



PLANNING COMMISSION MEETING

7:00 PM

February 23, 2023

Planning Commission meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Commissioners eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of the Planning Commission.

Public comment on agenda items may only be made in person.

Public Viewing Only - YouTube: Planning Commission meetings may be viewed through YouTube at: <https://www.youtube.com/townofparkerco>.

PLEASE NOTE: Public participation is NOT available through YouTube.

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 - 1.12.23**
 - B. **Planning Commission Meeting Minutes - 1.26.23**
6. **PUBLIC HEARINGS**
 - A. **O'Brien Park Lot 1 - Site Plan**

Applicant:	Town of Parker
Location:	Northeast corner of Parker Road and Mainstreet
Department:	Community Development, Amber Wood Hicken
TRAKiT No.:	SP22-104

B. Ray J. Harvie Lot 1 Open Space - Site Plan

Applicant: Town of Parker

Location: North of Mainstreet and Canterbury Parkway

Department: Community Development, Ashley Chasez

TRAKiT No.: SP22-099

7. PLANNING COMMISSION ITEMS

8. STAFF ITEMS

9. ADJOURNMENT



PLANNING COMMISSION MINUTES

January 12, 2023

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 Rich Foerster, Roxy Colette, Ruth Ann Nelson, Erik Frandsen, Ira Shapiro, and Nick Metz. Present, but not seated was commissioner Jane Lane.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the November 10th, 2022, meeting minutes. Commissioner Eric Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.04.050 OF THE PARKER MUNICIPAL CODE TO ADD AGRITAINMENT AS A USE PERMITTED BY RIGHT TO THE A-AGRICULTURAL DISTRICT.

The applicant, Town of Parker, proposes to amend the Parker Land Development Ordinance (the “LDO”) to add Agritainment as a use permitted by right to the A-Agricultural District.

Department: Community Development, Stacey Nerger

STAFF PRESENTATION

Stacey Nerger, Senior Planner, presented the staff report to amend the Land Development Ordinance (LDO) to add an additional permitted use within the A-Agricultural Zone District. The proposed LDO amendment would revise Section 13.04.050 to add “Agritainment” as a permitted use and incorporate a definition of the use. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding adding Agritainment to the A-Agricultural district.

Commissioners discussed with staff:

- Commissioner Ira Shapiro asked if there any limits on what is agritainment ; *(staff said yes, the uses need to fall under the proposed definition of agritainment and that the agritainment uses are aligned with uses currently occurring on the property).*
- Commissioner Ira Shapiro asked if a tractor pull would be allowed under agritainment; *(staff said yes).*

- Commissioner Ruth Ann Nelson asked if some of the current activities that occur on the property proposed to be annexed, such as paintball would be grandfathered in when annexed; *(staff said that a use such as paintball is considered commercial recreation, not agritainment and would be grandfathered in when annexed).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:07 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.04.050 OF THE PARKER MUNICIPAL CODE TO ADD AGRITAINMENT AS A USE PERMITTED BY RIGHT TO THE A-AGRICULTURAL DISTRICT.

PLANNING COMMISSION DISCUSSION

- Commissioner Erik Frandsen commented that the amendment is straight forward and he is in support.
- Commissioner Ruth Ann Nelson commented that this is a good addition to agricultural district definitions and uses and is financially beneficial to the agricultural landowners.
- Commissioner Richard Foerster has no objection to the proposal.
- Commissioner Nick Metz has no objections.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the zoning. Commissioner Richard Foerster seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:09 P.M. – DAISY ROWLEY HOUSE, FILING NO. 1 – MINOR DEVELOPMENT PLAT. TRAKIT NO: SUB22-027. The applicant, Parker Authority for Reinvestment, is proposing to plat two metes and bounds parcels located at 10952 S. Pikes Peak Drive and 10962 S. Pikes Peak Drive. The Minor Development Plat will create 2 platted lots of .266 acres and .261 acres, this will not change the location of existing property lines. The site is located on the west side of Pikes Peak Drive south of Mainstreet.

Department: Community Development, Ashley Chasez

STAFF PRESENTATION

Ashley Chasez, Planner I, presented the staff report to plat two metes and bounds parcels located at 10952 S. Pikes Peak Drive and 10962 S. Pikes Peak Drive. The Minor Development Plat will create 2 platted lots of .266 acres and .261 acres, this will not change the location of existing property lines. Ms. Chasez concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Daisy Rowley House, Filing No. 1 Minor Development Plat.

COMMISSIONERS DISCUSSED WITH STAFF

- Commissioner Ruth Ann Nelson thought it would be beneficial for staff to explain to the public why this action is necessary; *(staff said this is a cleanup effort for unplanted*

downtown parcels, is a way to establish easements for widening the downtown sidewalks for ADA compliance and part of P3's mission to assist with plat funding).

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:13 P.M. – DAISY ROWLEY HOUSE, FILING NO. 1 – MINOR DEVELOPMENT PLAT. TRAKIT NO: SUB22-027.

PLANNING COMMISSION DISCUSSION

- Commissioner Nick Metz commented that this is straight forward and is in support.
- Commissioner Ira Shapiro has no issues with the proposal.
- Commissioner Roxy Colette commented that this is in alignment with the Master Plan and that existing uses are continued.
- Commissioner Richard Foerster is in favor to establish these properties as legal lots of record.
- Ruth Ann Nelson concurs with her fellow commissioners.

Commissioner Nick Metz moved the Planning Commission recommend Town Council approve the Daisy Rowley House, Filing No. 1 – Minor Development Plat. Commissioner Richard Foerster seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:15 P.M. – GLADYS O'BRIEN HOUSE, FILING NO. 1 – MINOR DEVELOPMENT PLAT. TRAKIT NO: SUB22-026. The applicant, Parker Authority for Reinvestment, is proposing to plat a 0.397 acre parcel located at 11017 S. Pikes Peak Drive. The site is located at the southwest corner of Pikes Peak Avenue and Pikes Peak Drive in downtown Parker.

Department: Community Development, Amber Wood Hicken

STAFF PRESENTATION

Amber Wood Hicken, Planner 1, presented the staff report to plat a 0.397 acre parcel located at 11017 S. Pikes Peak Drive. The site is located at the southwest corner of Pikes Peak Avenue and Pikes Peak Drive in downtown Parker. Ms. Hicken concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the requested Minor Development Plan.

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked if there were any other unplatted parcels along that road; *(staff said there is one other unplatted property that will be addressed in the next hearing which will complete all the downtown properties that are not platted).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:18 P.M. – GLADYS O’BRIEN HOUSE, FILING NO. 1 – MINOR DEVELOPMENT PLAT. TRAKIT NO: SUB22-026.

PLANNING COMMISSION DISCUSSION

- Commissioner Eric Frandsen commented that this is another straightforward hearing and appreciates planning’s efforts on these Minor Development Plat cases.
- Commissioner Richard Foerster commented that he agrees with all the Minor Development Plat cases tonight.

Commissioner Eric Frandsen moved the Planning Commission recommend Town Council approve Gladys O’Brien House, Filing No. 1 – Minor Development Plat. Commissioner Roxy Colette seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:20 P.M. – THE EXCHANGE MINOR DEVELOPMENT PLAT. TRAKIT NO: SUB22-019. The applicant, Parker Authority for Reinvestment, is proposing a Minor Development Plat to plat an unplatted lot located at 19501 E. Mainstreet. The site is located on the southwest corner of Mainstreet and Pikes Peak Drive.

Department: Community Development, Bryce Matthews

STAFF PRESENTATION

Bryce Matthews, Assistant Director - Planning, presented the staff report proposing a Minor Development Plat to plat an unplatted lot located at 19501 E. Mainstreet. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the requested Minor Development Plan.

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked if the platting affects the property owners rights; *(staff said no, but this benefits the property owner for future development through site plans which by code, requires the property to be platted. Additionally, P3 is helping fund this process).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:24 P.M. – THE EXCHANGE MINOR DEVELOPMENT PLAT. TRAKIT NO: SUB22-019.

PLANNING COMMISSION DISCUSSION

- Commissioner Richard Foerster appreciates creating legal lots of record.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve the Exchange Minor Development Plat. Commissioner Roxy Colette seconded; a vote

was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:25 P.M. – COMPARK VILLAGE SOUTH TRACT A SKETCH AND PRELIMINARY PLANS; TRAKIT NO: SUB21-073 AND SUB21-074.

The applicant, PCS Group, is proposing Sketch and Preliminary Plans to create 33 single family lots and a 1.24 acre park. The site is located on the south side of Belford Avenue east of Peoria.

Department: Community Development, Bryce Matthews

STAFF PRESENTATION

Bryce Matthews, Assistant Director - Planning, presented the staff report to propose Sketch and Preliminary Plans to create 33 single family lots, 1.28 acres of open space and a 1.24 acre park. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the requested Compark Village South Tract A:

1. Sketch Plan, and
2. Preliminary Plan

Commissioners discussed with staff:

- Commissioner Roxy Colette asked if the last presentation slide accurately showed the location of the project; *(staff said no, that it was a mistake).*

APPLICANT PRESENTATION

Paul Shoukas with PCS Group presented the applicant's presentation.

- Introduced the project's partners, Merrick Civil Engineering and Century Communities and provided company background.
- Provided information about the proposed residential project and how it fits in with existing community and the homes surrounding the project.
- Discussed the project's parks, trails and open space areas.

Commissioners discussed with Applicant:

- Commissioner Ruth Ann Nelson asked if the park area was going to be turned over to the HOA or the Town; *(applicant said the park area will be owned and maintained by the HOA and it will be open to the public).*
- Commissioner Ruth Ann Nelson asked how it will be ensured that the display garden is maintained in good shape; *(applicant said they deliberately made the scale of the garden so it would not be a burden to the HOA, that they were cognizant of the types of plantings and that the HOA is anticipated to maintain all park landscaping).*
- Commissioner Richard Foerster asked if the applicant had given any consideration to including a dog park in the park area; *(applicant said a dog park exists near the southeast corner of this site located in Century Communities Compark multifamily development's park).*

- Commissioner Roxy Colette asked about different types of turf used in the landscape plan; *(applicant said that they are trying to be water conscious and described the various types of turf used for the different types of activities).*

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked if the Town has input on HOA responsibilities; *(staff said no, that the final plat gives ownership and responsibility of maintenance to the HOA; the Town does not regulate HOA bylaws).*
- Commissioner Ruth Ann Nelson asked, for instance, if the display garden became neglected, does the Town step in to correct it or is up to the homeowners; *(staff said the first step would be for the homeowners to remedy the situation, and if needed the Town could issue a site plan violation enforced against the property owner which is the HOA).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:40 P.M. – COMPARK VILLAGE SOUTH TRACT A SKETCH AND PRELIMINARY PLANS; TRAKIT NO: SUB21-073 AND SUB21-074.

PLANNING COMMISSION DISCUSSION

- Commissioner Rich Foerster said he was glad to see the continued build out of this area.
- Commissioner Ruth Ann Nelson said she was pleased with the landscape design contained in the sketch plan, reiterated that she likes the proposed gardens and wants to make sure that a mechanism is in place to ensure proper maintenance.
- Commissioner Roxy Colette gave kudos for the continuity of the design from open space to recreational areas, parks and landscaping as well as keeping open space to the south that is adjacent to the Grandview Estates.
- Commissioner Nick Metz agreed with his fellow commissioners and is glad to see the project completed.
- Commissioner Gary Poole appreciates that the developer embraced the street names.

Commissioner Nick Metz moved the Planning Commission recommend Town Council approve the requested Compark Village South Tract A Sketch Plan. Commissioner Richard Foerster seconded; a vote was taken and was passed unanimously.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the requested Compark Village South Tract A Preliminary Plan. Commissioner Richard Foerster seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

Commissioner Gary Poole asked if there will training at the next Planning Commission meeting; *(Staff said no).*

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Erik Frandsen moved that the meeting be adjourned. Commissioner Roxy Colette seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



PLANNING COMMISSION MINUTES

January 26, 2023

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 Rich Foerster, Jane Lane, Eliana Burke and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

None

PUBLIC HEARING OPENED: 7:02 P.M. – MERIDIAN TRACT Q OPEN SPACE ZONING.

Applicant: Town of Parker
Location: Southeast corner of Mainstreet and Chambers Road
Department: Community Development, Bryce Matthews
TRAKiT No.: Z22-022

STAFF PRESENTATION

Bryce Matthews, Assistant Director - Planning, presented the staff report to zone a 20.25 acre parcel, known as Meridian Tract Q to OS - Open Space in coordination with annexing the property into the Town. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the zoning request.

Commissioner discussion with staff:

None.

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:05 P.M. – MERIDIAN TRACT Q OPEN SPACE ZONING.

PLANNING COMMISSION DISCUSSION

- Commissioner Eliana Burke appreciates Town staff following up and completing this project that was spoken about in the past and is in favor.
- Commissioner Richard Foerster is in favor of the zoning.
- Commissioner Jane Lane commented that it's really not a zoning change, that the parcel is just being incorporated into the Town.
- Commissioner Kim Rodell commented that the zoning is pretty straightforward.
- Commissioner Gary Poole concurs with his fellow commissioners.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve the zoning. Commissioner Kim Rodell seconded; a vote was taken and was unanimously.

PUBLIC HEARING OPENED: 7:07 P.M. – WESTCREEK DEVELOPMENT PLANNED DEVELOPMENT 2ND AMD.

Applicant: Masterworks, LLC
Location: Southwest corner of Parker Road and E-470
Department: Community Development, Julia Duncan
TRAKiT No.: Z22-015

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing a rezoning to amend the Westcreek PD to allow drive through uses and clean-up language and criteria. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the zoning.

Commissioners discussed with staff:

- Commissioner Kim Rodell asked if staff received any comments; *(staff said letters of support were received from business owners within the PD including Springhill Suites, the Dental Clinic and Big Five Sports)*.
- Commissioner Kim Rodell asked if these proposed changes will affect existing business within the PD; *(staff said no)*.

APPLICANT PRESENTATION

Jodi Newton with Masterworks LLC gave the applicant's presentation.

- The applicant told the commissioners that owner of the Nexgen Westcreek properties was in attendance as well.
- The applicant provided background and history of the project.
- The applicant discussed how the PD cleanup efforts and the addition of the drive thru options will help attract retailers and develop the remaining vacant lots.

Commissioners discussed with the applicant:

- Commissioner Jane Lane said that if this location is the gateway to Parker as stated in the staff report, it doesn't seem to be the best location for a drive thru; *(applicant said they have been marketing this property for years and the retail pieces are usually the last to go, discussed current access limitations to the properties, mentioned that a drive thru addition will increase desirability for future development in the PD and that existing businesses are supportive of the change).*
- Commissioner Jane Lane asked for an executive summary of how the drive thru generates the traffic needed to sell the rest of the parcels in the PD; *(applicant said that the presence of a national retailer such as an In-N-Out Burger would attract other compatible businesses which will contribute to the development's overall success).*
- Commissioner Jane Lane asked why a nationally recognized tenant is needed to complete the build out of the rest of this area; *(applicant said that it would definitely be helpful).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:25 P.M. – WESTCREEK DEVELOPMENT PLANNED DEVELOPMENT 2ND AMD.

PLANNING COMMISSION DISCUSSION

- Commissioner Eliana Burke appreciates that the PD is being updated, is happy that this area is finally moving in the right direction and is in favor.
- Commissioner Jane Lane appreciates the work that Town staff and the property owner have done to make sure that this works for Parker and the property owner, appreciates the PD cleanup work, but doesn't agree with the addition of the drive through component and is not in favor.
- Commissioner Kim Rodell appreciates the work that has gone into this project, that this parcel is finally going to be developed, that it will serve the hotel guests and local residents in the area and is in favor.
- Commissioner Richard Foerster appreciates the Town's revisions to encourage development on these remaining parcels, that future development will complement what is already there and is in favor.
- Commissioner Gary Poole stated that it will be nice see these parcels developed and is in favor.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Westcreek Development Planned Development 2nd AMD. Commissioner Richard Foerster seconded; a vote was taken and was passed 4-1, with Commissioner Jane Lane opposing.

PUBLIC HEARING OPENED: 7:28 P.M. – PARKER AND PINE MIXED USE DEVELOPMENT PLANNED DEVELOPMENT GUIDE 1ST AMD.

Applicant: Galloway Engineering
Location: Southwest corner of Parker Road and Pine Lane
Department: Community Development, Julia Duncan
TRAKiT No.: Z21-012

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing an amendment to the Parker and Pine PD to reduce the required retail and relocate an allowed drive through use to the southwest corner of Parker Road and Pine Lane. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the zoning.

Commissioners discussed with staff:

- Commissioner Kim Rodell asked about the additional design criteria in the PD; *(staff said this is a recent PD adopted in 2020, and has more specific material requirements and this update is adding two additional colors, sand castle and bone china, and stucco).*
- Commissioner Richard Foerster asked for clarification on building sizes for lots one and five; *(staff said the square footage requirement only applies to lot five).*
- Commissioner Richard Foerster asked in light of the building size requirements and the 300 foot radius from the intersection restriction, how is parking affected for each lot; *(staff said parking requirements are based on the ultimate use that is developed on each lot).*
- Commissioner Kim Rodell asked if this is passed, will this level the playing with surrounding lots and be more consistent as to what can be developed; *(staff said yes, several of these lots are being developed now and that the current minimum square footage requirements coupled with landscaping requirements wouldn't have allowed for the building as proposed).*
- Commissioner Richard Foerster asked what would happen if the drive thru exceed the 24 car limit for queuing and how would that be handled; would the cars be allowed to queue up in the PD's internal streets or be allowed to queue up on Pine Dr.; *(staff said that In-N-Out Burger would be required to submit a traffic impact analysis as part of their site plan which would be reviewed by Parker's engineering department; the Town does not allow for car queuing outside of their lot).*
- Commissioner Kim Rodell anticipates that initially there will be car queuing that overflows beyond In-N-Out Burger's lot and asked how will this be handled; *(staff said Parker's Code Enforcement would handle the situation if the need arose, and also that ingress and egress would be through Pine Dr. or internal circulation within the PD and not off Parker Rd. which is a CDOT roadway, that In-N-Out Burger management would be required to handle the overflow queuing and that the Town has previous experience with similar queuing overflow issues when Dutch Brother's Coffee opened; In-N-Out Burger representative added that they have experience from previous store openings, that*

the initial demand at each new location has slowed down as new stores are opened and In-N-Out Burger will use staff and hire private traffic officers to handle overflow queuing issues).

- Commissioner Jane Lane asked what the initial intent was of the 300 foot radius from the intersection; *(staff said the square footage requirement was for the lot to the east and the proposal is to move the square footage requirement to the lot to the west and remove the 300 foot radius from the Parker Rd. intersection. Preservation of a requirement for multitenant development may attract higher end retail.).*

APPLICANT PRESENTATION

Katie Sanchez With In-N-Out Burger gave a short presentation thanking the commissioners for hearing their proposal, expressed enthusiasm for the project, touched on the changes to the PD that will enhance their project and thanked staff for the collaborative work on the project.

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:44 P.M. – PARKER AND PINE MIXED USE DEVELOPMENT PLANNED DEVELOPMENT GUIDE 1ST AMD.

PLANNING COMMISSION DISCUSSION

- Commissioner Kim Rodell said that this an appropriate location for the use off of E470, will encourage visitors to spend the night in Parker and increase Parker's revenue.
- Commissioner Eliana Burke agrees with her fellow commissioners, understands the need for growth and is in favor.
- Commissioner Richard Foerster agrees with fellow commissioner Kim Rodell that all the criteria have been met and is confident that should a traffic issue arise, the Town will address it.
- Commissioner Jane Lane said that her comments are similar to her comments from the previous hearing.
- Commissioner Gary Poole appreciates that this project is moving forward in cooperation with the Town and the property owners.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve the Parker and Pine Mixed Use Development Planned Development Guide 1st AMD. Commissioner Eliana Burke seconded; a vote was taken and was passed 4-1, with Commissioner Jane Lane opposing.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Eliana Burke moved that the meeting be adjourned. Commissioner Richard Foerster seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 2/26/2023

Town Council Date: 3/6/2023

Hearing Type: Public Hearing
O'Brien Park L1 Park Site Plan Amendment
SP22-104

Location: Northeast corner of Parker Road and Mainstreet

Project Planner: Amber Wood Hicken, Planner 1

Applicant: The Town of Parker

Executive Summary: The applicant, the Town of Parker, is proposing a Site Plan Amendment to change the landscaping on the west, south and east perimeter of O'Brien Park.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the O'Brien Park L1 Site Plan Amendment."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the O'Brien Park L1 Site Plan Amendment subject to the following conditions:"

-List conditions

"I move the Planning Commission recommend Town Council deny the O'Brien Park L1 Site Plan Amendment 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 O'Brien Park L1 Site Plan Amendment to a future date."

I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in 1981 as a part of the original incorporation of the Town. The property is bounded on the north by a vacant lot owned by the Town for future park expansion and institutional uses, to the east by commercial and residential uses, to the south by commercial uses, and to the west by office and commercial uses.

The parcel's current zoning is Greater Downtown District – Town Center and the site is located within the Mainstreet Master Plan Character Area of the *Parker 2035 Master Plan*. The site is known as O'Brien Park and is approximately 10.67 acres.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1981	Parcel was annexed as part of the original incorporation of the Town from Douglas County in 1981 - which included approximately 629 acres.
2001	Replat, public hearing

III. CURRENT SITE DATA

Existing Zoning	Greater Downton District		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Mainstreet Master Plan Character Area		
Site Acreage	10.67		
Subdivision	O’Brien Park Filing No. 1		
Existing Use	Park		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Mainstreet Master Plan Area	Greater Downtown District – Town Center	Town owned vacant lot for future park expansion, church
South	Mainstreet Master Plan Area	Greater Downtown District – Town Center	Mainstreet, commercial
East	Mainstreet Master Plan Area	Greater Downtown District – Town Center	Residential, commercial
West	Mainstreet Master Plan Area	Greater Downtown District – Town Center	Parker Road, commercial

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Low Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Parker 2035 Master Plan designates this property as part of the Downtown Core. This is the essence of our hometown feel, with a wide range of things to do and see, Downtown is the focal point of the community. The Downtown Core acts as a walkable ‘mixed-use neighborhood’ that includes uses such as higher density residential, office, government, arts and cultural venues, restaurants, retail, personal services, as well as parks and other gathering places for community events. These uses are promoted within vertically mixed-use developments where attention needs to be directed to development intensity, diverse land uses, building height and architectural design. The Denver Regional Council of Governments (DRCOG) classifies this character area as an Urban Center through their Metro Vision 2035 Plan.
Consistent Goals/Strategies	Land Use 1.D Open Space and Recreation 1 Open Space and Recreation 1.A Open Space and Recreation 2 Open Space and Recreation 2.A Open Space and Recreation 3 Open Space and Recreation 3.

Staff Analysis	Open space, parks, trails and recreation are viewed by our citizens as our most prized amenities. The Town has not overlooked these amenities and has adopted additional documents that address open space and recreation in great detail. These additional documents are the ‘Open Space, Trails and Greenways Master Plan’ and the ‘From Values to Vision: A Strategic Action Plan for Parker’s Parks and Recreation’. These other Master Plans reflect the Town’s continued commitment to, and will help direct the future preservation of, open space and the development of trails, parks and recreational facilities. The proposed site amendment to the property is consistent with the Town’s Master Plan and the referenced Master Plan Goals and Strategies for Natural Resource Protection and Open Space and Recreation.
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V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Open Space, Trails and Greenways Master Plan Parker Parks, Recreation, Mainstreet Master Plan, and Open Space Master Plan Choose an item.
Policies/Guidelines/Strategies	Meets the vision and goals of the Open Space, Trails and Greenways Master Plan and the Parker Parks, Recreation and Open Space Master Plan. Choose an item.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has reviewed the site plan amendment to meet the Town’s Open Space, Trails and Greenways Master Plan and the Parker Parks, Recreation and Open Space Master Plan and determined the proposed Site Plan Amendment is consistent with the goals and strategies of these plans.

VI. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 0 Side – 0 Rear – 0 Corner – 0	No buildings are proposed as part of this site plan amendment.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	None	No residential is proposed as part of this application.	☐ Consistent ☐ Inconsistent ☒ N/A

Height/Stories	60 feet	No buildings are proposed as part of this site plan amendment.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	None	No buildings are proposed as part of this site plan amendment.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	This Site Plan includes enhancements to the perimeter landscape along Victorian Drive, Mainstreet, and Parker Road.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	All parking spaces will remain	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	The proposed Site Plan Amendment is consistent with the requirements outlined within the Greater Downtown – Town Center zoning district.		

VII. DESIGN REVIEW

This Site Plan includes enhancements to the park perimeter landscape and urban design along Victorian Drive, Mainstreet, and Parker Road. The project is part of the P3 Downtown Placemaking Improvements. The intent is to:

1. Replace the fence along Mainstreet with a well-designed series of landscape and landscape elements that improve the park experience and prevent pedestrians from crossing midblock.
2. Improve the park landscaping and aesthetics from Parker Road
3. Improve the landscaping and park aesthetics along Victorian Drive

Other than low walls, there are no structures proposed for the project. It is anticipated the project will be completed in two phases. The first phase will be the improvements along Mainstreet and Victorian. The second phase of improvements will be along Parker Road. A tree protection plan is included in the Site Plan, and no trees are being removed or relocated.

VIII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

No changes are proposed to current vehicular, pedestrian, or bicycle access and circulation on the site.

IX. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Building 20	Advisory Comment - Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

Centurylink Communications	Advisory Comment - Our engineer has reviewed this plat and their comments are: "We do show facilities in conflict with this proposed project." If you require signatures, you can contact the engineer CC'd on this email and if you have any further questions, please don't hesitate to reach out.
Cherry Creek Basin Water Quality	Advisory Comment - This project site is within the Cherry Creek Basin, The Cherry Creek Basin Water Quality Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs). Construction BMPs during the work shall meet the requirements of the permittee (Town of Parker).
Comcast	No comment
Construction Plans - Environmental	Advisory Comment - Due to the minimal size and scale of the proposed improvements formal CBMP plans will not be required.
Construction Plans – Storm Water	Advisory Comment - Water quality and detention provided by the Twenty Mile Regional Detention Facility. No significant impacts to drainage or proposed storm infrastructure noted during review which would impact the downstream receiving facility.
Construction Plans - Civil	No comment
Douglas County Assessor	No comment
Douglas County Planning	No comment
Douglas County Engineering	No comment
Douglas County School District	No comment
Drainage Report	Not applicable
Floodplain Development Plan	Not applicable
Fire Life Safety	Approved
IREA/CORE	Approved
Parker Authority for Reinvestment	No comment
Parker Water and Sanitation	Advisory Comment - This job has already been under construction for over a month. Why is PWSD being asked to review it at this time? There are no attachments such as revised landscape/irrigation plans to see if the existing water tap is adequality sized for the proposed changes currently under construction.
Plat - Civil	Not applicable
Police	No comment
PSCO Residential Subdivisions	No comment
Public Service Company of Colorado	Advisory Comment - Attachment
Site Plan - Civil	No comment

Site Plan - Stormwater	Not applicable
South Metro Fire	No comment
Traffic Impact Study	No comment
Urban Drainage and Flood Control	No comment

X. CONCLUSION

The Town of Parker has submitted this site plan amendment to enhance the landscaping on the west, south, and east perimeters of O'Brien Park. The proposed improvements will add to the overall aesthetic of the site. The proposed Site Plan Amendment is in compliance with the Land Development Ordinance. Based on this information, staff recommends Planning Commission recommend that Town Council approved the site plan amendment.

XI. RECOMMENDED CONDITIONS

None

XII. ATTACHMENTS

Site Plan

Report Approved By: Bryce Matthews, Assistant Director-Planning

A PORTION OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

VICINITY MAP
NOT TO SCALE

NOTES

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. ON MARCH 22, 2016, AND A SUPPLEMENTAL FIELD SURVEY COMPLETED BY MANHARD CONSULTING ON NOVEMBER 15, 2021. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.
2. MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

BENCHMARK

DOUGLAS COUNTY GIS MONUMENT NO. 1.090035 BEING A 3-1/4" ALUMINUM ALLOY CAP LOCATED APPROXIMATELY 322 FEET NORTH OF THE INTERSECTION OF PARKER ROAD AND CROSSROADS DRIVE, APPROXIMATELY 4 FEET WEST OF THE NORTHERNMOST PARKING SPOT WEST OF TREADS BICYCLE OUTFITTERS. ELEVATION = 5883.70 (NAVD 88).

BASIS OF BEARINGS

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(1992) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING * 1.0003179891) - 1000000.03
PROJECT EASTING = (STATE PLANE EASTING * 1.0003179891) - 3000000.03'

ENGINEER'S CERTIFICATION

I HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

CONTACT LIST

TOWN OF PARKER, PARKS AND RECREATION		SOUTH METRO FIRE RESCUE	
BRETT COLLINS		ANTHONY VALDEZ	
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ENGINEER - MANHARD CONSULTING LTD.		XCEL ENERGY	
JULIE RENTZ		5909 EAST 38TH AVENUE	
7600 EAST ORCHARD ROAD, SUITE 150 NORTH		DENVER, CO 80207	800.628.2121
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LANDSCAPE ARCHITECT - PCS GROUP, INC.		5496 NORTH US HIGHWAY 85	
ALAN CUNNINGHAM		P.O. BOX DRAWER A	
200 KALAMATH		SEDALIA, CO 80135	720.733.5498
DENVER, CO 80223	303.531.4905	COMCAST	
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CHRIS HUDSON		DENVER, CO 80231	303.603.5682
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PARKER, CO 80138	303.840.9546	1801 CALIFORNIA STREET	
PARKER WATER AND SANITATION DISTRICT		DENVER, CO 80202	
REBECCA TEJADA		720.578.5142	
18100 EAST WOODMAN DRIVE		UTILITY NOTIFICATION COMPANY OF COLORADO	
PARKER, CO 80134	303.841.4627	2801 SOUTH YOUNGFIELD STREET, SUITE 301	
		GOLDEN, CO 80401	1.800.922.1987 OR 811



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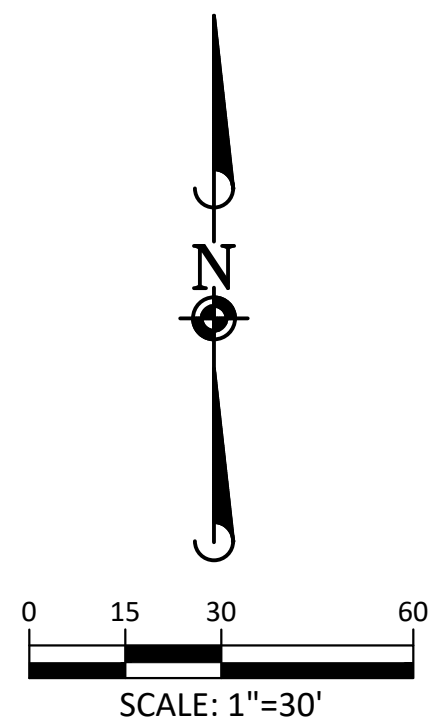
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COVER

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UTILITY NOTES

1. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
2. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
3. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.



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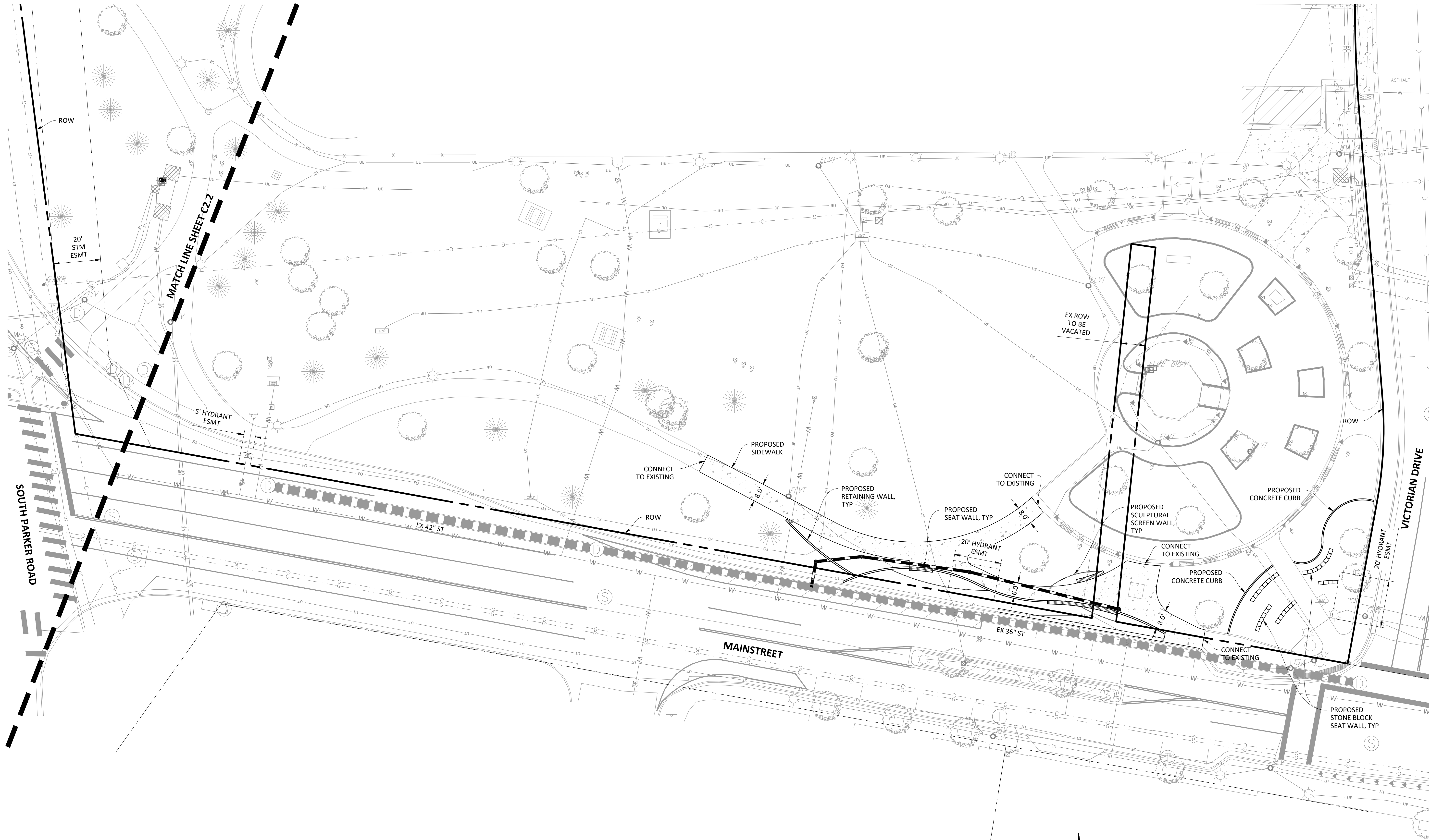
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PLAN

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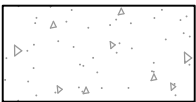
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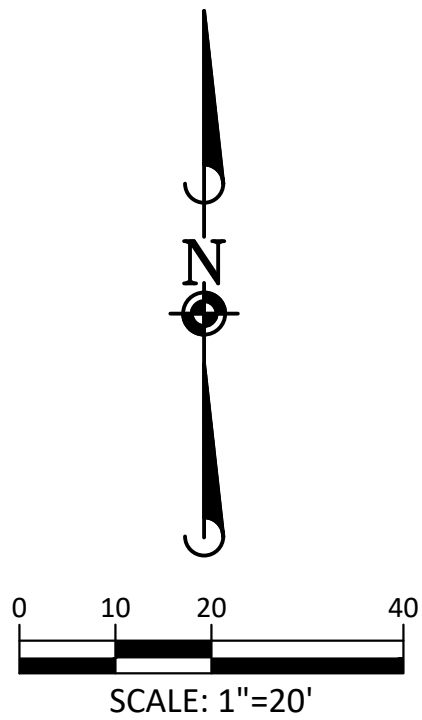
SITE DIMENSIONAL AND PAVING NOTES:

1. ALL ROADWAY SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
2. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.

**PROPOSED
PAVEMENT LEGEND**



CONCRETE SIDEWALK



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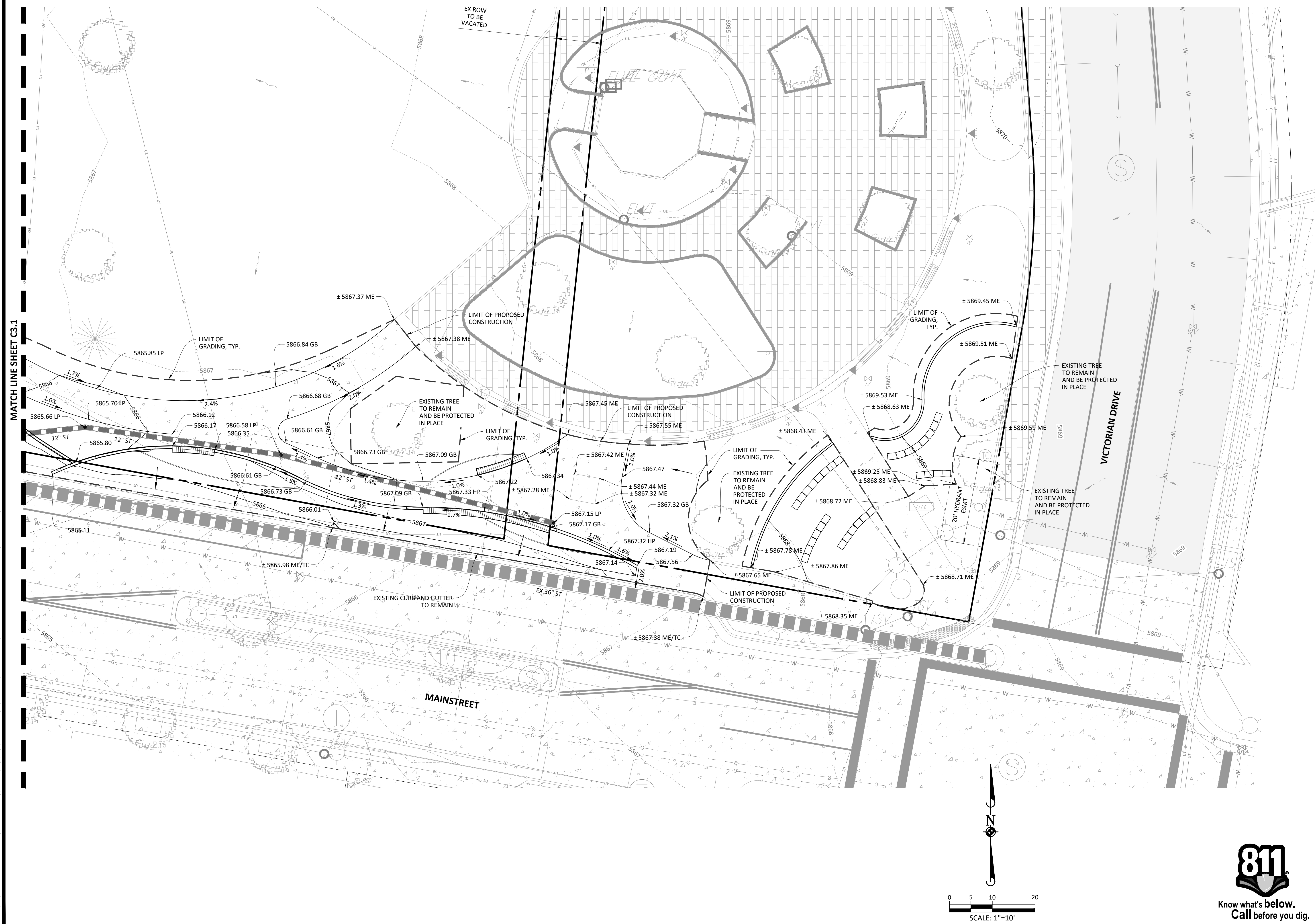
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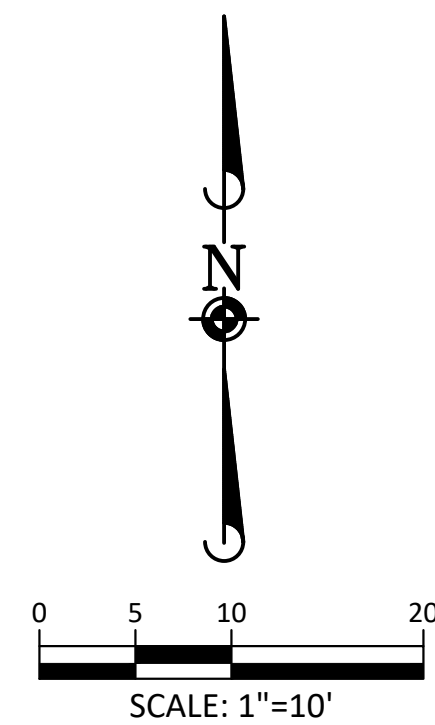
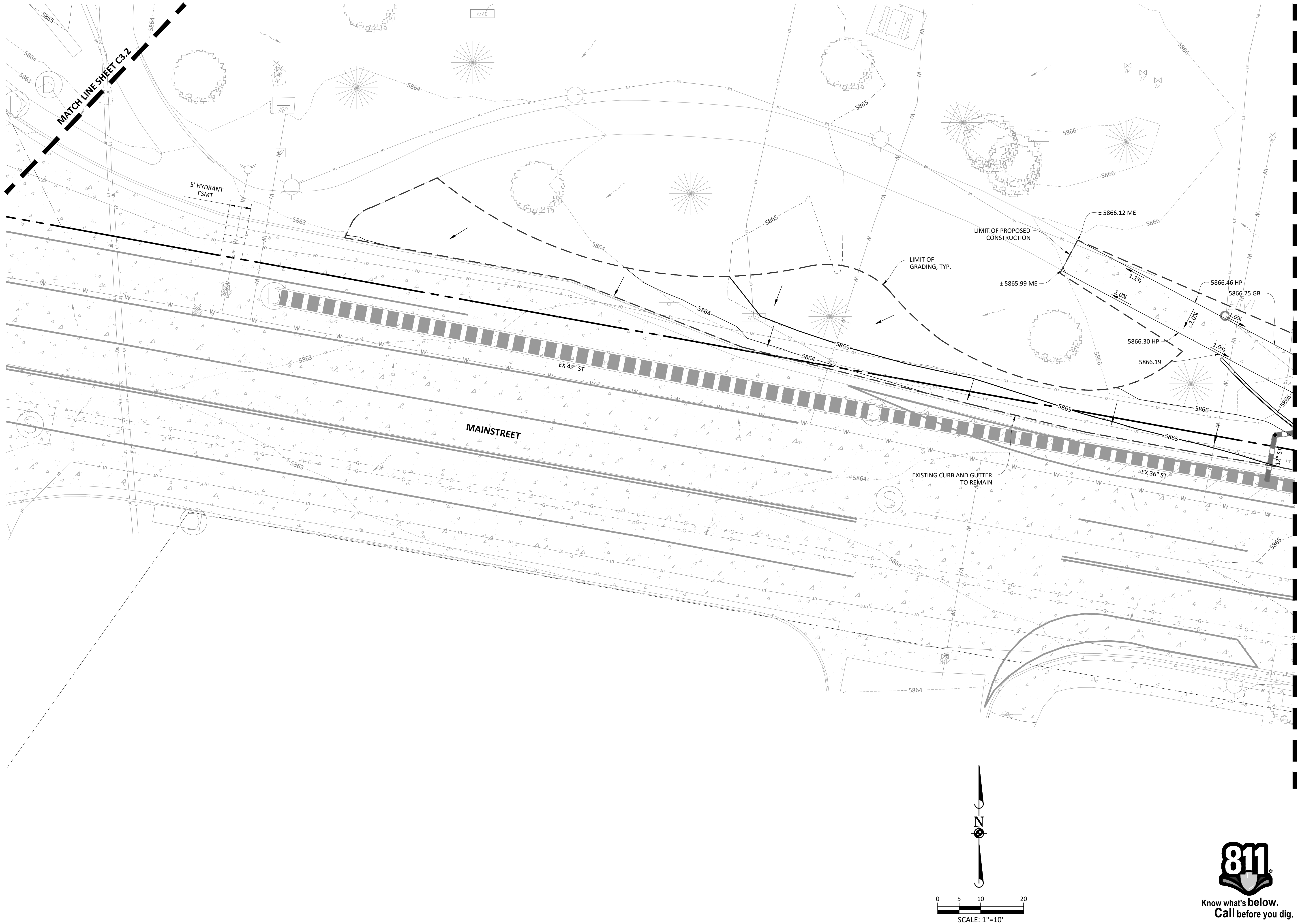
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GRADING AND
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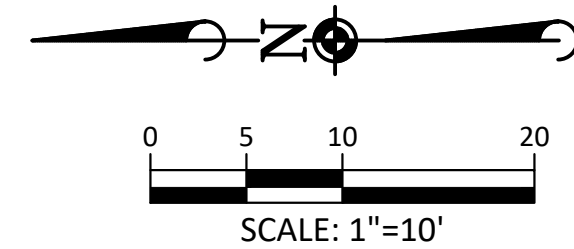
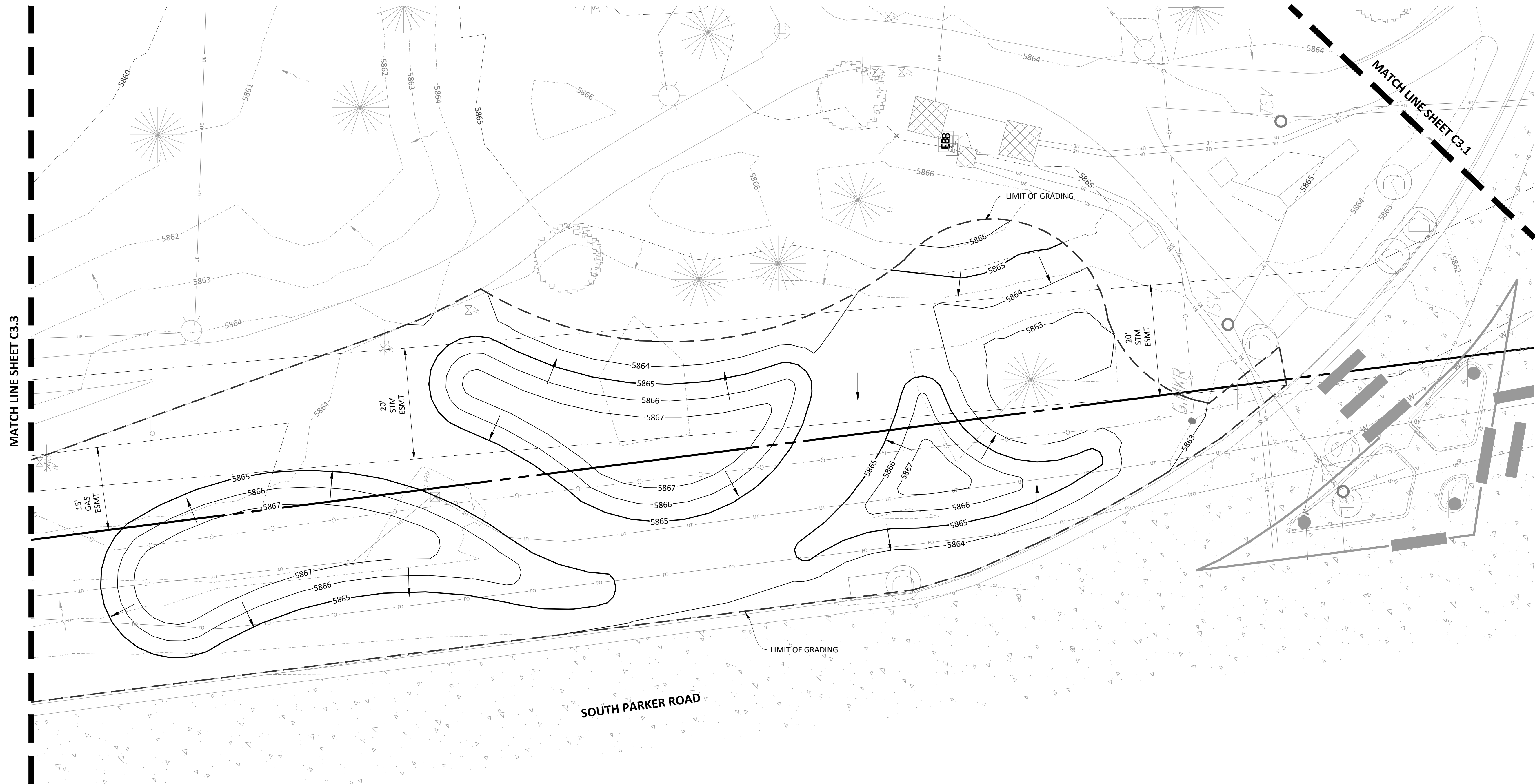
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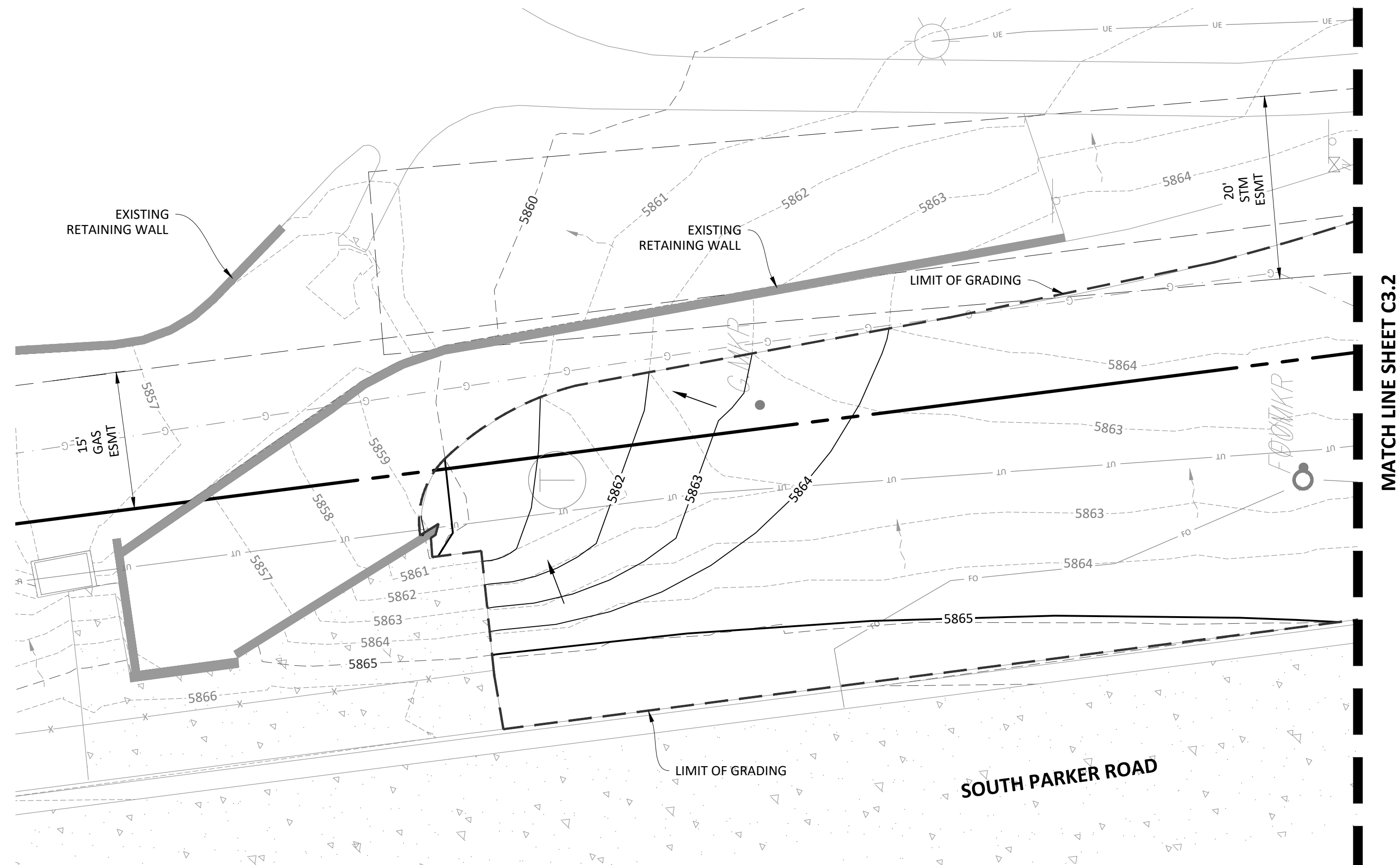
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DRAINAGE PLAN**

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C3.3

GENERAL CONSTRUCTION NOTES

1. 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. CONTRACTOR SHALL HAVE IN CONTRACTOR'S POSSESSION AT ALL TIMES ONE (1) COPY OF CONSTRUCTION DOCUMENTS STAMPED AND SIGNED BY ENGINEER / ARCHITECT AND THE TOWN OF PARKER, AND ONE (1) COPY OF THE LATEST EDITION OF THE TOWN OF PARKER STANDARDS AND SPECIFICATIONS. ALL WORK SHALL COMPLY WITH THE TOWN OF PARKER STANDARDS AND SPECIFICATIONS, LATEST EDITION. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ENGINEER/ ARCHITECT AND THE TOWN OF PARKER IMMEDIATELY.
2. 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.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. PRE-CONSTRUCTION MEETINGS

A. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH TOWN OF PARKER STAFF AT LEAST 3 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE:
 - OWNER
 - ENGINEER
 - ARCHITECT
 - TOWN OF PARKER
 - CONTRACTOR
 - SURVEYOR
 - ANY OTHER AFFECTED AGENCIES

B. THERE SHALL BE A SEPARATE ONSITE PRE-CONSTRUCTION CONFERENCE WITH PARKER PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING TOWN OF PARKER UTILITIES.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTED 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 RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
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 OWNERS 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. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING NOTIFICATIONS:

B. UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987. CALL TWO (2) BUSINESS DAYS PRIOR (NOT INCLUDING THE DAY OF THE CALL) TO DIGGING, GRADING OR EXCAVATING FOR THE MARKINGS OF UNDERGROUND MEMBER UTILITIES.

I. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS.

II. PROVIDING NOTIFICATION AND RECEIVING MARKINGS OF UNDERGROUND MEMBER UTILITIES IN NO WAY CONSTITUTES PERMISSION TO PERFORM CONSTRUCTION.

C. TOWN OF PARKER UTILITY CUSTOMERS FOR POTENTIAL SERVICE OUTAGES AND COORDINATION WITH PARKER PUBLIC WORKS FOR DETERMINATION OF MINIMUM TIME REQUIREMENT. TOWN OF PARKER PUBLIC WORKS SHALL BE NOTIFIED TWO BUSINESS DAYS (48 HOURS) IN ADVANCE TO SCHEDULE AN OUTAGE.

D. TOWN OF PARKER 24 HOURS IN ADVANCE FOR OBSERVATIONS OF WORK IN PROGRESS. OBSERVATION AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR APPROVAL BY PARKER STAFF OF CONTRACTOR'S WORK OR CONTRACTUAL COMMITMENT. IF WORK IS SUSPENDED FOR LONGER THAN 5 DAYS AFTER INITIAL START-UP, CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER CONSTRUCTION INSPECTION SUPERVISOR ONE (1) BUSINESS DAYS (24 HOURS) PRIOR TO RESTART OF CONSTRUCTION.
13. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, 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 SUBCONTRACTOR'S 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 OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSERVED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER TOWN OF PARKER PUBLIC WORKS REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.

- A. ALL SIGNS, STRIPING AND TRAFFIC CONTROL DEVICES SHALL CONFORM TO AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AND CDOT M&S STANDARDS, LATEST EDITION.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES.
- C. CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT MARKINGS DURING CONSTRUCTION OPERATIONS, IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND TOWN OF PARKER STANDARDS AND SPECIFICATIONS.
- D. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR EXISTING SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY ARE NOT VISIBLE UNDER DAY OR NIGHT CONDITIONS.

17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.

18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.

19. 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.

20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY THE GRADING, EROSION AND SEDIMENT CONTROL PLAN (GESC) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.

21. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.

22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.

23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.

24. THE CONTRACTOR AND/OR THE CONTRACTOR'S 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. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.

25. WHEN DISCHARGING GROUNDWATER, ALL DEWATERING METHODS SHALL BE IN CONFORMANCE WITH ALL LAWS AND REGULATIONS OF THE STATE—INCLUDING OBTAINING A COLORADO DISCHARGE PERMIT SYSTEM FOR CONSTRUCTION DEWATERING/WASTEWATER DISCHARGE—AND SUBJECT TO THE APPROVAL OF THE TOWN OF PARKER. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORMWATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK.

26. 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.

27. 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.

28. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.

29. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.

30. 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.

31. CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTling OF MARKERS SHALL BE PERFORMED UNDER THE DIRECTION OF A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR AND AS APPROVED BY PARKER.

32. ALL CONCRETE AND ASPHALT MIXTURE DESIGNS SHALL BE APPROVED BY TOWN OF PARKER & ENGINEER OF RECORD PRIOR TO PLACEMENT OF CONCRETE AND ASPHALT.

33. ALL PAVEMENT CUTS AND EXPLORATORY POTHOLES SHALL BE REPAIRED AS REQUIRED BY THE TOWN OF PARKER.

34. NO ROADWAY SHALL BE OPEN CUT UNLESS APPROVED BY THE TOWN OF PARKER.

35. OWNER SHALL SUBMIT A PAPER COPY OF REDLINED RECORD CONSTRUCTION DOCUMENTS TO THE TOWN OF PARKER PRIOR TO THE CONSTRUCTION ACCEPTANCE INSPECTION.

LANDSCAPE NOTES

- SITE PREP

1. LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING, GRADING, DRAINAGE, AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.

2. ALL WORK SHALL CONFORM TO LOCAL TOWN OF PARKER AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.

4. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.

5. ALL WORK CONDUCTED WITHIN ANY FLOODPLAIN WILL REQUIRE A FLOODPLAIN USE PERMIT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL APPLICABLE PERMITS FOR CONSTRUCTION WORK WITHIN THE TOWN OF PARKER.

6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

7. A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND TOWN OF PARKER PERSONNEL BEFORE START OF CONSTRUCTION.

8. CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.

9. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.

10. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.

11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE TOWN OF PARKER. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.

12. TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.

13. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.

14. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.

15. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.

16. ALL STREET TREES TO BE PLANTED 40' CLEAR FROM STOP OR OTHER REGULATORY TRAFFIC SIGNS.
- SOIL AMENDMENTS

17. A MINIMUM 4 CUBIC YARDS PER 1,000 SF OF A CLASS I OR II COMPOST SHALL BE DISTRIBUTED ACROSS THE SOIL SURFACE OF ALL LANDSCAPE AREAS IN A UNIFORM 1½" (6 CUBIC YARDS = 2 INCH LAYER) AND INCORPORATED INTO THE TOP 8 INCHES OF SOIL WITH A ROTOTILLER CAPABLE OF TILLING TO 8 INCHES IN DEPTH. SHRUB BEDS SHALL BE AMENDED THROUGHOUT THE ENTIRE BED PRIOR TO PLANTING, NOT JUST THE PLANTING HOLE.
- LANDSCAPE MEDIAN SOIL PREPARATION

18. WITHIN LANDSCAPED MEDIANS, FILL WITH 36 INCHES OF A-1 ORGANICS AMENDED TOPSOIL OR EQUIVALENT IN NO GREATER THAN 12 INCH LIFTS. IN LIEU OF USING PREMIXED AMENDED TOPSOIL, PLANTING BED SOIL SHALL BE TOPSOIL AND PROFESSIONALLY MIXED WITH 27 CUBIC YARDS OF A CLASS I OR II COMPOST PER 1,000 SF OF MEDIAN LANDSCAPE AREA AND INCORPORATED INTO THE ENTIRE SOIL PROFILE TO A DEPTH OF 36 INCHES IN NO GREATER THAN 12 INCH LIFTS AFTER MIXING.
- TURF, PLANT & GROUND COVER MATERIAL

19. ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.

20. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH A.N.S. SPECIFICATIONS FOR NUMBER ONE GRADE.

21. ALL TREES IN TURF AND SEED AREAS TO RECEIVE MAX. 6" DIA. MULCH RING WITH 4" DEPTH. OF SPECIFIED WOOD MULCH. NO STEEL EDGING IS REQUIRED AROUND TREE RING EDGES WITHIN TURF AREAS.

22. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 6' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.

23. ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.

24. TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.

25. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE TOWN OF PARKER REPRESENTATIVE PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.

26. MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.

27. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT.

28. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR. PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION.

29. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE TOWN OF PARKER REPRESENTATIVES.
- PLANTING BEDS

30. ALL PROPOSED PLANTING BEDS WITH ROCK MULCH SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC UNDER WOOD MULCH.

31. ROCK MULCH AROUND VEGETATION SHALL BE 1 1/2"-2" DIA. ROUND RIVER COBBLE, WHITE COLOR, 4" DEPTH.

32. ROCK MULCH INDEPENDENT OF VEGETATION SHALL BE 3"-4" DIA. ROUND RIVER COBBLE, WHITE COLOR, 4" DEPTH, SEATED.

33. WOOD MULCH SHALL BE SHREDDDED CEDAR MULCH OR EQUAL, 4" DEPTH.

34. EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE RYERSON 12-GAUGE, PERFORATED, GREEN COLOR, STEEL EDGING OR EQUIVALENT. ANY ALTERNATE EDGING MUST BE A ROLLED-TOP, CORROSION RESISTANT STEEL PRODUCT. NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE.

35. FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO

- FABRIC OR EDGER IS NECESSARY WITHIN TREE RINGS.
36. ALL SHRUBS IN SEED BED AREAS ARE TO BE GROUPED INTO LARGE BEDS. RECEIVE A 36" RING OF SHREDDDED CEDAR MULCH 4" DEPTH. NO EDGER OR WEED CONTROL FABRIC IS REQUIRED. BED SHALL EXTEND TO DRIP ZONES OF PLANT MATERIAL.
- HARDSCAPE

37. REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.
- IRRIGATION

38. 1) PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF, 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER DEMAND.

39. TURF & IRRIGATED NATIVE AREAS (WHERE APPLICABLE) SHALL BE IRRIGATED BY AUTOMATIC POP-UP SPRAY SYSTEM. SHRUBS & PLANTING BEDS SHALL BE IRRIGATED WITH DRIP/BUBBLER SYSTEM.

40. ALL TREES & SHRUBS OUTSIDE OF BEDS WITHIN NATIVE AREAS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM

41. REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.
- WARRANTY & MAINTENANCE

42. CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE CITY AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.

43. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.

44. ALL PLANT MATERIAL WILL BE COVERED BY A ONE (1) CALENDAR YEAR WARRANTY. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.

45. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE TOWN OF PARKER) SHALL BE REPLACED PER CODE OF NOTIFICATION BY THE TOWN OF PARKER. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.

46. LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

■ Prepared For ■
TOWN OF PARKER

20120 MAINSTREET
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■ Land Planning ■



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O'BRIEN PARK L1
SITE PLAN DOCUMENTS
PARKER , COLORADO

NOT FOR
CONSTRUCTION

Drawn by: PCS
Checked by: PCS
Issue Date: 01/17/23
Revisions: _____

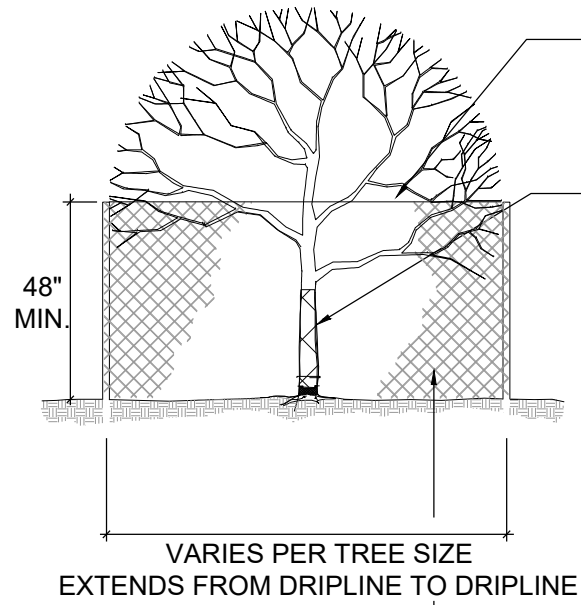
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LANDSCAPE
NOTES

■ Sheet Number ■

L1.0

TREE PROTECTION AREA
THE AREA INSIDE A PERIMETER ESTABLISHED AT THE CRITICAL ROOT ZONE (CRZ). THE (CRZ)
IS EQUAL TO THE DRIPLINE (FURTHEST EXTENT OF THE TREE CANOPY) OR IS EQUAL TO ONE
FOOT RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST
HEIGHT (DBH), WHICH EVER IS GREATER.



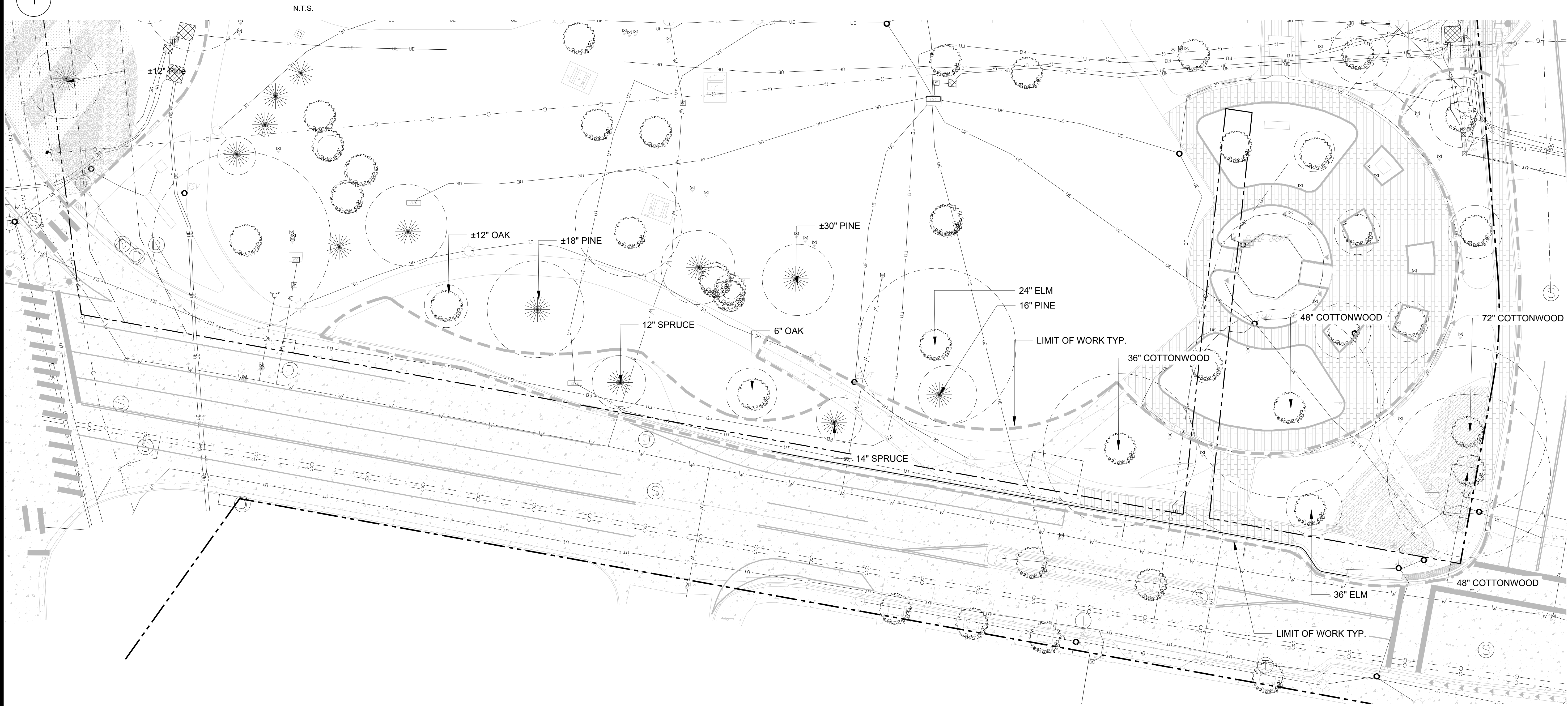
ZONE 2-LOWER CANOPY PROTECTION,
CONTACT THE CITY FORESTER IF ANY
PRUNING IS NEEDED PRIOR TO WORK IF
POTENTIAL FOR DAMAGE EXISTS.

ZONE 3-TRUNK PROTECTION
REQUIRED IF CONSTRUCTION EQPT. INVOLVED
WITHIN TEN FEET OR LESS (PERMITTED INSIDE
THE CRZ ONLY IF EQPT. IS OPERATED
EXCLUSIVELY ON EXISTING HARDSCAPE AND
NO SOIL COMPACTION TAKES PLACE).

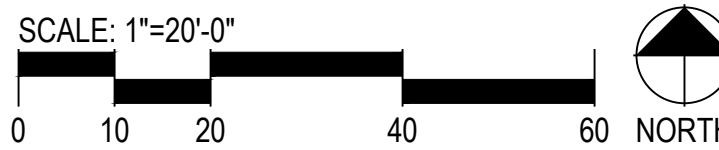
- NOTES:
1. FENCING HEIGHT MUST BE AT LEAST 48" ABOVE GRADE.
 2. ATTACH 'TREE PROTECTION AREA' SIGNS TO FENCING EVERY 50 FEET.
 3. THE TREE PROTECTION AREA SHALL NOT BE MODIFIED OR REMOVED PRIOR TO CONSENT OF THE CITY FORESTER.
 4. MATERIALS, DEBRIS, EQUIPMENT AND SITE AMENITIES SHALL NOT BE STORED WITHIN THE TREE PROTECTION AREA.
 5. ENTRANCE TO THE TREE PROTECTION AREA IS NOT PERMITTED WITHOUT CONSENT OF THE OWNER'S REPRESENTATIVE.
 6. IT IS UNDERSTOOD THAT SUBSTANTIAL PORTIONS OF SOME EXISTING TREE DRIP LINES ARE WITHIN THE WORK LIMITS OF THIS PROJECT. CONTRACTOR TO TAKE EXTREME CARE AND EFFORT TO PROTECT THESE EXISTING TREES TO THE BEST EXTENT POSSIBLE.

ZONE 1-ROOT PROTECTION
ANY DIGGING EXCAVATING, TRENCHING,
CHANGING OF GRADE OR OTHER ACTIONS
THAT MAY POTENTIALLY IMPACT THE ROOTING
ENVIRONMENT MUST BE AUTHORIZED BY THE
CITY FORESTER PRIOR TO WORK.
COMMENCEMENT. WORK WITHIN THE CRZ
MUST TAKE PLACE IN ACCORDANCE WITH THE
CONDITIONS ESTABLISHED BY THE CITY
FORESTER.

1 TREE PROTECTION DETAIL



- NOTES:
1. ALL HATCHED TREES ON PLAN TO RECEIVE TREE PROTECTION. RE 1/1.0
 2. PRESERVE AND PROTECT ALL TREES WITHIN WORK LIMITS TO THE BEST EXTENT POSSIBLE.



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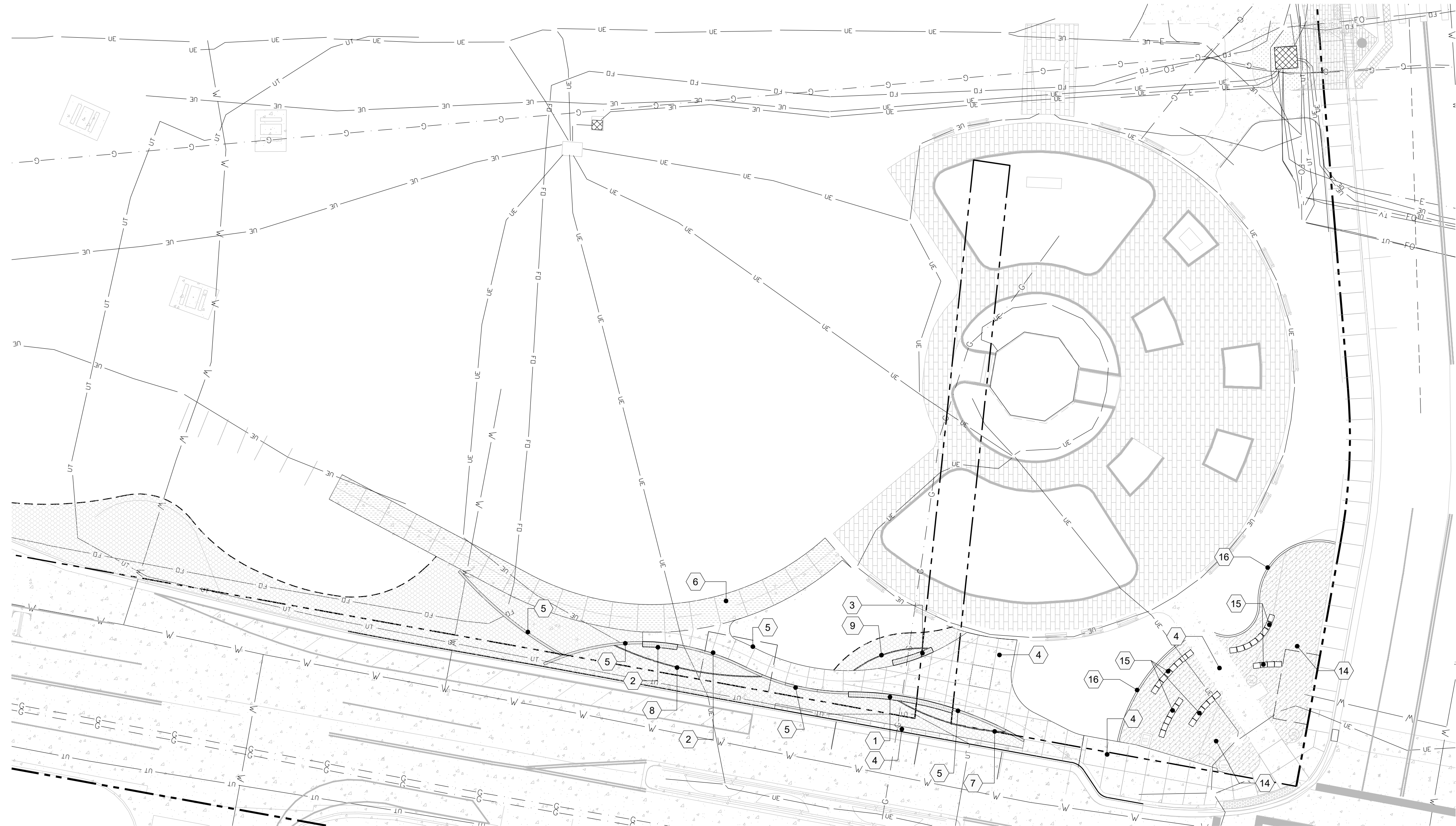
O'BRIEN PARK L1 SITE PLAN DOCUMENTS PARKER , COLORADO

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Drawn by: PCS
Checked by: PCS
Issue Date: 01/17/23
Revisions:

Sheet Name
TREE
PROTECTION
PLAN

Sheet Number
L1.1



LANDSCAPE DETAIL KEY NOTE PLAN

REFERENCE NOTES SCHEDULE

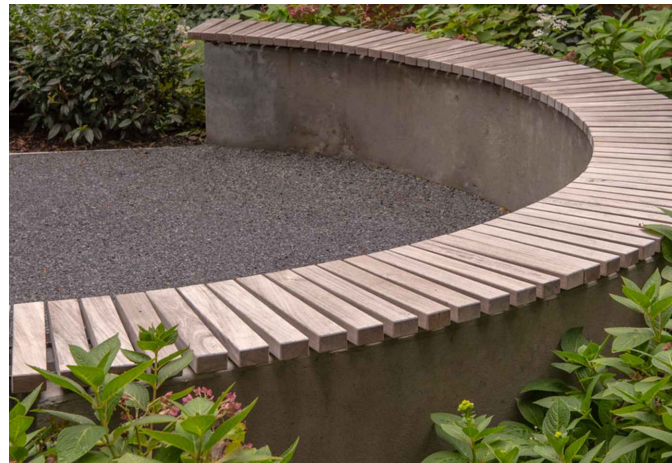
SYMBOL	DESCRIPTION	DETAIL
1	WALL TOP BENCH 1	COMPOSITE WOOD WITH STEEL FRAME
2	WALL TOP BENCH 2	COMPOSITE WOOD WITH STEEL FRAME
3	WALL TOP BENCH 3	COMPOSITE WOOD WITH STEEL FRAME
4	COLOR CONCRETE	DAVIS COLOR 160-SUNSET ROSE
5	CAST IN PLACE CONCRETE WALL	GRAY CONCRETE- SMOOTH FINISH
6	GRAY CONCRETE	GRAY CONCRETE - MEDIUM BROOM FINISH
7	STEEL PANEL 1	CORTEN STEEL
8	STEEL PANEL 2	CORTEN STEEL
9	STEEL PANEL 3	CORTEN STEEL
10	SEAT WALL / PLANTER 1	GRAY CONCRETE- SMOOTH FINISH
11	SEAT WALL / PLANTER 2	GRAY CONCRETE- SMOOTH FINISH
12	STEEL PANEL 4	CORTEN STEEL
13	STEEL PANEL 5	CORTEN STEEL
14	CRUSHER FINES	RED BREEZE
15	BOULDER SEAT WALL	ROUGH CUT BOULDER BLOCK - BUFF IN COLOR- MATCH EXISTING AT O'BRIEN PARK PLAYGROUND
16	CONCRETE CURB	CURB TO BE STANDARD GREY CONCRETE

NOTES:

- ALL WALLS TO BE POURED IN PLACE CONCRETE.
- CONCRETE FORMS TO BE APPROVED BY TOWN OF PARKER STAFF AND LANDSCAPE ARCHITECT PRIOR TO POURING CONCRETE.
- WALL CONCRETE TO BE ARCHITECTURALLY SMOOTH CONCRETE.
- COLOR CONCRETE WALKS/PLAZA TO BE DAVIS COLOR 160- SUNSET ROSE WITH A LIGHT BROOM FINISH.
- WALKS NOT CALLED OUT AS COLOR CONCRETE TO BE STANDARD GRAY WITH MEDIUM BROOM FINISH.
- FOLLOW JOINTING PLAN PROVIDED ON SHEET- TBD
- BENCH, BIKE RACK, AND TRASH RECEPTACLE AT CORNER OF MAINSTREET AND VICTORIAN TO BE RELOCATED- COORDINATE WITH TOWN STAFF.



CORTEN STEEL



WALL TOP BENCH- COMPOSITE WOOD

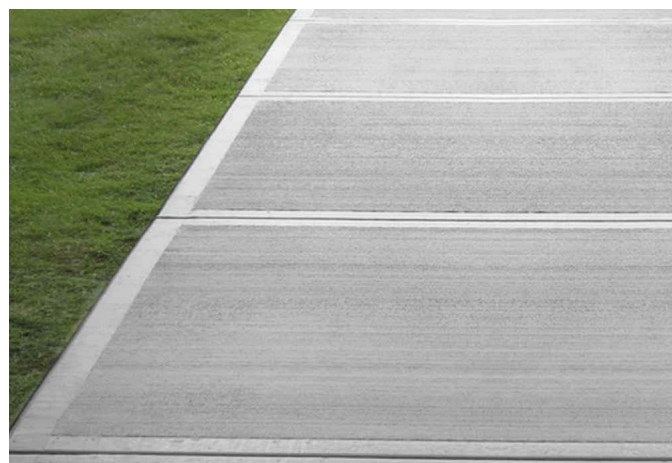


GRAY CONCRETE WALL - SMOOTH FINISH

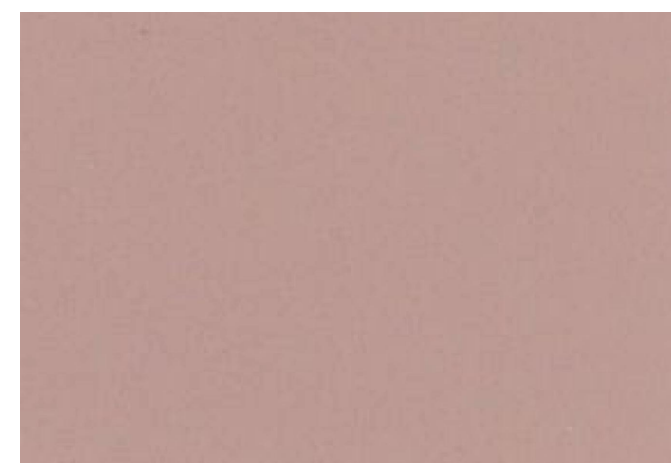


BOULDER SEAT WALL

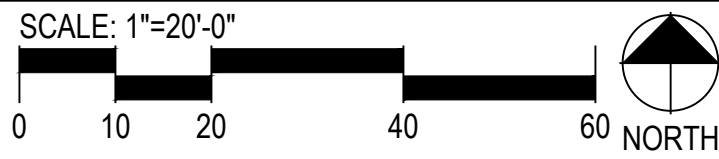
MATERIAL EXAMPLES
OR EQUAL



STANDARD GRAY CONCRETE - MEDIUM
BROOM FINISH

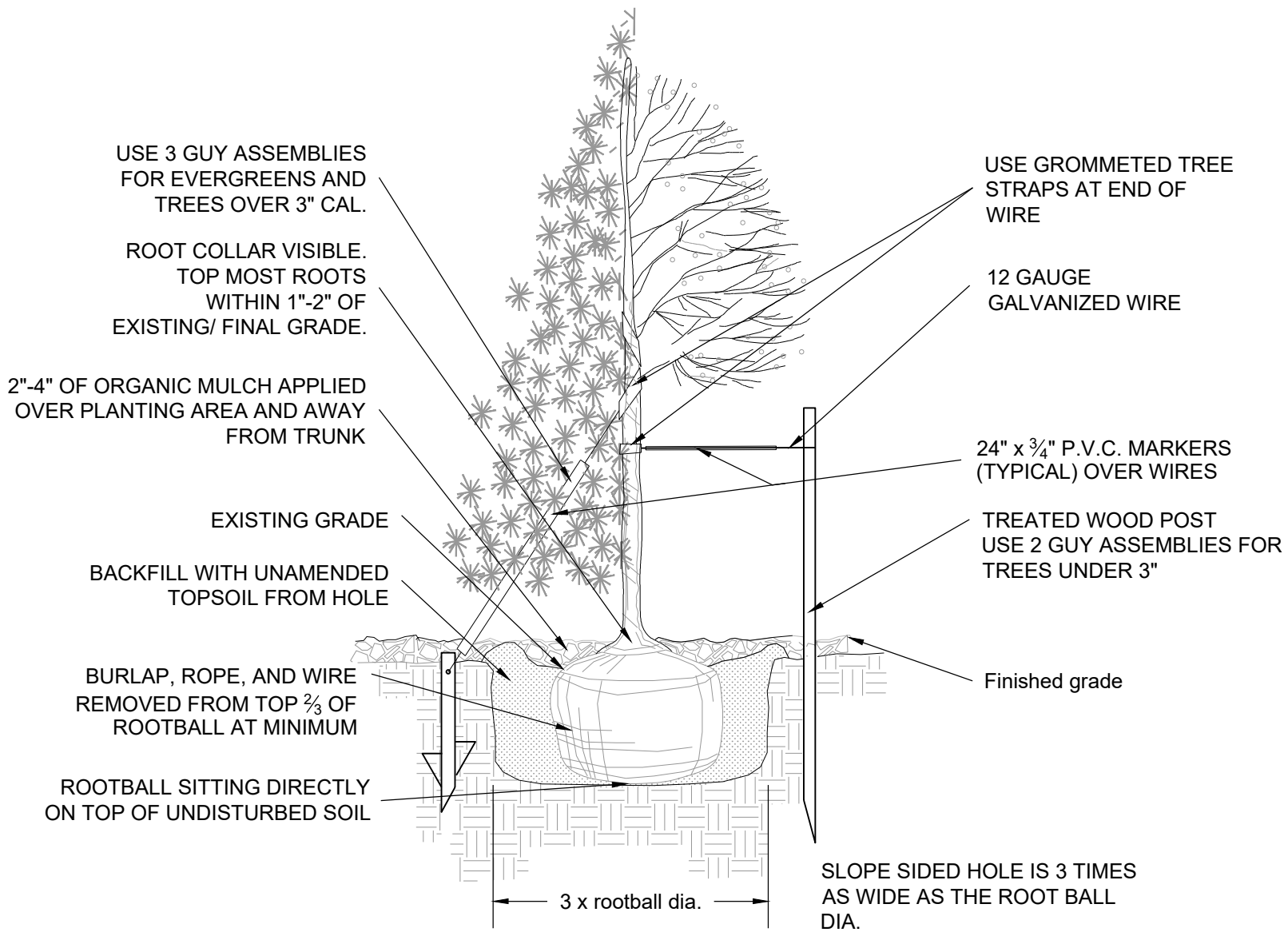


DAVIS CONCRETE COLOR - SUNSET ROSE



Notes:

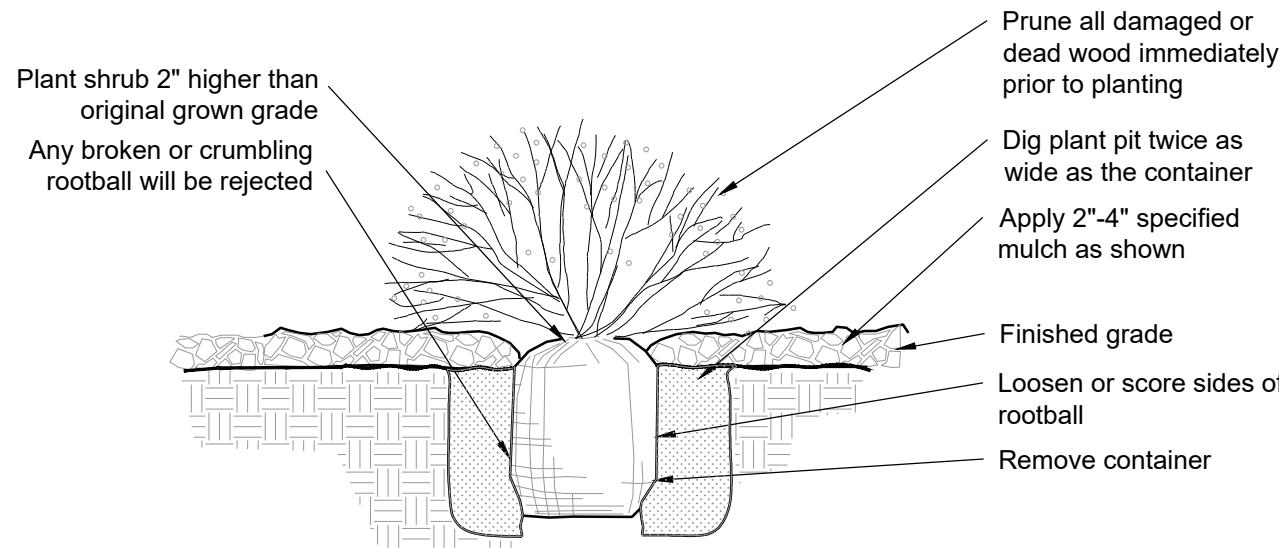
- Broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs.
- Prune all dead or damaged wood after planting.



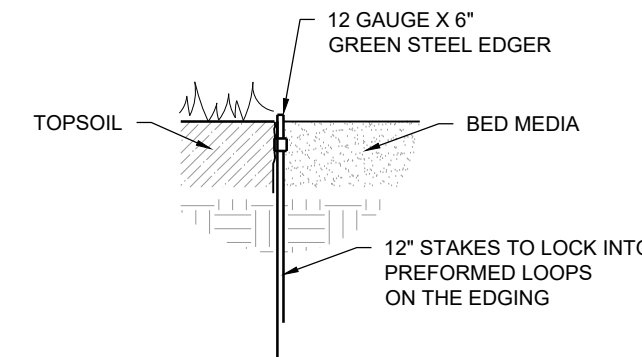
1 TREE PLANTING DETAIL

Notes:

- Backfill and water-in thoroughly.
- Broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs



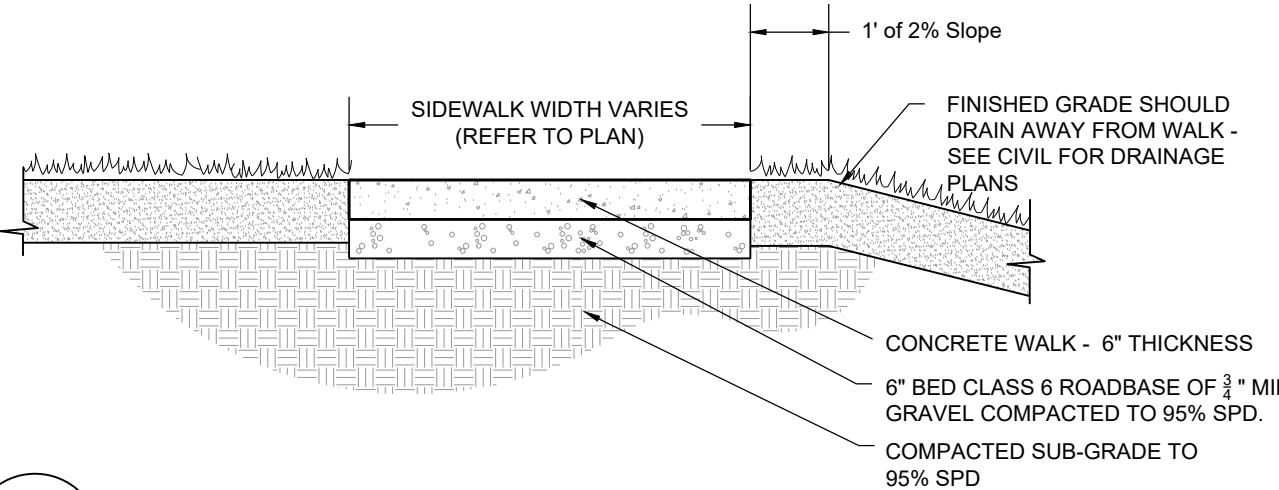
2 SHRUB PLANTING DETAIL



3 STEEL EDGER DETAIL

NOTES:

- THE "AMERICANS WITH DISABILITIES ACT" REQUIRES THAT ACCESS RAMPS AND SIDEWALKS CONFORM TO ALL FEDERAL GUIDELINES. EXCEPTIONS TO THE REQUIREMENTS IN THIS DRAWING OR FIELD MUST BE APPROVED BY THE ENGINEER AND MUST COMPLY WITH ADA.
- CONCRETE STRENGTH SHALL BE MINIMUM OF 4500 PSI @ 28 DAYS
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE THROUGHOUT THE SITE SEE CIVIL PLANS FOR DRAINAGE.
- THE CONTRACTOR WILL PROVIDE A JOINT PLAN TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.



4 CONCRETE WALK/PLAZA

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t 303.531.4905 f 303.531.4908

Engineering



Manhard CONSULTING
Civil Engineering • Land Planning • Surveying • Geotechnical Services • Construction Management • Construction Management

O'BRIEN PARK L1
SITE PLAN DOCUMENTS
PARKER, COLORADO

NOT FOR
CONSTRUCTION

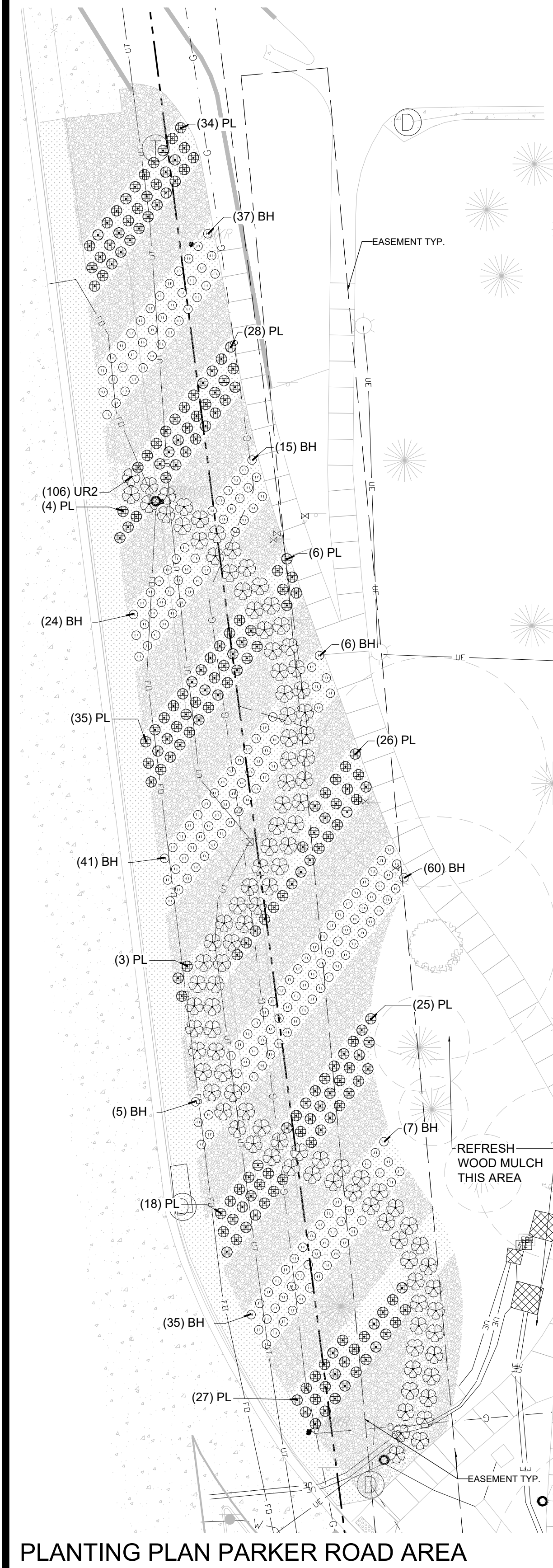
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Checked by: **PCS**
Issue Date: **01/17/23**
Revisions:

Sheet Name

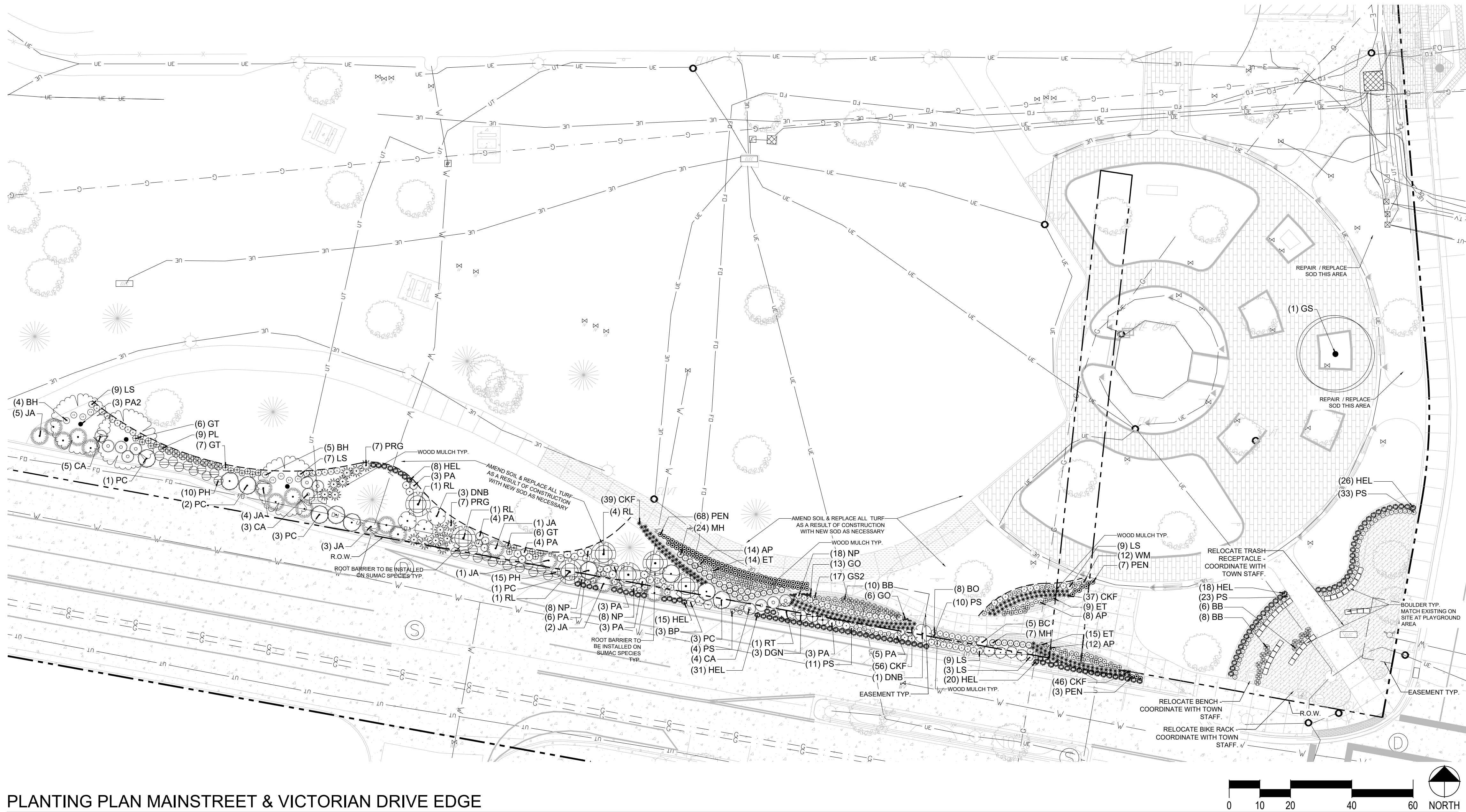
MATERIALS &
DETAIL
PLAN

Sheet Number

L1.2



PLANTING PLAN PARKER ROAD AREA



PLANTING PLAN MAINSTREET & VICTORIAN DRIVE EDGE

PLANT SCHEDULE

DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	ROOT	ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	GROUND COVERS	CODE	QTY	BOTANICAL NAME	
GS		2	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	AP2	68	Achillea millefolium 'Pink Grapefruit'	Tutti Frutti Grapefruit Common Yarrow	1 gal / Flat					
ORNAMENTAL TREES		QTY	BOTANICAL NAME	COMMON NAME	ROOT	AP3	34	Arctostaphylos x coloradensis 'Panchito'	Panchito Manzanita	3 gal		NR	4,471 sf	3/4" Colorado Rose Rock	
		6	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	B & B	ET	68	Artemisia x 'Powis Castle'	Powis Castle Artemisia	1 gal					
		3	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	B & B	ET2	76	Echinacea x 'Tennessee'	Tennessee Coneflower	1 gal					
SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	SIZE	GO	74	Galium odoratum	Sweet Woodruff	1 gal / Flat		CC2	1,713 sf	CRUSHER FINES	
		16	Berberis thunbergii 'Orange Rocket'	Orange Rocket Barberry	5 gal	GP	28	Gaura lindheimeri 'Pink Cloud'	Pink Cloud Gaura	1 gal					
		478	Berberis thunbergii 'Helmond Pillar'	Helmond Pillar Japanese Barberry	5 gal	GS2	34	Gaura lindheimeri 'Summer Breeze'	Summer Breeze Whirling Butterflies	1 gal					
BC		10	Berberis thunbergii Burgundy Carousel	Burgundy Carousel	2 gal	SA	83	Sedum x 'Angelina'	Angelina Sedum	1 gal		WMULCH	15,198 sf	Gorilla Hair Cedar Wood Mulch	
BP		6	Buddleia davidii 'Purple Haze'	Purple Haze Butterfly Bush	5 gal	EVERGREEN SHRUBS		QTY	BOTANICAL NAME	COMMON NAME					SIZE
DBB		57	Buddleia x 'Blue Chip'	Dwarf Blue-Purple Butterfly Bush	5 gal	JA	48	Juniperus sabina 'Arcadia'	Arcadia Juniper	5 gal					
C12		48	Cornus sericea 'Isanti'	Isanti Red Twig Dogwood	5 gal	GRASSES		QTY	BOTANICAL NAME	COMMON NAME	SIZE				
CA		80	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	5 gal	BB	34	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal		SG	7,174 sf	SOD	
UR2		212	Diervilla rivularis Kodiak Orange TM	Kodiak Orange Honeysuckle	5 gal	CKF	754	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal					
GT		38	Genista tinctoria 'Royal Gold'	Royal Gold Woadwaxen	5 gal	Russian Sage	354	Helictotrichon sempervirens	Blue Oat Grass	1 gal					
PA		62	Perovskia atriplicifolia	Little Spire Russian Sage	5 gal	PRG	80	Miscanthus sinensis 'Gracilimus'	Maiden Grass	1 gal		COB	17,509 sf	White River Rock - 1-2"	
PL		430	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	5 gal	MH	62	Miscanthus sinensis 'Hinjio'	Little Nicki Dwarf Zebra Grass	1 gal					
DGN		6	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold	5 gal	NP	68	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal					
DNB		8	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 gal	PH	50	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal		COB2	11,835 sf	White River Rock - 2-4"	
PC		20	Prunus x cistena	Purple Leaf Sand Cherry	5 gal	PS	106	Panicum virgatum 'Shenandoah'	Switch Grass	1 gal					
RH1		10	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	PEN	260	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal					
RL		14	Rhus typhina 'Lacinata'	Culeafat Staghorn Sumac	5 gal										
RT		2	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal										
LS		74	Spiraea japonica 'Limemounds'	Limemound Spiraea	5 gal										
WM		61	Weigela florida 'Midnight Wine' TM	Weigela	2 gal										

■ Prepared For ■
TOWN OF PARKER
20120 MAINSTREET
PARKER, COLORADO 80138

■ Land Planning ■
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 18th street, denver co 80265
t 303.531.4905 f 303.531.4908

■ Engineering ■
Manhard CONSULTING
Civil Engineering • Surveying • Geotechnical Services • Construction Management • Environmental Engineering • Planning • Transportation Engineering

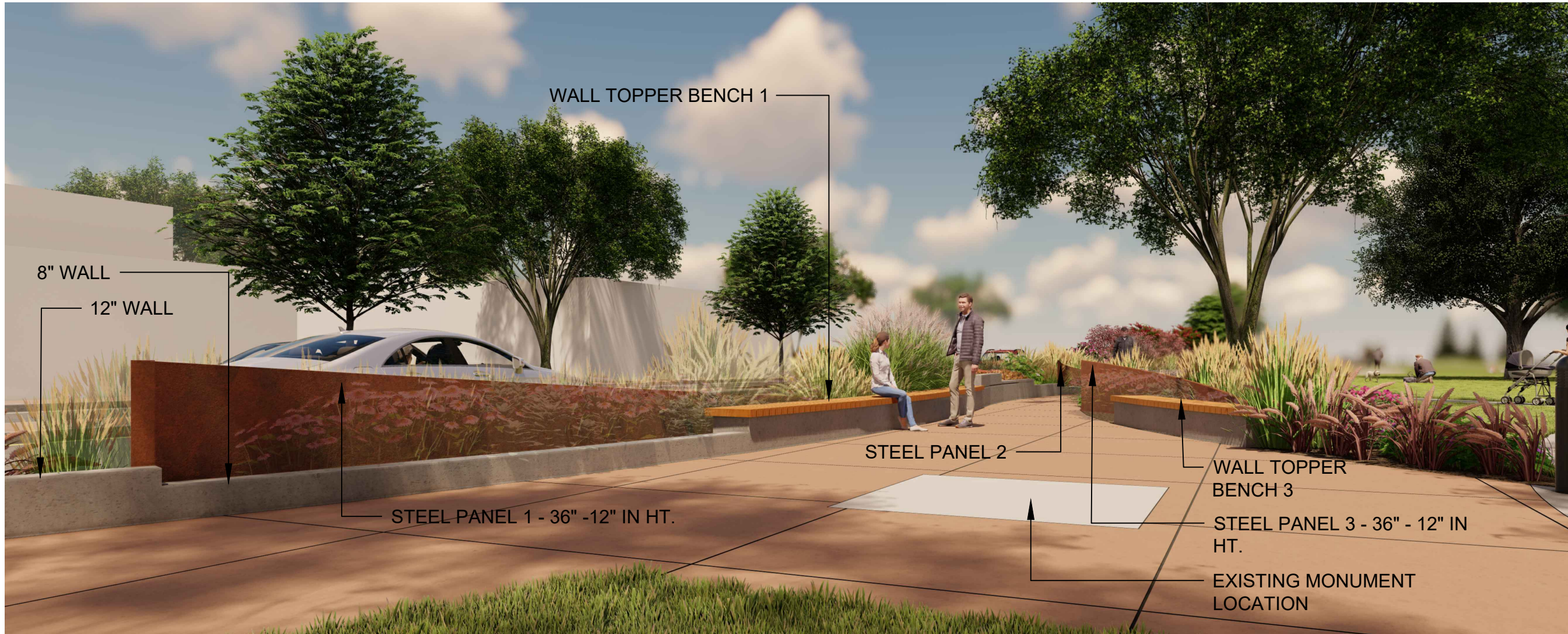
O'BRIEN PARK L1
SITE PLAN DOCUMENTS
PARKER, COLORADO

NOT FOR CONSTRUCTION

Drawn by: PCS
Checked by: PCS
Issue Date: 01/17/23
Revisions: _____

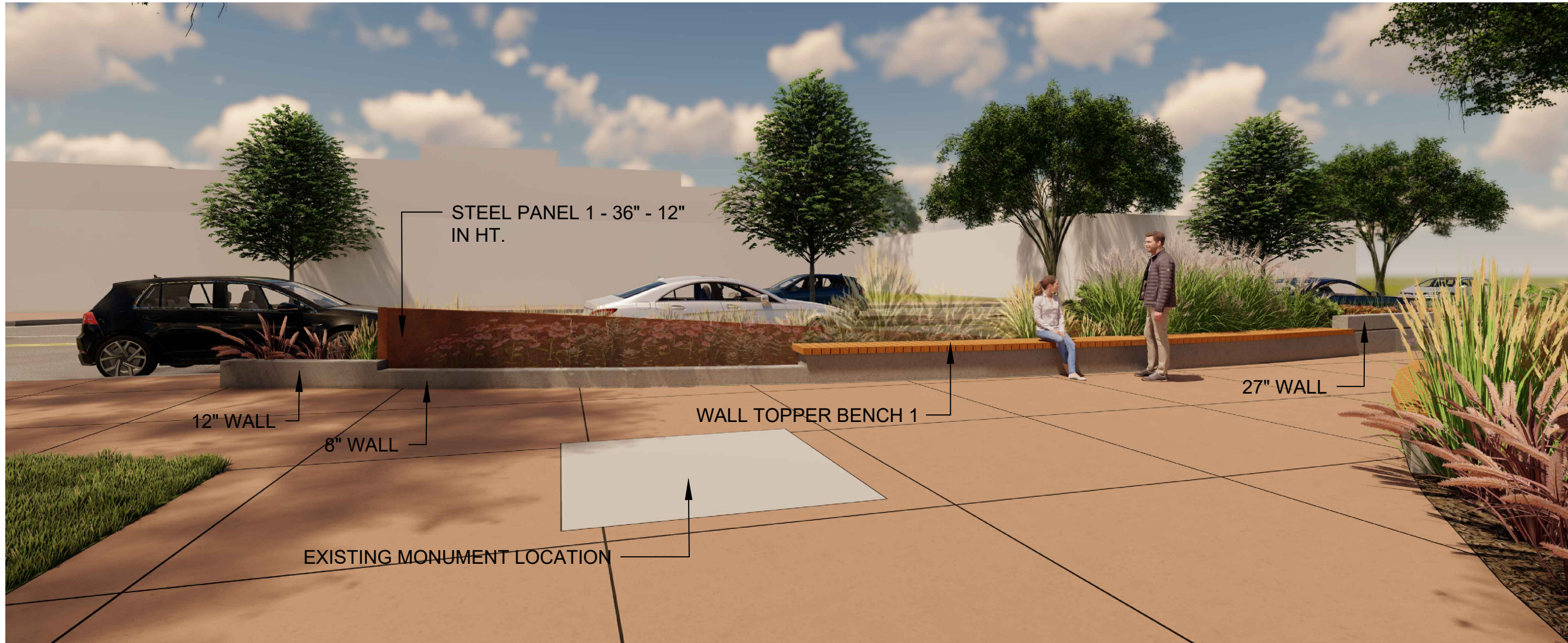
■ Sheet Name ■
PLANTING PLAN

■ Sheet Number ■
L1.3



1 PERSPECTIVE LOOKING WEST - MAINSTREET EDGE

N.T.S.



2 ELEVATION - EAST SECTION OF MAINSTREET EDGE

N.T.S.



3 ELEVATION - WEST SECTION OF MAINSTREET EDGE

N.T.S.



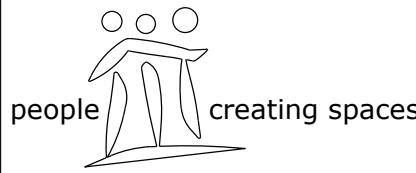
4 PERSPECTIVE - PARKER ROAD EDGE

N.T.S.

NOTES:
THESE PERSPECTIVES AND ELEVATIONS
ARE FOR ILLUSTRATIVE PURPOSES. THE
INTENT OF THESE DRAWING IS TO GIVE
THE CONTRACTOR A BETTER
UNDERSTANDING OF HOW THE WALL,
BENCHES, AND STEEL PANELS COMBINE
TO MAKE A COHESIVE EDGE ALONG THE
EDGES OF O'BRIEN PARK.

Prepared For
TOWN OF PARKER
20120 MAINSTREET
PARKER, COLORADO 80138

Land Planning



pcs group inc. www.pcsgroupco.com
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Engineering



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O'BRIEN PARK L1
SITE PLAN DOCUMENTS
PARKER, COLORADO

NOT FOR
CONSTRUCTION

Drawn by: PCS
Checked by: PCS
Issue Date: 01/17/23
Revisions:

Sheet Name

ILLUSTRATIVE
PERSPECTIVES

Sheet Number

L1.4



Planning Commission Staff Report

Planning Commission Date: 2/23/2023

Town Council Date: 3/6/2023

Hearing Type: Public Hearing
Ray J. Harvie L1 Open Space Site Plan
SP22-099

Location: North of the intersection of Mainstreet and Canterbury Parkway

Project Planner: Ashley Chasez, Planner I

Applicant: The Town of Parker

Executive Summary: The applicant, the Town of Parker, is proposing a Site Plan to improve Harvie Open Space to allow for trailhead parking, trails and a shelter. The site is located on the north side of the intersection of Mainstreet and Canterbury Parkway.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Ray J. Harvie Lot 1 Open Space Site Plan."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Ray J. Harvie Open Space Site Plan subject to the following conditions:"

-List conditions

"I move the Planning Commission recommend Town Council deny the Ray J. Harvie Open Space Site 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 Ray J. Harvie Open Space Site Plan to a future date."

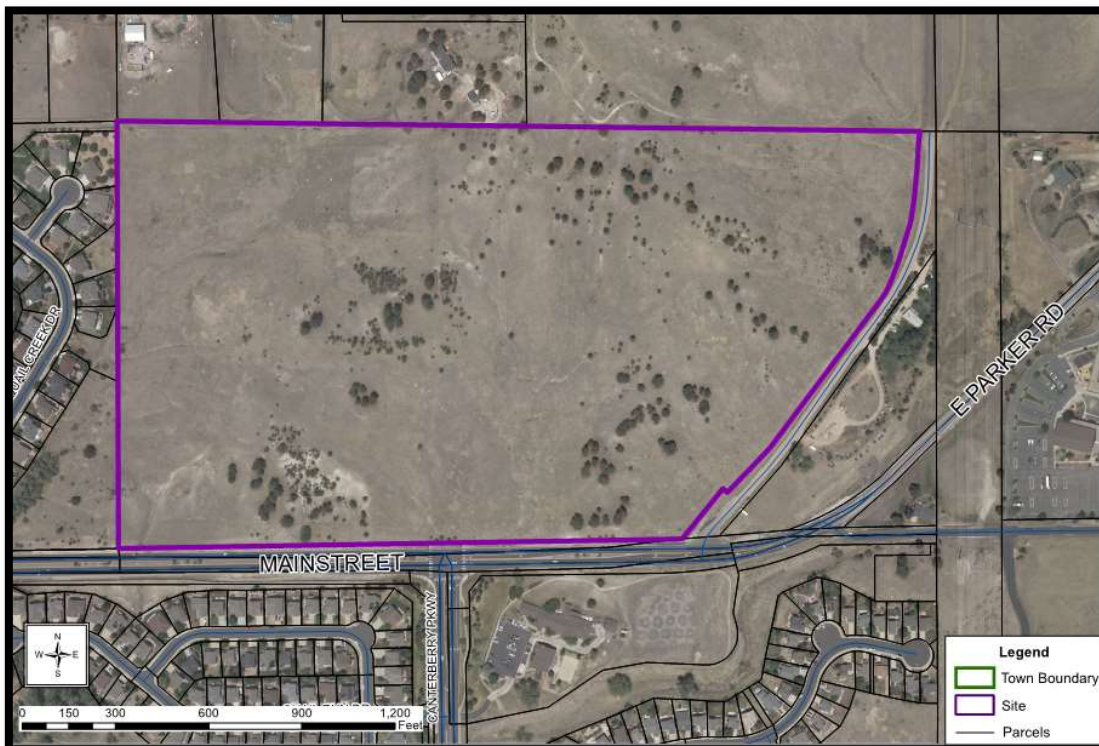
I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town of Parker in 2018 and zoned Open Space. Douglas County transferred ownership to the Town in 2017. The 71.061-acre parcel is currently undeveloped and includes an existing conservation easement held by Douglas Land Conservancy. The conservation easement runs with the land and allows for minimal improvements to the site. This easement was designed to protect the long-term open space values of the property. Uses permitted per the conservation easement include soft-surface trails, interpretive signage, a gravel parking lot with up to 20 spaces, benches and tables, one restroom facility, and fencing improvements.

The Town of Parker Parks, Recreation and Open Space Department conducted a public process in 2017 to gather input from Town residents on the proposed improvements to the site. A conceptual master plan was prepared and approved by Town Council in 2018.

The proposed Site Plan improvements will allow public access to this valuable open space. The improvements include a loop walking path with educational features, covered seating, vault restrooms and off-street gravel parking.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
02/05/2018	Town Council approved Resolution 18-009 approving the Harvie Open Space Conceptional Plan.
05/10/18	The property was annexed into the Town of Parker and zoned Open Space.
05/10/18	The Ray J. Harvie Open Space Filing No. 1 Exception Plat was approved by Town Council.

III. CURRENT SITE DATA

Existing Zoning	Open Space District		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Low Density Residential		
Site Acreage	71.061		
Subdivision	Ray J. Harvie Filing No. 1		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Douglas County	Douglas County RR (Rural Residential) and A-1 (Agricultural -1) Zoning	Large Lot Single-Family Residential
South	Low Density Residential	PD - Planned Development	Mainstreet, Single-Family Detached Residential and Parker Valley Hope Rehabilitation Facility
East	Douglas County	Douglas County A-1 (Agricultural – 1) Zoning	Large Lot Single-Family Residential
West	Medium Density Residential	PD - Planned Development	Single-Family Detached Residential

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Low Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Parker 2035 Master Plan recommends this area as Low density Residential which consists of an overall gross density of 2.2 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. Supportive

	and ancillary uses such as parks and open space are appropriate in all residential character areas.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.B Land Use 1.D Land Use 1.E Land Use 1.F Land Use 1.G Land Use 1.H Land Use 1.I Land Use 1.J Natural Resource Preservation 6.B Open Space and Recreation 1 Open Space and Recreation 2 Open Space and Recreation 3
Staff Analysis	Open space, parks, trails and recreation are viewed by our citizens as our most prized amenities. The Town has not overlooked these amenities and has adopted additional documents that address open space and recreation in great detail. These additional documents are the ‘Open Space, Trails and Greenways Master Plan’ and the ‘From Values to Vision: A Strategic Action Plan for Parker’s Parks and Recreation’. These other Master Plans reflect the Town’s continued commitment to, and will help direct the future preservation of, open space and the development of trails, parks and recreational facilities. Analysis of this proposal against these additional Master Plan documents can be found below in V. Other Master Planning Documents. The proposed use of the property for open space is consistent with the Town’s Master Plan and the referenced Master Plan Goals and Strategies for Natural Resource Protection and Open Space and Recreation.

V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Open Space, Trails and Greenways Master Plan Parker Parks, Recreation and Open Space Master Plan
Policies/Guidelines/Strategies	Meets the vision and goals of the Open Space, Trails and Greenways Master Plan and the Parker Parks, Recreation and Open Space Master Plan.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A

Staff Analysis	Staff has reviewed the zoning request against the Town's Open Space, Trails and Greenways Master Plan and the Parker Parks, Recreation and Open Space Master Plan and determined the proposed Site Plan is consistent with the goals and strategies of these plans.
-----------------------	---

VI. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – None Side – None Rear – None Corner – None	The proposed shade structure exceeds all setback requirements	☒ Consistent ☐ Inconsistent ☐ N/A
Density	Not permitted	No residential is proposed as part of this application.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	35 feet	Shade structure is 15 feet and 2.5 inches in height	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	71.061 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	16 new pine trees	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	20 gravel parking spaces	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	The proposed Site Plan is consistent with the requirements outlined within the Open Space Zone District and Land Development Ordinance.		

VII. DESIGN REVIEW

This project is proposing improvements to the Harvie Open Space.

The proposed Site Plan will include the following improvements:

- Minimal disturbance to the site
- Soft-surface trails – 6' wide crusher fines trail, 4' mowed-in trails
- Pedestrian-only access points to the site
- Educational interpretive signage
- 20-space gravel parking (with the exception of the handicap stalls)
- Pre-fabricated vault restroom structure with ADA-accessible concrete surfacing
- Minimal site lighting – Single fixture mounted to restroom structure (14 watts on a photocell)
- Drinking fountain
- Picnic/shade shelters
- Picnic tables and benches/boulder seating
- Wood and wire fencing
- Small pedestrian bridge
- Native planting/seeding
- Removal of three pine trees in the Mainstreet road right-of-way for driveway access and construction
- Removal of four pine trees to construct the west parking lot driveway
- 16 new trees
- Minor stormwater utility improvement – Inlet & pipe

Four evergreen trees (8' and taller) will need to be removed to allow for the west driveway entrance into the parking lot. The Site Plan shows a tree conservation plan and landscape plan outlining removals and new tree locations. The plan calls for installing 16 new pine trees of various heights.

The demolition plans also include substantial fencing to limit construction activities, protect existing trees, and limit disturbance to the open space grasses throughout the property.

CORE Electrical Cooperative has existing electric lines that will need to be relocated prior to the construction of the open space improvements along the south frontage of the property. This work is being completed in the fall/winter of 2022.

VIII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

There is a parking lot proposed on the property with two access points on the south side of the property. A full movement access point at the traffic light controlled intersection of Mainstreet and Canterbury Parkway and a right in/right out access located to the east. The proposed project has a loop trail with educational signs, restrooms and covered seating. There is also an exclusive pedestrian entrance to the trail system that connects to the Mainstreet sidewalk on the west side of the property.

IX. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No comment
Fire Life Safety	No comment
Parker Police	No comment
Parker Water and Sanitation District	N/A
Cherry Creek Basin Water Quality Authority	Advisory comments - 1.The site is within the Cherry Creek Basin and falls under the requirements of Cherry Creek Basin Water Quality Authority Control Regulation 72. The Authority's Control Regulation 72 requires post-construction and Construction Best Management Practices (BMPs). 2. The proposed changes to site impervious areas is greater than 5,000 sf, and requires Tier 3 post construction BMPs (See section 72.7.2(c)(6)(i)(A) of the CR72). Please provide more information for how this development meets the CR72 requirements for Post Construction BMPs. The Town's Grading Permit and Construction Requirements will ensure that these requirements will be satisfied.
Urban Drainage	No comment
Xcel	No comment
IREA/CORE	Approved
CenturyLink	No comment
Comcast	N/A

X. CONCLUSION

The Ray J. Harvie Lot 1 Open Space Site Plan improves the site to provide a passive recreation amenity that can be accessed and enjoyed by the public. These improvements ensure that this property is preserved as an open space into the future. The proposed site plan is in compliance with the Land Development Ordinance and the conservation easement for the site. Based on this information, staff recommends Planning Commission recommend that Town Council approved the Site Plan.

XI. RECOMMENDED CONDITIONS

None

XII. ATTACHMENTS

Site Plan

Report Approved By: Bryce Matthews, Assistant Director- Planning

SITE PLAN SUBMITTAL

RAY J. HARVIE OPEN SPACE

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

20120 EAST MAINSTREET
PARKER, COLORADO

PROJECT COORDINATES

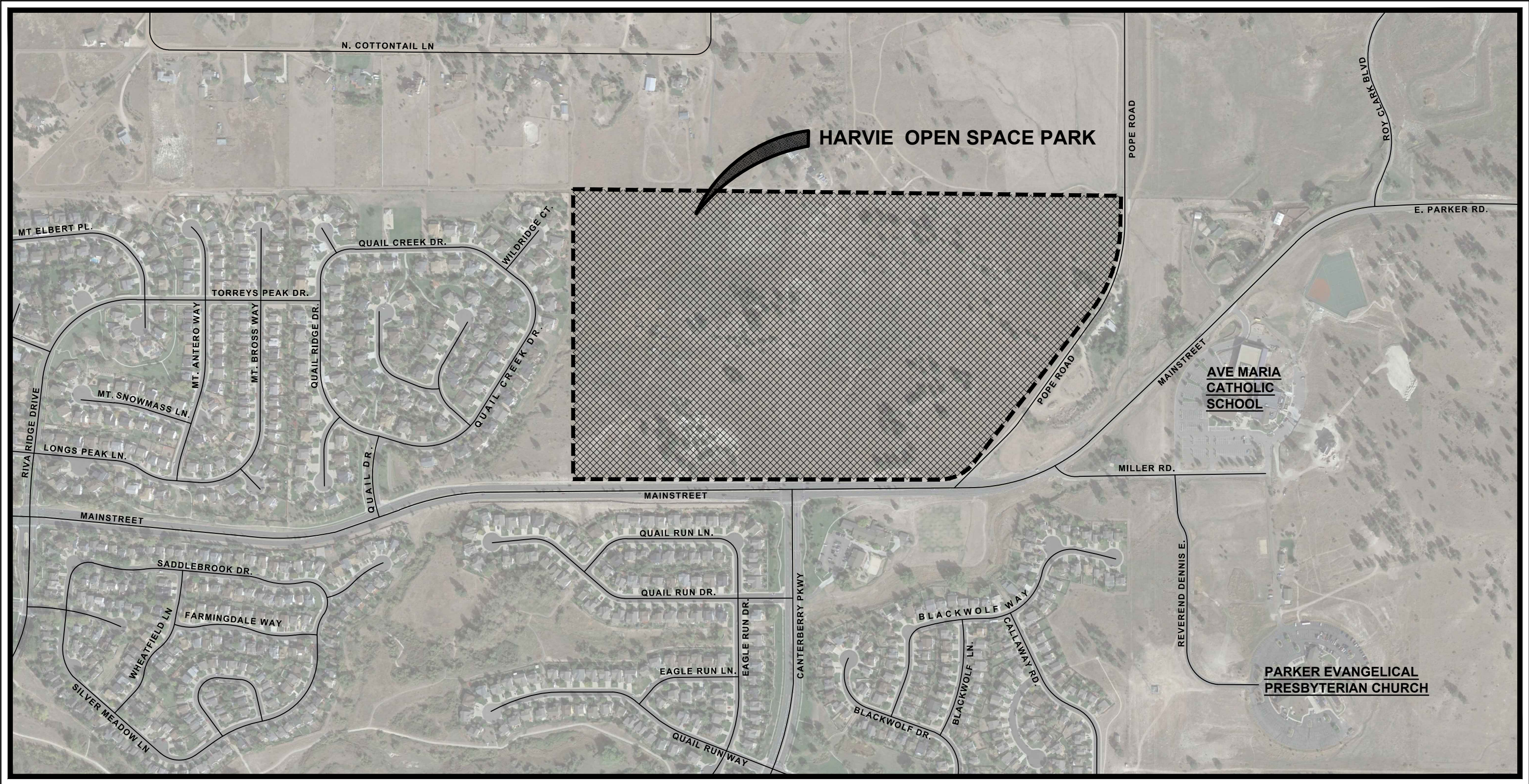
PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING * 1.0003179891) - 1000000.03'
PROJECT EASTING = (STATE PLANE EASTING * 1.0003179891)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

PROJECT BENCHMARK

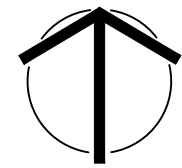
LOCATED BENCHMARK: DOUGLASS COUNTY GIS CONTROL POINT 1.090035 BEING A 3 1/4" ALUMINUM CAP LOCATED NEAR THE NORTHEAST CORNER OF THE PARKER CROSSROADS STRIP MALL AT THE INTERSECTION OF S. CROSSROADS DRIVE AND SOUTH PARKER ROAD. MONUMENT IS 4.3 FEET EAST OF THE NORTHERNMOST PARKING SPOT AT THE NORTHEAST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

CONSERVATION EASEMENT

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



VICINITY MAP



SCALE: NTS

SHEET INDEX

SP1.0	COVER SHEET
L1.0	OVERALL SITE PLAN
L2.0–L2.8	EXISTING CONDITIONS & DEMOLITION PLAN
L3.0–L3.3	LAYOUT & MATERIALS PLAN
L6.0–L6.9	ENLARGEMENT PLAN
SG1.0–SG1.2	SITE DETAILS
	SIGNAGE PLAN & DETAILS

CIVIL ENGINEERING PLANS:	
C1.0–C1.13	TRAIL PLAN & PROFILE
C1.14	NATURALIZED CROSSING DETAILS
C2.0–C2.1	BMP PLANS & DETAILS
C3.0	STORM LATERAL
D1.0	DRAINAGE BASIN MAP

IRRIGATION PLANS:	
IR1–IR4	IRRIGATION PLANS & DETAILS

ELECTRICAL ENGINEERING PLANS:	
E0.1	ELECTRICAL COVER SHEET
ES1.1	SITE PLAN & DETAILS
EP1.0	SITE PHOTOMETRIC PLAN

STRUCTURAL ENGINEERING PLANS:	
S1.0	GENERAL STRUCTURAL NOTES
S2.0	SHADE STRUCTURE FOUNDATION PLANS
S3.0	SHADE STRUCTURE ROOF FRAMING PLANS
S4.0	SHADE STRUCTURE STRUCTURAL SECTIONS & DETAILS



PREPARED FOR

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

PROJECT TEAM

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

ELECTRICAL ENGINEER

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

IRRIGATION DESIGNER

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

STRUCTURAL ENGINEER

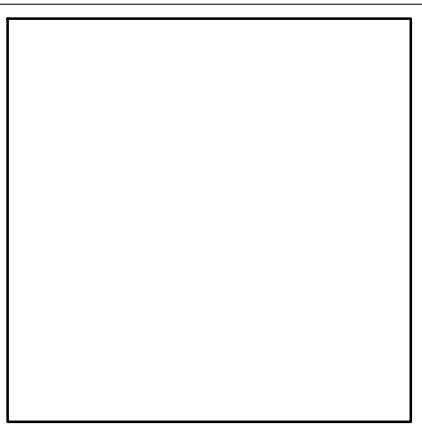
SAN ENGINEERING, L.L.C.
1150 W. LITTLETON BLVD, SUITE 200
LITTLETON, CO 80120
PHONE: 303-953-9014
CONTACT: JOHN MIGLIACCIO



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 02/01/2023

Planning Approval By: Carolyn Parkinson



DHM DESIGN

900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

DATE: 01.22.2023

20120 East Main Street, Parker, CO 80138

PROJECT NUMBER:	DATE
7279.00	07.19.2022

DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
OVERALL SITE PLAN

SCALE: 1"=100'-0"

SHEET NUMBER:

SP1.0



	EXISTING FENCING (TO REMAIN)		PROPOSED STONE WATER CROSSING
	EXISTING GRAVEL		CONCRETE
	EXISTING STORM DRAIN		NATIVE SEED IN AREAS OF DISTURBANCE
	EXISTING STORM INLET		6'-0" WIDE CRUSHER FINES TRAIL
	EXISTING STORM FES		6'-0" WIDE CRUSHER FINES TRAIL - STABILIZED
	EXISTING STORM MANHOLE		4'-0" WIDE MOWED TRAIL
	EXISTING ELECTRIC POLE		EXISTING EVERGREEN TREE
	EXISTING LIGHT POLE		EXISTING DECIDUOUS TREE
	EXISTING WELL		EXISTING VEGETATION
	EXISTING POLE		
	EXISTING SIGN		
	EASEMENT LINE		
	PROPERTY LINE		
	TOPO MAJOR		
	TOPO MINOR		
	EXISTING DRAINAGE DITCH		

USES RESTRICTED BY CONSERVATION EASEMENT

OVERALL SITE SIZE: 71.46 AC
PARKING STALLS: 20 STALLS
PARKING LOT SIZE: 11,293 SF
STRUCTURES: 4
- 3 SHADE STRUCTURES
- 1 RESTROOM (PREFABRICATED)
- PEDESTRIAN BRIDGE: 1
OVERALL AREA OF DISTURBANCE: 5.12 AC

RE-SEEDING AREA: 5.3 ACRES
LENGTH OF TRAILS:

- MAIN LOOP TRAIL: 8,020 LF (1.5 MILES)
- TRAIL SPUR "A": 603 LF
- TRAIL SPUR "B": 209 LF
- "DRIVEWAY" SPUR: 457 LF (OVER EXISTING DRIVEWAY)
- 4'-0" SOFT SURFACE TRAIL: 1904 LF
- COMBINED LENGTH OF ALL TRAILS: 2.1 MILES



ALL WIRE FENCING, WITH EXCEPTION
OF PORTION OF WEST PROPERTY LINE,
TO BE REMOVED AND REPLACED -
APPROXIMATELY 6,760 LF

EXISTING WIRE FENCE TO BE
REMOVED AND REPLACED

POPE ROAD

10'-0" WIDE UTILITY EASEMENT
EXISTING WIRE FENCE TO
BE REMOVED & REPLACED

LOT 1
3,112,760 SF
71.459 AC

APPROXIMATELY 375 LF OF
EXISTING SOFT SURFACE
ROAD TO REMAIN AND
BECOME NON-ADA
ACCESSIBLE TRAIL/ ACCESS
FROM EAST MAINSTREET

EXISTING WIRE FENCE TO
BE REMOVED & REPLACED

EXISTING ROAD SURFACE
MATERIAL TO BE REMOVED.
CONTRACTOR TO TILL UP
COMPACTED SOILS PRIOR TO SOIL
PREP, SEEDING AND MULCHING

EXISTING VEGETATION TO
REMAIN IN PLACE AND
UNDISTURBED WHERE
POSSIBLE, TYP.

EXISTING VEGETATION TO
REMAIN IN PLACE AND
UNDISTURBED WHERE
POSSIBLE, TYP.

(2) EXISTING SIGNS
TO BE REMOVED;
EXISTING GATE TO BE REMOVED AND
SALVAGED FOR REINSTALLATION ELSEWHERE
EXISTING DRIVEWAY
APRON TO BE REMOVED

EXISTING ROW EASEMENT

EXISTING INLET TO REMAIN,
GRATES TO BE REMOVED AND
RETURNED TO THE TOWN OF
PARKER, RE: CIVIL FOR GRATE REMOVAL
AND REPLACEMENT INFO.

EXISTING VEGETATION TO
REMAIN IN PLACE AND
UNDISTURBED WHERE
POSSIBLE, TYP.

10'-0" WIDE UTILITY EASEMENT
EXISTING WIRE FENCE TO
BE REMOVED & REPLACED

POPE ROAD

EAST MAINSTREET

EAST MAINSTREET

(2) EXISTING INLETS TO REMAIN, GRATES TO
BE REMOVED AND RETURNED TO THE TOWN
OF PARKER, RE: CIVIL FOR GRATE REMOVAL
AND REPLACEMENT INFO

EXISTING WALL TO REMAIN
EXISTING WOOD FENCE ABOVE WALL
TO BE REMOVED

EXISTING UTILITIES TO REMAIN
INTERSECTION IMPROVEMENTS
(TURN LANE, TRAFFIC SIGNALS,
CURB CUTS, ETC.) BY OTHERS

EXISTING UTILITIES TO REMAIN



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APPROVED DATE: 02/01/2023

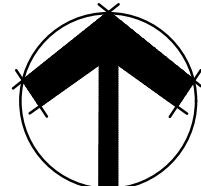
Planning Approval By: Carolyn Parkinson

DEMOLITION NOTES:

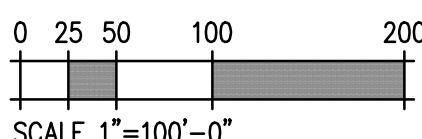
1. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLAN MAY VARY FROM THE ACTUAL CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON PLANS MAY ALSO EXIST. FIELD VERIFY ALL UTILITIES AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS OR OTHER EXISTING STRUCTURES AND FEATURES TO REMAIN THAT IS A RESULT OF THEIR WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER. DOCUMENT AND BRING TO THE ATTENTION OF OWNER AND LANDSCAPE ARCHITECT ALL EXISTING DAMAGES PRIOR TO BEGINNING WORK. ANY DAMAGES NOT DOCUMENTED AND BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. THE EXISTING CONDITIONS PLAN INDICATES THE APPROXIMATE LOCATIONS OF WORK ITEMS WHICH WILL BE REQUIRED AS PART OF THIS CONTRACT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS.
4. ANY ITEMS ENCOUNTERED THAT ARE NOT SHOWN ON THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE LANDSCAPE ARCHITECT IMMEDIATELY.
5. ALL EQUIPMENT AND MATERIALS TO BE REMOVED MUST BE DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED AT NO ADDITIONAL COST TO OWNER.
6. WITH THE EXCEPTION OF TREES TO BE REMOVED AT INTERSECTION (BY OTHERS), ALL TREES AND OTHER WOODY VEGETATION IS TO REMAIN AND MUST HAVE TREE PROTECTION WHEN WORKING IN IMMEDIATE AREA. TREE PROTECTION TO EXTEND TO DRIP-LINE OF TREE CANOPIES WHERE POSSIBLE. IF ANY PORTION OF THE PROPOSED WORK IS EXPECTED TO CAUSE DAMAGE TO EXISTING TREES AND WOODY VEGETATION, THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL SURVEY INFORMATION PROVIDED BY TOWN OF PARKER TO DHM DESIGN.
8. CONTRACTOR IS REQUIRED TO PLACE ORANGE CONSTRUCTION FENCING AROUND OPEN AREAS OF EXISTING NATIVE SEED WHEN WORKING IN THE IMMEDIATE AREA IN AN EFFORT TO REDUCE DISTURBANCE OF THE EXISTING SITE AS MUCH AS POSSIBLE.
9. EXISTING PERIMETER FENCING: ALL PERIMETER FENCE, WITH EXCEPTION OF PORTION OF FENCING ALONG WEST PROPERTY LINE, TO BE REMOVED AND REPLACED. ANY FENCING, OR ASSOCIATED CONSTRUCTION THAT IS BEING ADJUSTED OR NEWLY CONSTRUCTED, SHALL BE INSTALLED WITHIN THE SITE PROPERTY LINES, REGARDLESS OF ITS EXISTING LOCATION, BUT SHALL TIE BACK INTO EXISTING FENCING.

LEGEND

---	EXISTING FENCING	---	EASEMENT LINE
---	EXISTING GRAVEL	---	PROPERTY LINE
---	EXISTING STORM DRAIN	---	TOPO MAJOR
---	EXISTING STORM INLET	---	TOPO MINOR
---	EXISTING STORM FES	---	EXISTING DRAINAGE DITCH
---	EXISTING STORM MANHOLE	---	EXISTING EVERGREEN TREE
---	EXISTING ELECTRIC POLE	---	EXISTING DECIDUOUS TREE
---	EXISTING LIGHT POLE	---	
---	EXISTING WELL	---	
---	EXISTING POLE	---	
---	EXISTING SIGN	---	



NORTH



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RAY J. HARVIE OPEN SPACE

SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00 DATE: 01.11.2023

DESIGNED: MTW

DRAWN: MTW

CHECKED: MTW

REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
EXISTING CONDITIONS &
DEMOLITION PLAN

SCALE: 1"=100'-0"

SHEET NUMBER:

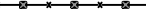
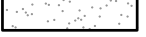
L1.0



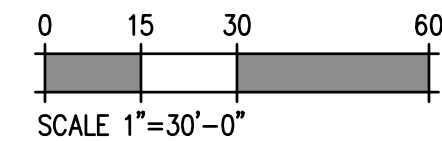
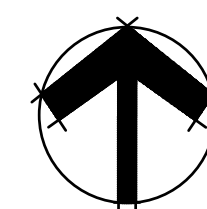
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO MOVING FORWARD WITH ANY WORK. FAILURE TO IMMEDIATELY NOTIFY THE OWNER AND LANDSCAPE ARCHITECT WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY FOR ADJUSTMENTS TO THE DESIGN, AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO CAREFULLY STRIP & STOCKPILE TOPSOIL IN AREAS OF DISTURBANCE PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION TO ENSURE MINIMAL IMPACT TO AREAS BEYOND LIMITS OF DISTURBANCE.
3. REFER TO SITE SURVEY FOR ADDITIONAL INFORMATION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING OR PERFORMING ANY CONSTRUCTION OPERATIONS. SURVEY PROVIDED BY THE TOWN OF PARKER TO DHM DESIGN.
4. IT IS ASSUMED THAT UNDERGROUND UTILITIES EXIST ON SITE THAT ARE NOT SHOWN ON THE SURVEY. CONTRACTOR TO LOCATE UTILITIES PRIOR TO BEGINNING ANY WORK BELOW EXISTING GRADE, AND IF NECESSARY, ADJUST UTILITIES IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS THAT ARE A PART OF THIS PROJECT. CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS, AND PROVIDE PRIOR NOTIFICATION WHEN WORK IS OCCURRING THAT MAY IMPACT THEIR SERVICE LINES.
5. PROVIDE SLOPE AWAY FROM THE BUILDING STRUCTURES AS INDICATED ON DRAWINGS. ¼" PER 1 FOOT MINIMUM.
6. CONTRACTOR TO REPAIR ANY ASPHALT, CONCRETE AND OTHER SITE FEATURES DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THIS PROJECT.

8. ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE SELECTED CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY ALSO BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES
9. DUE TO SCALE OF DRAWINGS, NOT ALL CONDITIONS/ITEMS CARRY A DETAIL CALLOUT ON THE PLAN. THIS DOES NOT EXCLUDE THIS CONDITION/ITEM FROM THE PROJECT OR RESULT IN ADDITIONAL CHARGES TO THE OWNER
10. CONSTRUCTION FENCING: CONTRACTOR IS REQUIRED TO INSTALL CONSTRUCTION FENCING AROUND EXISTING AREAS THAT ARE TO REMAIN UNDISTURBED WHEN WORKING IN THE IMMEDIATE AREA. CONTRACTOR WILL BE REQUIRED TO FULLY REHABILITATE SOIL AND VEGETATION OF ALL AREAS THAT ARE DISTURBED AS A PART OF THEIR WORK, WITH NO EXCEPTIONS. ANY TREES THAT ARE DAMAGED OR REMOVED WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED IN-KIND OR BETTER, TO THE SATISFACTION OF THE TOWN OF PARKER.
11. EXISTING PERIMETER FENCING: ALL PERIMETER FENCE, WITH EXCEPTION OF PORTION OF FENCING ALONG WEST PROPERTY LINE, TO BE REMOVED AND REPLACED. ANY FENCING, OR ASSOCIATED CONSTRUCTION THAT IS BEING ADJUSTED OR NEWLY CONSTRUCTED, SHALL BE INSTALLED WITHIN THE SITE PROPERTY LINES, REGARDLESS OF ITS EXISTING LOCATION, BUT SHALL TIE BACK INTO EXISTING FENCING.

	EXISTING FENCING
	EXISTING GRAVEL
	EXISTING STORM DRAIN
	EXISTING STORM INLET
	EXISTING STORM FES
	EXISTING STORM MANHOLE
	EXISTING ELECTRIC POLE
	EXISTING LIGHT POLE
	EXISTING WELL
	EXISTING POLE
	EXISTING SIGN
	EASEMENT LINE
	PROPERTY LINE
	TOPO MAJOR
	TOPO MINOR
	TEMP. ORANGE CONSTRUCTION FENCING AROUND ALL AREAS OF DISTURBANCE
	LIMITS OF DISTURBANCE

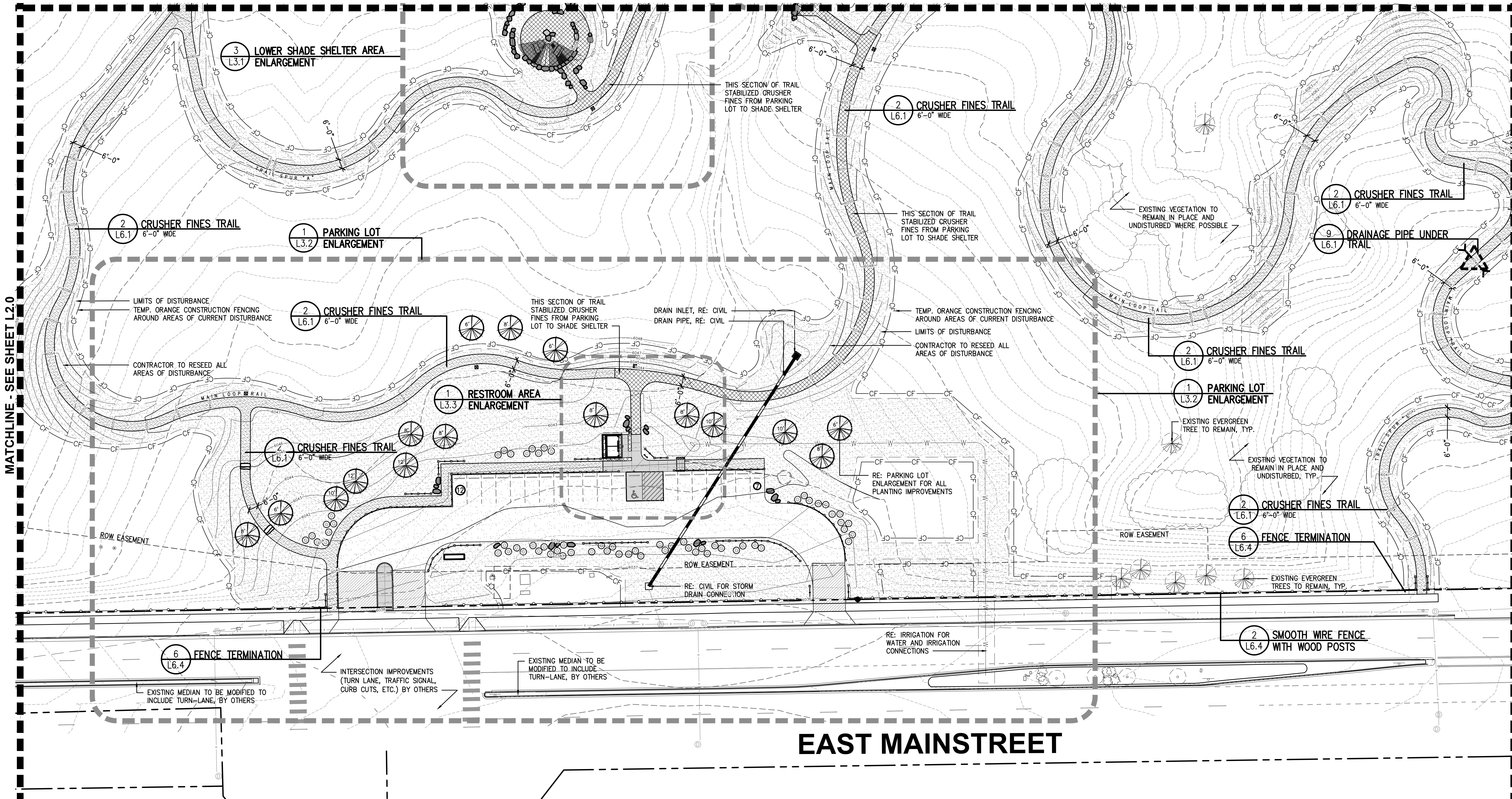
	EXISTING DRAINAGE DITCH
	VEGETATED SWALE
	PROPOSED SMOOTH WIRE FENCE
	PROPOSED THREE RAIL FENCE
	6'-0" WIDE STABILIZED CRUSHER FINES TRAIL
	6'-0" WIDE CRUSHER FINES TRAIL
	4'-0" MOWED TRAIL
	CONCRETE
	NATIVE SEED IN AREAS OF DISTURBANCE
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE
	EXISTING VEGETATION
	WAYFINDING MARKER
	TRAIL MARKER

The map shows a grid of nine study areas labeled L2.0 through L2.8. L2.0 is highlighted with a thick black border and a grey fill. L2.1 is located to the east of L2.0, and L2.2 is to the southeast. L2.3, L2.4, and L2.5 are in the middle row, while L2.6, L2.7, and L2.8 are in the top row. A red rectangle highlights the top row (L2.6, L2.7, L2.8). A red line runs from the top edge of the red rectangle, through L2.7, and down to L2.1. A black line runs from the top edge of the red rectangle, through L2.8, and down to L2.2. A north arrow is in the bottom right corner, pointing upwards. The text 'EAST MAIN STREET' is at the bottom, and 'HURON AVENUE' is on the right side.



Know what's **below**.
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MATCHLINE - SEE SHEET L2.4



MATCHLINE - SEE SHEET L2.0

MATCHLINE - SEE SHEET L2.2

EAST MAINSTREET

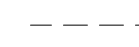


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Planning Approval By: Carolyn Parkinson

LEGEND

- 

EXISTING FENCING



EXISTING GRAVEL



EXISTING STORM DRAIN



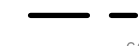
EXISTING STORM INLET



EXISTING STORM FEES



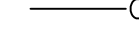
EXISTING STORM MANHOLE



EXISTING ELECTRIC POLE



EXISTING LIGHT POLE



EXISTING WELL



EXISTING POLE



EXISTING SIGN



EASEMENT LINE



PROPERTY LINE

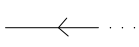


TOPO MINOR

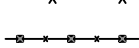


TOPO MAJOR

TEMP. ORANGE CONSTRUCTION FENCING AROUND ALL AREAS OF DISTURBANCE

LIMITS OF DISTURBANCE
- 

EXISTING DRAINAGE DITCH



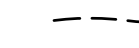
VEGETATED SWALE



PROPOSED SMOOTH WIRE FENCE



PROPOSED THREE RAIL FENCE



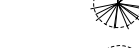
6'-0" WIDE STABILIZED CRUSHER FINES TRAIL



6'-0" WIDE CRUSHER FINES TRAIL



4'-0" MOWED TRAIL



CONCRETE



NATIVE SEED IN AREAS OF DISTURBANCE



EXISTING EVERGREEN TREE



EXISTING DECIDUOUS TREE



EXISTING VEGETATION



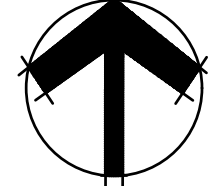
WAYFINDING MARKER



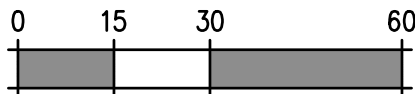
TRAIL MARKER

KEYMAP





NORTH



0 15 30 60
SCALE 1"=30'-0"



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RAY J. HARVIE OPEN SPACE

SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00
DATE: 01.11.2023

DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

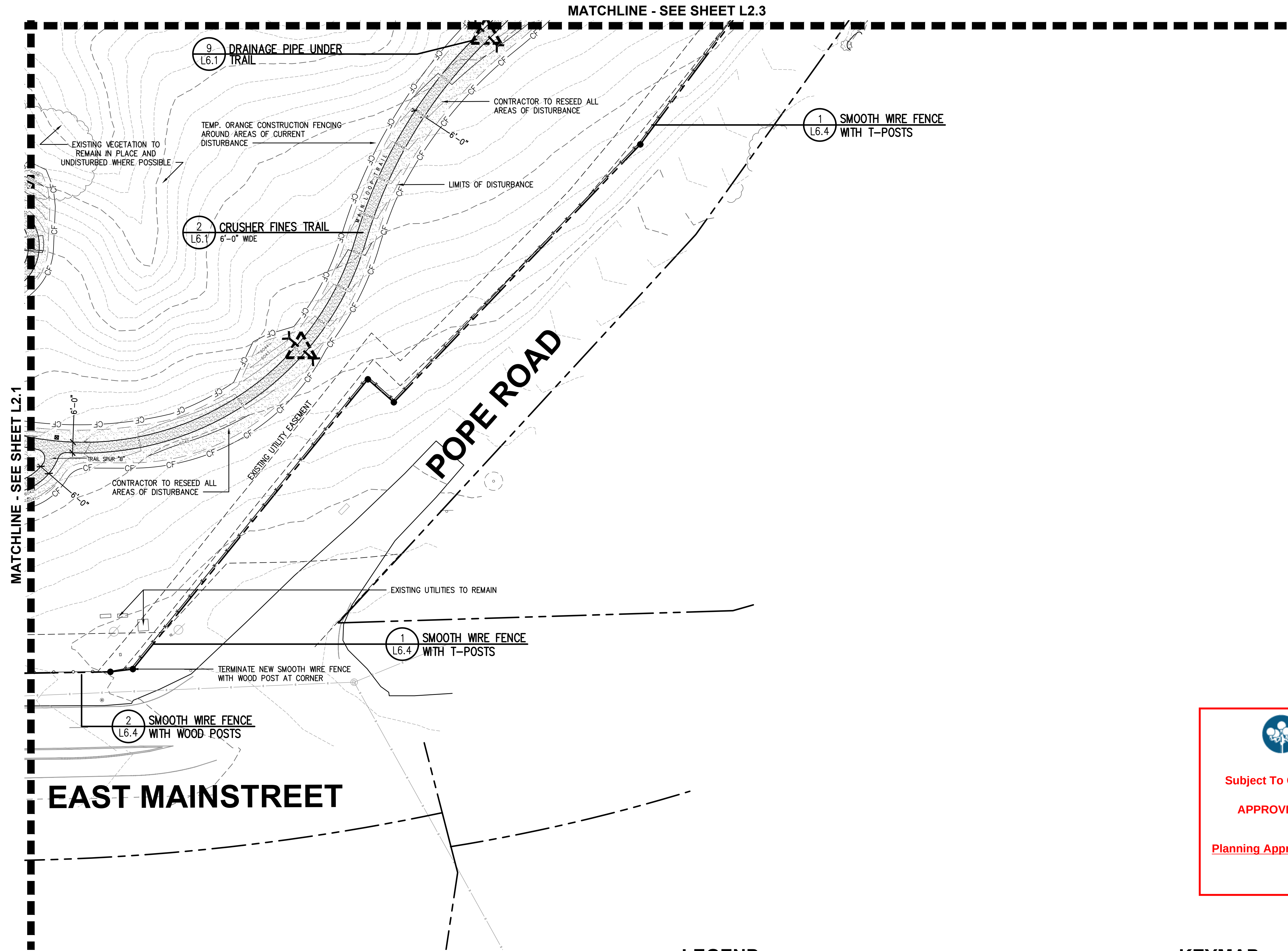
REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
MATERIALS & LAYOUT PLAN

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

L2.1



LEGEND

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

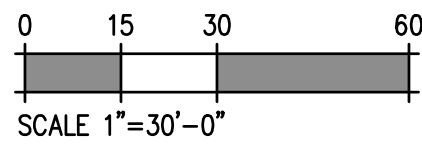
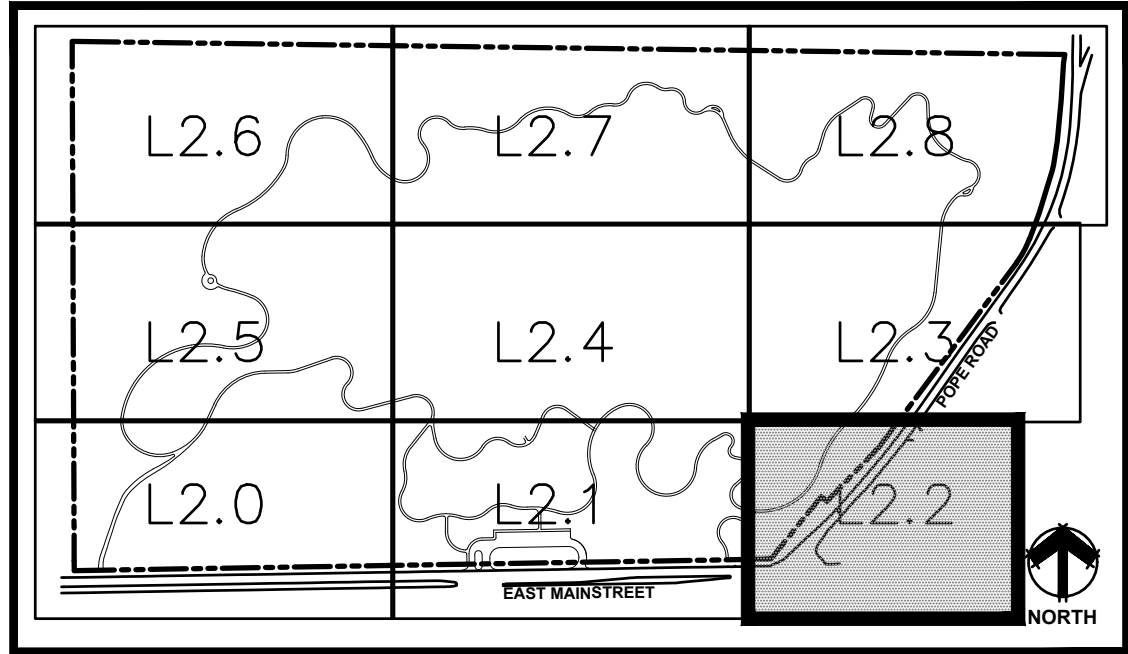


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APPROVED DATE: 02/01/2023

Planning Approval By: Carolyn Parkinson

KEYMAP



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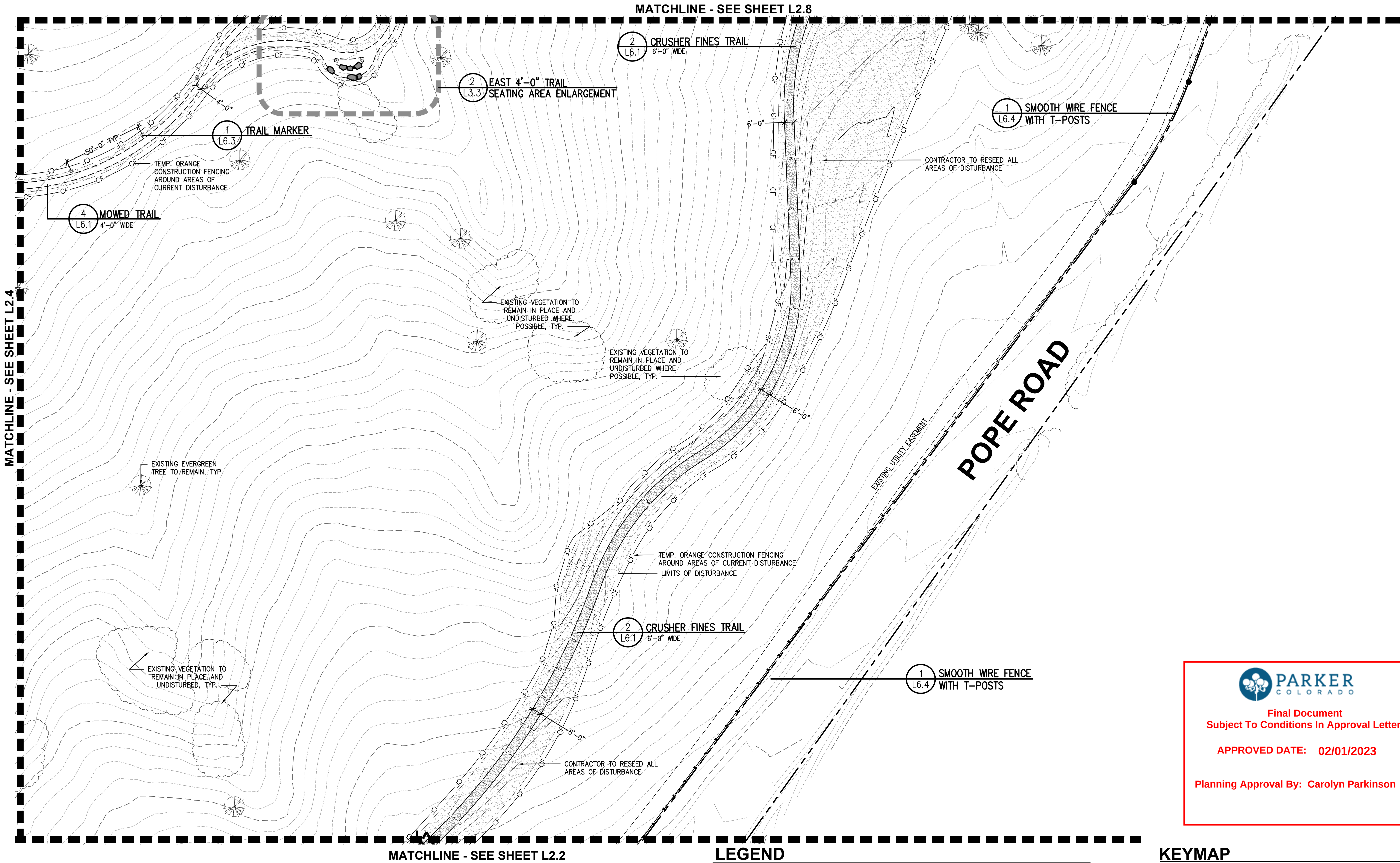
RAY J. HARVIE OPEN SPACE

SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138

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

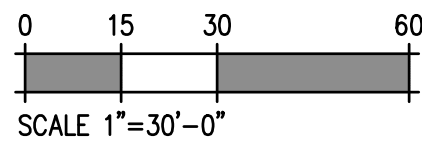
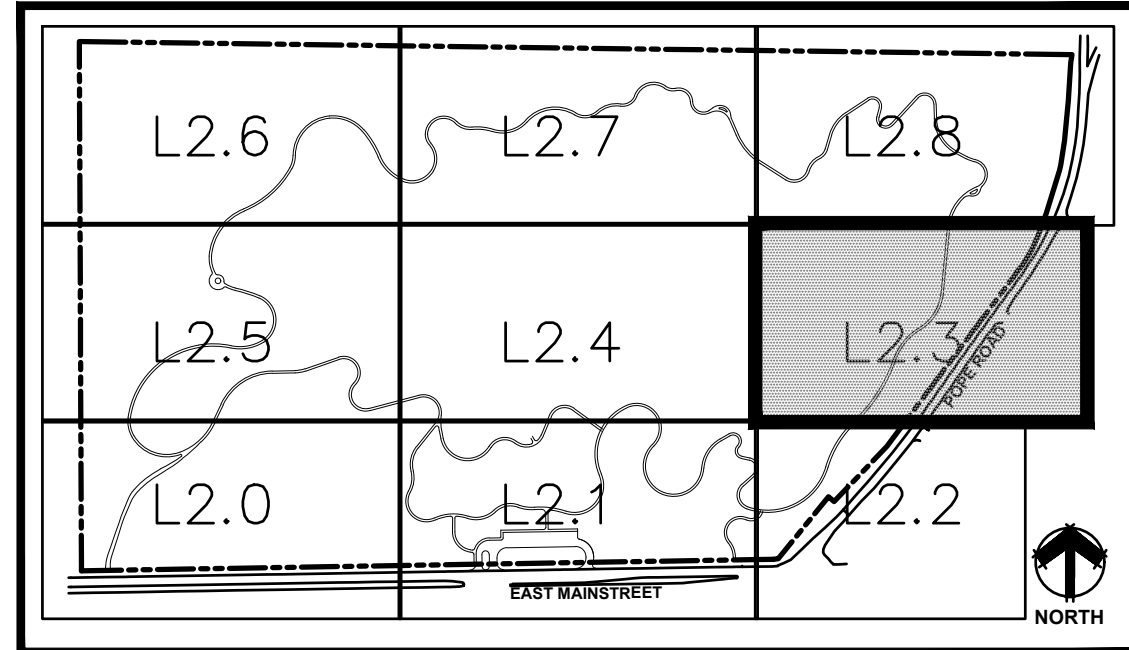
L2.2



LEGEND

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

KEYMAP



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SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00 DATE: 01.11.2023

DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
MATERIALS & LAYOUT PLAN

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

L2.3

RAY J. HARVIE OPEN SPACE
SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138

PROJECT NUMBER:	DATE
7279.00	01.11.2023

DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

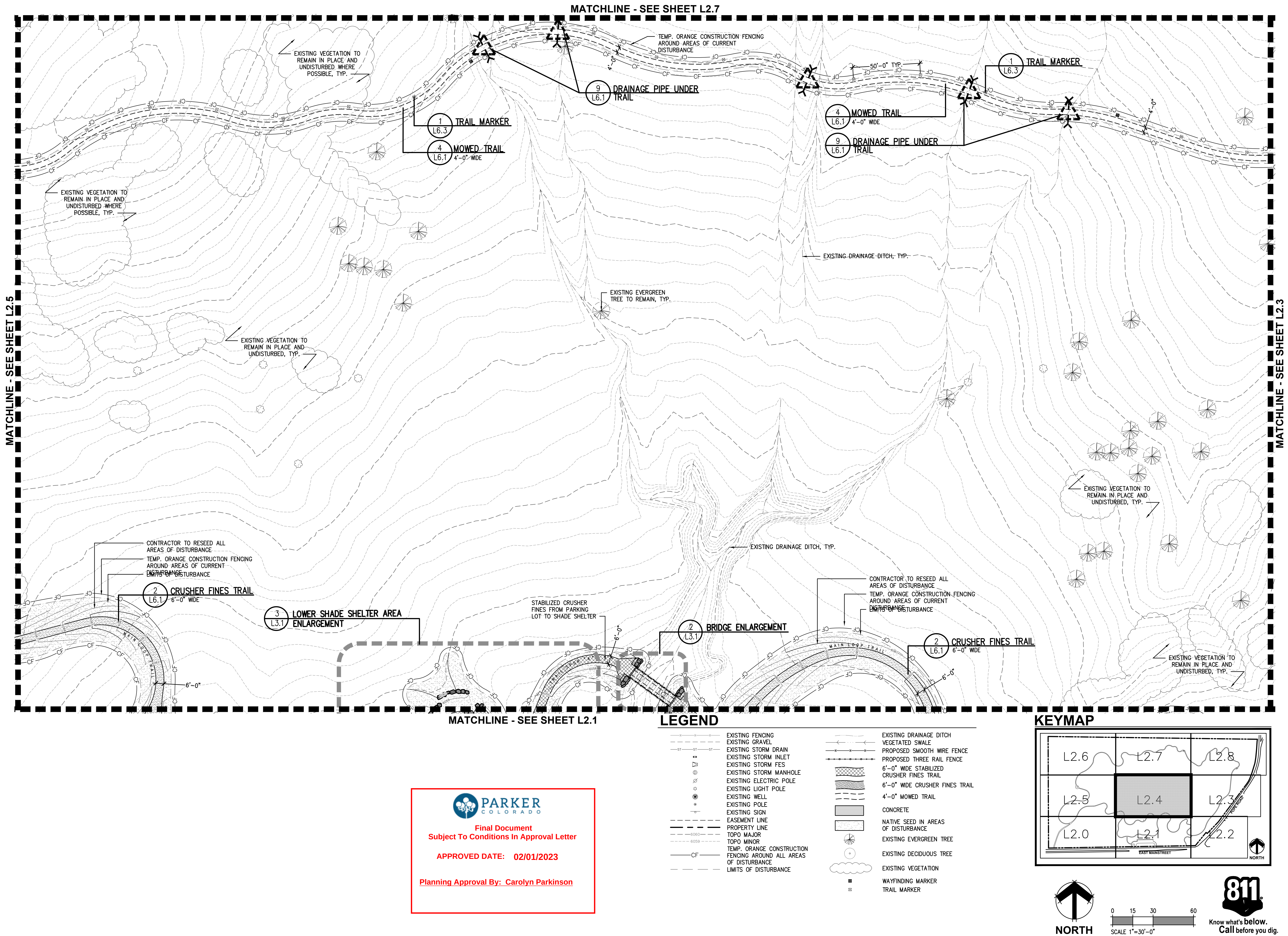
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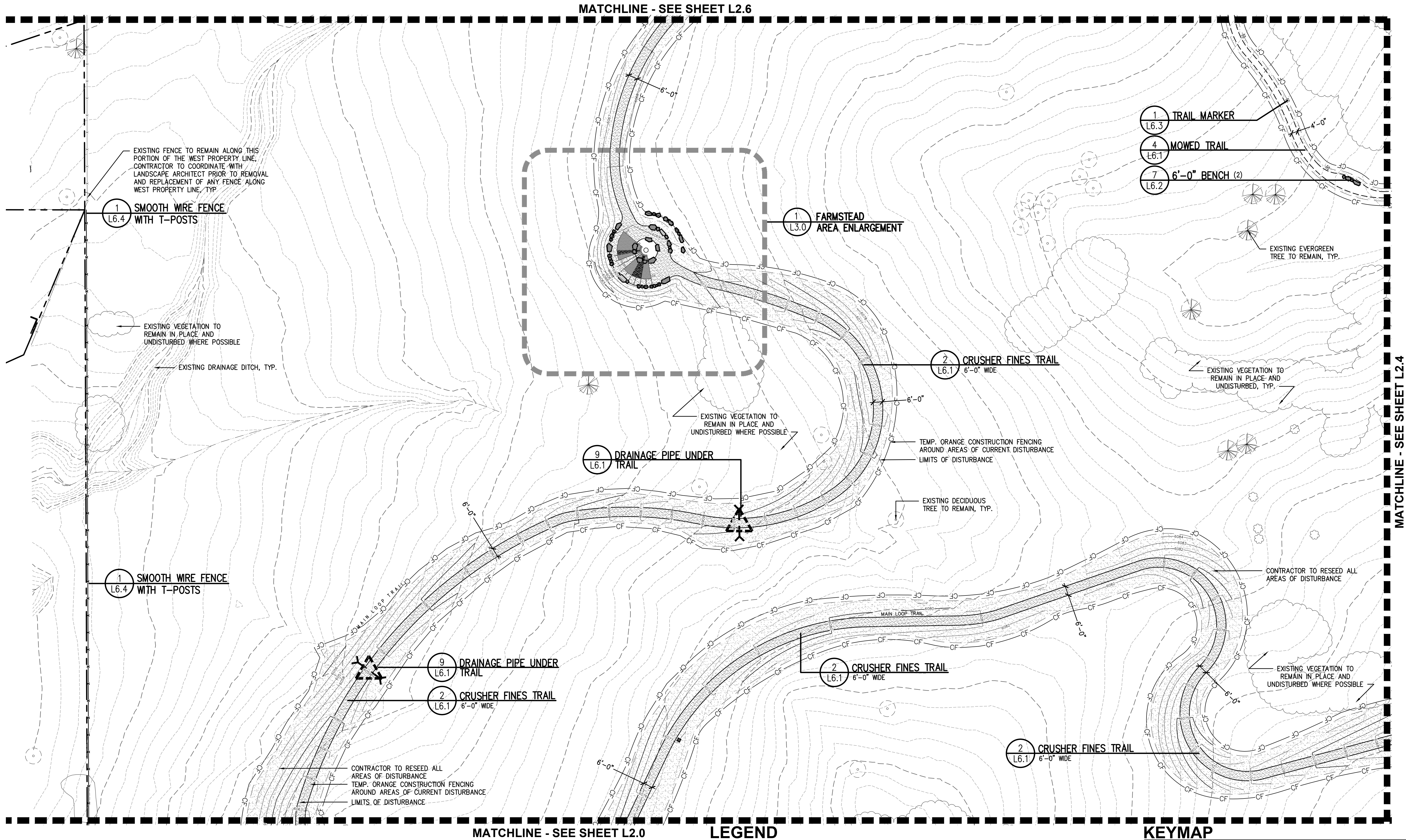
JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
MATERIALS & LAYOUT PLAN

SHEET NUMBER:

L2.4





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RAY J. HARVIE OPEN SPACE
SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00 DATE: 01.11.2023

DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
MATERIALS & LAYOUT PLAN

SCALE: 1"=30'-0"

SHEET NUMBER:

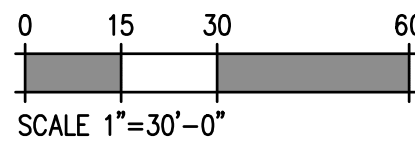
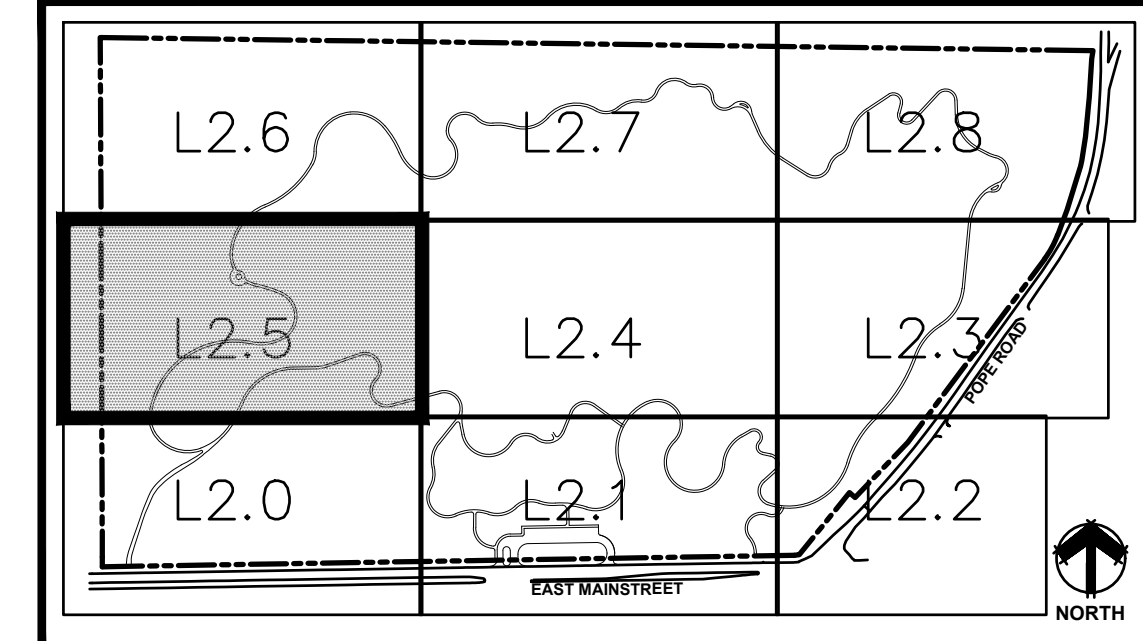
L2.5

MATCHLINE - SEE SHEET L2.0

LEGEND

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

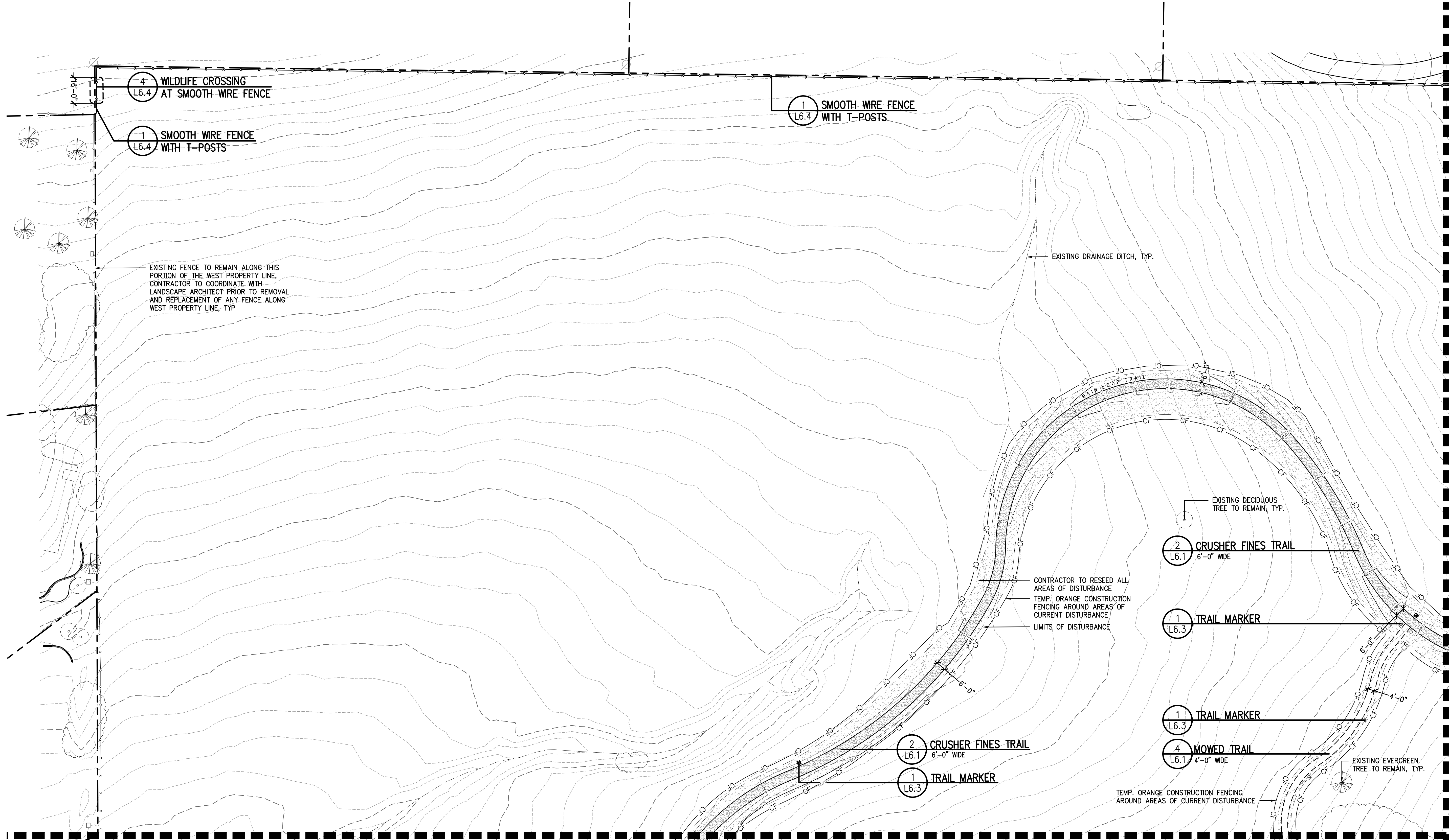
KEYMAP



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APPROVED DATE: 02/01/2023

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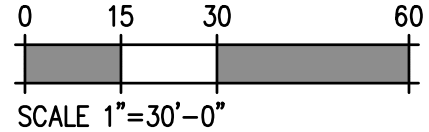
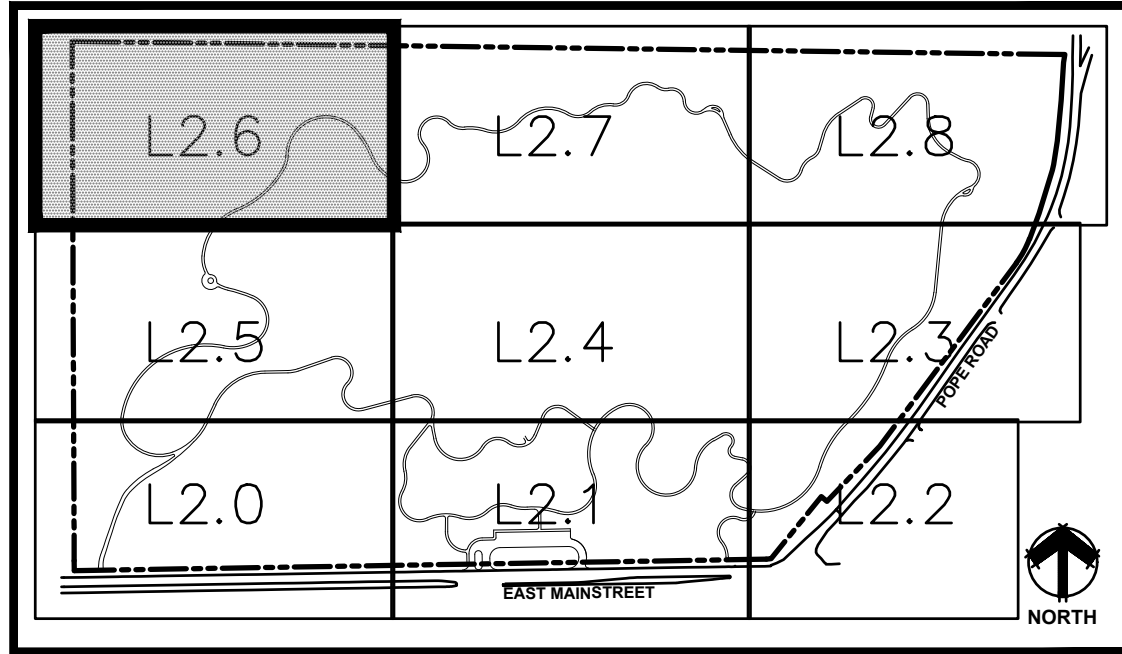
MATCHLINE - SEE SHEET L2.5

MATCHLINE - SEE SHEET L2.7

LEGEND

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

KEYMAP



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Planning Approval By: Carolyn Parkinson

DHM DESIGN

900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
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RAY J. HARVIE OPEN SPACE

SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138

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

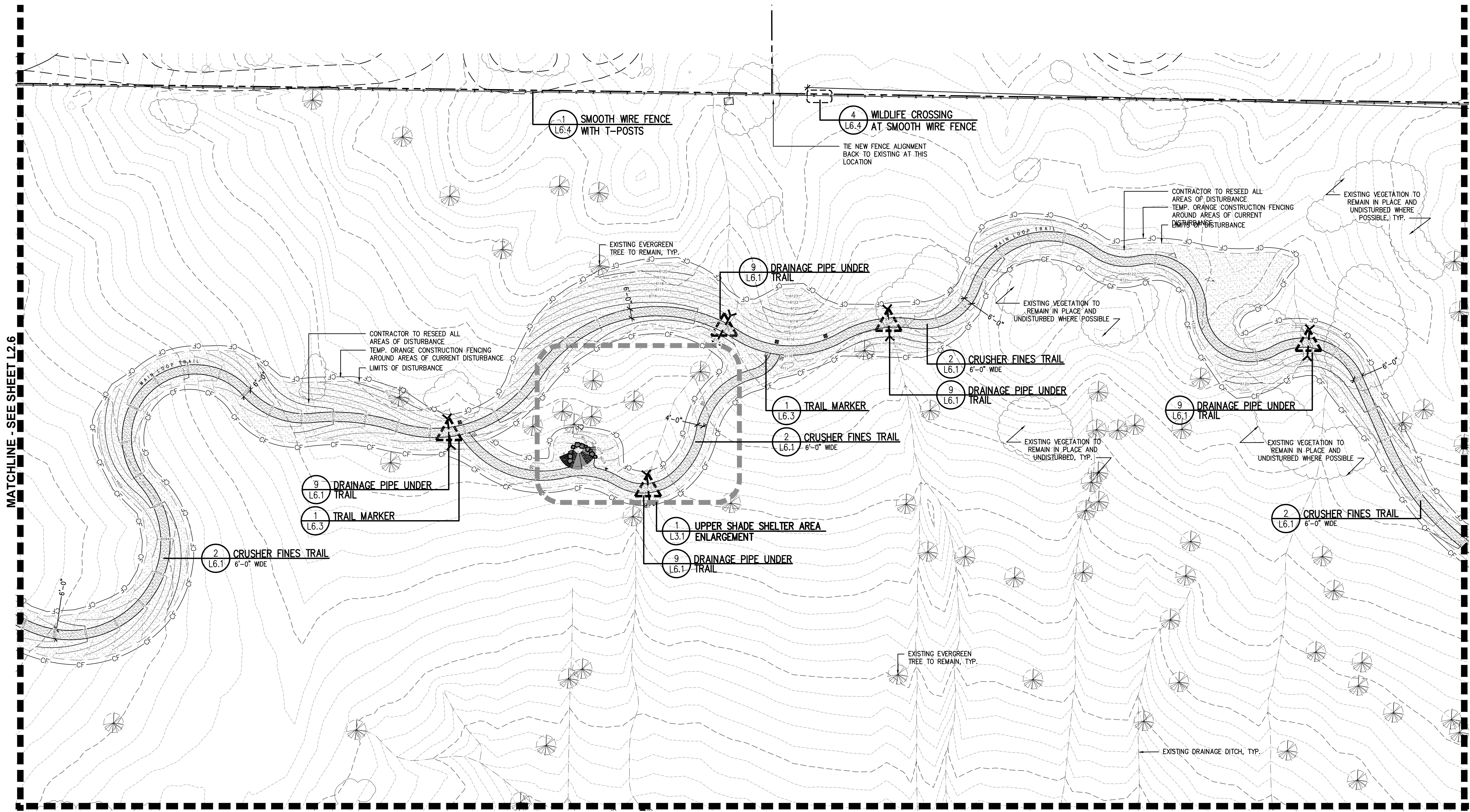
REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
MATERIALS & LAYOUT PLAN

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

L2.6

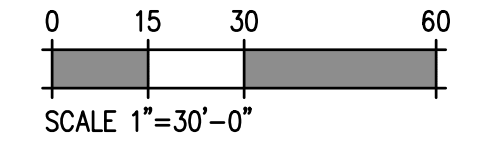
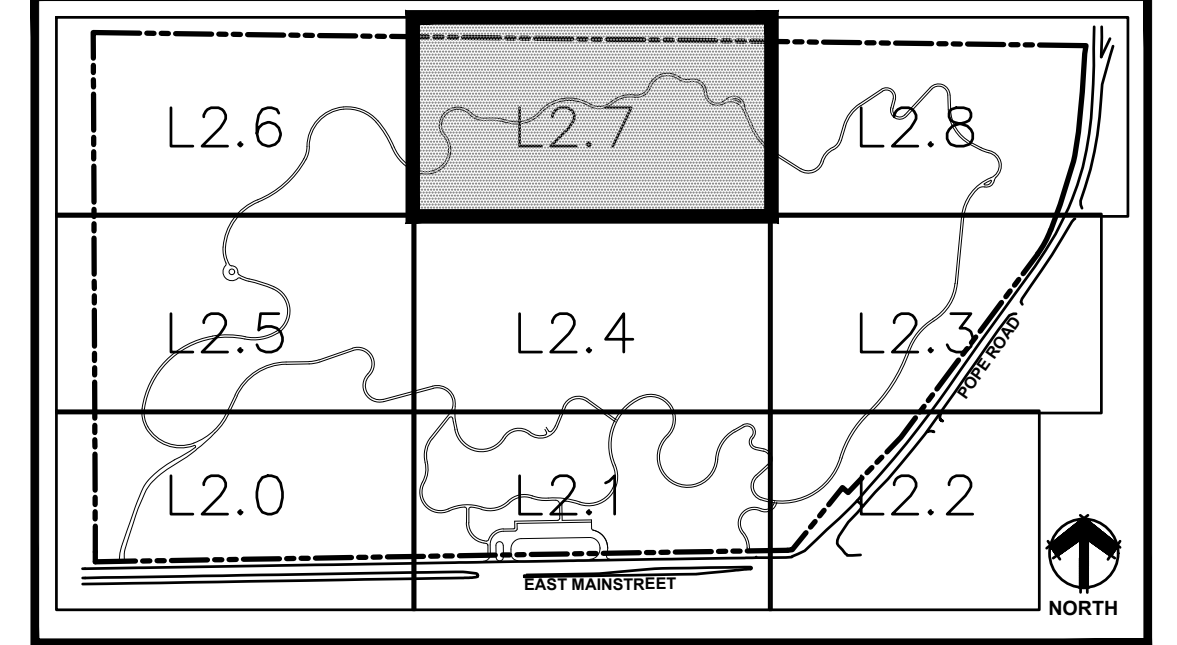


MATCHLINE - SEE SHEET L2.4

LEGEND

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

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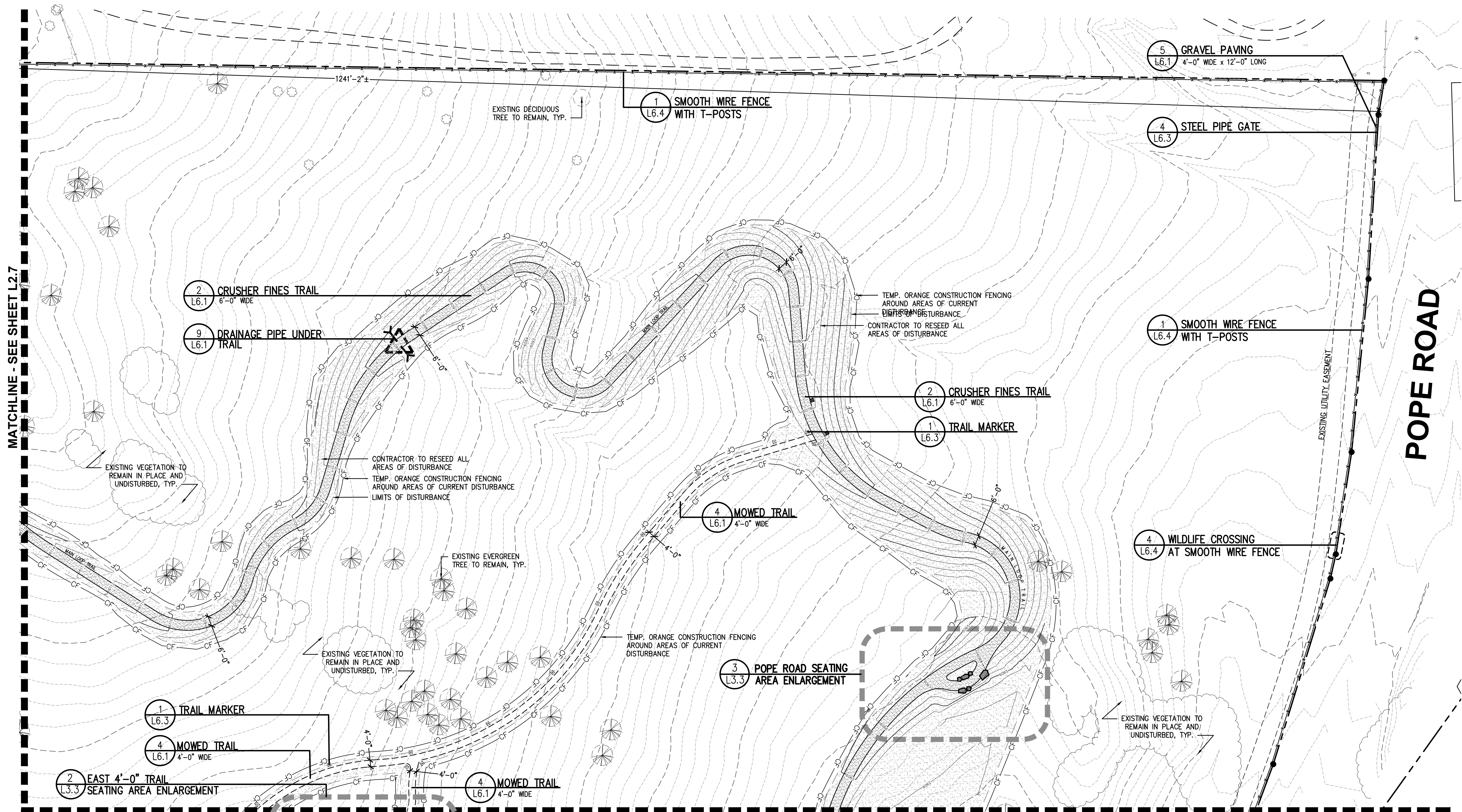
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CHECKED: MTW

REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
MATERIALS & LAYOUT PLAN

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



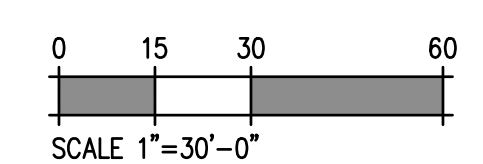
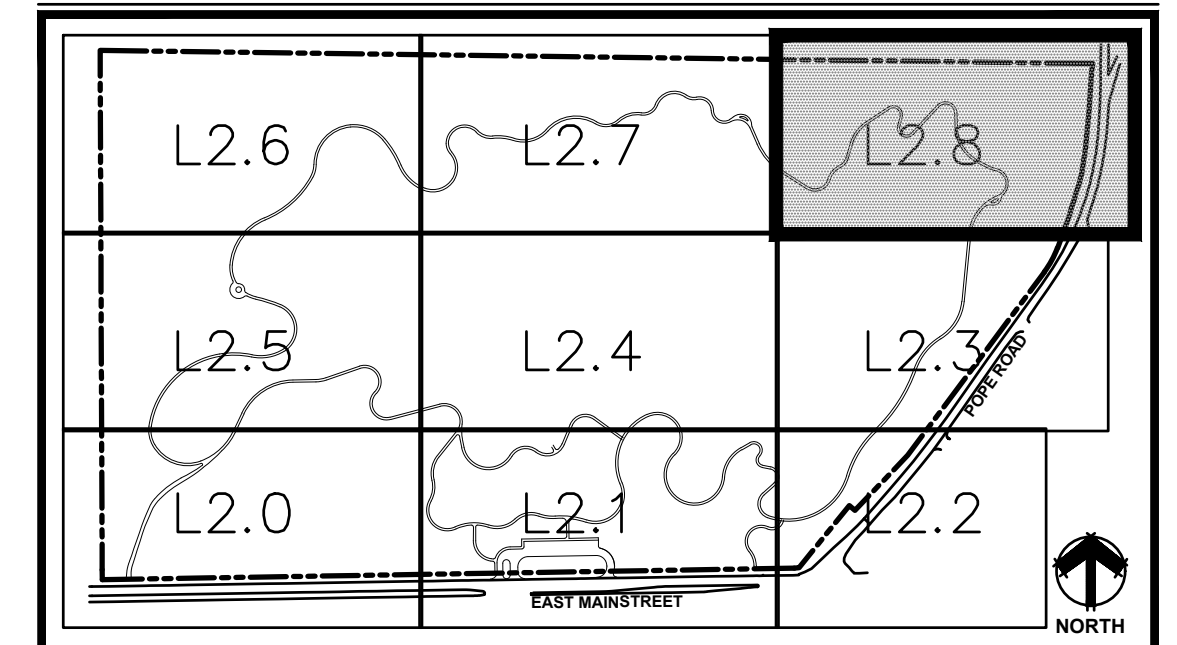
MATCHLINE - SEE SHEET L2.7

MATCHLINE - SEE SHEET L2.3

LEGEND

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

KEYMAP



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20120 East Main Street, Parker, CO 80138

PROJECT NUMBER:	DATE
7279.00	01.11.2023

DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

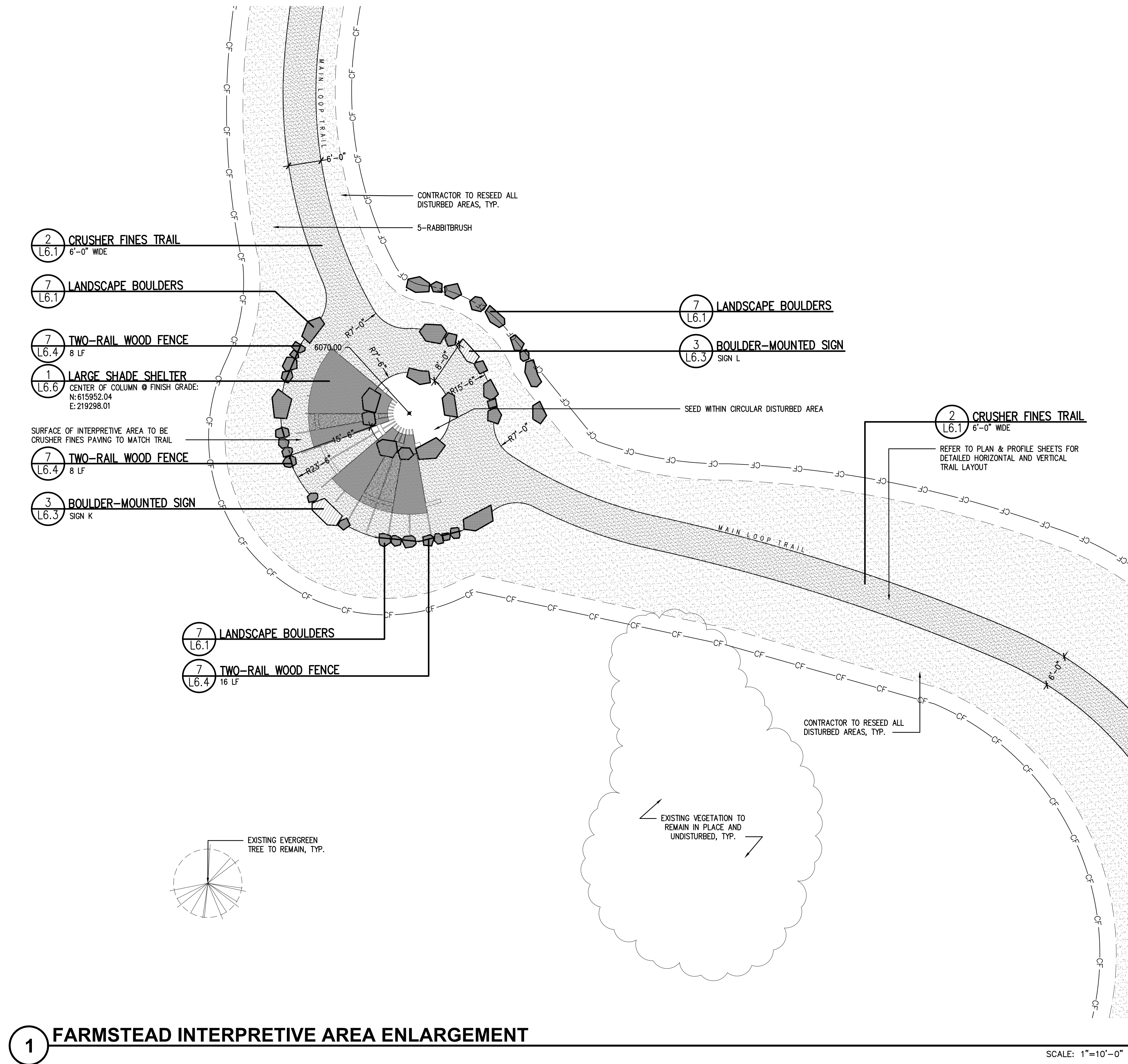
REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
ENLARGEMENT PLANS

SCALE: 1"=10'-0"

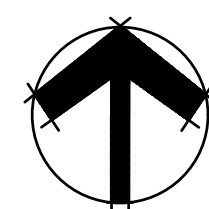
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0 5 10 20
SCALE 1"=10'-0"



Know what's **below**.
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20120 East Main Street, Parker, CO 80138

PROJECT NUMBER:	DATE
7279.00	01.11.2023

DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
ENLARGEMENT PLANS

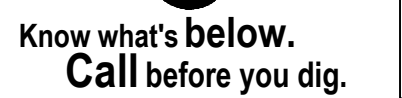
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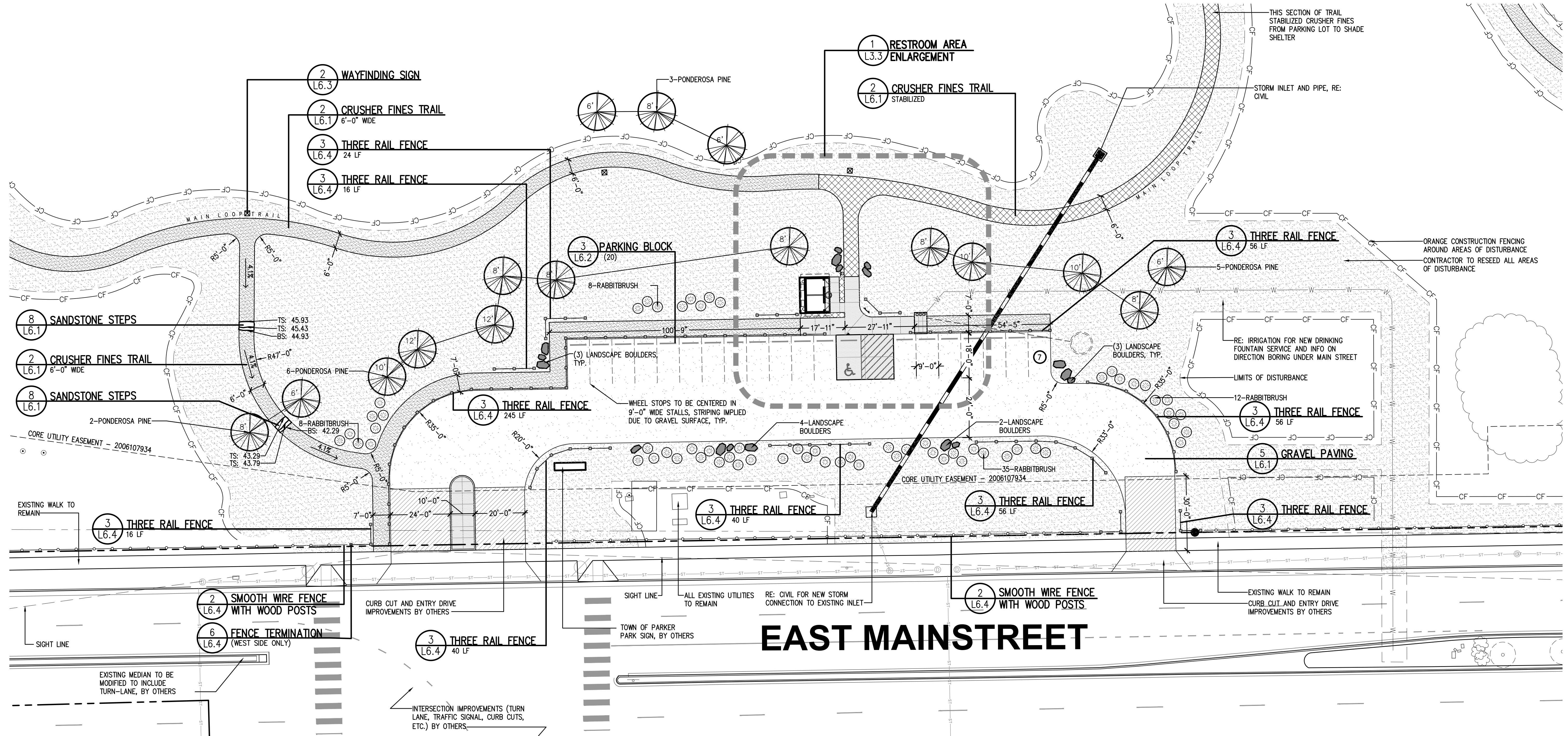
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APPROVED DATE: 02/01/2023

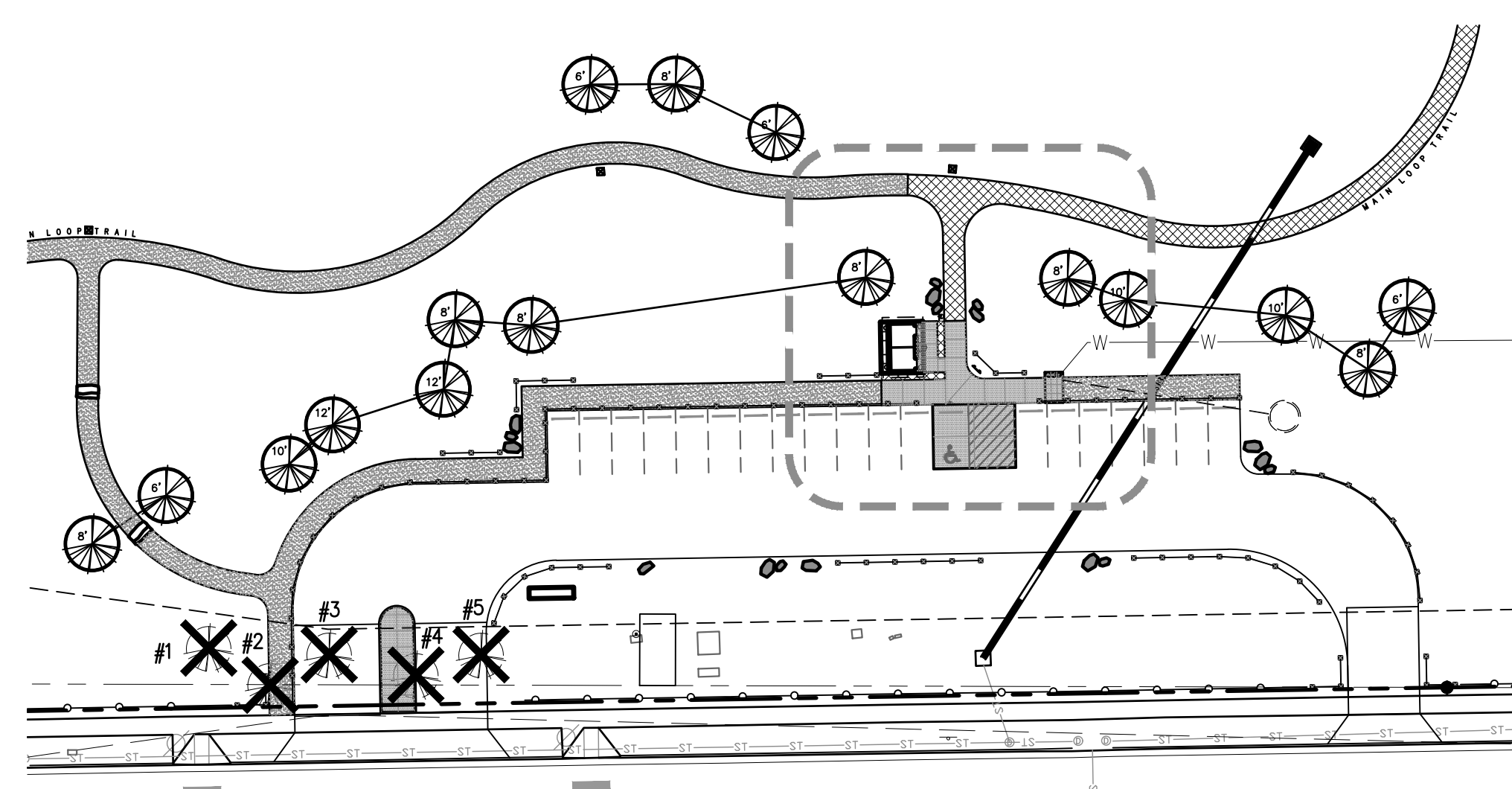
Planning Approval By: Carolyn Parkinson





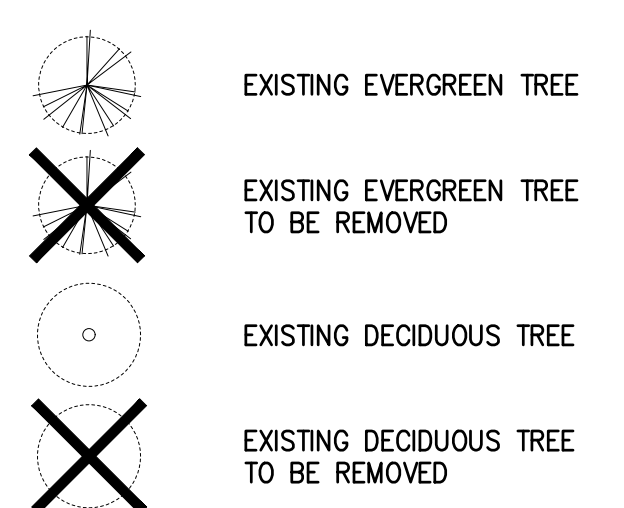
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1 PARKING LOT ENLARGEMENT



2 TREE CONSERVATION EXHIBIT

TREE LEGEND



TREE CONSERVATION NOTES:

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

TREE EVALUATION						
Tree	Species	DBH	TA or ATA (in^2) *ATA if dbh > 30"	Status	Condition Rating%	Appraised Value
1	AP	5	20	Remove	NA	NA/below 6"
2	AP	7	38	Remove	75	\$830.00
3	AP	8	50	Remove	75	\$1,050.00
4	AP	7.5	44	Remove	75	\$940.00
5	AP	6	28	Remove	75	\$640.00
					Total Appraised Value	\$3,460.00
					Total Trees to be Removed	\$3,460.00
					Tree Replacement Value (13 Trees)	\$12,800.00

 **PARKER**
COLORADO

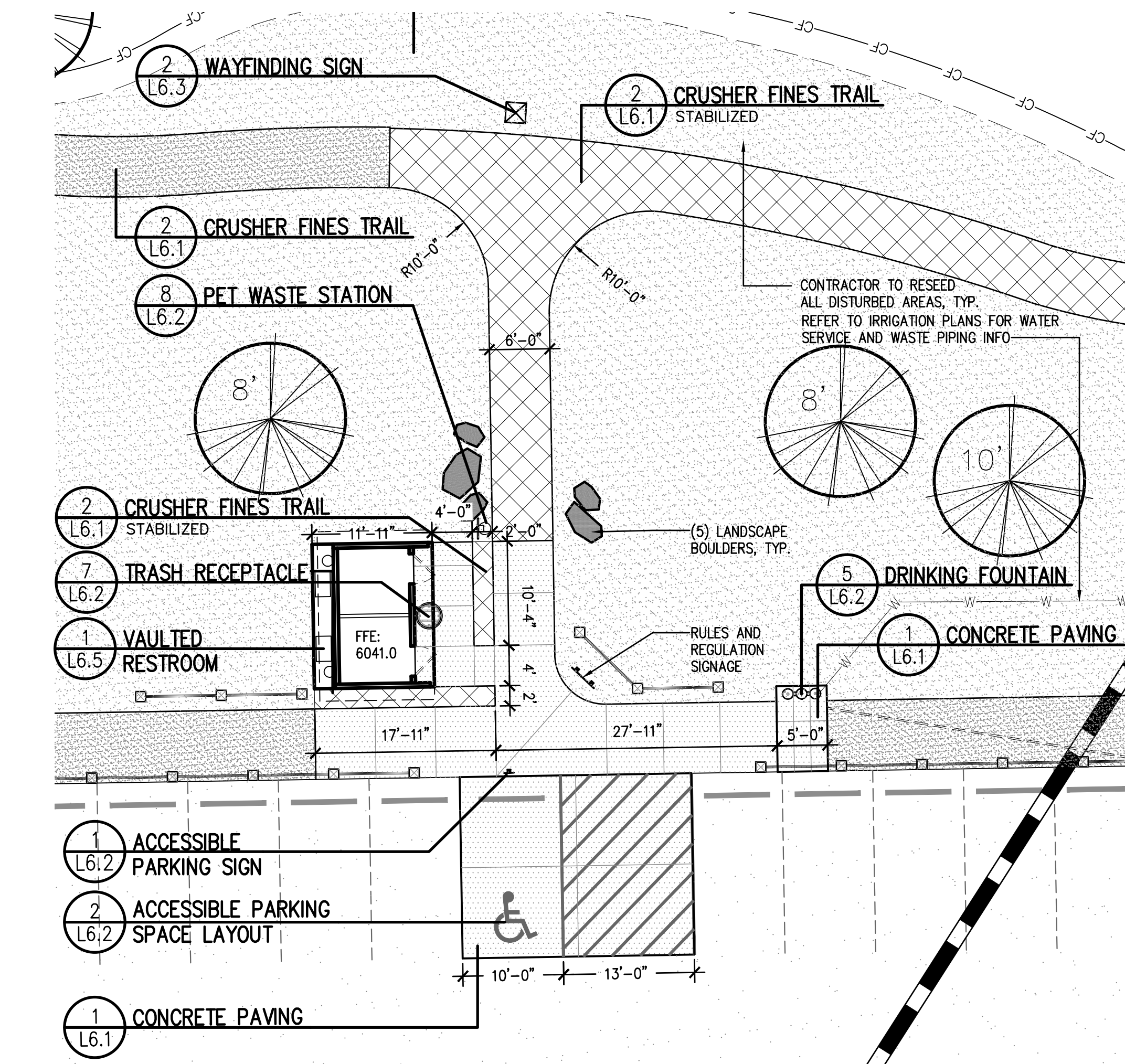
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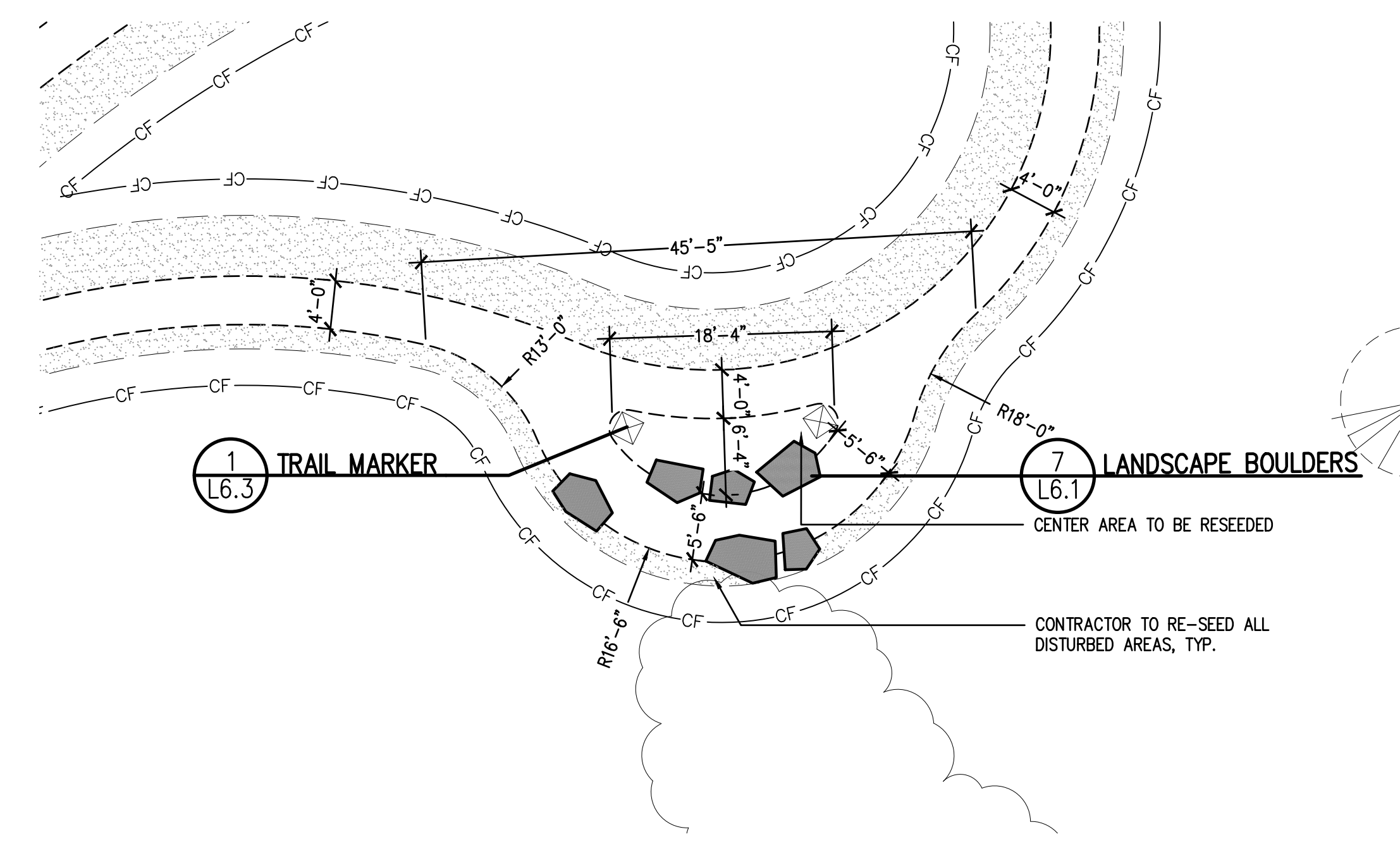
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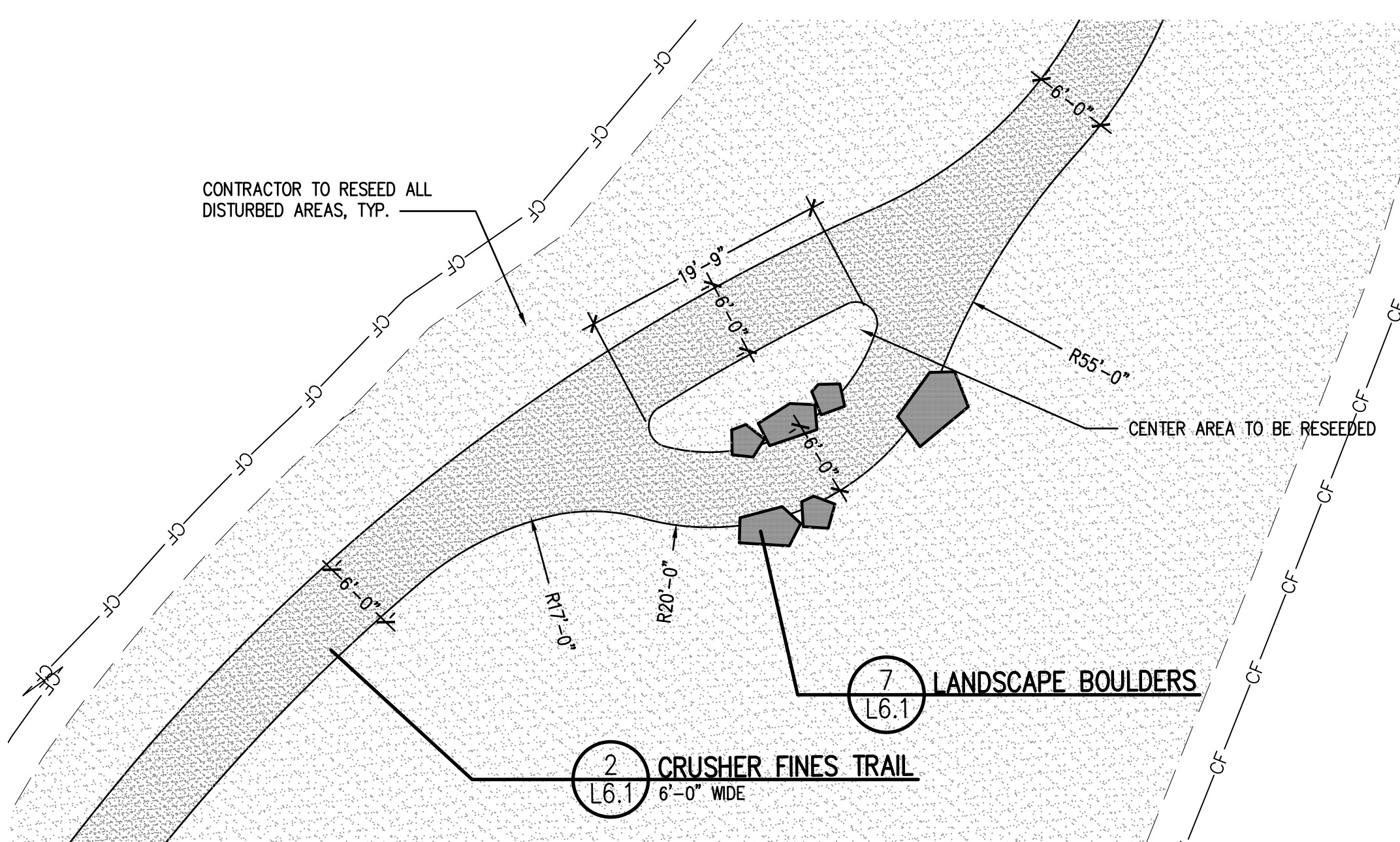
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1 RESTROOM AREA ENLARGEMENT
SCALE: 1"=10'-0"



2 EAST 4'-0" TRAIL SEATING AREA ENLARGEMENT
SCALE: 1"=10'-0"



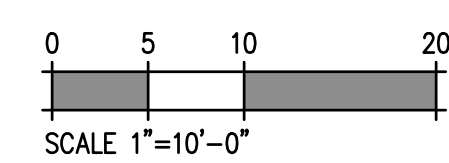
3 POPE ROAD SEATING AREA
SCALE: 1"=10'-0"

PARKER
COLORADO

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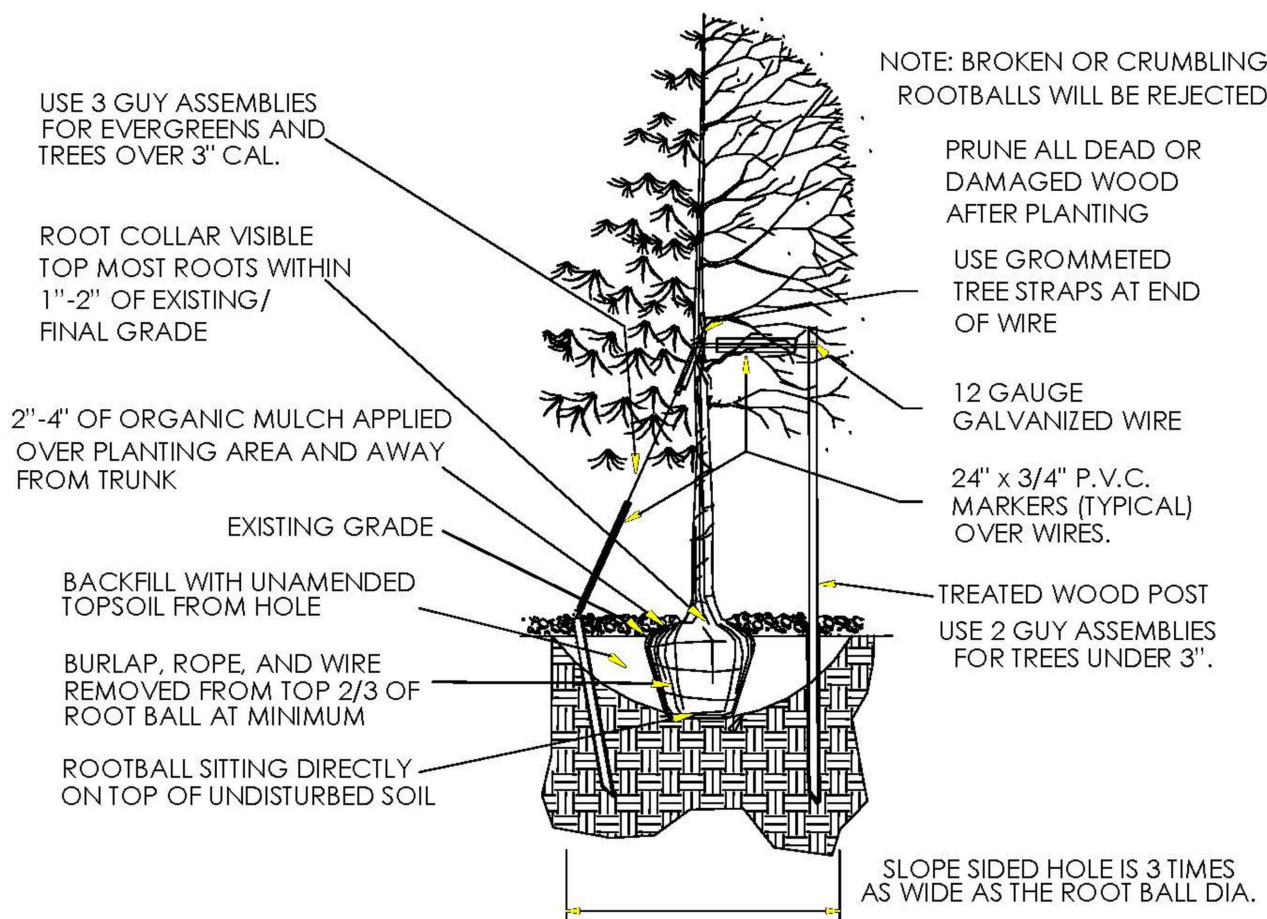


PLANT LIST

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

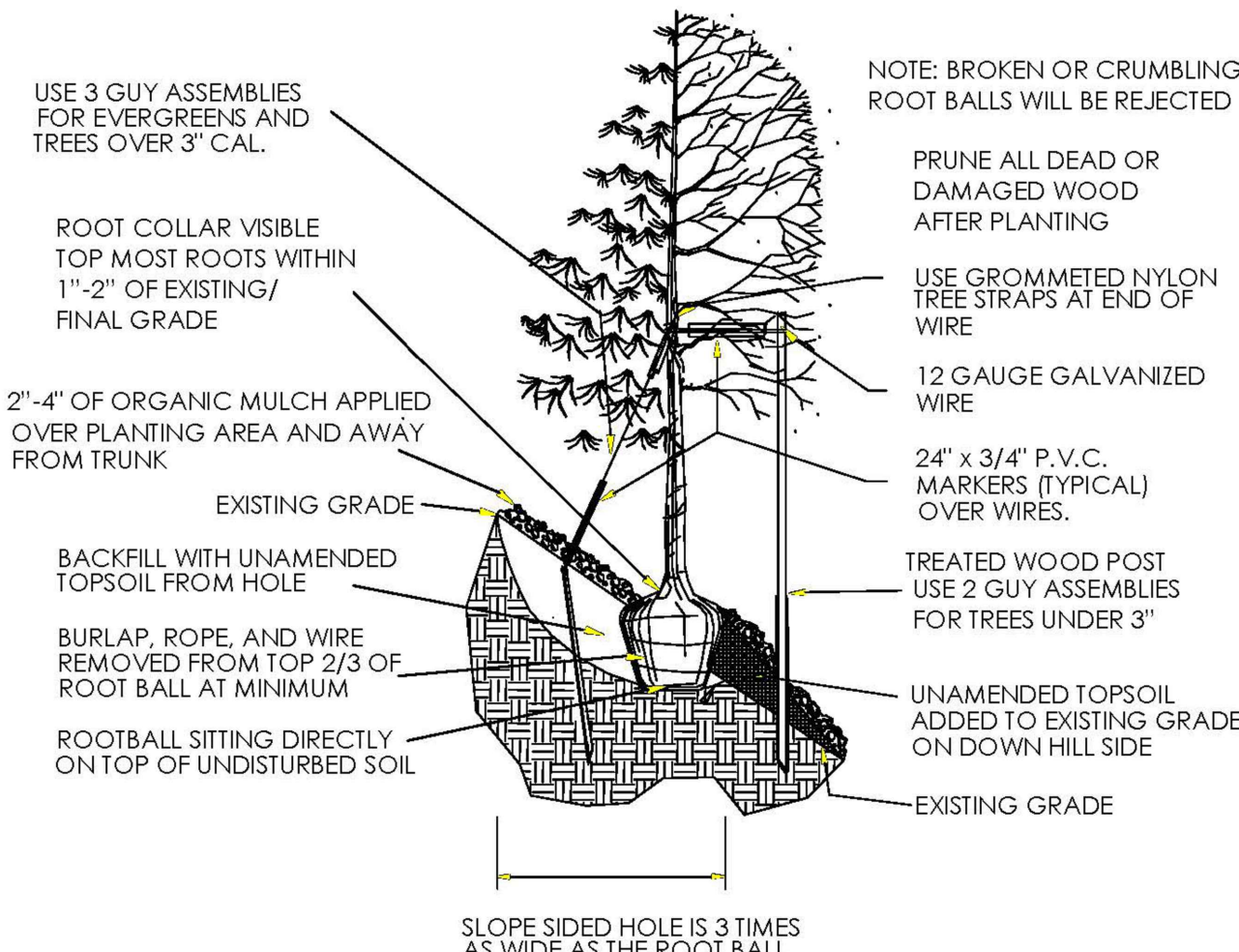
SEED MIXES

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



TREE PLANTING NOTES:

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



1 TYPICAL DECIDUOUS AND EVERGREEN TREE PLANTING

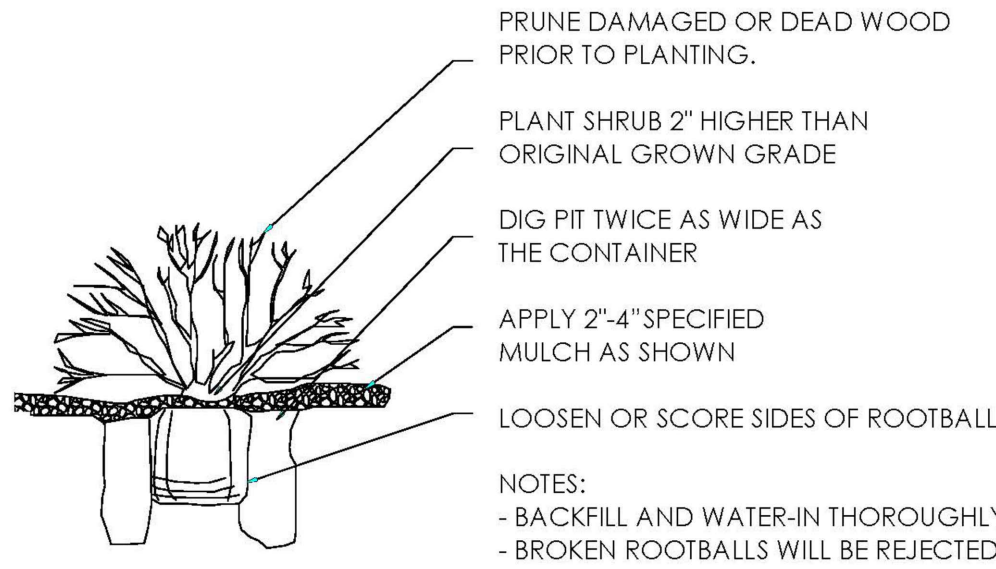
TOWN OF PARKER STANDARD DETAIL

SCALE: NTS

2 TYPICAL TREE PLANTING - SLOPES

TOWN OF PARKER STANDARD DETAIL

SCALE: NTS



3 TYPICAL SHRUB PLANTING

TOWN OF PARKER STANDARD DETAIL

SCALE: NTS

GENERAL PLANTING & LANDSCAPE NOTES

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

NATIVE SEEDING NOTES

- THE STATED APPLICATION RATES ARE FOR DRILL-SEEDING. A RANGELAND DRILL WITH THREE SEED BOXES, DOUBLE DISC OPENERS, AND PACKER WHEELS IS REQUIRED. SMALL SEED AND FLUFFY SEED MUST BE SEEDED IN SEPARATE DRILL BOXES FROM THE WHEATGRASSES AND OTHER NORMAL SEED AND SHALL BE PLACED NEAR THE SOIL SURFACE AND LIGHTLY COVERED WITH SOIL.
- IF HAND BROADCASTING SEED, **DOUBLE THE STATED APPLICATION RATES FOR BROADCAST SEEDING.** IF BROADCAST SEEDING, BE SURE TO RAKE, OR OTHERWISE COVER, THE BROADCAST OR HYDROSEEDED SEEDS WITH A THIN LAYER OF SOIL.
- THE APPLICATION RATE IS HIGHER THAN NORMAL TO ACCOUNT FOR THE SEVERAL SOIL TYPES AND HABITATS ON THE HARVIE OPEN SPACE SITE. SOME OF THE SPECIES WILL NOT RESPOND IN SOME SOIL TYPES BUT WILL GROW IN OTHERS. AS A RESULT, THE ACTUAL PLS/ACRE IS LESS THAN APPEARS ON A SITE-BY-SITE AND SOIL TYPE-BY-SOIL TYPE BASIS.
- VNS = VARIETY NOT STATED. MUST BE FROM NORTHERN LATITUDE COLLECTIONS THAT ARE AS SIMILAR AS POSSIBLE IN ELEVATION AND LATITUDE TO THE PROJECT SITE.
- PRIOR TO SEEDING, CONTRACTOR TO APPLY SOIL CONDITIONER, RICHLAWN ORGANIC 100 3:6:3 OR APPROVED EQUAL, AT 2,000 LBS./ACRE AND ENDO-MYCORRHIZA, MYCOAPPLY ENDO OR APPROVED EQUAL, AT 40 LBS./ACRE (60,000 PROPAGULES/ LB. MINIMUM GUARANTEE). INCORPORATE SOIL CONDITIONER TO A 4" DEPTH. THEN, APPLY ENDO-MYCORRHIZA IMMEDIATELY PRIOR TO OR WITH SEEDING AND COVER WITH A LIGHT LAYER OF SOIL (1/8 - 1/4").
- AFTER SEEDING IS COMPLETE OF NATIVE SEED AREAS, CONTRACTOR TO INSTALL BIODEGRADABLE 100% COCONUT DITCHLINER EROSION CONTROL BLANKET, NAG C125BN OR APPROVED SUBSTITUTE. USE MANUFACTURER'S SUGGESTED STAPLE PATTERN AND SEAM OVERLAP. REFER TO CIVIL'S EROSION CONTROL PLAN FOR FURTHER INFORMATION. WHEN CIVIL REFERS TO "EROSION CONTROL BLANKET" THAT IS THE 100% COCONUT DITCHLINER DESCRIBED IN THIS NOTE, AND SHALL BE INSTALLED WHERE CIVIL CALLS FOR IT, AS WELL AS ALL OTHER AREAS THAT EXPERIENCE DISTURBANCE DURING CONSTRUCTION.



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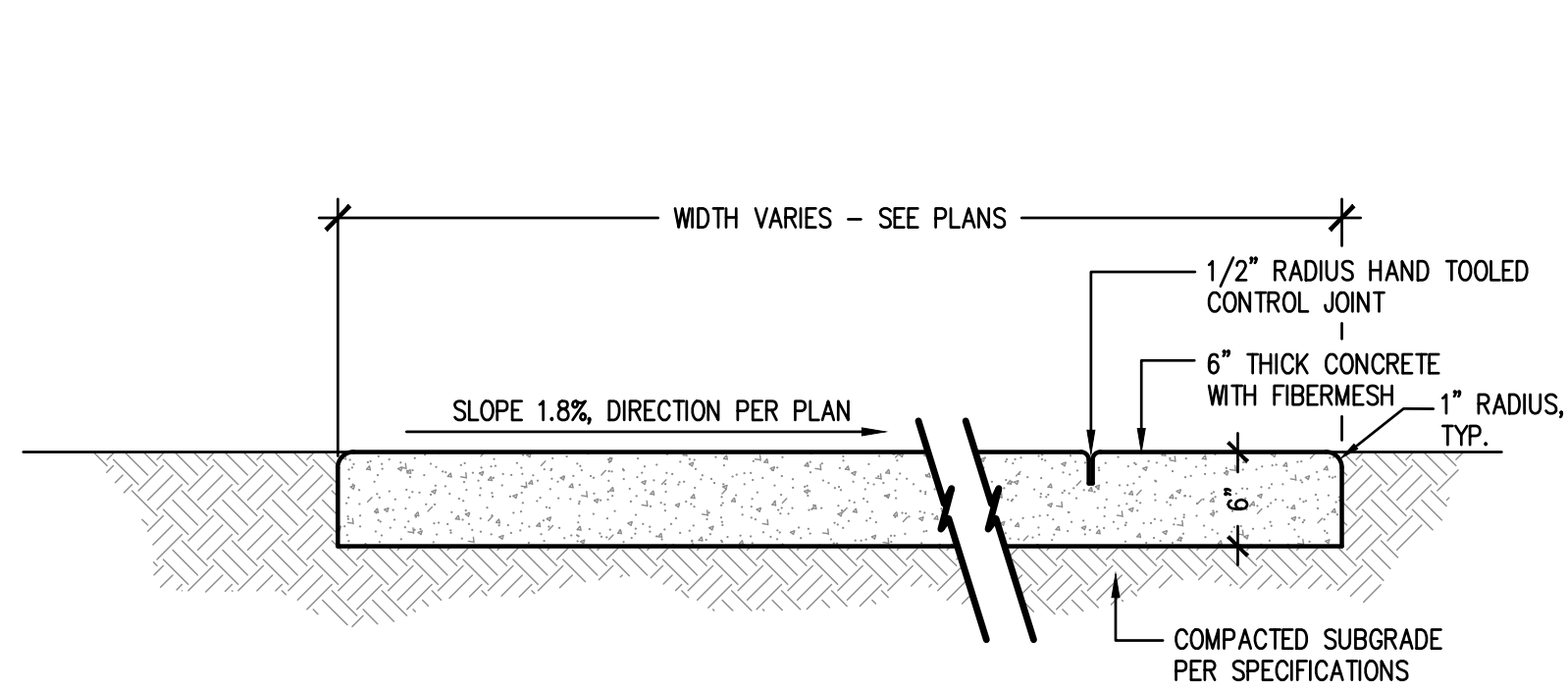


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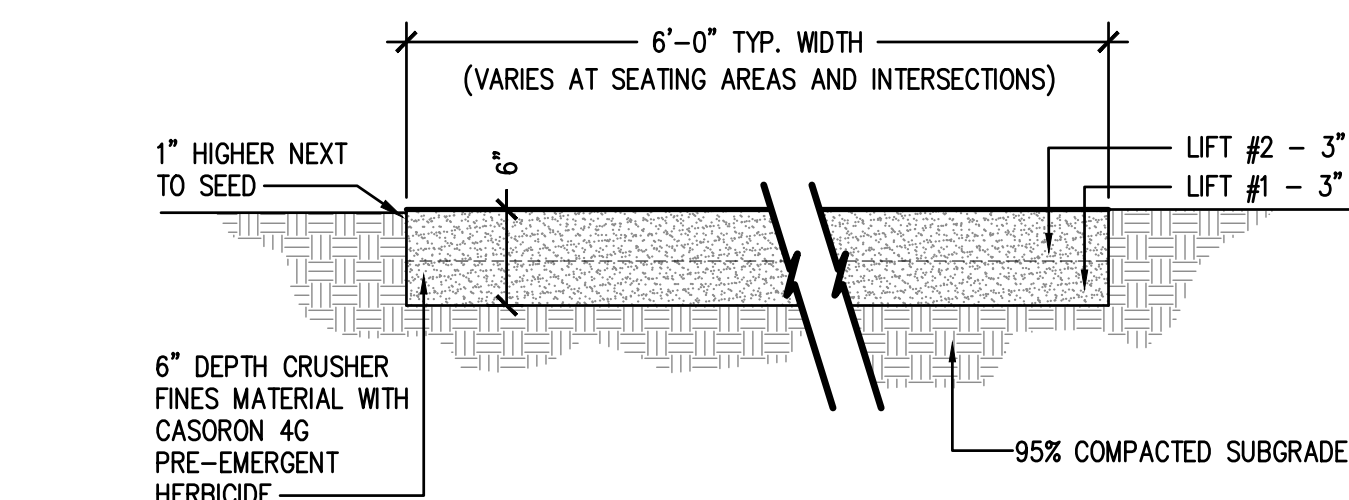
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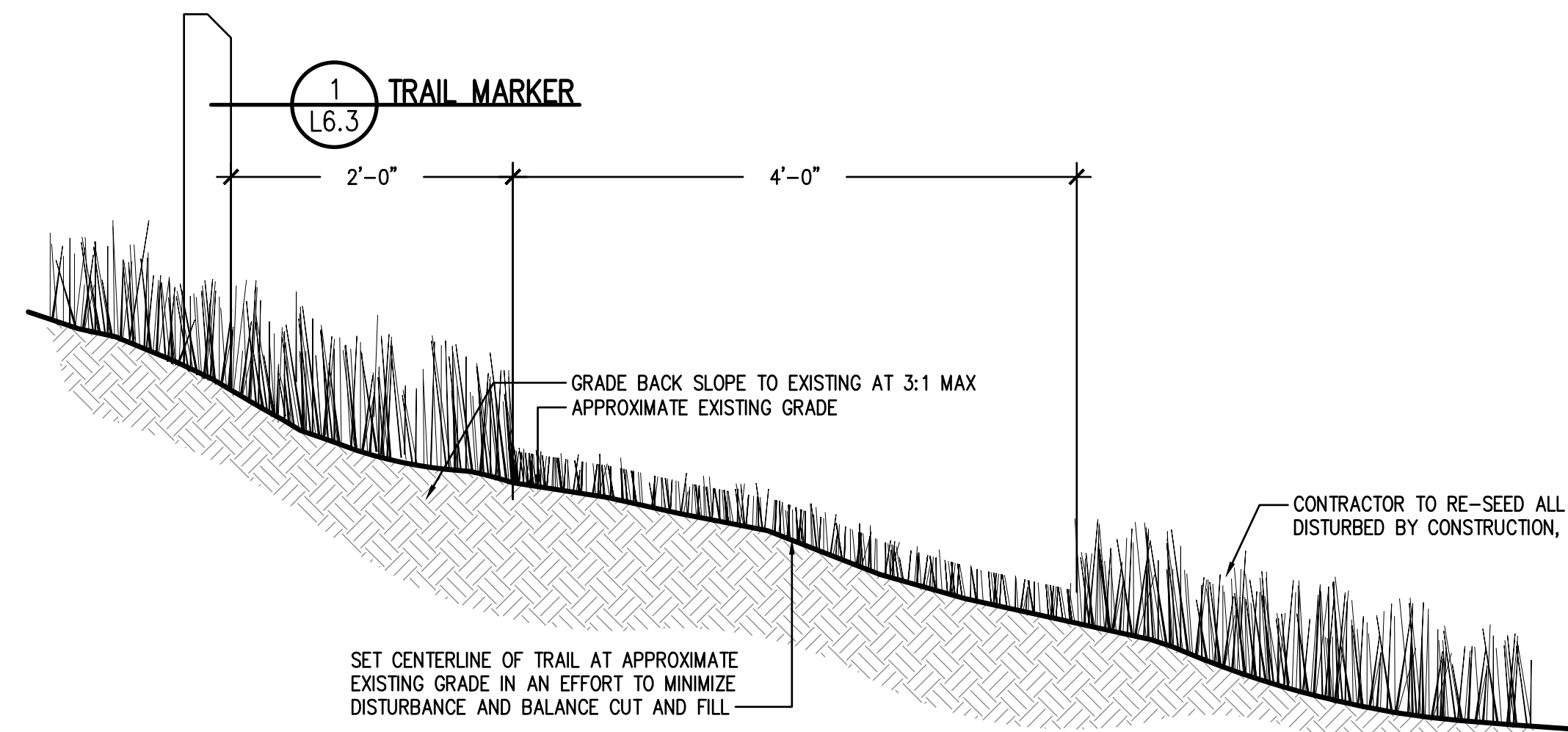
CONCRETE PAVING:

- 4000 PSI CONCRETE PAVING (CDOT CLASS B/D) W/MEDIUM BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH FIBERMESH. RE: SPEC FOR MIX DESIGN.
- ALL FINISH SURFACES TO DRAIN AT 1.8% MAXIMUM CROSS SLOPE, UNLESS OTHERWISE NOTED.
- ALL CONTROL JOINTS TO BE HAND TOOLED TO 1/3 DEPTH OF CONCRETE, REFER TO PLANS FOR EXACT LOCATIONS
- REFER TO TOWN OF PARKER STANDARD DETAILS FOR ADDITIONAL INFORMATION.



CRUSHER FINES:

- CRUSHER FINES MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS: CLEAN, HARD, DURABLE PARTICLES OR FRAGMENTS OF 3/8" MINUS SELECT GRAY CRUSHED GRANITE, RIVER ROCK OR BASALT. FINES SHALL BE ANGULAR AND MINIMUM OF 90% SHALL HAVE AT LEAST ONE FRACTURED FACE. COLOR TO BE GRAY. SAMPLES OF FINES WILL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO APPLICATION.
- TRAIL SUB-BASE SHALL BE ROLLED AND COMPACTED WITH NO LESS THAN 10 PASSES OF THE ROLLER. AREAS OF SUB-BASE THAT HEAVE OR OR FOUND TO NOT BE STABLE DURING ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL MATERIAL. BOTH 3" LIFTS OF CRUSHER FINE APPLICATION SHALL BE WATERED, ROLLED AND COMPACTED WITH NO LESS THAN 5 PASSES EACH OF THE ROLLER.
- TRAIL COMPACTION TEST BY OWNER.
- SOME SECTIONS OF CRUSHER FINES TRAIL AND SEATING AREAS ARE TO BE STABILIZED - REFER TO PLANS FOR EXACT LOCATIONS.



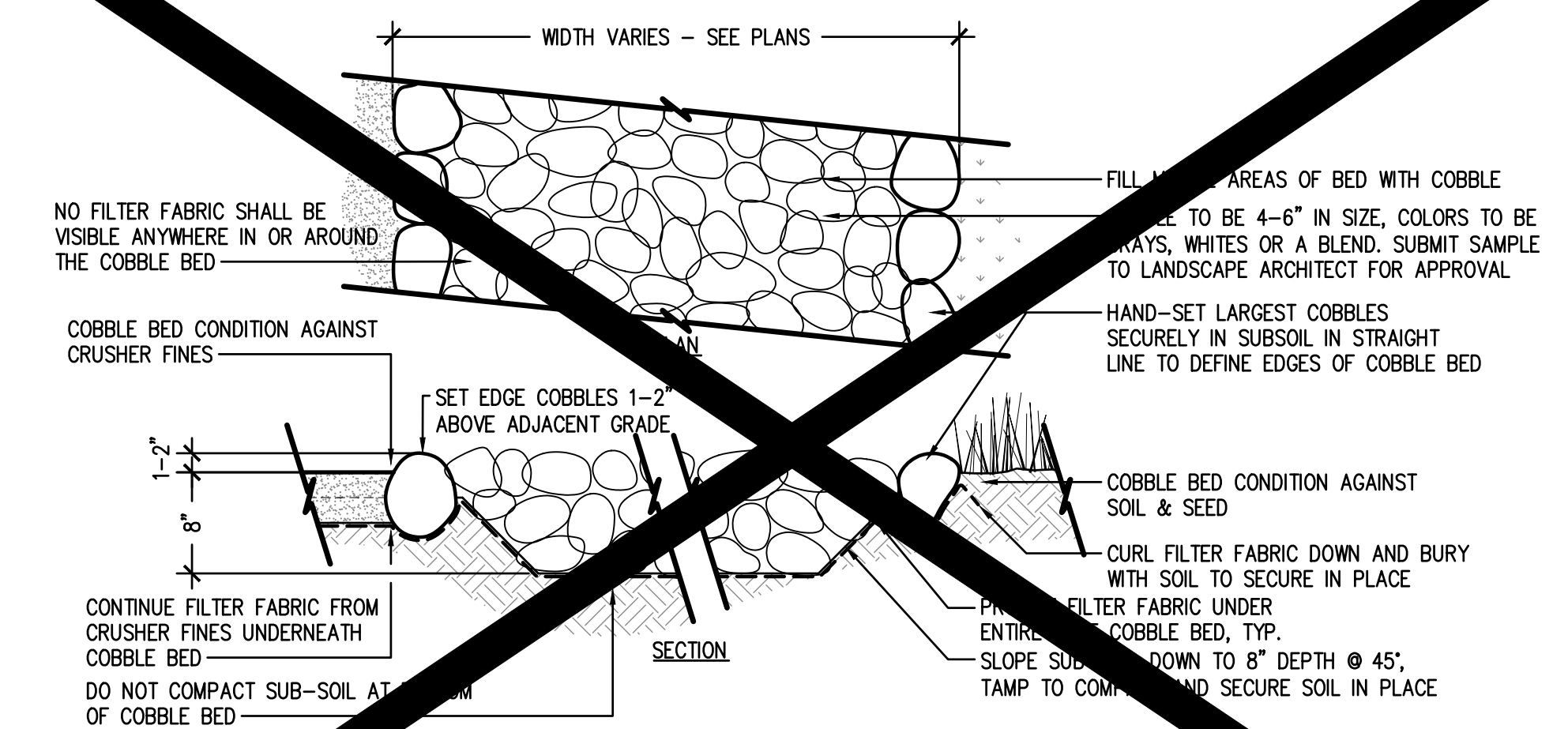
NOTE:

- CONTRACTOR TO STAKE OUT CENTERLINE OF 4'-0" TRAIL FOR APPROVAL BY LANDSCAPE ARCHITECT

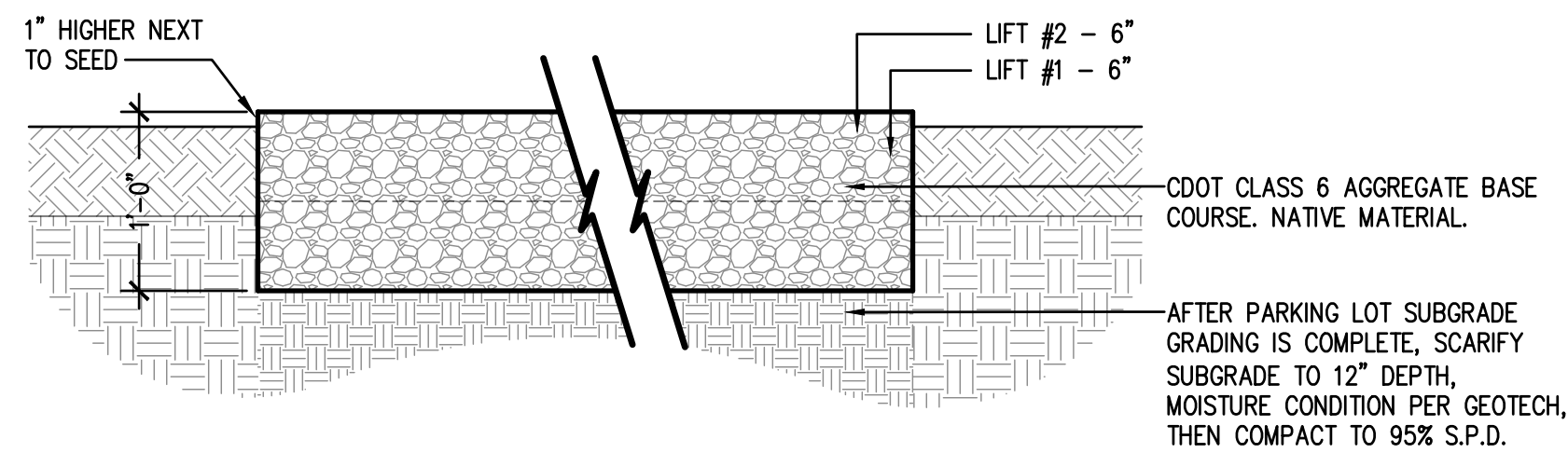
1 CONCRETE PAVING NOT TO SCALE

2 CRUSHER FINES NOT TO SCALE

3 MOWED TRAIL 4'-0" WIDTH NOT TO SCALE



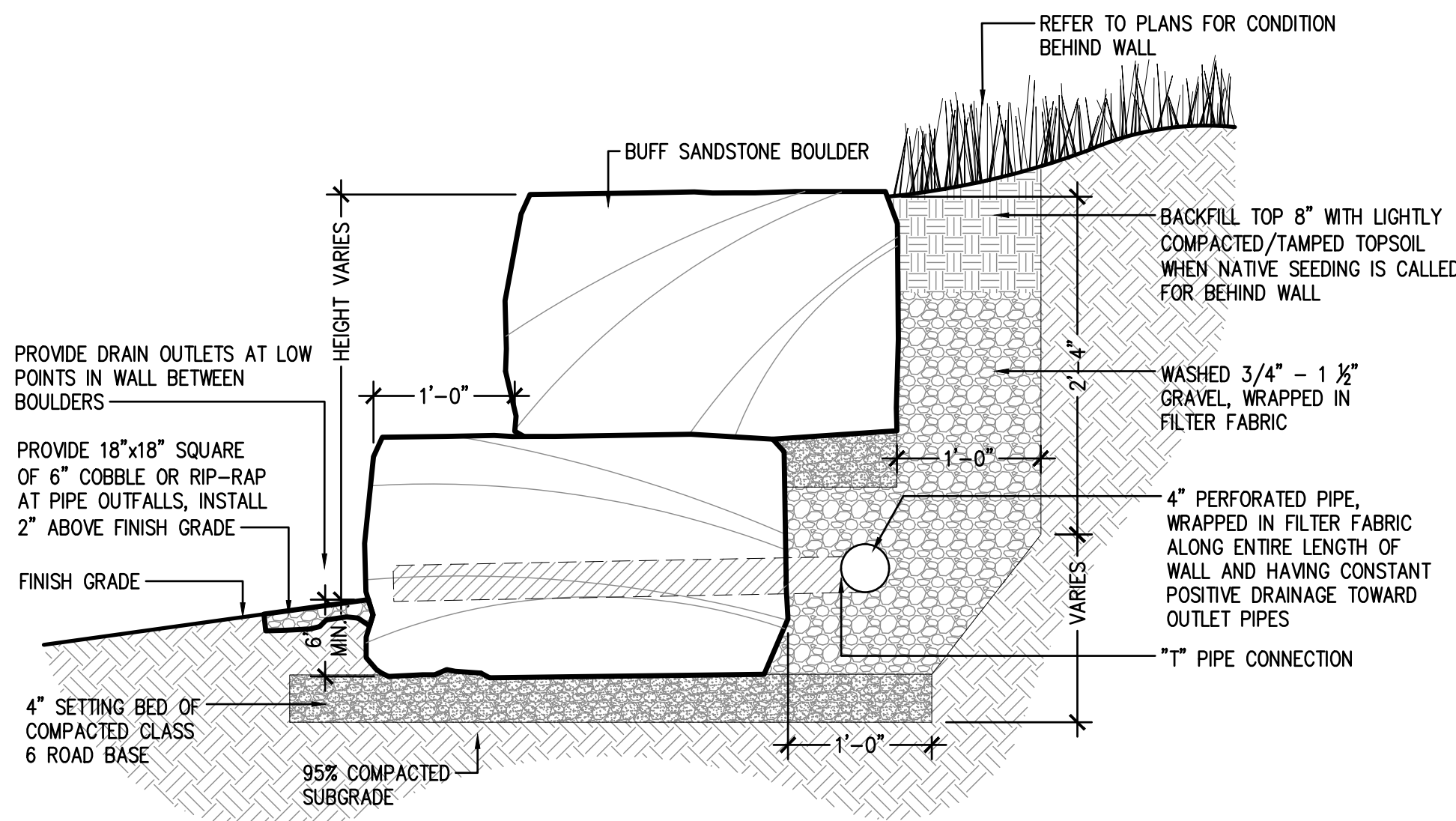
4 COBBLE PAVING NOT TO SCALE



GRAVEL PAVING:

- REFER TO RECOMMENDATIONS FROM GEOTECHNICAL ENGINEER FOR PARKING LOT SURFACE. USE CDOT CLASS 6 AGGREGATE BASE COURSE NATIVE MATERIAL. GEOTECH RECOMMENDATIONS TAKE PRECEDENCE OVER DETAIL.
- CONTRACTOR TO PROOF-ROLL SUBGRADE, AND REMOVE SECTIONS THAT SHOW EXCESSIVE HEAVING OR DEFORMATION, REPLACE WITH SUITABLE FILL AND RE-COMPACT.

5 PARKING LOT SURFACING NOT TO SCALE

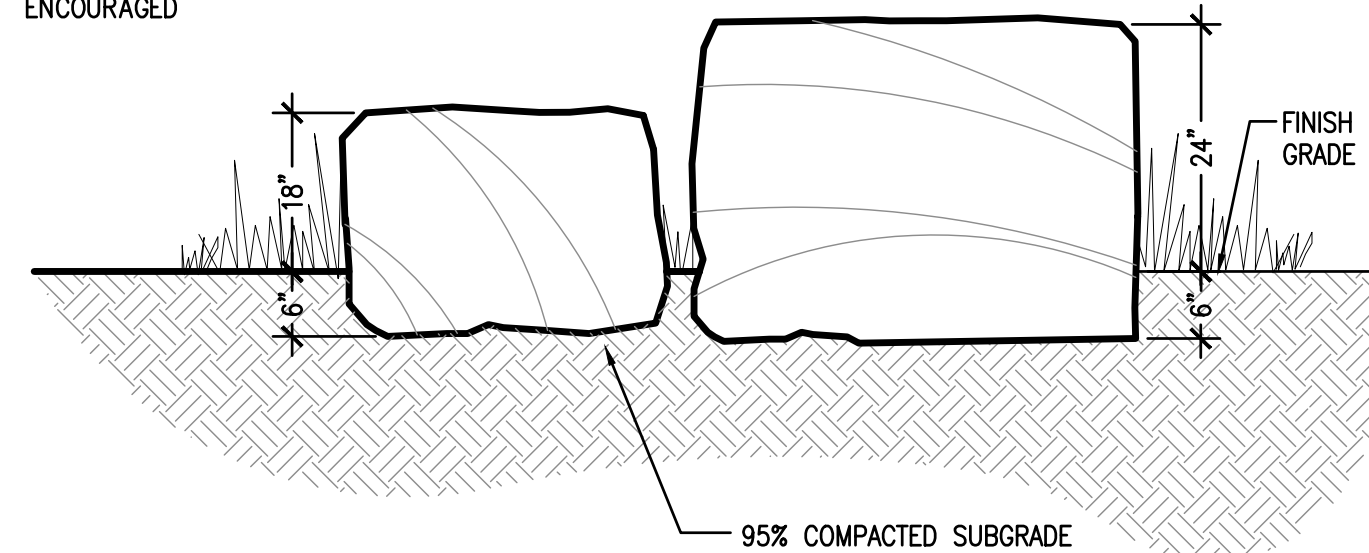


6 BOULDER RETAINING WALL NOT TO SCALE

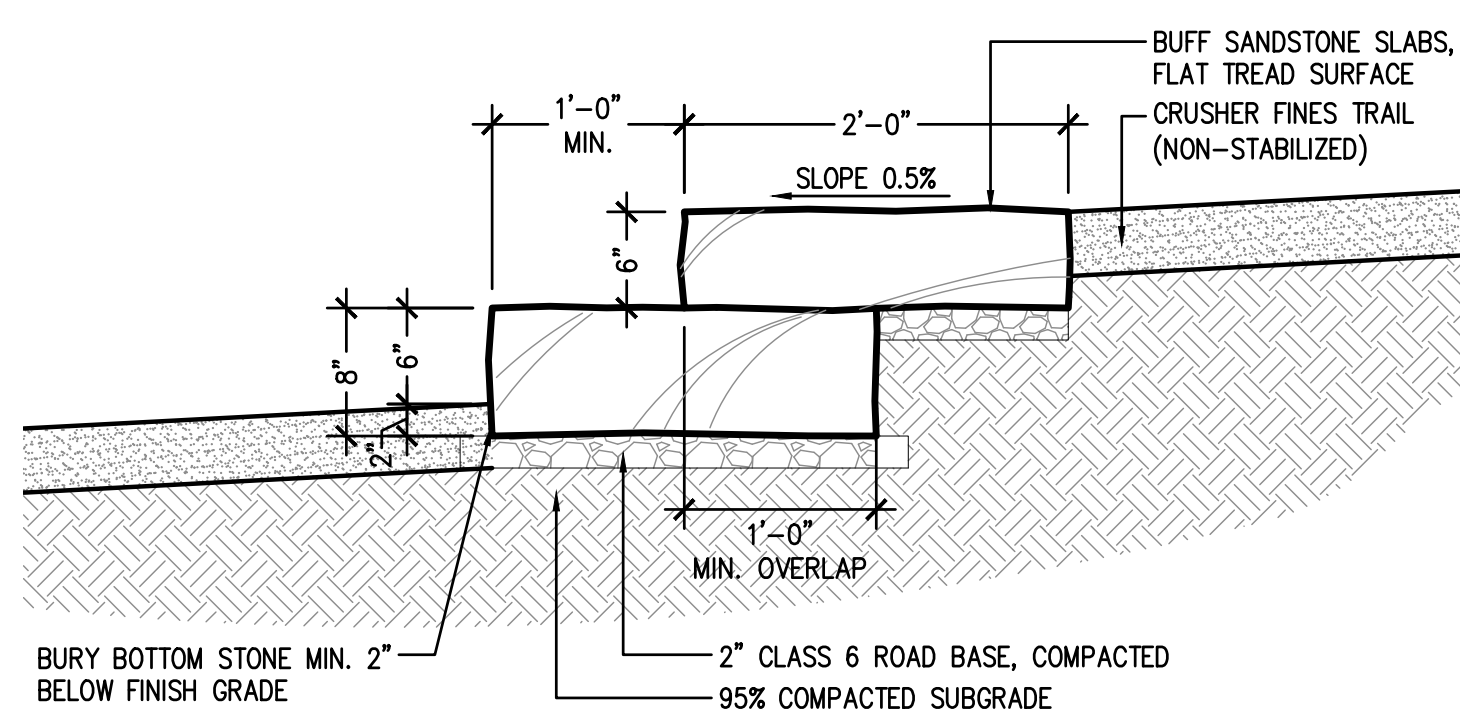
- NOTE:
- ALL BOULDERS TO BE SANDSTONE, WITH FLAT TOPS FOR SEATING
 - DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION, LANDSCAPE ARCHITECT TO MAKE THAT DETERMINATION
 - SELECT AND PLACE BOULDERS SO THAT MINIMAL EXCAVATION SCARS ARE VISIBLE
 - PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN
 - WASH OFF BOULDER AFTER PLACEMENT
 - ALL BOULDERS TO BE BURIED 6"
 - ALL BOULDERS TO BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLACEMENT

BOULDER SIZES:

- UNLESS OTHERWISE NOTED, ALL BOULDERS TO BE MINIMUM SIZE OF 2'-0" W x 2'-0" L BY 2'-0" H - LARGER SIZES ARE ENCOURAGED



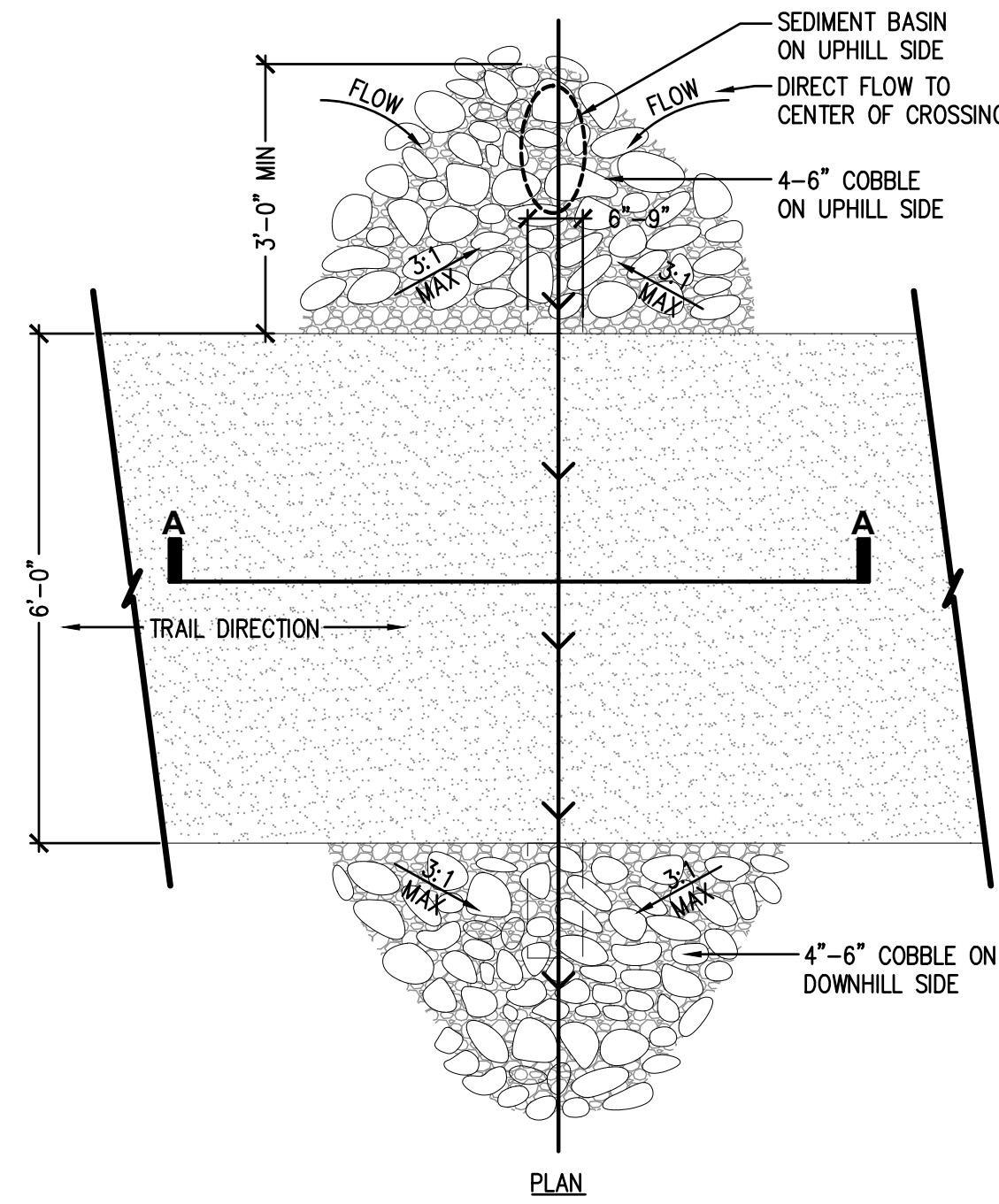
7 LANDSCAPE BOULDERS NOT TO SCALE



NOTE:

- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- CONTRACTOR TO OVERLAP SANDSTONE SLABS BY A MINIMUM OF 1'-0"
- ALL SANDSTONE SLABS TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT
- SLABS TO BE SLOPED 0.5% DOWNHILL TO MAINTAIN POSITIVE DRAINAGE

8 SANDSTONE SLAB STEPS NOT TO SCALE



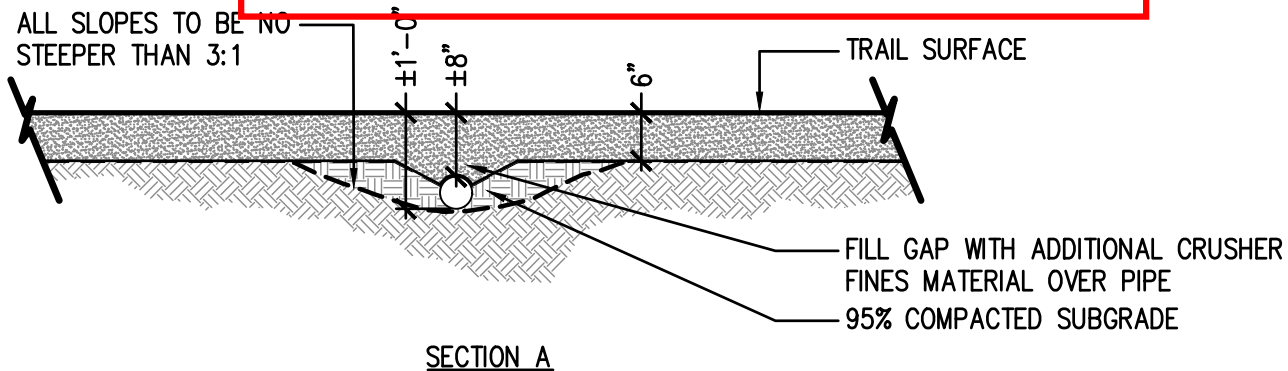
9 DRAINAGE PIPE UNDER TRAIL NOT TO SCALE

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NOTE:

- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE FROM HIGH SIDE TO LOW SIDE
- CONTRACTOR TO GRADE WATER CROSSINGS BACK TO EXISTING GRADE AS QUICKLY AS POSSIBLE AT 3:1 MAX TO MINIMIZE DISTURBANCE

SCALE: AS SHOWN
SHEET NUMBER:
L6.1

RAY J. HARVIE OPEN SPACE

SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00 DATE: 01.11.2023

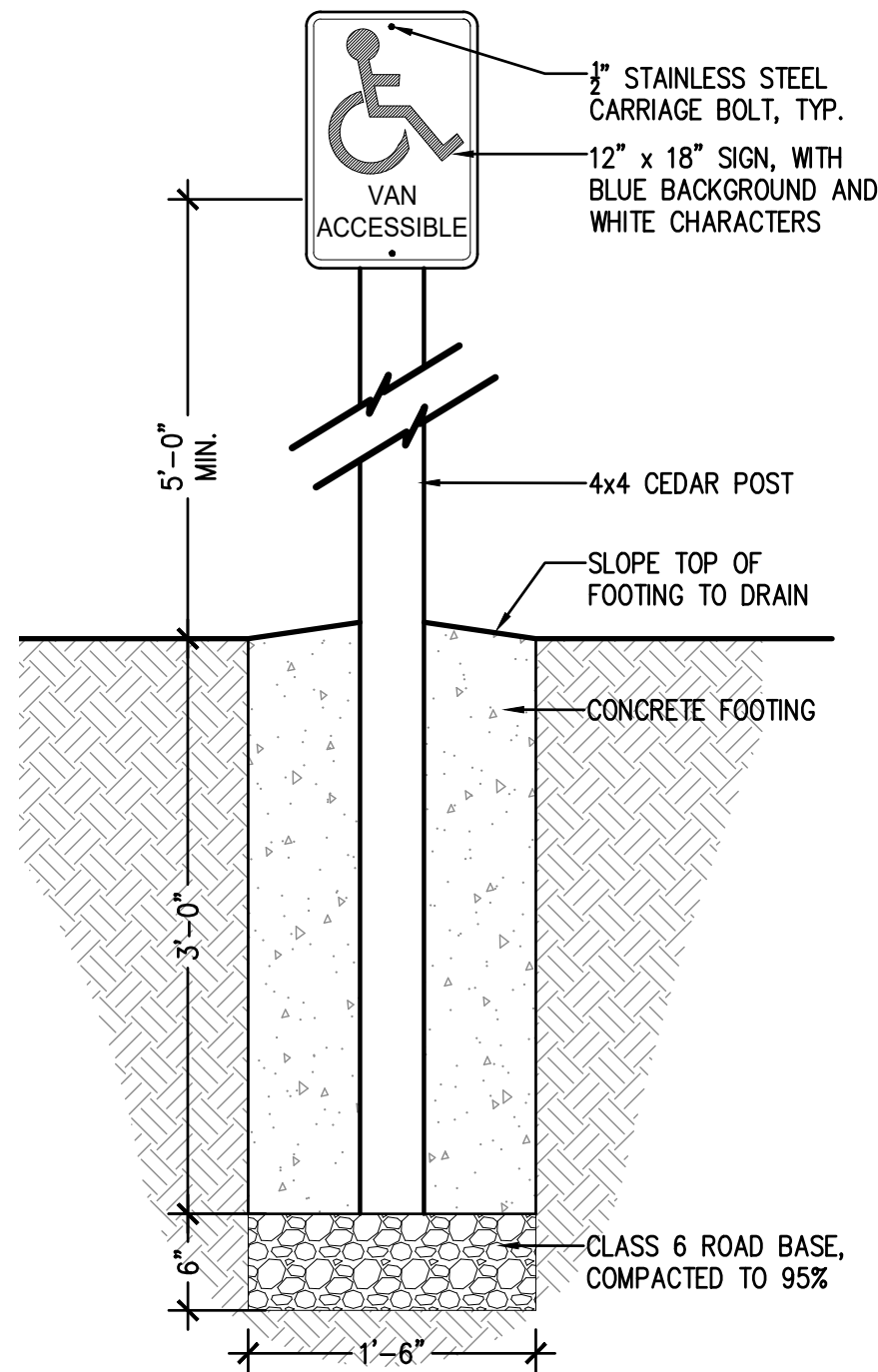
DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

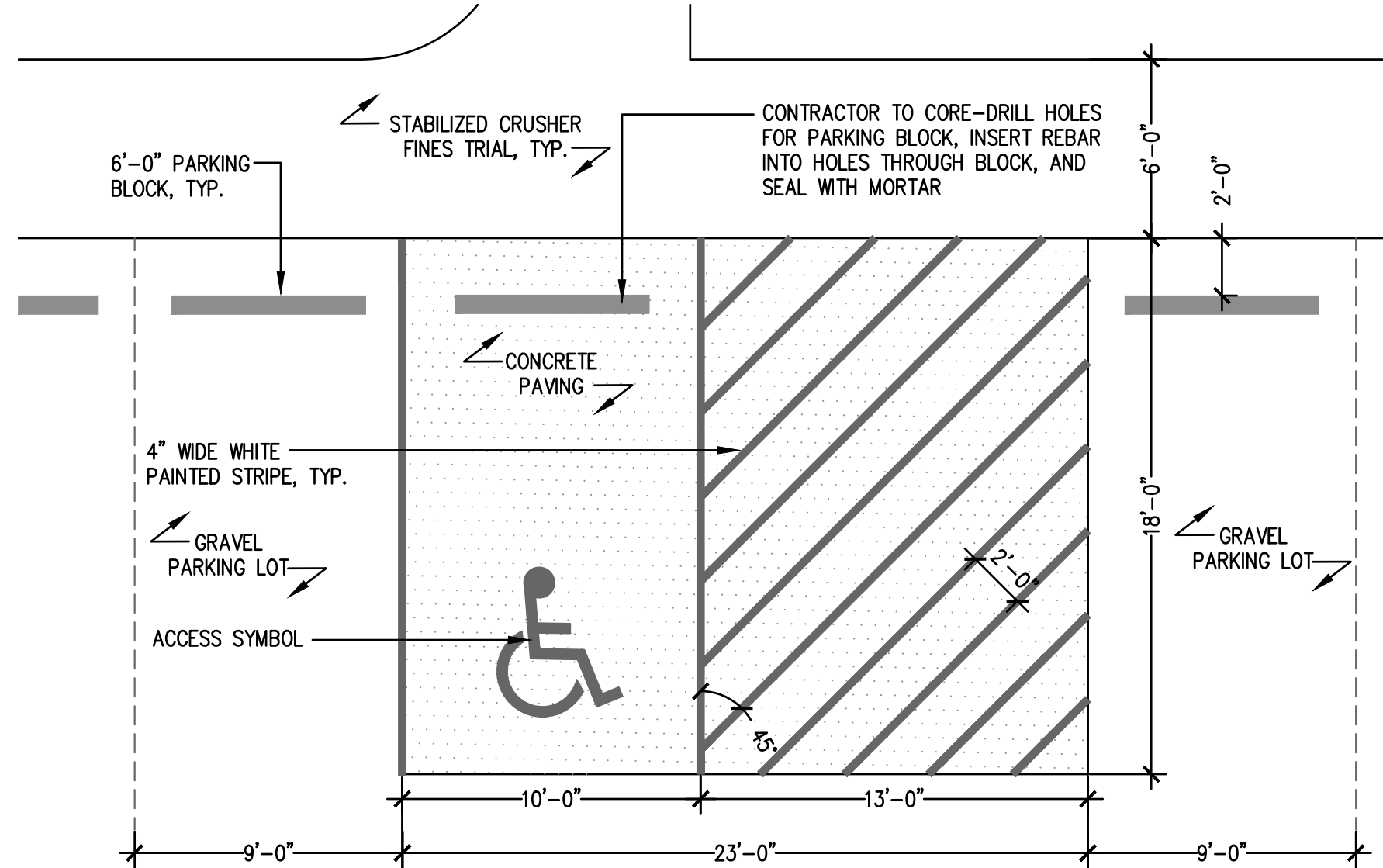
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SITE DETAILS

SCALE: AS SHOWN
SHEET NUMBER:



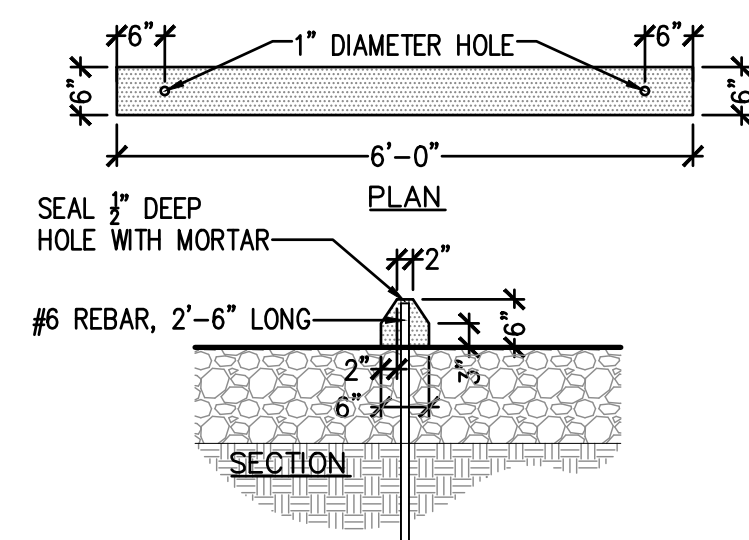
1 ACCESSIBLE PARKING SIGN

NOT TO SCALE



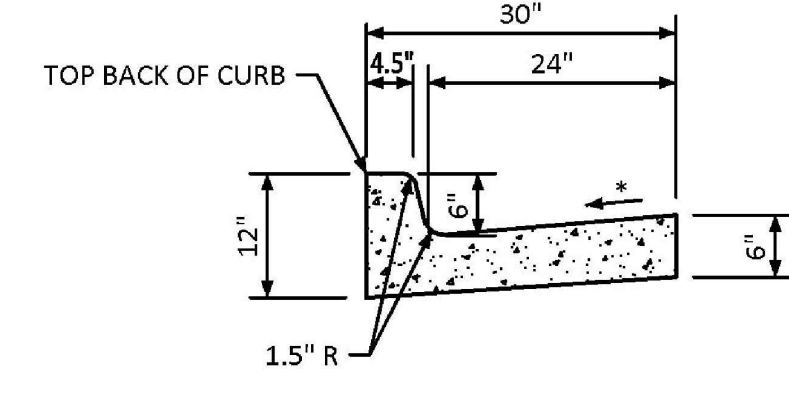
2 ACCESSIBLE PARKING SPACE LAYOUT

NOT TO SCALE



3 PARKING BLOCK

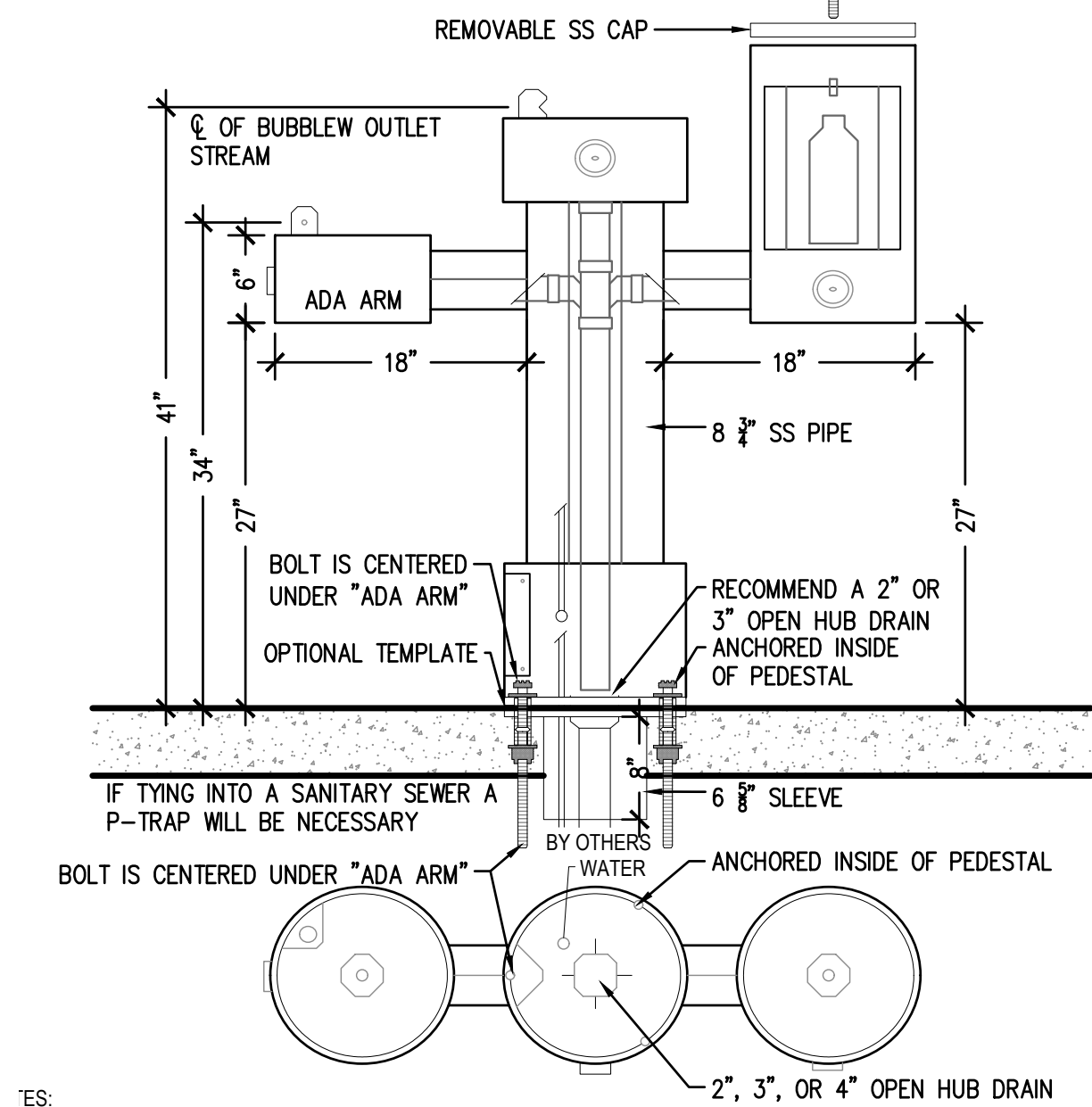
NOT TO SCALE



4 CURB AND GUTTER

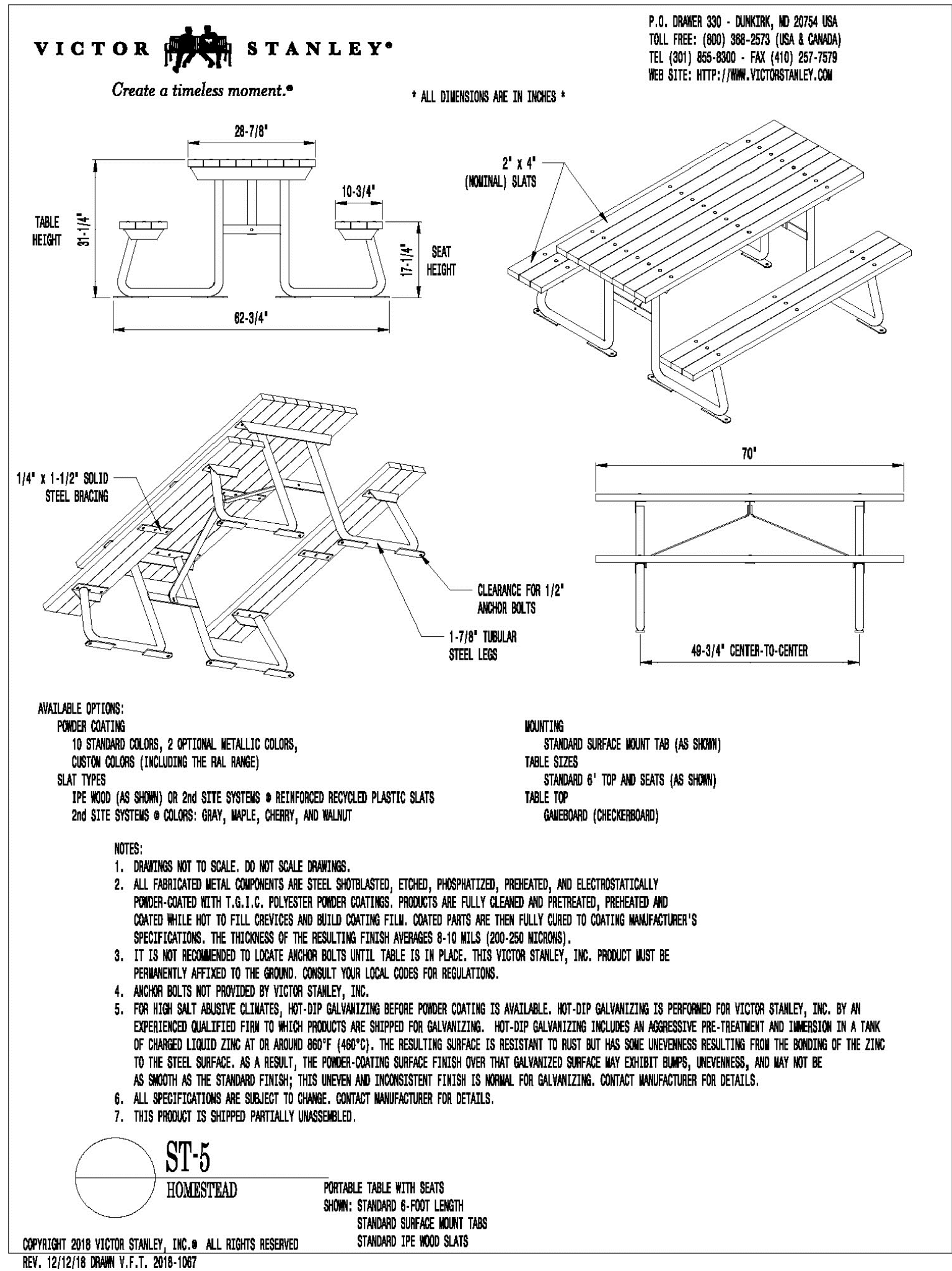
NOT TO SCALE

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



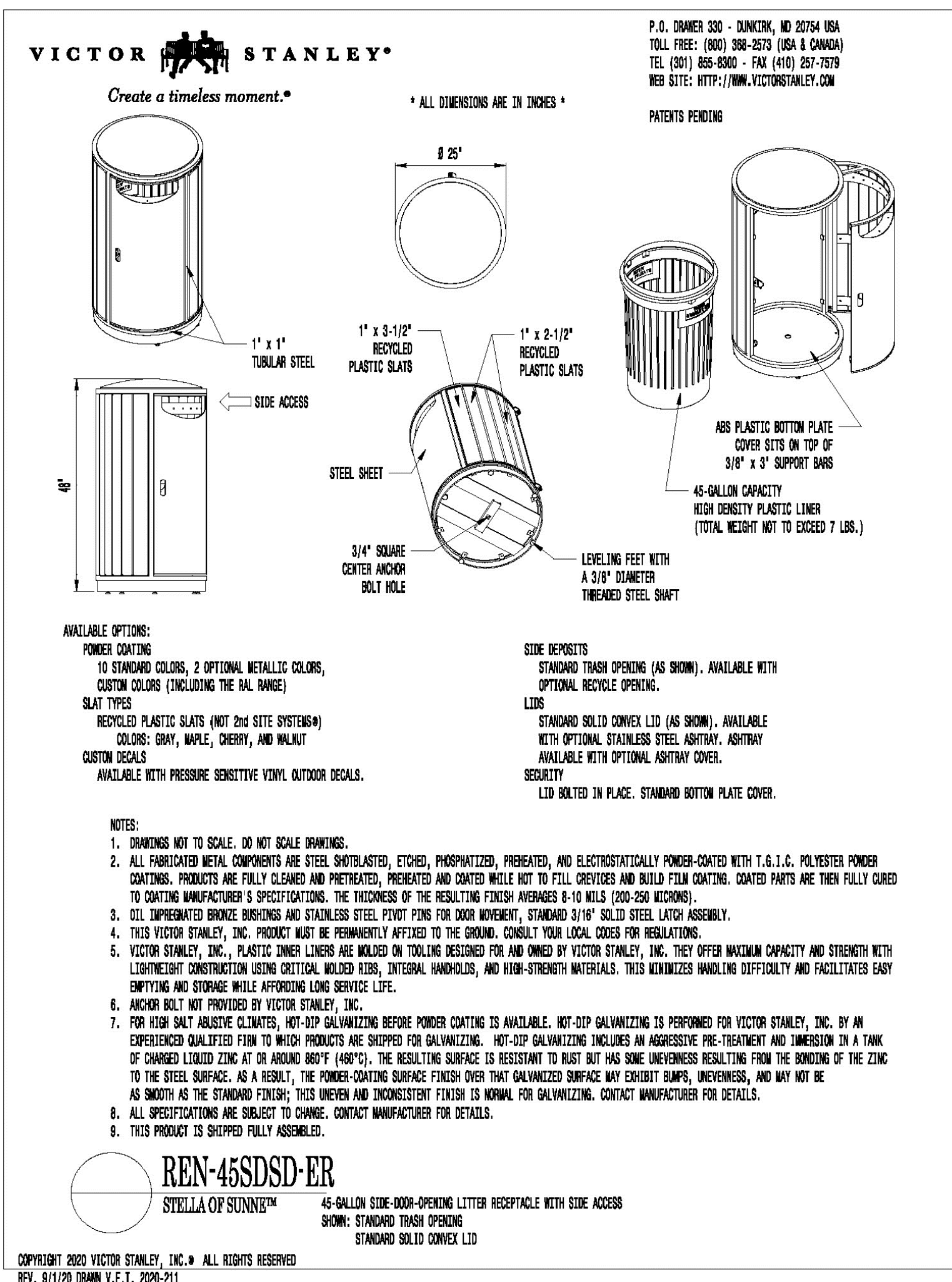
5 DRINKING FOUNTAIN

NOT TO SCALE



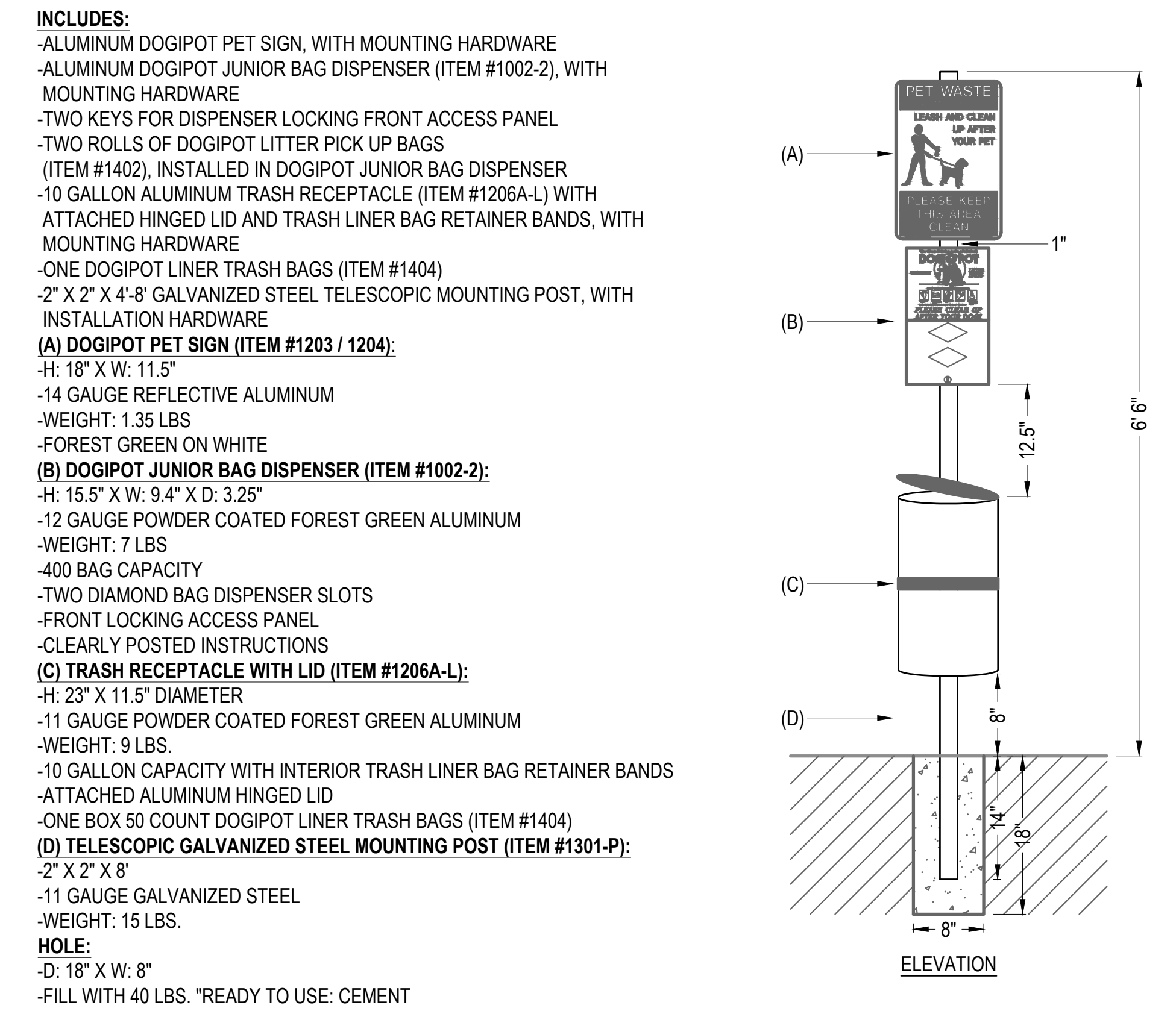
6 PICNIC TABLE

NOT TO SCALE



7 TRASH RECEPTACLE

NOT TO SCALE



8 PET WASTE STATION

NOT TO SCALE

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20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00
DATE: 01.11.2023

DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

REVISIONS:

JOB DESCRIPTION:
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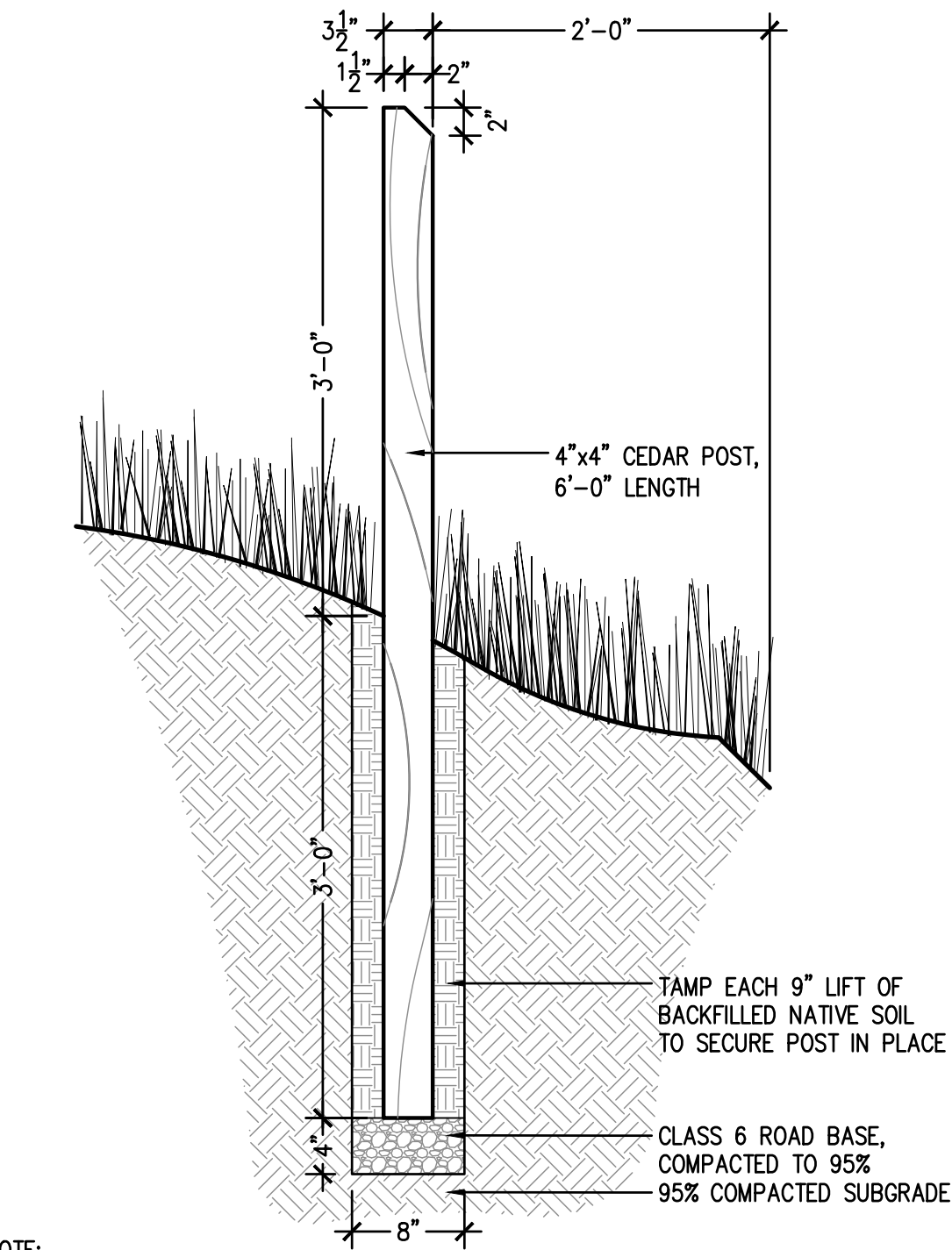
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SITE DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

L6.2



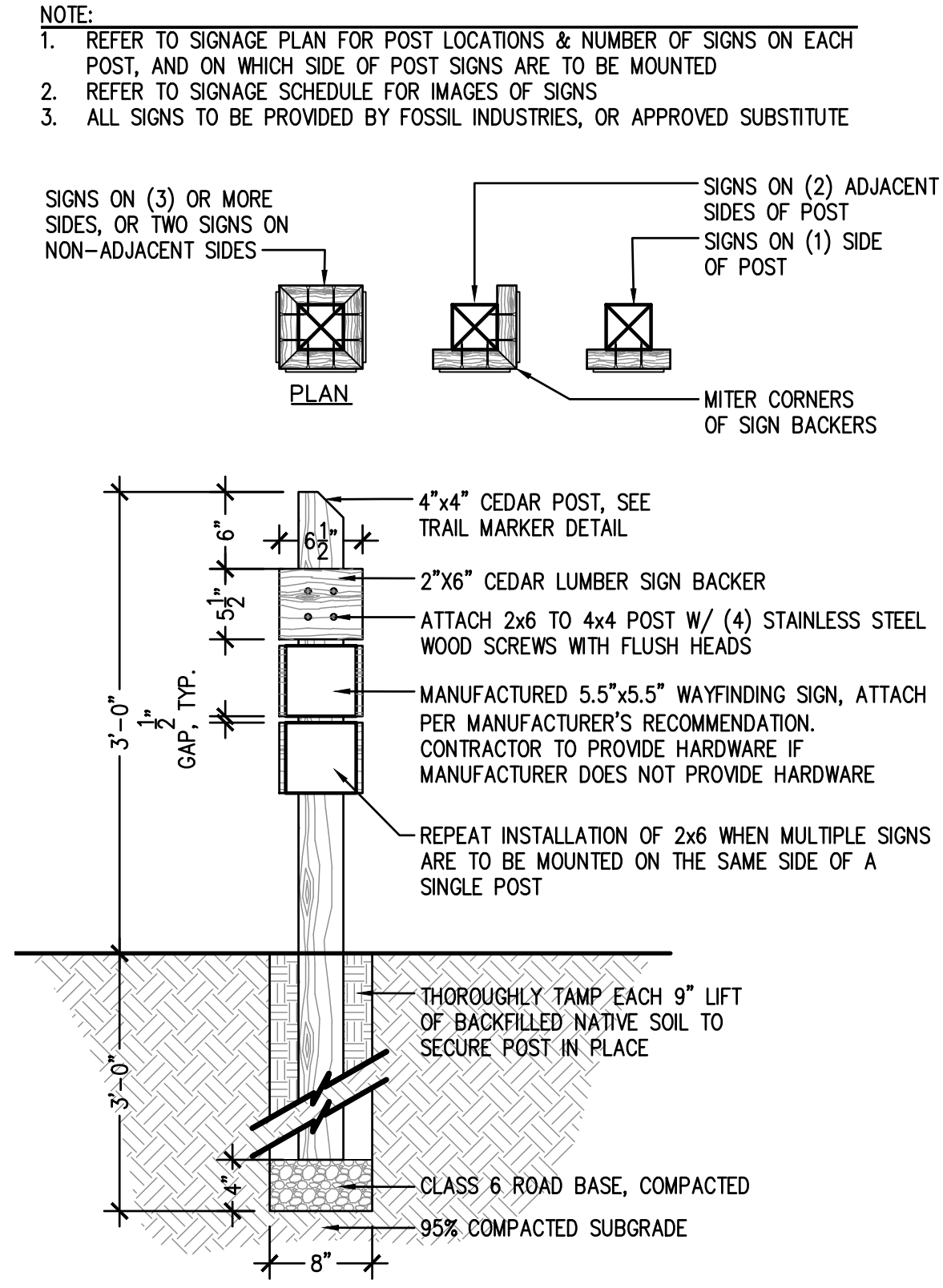
Know what's below.
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- NOTE:
1. TRAIL MARKERS ARE INSTALLED AT TRAIL INTERSECTIONS AND APPROXIMATELY EVERY 50 FT ALONG 4'-0" WIDE SOFT SURFACE TRAIL, RE: PLANS
 2. TRAIL MARKERS ARE ALSO USED IN SOME LOCATIONS FOR WAYFINDING SIGNS. SEE SIGNAGE PLAN FOR NUMBER AND LOCATION

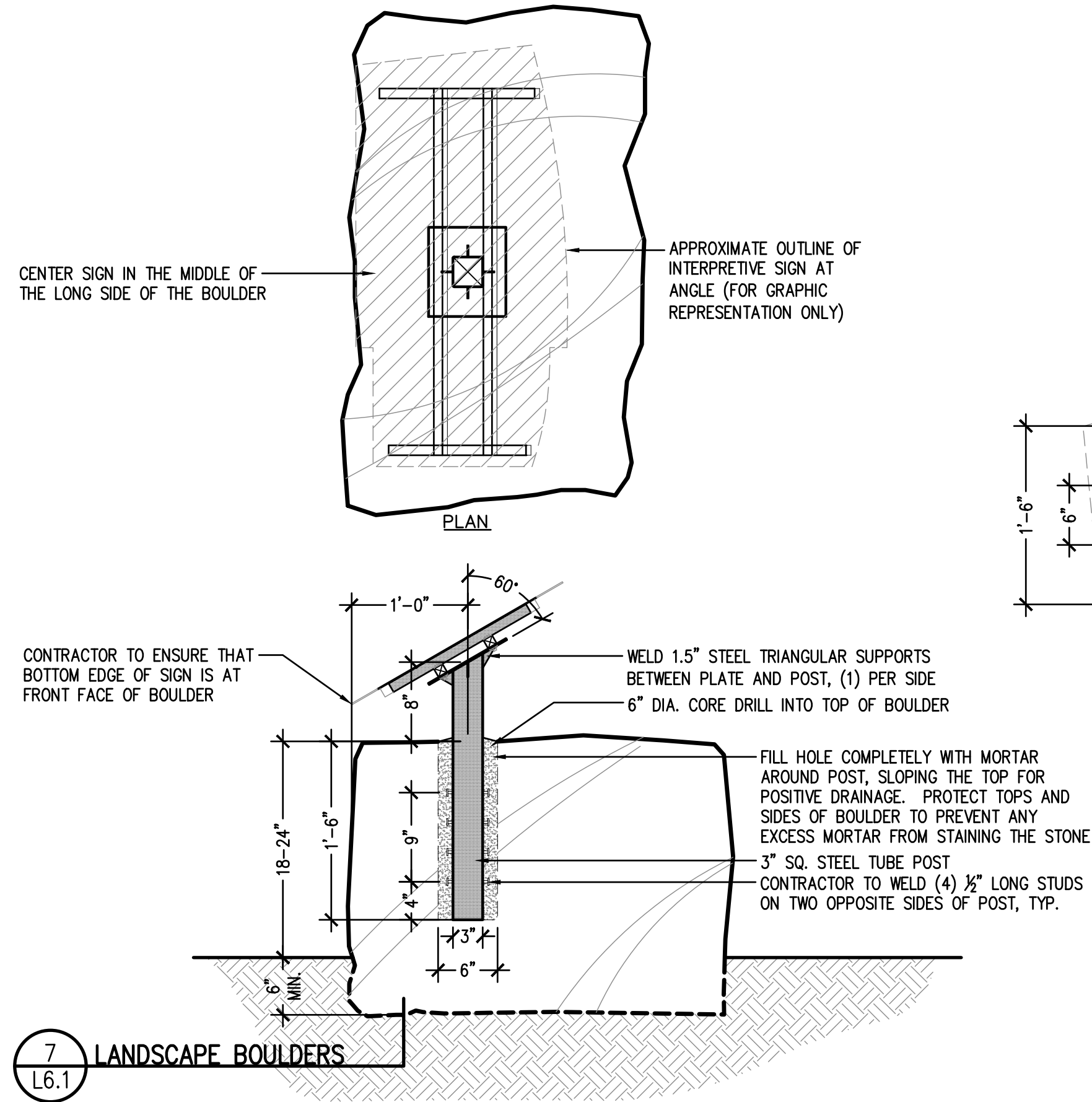
1 TRAIL MARKER

NOT TO SCALE



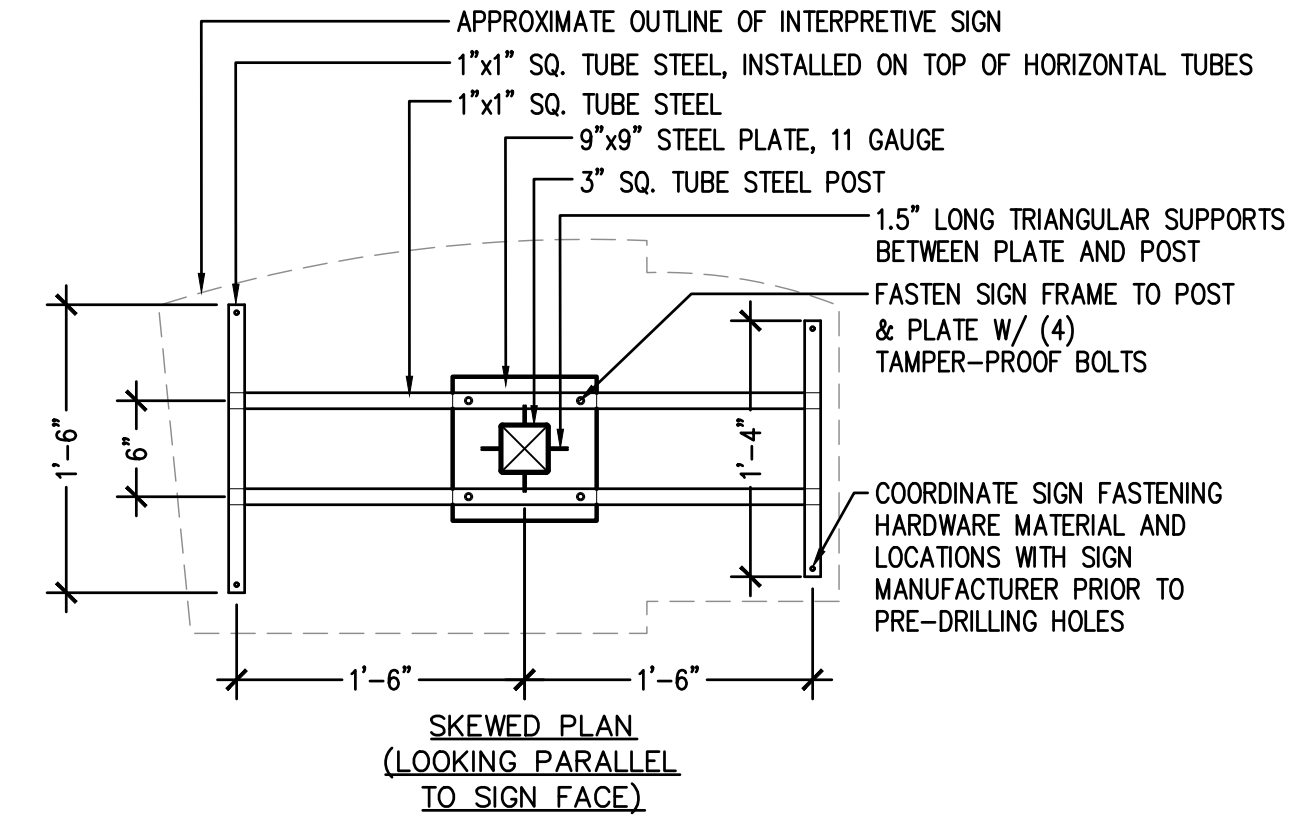
2 WAYFINDING SIGN

NOT TO SCALE



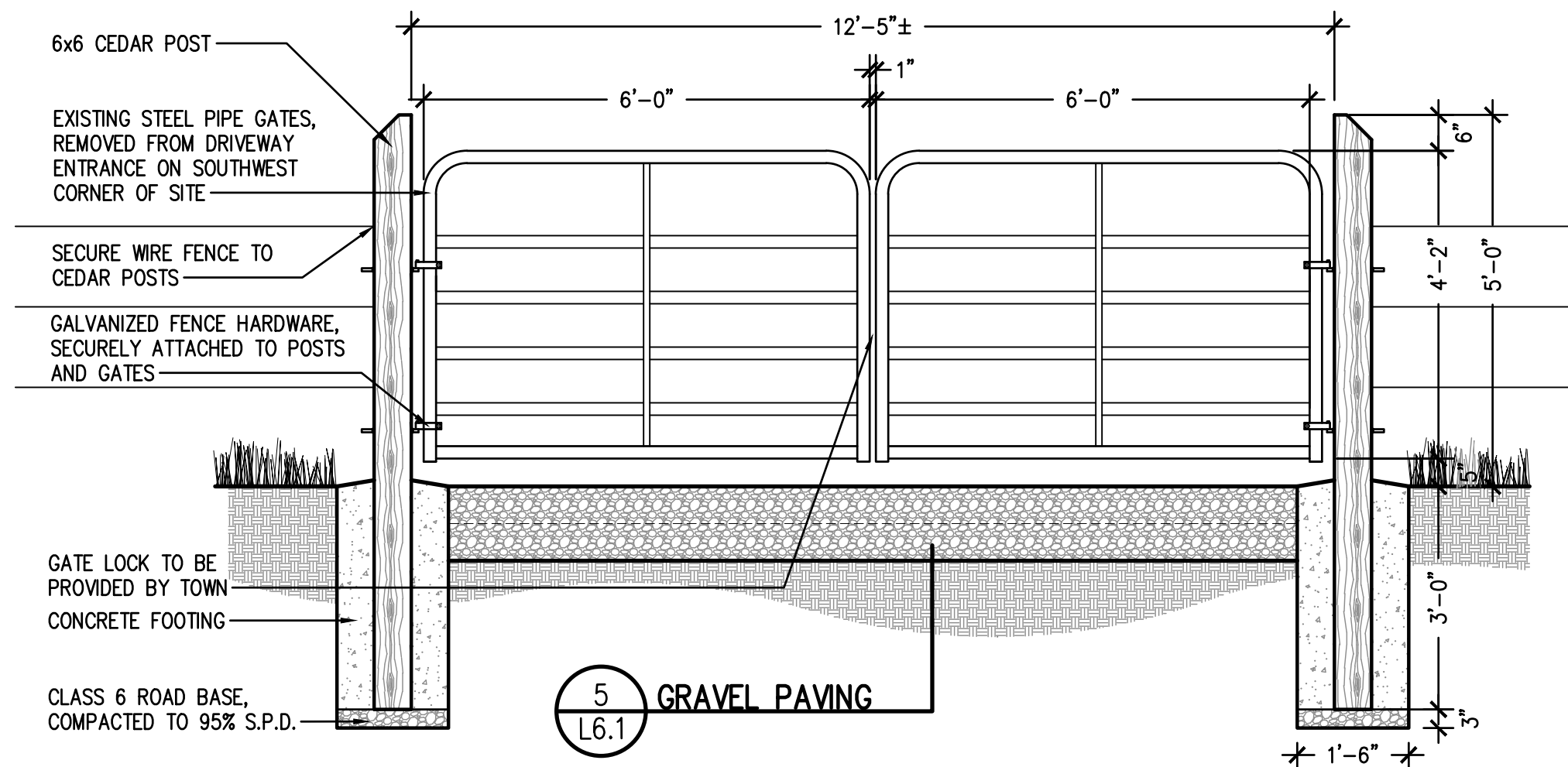
3 BOULDER-MOUNTED SIGN

NOT TO SCALE



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

- NOTES:
1. CONTRACTOR SHALL PROVIDE NEW STEEL PIPE GATES AND HARDWARE WITH EXACT DIMENSIONS OF EXISTING STEEL PIPE GATES, INSTALLED IN NEW LOCATION - SEE PLAN
 2. GATE SHALL BE HUNG LEVEL, ANY SAGGING OF THE GATE(S) WILL REQUIRE REMOVAL AND REINSTALLATION



4 STEEL PIPE GATE

NOT TO SCALE

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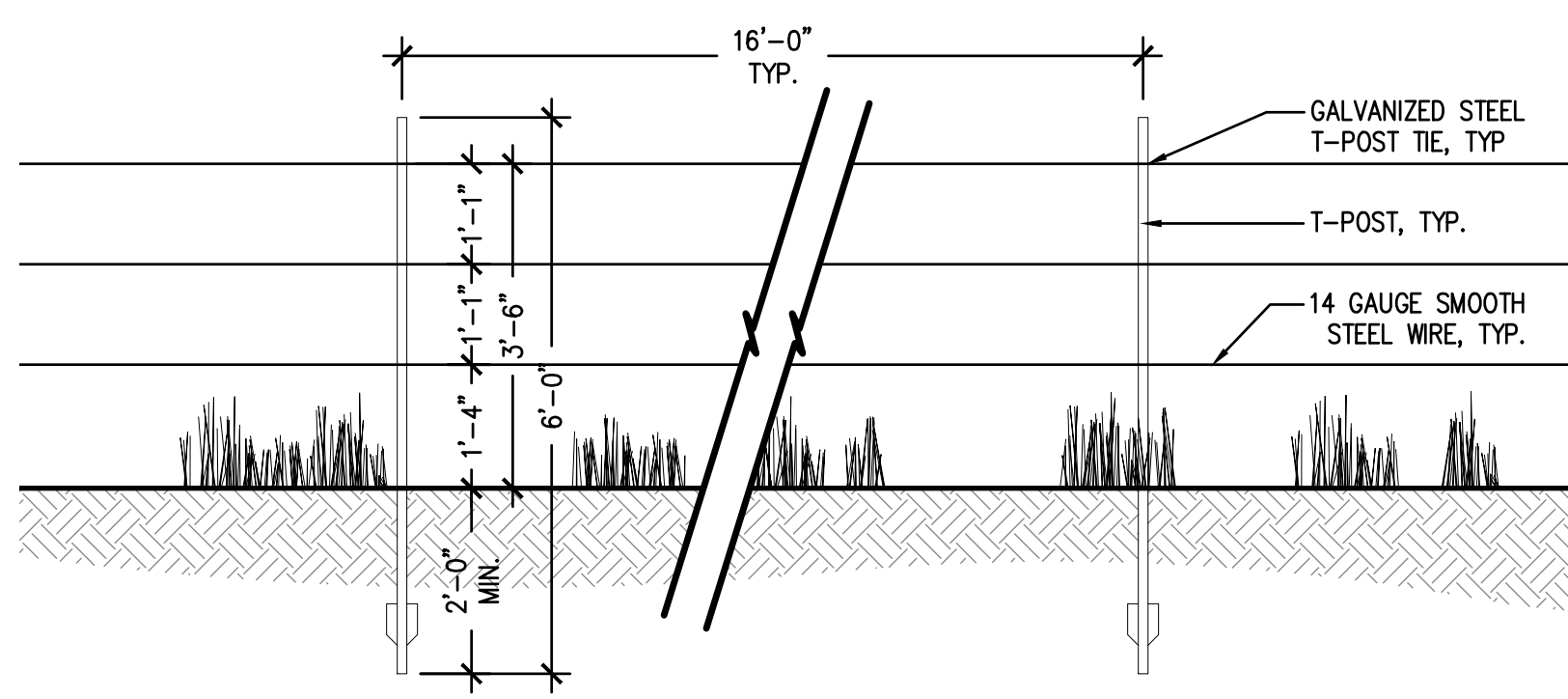
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JOB DESCRIPTION:
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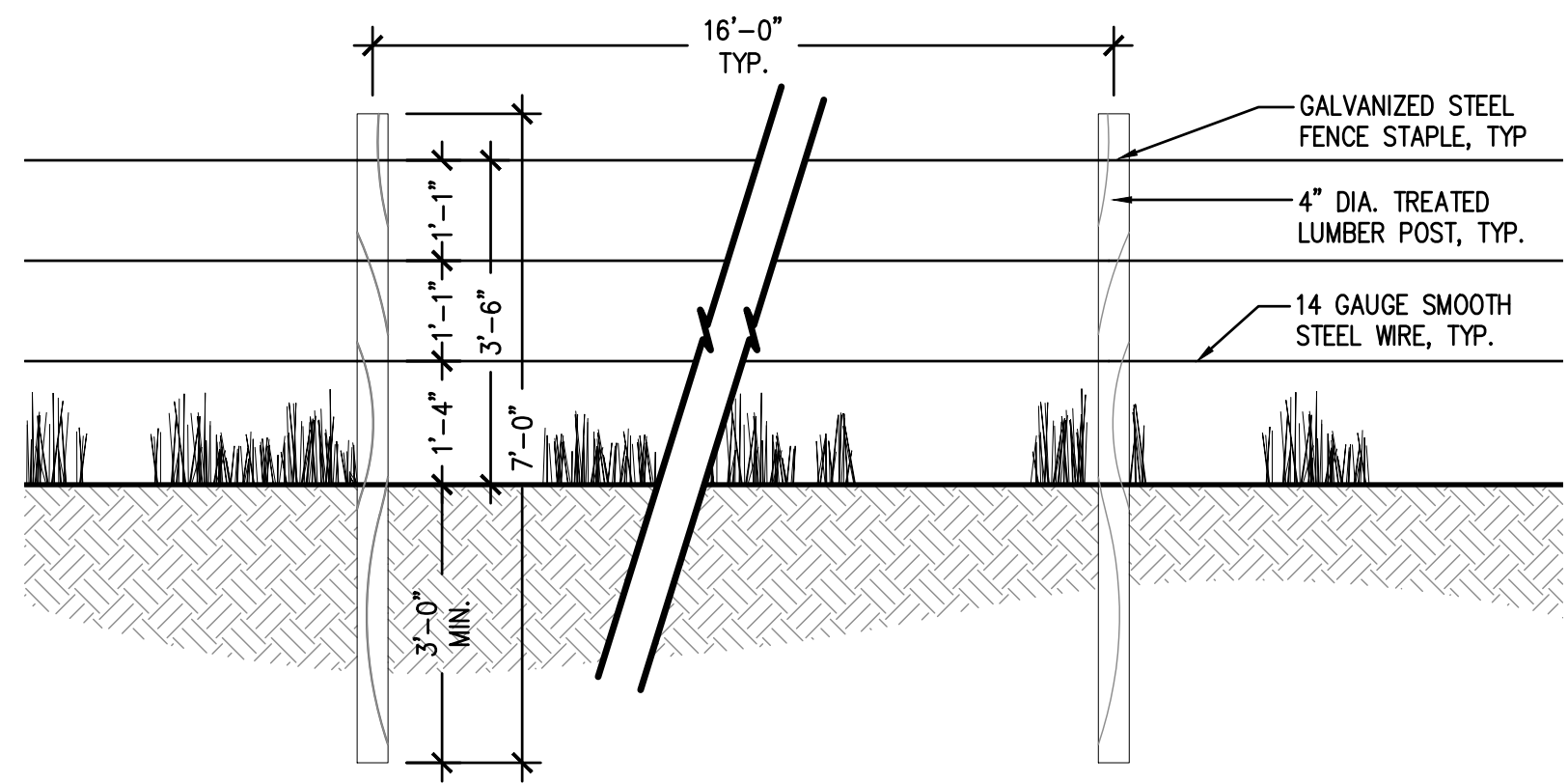
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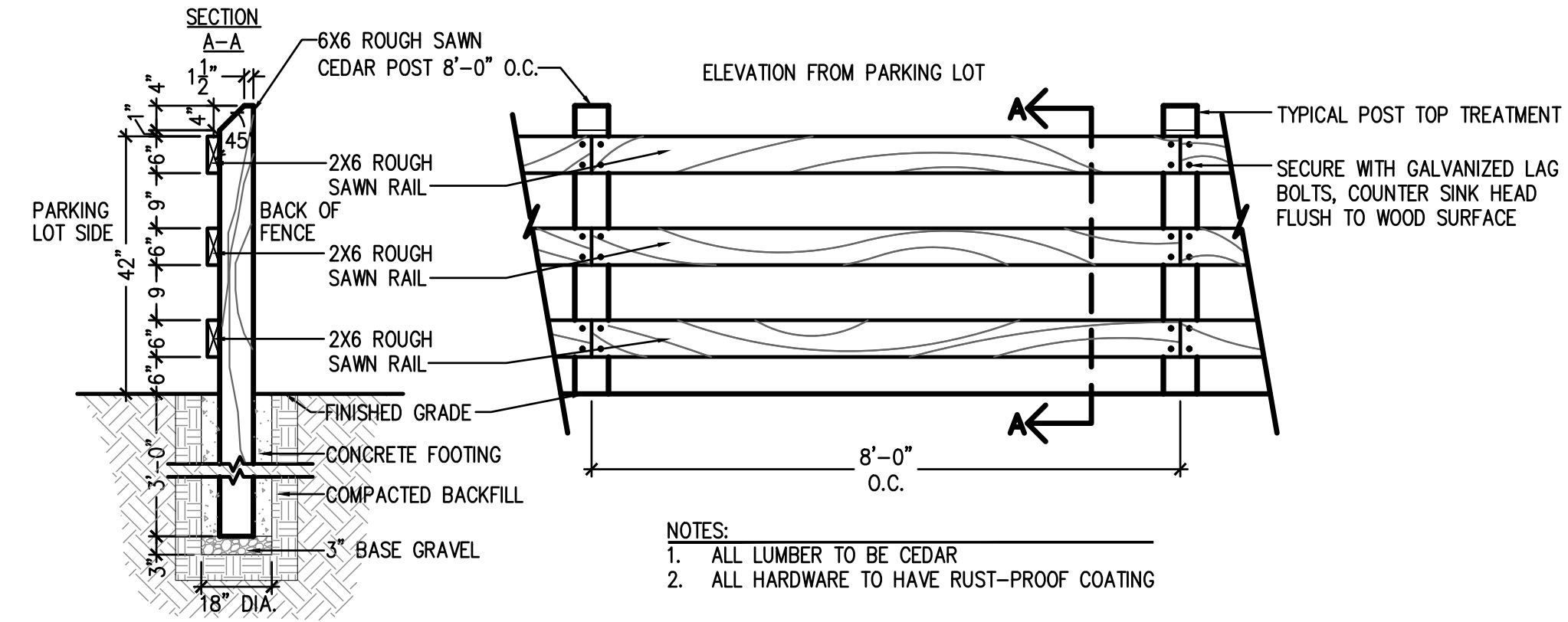
L6.3



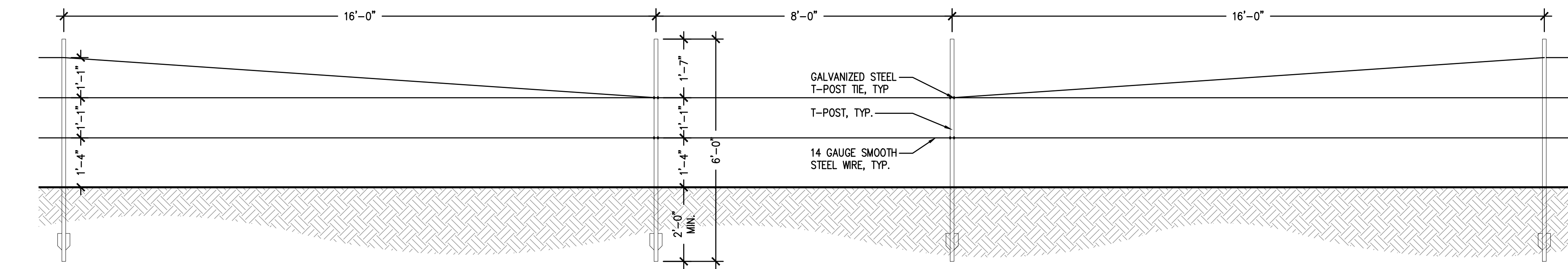
1 SMOOTH WIRE FENCE WITH T-POSTS
NOT TO SCALE



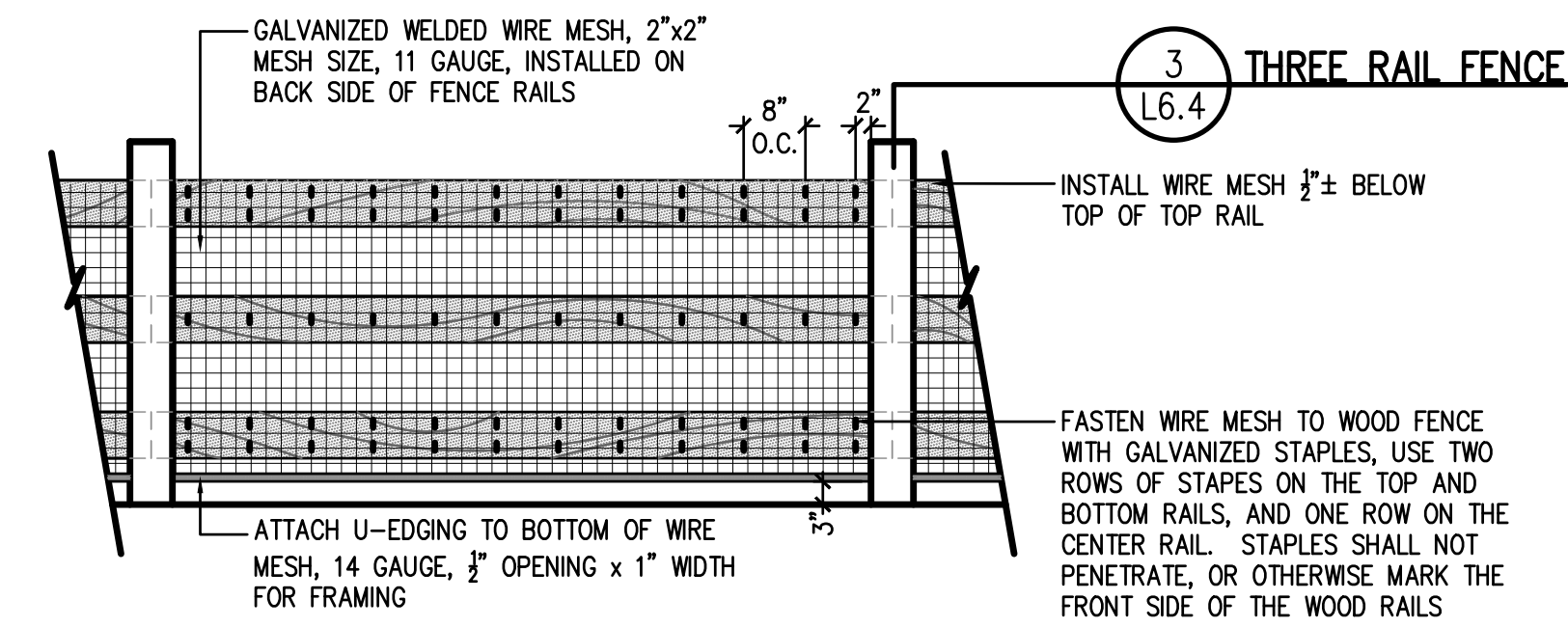
2 SMOOTH WIRE FENCE WITH WOOD POSTS
NOT TO SCALE



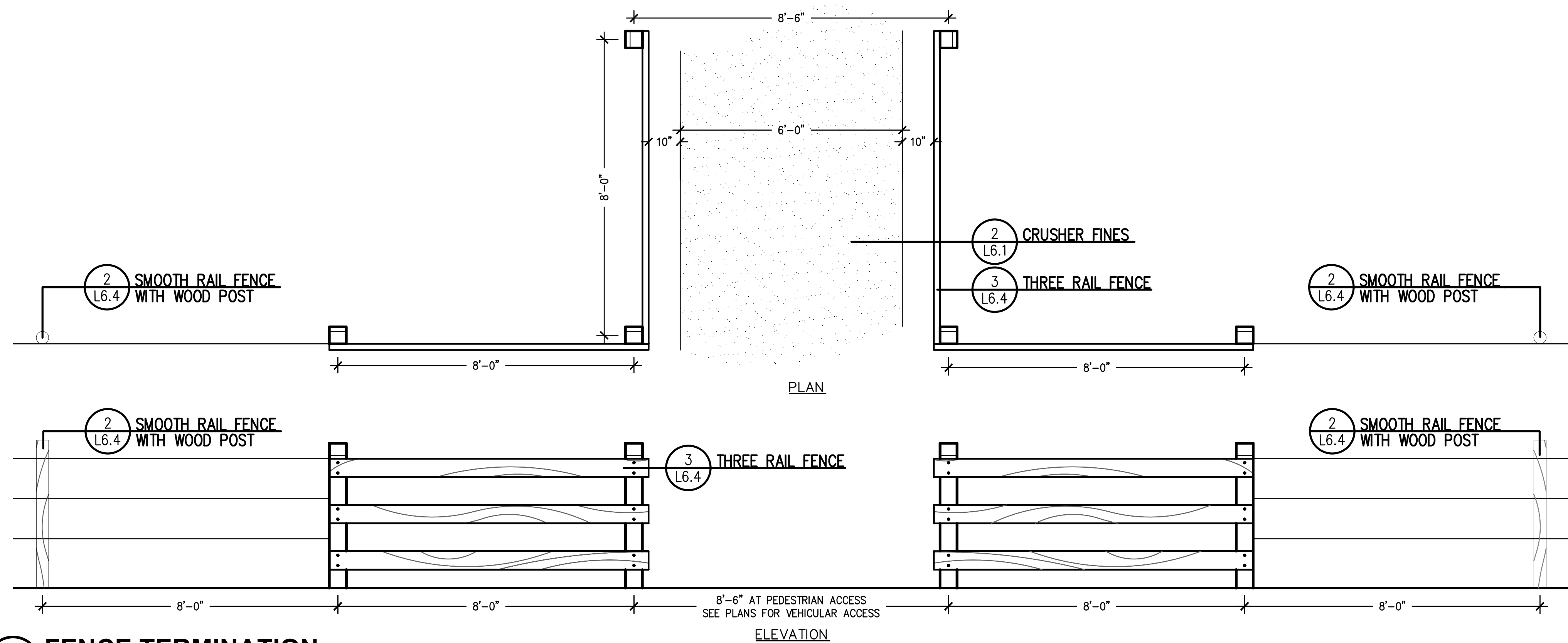
3 THREE RAIL FENCE
NOT TO SCALE



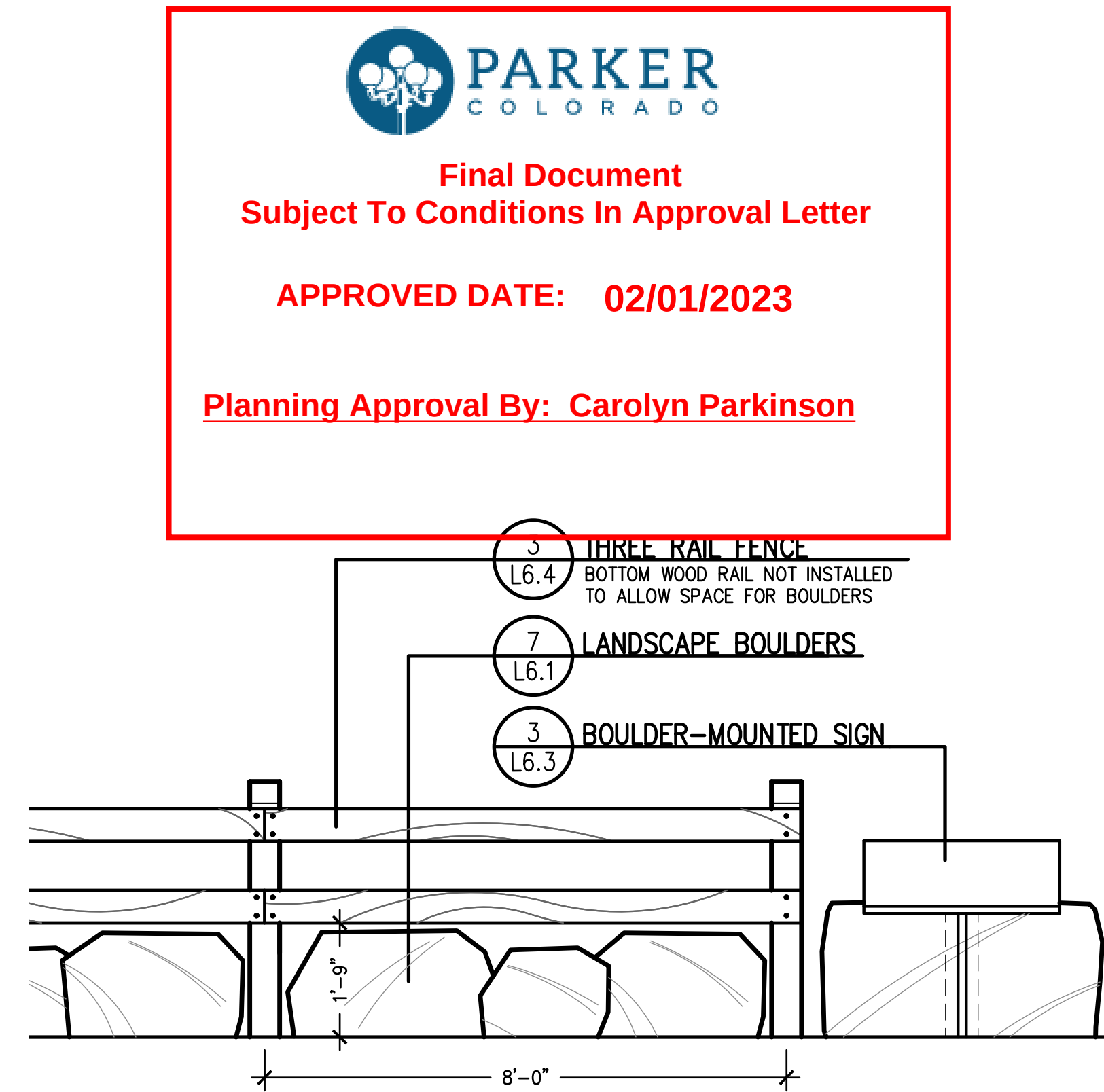
4 WILDLIFE CROSSING AT SMOOTH WIRE FENCE
NOT TO SCALE



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



6 FENCE TERMINATION
NOT TO SCALE



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



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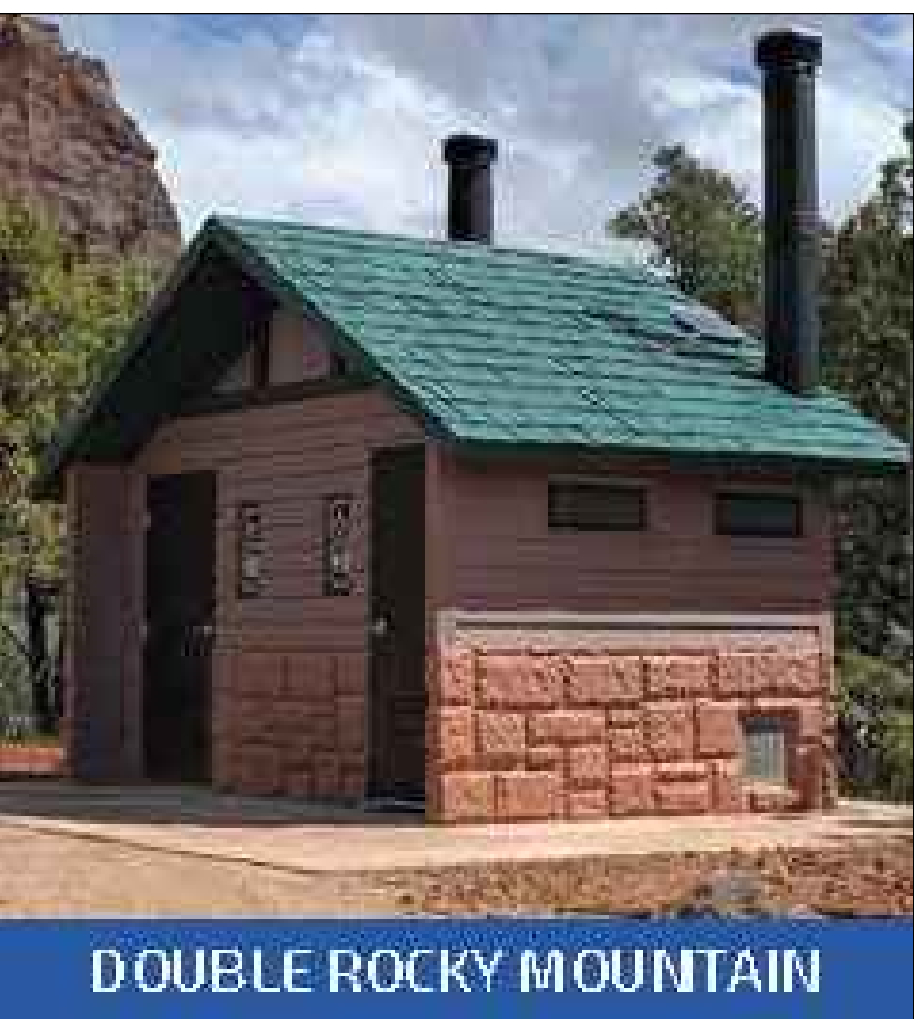
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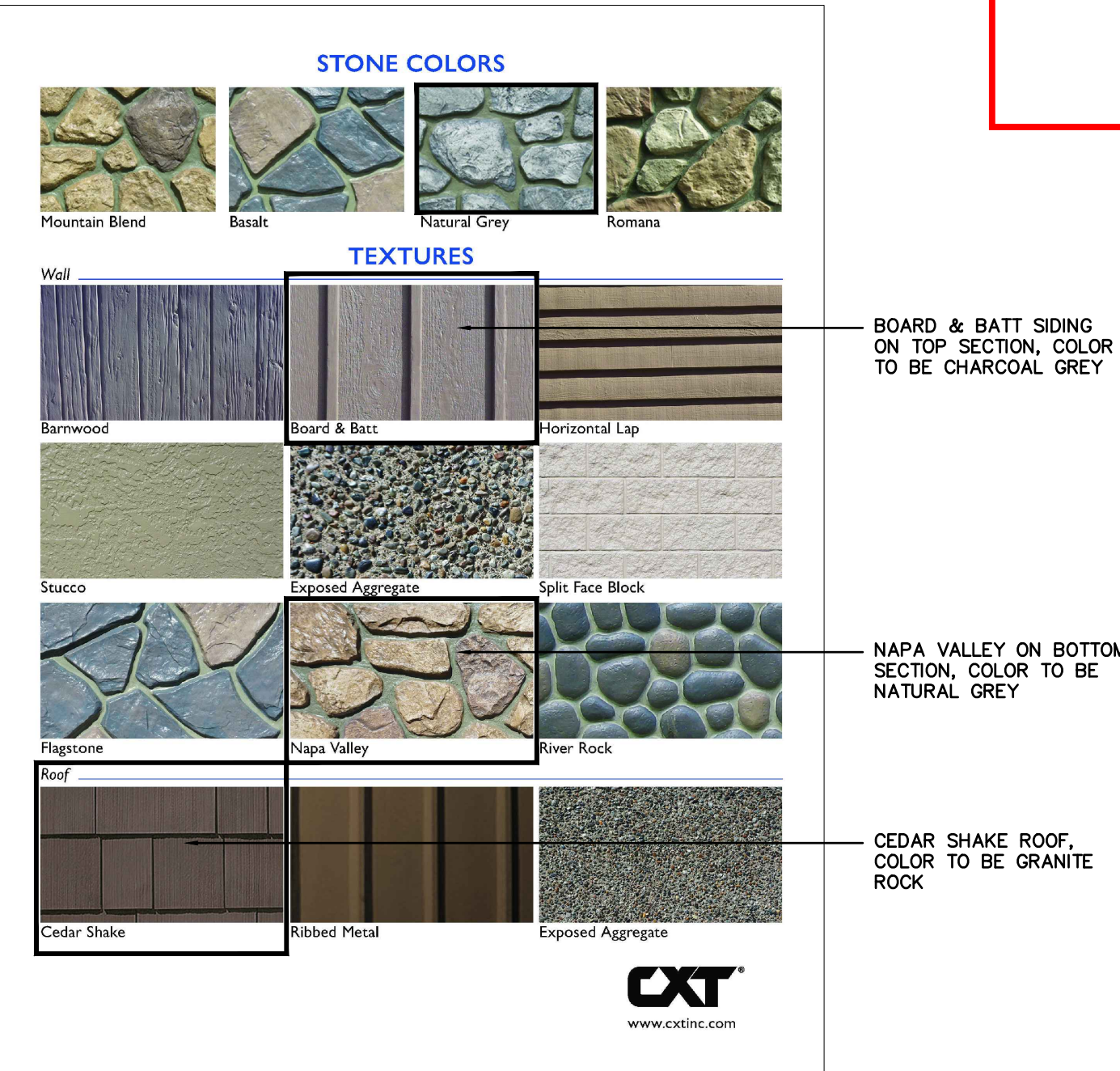
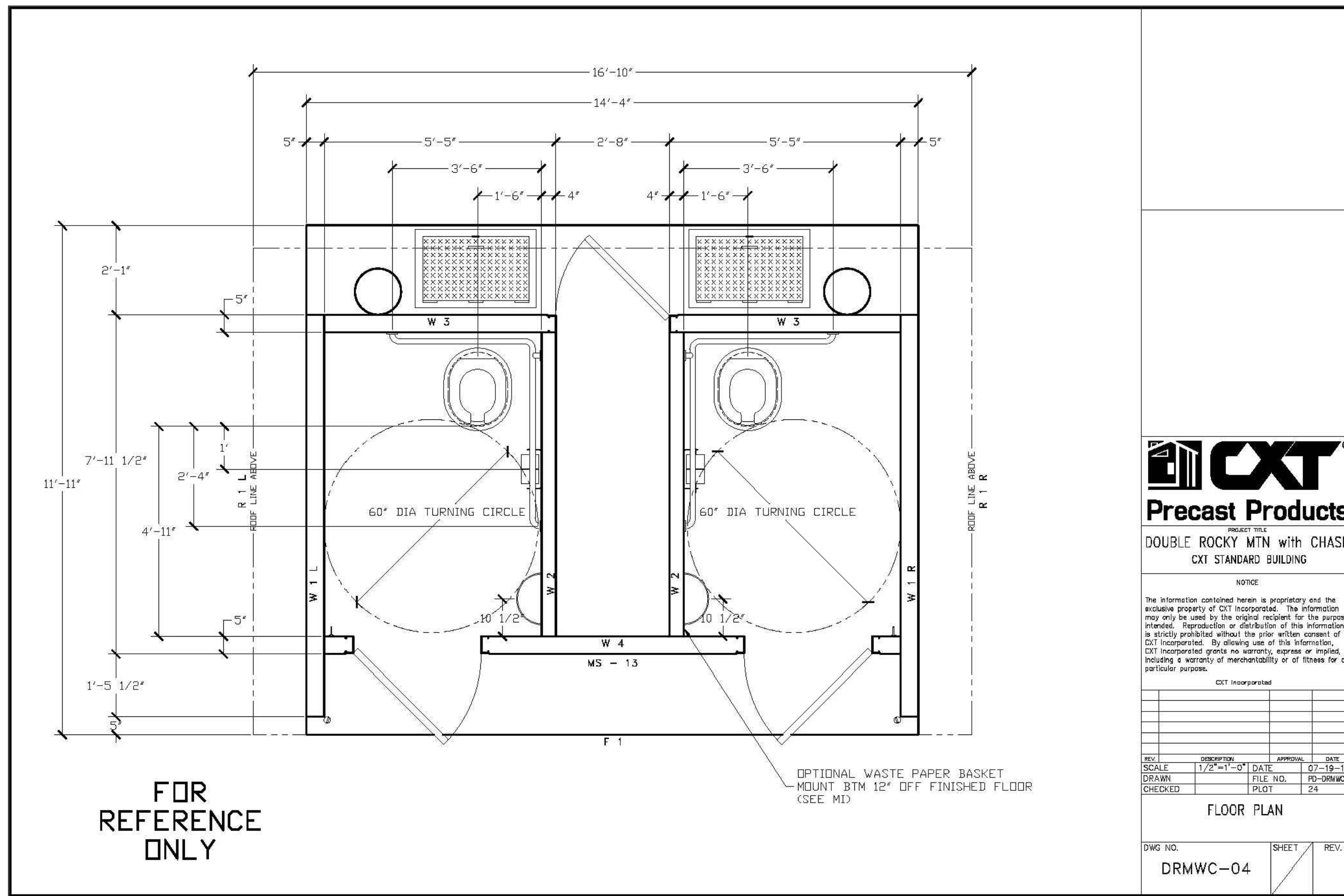
L6.4



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



1 VAULTED RESTROOM

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

NOT TO SCALE



L6.5

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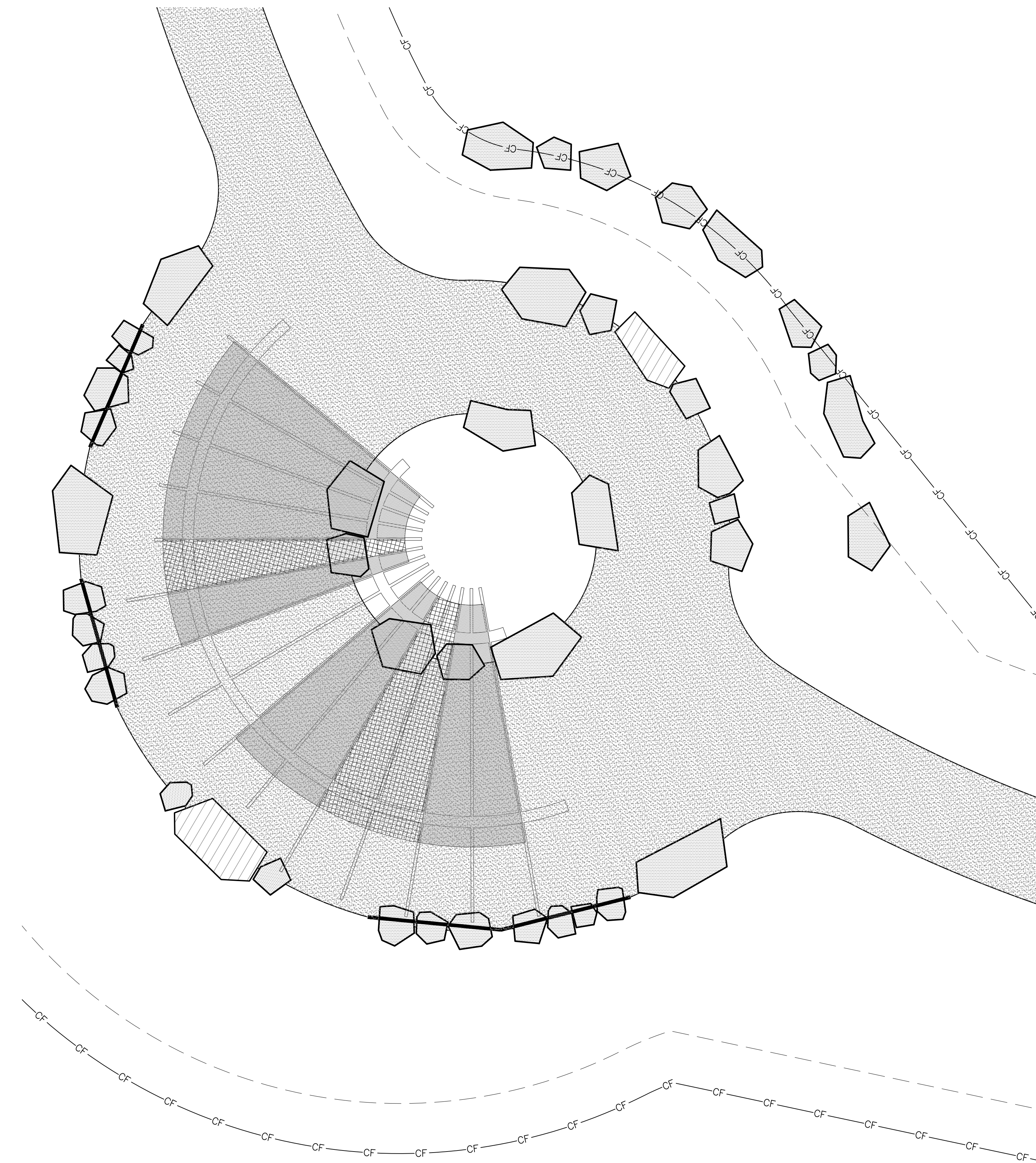
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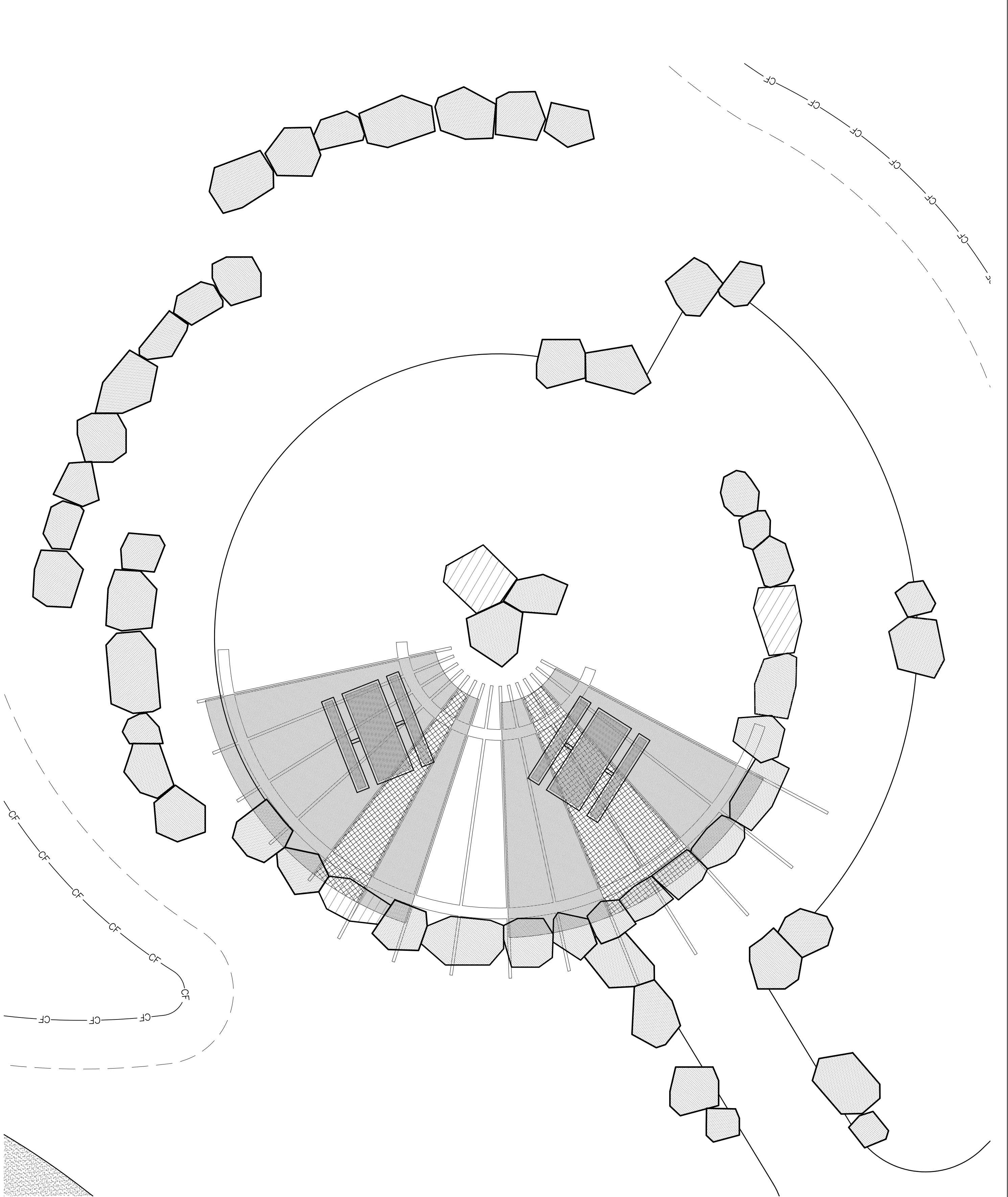
SHEET TITLE:
SITE DETAILS

SCALE: AS SHOWN

SHEET NUMBER:



**LOCATION A: FARMSTEAD EDUCATIONAL INTERPRETIVE AREA
FOR ORIENTATION PURPOSE**



**LOCATION B: LOWER SHADE SHELTER AREA
FOR ORIENTATION PURPOSE**

1 LARGE SHADE SHELTER



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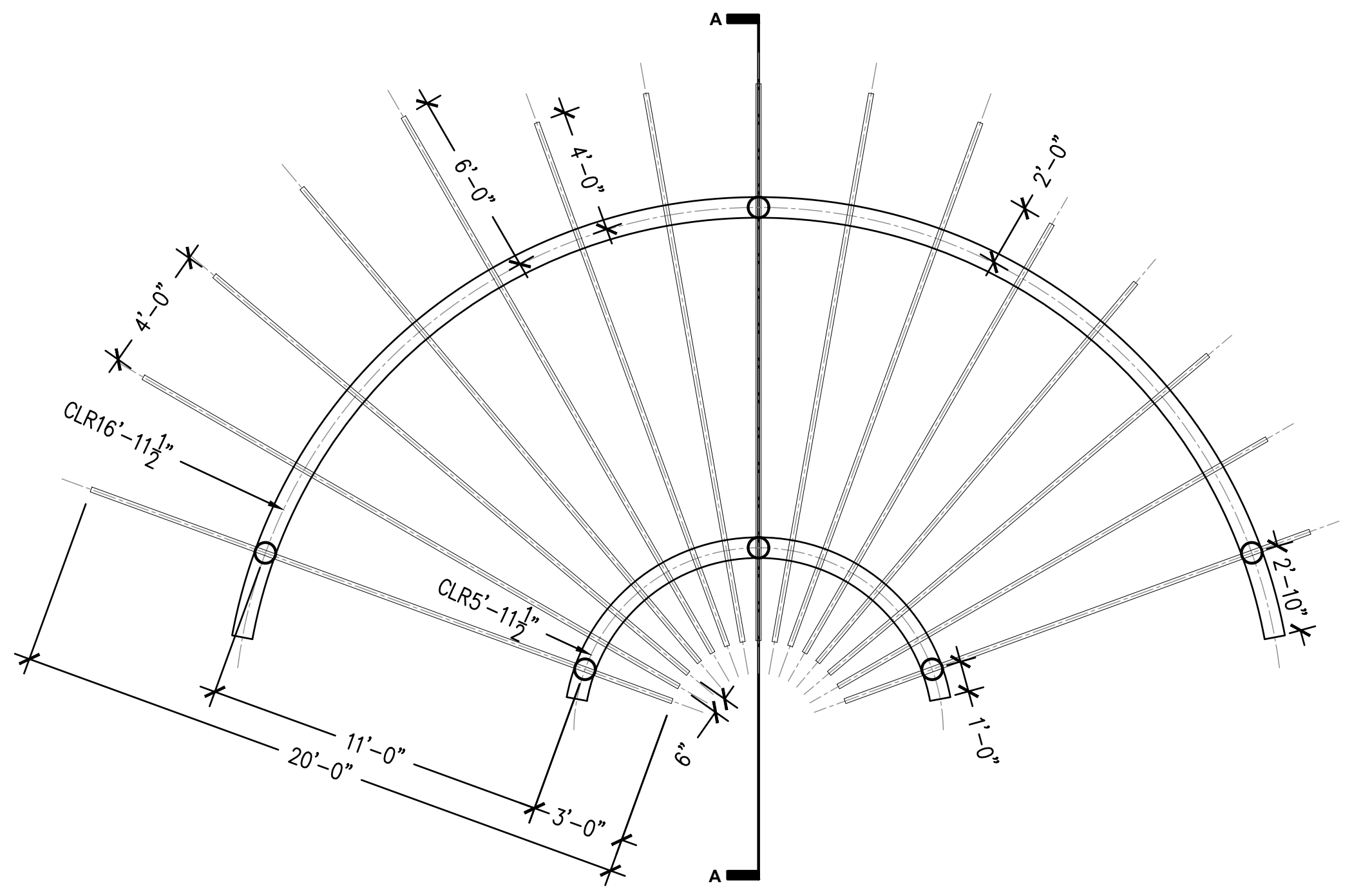
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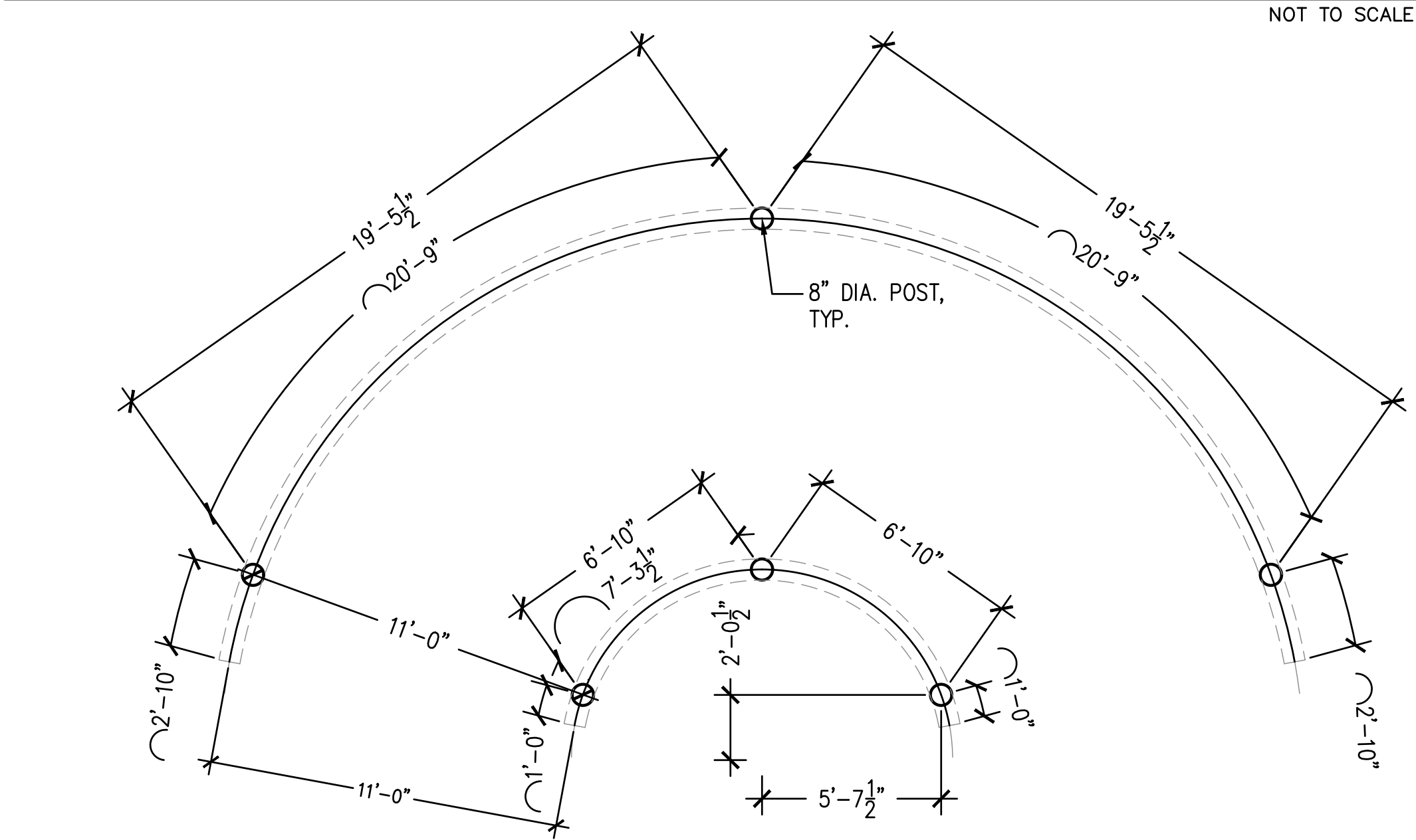
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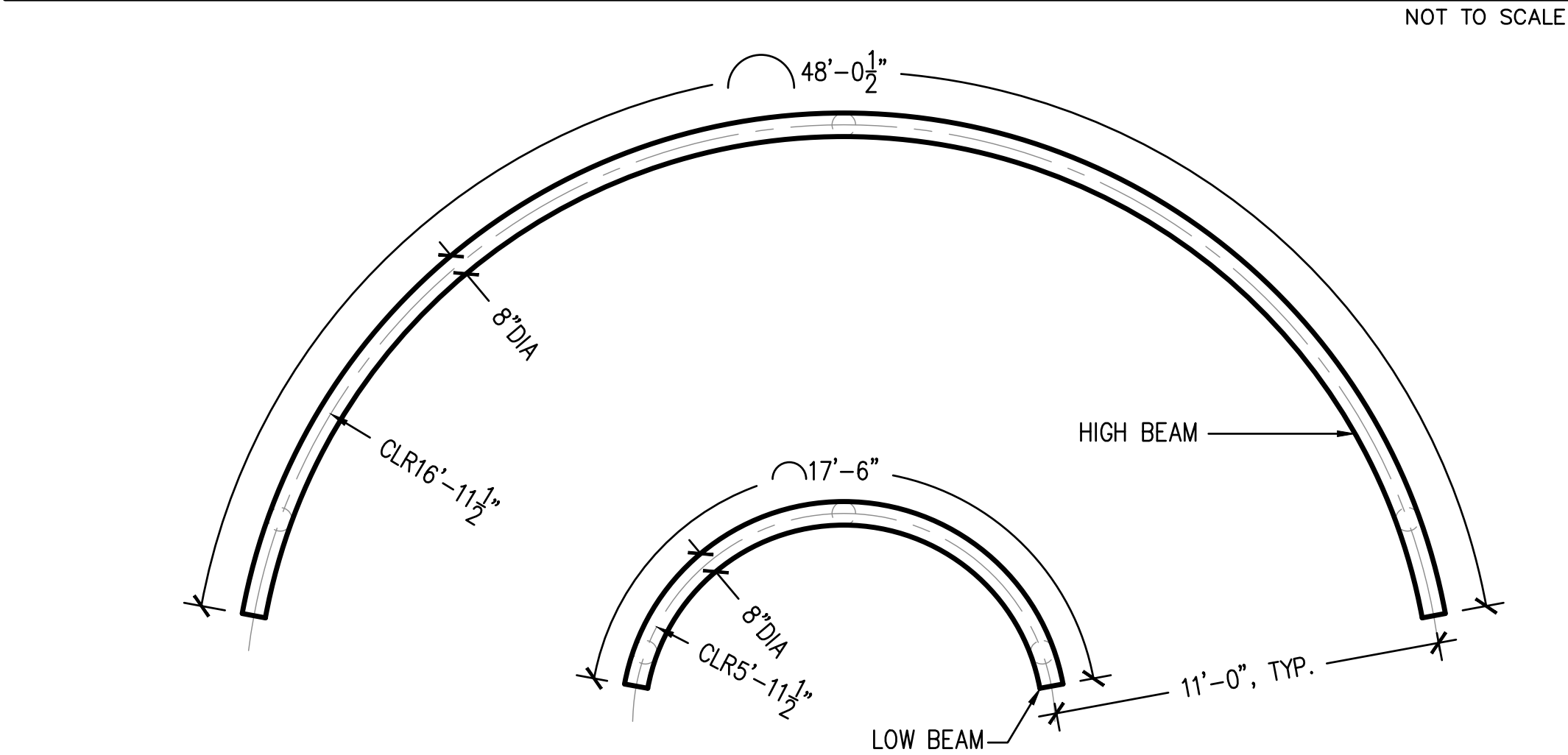
L6.6



CONTEXT PLAN



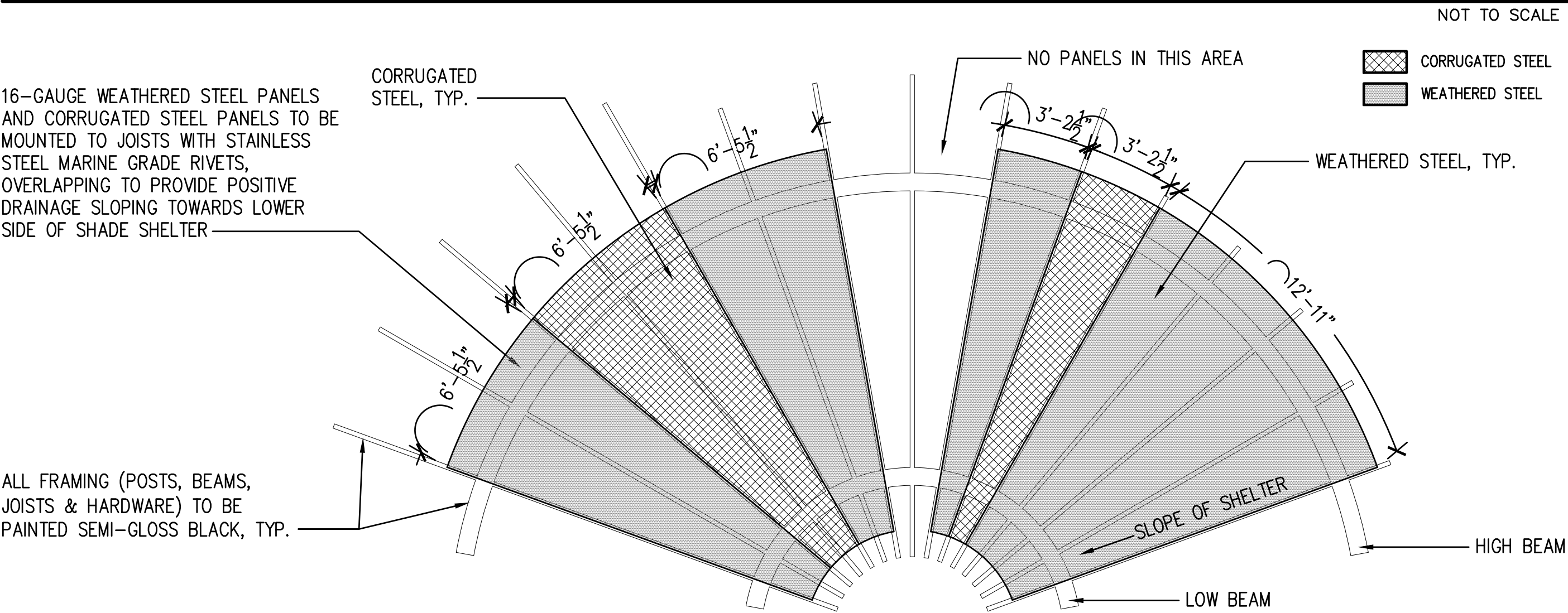
POST LAYOUT



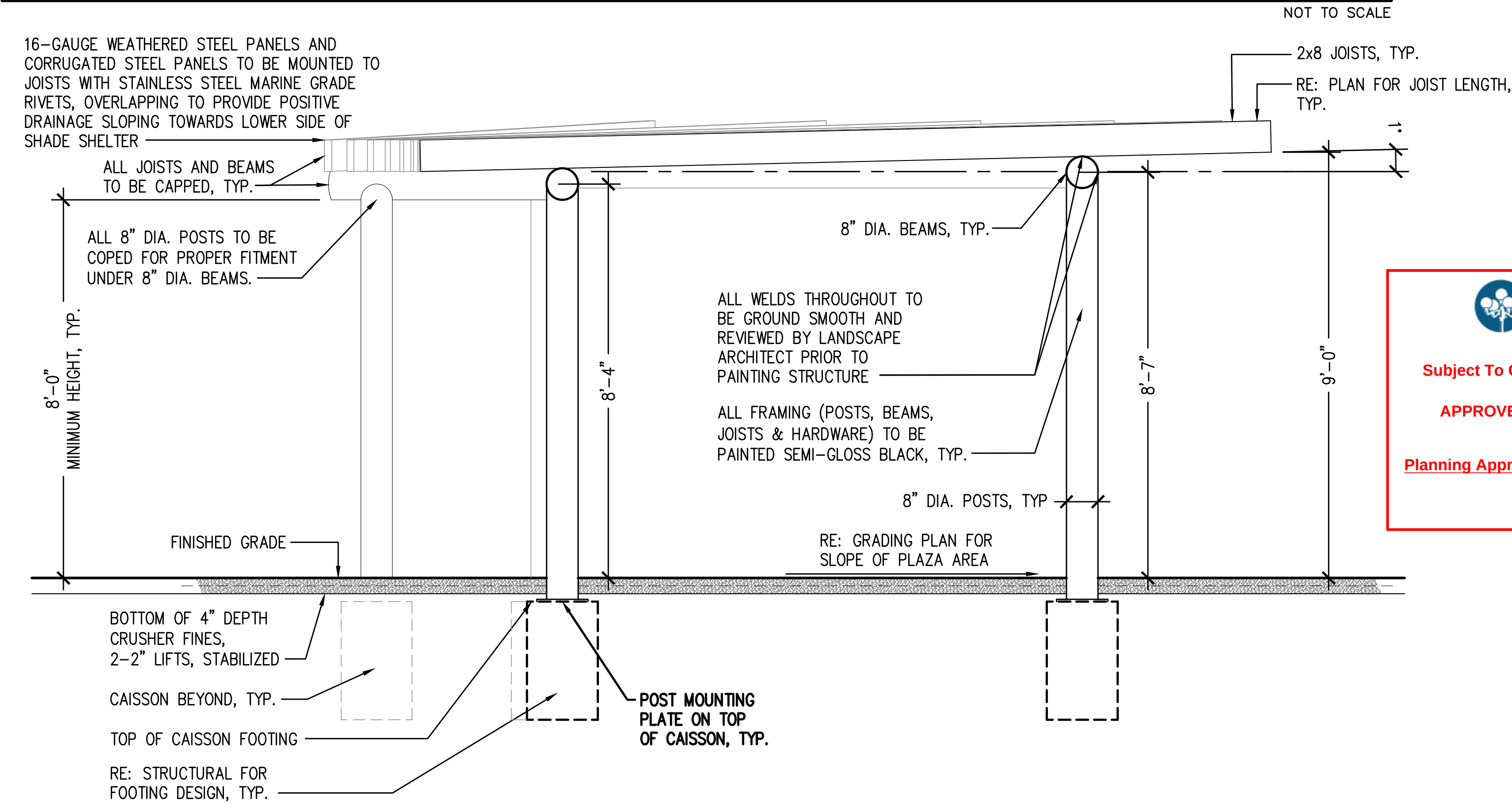
BEAM LAYOUT

NOT TO SCALE

JOIST LAYOUT



PANEL LAYOUT



SECTION A-A

NOT TO SCALE

1 LARGE SHADE SHELTER

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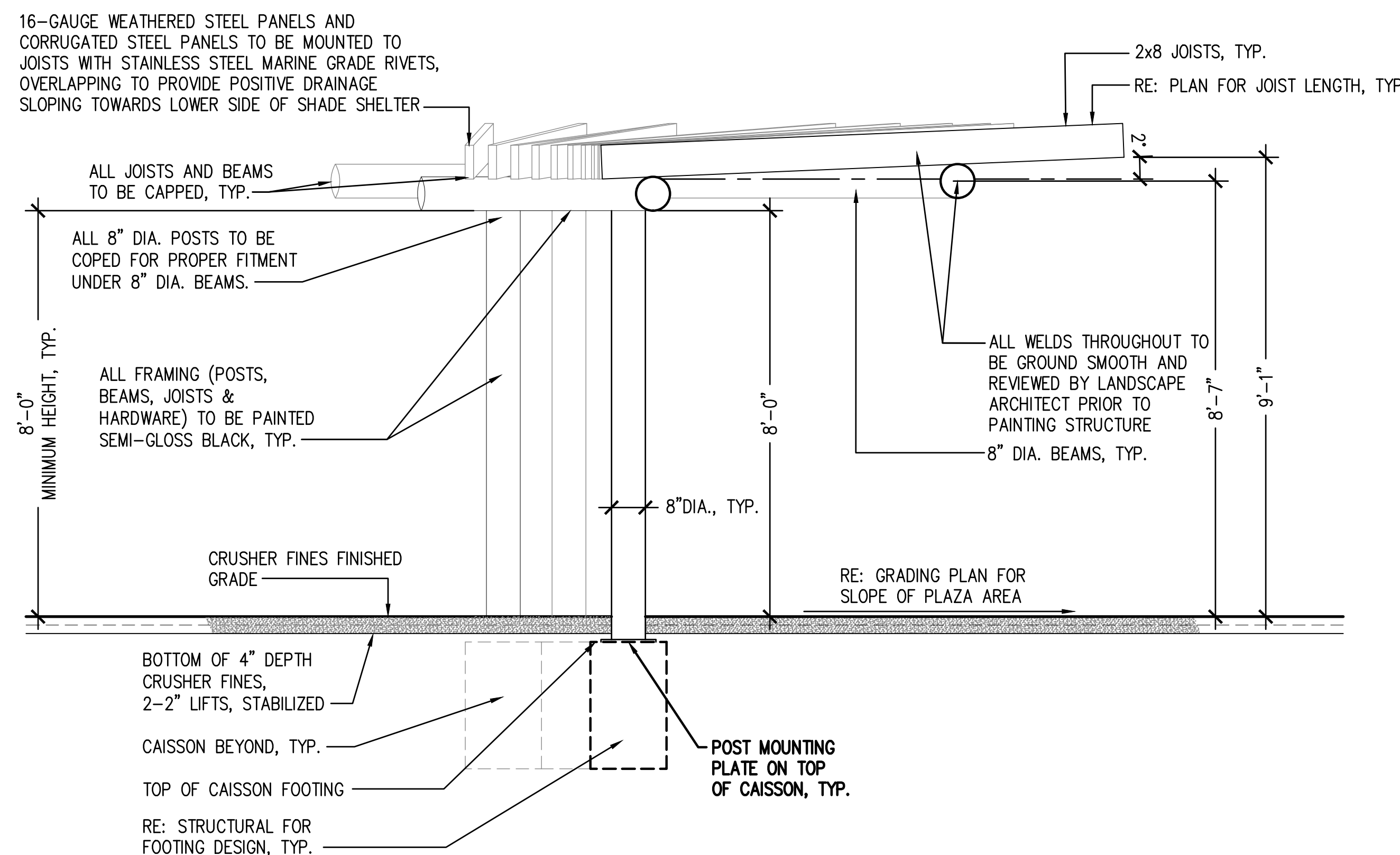
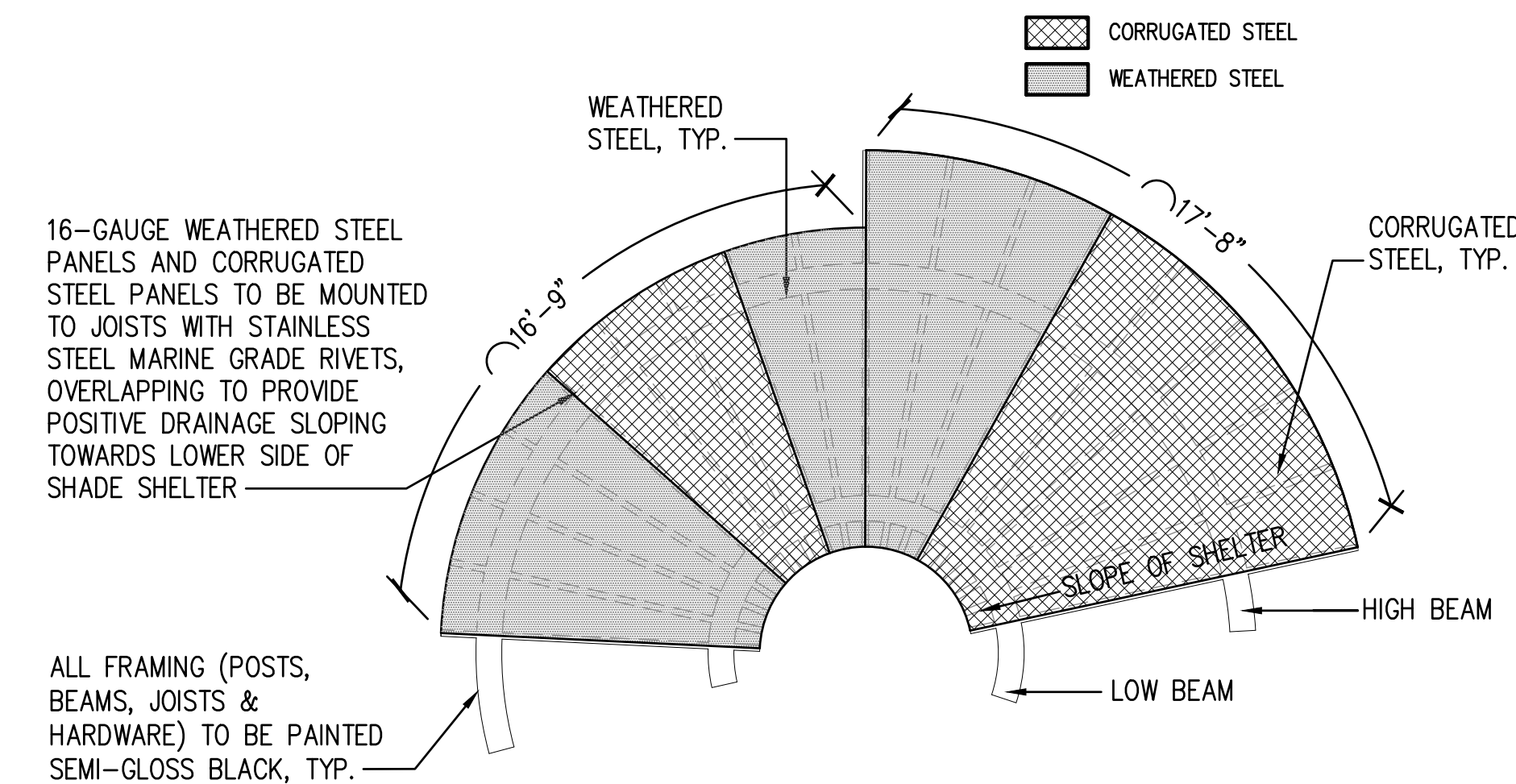
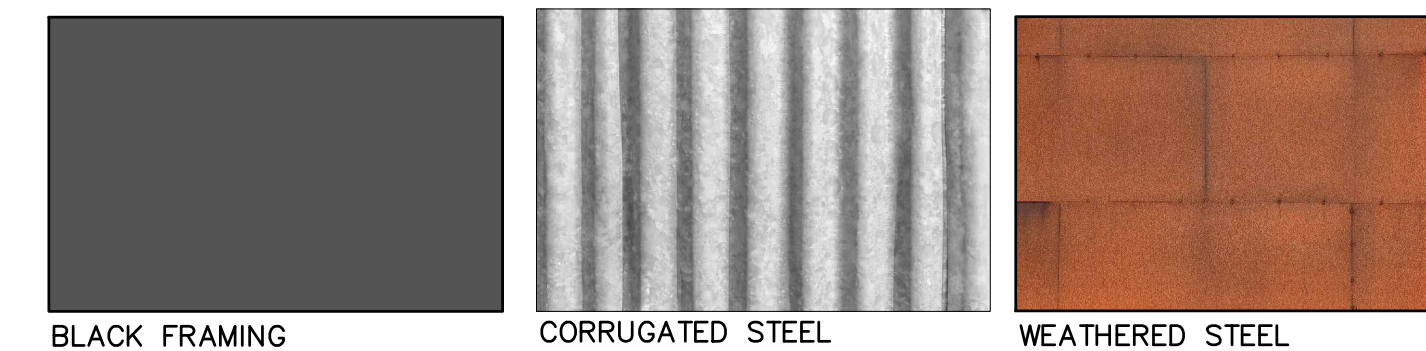
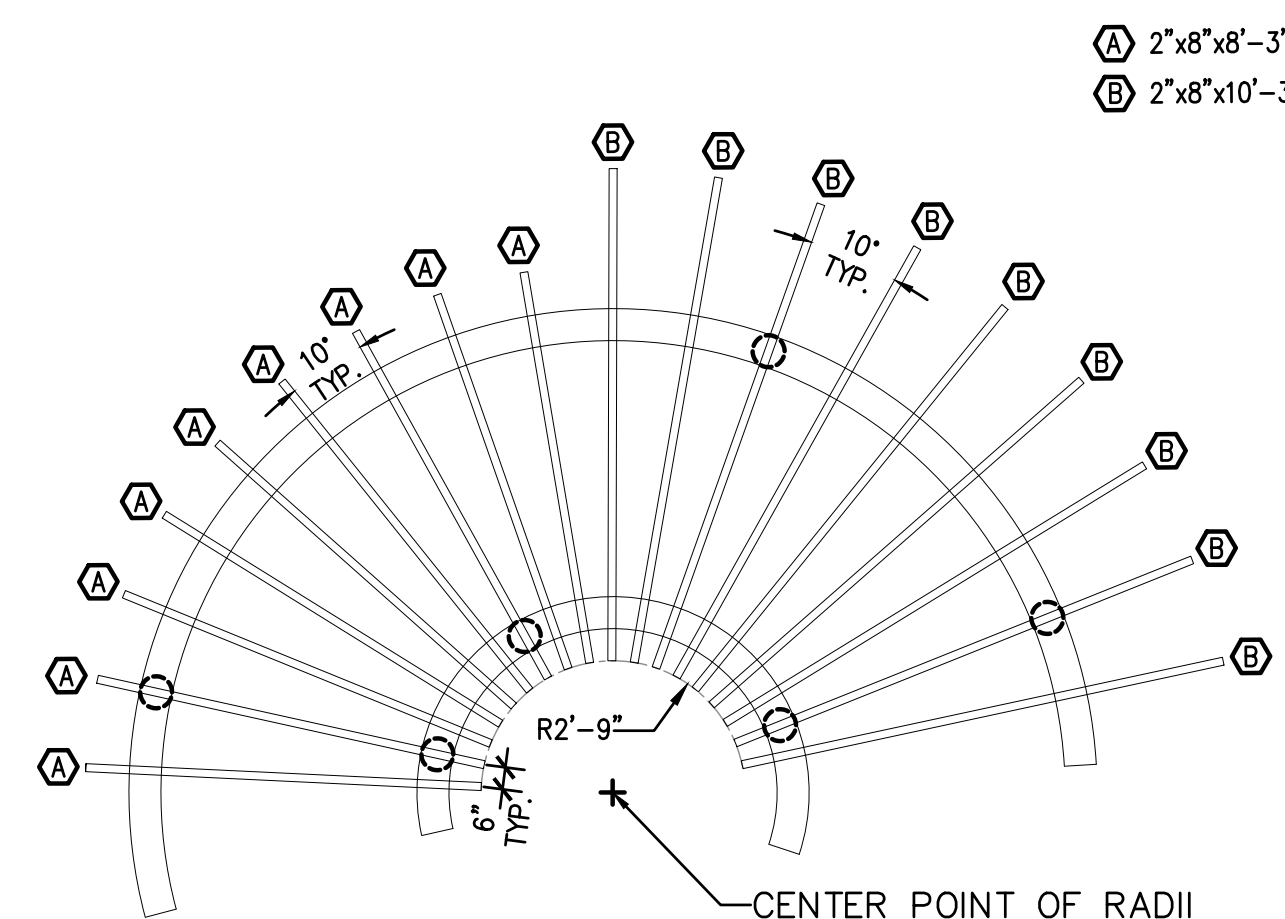
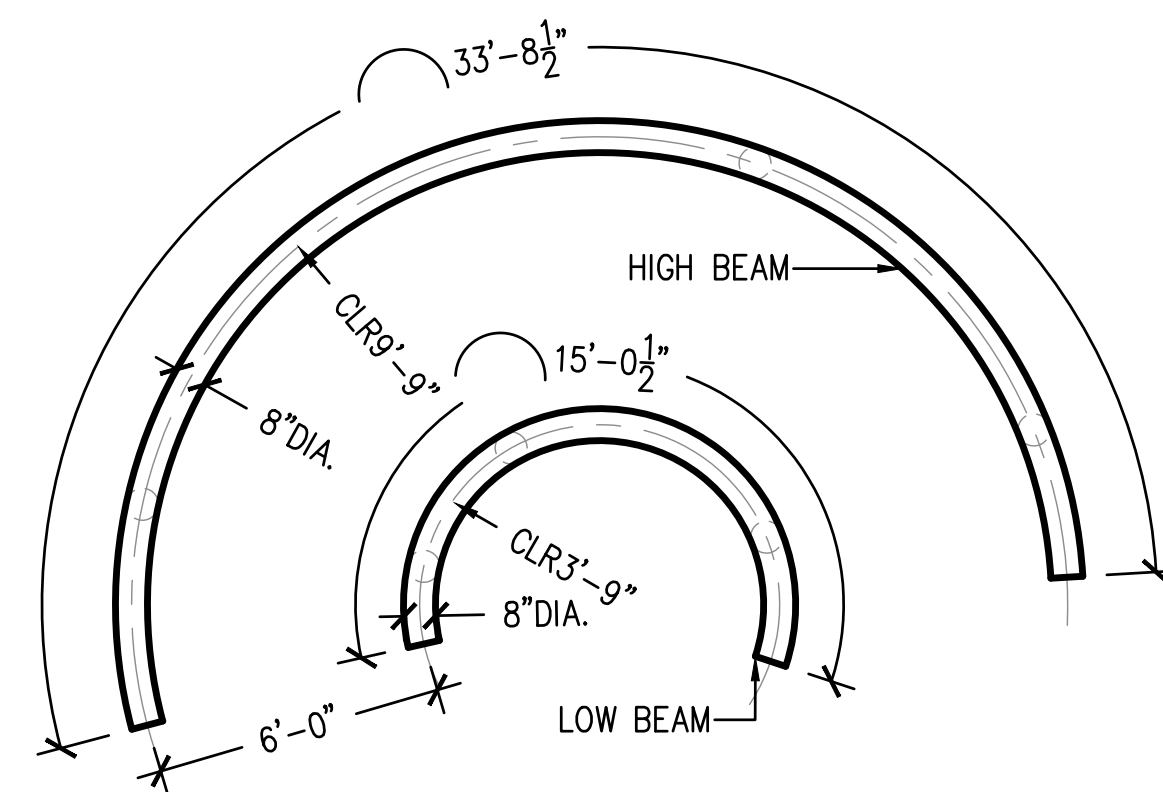
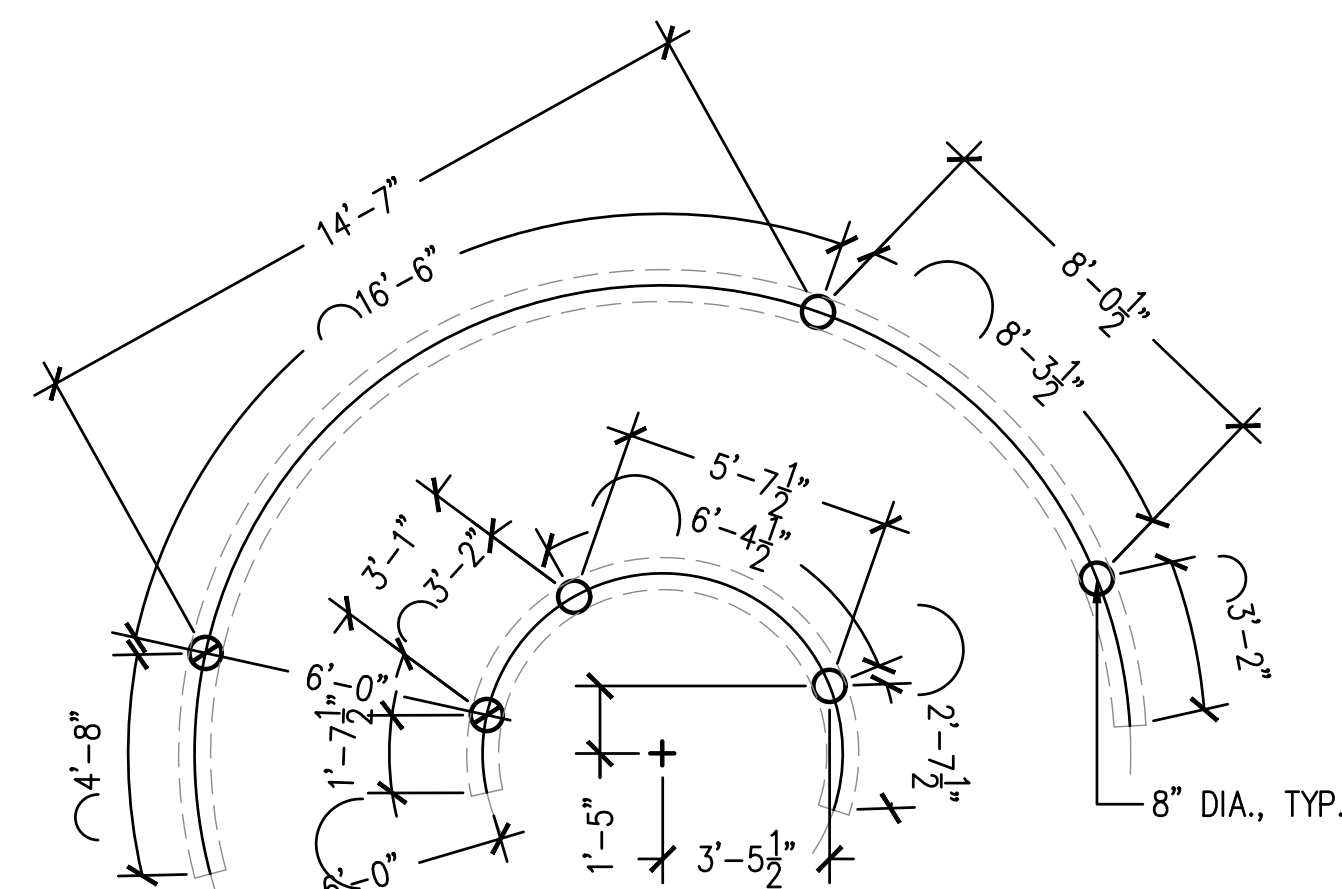
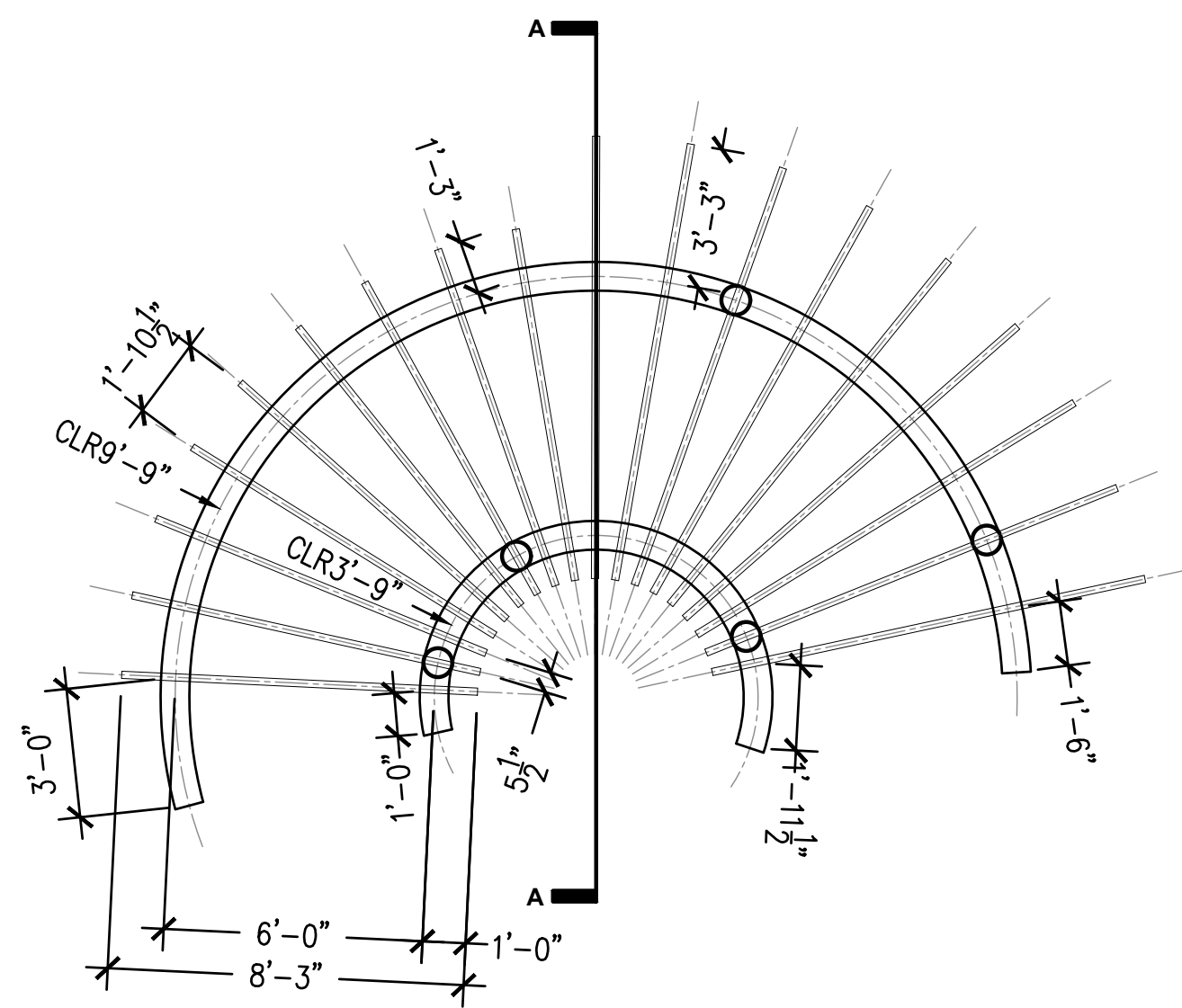
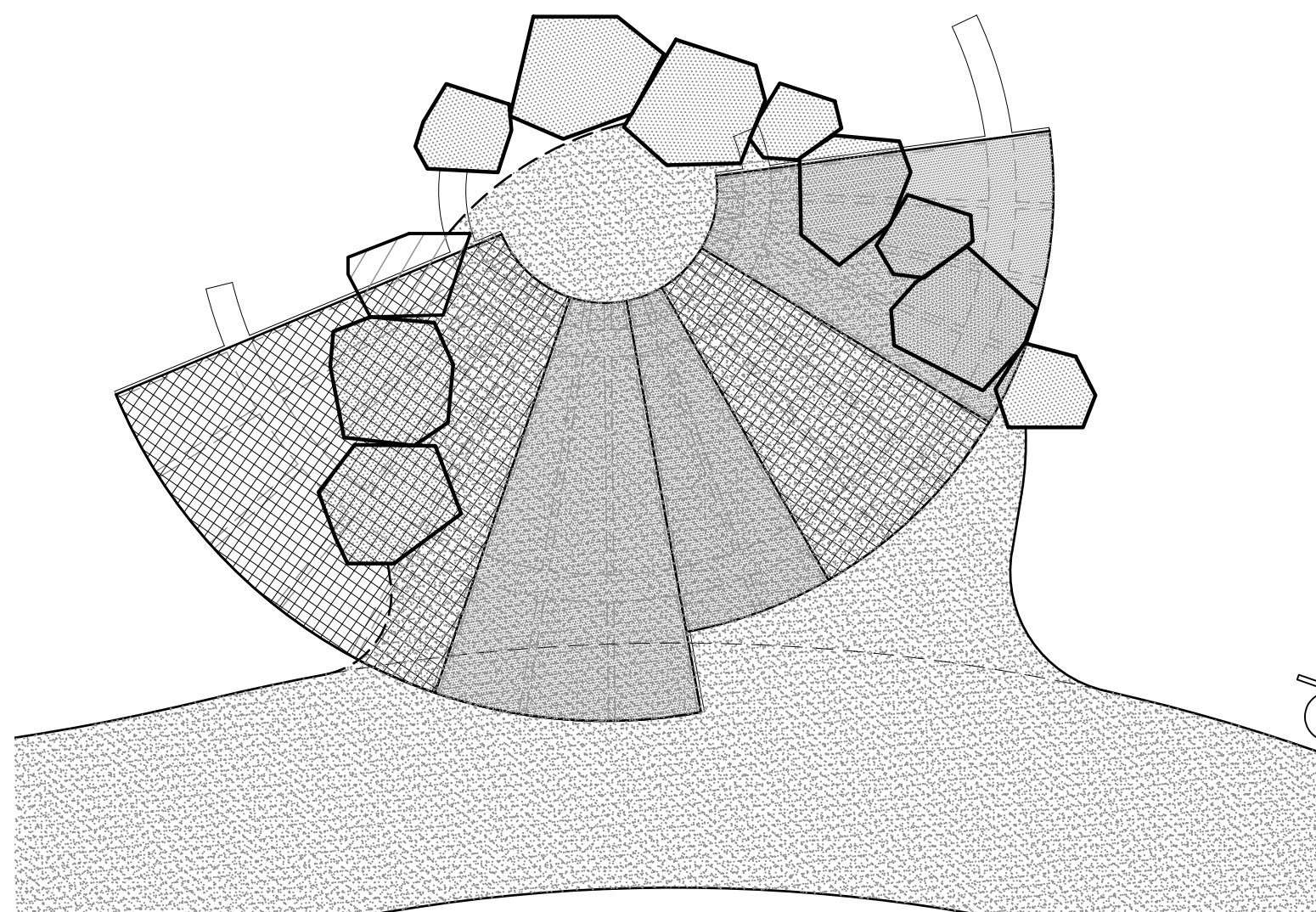
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SITE DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

L6.7



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17279.00	01.11.2023

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JOB DESCRIPTION:
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SHEET TITLE:
SITE DETAILS

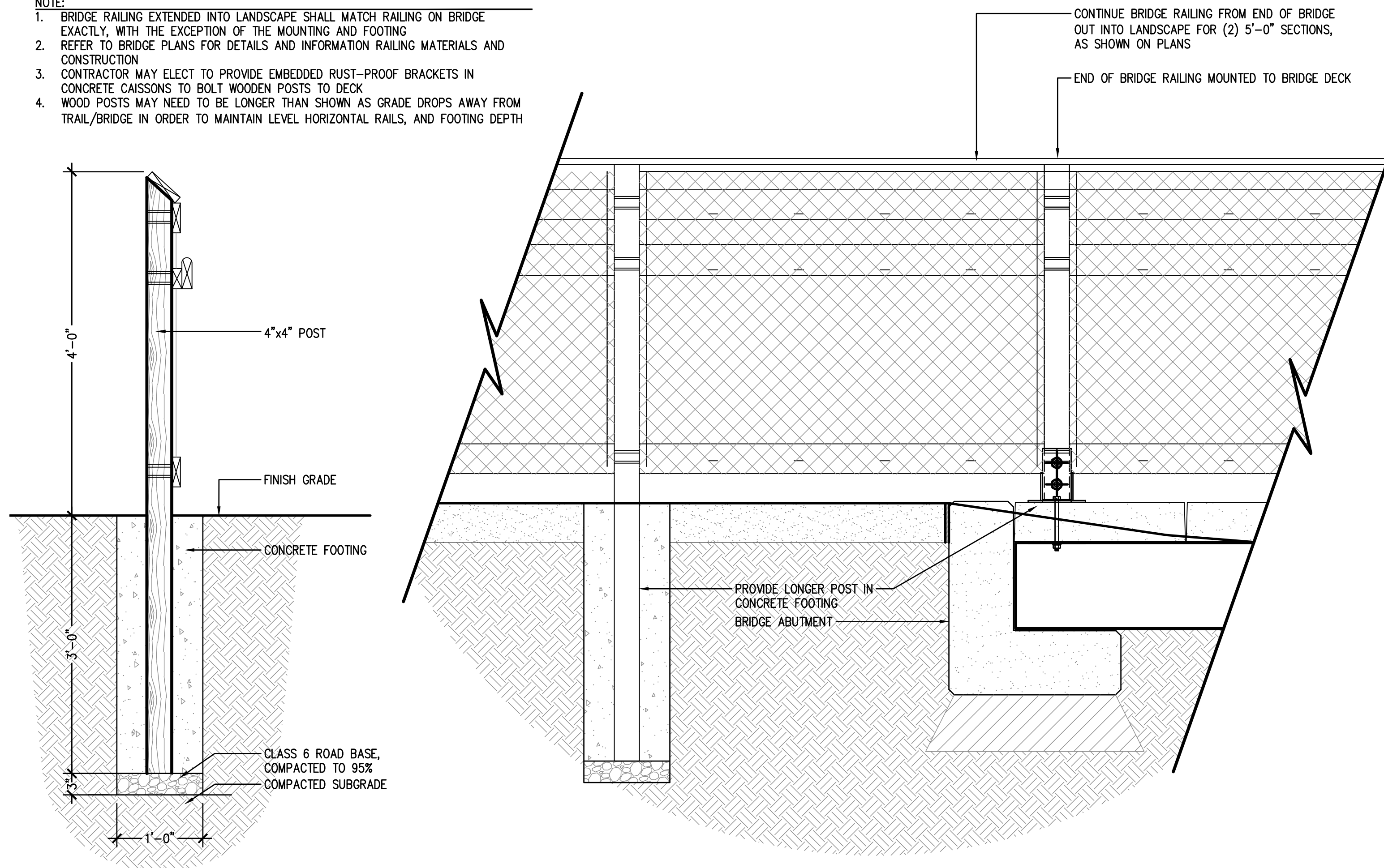
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L6.8

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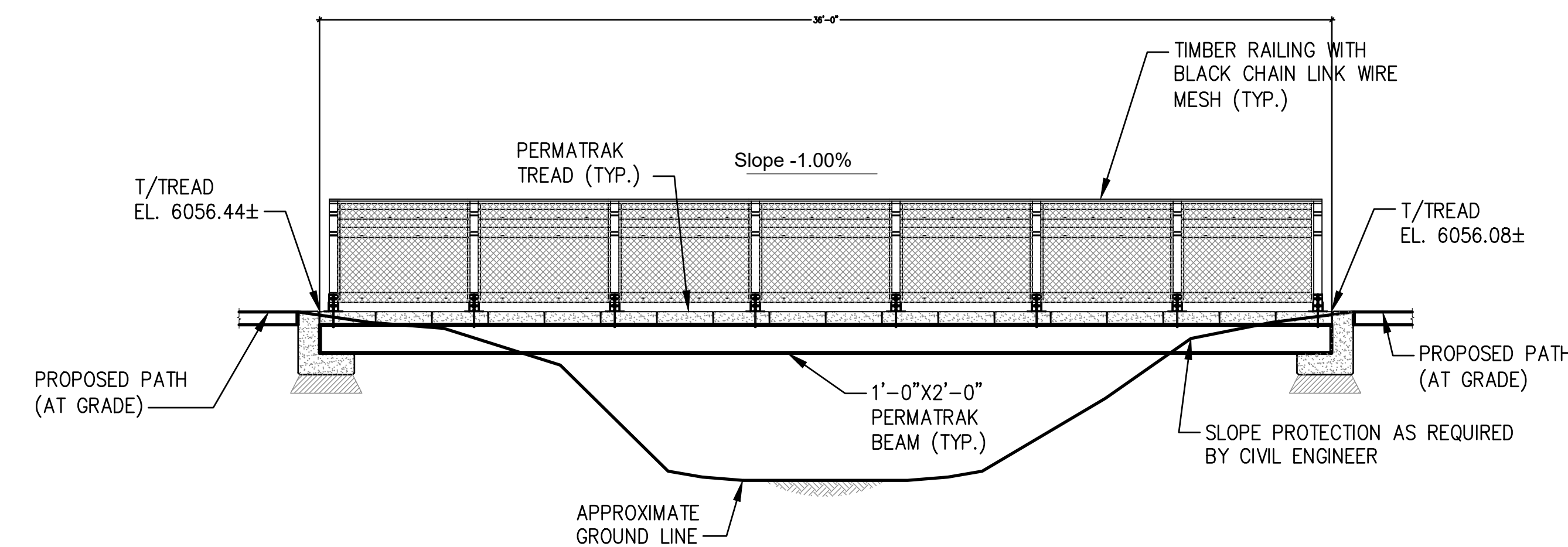
SMALL SHADE SHELTER

- NOTE:
1. BRIDGE RAILING EXTENDED INTO LANDSCAPE SHALL MATCH RAILING ON BRIDGE EXACTLY, WITH THE EXCEPTION OF THE MOUNTING AND FOOTING
 2. REFER TO BRIDGE PLANS FOR DETAILS AND INFORMATION RAILING MATERIALS AND CONSTRUCTION
 3. CONTRACTOR MAY ELECT TO PROVIDE EMBEDDED RUST-PROOF BRACKETS IN CONCRETE CAISSONS TO BOLT WOODEN POSTS TO DECK
 4. WOOD POSTS MAY NEED TO BE LONGER THAN SHOWN AS GRADE DROPS AWAY FROM TRAIL/BRIDGE IN ORDER TO MAINTAIN LEVEL HORIZONTAL RAILS, AND FOOTING DEPTH



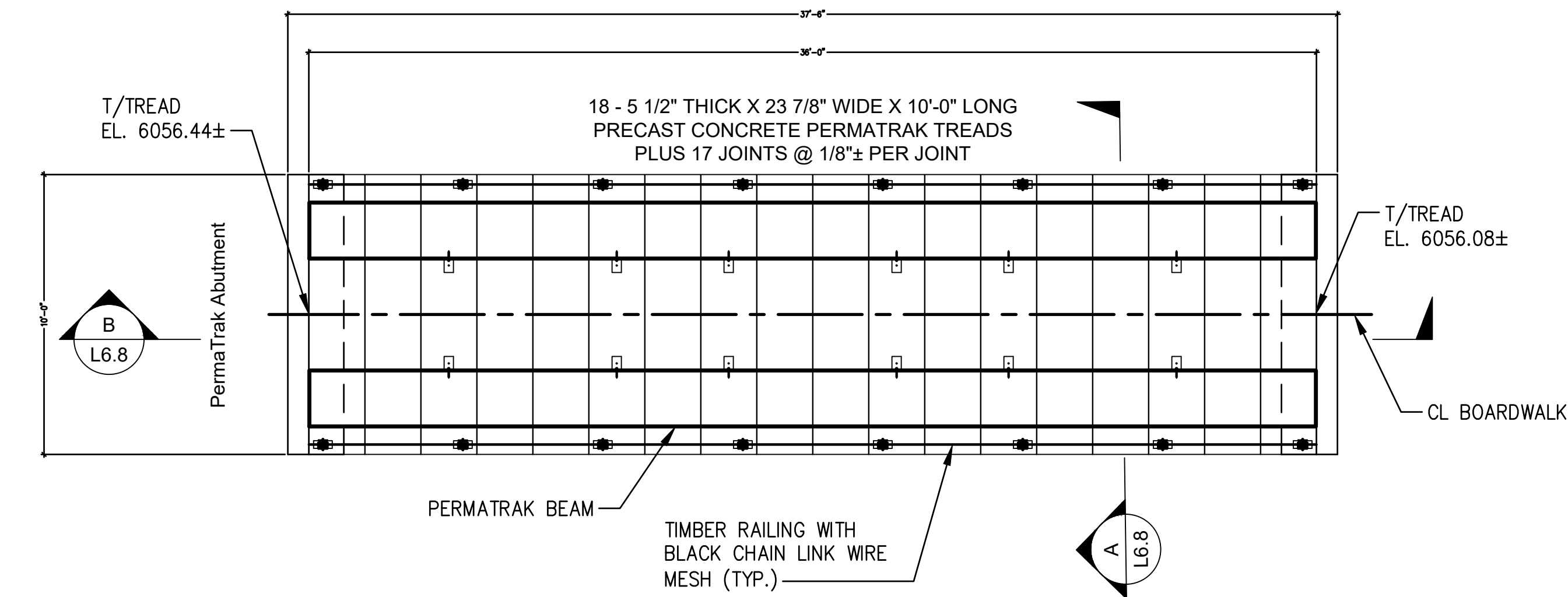
1 BRIDGE RAILING - IN LANDSCAPE

NOT TO SCALE

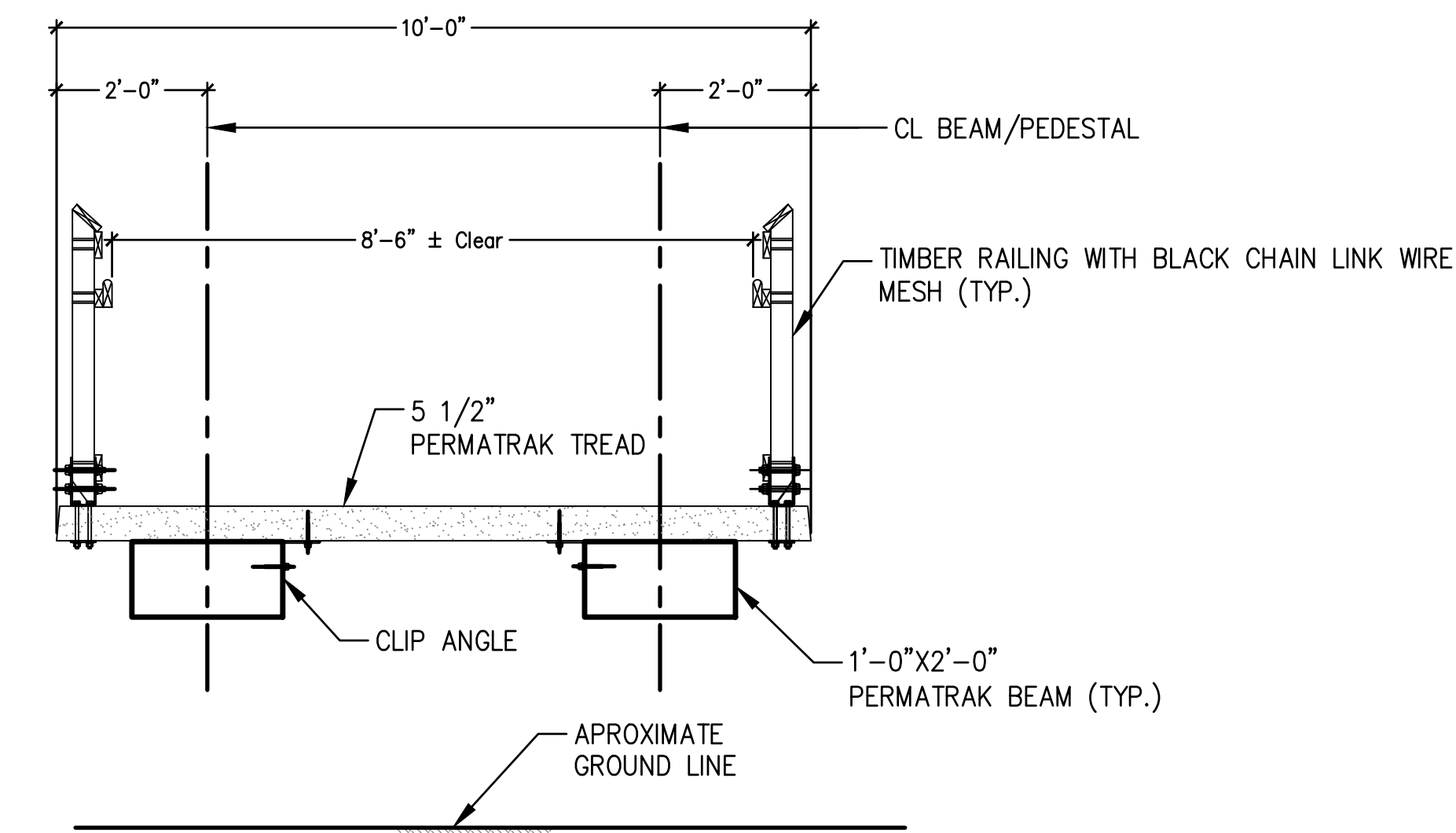


SECTION A-A - PEDESTRIAN BRIDGE

2 PEDESTRIAN BRIDGE



PLAN - PEDESTRIAN BRIDGE



SECTION B-B - PEDESTRIAN BRIDGE



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RAY J. HARVIE OPEN SPACE

SITE PLAN SUBMITTAL

20120 East Main Street, Parker, CO 80138

PROJECT NUMBER: 17279.00 DATE: 01.11.2023

DESIGNED: MTW
DRAWN: MTW
CHECKED: MTW

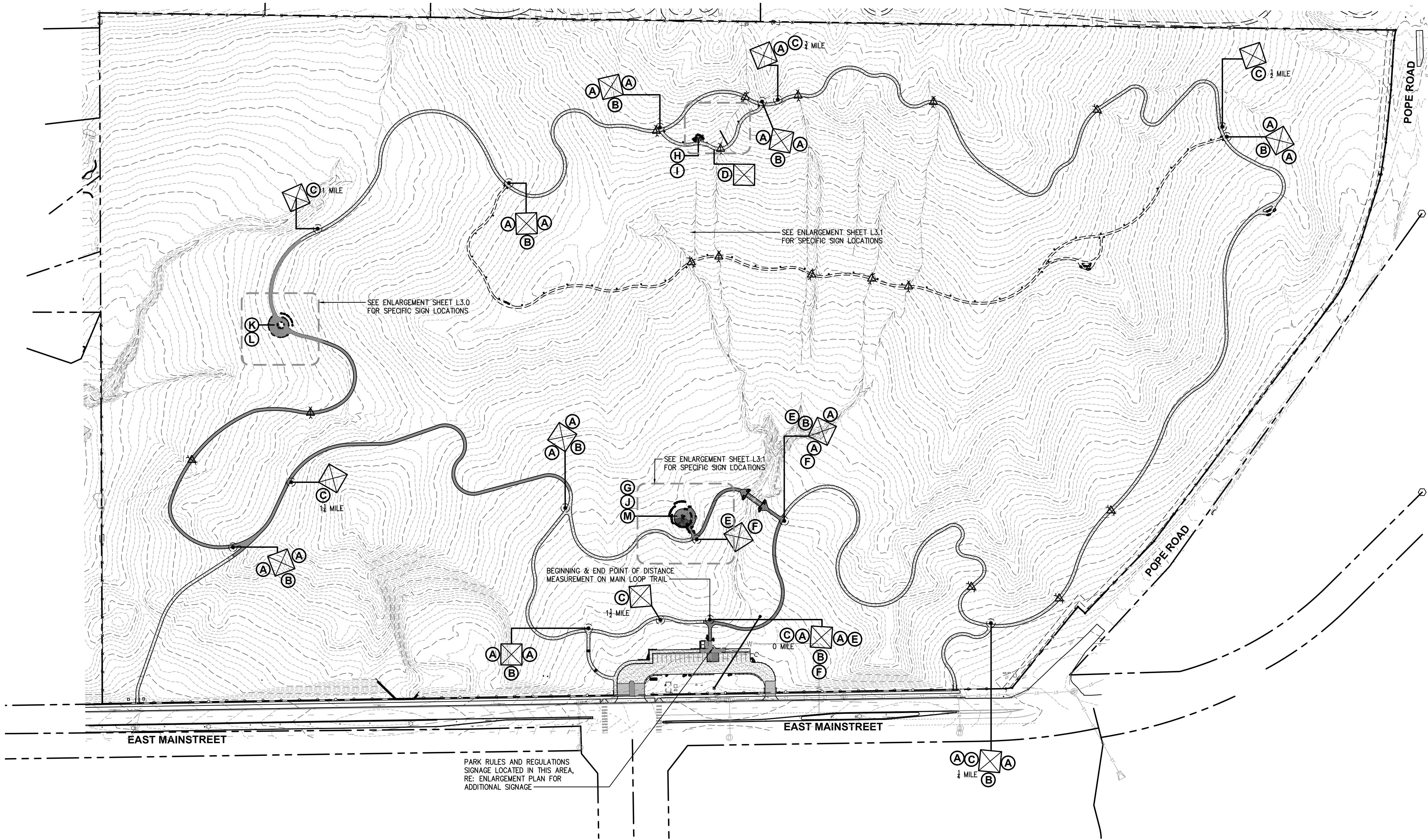
REVISIONS:

JOB DESCRIPTION:
SITE PLAN SUBMITTAL

SHEET TITLE:
SITE DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

L6.9



SIGNAGE PLAN NOTES:

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

LEGEND

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



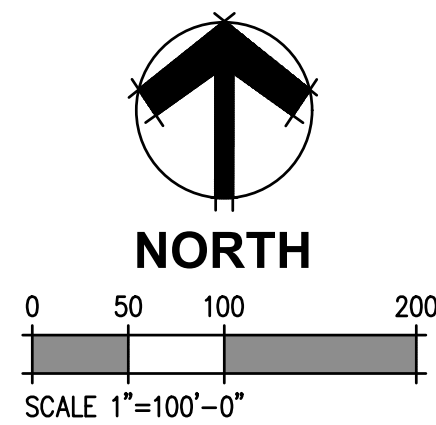
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INTERPRETIVE SIGNAGE SCHEDULE

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



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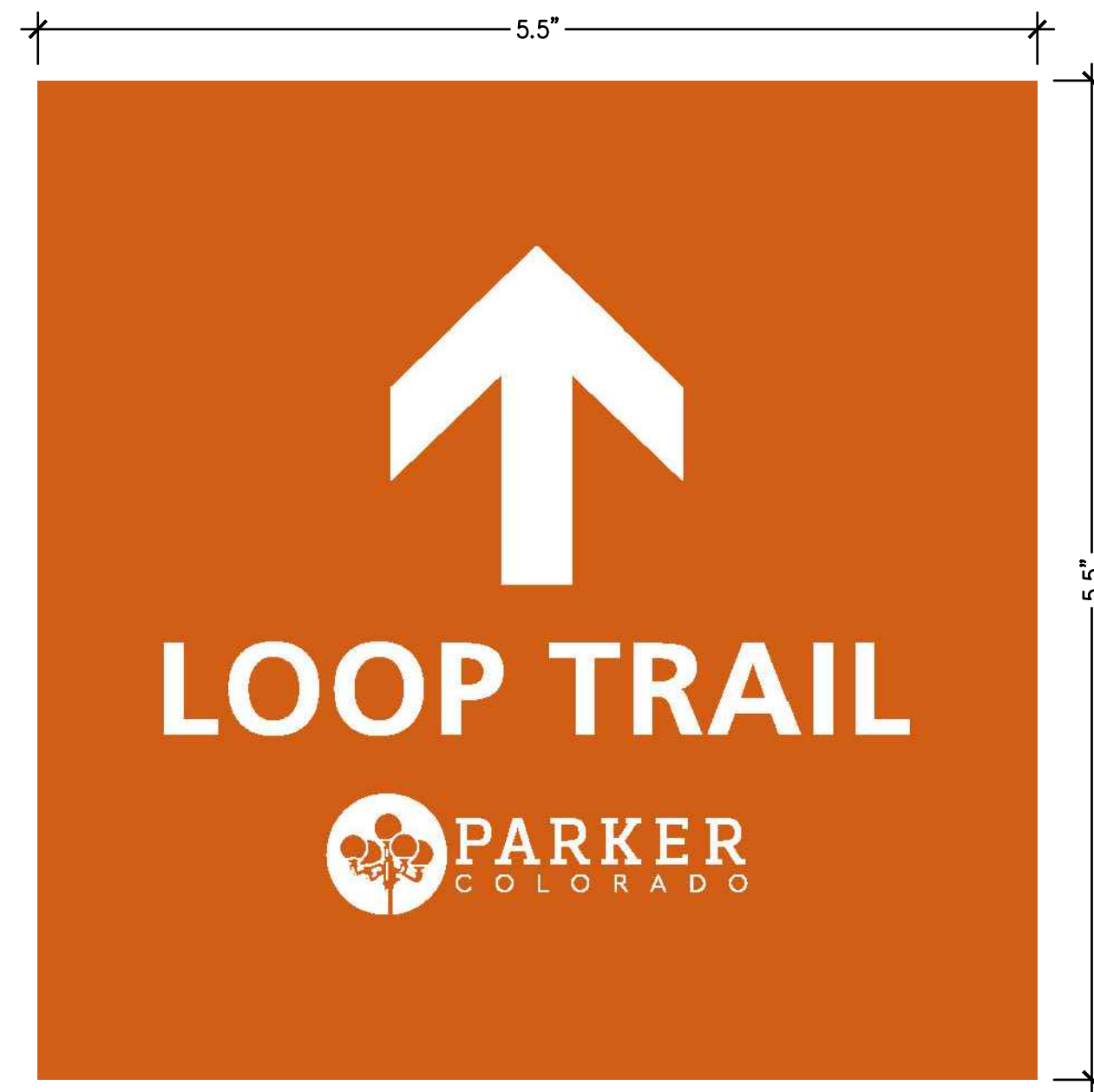
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SITE PLAN SUBMITTAL

SHEET TITLE:
INTERPRETIVE SIGNAGE SCHEDULE

SCALE: 1"=100'-0"

SHEET NUMBER:

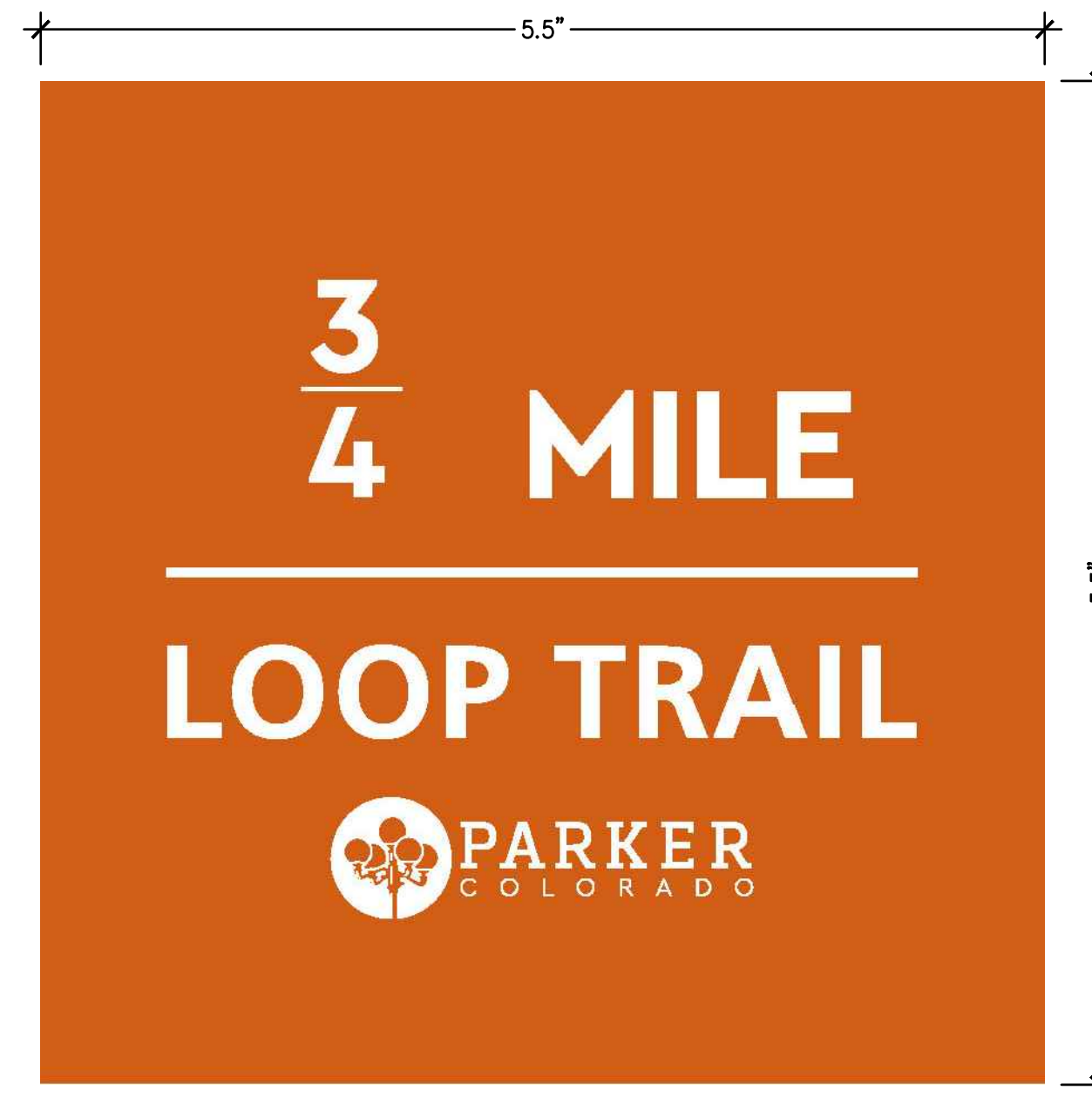
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A **LOOP TRAIL - AHEAD** NOT TO SCALE



B **LOOP TRAIL - LEFT AND RIGHT** NOT TO SCALE



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



D **DITCH CROSSING AHEAD** NOT TO SCALE



E **UNIVERSALLY ACCESSIBLE ROUTE - LEFT** NOT TO SCALE



F **UNIVERSALLY ACCESSIBLE ROUTE - RIGHT** NOT TO SCALE



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JOB DESCRIPTION:
SITE PLAN SUBMITTAL

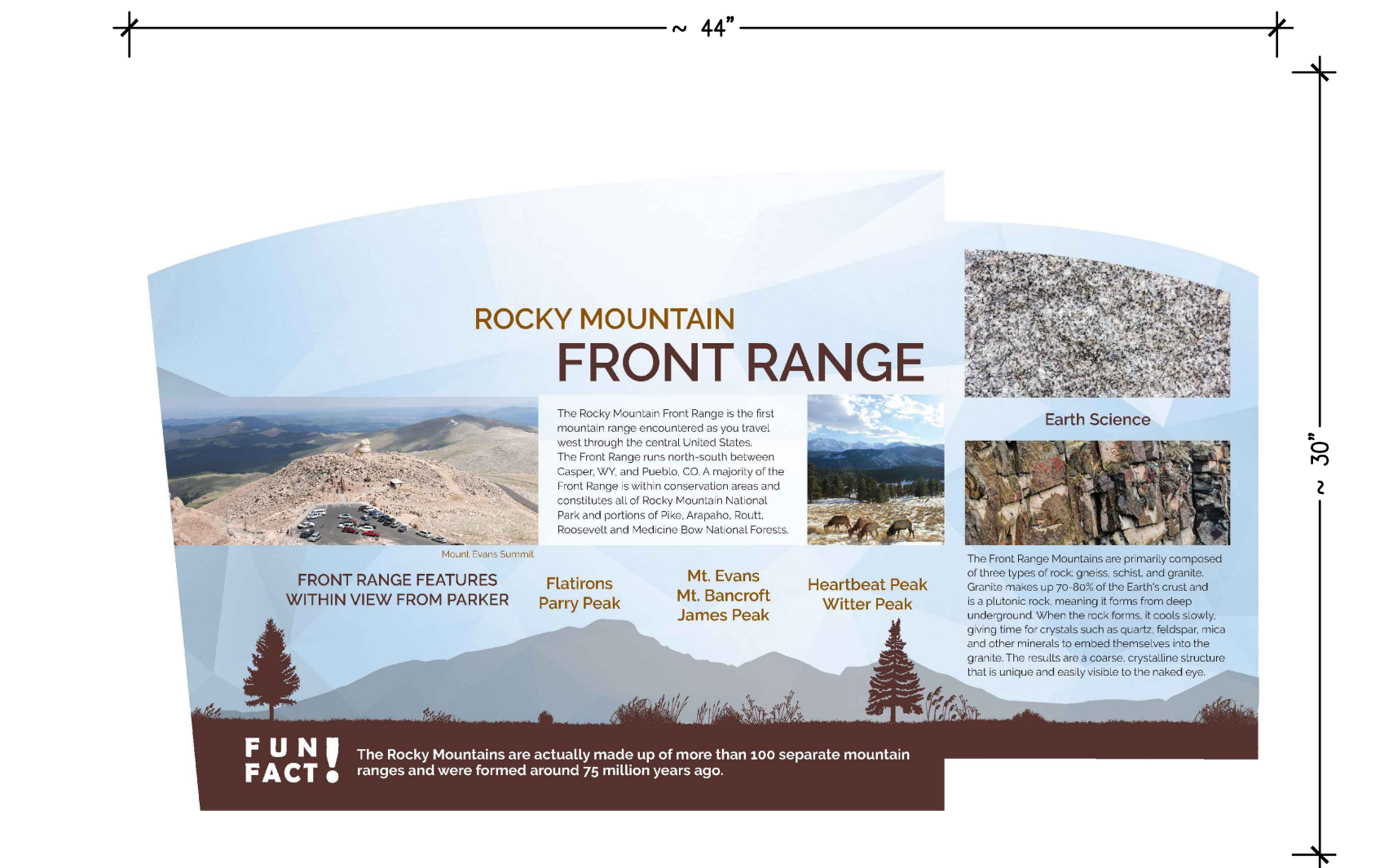
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WAYFINDING SIGNAGE SCHEDULE

SCALE: AS SHOWN
SHEET NUMBER:

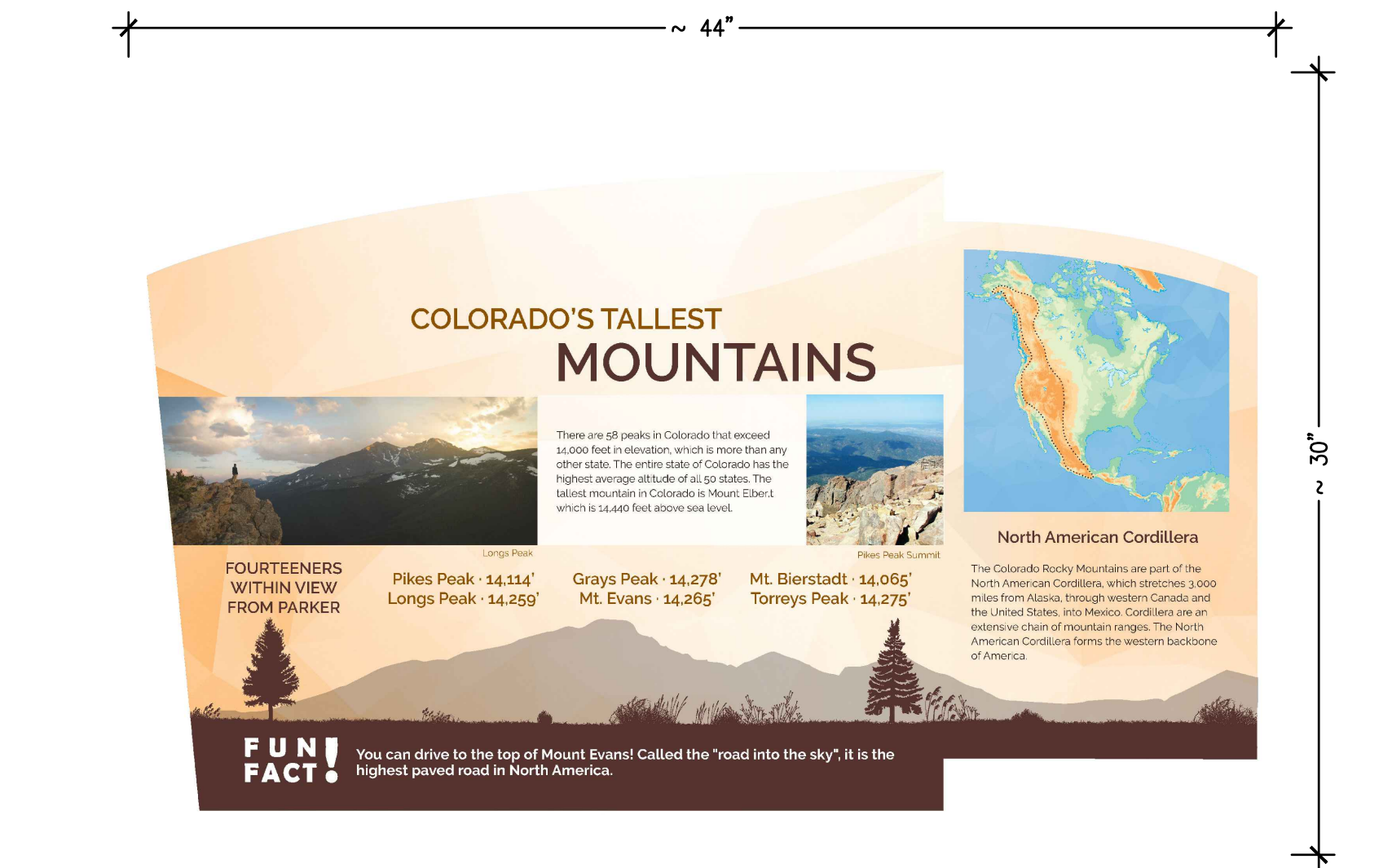
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G BISON NOT TO SCALE



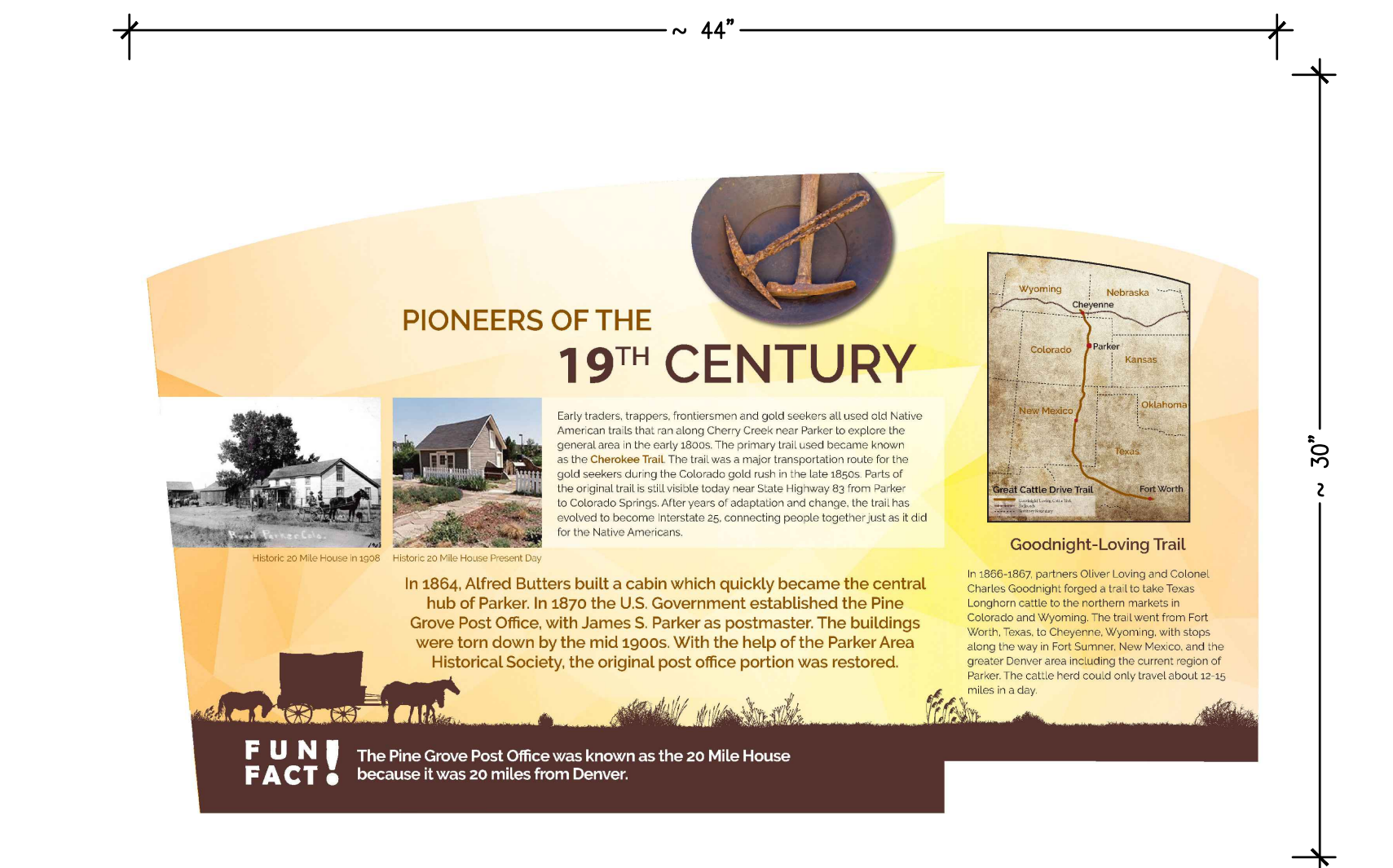
H FRONT RANGE NOT TO SCALE



I MOUNTAINS NOT TO SCALE



J NATIVE AMERICAN NOT TO SCALE



K PIONEER NOT TO SCALE



L RAY J. HARVIE NOT TO SCALE



M WILDLIFE NOT TO SCALE



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