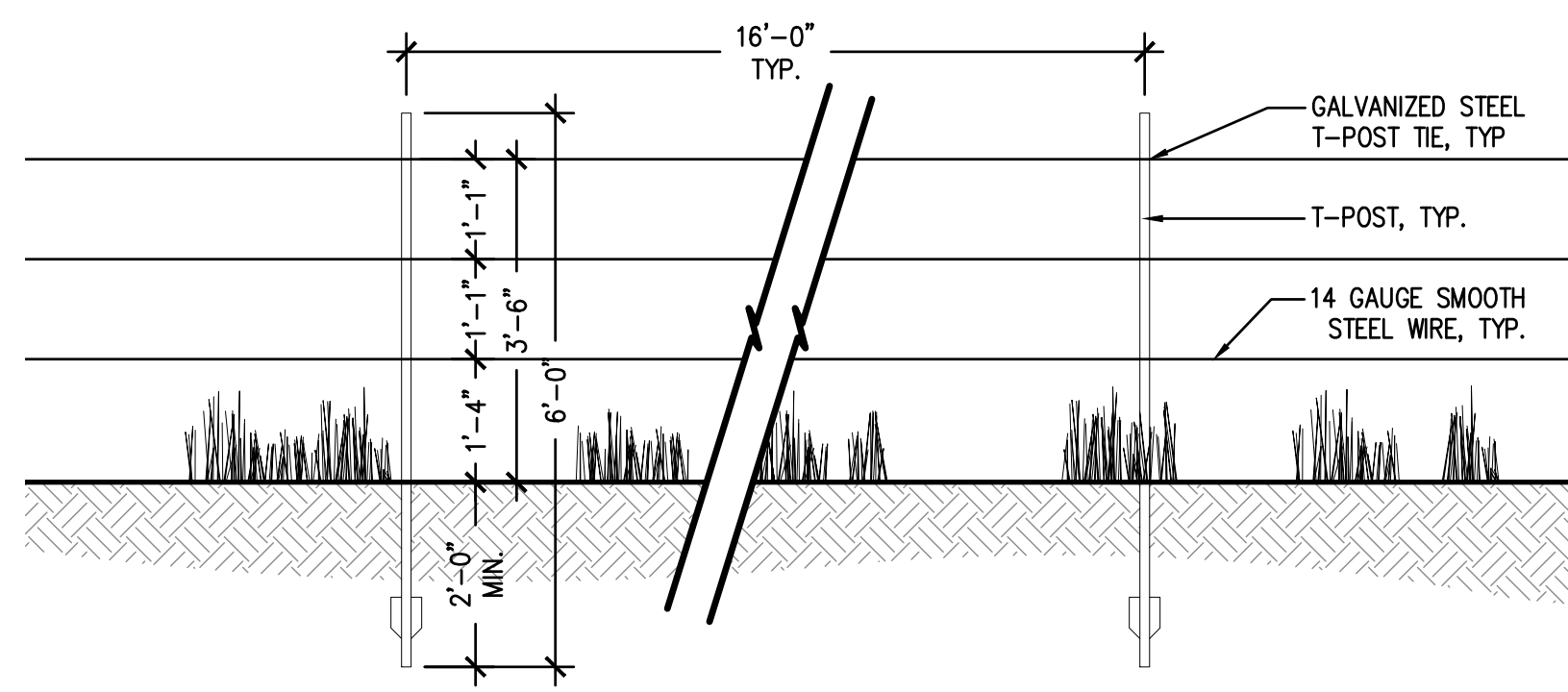


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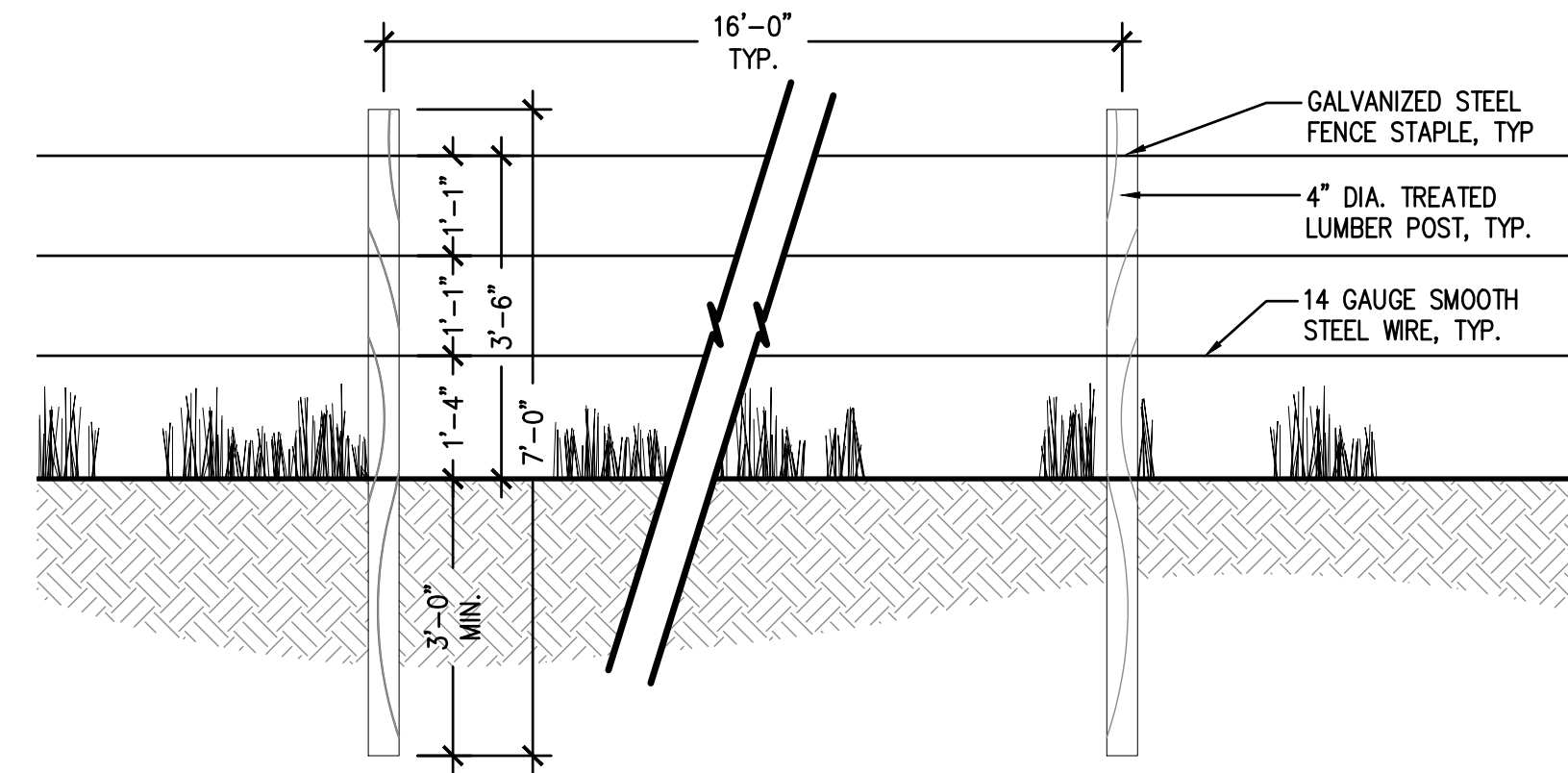
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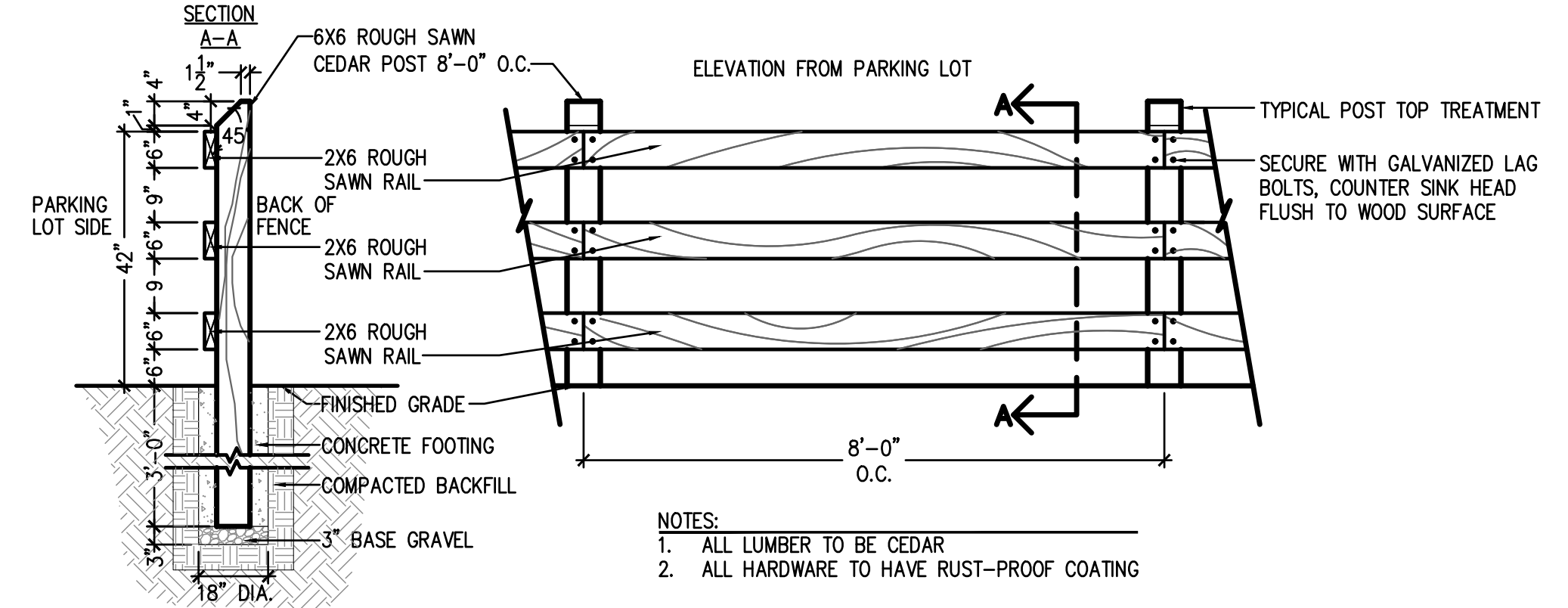
Planning Approval By: Carolyn Parkinson



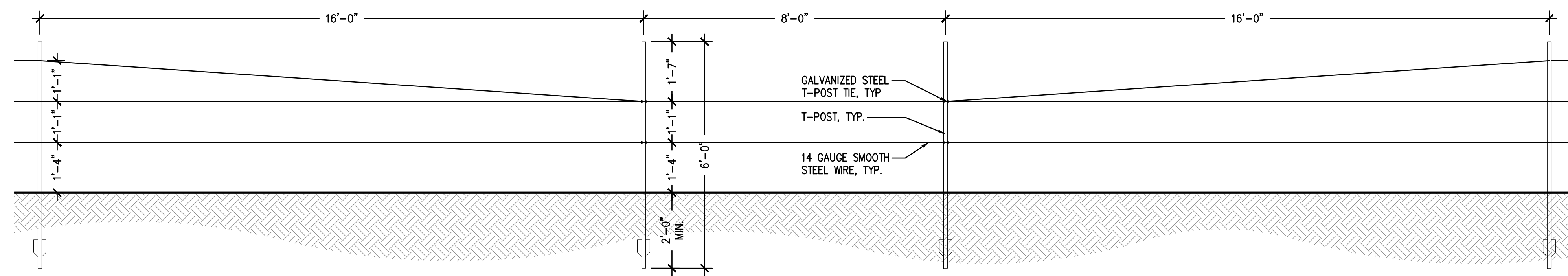
1 SMOOTH WIRE FENCE WITH T-POSTS
NOT TO SCALE



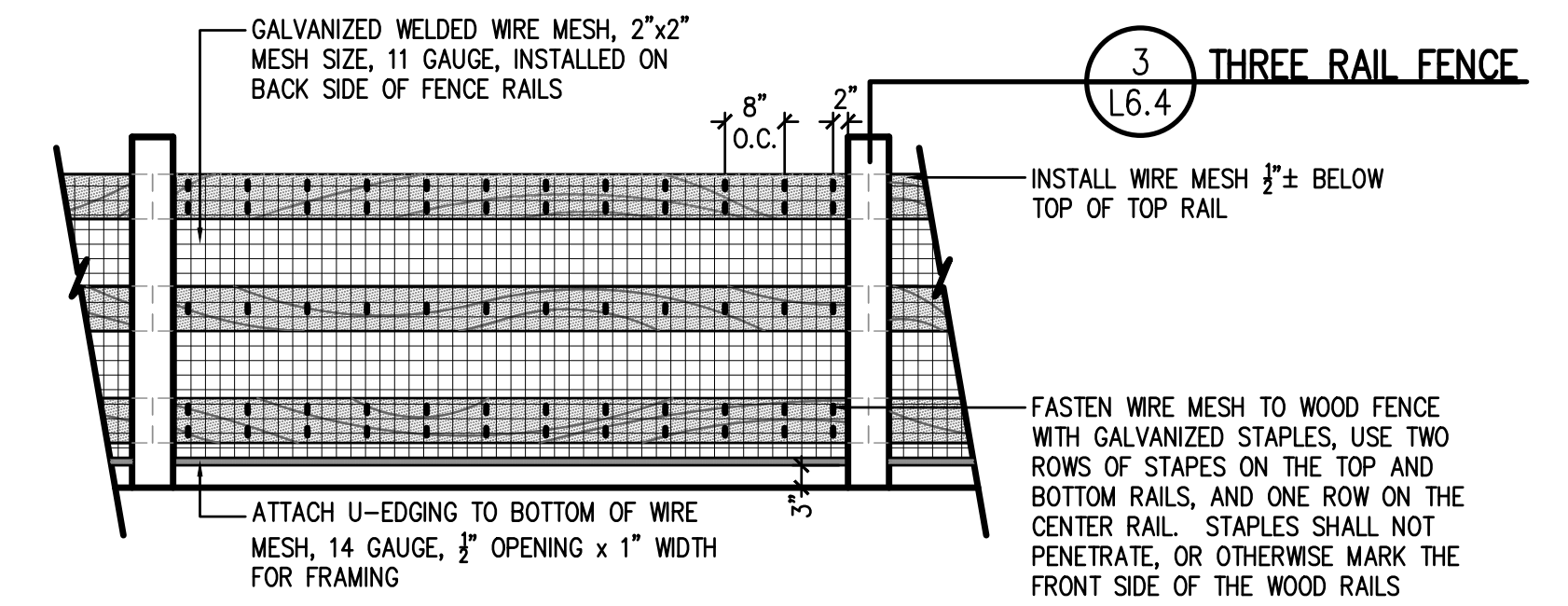
2 SMOOTH WIRE FENCE WITH WOOD POSTS
NOT TO SCALE



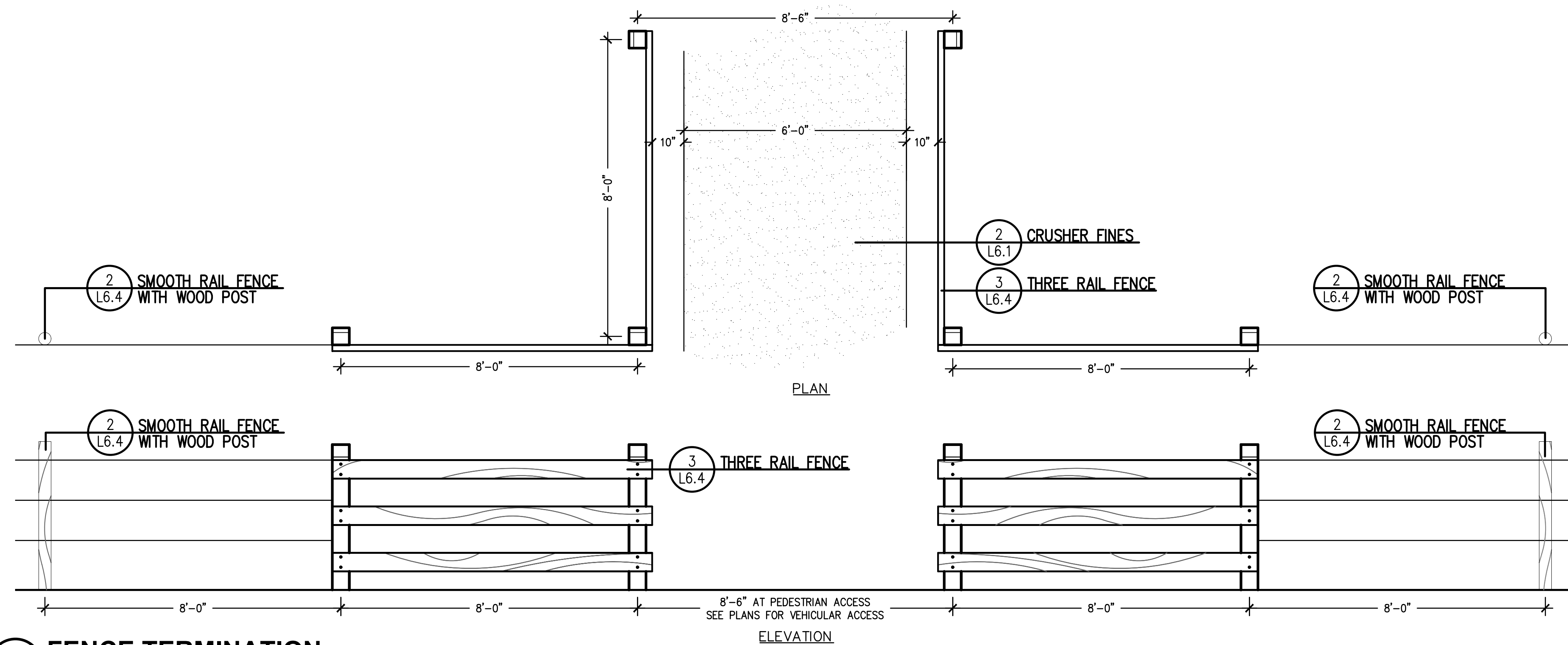
3 THREE RAIL FENCE
NOT TO SCALE



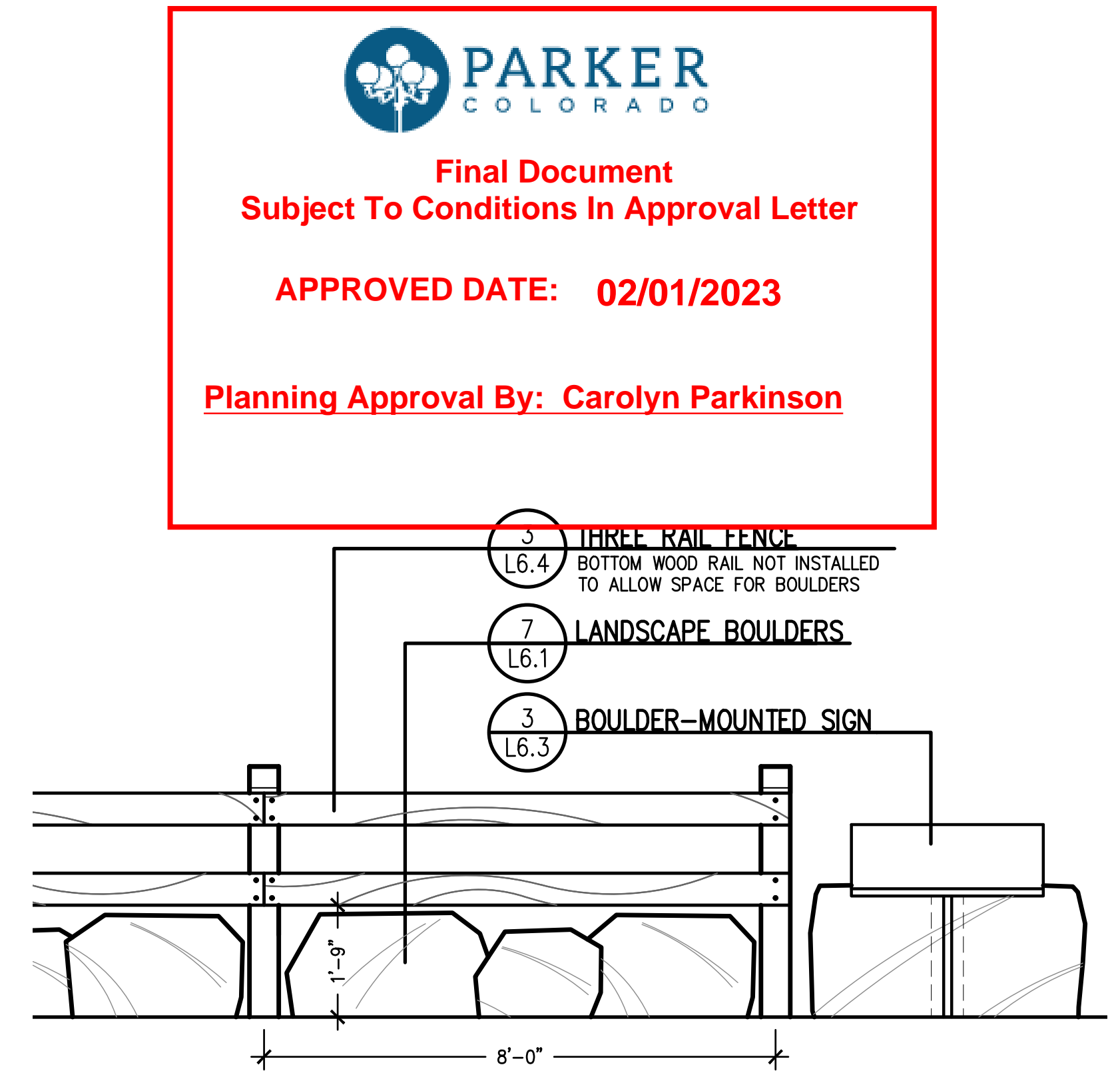
4 WILDLIFE CROSSING AT SMOOTH WIRE FENCE
NOT TO SCALE



5 WOOD RAIL FENCE WITH WIRE MESH
AT BRIDGE
NOT TO SCALE



6 FENCE TERMINATION
NOT TO SCALE



7 TWO-RAIL WOOD FENCE WITH LANDSCAPE BOULDERS
NOT TO SCALE



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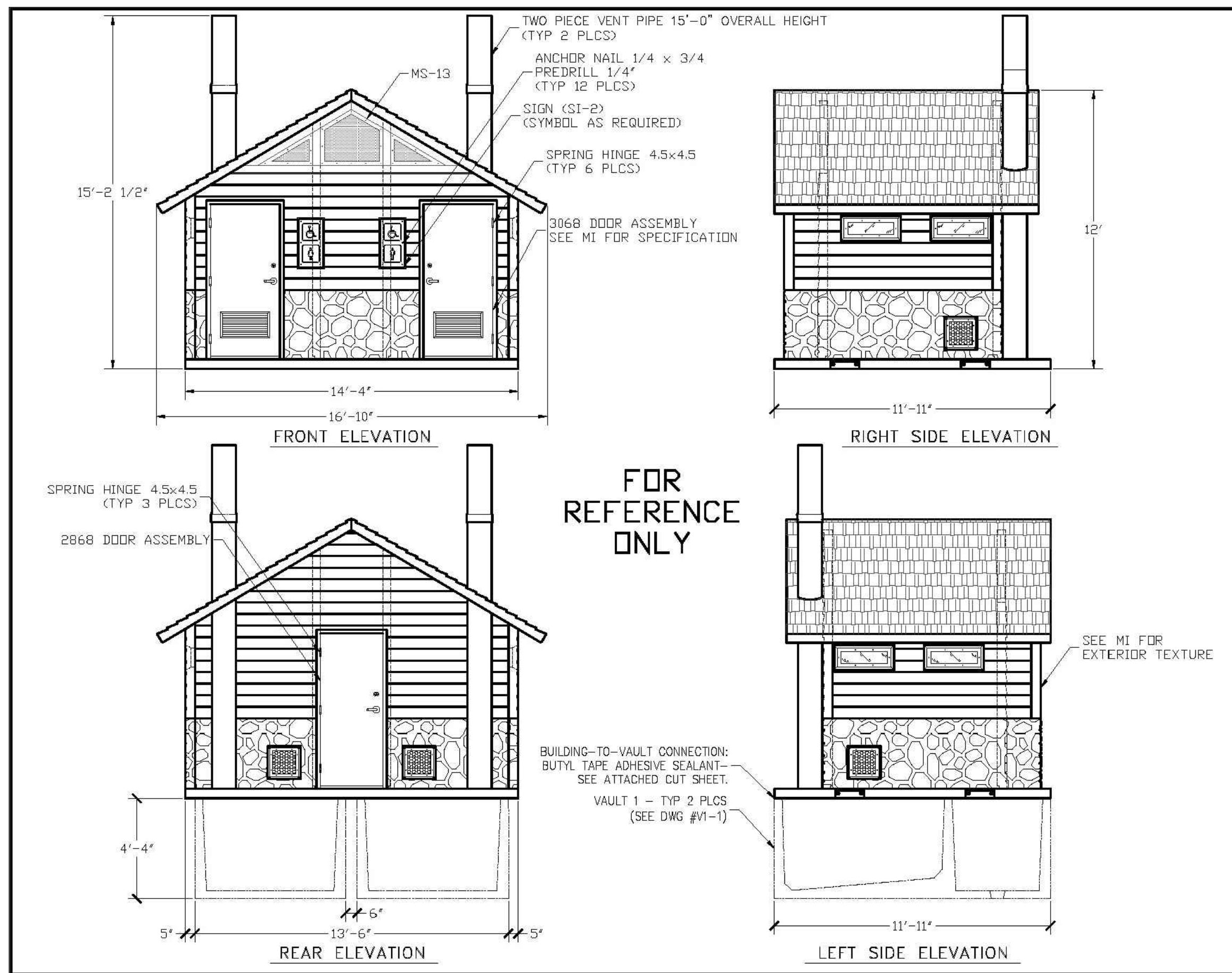
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Planning Approval By: **Carolyn Parkinson**

PROJECT NUMBER: 17279.00	DATE: 01.11.2023
DESIGNED: MTW	DRAWN: MTW
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REVISIONS:	
JOB DESCRIPTION: SITE PLAN SUBMITTAL	
SHEET TITLE: SITE DETAILS	
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SHEET NUMBER:	



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REV.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	07-19-16	MTW	MTW
2	REVISED PER COMMENTS	07-19-16	MTW	MTW
3	REVISED PER COMMENTS	07-19-16	MTW	MTW
4	REVISED PER COMMENTS	07-19-16	MTW	MTW
5	REVISED PER COMMENTS	07-19-16	MTW	MTW
6	REVISED PER COMMENTS	07-19-16	MTW	MTW
7	REVISED PER COMMENTS	07-19-16	MTW	MTW
8	REVISED PER COMMENTS	07-19-16	MTW	MTW
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17	REVISED PER COMMENTS	07-19-16	MTW	MTW
18	REVISED PER COMMENTS	07-19-16	MTW	MTW
19	REVISED PER COMMENTS	07-19-16	MTW	MTW
20	REVISED PER COMMENTS	07-19-16	MTW	MTW

CXT Precast Products

PROJECT TITLE: DOUBLE ROCKY MTN with CHASE
CXT STANDARD BUILDING

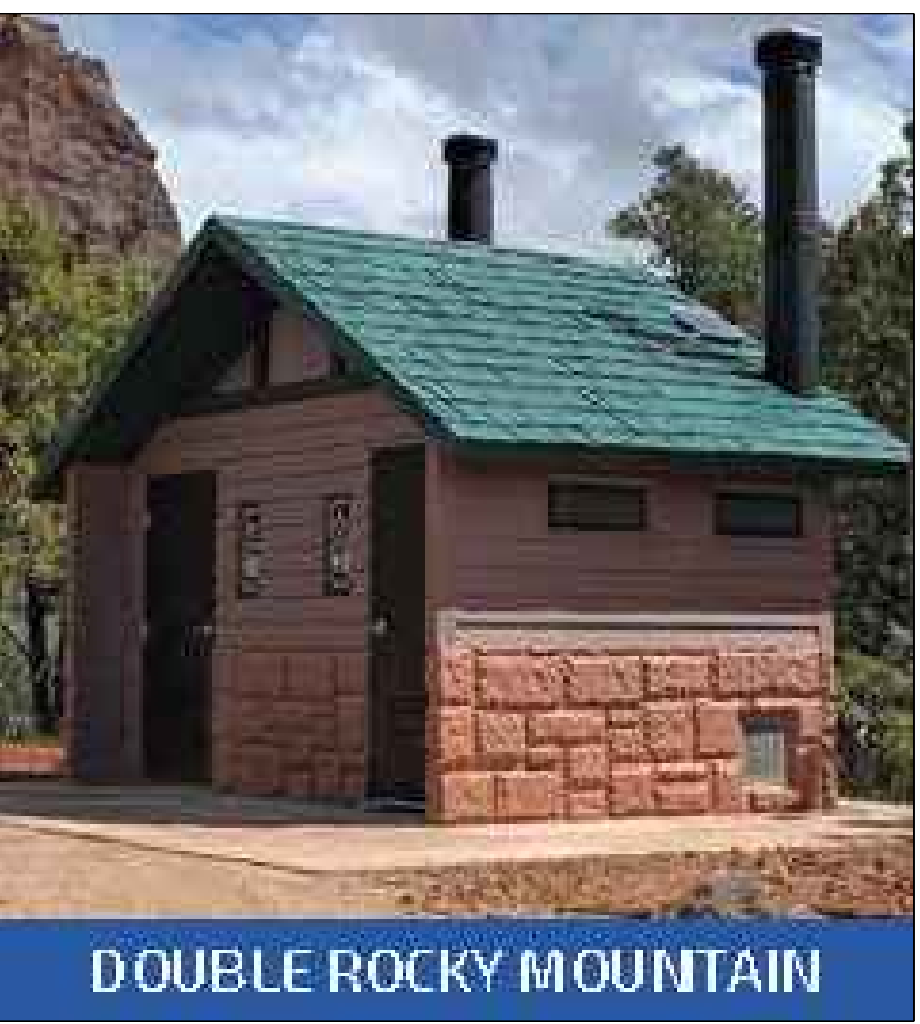
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REV. SCALE: 1/2"=1'-0" DATE: 07-19-16
DRAWN: FILE NO. RD-DRMWC4
CHECKED: PLOT 48

BUILDING ELEVATIONS

DWG NO. DRMWC-02 SHEET REV.



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PROJECT TITLE: DOUBLE ROCKY MTN with CHASE
CXT STANDARD BUILDING

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BUILDING ELEVATIONS

DWG NO. DRMWC-02 SHEET REV.

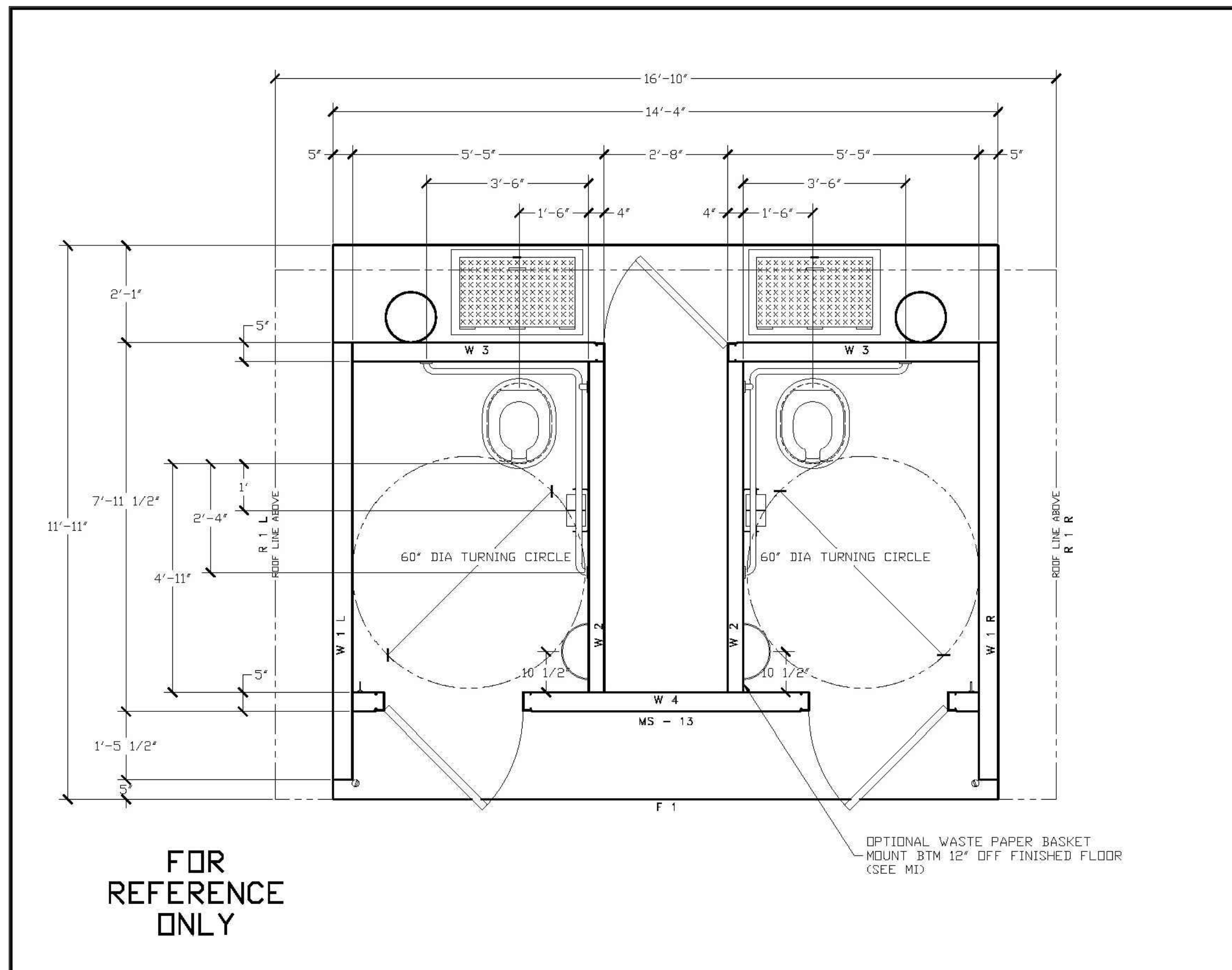
COLOR OPTIONS

Amber Rose	Berry Mauve	Buckskin	Cappuccino Cream	Charcoal Grey	Cocoa Milk
Georgia Brick	Golden Beige	Granite Rock	Java Brown	Liberty Tan	Malibu Tease
Moche Caramel	Natural Honey	New Brown	Oatmeal Buff	Pueblo Gold	Raven Black
Rich Earth	Rosewood	Salsa Red	Sand Beige	Sun Bronze	Toasted Almond
Western Wheat	Sage Green*	Evergreen†	Hunter Green†		

*Additional cost for colored-through concrete.
†Not available in colored-through concrete.

DISCLAIMER: The color samples shown are approximations only. Job site-applied colors will vary from this color chart due to printing variances as well as the texture and porosity of the substrate. CXT recommends applying a color sample to an inconspicuous area on the actual substrate to verify color choice.

- NOTES:**
- CONTRACTOR TO PROVIDE 1"-2" OF SAND TO SERVE AS LEVELING COURSE FOR VAULT
 - RESTROOM INSTALLER TO PROVIDE EARTHWORK EXCAVATION, TO BE COORDINATED BETWEEN CONTRACTOR AND INSTALLER TO ENSURE ALL PROVISIONS ARE MADE FOR THE RESTROOM INSTALLER
 - CONTRACTOR TO PROVIDE CLEAR ACCESS TO LOCATION OF RESTROOM FOR BOTH ROAD SEMI AND ASSOCIATED TRAILER AND CRANE
 - CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY STUB-UP PRIOR TO BUILDING PLACEMENT PER MANUFACTURER'S DETAILS.
 - CONTRACTOR TO MAKE UTILITY CONNECTIONS TO RESTROOM AFTER BUILDING PLACEMENT BY LICENSED PROFESSIONAL ELECTRICIANS PER MANUFACTURER'S RECOMMENDATIONS.
 - CONTRACTOR TO COORDINATE SCHEDULE AND DELIVERY OF BUILDING WITH BOTH CXT AND OWNER.
 - ACTUAL EXCAVATION AND PLACEMENT OF VAULT AND RESTROOM BY CXT INSTALLER



CXT Precast Products

PROJECT TITLE: DOUBLE ROCKY MTN with CHASE
CXT STANDARD BUILDING

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FLOOR PLAN

DWG NO. DRMWC-04 SHEET REV.

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PROJECT TITLE: DOUBLE ROCKY MTN with CHASE
CXT STANDARD BUILDING

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DRAWN: FILE NO. RD-DRMWC4
CHECKED: PLOT 48

FLOOR PLAN

DWG NO. DRMWC-04 SHEET REV.

STONE COLORS

Mountain Blend	Basalt	Natural Grey	Romana
----------------	--------	--------------	--------

TEXTURES

Well	Board & Batt	Horizontal Lap
Barnwood	Board & Batt	Horizontal Lap
Stucco	Exposed Aggregate	Split Face Block
Flagstone	Napa Valley	River Rock
Roof	Cedar Shake	Ribbed Metal
Cedar Shake	Ribbed Metal	Exposed Aggregate

BOARD & BATT SIDING ON TOP SECTION, COLOR TO BE CHARCOAL GREY

NAPA VALLEY ON BOTTOM SECTION, COLOR TO BE NATURAL GREY

CEDAR SHAKE ROOF, COLOR TO BE GRANITE ROCK

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APPROVED DATE: 02/01/2023

Planning Approval By: Carolyn Parkinson

1 VAULTED RESTROOM
MANUFACTURER: CXT PRECAST PRODUCTS
MODEL: DOUBLE ROCKY MOUNTAIN - 11'-11" x 14'-4"
CONTACT: ROBERT VEALS (254) 404-5147 FOR COORDINATION
PURCHASE OF RESTROOM STRUCTURE: NOT IN CONTRACT

NOT TO SCALE



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SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00 DATE: 01.11.2023
DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
SITE DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

L6.5

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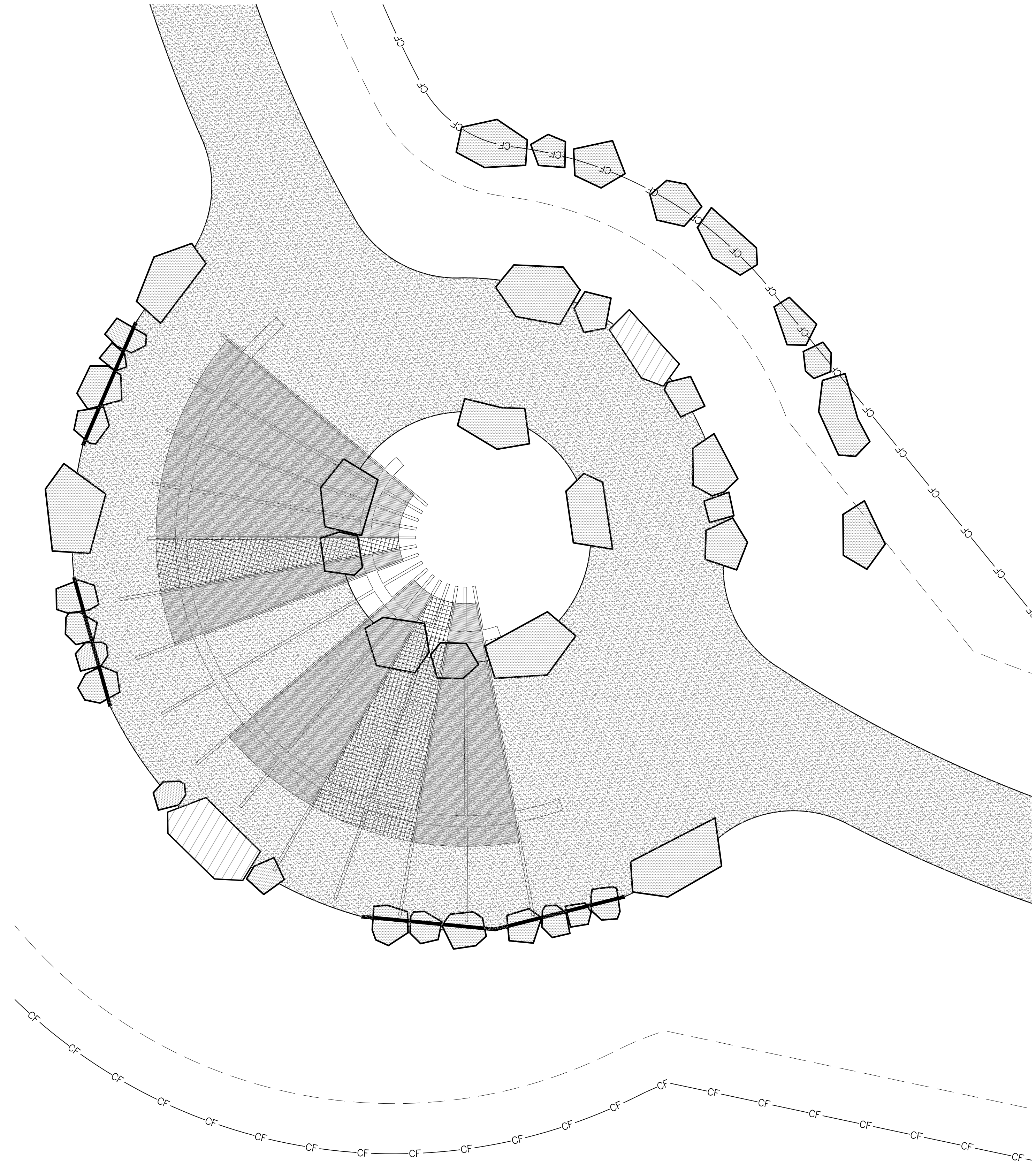
REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

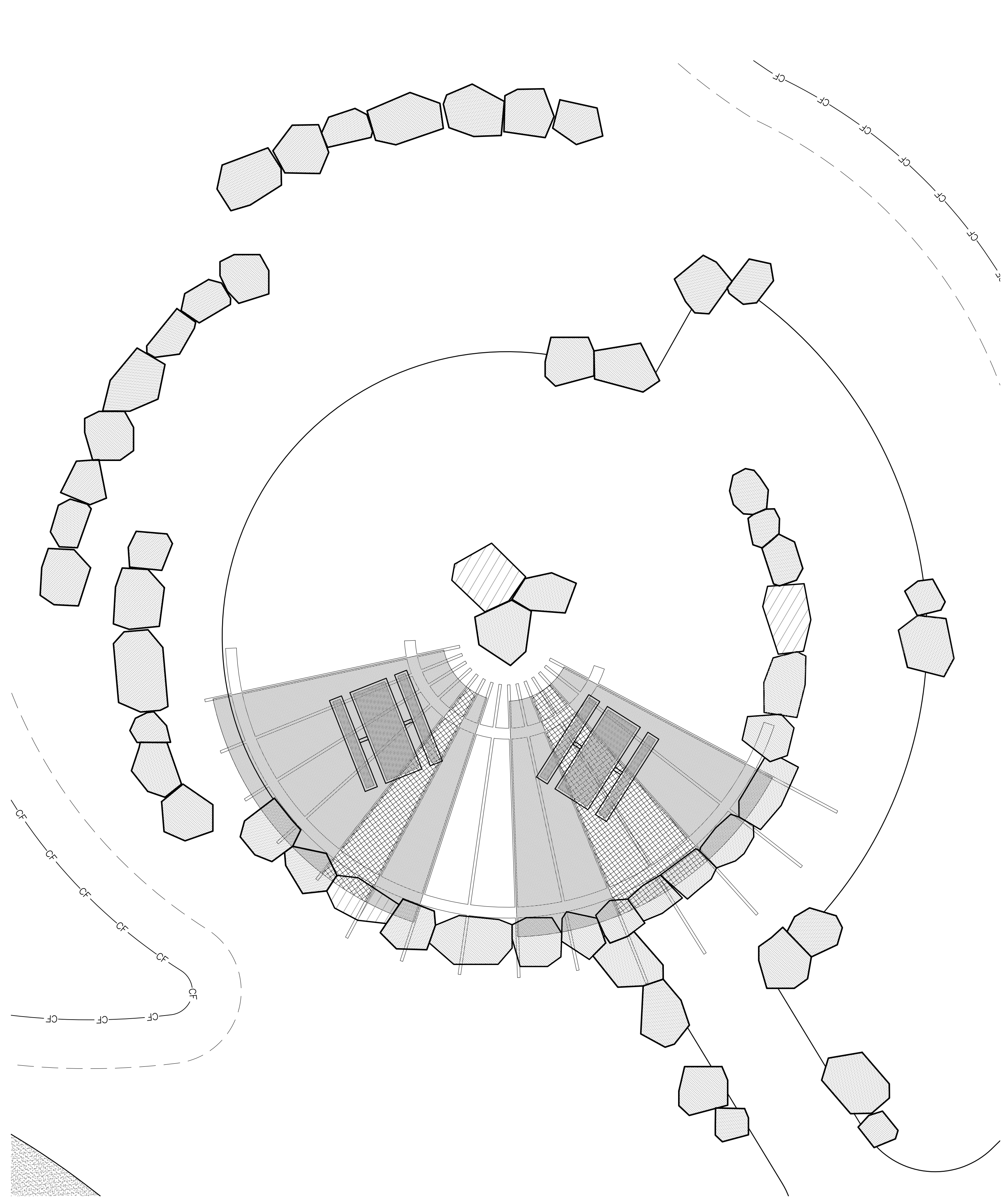
SHEET TITLE:
SITE DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

L6.6



LOCATION A: FARMSTEAD EDUCATIONAL INTERPRETIVE AREA
FOR ORIENTATION PURPOSE



LOCATION B: LOWER SHADE SHELTER AREA
FOR ORIENTATION PURPOSE

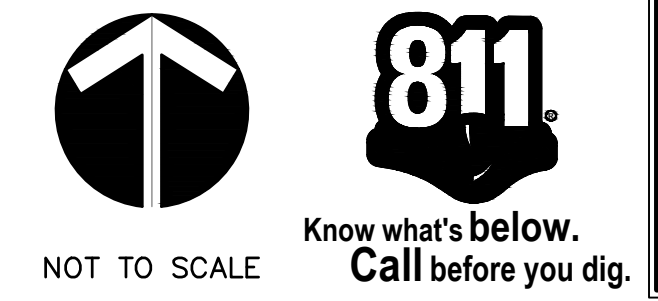
PARKER
COLORADO

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1 LARGE SHADE SHELTER



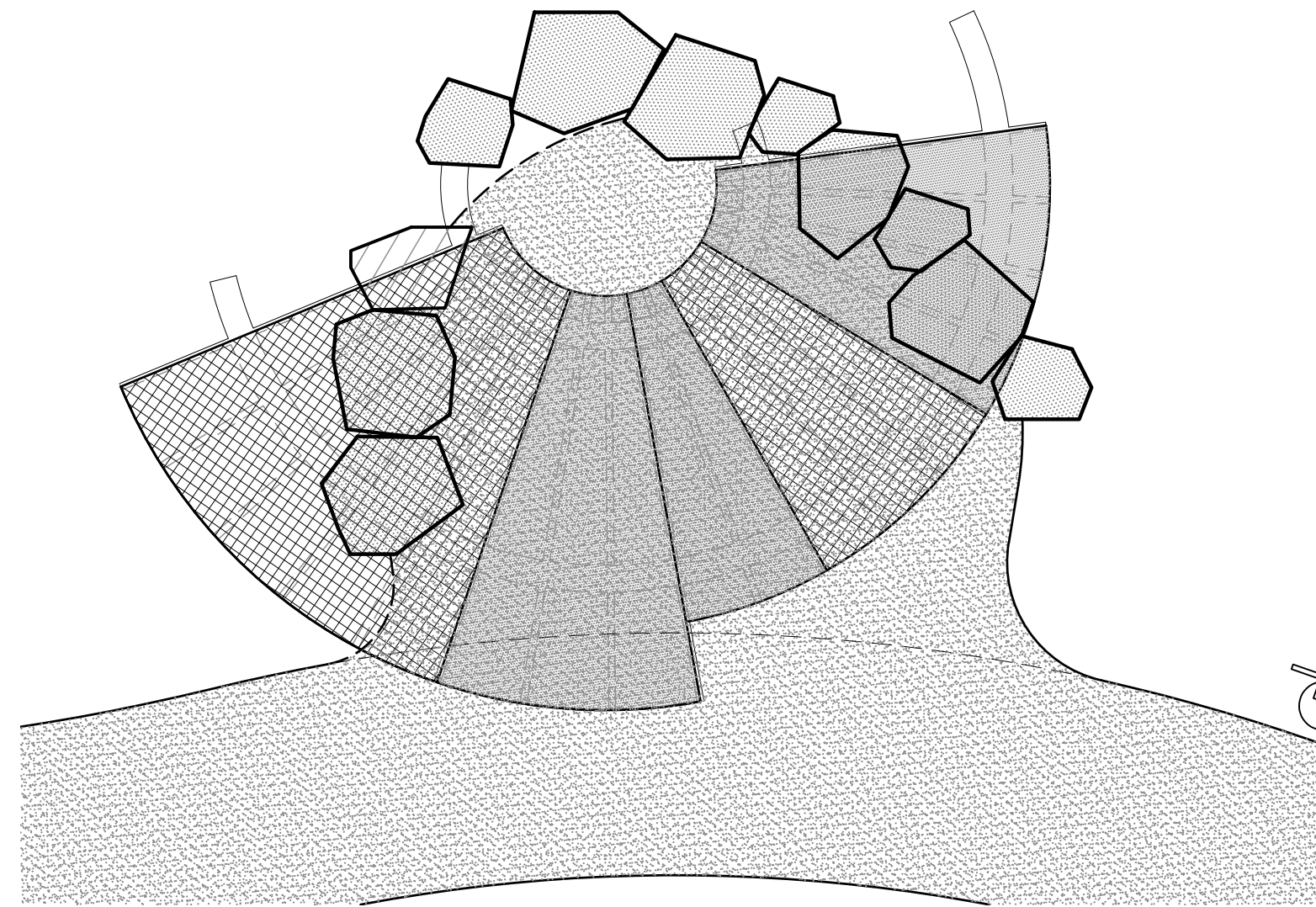


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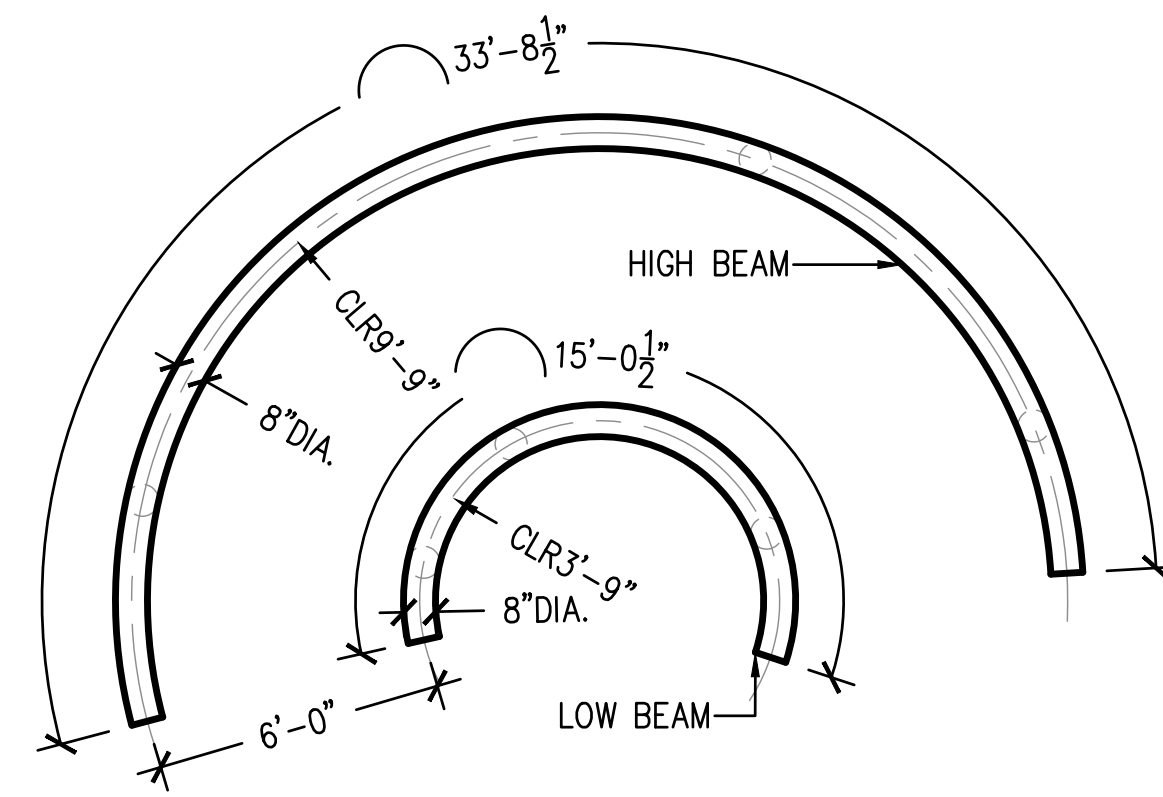
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UPPER SHADE SHELTER AREA

NOT TO SCALE



BEAM LAYOUT

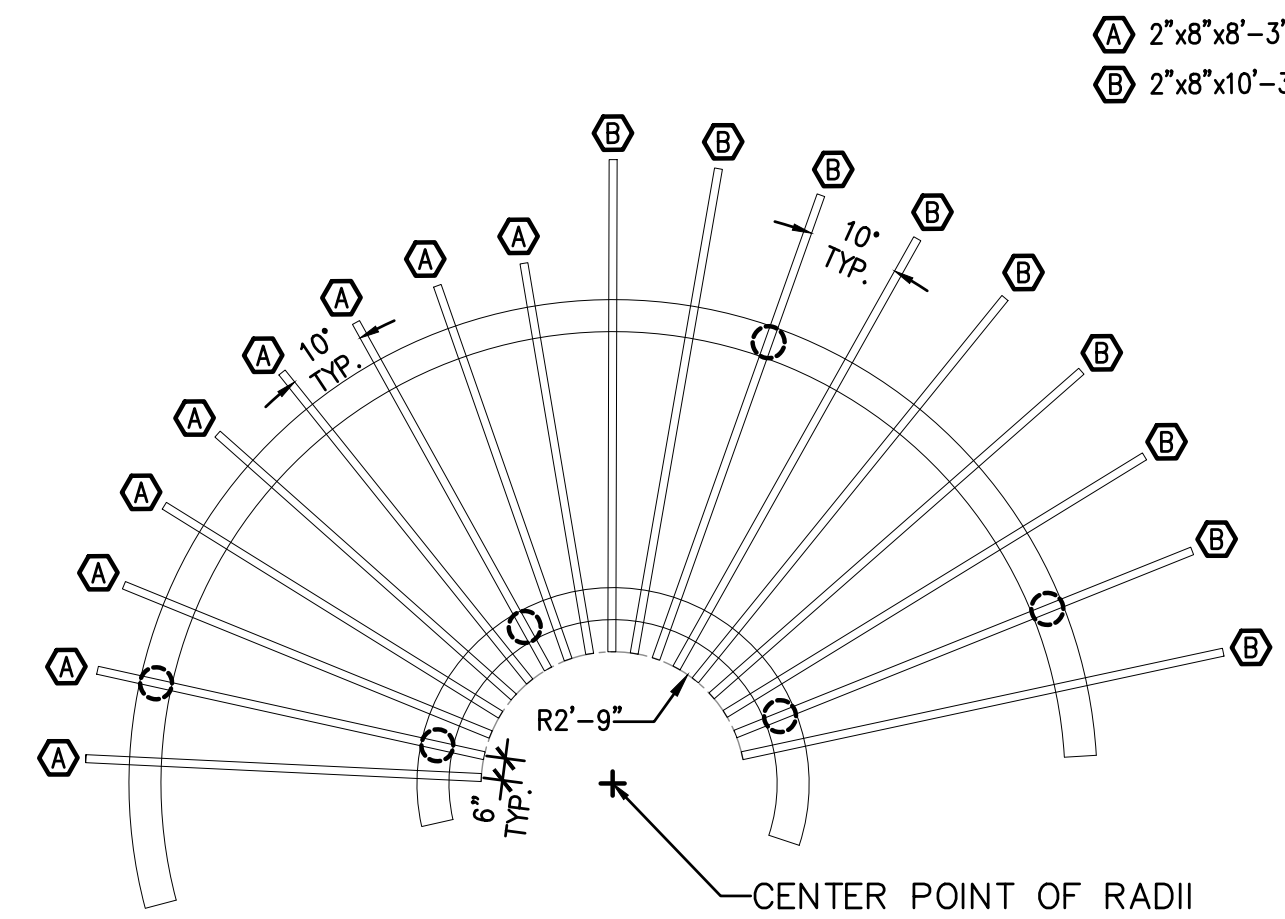
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BLACK FRAMING

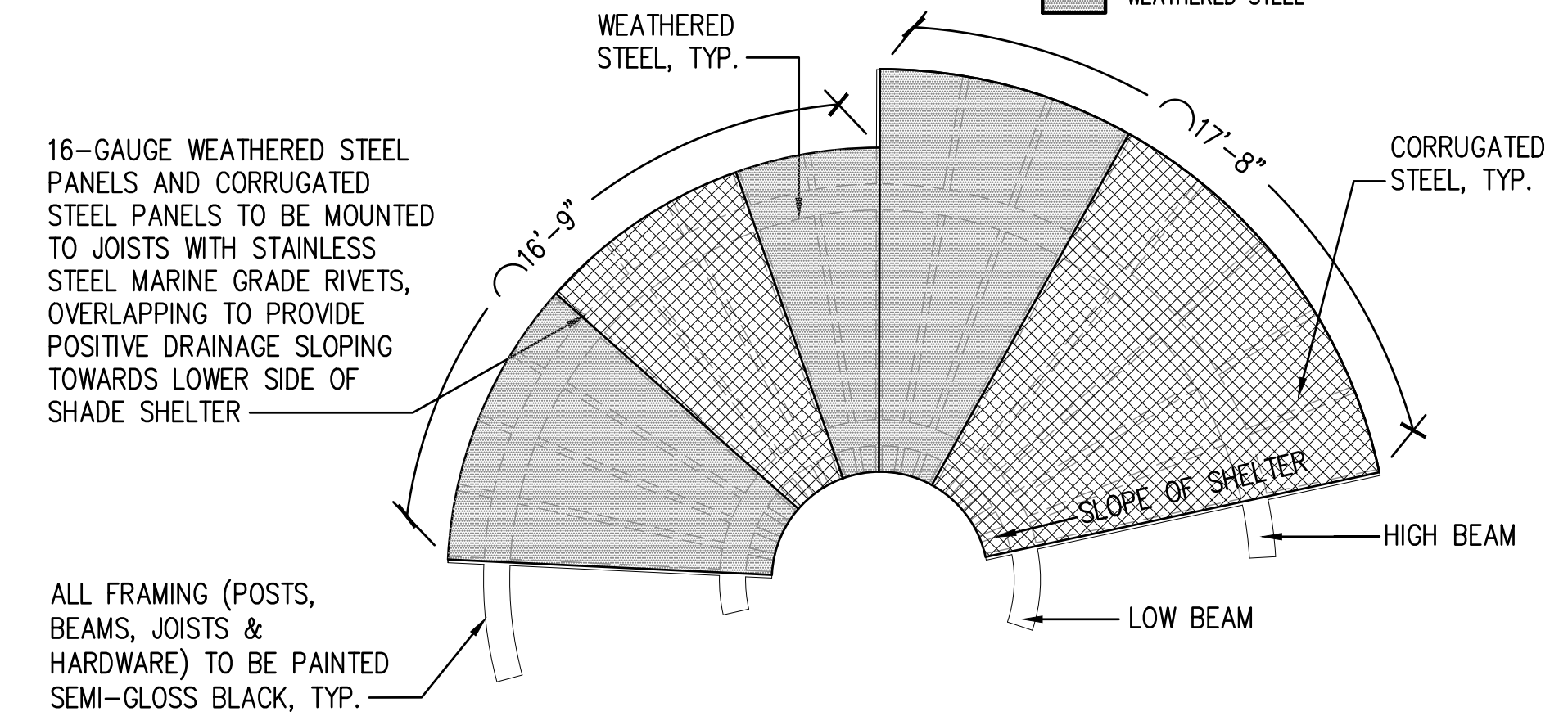
CORRUGATED STEEL

WEATHERED STEEL



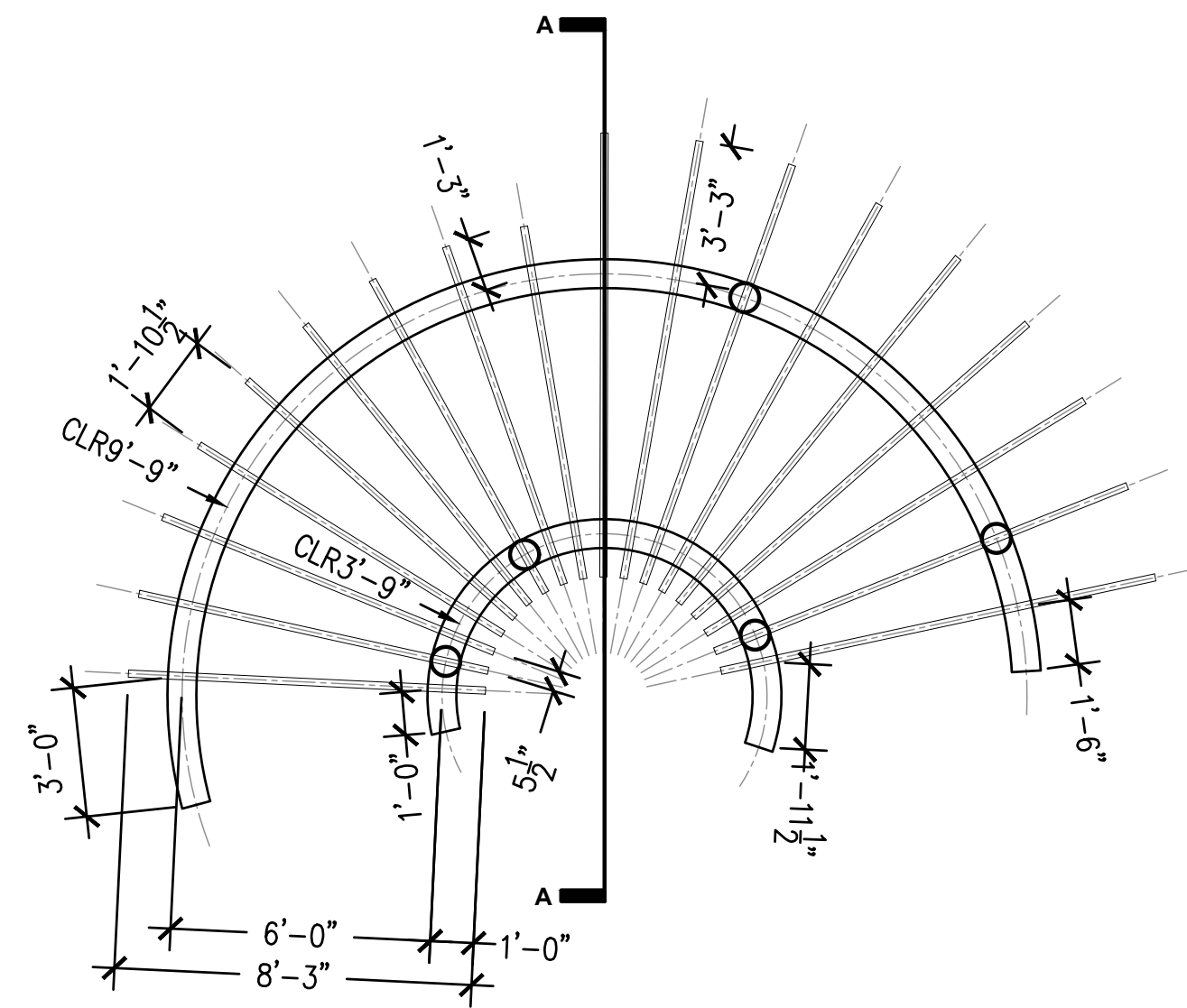
JOIST LAYOUT

NOT TO SCALE



PANEL LAYOUT

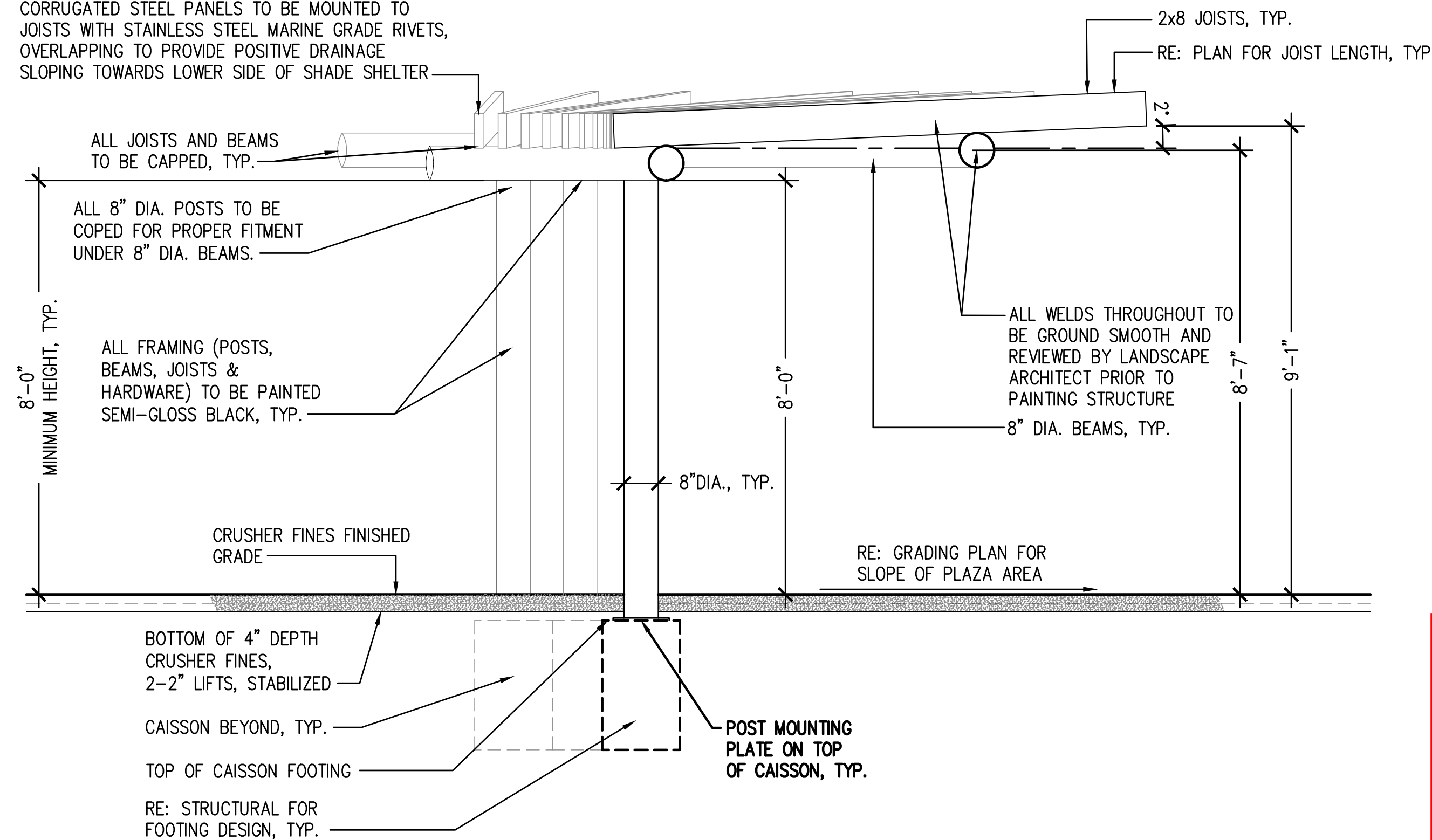
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CONTEXT PLAN

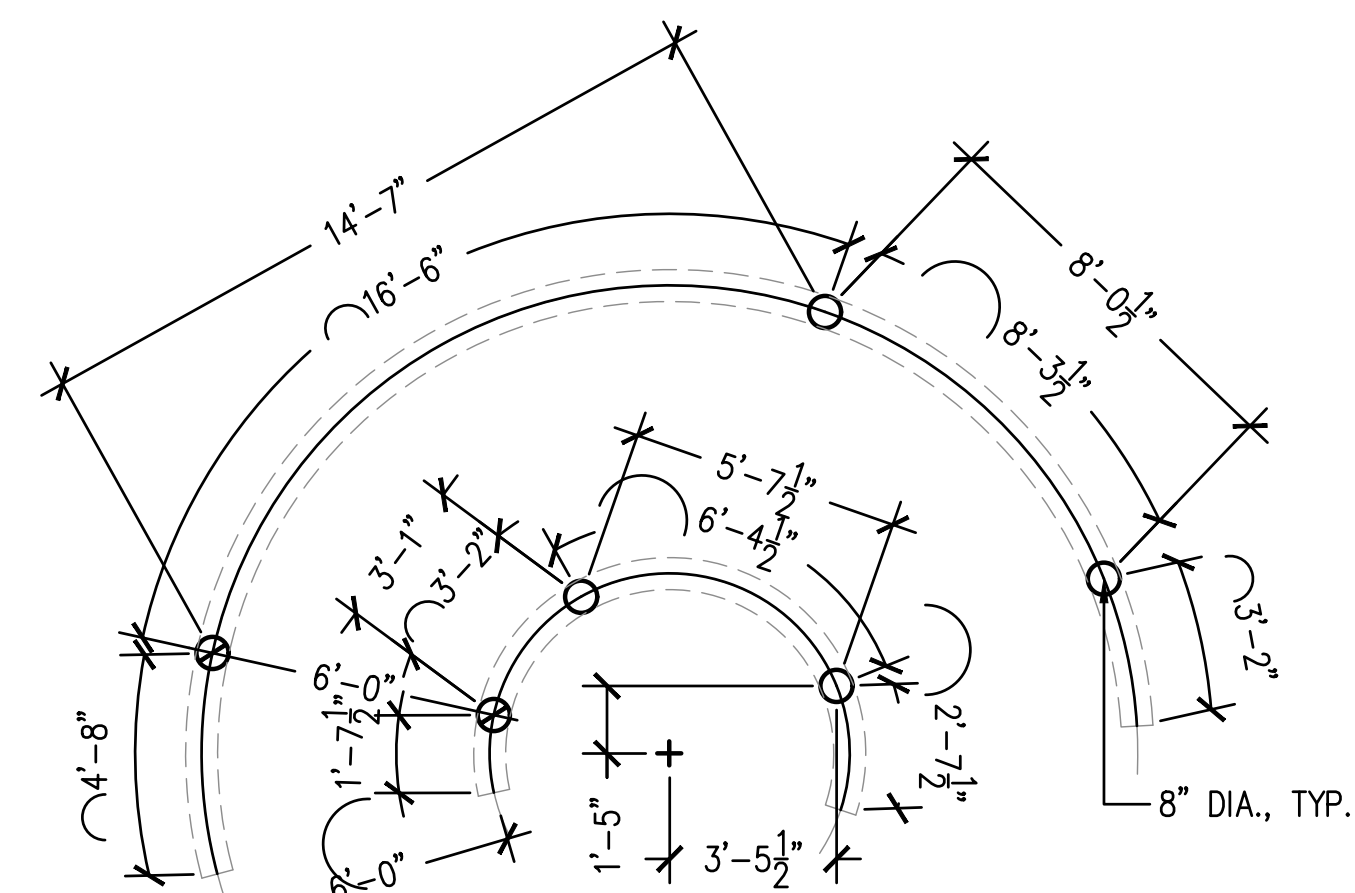
NOT TO SCALE

16-GAUGE WEATHERED STEEL PANELS AND CORRUGATED STEEL PANELS TO BE MOUNTED TO JOISTS WITH STAINLESS STEEL MARINE GRADE RIVETS, OVERLAPPING TO PROVIDE POSITIVE DRAINAGE SLOPING TOWARDS LOWER SIDE OF SHADE SHELTER



SECTION A-A

NOT TO SCALE



POST LAYOUT

NOT TO SCALE

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SITE PLAN SUBMITTAL

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JOB DESCRIPTION:
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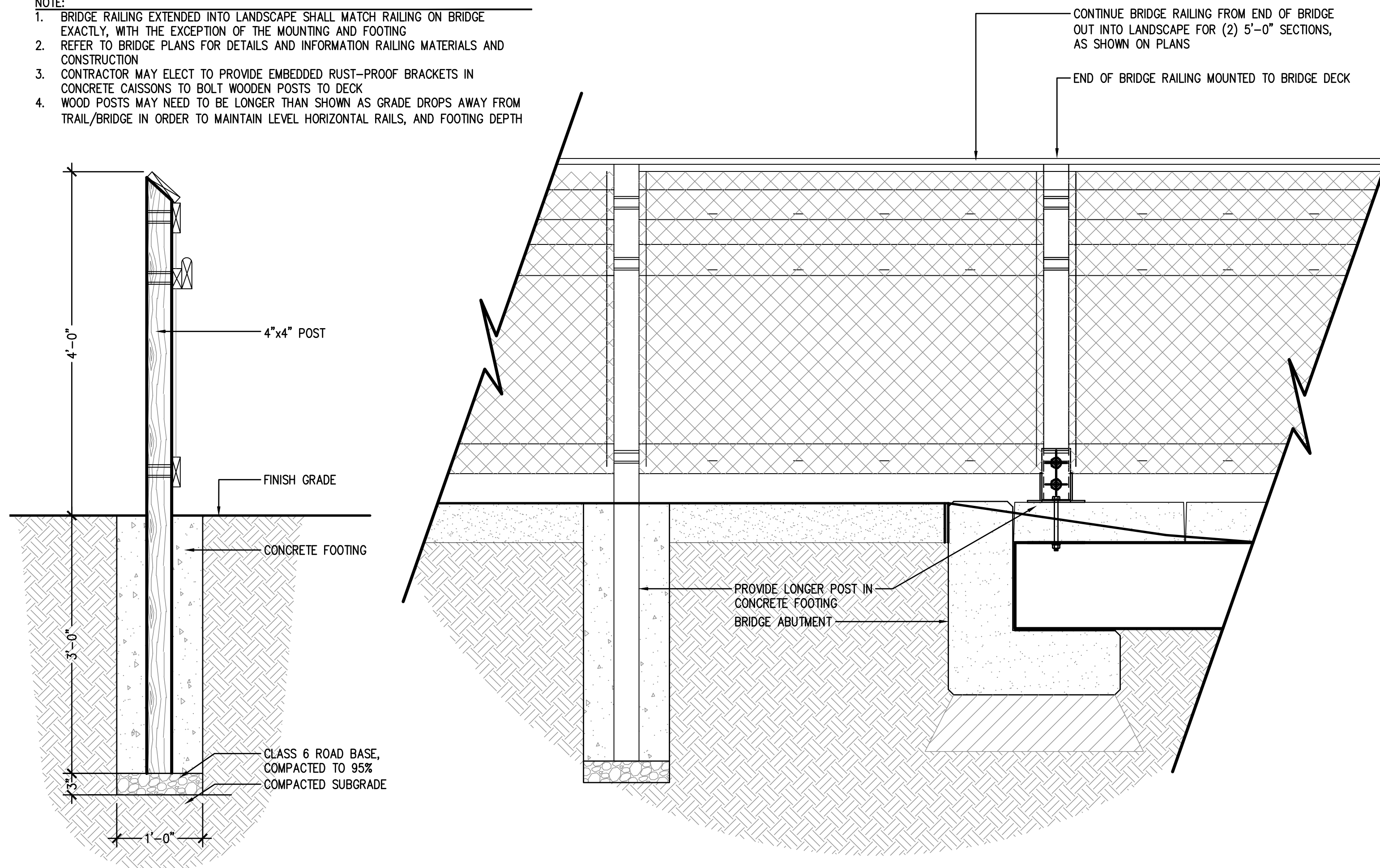
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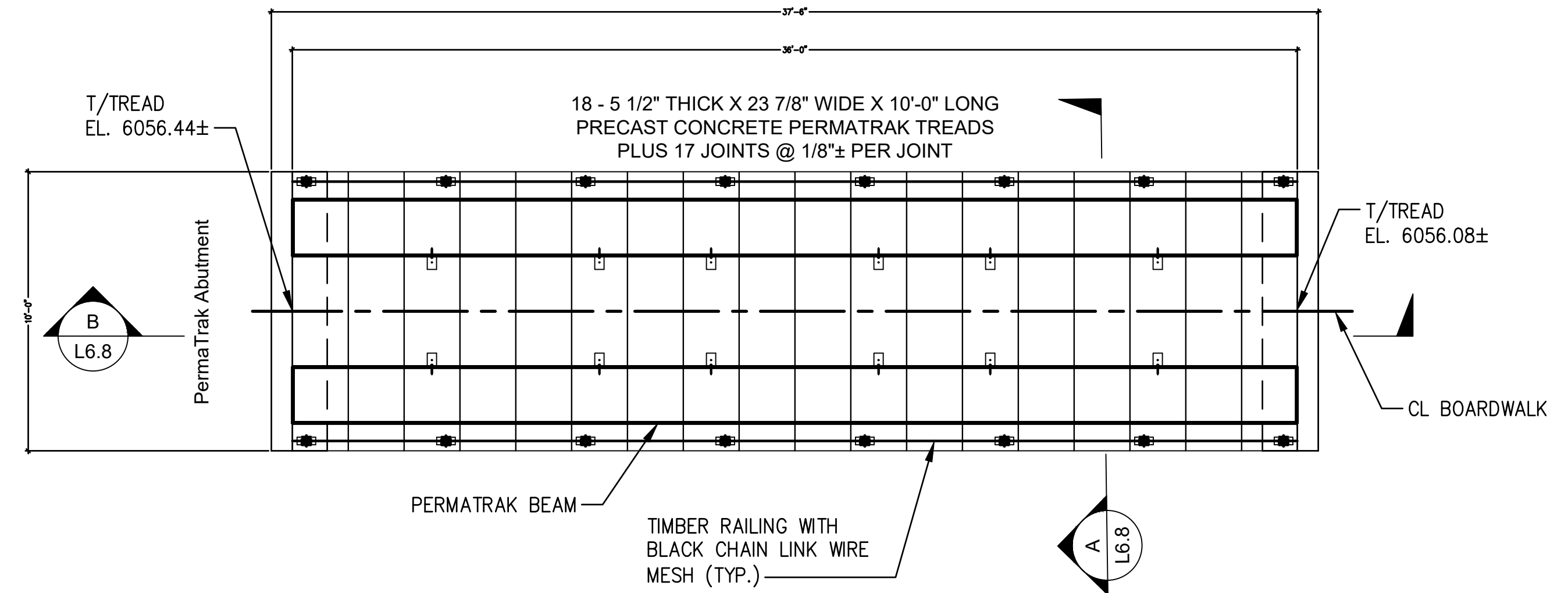
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- NOTE:
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 - REFER TO BRIDGE PLANS FOR DETAILS AND INFORMATION RAILING MATERIALS AND CONSTRUCTION
 - CONTRACTOR MAY ELECT TO PROVIDE EMBEDDED RUST-PROOF BRACKETS IN CONCRETE CAISSONS TO BOLT WOODEN POSTS TO DECK
 - WOOD POSTS MAY NEED TO BE LONGER THAN SHOWN AS GRADE DROPS AWAY FROM TRAIL/BRIDGE IN ORDER TO MAINTAIN LEVEL HORIZONTAL RAILS, AND FOOTING DEPTH

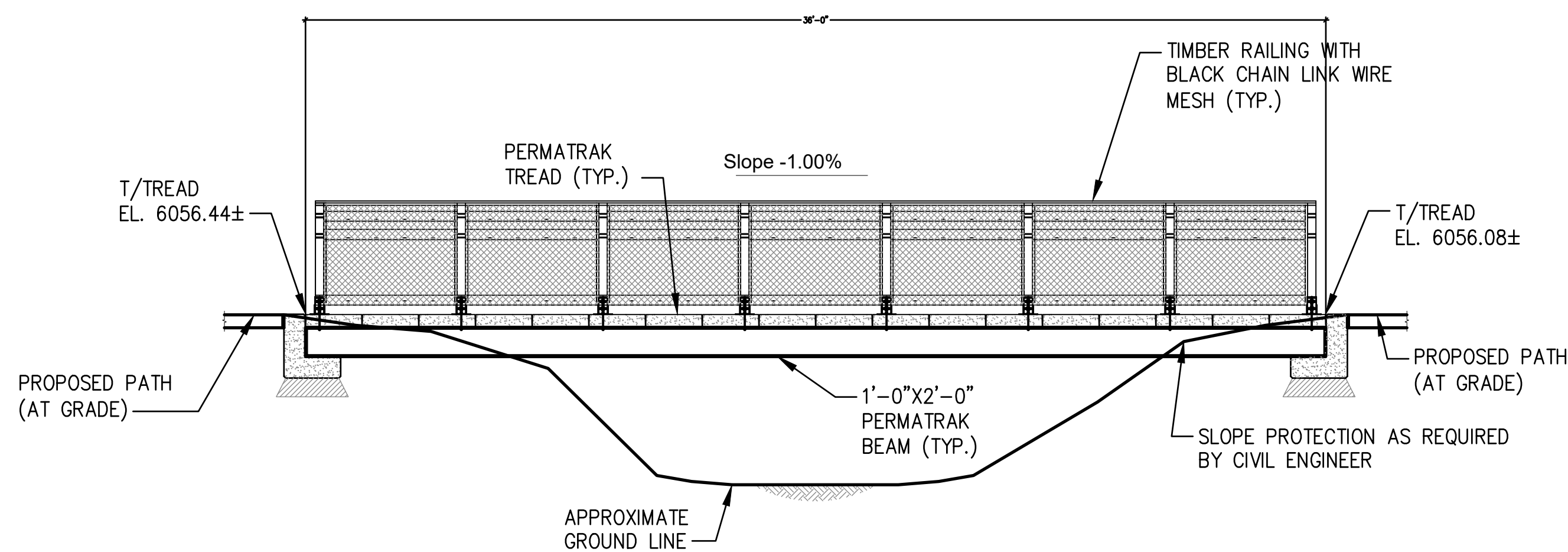


1 BRIDGE RAILING - IN LANDSCAPE

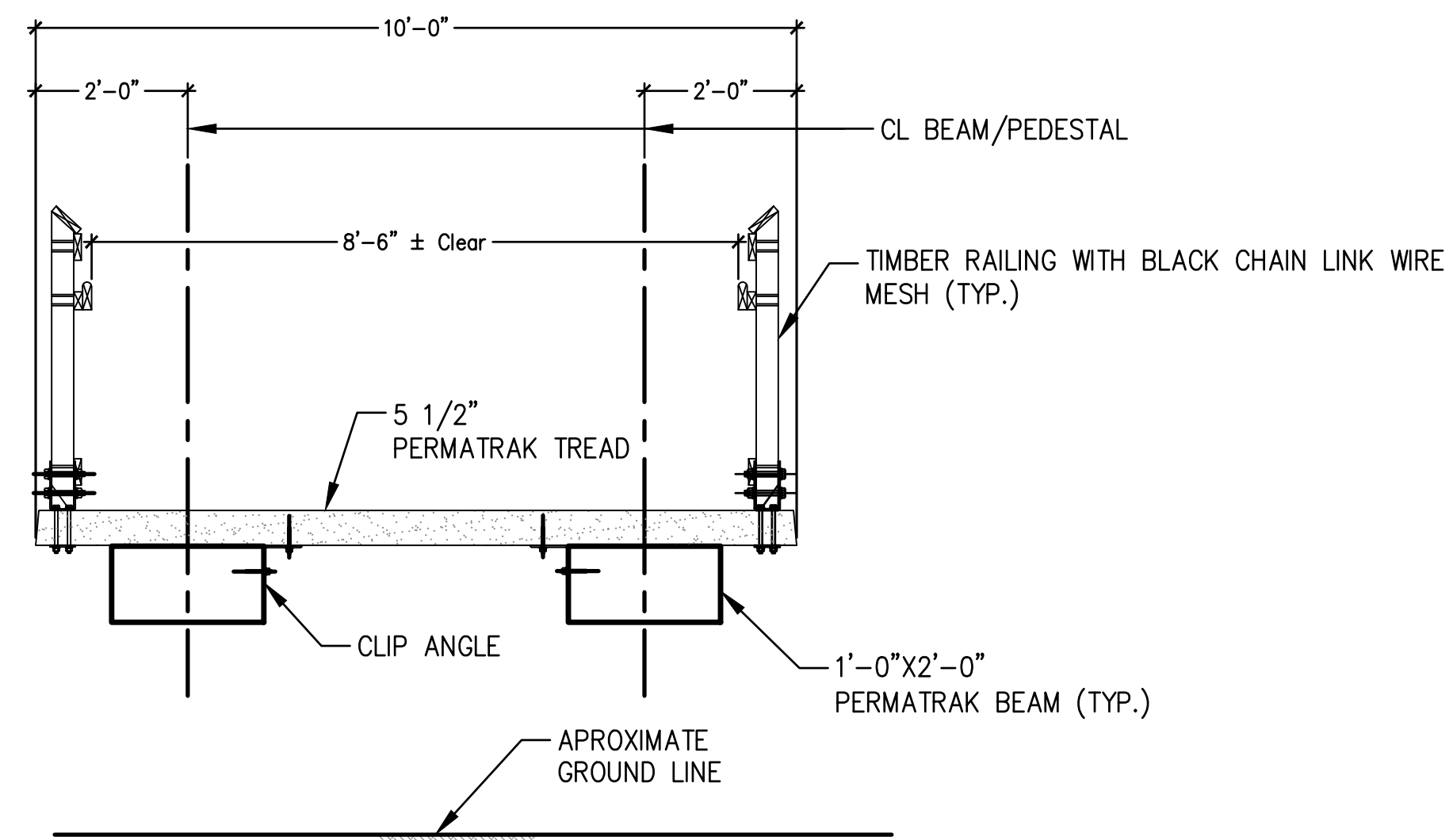
NOT TO SCALE



PLAN - PEDESTRIAN BRIDGE



SECTION A-A - PEDESTRIAN BRIDGE



SECTION B-B - PEDESTRIAN BRIDGE

2 PEDESTRIAN BRIDGE

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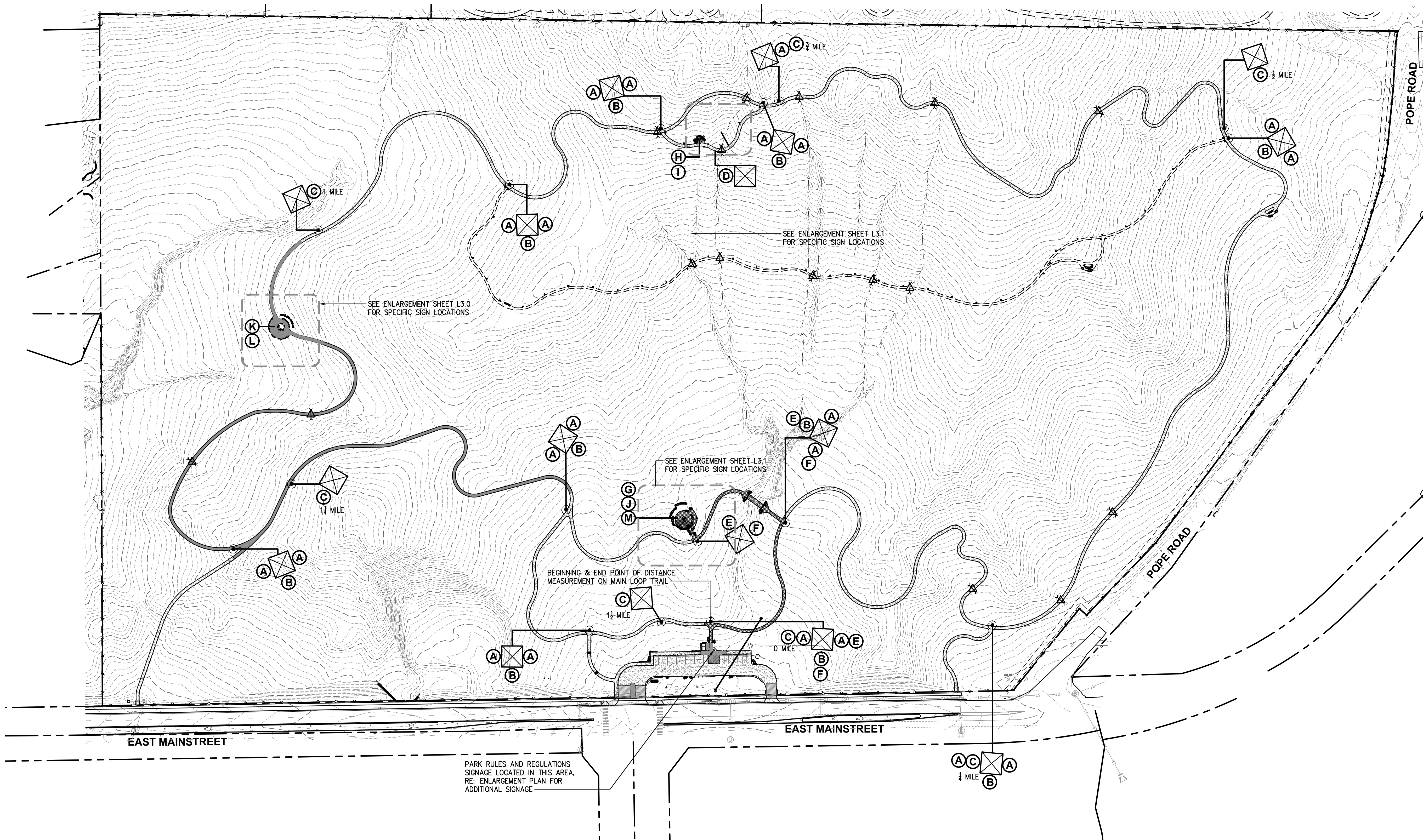
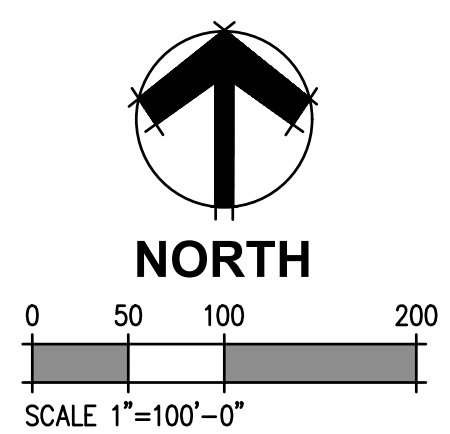
JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
INTERPRETIVE SIGNAGE SCHEDULE

SCALE: 1"=100'-0"

SHEET NUMBER:

SG1.0



SIGNAGE PLAN NOTES:

1. SEE SITE DETAILS SHEETS FOR SIGN MOUNTING DETAILS, SEE SIGN SCHEDULES FOR IMAGES OF SIGNS
2. CONTRACTOR SHALL OBTAIN DIGITAL FILES FROM LANDSCAPE ARCHITECT TO PROVIDE TO SIGN MANUFACTURER
3. ALL SIGNS TO BE MANUFACTURED BY FOSSIL INDUSTRIES, OR APPROVED SUBSTITUTE
4. ALL SIGN LOCATIONS TO BE STAKED IN THE FIELD AFTER TRAILS AND OTHER FEATURES HAVE BEEN CONSTRUCTED, FOR FINAL APPROVAL BY TOWN OF PARKER AND LANDSCAPE ARCHITECT
5. SIGNS ON 4"x4" POSTS TO BE ALIGNED WITH TRAIL, AND INSTALLED 2'-0" FROM EDGE OF TRAIL, TYP.
6. CONTRACTOR TO REFER TO ENLARGEMENT PLAN FOR OTHER PARKING LOT (ADA PARKING AND RULES) SIGNAGE.

LEGEND

	EXISTING FENCING		6'-0" WIDE CRUSHER FINES TRAIL
	EXISTING GRAVEL		4'-0" WIDE SOFT SURFACE TRAIL
	EXISTING STORM DRAIN		SUGGESTED 2'-0" WIDE SINGLE TRACK TRAIL
	EXISTING STORM MANHOLE		WAYFINDING SIGN LOCATION MARKER
	EXISTING LIGHT POLE		4"x4" WAYFINDING SIGN POST, SHOWING ORIENTATION OF POST, SIGNS TO BE ATTACHED, AND ON WHICH SIDE OF POST
	EXISTING UTILITY POLE		4"x4" WAYFINDING SIGN POST, SHOWING ORIENTATION OF POST, SIGNS TO BE ATTACHED, AND ON WHICH SIDE OF POST
	MISCELLANEOUS ELECTRICAL		4"x4" WAYFINDING SIGN POST, SHOWING ORIENTATION OF POST, SIGNS TO BE ATTACHED, AND ON WHICH SIDE OF POST
	EXISTING FIRE HYDRANT		4"x4" WAYFINDING SIGN POST, SHOWING ORIENTATION OF POST, SIGNS TO BE ATTACHED, AND ON WHICH SIDE OF POST
	EASEMENT LINE		4"x4" WAYFINDING SIGN POST, SHOWING ORIENTATION OF POST, SIGNS TO BE ATTACHED, AND ON WHICH SIDE OF POST
	PROPERTY LINE		4"x4" WAYFINDING SIGN POST, SHOWING ORIENTATION OF POST, SIGNS TO BE ATTACHED, AND ON WHICH SIDE OF POST
	TOPO MAJOR		4"x4" WAYFINDING SIGN POST, SHOWING ORIENTATION OF POST, SIGNS TO BE ATTACHED, AND ON WHICH SIDE OF POST
	TOPO MINOR		4"x4" WAYFINDING SIGN POST, SHOWING ORIENTATION OF POST, SIGNS TO BE ATTACHED, AND ON WHICH SIDE OF POST



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INTERPRETIVE SIGNAGE SCHEDULE

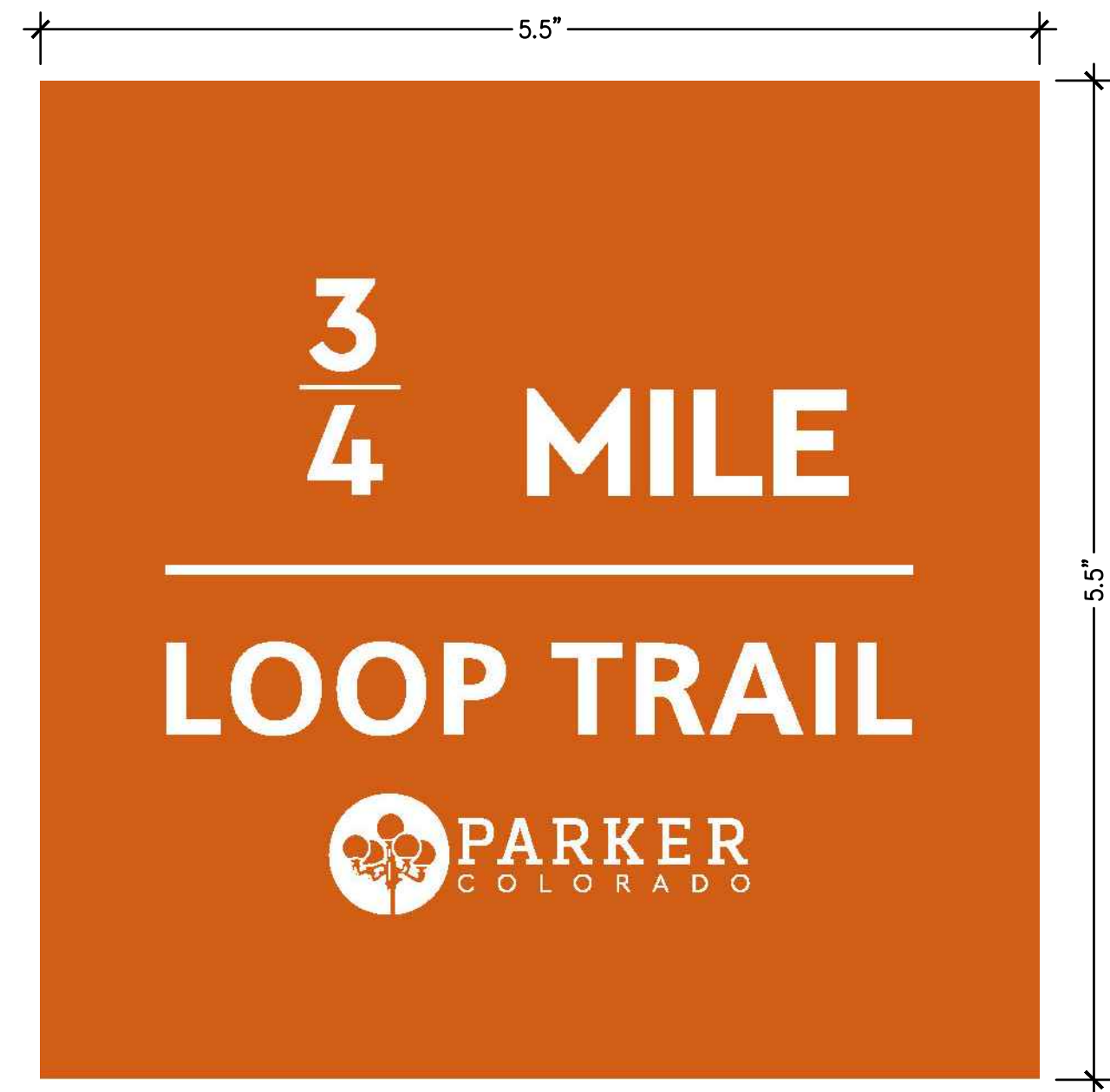
(A) LOOP TRAIL - AHEAD	(G) INTERPRETIVE SIGNAGE - BISON
(B) LOOP TRAIL - LEFT AND RIGHT	(H) INTERPRETIVE SIGNAGE - FRONT RANGE
(C) DISTANCE MARKER - 1/4 MILE INCREMENTS	(I) INTERPRETIVE SIGNAGE - MOUNTAINS
(D) DITCH CROSSING AHEAD	(J) INTERPRETIVE SIGNAGE - NATIVE AMERICAN
(E) UNIVERSALLY ACCESSIBLE (SYMBOL) ROUTE - LEFT	(K) INTERPRETIVE SIGNAGE - PIONEER
(F) UNIVERSALLY ACCESSIBLE (SYMBOL) ROUTE - RIGHT	(L) INTERPRETIVE SIGNAGE - RAY J. HARVIE
	(M) INTERPRETIVE SIGNAGE - WILDLIFE



A LOOP TRAIL - AHEAD NOT TO SCALE



B LOOP TRAIL - LEFT AND RIGHT NOT TO SCALE



C DISTANCE MARKER - 1/4 MILE INCREMENTS
(6) DIFFERENT SIGNS FOR DISTANCES 1/4 MI - 1 1/2 MI NOT TO SCALE



D DITCH CROSSING AHEAD NOT TO SCALE



E UNIVERSALLY ACCESSIBLE ROUTE - LEFT NOT TO SCALE



F UNIVERSALLY ACCESSIBLE ROUTE - RIGHT NOT TO SCALE


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RAY J. HARVIE OPEN SPACE
 SITE PLAN SUBMITTAL
 20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00 DATE: 01.11.2023
 DESIGNED: MTW
 DRAWN: MTW
 CHECKED: MTW

REVISIONS:

JOB DESCRIPTION:
 SITE PLAN SUBMITTAL

SHEET TITLE:
 WAYFINDING SIGNAGE SCHEDULE

SCALE: AS SHOWN
 SHEET NUMBER:

SG1.1

AMERICAN BISON

The First National Mammal

Bison are native animals of the Denver/Parker region. They came to America via land and over in their seasonal migrations formed some of the earliest trade routes into the American wilderness and were followed by Native Americans, early explorers and pioneers.

In the 19th century, bison were over-hunted by settlers as they moved west across America and became virtually extinct. Today there are about 40,000 wild bison left. A review of the American West, with a further 400,000 used as commercial livestock across 48 US states.

Bison calves tend to be born from late March through May and are orange-red in color, earning them the nickname "red dogs."

FUN FACT! Despite its size, the American Bison can run up to 40 mph!

G BISON NOT TO SCALE

ROCKY MOUNTAIN FRONT RANGE

The Rocky Mountain Front Range is the first mountain range encountered as you travel west through the central United States. The Front Range runs north-south between Colorado, WY and Pueblo, CO. A majority of the Front Range is within conservation areas and constitutes all of Rocky Mountain National Park and portions of Pikes, Arapahoe, South, Bennett and Medicine Bow National Forests.

Earth Science

The Front Range Mountains are primarily composed of three types of rock: granite, schist, and gneiss. Granite makes up 20-30% of the Earth's crust and is a plutonic rock, meaning it forms from deep underground. When the rock forms, it cools slowly, giving time for crystals such as quartz, feldspar, mica and other minerals to embed themselves in the granite. The result are unique, crystalline structures that are complex and easy to recognize.

FRONT RANGE FEATURES WITHIN VIEW FROM PARKER

- Flattops Parry Peak
- ML Evans Mt. Hancock James Peak
- Heartbeat Peak Witter Peak

FUN FACT! The Rocky Mountains are actually made up of more than 100 separate mountain ranges and were formed around 75 million years ago.

H FRONT RANGE NOT TO SCALE

COLORADO'S TALLEST MOUNTAINS

There are 98 peaks in Colorado that exceed 14,000 feet in elevation, which is more than any other state. The entire state of Colorado has the highest average altitude of all 50 states. The tallest mountain in Colorado is Mount Elbert, which is 14,447 feet above sea level.

North American Cordillera

The Colorado Rocky Mountains are part of the North American Cordillera, which stretches 3,000 miles from Alaska through western Canada and the United States into Mexico. Cordillera are an extensive chain of mountain ranges. The North American Cordillera forms the western backbone of America.

FOURTEENERS WITHIN VIEW FROM PARKER

- Pikes Peak - 14,114'
- Longs Peak - 14,259'
- Grays Peak - 14,278'
- ML Evans - 14,285'
- Mt. Bierstadt - 14,065'
- Torreyes Peak - 14,275'

FUN FACT! You can drive to the top of Mount Evans! Called the "road into the sky", it is the highest paved road in North America.

I MOUNTAINS NOT TO SCALE

REGIONAL NATIVE AMERICAN HERITAGE

The Arapaho people were nomadic bison hunters, who roamed in the 18th and 19th centuries throughout Colorado to that of their traditional allies, such as the Cheyenne, Sioux and Gros Ventres, and their enemies - the Crow, Kiowa and Comanche. They typically lived in tipis and followed bison herds throughout the region.

Nomadic Tribes

The Native Americans in this region lived in flat, bison-hide houses called tipis. Tipis were designed to be set up and taken down quickly. An entire tribe could pack up and be ready to go in one hour.

The Native American tribes of the region depended on locally available resources for food, clothing and shelter. Depending on the season, they would hunt, gather and forage. The nomadic tribes never stayed in one place very long.

FUN FACT! Originally, tipis were 10'-12' tall, but once horses were introduced, they were able to be built twice as high.

J NATIVE AMERICAN NOT TO SCALE

PIONEERS OF THE 19TH CENTURY

Early traders, trappers, frontiersmen and gold seekers all used old Native American trails that are along Cherry Creek near Parker to explore the general area in the early 1800s. The primary trail used became known as the Cheyenne Trail. The trail was a major transportation route for gold seekers during the Colorado gold rush in the late 1800s. Parts of the original trail still exist today near State Highway 101 near Parker in Colorado Springs. After years of adaptation and change, the trail has evolved to become Interstate 26, connecting people together just as it did for the Native Americans.

Goodnight-Loving Trail

In 1864-1865 partners Oliver Loving and Colonel Charles Goodnight traveled a trail to take Texas Longhorn cattle to the northern markets in Colorado and Wyoming. The trail started from Fort Worth, Texas, to Cheyenne, Wyoming, with stops along the way in Fort Collins, Bear River, and the greater Denver area including the current region of Denver. The cattle herd could only travel about 20-30 miles a day.

In 1854, Alfred Butters built a cabin which quickly became the central hub of Parker. In 1870 the U.S. Government established the Pine Grove Post Office, with James S. Parker as postmaster. The buildings were torn down by the mid 1900s. With the help of the Parker Area Historical Society, the original post office portion was restored.

FUN FACT! The Pine Grove Post Office was known as the 20 Mile House because it was 20 miles from Denver.

K PIONEER NOT TO SCALE

RAY J. HARVIE PARK OPEN SPACE

Harvie Open Space Park is 24-acres of land conveyed to the Town of Parker by Douglas County in 2010. The property holds a conservation easement allowing for minimal improvements that are designed to protect the large meadow and riparian areas of the site. Open space is land intentionally protected from development and set aside for recreational recreation and the appreciation of natural surroundings. Ray Harvie donated a conservation easement on his property to the Douglas Land Conservancy in 1996.

Tallman/Newton Cabin

Built by John Tallman in 1865 this homestead is the last standing log cabin in the area. The cabin is located just southeast of Ray J. Harvie Park. Purchased in 1878 by William Newton, the "Tallman" homestead under and over became a successful dairy farm under Newton's ownership. In 1915 the cabin was significantly restored by the Parker Area Historical Society and a grant from the Daughters of the American Revolution.

It was a lot of work living in a homestead in the early 1900s. All the family members helped, even the children had to clean barns, wash dishes, milk & feed cows, churn butter, pull weeds, and take care of crops.

FUN FACT! Living in Parker in 1915, a dozen eggs cost 12¢, a loaf of bread cost 5¢, and a bag of potatoes was a mere 25¢.

L RAY J. HARVIE NOT TO SCALE

OPEN SPACE WILDLIFE

Golden Eagles have returned to a 100-year-old nest in the 1980s.

Spotted Owl

Spotted owls are a species of owl that lives in the Pacific Northwest. They are a symbol of the old-growth forest.

Size: 12-15 inches long, 10-12 inches wide, 10-12 inches high.

Weight: 1.5-2.5 pounds.

Color: Brown, black, and white.

Open spaces serve as an important habitat for hundreds of animals. Supporting and caring for open space parks adds with development, health and well-being of a healthy ecosystem.

Coyotes play an important role in maintaining healthy ecosystems. The majority of coyotes feed primarily on mice, rats and other rodents.

Black Bears

Black bears typically live in densely forested areas and prefer the spruce-fir dominated forest of the Rocky Mountains. However, bears do tend to leave the forests in search of food. Most all black bears have black fur, some bears may be brown or cinnamon colored, and some have a white patch of hair on their chest called a chest blaze.

FUN FACT! Feeding wild animals does more harm than good. Animals require specialized diets which they need to keep up in order to stay healthy.

M WILDLIFE NOT TO SCALE

PARKER COLORADO

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