



PLANNING COMMISSION MEETING

7:00 PM

July 14, 2022

Prior to the Meeting: 5:30 p.m. *Planning Commissioner Training*

Public comment on agenda items may be made in person or via Zoom.

Virtual Public Participation by Zoom Webinar: Instructions on how to participate in the public comment or public hearing part of the meeting are available by viewing the individual Town Council meeting listings on the Town's online calendar at <http://www.parkeronline.org/calendar>.

Public Viewing Only - Facebook Live: Town Council meetings may be viewed through Facebook Live from the Town of Parker website: www.facebook.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through Facebook Live.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes - 6.23.22**
- 6. CONSENT AGENDA**
- 7. PUBLIC HEARINGS**

- A. Kime Ranch Sketch and Preliminary Plan**

Applicant:	Century Communities
Location:	North Side of Mainstreet at the intersection of Willow Park Drive
Department:	Community Development, Julia Duncan
TRAKiT No.:	SUB21-053 & SUB21-054

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

A. Study Session on July 28th at 5:30 PM

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

June 23, 2022

Planning Commission Chairman Gary Poole called the meeting to order at 7:00 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present and seated were Commissioners Ruth Ann Nelson, Erik Frandsen, Eliana Burke, Roxy Colette, and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

OPENING REMARKS

Planning Commission Chairman Gary Poole: Thank you for attending the Parker Planning Commission meeting tonight. Before the meeting begins, there are two ways to make public comment on any item at this hearing. Comments may be made in person at the public hearing tonight, or you can join the Zoom webinar link posted on the Town's website at www.ParkerOnline.org/PlanningCommission.

Facebook Live participants are only able to view and listen to the meeting and are unable to submit public comment on agenda items. If you are on Facebook Live and wish to submit public comment on an item tonight, now would be a good time to leave Facebook Live and join the Planning Commission meeting on Zoom.

For Zoom participants that wish to comment on any agenda item, use the Zoom's "Raise Your Hand" feature when I open the hearing up for public comment.

We appreciate your attendance and participation at the Planning Commission.

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the June 9, 2022, meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – 2022 UPDATE FOR THE OPEN SPACE, TRAILS AND GREENWAYS MASTER PLAN AS A PART OF THE TOWN OF PARKER 2035 MASTER PLAN. The applicant, Town of Parker, is making minor map and text updates to the adopted Open Space, Trails, and Greenways Master Plan. Included updates are changes to the list of missing trail connections and revisions to three maps.

Department: Community Development, Jeremiah Fettig

STAFF PRESENTATION

Jeremiah Fettig, Associate Planner, presented the staff report making minor map and text updates to the adopted Open Space, Trails and Greenways Master Plan. Included updates are changes to the list of missing trail connections and revisions to three maps; Map 1: Existing and Approved Open Space, Map 2: Existing and Approved Trails and Map 3: Missing Trail Connections. Revisions are necessary to capture new trails, open space and parks and were used to analyze and update the missing trails list. Mr. Fettig concluded with the determination in the staff report that Planning Commission recommend Town Council adopt the Town of Parker's 2022 Update of the Open Space, Trails and Greenways Master Plan.

Commissioners discussed with staff:

- Commissioner Elaina Burke asked that in order to implement the plan in 2025, when do you commence the actual change; *(staff said the rewrite would start in 2025 and be completed in 2026).*
- Commissioner Roxy Colette asked if there is a forecast for trail development and actually completing the missing trail links; *(staff said Brett Collins with Town's Parks and Rec department is working with surrounding municipalities and working internally to budget for and construct missing trail links and the Town's 10 year capital improvement program includes trails).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:11 P.M. – 2022 UPDATE FOR THE OPEN SPACE, TRAILS AND GREENWAYS MASTER PLAN AS A PART OF THE TOWN OF PARKER 2035 MASTER PLAN.

PLANNING COMMISSION DISCUSSION

- Commissioner Elaina Burke commented that this is simple clean up until 2026, appreciates staff being proactive and is in favor.
- Commissioner Kim Rodell commented that she appreciates fellow commissioner Ruth Ann Nelson's comments and that this appears to be administrative in nature.
- Commissioner Erik Frandsen commented that it is good for staff get ahead of the major update.
- Commissioner Roxy Colette commented that he appreciates staff's hard work and is in support of the updates.
- Commissioner Ruth Ann Nelson commented that she appreciates staff getting public feedback to figure out where the Town needs to expand the trail system and she is in support of the update.
- Commissioner Gary Poole commented that he appreciates staff's work and Parks and Rec as well and he is support of the update.

Commissioner Erik Frandsen moved the Planning Commission recommended Town Council adopt the Town of Parker's 2022 Update of the Open Space, Trails, and Greenways Master Plan. Commissioner Roxy Colette seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:13 P.M. – PARKER MAINSTREET STUDIO SUBDIVISION, FILING NO. 1 – MINOR DEVELOPMENT PLAT - TRAKIT NO: SUB20-022. The applicants, Ralph Newmann and the Jerry R. & Betty L. Cooper Trust, are proposing to plat an existing metes and bounds property to create one commercial lot. The site is located at the southeast corner of Mainstreet and Pikes Peak Drive in downtown Parker.

Department: Community Development, Jeremiah Fettig on behalf of Mary Munkata.

STAFF PRESENTATION

Jeremiah Fettig, Associate Planner, presented the staff report proposing to plat an existing metes and bounds property to create one commercial lot. The site is located at the southeast corner of Mainstreet and Pikes Peak Drive in downtown Parker. Mr. Fettig concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Parker Mainstreet Studio Subdivision Filing No. 1 Minor Development Plat.

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked if this is this being platted in anticipation of redevelopment; *(staff said no, this was part of an initiative in partnership with P3's funding to plat unplatted properties and there is no anticipated redevelopment at this time).*
- Commissioner Erik Frandsen asked if there are other unplatted properties in and around this district; *(staff said there are several unplatted properties along Pikes Peak Dr. and Mainstreet that were developed in the county prior to annexation. More of these types of requests will be coming).*

APPLICANT PRESENTATION

None.

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:17 P.M. – PARKER MAINSTREET STUDIO SUBDIVISION, FILING NO. 1 – MINOR DEVELOPMENT PLAT - TRAKIT NO: SUB20-022.

PLANNING COMMISSION DISCUSSION

- Commissioner Ruth Ann Nelson commented that is the real estate equivalent of dotting your I's and crossing your T's and is in support.
- Commissioner Eliana Burke agrees with Commission Ruth Ann Nelson.

- Commissioner Eric Frandsen appreciates the cleanup and effort.
- Commissioner Gary Poole commented that it is good to get rid of the metes and bounds property descriptions.

Commissioner Eric Frandsen moved Planning Commission recommend Town Council approve the Parker Mainstreet Studio Subdivision Filing No. 1 Minor Development Plat. Commissioner Eliana Burke seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:19 P.M. – AUBURN HILLS CENTRE L4 - CIRCLE K GAS UBSR - TRAKIT NO: Z22-009. The applicant, Circle K, is proposing a Use by Special Review for a 5,200 sq. ft. convenience store and gas station. The site is located southwest of the intersection of Mainstreet and Jordan Road.

Department: Community Development, Julia Duncan.

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing a Use by Special Review for a 5,200 sq. ft. convenience store and gas station. The site is located southwest of the intersection of Mainstreet and Jordan Road. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council Approve the Auburn Hills Centre L4 - Circle K Gas UbsR subject to the conditions contained in staff's report:"

1. A Site Plan approval shall be required prior to the issuance of building permits.
2. A building permit shall be required for any interior or exterior work completed on site.
3. This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for and a Site Plan has been approved. The Community Development Director, upon written request, may grant a ninety (90) - day extension.
4. Gas tank vent pipes shall not be free standing and shall vent through the canopy structure.
5. The applicant shall provide a decorative two-and-a-half (2½) to three (3) foot knee wall designed to match the architecture of the principal building along the west and south ends (south end shall be determined through Site Plan Approval pending no conflicts with utility easements) of the parking lot and canopy area. In addition to meeting minimum landscaping standards set within the Town of Parker Land Development Ordinance, the applicant shall be required to plant a minimum of one (1) tree and five (5) shrubs (or shrub and ornamental grass substitutions as allowed in §13.06.070(1)(5) of the Town of Parker Land Development Ordinance) per 25 feet of lineal edge along the west and south property (pending no conflicts with utility easements) lines. At maturity, landscaping shall be dense enough to fully screen parking and driving areas on site. Required decorative knee wall and enhanced landscaping shall be reviewed and approved through the Site Plan process.

*****Please note that there was an error on the graphic map in the presentation; Auburn Hills Drive and Cedar Gulch Parkway were transposed on the map. When staff or the Planning Commission reference Cedar Gulch Parkway, they are referring to Auburn Hills Drive and when staff or the Planning Commission reference Auburn Hills Drive they are referring to Cedar Gulch Parkway.*****

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked if this proposal is for the southeast corner of the parcel which will leave undeveloped land around it; *(staff said yes and referred to the graphic in staff's report where the star is shown and described other lots that were created in a previous minor development plat around this lot which are available for future development).*
- Commissioner Ruth Ann Nelson asked where the ingress and egress points are; *(staff said there is an east-west access aisle and a north-south access aisle).*
- Commissioner Ruth Ann Nelson asked to confirm the proximity of the residential to these access points; *(staff said there are residents to the west of the proposed site).*
- Commissioner Ruth Ann Nelson asked if there will be any other ingress or egress points, specifically coming off Jordan Road; *(staff said no, nothing else was approved from Engineering for access off Jordan Road or Mainstreet).*
- Commissioner Ruth Ann Nelson asked what measures will be in place to protect surrounding residences from overflow lighting; *(staff said that lighting is addressed at the site plan stage requiring a photometric analysis and code requires all lighting to be shielded in a downward direction).*
- Commissioner Ruth Ann Nelson asked about tank venting; *(staff said that they are standards on all gas stations and the Town requests that the vent piping be built into the canopy and the applicant will be able to go into further detail on this question).*
- Commissioner Kim Rodell asked if this property is zoned commercial, that this is a use by right, but needs to go through the use by special review process because it is a gas station; *(staff said it is a use allowed through the use by special review process if it meets the nine criteria).*
- Commissioner Kim Rodell asked for clarification on the site's ingress and egress points; *(staff said the access points previously discussed were approved through the recently approved minor development plat, engineering evaluated and approved the best ingress and egress points through traffic analysis and distance from other major intersections).*
- Commissioner Ruth Ann Nelson asked for clarification on the location of the proposed gas station, will it extend across the entire southern part of this parcel or only the southeast corner of the parcel; *(staff said the location on the vicinity map is a correct approximation of the size and location of the gas station on the parcel).*
- Commissioner Ruth Ann Nelson asked about plans for the southwestern portion of the parcel; *(staff said no other applications for development at this location have been received by the Town).*

- Commissioner Kim Rodell asked if there were any traffic numbers that would come in off East Auburn Hills Drive; *(staff said they do not have the traffic analysis available right now that was submitted through the minor development plat, the applicant is required to install a traffic light here).*
- Kim Rodell asked if there might be similar impacts on the other side of Jordan at Cedar Gulch Parkway and what is the reasoning of having just one entrance off of Jordan Road; *(staff said there are no new proposed entrances off of Jordan Road by engineering due to the close proximity to Mainstreet and Cedar Gulch Parkway and that when this whole development was originally platted with the residential areas in mind, the access points were designed to meet both commercial and residential requirements meeting the Town's roadway design standards).*
- Commissioner Ruth Ann Nelson asked if any residential homes face this proposed development; *(staff confirmed that residential homes do not face this proposed development).*
- Commissioner Kim Rodell asked that when the southwest corner of this area is developed, will there be any criteria for landscaping between the commercial and residential areas even though there is road between the residential and commercial areas; *(staff said the Town's Land Development Ordinance has several perimeter landscaping requirements that will need to be met and this proposal must meet the additional condition to have a decorative knee wall built and additional landscaping along the west and south as additional buffers to the residences and future applications in this area would require enhanced screening as well).*

APPLICANT PRESENTATION

Sophia Hernandez with Land Development Consultants responded to commission questions on behalf of their client, Circle K.

- The applicant explained that the fuel vents are for maintenance and to allow for air bubbles to rise to the top and not noxious fumes.
- Commissioner Kim Rodell asked if the building is a single story and if it's just one convenience store; *(applicant said it is a single story, approximately 30 feet in height and just a single convenience store).*
- Commissioner Ruth Ann Nelson asked how many fuel pumps there will be: *(applicant said seven fuel dispensers, 14 filling positions).*
- Commissioner Ruth Ann Nelson asked if EV charging stations are being considered now or in the future; *(applicant said Circle K is establishing a partnership to install EV charging station for future use at this location and other locations).*
- Commissioner Roxy Colette asked if the applicant's firm has done any neighborhood outreach; *(applicant said they had scheduled a neighborhood meeting, sent letters to residents within a thousand feet of the property and they did not have any attendance from the neighboring residents).*

PUBLIC COMMENT OPENED

- Doug Newton, who resides at 16623 Auburn Hills Drive, sent an email to Julia Duncan about turning the gas station 180 degrees so that the back of the building faces the residents, which will help with lighting and traffic, commented on potential truck ingress and egress options out of the site, said a potential church will be built across the street from this property and said that Prairie Crossing Elementary School is around the corner and at 3:00 PM traffic backs up in the area and the gas station will add more traffic.
- Ron Sterling, who resides at 16647 Auburn Hills Drive, said that this land sat vacant for twenty years, that he was curious about the original zoning for this property, that he doesn't recall receiving any written notifications sent to the residents, commented that the gas station location is surrounded by residential on four sides, asked what other businesses would want to come to this site next to a gas station, mentioned tanker truck access, said that a preschool is being built across Jordan Road which may lead to traffic and overcrowding at the intersection, pointed out that there is 24 hour gas station less than a block away and that he opposes the project.
- Katherine Bailey, who resides at 16639 Auburn Hills Drive, pointed out that the map included in the presentation incorrectly labels the road off of Jordan Road as Auburn Hills Drive, but it is actually Cedar Gulch Parkway, commented on the other access point off Mainstreet, said that people complained about traffic when low income housing was previously proposed at this location, pointed out that another gas station is a "stone's throw away", and asked what kind of clientele a gas station brings.
- Bob Blackwood, who resides at 16655 Auburn Hills Drive, referred to an email previously sent, said he believes the map included in the presentation is incorrect, said that the paperwork he had received said the that the gas station was going to be developed on the southwest corner of the property which conflicts with the map showing the southeast corner, said that he is having trouble getting in and out of his community today, especially when the school lets out, said that there is not a traffic light at Mainstreet, said he is worried about crime, traffic and whatever else goes with it, said he doesn't believe another gas station is needed in his neighborhood, he said suggested a different location near Hess Road and Jordan Road and asked the commission to try to find other businesses for this location.
- Pam Sterling, who resides at 16647 Auburn Hills Drive, commented on health impacts referencing studies and available information concerning respiratory problems, benzene, diesel fuel, tanker transference to fuel tanks, close proximity to residents, said that home values will be impacted, said that as gas stations age groundwater contamination could be a problem, said we need to look further down the line at gas station impacts, commented, that as an example, the closed gas station at Parker Road and Mainstreet was difficult to redevelop because of the cost to remove the tanks, said that as we transition from fossil fuels and combustion engines to electric cars we need to pause on gas stations.
- Ryan Coburn, who resides at 16531 Auburn Hills Drive, talked about the surrounding homes, said an existing gas station is within two minutes, talked about current traffic congestion issues with the local school, talked about crime associated with gas stations being an issue, talked about the design or layout of the proposed gas station as it relates to his neighborhood's location and elevations and how lighting will affect his neighborhood, said that there are 20 other gas stations in the area and another gas station does not create any value for the neighborhood, said it is not in harmony with the area and said his community is comprised of high income Costco members that get there gas at Costco.

PUBLIC COMMENT RESPONSE:

- Staff, in response to traffic impact concerns from Prairie Crossing Elementary School, said that traffic concerns were brought up during the Minor Development Plat hearing and at the direction of the Planning Commission, staff has reached out to our engineering department to to contact the school to see if anything could be done to mitigate the traffic.
- Staff, in response to zoning questions, said there has not been any substantive changes to the Bradbury Ranch PD zoning as it relates to this site since its annexation into the Town in 1987. There have been three amendments, but none recently or any that are proposed in association with this application. Gas stations are allowed as a Use by Special Review so that Planning Commission and Town Council can recommend additional conditions to mitigate impacts and to make sure that the nine criteria are met.
- Staff, in response to inaccuracies on the map, clarified the general location is the southwest corner of Jordan Road and Mainstreet and the specific location within the minor development plat is the southeast corner.
- Staff, in response to comments that the department should require a variety of business uses, said that if the use is consistent with the zoning and criteria, we cannot prohibit nor can the Town require particular businesses.
- Staff, in response to respiratory or environmental impact issues, said gas stations are heavily regulated at the state and federal levels.
- Staff, in response to trucks turning in and out of the property, said there was a turn analysis conducted for the property to make sure trucks can fit in and out of the site.
- Staff, in response to design standards, said design standards are considered during site plan review process which is an administrative approval that is not before the Planning Commission tonight, but public input on issues such as building orientation and placement of the fuel canopy along Jordan Road is taken into consideration. Staff said that the knee wall was an additional condition added by staff.
- Commissioner Kim Rodell asked about rotating the building and fuel canopy and whether design standards would allow this; *(staff said they asked the applicant to consider putting the convenience store on the south side running east-west, but the applicant said that would not work based on the truck turn analysis. The current alignment is consistent with the Town's development design standards).*
- Commissioner Ruth Ann Nelson asked about crime statistics related to gas stations in neighborhoods; *(staff said they would have to ask the Police Department for those statistics).*
- Commissioner Ruth Ann Nelson asked, as discussed at a previous planning commission meeting, if it would be fair to say that customers of this or other gas stations would already be going down the road anyway, are coming in and out of other nearby businesses and that they would not be traveling from other parts of town to use this gas station; *(staff said yes, it sounds like a reasonable statement, that people do not go out of their way to purchase gas).*

- Commissioner Kim Rodell asked if a traffic light is going at Jordan Road and Cedar Gulch Parkway; *(staff said engineering has requested the funding and that as the site is developed, they will determine when the need for a traffic light exists).*
- Commissioner Kim Rodell asked if the Town can dictate truck routes, specifically truck access in and out of this property; *(staff the Town does have established truck routes for truck traffic, and they are not supposed to be driving through neighborhoods).*
- Commissioner Kim Rodell asked if Cedar Gulch Road is considered a truck route going into east Auburn Hills; *(staff said truck routes are generally arterial roads and other roads provide access for trucks making deliveries to businesses).*
- Commissioner Erik Frandsen asked if Auburn Hills Drive is considered an arterial that trucks could use to access the site; *(staff said yes, as a collector road, it will provide access to the commercial site).*
- Commissioner Roxy Colette asked if a condition could be added to restrict tanker truck delivery during school hours; *(staff said historically the Town has not controlled business delivery hours).*
- Commissioner Erik Frandsen asked if this gas station goes in, can the other lots on this parcel be restricted to not having a convenience store or gas station; *(staff said no, future businesses would be dictated by the market and property owners, there is not a cap, restriction, or quota limit on businesses imposed by the Town).*
- Commissioner Eric Frandsen asked about future businesses that may go in this area and if they are subject to “Use by Special Review” conditions; *(staff said Use by Special Review in this PD is limited to gas stations and auto related services.).*

**PUBLIC HEARING CLOSED: 8:10 P.M. – AUBURN HILLS CENTRE L4 - CIRCLE K
GAS UBSR - TRAKIT NO: Z22-009.**

PLANNING COMMISSION DISCUSSION

- Commissioner Ruth Ann Nelson asked that the nine Criteria for Special Review be brought up on the big screen, said she appreciates the neighbors coming out to speak on this case, said that in her opinion the nine criteria for special review have been met, she discussed each criteria providing details that support her conclusions and she will be in support of this proposal.
- Commissioner Erik Frandsen appreciated the neighbors discussion and questions, clarified the planning commissions role to review plans and projects to make sure that they meet specific criteria in accordance with the Town code, that the planning commission can not dictate what a landowner can or can't do on their land if the use meets zoning code, agrees with Commissioner Ruth Ann Nelson that the project meets the criteria, its not the commission's job to review traffic, which is handled by the Town's engineering department, doesn't believe that this project is an over intensive use of the land, it is a positive development for a parcel that has sat vacant since the eighties and is in support of the project.
- Commissioner Kim Rodell commented that she is a native of Colorado, has seen a lot of growth in the state and this great area, that growth is inevitable, agrees with fellow

commissioners that this project does meet the nine criteria for Use by Special Review, said that people have different thoughts on what is an undesirable business, said gas stations are highly regulated at the Federal Level and the EPA, said that gas station technology and safety improve over time, doesn't believe that gas station patrons are criminals, the project meets the nine criteria for Use by Special Review, the Town cannot dictate what businesses go where and she is in support of the project.

- Commissioner Eliana Burke thanked everyone for coming out, we are not here to judge, but be objective, doesn't see the gas station bringing in a criminal element, access to what the people needs as the Town grows makes the Town a better community and she is in favor of the proposal.
- Commissioner Roxy Colette thanked the neighbors and residents for sharing their thoughts and views on this proposal, said he understands the concerns over crime, described a situation where he was at a gas station that was being held up, discussed the Planning Commission's role in review of these projects in conjunction with the nine criteria, said the addition of a traffic light should improve traffic flow and safety and he is in favor of the project.
- Commissioner Gary Poole explained that the Planning Commission's role is quasi-judicial, using the nine criteria to review proposals, that the Town Council is a political body and not bound by the same rules and conditions that the Planning Commission abides by, said the project meets the nine criteria and he will be in support of it.

Commissioner Eliana Burke moved Planning Commission recommend Town Council approve the Auburn Hills Center L4 for the Circle K gas station use by special review subject to the conditions outlined in staff's report. Commissioner Ruth Ann Nelson seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

Commissioner Erik Frandsen read the following statement: "The Parker Municipal code requires that if a planning commissioner is absent from three consecutive regular planning commission meetings, a leave of absence is required to be given by a majority vote of the entire planning commission or that commission member's position becomes vacant. Unfortunately, I have not been able to attend more than three consecutive meetings due to some serious health issues and surgery. But I'm back. There is a possibility that I will miss more than three meetings potentially later this summer, potentially in the fall, due to some treatments that I'll be undergoing. I still would like to be considered to remain a seated member of the Planning Commission, and that's why I'm requesting that the Planning Commission vote to approve a leave of absence for me from January 13, 2022, through June 9, 2022.

- Commissioner Ruth Ann Nelson asked Commissioner Erik Frandsen if he needs another leave of absence, will he ask ahead of time; (*Commissioner Erik Frandsen said yes*).
- Commissioner Ruth Ann Nelson asked staff if there were any restrictions on the Commission doing this retroactively; (*staff said no*).

Commissioner Ruth Ann Nelson moved that the Planning Commission approve a leave of absence for Commissioner Erik Frandsen from January 13, 2022 through June 9, 2022. Commissioner Roxy Colette seconded; a vote was taken and was passed unanimously.

STAFF ITEMS

Bryce Matthews reminded the Commissioners of the upcoming New Commissioner Orientation training on June 30, next Thursday at 5:30 pm and that the regular commissioners are invited to attend.

ADJOURNMENT

Commissioner Eric Frandsen moved that the meeting be adjourned. Commissioner Ruth Ann Nelson seconded the motion and was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 7/14/2022

Town Council Date: 8/1/2022

Hearing Type: Public Hearing
Kime Ranch Sketch and Preliminary Plans
TRAKiT No: SUB21-053 and SUB21-054

Location: The site is located on the north side of Mainstreet at the intersection with Willow Park Drive.

Project Planner: Julia Duncan, Associate Planner

Applicant: Century Communities, Applicant

Executive Summary: The applicant, Century Communities, is proposing a Sketch and Preliminary Plans to create 150 single family lots with parks and open space.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the requested Kime Ranch Sketch Plan."

"I move the Planning Commission recommend Town Council approve the requested Kime Ranch Preliminary Plan."

ALTERNATIVE MOTIONS

Sketch Plan

"I move the Planning Commission recommend Town Council approve the requested Kime Ranch Sketch Plan, subject to the following conditions:"

-List conditions (either by staff or Planning Commission)

"I move the Planning Commission recommend Town Council deny the requested Kime Ranch Sketch Plan as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the requested Kime Ranch Sketch Plan to a future date."

Preliminary Plan

"I move the Planning Commission recommend Town Council approve the requested Kime Ranch Preliminary Plan, subject to the following conditions:"

-List conditions (either by staff or Planning Commission)

"I move the Planning Commission recommend Town Council deny the requested Kime Ranch Preliminary Plan as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the requested Kime Ranch Preliminary Plan to a future date."

I. BACKGROUND/DISCUSSION

The 42.91-acre site owned by Century Land Holdings, LLC is located on the north side of Mainstreet at the intersection with Willow Park Drive. The parcel is currently developed with an existing single-family home, barn/stable and small accessory buildings.

A portion of the property was Annexed into the town on December 6, 2021, and the entirety of the property was zoned Planned Development at that time. The Kime Ranch Planned Development (PD) permits a maximum of 150 single-family residential lots with associated parks and open space.

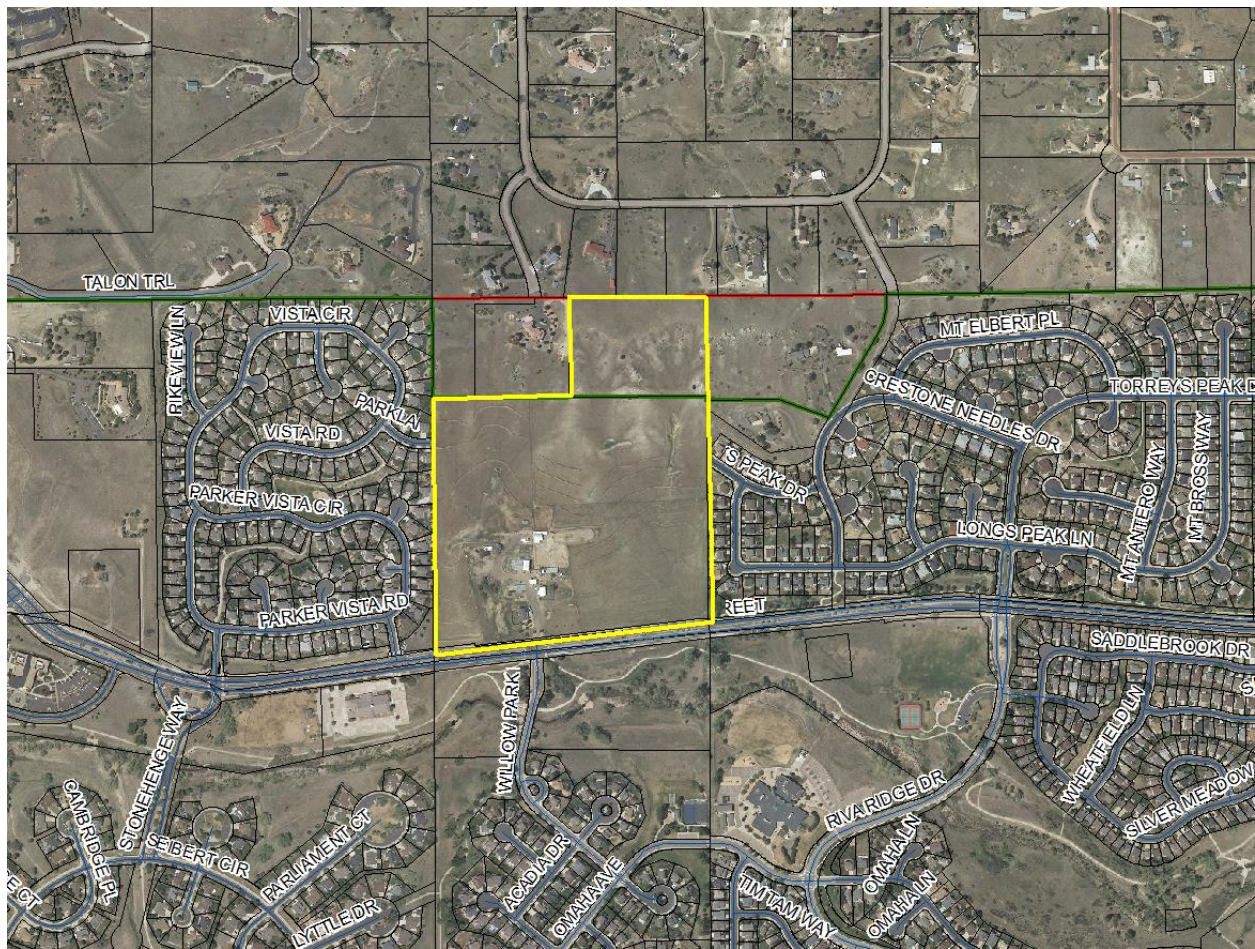
The applicant is requesting the approval of the Sketch and Preliminary Plans for 150 single family residential lots, 3.67 acres of parks, and 10.32 acres of Open Space. The proposal has a maximum density of 3.5 dwelling units per acre consistent with the Parker 2035 Master Plan that designates the subject property as part of the Medium Density Residential Character Area.

In response to community comments and meetings held with the public by the applicant the proposal was modified from its original submittal as follows:

- Provided landscape in excess of code requirements along the western boundary of the site
- Increased the northern landscape buffer from 40' required in the PD to 65'
- Increased the average buffer on the eastern boundary from the 35' and 50' required in the PD to 39' and 56'
- Increased the minimum setback along Mainstreet from 35' minimum required to 48'. The average setback is over 110' with the furthest lots being 250' from Mainstreet.

The approval of the sketch and preliminary plans does not formally create the lots and associated improvements. Instead, the approval of the applications will allow for the applicant to execute final plats consistent with the Sketch and Preliminary Plans. The Final Plats will create the lots and associated improvements.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
September 16, 2002	Town Council adopted Ordinance No. 2,139 annexing unincorporated property known as Kime II and zoned the property A-Agricultural.
December 6, 2022	Town Council approved the annexation (ANX21-005) of the northerly 7.5 acres and zoning (Z21-007) of the entire 42.91-acre property Kime Ranch Planned Development.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Kime Ranch
Master Plan Area	Medium Density Residential
Site Acreage	42.91 acres
Subdivision	N/A
Existing Use	Existing single-family home, barn/stable and small accessory buildings.
Surrounding Uses	

	Master Plan Land Use	Zoning	Existing Use
North	Douglas County	Rural Residential	Large lot Single Family
South	Medium Density Residential	PD - Planned Development	Open Space/Willow Point South Single Family Homes
East	Medium Density Residential	PD - Planned Development	Willow Point North Single-Family Homes
West	Medium Density Residential	PD - Planned Development	Parker Vista Single Family Homes

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Medium Density Residential</u> the Medium Density Residential Character Area consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	<u>Land Use 1. A</u> <u>Land Use 1. B</u> <u>Land Use 1.H</u> <u>Land Use 1. I</u> <u>Community Appearance and Design 1.C</u> <u>Community Appearance and Design 2</u> <u>Community Appearance and Design 2. B</u> <u>Housing and Neighborhoods 1</u> <u>Housing and Neighborhoods 1. A</u> <u>Housing and Neighborhoods 3. A</u>
Staff Analysis	The project proposes a Sketch and Preliminary Plan within the Kime Ranch PD to allow for 150 single family home lots, in addition to parks and open space. The site is located on the north side of Mainstreet at Willow Park Drive. The property is within the Medium Density Residential Character Area as designated by the Parker 2035 Master Plan. This area is intended to provide a maximum density of 3.5 dwelling units per acre. The Kime Ranch Planned Development allows a maximum of 150 single family lots, and the Annexation Agreement requires a minimum of 8.582 acres of open space, and 3.58 acres of open space. The Sketch and Preliminary Plan request proposes 150 single family

	homes, 3.67 acres of parks, and 10.32 acres of Open Space. Minimum lot areas and lot widths are consistent with existing adjacent single-family residential developments and the PD zoning requirements. The proposal creates a subdivision that is consistent with existing adjacent uses and is an infill site in close proximity to Parker Road and the Downtown core. Staff has reviewed the requested Sketch and Preliminary Plans against the Town's Master Plan and has determined that the request is consistent with the goals identified above. The proposed Sketch and Preliminary Plans is for single family residential lots, roadways, parks, trails, and open space that are consistent with medium density residential development as identified in the Master Land Use Plan and which are allowed by the zoning.
--	---

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (SKETCH AND PRELIMINARY PLANS)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks, Residential roadway buffers, and open space buffers are established in the Kime Ranch PD.	Building setbacks will be reviewed at the time of building permit submittal. All lots are consistent and meet and exceed residential roadway buffer and other buffer requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	A maximum of 3.5 Dwelling Units Per Acre	The proposal is for 150 single-family detached residential units. The 150 total units does not exceed the number permitted by zoning and equates to 3.49 dwelling units per acre.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	The maximum building height in the Kime Ranch PD is 35 feet. Structure height in Open Space and Parks is limited to 25 feet.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	The minimum lot size within the Kime Ranch PD is 5,500 square feet.	The proposed lot sizes range from 5,500 to 9,419 square feet which complies with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan. Staff has reviewed these documents and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO).	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Staff has reviewed the proposed sketch and preliminary plans for compliance. This review will be evaluated in greater detail during the Final Plat.	☒ Consistent ☐ Inconsistent ☐ N/A

Miscellaneous	Parks: 3.58 acres Open Space: 8.582 acres	Parks: 3.67 acres Open Space: 10.32 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Sketch Plan and Preliminary Plan application for Kime Ranch is for 150 single family detached homes, 10.32 acres of open space and 3.67 acres of parks on a 42.91-acre parcel. The proposed Sketch and Preliminary Plans are in conformance with the approved zoning and the Land Development Ordinance.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property proposes a main entry into the development off Mainstreet from Willow Peak Drive. Internal connections are proposed for Parklane Drive and Grays Peak Drive, existing roadways that end at the property line of adjoining subdivisions and were planned for future extension into the site. The Sketch and Preliminary Plans outline internal open space and parks tracts with trails and pedestrian circulation components.

At the time of development, the applicant will be required to ensure all required roadway improvements are constructed as identified in compliance with an approved traffic study.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec Consulting	No Comment
Town of Parker Engineering	Approved
Fire and Life Safety	Approved
Parker Water and Sanitation District	Approved for preliminary plan only. When ready please submit a dedicated set of PWSD Utility Plans for review.
Douglas County	No Comment
Public Service Company of CO	Advisory: PSCo acknowledges the requested changes made and has no additional concerns at this time.
IREA	Approved
Willow Park HOA	No Comment
Willow Ridge Property Owner's Association	No Comment
Douglas County Schools	Pursuant to the Kime Ranch Annexation Agreement dated December 6, 2021, and recorded on December 8, 2021 ("Agreement"), the property is subject to a school mitigation fee and in-lieu fee payments.
Comprehensive Planning	The proposed development does not conflict with the 2035 Master Plan.
Comcast	No Comment
Century Link	Approved
Building	Advisory Comments

VIII. CONCLUSION

The applicant, Century Communities, is requesting the approval of the Sketch and Preliminary Plans for 150 single family detached homes, 10.32 acres of open space and 3.67 acres of parks on a 42.91-acre parcel.

The site is located on the north side of Mainstreet at the intersection with Willow Park Drive. The property is primarily undeveloped but does have an existing single-family home, barn/stable and small accessory buildings. The north, south, east, and west of the property are developed with single-family homes.

Staff has reviewed the proposed submittal and has determined that it complies with the Master Plan, existing zoning for the site and the Land Development Ordinance.

IX. RECOMMENDED CONDITIONS

N/A

X. ATTACHMENTS

1. Sketch Plan
2. Preliminary Plan
3. Landscape Plan
4. Parks Plan

Report Approved By: Bryce Matthews, Planning Manager

KIME RANCH SKETCH PLAN

KIME RANCH DEVELOPMENT PLAN
A Portion of the West 1/2 of the Northeast 1/4 of Section 23,
Township 6 South, Range 66 West of the 6th P.M.,
Douglas County, State of Colorado
42.91 Acres, 150 Residential Lots

Kime Ranch

Parker, Colorado

CONCEPT PLAN
MARCH, 2022

Illustrative rendering subject to change



PRELIMINARY LAND USE	
Single Family Detached	
Lot Size	Units
(60'X110' lots)	15
(50'X110' lots)	135
Total	150

APPLICANT :
Cindy Myers
8390 E. Crescent Parkway
Ste 650
Greenwood Village, CO
80111

DEVELOPER:
CENTURY COMMUNITIES
ATTN: Cindy Myers
8390 E. Crescent Parkway
Ste 650
Greenwood Village, CO 80111
303.551.8420

LAND PLANNING:
pcs group
PCS GROUP INC.
ATTN: Paul Shoukas
P.O. Box 18287
Denver, CO 80218
303.531.4905

CIVIL ENGINEER :
JR ENGINEERING
JR ENGINEERING
ATTN: Kurtis Williams
7200 S Alton Way
Ste C400
Centennial, CO 80112
303.740.9393

KIME RANCH

PREPARATION DATE: JULY 30, 2021
REVISION DATE: NOVEMBER 19, 2021
REVISION DATE: MARCH 14, 2022
REVISION DATE:

SHEET: 01
OF 03

SCALE 1" = 100'

KIME RANCH SKETCH PLAN

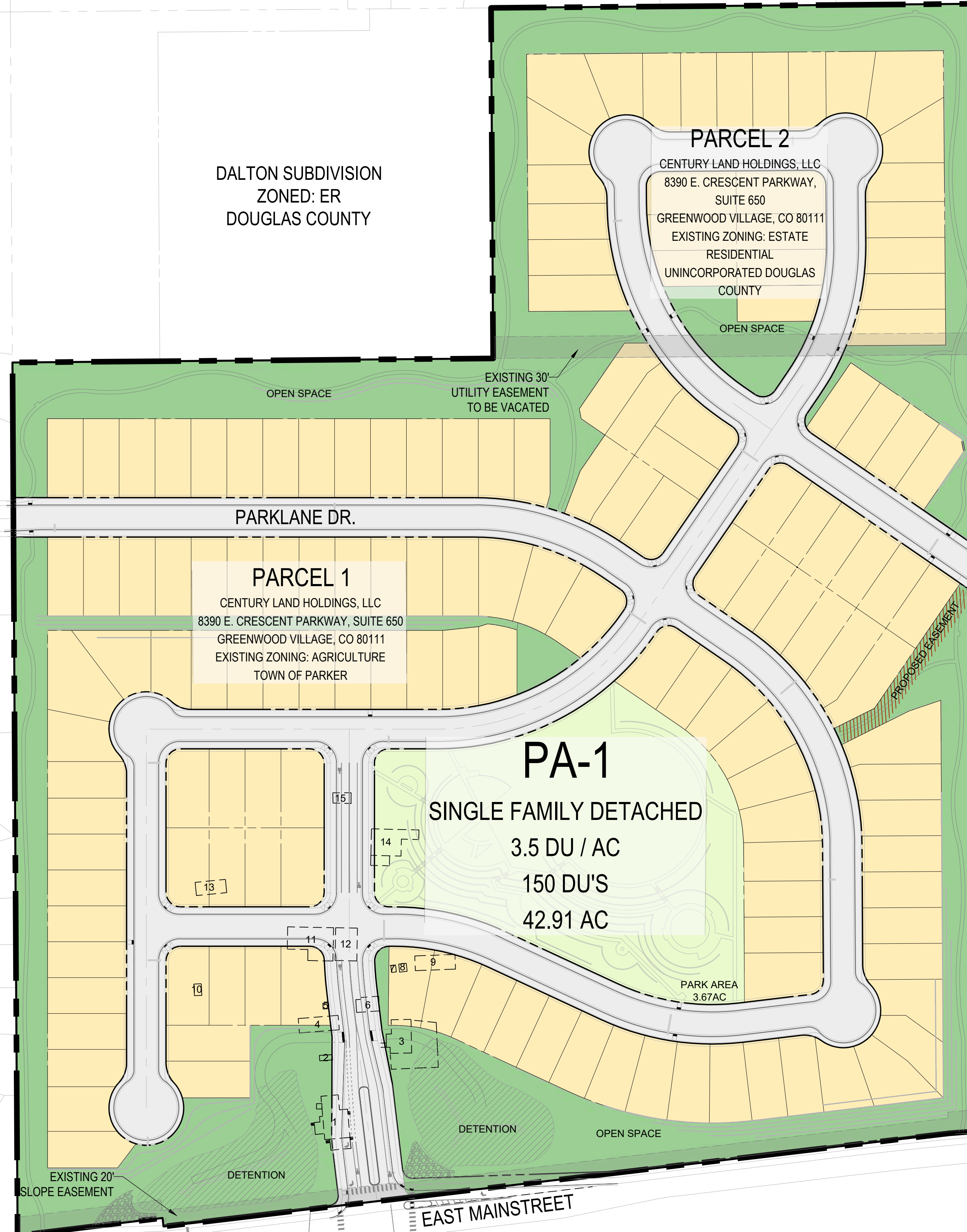
KIME RANCH DEVELOPMENT PLAN
A Portion of the West 1/2 of the Northeast 1/4 of Section 23,
Township 6 South, Range 66 West of the 6th P.M.,
Douglas County, State of Colorado
42.91 Acres, 150 Residential Lots

PINE VALLEY
ZONED: ER
DOUGLAS COUNTY

PINE VALLEY 2
ZONED: ER
DOUGLAS COUNTY

DALTON SUBDIVISION
ZONED: ER
DOUGLAS COUNTY

PINE HILLS RANCH
ZONED: LRR
DOUGLAS COUNTY



- EXISTING BUILDINGS
- 1 - SINGLE FAMILY RESIDENCE
 - 2 - FARM UTILITY BUILDING
 - 3 - SINGLE FAMILY RESIDENCE
 - 4 - FARM UTILITY BUILDING
 - 5 - EQUIPMENT BUILDING
 - 6 - FARM UTILITY BUILDING
 - 7 - FARM UTILITY BUILDING
 - 8 - FARM UTILITY BUILDING
 - 9 - POULTRY SHED
 - 10 - EQUIPMENT SHED
 - 11 - FARM UTILITY STORAGE
 - 12 - EQUIPMENT BUILDING
 - 13 - GARAGE
 - 14 - BARN
 - 15 - CATTLE SHED

*ALL EXISTING STRUCTURES
TO BE REMOVED.*

PARKER VISTA
SUBDIVISION

ROWLEY DOWNS
SUBDIVISION

WILLOW PARK
SUBDIVISION

SUNSET RIDGE
SUBDIVISION

PA-1			
Land Use Summary Chart			
Type	Area		% of Total Area
	(SF)	(AC)	
Lots	884045.8	20.30	47%
Open Space	451858	10.37	24%
Park	159872	3.67	9%
ROW	373427	8.57	20%
TOTAL	1869203	42.91	100%

APPLICANT :

Cindy Myers
8390 E. Crescent Parkway
Ste 650
Greenwood Village, CO
80111

DEVELOPER:



CENTURY COMMUNITIES
ATTN: Cindy Myers
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LAND PLANNING:



PCS GROUP INC.
ATTN: Paul Shoukas
P.O. Box 18287
Denver, CO 80218
303.551.4905

CIVIL ENGINEER :

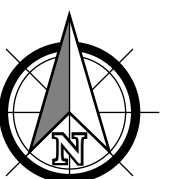


JR ENGINEERING
ATTN: Kurtis Williams
7200 S Alton Way
Ste C400
Centennial, CO 80112
303.740.9393

KIME RANCH

PREPARATION DATE: JULY 30, 2021
REVISION DATE: NOVEMBER 19, 2021
REVISION DATE: MARCH 14, 2022
REVISION DATE:
REVISION DATE:

SHEET: 02
OF 03

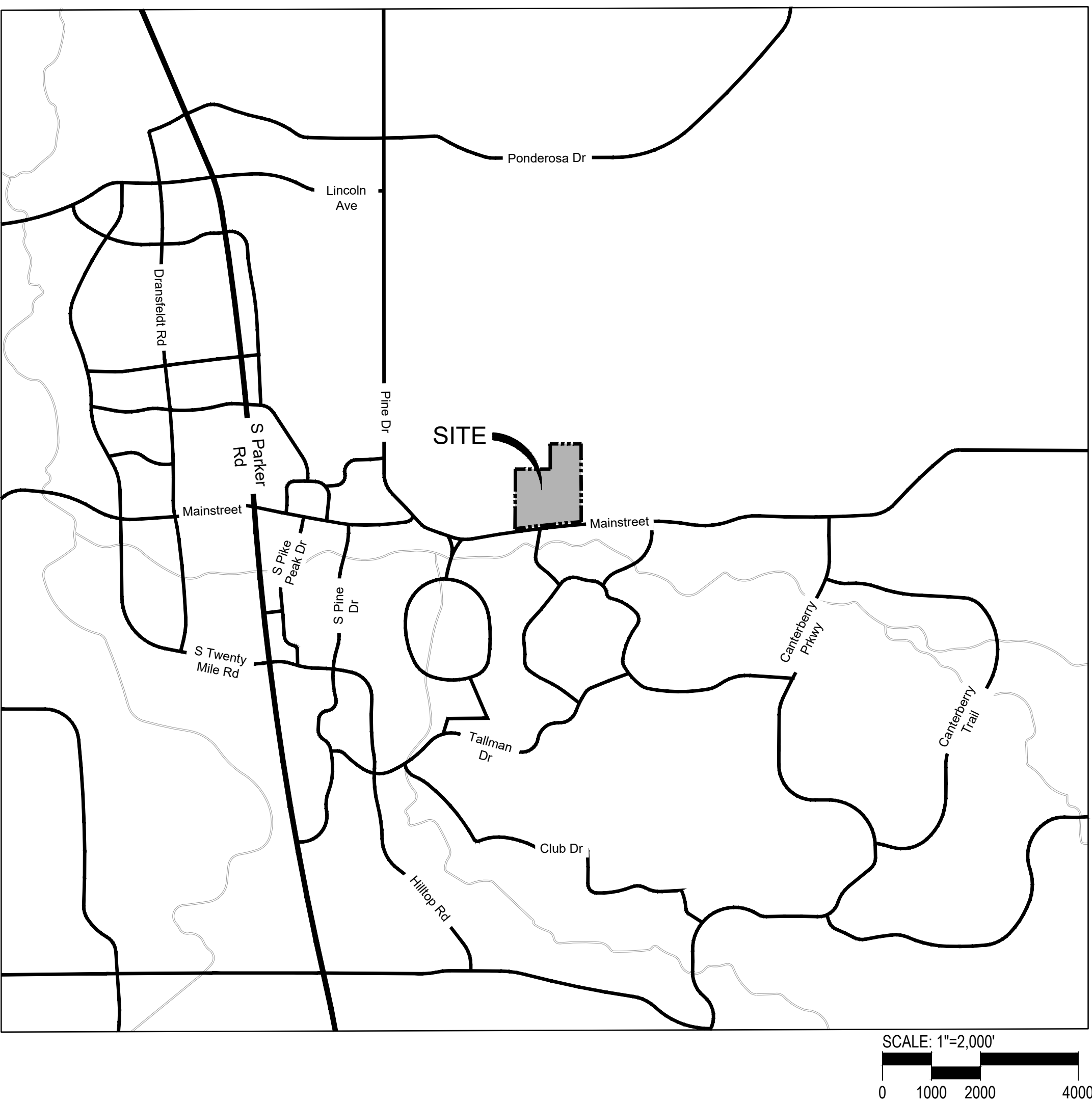


SCALE 1" = 100'

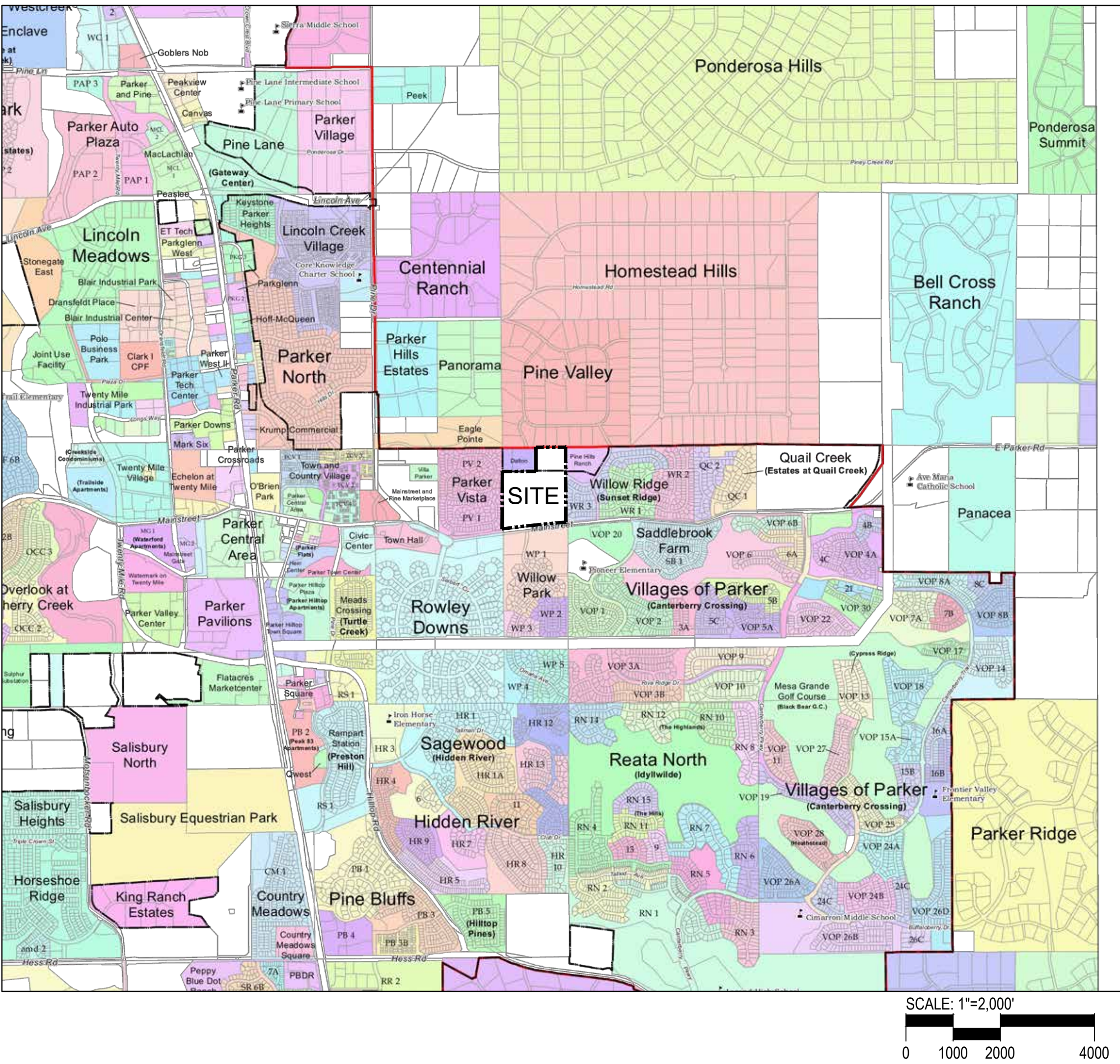
KIME RANCH SKETCH PLAN

KIME RANCH DEVELOPMENT PLAN
A Portion of the West 1/2 of the Northeast 1/4 of Section 23,
Township 6 South, Range 66 West of the 6th P.M.,
Douglas County, State of Colorado
42.91 Acres, 150 Residential Lots

VICINITY MAP



PD VICINITY MAP



APPLICANT :
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8390 E. Crescent Parkway
Ste 650
Greenwood Village, CO
80111

DEVELOPER:

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ATTN: Cindy Myers
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KIME RANCH

PREPARATION DATE: JULY 30, 2021
REVISION DATE: NOVEMBER 19, 2021
REVISION DATE: MARCH 14, 2022
REVISION DATE:

SHEET: 03
OF 03



KIME RANCH FILING NO. 1 PRELIMINARY PLAN
A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
42.91 ACRES - 150 RESIDENTIAL LOTS - 5 TRACTS

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 1.5" BRASS CAP ENCASED IN CONCRETE AT THE NORTH 1/4 CORNER AND A 3" BRASS CAP STAMPED "LS 2690" AT THE NORTHEAST CORNER, SAID LINE BEING ASSUMED TO BEAR N89°31'03"E A DISTANCE OF 2676.71 FEET.

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, S00°20'03"E A DISTANCE OF 488.30 FEET, TO THE SOUTHWESTERLY CORNER OF THE DALTON SUBDIVISION 3RD AMENDMENT, RECORDED UNDER RECEPTION NO. 2016082720 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY AND EASTERLY LINES OF SAID SUBDIVISION, THE FOLLOWING TWO (2) COURSES:

- N89°31'03"E A DISTANCE OF 669.29 FEET;
- N00°20'45"W A DISTANCE OF 488.30 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23;

THENCE ON SAID NORTH LINE, N89°31'03"E A DISTANCE OF 669.19 FEET, TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23;

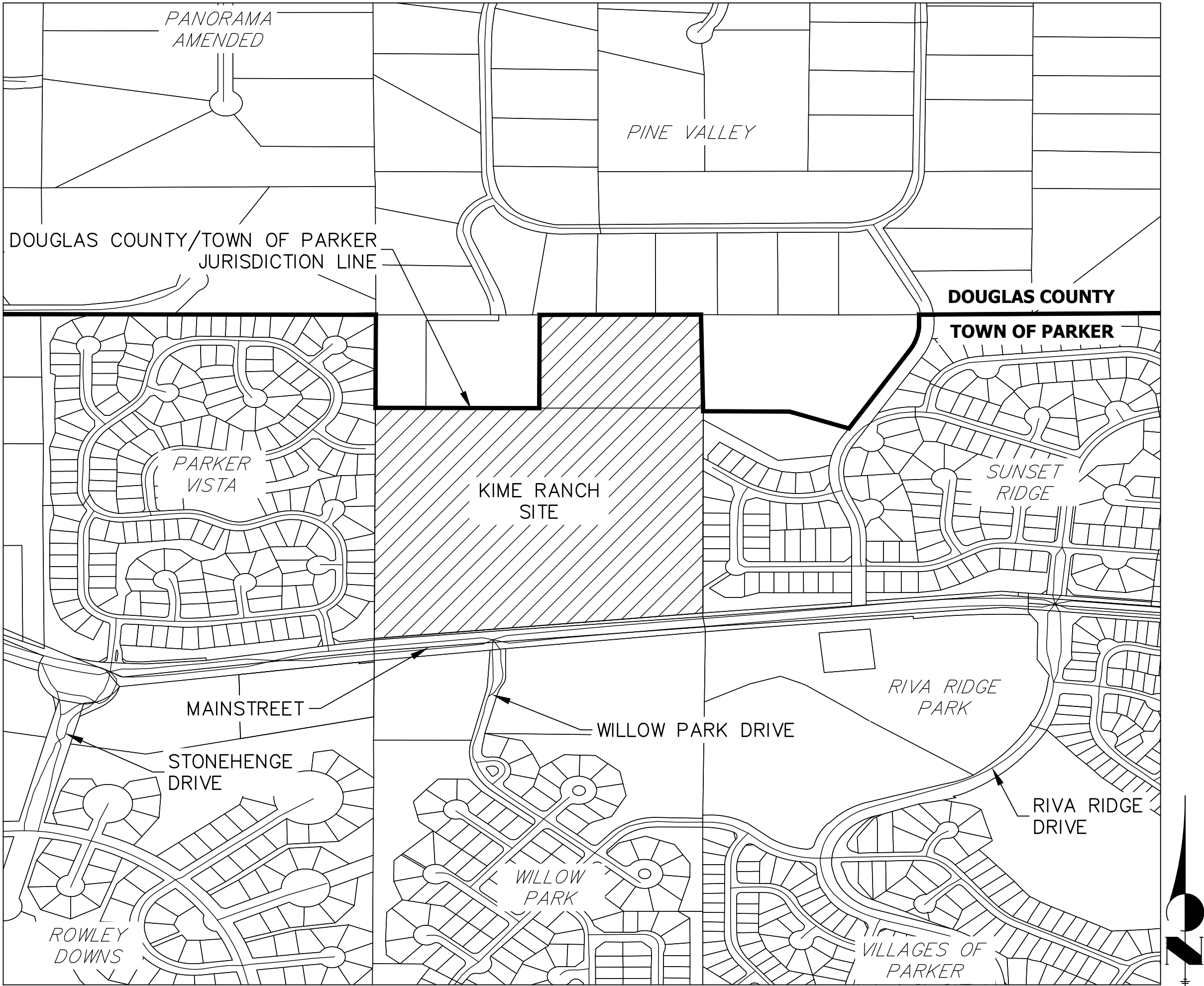
THENCE ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23, S00°21'26"E A DISTANCE OF 1570.02 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAINSTREET;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- S85°28'12"W A DISTANCE OF 40.99 FEET;
- S83°13'47"W A DISTANCE OF 1101.75 FEET;
- N06°46'13"W A DISTANCE OF 12.00 FEET;
- S83°06'16"W A DISTANCE OF 203.32 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23;

THENCE ON SAID WEST LINE, N00°20'03"W A DISTANCE OF 1216.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,869,272 SQUARE FEET OR 42.9126 ACRES. THE KIME RANCH SITE SHALL BE DIVIDED INTO 150 SINGLE FAMILY RESIDENTIAL LOTS & 6 TRACTS.



VICINITY MAP

SCALE: 1" = 500'

SHEET INDEX

- | | |
|-----|-----------------------|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | OVERALL SITE PLAN |
| 4-8 | PRELIMINARY SITE PLAN |

NOTES

- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS

LOT WIDTH DATA	
	LOT WIDTH (LF)
SMALLEST RESIDENTIAL LOT WIDTH	50
LARGEST RESIDENTIAL LOT WIDTH	85
AVERAGE RESIDENTIAL LOT WIDTH	52

LAND USE TABLE			
	AREA (AC)	AREA (SF)	% OF TOTAL
GROSS AREA	42.9110	1,869,203.2	100%
NET AREA (EXCLUDING PUBLIC ROW)	34.3383	1,495,776.3	80%
TOTAL NUMBER OF RESIDENTIAL LOTS	150 UNITS	-	-
TOTAL NUMBER OF COMMERCIAL LOTS	-	-	-
AREA OF RESIDENTIAL LOTS	20.2949	884,045.8	47%
TOTAL NUMBER OF TRACTS	5 TRACTS	-	-
AREA OF TRACTS	14.00	609,639.0	33%
AREA OF PUBLIC STREET DEDICATION	8.5727	373,427	20%
AREA OF PRIVATE STREET DEDICATION	-	-	-
SMALLEST RESIDENTIAL LOT	0.12626	5,500	-
LARGEST RESIDENTIAL LOT	0.21623	9,419	-
AVERAGE RESIDENTIAL LOT	0.13528	5,893	-
ZONING- SINGLE FAMILY RESIDENTIAL			

TRACT	AREA (SQ. FT)	AREA(AC)	OWNERSHIP/MAINTENANCE	LAND USE	LAND USE AREA	
					OS	PK
A	124,204	2.85	HOA	OS/DR/UT/TR	2.85	0.00
B	120,725	2.77	HOA	OS/DR/UT/TR	2.77	0.00
C	159,910	3.67	HOA	PK	0.00	3.67
D	188,561	4.33	HOA	OS/DR/TR	4.33	0.00
E	16,239	0.37	HOA	OS/TR	0.37	0.00
TOTAL	609,639	14.00			10.33	3.67

ABBREVIATIONS

DR = DRAINAGE

UT = UTILITY (INCLUDES STORM & DRY UTILITIES SUCH AS GAS, ELECTRIC, CABLE & TV

OS = OPEN SPACE

PK = PARKS

TR = TRAILS

AC = PRIVATE ACCESS

EA = EMERGENCY ACCESS

LEGEND

- RECOVERED NO. 5 REBAR WITH NO CAP
- RECOVERED 1.25" YELLOW PLASTIC CAP
STAMPED: LS 29430 UNLESS OTHERWISE NOTED
- RECOVERED NAIL & SHINER
STAMPED: LS 29430 UNLESS OTHERWISE NOTED
- RECOVERED 1.5" ALUMINUM CAP
STAMPED: LS 35583 UNLESS OTHERWISE NOTED
- RECOVERED NAIL & SHINER
STAMPED: LS 35583 UNLESS OTHERWISE NOTED
- RECOVERED 1.25" YELLOW PLASTIC CAP
STAMPED: LS 22564 UNLESS OTHERWISE NOTED
- RECOVERED 1.25" RED PLASTIC CAP
STAMPED: LS 30098, UNLESS OTHERWISE NOTED
- RECOVERED NO. 5 REBAR
WITH A 1.5" ALUMINUM CAP
STAMPED: JR ENG PLS 38252
- RADIAL BEARING
- HEREBY VACATED BY THIS PLAT
- TO BE VACATED BY SEPARATE DOCUMENT
- RECORD COURSE
- MEASURED COURSE

APPLICANT/OWNER

CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY, SUITE 650
GREENWOOD VILLAGE, CO 80111
P~303.770.8500



CIVIL ENGINEER

JR ENGINEERING
7200 SOUTH ALTON WAY, SUITE C400
CENTENNIAL, CO
ATTN: KURTIS WILLIAMS
P~303.267.6190



PLANNER

PCS GROUP, INC.
P.O. BOX 18287
DENVER, CO 80218
P~303.531.4905



PARKER WATER AND SANITATION DISTRICT

18100 WOODMAN DR.
PARKER, CO 80134
P~303.841.4627



TOWN OF PARKER

TOWN HALL
20120 EAST MAINSTREET
PARKER, CO 80138
ATTN: JULIA DUNCAN
P~303.841.2332



Know what's below.
Call before you dig.

PRELIMINARY PLAN
KIME RANCH FILING NO.1

PREPARED BY:



PREPARED FOR:

CENTURY LAND HOLDINGS, LLC

SUBMITTAL DATE: 03-10-22

PREPARED FOR

CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8500

J-R ENGINEERING
A Western Company



Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

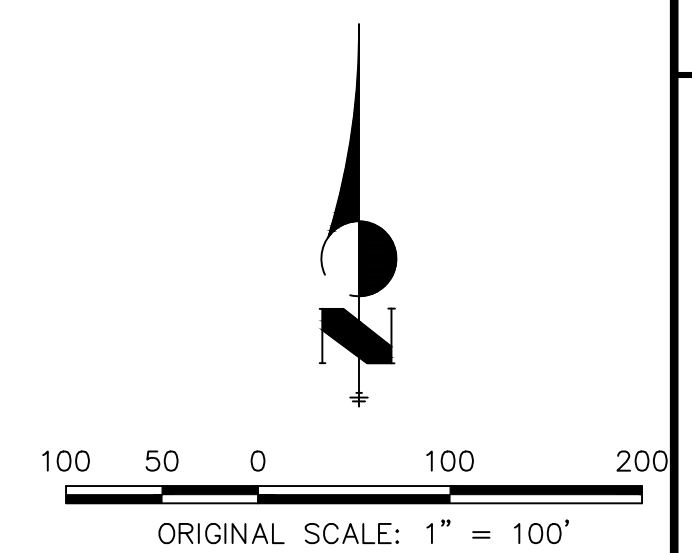
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=500'	N/A	05/13/22	GVT	GVT					

KIME RANCH FILING NO. 1
PRELIMINARY PLAN
COVER SHEET

SHEET 1 OF 8

JOB NO. 16065.00

**A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
42.91 ACRES - 150 RESIDENTIAL LOTS - 5 TRACTS**



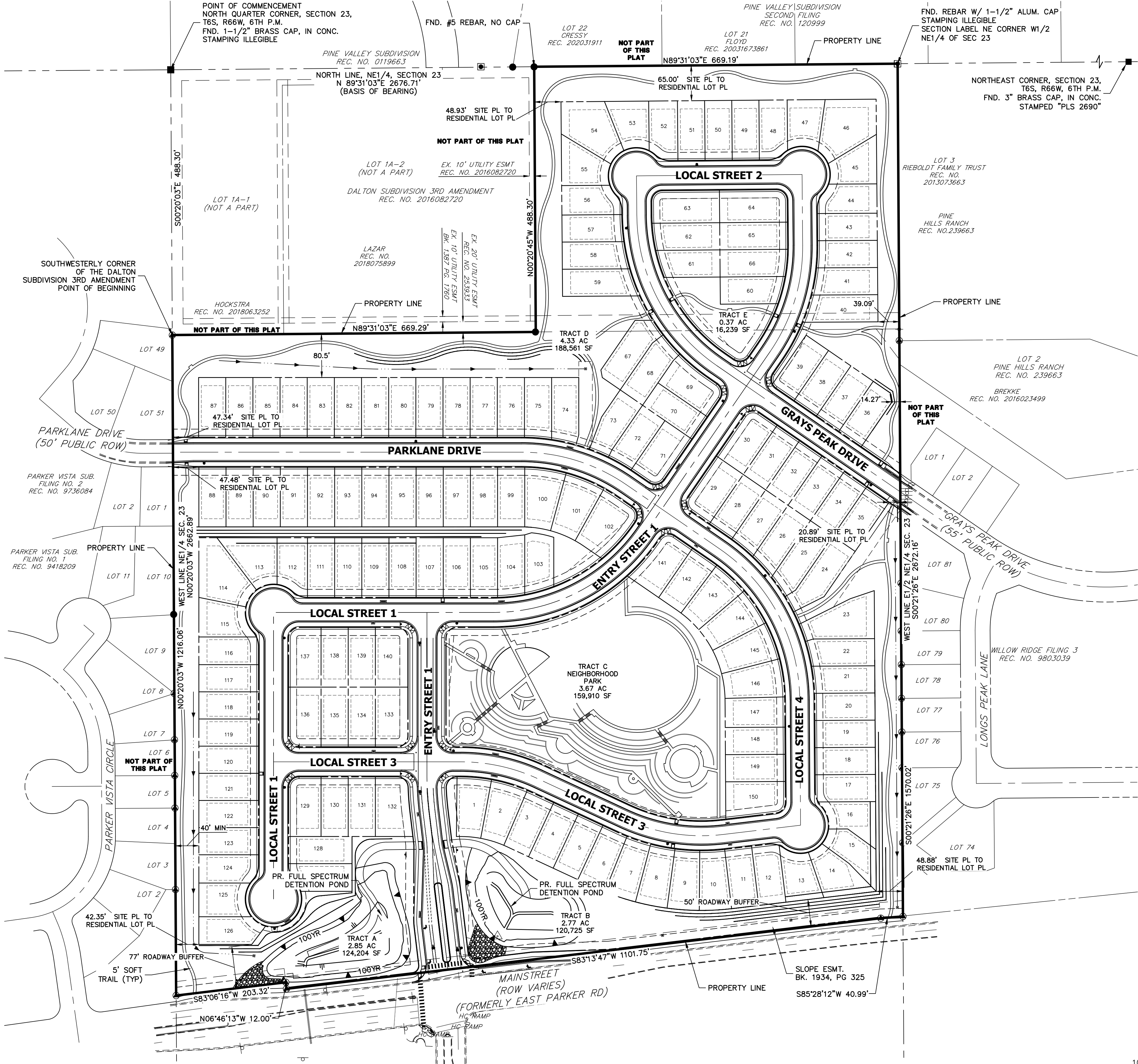
SUBMITTAL DATE: 03-10-22



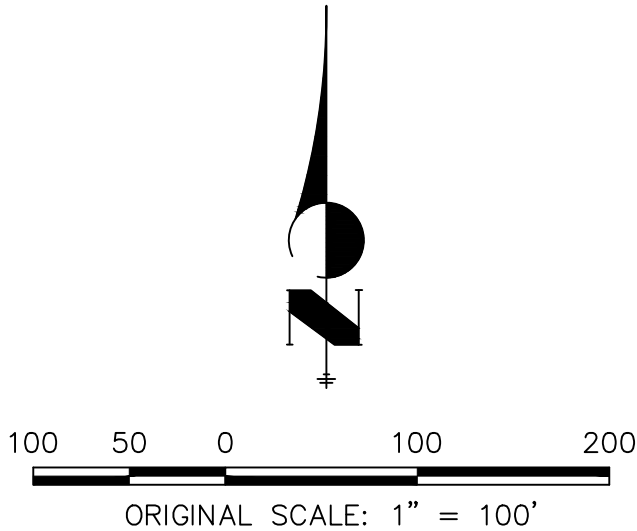
**Know what's below.
Call before you**

SHEET	2	OF	8
KIME RANCH FILING NO. 1 PRELIMINARY PLAN			
EXISTING CONDITIONS			
JOB NO.	16065.00		

KIME RANCH FILING NO. 1 PRELIMINARY PLAN
A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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42.91 ACRES - 150 RESIDENTIAL LOTS - 5 TRACTS



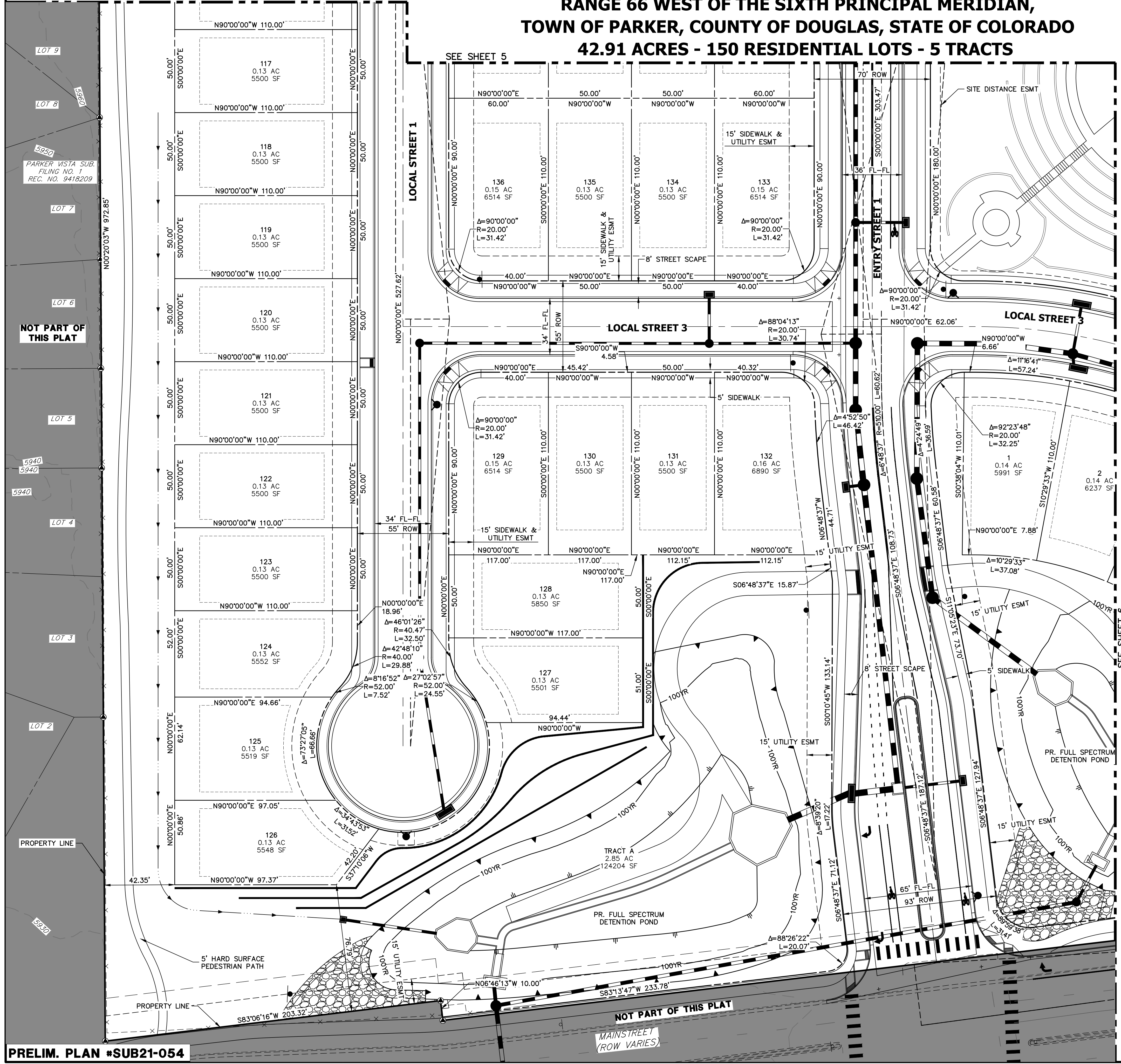
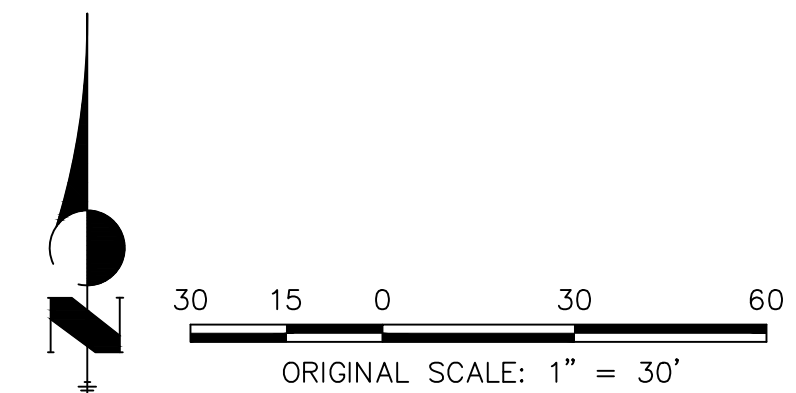
PRELIM. PLAN #SUB21-054



PRELIMINARY PLAN
KIME RANCH FILING NO.1
PREPARED BY:
J-R ENGINEERING
PREPARED FOR:
CENTURY LAND HOLDINGS, LLC
SUBMITTAL DATE: 03-10-22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.		PREPARED FOR: CENTURY LAND HOLDINGS, LLC 8390 EAST CRESCENT PKWY SUITE 650 GREENWOOD VILLAGE, CO 80111 (303) 770-8300	
KIME RANCH FILING NO. 1 PRELIMINARY PLAN		J-R ENGINEERING A Western Company  Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
H-SCALE 1"=100'	V-SCALE N/A	No. REVISION 1	BY DATE
DESIGNED BY GVT	DATE 05/13/22	CHECKED BY GVT	
SHEET 3 OF 8		JOB NO. 16065.00	

KIME RANCH FILING NO. 1 PRELIMINARY PLAN
A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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42.91 ACRES - 150 RESIDENTIAL LOTS - 5 TRACTS



NOTES

1. FLOWLINE CURB RETURN RADIUS IS 20' UNLESS OTHERWISE NOTED.



PRELIMINARY PLAN
KIME RANCH FILING NO.1

PREPARED BY:
J-R ENGINEERING

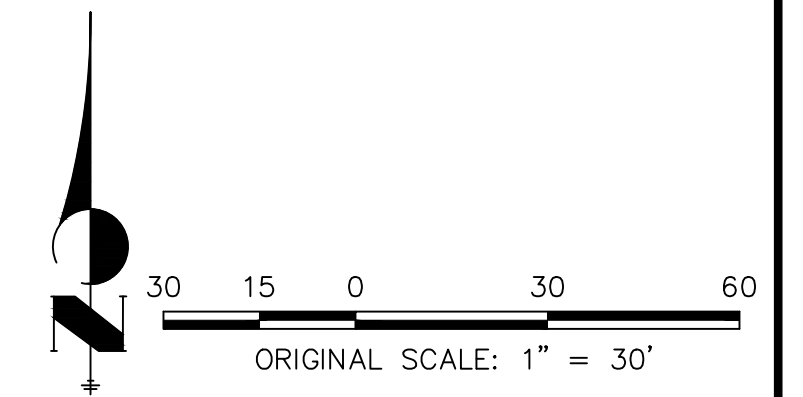
PREPARED FOR:
CENTURY LAND HOLDINGS, LLC

SUBMITTAL DATE: 03-10-22

PREPARED FOR: CENTURY LAND HOLDINGS, LLC 8390 EAST CRESCENT PKWY SUITE 650 GREENWOOD VILLAGE, CO 80111 (303) 770-8300		UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
J-R ENGINEERING A Western Company		CENTRAL 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
KIME RANCH FILING NO. 1 PRELIMINARY PLAN PRELIMINARY SITE PLAN	BY	DATE	
	REVISION	No.	
	H-SCALE	1"=30'	
	V-SCALE	N/A	
SHEET 4 OF 8	DATE	05/13/22	
	DESIGNED BY	GVT	
	DRAWN BY	GVT	
	CHECKED BY		
JOB NO. 16065.00			

1. FLOWLINE CURB RETURN RADIUS IS 20' UNLESS OTHERWISE NOTED.

**A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
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THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

J·R ENGINEERING
A Westrian Company

 Centennial 303-740-9393 • Colorado Springs 719-539-2593
Fort Collins 970-491-9888 • www.jrengineering.com

[illegible]

PRELIMINARY PLAN

PRELIMINARY SITE PLAN

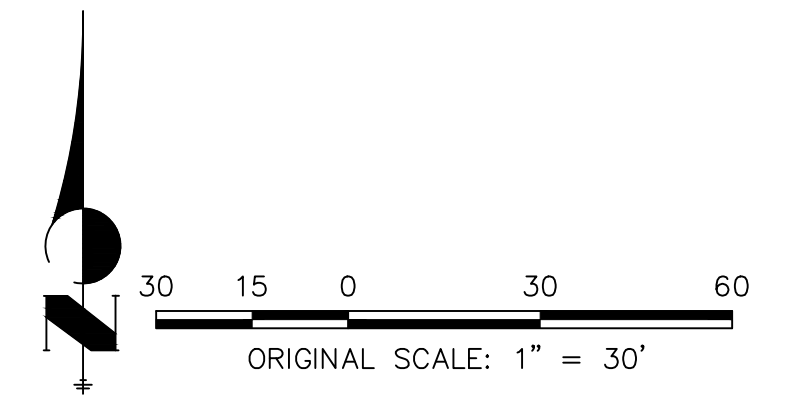
PAGE 5 OF 8

NO.	16065.00
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1. FLOWLINE CURB RETURN RADIUS IS 20' UNLESS OTHERWISE NOTED.

**A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
42.91 ACRES - 150 RESIDENTIAL LOTS - 5 TRACTS**



THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

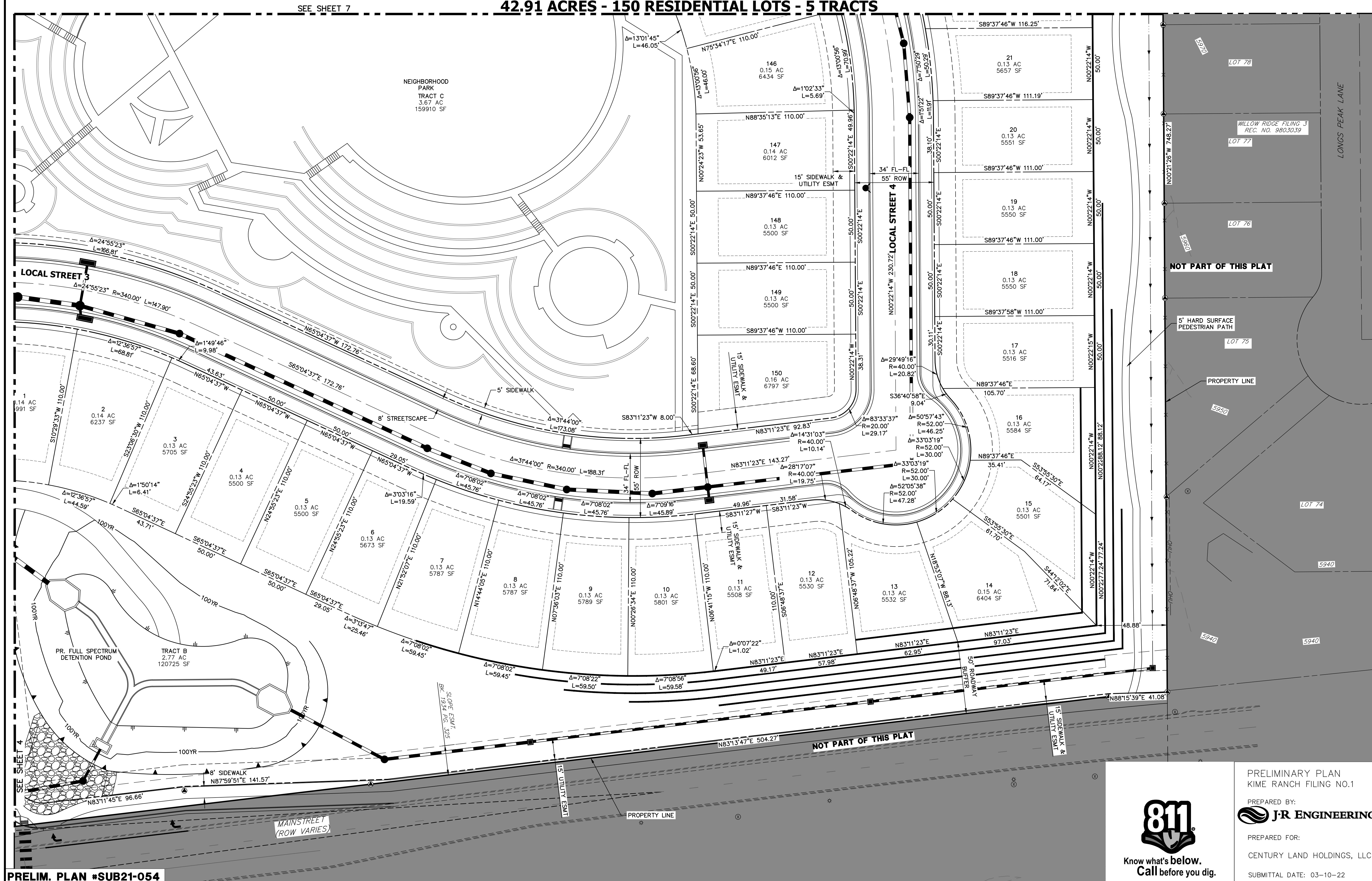
J·R ENGINEERING
A Westrian Company

 Centennial 303-740-9383 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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PRELIMINARY PLAN
PRELIMINARY SITE PLAN

ET	6	OF	8
NO.	16065.00		



PRELIM. PLAN #SUB21-054



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

PRELIMINARY PLAN
KIME RANCH FILING NO.1

PREPARED BY:

 **J-R ENGINEERING**

PREPARED FOR:

CENTURY LAND HOLDINGS, LLC

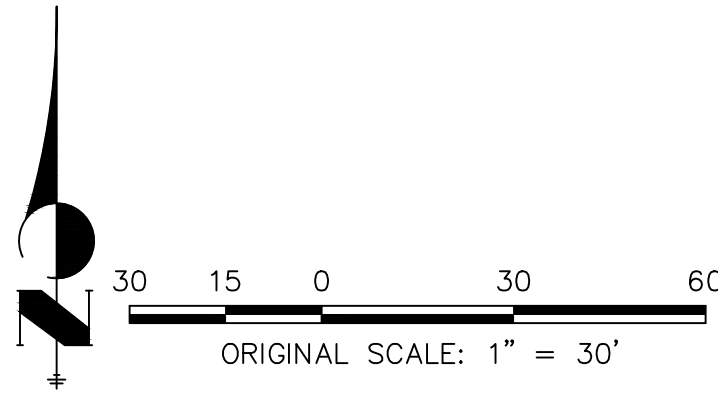
SUBMITTAL DATE: 03-10-22

NOTES

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42.91 ACRES - 150 RESIDENTIAL LOTS - 5 TRACTS



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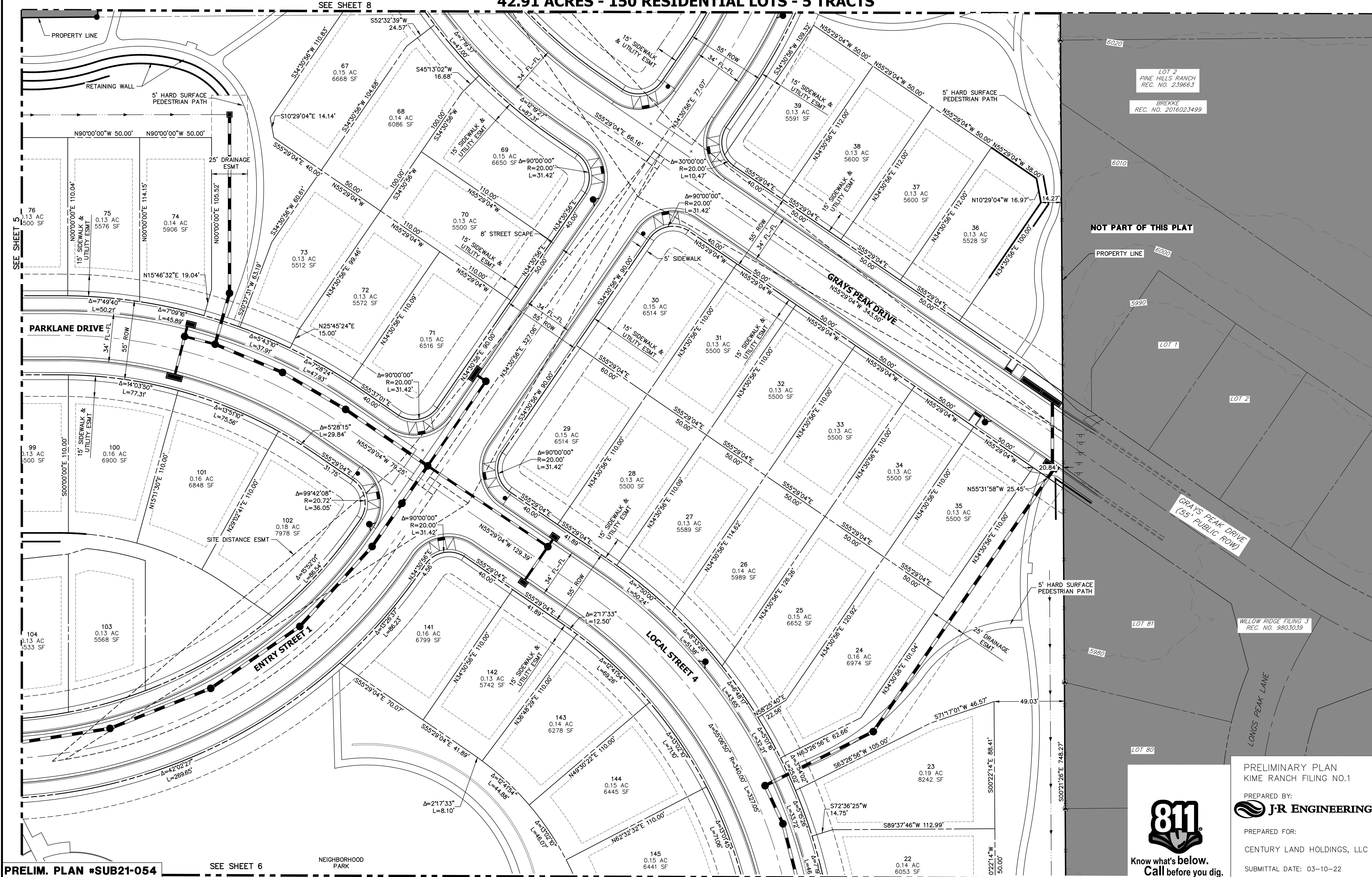
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CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
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No.	REVISION	BY	DATE
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KIME RANCH FILING NO. 1
PRELIMINARY PLAN
PRELIMINARY SITE PLAN

SHEET 7 OF 8
JOB NO. 16065.00



PRELIM. PLAN #SUB21-054

SEE SHEET 6

NEIGHBORHOOD
PARK



PRELIMINARY PLAN
KIME RANCH FILING NO.1

PREPARED BY:
J-R ENGINEERING

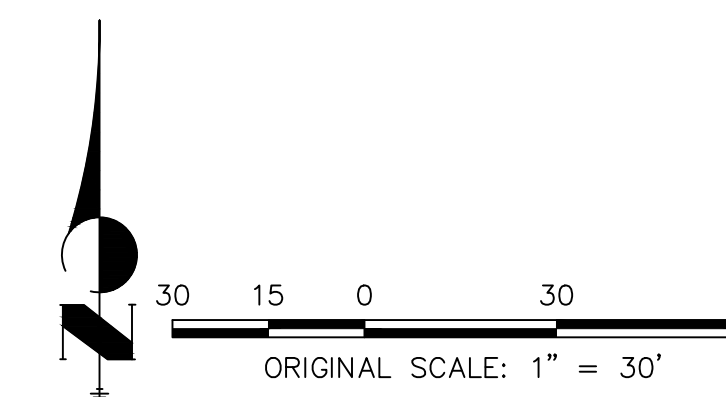
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SUBMITTAL DATE: 03-10-22

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 **J·R ENGINEERING**
A Westrian Company

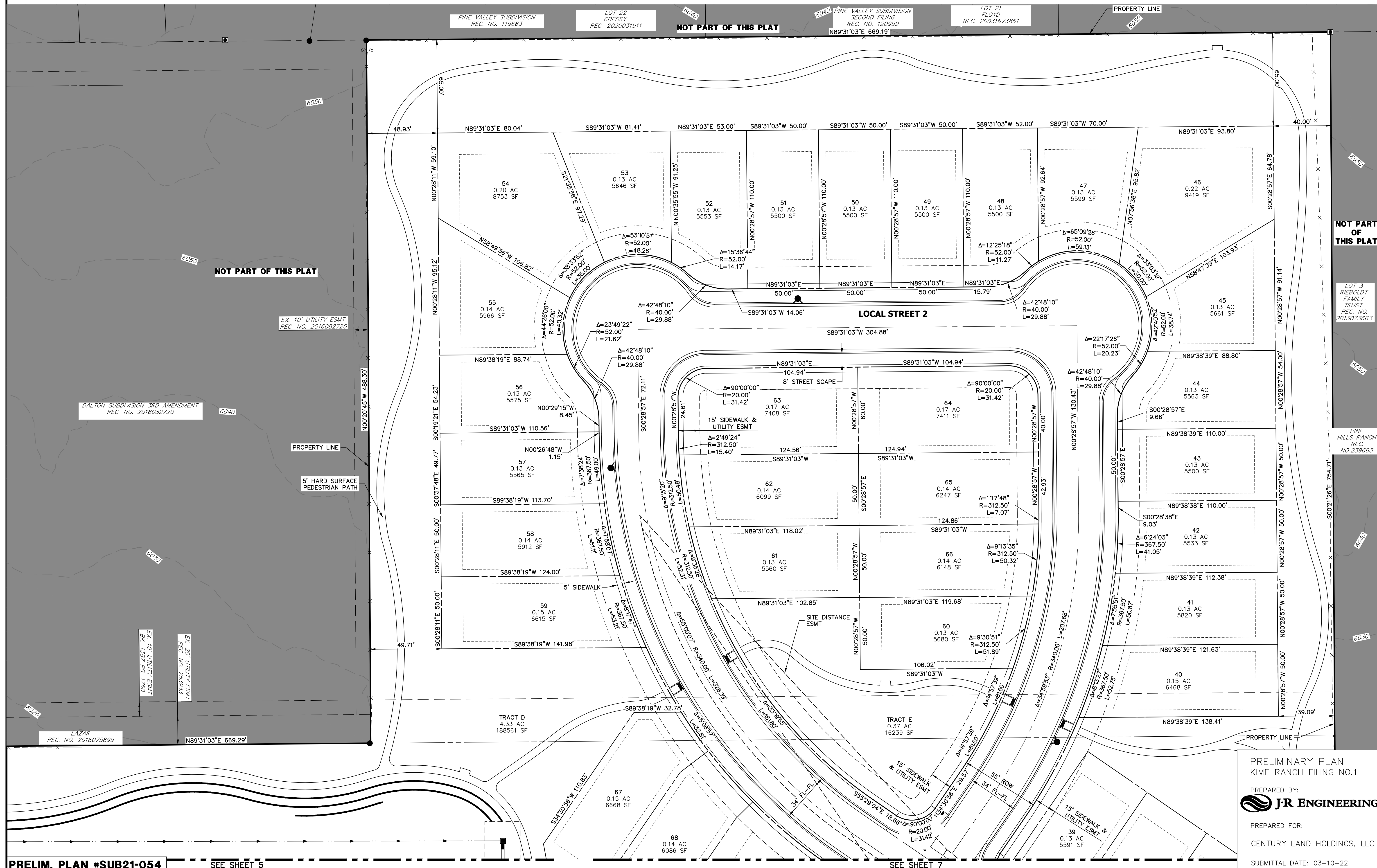
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Fort Collins 970-497-9998 • www.jrengeering.com

H-SCALE	1" = 30'	NO.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	05/13/22				
DESIGNED BY	GVT				
DRAWN BY	GVT				

KIME RANCH FILING NO. 1
PRELIMINARY PLAN
PRELIMINARY SITE PLAN

SHEET 8 OF 8

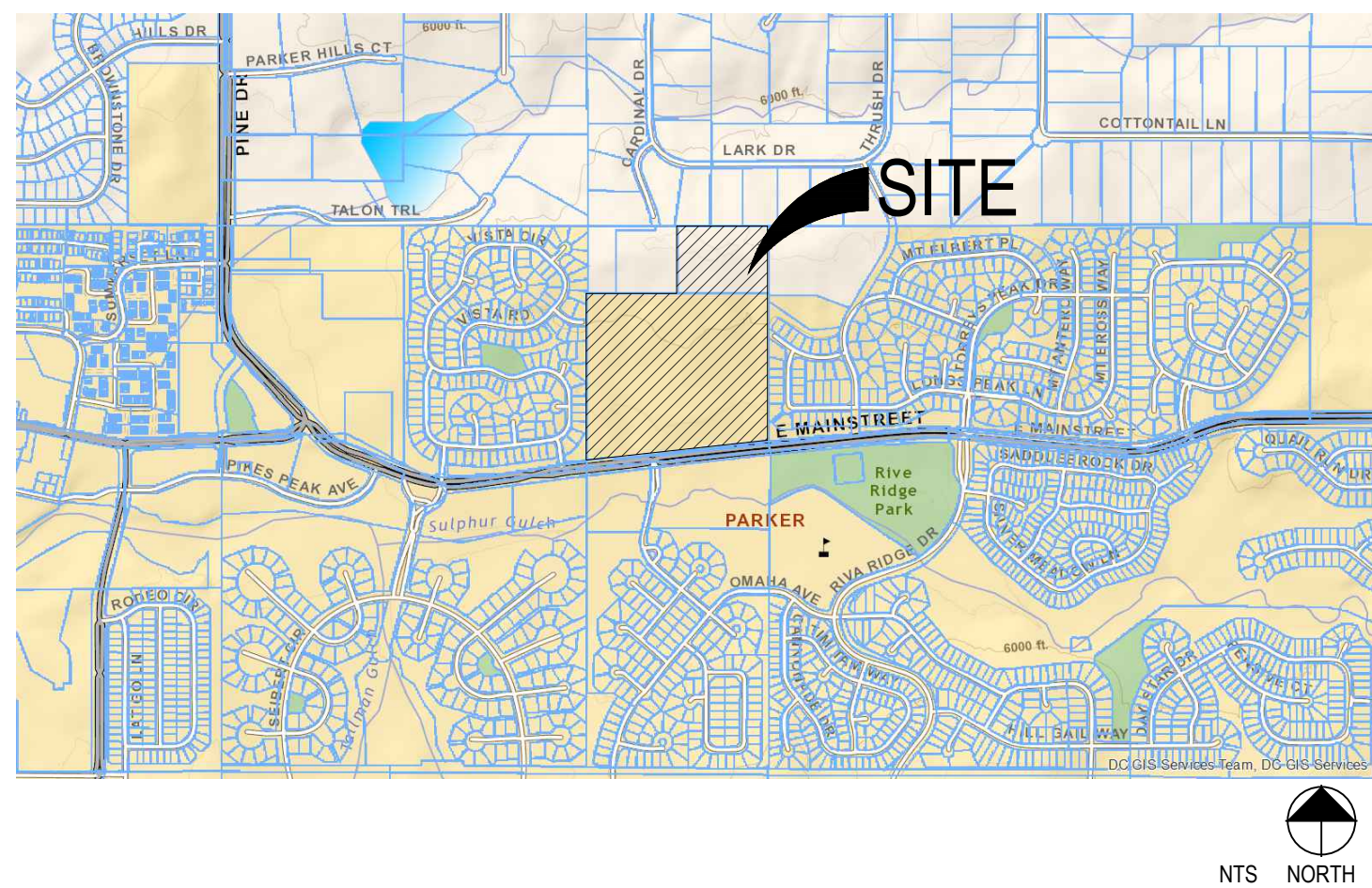
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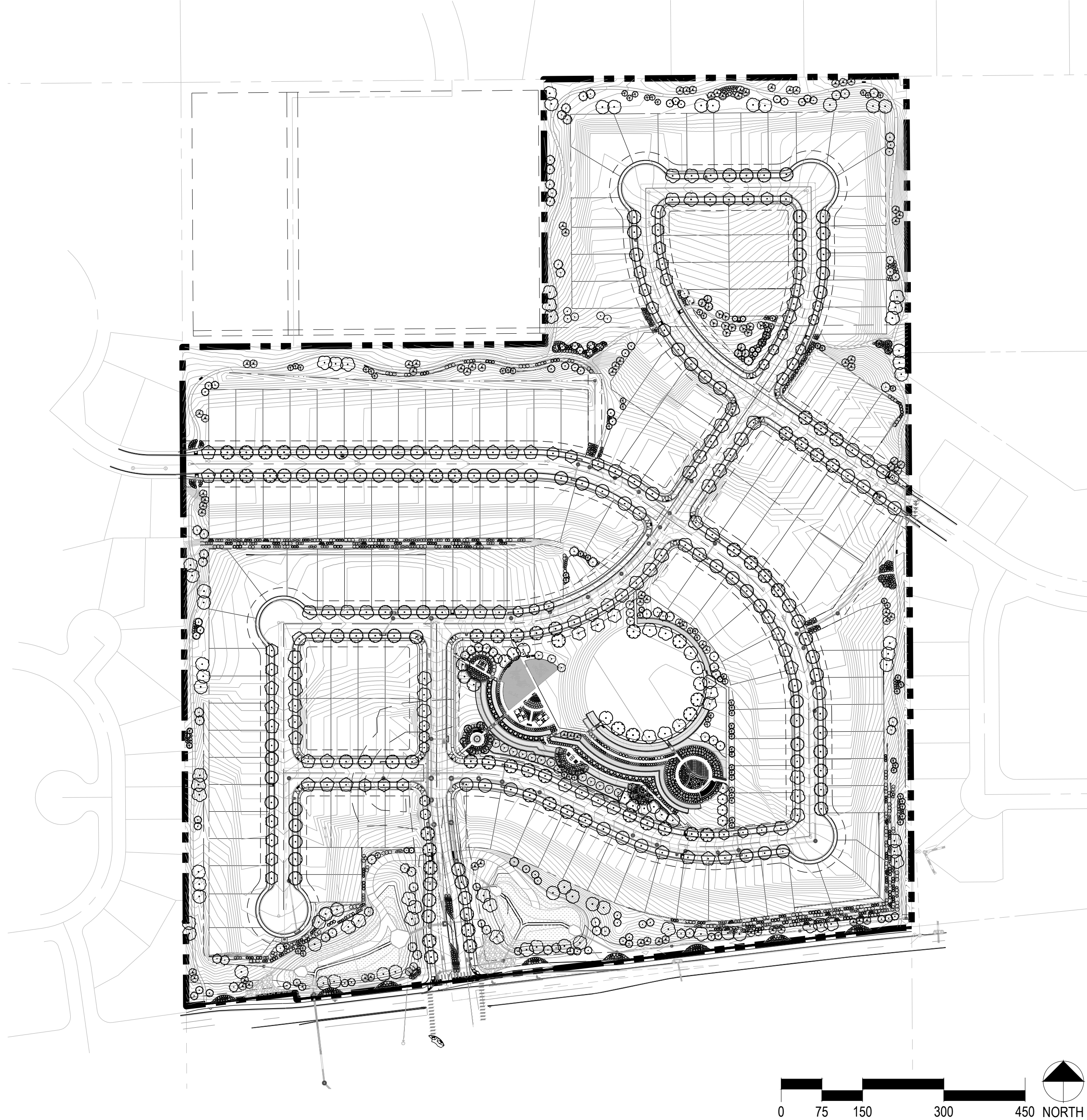
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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



OVERALL SITE PLAN



SHEET INDEX

SHEET	TITLE
1 : CS	COVER SHEET
2 : LP0.1	MASTER STREET TREE PLAN
3 : LP0.2	LANDSCAPE NOTES & DETAILS
4 : LP1.1	LANDSCAPE AREA 1
5 : LP1.2	LANDSCAPE AREA 2
6 : LP1.3	LANDSCAPE AREA 3
7 : LP1.4	LANDSCAPE AREA 4
8 : LP1.5	LANDSCAPE AREA 5
9 : LP1.6	LANDSCAPE AREA 6
10 : LP4.1	PARK ENLARGEMENT 1
11 : LP4.2	PARK ENLARGEMENT 2
12 : LP4.3	PARK ENLARGEMENT 3
13 : IR1.0	IRRIGATION SCHEDULE AND NOTES
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15 : IR1.2	IRRIGATION PLAN
16 : IR1.3	IRRIGATION PLAN
17 : IR1.4	IRRIGATION PLAN
18 : IR1.5	IRRIGATION PLAN
19 : IR1.6	IRRIGATION PLAN
20 : IR2.1	IRRIGATION DETAILS
21 : IR2.2	IRRIGATION DETAILS
22 : TR0.1	TREE REPLACEMENT

PCS Group, Inc



P.O. BOX 18287
DENVER, CO 80218
T: 303.531.4905

JUNE 14, 2022

■ Prepared For ■
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

■ Land Planning ■
people creating spaces
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■ Civil Engineering ■
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Centennial 303-740-9393
Colorado Springs 719-593-2593
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KIME RANCH FILING NO.1 MASTER STREET TREE AND LANDSCAPE PLANS PARKER, CO

Stamp:

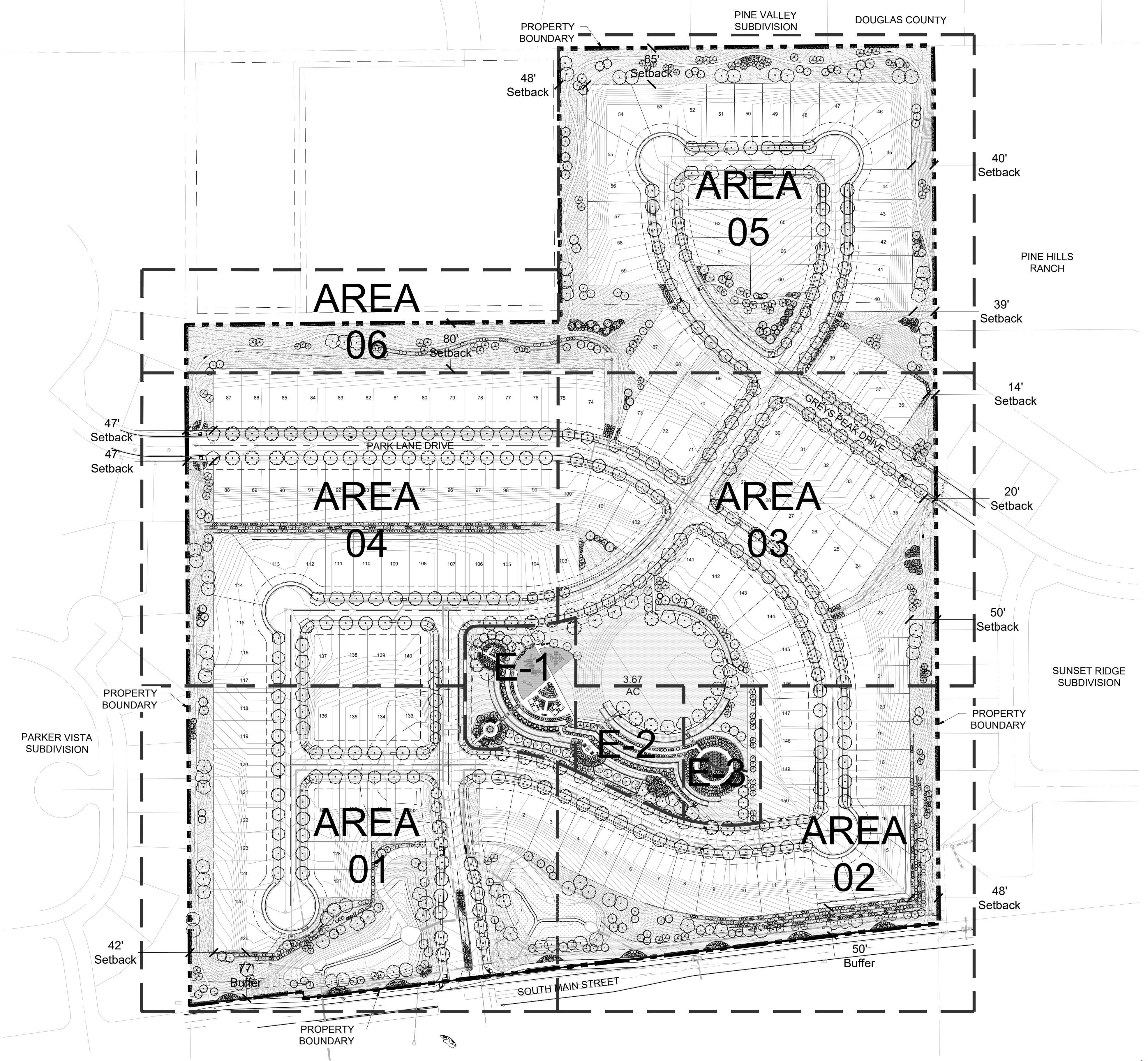
Drawn by:
AML
Checked by:
PMS
Issue Date:
08/06/2021
Issued For:
TOWN OF PARKER

Rev#	Revisions	Date
1	1st Planning Review	11/19/21
2	2nd Planning Review	03/18/22
3	3rd Planning Review	05/16/22
4	Technical Corrections	06/24/22
5		
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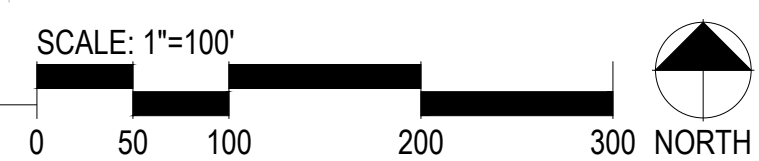
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 MASTER LANDSCAPE PLAN



■ Prepared For ■
CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

■ Land Planning ■

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KIME RANCH FILING NO.1
MASTER STREET TREE AND
LANDSCAPE PLANS

PARKER, CO

Stamp:

Drawn by:
AML

Checked by:
PMS

Issue Date:
08/06/2021

Issued For:
TOWN OF PARKER

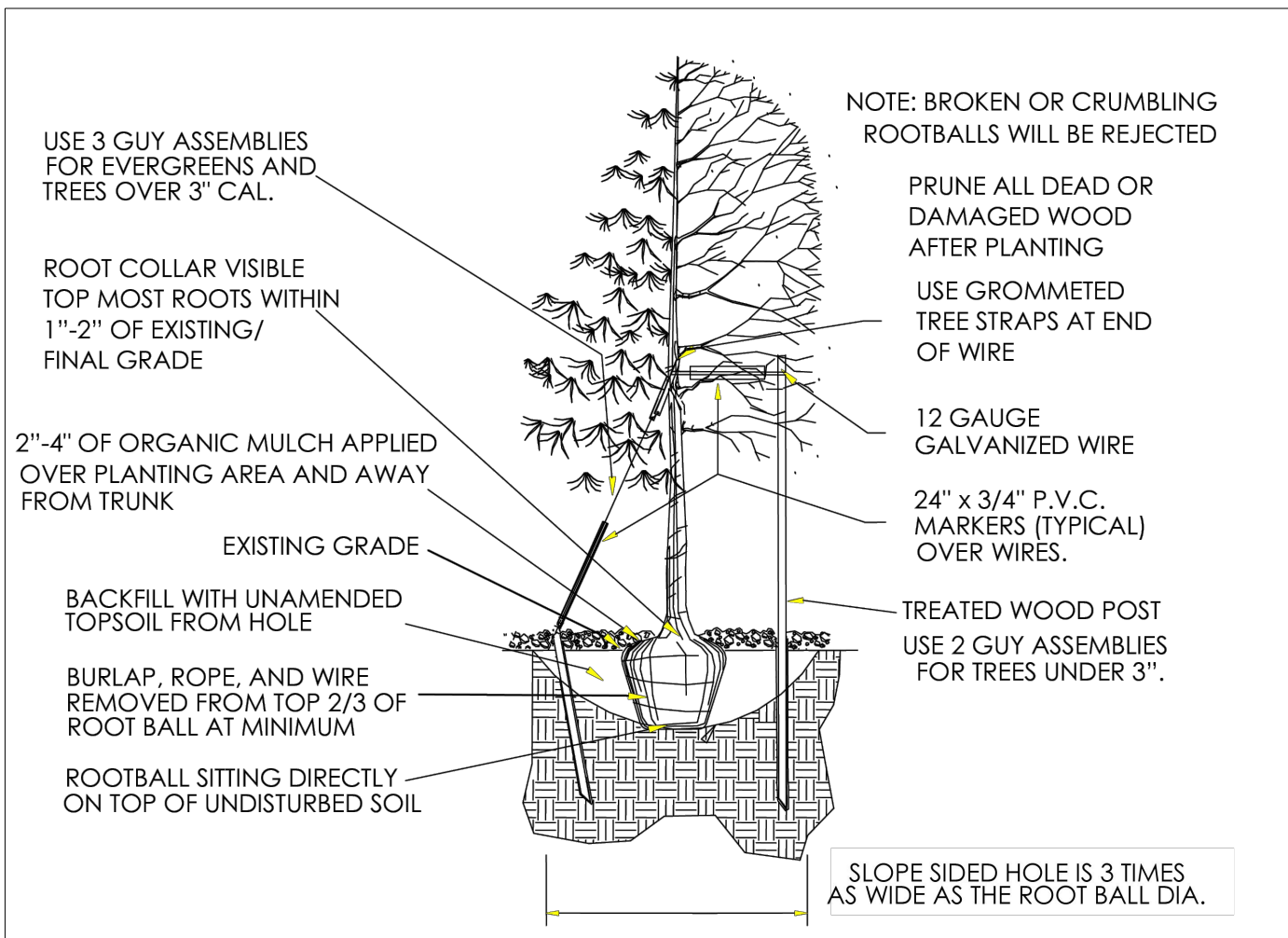
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Master Landscape
Plan

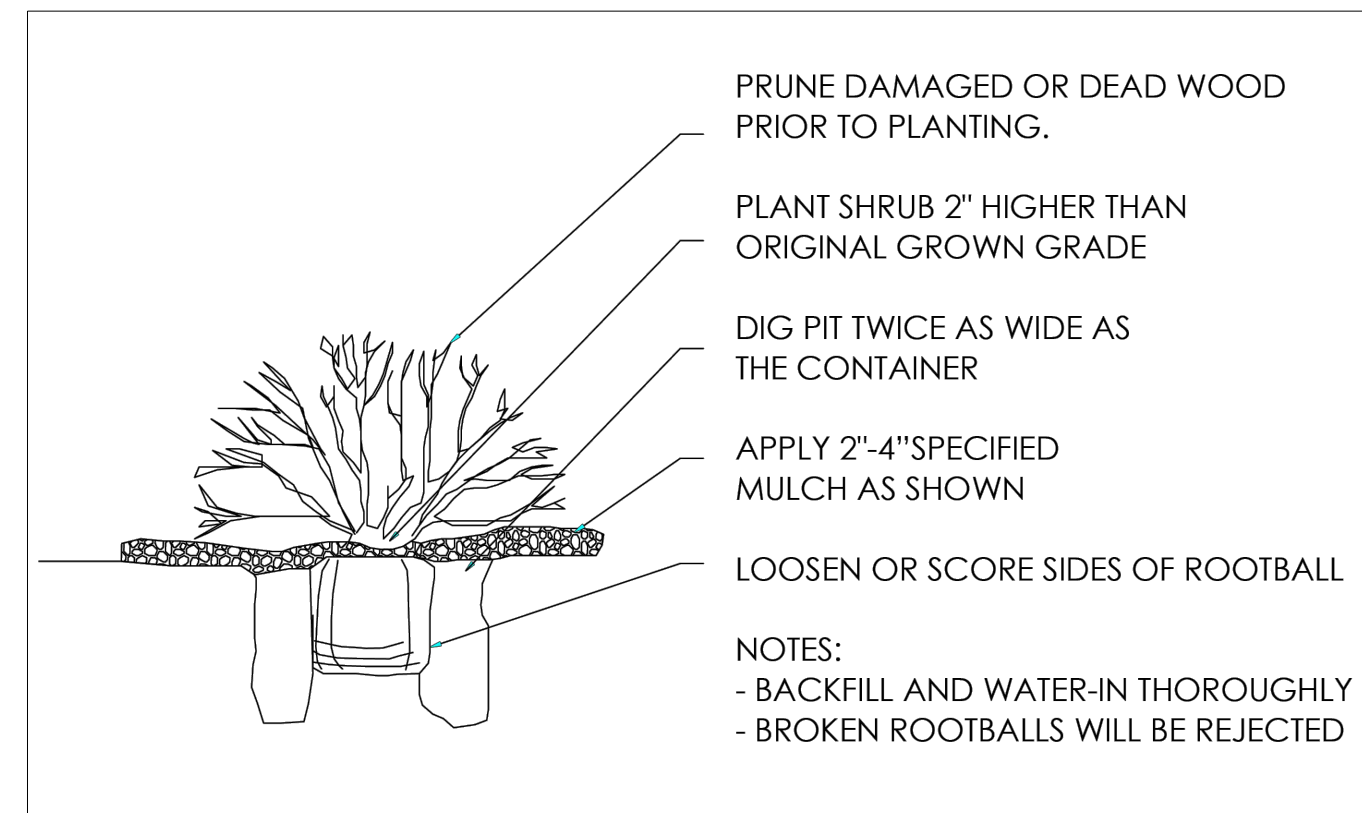
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KIME RANCH FILING NO. 1 PRELIMINARY PLAN

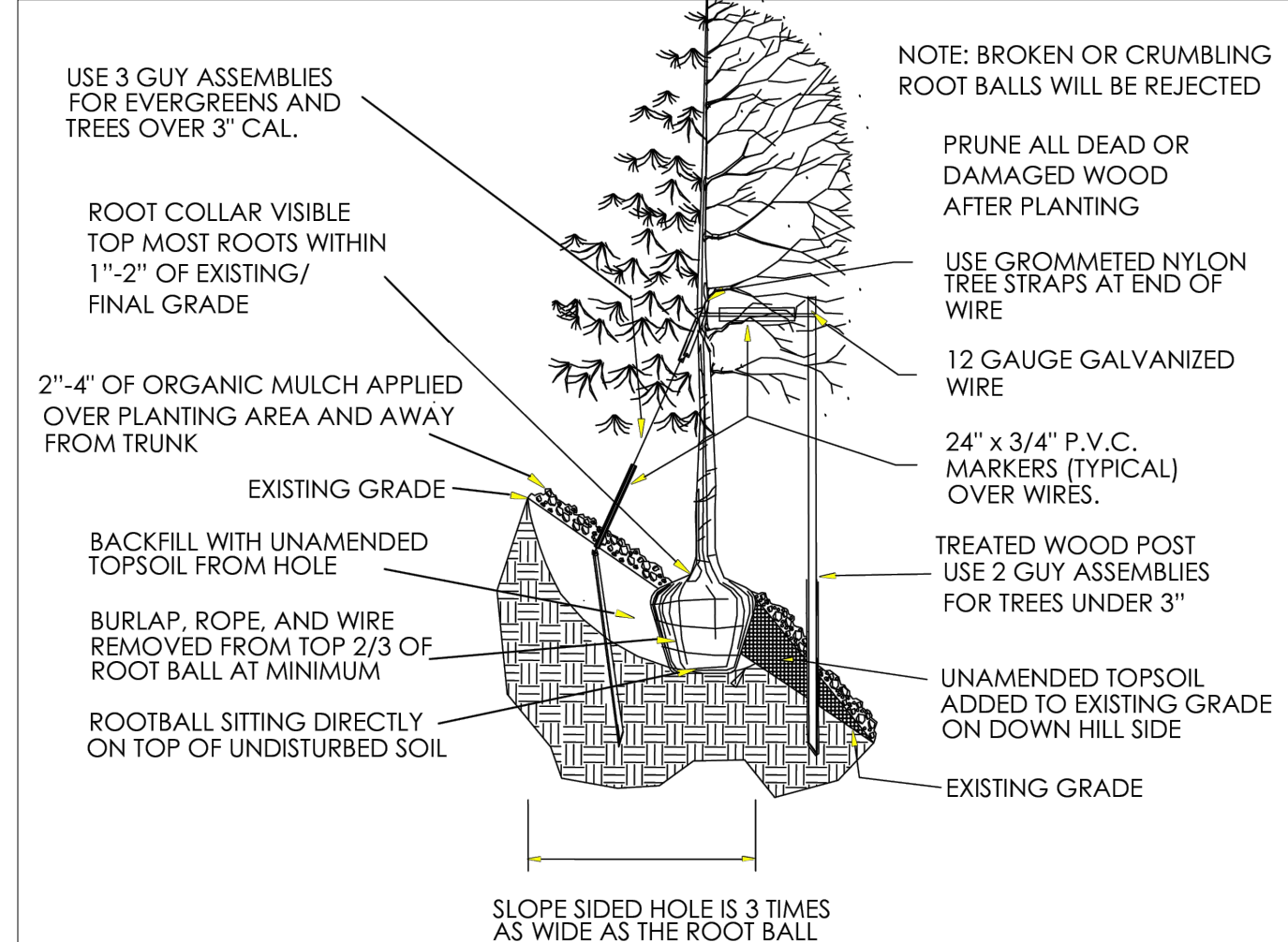
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1 Town of Parker - Tree Planting Detail
Scale: NTS



3 Town of Parker - Shrub Planting Detail
Scale: NTS



2 Town of Parker - Tree Planting Detail - Slopes
Scale: NTS

A. OVERALL LANDSCAPE												
INTERNAL LANDSCAPE AREA (SF)	TOTAL SF	TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF			EQUIVALENT CALCULATION				
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Grasses available for Equivalents	Shrubs available for Equivalents	Trees available for Equivalents	Provided Trees with Equivalents	Provided Shrubs with Equivalents
	610456	407	454	47	2035	2255	220	960	0	47	454	3045
*Street trees and roadway buffer landscape have been removed from this calculation.							960/3=320		47x10=470		2255+320+470	
B. STREETScape LANDSCAPE												
LOCATION	LENGTH	TREE REQUIREMENT 1/35 LF			SHRUB REQUIREMENT			EQUIVALENT CALCULATION				
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Grasses available for Equivalents	Shrubs available for Equivalents	Trees available for Equivalents	Provided Trees with Equivalents	Provided Shrubs with Equivalents
	LOCAL STREETS	12612	315	284	-31	N/A			-	-	-	284
*Street trees have been provided 40' on center where possible. Sight triangles and utilities do not allow for street trees in some locations.												
C. BUFFER LANDSCAPE												
RESIDENTIAL ROADWAY BUFFER	LENGTH	TREE REQUIREMENT 1/30 LF			SHRUB REQUIREMENT 5/30 LF			EQUIVALENT CALCULATION				
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Grasses available for Equivalents	Shrubs available for Equivalents	Trees available for Equivalents	Provided Trees with Equivalents	Provided Shrubs with Equivalents
	SOUTH MAIN STREET	1250	42	42	0	208	208	0	178	0	0	42
							178/3=59					208+59

Overall Site Plant Schedule				
CANOPY TREE	Quantity	Botanical	Common	CALIPER/HT.
AR2	21	ACER PLATANOIDES 'ROYAL RED'	ROYAL RED MAPLE	2" CAL
AM2	26	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CAL
AH	47	AESCULUS HIPPOCASTANUM	HORSE CHESTNUT	2" CAL
CS	31	CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL
CO	61	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL
GS	47	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	2" CAL
GK	11	GYMNOCADUS DIOICA	KENTUCKY COFFEE TREE	2" CAL
QM2	42	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL
QR	27	QUERCUS ROBUR	ENGLISH OAK	2" CAL
TG	32	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL
UA	54	ULMUS X 'ACCOLADE'	ACCOLADE ELM	2" CAL
Total	399			
Percentage of Total Trees	51%			
ORNAMENTAL TREE	Quantity	Botanical	Common	CALIPER/HT.
AG3	3	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL
CR2	9	CRATAEGUS DOUGLASII	RIVER HAWTHORN	2" CAL
CP	6	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL
MI	14	MALUS X 'INDIAN MAGIC'	INDIAN MAGIC CRAB APPLE	2" CAL
MS	10	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	2" CAL
PC	25	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL
QG	84	QUERCUS GAMBELII	GAMBEL OAK	2" CAL
Total	151			
Percentage of Total Trees	19%			
EVERGREEN TREES	Quantity	Botanical	Common	CALIPER/HT.
PD	9	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT. MIN.
PP	21	PINUS EDULIS	PINON PINE	6' HT. MIN.
PL	62	PINUS HELDREICHII LEUCODERMIS	BOSNIAN PINE	6' HT. MIN.
PN	68	PINUS NIGRA	AUSTRIAN BLACK PINE	6' HT. MIN.
PP2	60	PINUS PONDEROSA	PONDEROSA PINE	6' HT. MIN.
PS3	10	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	6' HT. MIN.
Total	230			
Percentage of Total Trees	29%			
DECIDUOUS SHRUB	Quantity	Botanical	Common	SIZE
AA2	44	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	5 GAL
AL	9	AMORPHA CANESCENS	LEADPLANT	5 GAL
AS3	5	ARTEMISIA CANA	SILVER SAGE	5 GAL
BA	20	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF BARBERRY	5 GAL
CD	34	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL
CM	63	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL
RB	90	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL
CR3	26	CORNUS ALBA 'RED GNOME'	RED GNOME DOGWOOD	5 GAL
CB	81	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL
FP	74	FALLUGIA PARADOXA	APACHE PLUME	5 GAL
FN	125	FORESTIERA NEOMEXICANA	NEW MEXICAN PRIVET	5 GAL
FS	24	FORSYTHIA X 'SUNRISE'	SUNRISE FORSYTHIA	5 GAL
FA	50	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF'	DWARF FORSYTHIA	5 GAL
LH2	271	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	5 GAL
PL2	56	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL
PO	39	PHYSCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	5 GAL
SD	190	PRUNUS BESSEY 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL
RHU	172	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL
RT	85	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL
RG2	21	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL
RR	85	ROSA MEIDLAND SERIES 'RED'	RED MEIDLAND ROSE	5 GAL
RK	58	ROSA X 'RADSUNNY'	SUNNY KNOCK OUT ROSE	5 GAL
SA	20	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	5 GAL
SM	45	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL
YG	21	YUCCA GLAUCA	SOAPWEED	5 GAL
YP	58	YUCCA PARVIFLORA	RED YUCCA	5 GAL
Total	1766			
EVERGREEN SHRUB	Quantity	Botanical	Common	SIZE
AC2	47	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL
AP	59	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL
JH2	12	JUNIPERUS CHINENSIS 'HOLBERT'	HOLBERT JUNIPER	5 GAL
JD	95	JUNIPERUS COMMUNIS DEPRESSA 'EFFUSA'	EFFUSA JUNIPER	5 GAL
JB	234	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL
JY	67	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	YOUNGSTOWN JUNIPER	5 GAL
JT	14	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER	5 GAL
JM	101	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	10 GAL
JS	30	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL
PM3	38	PINUS MUGO PALOUSE	PALOUSE MUGO PINE	5 GAL
Total	697			
ORNAMENTAL GRASS	Quantity	Botanical	Common	SIZE
BB	226	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL
CK	247	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL
BOG	346	HELUCTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL
MS2	32	MISCANTHUS SINENSIS 'LITTLE NICKY'	DWARF ZEBRA GRASS	1 GAL
MG	15	MISCANTHUS SINENSIS 'YUKA JIMA'	DWARF MAIDEN GRASS	1 GAL
PD4	30	PANICUM VIRGATUM 'DALLAS BLUES' TM	DALLAS BLUES SWITCH GRASS	1 GAL
SS	36	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL
SN2	28	SORGHASTRUM NUTANS	INDIAN GRASS	1 GAL
Total	960			
PERENNIAL	Quantity	Botanical	Common	SIZE
AM3	19	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	1 GAL
AW	22	ALYSSUM WULFENIANUM	WULFEN'S ALYSSUM	2 GAL
AM	10	ASTER X FRIKARTII 'MONCH'	MONCH ASTER	1 GAL
EP	3	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL
Total	54			
GROUND COVER	Area	Common Name	Percentage of Landscape Area	
SOD	51597	BLACK BEAUTY FESCUE	31.9%	
NATIVE SEED	60758	PBSI FRONT RANGE NATIVE SEED MIX	37.6%	
SEED MIX 01	12175	BIG BLUESTEM	7.5%	
SEED MIX 02	6503	SWITCHGRASS	4.0%	
SEED MIX 03	5496	YELLOW INDIAN GRASS	3.4%	
DETENTION SEED	15914	PBSI PRAIRIE WETLAND MIX	9.8%	
CRUSHER FINES	420	TAN BREEZE	0.3%	
WOOD MULCH	8728	SHREDDED RED CEDAR	5.4%	
Total	161591		100%	

GENERAL NOTES

- SEE LANDSCAPE PLAN FOR COMPLETE EXTENTS OF LINE OF SIGHT INFORMATION. SITE LINES HAVE BEEN CALCULATED ON A DESIGN SPEED OF 25 MPH, WITH THE SITE DISTANCE MEASURED TO THE CENTER LINE OF THE STREET.
- LINE OF SIGHT INFORMATION TAKEN FROM TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION STANDARDS, FIGURE 4.2.
- ALL LANDSCAPING (EDGE OF ROOT BALLS) SHALL BE SETBACK FROM BUILDINGS A MINIMUM OF 3'.
- ABSOLUTELY NO IRRIGATION EQUIPMENT OF ANY KIND IS TO BE INSTALLED OR PLACED CLOSER THEN 5'-0" TO THE STRUCTURAL FOUNDATION OF ANY BUILDING.

LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OR LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS UNLESS OTHERWISE NOTED. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
- WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH.
- SOD TO BE BLACK BEAUTY FESCUE PROVIDED BY GRAFF'S TURF FARM.
- SEED MIXES TO BE SUPPLIED BY PAWNEE BUTTES SEED INC.
- REFER TO PAWNEE BUTTES SEED INC. FOR SEEDING RATES.
- ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 4 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 4 INCHES MINIMUM WITH LANDSCAPE FABRIC.
- FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 4" DEPTH OF WOOD MULCH OVER 2' DIAMETER BED FOLLOWING SOD INSTALLATION.
- ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS 'SUPREME ORGANICS' COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROT-TILL TO A MINIMUM DEPTH OF 6".
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEeled IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
- LANDSCAPE AND SCREENING MAINTENANCE AND REPLACEMENT: THE PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING PLAN AS ORIGINALLY APPROVED, AND PROVIDE FOR REPLACEMENT OF PLANT MATERIALS THAT HAVE DIED OR HAVE OTHERWISE BEEN DAMAGED OR REMOVED, AND MAINTENANCE OF ALL NON-LIVE LANDSCAPING MATERIALS. IN THIS CASE, LIVE MATERIAL IS TO BE MAINTAINED AND REPLACED BY THE CONTRACTOR WHICH SHALL BE GUARANTEED FOR FIVE YEARS FROM THE DATE OF FINAL INSPECTION. ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR DEVELOPER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
- SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE HIS BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
- CONTRACTOR SHALL SEED ALL NON-SODDED AND NON-IRRIGATED SODDED AREAS WHICH ARE DISTURBED BY GRADING WITH THE DOUGLAS COUNTY PERMANENT DRILL SEED MIX.
- THE CONTRACTOR OR AN OWNER'S REPRESENTATIVE WILL MONITOR THE ESTABLISHMENT OF SEEDED AREAS ON A MONTHLY BASIS FROM APRIL 15TH TO OCTOBER 15TH FOR THE FIRST THREE YEARS AFTER INSTALLATION. AREAS OF POOR GERMINATION OR GROWTH AND AREAS OF EROSION OR WEED INFESTATION WILL BE CORRECTED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS AND SIMILAR FEATURES ARE NOT SHOWN ON THE LANDSCAPE PLANS, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

LANDSCAPE MAINTENANCE

- LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.

Prepared For
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KIME RANCH FILING NO.1 MASTER STREET TREE AND LANDSCAPE PLANS

PARKER, CO

Stamp:

Drawn by:

AML

Checked by:

PMS

Issue Date:

08/06/2021

Issued For:

TOWN OF PARKER

Rev#	Revisions	Date	11/19/21	03/18/22	05/16/22	06/24/22
1	1st Planning Review					
2	2nd Planning Review					
3	3rd Planning Review					
4	Technical Corrections					
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6						
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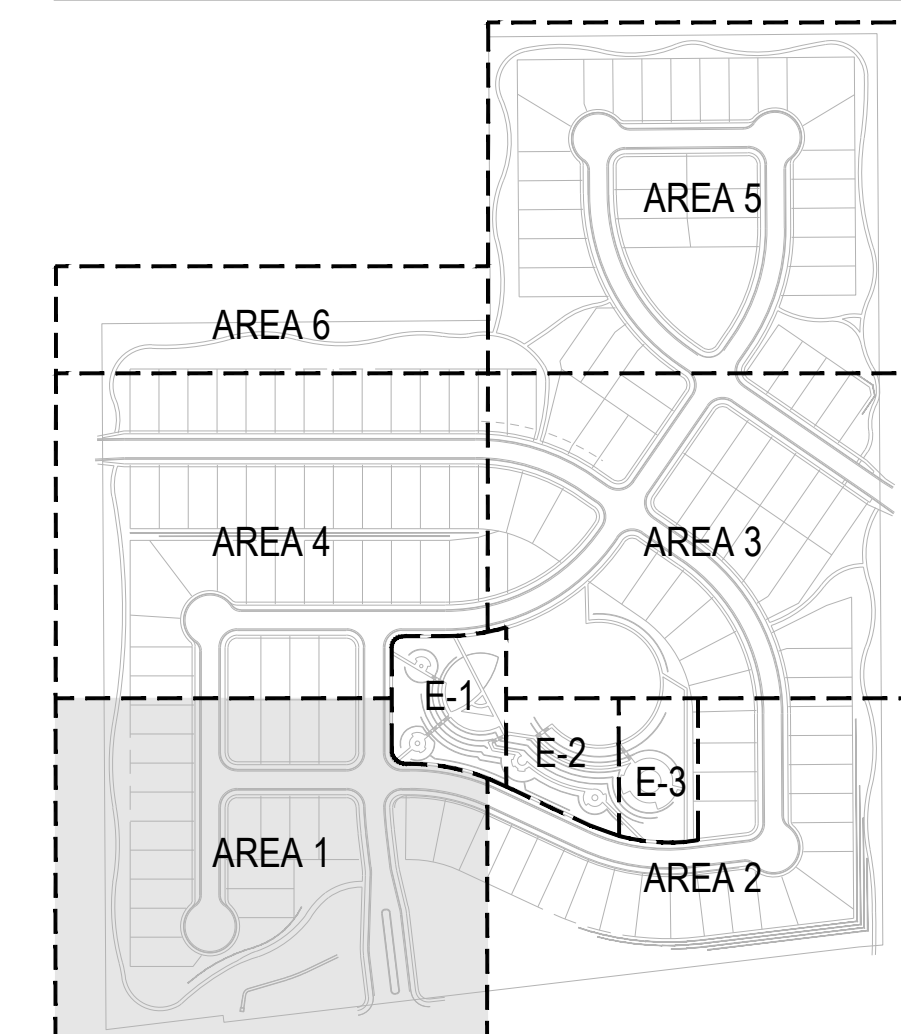
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Landscape Notes
& Details

Sheet Number

LP0.2

KIME RANCH FILING NO. 1 PRELIMINARY PLAN
A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	CANOPY TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SEED MIX 01
	SEED MIX 02
	SEED MIX 03
	WOOD MULCH
	SOD
	NATIVE SEED
	DETENTION SEED
	CRUSHER FINES
	FIBAR SURFACE
	PERFORATED EDGE

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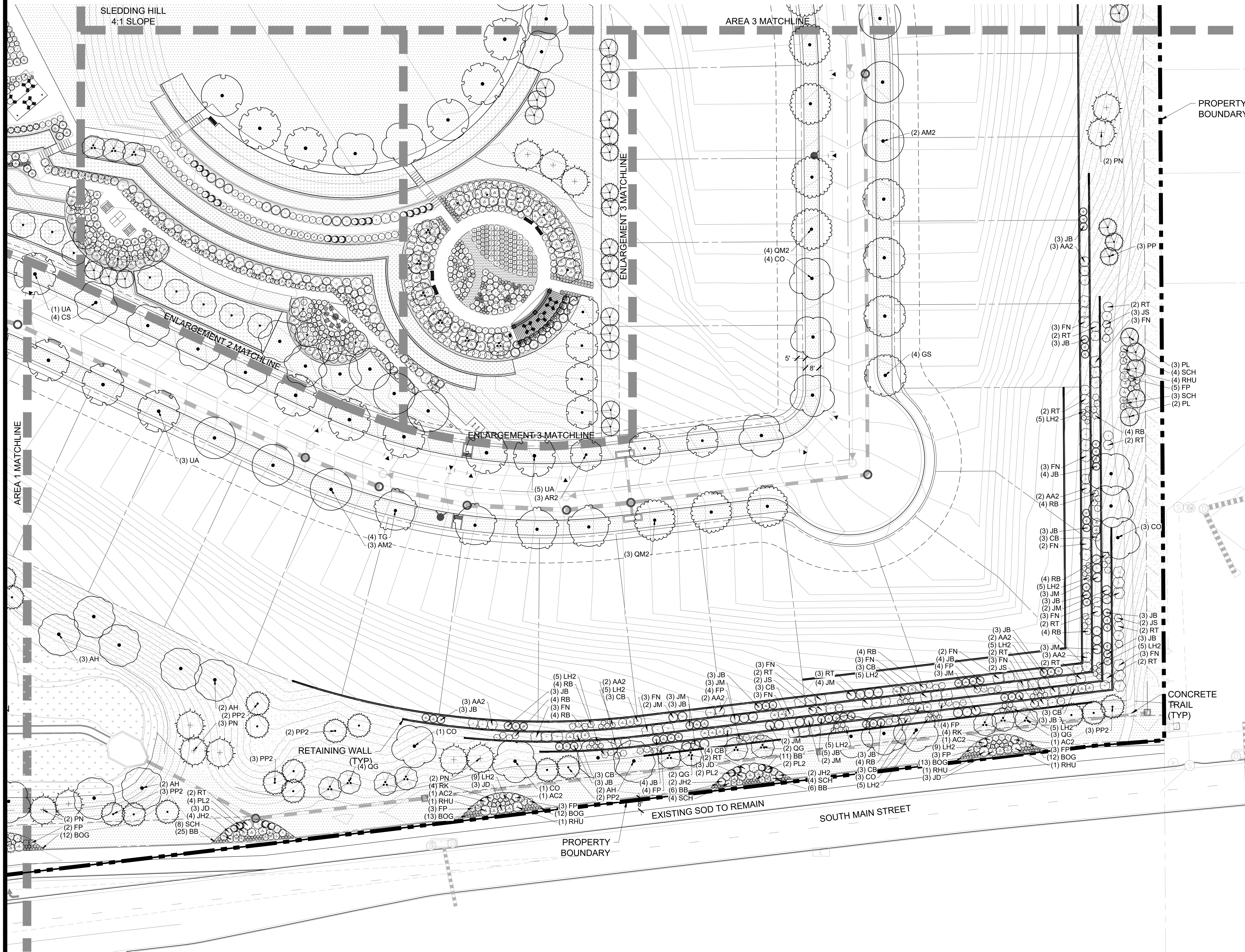
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■ Sheet Name ■
Landscape Area 1
■ Sheet Number ■

LP1.1



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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 LANDSCAPE AREA 2

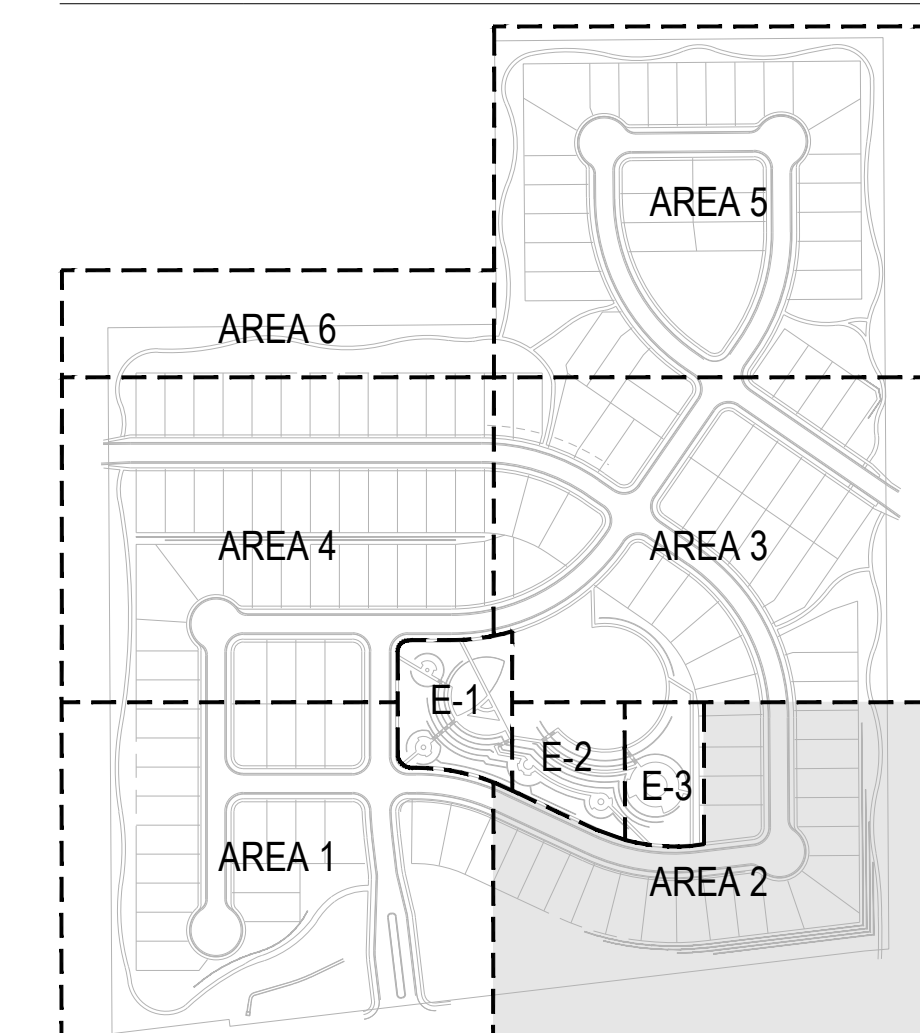
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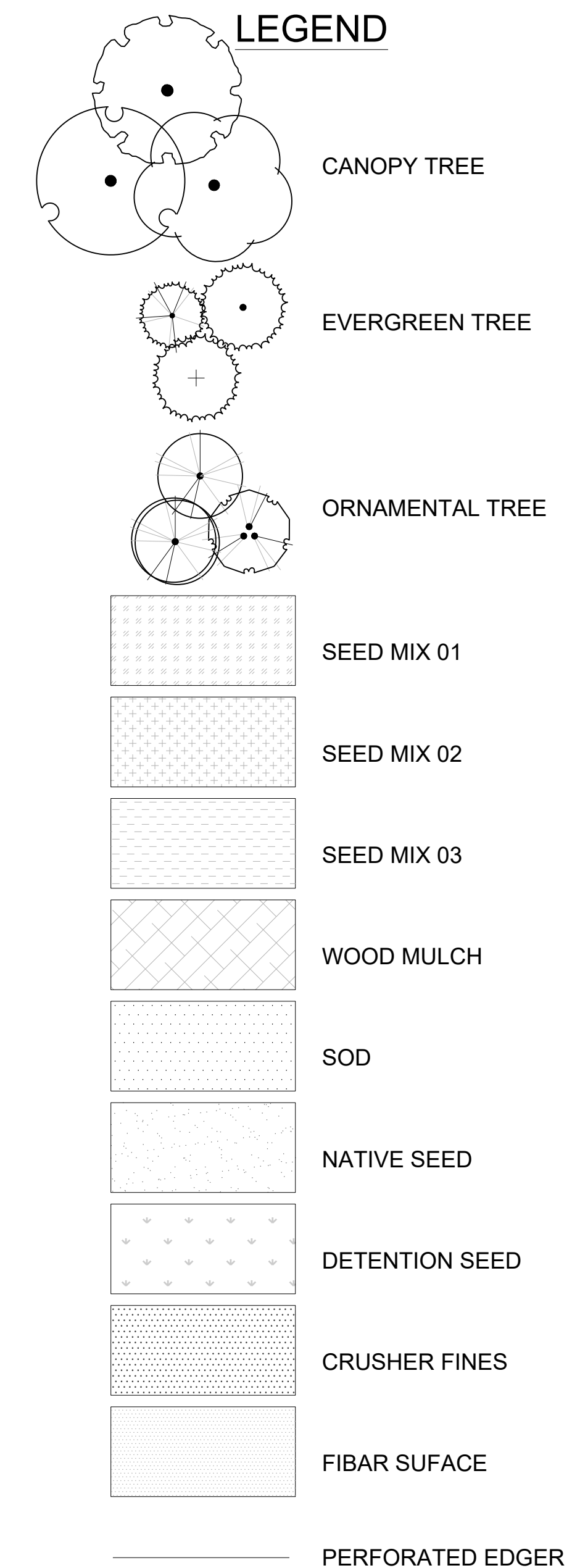
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NORTH

KEY MAP



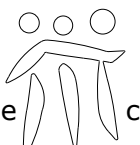
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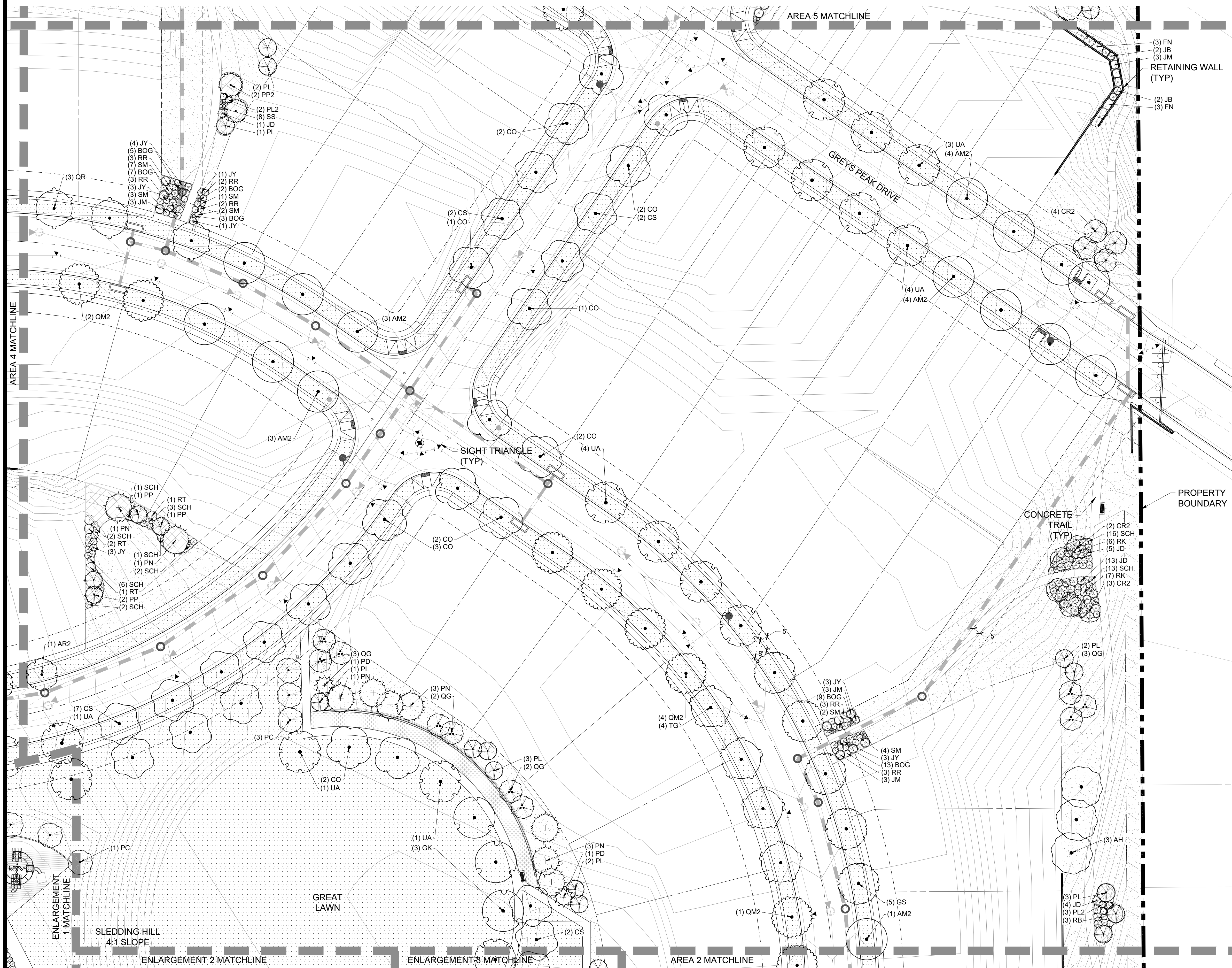
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Landscape
Area 2

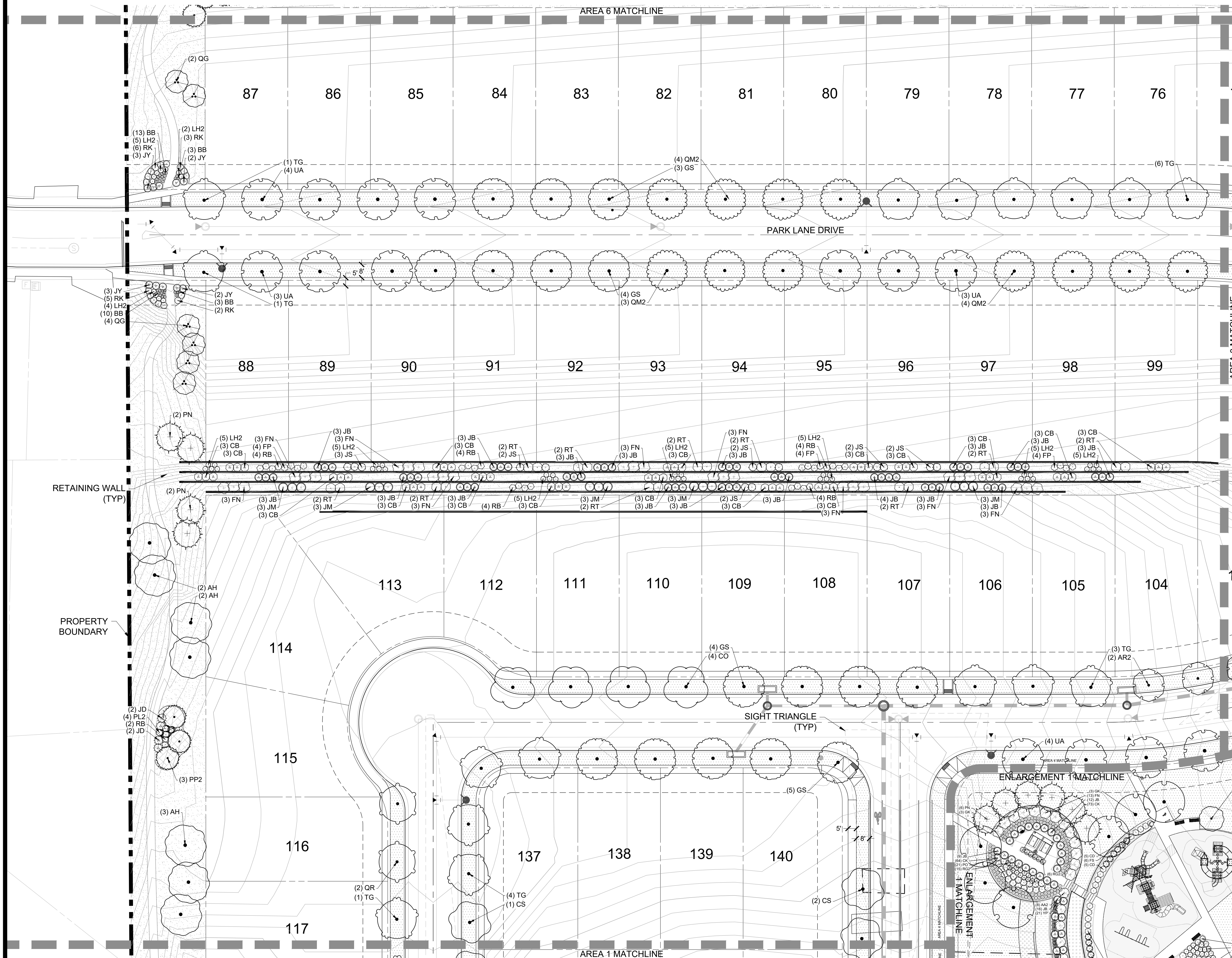
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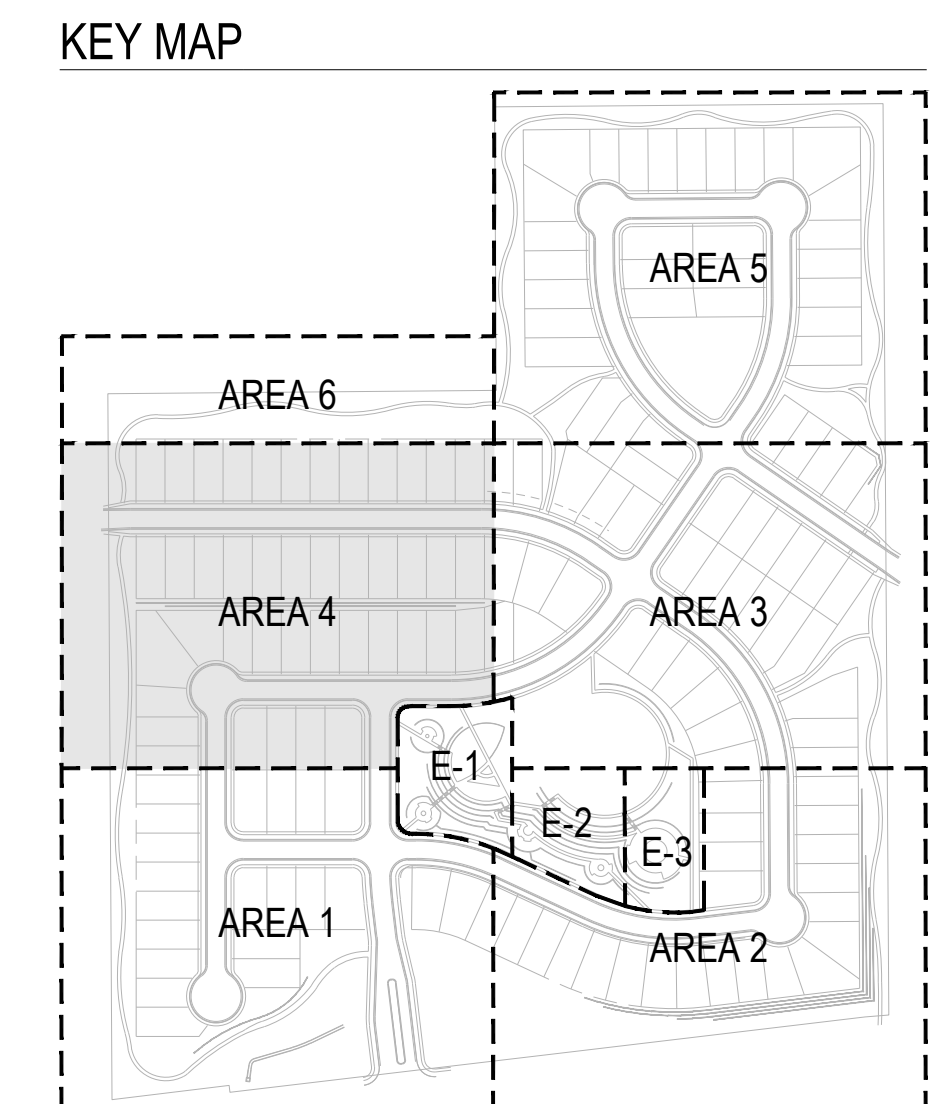
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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



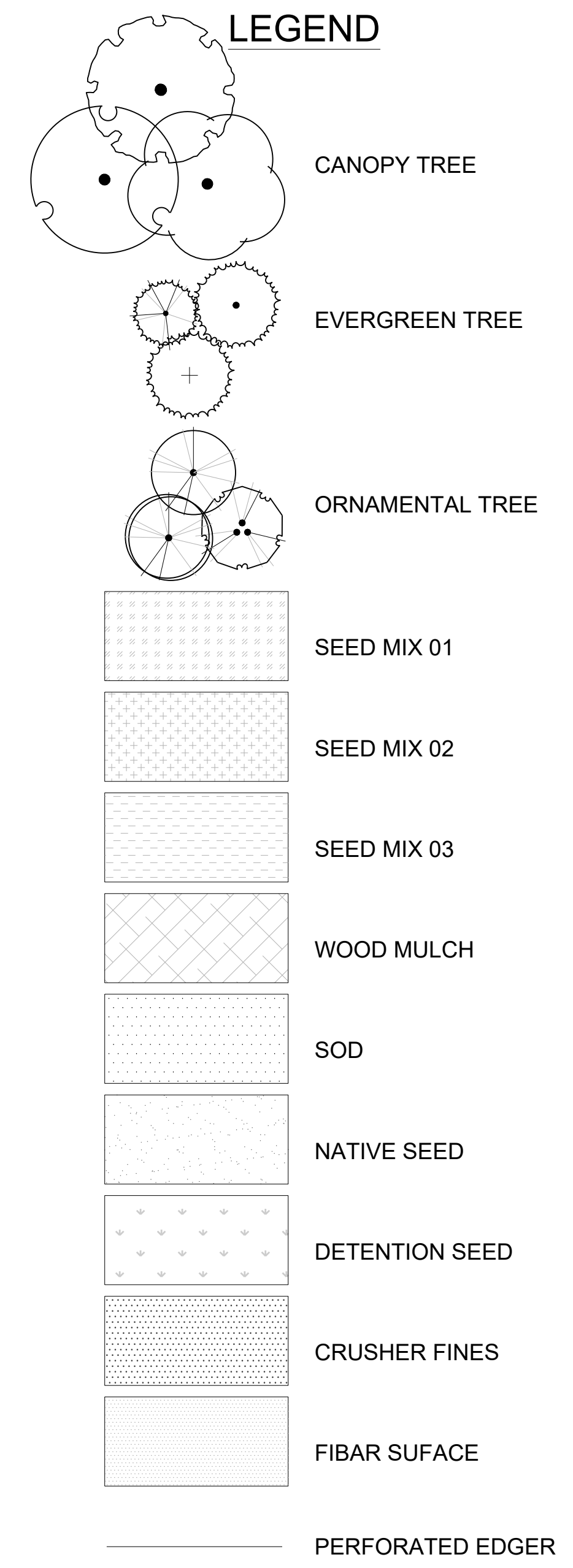
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1 LANDSCAPE AREA 4



LEGEND



SCALE: 1"=30'



0 15 30 60 90 NORTH

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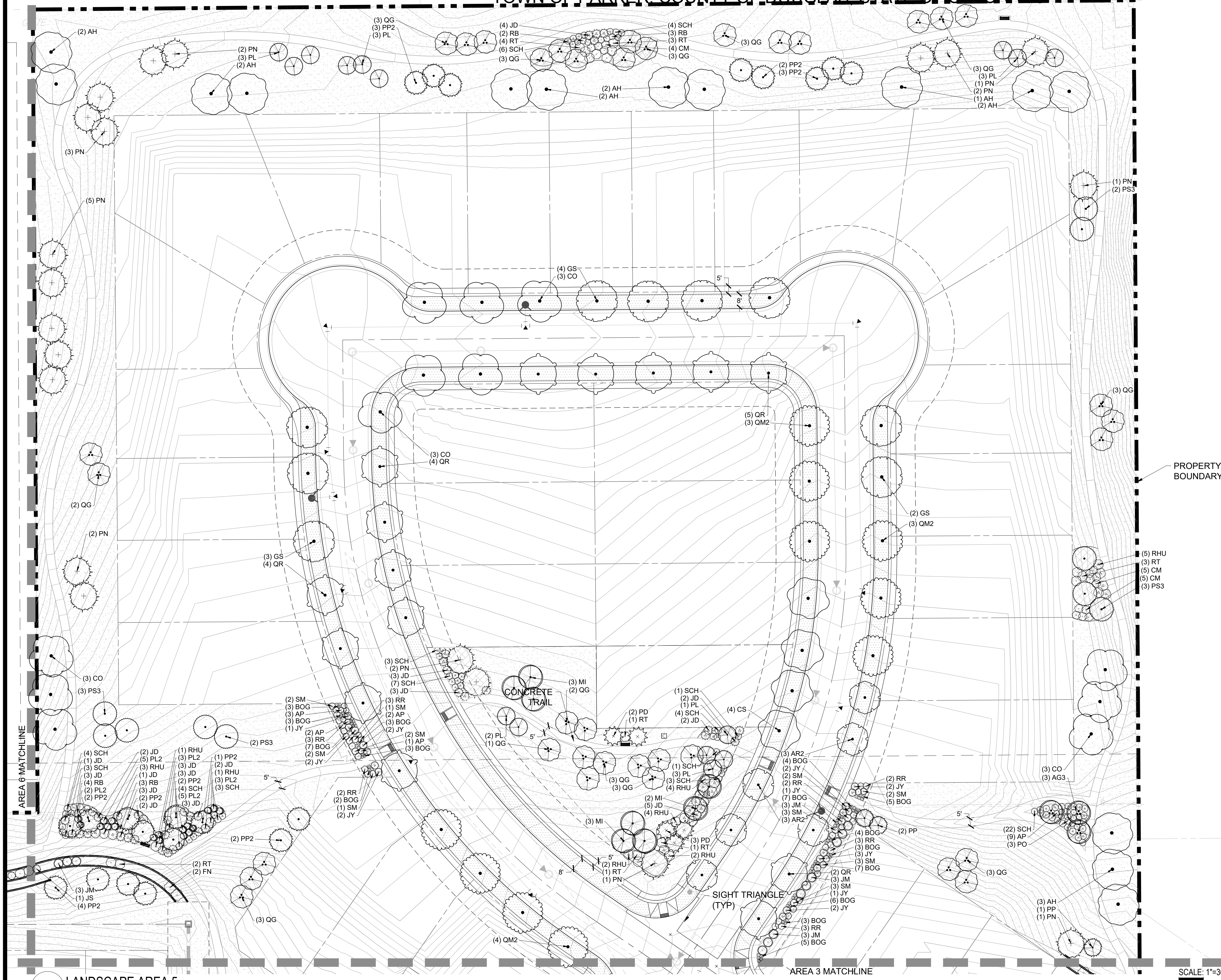
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Landscape
Area 4

Sheet Number ■

LP1.4

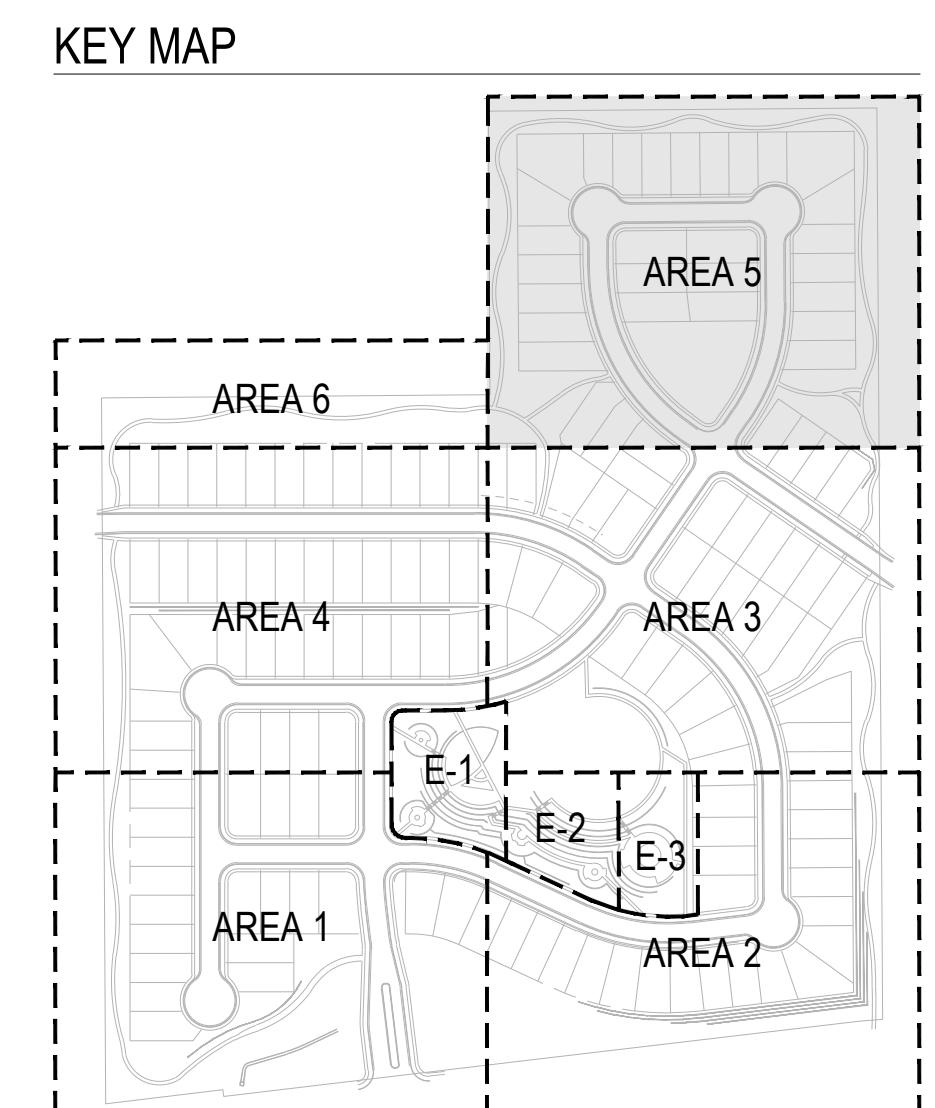
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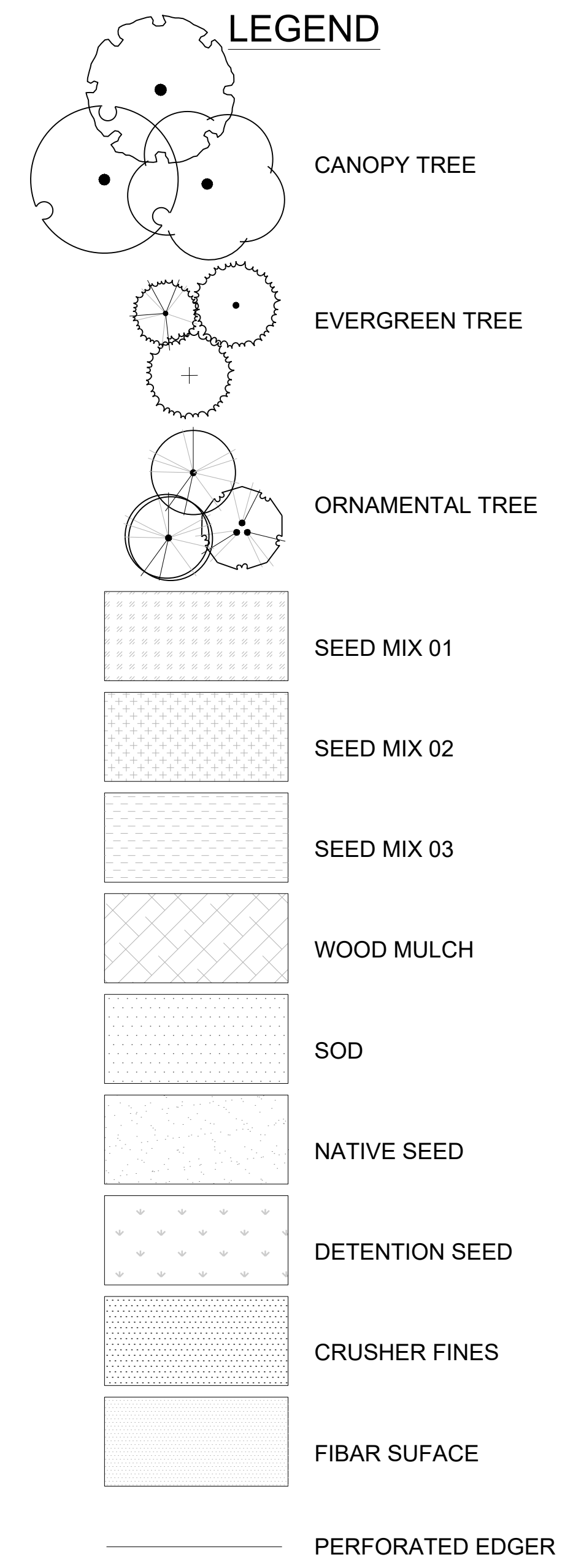
1 LANDSCAPE AREA 5

AREA 3 MATCHLINE

SCALE: 1"=30'



LEGEND



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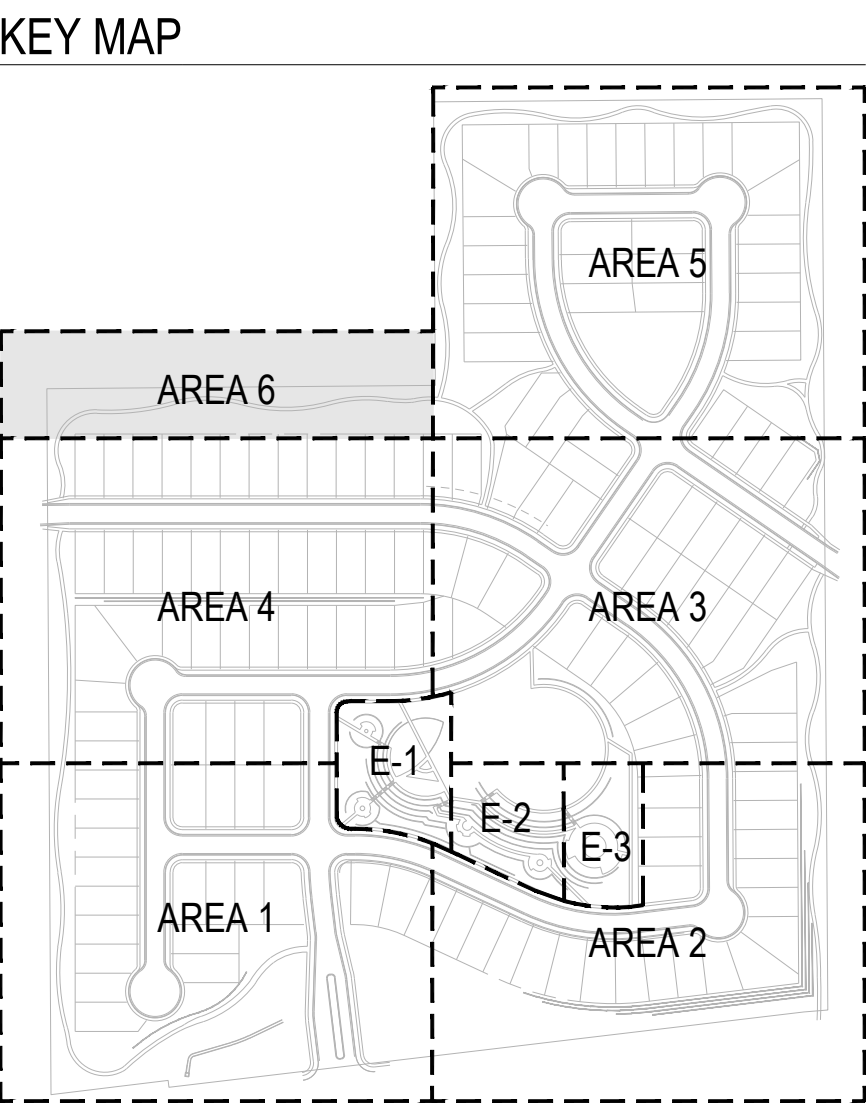
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Landscape
Area 5

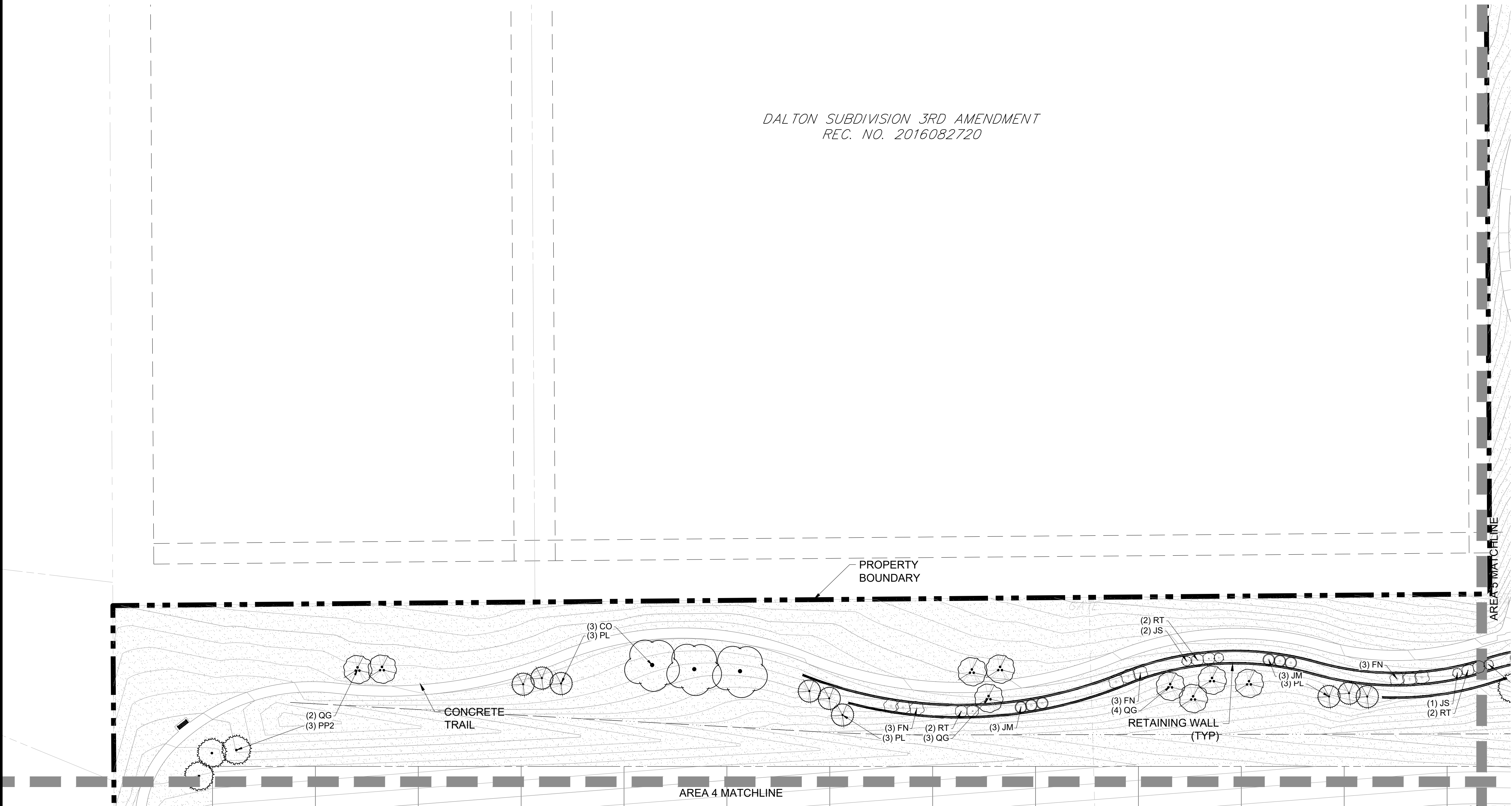
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND
- CANOPY TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - SEED MIX 01
 - SEED MIX 02
 - SEED MIX 03
 - WOOD MULCH
 - SOD
 - NATIVE SEED
 - DETENTION SEED
 - CRUSHER FINES
 - FIBAR SUFACE
 - PERFORATED EDGER



SCALE: 1"=30'

0 15 30 60 90 NORTH

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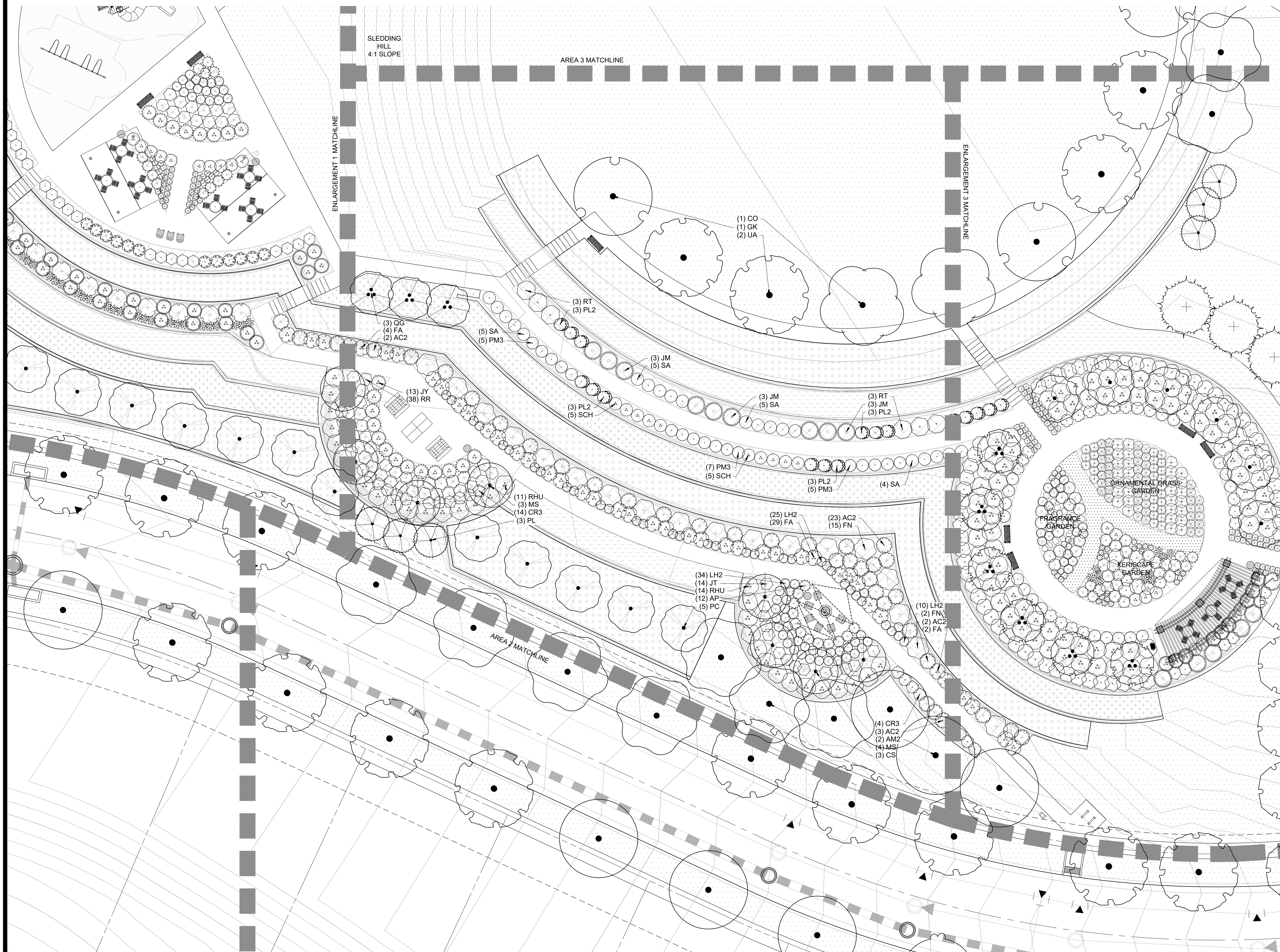
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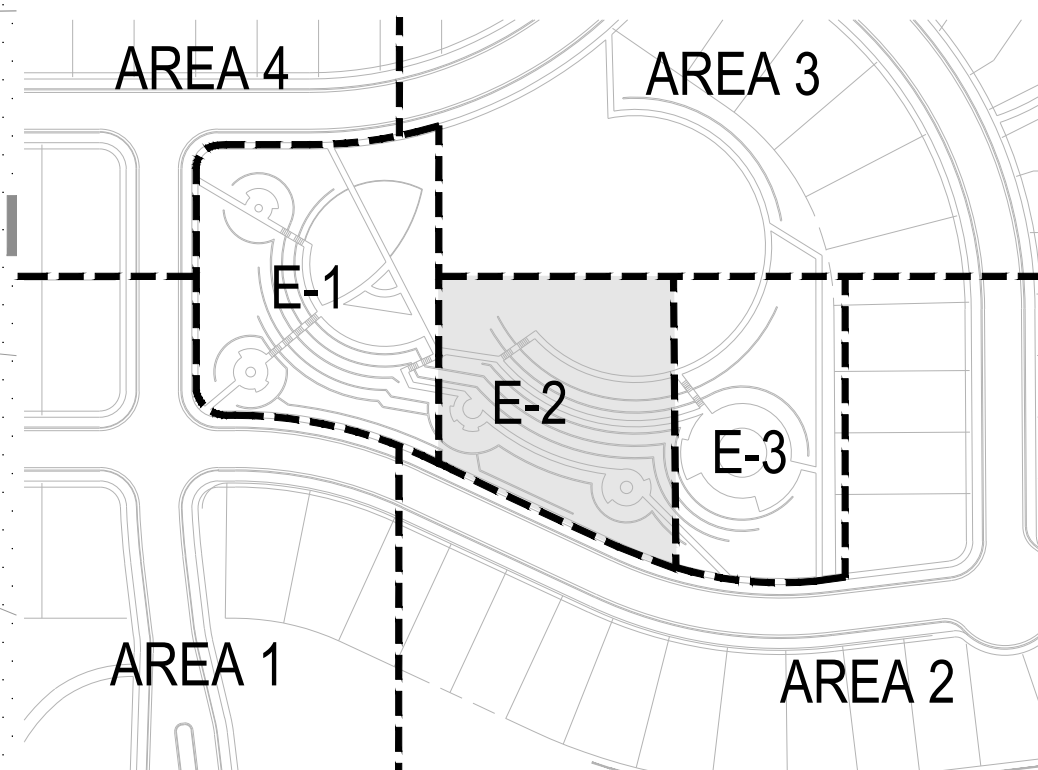
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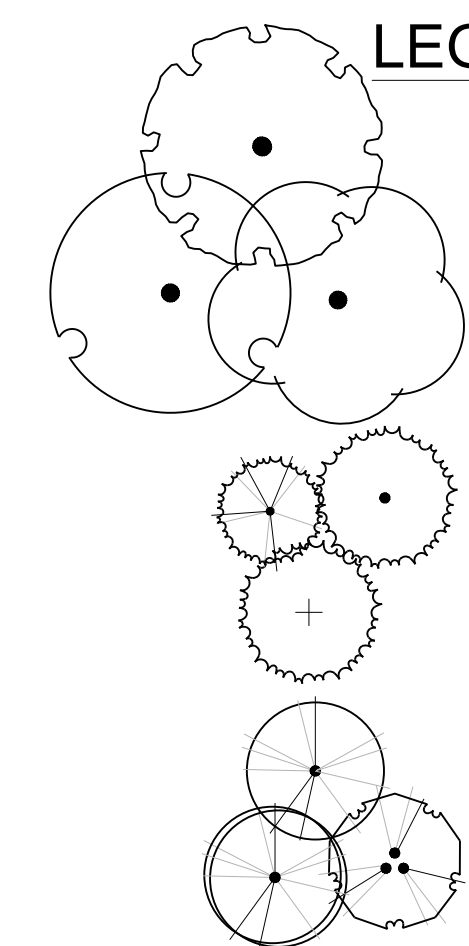
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KEY MAP



LEGEND



CANOPY TREE

EVERGREEN TREE

ORNAMENTAL TREE

SEED MIX 01

SEED MIX 02

SEED MIX 03

WOOD MULCH

SOD

NATIVE SEED

DETENTION SEED

CRUSHER FINES

FIBAR SURFACE

PERFORATED EDGER

SCALE: 1"=16'



0 8 16 32 48 NORTH

1 PARK ENLARGEMENT AREA 2

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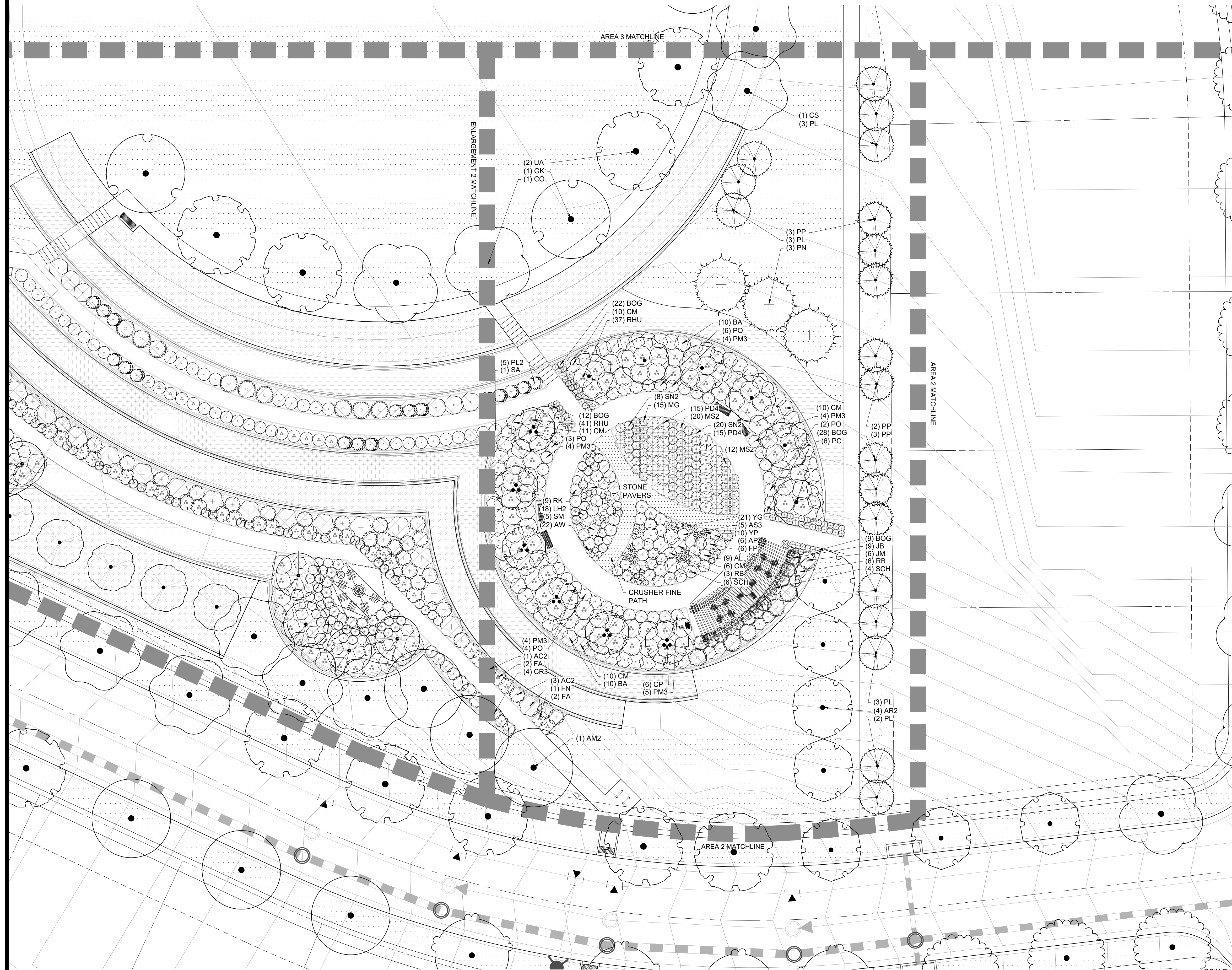
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Park Enlargement Area 2

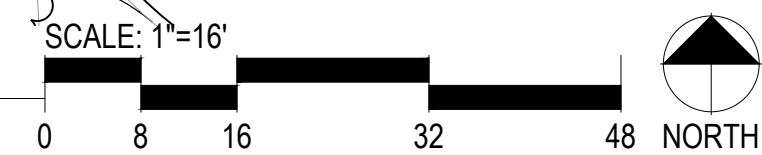
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LP4.2

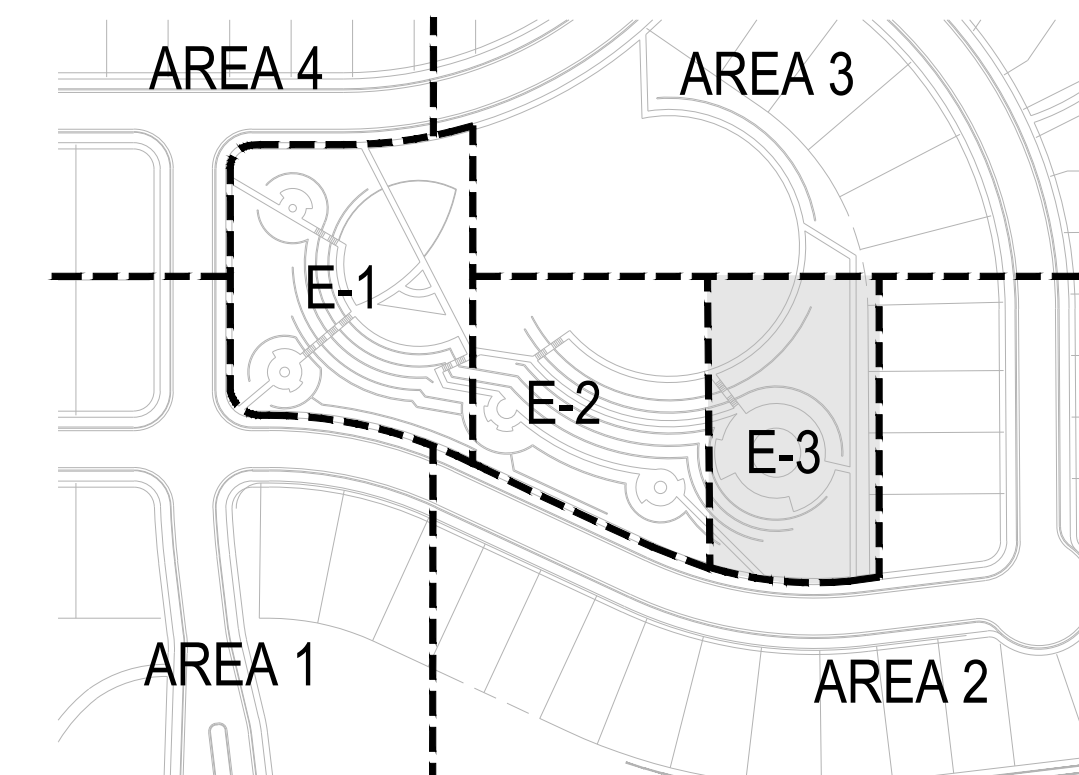
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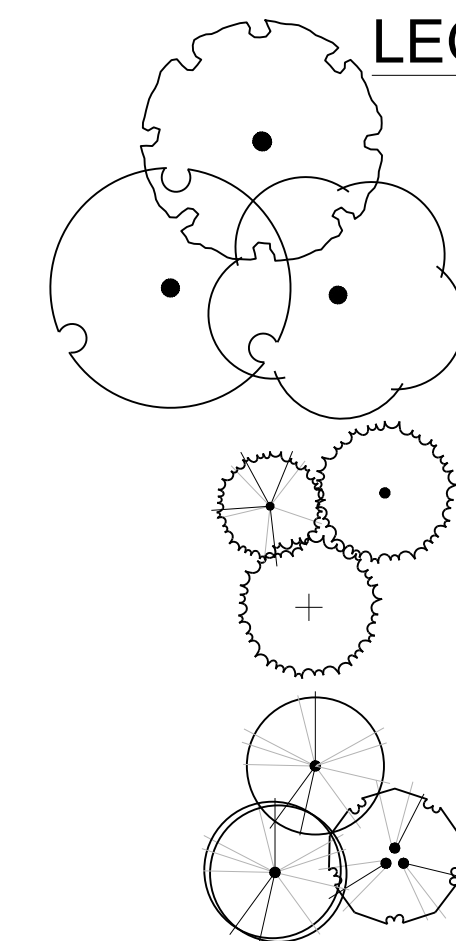
1 PARK ENLARGEMENT AREA 3



KEY MAP



LEGEND



CANOPY TREE

EVERGREEN TREE

ORNAMENTAL TREE

SEED MIX 01

SEED MIX 02

SEED MIX 03

WOOD MULCH

SOD

NATIVE SEED

DETENTION SEED

CRUSHER FINES

FIBAR SURFACE

PERFORATED EDGER

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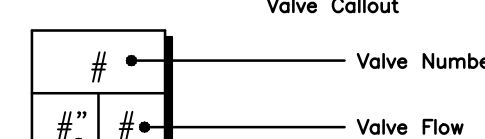
Park Enlargement Area 3

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LP4.3

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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
    	HUNTER PROS-06-PRS30-CV 5' STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	4.00	40'		REMOTE CONTROL VALVE ASSEMBLY HUNTER ICV-G-FS: 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES. GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
  	HUNTER PROS-06-PRS30-CV 5' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	6.00	43'		QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
   	HUNTER PROS-06-PRS30-CV 8' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE.	50	4.30	41'		ISOLATION GATE VALVE ASSEMBLY MATCO NORCA 514TX, 1/2" 4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
   	HUNTER PROS-06-PRS30-CV 10' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE.	50	11.2	53'		MASTER VALVE ASSEMBLY BUCKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC. (ADD PRESSURE REGULATION TO POC #1. SET TO 80 PSI)
     	HUNTER PROS-06-PRS30-CV 12' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE.	50	13.4	56'		AIR RELIEF VALVE CRISPIN AIR AND VACUUM RELIEF VALVE. MODEL UL10, SIZED TO MATCH MAINLINE. INSTALL AT SYSTEM HIGH POINTS.
     	HUNTER PROS-06-PRS30-CV 15' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE.	50	14.5	58'		REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825YA: SIZED TO MATCH POC METER SIZE. REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX SBBC-30AL: LOW PROFILE BACKFLOW ENCLOSURE, WITH MARINE GRADE ALUMINUM. 30"L, 30"H, 16.25"W (76.2CM L, 76.2CM H, 41.275CM W).
 	HUNTER PROS-06-PRS30-CV 17' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION					PEDESTAL MOUNT 2-WIRE CONTROLLER HUNTER PED-SS-A2C-75D-SS-75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL. INSTALL WIRELESS RAIN SENSOR AND SOLAR SYNC. UTILIZE CELLULAR CENTRALUS CARTRIDGE (10-YR SERVICE)
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40		DRIP VALVE ASSEMBLY HUNTER ICZ-101-25; DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.					CREATIVE SENSOR TECHNOLOGY FSI-T 2" PVC TEE TYPE FLOW SENSOR W/ SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE 2.8-170 GPM.
  	HUNTER MP STRIP PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40		PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.					IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
  	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40		NATIVE PLANTING DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO TREE RINGS, NETAFIM INLINE DRIP TUBING MODEL TLCV6-18, AND SINGLE OUTLET EMITTERS FOR SHRUBS PER ADJACENT EMITTER CHART					IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 X-INCH UNLESS OTHERWISE NOTED.
  	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40							PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.
  	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40							Valve Callout 
	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40							
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE. PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40							

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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE DEDICATED IRRIGATION WATER TAP AND METER. AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER' S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER' S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER' S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.
	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.

EMITTER SCHEDULE

PLANT TYPE FLOW	EMITTER TYPE	GPH/OUTLET	NO. OF EMITTERS	TOTAL
GROUND COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP	0.6 GPH	N/A	N/A

- NOTES:
1. MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB
BEDS.
2. NETAFIM TECHLINE CV DRIP TUBING MODEL TLCV6-18 FOR NATIVE TREE RINGS.

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE AVAILABLE FOR THE
IRRIGATION SYSTEM (PER ENGINEER) OF 125 PSI+, AT A MAXIMUM PEAK FLOW
OF 70 GPM AT EACH 2-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE
AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL
CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR
PRESSURE ARE LOWER THAN LISTED ABOVE.
- ALL MAINLINES SHALL BE INSTALLED AT LEAST 5' FROM CENTER OF TREES,
WHERE POSSIBLE. DESIGN IS SHOWN FOR CLARITY, THUS MAINLINE ROUTING IN
FIELD MAY LOOK SLIGHTLY DIFFERENT THAN DEPICTED IN DRAWINGS.
- CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED
TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED
CONTROLLER MAP.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND
INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO
CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR
TO CONSTRUCTION.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED
ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER
ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS,
QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE
ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS
PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT,
TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE
RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO
CONSTRUCTION ("811-CALL BEFORE YOU DIG").
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS
AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNERS'
REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED
WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN
THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.)
SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN
THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING
AREAS FOR CLARITY.
 - AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING
MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE.
COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS
WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE
MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
 - WHERE POSSIBLE, MAINTAIN 3'-5' DISTANCE FROM CENTER OF TREE TO
MAINLINE AND WIRES. VALVE BOXES SHALL BE AT LEAST 3' FROM TREE
CENTER. MAINLINE ROUTING AND VALVE LOCATIONS ARE SHOWN FOR
CLARITY AND MAY BE SHOWN WITHIN THE 3'-5' RANGE NOTED ABOVE.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED
AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE
CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL
CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR
TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING
SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS
ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE
CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES.
ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE
SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE
IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN
ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL
ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A
SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED
SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED
SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT
PIPE SIZE NOTED IN THE LEGEND.
 - MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH
MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG.
STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
- TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES
TO BE ROUTED WITH MAINLINE.
 - TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER
MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED
ON PLANS
- TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL
ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN
NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
- VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.
- NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE
SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT
INTENDED TO OPERATE BEYOND ESTABLISHMENT.
- NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE,
VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING
FOUNDATION.
- HYDRANT METERS IRRIGATE ONLY NATIVE SEEDED AREAS, NO SHRUBS OR
TREES SHALL BE IRRIGATED FROM THIS SYSTEM. ALL COMPONENTS MUST BE
INSTALLED ABOVE GRADE PER PARKER WATER AND SANITATION DISTRICT
STANDARDS. COORDINATE WITH DAYTON SANDERSON WITH PWSD.

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KIME RANCH FILING NO.1
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS

PARKER, CO

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**IRRIGATION
SCHEDULE &
NOTES**

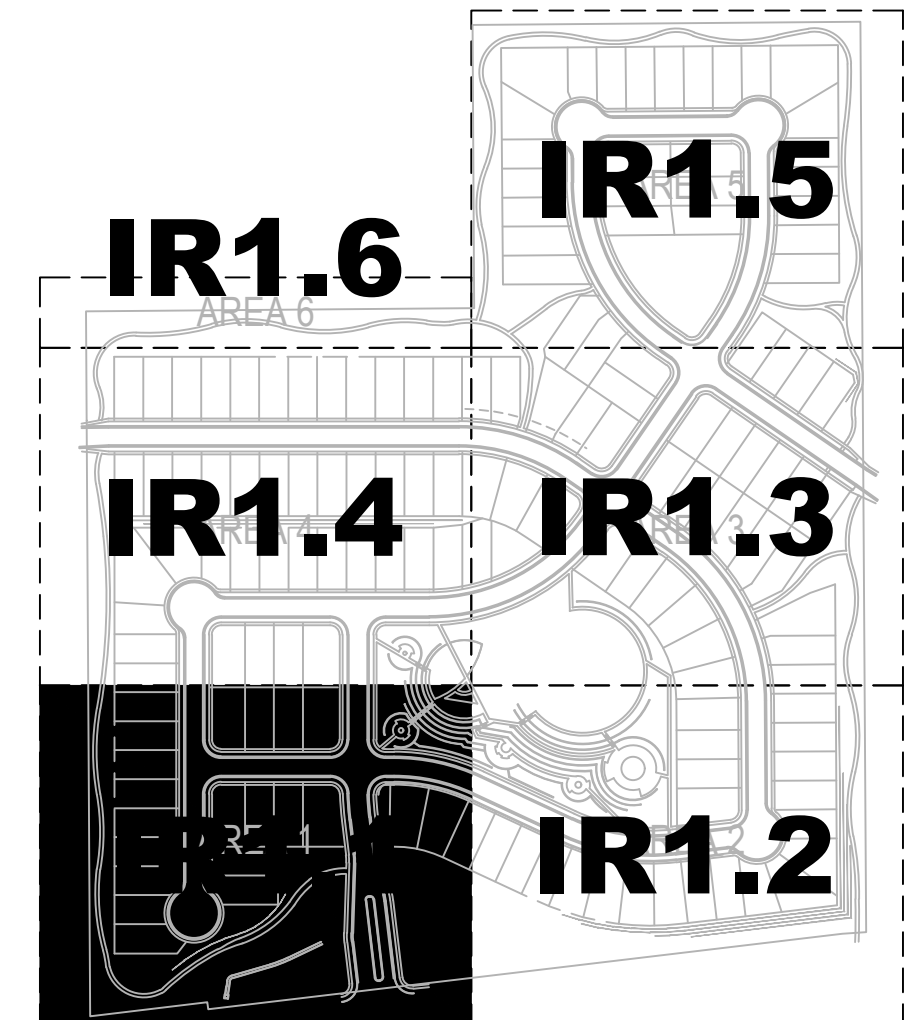
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A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - SEE SHEET IR1.4

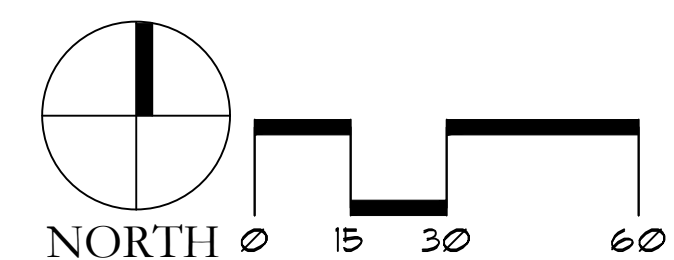


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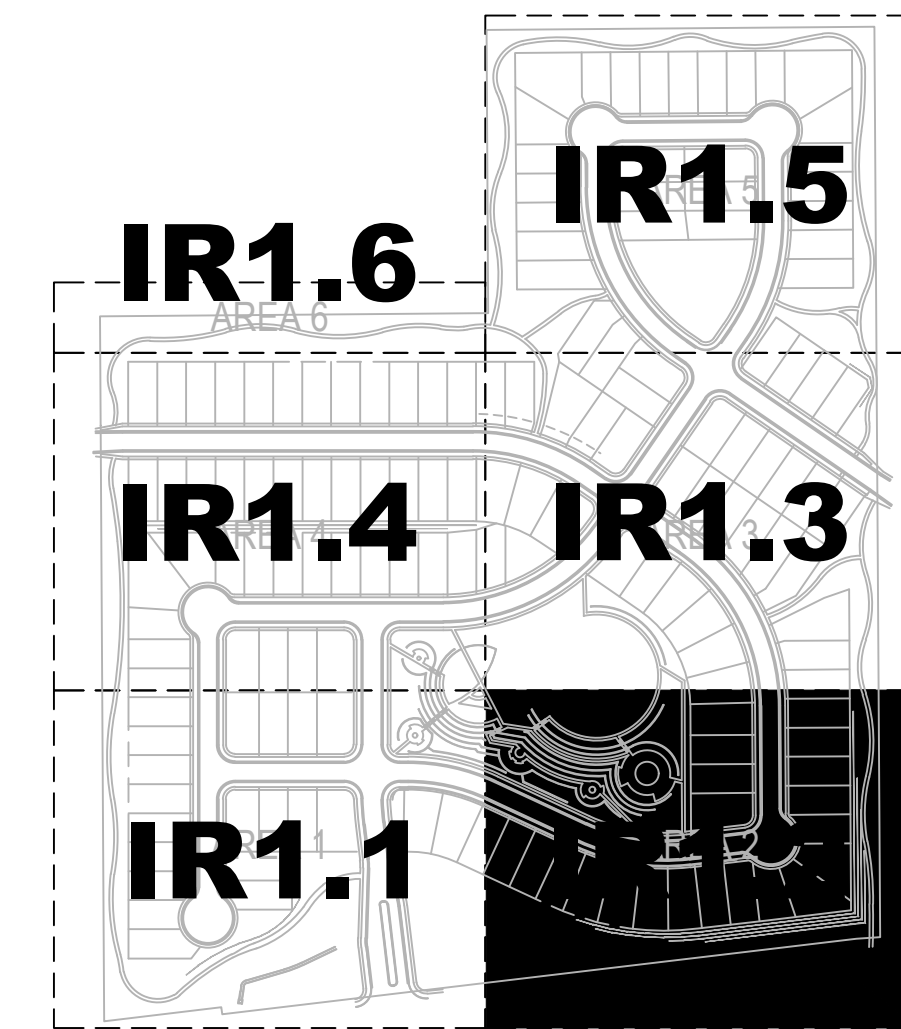
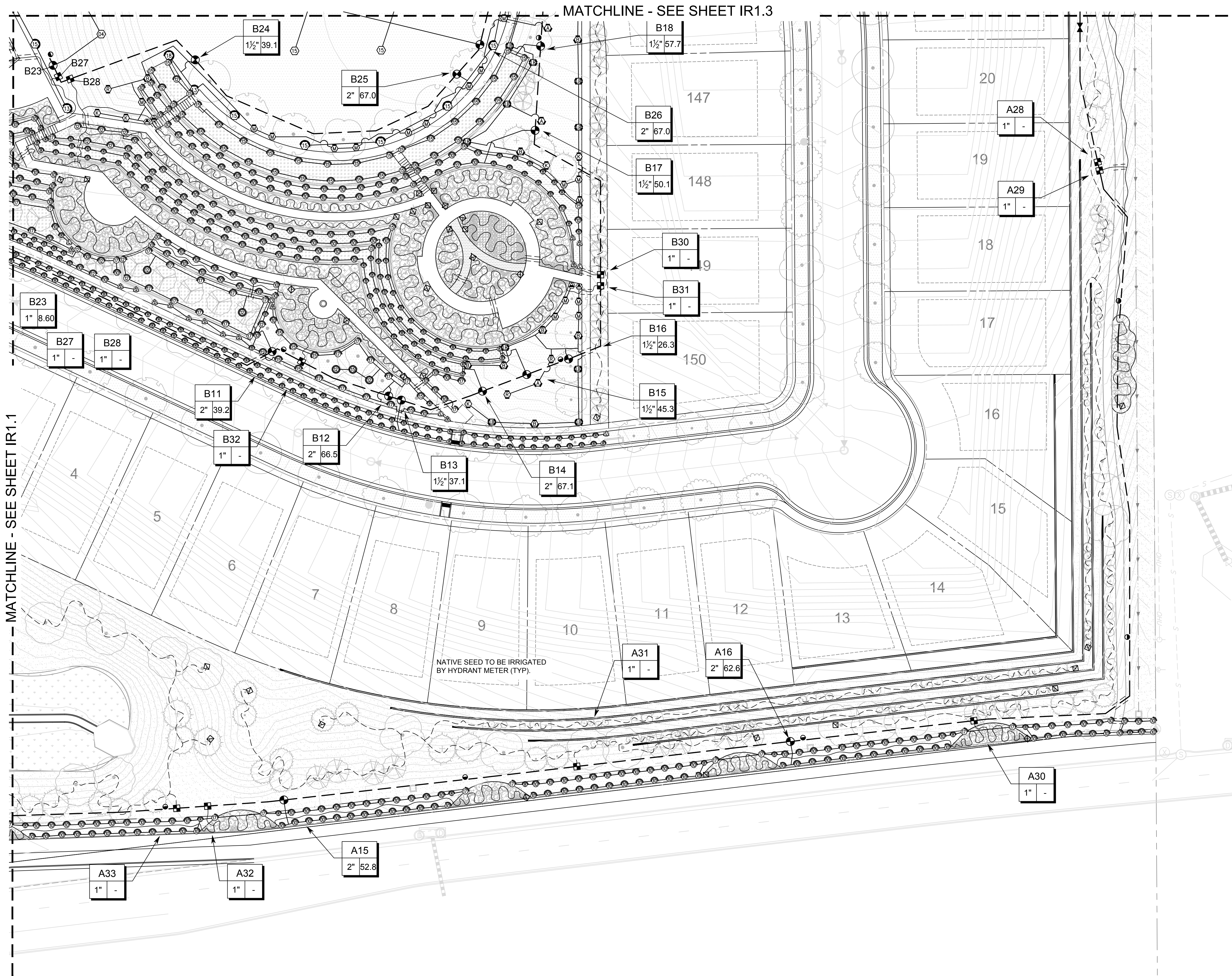
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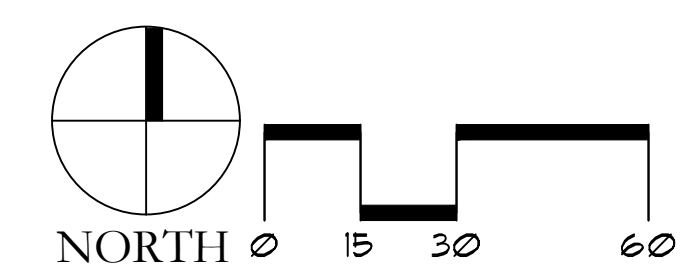
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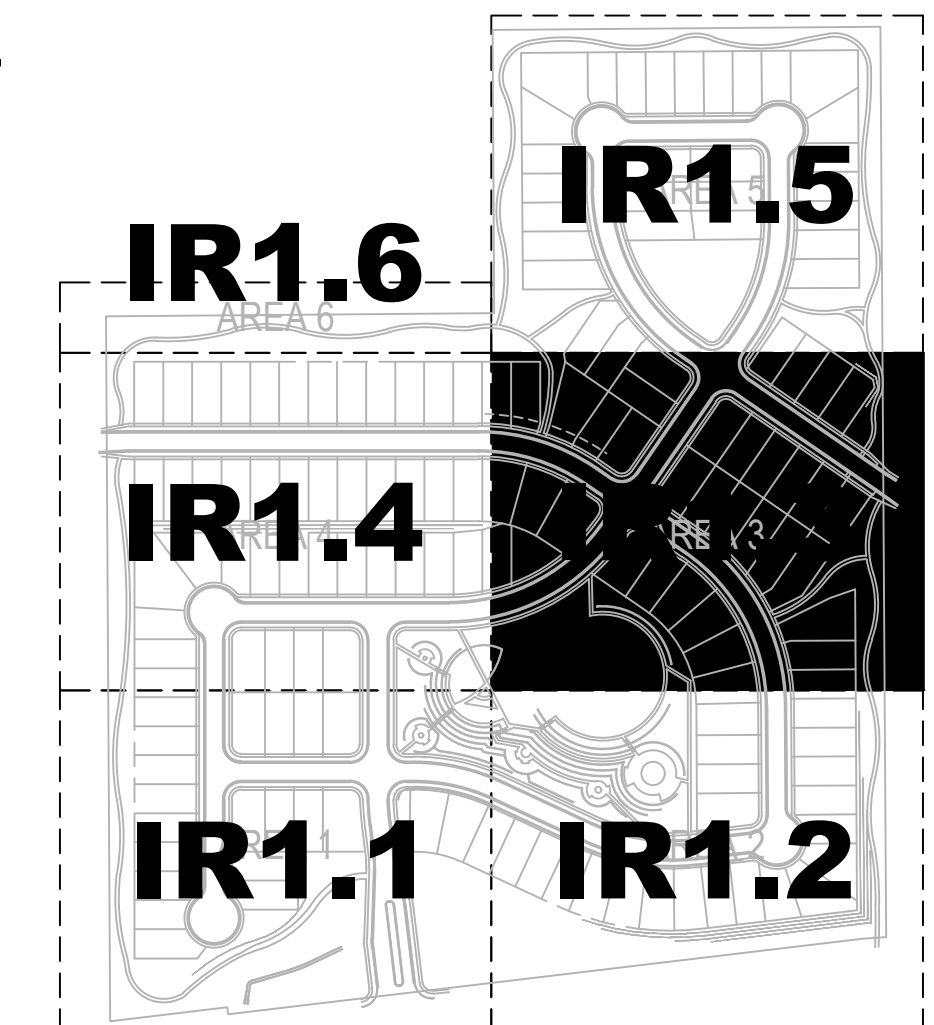
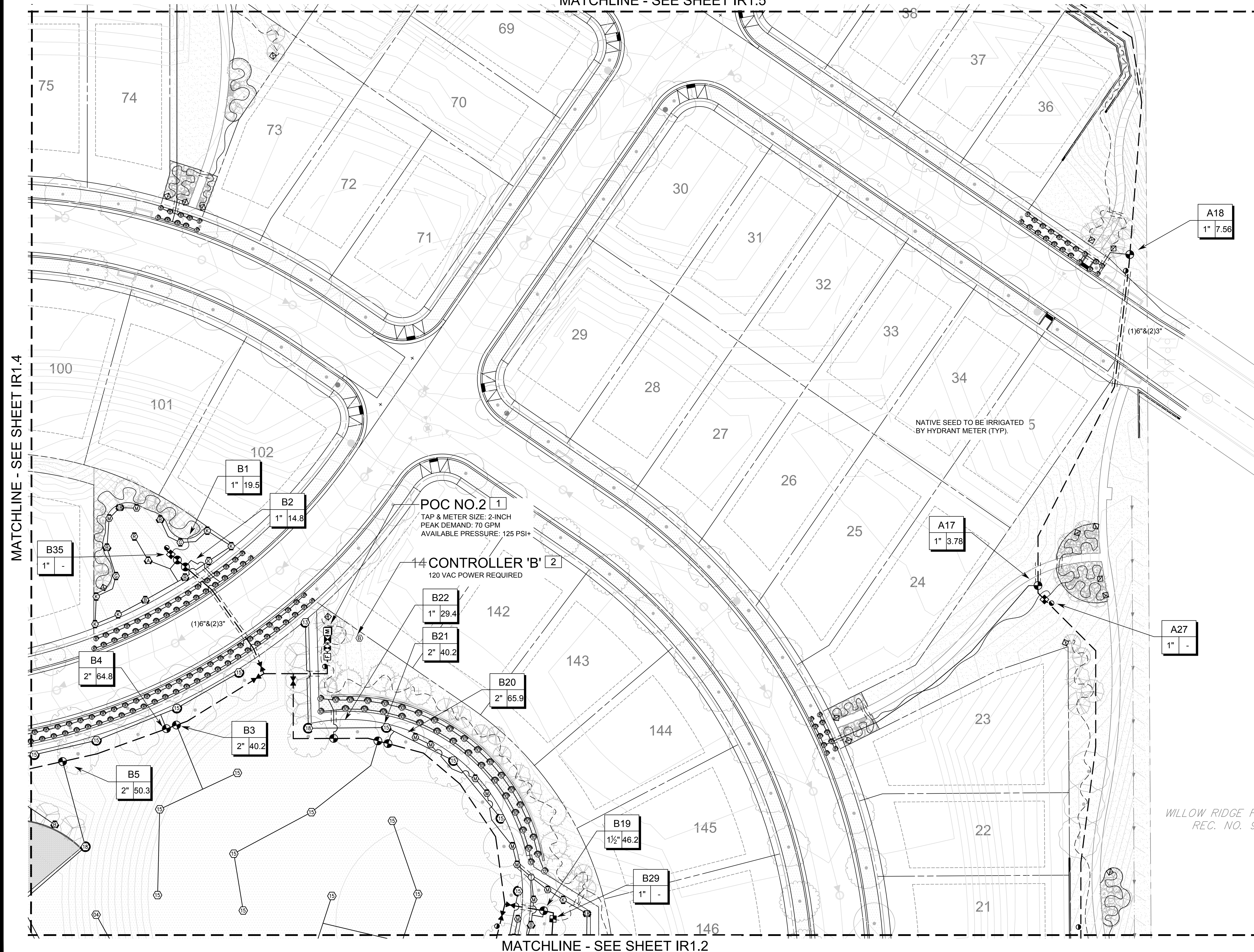
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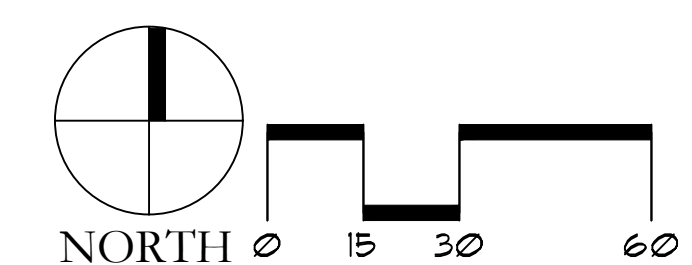
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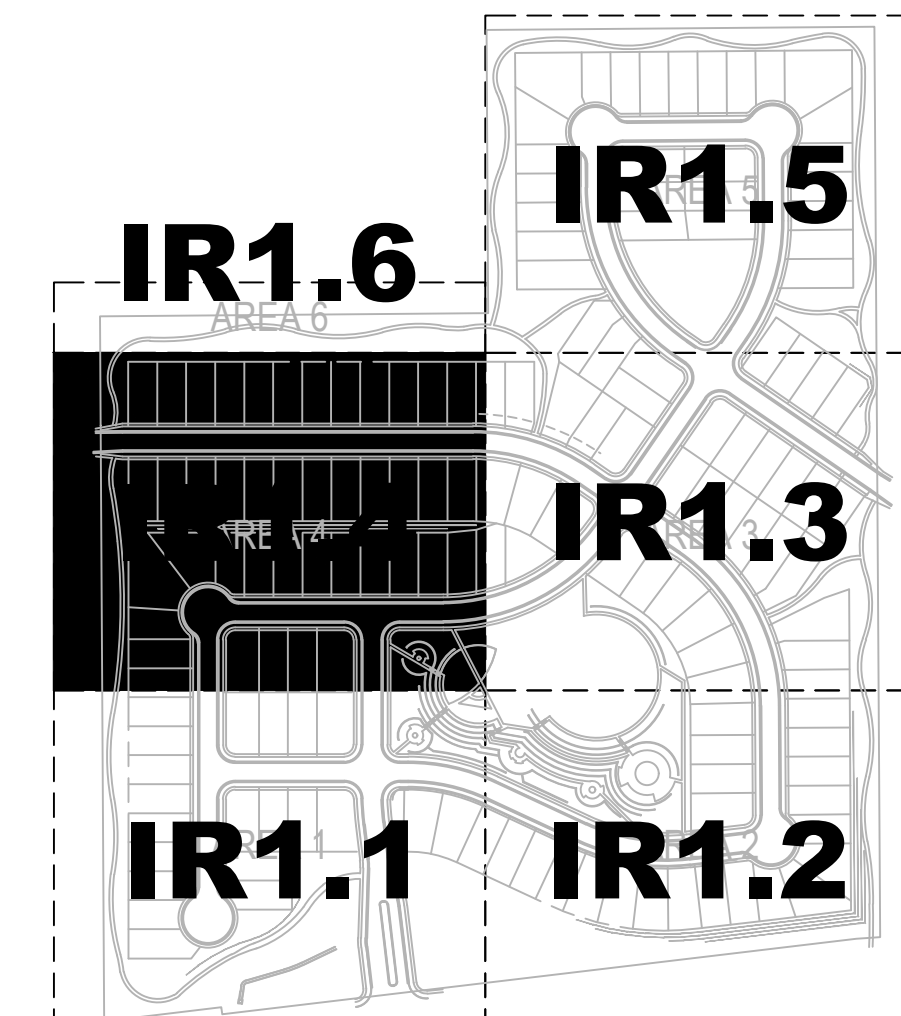
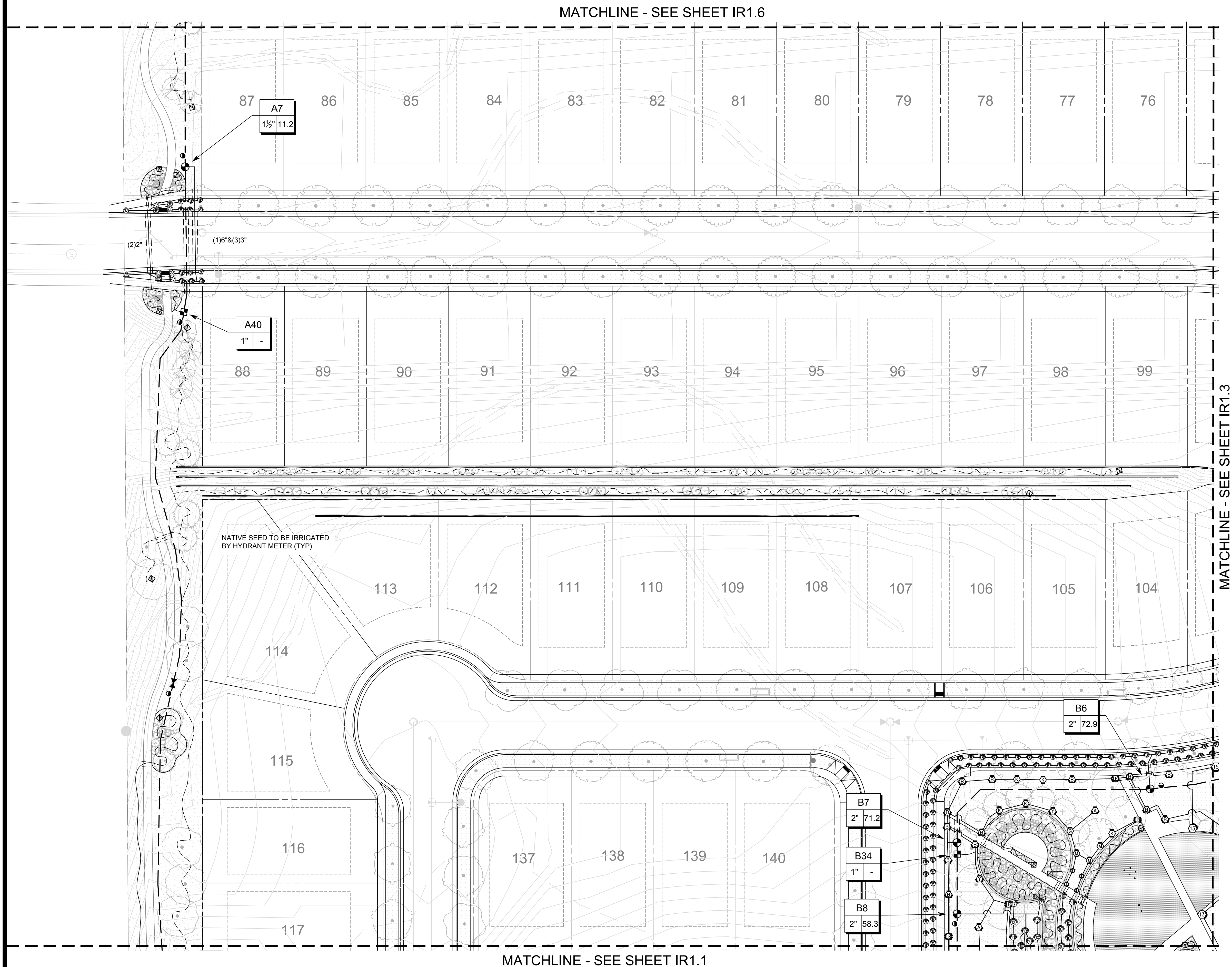
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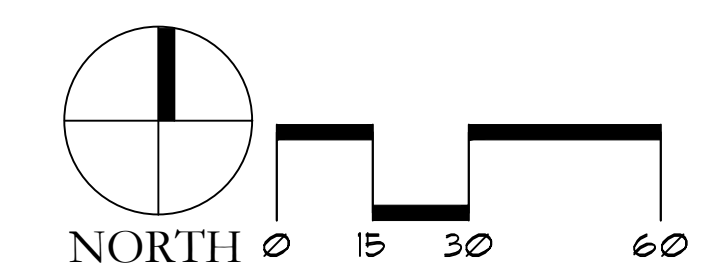
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KIME RANCH FILING NO.1
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS

PARKER, CO

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Issue Date:
03/10/2022
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TOWN OF PARKER

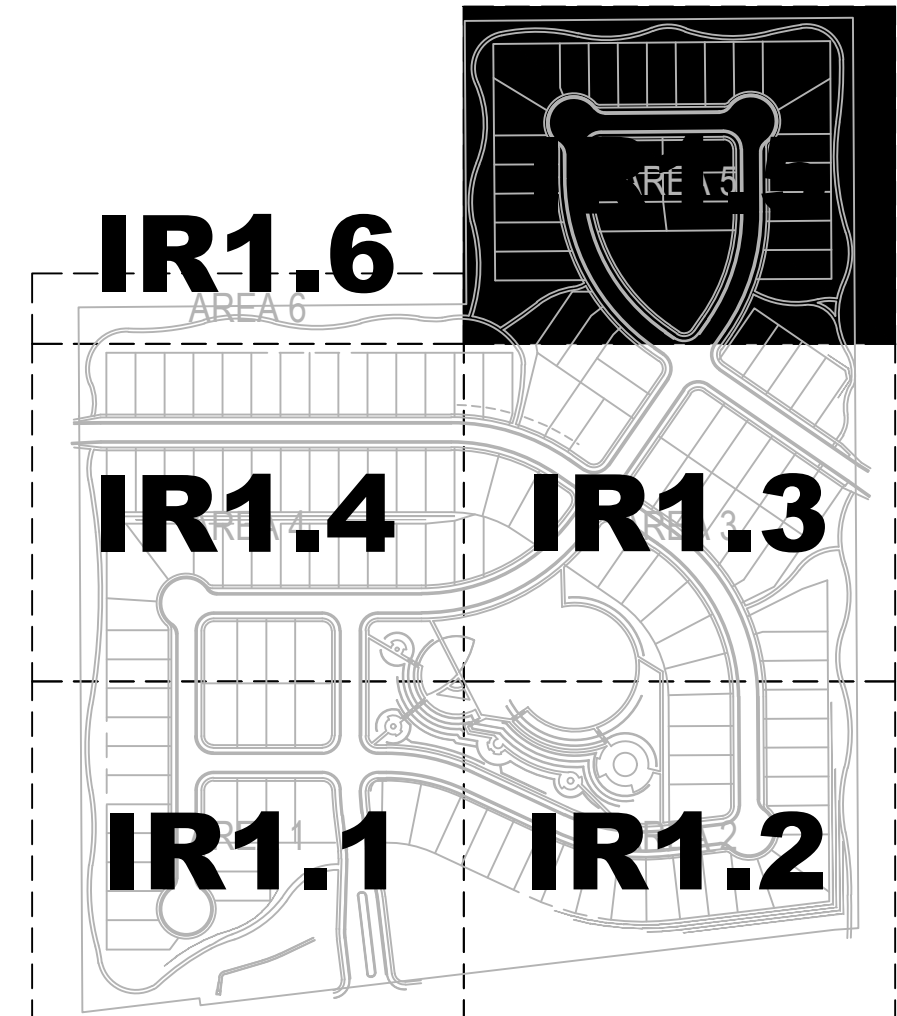
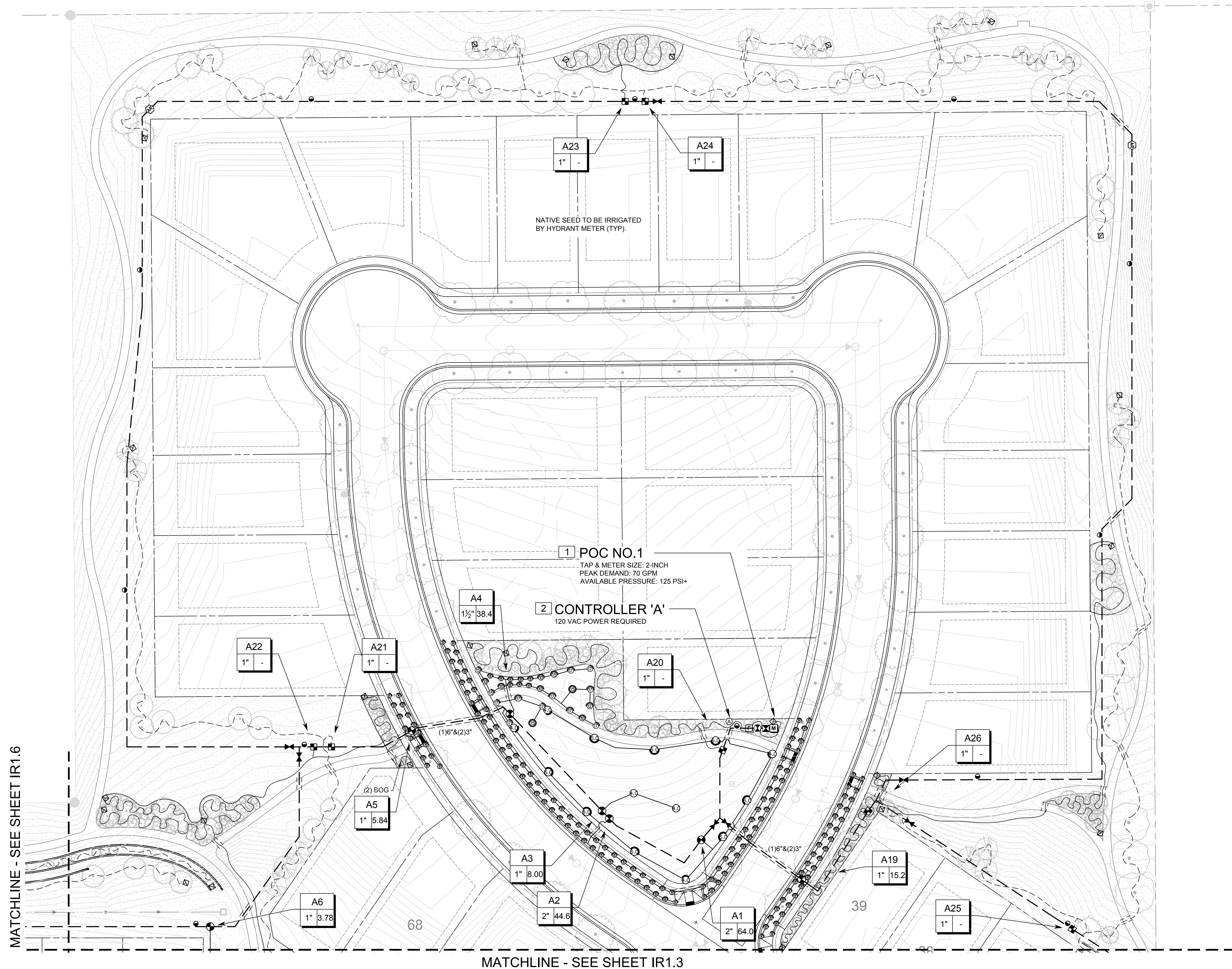
Date	Revisions

Rev# 1 2 3 4 5 6 7 8

■ Sheet Name ■
IRRIGATION PLAN

■ Sheet Number ■
IR1.4

KIME RANCH FILING NO. 1 PRELIMINARY PLAN
A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



PRELIMINARY NOT FOR
BIDDING OR CONSTRUCTION

Prepared For
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
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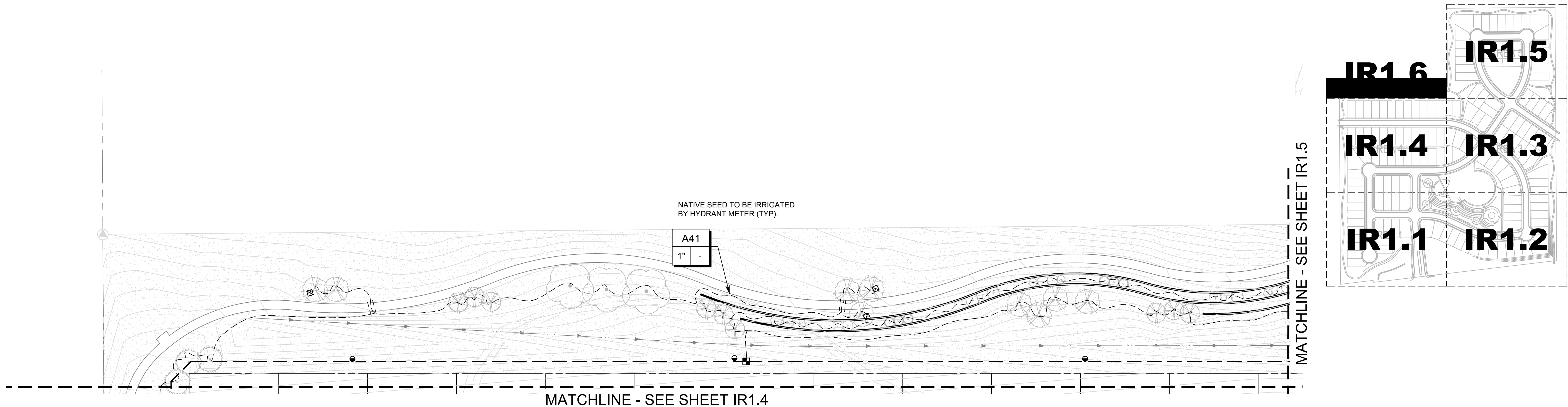
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IRRIGATION PLAN

Sheet Number

IR1.5

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LANDSCAPE/IRRIGATION WORKSHEET

Tap sizing for dedicated irrigation taps

POC #1

Yellow fields require user input

Irrigation Water Requirement = (ETo x PF x LA)/IE			
Define Landscape & Irrigation System:			
High Water Use Plant Material			
*Cool season turfgrass (Kentucky bluegrass)			
Plant Factor (PF, %)	High	0.9	
Landscape Area (LA, sq ft)			
Irrigation Efficiency (IE, %)	Overhead	0.65	
High-Moderate Water Use Plant Material			
*Hybrid grass types (Texas hybrids, fescue, etc.)			
Plant Factor (PF, %)	High-Med	0.8	
Landscape Area (LA, sq ft)		37897	
Irrigation Efficiency (IE, %)	Overhead	0.65	
Moderate Water Use Plant Material			
*Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.)			
Plant Factor (PF, %)	Med	0.5	
Landscape Area (LA, sq ft)		0	
Irrigation Efficiency (IE, %)	Drip	0.9	
Low Water Use Plant Material			
*Xeric trees/shrubs/perennials, native grass mixes			
Plant Factor (PF, %)	Low	0.25	
Landscape Area (LA, sq ft)		273323	
Irrigation Efficiency (IE, %)	Drip	0.9	

*PWSD holds final discretion for determining appropriate plant factor designations based on landscape plan submission

[Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines](#)



LANDSCAPE/IRRIGATION WORKSHEET

Tap sizing for dedicated irrigation taps

POC #2

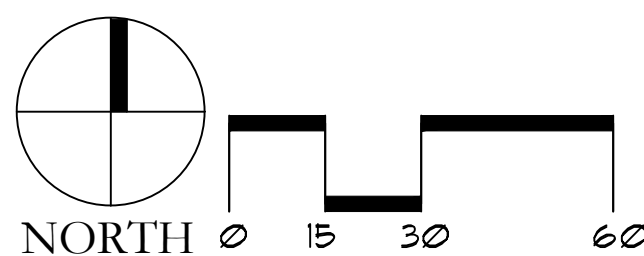
Yellow fields require user input

Irrigation Water Requirement = (ETo x PF x LA)/IE			
Define Landscape & Irrigation System:			
High Water Use Plant Material			
*Cool season turfgrass (Kentucky bluegrass)			
Plant Factor (PF, %)	High	0.9	
Landscape Area (LA, sq ft)			
Irrigation Efficiency (IE, %)	Overhead	0.65	
High-Moderate Water Use Plant Material			
*Hybrid grass types (Texas hybrids, fescue, etc.)			
Plant Factor (PF, %)	High-Med	0.8	
Landscape Area (LA, sq ft)		91040	
Irrigation Efficiency (IE, %)	Overhead	0.65	
Moderate Water Use Plant Material			
*Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.)			
Plant Factor (PF, %)	Med	0.5	
Landscape Area (LA, sq ft)		0	
Irrigation Efficiency (IE, %)	Overhead	0.65	
Low Water Use Plant Material			
*Xeric trees/shrubs/perennials, native grass mixes			
Plant Factor (PF, %)	Low	0.25	
Landscape Area (LA, sq ft)		33479	
Irrigation Efficiency (IE, %)	Drip	0.9	

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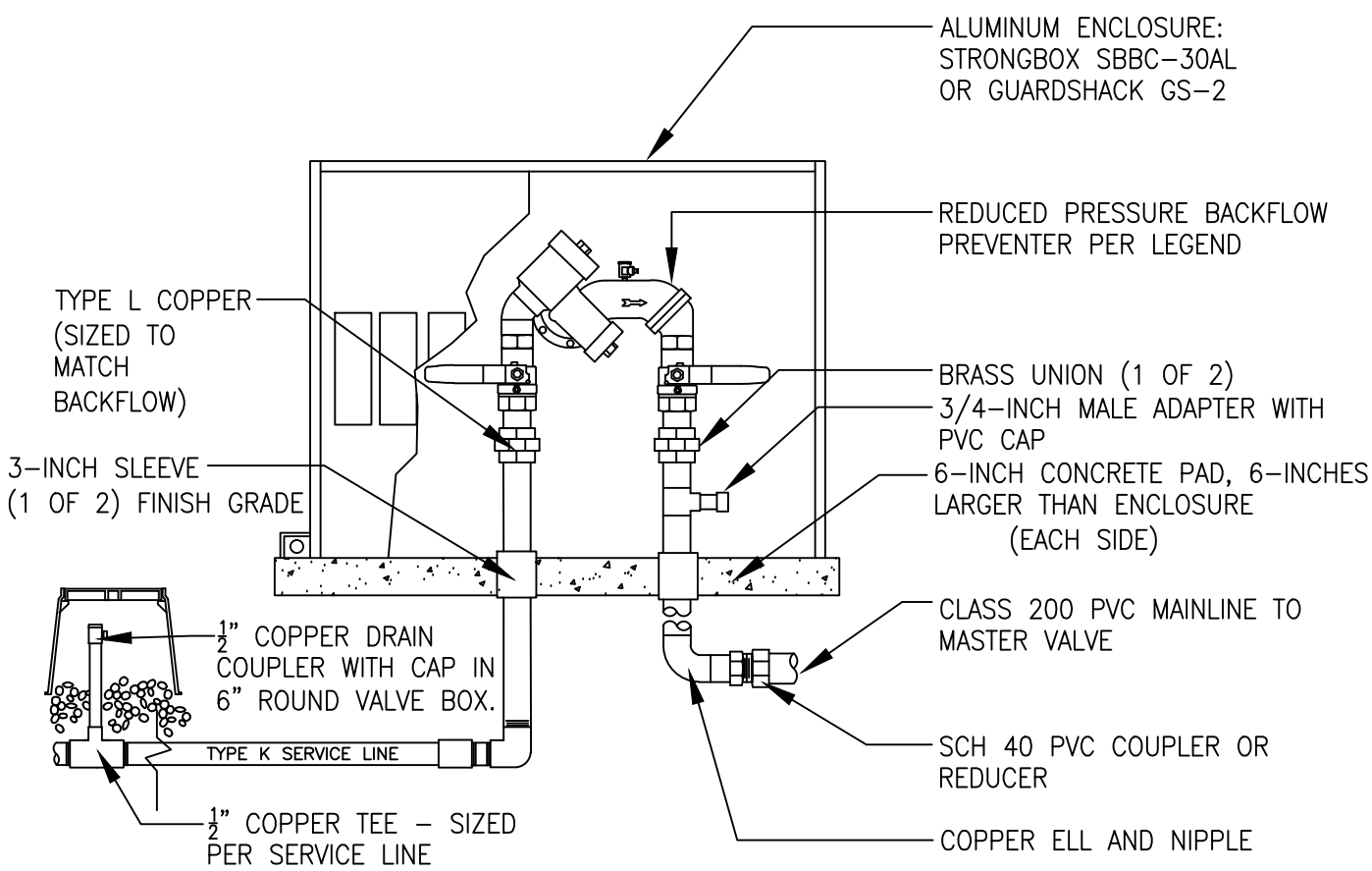
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IRRIGATION PLAN

Sheet Number

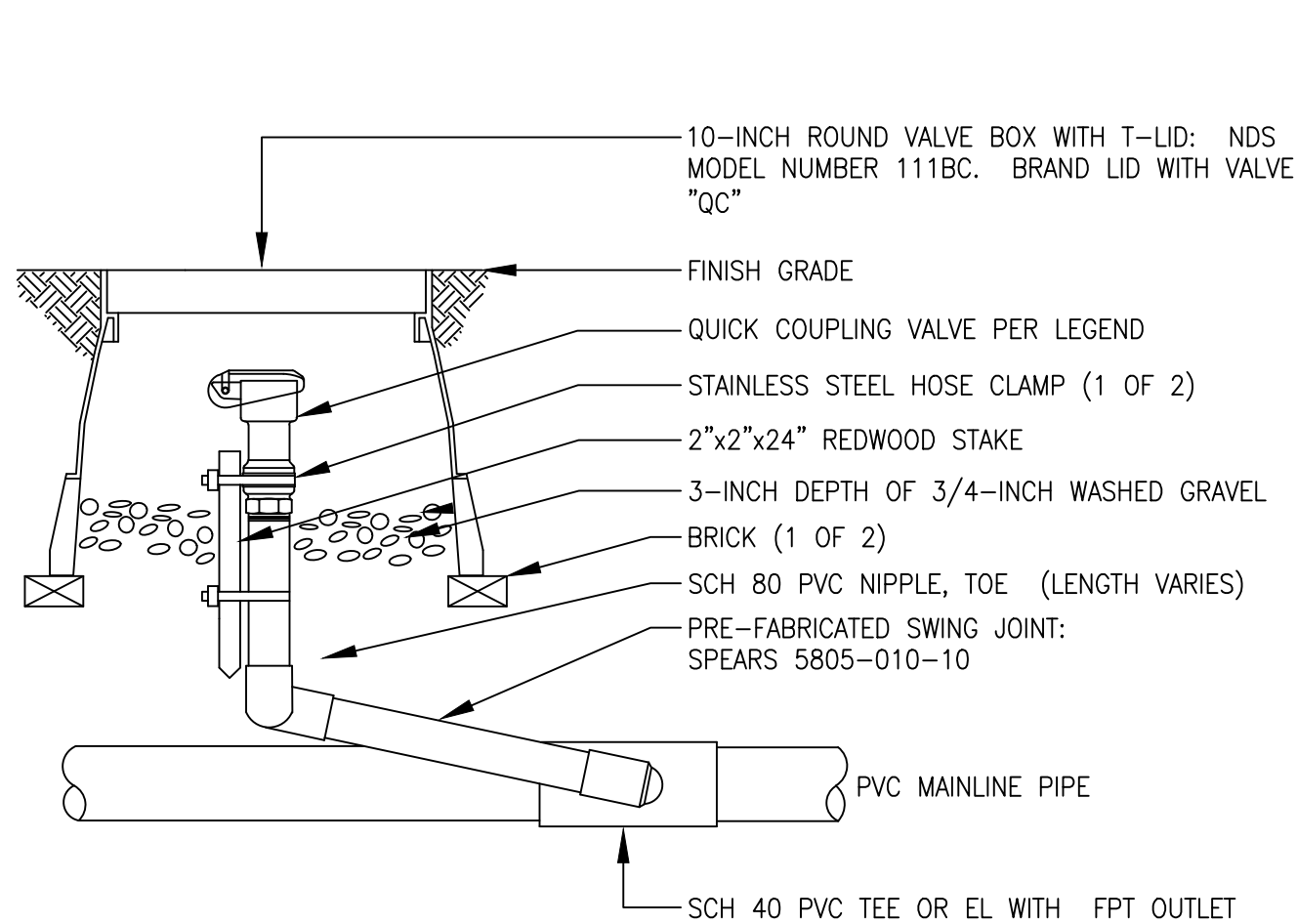
IR1.6

KIME RANCH FILING NO. 1 PRELIMINARY PLAN
A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

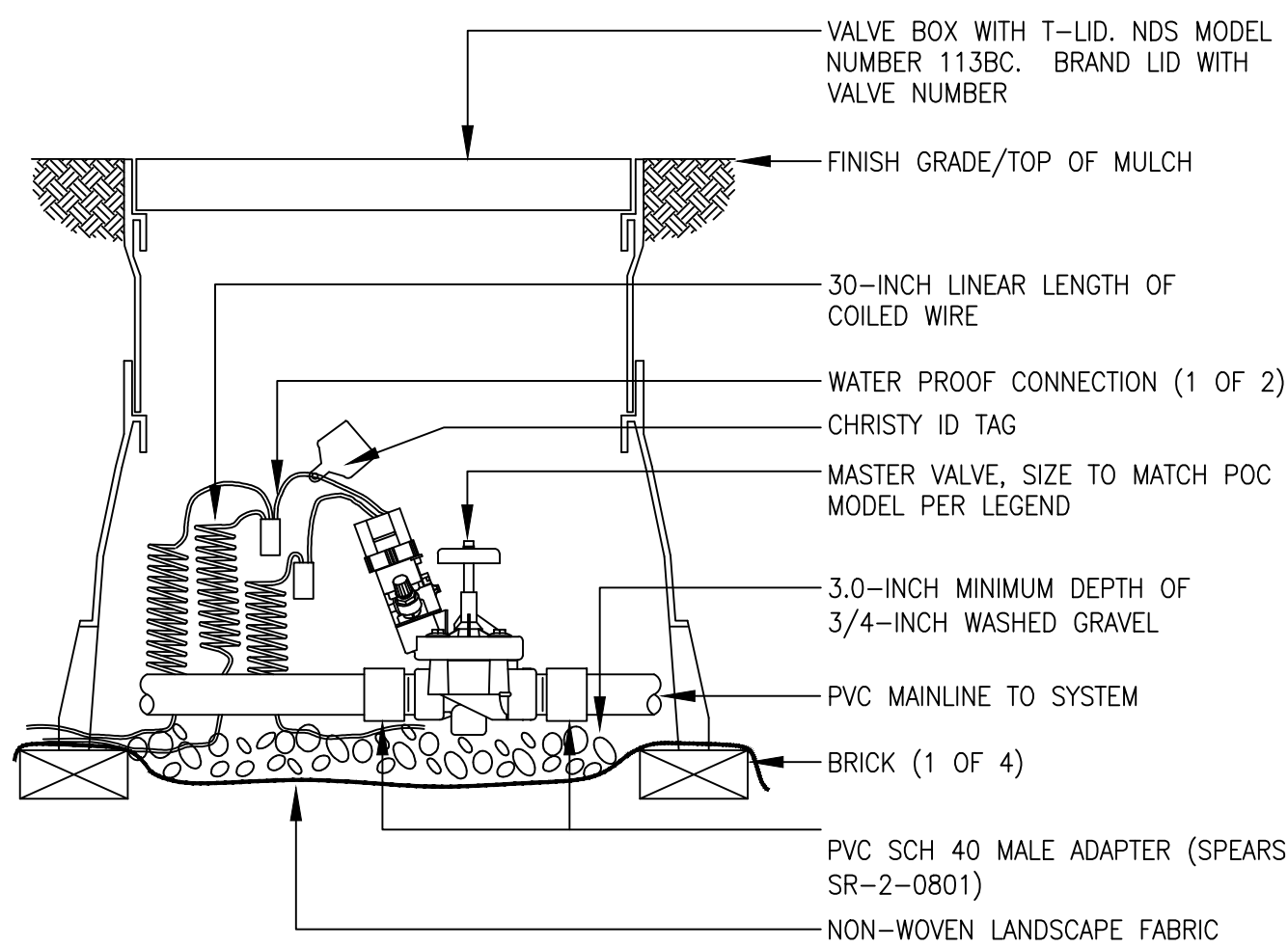


- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

1 BACKFLOW PREVENTION UNIT

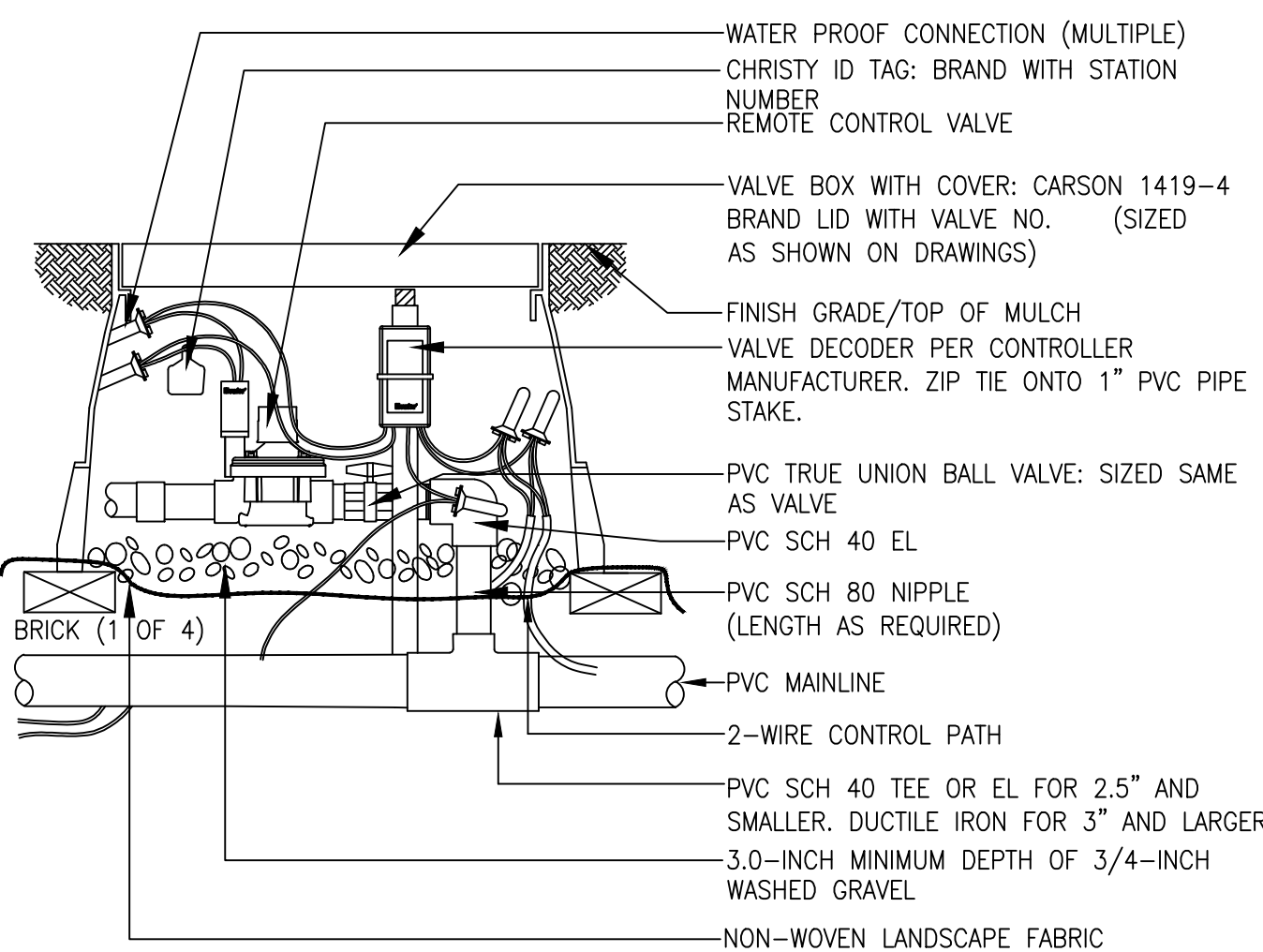


5 QUICK COUPLING VALVE ASSEMBLY

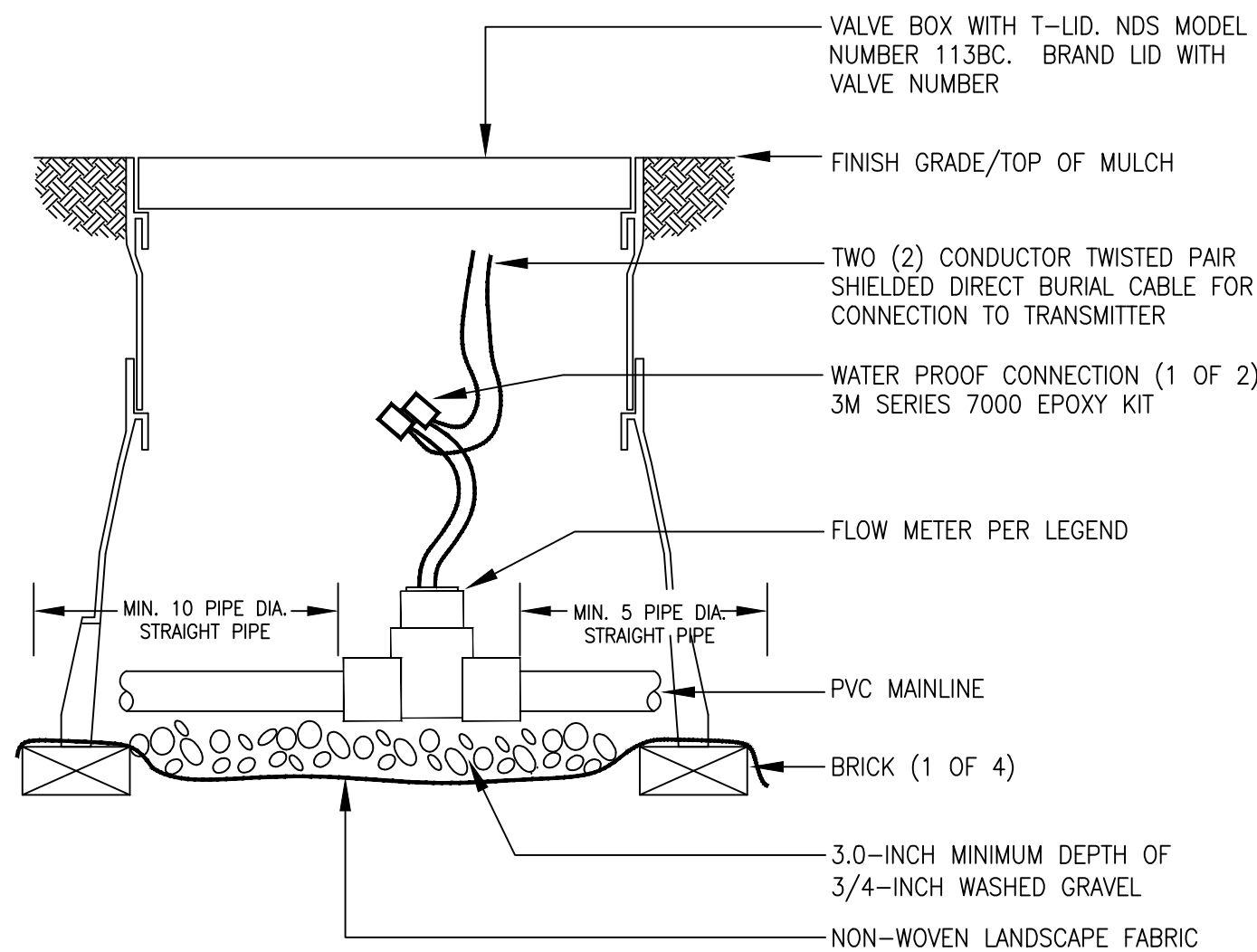


- NOTE:
1. FOR 2-WIRE CONTROL SYSTEMS, DIRECT WIRE MASTER VALVE INTO MV SENSOR PORT. DECODER IS AN OPTIONAL CONNECTION.

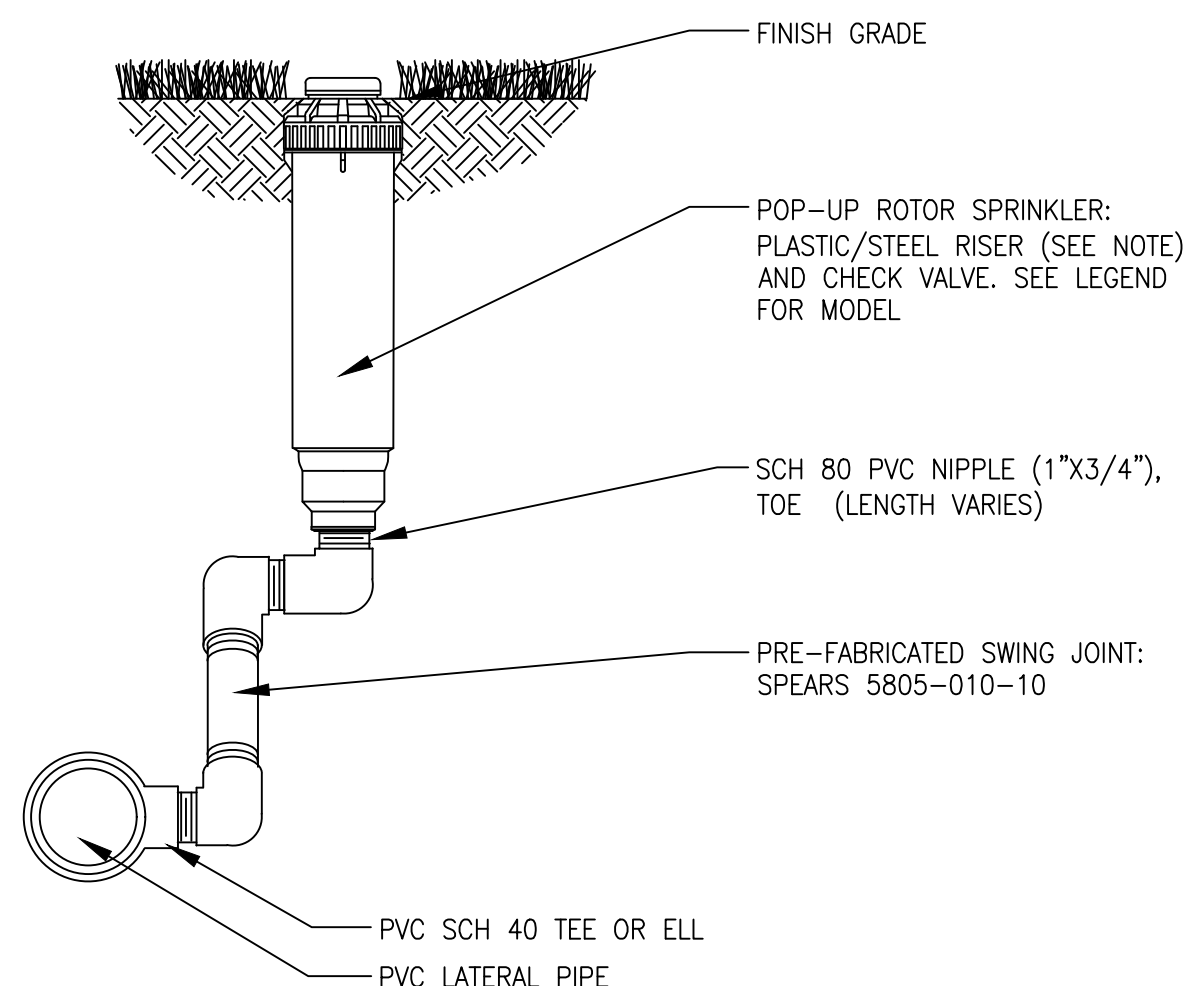
2 MASTER VALVE ASSEMBLY



6 REMOTE CONTROL TURF VALVE ASSEMBLY

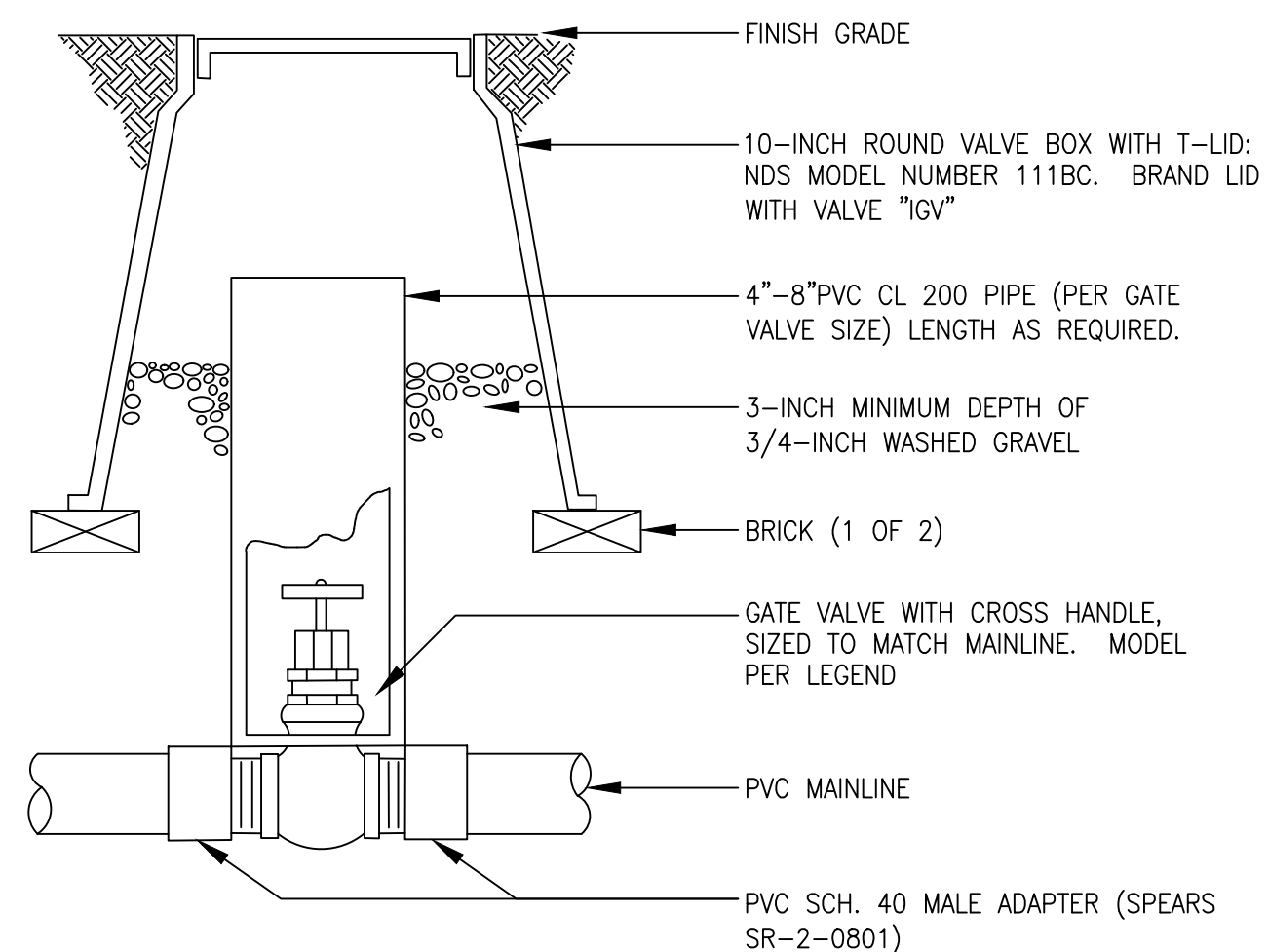


3 FLOW SENSOR ASSEMBLY



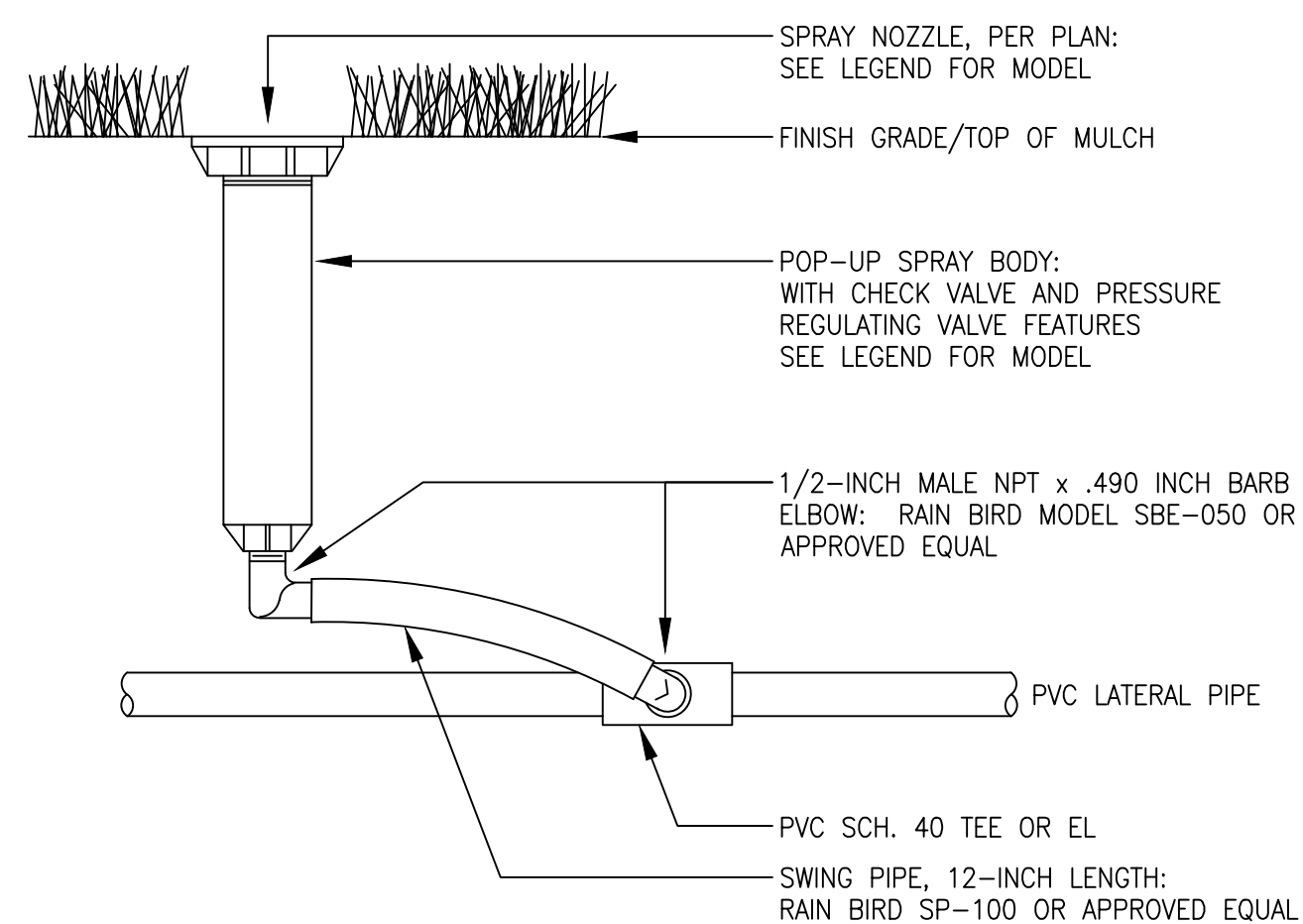
- NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

7 6-INCH GEAR-DRIVEN ROTOR ASSEMBLY



- NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

4 ISOLATION GATE VALVE ASSEMBLY



- NOTES:
1. UTILIZE 40 PSI PRESSURE REGULATING STEM FOR HEADS WITH ROTARY NOZZLES.
 2. UTILIZE 30 PSI PRESSURE REGULATING STEM FOR HEADS WITH SPRAY NOZZLES.

8 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY

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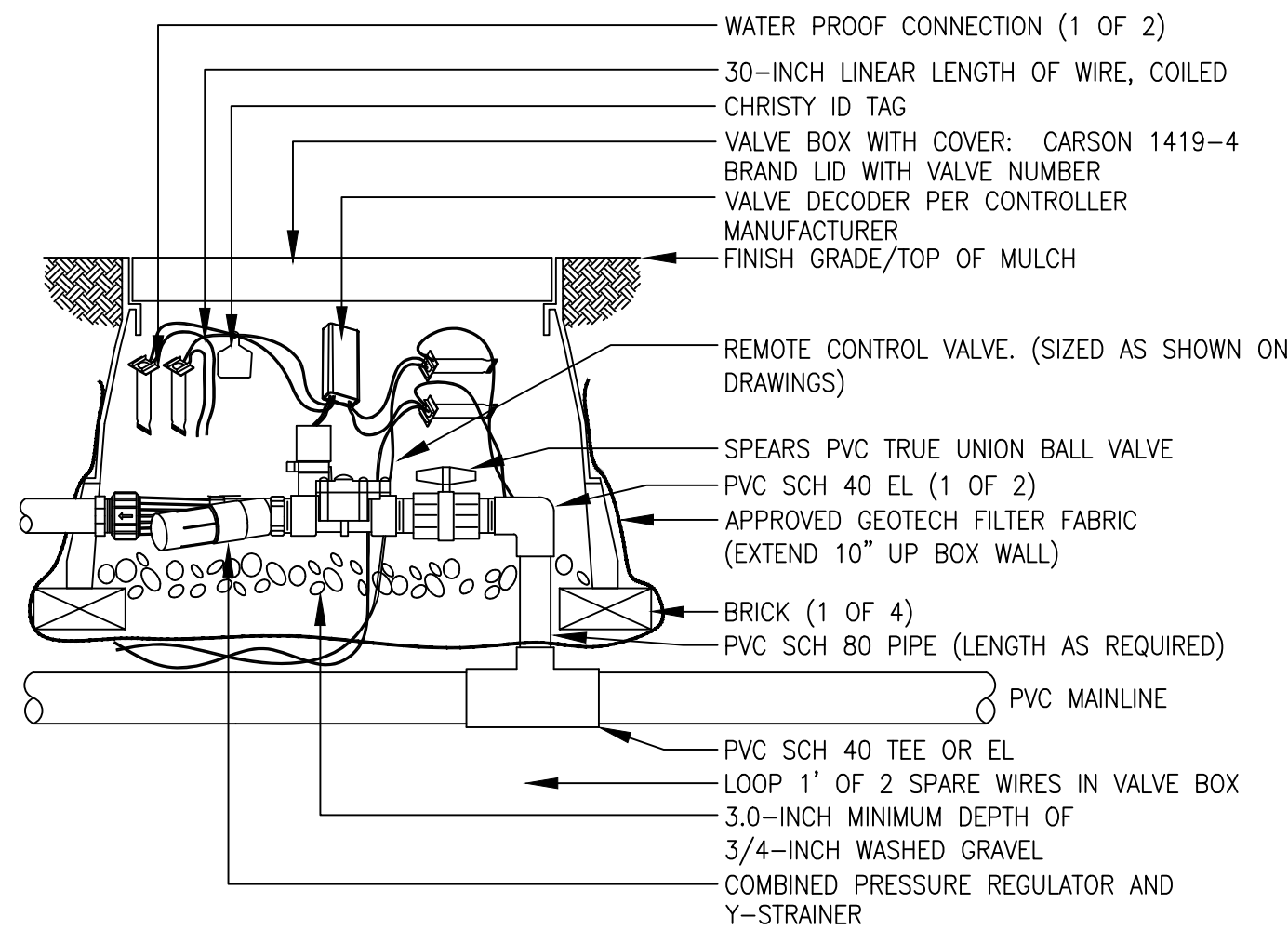
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IRRIGATION
DETAILS

Sheet Number

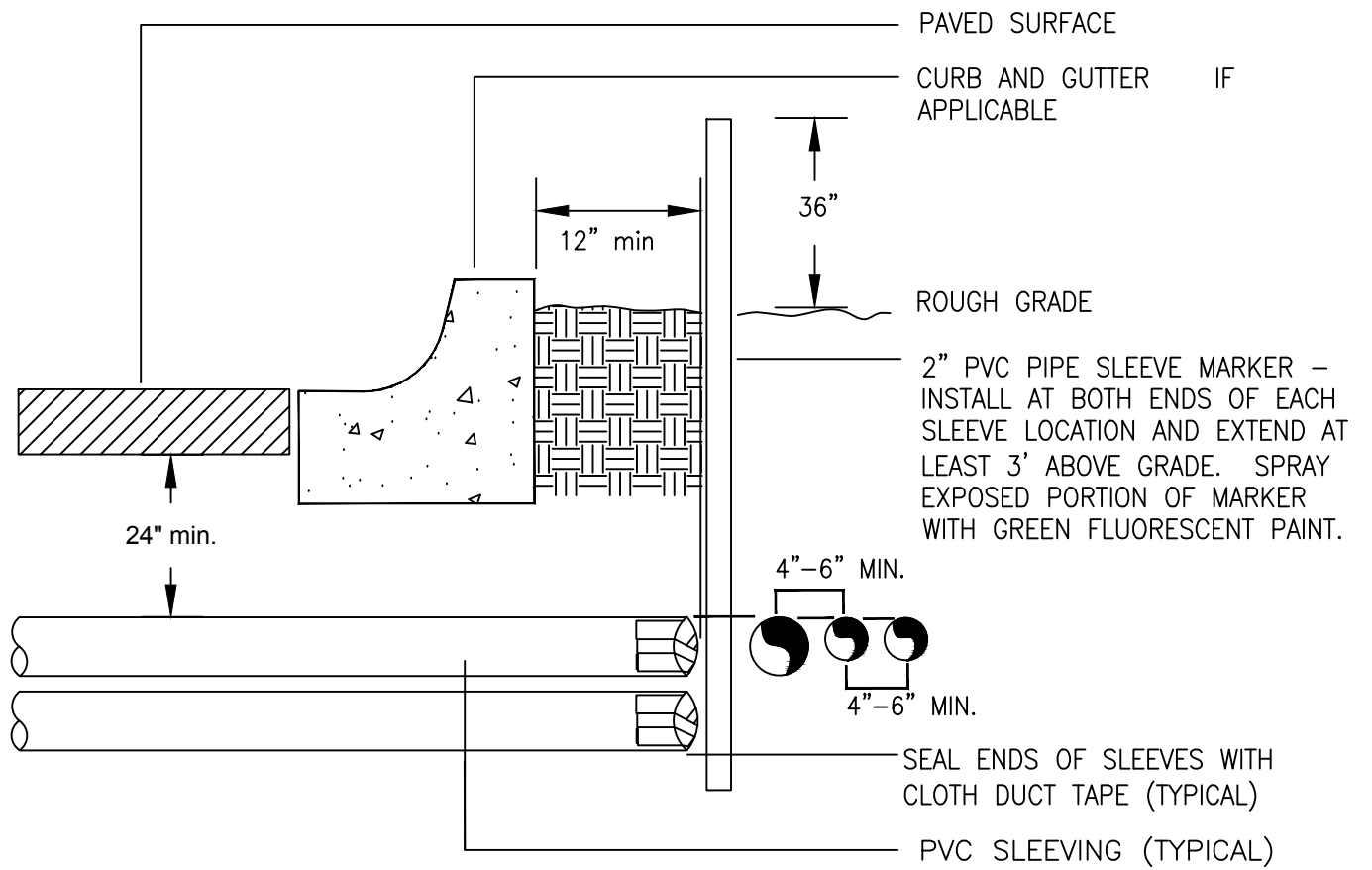
IR2.1

KIME RANCH FILING NO. 1 PRELIMINARY PLAN
A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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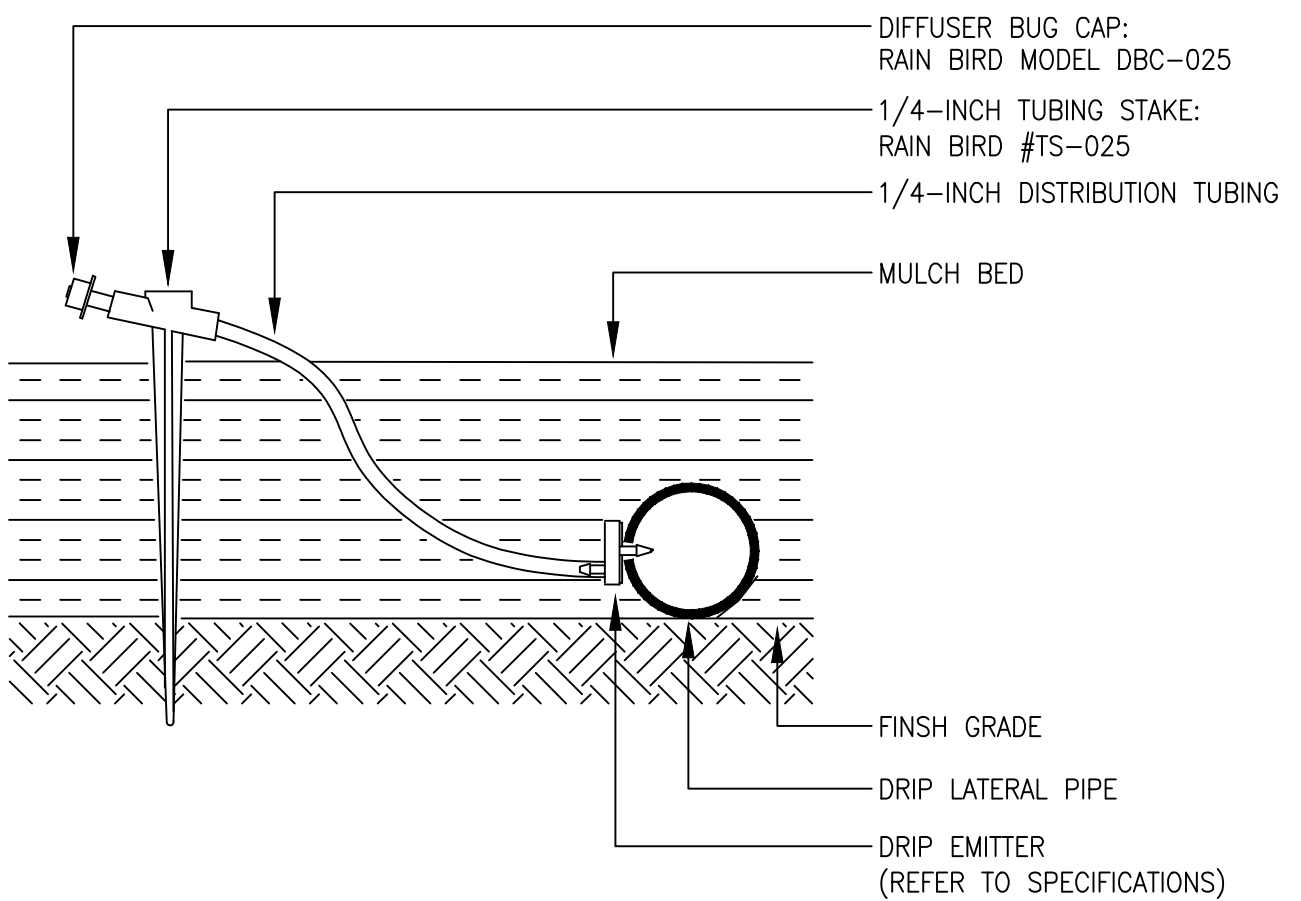
NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.
2. KEEP MINIMUM OF 3" FROM TOP OF SOLENOID TO VALVE BOX LID.

9 REMOTE CONTROL DRIP VALVE ASSEMBLY

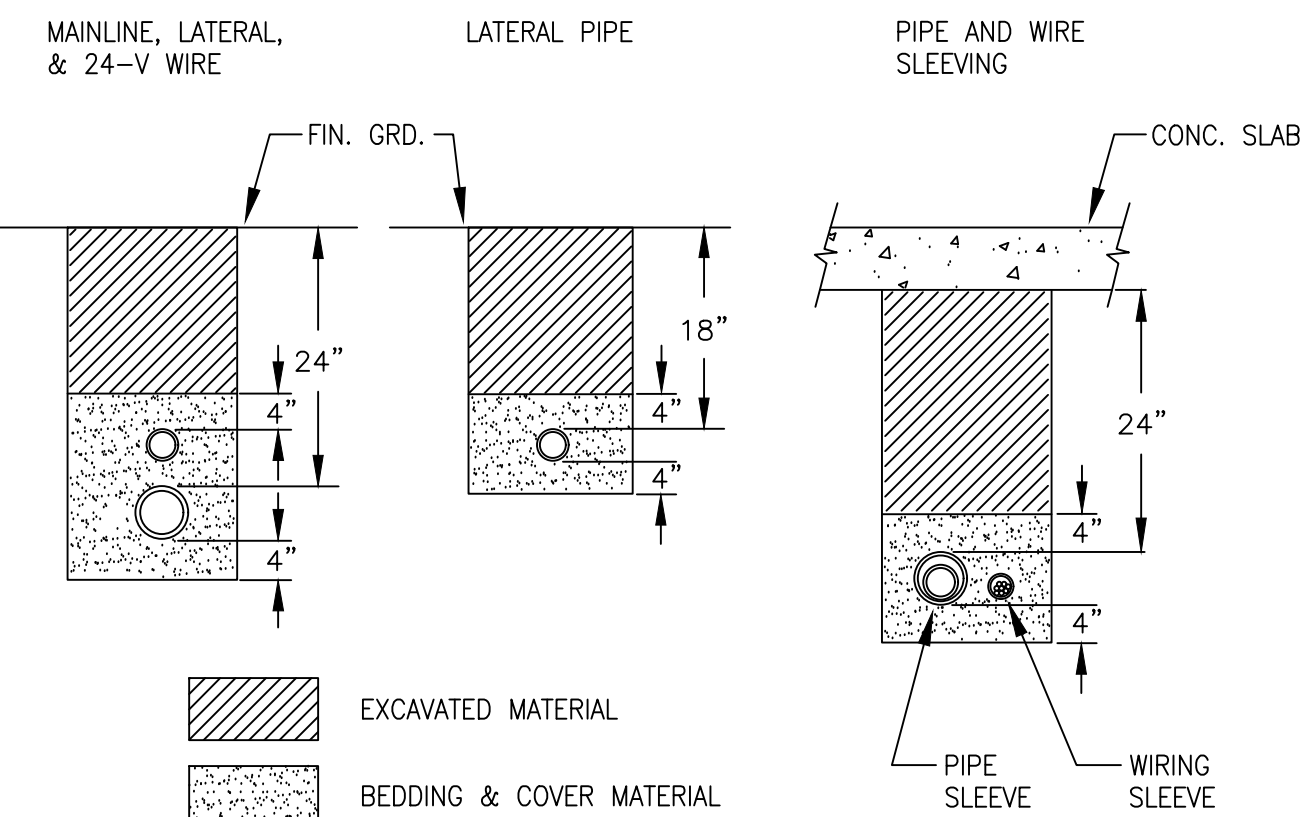


NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

13 TYPICAL SLEEVING DETAIL

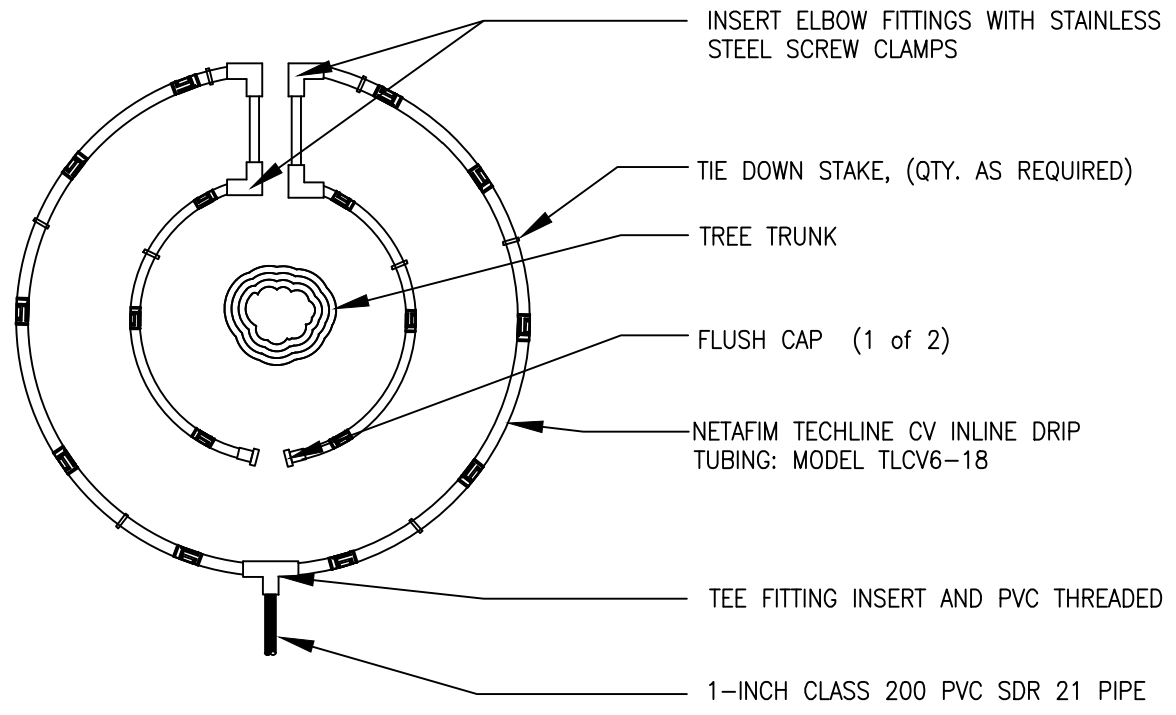


10 SINGLE OUTLET EMITTER ASSEMBLY



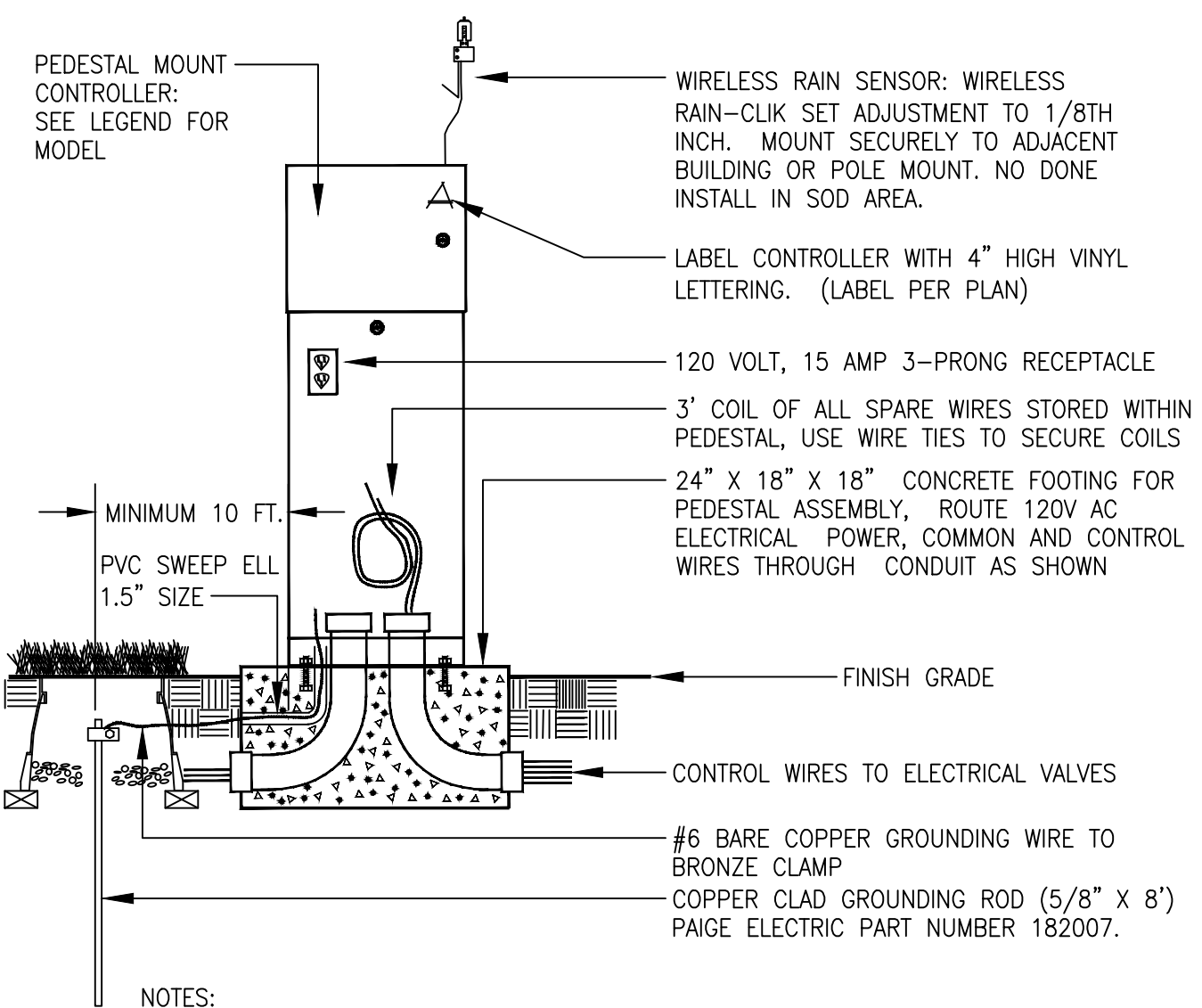
NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

14 TYPICAL TRENCHING DETAIL



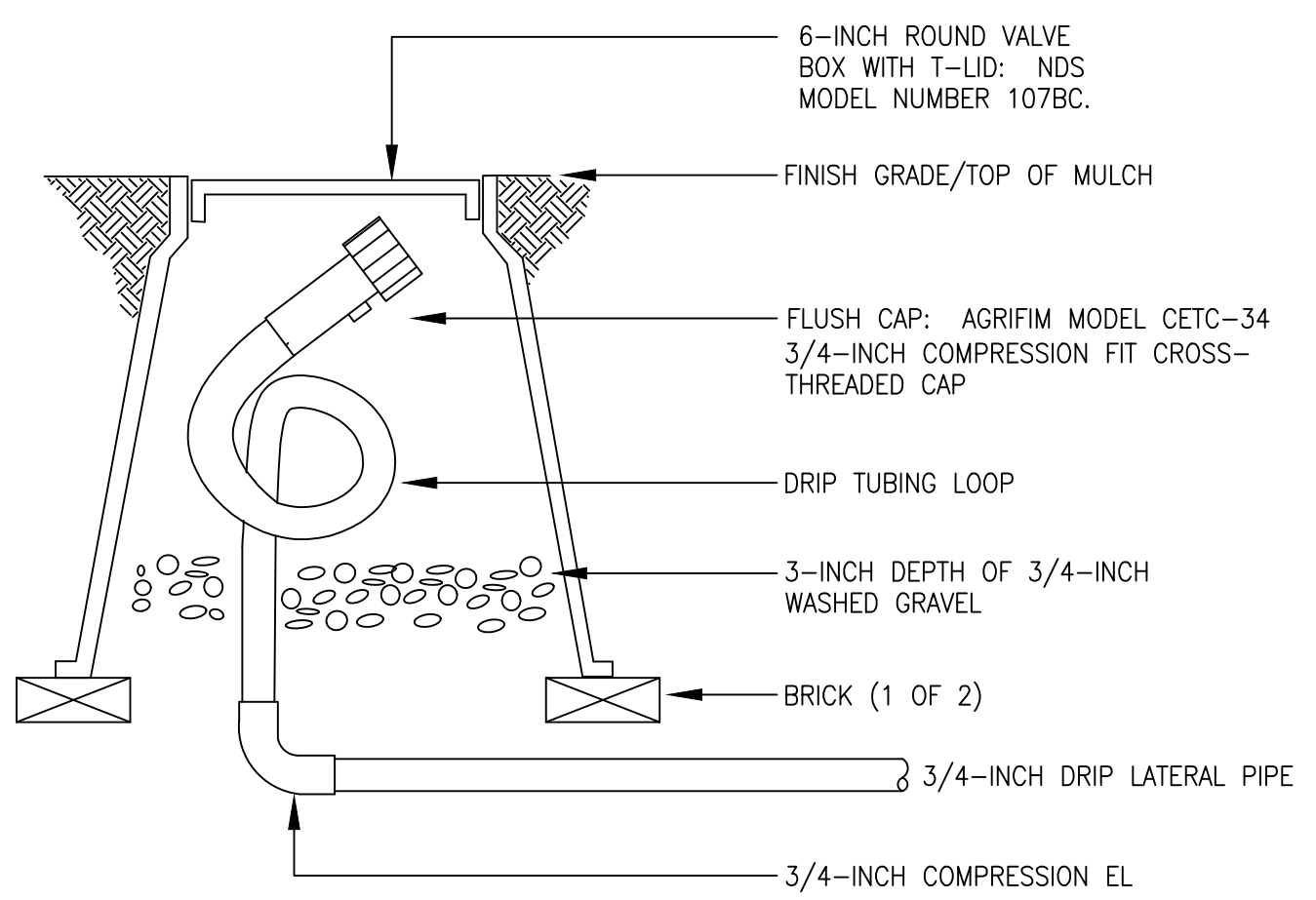
NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
2. DIAMETER OF DRIPLINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 2' DIAMETER AND 3' DIAMETER AROUND TREE.
3. SHRUBS IN NATIVE SHALL UTILIZE SINGLE OUTLET EMITTERS.

11 INLINE DRIP PIPE ASSEMBLY FOR TREES IN NATIVE



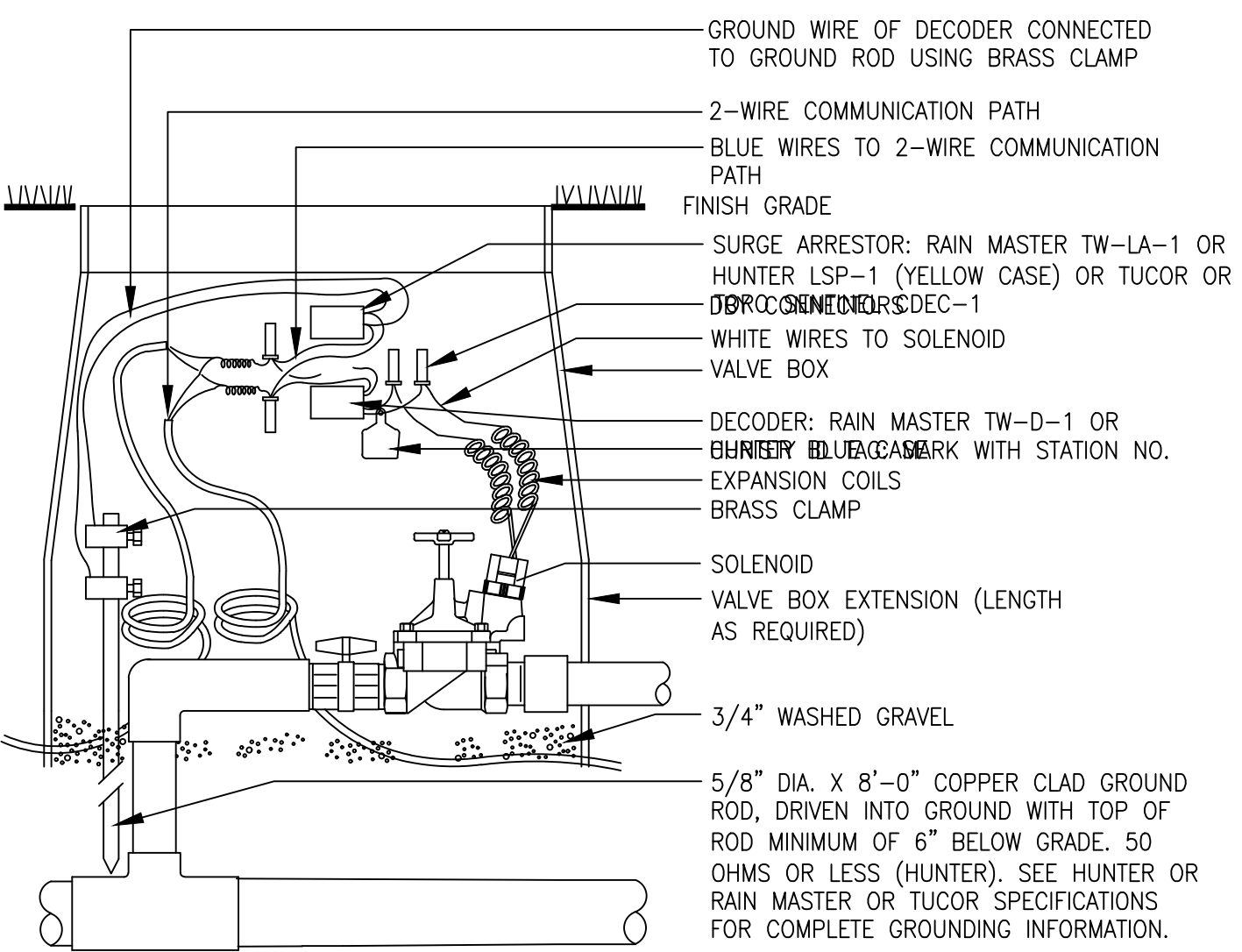
NOTE:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

15 PEDESTAL MOUNT CONTROLLER ASSEMBLY



NOTE:
1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.

12 DRIP FLUSH CAP ASSEMBLY



NOTES: WIRES MUST EXTEND 12" ABOVE VALVE BOX FOR SERVICE.

16 TYPICAL GROUNDING (AT VALVE) ASSEMBLY

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Sheet Number
IR2.2

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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Kime Ranch: Tree Survey and Assessment
Date: July 28, 2021
By: Scott Grimes

Tree #	Species	Size	sq. in.	unit cost	BTC *	species	condition	location	Estimated value	Category	Comments
	Common Name	dbh inches							2021		
1	Siberian elm	15	176.63	75.87	13400.53875	40%	0%	70%	\$ --	Remove	Dead tree
2	Crabapple	15	176.63	86.38	15256.8675	75%	50%	70%	\$ 4,005	Remove	Major fireblight, > 50% dieback, low branching, 2 trunks
3	Siberian elm	18	254.34	71.03	18065.7702	40%	0%	70%	\$ --	Remove	Dead tree
4	Freeman maple	3	7.07	71.03	501.82695	65%	0%	70%	\$ --	Remove	Dead tree
5	Aspen	9	63.59	70.38	4475.1123	55%	56%	70%	\$ 965	Remove	5-stem, weak structure, plastic at base, trunk cankers
6	Aspen	7	38.47	70.38	2707.1667	55%	56%	70%	\$ 584	Remove	4-stems tied together, weak, cankers, aphids, twig gall
6a	Aspen	7	38.47	70.38	2707.1667	55%	53%	70%	\$ 552	Remove	3-stem, cankers on all trunks, cytospora, twig gall
7	Aspen	7.5	44.16	70.38	3107.716875	55%	0%	70%	\$ --	Remove	Dead tree
8	Aspen	5.5	23.75	70.38	1671.261075	55%	0%	70%	\$ --	Remove	Dead tree
8a	Aspen	3.75	11.04	70.38	776.9292188	55%	20%	70%	\$ 60	Remove	2-stems, weak structure, aphids, leaf spot fungus
9	Aspen	4.75	17.71	70.38	1246.539769	55%	66%	70%	\$ 317	Remove	2-stems - co-dominant, weak structure, twig gall
10	Aspen	5	19.63	70.38	1381.2075	55%	56%	70%	\$ 298	Remove	2-stem, weak, cytospora canker, bacterial wetwood
11	Aspen	6	28.26	70.38	1988.9388	55%	0%	70%	\$ --	Remove	Dead tree
11a	Aspen	2	3.14	70.38	220.9932	55%	63%	70%	\$ 54	Remove	leaf spot, lean, suppressed, in planter bed
12	Aspen	3	7.07	70.38	497.2347	55%	66%	70%	\$ 126	Remove	Straight trunk, 15% dieback, minor cankers
13	Siberian elm	12	113.04	75.87	8576.3448	40%	0%	70%	\$ --	Remove	Dead tree
14	Siberian elm	4	12.56	75.87	952.9272	40%	0%	70%	\$ --	Remove	Dead tree
15	Aspen	9.5	70.85	70.38	4986.159075	55%	41%	70%	\$ 787	Remove	large surface roots, in planter bed,
16	Aspen	0	--	70.38	0	55%	0%	70%	\$ --	gone	Dead and gone
17	Crabapple	16	200.96	86.38	17358.9248	75%	50%	70%	\$ 4,557	Remove	multi-stem at 3', 4 trunks, fireblight, 15% dieback, driveway limiting
18	Cherry	9.5	70.85	91.56	6486.68265	75%	50%	70%	\$ 1,703	Remove	de-foliating, mostly sucker sprouts, multi-trunk
19	Cottonwood	18	254.34	56.26	14309.1684	60%	69%	70%	\$ 4,147	Remove	Multi-trunk at 6, 10% dieback, wetwood, cytospora,
20	part of tree # 21	0	--		0			70%	\$ --		part of tree # 21
21	Siberian elm	27	572.27	75.87	43417.74555	40%	44%	70%	\$ 5,349	Remove	
22	part of tree # 24	0	--		0			70%	\$ --		part of tree # 21
23	part of tree # 24	0	--		0			70%	\$ --		part of tree # 24
24	Siberian elm	24	452.16	75.87	34305.3792	40%	0%	70%	\$ --	Remove	Dead tree
25	Austrian pine	5.5	23.75	53.97	1281.585113	75%	69%	70%	\$ 464	Remove	2-stems at 8', good color, in a clump with # 26 and # 27, minor dead
26	Austrian pine	9	63.59	53.97	3431.68245	75%	75%	70%	\$ 1,351	Remove	in clump with # 25 and # 27, one sided, some stress discolored needles
27	Austrian pine	7	38.47	53.97	2075.95605	75%	63%	70%	\$ 687	Remove	in clump with # 25 and # 26, lost top, low dead, lean, suppressed
28	Austrian pine	13.5	143.07	53.97	7721.285513	75%	84%	70%	\$ 3,405	Remove	Good form and color, straight, solid branching, minor dead branches
29	Austrian pine	8	50.24	53.97	2711.4528	75%	69%	70%	\$ 982	Remove	Good crown, good foliage, needs some low dead pruned
30	Austrian pine	6	28.26	53.97	1525.1922	75%	60%	70%	\$ 480	Remove	Lost top, limbed up by cattle, crooked trunk
31	Common apple	11	94.99	86.38	8204.8043	75%	44%	70%	\$ 1,895	Remove	50% dead, borers, squirrel damage, fireblight
32	Pinon pine	3	7.07	49.9	352.5435	70%	53%	70%	\$ 92	Remove	Pitch mass borer, sparse crown, declining fast, raised planter bed
33	Aspen	5	19.63	70.85	1390.43125	55%	53%	70%	\$ 284	Remove	3-stem, weak structure, Cytospora canker, raised bed, twig gall
34S	American plum thicket	2500 s.f.	100.00	18.75	1875				\$ 1,875	Remove	Replacement cost based on # 5 container plants at 5' on center
35S	Lilac massing	800 s.f.	27.00	18.31	494.37				\$ 494	Remove	Replacement cost based on # 5 container plants at 5' on center
									Estimated value		

* BTC - Basic Tree Cost = Unit cost * Sq. inches

Totals \$ 35,512

Highlighted trees were added to the inventory and map.
Shrub thickets greater than 100 s.f. require mitigation

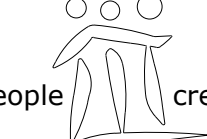
Notes:

1. None of the trees are recommended for retention as part of a residential development. Tree structure and decay are significant on most trees.
2. Siberian elms, in some jurisdictions, are considered a 'weed' tree due to seeding in unplanned locations. Also, structural issues are common (poor structure, included bark, etc.).

Tree Replacement					
Item	Unit	Quantity	Unit Cost		Total Cost
Canopy Tree	EA	36	\$ 600.00	=	\$ 21,600.00
Deciduous Shrub	EA	650	\$ 45.00	=	\$ 29,250.00
Evergreen Shrub	EA	250	\$ 50.00	=	\$ 12,500.00
Total Replacement Value				=	\$ 63,350.00
*Tree and Shrub counts do not include plantings required for street trees or buffer requirements					
Required Replacement Value				=	\$ 35,512.00
Deficit / Surplus				=	\$ 27,838.00

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■ Land Planning ■

people creating spaces

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08/06/2021
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TOWN OF PARKER

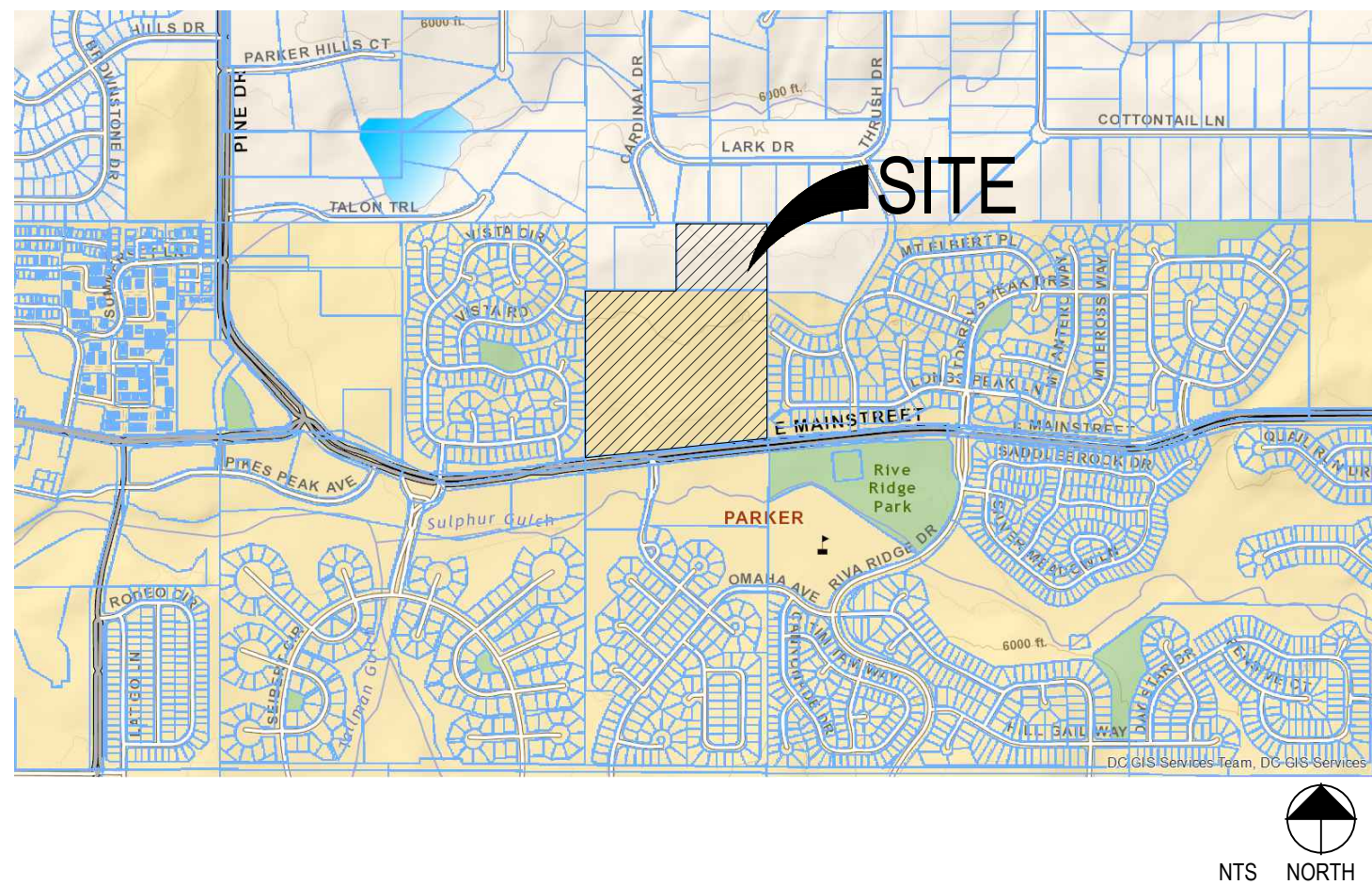
Rev#	Revisions	Date
1	1st Planning Review	11/19/21
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■ Sheet Name ■
TREE REPLACEMENT
■ Sheet Number ■

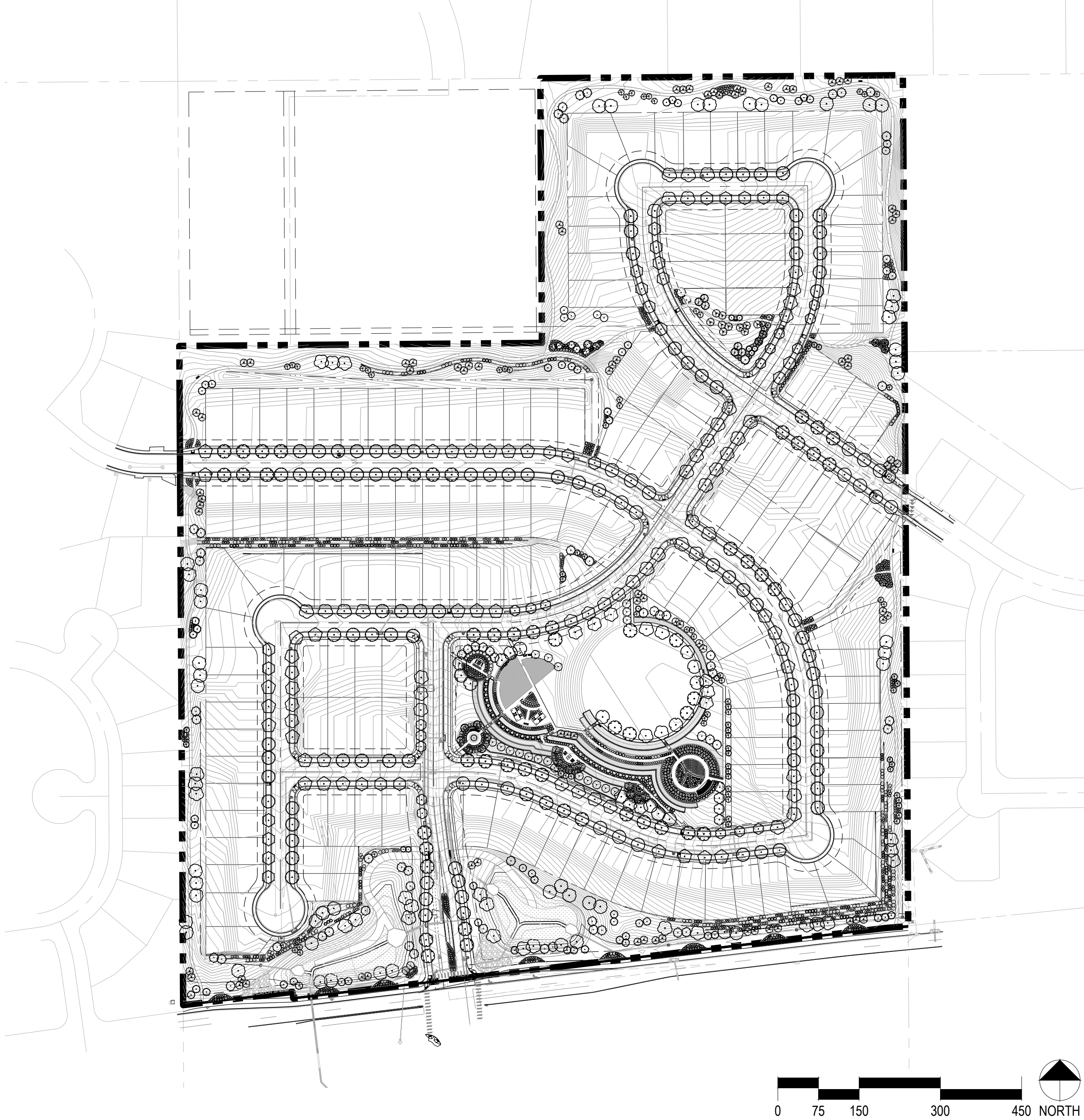
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KIME RANCH FILING NO. 1 PRELIMINARY PLAN
A PARCEL OF LAND LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



OVERALL SITE PLAN



SHEET INDEX

SHEET	TITLE
1 : CS	COVER SHEET
2 : LS0.1	MASTER PARK PLAN
3 : LS0.2	PARK REQUIREMENTS AND NOTES
4 : LS4.1	SITE ENLARGEMENTS
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9 : LS5.1	SITE DETAILS
10 : LS5.2	SITE DETAILS
11 : LS5.3	SITE DETAILS
12 : LS5.4	SITE DETAILS

PCS Group, Inc



P.O. BOX 18287
DENVER, CO 80218
T: 303.531.4905

JUNE 24, 2022

Prepared For
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8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

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pcs group inc. www.pcsgroupco.com
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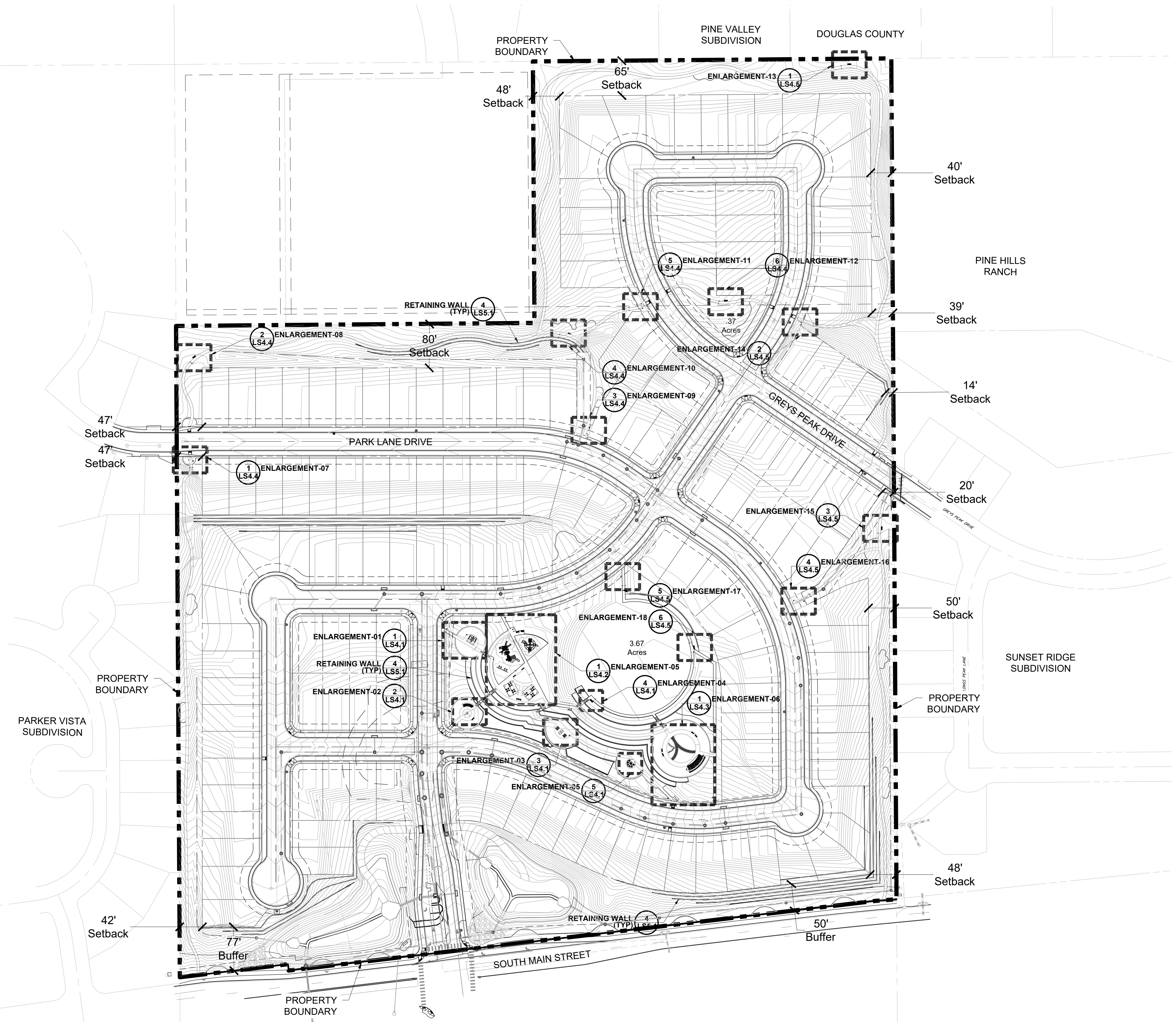
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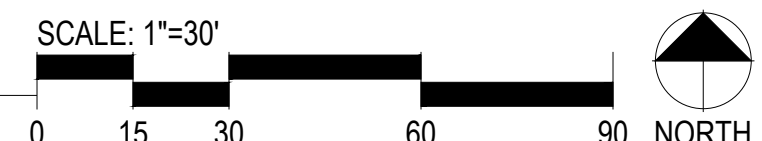
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Cover Sheet

Sheet Number
CS

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1 MASTER PARK PLAN



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Sheet Name
Master Park Plan

Sheet Number
LS0.1

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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Required Amenities for All Parks			
Requirements	Provided	Quantity	Details
Landscape for all impervious areas	Yes	N/A	All impervious areas are landscaped with plant material or ground cover (ie. Sod, mulch, seed)
Tables and seating, such as benches, chairs, picnic tables and ADA seating	Yes	32	Picnic tables, tables and chairs, and benches
Internal access pathways between park amenities	Yes	N/A	Sidewalks connect all park amenities and gathering spaces
Open turf play areas	Yes	1	One central turf area is located at the top of the park
Universal and inclusive play elements to accommodate all ages and abilities	Yes	3	Play elements proposed are inclusive and accessible to all ages, including swing set and two playgrounds with equipment for ages 2-5 and 5-12
Dog waste stations at all pedestrian access points into the park, minimum of three	Yes	10	Pet stations are proposed at all entrances to the park and trail heads
Trash receptacles at all seating areas with a minimum of three	Yes	12	Trash receptacles are proposed at all seating areas and around trails in certain locations
Small shelter serving a capacity of between five and ten users	Yes	5	Two larger shelters near playground, one small shelter at NW corner, one small trellis and park entrance, and one large trellis by garden
Options for Parks and Open Space Amenities			
Category 1 - Gathering Spaces & Self-directed Group Activities	Provided Amenity	Quantity	Location
Pick 1			
Aboretta/decorative garden, Irrigated	Demonstration Garden	1	Demonstration garden including a fragrance, ornamental grass and xeriscape garden in the SE corner of main park
Gathering and Social Space	Passive Social Nodes	5	Multiple social nodes throughout the park with shelters and seating
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	Table Tennis & Game Tables	3	Ping pong table and gaming tables are proposed along south sidewalk in park (see park enlargement 03)
Category 2 - Active Uses			
Pick 2, but only 1 may be from paths, trails			
Parks, Trails, and Trailheads	Paved Loop Trail	N/A	Paved loop trail encircles the entire community and connects to the sidewalk along Main St.
Nature play features	Sledding Hill	1	To the west of the open turf lawn, a 3:1 sloped sledding hill falls down to the central playground and gathering space
Category 3 - Support Amenities			
Pick 1 per acre (3.67ac of park)			
Barbecues, single or dual with ash disposal	Standard Charcoal Grill	2	NW and SE corner of park under shelters (see park enlargement
Bike rack and repair station	Bike rack and repair station	1	Bike rack and repair station located just north of playgrounds
Signage	Kime Ranch Historical Plaque	1	Near colorful cows at central entrance to park (see park enlargement 02)

PARK DEDICATION REQUIREMENT

SINGLE FAMILY DETACHED
TOT AMOUNT = DWELLING UNITS X 0.0239AC

150LOTS X 0.0239AC = 3.585AC
REQ: 156,163SF or 3.585AC
PROV: 159,865SF or 3.67AC

GENERAL CONSTRUCTION NOTES

3. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
10. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS' OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
14. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS, ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR FUEL OF THE LIMITS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
17. CONTRACTOR SHALL BE RESPONSIBLE, FOR PROTECTION OF THEIR MATERIAL, STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
18. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT.
19. TRANSPORTATION METHODS ON PUBLIC RIGHT OF WAY SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
20. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
21. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
22. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
23. SPECIFICATIONS ARE SHOWN TO INDICATE THE DESIGN INTENT. SUBSTITUTES FOR ALL MATERIALS AND FINISHES MAY BE CONSIDERED IF THEY MATCH THE APPEARANCE, QUALITY, AND GENERAL SPECIFICATIONS AS PRODUCTS SHOWN ON THIS SHEET AND SUBSEQUENT DETAILS. ALL MATERIALS AND FINISHES WILL REQUIRE A SAMPLE (OR DATA SHEET) TO BE SUBMITTED FOR FINAL REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. SUBSTITUTIONS WILL BE CONSIDERED.
24. FINAL GRADING IS BASED ON EXISTING SURFACE FILES PROVIDED BY OTHERS. PCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE GRADING INFORMATION OR AS-BUILT CONDITIONS. THE CONTRACTOR SHALL ACCEPT FINAL GRADING PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL GRADING CONDITIONS AND PROPOSED DESIGN PRIOR TO BEGINNING WORK.

■ Prepared For ■
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■ Sheet Name ■

Park Requirements & Notes

■ Sheet Number ■

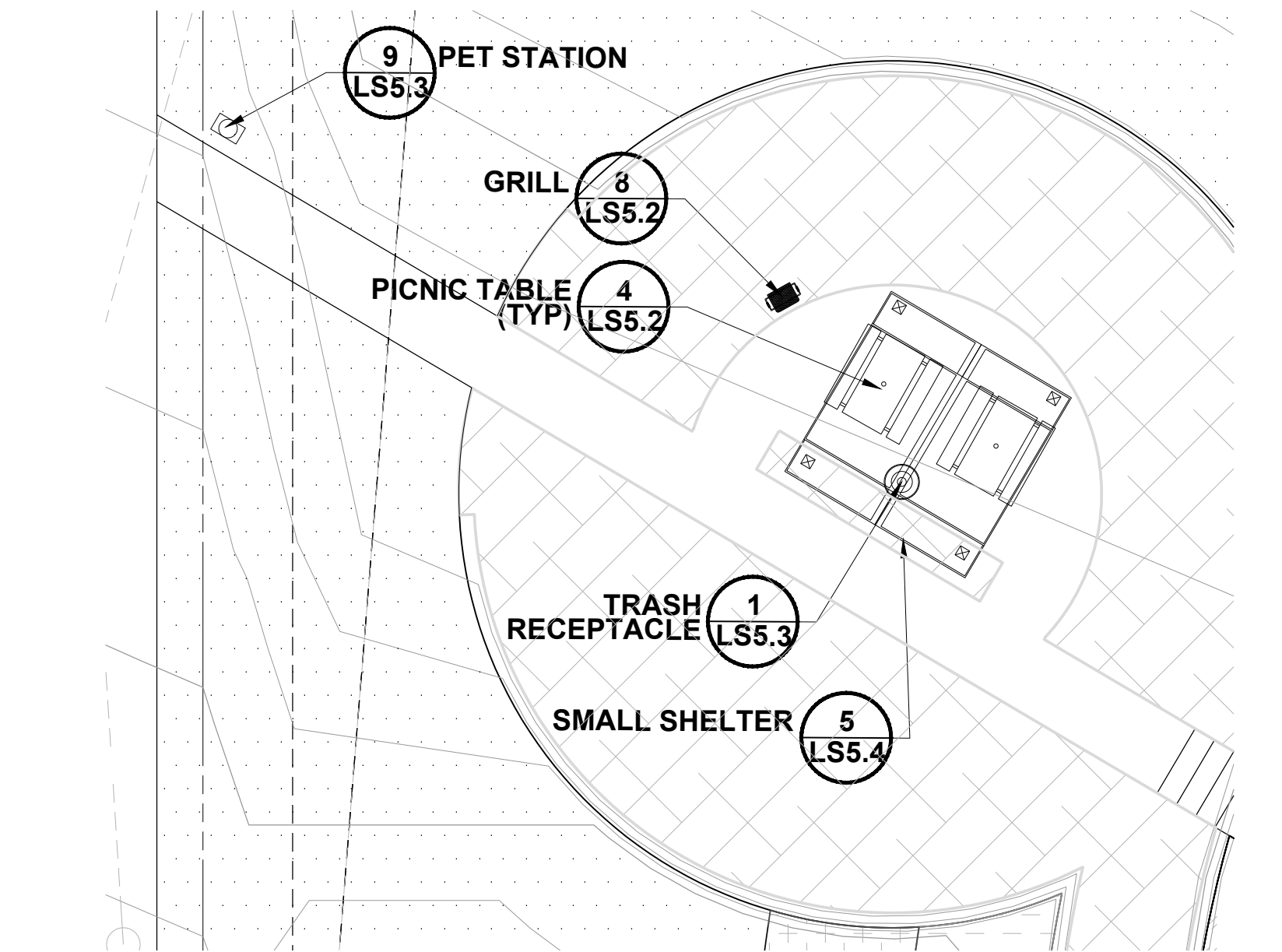
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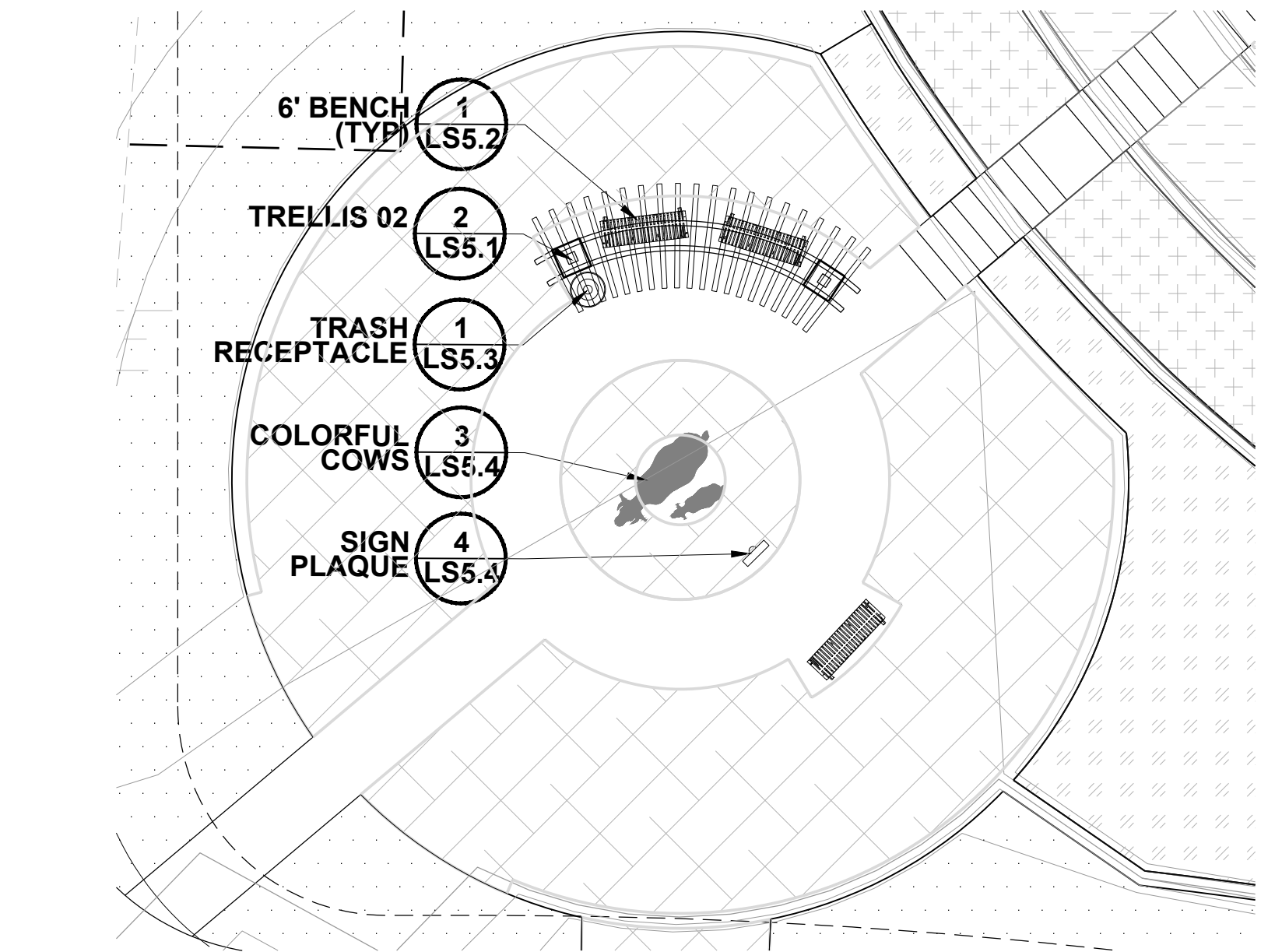
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LEGEND

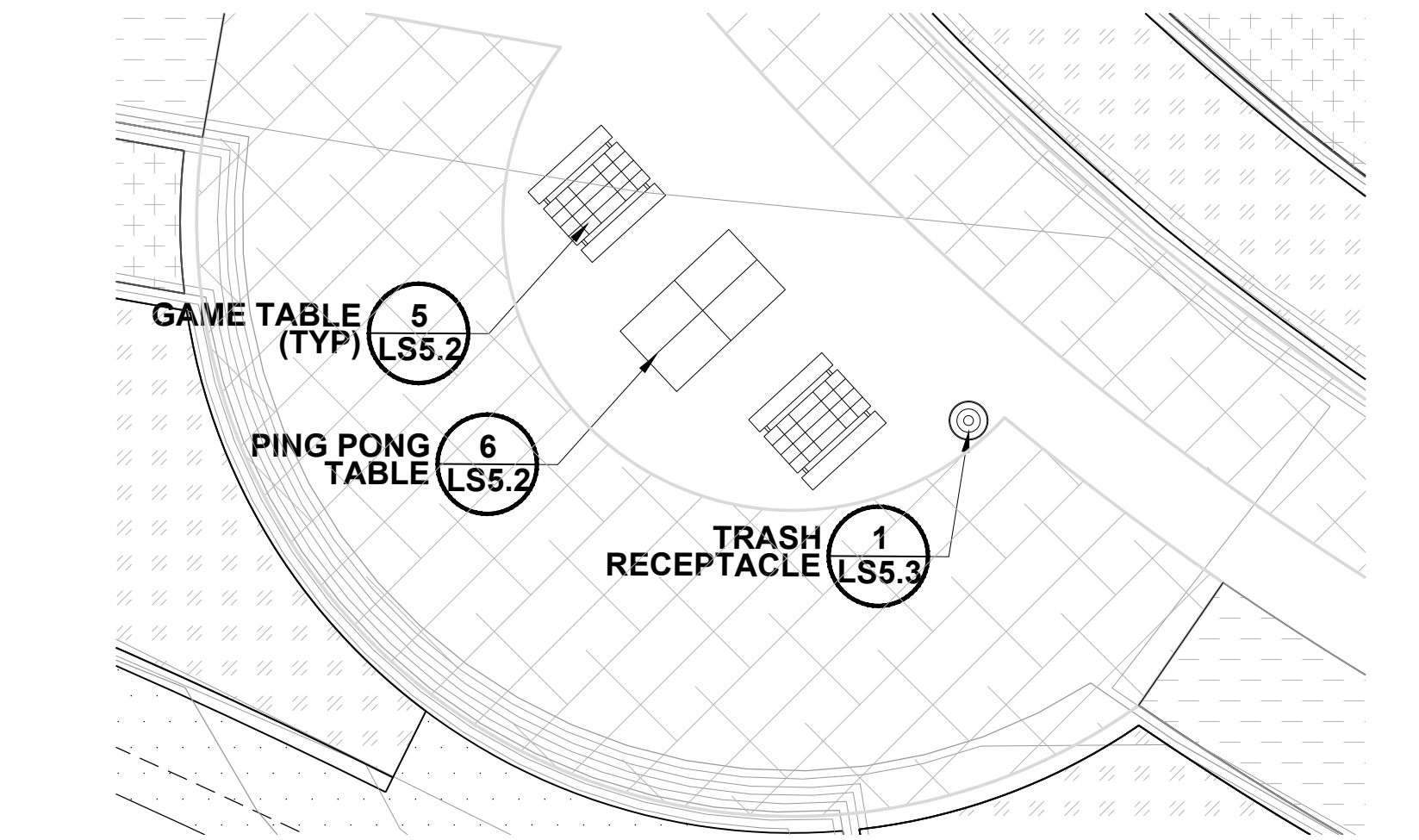
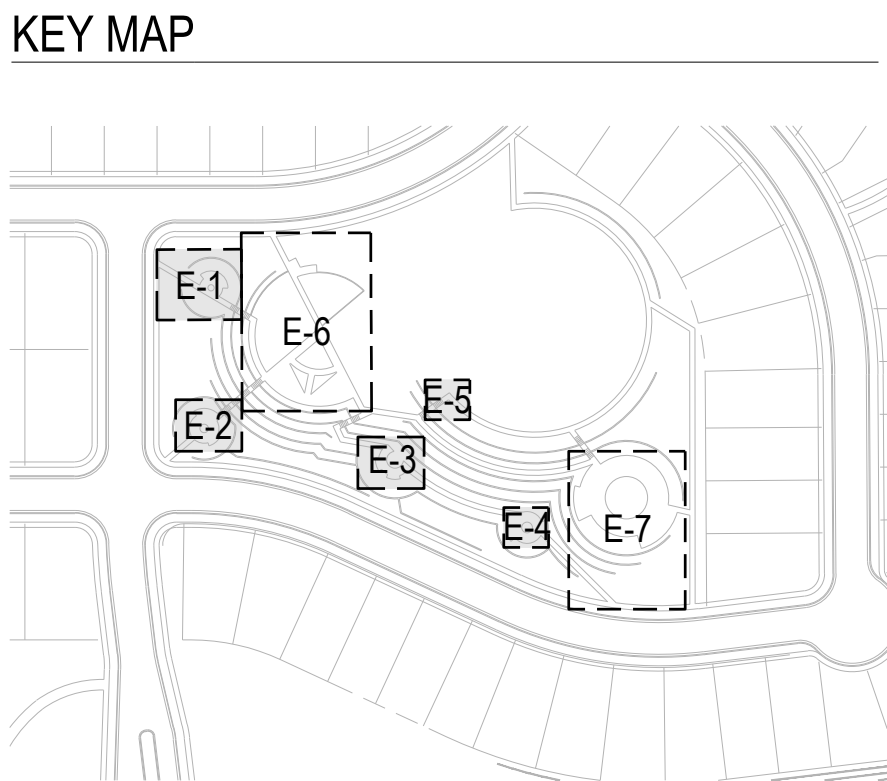
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- TABLE AND CHAIRS
- PICNIC BENCH / GAME TABLE
- PING PONG TABLE
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- OUTDOOR GRILL
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- COLORFUL COWS
- OUTDOOR FESTOON LIGHTS
- SMALL SHELTER
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- TRELLIS



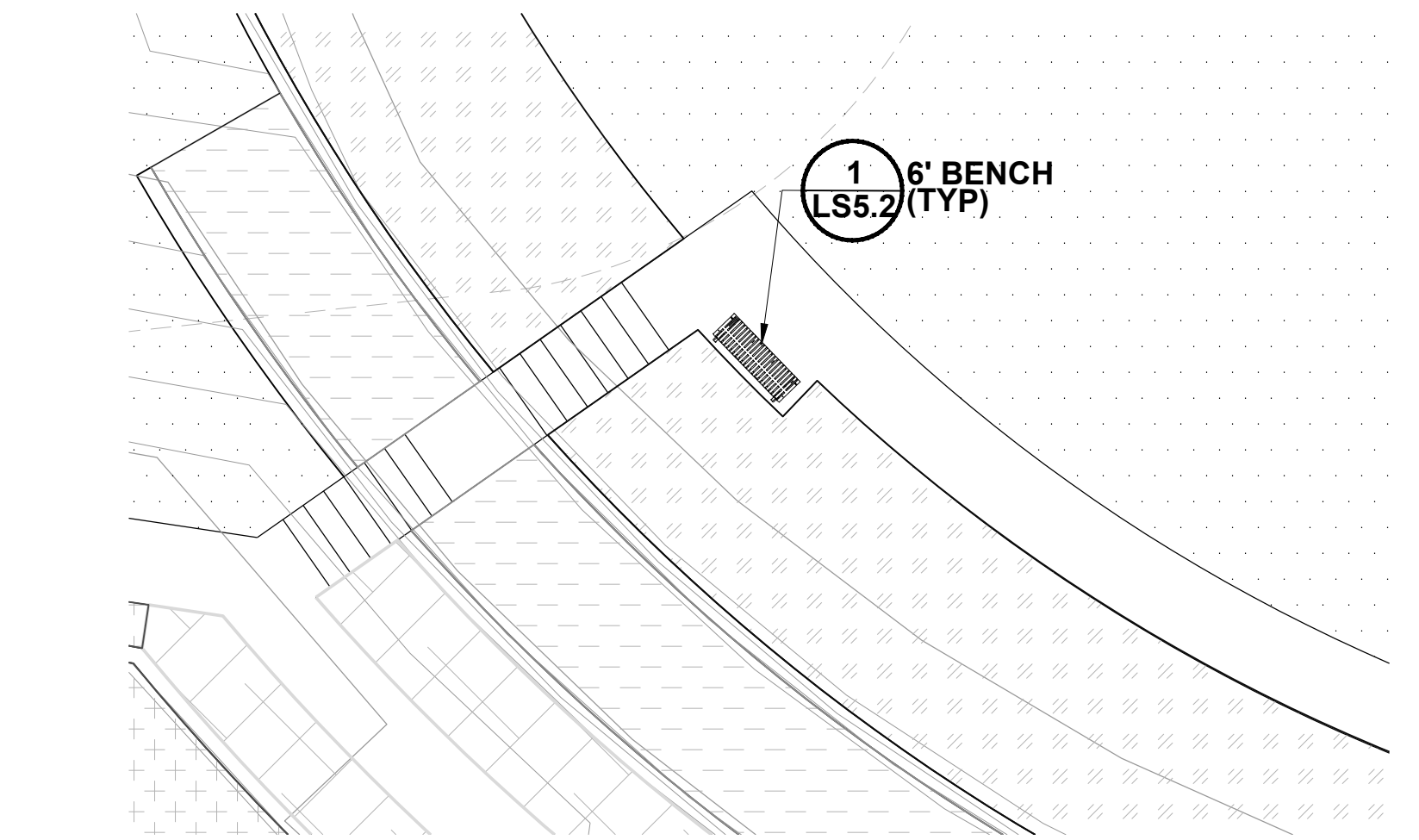
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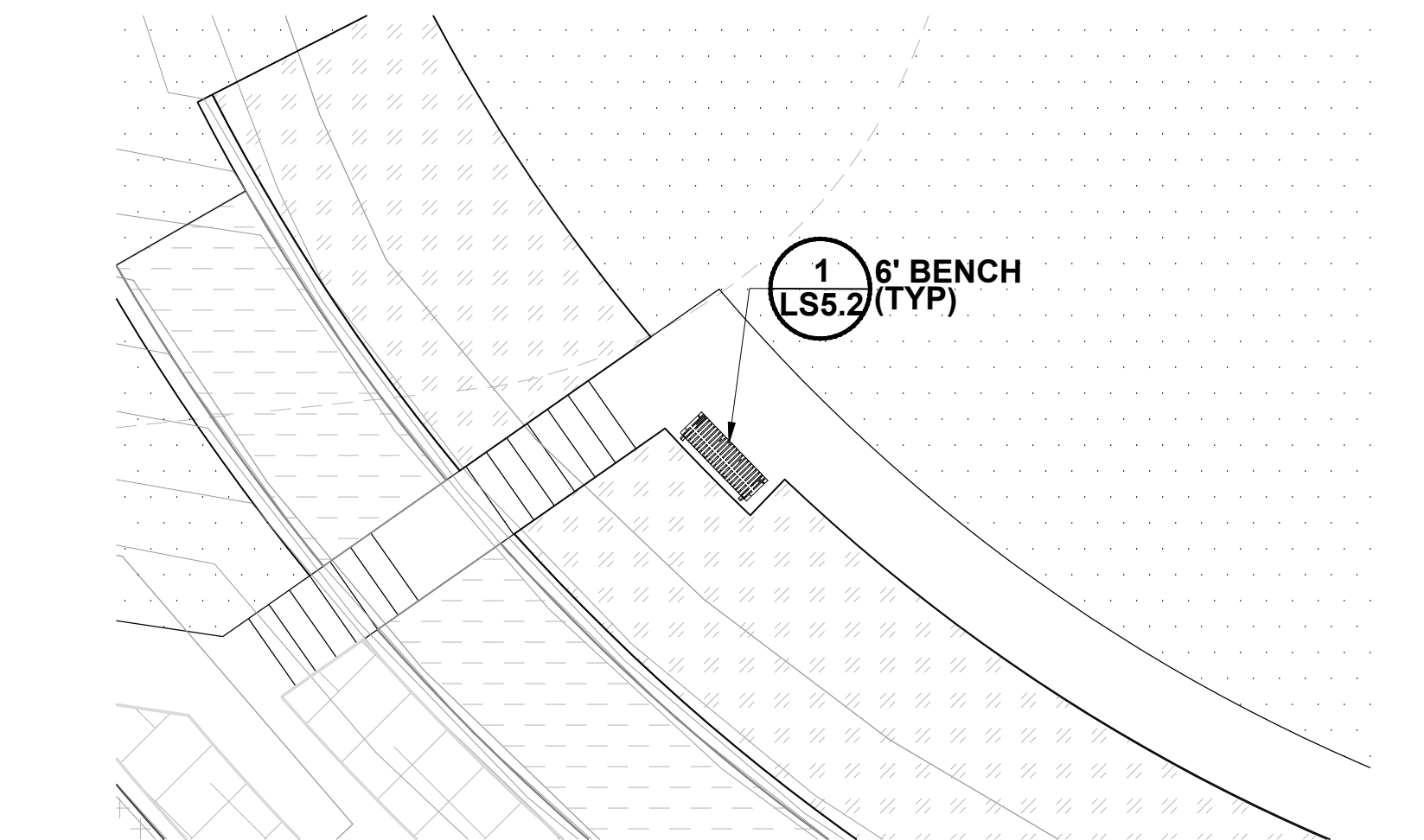
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3 ENLARGEMENT - 03
SCALE: 1"=10'



4 ENLARGEMENT - 04
SCALE: 1"=10'



5 ENLARGEMENT - 05
SCALE: 1"=10'

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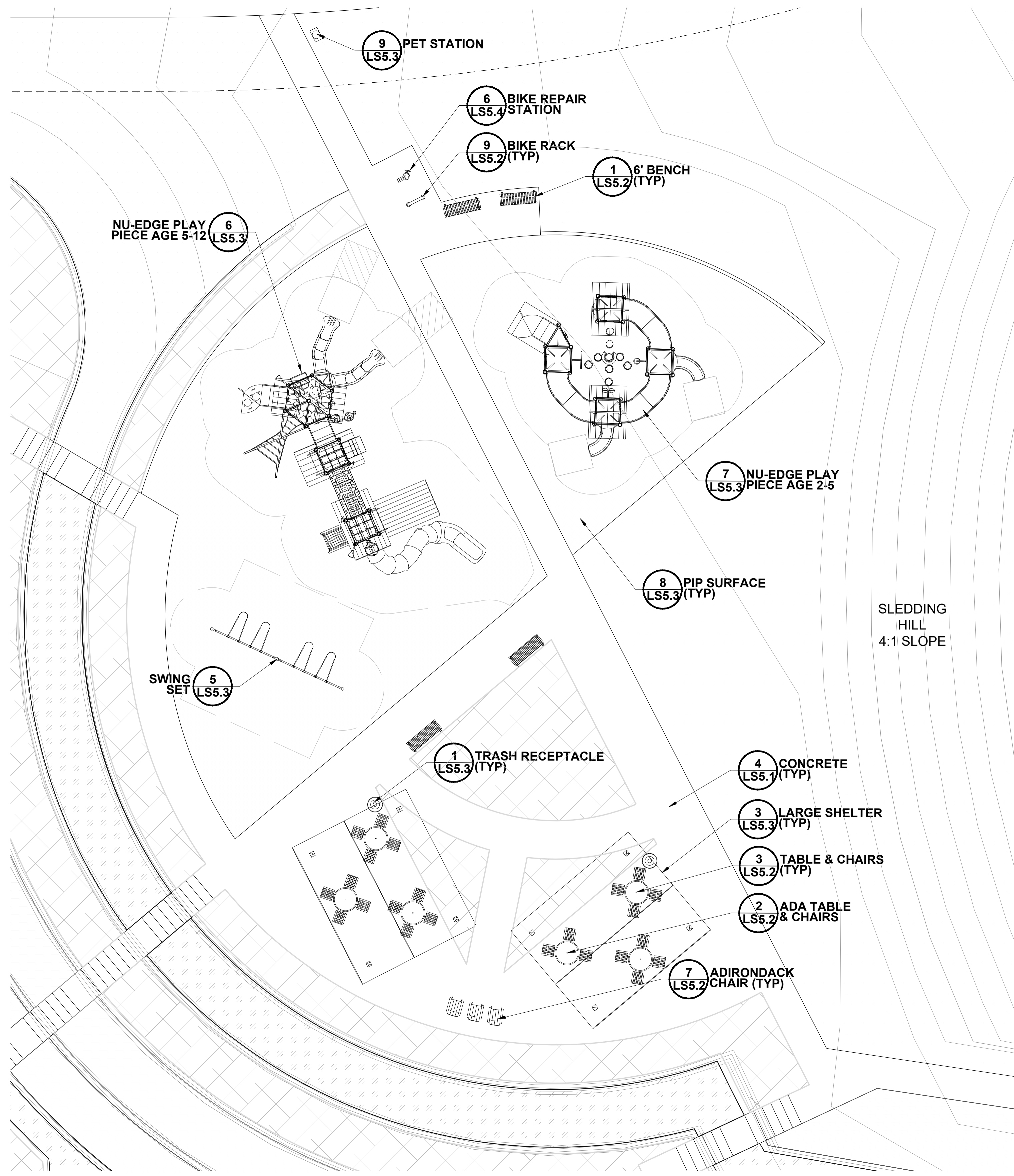
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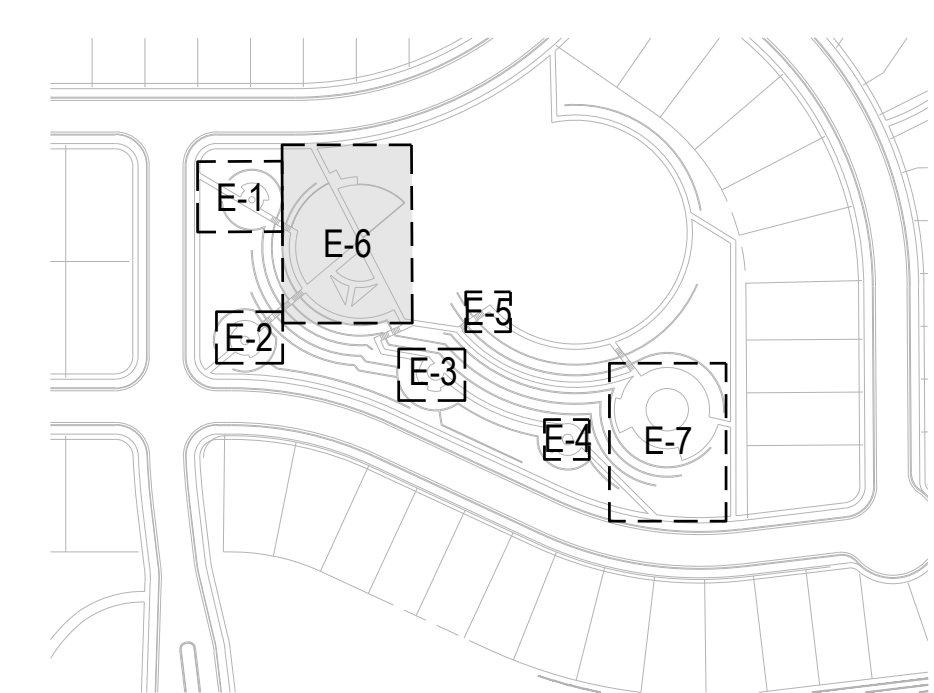
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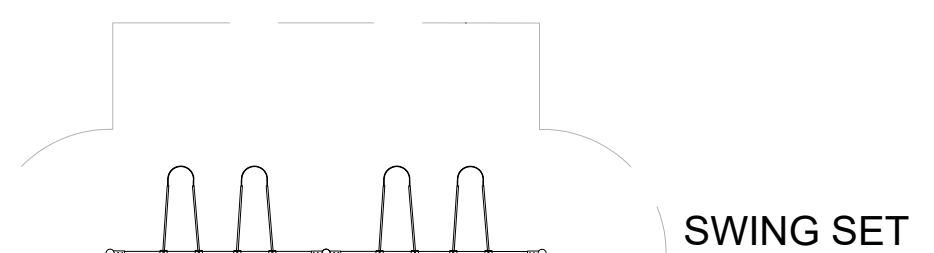


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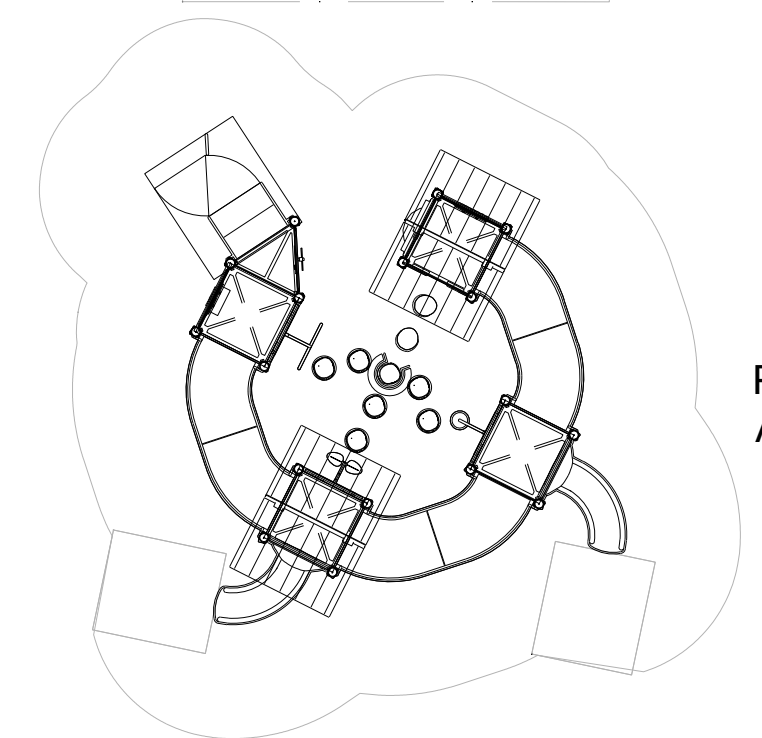


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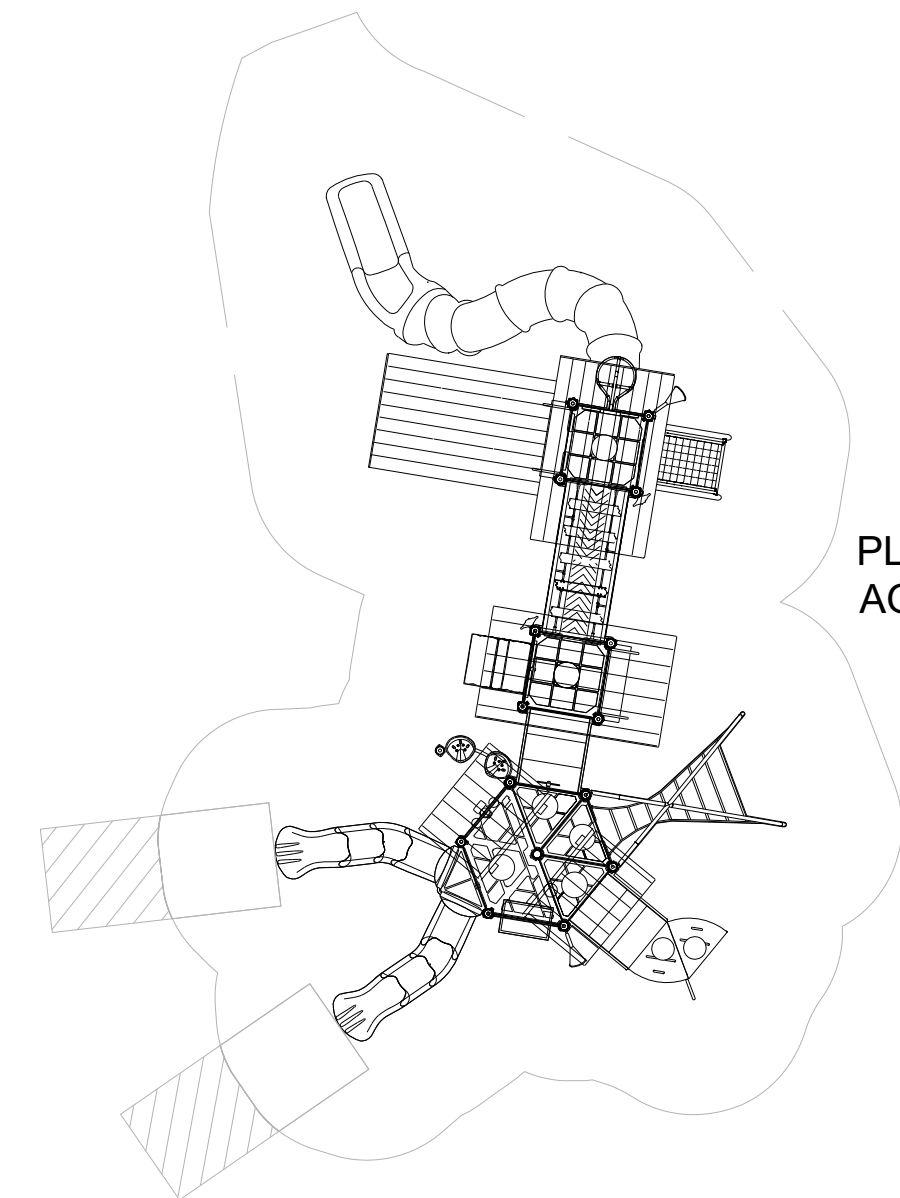
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SWING SET

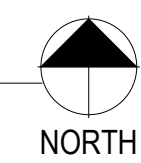


PLAYPIECE
AGE 2-5



PLAY PIECE
AGE 5-12

1 ENLARGEMENT - 06
SCALE: 1"=10'



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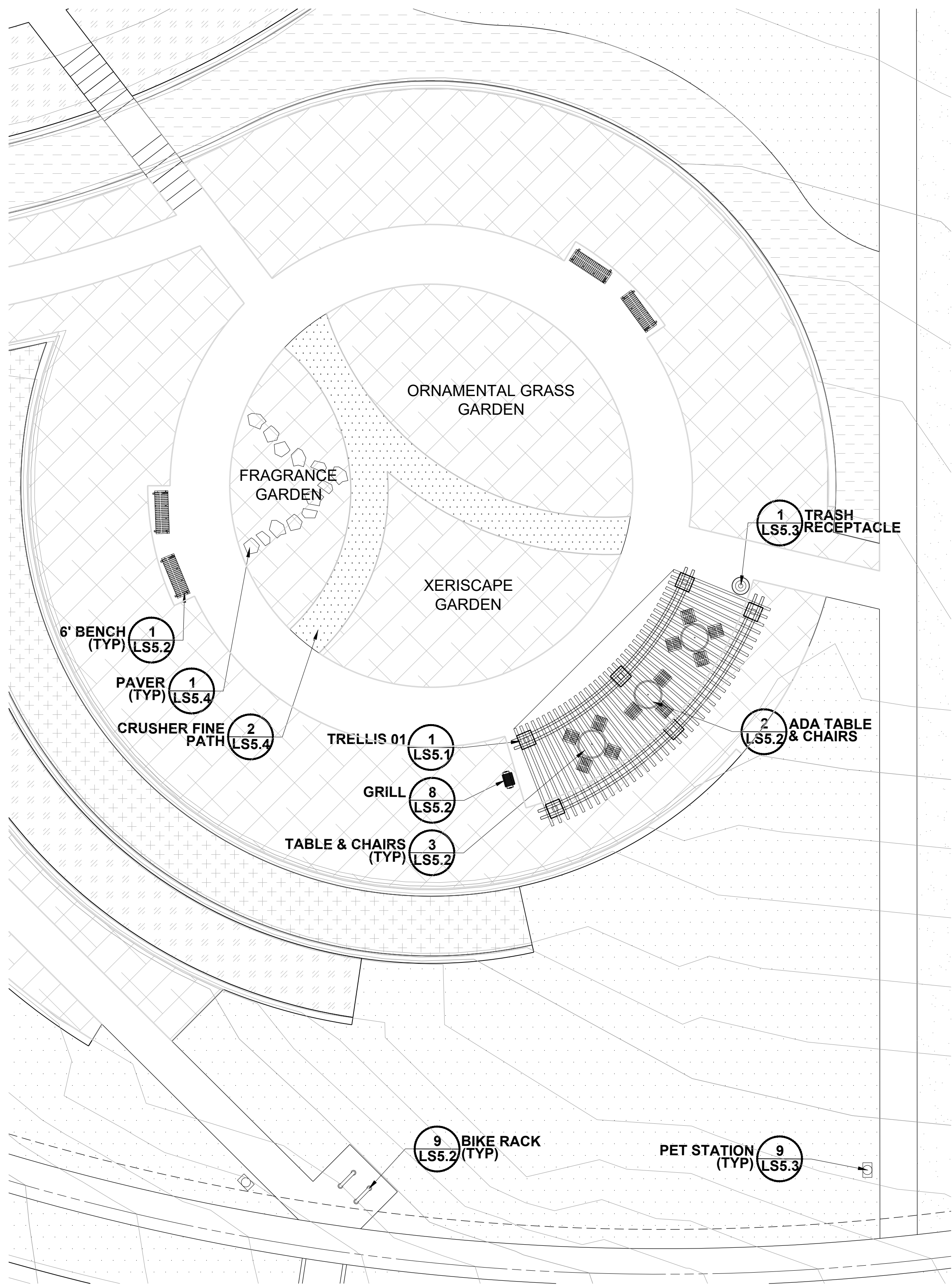
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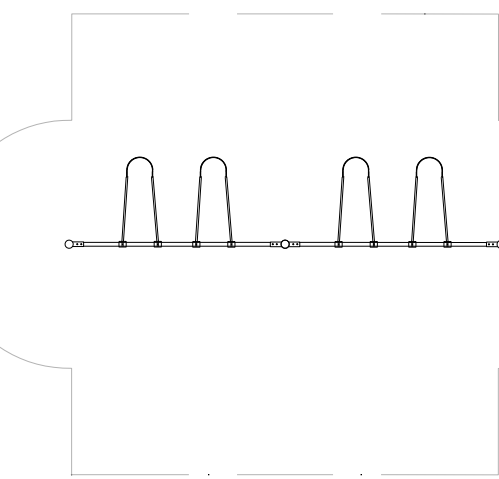
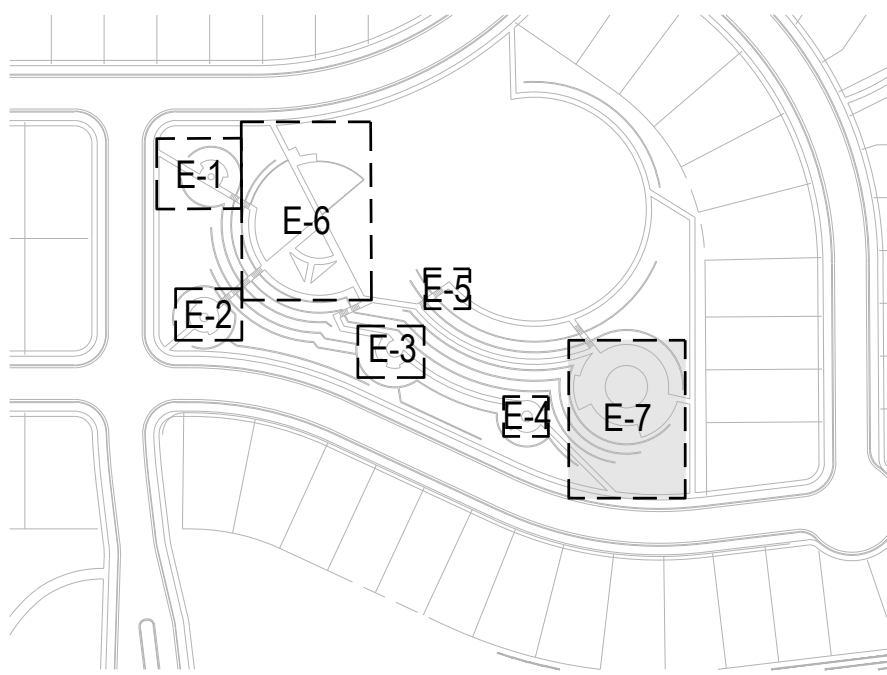
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Site Enlargements

Sheet Number
LS4.2

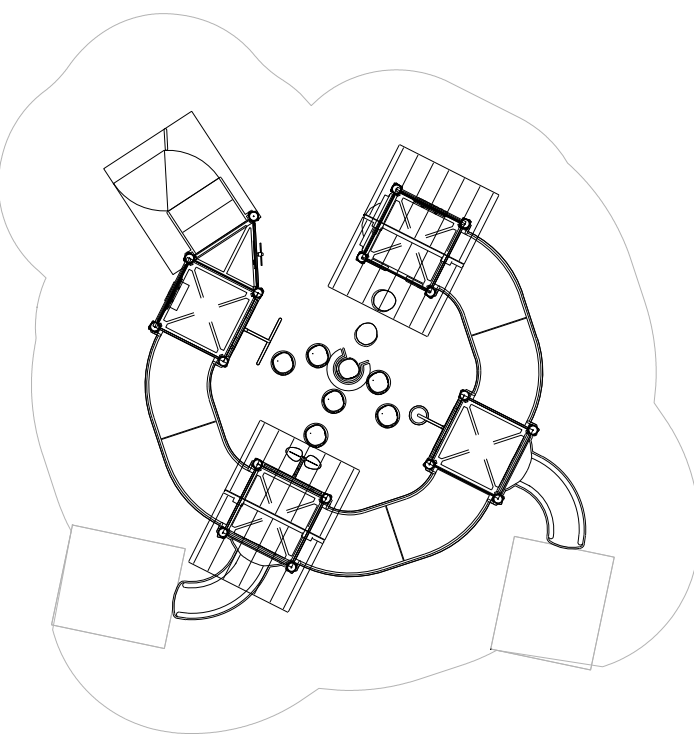
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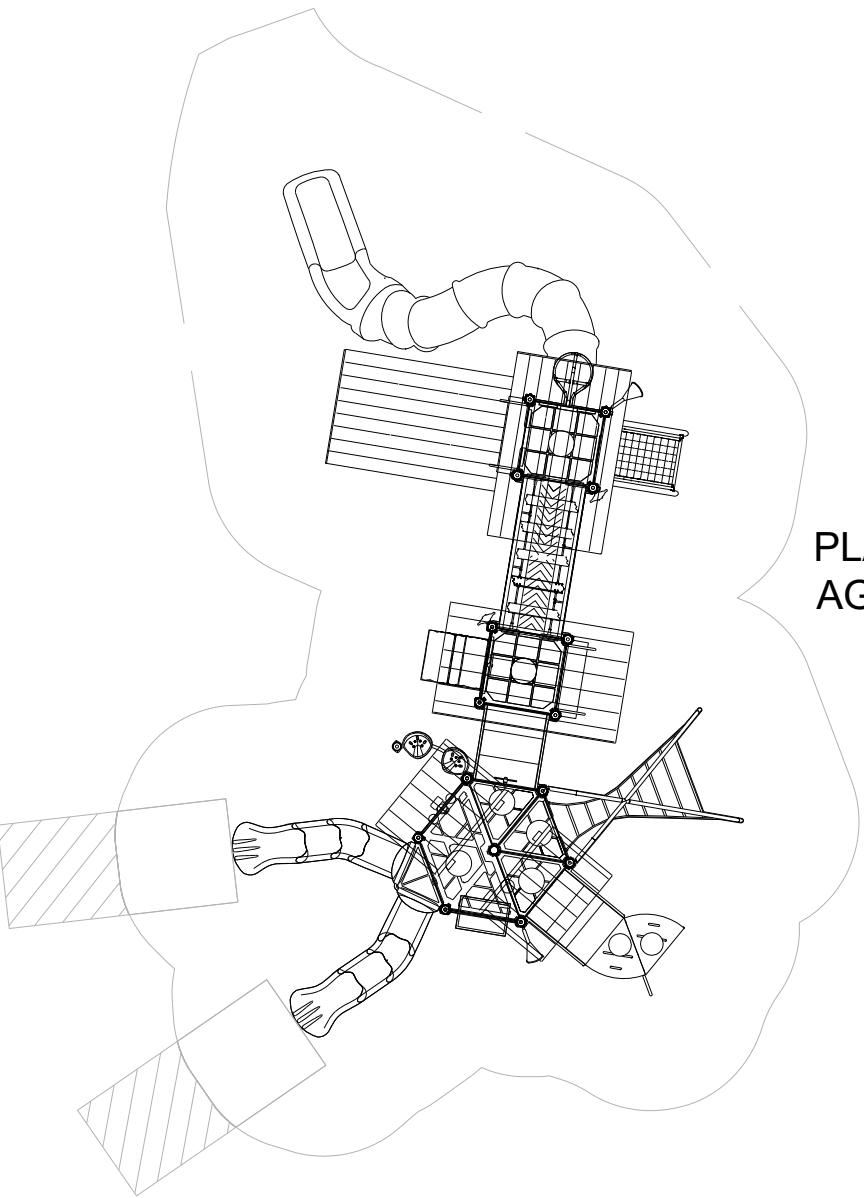
KEY MAP



SWING SET



PLAYPIECE
AGE 2-5



PLAY PIECE
AGE 5-12

LEGEND



6' BENCH



KINETIC ART

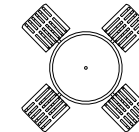
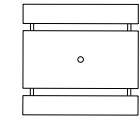


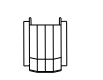
TABLE AND CHAIRS



PICNIC BENCH /
GAME TABLE



PING PONG TABLE



ADIRONDACK CHAIR



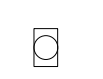
OUTDOOR GRILL



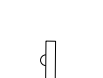
BIKE RACK



TRASH RECEPTACLE



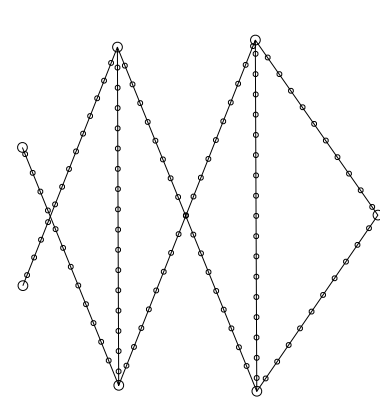
PET WASTE STATION



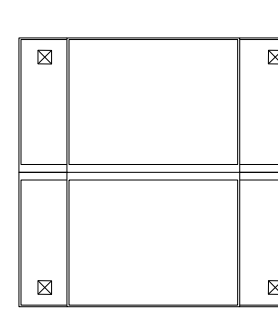
SIGN PLAQUE



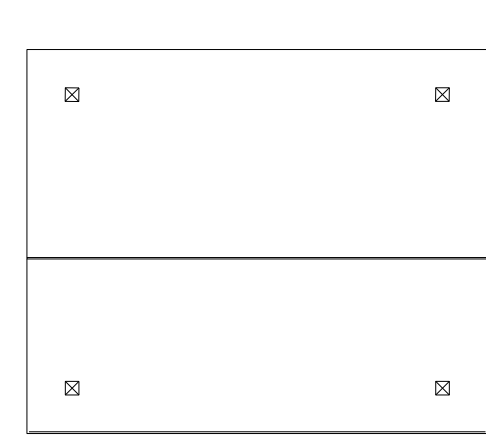
COLORFUL COWS



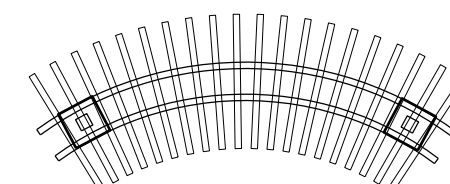
OUTDOOR FESTOON
LIGHTS



SMALL SHELTER



LARGE SHELTER



TRELLIS

Prepared For
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SUITE 650
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(303) 770-8300

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KIME RANCH FILING NO.1
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS
PARKER, CO

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TOWN OF PARKER

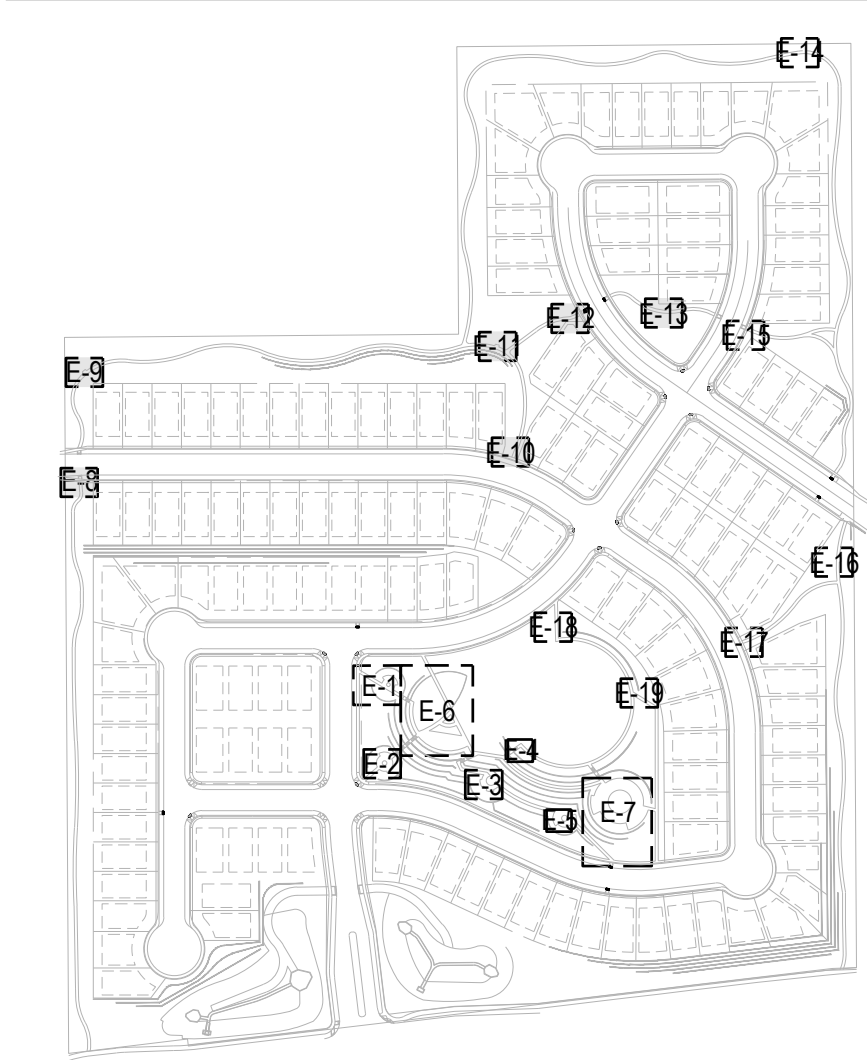
Rev#	Revisions	Date
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Sheet Name
Site Enlargements
Sheet Number
LS4.3

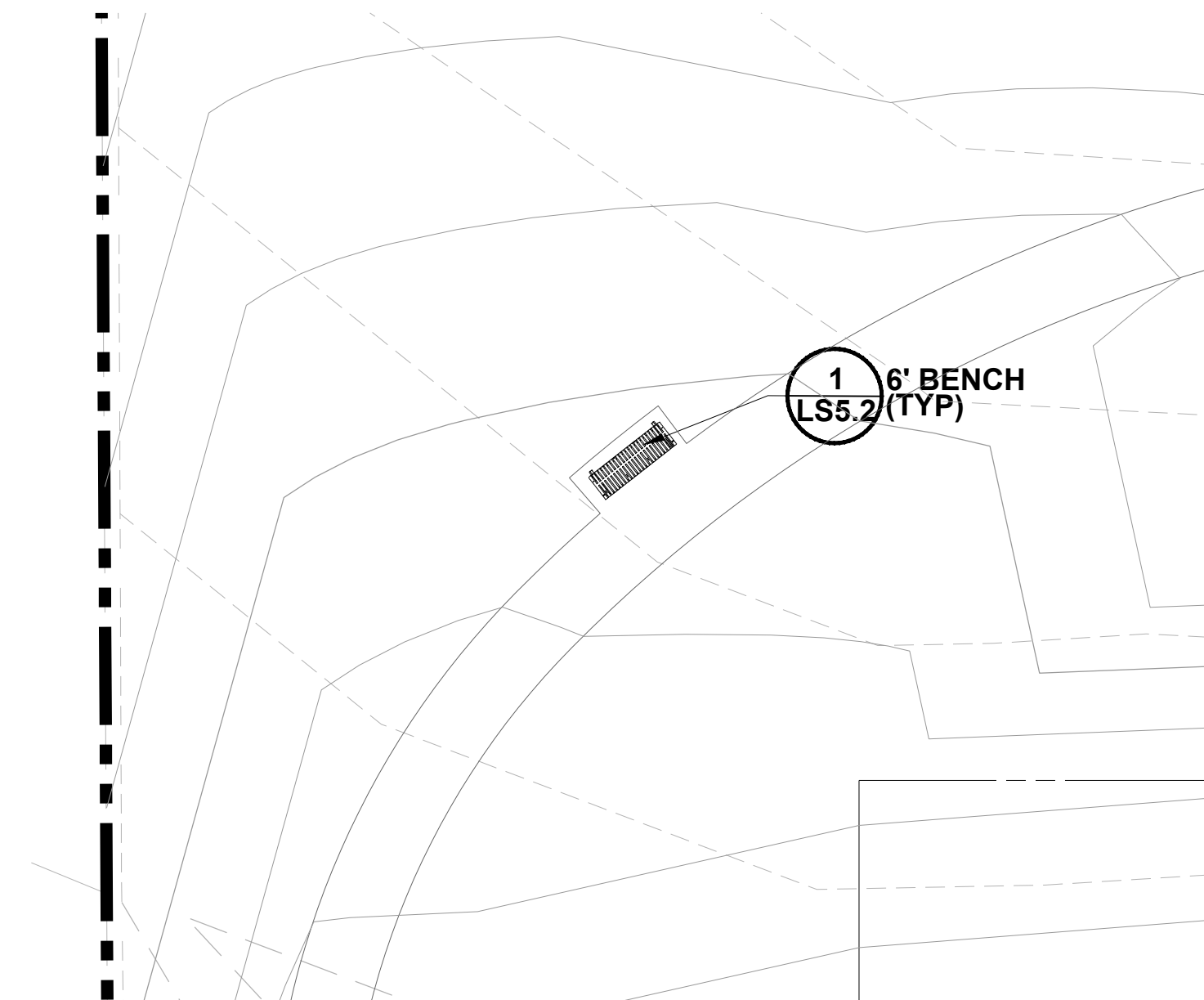
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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

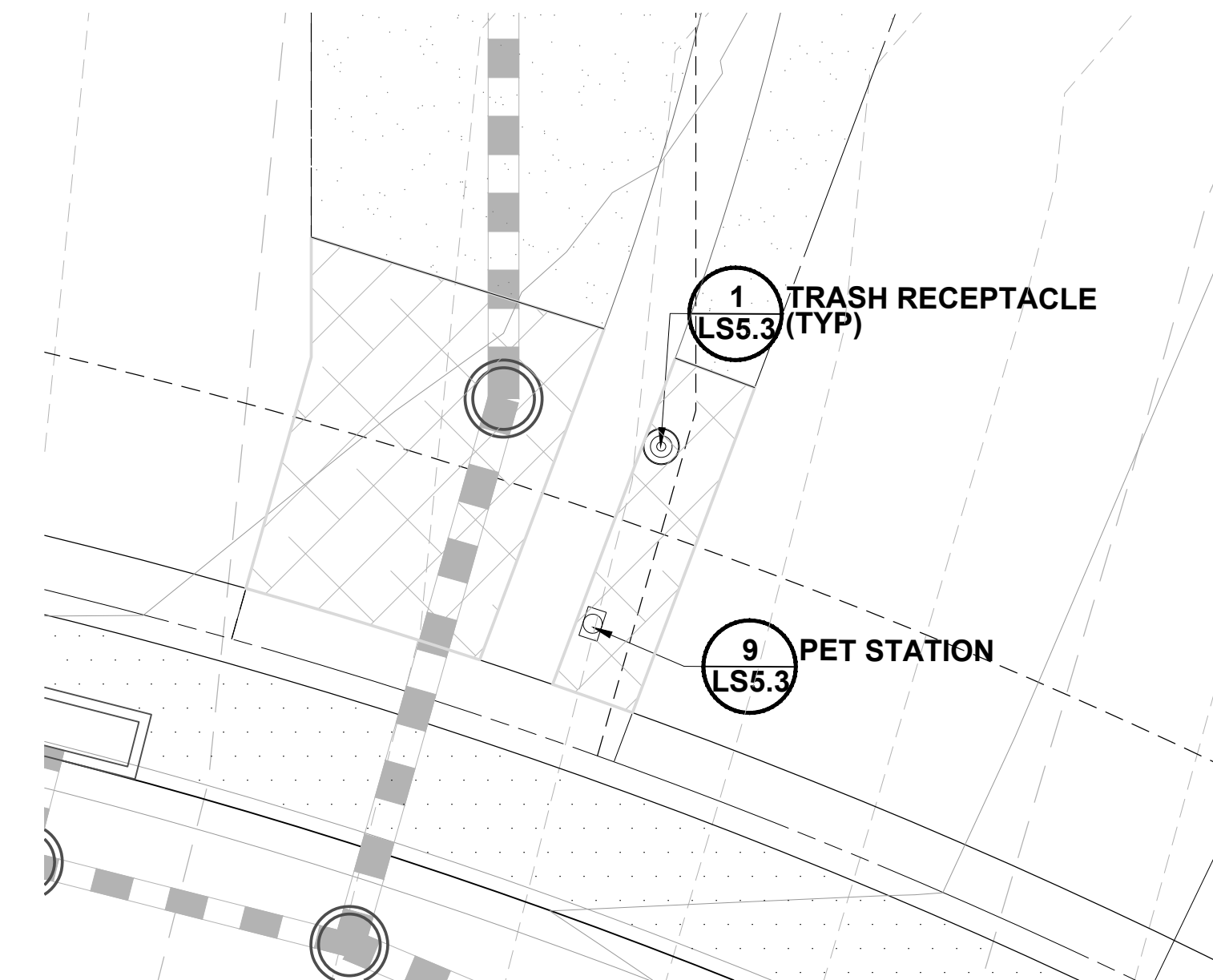
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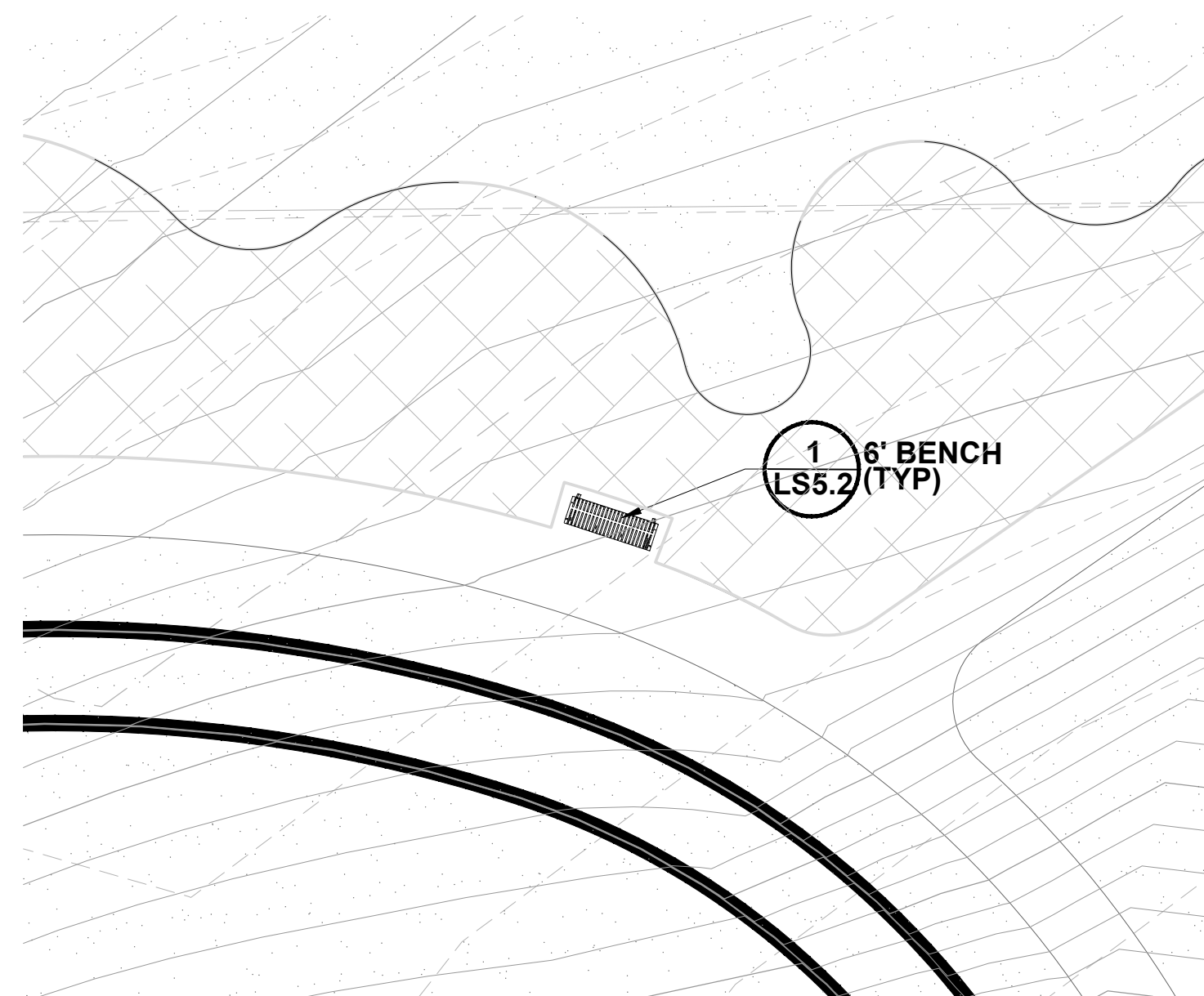
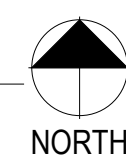
1 ENLARGEMENT - 08
SCALE: 1"=10'



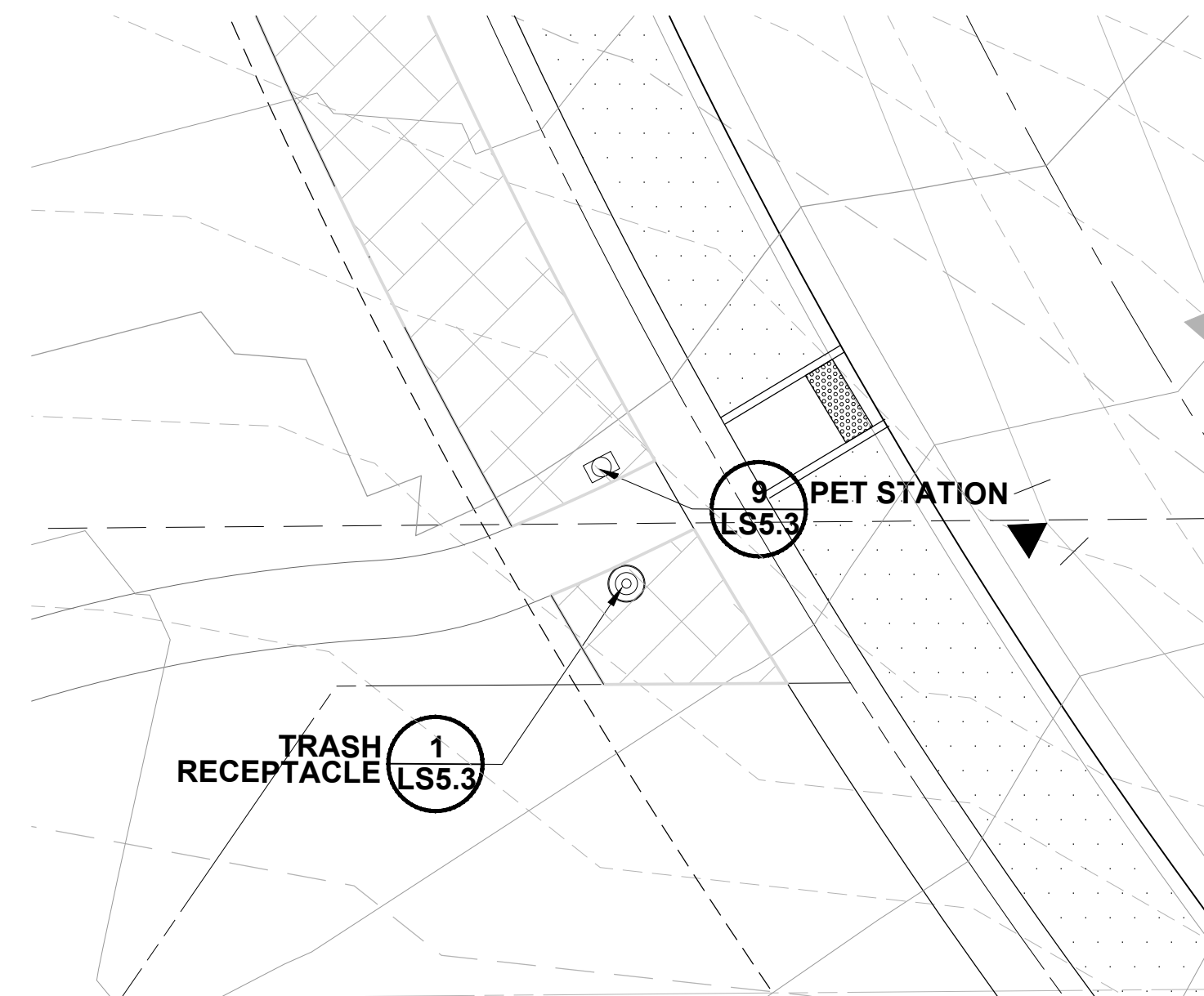
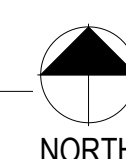
2 ENLARGEMENT - 09
SCALE: 1"=10'



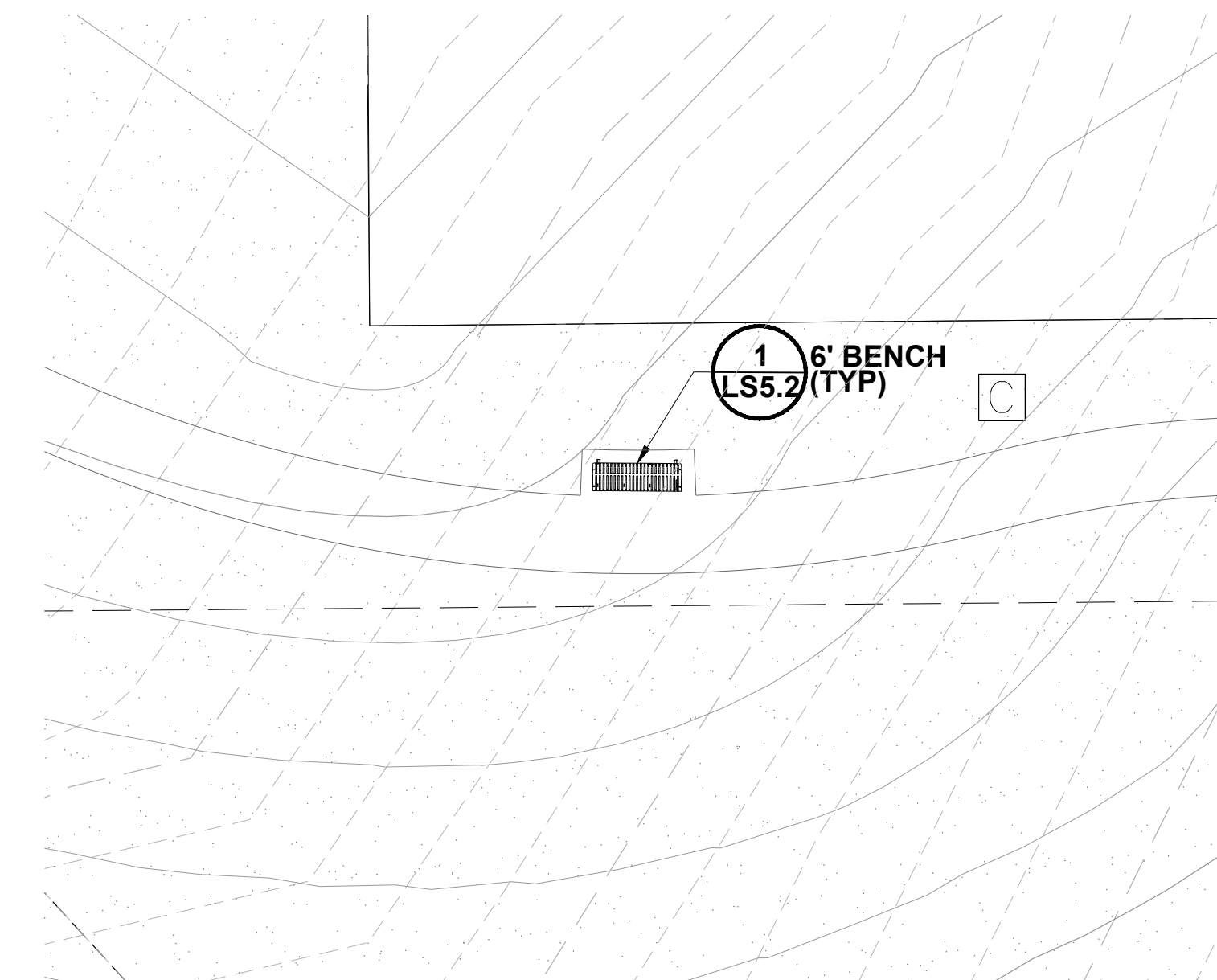
3 ENLARGEMENT - 10
SCALE: 1"=10'



4 ENLARGEMENT - 11
SCALE: 1"=10'



5 ENLARGEMENT - 12
SCALE: 1"=10'



6 ENLARGEMENT - 13
SCALE: 1"=10'



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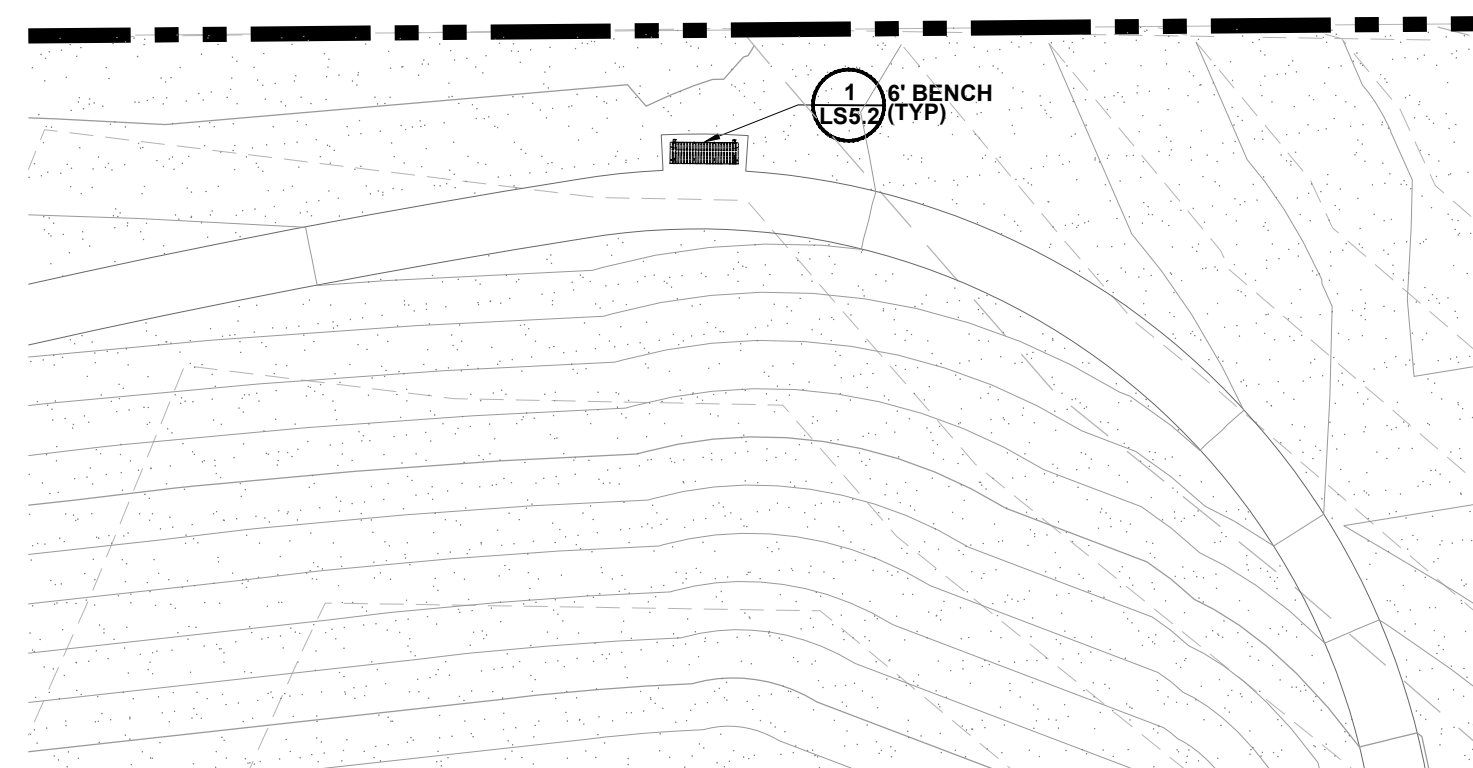
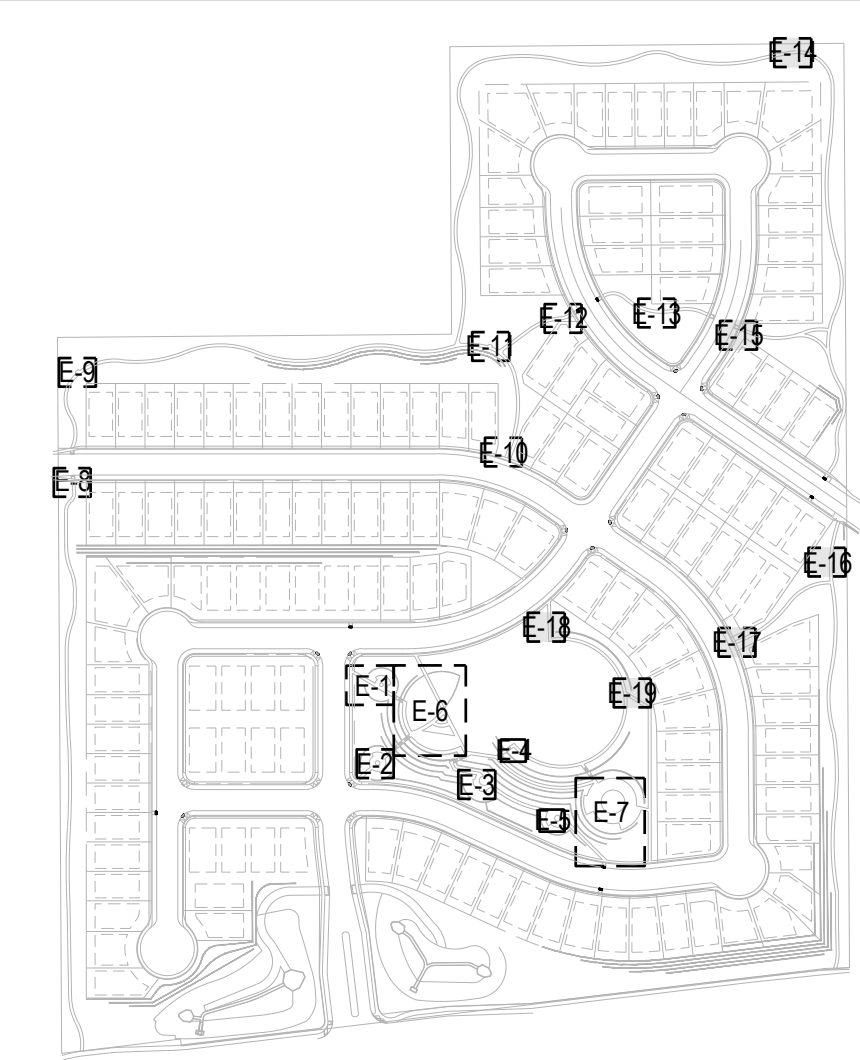
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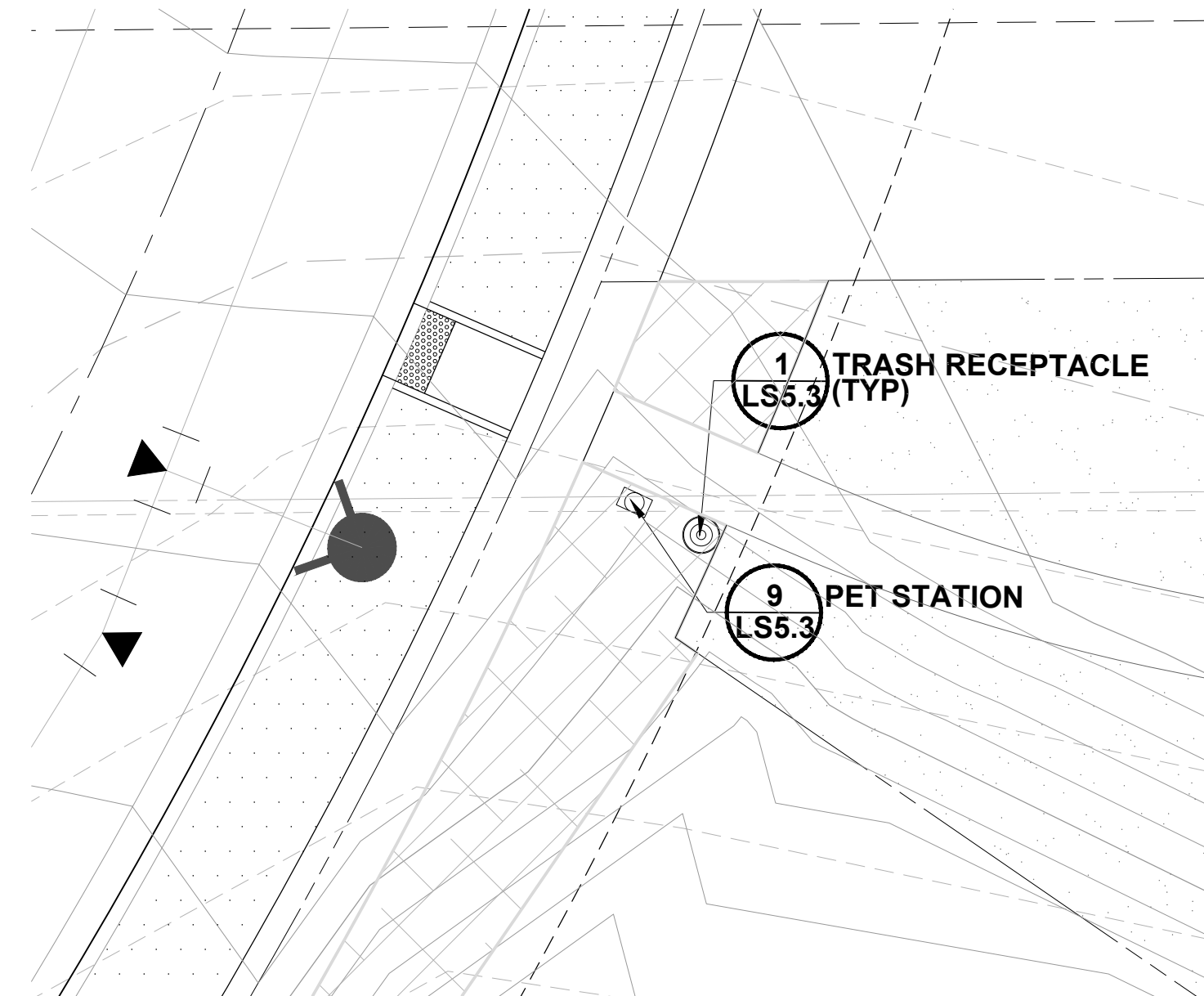
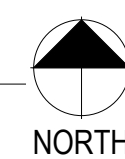
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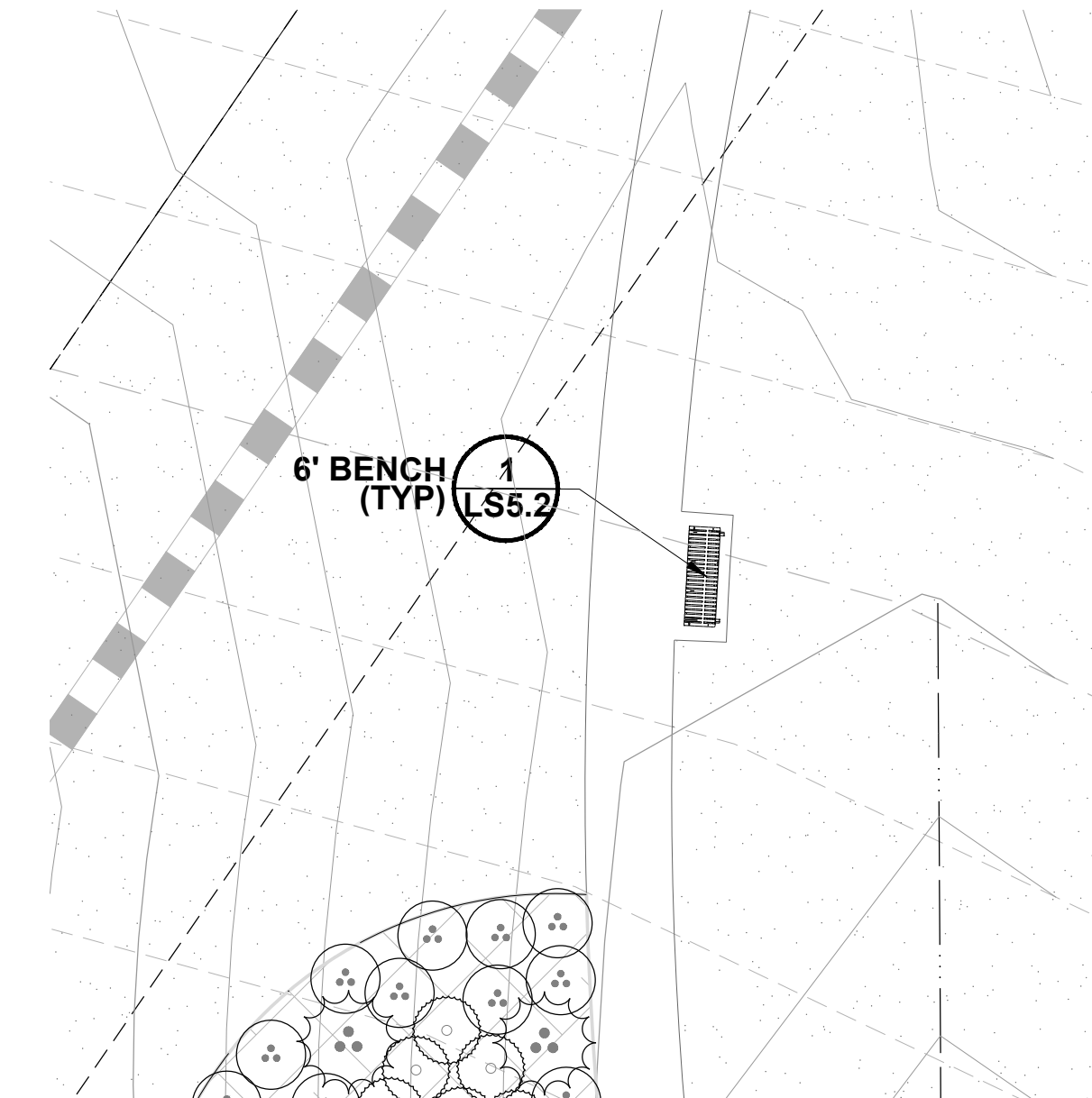
KEY MAP



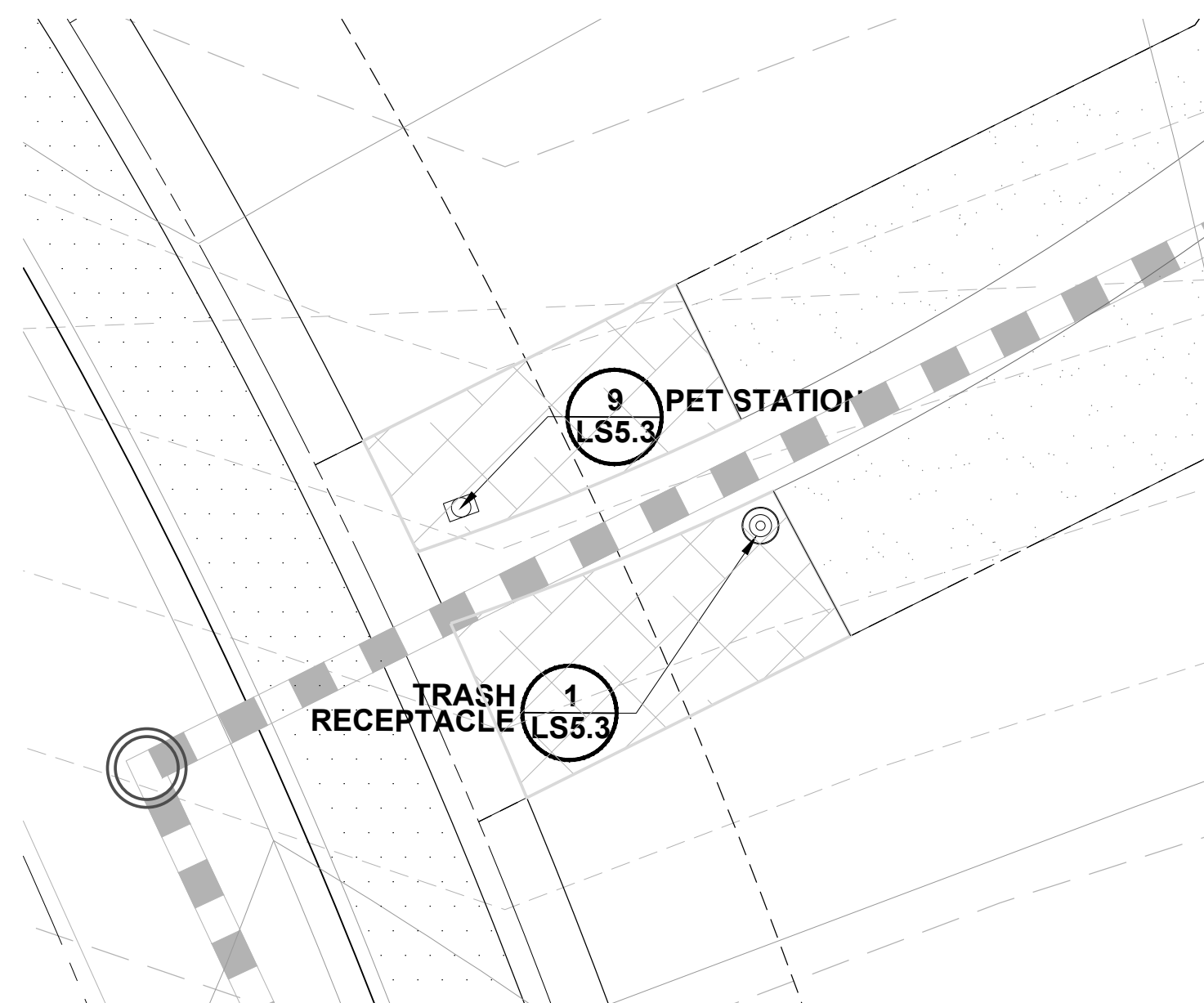
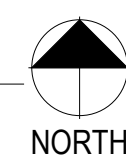
1 ENLARGEMENT - 14
SCALE: 1"=10'



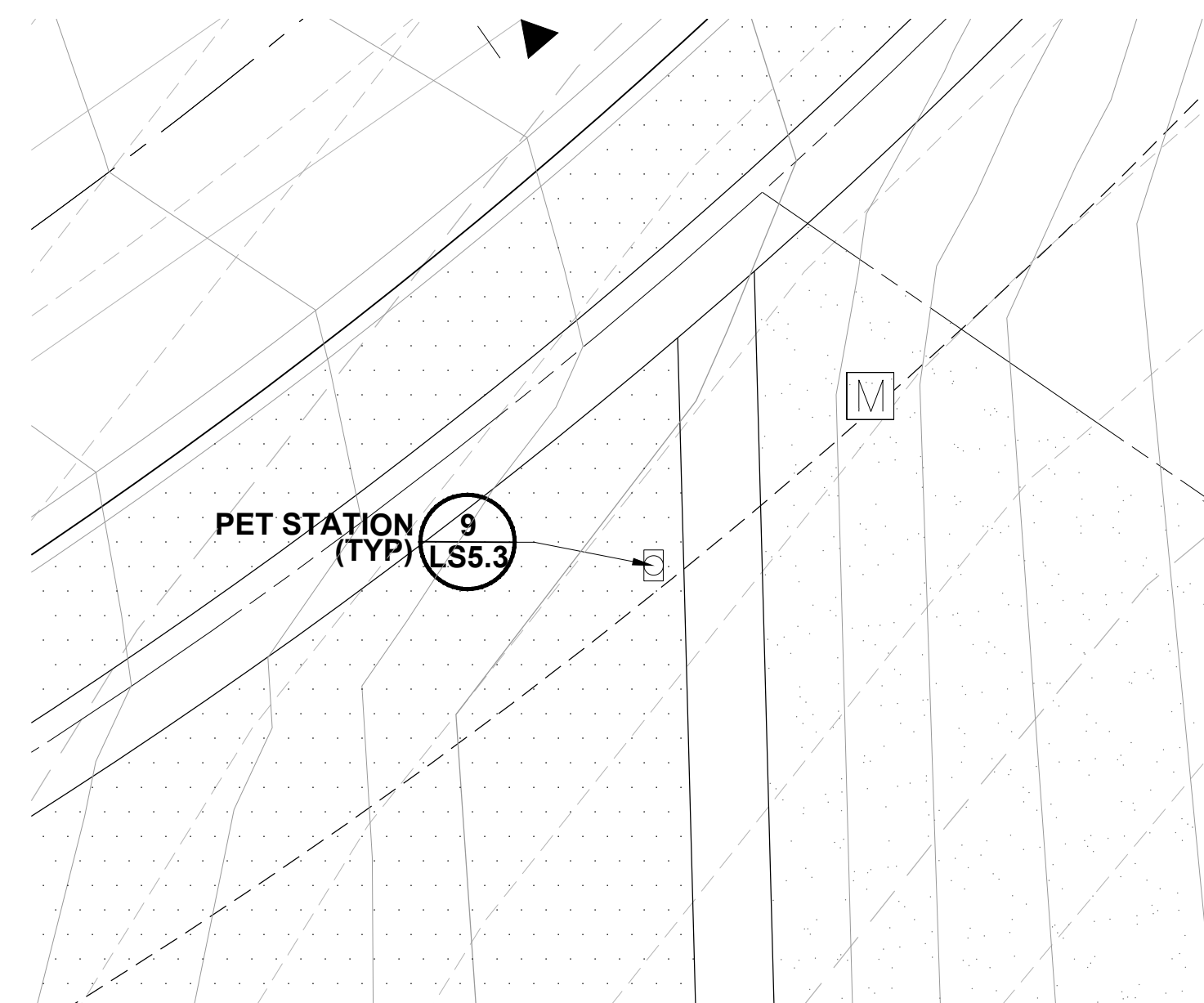
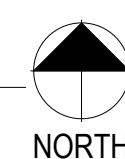
2 ENLARGEMENT - 15
SCALE: 1"=10'



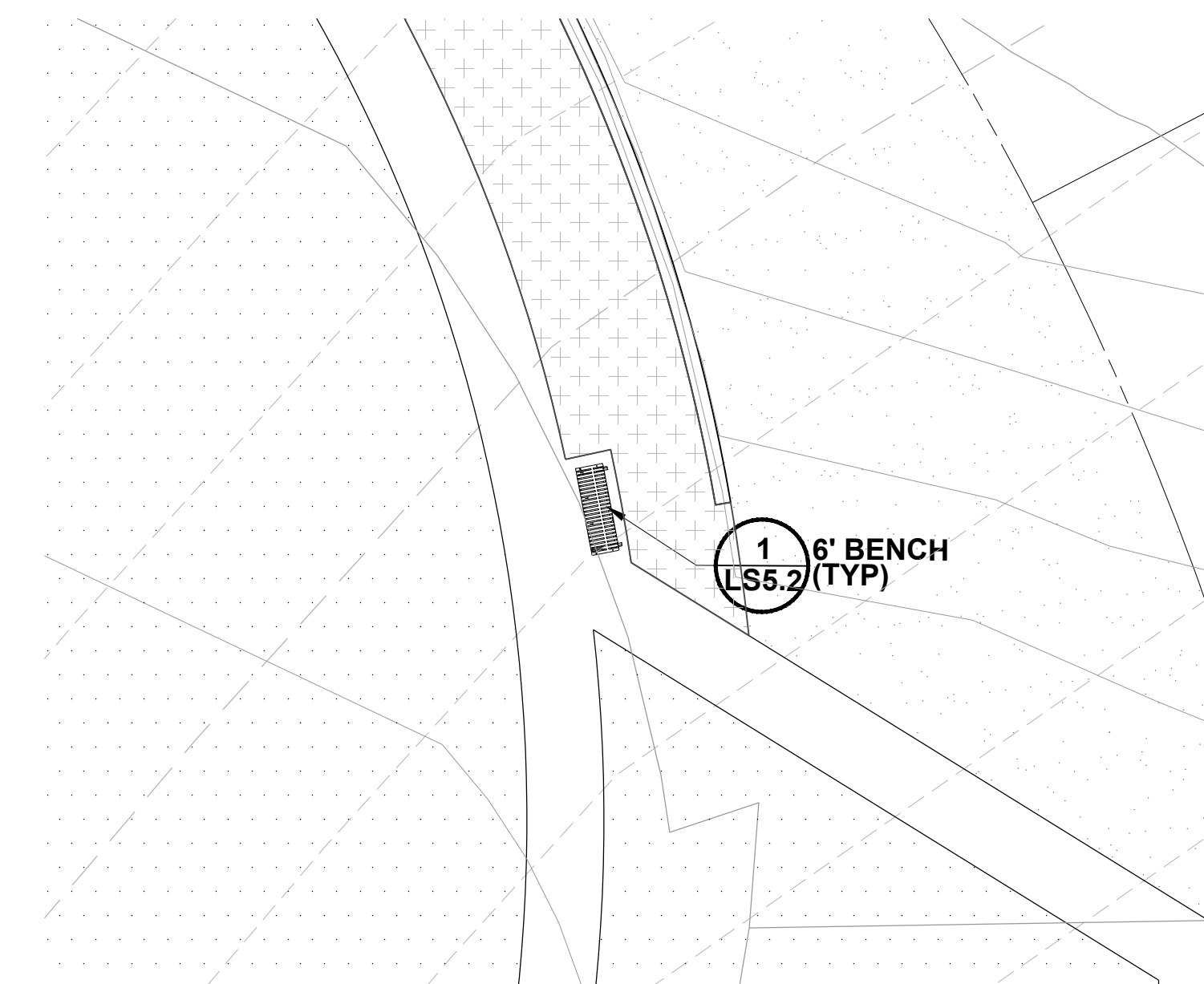
3 ENLARGEMENT - 16
SCALE: 1"=10'



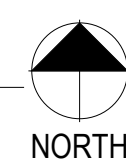
4 ENLARGEMENT - 17
SCALE: 1"=10'



5 ENLARGEMENT - 18
SCALE: 1"=10'



6 ENLARGEMENT - 19
SCALE: 1"=10'



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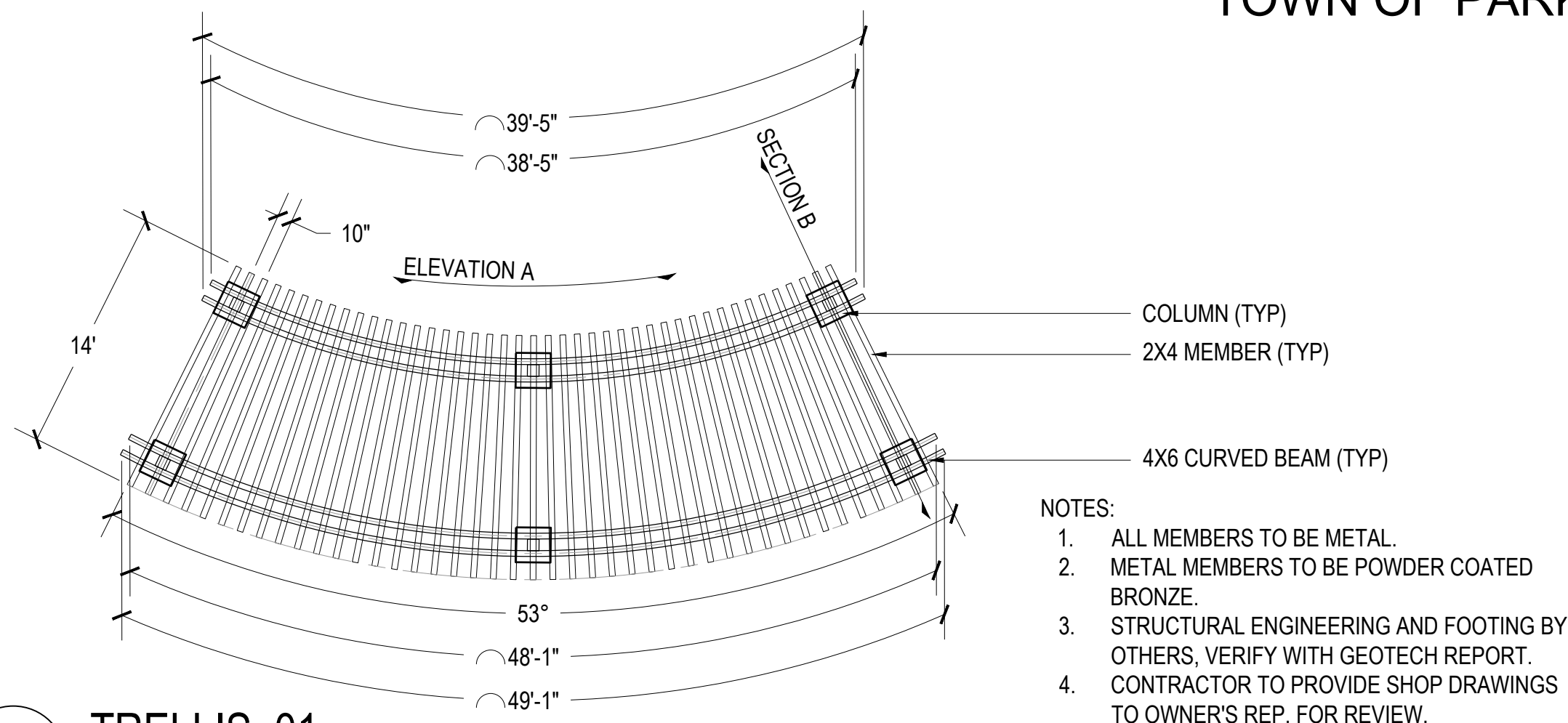
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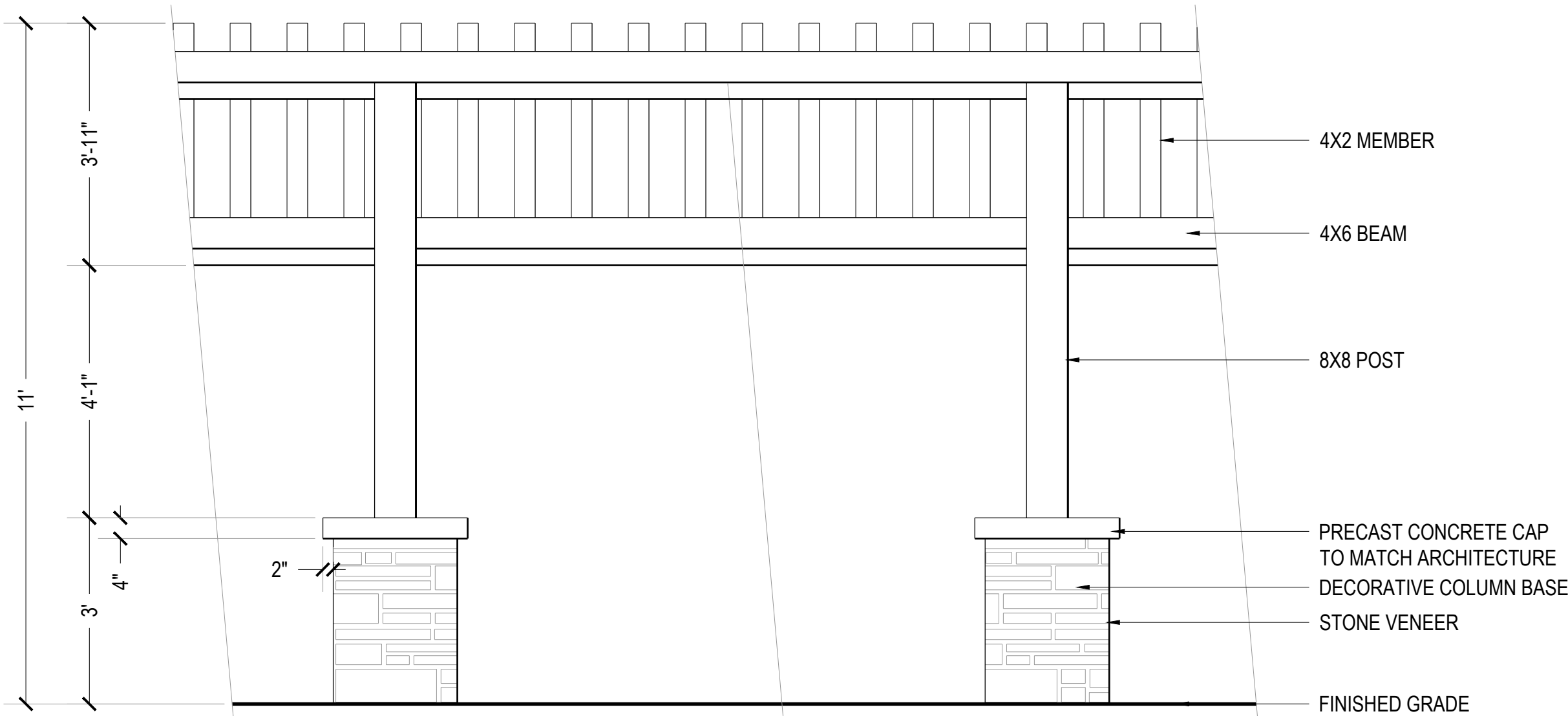
LS4.5

KIME RANCH FILING NO. 1 PRELIMINARY PLAN

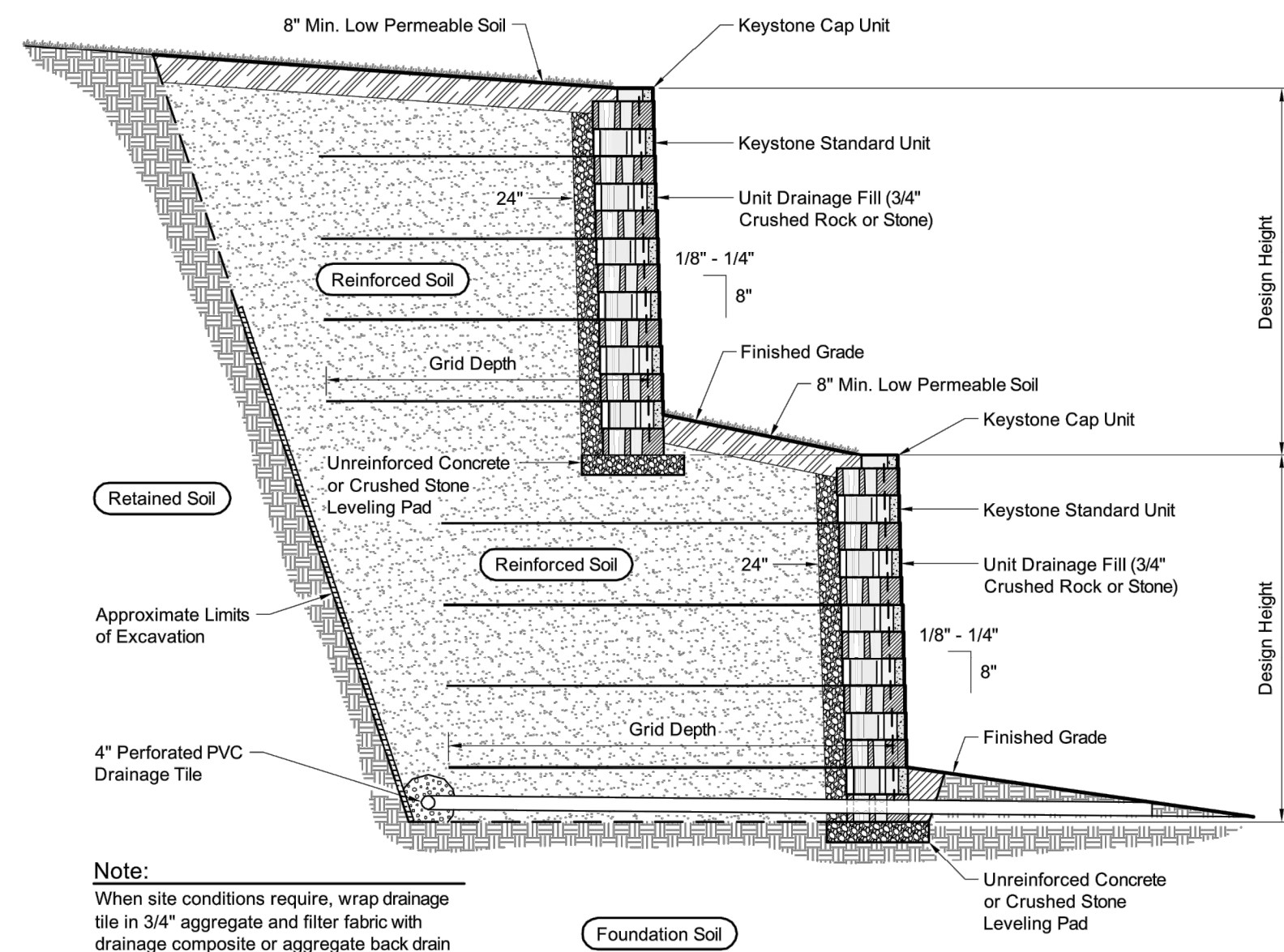
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1 TRELLIS_01
Scale: NTS



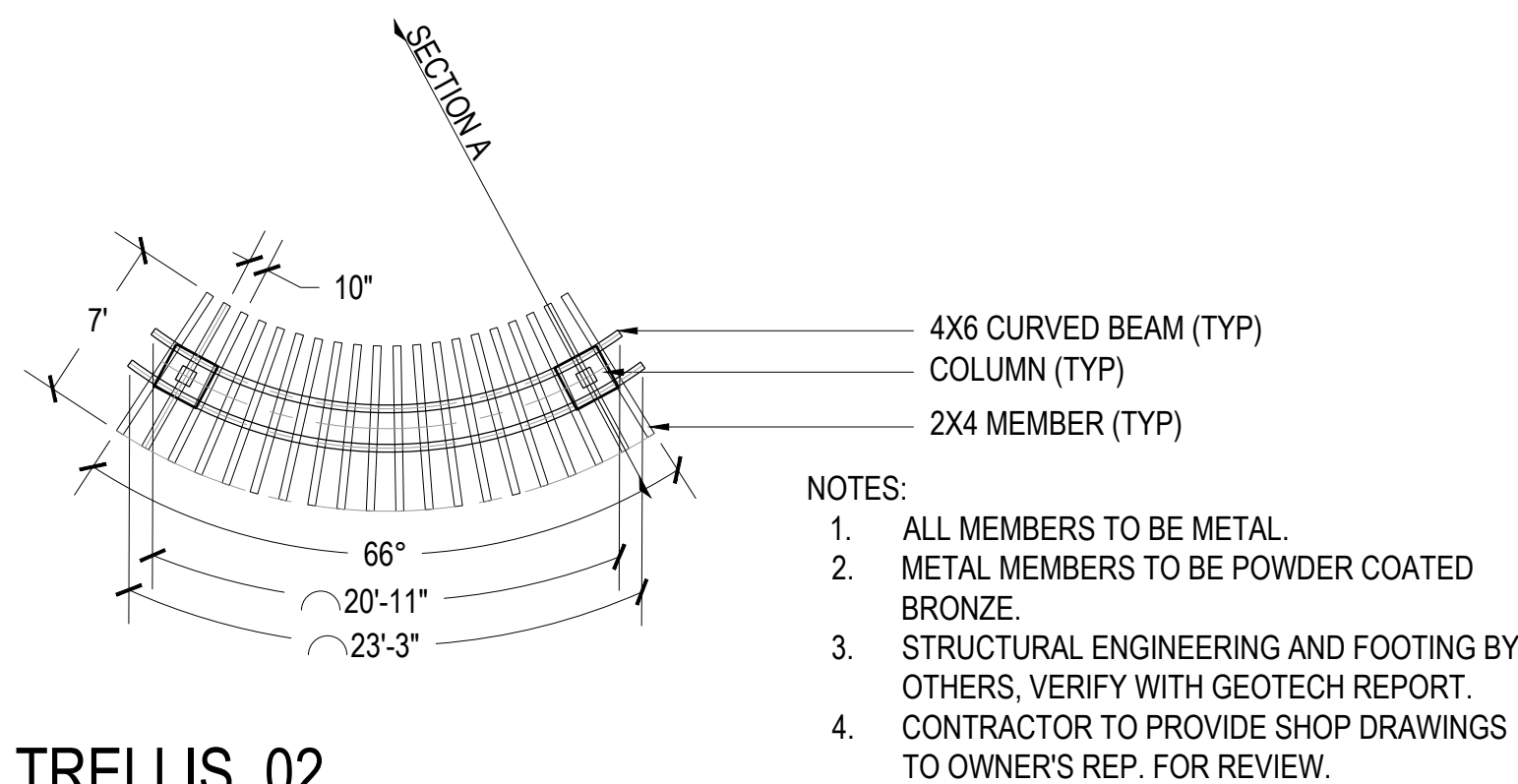
ELEVATION A - STRAIGHTENED



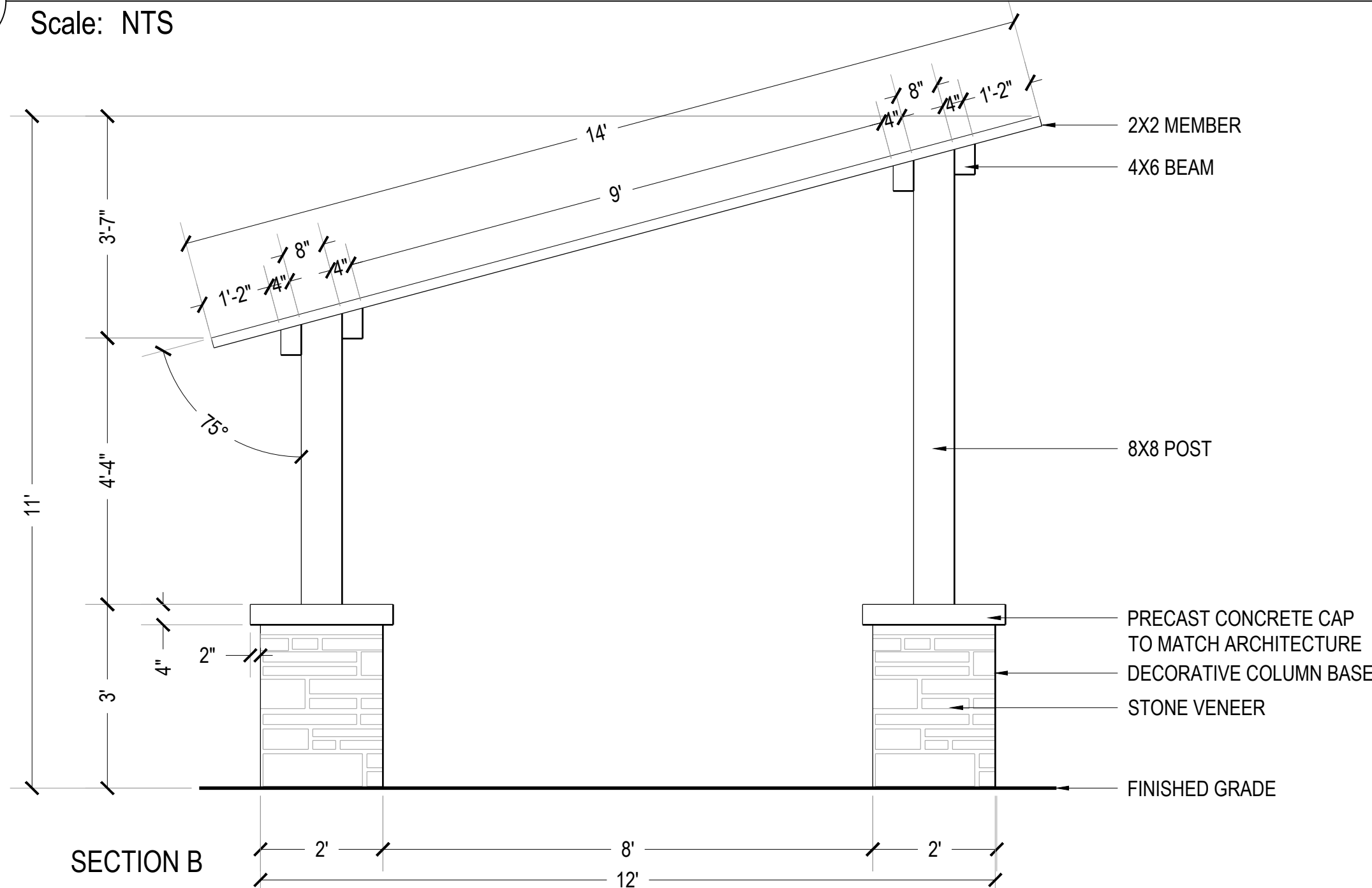
Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Tiered Wall Section
Standard Unit - Near Vertical Setback

3 RETAINING_WALL
Scale: NTS

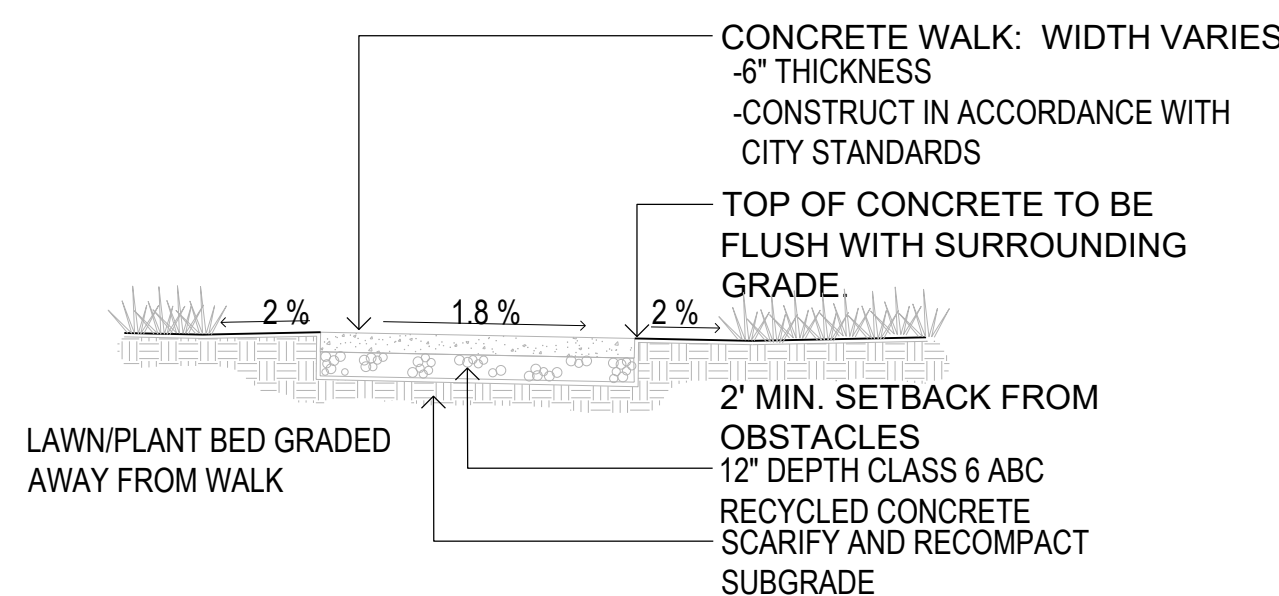


2 TRELLIS_02
Scale: NTS



NOTES:

1. ALL MEMBERS TO BE METAL.
2. METAL MEMBERS TO BE POWDER COATED BRONZE.
3. STRUCTURAL ENGINEERING AND FOOTING BY OTHERS. VERIFY WITH GEOTECH REPORT.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER'S REP. FOR REVIEW.



-FINAL CONC. SURFACE SHALL RECEIVE MED. BROOM FINISH
-CONSTRUCTION JOINTS SHALL BE EVENLY SPACED AT A DISTANCE EQUAL TO THE WIDTH OF THE WALK UNLESS OTHERWISE DIRECTED BY CITY STANDARDS.
-EXPANSION JOINTS SHALL BE 100'-0" O.C.

4 CONCRETE
Scale: NTS

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LATITUDE 6' CONTOUR BENCH WITH ARMREST
ITEM #: L1441A
SIZE: 34"H x 25"W x 72"L
SEAT COLOR: TEXTURED CHARCOAL
ARM/FRAME COLOR: TEXTURED SILVER
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

1 6'_BENCH
Scale: NTS



LATITUDE TABLE ADA, 3 FLAT SEATS
ITEM #: L1450
SIZE: 30"H x 66"W x 85"L
SEAT COLOR: NAVY
SUPPORT COLOR: TEXTURED SILVER
TABLE TOP COLOR: NAVY
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

2 ADA_TABLE_&_CHAIRS
Scale: NTS



LATITUDE TABLE, 4 FLAT SEATS
ITEM #: L1448
SIZE: 30"H x 85" Dia.
SEAT COLOR: NAVY
SUPPORT COLOR: TEXTURED SILVER
TABLE TOP COLOR: NAVY
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

3 TABLE_&_CHAIRS
Scale: NTS



6' RECTANGULAR SLOTTED STEEL
TABLE, PORTABLE FRAME
ITEM #: L2003
SIZE: 29"H x 64"W x 72"L
FRAME COLOR: TEXTURED SILVER
TOP COLOR: TEXTURED CHARCOAL
SEAT COLOR: TEXTURED CHARCOAL
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

4 PICNIC_TABLE
Scale: NTS



CONCRETE PICNIC TABLE WITH
GAMEBOARD STENCILS
ITEM #: T7300
SIZE: 31"H x 68"W x 72"L
COLOR: NATURAL CONCRETE GRAY
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

5 GAME_TABLE
Scale: NTS



OUTDOOR CONCRETE PING PONG TABLE WITH
POWDER COATED STEEL LEGS
ITEM #: T1086035
SIZE: 30"H x 60"W x 180"L
TABLE COLOR: NATURAL CONCRETE GRAY
TABLE LEG COLOR: BLACK
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

6 PING_PONG_TABLE
Scale: NTS



PLANK ADIRONDACK CHAIR
ITEM #: PLK60R
SIZE: 46"H x 28"W x 36"D
COLOR: MAHOGANY
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

7 CHAIR
Scale: NTS



STANDARD PARK GRILL
ITEM #: 100PRG
SIZE: 10"H x 20"W x 15"D
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

8 GRILL
Scale: NTS



U-BIKE STATION
ITEM #: LBR2PSURF
SIZE: 31"H x 35"W x 5"D
COLOR: TEXTURED SILVER
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

9 BIKE_RACK
Scale: NTS

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LATITUDE 55 GAL SIDE OPENING
RECEPTACLE, BONNET ASH TOP
ITEM #: L2055A
SIZE: 46"H x 28"Dia.
LID COLOR: TEXTURED PEWTER
RECEPTACLE COLOR: TEXTURED PEWTER
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

1 TRASH_RECEPTACLE
Scale: NTS



COMMERCIAL GRADE SUSPENDED E26
MODEL: LS-MS-24-100-BK
WATTAGE: 25W PER SOCKET
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: AMERICAN LIGHTING
WEBSITE: AMERICANLIGHTING.COM

2 FESTOON_LIGHTS
Scale: NTS



LARGE SHELTER
MODEL: NLS 20X24
MATERIAL: STEEL / MULTI-RIB ROOF
ROOF COLOR: BUCKSKIN
STRUCTURE COLOR: ALMOND
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: POLYGON
WEBSITE: POLYGON.COM

3 LARGE_SHELTER
Scale: NTS



KINETIC ART SCULPTURE
MOTO OHTAKE
SPIRALED
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: 1ST DIBS
WEBSITE: 1STDIBS.COM

4 KINETIC_ART
Scale: NTS



SWING SET
PRODUCT #: 200096626
SIZE: 4 BAY - 8'
COLOR: CHARCOAL
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: RECREATION PLUS
PHONE: (303) 278-1455
WEBSITE: RECREATIONPLUS.COM

5 SWING_SET
Scale: NTS



NU-EDGE PLAY PIECE
PRODUCT #: NE19071030
SIZE: 5" POST
COLOR: STANDARD EARTH TONES
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: RECREATION PLUS
PHONE: (303) 278-1455
WEBSITE: RECREATIONPLUS.COM

6 NU-EDGE_PLAY_PIECE_AGE_5-12
Scale: NTS



NU-EDGE PLAY PIECE
PRODUCT #: NE19071034
SIZE: 5" POST
COLOR: STANDARD EARTH TONES
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: RECREATION PLUS
PHONE: (303) 278-1455
WEBSITE: RECREATIONPLUS.COM

7 NU-EDGE_PLAY_PIECE_AGE_2-5
Scale: NTS



FIBAR POURED IN PLACE SURFACE
MODEL: FIBAR PIP
COLOR: TBD
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: RECREATION PLUS
WEBSITE: RECREATIONPLUS.COM

8 PIP_SURFACE
Scale: NTS



PET STATION
MODEL: 7408-R, COMPLETE DOG WASTE
STATION WITH ROLL DISPENSER,
COLOR: GREEN
INSTALL PER MANUFACTURER'S SPECS
OR APPROVED EQUAL.

CONTACT: ATOZ RECREATION
PHONE: 303.670.3789
WWW.ATOZRECREATION.COM

9 PET_STATION
Scale: NTS

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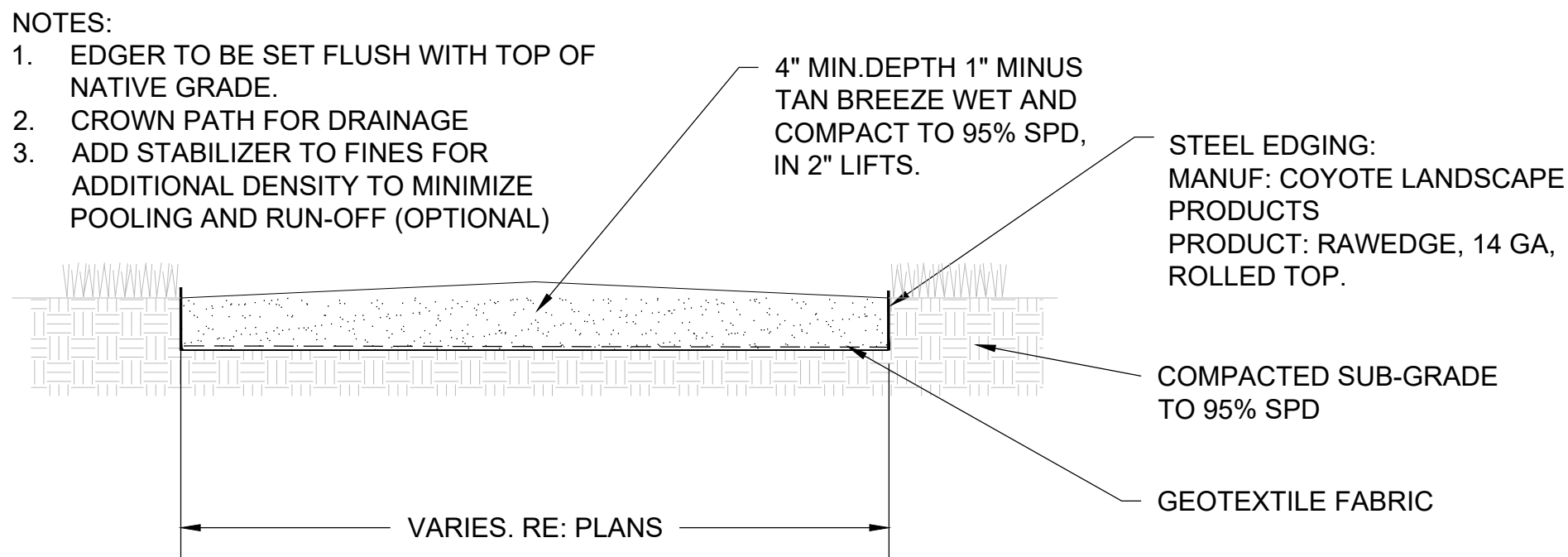
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SILOAM STONE FLAGSTONE
SIZE: VARIES
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: PIONEER SAND & GRAVEL
WEBSITE: PIONEERSAND.COM

1 PAVER
Scale: NTS



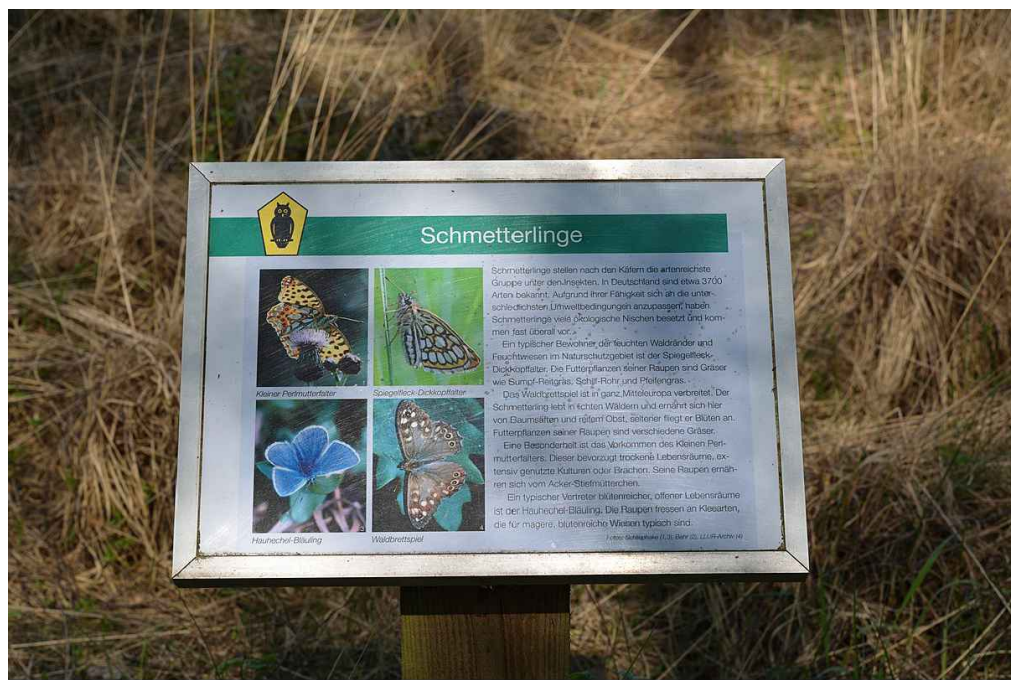
2 CRUSHER_FINE_PATH
Scale: NTS



COLORFUL COWS

COWS LOCATED ON SITE
APPROXIMATELY 50 YARDS NORTH OF
MAINSTREET AND 120 YARDS EAST OF
THE PRIMARY RESIDENCE.
COWS ARE TO BE STORED AND
PROTECTED DURING CONSTRUCTION
AND RELOCATED, RESTORED AND
SECURED IN PARK AREA, SEE PLANS
FOR LOCATION.

3 COLORFUL_COWS
Scale: NTS



CUSTOM SIGN PLAQUE
COLOR: ALUMINUM EDGE
STAND: 4X4 CEDAR POST
CUSTOM PIECE

4 SIGN_PLAQUE
Scale: NTS



SMALL SHELTER
MODEL: WSL 14X14
MATERIAL: STEEL / MULTI-RIB ROOF
ROOF COLOR: BUCKSKIN
STRUCTURE COLOR: ALMOND
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: POLIGON
WEBSITE: POLIGON.COM

5 SMALL_SHELTER
Scale: NTS



BIKE REPAIR STATION
MODEL: DELUXE PUBLIC WORK STAND
ITEM #: 567-1002
COLOR: CYCLE TRACK BLACK
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: THE PARK CATALOG
WEBSITE: THEPARKCATALOG.COM

6 BIKE_REPAIR_STATION
Scale: NTS

Prepared For
CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Land Planning

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Colorado Springs 719-593-2593
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www.jrengineering.com

KIME RANCH FILING NO.1
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS

PARKER, CO

Stamp:

Drawn by:
AML
Checked by:
PMS
Issue Date:
08/06/2021
Issued For:
TOWN OF PARKER

Rev#	Revisions	Date
1	1st Planning Review	11/19/21
2	2nd Planning Review	03/18/22
3	3rd Planning Review	05/16/22
4	Technical Review	06/24/22
5		
6		
7		
8		

Sheet Name
Site Details

Sheet Number
LS5.4