

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

**AMENITY DESCRIPTIONS & AREAS:**

<b>POOL:</b>	POOL (1,150 SQ. FT.), HOT TUB (81 SQ. FT.), 4 CABANAS, SHADE STRUCTURE.	AREA: 6,035 SQ. FT.
<b>COURTYARD:</b>	OUTDOOR KITCHEN WITH 2 NATURAL GAS GRILLS & SINK, FIRE FEATURE, SITE FURNISHINGS, 6 POWER/USB PEDESTALS, POOL ENCLOSURE FENCE & LANDSCAPING	
<b>BUILDING #4:</b>	SITE FURNISHINGS INCLUDING HAMMOCK, TABLE FOR GAMES AND OUTDOOR GAMES INCLUDING CORNHOLE, GIANT JENGA & LANDSCAPING	AREA: 3,140 SQ. FT.
<b>FENCED DOG PARK:</b>	1,600 SQ. FT. FENCED DOG PARK WITH A BENCH, PET WASTE STATION, DOG PLAY STRUCTURES, POWER/USB PEDESTAL & LANDSCAPING	AREA: 1,600 SQ. FT.
<b>DETENTION BASIN:</b>	1,000 LINEAR FEET DECOMPOSED GRANITE WALKING TRAIL, 3 BENCHES, TRASH RECEPTACLE, PET WASTE STATION & LANDSCAPING	AREA: 50,095 SQ. FT.
<b>BALDWIN GULCH:</b>	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.
<b>TOTAL AREA:</b> 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.

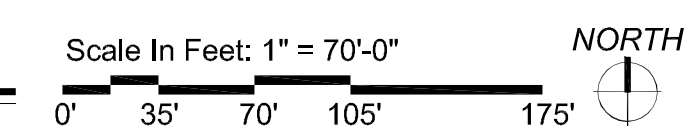
**OPTIONS FOR PARKS AND OPEN SPACE AMENITIES (PER SCHEDULE 13.07.140A OF PARKS DEDICATIONS ORDINANCE NO. 3.231.3)**

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



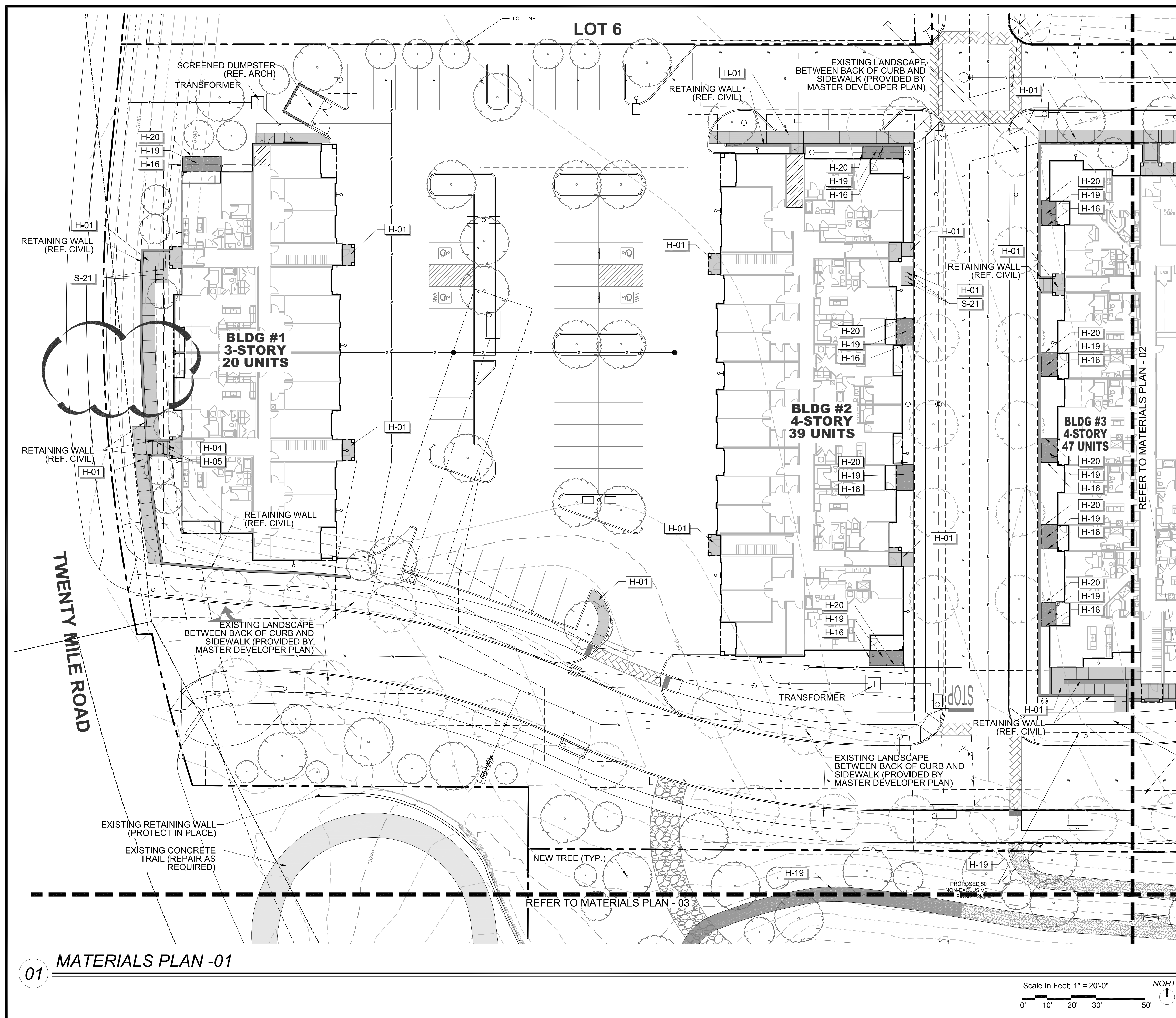
**THE GARRETT COMPANIES**  
 1051 GREENWOOD SPRINGS  
 BLD. GREENWOOD, IN 46143 317-866-7923

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



01 MATERIALS PLAN -01

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	Omitted
S-19	DOG PARK PLAY STRUCTURES
S-20	BIKE FIX-IT STATION
S-21	BIKE RACKS

NO.	REVISION	BY	DATE	APPR.

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

DESIGNED BY: NAS  
DRAWN BY: NAS  
CHECKED BY: TGC  
DATE: 07/24/24

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

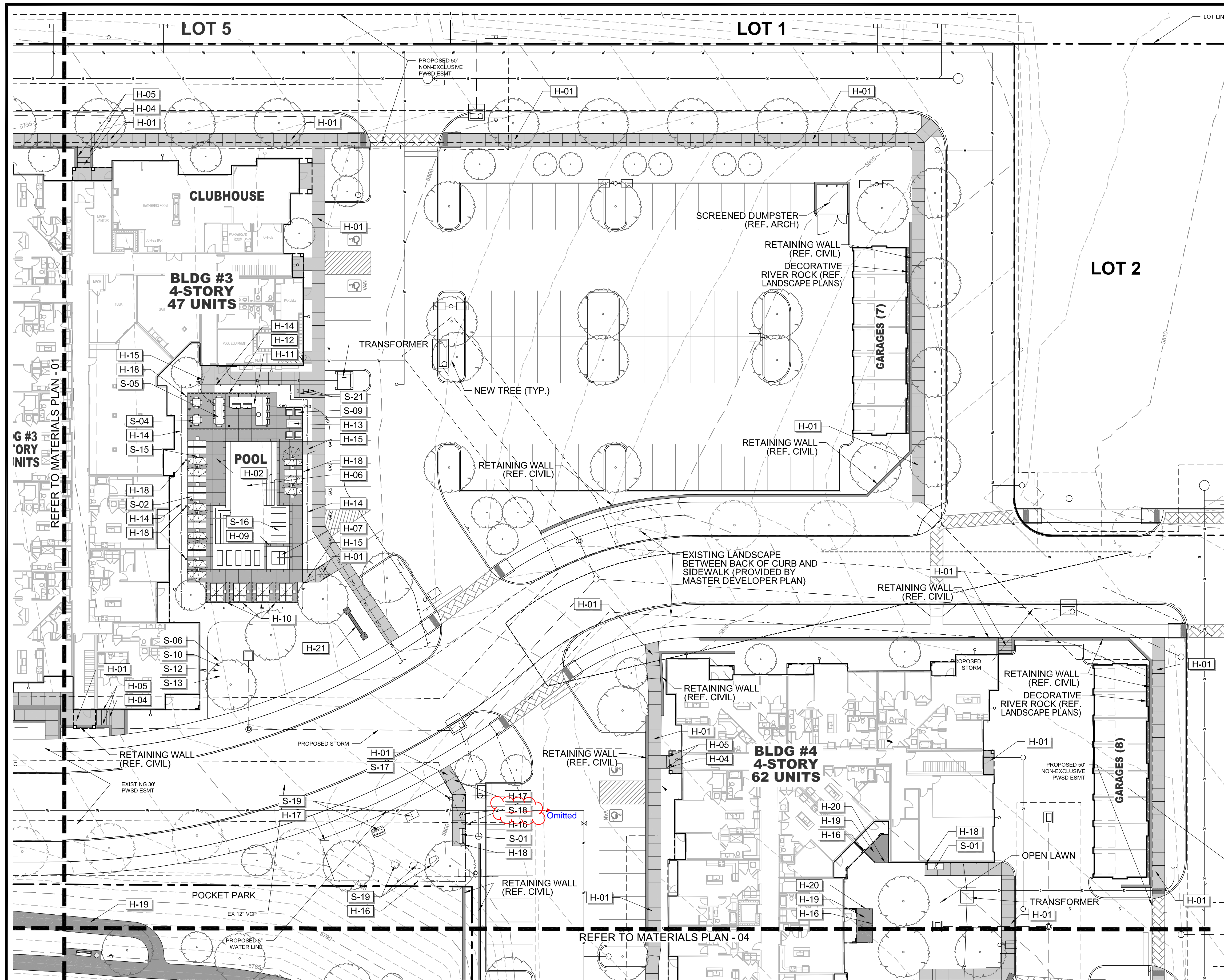
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Nicholas Allen Smith  
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S-03	UMBRELLA
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S-06	HAMMOCK
S-08	OUTDOOR LOUNGE COUCH
S-09	OUTDOOR LOUNGE CHAIR
S-10	CORNHOLE
S-11	TRASH RECEPTACLE
S-12	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 - 02

Scale In Feet: 1" = 20'-0" NORTH

NO.	REVISION	BY	DATE	APPR

**THE GARRETT COMPANIES**  
1051 GREENWOOD SPRINGS  
BLVD., GREENWOOD, IN 46043 317-686-7923

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

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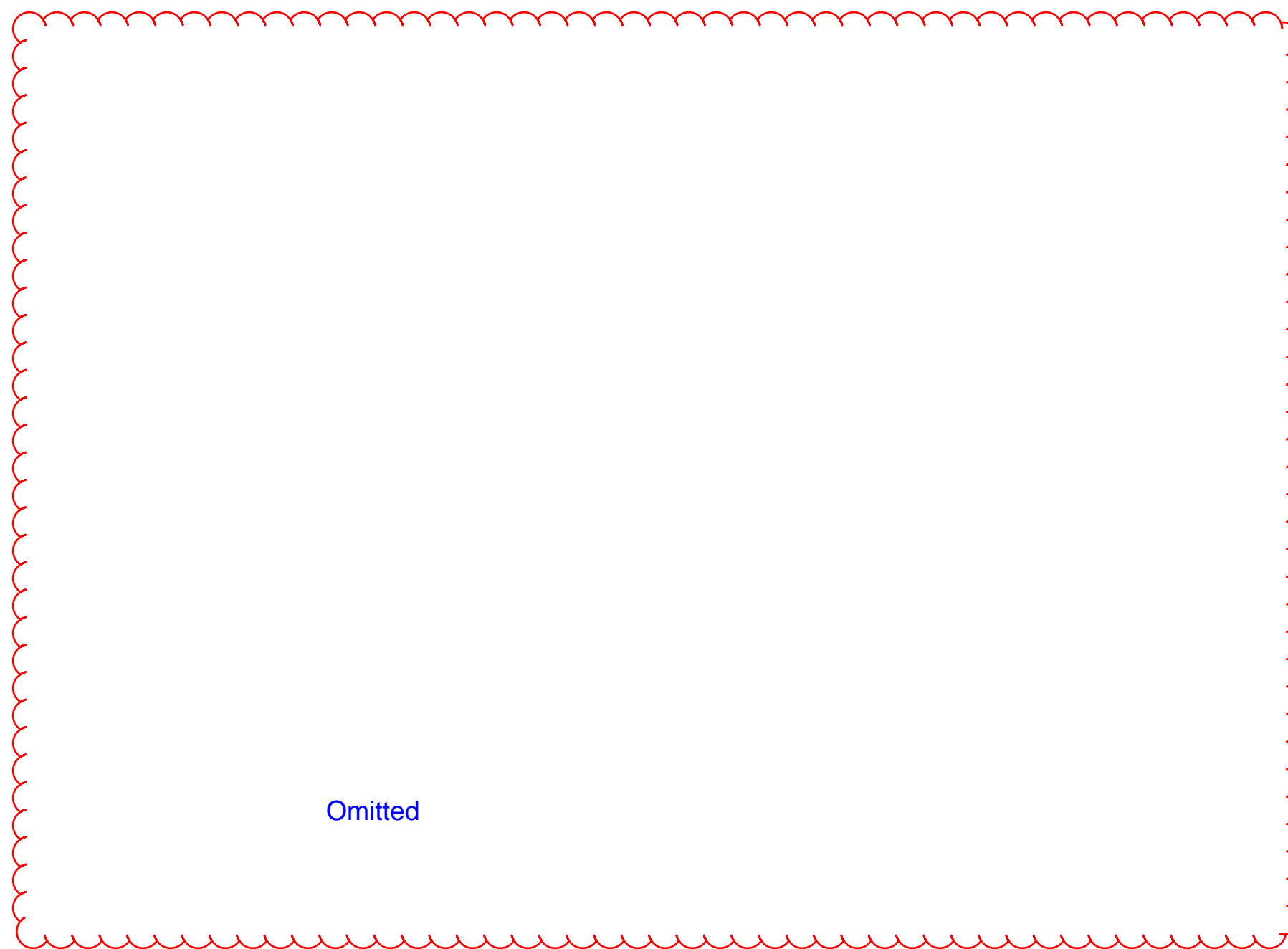
**PARKER**  
COLORADO  
Final Document  
Subject To Conditions In Approval Letter  
APPROVED DATE: 07/16/2021  
Planning Approval By: S. Nerger



**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



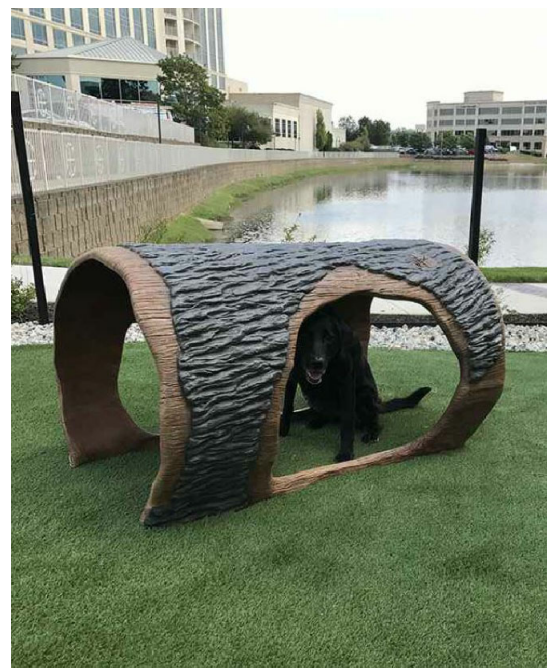
Omitted



**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.

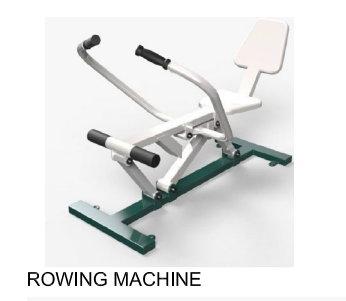
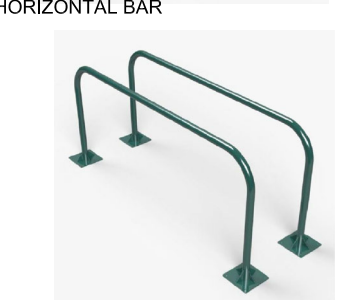
4 DOG PARK PLAY STRUCTURES (S-19)  
 IMAGE NOT TO SCALE



**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: 951.256.3229  
 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.  
 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  
 023W X 24.5H  
**COLOR**  
 WHITE  
**CONTACT:**  
 HEATHER PITTMAN  
 PO BOX 868  
 HALEYVILLE, AL 35565  
 EMAIL: HH@TEXASCRAFT.COM  
 WWW.TEXASCRAFT.COM

**NOTE:**  
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 3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

10 IN-POOL CHAISE LOUNGE CHAIR (S-16)  
 IMAGE NOT TO SCALE

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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: HH@TEXASCRAFT.COM  
 WWW.TEXASCRAFT.COM

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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