

REV.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	07-19-16	MTW	MTW
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PROJECT TITLE: DOUBLE ROCKY MTN with CHASE
CXT STANDARD BUILDING

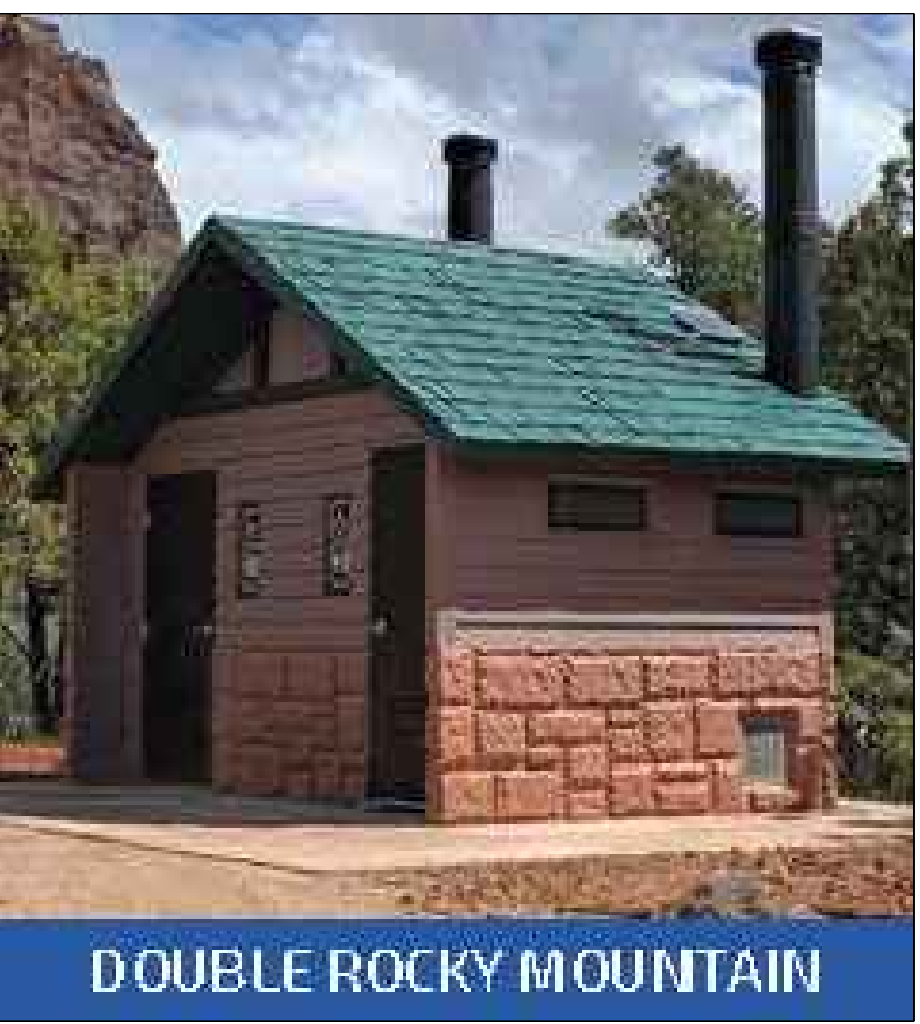
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CXT Incorporated

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BUILDING ELEVATIONS

DWG NO: DRMWC-02 SHEET: REV:



CXT Precast Products

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CXT Incorporated

REV. 1 07-19-16 MTW MTW

SCALE 1/2"=1'-0" DATE 07-19-16

DRAWN FILE NO. RD-DRMWC02

CHECKED PLOT 48

BUILDING ELEVATIONS

DWG NO: DRMWC-02 SHEET: REV:

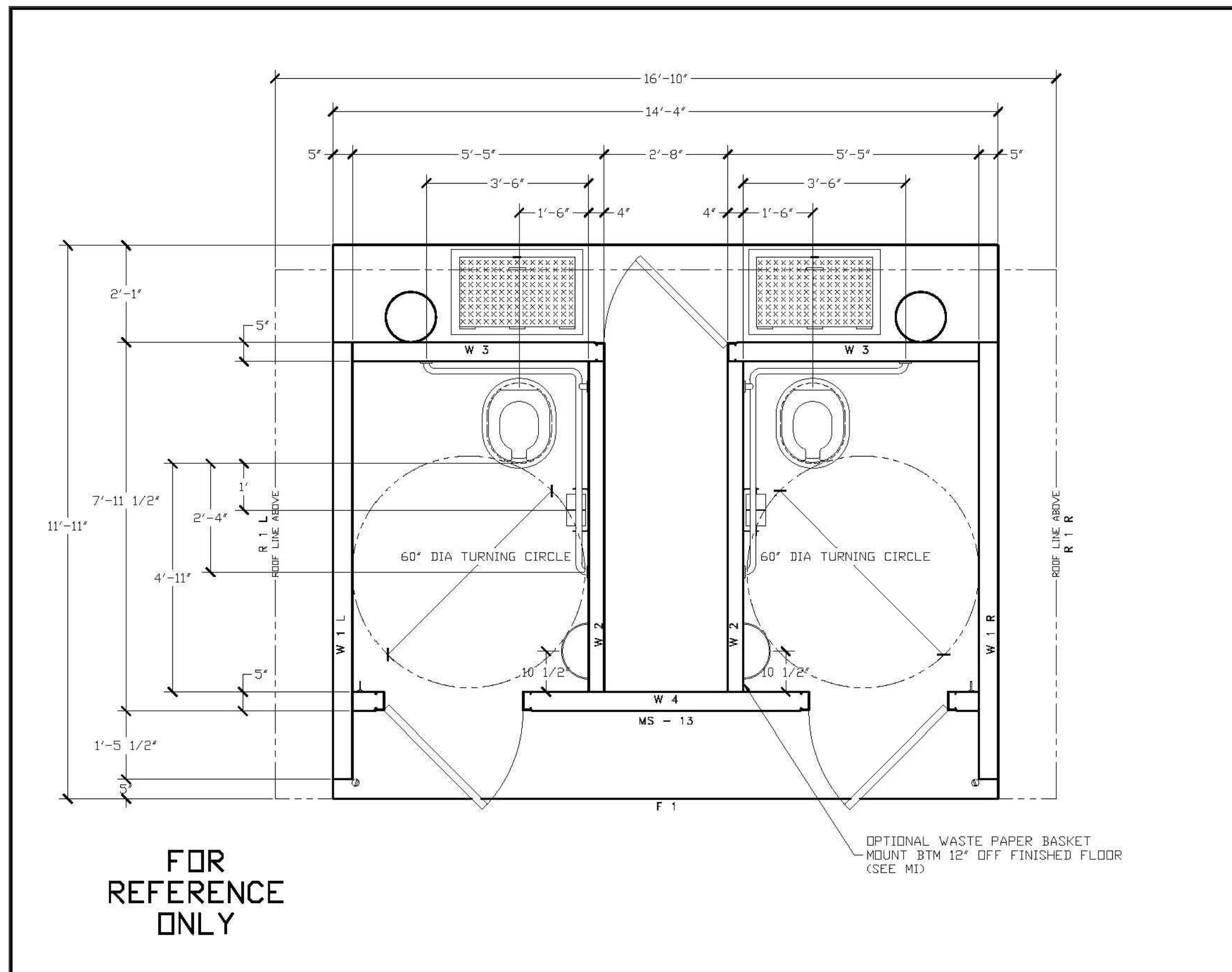
COLOR OPTIONS

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

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FLOOR PLAN

DWG NO: DRMWC-04 SHEET: REV:

STONE COLORS

Mountain Blend	Basalt	Natural Grey	Romana
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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

CXT

PARKER COLORADO

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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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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:

L6.5

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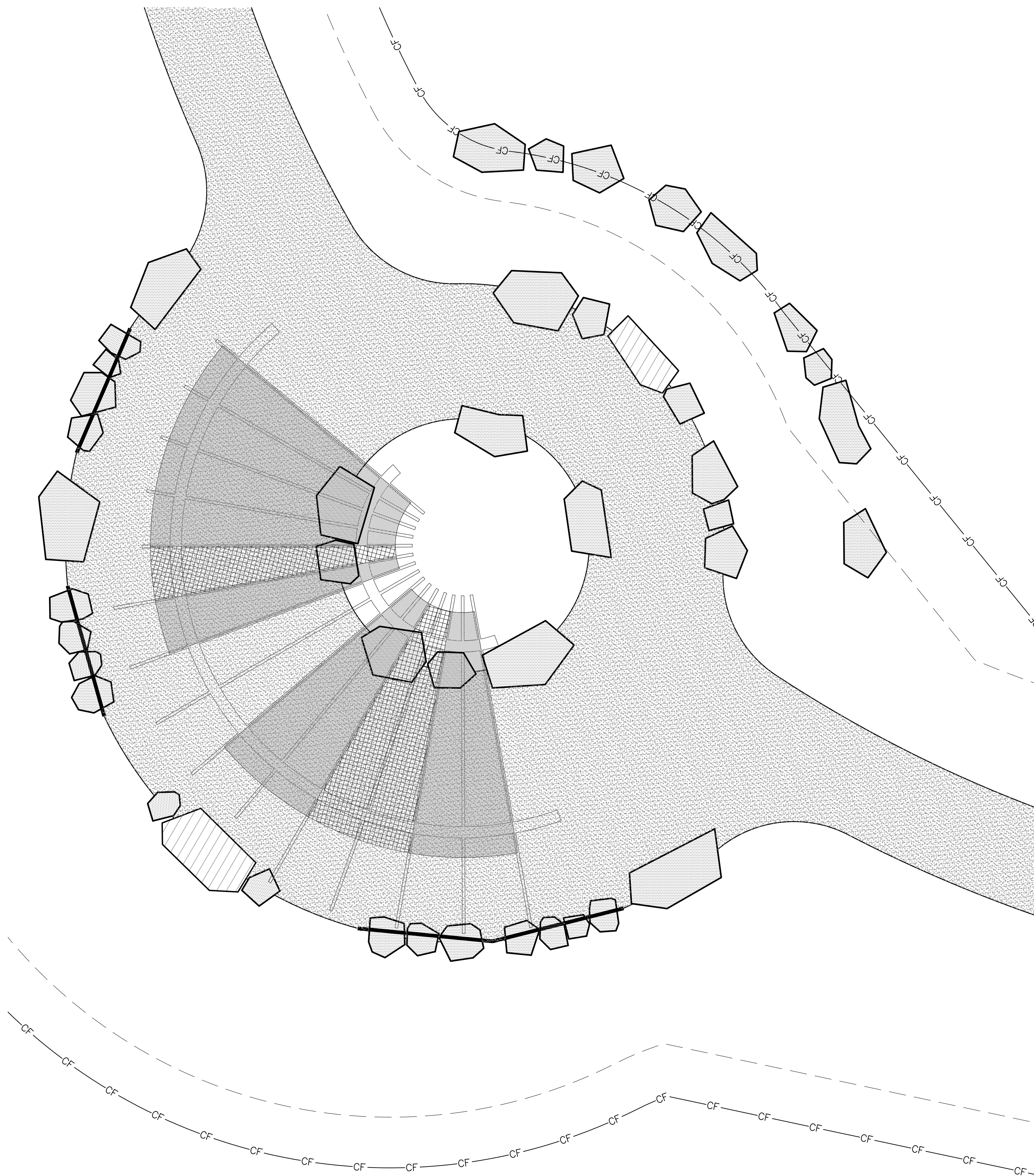
REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

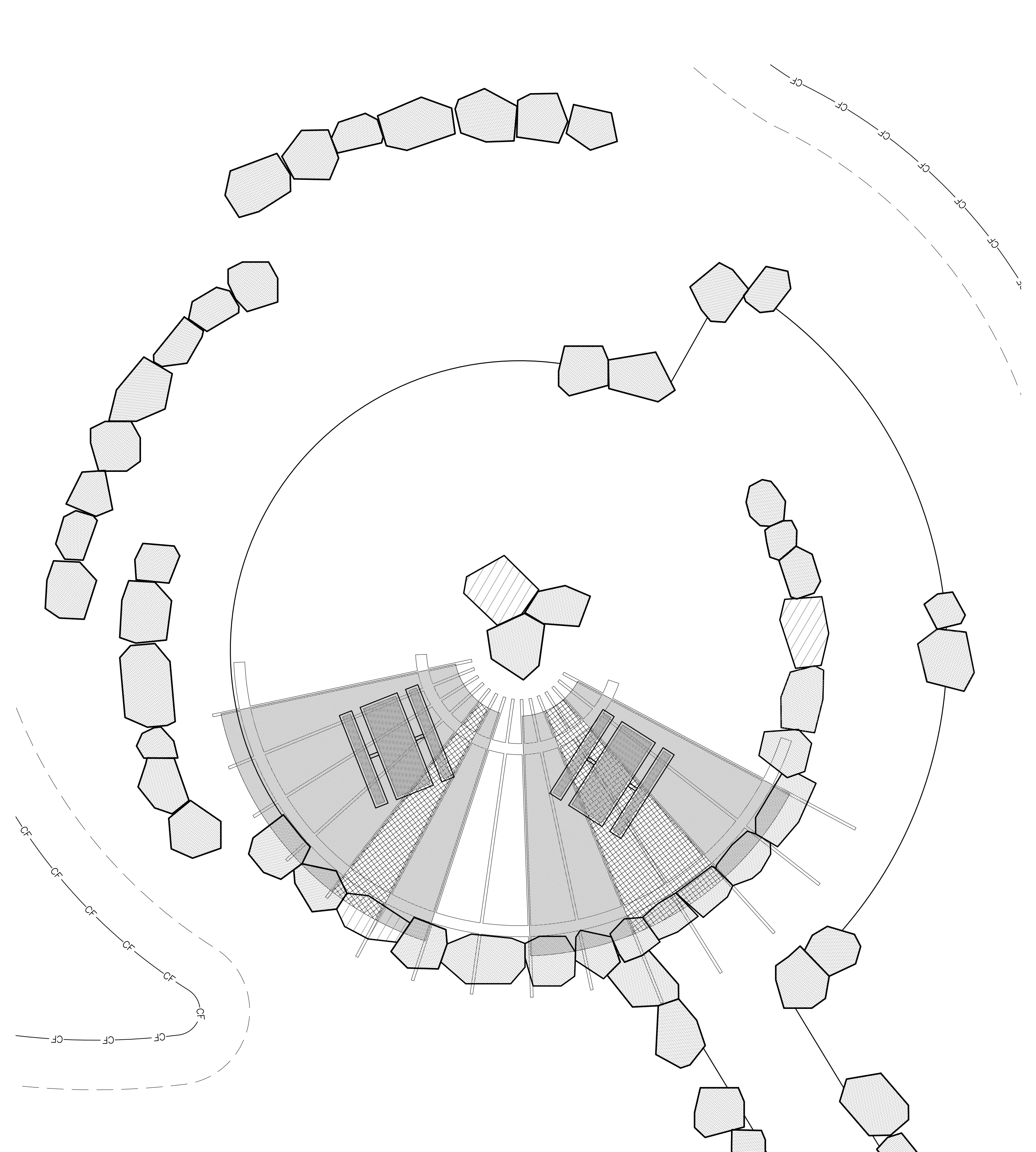
SHEET TITLE:
SITE DETAILS

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



NOT TO SCALE



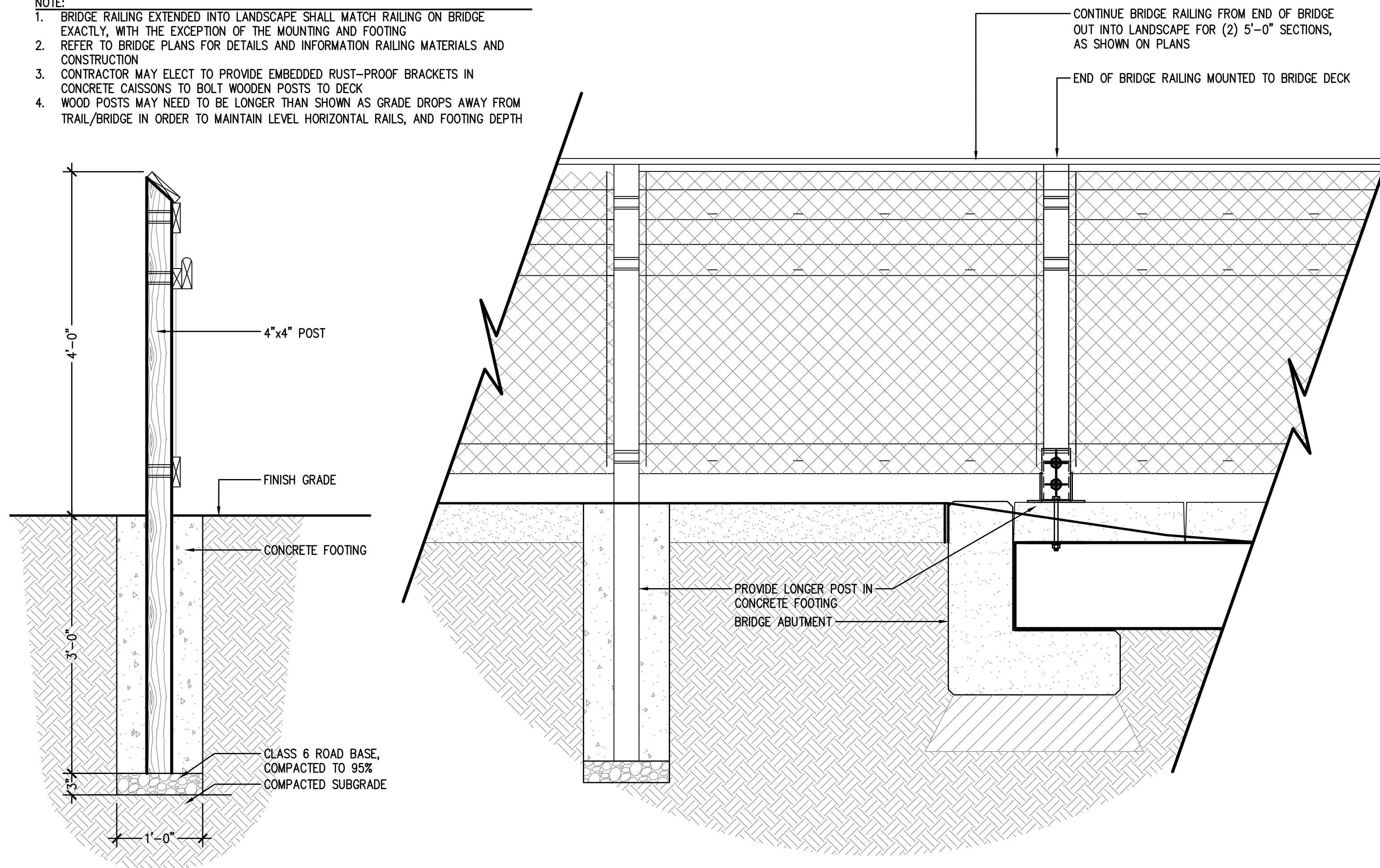
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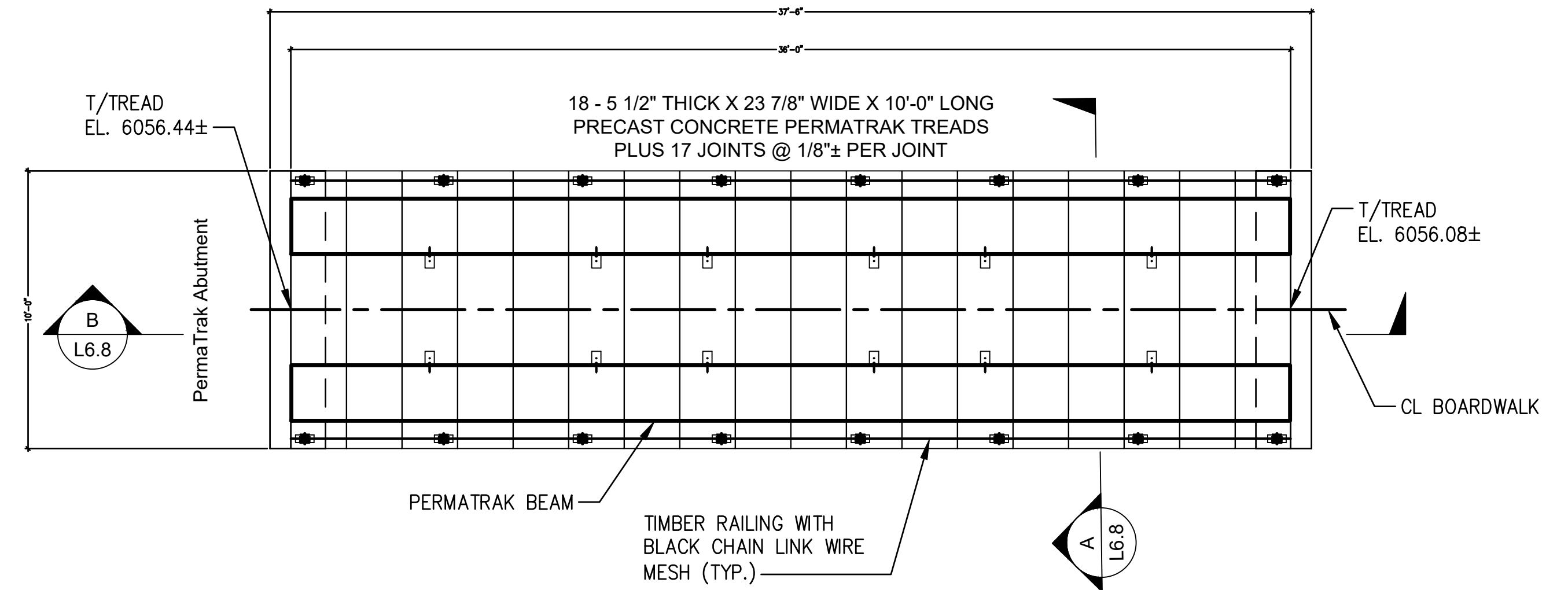
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- NOTE:
- BRIDGE RAILING EXTENDED INTO LANDSCAPE SHALL MATCH RAILING ON BRIDGE EXACTLY, WITH THE EXCEPTION OF THE MOUNTING AND FOOTING
 - REFER TO BRIDGE PLANS FOR DETAILS AND INFORMATION RAILING MATERIALS AND CONSTRUCTION
 - CONTRACTOR MAY ELECT TO 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

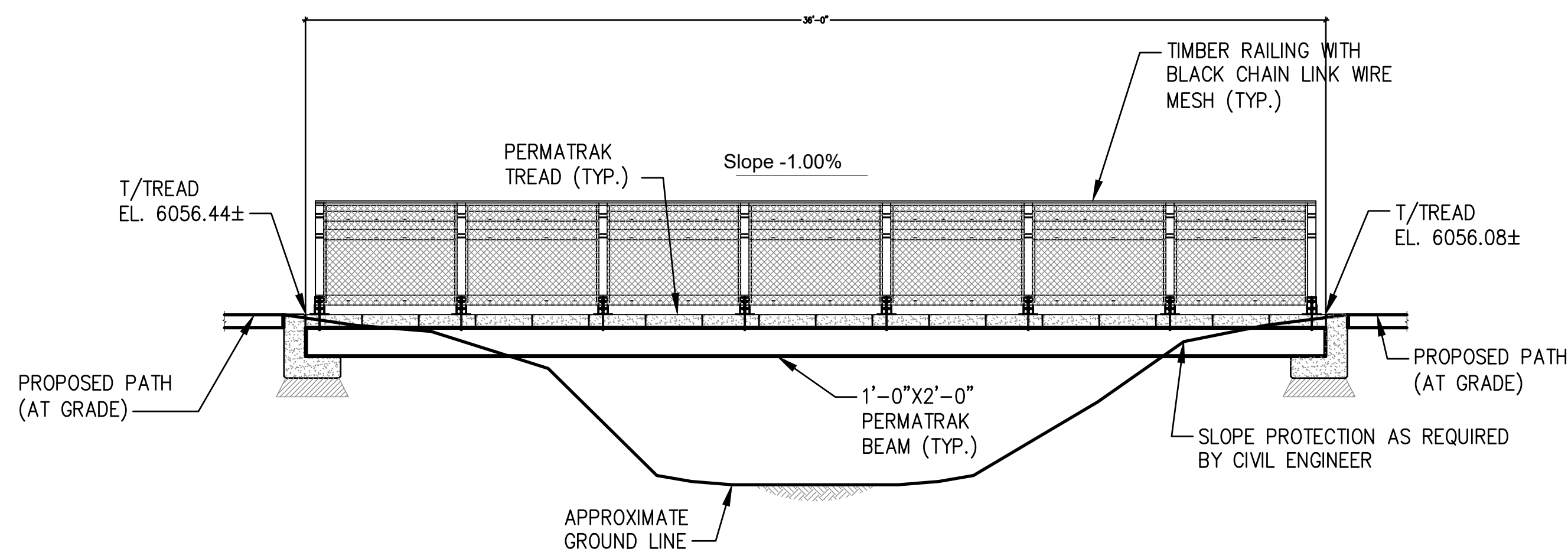


1 BRIDGE RAILING - IN LANDSCAPE

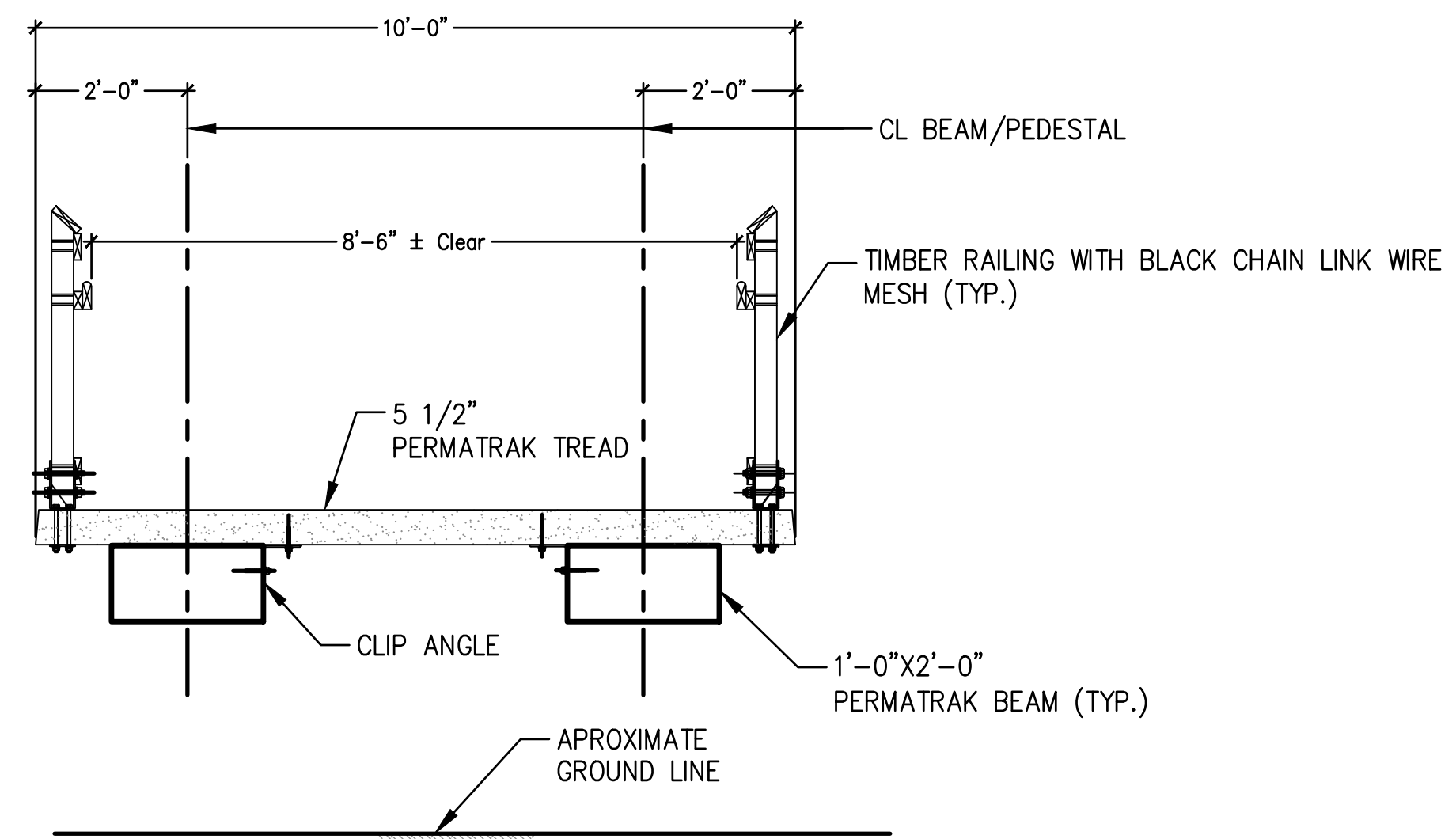
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PLAN - PEDESTRIAN BRIDGE



SECTION A-A - PEDESTRIAN BRIDGE



SECTION B-B - PEDESTRIAN BRIDGE

2 PEDESTRIAN BRIDGE

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SHEET TITLE: SITE DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

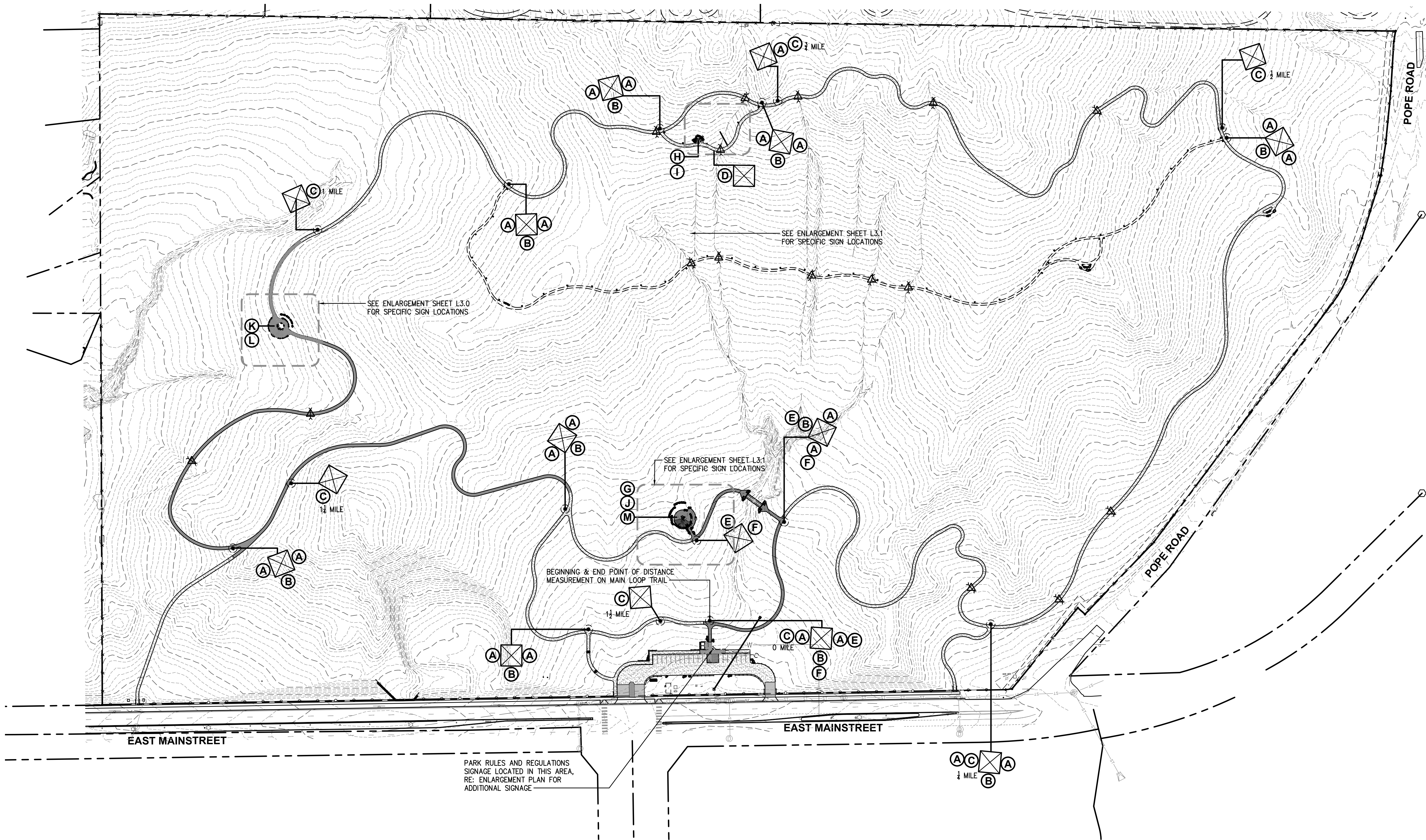
L6.9

PARKER
COLORADO

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SIGNAGE PLAN NOTES:

- SEE SITE DETAILS SHEETS FOR SIGN MOUNTING DETAILS, SEE SIGN SCHEDULES FOR IMAGES OF SIGNS
- CONTRACTOR SHALL OBTAIN DIGITAL FILES FROM LANDSCAPE ARCHITECT TO PROVIDE TO SIGN MANUFACTURER
- ALL SIGNS TO BE MANUFACTURED BY FOSSIL INDUSTRIES, OR APPROVED SUBSTITUTE
- 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
- SIGNS ON 4"x4" POSTS TO BE ALIGNED WITH TRAIL, AND INSTALLED 2'-0" FROM EDGE OF TRAIL, TYP.
- 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		
	EXISTING FIRE HYDRANT		
	EASEMENT LINE		
	PROPERTY LINE		
	TOPO MAJOR		
	TOPO MINOR		

PARKER COLORADO

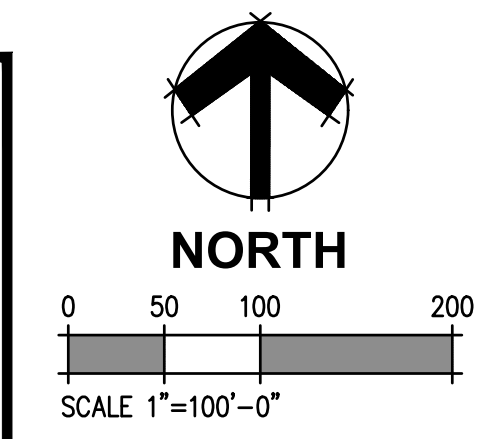
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INTERPRETIVE SIGNAGE SCHEDULE

(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

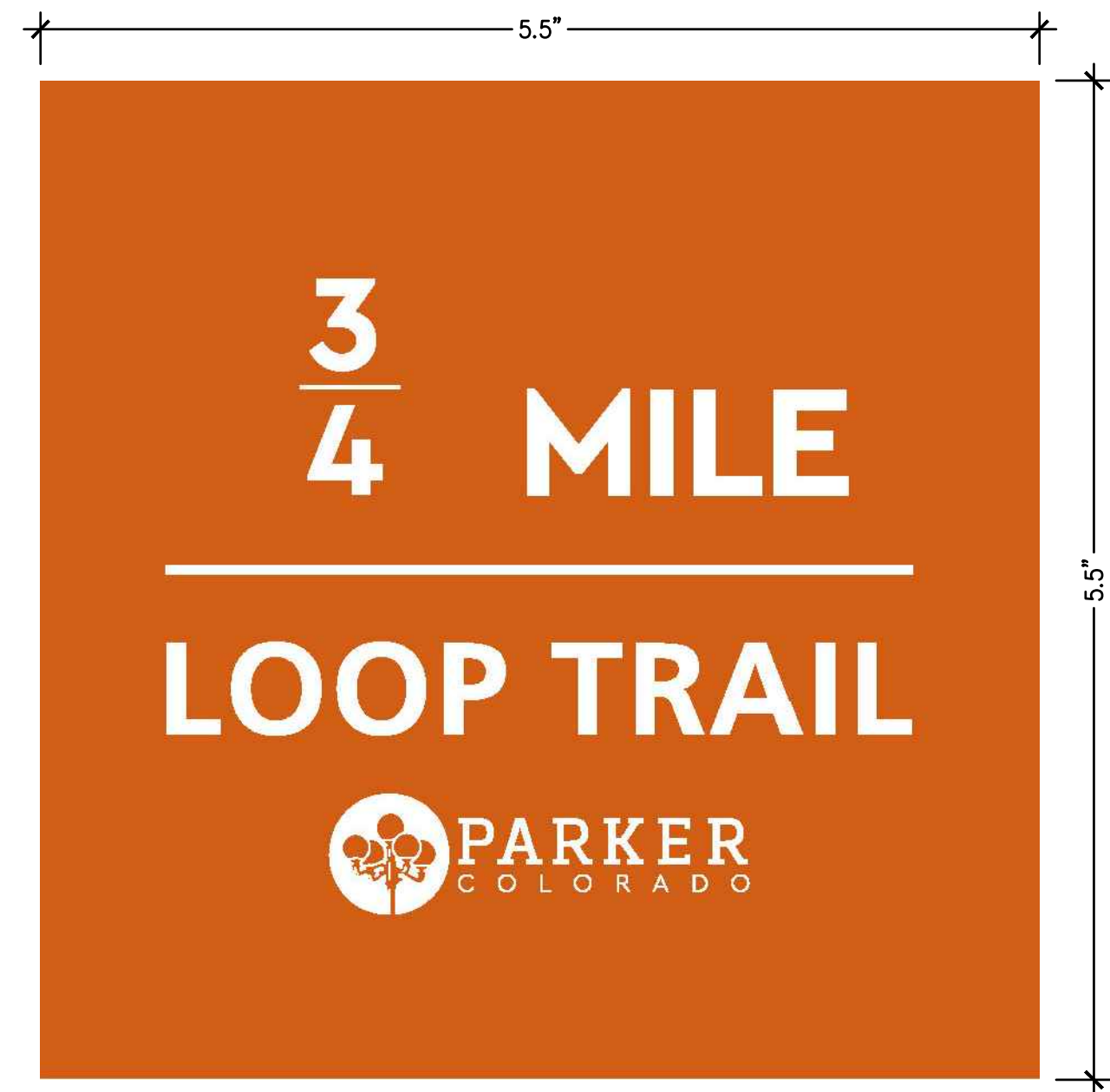




A LOOP TRAIL - AHEAD NOT TO SCALE



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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REVISIONS:

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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 West 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 slowly gives time for crystals such as quartz, feldspar, mica and other minerals to embed themselves in the granite. The result are unique, crystalline structures that combine and display colors to the observer.

FRONT RANGE FEATURES WITHIN VIEW FROM PARKER

- Flattions 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 Anishabe people were nomadic bison hunters, who followed the herd and set up temporary campsites. They lived in tipis, which were made of animal skins stretched over a wooden frame. They were nomadic and followed bison herds across the land.

Nomadic Tribes

The Native Americans in this region lived in tipis, which were made of animal skins stretched over a wooden frame. They were nomadic and followed bison herds across the land.

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 1850s. 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 25, 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 1930s. 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 1933 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 park management area in the 1990s.

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.

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

M WILDLIFE NOT TO SCALE

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