

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.	AREA: 6,035 SQ. FT.
COURTYARD:	OUTDOOR KITCHEN WITH 2 NATURAL GAS GRILLS & SINK, FIRE FEATURE, SITE FURNISHINGS, 6 POWER/USB PEDESTALS, POOL ENCLOSURE FENCE & LANDSCAPING	
BUILDING #4:	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, 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.

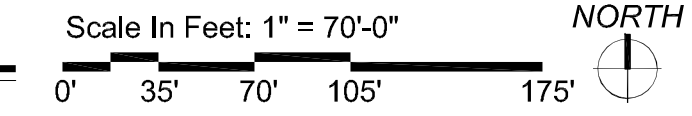
OPTIONS FOR PARKS AND OPEN SPACE AMENITIES
(PER SCHEDULE 13.07.140A OF PARKS DEDICATIONS ORDINANCE NO. 3.231.3)

	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

GULCH AMENITIES - MAINTENANCE SCHEDULE:

- NOTE: IMPROVEMENTS THAT ARE PART OF THIS PROJECT AND LOCATED WITHIN BALDWIN GULCH SHALL BE MAINTAINED BY THE OWNER OF THIS PROJECT. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- TRASH:** AS PART OF ON-SITE MAINTENANCE, PROPERTY STAFF WILL EMPTY TRASH RECEPTACLES ON A WEEKLY BASIS.
 - PLAYGROUND EQUIPMENT:** AS PART OF ON-SITE MAINTENANCE, PROPERTY STAFF WILL OBSERVE PLAYGROUND EQUIPMENT ON A WEEKLY BASIS. IF THERE ARE ANY EQUIPMENT DISCREPANCIES OBSERVED, PROPERTY STAFF WILL NOTIFY CORPORATE PROPERTY MANAGEMENT.
 - SNOW REMOVAL:** AS PART OF ON-SITE MAINTENANCE SNOW SHALL BE PLOWED/SHOVELED FROM NEW SIDEWALKS WITHIN BALDWIN GULCH AS REQUIRED.

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



THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS
 BLD. 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
 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

12 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



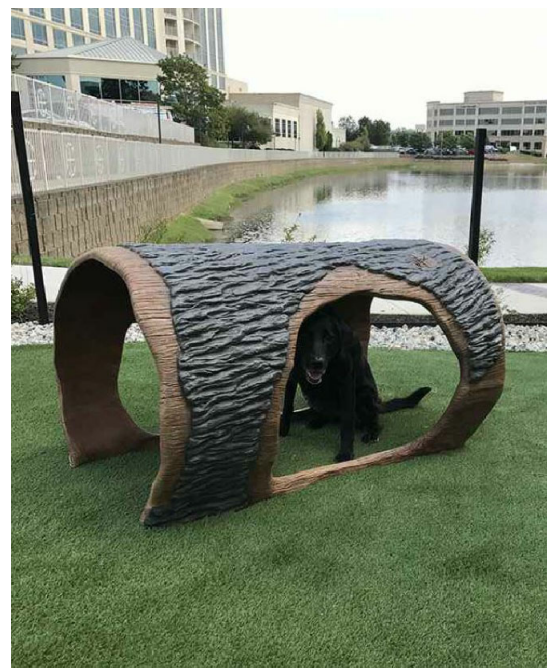
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SPECIFICATIONS:
MANUFACTURER
 GREAT AMERICAN PROPERTY MANAGEMENT
MODEL
 METAL DELUXE PET WASTE STATION - DOG ART
 SKU: RCPAW3B
SIGNAGE MESSAGE
 THROW US A BONE, GREEN
CONTACT:
 GREAT AMERICAN PROPERTY MANAGEMENT
 6701 CONCORD PARK DRIVE
 HOUSTON, TX 77040
 P: 1.800.676.3979

NOTES:
 1. REFER TO MATERIAL PLAN FOR PET WASTE STATION LOCATION.
 2. INSTALL PET WASTE STATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
 3. DISPENSER AND POST LOCATION SHALL BE WITHIN ACCESSIBLE REACH (10') FROM ADJACENT ACCESSIBLE ROUTE.

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



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

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

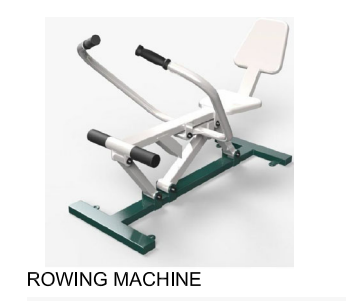
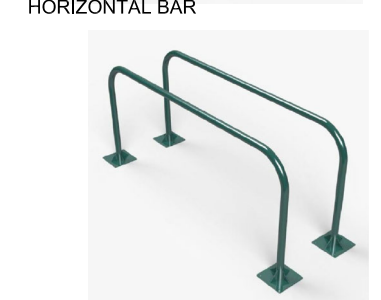
4 DOG PARK PLAY STRUCTURES (S-19)
 IMAGE NOT TO SCALE



SPECIFICATIONS:
MANUFACTURER
 LUJO LIVING
 WWW.LUJOLIVING.COM
PRODUCT
 FREE-STANDING HAMMOCK - DOUBLE QUILTED
 TAJ COLLECTION
MATERIAL/COLOR
 FABRIC COLOR: LEAD CHINE

NOTE:
 1. REFER TO MATERIAL PLAN FOR HAMMOCK LOCATIONS.
 2. INSTALL HAMMOCK PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

5 HAMMOCK (S-06)
 IMAGE NOT TO SCALE



SPECIFICATIONS:
MANUFACTURER
 TRIACTIVE USA
PRODUCT
 PARK & RECREATION/
 OUTDOOR FITNESS EQUIPMENT
CONTACT INFORMATION:
 TRIACTIVE USA
 P: 800.509.0597
 www.triactiveusa.com

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

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



SPECIFICATIONS:
MANUFACTURER
 QCP
PRODUCT
 CORNHOLE
COLOR
 FRENCH GREY
CONTACT INFORMATION:
 ANTHONY VARGAS
 P: 951.256.3228
 anthony.vargas@qcp-corp.com

NOTE:
 1. OR APPROVED EQUAL.
 2. REFER TO MATERIALS PLAN FOR LOCATION.
 3. (2) TWO TOTAL TARGETS

7 CORNHOLE (S-10)
 IMAGE NOT TO SCALE



SPECIFICATIONS:
MANUFACTURER
 VICTOR STANLEY
PRODUCT
 RTH-24
 DOME LID
COLOR/FINISH
 FRAME: BLACK
 SLATS: RECYCLED PLASTIC- MAPLE
CONTACT
 SARAH KWON
 (P): 410.257.7579
 SARAHK@VICTORSTANLEY.COM
 WWW.VICTORSTANLEY.COM

NOTE:
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 2. REFER TO MATERIALS PLAN FOR TRASH RECEPTACLE LOCATIONS.
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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: H@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
 023W X 24.5H
COLOR
 WHITE
CONTACT:
 HEATHER PITTMAN
 PO BOX 868
 HALEYVILLE, AL 35565
 EMAIL: H@TEXASCRAFT.COM
 WWW.TEXASCRAFT.COM

NOTE:
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10 IN-POOL CHAISE LOUNGE CHAIR (S-16)
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Final Document
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APPROVED DATE: 07/16/2021
Planning Approval By: S. Nergler

PARKER COLORADO
 CONTACT: HEATHER PITTMAN
 PO BOX 868
 HALEYVILLE, AL 35565
 EMAIL: H@TEXASCRAFT.COM
 WWW.TEXASCRAFT.COM

NO.	REVISION	BY	DATE	APPR

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 SITE DETAILS

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